

## ITEM 7

### MEMORANDUM

**TO:** Planning and Zoning Board

**DATE:** August 25, 2020

Public Hearing Case #2020-06-050 – Pursuant to Belle Isle Code Sec. 42-64 the Board shall consider and take action on a requested variance from Sec. 50-72 (a) (1) to allow a variance from the required number of parking spaces, take action on a requested variance from Sec. 50-73 (a) to allow a variance from the required building setbacks, and take action on a requested variance from Sec. 50-73 (d) (1), Sec. 50-76 (3) (b) (1) and Sec. 50-76 (5) (b), to allow for a reduced screening and buffer, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle FL 32812, also known as Parcel # 17-23-30-0000-00-008

**Background:**

1. On June 15, 2020, Hosanna Building Contractors submitted a request, application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, August 15, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, August 13, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

**SAMPLE MOTION TO APPROVE:**

"I move, the criteria of Section 42-64 of the Belle Isle Land Development Code having been met **TO APPROVE** the requested variance from Sec. 50-72 (a) (1) to allow a variance from the required number of parking spaces, take action on a requested variance; Sec. 50-73 (a) to allow a variance from the required building setbacks, and take action on a requested variance; Sec. 50-73 (d) (1), Sec. 50-76 (3) (b) (1) and Sec. 50-76 (5) (b), to allow for a reduced screening and buffer, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle FL 32812, also known as Parcel # 17-23-30-0000-00-008

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, **having NOT been met**; *[use only if NONE of the justifying criteria have been met]* the requirements of Section 42-64, Subsections: [STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED] **having NOT been met**; *[may be used in addition to above or alone]* **TO DENY** the requested variance Sec. 50-72 (a) (1) to allow a variance from the required number of parking spaces, take action on a requested variance; Sec. 50-73 (a) to allow a variance from the required building setbacks, and take action on a requested variance; Sec. 50-73 (d) (1), Sec. 50-76 (3) (b) (1) and Sec. 50-76 (5) (b), to allow for a reduced screening and buffer, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle FL 32812, also known as Parcel # 17-23-30-0000-00-008

**SUBSECTION (D)**, a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

**ITEM 8**

**MEMORANDUM**

**TO:** Planning and Zoning Board

**DATE:** August 25, 2020

Public Hearing Case #2020-06-061 – Proposed Development Site Plan. Pursuant to Belle Isle Code Sec. 54-79 (f) (4), the Board shall review and take action on the proposed site plan, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle, FL 32812, also known as Parcel # 17-23-30-0000-00-008

**Background:**

1. On June 15, 2020, Hosanna Building Contractors submitted a request, application and required paperwork.
2. A Notice of Public Hearing legal advertisement was placed in the Saturday, August 15, 2020, Orlando Sentinel.
3. Letters to the abutting property owners within 300 feet of the subject property were mailed on Thursday, August 13, 2020.

The Board may adopt all, some, or none of these determinations as part of their findings-of-fact. The Board may also add any additional findings-of-fact that are presented at the public hearing. The Board will need to determine if the criteria set forth in Chapter 42, Article III, Section 42-64(1) of the Land Development Code have been met, and approve, approve with conditions, or deny this request.

**SAMPLE MOTION TO APPROVE:**

"I move, pursuant to Belle Isle Code Sec. 54-79 (f) (4), **TO RECOMMEND APPROVAL** of the proposed site plan, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle, FL 32812, also known as Parcel # 17-23-30-0000-00-008

**SAMPLE MOTION TO DENY:**

"I move, the justifying criteria of the Belle Isle Land Development Code, **having NOT been met; [use only if NONE of the justifying criteria have been met]** the requirements of Sec. 54-79 (f) (4), Subsections: [STATE ONLY THE SUBSECTIONS BELOW THAT ARE NOT SATISFIED] **having NOT been met; [may be used in addition to above or alone]** **TO DENY** the proposed site plan, submitted by applicant Hosanna Building Contractors, located at 5050 Conway Road, Belle Isle, FL 32812, also known as Parcel # 17-23-30-0000-00-008

**SUBSECTION (D)**, a literal enforcement of the provisions of the zoning ordinances would result in unnecessary hardship and that said hardship is created by special conditions and circumstances peculiar to the land, structure or building involved, including but not limited to dimensions, topography or soil conditions.

**SUBSECTION (E)**, personal hardship is not being considered as grounds for a variance since the variance will continue to affect the character of the neighborhood after title to the property has passed and that the special conditions and circumstances were not created in order to circumvent the Code or for the purpose of obtaining a variance.

**SUBSECTION (F)**, the variance is the minimum variance that will make possible the reasonable use of the land, building or structure.

**SUBSECTION (G)**, the granting of the variance will be in harmony with the general purpose and intent of the Code, will not be injurious to the neighborhood, will not be detrimental to the public welfare, and will not be contrary to the public interest.

APPLICATION FOR VARIANCE / SPECIAL EXCEPTION

DATE: 6/15/2020

P&Z CASE #: 2020-06-050

☒ VARIANCE ☐ SPECIAL EXCEPTION ☐ OTHER

DATE OF HEARING: \_\_\_\_\_

APPLICANT: Hosanna Building Cont. OWNER: D-Land

ADDRESS: 278 Semoran Commerce PL 5050 Conway Rd  
Apopka, FL 32703 Orlando, FL 32812

PHONE: 407-703-9870

630-667-4629

PARCEL TAX ID #: 17-23-30-0000-00-008

LAND USE CLASSIFICATION: 1110 ZONING DISTRICT: C-1

DETAILED VARIANCE REQUEST: Approval to increase size of  
the building, close off entrance to parking lot  
from Conway Rd, and address the  
parking spaces on SW side of property line.

SECTION OF CODE VARIANCE REQUESTED ON: \_\_\_\_\_

The applicant hereby states that the property for which this hearing is requested has not been the subject of a hearing before the Planning and Zoning Board of the kind and type requested in the application within a period of nine (9) months prior to the filing of the application. Further that the requested use does not violate any deed restriction of the property.

By submitting the application, I authorize City of Belle Isle employees and members of the P&Z Board to enter my property, during reasonable hours, to inspect the area of my property to which the application applies.

Applicant shall provide a minimum of ten (10) sets of three (3) photographs in support of this application as follows: at least one (1) photograph of the front of the property and at least two photographs (from different angles) of the specific area of the property to which the application applies.

APPLICANT'S SIGNATURE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

FOR OFFICE USE ONLY:

FEE: \$150.00

6/23/2020 #1079

Date Paid

Check/Cash

Hkp

Rec'd By

Determination \_\_\_\_\_

Appealed to City Council: ☐ Yes ☐ No

Council Action: \_\_\_\_\_

## **5050 Conway Road – Variance Request Application Supplement**

Question: What are the special conditions and circumstances unique to your property? What would be the unnecessary hardship?

