



Town Hall
P.O. Box 98
230 North Tubb Street
Oakland, Florida 34760
407.656.1117 (voice) 407.656.2940 (fax)

**Planning and Zoning Board Meeting Agenda
October 21, 2025 – 6:30 p.m.
Oakland Meeting Hall
221 N. Arrington Street, Oakland, FL 34760**

All hearings are open to the public. Any interested party is invited to offer comments about this request in-person at the public hearing on October 21, 2025, or in advance by 5:00 p.m. on Monday, October 20, 2025, in writing to the Town of Oakland, PO Box 98, Oakland FL 34760, or by e-mail to kheard@oaklandfl.gov. Any party appealing a land use decision made at a public hearing must ensure that a verbatim record of the proceedings is made, which includes the evidence and testimony that is the basis of the appeal. (§286.0105). Any person needing special accommodations to attend a public hearing must contact the Town Clerk at 407-656-1117 x2110 at least 48 hours before the meeting.

1. CALL TO ORDER (Town Clerk)

Pledge of Allegiance

2. ROLL CALL (Town Clerk)

3. ELECTIONS OF CHAIR & VICE-CHAIR (Town Clerk)

4. PUBLIC FORUM

You may be recognized to address matters not on the agenda. The Chair may limit each addressee to three minutes.

5. APPROVAL OF MINUTES

Minutes – 11-19-2024 P&Z Regular Meeting

6. NEW BUSINESS

- a. Briley Farm Phase 2 – First Amendment to Development Agreement and Preliminary Subdivision Plan
- b. 4th Street Village – First Amendment to Development Agreement, Buildings Designs and Preliminary Subdivision Plan

The Planning and Zoning Board will not hear cases that do not have representation.

7. ADJOURNMENT

Watch from a PC, Mac, iPad, iPhone, or Android device:

Go to <https://us02web.zoom.us/j/82369729838>

Passcode: 2yZ7dR

Listen via audio:

+1-305-224-1968 US

Webinar ID: 823 6972 9838

Passcode: 014515

**PLANNING & ZONING BOARD MEETING
MEETING MINUTES
NOVEMBER 19, 2024
6:30 P.M.**

CALL TO ORDER:

This meeting was held in-person and livestreamed as a Zoom webinar. Vice Chair Elliott called the Planning and Zoning Board Meeting to order at 6:30 p.m. at the Oakland Meeting Hall.

Pledge of Allegiance

The Pledge of Allegiance was recited.

ROLL CALL:

Present: Michael Elliott, Vice Chair
Kris Keller
Nancy Ross
Ed Kulakowski
Matt Sutton

Absent: Zac Brown, Chair
Jay Russell

PUBLIC FORUM:

There were no public comments.

APPROVAL OF MINUTES:

Minutes – 10-15-2024 Regular Meeting

MOTION was made by Board Member Ross, seconded by Board Member Keller, to approve the minutes of the October 15, 2024, Regular Meeting as presented.

AYE: Elliott, Keller, Kulakowski, Ross, Sutton

NAY: None

NEW BUSINESS:

Appearance Review for Proposed Harvest District Mixed Use Building

Brad Cornelius, Contracted Town Planner with Wade Trim provided a PowerPoint presentation for the proposed Harvest District Mixed Use Building. Please see attached presentation for details.

A summary of the presentation was as follows:

On March 26, 2024, the Town Commission approved Ordinance 2024-06, which approved the Planned Development (PD) zoning and Development Agreement with a conceptual master plan and building architectural plan for the Harvest District mixed-use project located at 15551 SR 50. The project is on approximately 5.2 acres with a future land use of Commercial and zoning of Planned Development within the Urban Corridor Design District. The project includes a three (3) story mixed-use building with commercial on the ground floor and residential dwelling units on the second and third floors. The entitlements include a maximum of 72 dwelling units and 48,000 square feet of commercial.

The Town Commission approved planned development concept plan and development agreement included a site plan and proposed building design.

The applicant, New Horizons Investments, LLC, submitted plans to be reviewed and considered for approval for the actual proposed mixed-use buildings to be submitted for building permits through the Town's appearance review process. The applicant submitted building plans and renderings for the Town's consideration in the appearance review process.

Staff's review of the proposed mixed-use buildings finds that the proposed buildings are consistent with the conceptual building rendering approved as part of the Town Commission's planned development approval and substantially consistent with the Town's design review standards provided in the Town's Land Development Code.

On November 5, 2024, the Appearance Review Board (ARB) reviewed the designs for the proposed mixed-use buildings. The ARB unanimously recommended approval of the proposed mixed use building designs.

The Planning & Zoning Board (PZB) is asked to review and make a recommendation to the Town Commission regarding the design and character of the proposed mixed-use buildings proposed for building permitting. The PZB's recommendation will be provided to the Town Commission for a final decision on December 10, 2024.

On behalf of the applicant New Horizons Investments, LLC, Franco Scala was available to answer any questions.

Planning and Zoning Board discussion was as follows:

- Board Member Kulakowski said that he noticed in the engineering plans that they have one ADA unit on each floor in each building, but they are placed as far as possible away from the elevator which seems like a mistake to him, having a disabled family member. He said it would be a hardship for somebody disabled to drag their groceries all the way down the hall so if there is any possible way to reconfigure that, he thinks it would be a benefit to any tenants they might have.
 - Franco Scala said he doesn't think that is the case because the minimum requirement for ADA square footage that has to be met and he thinks it is at least four units. He said he will look into that as he is not sure where Board Member Kulakowski saw it.
 - Board Member Kulakowski said that there are four units, there are two in building one and two in building two and one on each floor. He said he was just noticing that they are way at the end of the building, and he is not sure what the reasoning was for putting that way at the opposite end from the elevator. The disabled person is probably not going to go on the outside stairwell, and they are probably not going to go up the inside stairwell.
 - Franco said that he had nothing to do with it, it was designed by the architect, but he will look into it.
 - Board Member Kulakowski said that it obviously meets whatever it is supposed to meet but you can make life better for those four tenants by rearranging that if it is possible.
 - Franco said that is a good point and if it is possible, he will look into options if there are any.
 - Contracted Town Planner Cornelius said that he agrees with both of them and appreciates the question. He said from the town's perspective, when they review it and the building department reviews it, they make sure it is fully compliant with the federal and state ADA requirements for the building and the location.

Vice Chair Elliott opened up public comments. There were no public comments. Vice Chair Elliott closed public comment.

Town Attorney Velo said that we should see if the applicant would like to say anything on the record. Vice Chair Elliott asked Franco Scala if the applicant would like to say anything else. Franco Scala said he was good and didn't wish to say anything else.

MOTION was made by Board Member Ross, seconded by Board Member Sutton, to approve the proposed mixed-use buildings submitted for the Harvest District as shown in the approved concept plan.

AYE: Elliott, Keller, Kulakowski, Ross, Sutton

NAY: None

Motion passed with a vote of 5 in favor; 0 opposed.

Appearance Review for Proposed Oakland Exchange Office Complex

Brad Cornelius, Contracted Town Planner with Wade Trim provided a PowerPoint presentation for the proposed Harvest District Mixed Use Building. Please see attached presentation for details.

A summary of the presentation was as follows:

JW2 Development, LLC applied to the Town for the approval of an amendment to a portion (Lots 5 & 6) of the Oakland Commercial Center Planned Development (aka RaceTrac Planned Development).

In 2018, the Town Commission approved Ordinance 2017-16 for the Oakland Commercial Center Planned Development and Development Agreement. The approved planned development provided for a future commercial center comprised of a maximum of 25,000 square feet of retail uses and 30,000 square feet of office uses on a total of approximately 14.6 acres located at the southwest corner of the intersection of SR 50 and Remington Road. The current Planned Development includes the existing RaceTrac gas station. The remaining property within the current Planned Development is vacant. In 2019, the Town Commission approved the first amendment to the Oakland Commercial Center Planned Development for minor amendment to reflect the actual construction of the internal roadways.

The effective Oakland Commercial Center Planned Development includes specific layout and design standards for the planned development. The planned development is split into three sub-areas:

1. Sub-Area A – Regional Commercial (RaceTrac Gas Station)
2. Sub-Area B- Neighborhood Retail (Vacant)
3. Sub-Area C – Neighborhood Office

The requested amendment under consideration is applicable to Sub-Area C, Neighborhood Office. As point of reference, Sub-Area A is the location of the existing RaceTrac gas station and Sub-Area B is the vacant property along SR 50 to the west of the existing RaceTrac gas station.

Because the proposed Oakland Exchange Office Complex is not consistent with the previously approved site design/layout and building design for the planned development, it requires the effective planned development and its related development agreement to be amended to allow the proposed office park development.

This proposed planned development amendment is in process and scheduled for Town Commission for second reading on December 10, 2024.

The Planning & Zoning Board heard the proposed amendment to the planned development and development agreement on October 22, 2024, and recommended approval with the condition that additional landscaping be provided in the buffer zone between the proposed

dumpster enclosures and the adjacent residential subdivision, require a six-foot sidewalk, and not allow an increase in the proposed monument sign from 32 square feet to 42 square feet.

The applicant has requested that the Town approve the proposed office building designs that are in the meeting packet for the Planning and Zoning Board's review and consideration. If these building designs are approved, then they will be reflected in the planned development amendment, which is in process, and will be the applicable design used for building permitting.

Staff's review of the proposed office buildings finds that the proposed buildings are consistent substantially consistent with the Town's design review standards and intent provided in the Town's Land Development Code.

On November 5, 2024, the Town's Appearance Review Board (ARB) reviewed the designs for the proposed office buildings. The ARB unanimously recommended approval of the proposed office building designs.

The Planning and Zoning Board (P&Z Board) is asked to review and make a recommendation to the Town Commission regarding the design and character of the proposed office buildings. The P&Z Board's recommendation for the proposed office buildings will be provided to the Town Commission for a final decision on December 10, 2024.

On behalf of the applicant JW2 Development LLC, John Schmid, Wayne King, and Jeff Powell were available to answer any questions.

Planning and Zoning Board discussion was as follows:

- Board Member Kulakowski said that he is the new person here, so he is a little unsure of his role but in looking at the originals, and the original elevations of the building, they have a lot more brick and color. He likes the one-story buildings and thinks it is a good use of space but is wondering if this is the real color scheme, is it going to be white with gray kind of stone on it? Board Member Kulakowski said it seems kind of stark and hospital like, so he doesn't know if we are approving that color scheme here.
 - Contracted Town Planner Cornelius said that part of this would be that the board is approving the design for the building so if they would like a different color palette, that would be part of your recommendation.
 - Board Member Kulakowski said that his recommendation and his comment would be that maybe a slightly softer color scheme might be more appealing.
 - Applicant John Schmid said that he understands what Board Member Kulakowski is asking for. He said that is kind of the color palette that is preferred in the market right now so that is the reason they are at that color palette. John Schmid said they are open to suggestions, but they are pleased with it and the town's been pleased with it.

- Board Member Keller said that some of the elevations are really lovely, but she thinks because it is a neighborhood and so close to those homes over there and she knows that ARB has already reviewed it but maybe they should review it again for something that is a little more stone or a little more residential feeling.
- John Schmid said that their take on it was that they tried to make it more residential than the two stories that were there before. He said they pushed it off the back line to be away from the residential. He said overall it is not residential; it is still a commercial area, so they tried to meet halfway between blending from the commercial to the residential.
- Vice Chair Elliott said if you go back to the style that in the packet as previous approved building character examples, that was like 10 years ago, it is old.
- Board Member Kulakowski said going back to the original style was not what he was suggesting. He said it is hard to tell an accurate color from the printouts but the way it is presented, he feels it looks stark and sterile.
- John Schmid said it is a residential look, but it has more modern colors which are in style right now. He said rather than use red brick, they used a darker gray brick, a gray roof and it has off-white colors and medium gray colors.
- Vice Chair Elliott asked what the roof is.
- John Schmid said it is a stainless-steel roof and the color is dark gray metal.
- Vice Chair Elliott said okay because it almost looks like solar panels on there, but it is not. He said he is a little biased because his house is black and white, they did the modern farmhouse, so he feels this is more of a modern design which is the way design is going nowadays. In five years, is it going to be the style? Probably not because style changes about every five years.
- Board Member Sutton said that there is a commercial building close to where these buildings are going to go, how does this line up with that color scheme, is it going to clash with that? He said he cannot remember what those colors are.
- John Schmid said they built that about 15 years ago and he thinks it is a lighter beige.
- Board Member Sutton, he just wanted to make sure that this was not going to compromise that look but he likes white and black, he feels it brings more of a modern feel to it.
- Board Member Keller said it is a very clean look.
- Vice Chair Elliott said that design is a very unique thing and as somebody that lives in a design and construction world, he hears the opinions all the time.

Vice Chair Elliott opened up public comments. There were no public comments. Vice Chair Elliott closed public comment.

Town Attorney Velo said that we should see if the applicant would like to say anything on the record. Vice Chair Elliott asked the applicants if they would like to say anything else. John Schmid said they were good and didn't wish to say anything else.

MOTION was made by Board Member Ross, seconded by Board Member Keller, to approve the proposed office buildings submitted for the Oakland Exchange Office Complex.

AYE: Elliott, Keller, Kulakowski, Ross, Sutton

NAY: None

Motion passed with a vote of 5 in favor; 0 opposed.

ADJOURNMENT:

The meeting was adjourned at 7:55 p.m.

