



**Planning and Zoning Commission
March 3, 2022
Council Chambers
6:00 PM**



- I. Call to Order
- II. Pledge of Allegiance
- III. Approval of Minutes of Previous Meeting
 1. Minutes of the February 3, 2022 Planning and Zoning Commission meeting
- IV. Public Period
- V. Public Hearing
 1. Community Meetings
 - A. Petition# 2022-01 (SUB) MONROE AVE (GEM LAKE WATER DISTRICT PD)
 2. Recommendations
 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
March 3, 2022		Section: Approval of Minutes of Previous Meeting
Department/Office : Community Development	AGENDA REPORT	Item #: 1.
Subject: Minutes of the February 3, 2022 Planning and Zoning Commission meeting		
Requested Action or Motion: After review, approve the minutes of the February 3, 2022 Planning and Zoning Commission meeting.		
Summary Explanation & Background:		
Fiscal Impact: NA		
Exhibits: 1. P & Z minutes of Feb 3, 2022		
Commission/Board: Planning and Zoning Commission		
Contact Person: Barrett Chaix 407-539-6213		
Reviewed by City Attorney No		



**Planning and Zoning
Commission Minutes
February 3, 2022
Council Chambers
6:00 PM**



I. CALL TO ORDER

Chair Holloway called the meeting to order at 6:00 pm and called roll.

Present:	5 -	Chair Keith Holloway, Vice-Chair Matthew Lamb, Kathleen McIver, Glen Jaffee, Jaimie Kay Bennett
Remote:	0 -	
Absent:	0 -	

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

II. PLEDGE OF ALLEGIANCE

III. ELECTION OF 2022 CHAIR AND VICE-CHAIR

Chair Holloway introduced the item as the annual election of the commission's vice-chair and chair positions and clarified that the elected roles would take effect at the next commission meeting. Keith Holloway was nominated as chair for 2022.

RESULT:	Approved
MOVER:	Kathleen McIver
SECONDER:	Matthew Lamb
AYES:	Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway
NAYS:	None

Jaimie Kay Bennett was nominated as Vice-Chair.

RESULT:	Approved
MOVER:	Matthew Lamb
SECONDER:	Glen Jaffee
AYES:	Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway

NAYS:	None
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IV. APPROVAL OF MINUTES OF PREVIOUS MEETING

1. APPROVAL OF MINUTES OF PREVIOUS MEETING

Chair Holloway asked if anyone had any edits to the draft minutes. Hearing none, he asked for a motion to approve the minutes.

RESULT:	Approved
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MOVER:	Kathleen McIver
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SECONDER:	Matthew Lamb
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AYES:	Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Keith Holloway
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NAYS:	None
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V. PUBLIC PERIOD

Chair Holloway asked if there was anyone from the public who wished to speak on a non-agenda item. Dale McDonald, 108 Tangelo Court, spoke about the upcoming City Council workshop on Monday, February 7 on the topic of expenditure of federal funds. Martha Bryant Hall of 455 Amado Lane asked for information on whether the city would be providing long-awaited upgrades to Brook Drive. Those being the only two who wished to speak on a non-agenda item, Chair Holloway closed the public hearing.

VI. PUBLIC HEARING

1. PUBLIC HEARING

A. PUBLIC HEARING

Petition # 2021-02 (AZ-PD) 1250 N. Maitland Avenue -- Maitland Landings; Planned Development (Option 1)

Senior Planner Barrett Chaix presented background information on the project and explained the process for the petition to rezone to Planned Development, specifically that this was the community meeting for providing direction to City Staff in their review of the petition. He presented the proposed site plan and conceptual building elevations provided by the applicant. The applicant's representative, Tara Tedrow of Lowndes Law, also gave a presentation describing the project and how it was compatible with the comprehensive development plan and surrounding properties. Mr. Chaix noted that five emails were received expressing concern about the project, which were forwarded to the commission and distributed to them at the meeting.

Chair Holloway opened the public hearing. Joe Quigley of the Florida Haven HOA expressed a desire to give a presentation, and staff accommodated him. The following people spoke and expressed the following concerns about the project:

1. Larry McLean, (101 Stone Hill Drive) spoke about compatibility with neighboring development, and lake access;
2. Ross Coapstick, (111 Stone Hill Drive) spoke about the size of the proposed homes and the need for a security gate;
3. Martha Bryant Hall (455 Amado Lane) spoke about how, though she was not opposed to development, the Woodbridge neighborhood had experienced systemic racism and needs infrastructure. There was poor notification and signage regarding the meeting and the developers had never met with her or the community.
4. Chase Tickker (144 Stone Hill Drive) expressed concern about the proposed development's value.
5. Hillary Straws (237 Lookout Place & 1041 Cottontail Lane) expressed concern about allowing emergency access through Keewin Lexington Park and expressed that she did not like the architecture of the conceptual homes.
6. Yulanda Walters (1122 Mechanic Street) spoke about how the development wouldn't help current residents, and how their neighborhood didn't have sewer, fire hydrants, or adequate drainage.
7. Dexter Gibbens (488 Oak Street) spoke about how their neighborhood has been historically neglected and that they weren't considered part of Maitland.
8. Michael J Carrell Sr (1122 Mechanic Street) spoke about local history of racism and how the dynamics were identical to what transpired in Winter Park with the takeover of land and aggressive policing. He spoke about how this was a moral issue and challenged the commission to prevent injustice.
9. Joe Quigly (200 Lake Seminary Circle) gave a presentation that he said was the same given in 2019. The presentation provided the history of the project draining into Lake Seminary, described the water quality of Lake Seminary, said that the HOA accesses the lake from Oak Avenue, and showed the location of the area of flood hazard.
10. Maria Bryant (455 Amado Lane) spoke about the problems with notification of neighborhoods, and about how the Woodbridge community experienced discrimination. She stated that their area needed sewer and improved roads.
11. Linda Granthee (sp?) (1122 Mechanic Street) spoke about how they had not been approached by the developer in the five years since the last plan was discussed and that it was disrespectful.
12. Michael Bryant (455 Amado Lane) stated that he was concerned about there being only one ingres/egress to the proposed development and how that would be insufficient in an emergency.

13. Jonathan Ainsley (1010 Winderley Place) stated that the units were not 'lakefront' but rather lake view and that it was misleading to state that the lots drained to the road.
14. Roxanne Smith (190 Lake Seminary Circle) spoke about the wildlife and aquatic life in Lake Seminary and the importance of protecting it.
15. John Smith (190 Lake Seminary Circle) spoke about the concerns about increased drainage into Lake Seminary.
16. Domenic Aloise (136 Stone Hill Drive) spoke about how he wanted a security gate for the development and expressed concern regarding the path adjacent to the rear of his property. He urged responsible development.
17. Eric Solis (146 Stone Hill Drive) spoke about how the city should prioritize the concerns of the existing neighborhoods and offered policy suggestions for tax reinvestment into the area.

Seeing none else who wanted to speak, Chair Holloway closed the public hearing. Tara Tedrow and David Stokes PE, representing the applicant, spoke and responded to questions from the Planning and Zoning Commission.

Ms. Tedrow and Mr Stokes addressed the following topics:

- Ownership and improvements to Amado Lane and Oak Avenue;
- 10 ft wide path allowing access to Florida Haven HOA;
- Determination about whether gates should be mandatory;
- Lake protection measures;
- Clarification of site drainage (and how it drains post-treatment into Lake Seminary);
- Ingress/egress of vehicles, pedestrians, and police/fire/EMS;
- Clarification of unit sizes, garages and number of bedrooms.