Answer: As our intention is to create a family and pharmacy medical facility, we would request that the following hardships be taken into consideration for variance approval:

1. Variance to increase the size of building, not sure if this is needed as we meet the setback requirements on the South and East side, we are connected to an existing building on the West side. The North side will be lined up with the plane of the existing building which is existing/non-conforming.
2. Variance to close of the entrance from Conway Rd.
3. Variance for North setback.
4. Variance for four additional parking spaces.
5. Variance for screening wall.

Question: How were the special conditions noted above created?

Answer: Special conditions are notes as follows:

1. Expansion of the building is creating the special condition.
2. Unknown as to the original design.
3. Unknown, this dates back 20-30 or more years. We have no information as to how this was approved by the building department. We would assume that the setbacks and codes were different and in compliance at the time of original construction.
4. The new occupancy calculations require 26 spaces and currently have 22, therefore creating the special condition.
5. Unknown, this dates back 20-30 or more years. We have no information as to how this was approved by the building department. We would assume that the setbacks and codes were different and in compliance at the time of original construction.

Question: Can you accomplish your objective in another way? List alternatives you have considered and evidence as to why they are not feasible.

Answer: Considerations are as follows:

1. There are no other considerations for increasing the size of the building as we need the added square footage to accommodate the new occupant needs. Our extension lines up with the existing building envelope on the North and South side.

2. There are no other considerations for closing off the entrance from Conway. Closing this entrance will create an opportunity for the parking that we need. It would also eliminate cars entering and crossing through our parking lot to enter/exit the ROW to the adjacent plaza.
3. The setback per Orange County code requirements for this district is 25' when butting up to a residential district. The East setback is 65', South setback is not applicable as there is existing parking, West setback abuts to an existing building. The variance request will be for the North setback which is currently at 5'8" (this matches the existing building plane). We do not have any other options but to request a variance since the conditions are existing.
4. As the survey shows, there are up to 8 parking spaces with a very small portion of the parking space that is not within our property lines. Our contention would be to utilize those parking spaces as they are not accessible without crossing our property line. There are no other considerations due to the layout of the parking lot and the lot lines, this is our only option.
5. We only have a 5'8" buffer, therefore we cannot do a screen wall and a 15' wide transitional buffer to meet the buffer requirements between residential and commercial properties. There are no other considerations due to existing conditions and adjacent property lines.

Question: What effects will approval of the variance have on adjacent properties or the surrounding neighborhood (for example: adequate light, air, access, use of adjacent property, density, compatibility with surrounding land uses, traffic control, pedestrian safety, etc.)

Answer: Effects are as follows:

1. We are bringing in a family medical practice and pharmacy which will enhance the neighborhood and drive more business to the adjacent tenants throughout the plaza..
2. We are making highly significant improvements to the property and the building which will make it much more attractive and will fit in with surrounding buildings.
3. The entrance and exit to the plaza will be more stabilized.

## **5050 Conway Road – Variance Request Comment Responses**

- Comment: A landscaping plan meeting Belle Isle code requirements in Sec. 50-76. The landscaping will be required to be brought up to Code. If you are seeking a variance from this, it will need to be part of the application.
- Response: We are not seeking a variance for the landscaping, according to Belle Isle code requirements in Sec. 50-76, we meet the landscape requirements. The table for the landscaping that will be met has been added to the site plan. We will engage with a landscape architect for building department review (will include irrigation).
- Comment: ISR calculation information on the site plan and all setback information, max. building height and square footage existing/proposed building, any lighting proposed (please use a scale that is an Engineer's Scale instead of Architect's Scale).
- Response: All above information has been added to the site plan. We would like to request a variance for the North setback. The setback per Orange County code requirements for this district is 25' when butting up to a residential district. The East setback is 65', South setback is not applicable as there is existing parking, West setback butts up to an existing building. The variance request will be for the North setback which is currently at 5' (this is matching the existing building space).
- Comment: Parking space breakdown on the proposed site plan- number of required, number provided and specific requested variance from requirements.
- Response: Current parking per site plan is per City of Belle Isle code for medical and retail (pharmacy). Code requirement is broken down on the proposed site plan, we have are requesting a variance for four parking spaces. Code requires 26 spaces and we have 22.
- Comment: A copy of the shared parking agreement referenced in the Special Warranty Deed Exhibit A (page 3 of 3).
- Response: A copy of the shared parking agreement is enclosed with this submittal.
- Comment: Information on any correspondence with FDOT about closing the curb cut on the property since it is off State Road 15 (Conway Road).
- Response: Correspondence from FDOT is enclosed in this submittal. The permit process with take approx. 2 weeks per FDOT representative.
- Comment: There are also strict buffer requirements between residential and commercial. Please take a look at Sec. 50-73 (d) and Sec. 50-76 (3) (b) (1). If you are not meeting these requirements, your application will need to incorporate them into the variance request accordingly.

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

Christian S. Bruno, Esq.  
Cozen O'Connor  
Southeast Financial Center,  
200 South Biscayne Blvd., 30<sup>th</sup> Floor  
Miami, FL 33131

AGREEMENT

THIS AGREEMENT (this "Agreement") made this 4<sup>TH</sup> day of SEPTEMBER, 2019 (the "Effective Date"), by and between SJS BELLE ISLE COMMONS, LLC, a New Jersey limited liability company (hereinafter designated as "FIRST PARTY"), and SHAYONA OF ORLANDO LLC, a Florida limited liability company (hereinafter designated as "SECOND PARTY";

WITNESSETH:

WHEREAS, FIRST PARTY is the owner of Parcel 1, annexed hereto and incorporated herein by reference as Schedule 1, in Orange County, Florida; and

WHEREAS, SECOND PARTY is the owner of Parcel 2, annexed hereto and incorporated by reference as Schedule 2, in Orange County, Florida; and

WHEREAS, Leon Chira, predecessor-in-interest to ownership of Parcel 1 to FIRST PARTY and George C. Miller, Jr. and John W. Miller, individually and d/b/a Miller Brothers, predecessor-in-interest of Parcel 2 to SECOND PARTY, entered into that certain Agreement dated November 7, 1980 and recorded in Official Records Book 3158, page 106, Public Records of Orange County, Florida (the "Expired Agreement"), to which the Expired Agreement amended that certain Agreement as to Party Wall and Cross Parking and Use dated January 30, 1975 and recorded in O. R. Book 2599, page 1171, Public Records of Orange County, Florida, as

amended by that certain Amendment to Party Wall and Cross Parking and Use Agreement dated May 18, 1978 and recorded in O. R. Book 2895, page 6, Public Records of Orange County, Florida (together, the "Prior Agreements"); and

WHEREAS, the Expired Agreement terminated by its terms on December 31, 2005, but the parties hereto have continued to honor certain provisions contained in the Expired Agreement and the Prior Agreements; and

WHEREAS, the parties hereto now desire to terminate, release and relinquish all easements and other rights and interests created or reserved by virtue of the Expired Agreement and Prior Agreements in their entirety, and establish a new agreement between the parties, as set forth herein.