TOWN OF OAKLAND

Chair

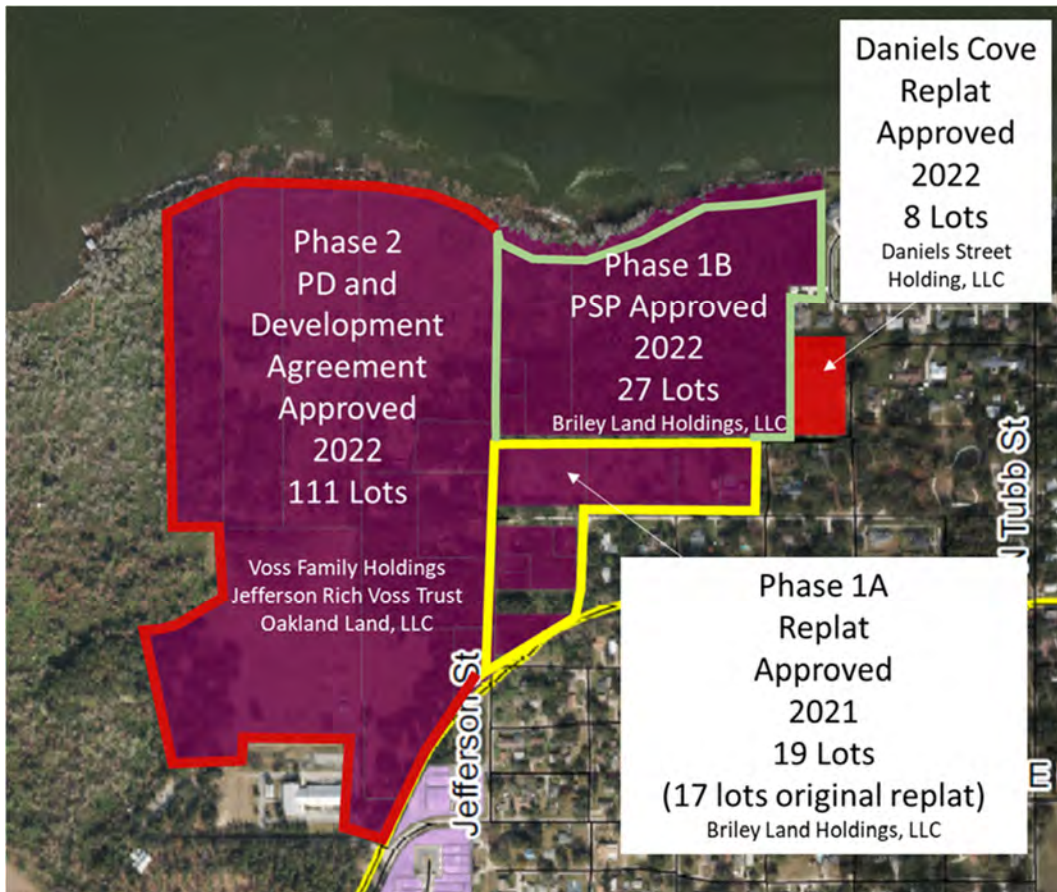
ATTEST:

Kathy Heard, Town Clerk

MEETING DATE: October 21, 2025
TO: Planning & Zoning Board (P&Z Board)
FROM: Brad Cornelius, AICP, Wade Trim, Inc., Contracted Town Planner
RE: Briley Farm Phase 2 - First Amendment to Development Agreement and Preliminary Subdivision Plan

BACKGROUND:

In 2021 and 2022, the Town Commission approved the Briley Farm development, which is comprised of three (3) parts; Phase 1A (19 single-family lots), Phase 1B (27 lots), and Phase 2 (111 lots). However, only Phase 2 was approved as a Planned Development (PD) zoning with a development agreement. The map below shows the separate phases of Briley Farm.



In June 2022, the Town Commission approved the development agreement for Briley Farm Phase 2. This development agreement included the development of 111 single-family lots. In addition, the development agreement included a condition that stated:

“Design Guidelines and Architectural Manual. The Subject Property shall be developed consistent with the Briley Farms Design Guidelines and Architectural Manual dated February 28, 2022, (as may be amended only with the consent of the Town), and on file with the Town Clerk.”

However, the “Briley Farms Design Guidelines and Architectural Manual” was never completed nor submitted to the Town. This has been researched by the Town Clerk and confirmed.

In addition, the current developer (Briley Land Holdings, LLC) has proposed to amend the project to reduce the number of dwelling units from 111 to 87 and reconfigure the lot layout. Consequently, the developer is requesting the attached first amendment to the development agreement and preliminary subdivision plan to obtain approval for the revised lot layout and to obtain approval of the design guidelines and architectural manual for Briley Farm Phase 2.

The primary proposed amendments to the development agreement are:

1. Reduction in lots from 111 to 87 and new lot layout;
2. Design Guidelines and Architectural Standards for the proposed homes;
3. Transportation improvement payment of \$85,000 to the Town and future payment of road impact fees for each building permit;
4. Tree protection and mitigation as required by the Town’s tree ordinance and allowance for tree replacements of a minimum of 2 trees for each residential lot and trees planted in open space and park dedication areas. \$50 per DBH inch replacement mitigation fee for trees not replaced; and
5. Regional Lift Station and Force Main proportionate share payment of \$199,333 to the Town and future payment of wastewater impact fees for each building permit;

All other conditions of the original Briley Farm development agreement, approved in 2022, remain in full force and effect.

The proposed design guidelines are consistent with the previously approved design guidelines for Briley Farm Phase 1.

The Town's Appearance Review Board (ARB) reviewed the proposed architectural standards and design guidelines proposed for Briley Farm Phase 2 at their October 7, 2025, meeting. The ARB unanimously recommended approval.

In addition, the P&Z Board is requested to make a recommendation on the proposed preliminary subdivision plan. The preliminary subdivision plan is consistent with the proposed first amendment to the development agreement. The preliminary subdivision plan was also reviewed and approved by the Town's contracted engineer, Allen Lane, PE, CPH.

The P&Z Board's recommendation will be presented to the Town Commission on October 28, 2025.

RECOMMENDATION:

Town staff recommends that the P&Z Board recommend approval to the Town Commission of Ordinance 2025-05 for the First Amendment to the Development Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2, as presented.

FINANCIAL IMPACTS:

Not Applicable.

ATTACHMENTS:

Ordinance 2025-05
First Amendment to the Development Agreement for Briley Farm Phase 2
Preliminary Subdivision Plan for Briley Farm Phase 2

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
BRILEY FARM PHASE 2 PLANNED DEVELOPMENT**

ORDINANCE NO.: 2025-05

AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ADOPTING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN FOR THE BRILEY FARM PHASE 2 PLANNED DEVELOPMENT AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT NUMBER 20220374930, ON CERTAIN REAL PROPERTY OWNED BY BRILEY LAND HOLDINGS, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, Briley Land Holdings, LLC (“Owner”) are the owners of certain real property described in the legal description in Exhibit A to this Ordinance;

WHEREAS, the Owner has applied to the Town of Oakland through their agent, Nicole Gargas, Gemini Land Development, Inc., pursuant to the controlling provisions of State law and the Code of Ordinances of the Town of Oakland, to provide for the First Amendment to the Briley Farms Phase 2 Development Agreement and Preliminary Subdivision Plan, as provided in Exhibit B to this Ordinance; and

WHEREAS, the Town has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject development agreement amendment and preliminary subdivision plan be approved and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the Town's Comprehensive Plan; and

WHEREAS, on October 7, 2025, the Appearance Review Board of the Town of Oakland recommended that the Planning & Zoning Board and Town Commission approve the proposed Design Guidelines for Briley Farms Phase 2 provided in Exhibit B to this Ordinance;

WHEREAS, on October 21, 2025, the Planning and Zoning Board of the Town of Oakland recommended that the Town Commission _____ the First Amendment to the Development Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2 as set forth in this Ordinance; and

WHEREAS, the professional Town planning staff, the Town’s Planning and, Zoning Board and the Town Commission have determined that the proposed First Amendment to the Development

Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2 as set forth in this Ordinance is consistent with the Comprehensive Plan of the Town of Oakland, the land development regulations of the Town of Oakland, and the controlling provisions of State law; and

WHEREAS, the Town Commission of the Town of Oakland, Florida has taken, as implemented by Town staff, all actions relating to the First Amendment to the Development Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2 set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA:

Section 1. Legislative Findings and Intent.

- (a) The Town Commission of the Town of Oakland hereby adopts and incorporates into this Ordinance the Town staff report and Town Commission agenda memorandum relating to the application for the proposed First Amendment to the Development Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2 as well as the recitals (“Whereas Clauses”) to this Ordinance.
- (b) The Town of Oakland has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

Section 2. First Amendment to Development Agreement and Preliminary Subdivision Plan/Implementing Actions.

- (a) Upon enactment of this Ordinance the following described property, as depicted in the survey and legal description attached to this Ordinance as Exhibit A, and totaling approximately 70 acres in size, shall be subject to the First Amendment to the Development Agreement and Preliminary Subdivision Plan for Briley Farm Phase 2 as more particularly provided in Exhibit B to this Ordinance.
- (b) The Town Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the action taken herein and to revise and amend the Official Zoning Map or Maps of the Town of Oakland as may be appropriate to accomplish the action taken in this Ordinance.
- (c) The legal description and survey of the subject property is attached as Exhibit A.
- (d) The First Amendment to the Development Agreement and Preliminary Subdivision Plan for the subject property is attached as Exhibit B.

Section 3. Incorporation of Maps.

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification.

This Ordinance shall not be codified in the Town Code of Ordinances of the Town of Oakland nor the Land Development Code of the Town of Oakland; provided, however, that the actions taken herein shall be depicted on the zoning maps of the Town of Oakland by the Town Manager, or designee as appropriate.

Section 7. Effective Date

This Ordinance shall take effect immediately upon adoption of this Ordinance.

PASSED AND ADOPTED THIS DAY OF _____, 2025.

FIRST READING: _____

SECOND READING: _____

TOWN OF OAKLAND

SHANE TAYLOR, MAYOR

ATTEST:

KATHY HEARD, TOWN CLERK

APPROVED AS TO FORM:

**Attorney
Stephanie Velo, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789**

Exhibit A
Survey and Legal



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BOUNDARY SURVEY
OF
BRILEY FARMS-PHASE 2
SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

CERTIFY TO:
Dale, West, Elyton, Blockwell, Capriano
The Florida National Title Insurance Company
All the landowners
Bally's Florida, LLC, a Florida Limited
Liability Corporation
Galante Holdings II, LLC, a Florida Limited
Liability Corporation
Merrim, LLP

James L
Rickman
Digitally signed by
James L. Rickman
Date: 2025.02.13
09:33:39 -05'00'

DATE	REVISIONS

JOB # _____ 20250459
DATE: _____ 1/22/2025
SCALE: _____ N/A
CALC BY: _____ N/A
FIELD BY: _____ N/A
DRAWN BY: _____ PF
CHECKED BY: _____ DY

SHEET 1 OF 5

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE RUN SOUTH 89°54'24" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, FOR A DISTANCE OF 517.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 0°00'00"E, FOR A DISTANCE OF 1290.62 FEET TO A POINT HEREAFTER KNOWN AS POINT "A" ON THE APPARENT SOUTHERLY SHORELINE OF LAKE APOPKA; THENCE RUN ALONG SAID APPARENT SHORELINE FOR A DISTANCE OF 230 FEET MORE OR LESS, TO A POINT HEREAFTER KNOWN AS POINT "B" ON SAID APPARENT SOUTHERLY SHORE LINE, SAME POINT BEING NORTH 63°23'59" EAST, A DISTANCE OF 250.79 FEET FROM SAID POINT "A"; THENCE RUN EASTERLY ALONG SAID APPARENT SHORELINE FOR A DISTANCE OF 310 FEET, MORE OR LESS, TO A POINT HEREAFTER KNOWN AS POINT "C" ON SAID APPARENT SOUTHERLY SHORE LINE, SAME POINT BEING SOUTH 89°34'30" EAST, A DISTANCE 307.86 FEET FROM SAID POINT "B"; THENCE RUN EASTERLY ALONG SAID APPARENT SHORE LINE FOR A DISTANCE OF 910 FEET MORE OR LESS, TO A POINT ON SAID APPARENT SOUTHERLY SHORELINE OF LAKE APOPKA, SAME POINT BEING SOUTH 74°11'02" EAST, 877.82 FEET FROM POINT "C", AND BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE PLAT OF THE TOWN OF OAKLAND AS RECORDED IN PLAT BOOK 8, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE DEPARTING SAID APPARENT SOUTHERLY SHORELINE, RUN SOUTH 0°09'12" WEST ALONG SAID NORTHERLY EXTENSION FOR A DISTANCE OF 297.13 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN NORTH 70°2'08" WEST FOR A DISTANCE OF 64.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 24.33 FEET, WITH A CHORD BEARING OF SOUTH 78°01'15" WEST, AND A CHORD DISTANCE OF 25.63 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°33'14" FOR A DISTANCE OF 26.99 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 45°40'00" FOR A DISTANCE OF 215.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET; WITH A CHORD BEARING OF SOUTH 22°17'14" EAST, AND A CHORD DISTANCE OF 33.31 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°29'31" FOR A DISTANCE OF 42.56 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°59'54" EAST FOR A DISTANCE OF 120.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 85°04' EAST, AND A CHORD DISTANCE OF 4.80 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°51'38" FOR A DISTANCE OF 4.80 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 81°09'50" EAST FOR A DISTANCE OF 103.74 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE TOWN OF OAKLAND; THENCE RUN SOUTH 0°09'12" WEST ALONG THE NORTHERLY EXTENSION OF, AND SAID WEST LINE FOR A DISTANCE OF 1332.87 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL, A VARIABLE WIDTH RIGHT OF WAY ACCORDING TO OFFICIAL RECORDS BOOK 4508, PAGE 1289 AND OFFICIAL RECORDS BOOK 4814, PAGE 3816 OF THE AFORESAID PUBLIC RECORDS, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1433.75 FEET, WITH A CHORD BEARING OF SOUTH 38°24'33" WEST, AND A CHORD DISTANCE OF 659.17 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 28°22'28" FOR A DISTANCE OF 664.95 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 25°21'54" WEST, FOR A DISTANCE OF 184.67 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MACHETE TRAIL, A 50.00 FOOT RIGHT OF WAY; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID MACHETE TRAIL, RUN NORTH 73°25'07" WEST, FOR A DISTANCE OF 49.78 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF MACHETE TRAIL RUN NORTH 89°38'27" WEST, FOR A DISTANCE OF 90.00 FEET; THENCE DEPARTING THE AFORESAID NORTH RIGHT OF WAY LINE, RUN NORTH 0°02'34" EAST, FOR A DISTANCE OF 394.30 FEET; THENCE RUN NORTH 89°38'28" WEST, FOR A DISTANCE OF 448.44 FEET; THENCE RUN SOUTH 0°01'57" WEST, FOR A DISTANCE OF 110.32 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF MACHETE TRAIL; THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF AFORESAID MACHETE TRAIL, RUN NORTH 89°38'28" WEST, FOR A DISTANCE OF 268.56 FEET; THENCE RUN NORTH 131°30'59" WEST, FOR A DISTANCE OF 367.00 FEET; THENCE RUN NORTH 18°00'36" WEST, FOR A DISTANCE OF 192.70 FEET; THENCE RUN NORTH 72°41'40" EAST, FOR A DISTANCE OF 215.61 FEET; THENCE RUN NORTH 47°51'39" EAST, FOR A DISTANCE OF 160.06 FEET; THENCE RUN NORTH 0°01'24" EAST, FOR A DISTANCE OF 281.40 FEET TO A POINT ON THE AFOREMENTIONED SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE ALONG SAID SOUTH LINE, RUN NORTH 89°54'24" WEST, FOR A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,053,159 SQUARE FEET OR 70.091 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:
PULTE POND PARCEL