Members of the Planning and Zoning Commission discussed the project, pointing out how the approval of this project could lead to infrastructure improvements for the Woodbridge subdivision, and expressing concerns about the impact on water quality of dirt roads and septic tanks. The Commission provided the following items for the development review committee to consider in its review of the petition:

1. Impact of the new development on the Woodbridge subdivision; specifically unpaved roads of Oak Avenue and Mechanic Street
2. Problems of run-off/drainage and compatibility with surrounding areas;
3. Amado Lane improvements and conversations will all impacted parties;
4. All issues mentioned by the applicant's response of public concern;

5. Cross-access for pedestrians to Sunrail station and west on Maitland Boulevard to future development sites;
6. Ingress/egress to office parking lot;
7. Emergency/police responsibility for the development and surrounding areas;
8. Ensuring that public notice is done correctly for this and future projects;
9. Interaction with Seminole County on water quality and lake issues;
10. Status of gate (optional/required)
11. Evaluate cost of connecting Woodbridge subdivision to utilities and upgraded public facilities and whether that can be subsidized.

A motion was made to provide the direction listed by P & Z to the development review committee with regards to the factors identified in Chapter 7.5-53 (VI) and after its action is taken, return the application to the planning and zoning commission for a recommendation to city council.

RESULT:	Approved
MOVER:	Glen Jaffee
SECONDER:	Matthew Lamb
AYES:	Glen Jaffee, Kathleen McIver, Jaimie Kay Bennett, Matthew Lamb, Keith Holloway
NAYS:	None

VII. OLD BUSINESS

Director Dan Matthys explained that the City of Matiland's Volunteer Appreciation event has been postponed, and that a new date has not been set. He also mentioned that the Maitland Fitness project had submitted revised plans to the development review committee.

VIII. NEW BUSINESS

IX. ANY OTHER BUSINESS THE BOARD DEEMS ADVISABLE

Vice-chair Lamb noted that a slide showing a visual representation of the review process was not provided in this meetings staff presentation, and asked that it be included in future presentations, to which staff agreed.

X. ADJOURNMENT

Chair Holloway adjourned the meeting at 8:40pm

Draft

MEETING DATE		AGENDA
March 3, 2022		Section: Public Hearing
Department/Office : Community Development	AGENDA REPORT	Item #: A.

Subject:

Petition# 2022-01 (SUB) MONROE AVE (GEM LAKE WATER DISTRICT PD)

Requested Action or Motion:

After holding a public hearing, provide a recommendation regarding the final subdivision plat directly to the City Council and forward any comments to the Development Review Committee to include during their review prior to forwarding a DRC recommendation to Council.

Summary Explanation & Background:

Background

The 'Gem Lake Water District' planned development was approved by City Council in November of 2020 via Ordinance #1387. The planned development is approximately 17.25 (upland) acres in size, located west of US-17-92 and north of Monroe Avenue. The uses approved included multifamily residential, office, retail, restaurant, assisted care community, and civic/arts/public uses.

Proposed final plat

As a condition of approval for the approved planned development, a final subdivision plat is required to be recorded prior to the certificate of completion of Phase 1 of the project. The proposed final plat establishes 18 lots for the development of the site and shows the location of roadway tracts, access and utility easements, etc. The easements may be noted on the plat or granted through a separate instrument. Subsequent partitions or combinations of the established lots may be accomplished through administrative (DRC) review by the City of Maitland and recorded in the public records of Orange County, unless the proposed action requires a re-plat under Florida statutes. Phase 1 of the project consists of the construction of an internal roadway with associated infrastructure (including a bicycle bath) and the construction of a multifamily structure on the proposed Lot 18.

Process and next steps

Following the public hearing, the Planning and Zoning Commission has the option to provide an additional review of the plat to finalize its review comments to the City Council or may choose to forward its comments to the City council without further review by the Planning and Zoning Commission.

The Development Review Committee will review the proposed plat and make its recommendation based on:

- Compliance with applicable ordinances and regulations;
- Applicable levels of service;

- Adequate utility and transportation services; and
- Consistency with the comprehensive development plan.

Following review and recommendation by the Planning and Zoning Commission and the Development Review Committee, the City Council will accept or reject the final subdivision plat.

Due to the extensive review provided during the planned development approval process in 2020, staff recommends that the Planning and Zoning Commission provide a recommendation regarding the final subdivision plat directly to City Council and forward any comments to the Development Review Committee to include during their review prior to forwarding a DRC recommendation to Council.

Fiscal Impact:

NA

Exhibits:

1. Gem Lake Water District Plat

Commission/Board: Planning and Zoning Commission

Contact Person: Barrett Chaix 407-539-6213

Reviewed by City Attorney

No

GEM LAKE WATER DISTRICT

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,

CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE NORTH 88°23'36" EAST, ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 394.28 FEET; THENCE LEAVING SAID NORTH SECTION LINE NORTH 00°36'24" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°38'56" WEST, A DISTANCE OF 274.85 FEET; THENCE NORTH 89°19'41" EAST, A DISTANCE OF 68.00 FEET; THENCE SOUTH 00°38'56" EAST, A DISTANCE OF 4.49 FEET; THENCE NORTH 41°55'33" EAST, A DISTANCE OF 38.69 FEET; THENCE SOUTH 48°04'27" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 07°14'56" EAST, A DISTANCE OF 36.29 FEET; THENCE NORTH 11°51'10" EAST, A DISTANCE OF 90.53 FEET; THENCE NORTH 02°16'02" EAST, A DISTANCE OF 83.57 FEET; THENCE NORTH 08°24'23" WEST, A DISTANCE OF 46.84 FEET; THENCE NORTH 26°06'15" WEST, A DISTANCE OF 23.95 FEET; THENCE NORTH 49°45'35" WEST, A DISTANCE OF 87.05 FEET; THENCE NORTH 49°39'31" WEST, A DISTANCE OF 90.31 FEET; THENCE NORTH 47°22'08" WEST, A DISTANCE OF 57.84 FEET; THENCE NORTH 39°32'22" WEST, A DISTANCE OF 78.51 FEET; THENCE NORTH 21°18'28" WEST, A DISTANCE OF 44.08 FEET; THENCE NORTH 53°35'07" WEST, A DISTANCE OF 28.27 FEET; THENCE NORTH 45°32'20" WEST, A DISTANCE OF 19.12 FEET; THENCE NORTH 73°04'47" WEST, A DISTANCE OF 26.72 FEET; THENCE SOUTH 86°04'18" WEST, A DISTANCE OF 74.44 FEET; THENCE SOUTH 75°13'07" WEST, A DISTANCE OF 43.41 FEET; THENCE SOUTH 62°53'44" WEST, A DISTANCE OF 37.67 FEET; THENCE SOUTH 54°56'26" WEST, A DISTANCE OF 68.46 FEET; THENCE SOUTH 59°40'06" WEST, A DISTANCE OF 23.68 FEET; THENCE SOUTH 07°55'25" EAST, A DISTANCE OF 14.30 FEET; THENCE SOUTH 88°37'05" WEST, A DISTANCE OF 68.80 FEET; THENCE NORTH 01°56'55" WEST, A DISTANCE OF 435.22 FEET; THENCE NORTH 88°15'13" EAST, A DISTANCE OF 68.98 FEET; THENCE SOUTH 01°55'25" EAST, A DISTANCE OF 151.19 FEET; THENCE NORTH 25°48'09" EAST, A DISTANCE OF 25.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 45.10 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING AN ARC DISTANCE OF 14.49 FEET AND A CENTRAL ANGLE OF 18°24'37" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 44.16 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING AN ARC DISTANCE OF 23.82 FEET AND A CENTRAL ANGLE OF 30°53'58" TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 42.39 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING AN ARC DISTANCE OF 13.44 FEET AND A CENTRAL ANGLE OF 18°10'07" TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 25°36'16" EAST, A DISTANCE OF 41.52 FEET; THENCE NORTH 05°19'25" EAST, A DISTANCE OF 35.70 FEET; THENCE NORTH 07°08'02" WEST, A DISTANCE OF 47.04 FEET; THENCE NORTH 11°50'18" WEST, A DISTANCE OF 68.52 FEET; THENCE NORTH 13°38'28" WEST, A DISTANCE OF 50.06 FEET; THENCE NORTH 08°43'04" EAST, A DISTANCE OF 50.82 FEET; THENCE NORTH 25°13'31" EAST, A DISTANCE OF 42.05 FEET; THENCE NORTH 31°13'38" EAST, A DISTANCE OF 50.85 FEET; THENCE NORTH 24°47'16" EAST, A DISTANCE OF 39.36 FEET; THENCE NORTH 40°56'18" EAST, A DISTANCE OF 77.00 FEET; THENCE NORTH 55°26'14" EAST, A DISTANCE OF 34.75 FEET; THENCE NORTH 76°46'36" EAST, A DISTANCE OF 57.60 FEET; THENCE NORTH 65°11'59" EAST, A DISTANCE OF 70.82 FEET; THENCE NORTH 70°41'13" EAST, A DISTANCE OF 72.06 FEET; THENCE NORTH 66°41'27" EAST, A DISTANCE OF 66.77 FEET; THENCE NORTH 77°15'04" EAST, A DISTANCE OF 42.33 FEET; THENCE NORTH 68°30'16" EAST, A DISTANCE OF 28.90 FEET; THENCE NORTH 84°43'11" EAST, A DISTANCE OF 23.12 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ATLANTIC COASTLINE RAILROAD, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,924.17 FEET, A CHORD BEARING OF SOUTH 04°12'15" EAST, AND A CENTRAL ANGLE OF 06°42'00"; THENCE THE FOLLOWING SEVEN (7) COURSES ALONG SAID WEST RIGHT-OF-WAY OF ATLANTIC COASTLINE RAILROAD: SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 225.01 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,083.72 FEET AND A CENTRAL ANGLE OF 04°06'16"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 12,491.88 FEET AND A CENTRAL ANGLE OF 00°23'43"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1,174.84 FEET AND A CENTRAL ANGLE OF 08°09'49"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 167.39 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 2,302.48 FEET AND A CENTRAL ANGLE OF 06°30'04"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 261.25 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 4,216.44 FEET AND A CENTRAL ANGLE OF 03°17'15"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 241.94 FEET TO A POINT OF TANGENCY, THENCE SOUTH 30°00'24" EAST, A DISTANCE OF 138.06 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°29'32" WEST, A DISTANCE OF 83.19 FEET; THENCE SOUTH 00°24'27" EAST, A DISTANCE OF 311.00 FEET; THENCE SOUTH 12°15'35" EAST, A DISTANCE OF 290.68 FEET; TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MONROE AVENUE; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: SOUTH 89°23'36" WEST, A DISTANCE OF 377.91 FEET; THENCE NORTH 00°38'56" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°23'36" WEST, A DISTANCE OF 68.00 FEET TO THE POINT OF BEGINNING;

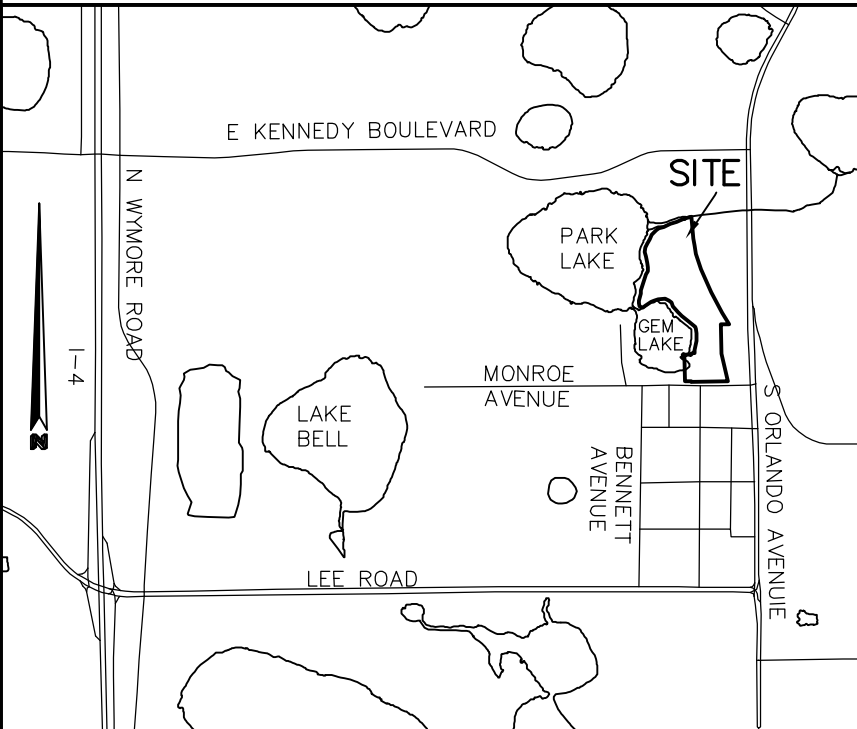
SAID PARCEL OF LAND CONTAINING 18.12 ACRES MORE OR LESS