NOW, THEREFORE, in consideration of the sum of TEN DOLLARS (\$10.00), paid by FIRST PARTY to SECOND PARTY, and the promises and covenants contained herein, the parties hereto hereby covenant and agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Cross-Parking Rights.** Each of the parties hereto owns buildings within the northerly 70' of the property each owns, as more particularly described in Schedule 1 and Schedule 2 annexed hereto, respectively (the property upon which buildings are presently located shall be known and described herein as "Building Area"). The southerly 60' approximately of the property described herein as Schedule 1 and Schedule 2 annexed hereto, and the easterly 60' of Parcel 2 (all of which shall be referred to herein as "Common Area"), shall be developed and used as a Parking Area for the tenants and lessees of the parties hereto, and/or their customers and invitees, and each of the parties hereto grants a non-exclusive easement for cross-parking



purposes to the other party hereto and the lessees, successors and assigns of each, and the customers and invitees. It is understood and agreed that the southerly 60' of the property described in Schedule 1 and Schedule 2, approximately, shall be used for parking and driveway purposes, and the easterly 60' of the property described in Schedule 2, annexed hereto, shall be also utilized for parking and as a drive, and that this area shall be reserved as Common Area for parking and ingress and egress, on a non-exclusive basis by each of the parties hereto. Each of the parties shall be responsible for the repair and maintenance of the Common Area within the boundary of the particular parcel owned by each party and each party covenants and agrees that the invitees and customers of the parties hereto and their respective lessees, successors and assignees, shall have the use for parking and ingress and egress of all of the area designated as Common Area within the boundaries of the properties described in Schedule 1 and Schedule 2 annexed hereto.

3. **Party Wall Declaration.** The building constructed on Parcel 2 was constructed easterly of the westerly boundary of Parcel 2 so that the westerly wall constructed on Parcel 2 is not contiguous to the property line of Parcel 2. Accordingly, the westerly boundary of the present building owned by SECOND PARTY on Parcel 2 shall be considered to be the party wall (the "Party Wall") for the parties hereto, notwithstanding the exact location of such wall. FIRST PARTY shall have the right to use the westerly wall of the Party Wall, notwithstanding the exact location of such wall.

4. **Repairs to Party Wall.** FIRST PARTY shall promptly make repairs and/or replacements to the Party Wall due to damage arising or resulting from, or in any way related to, FIRST PARTY's use thereof, which includes, without limitation, damage caused by FIRST PARTY's agents, representatives, and/or contractors. SECOND PARTY shall promptly make

repairs and/or replacements to the Party Wall due to damage arising or resulting from, or in any way related to, SECOND PARTY's use thereof, which includes, without limitation, damage caused by SECOND PARTY's agents, representatives and/or contractors. In the event the Party Wall is damaged by fire or other casualty which is not attributable to either party hereto, then the parties hereto shall each be equally liable and responsible to pay one-half of the total costs for all necessary repairs and/or replacements to the Party Wall, and in that regard, the parties hereto mutually waive their respective rights of recovery against each other for loss or damage covered by any insurance policy now or hereafter existing for the benefit of the respective party, but only to the extent of the net insurance proceeds payable under such policy or policies. All such repairs and/or replacements, as required herein, shall be performed in good, workmanlike and lawful manner with like or better kind and quality.

5. **Mutual Indemnification Obligations as to Party Wall.** FIRST PARTY shall indemnify, defend and hold harmless SECOND PARTY from and against any and all liability and claims for damages arising or resulting from, or in any way related to, FIRST PARTY's use of the Party Wall, which includes, without limitation, any and all liability and claims for damages caused by FIRST PARTY's agents, representatives and/or contractors. SECOND PARTY shall indemnify, defend and hold harmless FIRST PARTY from and against any and all liability and claims for damages arising or resulting from, or in any way related to, SECOND PARTY's use of the Party Wall, which includes, without limitation, any and all liability and claims for damages caused by SECOND PARTY's agents, representatives and/or contractors.

6. **Covenants to Run With the Land.** This Agreement and the rights set forth herein shall be perpetual, run with the land and shall benefit the successors and assigns of the parties hereto.

7. Termination of Expired Agreement and Prior Agreements. The parties hereto hereby terminate, release and relinquish all easements and other rights and interests created or reserved by virtue of the Expired Agreement and Prior Agreements in their entirety, and the provisions thereof shall have no further effect as of the Effective Date of this Agreement.

8. Counterparts. This Agreement may be executed in separate counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same agreement.


[ THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK ]

[ *signature pages follow* ]

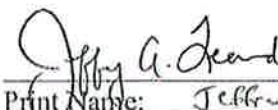
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day  
and year first above written.

Signed, sealed and delivered in our presence:

SJS BELLE ISLE COMMONS, LLC, a New  
Jersey limited liability company

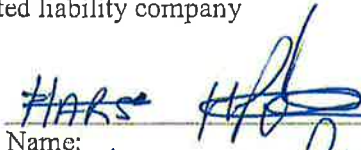
  
Print Name: GLORIA FRIEDMAN


By:   
Stephen Cravitz, President

  
Print Name: Jeffrey A. LEONARD

SHAYONA OF ORLANDO LLC, a Florida  
limited liability company

  
Print Name: S. F. VAUGHN

By:   
Name: HARSHAD PATEL  
Title: as manager

  
Print Name: TUSHAR PATEL

STATE OF New Jersey :  
COUNTY OF Burlington : SS.  
:

ON THIS, the 4<sup>th</sup> day of September, 2019, before me, the undersigned officer, a Notary Public, personally appeared Stephen Cravitz, who acknowledged himself to be the President of SJS Belle Isle Commons, LLC, for itself, its members, successors, assigns, and designees, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Dina M. Zornes  
Notary Public

Dina M. Zornes  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires on April 11, 2022

STATE OF New Jersey :  
COUNTY OF Burlington : SS.  
:

ON THIS, the 4<sup>th</sup> day of September, 2019, before me, the undersigned officer, a Notary Public, personally appeared Stephen Cravitz, who acknowledged himself to be the President of SJS Belle Isle Commons, LLC, for itself, its members, successors, assigns, and designees, and that he, as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Dina M. Zornes  
Notary Public

Dina M. Zornes  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires on April 11, 2022

## SCHEDULE 1

### PARCEL 1

From the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 23 South, Range 30 East, run thence N. 00° 06' 24" E. along the centerline of Conway Road, a distance of 782.73 feet; thence S. 89° 50' 19" W. a distance of 53.00 feet to a Point on the West right-of-way line of said Conway Road, thence S. 00° 06' 24" W, along said right-of-way line a distance of 120.00 feet for a point of beginning; thence continue S. 00° 06' 24" W. a distance of 25.00 feet; thence S 89° 50' 19" W. a distance of 400.00 feet; thence N 00° 06' 24" E. a distance of 145.00 feet; thence N 89° 50' 19" E. a distance of 270.00 feet; thence S. 00° 06' 24" W. a distance of 120.00 feet; thence N. 89° 50' 19" E. a distance of 130.00 feet to the point of beginning.