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 20; THENCE RUN SOUTH 89°54'24" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 737.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 0°09'12" EAST FOR A DISTANCE OF 810.43 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 43°29'46" WEST FOR A DISTANCE OF 187.18 FEET; THENCE RUN NORTH 25°02'00" EAST FOR A DISTANCE OF 363.37 FEET; THENCE RUN NORTH 0°22'13" EAST FOR A DISTANCE OF 100.33 FEET; THENCE RUN SOUTH 89°39'55" EAST FOR A DISTANCE OF 213.21 FEET; THENCE RUN SOUTH 0°00'00" WEST FOR A DISTANCE OF 314.95 FEET; THENCE RUN SOUTH 89°54'57" EAST FOR A DISTANCE OF 378.79 FEET; THENCE RUN SOUTH 0°00'00" WEST FOR A DISTANCE OF 360.81 FEET; THENCE RUN NORTH 89°39'54" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 0°00'00" EAST FOR A DISTANCE OF 88.83 FEET; THENCE RUN SOUTH 68°16'28" WEST FOR A DISTANCE OF 198.03 FEET; THENCE RUN NORTH 78°16'43" WEST FOR A DISTANCE OF 112.21 FEET; THENCE RUN NORTH 55°53'28" WEST FOR A DISTANCE OF 88.00 FEET; THENCE RUN SOUTH 83°56'15" WEST FOR A DISTANCE OF 170.67 FEET; THENCE RUN NORTH 43°29'46" WEST FOR A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 282,084 SQUARE FEET OR 6.476 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT:

VOSS PARCEL

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TOWN OF OAKLAND, AS RECORDED IN PLAT BOOK B, PAGES 99 AND 100; THENCE RUN NORTH 60°32'51" WEST FOR A DISTANCE OF 57.34 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 0°09'10" WEST FOR A DISTANCE OF 360.19 FEET; THENCE RUN NORTH 89°50'47" WEST FOR A DISTANCE OF 87.30 FEET; THENCE RUN SOUTH 0°00'00" WEST FOR A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 89°59'54" WEST FOR A DISTANCE OF 228.20 FEET; THENCE RUN NORTH 0°00'07" EAST FOR A DISTANCE OF 364.93 FEET; THENCE RUN SOUTH 89°59'54" EAST FOR A DISTANCE OF 328.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,481 SQUARE FEET OR 2.720 ACRES, MORE OR LESS.

TOTAL ACREAGE 2,652,594 SQUARE FEET OR 60.895 ACRES, MORE OR LESS.



VICINITY (not to scale)

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS BEING SOUTH 89°54'24" EAST, (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

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. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONES X, AREA OF MINIMAL FLOOD HAZARD, AND ZONE AE, AREA OF SPECIAL FLOOD HAZARD WITH BASE ELEVATIONS DETERMINED TO BE 68.3 FEET, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 120950200H, MAP REVISED 9/24/2021. 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.

DELINEATION OF THE APPROXIMATE LIMITS OF ZONE X AND ZONE AE AS SHOWN HEREON WERE DIGITIZED FROM INFORMATION OBTAINED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062(3).

WE HEREBY CERTIFY THAT THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.

LEGEND & ABBREVIATIONS

- L.B. DENOTES LICENSED BUSINESS
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- DENOTES CHANGE IN DIRECTION
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- PGS. DENOTES PAGES
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- LD. DENOTES IDENTIFICATION
- N.T. DENOTES NON TANGENT
- BFE DENOTES BASE FLOOD ELEVATION
- R DENOTES RADIUS
- CHB DENOTES CHORD BEARING
- CHD DENOTES CHORD DISTANCE
- Δ DENOTES DELTA ANGLE
- L DENOTES LENGTH
- ☉ DENOTES CENTERLINE



SURVEYING • MAPPING • GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-6355 LB#6723

**BOUNDARY SURVEY
OF
BRILEY FARMS-PHASE 2**
SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

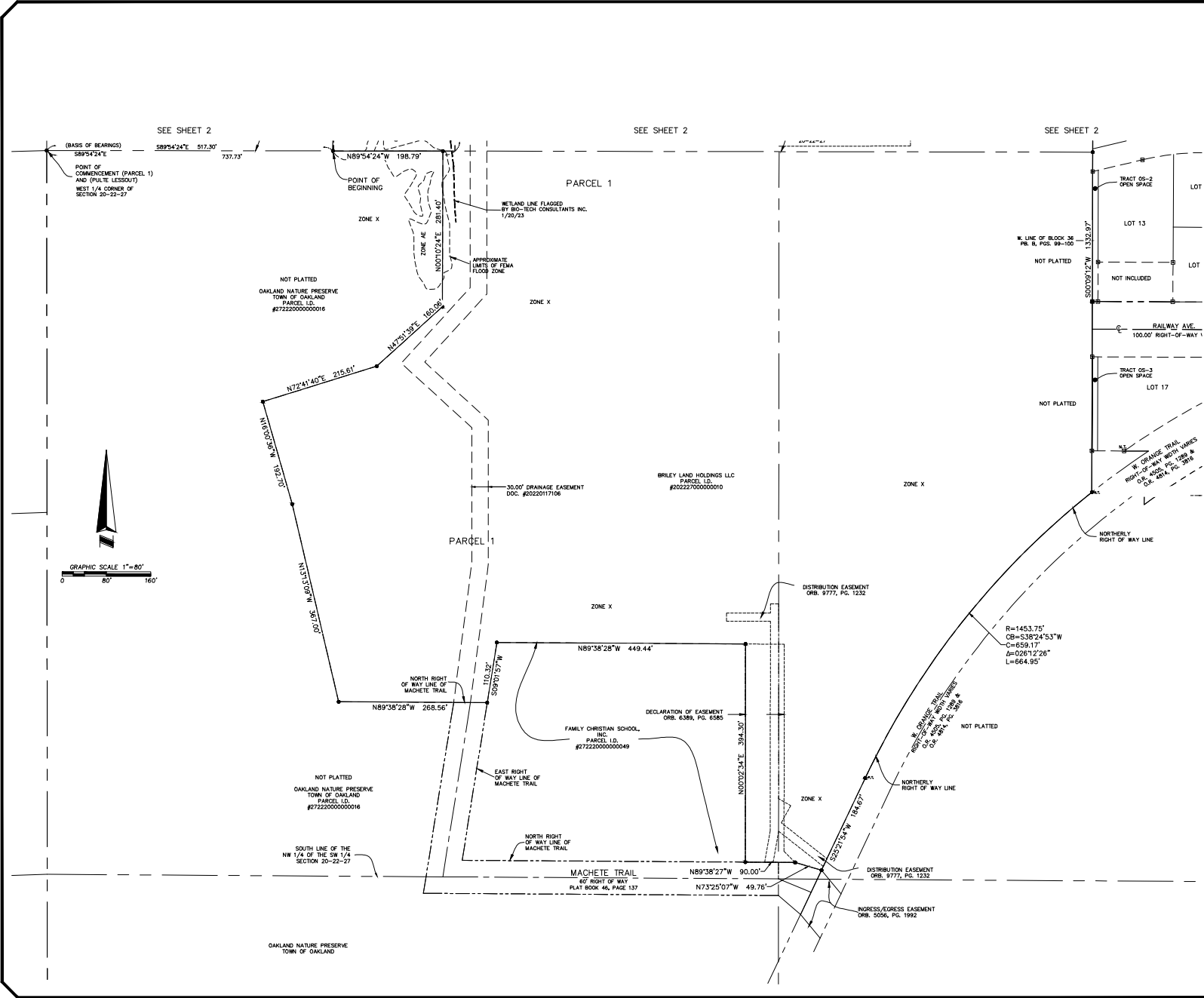
CERTIFY TO:
Dean, Mead, Egerton, Brinkworth, Copeland
Trinity National Title Insurance Company
At the residence of the Insureds
10000 W. Colonial Parkway, Suite 100
Orlando, Florida 32837
Dianne Holdings I, LLC, a Florida Limited
Liability Company
Merriman, LLP

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

JOB # 20200459
DATE: 1/22/2023
SCALE: 1" = 80'
CALC BY: N/A
FIELD BY: N/A
DRAWN BY: PF
CHECKED BY: DY

SHEET 3 OF 3



Drawing Name: L:\Draw\20200459\Map\20200459.dwg Sheet: 3 of 3

Exhibit B
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND
PRELIMINARY SUBDIVISION PLAN

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

For Recording Purposes Only

Gretchen R. H. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
For the project known as Briley Farms Planned Development, Phase 2,
located on the north side of Oakland Avenue,
and south of Lake Apopka in the Town of Oakland, Florida
Exhibit “ ___ ” to Ordinance No. _____

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (“First Amendment”) is entered into this _____ of _____, 2025, by and between the TOWN OF OAKLAND, FLORIDA, a Florida municipal corporation (the “Town”), And BRILEY LAND HOLDINGS, LLC, a Florida limited liability company, with a mailing address of 1921 Maguire Road, Suite 104, Windermere, Florida 34786 (the “Developer”).

RECITALS:

(All capitalized terms not otherwise defined in this First Amendment shall have the meanings ascribed to such terms in the Agreement.)

WHEREAS, the Town of Oakland, Florida, a Florida municipal corporation, with a mailing address P.O. Box 98, Oakland, Florida, Inc. (hereby referred to as the “Town”), and Voss Family Holdings, LLC, a Florida limited liability, Jefferson R. Voss, the Jefferson Rich Voss Trust and Oakland Land, LLC, a Florida limited liability company (herein referred to as the “Voss Entities”) and Oakland Land, LLC, a Florida limited liability company (hereinafter referred to as the “Voss Entities”) and Pulte Home Company, LLC, a Michigan limited liability company (hereinafter referred to as “Pulte” (“Voss Entities” and “Pulte” together referred to as “Owners”) entered into that certain Development Agreement dated June 7, 2022, and recorded on June 15, 2022, as Document #20220374930 in the Public Records of Orange County, Florida (the “Agreement”) providing for the development of the Briley Farms Phase 2 Planned Development (“Planned Development”) on the Subject Property, which consists of the Voss Property and the Pulte Property;

WHEREAS, a portion of the Voss Property more particularly described in **Exhibit “D”** (the “Developer Property”) was conveyed from the Voss Entities, as Grantors, to Developer, as

Grantee, pursuant to that certain Special Warranty Deed dated July 31, 2024, and recorded on August 5, 2024, as Document #20240451777 in the Public Records of Orange County, Florida;

WHEREAS, Developer warrants that it owns legal title to the Developer Property, and that the holders of any and all liens and encumbrances affecting such property will subordinate their interests to this Amendment;

WHEREAS, the Voss Entities retain record ownership of the portion of the Voss Property more particularly described in **Exhibit “E”** (the “Voss Estate Lots”), which together with the Developer Property constitute the Voss Property;

WHEREAS, Pulte retains record ownership of the Pulte Property, which together with the Voss Property constitute the Subject Property;

WHEREAS, in conjunction with the conveyance of the Developer Property, the Voss Entities, as Assignor, and the Developer, as Assignee, executed that certain Partial Assignment and Assumption of Development Agreement dated July 31, 2024, and recorded on August 5, 2024, as Document No. 20240451778 in the Public Records of Orange County, Florida (the “Partial Assignment”);

WHEREAS, pursuant to the Partial Assignment, the Voss Entities assigned and transferred to the Developer all of their rights, obligations and interests under the Agreement with respect to the Developer Property and the Developer assumed such rights, obligations and interests, including the unilateral right to change the PD Concept Plan that would not result in any material adverse impact on the four (4) previously approved Voss Estate Lots;

WHEREAS, the Partial Assignment provides that the Developer shall request that any architectural standards approved for the Phase 2 Property will also apply to the Voss Estate Lots;

WHEREAS, the Developer has submitted an Application to Amend the Planned Development (the “Application”) in order to facilitate the orderly development of the Developer Property and Voss Estate Lots which will be comprised of eighty-seven (87) single family homes along with accessory uses, recreation areas, retention areas, and conservation areas in compliance with the laws and regulations of the Town, and of other governmental authorities;

WHEREAS, the scope of the Application is limited to the Developer Property and Voss Estate Lots and does not seek to change any use of the Pulte Property nor modify any of Pulte’s rights, obligations or interests under the Development Agreement or Planned Development; and

WHEREAS, the Town and Developer desire to enter into this First Amendment to amend certain terms and conditions of the Agreement pertaining to the Developer Property and Voss Estate Lots, as more fully set forth below.