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST; SAID BEARING BEING N 89°23'36" E (ASSUMED).
- TRACT "A" AND TRACT "C" ARE HEREBY DEDICATED TO THE GEM LAKE WATER DISTRICT ASSOCIATION (THE "ASSOCIATION"), FOR THE USES AND PURPOSES SET FORTH IN THE DECLARATION FOR THE USE AND BENEFIT OF SUCH NATURAL PERSONS AND BUSINESS ENTITIES AS ARE PROVIDED FOR IN, AND UNDER, THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GEM LAKE WATER DISTRICT THAT IS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AT DOCUMENT IDENTIFICATION NUMBER 20190234631, (THE "DECLARATION"), AS AMENDED AND SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE TERMS AND CONDITIONS SET FORTH IN THE DECLARATION.
- AN EMERGENCY ACCESS EASEMENT OVER THE TRACT "A" AND TRACT "C" ARE HEREBY CREATED AND THE PRIVATE EASEMENTS CREATED BY THE DECLARATION, INCLUDING THE MASTER STORMWATER SYSTEM, IS HEREBY DEDICATED TO THE CITY OF MAITLAND FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT THAT INADEQUATE MAINTENANCE OF THE MASTER STORMWATER SYSTEM, OR ANY OF THE OTHER PRIVATE UTILITY SYSTEMS EXISTING ON THE PROPERTY, CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF MAITLAND TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ONLY ACTION TO REPAIR OR MAINTAIN THE MASTER STORMWATER SYSTEM OR OTHER UTILITIES. HOWEVER, SHOULD IT BE NECESSARY FOR THE CITY OF MAITLAND TO ENTER THE PROPERTY TO MAKE REPAIRS TO SUCH PRIVATE FACILITIES AS THE MASTER STORMWATER SYSTEM, FOR EMERGENCY OR MAINTENANCE, DUE TO HEALTH, SAFETY AND WELFARE OR REGULATORY PURPOSES, THE ASSOCIATION OR THE OWNER OF THE PLATTED LOT OR TRACT SHALL REIMBURSE THE CITY FOR ALL COSTS INCURRED BY THE CITY IN MAKING SUCH REPAIRS.
- A NON EXCLUSIVE PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED OVER, UNDER, ACROSS, AND THROUGH TRACT "A" AND TRACT "C" FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF UTILITY LINES, SYSTEMS AND FACILITIES LOCATED THEREIN INCLUDING, BUT WITHOUT LIMITATION, THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THERE SHALL BE A NON EXCLUSIVE EASEMENT OVER, ACROSS AND THROUGH TRACT "A" AND TRACT "C" FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS, INSTALLING, CONSTRUCTING AND MAINTAINING A PAVED ACCESS ROAD, PARKING SPACES OR DRIVEWAY AND ENTRANCE FEATURE OR SIGN (SUBJECT TO PERMITTING), CONSTRUCTING AND MAINTAINING ANY STORMWATER OUTFALL OR DRAINAGE FACILITIES AND/OR UTILITIES; AND INSTALLATION AND MAINTENANCE LANDSCAPING WITHIN THE EASEMENT AREA.
- THE DEVELOPER, GEM LAKE APARTMENTS, LTD. IS ENTITLED TO ADMINISTRATIVE LOT SPLITS OR COMBINATIONS BY THE CITY UNLESS OTHERWISE REQUIRED BY FLORIDA LAW.
- THE TELECOMMUNICATIONS RIGHTS ARE RETAINED BY THE DEVELOPER, GEM LAKE APARTMENTS, LTD PURSUANT TO THE RECORDED DECLARATIONS.
- TRACT "B" SHOWN HEREON IS A 15.00 FOOT BIKE EASEMENT AND IS TO BE CONVEYED IN FEE SIMPLE TO THE CITY OF MAITLAND BY SEPARATE DEED.
- THERE IS A 10.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO LOTS 1 THROUGH 18, OVER TRACTS "A" AND "C".
- THERE IS A 20.00 X 20.00 FOOT WIDE UTILITY EASEMENT CENTERED OVER ANY SWITCH GEAR AND TRANSFORMER FACILITY TO BE INSTALLED AT SPECIFIC LOCATIONS WITHIN TRACTS "A" AND "C".
- TRACT "A" AND TRACT "B" ARE RESERVED FOR THE COMMON USE OF THE OWNERS PER THE GEM LAKE WATER DISTRICT ASSOCIATION, INC DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS.

VICINITY MAP

SCALE: 1"=2000'



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.

GEM LAKE WATER DISTRICT ASSOCIATION, INC.

By: Daniel B. Bellows, President
Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by Daniel B. Bellows, as president of the Gem Lake Water District Association, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

SHEET 1 OF 5

City of Maitland:

By: Sharon Anselmo, its City Manager
Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by Sharon Anselmo, the city manager of the City of Maitland, on behalf of the city, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

Lake Gem Apartments Owner LLC
a Delaware Limited Liability Company;

By: Aventon Manager, LLC a Delaware limited liability company, its Manager

By: Paul De Cain, President
Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by Paul De Cain, the President of Aventon Manager, LLC, a Delaware limited liability company, as Manager of Lake Gem Apartments Owner, LLC, a Delaware Limited Liability Company, on behalf of the company, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

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

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

Chairman Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

I have reviewed this plat and find it to be in conformity with Chapter 177, Florida Statutes.

City Surveyor: DATE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on the City Council of the City of Maitland approved the foregoing plat and consented to and approved the extinguishment and substitution of the easements referred to thereon.

Mayor DATE

ATTEST: City Clerk DATE

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That the foregoing plat was recorded in the Orange County Official Records on DATE as Document. No. County Comptroller in and for Orange County, Florida
By: DATE

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That 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.

Signed: William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625
HLSM, LLC
302 LIVE OAKS BOULEVARD,
CASSELBERRY, FLORIDA 32707
LICENSED BUSINESS NO. 7276

PLAT

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GEM LAKE WATER DISTRICT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Gem Lake Apartments, LTD; Lake Gem Apartments Owner, LLC, a Delaware limited liability company; City of Maitland; and The Winter Park Redevelopment Agency, Ltd., a Florida limited partnership, being the owners 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. including as set forth in the plat notes.

In witness whereof, the entities identified above have caused these presents to be signed and attested to by the individuals named below and their seal affixed hereto.

Gem Lake Apartments, LTD,
a Florida Limited Liability Partnership

By: Monroe Avenue Corporation,
a FLORIDA corporation, its general partner

By: Daniel B. Bellows President

Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by Daniel B. Bellows the president of Gem Lake Apartments, LTD, a Florida Limited Partnership, on behalf of the company, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

The Winter Park Redevelopment Agency, LTD
A Florida Limited Partnership

By: Winter Park Redevelopment Management Corp. a Florida corporation, its general partner

By: Daniel B. Bellows. President

Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by Daniel B. Bellows, the President of the Winter Park Redevelopment Management Corp., a Florida corporation, as general partner of The Winter Park Redevelopment Agency, LTD, a Florida limited partnership, on behalf of the company, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

Consent Mortgage holder for Aventon
Texas Capital Bank National Association

By:

Its:

Date:

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of 2022, by the Consent Mortgage holder for Aventon, on behalf of the company, who is personally known to me or has produced as identification.

Notary:

Printed Name:

Commission Expires:

Commission #:

GEM LAKE WATER DISTRICT

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,

CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

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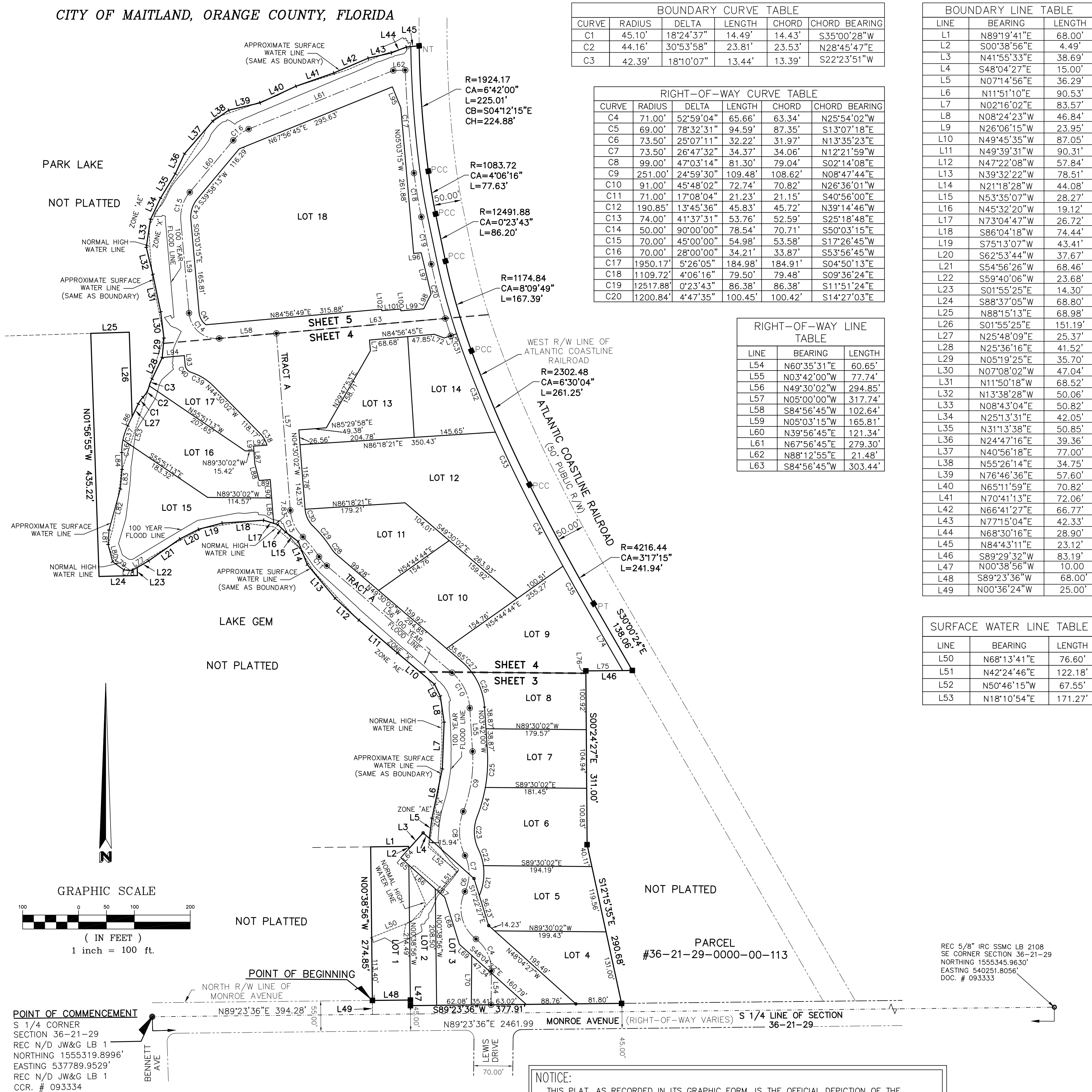
LOT CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C21	100.00'	31°23'19"	54.78'	54.10'	N07°41'24"E
C22	100.00'	17°45'29"	30.99'	30.87'	N16°53'00"W
C23	72.50'	47°03'14"	59.54'	57.88'	S02°14'08"E
C24	277.50'	11°17'04"	54.65'	54.57'	N15°38'57"E
C25	277.50'	13°42'25"	66.39'	66.23'	N03°09'12"E
C26	117.50'	32°49'19"	67.31'	66.39'	N20°06'40"W
C27	117.50'	12°58'42"	26.62'	26.56'	N43°00'41"W
C28	44.50'	17°08'04"	13.31'	13.26'	S40°56'00"E
C29	217.35'	13°45'36"	52.20'	52.07'	N39°14'46"W
C30	47.50'	41°37'31"	34.51'	33.75'	S25°18'48"E
C31	1189.84'	1°49'04"	37.75'	37.75'	S19°18'33"E
C32	2317.48'	3°44'33"	151.38'	151.35'	S22°05'21"E
C33	2317.48'	2°45'31"	111.58'	111.57'	S25°20'23"E
C34	4231.44'	2°07'40"	157.14'	157.13'	S27°46'58"E
C35	4231.44'	1°09'35"	85.65'	85.65'	S29°25'36"E
C36	104.98'	12°21'58"	22.66'	22.62'	S05°12'16"W
C37	104.98'	14°45'23"	27.04'	26.96'	S18°45'57"W
C38	50.00'	28°13'49"	24.64'	24.39'	N30°23'07"W
C39	100.00'	27°48'24"	48.53'	48.06'	N58°24'14"W
C40	15.00'	67°15'11"	17.61'	16.61'	S38°40'51"E
C41	32.00'	47°15'16"	26.39'	25.65'	S28°40'53"E
C42	52.00'	45°00'00"	40.84'	39.80'	S17°26'45"W

LOT LINE TABLE		
LINE	BEARING	LENGTH
L64	N41°55'33"E	21.31'
L65	N48°04'27"W	19.58'
L66	N48°04'27"W	63.60'
L67	N48°04'27"W	22.71'
L68	N17°22'27"W	88.20'
L69	N48°04'27"W	29.54'
L70	N00°29'58"E	88.74'
L71	N05°03'15"W	19.37'
L72	S69°23'37"E	18.83'
L73	N71°35'59"E	23.50'
L74	S30°00'24"E	129.57'
L75	S89°29'32"W	65.96'
L76	S00°24'27"E	4.31'
L77	S59°40'06"W	33.31'
L78	N88°03'21"W	15.31'
L79	N53°55'37"W	25.38'
L80	N14°32'11"W	31.65'
L81	N03°34'45"E	25.87'
L82	N15°25'34"E	76.72'
L83	N04°58'29"E	34.54'
L84	N00°58'43"W	30.43'
L85	N04°30'02"W	45.49'
L86	N25°48'09"E	17.90'
L87	N04°18'55"W	23.06'
L88	N14°22'01"W	30.78'
L89	S85°29'58"W	20.00'
L90	N04°30'02"W	32.99'
L91	N04°18'55"W	31.75'
L92	N86°01'04"E	24.12'
L93	N05°03'15"W	16.99'
L94	S84°56'45"W	39.75'
L95	N22°03'15"W	40.21'
L96	S84°56'45"W	13.54'
L97	N13°26'43"W	76.02'
L98	N26°27'13"E	29.48'
L99	N84°56'45"E	41.03'
L100	S05°03'10"E	3.33'
L101	N84°56'45"E	34.00'
L102	S05°03'10"E	2.63'

LEGEND

- CA = CENTRAL ANGLE
- CB = CHORD BEARING
- CCR = CERTIFIED CORNER RECORD
- CH = CHORD LENGTH
- CM = CONCRETE MONUMENT
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- NT = NON-TANGENT
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- PC = POINT OF CURVATURE
- PCC = POINT OF COMMENCEMENT
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY
- REC = RECOVERED
- SQ FT = SQUARE FEET
- = REC 4"x4" CONCRETE MONUMENT
- ⊙ = CENTERLINE
- = SET 4"x4" CONCRETE PRM LB 7276 (UNLESS OTHERWISE NOTED)

HLSM, LLC
Henrich-Luke-Swagger-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	45.10'	18°24'37"	14.49'	14.43'	S35°00'28"W
C2	44.16'	30°53'58"	23.81'	23.53'	N28°45'47"E
C3	42.39'	18°10'07"	13.44'	13.39'	S22°23'51"W

RIGHT-OF-WAY CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C4	71.00'	52°59'04"	65.66'	63.34'	N25°54'02"W
C5	69.00'	78°32'31"	94.59'	87.35'	S13°07'18"E
C6	73.50'	25°07'11"	32.22'	31.97'	N13°35'23"E
C7	73.50'	26°47'32"	34.37'	34.06'	N12°21'59"W
C8	99.00'	47°03'14"	81.30'	79.04'	S02°14'08"E
C9	251.00'	24°59'30"	109.48'	108.62'	N08°47'44"E
C10	91.00'	45°48'02"	72.74'	70.82'	N26°36'01"W
C11	71.00'	17°08'04"	21.23'	21.15'	S40°56'00"E
C12	190.85'	13°45'36"	45.83'	45.72'	N39°14'46"W
C13	74.00'	41°37'31"	53.76'	52.59'	S25°18'48"E
C14	50.00'	90°00'00"	78.54'	70.71'	S50°03'15"E
C15	70.00'	45°00'00"	54.98'	53.58'	S17°26'45"W
C16	70.00'	28°00'00"	34.21'	33.87'	S53°56'45"W
C17	1950.17'	5°26'05"	184.98'	184.91'	S04°50'13"E
C18	1109.72'	4°06'16"	79.50'	79.48'	S09°36'24"E
C19	12517.88'	0°23'43"	86.38'	86.38'	S11°51'24"E
C20	1200.84'	4°47'35"	100.45'	100.42'	S14°27'03"E