## SCHEDULE 2

### PARCEL 2

From the NE corner of the NW 1/4 of the SE 1/4 of Section 17, Twp 23 South, Rng 30 East, run S 00° 06' 21" W along the E line of said NW 1/4 of the SE 1/4 a distance of 1338.57 ft. to the SE corner of said NW 1/4 of the SE 1/4; thence S 89° 50' 25" W along the S line of said NW 1/4 of the SE 1/4 a distance of 53 ft; run thence S 00° 06' 21" W a distance of 556 ft. to the Point of Beginning; from the Point of Beginning continue thence S 00° 06' 21" W a distance of 120 ft; thence S 89° 50' 19" W a distance of 130 ft; thence N 00° 06' 21" E a distance of 120 ft; thence N 89 50' 25" E 130 ft; to the Point of Beginning.

This instrument prepared by  
and should be returned to:

SI Valbh, Esq.  
Bogin Munns & Munns, PA  
1000 Legion Place, 10<sup>th</sup> Floor  
Orlando, FL 32801

Parcel ID #: 17-23-30-0000-00-008

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and executed effective as of this 29<sup>th</sup> day of May, 2020, by **SHAYONA OF ORLANDO LLC**, a Florida limited liability company, whose address is 5050 S. Conway Road, Orlando, FL 32812 (hereinafter referred to as the "Grantor") to **D-LAND LLC**, a Florida limited liability company, whose address is 10273 Hart Branch Circle, Orlando, FL 32832 (hereinafter referred to as the "Grantee");

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee those certain pieces, parcels or tracts of land situated in Orange County, Florida more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances belonging or in any way appertaining to such real property (all of the foregoing being hereinafter referred to as the "Subject Property");

TO HAVE AND TO HOLD the Subject Property in fee simple forever; and the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

The Subject Property is not Grantor's homestead.




The conveyance made herein, however, is expressly made SUBJECT TO easements, restrictions and other matters of record, this reference to which shall not act to reimpose same, and taxes and assessments for the year 2020 and thereafter which are not yet due and payable.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered

SHAYONA OF ORLANDO LLC

  
Name: TUSHAR PATEL

By:   
Print Name: HARSHAD PATEL

  
Name: S-I VALBH

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of May, 2020 by Harshad Patel, as Manager of Shayona of Orlando LLC, a Florida limited liability company. He is personally known to me or has produced FL. DRIVER'S License as identification.

[Notary Seal]

  
Notary Public



S-I VALBH  
Name typed, printed or stamped  
My Commission Expires: June 20, 2022

**EXHIBIT A**  
**LEGAL DESCRIPTION**

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 17, Township 23 South, Range 30 East, Orange County, Florida, run South 00 degrees 06 minutes 21 seconds West, along the East line of said Northwest 1/4 of the Southeast 1/4, a distance of 1338.57 feet to the Southeast corner of the said Northwest 1/4 of the Southeast 1/4; thence South 89 degrees 50 minutes 25 seconds West, along the South line of the said Northwest 1/4 of the Southeast 1/4, a distance of 53.0 feet; thence run South 00 degrees 06 minutes 21 seconds West, a distance of 556.0 feet to the Point of Beginning; from said Point of Beginning, continue South 00 degrees 06 minutes 21 seconds West, a distance of 120.0 feet; thence South 89 degrees 50 minutes 19 seconds West, a distance of 130.0 feet; thence North 00 degrees 06 minutes 21 seconds East, a distance of 120.0 feet; thence North 89 degrees 50 minutes 25 seconds East, a distance of 130.0 feet to the Point of Beginning.

Together with an Agreement as to Party Wall and Cross Parking and Use Agreement recorded in Official Records Book 2599, Page 1171, then Amended and recorded in Official Records Book 2895, Page 6, and Official Records Book 3158, Page 106, and instrument #20190602974 of the Public Records of Orange County, Florida.

## A. Settlement Statement

## B. Type of Loan

|                               |                                     |                                       |                           |                       |                          |
|-------------------------------|-------------------------------------|---------------------------------------|---------------------------|-----------------------|--------------------------|
| <input type="radio"/> 1. FHA  | <input type="radio"/> 2. FmHA       | <input type="radio"/> 3. Conv. Unins. | 6. File Number<br>2191361 | 7. Loan Number<br>ID: | 8. Mortg. Ins. Case Num. |
| <input type="radio"/> 4. V.A. | <input type="radio"/> 5. Conv. Ins. |                                       |                           |                       |                          |

C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. NAME OF BORROWER: D-Land LLC, a Florida limited liability company  
Address of Borrower: 10273 Hart Branch Cir, Orlando, Florida 32832

E. NAME OF SELLER: Shayona of Orlando, a Florida limited liability company  
Address of Seller: 6050 South Conway Road, Orlando, Florida 32812 TIN: 45-3075332

F. NAME OF LENDER:  
Address of Lender:

G. PROPERTY LOCATION: 5050 Conway Rd., Orlando, Florida 32812

H. SETTLEMENT AGENT: Bogln, Munns & Munns, P.A. ORL  
Place of Settlement: 1000 Legion Place, Suite 1000, Orlando, Florida 32801 TIN: 20-3886534  
Phone: 407-578-1334