NOW THEREFORE, in consideration of the premises and mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

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

2. **General Description of the Project.**

Section 5 of the Agreement is hereby amended as follows:

5. **General Description of the Project.** The proposed development (“Proposed Development”) shall consist of the following:

Total Acreage: Approximately 72 acres

Maximum Number of Single-Family Residential Lots: 87

3. **Site Layout and Building Design.**

(a) Section 8 of the Agreement is hereby deleted in its entirety and replaced with the following:

8. **Site Layout and Building Design.** The Subject Property shall be developed consistent with the Briley Farms Planned Development Concept Plan dated June 24, 2025 (“PD Concept Plan”) that is set forth in Revised Exhibit “C” attached hereof and by this reference made a part hereof. The Town Manager, or designee, may grant non-substantial changes to the PD Concept Plan.

(b) Exhibit “C” as referenced in Section 8 of the Agreement and attached thereto is hereby deleted in its entirety and replaced with the **Revised Exhibit “C”** attached hereto.

4. **Design Guidelines and Architectural Manual.**

(a) Section 9 of the Agreement is hereby deleted in its entirety and replaced with the following:

9. **Design Guidelines and Architectural Manual.** The Subject Property shall be developed consistent with the Briley Farms Design Guidelines and Architectural Standards for Briley Farm Phase 2 (“Design Guidelines”) that is set forth in **Exhibit “F”** attached hereto and by this reference made a part hereof. The Town Manager, or designee, may grant non-substantial changes to the Design Guidelines. A non-substantial change refers to a modification from the established design standards that does not materially alter the overall character, aesthetics, or functionality of the subdivision. Such changes may include, but are not limited to, minor adjustments in architectural details, materials, or landscaping elements that are consistent with the overall design these and objectives of the subdivisions and Design Guidelines. To qualify as a non-substantial change of a numerical standard, the change must not exceed a 10% variation from

the specified standard and maintain consistency with the subdivision's and Design Guidelines' overall design theme and objectives.

5. **Permitted Uses and Maximum Number of Units.**

Section 10 of the Agreement is hereby amended as follows:

Permitted Uses and Maximum Number of Units: The permitted use of the Subject Property is Single Family Dwelling Units up to a maximum of 87 units.

6. **Transportation Improvements.**

Section 15.b. of the Agreement is hereby deleted in its entirety and replaced with the following:

b. **Transportation Improvements:** Required On-Site Traffic Circulation and Transportation Improvements shall include required subdivision roads as depicted on the PD Concept Plan In lieu of constructing any off-site transportation improvements necessitated by the Proposed Development, the Developer has offered, and the Town accepts the Owner's offer to fund a one-time cash contribution to the Town in the amount of Eighty-Five Thousand Dollars (\$85,000) (the "Transportation Contribution"). The Transportation Contribution shall be paid to the Town prior to the issuance of the Certification of Completion for the Proposed Development. The Town shall use the Transportation Contribution at its sole discretion for the purpose of improving local transportation infrastructure, which may include but not be limited to the paving of existing dirt roads within the Town limits or other roadway or pedestrian-related improvements deemed appropriate by the Town Commission. Upon the Developer's payment of the Transportation Contribution, the Town shall deem the Developer as having satisfied transportation concurrency for the Proposed Development.

The payment of the Transportation Contribution by the Developer shall not be used as credit toward the payment of road impact fees. The Developer or successive owners of the lots shall pay road impact fees in effect at the time of building permit submission for a new single-family home on a lot.

7. **Tree Saves.** Section 23 of the Agreement is hereby deleted in its entirety and replaced with the following:

23. **Tree Saves.** The Developer shall comply with the provisions of the Town's Tree Protection requirements as set forth in the Town of Oakland Land Development Code. The tree mitigation of Phase 2 shall include the minimum replacement of 2 trees on each residential lot and additional trees planted in the open space and park dedication areas to provide for the balance of the required tree mitigation. Replacement trees that cannot be planted in open space or park dedication areas due to conflicts with proposed improvements and/or intended public use shall be mitigated at \$50.00 per DBH inch not replaced.

8. Wastewater. Section 17.a. of the Agreement is hereby amended as follows:

17.a. Regional Lift Station and Force Main Installation. The Developer shall fund their proportionate share of the cost of the design and construction of the Regional Lift Station, and associated Force Main, as shown on the PD Concept Plan which is needed for the Briley Farms wastewater system. The Developer's proportionate share amount is \$193,333 and shall be paid to the Town prior to issuance of the Certification of Completion of the Proposed Development's infrastructure. No impact fee credit shall be granted regarding the payment of the \$193,333. The Lift Station is located in the northern Town Park to be dedicated to the Town. The Lift Station installation and related improvements shall be accomplished and funded by the Town. It is acknowledged that the Town does not have the authority to waive or give credits towards any City of Clermont impact fees.

The Town anticipates completion of construction of the Regional Lift Station and that it will be in service no later than 365 days from the effective date of this Amendment.

Prior to approval of the Preliminary Subdivision Plans for Briley Farms Phase 2, Owners shall dedicate a Temporary Construction Easement for the Regional Lift Station and Force Main installation. The Regional Lift Station shall be located in the Town Park which will be dedicated by plat to the Town. The utility lines will be located in the Jefferson Avenue extension, which will be dedicated to the Town by plat.

9. **Notices.**

Section 42 of the Agreement is hereby amended to include the following parties as additional recipients of any notices required to be given thereunder:

DEVELOPER'S REPRESENTATIVES:

Briley Land Holdings, LLC
1921 Maguire Road, Suite 104
Windermere, FL 34786
Attn: Steve Healy, Manager

With copies to:

Franco Scala
1010 Vineland Road
Winter Garden, FL 34787

10. **Effect on Agreement.** Except as modified herein, the Agreement remains in full force and effect. In the event of a conflict or ambiguity between the Agreement and this First Amendment, this First Amendment shall control.

11. **Recording.** The Town shall record this First Amendment in the Public Records of Orange County, Florida, and the cost thereof shall be borne by the Developer.

12. **Counterparts.** This Agreement may be executed in two or more counterparts, and, when so executed, will have the same force and effect as though all signatures appeared on a single document. Any signature page of this First Amendment may be detached from any counterpart without impairing the legal effect of any signatures thereon and may be attached to another counterpart identical in form thereto but having attached to it one or more additional signature pages. Electronically transmitted signatures shall be deemed original signatures.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to be executed as of the dates set forth below.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Developer and the Town have executed this Agreement.

Witnesses:

DEVELOPER:

BRILEY LAND HOLDINGS, LLC, a
Florida limited liability company

Print Name: _____
Address: _____

By: _____
Name: _____
Title: _____

Print Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this _____ day of _____, 2025, by
_____, as _____ of Briley Land Holdings, LLC a
Florida limited liability company, on behalf of the company. He (She) is personally known to
me or has produced _____ as identification.

(NOTARY SEAL)

Notary Public Signature

(Name typed, printed or stamped)

TOWN OF OAKLAND:

By: _____

Date: _____

ATTEST:

Date: _____

Mailing Address:

Town of Oakland
P.O. Box 98
Oakland, Florida 34760-0098

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, and _____, who are personally known to me and acknowledge executing the same freely and voluntarily under authority vested in them by the Town of Oakland.

(NOTARY SEAL)

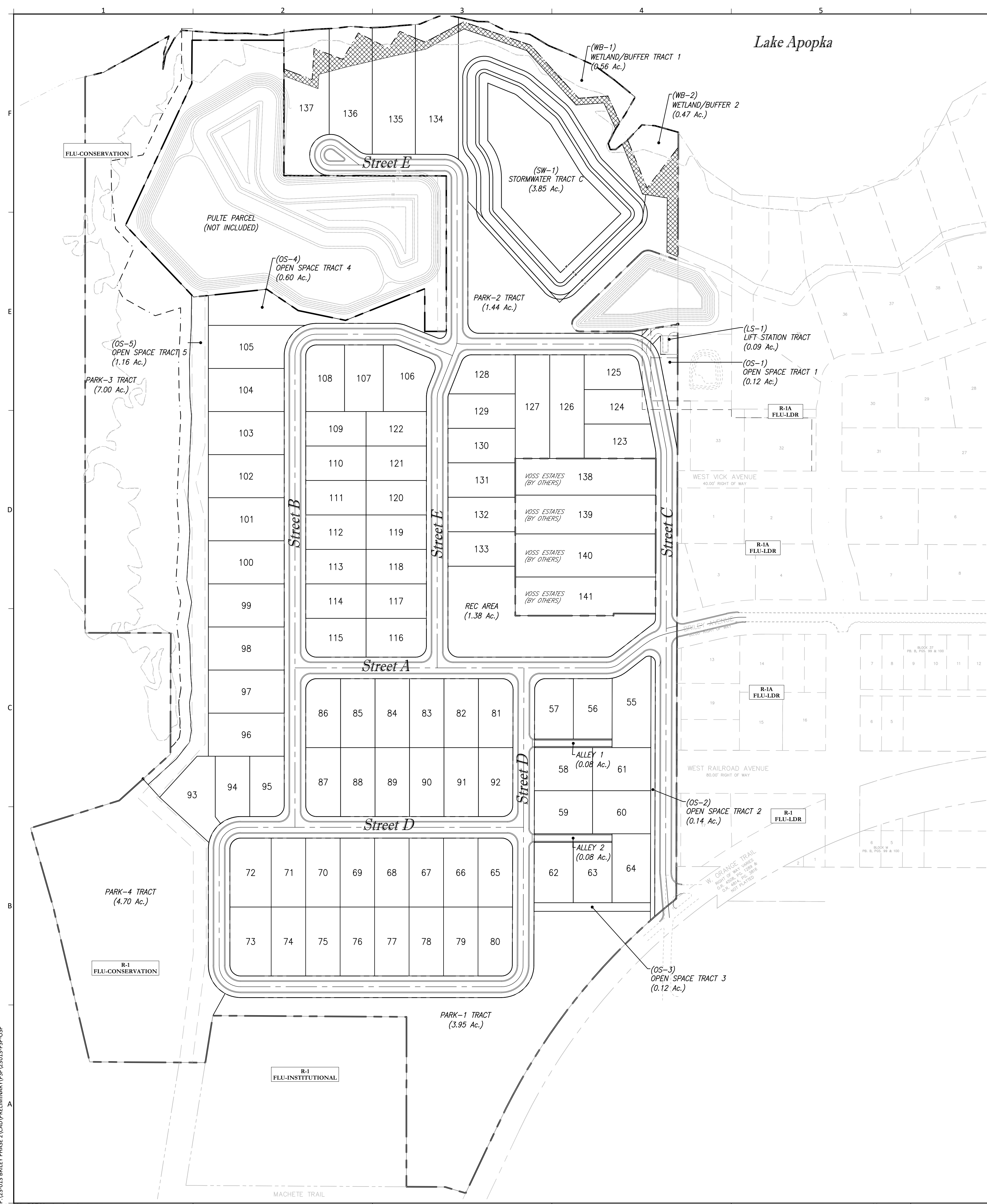
Signature of Notary

Print or type name

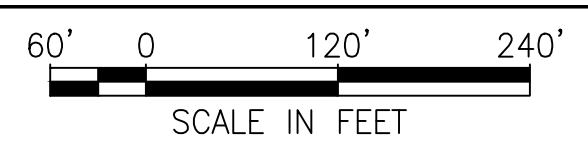
Approved as to form and legality for use and reliance by the Town of Oakland, Florida

Town Attorney
Gretchen R. H. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789

Revised Exhibit “C”



Lake Apopka



Key Map:

DEVELOPMENT INFORMATION

GENERAL	
PUD AREA	71.39 Acres
PROJECT AREA	62.19 Acres
FUTURE VOSS LOTS	2.72 Acres
PLUETTE OUT PARCEL	6.48 Acres
PUD LOTS	87 Lots
PROJECT LOTS	83 Lots
FUTURE VOSS LOTS (LOTS 138-141)	4 Lots
ZONING	PUD
FUTURE LAND USE	EDR
PROJECT DENSITY	1.33 Units/Ac
PUD DENSITY	1.21 Units/Ac

SITE / LOT DATA - PHASE 2

SINGLE-FAMILY	
NUMBER OF UNITS	87
MAX BUILDING HEIGHT	47' (12 STORIES)
MIN. AVERAGE LOT SIZE	30,000 SF
MIN. LOT WIDTH	80'
MIN. LOT DEPTH	120'
MAX. LOT COVERAGE	70%
SETBACKS (FEET)	
FRONT PRIMARY	30'
FRONT PORCH	12'
REAR PRIMARY	30'
GARAGE REAR (S)	20' FOR ALLEY LOAD PRODUCT
SIDE	7' 5"
SIDE STREET	10'
SIDE TOTAL (S)	15'
OUTBUILDING SIDEYARD	7' 5"
OUTBUILDING STREET	10'
OUTBUILDING REAR	7' 5" (NOT FOR TWO STORY OUTBUILDING)
DRIVEWAYS SIDE LOT LINE	1'

1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED
2. SIDE SETBACK TOTAL WIDTH BETWEEN BUILDINGS TO BE 15'
3. GARAGE REAR SETBACK TO BE 5' OR 20' FOR ALLEY LOAD PRODUCT
4. FUTURE VOSS LOTS TO BE PLATTED AND DEVELOPED BY OTHERS. UTILITY STUB OUTS TO BE PROVIDED WITH THIS PHASE.