RIGHT-OF-WAY LINE TABLE		
LINE	BEARING	LENGTH
L54	N60°35'31"E	60.65'
L55	N03°42'00"W	77.74'
L56	N49°30'02"W	294.85'
L57	N05°00'00"W	317.74'
L58	S84°56'45"W	102.64'
L59	N05°03'15"W	165.81'
L60	N39°56'45"E	121.34'
L61	N67°56'45"E	279.30'
L62	N88°12'55"E	21.48'
L63	S84°56'45"W	303.44'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°19'41"E	68.00'
L2	S00°38'56"E	4.49'
L3	N41°55'33"E	38.69'
L4	S48°04'27"E	15.00'
L5	N07°14'56"E	36.29'
L6	N11°51'10"E	90.53'
L7	N02°16'02"E	83.57'
L8	N08°24'23"W	46.84'
L9	N26°06'15"W	23.95'
L10	N49°45'35"W	87.05'
L11	N49°39'31"W	90.31'
L12	N47°22'08"W	57.84'
L13	N39°32'22"W	78.51'
L14	N21°18'28"W	44.08'
L15	N53°35'07"W	28.27'
L16	N45°32'20"W	19.12'
L17	N7°30'47"W	26.72'
L18	S86°04'18"W	74.44'
L19	S75°13'07"W	43.41'
L20	S62°53'44"W	37.67'
L21	S54°56'26"W	68.46'
L22	S59°40'06"W	23.68'
L23	S01°55'25"E	14.30'
L24	S88°37'05"W	68.80'
L25	N88°15'13"E	68.98'
L26	S01°55'25"E	151.19'
L27	N25°48'09"E	25.37'
L28	N25°36'16"E	41.52'
L29	N05°19'25"E	35.70'
L30	N07°08'02"W	47.04'
L31	N11°50'18"W	68.52'
L32	N13°38'28"W	50.06'
L33	N08°43'04"E	50.82'
L34	N25°13'31"E	42.05'
L35	N31°13'38"E	50.85'
L36	N24°47'16"E	39.36'
L37	N40°56'18"E	77.00'
L38	N55°26'14"E	34.75'
L39	N76°46'36"E	57.60'
L40	N65°11'59"E	70.82'
L41	N70°41'13"E	72.06'
L42	N66°41'27"E	66.77'
L43	N77°15'04"E	42.33'
L44	N68°30'16"E	28.90'
L45	N84°43'11"E	23.12'
L46	S89°29'32"W	83.19'
L47	N00°38'56"W	10.00'
L48	S89°23'36"W	68.00'
L49	N00°36'24"W	25.00'

SURFACE WATER LINE TABLE		
LINE	BEARING	LENGTH
L50	N68°13'41"E	76.60'
L51	N42°24'46"E	122.18'
L52	N50°46'15"W	67.55'
L53	N18°10'54"E	171.27'

NOTICE:
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REC 5/8" IRC SSMC LB 2108
SE CORNER SECTION 36-21-29
NORTHING 1555345.9630'
EASTING 540251.8056'
DOC. # 093333

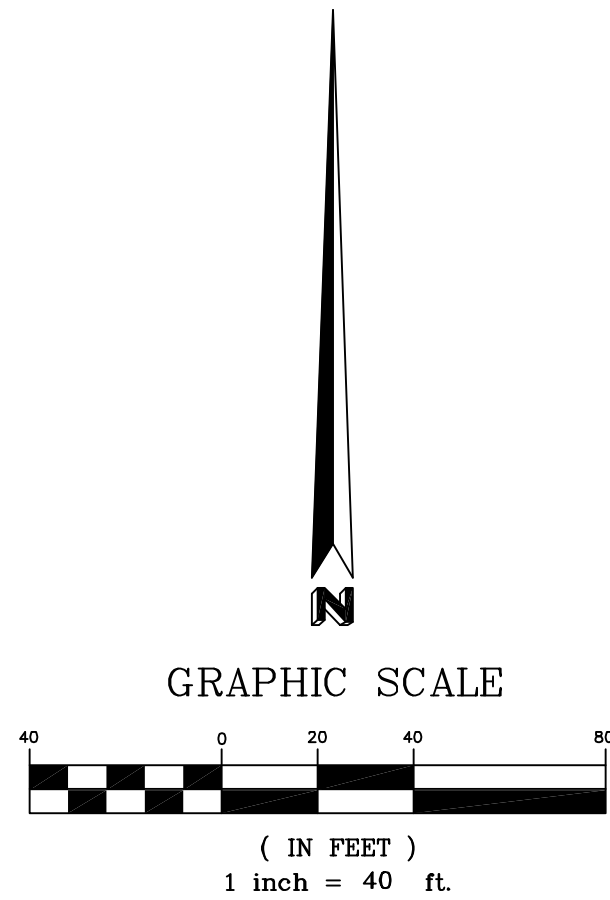
GEM LAKE WATER DISTRICT

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

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CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	71.00'	52°59'04"	65.66'	63.34'	N25°54'02"W
C2	69.00'	78°32'31"	94.59'	87.35'	S13°07'18"E
C3	73.50'	25°07'11"	32.22'	31.97'	N13°35'23"E
C4	73.50'	26°47'32"	34.37'	34.06'	N12°21'59"W
C5	99.00'	47°03'14"	81.30'	79.04'	S02°14'08"E
C6	251.00'	24°59'30"	109.48'	108.62'	N08°47'44"E
C7	91.00'	45°48'02"	72.74'	70.82'	N26°36'01"W
C8	117.50'	32°49'19"	67.31'	66.39'	N20°06'40"W
C9	277.50'	24°59'30"	121.04'	120.08'	N08°47'44"E
C10	72.50'	47°03'14"	59.54'	57.88'	S02°14'08"E
C11	100.00'	49°08'48"	85.78'	83.17'	N01°11'20"W

EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°23'36"E	47.53'
L2	S00°36'24"E	22.96'
L3	N00°29'58"E	20.00'
L4	S89°30'02"E	20.00'
L5	N00°29'58"E	20.00'
L6	S89°30'02"E	20.00'
L7	N89°23'36"E	33.85'
L8	S00°36'24"E	10.55'
L9	N00°36'24"W	30.21'
L10	N89°23'36"E	26.65'
L11	S00°36'24"E	30.21'
L12	S89°23'36"W	26.65'

SURFACE WATER LINE TABLE		
LINE	BEARING	LENGTH
SWL1	N68°13'41"E	76.60'
SWL2	N42°24'46"E	122.18'
SWL3	N50°46'15"W	67.55'

POINT OF COMMENCEMENT
CCR. # 093334
REC N/D JW&G LB 1
S 1/4 CORNER
SECTION 36-21-29
NORTHING 1555319.8996'
EASTING 537789.9529'

25.00'
N89°23'36"E 394.28'