I. SETTLEMENT DATE: 5/29/20 DISBURSEMENT DATE: 5/29/20

| J. Summary of borrower's transaction                                                         |              | K. Summary of seller's transaction                                                         |              |
|----------------------------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------|--------------|
| 100. Gross amount due from borrower:                                                         |              | 400. Gross amount due to seller:                                                           |              |
| 101. Contract sales price                                                                    | 837,500.00   | 401. Contract sales price                                                                  | 837,500.00   |
| 102. Personal property                                                                       |              | 402. Personal property                                                                     |              |
| 103. Settlement charges to borrower (Line 1400)                                              | 2,493.00     | 403.                                                                                       |              |
| 104.                                                                                         |              | 404.                                                                                       |              |
| 105.                                                                                         |              | 405.                                                                                       |              |
| Adjustments for items paid by seller in advance:                                             |              | Adjustments for items paid by seller in advance:                                           |              |
| 106. City/town taxes                                                                         |              | 406. City/town taxes                                                                       |              |
| 107. County taxes                                                                            |              | 407. County taxes                                                                          |              |
| 108. Assessments                                                                             |              | 408. Assessments                                                                           |              |
| 109. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20                                          | 184.25       | 409. Non-Ad Valorem Taxes from 05/29/20 to 10/31/20                                        | 184.25       |
| 110.                                                                                         |              | 410.                                                                                       |              |
| 111.                                                                                         |              | 411.                                                                                       |              |
| 112.                                                                                         |              | 412.                                                                                       |              |
| 120. Gross amount due from borrower:                                                         | 840,167.25   | 420. Gross amount due to seller:                                                           | 837,884.25   |
| 200. Amounts paid or in behalf of borrower:                                                  |              | 500. Reductions in amount due to seller:                                                   |              |
| 201. Deposit or earnest money                                                                | 325,000.00   | 501. Excess deposit (see instructions)                                                     |              |
| 202. Principal amount of new loan(s)                                                         |              | 502. Settlement charges to seller (line 1400)                                              | 12,755.00    |
| 203. Existing loan(s) taken subject to                                                       |              | 503. Existing loan(s) taken subject to                                                     |              |
| 204. Principal amount of second mortgage                                                     |              | 504. Payoff of first mortgage loan                                                         | 462,000.00   |
| 205.                                                                                         |              | 505. Payoff of second mortgage loan                                                        |              |
| 206.                                                                                         |              | 506. Deposits held by seller                                                               |              |
| 207. Principal amt of mortgage held by seller                                                |              | 507. Principal amt of mortgage held by seller                                              |              |
| 208.                                                                                         |              | 508.                                                                                       |              |
| 209.                                                                                         |              | 509.                                                                                       |              |
| Adjustments for items unpaid by seller:                                                      |              | Adjustments for items unpaid by seller:                                                    |              |
| 210. City/town taxes                                                                         |              | 510. City/town taxes                                                                       |              |
| 211. County taxes from 01/01/20 to 05/29/20                                                  | 2,184.12     | 511. County taxes from 01/01/20 to 05/29/20                                                | 2,184.12     |
| 212. Assessments                                                                             |              | 512. Assessments                                                                           |              |
| 213.                                                                                         |              | 513.                                                                                       |              |
| 214.                                                                                         |              | 514.                                                                                       |              |
| 215.                                                                                         |              | 515.                                                                                       |              |
| 216.                                                                                         |              | 516.                                                                                       |              |
| 217.                                                                                         |              | 517.                                                                                       |              |
| 218.                                                                                         |              | 518.                                                                                       |              |
| 219.                                                                                         |              | 519.                                                                                       |              |
| 220. Total paid by/for borrower:                                                             | 327,184.12   | 520. Total reductions in amount due seller:                                                | 476,939.12   |
| 300. Cash at settlement from/to borrower:                                                    |              | 600. Cash at settlement to/from seller:                                                    |              |
| 301. Gross amount due from borrower (line 120)                                               | 840,167.25   | 601. Gross amount due to seller (line 420)                                                 | 837,884.25   |
| 302. Less amount paid by/for the borrower (line 220)                                         | (327,184.12) | 602. Less total reductions in amount due seller (line 520)                                 | (476,939.12) |
| 303. Cash ( <input checked="" type="checkbox"/> From <input type="checkbox"/> To ) Borrower: | 512,983.13   | 603. Cash ( <input checked="" type="checkbox"/> To <input type="checkbox"/> From ) Seller: | 360,745.13   |

**Substitute Form 1099 Seller Statement:** The information contained in blocks E, G, H, and I and on line 401 is important tax information and is being furnished to the IRS. If you are required to file a return, a negligence penalty or other sanction will be imposed on you if this item is required to be reported and the IRS determines that it has not been reported.

**Seller instructions:** If this real estate was your principal residence, file Form 2119, Sale or Exchange of Principal Residence, for any gain, with your tax return; for other transactions, complete the applicable parts of Form 4797, Form 6252 and/or Schedule D (Form 1040).

| L. Settlement charges                                |                                                        |           |      | Borrower POC | Seller POC | Paid from<br>Borrower's<br>Funds at<br>Settlement | Paid from<br>Seller's<br>Funds at<br>Settlement |
|------------------------------------------------------|--------------------------------------------------------|-----------|------|--------------|------------|---------------------------------------------------|-------------------------------------------------|
| 700. Total Sales/Brokers Com. based on price         | \$837,500.00 @                                         | % =       |      |              |            |                                                   |                                                 |
| 701.                                                 | % to                                                   |           |      |              |            |                                                   |                                                 |
| 702.                                                 | % to                                                   |           |      |              |            |                                                   |                                                 |
| 703. Commission paid at settlement                   |                                                        |           |      |              |            |                                                   |                                                 |
| 704.                                                 | to                                                     |           |      |              |            |                                                   |                                                 |
| 800. Items payable in connection with loan:          |                                                        |           |      | Borrower POC | Seller POC |                                                   |                                                 |
| 801. Loan origination fee                            | % to                                                   |           |      |              |            |                                                   |                                                 |
| 802. Loan discount                                   | % to                                                   |           |      |              |            |                                                   |                                                 |
| 803. Appraisal fee                                   | to                                                     |           |      |              |            |                                                   |                                                 |
| 804. Credit report                                   | to                                                     |           |      |              |            |                                                   |                                                 |
| 805. Lender's inspection fee                         | to                                                     |           |      |              |            |                                                   |                                                 |
| 806. Mortgage insurance application fee              | to                                                     |           |      |              |            |                                                   |                                                 |
| 807. Assumption Fee                                  | to                                                     |           |      |              |            |                                                   |                                                 |
| 808.                                                 | to                                                     |           |      |              |            |                                                   |                                                 |
| 809.                                                 | to                                                     |           |      |              |            |                                                   |                                                 |
| 810.                                                 | to                                                     |           |      |              |            |                                                   |                                                 |
| 811.                                                 | to                                                     |           |      |              |            |                                                   |                                                 |
| 900. Items required by lender to be paid in advance: |                                                        |           |      | Borrower POC | Seller POC |                                                   |                                                 |
| 901. Interest from                                   | to                                                     | @         | /day |              |            |                                                   |                                                 |
| 902. Mortgage insurance premium for                  | months to                                              |           |      |              |            |                                                   |                                                 |
| 903. Hazard insurance premium for                    | years to                                               |           |      |              |            |                                                   |                                                 |
| 904. Flood insurance premium for                     | years to                                               |           |      |              |            |                                                   |                                                 |
| 905.                                                 | years to                                               |           |      |              |            |                                                   |                                                 |
| 1000. Reserves deposited with lender:                |                                                        |           |      | Borrower POC | Seller POC |                                                   |                                                 |
| 1001. Hazard insurance                               | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1002. Mortgage insurance                             | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1003. City property taxes                            | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1004. County property taxes                          | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1005. Annual assessments                             | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1006. Flood insurance                                | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1007.                                                | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1008.                                                | months @                                               | per month |      |              |            |                                                   |                                                 |
| 1009. Aggregate accounting adjustment                |                                                        |           |      |              |            |                                                   |                                                 |
| 1100. Title charges:                                 |                                                        |           |      | Borrower POC | Seller POC |                                                   |                                                 |
| 1101. Settlement or closing fee                      | to Bogin, Munns & Munns, P.A. ORL                      |           |      |              |            | 500.00                                            | 500.00                                          |
| 1102. Abstract or title search                       | to Westcor Land Title Insurance Company                |           |      |              |            |                                                   | 260.00                                          |
| 1103. Title examination                              | to                                                     |           |      |              |            |                                                   |                                                 |
| 1104. Title insurance binder                         | to                                                     |           |      |              |            |                                                   |                                                 |
| 1105. Document preparation                           | to                                                     |           |      |              |            |                                                   |                                                 |
| 1106. Notary fees                                    | to                                                     |           |      |              |            |                                                   |                                                 |
| 1107. Attorney's Fees                                | to Bogin, Munns & Munns, P.A. ORL                      |           |      |              |            |                                                   | 1,750.00                                        |
| (includes above item numbers:                        |                                                        |           |      |              |            |                                                   |                                                 |
| 1108. Title Insurance                                | to Westcor Land Title Insurance Company/Bogin, Munns & |           |      |              |            |                                                   | 4,262.50                                        |
| (includes above item numbers:                        |                                                        |           |      |              |            |                                                   |                                                 |
| 1109. Lender's coverage (Premium):                   |                                                        |           |      |              |            |                                                   |                                                 |
| 1110. Owner's coverage (Premium):                    | \$837,500.00 (\$4,262.50)                              |           |      |              |            |                                                   |                                                 |
| 1111. Endorse:                                       |                                                        |           |      |              |            |                                                   |                                                 |
| 1112.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1113.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1200. Government recording and transfer charges:     |                                                        |           |      |              |            |                                                   |                                                 |
| 1201. Recording fees                                 | Deed \$18.50 Mortgage(s)                               | Releases  |      |              |            | 18.50                                             |                                                 |
| 1202. City/county tax/stamps                         | Deed Mortgage(s)                                       |           |      |              |            |                                                   |                                                 |
| 1203. State tax/stamps                               | Deed \$5,862.50 Mortgage(s)                            |           |      |              |            |                                                   | 5,862.50                                        |
| 1204. E-Recording Fee                                | to Simplifile                                          |           |      |              |            | 4.50                                              |                                                 |
| 1205.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1300. Additional settlement charges:                 |                                                        |           |      | Borrower POC | Seller POC |                                                   |                                                 |
| 1301. Survey                                         | to Atlantic Surveying Inc.                             |           |      |              |            | 1,980.00                                          |                                                 |
| 1302. Pest Inspection                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1303. Lien Search                                    | to Florida Municipal Lien Search                       |           |      |              |            |                                                   | 120.00                                          |
| 1304.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1305.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1306.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1307.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1308.                                                | to                                                     |           |      |              |            |                                                   |                                                 |
| 1309.                                                |                                                        |           |      |              |            |                                                   |                                                 |
| 1400. Total settlement charges:                      |                                                        |           |      |              |            |                                                   |                                                 |
| (Enter on lines 103, Section J and 502, Section K)   |                                                        |           |      |              |            | 2,483.00                                          | 12,755.00                                       |