OWNERSHIP / MAINTENANCE

RIGHT-OF-WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND WITH A USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES TO BE DEDICATED TO THE HOA FOR MAINTENANCE OF ROADWAY AND DRAINAGE FACILITIES
ALLEY EASEMENTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOA
POND TRACTS	PUBLIC	TO BE DEDICATED TO THE HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY HOA.
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO TOWN OF OAKLAND. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
WATER, RECLAIMED WATER & SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
PARK TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
SIDEWALKS IN PUB. C. RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND

MISCELLANEOUS

POTABLE WATER SERVICE	TOWN OF OAKLAND LT LINES
RECLAIMED WATER SERVICE	TOWN OF OAKLAND LT LINES
WASTEWATER SERVICE	TOWN OF OAKLAND LT LINES
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	ORANGE COUNTY FIRE RESCUE

PHASING
THE PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

SIGNAGE
SIGNAGE SHALL COMPLY WITH PUD & TOWN OF OAKLAND. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

LANDSCAPE
1. LANDSCAPE PLANS WILL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH THE PUD & TOWN OF OAKLAND.
2. ROOT PRUNING IS REQUIRED FOR ALL DEVELOPMENT IMPROVEMENTS ADJACENT TO TREE SAVE AREAS.

FIRE
1. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED NEAR THE LATEST EDITION OF THE IFC, A.I.E.S. EDITION.

UTILITIES
1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER SERVICES SHALL BE FINALIZED AT TIME OF CONSTRUCTION PLAN REVIEW.

MISCELLANEOUS
1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO START OF CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES. ALL SEPTIC SYSTEMS AND/OR WELLS ABANDONMENT PERMITS SHALL BE COPIED TO THE TOWN FOR THE RECORDS.
2. ALL SCREENS, WALLS AND BENTONITE WALLS TO BE FILLED STAKE AND REVIEWED BY OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ALL SCREEN WALLS AND/OR BENTONITE WALLS SHALL BE RE-INSTALLED PRIOR TO THE TOWN PUD OR CONSTRUCTION.
3. STREET LIGHTING TO BE PROVIDED AND MAINTAINED BY DUKE ENERGY.

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION RATES 11TH EDITION

Phase	Description/ITE Code	Quantity	Units	Weekly Trips Per Unit	DAILY Total Generated Daily Trips	PM PEAK HOUR			
						PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
2	Single Family Homes 210	83	du	9.85	818	0.98	85	54	31
Voss	Single Family Homes 210	4	du	9.85	39	0.98	4	3	1
Total:		87	du	-	857	-	89	57	32

SCHOOL DEMAND
Student Population per D.C.

Phase	School Type	Residential Units Attached	Multiplier per OCSB	Student Population
2	Elementary Students	83	0.169	14.0
	Middle School Students	83	0.092	7.6
	High School Students	83	0.145	12.0
Voss	Elementary Students	4	0.169	0.7
	Middle School Students	4	0.092	0.4
Total Students:		4	0.145	35.3

TRACT IDENTIFICATION TABLE

TRACT	USE	PHASE	AREA (ACRES)	OWNERSHIP AND MAINTENANCE (O&M)
PARK-1	PARK	3.51	OAKLAND	
PARK-2	PARK	1.48	OAKLAND	
PARK-3	PARK	7.00	OAKLAND	
PARK-4	PARK	4.70	OAKLAND	
REC AREA	RECREATION AREA	1.38	HOA	
SO-1	POND	3.83	HOA	
LS-1	LIFT STATION	0.09	OAKLAND	
OS-1	OPEN SPACE	0.12	HOA	
OS-2	OPEN SPACE	0.14	HOA	
OS-3	OPEN SPACE	0.12	HOA	
OS-4	OPEN SPACE	0.60	HOA	
OS-5	OPEN SPACE	1.16	HOA	
WB-1	WETLAND/BUFFER	0.56	HOA	
WB-2	WETLAND/BUFFER	0.47	HOA	
ALLEY 1	ALLEY	0.08	HOA	
ALLEY 2	ALLEY	0.08	HOA	
TOTAL:		25.74	-	

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Consultant(s) / Note(s)

1 04-18-2025	REVISED PER CITY COMMENTS
01-15-2025	SUBMIT TO TOWN OF OAKLAND
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
DATE:	JAN 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	23-013
DESIGNED BY:	NCG
DRAWN BY:	CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	1" = 120'

Project Name:

BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:

OVERALL SITE PLAN

Sheet No.

C3.00

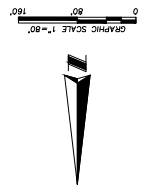
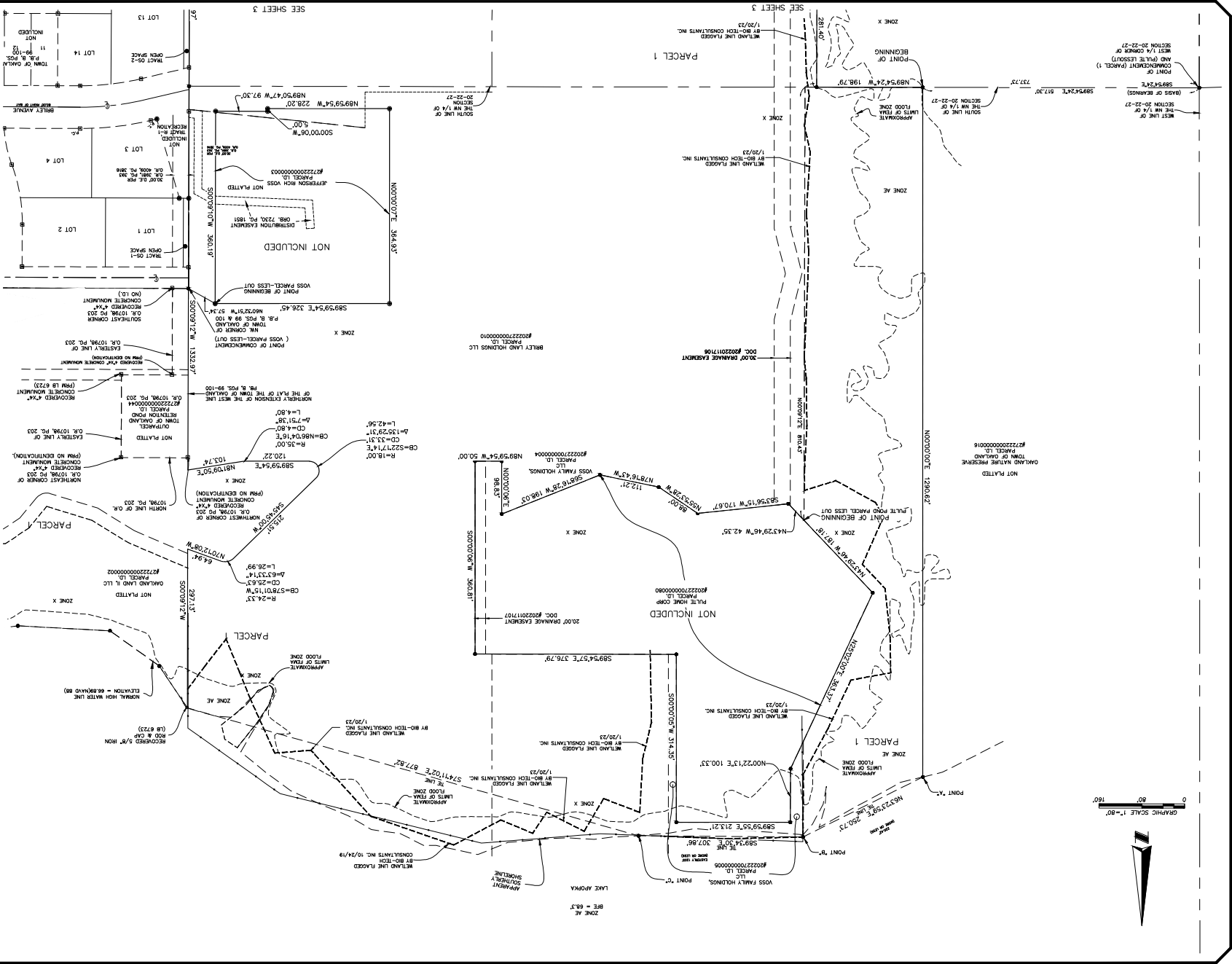


NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Robert M. Johnson, P.E.
Registration No. 77677
Date: 4/18/2025

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated to the seal using a SHA authentication code.
Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

Exhibit “D”



SHEET 2 OF 5

JOB #	20250059
DATE	1/22/2025
SCALE	1" = 80'
DRAWN BY	N/A
CHECKED BY	DT

CERTIFY TO:

State, Local, County, Stakeholder, Community
 Planning, Regulatory, Environmental, Engineering
 Agency, Professional Firm, Insurance Company
 At the discretion of:
 Briley Farms, LLC, a Florida Limited
 Liability Company
 Orange Hydrology, LLC, a Florida Limited
 Liability Company

BOUNDARY SURVEY
OF
BRILEY FARMS-PHASE 2
 SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST
 ORANGE COUNTY, FLORIDA

SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355 LB#6723

Exhibit "E"

VOSS PARCEL

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TOWN OF OAKLAND, AS RECORDED IN PLAT BOOK B, PAGES 99 AND 100; THENCE RUN NORTH 60°32'51" WEST FOR A DISTANCE OF 57.34 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 00°09'10" WEST FOR A DISTANCE OF 360.19 FEET; THENCE RUN NORTH 89°50'47" WEST FOR A DISTANCE OF 97.30 FEET; THENCE RUN SOUTH 00°00'06" WEST FOR A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 89°59'54" WEST FOR A DISTANCE OF 228.20 FEET; THENCE RUN NORTH 00°00'07" EAST FOR A DISTANCE OF 364.93 FEET; THENCE RUN SOUTH 89°59'54" EAST FOR A DISTANCE OF 326.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,481 SQUARE FEET OR 2.720 ACRES, MORE OR LESS.

Exhibit “F”

DESIGN GUIDELINES AND ARCHITECTURAL STANDARDS

FOR

BRILEY FARM

PHASE 2

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Florida Vernacular Precedent

French Farmhouse Precedent

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Introduction



In keeping with our commitment to architectural integrity and the historic nature of Oakland, this Design Guide provides guidelines, details, and inspiration for Briley Farm. This unique design approach involves a 360-degree accommodation to detail, not merely facing the home with

historically appropriate trappings.

Most homes will be sited fairly close to the street, with interiors given an outward-facing perspective. Generous front porches will allow ample opportunity for interaction with neighbors and a feeling of emotional investment in and connection to this small-town neighborhood.

As towns evolved and grew in the 1800s and early 1900s, different types of residences would be added to existing streets as the need arose. Following that precedent, we've chosen to mix residences along the same thoroughfares, blending the new with the historic residential streets of Oakland.

Homes are organized to engage the street with porches and windows bringing in natural light as well as providing eyes on the street. Exceptional attention to detail and authenticity of design are an integral part of the vision of what the original settlement might become.



The Setting

THE IMPORTANCE OF BUILDING A BRILEY FARMHOUSE IN THE TOWN OF OAKLAND

The Briley Farm Design Guidelines serves as a guide for owners to implement a house that is responsive to and respectful of its context and enriches the town. Each house is, without exception, a reflection of the much larger whole and derives value from its ability to capitalize on its relationship with the natural environment and context. To help guide this understanding, this Design Guidelines is organized in two primary sections:

I. Community Standards define the standards. This section of the Design Guidelines establishes the image and character of each neighborhood and will address the critical dimensions for each lot type. *[A separate document that will cover individual properties is called "Lot Specific Conditions". This document will provide ongoing information as new phases become available. This will include lot base, tree locations, grade elevations, context and view opportunities.]*

II. Architectural Standards reinforce the heritage and language for the architect and owner to use as inspiration for the building of a Briley Farmhouse.

THE DESIGN GUIDELINES ARE DESIGNED TO BE USED IN THE FOLLOWING FOUR STEP PROCESS:

STEP 1: ARRANGE ELEMENTS OF THE HOUSE

The extents of the massing are established by a maximum building coverage, maximum building height, and an ISR. The articulation of the internal space should be reflected in the shape and fenestration of the exterior. Refer to the community standards for specific criteria.

STEP 2: COMPOSE FACADE WITH DETAILS, MATERIALS, AND COLOR

Submit the schematic architectural concept to the Briley Farm Design Review Board for Preliminary Review.

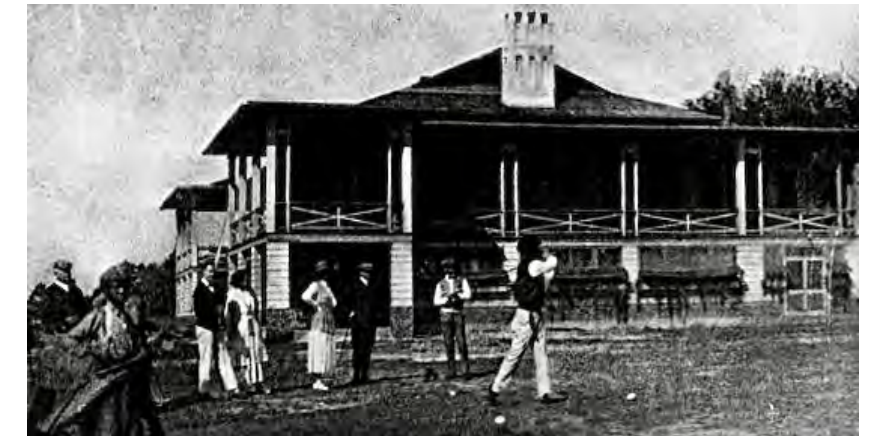
STEP 3: INTEGRATE A COMPREHENSIVE LANDSCAPE PLAN

Reference the Briley Farm landscape guidance for information on acceptable plant types, minimum requirements, and expected locations. A landscape plan will be reviewed and approved by the Briley Farm Design Review Board as part of step 4.