PARCEL
#36-21-29-0000-00-109

POINT OF BEGINNING

S89°23'36"W 68.00'
N00°36'24"W 25.00'
N00°38'56"W 10.00'

LOT 1
18,484 ± SQ FT

LOT 2
10,772 ± SQ FT

LOT 3
9,258 ± SQ FT

LOT 4
18,146 ± SQ FT

LOT 5
23,982 ± SQ FT

LOT 6
27,194 ± SQ FT

LOT 7
18,699 ± SQ FT

LOT 8
18,785 ± SQ FT

BENNETT
AVENUE

LEWIS
DRIVE

MONROE AVENUE
PUBLIC RIGHT-OF-WAY
(WIDTH VARIES)

HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
302 Live Oaks Boulevard
Casselberry, Florida 32707
P. (407) 647-7346
Survey@HLSM.US

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GEM LAKE WATER DISTRICT

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

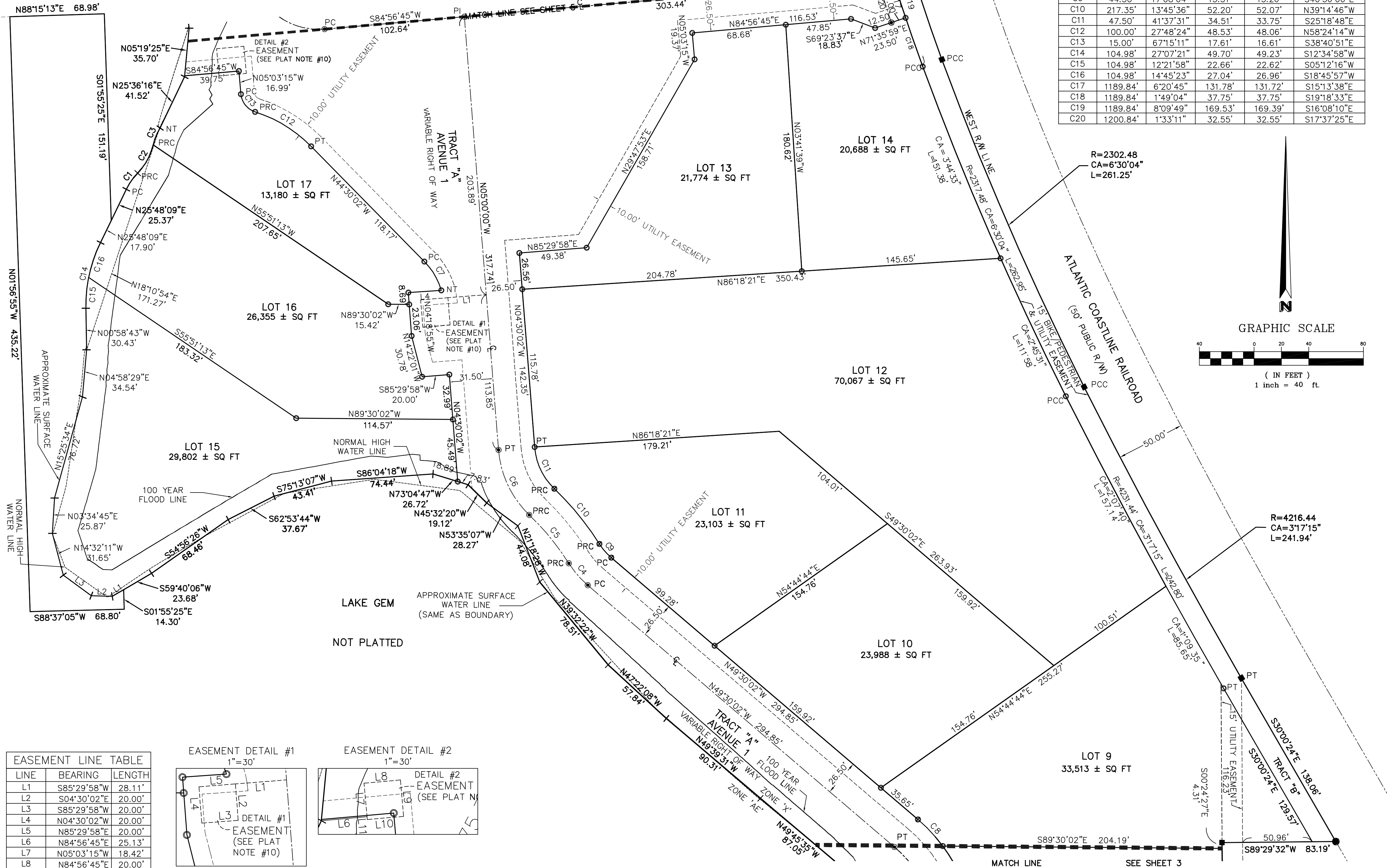
SHEET 4 OF 5

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BOOK

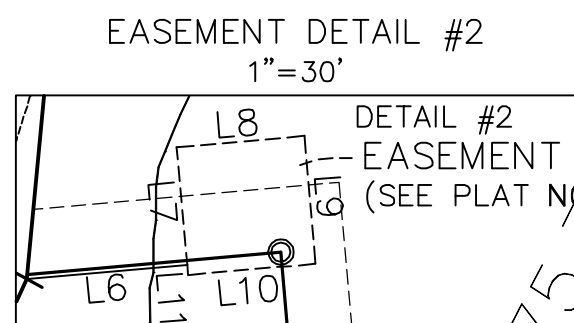
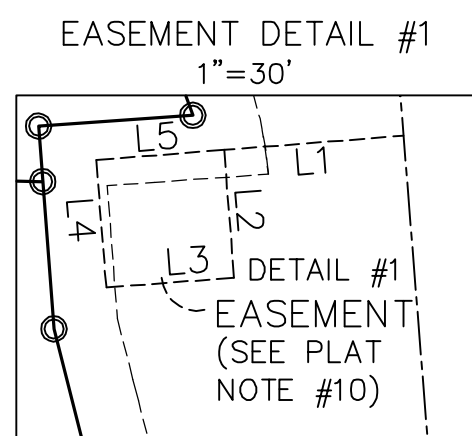
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LINE TABLE		
LINE	BEARING	LENGTH
L1	S59°40'06"W	9.64'
L2	N88°03'21"W	15.31'
L3	N53°55'37"W	25.38'
L4	N86°01'04"E	24.12'

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	45.10'	18°24'37"	14.49'	14.43'
C2	44.16'	30°53'58"	23.81'	23.53'
C3	42.39'	18°10'07"	13.44'	13.39'
C4	71.00'	17°08'04"	21.23'	21.15'
C5	190.85'	13°45'36"	45.83'	45.72'
C6	74.00'	41°37'31"	53.76'	52.59'
C7	50.00'	28°13'49"	24.64'	24.39'
C8	117.50'	12°58'42"	26.62'	26.56'
C9	44.50'	17°08'04"	13.31'	13.26'
C10	217.35'	13°45'36"	52.20'	52.07'
C11	47.50'	41°37'31"	34.51'	33.75'
C12	100.00'	27°48'24"	48.53'	48.06'
C13	15.00'	67°15'11"	17.61'	16.61'
C14	104.98'	27°07'21"	49.70'	49.23'
C15	104.98'	12°21'58"	22.66'	22.62'
C16	104.98'	14°45'23"	27.04'	26.96'
C17	1189.84'	6°20'45"	131.78'	131.72'
C18	1189.84'	1°49'04"	37.75'	37.75'
C19	1189.84'	8°09'49"	169.53'	169.39'
C20	1200.84'	1°33'11"	32.55'	32.55'



EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°29'58"W	28.11'
L2	S04°30'02"E	20.00'
L3	S85°29'58"W	20.00'
L4	N04°30'02"W	20.00'
L5	N85°29'58"E	20.00'
L6	N84°56'45"E	25.13'
L7	N05°03'15"W	18.42'
L8	N84°56'45"E	20.00'
L9	S05°03'15"E	20.00'
L10	S84°56'45"W	20.00'
L11	N05°03'15"W	1.58'



HLSM, LLC
Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers
Licensed Business No. 7276
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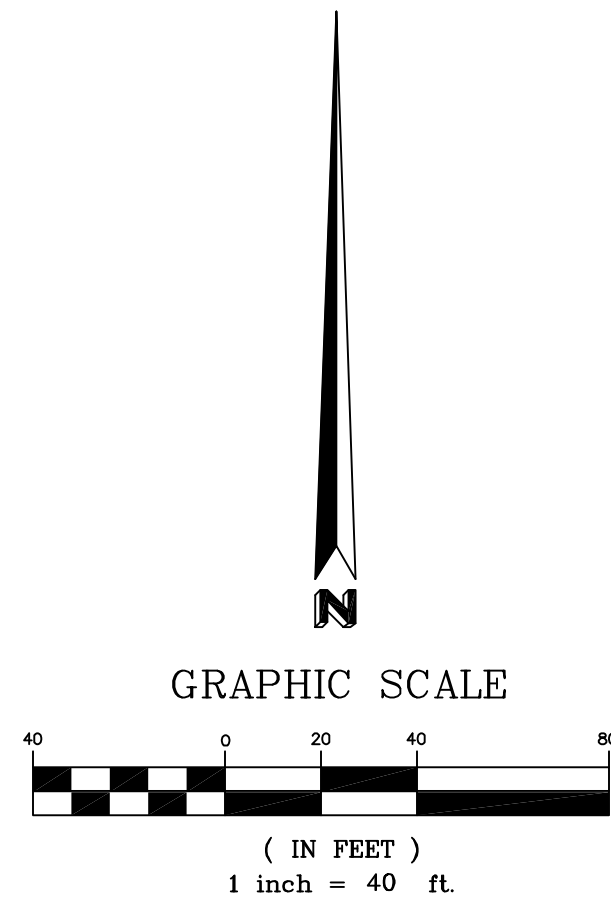
GEM LAKE WATER DISTRICT

LYING IN SECTION 36, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
CITY OF MAITLAND, ORANGE COUNTY, FLORIDA

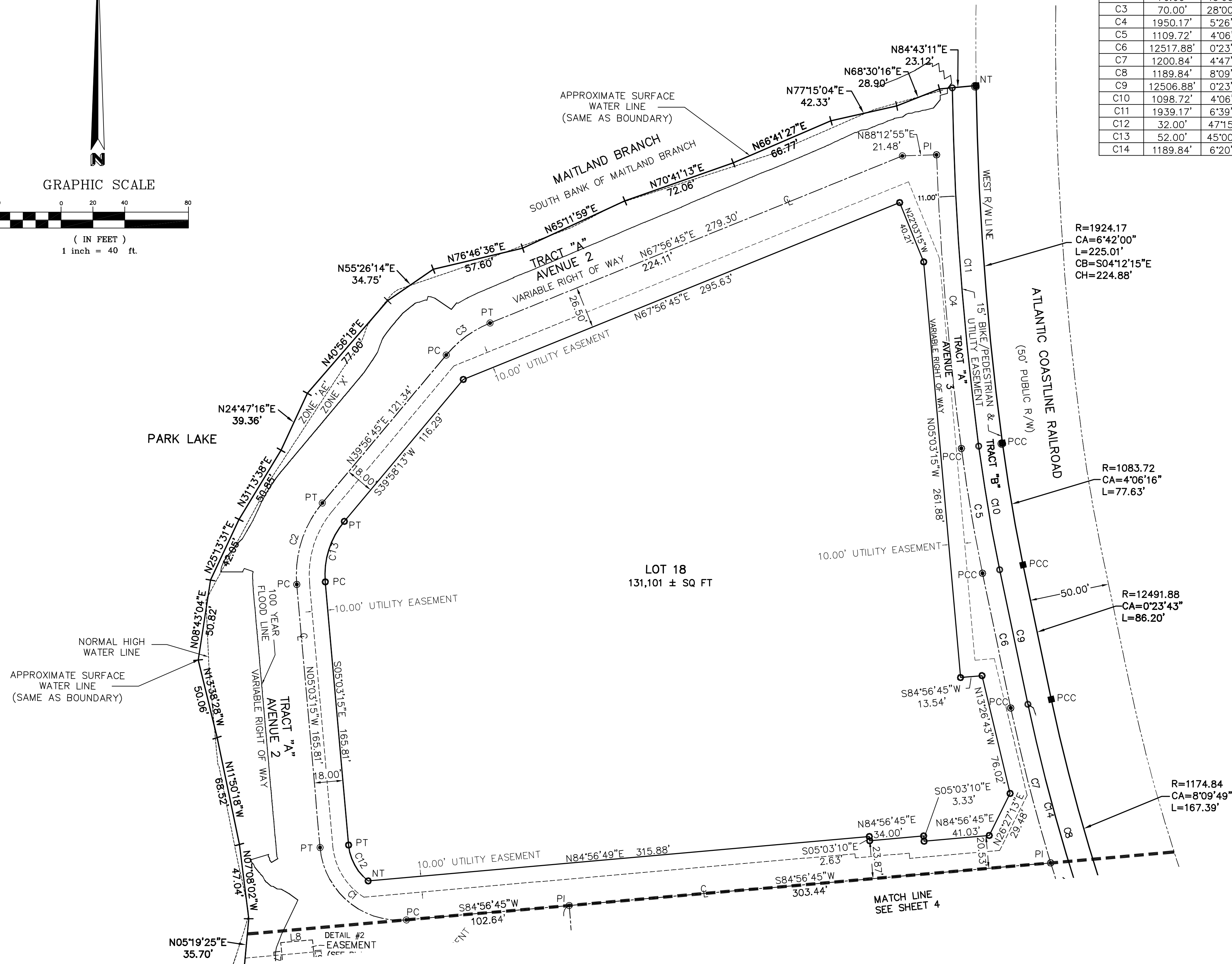
SHEET 5 OF 5

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CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	50.00'	90°00'00"	78.54'	S50°03'15"E
C2	70.00'	45°00'00"	54.98'	S17°26'45"W
C3	70.00'	28°00'00"	34.21'	S53°56'45"W
C4	1950.17'	5°26'05"	184.98'	S04°50'13"E
C5	1109.72'	4°06'16"	79.50'	S09°36'24"E
C6	12517.88'	0°23'43"	86.38'	S11°51'24"E
C7	1200.84'	4°47'35"	100.45'	S14°27'03"E
C8	1189.84'	8°09'49"	169.53'	S16°08'10"E
C9	12506.88'	0°23'43"	86.30'	S11°51'24"E
C10	1098.72'	4°06'16"	78.71'	S09°36'24"E
C11	1939.17'	6°39'57"	225.60'	S04°13'17"E
C12	32.00'	47°15'16"	26.39'	S28°40'53"E
C13	52.00'	45°00'00"	40.84'	S17°26'45"W
C14	1189.84'	6°20'45"	131.78'	S15°13'38"E



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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.