## HUD-1 SETTLEMENT STATEMENT ADDENDUM

File Number: 2191361

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

### Borrower(s)

D-Land LLC  
a Florida limited liability company

By: 

An D. Dang  
Manager

### Seller(s)

Shayona of Orlando LLC  
a Florida limited liability company

By: 

Harshad Patel  
Managing Member

(Corporate Seal)

### Settlement Agent

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Bogin, Munns & Munns P.A. ORL

By: 

Date: 5-29-2020

WARNING: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

## **Brittany Porter**

---

**From:** Saidallah, Sal <Sal.Saidallah@dot.state.fl.us>  
**Sent:** Tuesday, July 07, 2020 3:10 PM  
**To:** Brittany Porter  
**Cc:** Kirts, Scott; Dean Blankenship  
**Subject:** 5050 Conway Medical -FDOT Curb Modifications  
**Attachments:** 2018 Driveway Permit Checklist - Cat B Higher.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Brittany,

Per our conversation on the phone today. As I advised you to submit a new driveway permit via OSP since the business will be pharmacy. I attached the driveway permit check list.

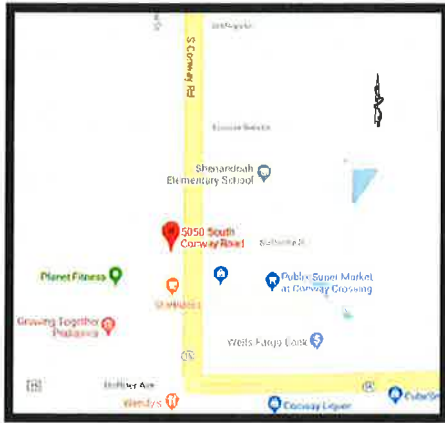
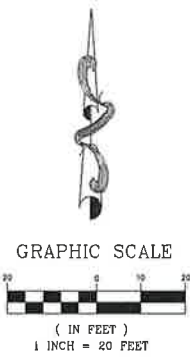
Thank you,

LEGAL DESCRIPTION:

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1338.57 FEET TO THE SOUTHEAST CORNER OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 556.0 FEET; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 556.0 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 00 DEGREES 06 MINUTES 21 SECONDS WEST, A DISTANCE OF 120.0 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 19 SECONDS WEST, A DISTANCE OF 130.0 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 21 SECONDS EAST, A DISTANCE OF 120.0 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST, A DISTANCE OF 130.0 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,600 SQUARE FEET (0.36 ACRES), MORE OR LESS.

POINT OF COMMENCEMENT  
NE CORNER OF  
NW1/4 OF SE1/4  
SECTION 17-23S-30E



VICINITY MAP  
NOT TO SCALE

- SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST RIGHT OF WAY LINE OF CONWAY ROAD, AS BEING 5000'00"± E.
  2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
  3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY WESTCOR LAND TITLE INSURANCE COMPANY FILE NO. 2191361, DATED APRIL 17, 2019 AT 8:00AM.
  4. THE LEGAL DESCRIPTION HEREON WAS PROVIDED BY SAID TITLE COMMITMENT.
  5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
  6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  7. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12086C0430F, EFFECTIVE SEPTEMBER 25, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
  8. PARKING SPACES: 9 REGULAR SPACES WITHIN SUBJECT BOUNDARY LINES AND 1 HANDICAP SPACE.

TO D-LAND LLC, BOGIN, MUNNS & MUNNS, P.A.,  
WESTCOR LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 7(c), 7(c), 8, 9, 11, 16 (NONE OBSERVED) AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MAY 13, 2019.