STEP 4: ASSEMBLE FINAL DESIGN PACKAGE

Refine detailing and construction assemblies for the house and any outbuildings as part of the development of construction drawings for building permit. Coordinate the final landscape package. Submit the final design package to the Briley Farm Design Review Board prior to submission for a building permit. See submittal requirements to ensure a complete submission for review.

Modifications to these Design Guidelines shall be proposed by the HOA Designated Project Architect and approved by the Briley Farm Design Review Board and Town of Oakland staff without further amendment of the Briley Farm Phase 2 PUD and Associated Developer Agreement.



Community Standards

COMMUNITY STANDARDS GUIDE THE ARRANGEMENT AND DESIGN OF THE BUILDINGS, WHICH IN TURN, SHAPE AND DEFINE THE CIVIC SPACES OF BRILEY FARM, INCLUDING PARKS, GREENS, SQUARES, AND THOROUGHFARES.

All building and landscape plans must be submitted to the HOA designated Project Architect and Briley Farm Design Review Board established pursuant to The Declaration of Covenants, Conditions and Restrictions of the HOA for review of their conformity to the Design Guidelines and Architectural Standards. Final approval shall be through the Briley Farm Design Review Board and any deviations from the Design Guidelines and Architectural Standards shall be based on unique lot conditions and/or architectural merit.

BUILDING GROSS AREA:

- The maximum building gross floor area shall not exceed sixty (60) percent of the land area of the lot.
- Building gross floor area shall be defined as the sum of the gross horizontal areas of the floors of all buildings, principal, and outbuildings, measured from the exterior surface of the walls or columns of roofed structures. The principal structure's second story, half story, or any floor above the ground floor level is excluded from the gross floor area. Basement areas or other below-grade floor areas are to be excluded from the gross floor area when more than one-half of the basement's floor-to-ceiling height is below the final lot grade or street curb level, whichever is higher.
- All open porches, lanais, verandas, porte cocheres, or other attached structures that face the street may be excluded from the "gross floor area" up to a maximum of 400 square feet.
- The ground floor area of an outbuilding is exempt from the maximum gross floor area up to 800 square feet. Any additional square feet on the ground floor beyond the first 800 square feet must be included in the gross floor area calculation. An outbuilding's second story, half story, or any floor above the ground floor level is excluded from the gross floor area.
- Screened pool enclosures are exempt from the maximum building coverage ratio.

YARD, OPEN SPACE & IMPERVIOUS SURFACE AREAS:

- All buildings must be set on the lot relative to the build-to zones and setbacks specified for each lot type. Adjustments may be required if easements exist on a lot, with approval from the Briley Farm Design Review Board.
- The maximum impervious surface area coverage on a lot shall not exceed seventy (70) percent of the land area of the lot. However, in no case shall the impervious surface area exceed the maximum allowable impervious surface area as provided in the St. Johns River Water Management District (SJWMD) permit, as applicable.
- Impervious surface areas include, but are not limited to, the footprint of all buildings, driveways, roofed areas, walkways, patios, paver pool decks, and any impervious surfaces. However, impervious surface area does not include the water surface area of a swimming pool or wood decks with a gap between the boards over soil.
- Stormwater shall not shed to neighboring lots. Stormwater is to be directed to the right-of-way, drainage easements, or the SJWMD permitted stormwater management system, as applicable.
- Porches, stoops, chimneys, balconies, cantilevers up to three feet, and bay windows may encroach within the construction setback or build-to zones. Specific encroachment standards for porches can be found in the Porches section.

PORCHES:

- The primary structure must have a minimum of one (1) covered porch that is a minimum of 8' in depth, though a 10' deeper porch is encouraged for the creation of an outdoor room. The size and extent of any other porch in excess to the one minimum required porch are determined by the HOA appointed Project Architect and Briley Farm Design Review Board.
- While both 168 square feet, a 12' x 14' porch is more usable as a room than an 8' x 12' porch.
- The porch is considered as important as interior spaces.
- Porches are allowed to encroach the front and street sides setback up to a maximum of 8'.

OUTBUILDINGS:

- Outbuildings are secondary structures, which may be garages, guest cottages, studios, or other accessory structures.
- The maximum height of an outbuilding, measured from grade to the peak of the roof, must be two (2) feet lower than the height of the principal structure's roof, measured from grade to the peak of the roof.
- An outbuilding is allowed to be an accessory dwelling unit (ADU). ADUs will not require special exceptions under Oakland's Land Development Code (LDC). Instead, the Briley Farm Design Review Board will review and approve proposals.
- ADUs cannot contain ovens, cooktops, or full-size refrigerators.
- ADUs may only be occupied by the principal home's residents and their family and guests. It cannot be leased or rented independently from the principal home so as to create a separate residential unit on a parcel.
- Outbuildings are encouraged to be located at the corners of a property. These structures form the private yard zone. Fences and walls connect back to building corners to reduce long fence lines. Exceptions are made for Cabanas, Pergolas, or other open-air structures.

HEIGHT:

- The maximum building height is 40 feet, measured to the peak from the average grade at the base of the structure.
- Entry floors for homes must have a minimum elevation of 24 inches above grade at the position of the front door. Varying topography of individual lots and lot types may create other parameters that may adjust floor elevation and will require review and approval by the Briley Farm Design Review Board.
- Two-story homes must have a minimum interior ceiling height of 10 feet on the first and second floors.
- Outbuildings shall be exempt from the 10' ceiling height and 24" elevation of the entry door requirements, pending Briley Farm Design Review Board approval of the outbuilding design.
- One-and-a-half-story homes must have a minimum principal-story ceiling height of 10 feet.
- One-story homes must have a minimum interior ceiling height of 10 feet.
- A half-story is defined as any occupiable area within the volume of a roof and/or dormer/s.



Architectural Standards

ARCHITECTURAL STANDARDS CONTRIBUTE TO NEIGHBORHOOD HARMONY AND BUILD PARITY

This document and the Design Manual are intended to be descriptive, not prescriptive. Therefore, unique conditions will arise on a lot-by-lot basis. Due to unique lot conditions, development may require deviations from the Design Guidelines and Architectural Standards. Deviations are requests reviewed by the HOA designated Project Architect, established pursuant to the Declaration of Covenants, Conditions and Restrictions of the HOA. Final approval shall be through the Briley Farm Design Review Board and shall be based on architectural merit, as well as opportunities and constraints of the lot at issue.

WALLS

MATERIALS

Siding: Exterior materials shall be dimensional and paintable. No extruded material such as vinyl or aluminum soffit are allowed. Clapboard, square cut shingle, board and batten are required to be smooth finish. Grain is not allowed.
 Brick: Natural color or lime washed or painted white or tinted white mortar.
 Cement Stucco: Sand or smooth troweled finish.

CONFIGURATION

Siding Walls: Woven corners are preferred, but when not used, a minimum 5 1/2" corner shall be installed.
 Stitched or woven corners sans corner boards are encouraged.
 Masonry Walls & Chimneys: Masonry walls shall have projecting water table to grade. Extend chimney to grade. Eaves: Style and massing dependent. A 24" deep overhang is typical. Fascias with gutters are style dependent.

GENERAL

Foundation: Foundation walls, piers, and chimneys to be brick or stucco. Piers to protrude 4" from column edge to visually support column base and floor frame. If not enclosed by wood lattice or louvers, wall portion beneath porch deck, if greater than 5' above grade, shall have vents sized and detailed as window openings beneath and behind deck/porch.
 Walls: Articulation of exterior walls is required every thirty-six (36) feet, with a minimum of two (2) foot offset. Chimneys, Porches, or Bay Windows may satisfy this requirement if they are a minimum six (6) feet in width.

HARDSCAPE

Fencing: Custom wrought iron, living fences fully planted. Aluminum picket-style fencing is permissible provided these are screened with hedge and include no exposed fasteners.
 Site Walls: Masonry walls to match house. May be a combination of iron or pickets with masonry.

Fencing and Site Walls: Frontage walls or fences that complement home and public realm shall be a maximum of 3' tall. Garden walls are encouraged and may be a maximum of 3' tall. Walls at side and rear edges of property can extend six (6) feet above grade.
 Equipment installed within five (5) of property edge must be concealed with site walls extending a minimum 3' above grade. Landscaping can be used as a substitute pending board approval.

Fencing: Tops of fences and walls must be level. Exposed railing connectors, brackets, and fasteners are not permitted.
 Paved Areas: Must use varied materials, textures, and colors to minimize the visual mass.
 Pool: Pools must be set back minimum 10' from rear property line and adhere to all other setback requirements applicable to accessory structures.
 Pool Deck: Pool decks must be setback minimum 5' from property lines.

PORCHES & COLUMNS

Porch Base: Masonry Piers with ipe / sustainable teak or synthetic decking over framed floor system or masonry stemwall with mortared brick floors. Stemwall may be brick veneer or stucco painted gray from Briley Farm. Railings: Wood, iron, or brick posts and balustrades. Metal: Shingles, standing seam, 5-V crimp, or corrugated.
 Shingles: Metal or asphalt
 Tile: Concrete

Piers: If visible from the public realm shall be a minimum of 16" x 16" in size.
 Porch Bay Spacing: Openings of equal size follow window rhythm. Equal or rhythmic column spacing
 Porch Architrave/Beam Height: Align with column width/diameter, not including capital (capital is expressed outbound of beam).

Pier Infill: Void between porch foundation piers infilled with trimmed wood lattice, louvers, etc. Cantilevered Balconies: Visually supported by brackets.
 Porch Beam: The width of the porch beam shall be equal to the column at the column neck, exclusive of the capital.
 Pilasters or Half Columns: When used, shall be the width of porch beam and column neck. Pilasters shall be used when the porch is appended to the main body of the house. When the porch roof is integral with the main body roof, pilasters are optional.
 Screening: Framing members and compositions, if visible from the street, shall be comparable to traditional wood framing (for example, 1x2, 2x2, 4x4 etc.). The screening shall be located and installed in a manner that does not obscure the architectural elements that define the style of the principal structure.
 Enclosed Porches: May be enclosed with windows given 2/3rds of the porch area is open or screened. All columns and porch beams to remain prominent. Enclosure shall be located a minimum of 4" inset from column and installed in a manner that does not obscure the architectural elements that define the style of the principal structure. All porch enclosure material shall be trim color.

ROOFS

Metal: Shingles, standing seam, 5-V crimp, or corrugated.
 Shingles: Metal or Asphalt
 Tile: Concrete

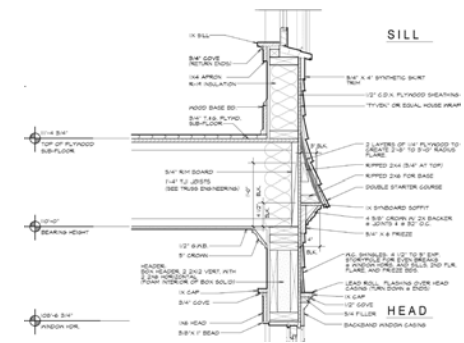
Principle Roof: Hip or symmetrical gable. Pork Chop or Flush eave are not allowed. Eave returns shall utilize classical detailing and slope.
 Ancillary Roof(s): Flat roofs permitted.

Dormers: Minimum 2' from side walls Maximum eave depth of 12", style dependent. Windows sized to "fill" dormers
 Utilities: Electrical meters, propane tanks, garbage cans, HVAC units, antennae, clotheslines, satellite dishes, etc., shall be screened to diminish visibility from public.

WINDOWS, DOORS, & SHUTTERS

Windows: Solid vinyl, vinyl clad or aluminum clad.
 Metal/Iron Doors: Painted or stained wood or fiberglass. Plastic trim that acts as a glazing stop is not allowed. Openings in Stucco Walls: Expressed lintels, splayed sills/headers, or jack arches above openings are encouraged but not required.

Windows: All window types and patterns must be consistent with the home's architectural style and subject to approval by the Briley Farm DRB.
 Doors: All doors are to have a 2" inset from the wall's structural plan (no casing).
 Shutters: Operable and sized to match the opening with hinges. Shutter dogs and slide bolt locking hardware are optional. Shutters are considered for single windows. Muller windows can have a bifold shutter.



Lot Types

Lots in Briley Farm have varying views, topography, and context.

These attributes form the basis for building

placement and orientation for Phase 2:

Lots **106-122** are **TYPE E** interior lots with side drive access from the front street. The lots will have a rear set auto-court with options for a porte-cochère, connected garage, and or a detached garage acting as an accessory structure. Access to the garage is from the street via a side drive. Garages will typically be located on the higher side of the property to minimize vertical transition to the house finish floor. Careful consideration of retaining walls will be necessary to achieve plinth-like private yards, auto-courts, and front yards. Houses may have higher than the minimum 24" above grade due to the lot slope. At-grade access will be from the auto-court locations.

Lots **55-64** are **TYPE F** with a shared drive lane for garage and or auto-court access.

Lots **134-137** are **TYPE G** with "Carriage house" side-loaded garages located at the front property setback. Type G front facade and porch are to be setback from the auto-court, allowing a walkway and lawn to separate the auto-court from the entry. Depending on lot widths, two garages may face each other to form or contain the auto-court. A drive shall be centered on the main body or entry. The garages may be placed below street grade with proper drainage, collection, and distribution on each lot. Due to managing the lot slope, the finished floor of these lots may be 18" above grade at the entry location.

Lots **65-105** and **123-141** are **TYPE H** with front or rear garage options. Rear load garage arrangements are governed by the same criteria associated with Lot Type E. Front accessed garages can be either attached or detached and must be side loaded. Garages may be placed below street grade with proper drainage, collection, and distribution on each lot. Detached front accessed garages are subject to all criteria associated with outbuildings, excluding suggested positions on site for detached structures. ADUs located above front accessed garages must be approved by the Briley Farm ARB.



Lot Type E.

Lots in Briley Farm have varying views, topography, and context.

These attributes form the basis for building placement and orientation.

Principal Structure Setbacks:

- Front 20'-0"
- Sidyard 7'-6"
- Rear 20'-0"

Outbuilding Setbacks:

- Front Principal Structure Setback
- Sidyard 7'-6"
- Rear 7'-6" (10'-0" for two-story outbuilding)

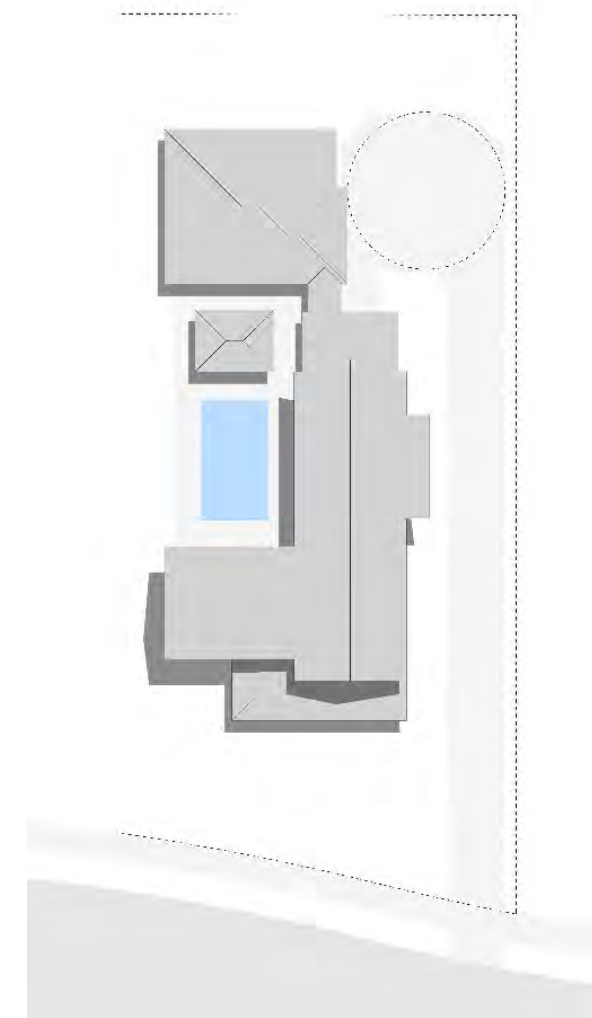
Type E: Rear Load

This lot is a standard lot with a rear-set garage. The garage is accessed via a side drive from the street. The drive width is a maximum of 12'-0" wide and may have a grass island for a ribbon drive.

The example lot shown is in Phase 2. Lots 122.

Type E lots should front along the short side of the property facing their coinciding streets. Additional garages may be located at the rear of the property.

Corner lots are encouraged to have garage access from the side street, with front façade along the short side of the property edge.



Lot Type F

Lots in Briley Farm have varying views, topography, and context.

These attributes form the basis for building placement and orientation.

Principal Structure Setbacks:

Front 20'-0"
 Sideyard 7'-6"
 Rear 20'-0"

Outbuilding Setbacks:

Front Principal Structure Setback
 Sideyard 7'-6"
 Rear 7'-6" (10'-0" for two-story outbuilding)

Type F: Alley

This lot is an "Alley" lot with a rear set garage. Garages are accessed via a shared drive lane at the rear or side of the properties via drive aprons or an auto-court.

The example block shown is in Phase 2. Lots 57-58 and 61.

Lots 55, 56, and 57 will front Street A

Lots 58, and 59 will front Street D

Lots 60 and 61 will front Street C

Lot 62 will front toward the southern property line or Street D with garage access from the alley.

Lot 63 will front toward the southern property line with garage access from the alley.

Lot 64 will front toward Street C with garage access from the alley

Garages are to be located at the rear of the property.



Lot Type G

Lots in Briley Farm have varying views, topography, and context.

These attributes form the basis for building placement and orientation.

Principal Structure Setbacks:

- Front 20'-0"
- Sideyard 7'-6"
- Rear 50'-0" (from NHWL)

Outbuilding Setbacks:

- Front Principal Structure Setback
- Sideyard 7'-6"
- Rear 50'-0" (from NHWL)

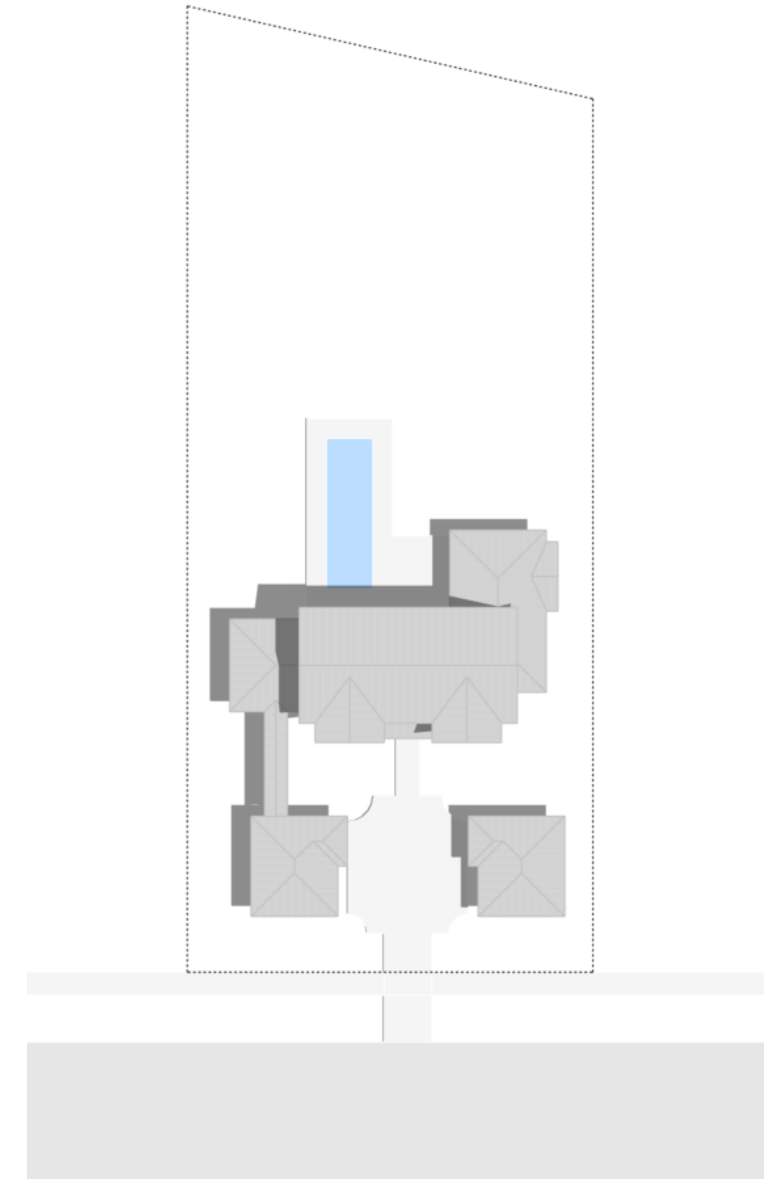
Type G: Lake Front

This lot is a "Lakefront" lot with a forward-set side-facing garage. Garages are accessed via a drive lane and/or auto court at the front or side of the property.

These lots shall front along the short side of the property facing their coinciding streets. The rear of the house faces the lake or adjacent conservation areas.

Garages are forward of the home's main body and porch. The garage doors shall be a minimum of 30'-0" apart. Given the topography and lot depth considerations, garages with three bays are discouraged. Detached garages are to meet the minimum front setback.

The example shown represents the ideal garage layouts for Lots 134-137.



Lot Type H

Lots in Briley Farm have varying views, topography, and context.

These attributes form the basis for building placement and orientation.

Principal Structure Setbacks:

- Front 20'-0"
- Sideyard 7'-6"
- Rear 20'-0"

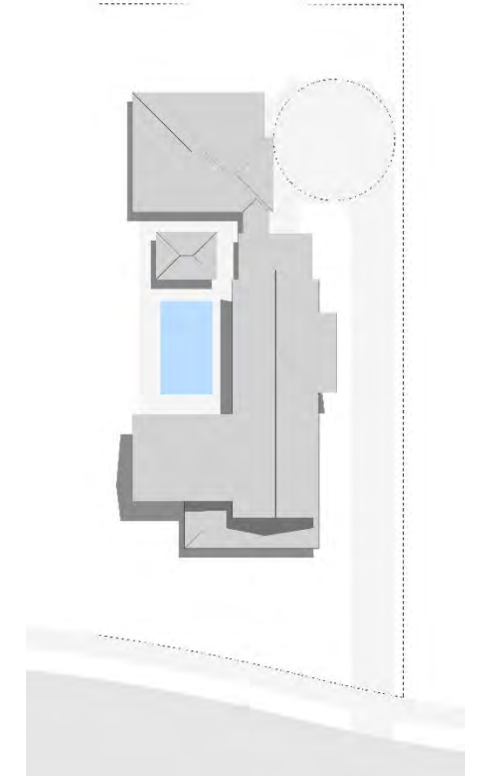
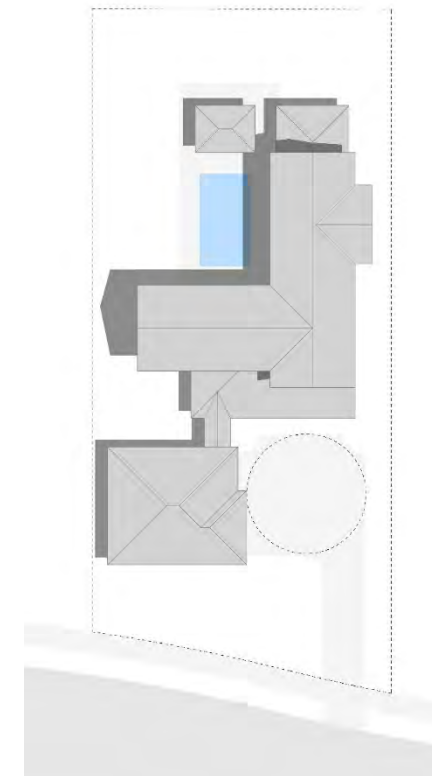
Outbuilding Setbacks:

- Front Principal Structure Setback
- Sideyard 7'-6"
- Rear 7'-6" (10'-0" for two-story outbuilding)

Type H: Front or Rear Option

This lot is a standard lot with a rear or front load garage. When rear loaded, the garage is accessed via a side drive from the street. The drive width is a maximum of 13'-0" wide and may have a grass island for a ribbon drive.