DATE OF PLAT OR MAP: MAY 14, 2019

LEGEND AND ABBREVIATIONS:

- LIGHT POLE
- △ TELEPHONE RISER
- WATER METER
- BACK FLOW PREVENTER
- UTILITY POLE
- BOLLARD
- POST/COLUMN
- UTILITY VAULT
- SEWER VALVE
- MONITOR WELL
- AIR/VACUUM EQUIPMENT
- GAS ACCESS
- FLAT GRATE INLET
- SANITARY MANHOLE
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- (D) PER DESCRIPTION

SCHEDULE B-II EXCEPTIONS:

1. AGREEMENT AS TO PARTY WALL AND CROSS-PARKING AND USE RECORDED IN OFFICIAL RECORDS BOOK 2598, PAGE 1171, TOGETHER WITH AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 2895, PAGE 6, AND OFFICIAL RECORDS BOOK 3158, PAGE 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (NO LONGER AFFECTS-ACCORDING TO ORB 3158, PAGE 106, AGREEMENT AND CROSS-PARKING RIGHTS TERMINATED ON DECEMBER 31, 2005.)
2. SEWER LINE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2629, PAGE 1623, AND OFFICIAL RECORDS BOOK 2629, PAGE 1625, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (ADJACENT-GRAPHICALLY SHOWN HEREON)
3. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3154, PAGE 971, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (ADJACENT-GRAPHICALLY SHOWN HEREON)

ALTA/NSPS LAND TITLE SURVEY

5050 CONWAY ROAD, ORLANDO, FL

ATLANTIC SURVEYING

300 S. DILLARD STREET  
WINTER HAVEN, FL 33880  
(407) 656-4032/FAX (407) 656-4437  
LE/R050

DATE: 5-14-19

SCALE: 1"=20'

DATE: 5-14-19

DATE: 5-14-19

DATE: 5-14-19

DATE: 5-14-19

DATE: 5-14-19

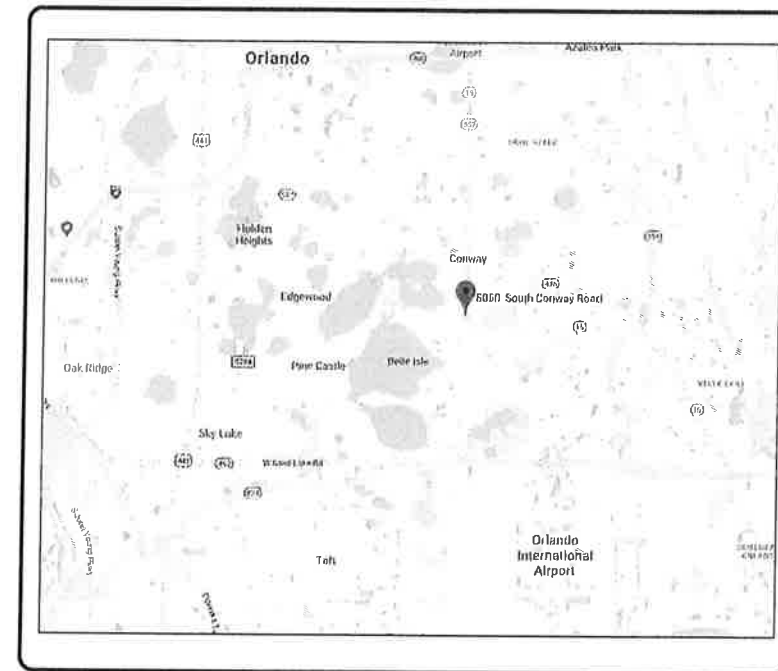
DATE: 5-14-19

DATE: 5-14-19

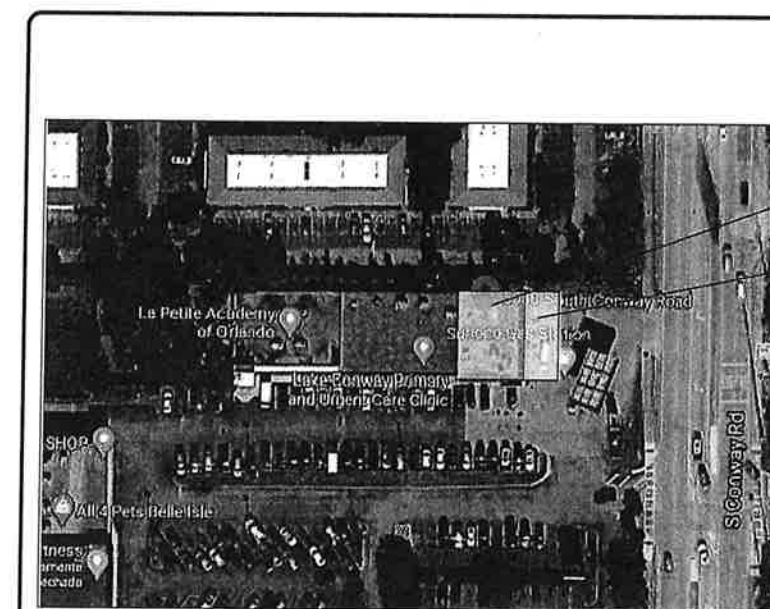
DATE: 5-14-19

DATE: 5-14-19

# CONWAY MEDICAL PLAZA



LOCATION MAP



EXISTING  
SITE

ADDITION

VICINITY MAP



Digitally signed by val di valentin  
DN: c=US, o=Unaffiliated,  
ou=A01410C000001723D0792B10  
001447c, cn=val di valentin

Accuracy Statement  
1. This drawing has been electronically signed and



HOSANNA BUILDING CONTRACTORS  
278 SEMORAN COMMERCE PLACE  
APOPKA 32703  
407.482.8332

Val diValentin, Architect.  
1844 Crestview Dr  
Mount Dora FL 32757  
AR 7114

5050 CONWAY ROAD,  
ORLANDO, FLORIDA  
32812

|                                                                                |                                                                                             |
|--------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| BUILDING CODE REFERENCE                                                        | FLORIDA BUILDING CODE - 2017 6th Edition                                                    |
| INFORMATION DRAWINGS                                                           | SECTION 1606.1.7 FBC SECTION 1606                                                           |
| 1. BASIC WIND SPEED                                                            | FLORIDA 140 MPH - 3 SECOND GUST                                                             |
| 2. WIND IMPORTANCE FACTOR                                                      | FACTOR II BUSINESS OCCUPANCY                                                                |
| 3. WIND EXPOSURE                                                               | FLORIDA WIND EXPOSURE B                                                                     |
| 4. INTERNAL PRESSURE COEFFICIENT                                               | BUILDING SIMPLE DIAPHRAM MEETING THE 7 SHAPE CRITERIA<br>INTERNAL PRESSURE COEFFICIENT 0.18 |
| 5. COMPONENTS & CLADDING                                                       | DESIGN WIND PRESSURE<br>32 PSF FOR COMPONENTS & CLADDING                                    |
| DESIGN WIND PRESSURE FOR OPENINGS + 29.4 PSF / -34.7 PSF FOR 36" WIDTH OPENING |                                                                                             |
| STREET ADDRESS 5050 CONWAY ROAD, ORLANDO, FLORIDA 32812                        |                                                                                             |
| PARCEL NUMBER 17-23-30-0000-00-008                                             |                                                                                             |
| DOR USE CODE 1100-RETAIL CONV STORE                                            |                                                                                             |
| JURISDICTION: ORANGE COUNTY                                                    |                                                                                             |
| CONSTRUCTION TYPE: CMU BLOCK                                                   |                                                                                             |
| EXISTING AREA: 2604sqft ADDITION: 1240sqft AREA TOTAL: 3844sqft                |                                                                                             |
| DR. OFFICE AREA: 2666sqft PHARMACY AREA: 1178sqft                              |                                                                                             |
| OCCUPANCY: MERCANTILE USE: C1                                                  |                                                                                             |
| SCOPE OF WORK: SIDE ADDITION                                                   |                                                                                             |

## SHEET LEGEND

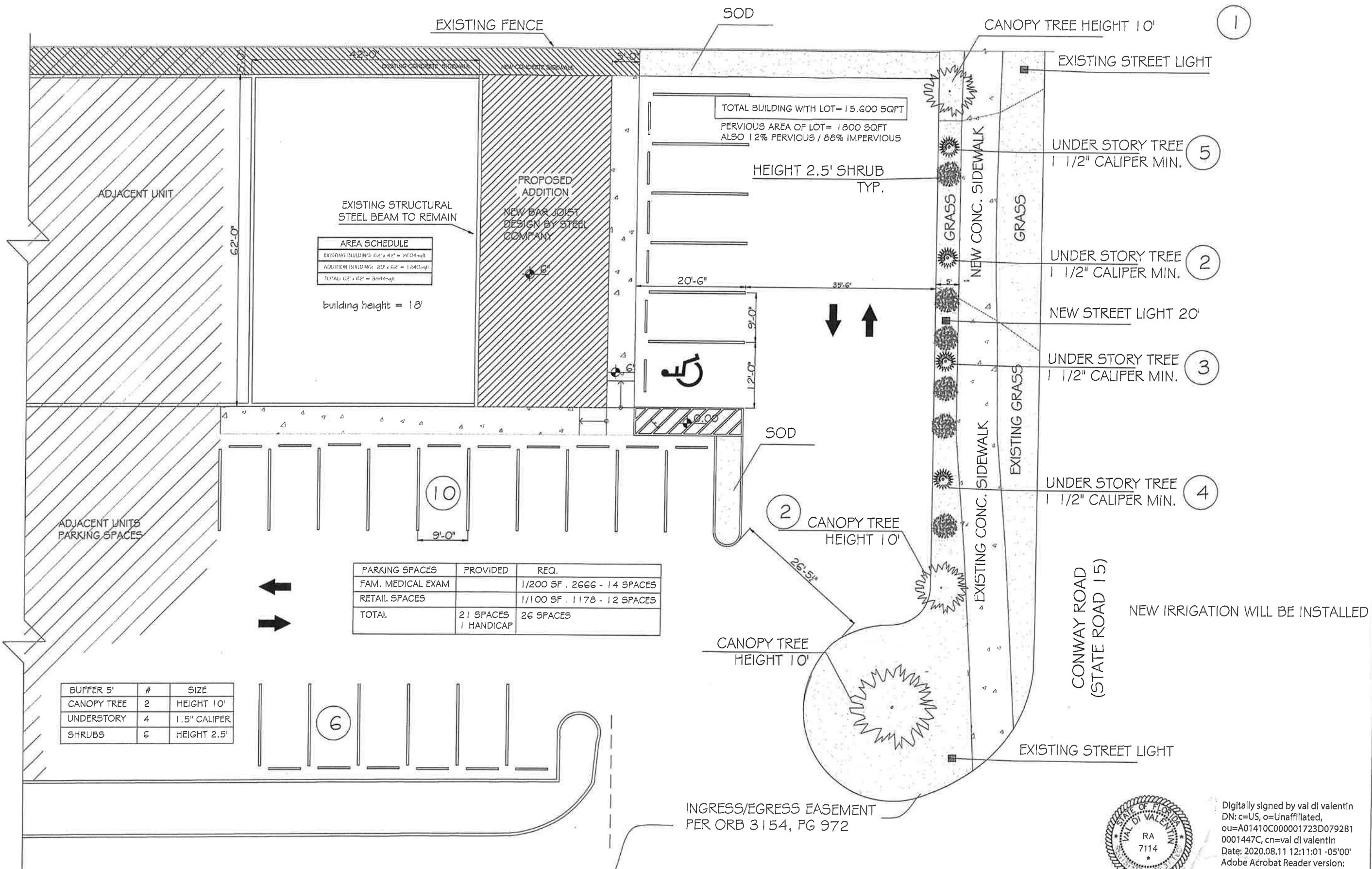
|       |                                                  |
|-------|--------------------------------------------------|
| CV-01 | CODES, SCOPE OF WORK, SHEET LEGEND, VICINITY MAP |
| A-01  | EXISTING SITE PLAN                               |
| A-02  | PROPOSED SITE PLAN                               |
| A-03  | PROPOSED FOUNDATION PLAN                         |
| A-04  | PROPOSED FLOOR PLAN                              |
| A-05  | LIFE SAFETY PLAN                                 |
| D-01  | DETAILS                                          |
| E-01  | ELECTRICAL PLAN                                  |
| E-02  | CEILING LIGHT PLAN                               |
| M-01  | MECHANICAL PLAN                                  |
| P-01  | PLUMBING PLAN                                    |

## CODE INFORMATION

|                |                                                       |
|----------------|-------------------------------------------------------|
| ADOPTED CODES  | FLORIDA BUILDING CODE- 2017 6th Edition               |
| BUILDING:      | FLORIDA BUILDING CODE- 2017, EXISTING BUILDING        |
| FIRE:          | FLORIDA PREVENTION CODE- 2017                         |
| PLUMBING:      | FLORIDA BUILDING CODE, PLUMBING- 2017                 |
| MECHANICAL:    | FLORIDA BUILDING CODE, MECHANICAL- 2017               |
| ELECTRICAL:    | CHAPTER 27- NFPA 70, NATIONAL ELECTRIC CODE, 2017     |
| ACCESSIBILITY: | 2017 FLORIDA ACCESSIBILITY CODE FOR BLDG CONSTRUCTION |
| ENERGY:        | FBC 2017 ENERGY EFFICIENCY FOR BLDG CONSTRUCTION      |







HOSANNA BUILDING CONTRACTORS  
278 SEMORAN COMMERCE PLACE  
APOPKA 32703  
407.482.8332

Val diValentin, Architect.  
1844 Crestview Dr  
Mount Dora FL 32757  
AR 7114

5050 CONWAY ROAD,  
ORLANDO, FLORIDA  
32812



Digitally signed by val di valentin  
DN: c=US, o=Unaffiliated,  
ou=A01410C000001723D0792B1  
0001447C, cn=val di valentin  
Date: 2020.08.11 12:11:01 -05'00'  
Adobe Acrobat Reader version:  
2020.009.20074

Accuracy Statement  
1. This drawing has been electronically signed and