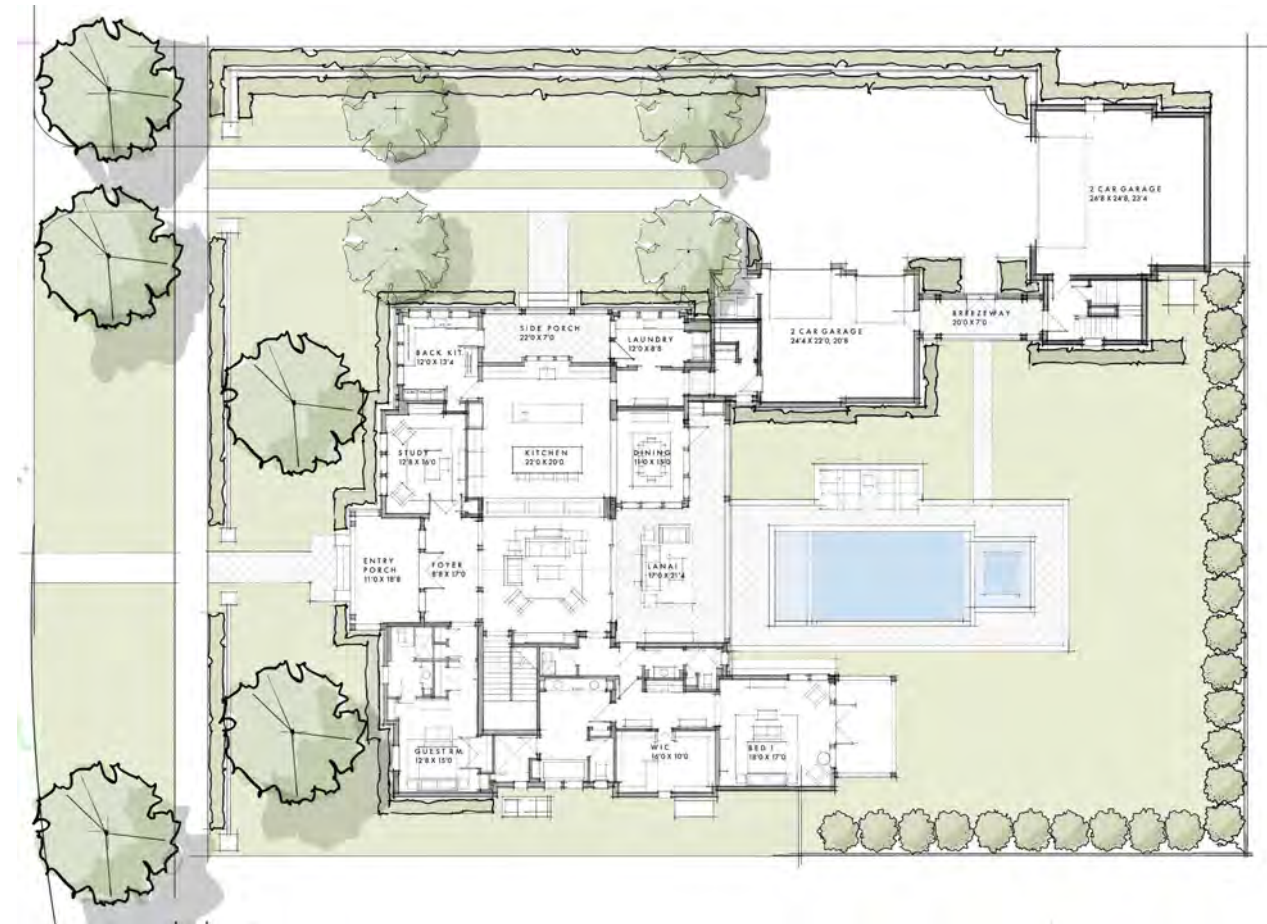
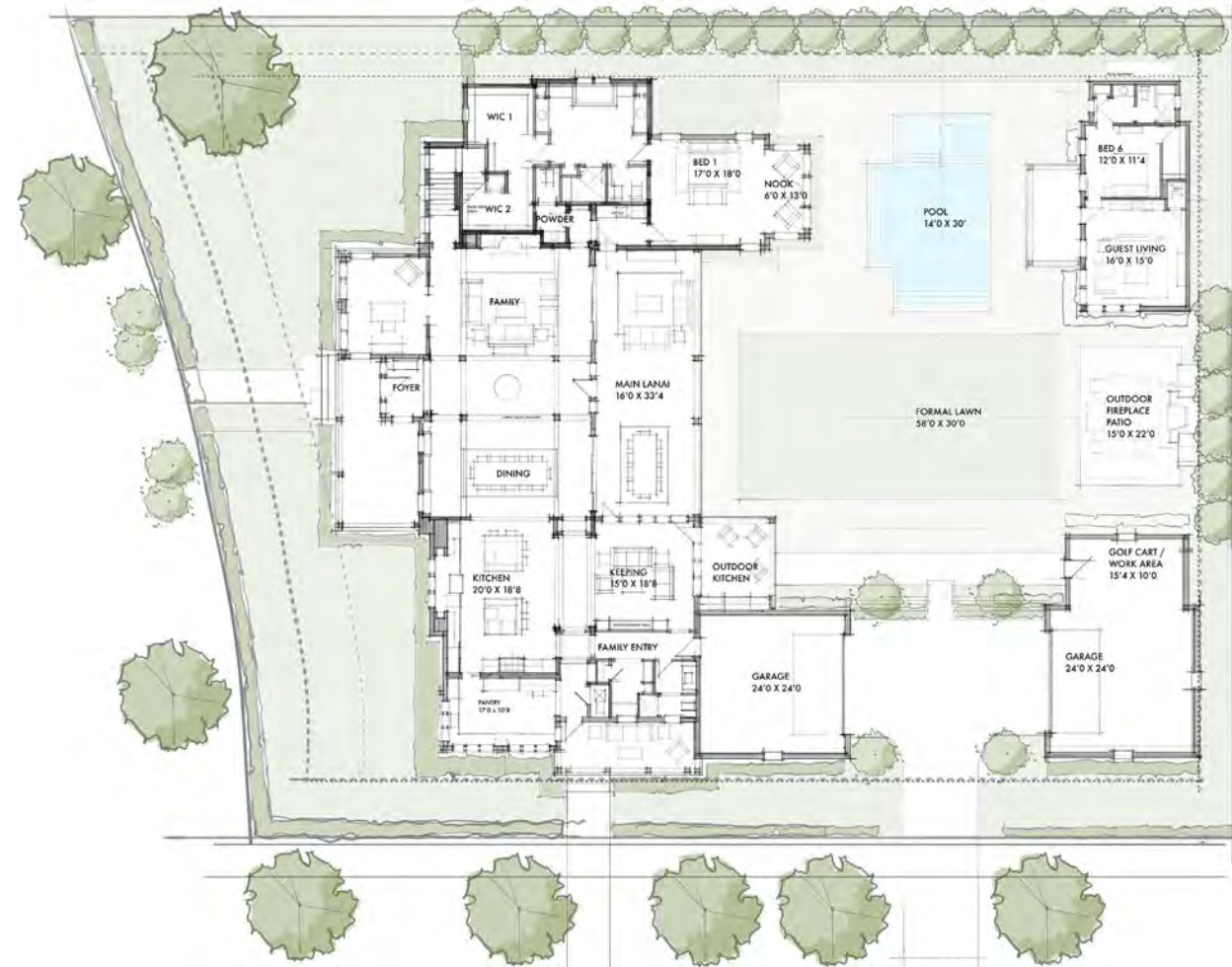
Front accessed garages must be side loaded with a landscaped, fenestrated, or articulated street facing façade.



Floor Plan Examples

FLOOR PLAN EXAMPLES DEPICT THE DESIGN INTENT PRIORITIZING THE FOLLOWING ASPECTS OF A BRILEY FARM HOME:

1. The distinct parts of the home are articulated into multiple clearly defined components.
2. The home shall present itself to the street and any public edge with porches, side porches engaging the public with “eyes on the street” Adding visual texture and activity. This also provides natural light and views to the streets of Oakland.
3. Multiple ingress and egress for the properties provide a compound like design, affording unique indoor and outdoor spaces.
4. Accessory structures are garages, carports, accessory dwelling units, pool houses, guest suites, etc. These structures provide usable square footage for a property without over sizing the composition of the home. They also provide excellent buffers to adjacent properties, framing a large private yard. The structures provide connection points for fencing or privacy walls. This limits the amount of fencing along the property boundary.



Colonial Revival

FUNDAMENTALS

During the earliest part of the 20th Century, there was a resurgence of the values and traditions of Colonial architecture (Georgian, Federal, Adam, etc). Central Florida has many fine examples of these architectural styles and Colonial Revival is one of the most predominant styles in the area. Elements such as entry, cornice, and windows are adapted from Georgian and other earlier period styles to embellish these modest, yet elegant homes. The strong presence of the Colonial Revival home is defined by the homes main body symmetrical facade, a well detailed entry portico or full facade porch, and side wings that buttress the main body of the home. The typical condition for an Briley Farm Colonial Revival will be an elongated main body with a 3, 4, or 5 bay organization of windows. The width of the main body is no more than 44 feet wide. The gable end of the main body is no more than 28 feet deep (hipped roof forms can be a maximum of 32')

Front porches are encouraged to be across the entire front facade. Other less common versions will be a front facing gable main body of the same proportion (28' on street front) with an entry portico or full facade front porch that may be one or two story in height, or an asymmetrical form where a porch terminates into a street facing gable end protruding from the main body. All of these forms are defined by the following details that are specific to Colonial Revival.

Massing: Simple rectangular volumes combined to create a main body and side wings. **Roofs:** Simple gables and hips with pitches ranging from 2:12 for porches to 7:12 through 10:12 pitch for main body and wings.

Eave and Cornice: Finished with elements such as a frieze and bedmold at the intersection of the frieze and soffit, and fascia with crown molding.

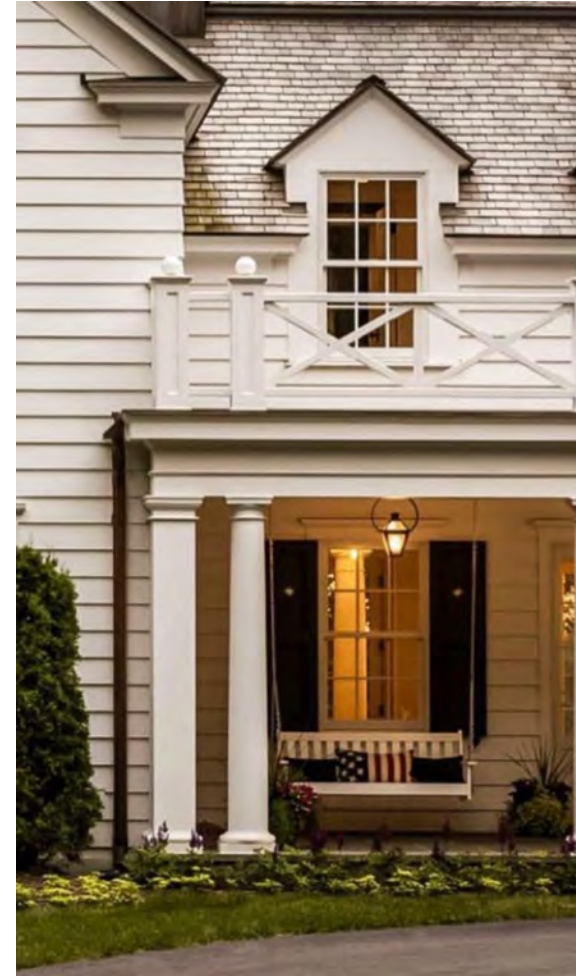
Porches and Entries: Detailed to the same level or at a higher level than the main body. Porch foundations, columns, railings, eaves, and ceiling treatment are all elements that define the style.

Windows: Double hung and close to 2 to 1 in proportion vertically. Typical windows have muntin patterns of 6 over 1 or 6 over 6. In some cases a 2 over 2 is also acceptable.



Colonial Revival

EXAMPLE IMAGERY



Florida Vernacular

FUNDAMENTALS

The Florida Vernacular style is an adaptation of the national style known generically as Carpenter style, known for its practical details and construction. This style is the best suited for our warm sub-tropical climate with its broad overhangs and deep porches allowing for shade and accepting of slight breezes. The typical condition for a Briley Farm Vernacular will be a street facing gable end no more than 28 feet wide with a front porch extending across the front facade. Other less common versions will be a side gable main body no more than 38 feet wide with a full facade front porch that may be one or two story in height, or an asymmetrical form where a porch terminates into a street facing gable end protruding from the main body.

All of these main body forms are defined by the following details that are specific to Florida Vernacular.

Massing: Simple rectangular volumes combined to create a main body and side wings.

Roofs: Simple gables and hips with pitches ranging from 2:12 for porches to 6:12 through 10:12 pitch for main body and wings.

Eave and Cornice: Simply detailed. Most have no fascia with plumb or square cut rafter tails. Other eaves will still have exposed rafters with a simple plumb or square fascia.

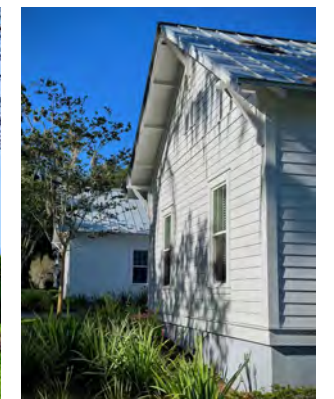
Porches and Entries: Detailed to the same level as the main body. Porch foundations, square columns, simple railings, eaves, and ceiling treatment are all elements that define the style.

Windows: Double hung and vertical in proportion. Typical windows have muntin patterns of 3 over 1. Other options include 2 over 1.



Florida Vernacular

EXAMPLE IMAGERY



French Farmhouse

FUNDAMENTALS

This style introduces historic massing, window rhythm, and simplistic forms to create an interpretation of the turn of the 20th century forms with simplified details. Central Florida has many examples of this simple informal style. James Gamble Rogers II brought the French Provincial style to the Central Florida region. Brick, stucco, horizontal siding with larger exposure in gables, and board and batten make up the primary material of this style. Entry, porches, cornice, and windows were adapted to the warm climate. Elements of this style are clearly defined massing with strong separations between main bodies and secondary massings. The elements provide a more distinct separation than the other styles usually foregoing wings in favor of low roof connections that are mostly transparent connectors. A well defined entry portico or full facade porch buttress the main body and secondary massing. The typical condition for an Briley Farm French Farmhouse will be a elongated main body with a 3, 4, or 5 bay organization of windows. Asymmetrical main bodies are common with street facing gables. The width of the main body is no more than 44 feet wide. The gable end of the main body is no more than 28 feet deep (hipped roof forms can be a maximum of 32')

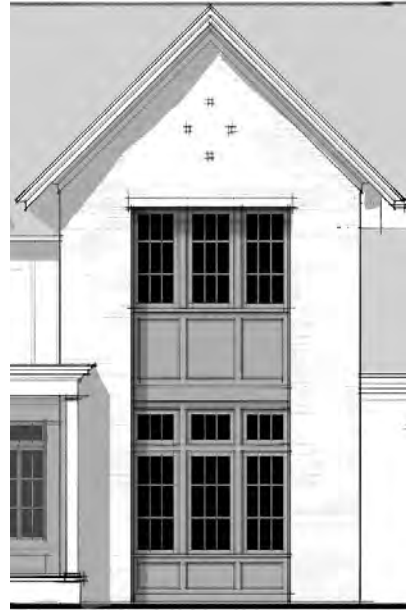
Front porches are encouraged to be across the entire front facade. Other common versions will be a front facing gable main body of the same proportion (28' on street front) with an entry portico or full facade front porch that may be one story in height, or an asymmetrical form where a porch terminates into a street facing gable end protruding from the main body. All of these forms are defined by the following details that are specific to French Farmhouse.

- A. Simple rectangular volumes are separated by low roof connectors to create a main body and secondary massings.
- B. Roofs are simple gables and hips with pitches ranging from 2:12 for porches to 10:12 through 14:12 pitch for main body and wings.
- C. The eave and cornice is finished with elements such as a simple drip edge, raked soffit, and a square cut fascia.
- D. Porches and entries are detailed to the same level as the main body. Porch foundations, columns, railings, eaves, and ceiling treatment are all elements that define the style.
- E. Windows are double hung or casement and are a 2 to 1 vertical proportion. Typical windows have muntin patterns of 6 over 1 or 6 over 6. In some cases a 2 over 2 is also acceptable. Casement and fixed windows typically have 6 light patterns, however the overall size of the window will vary the pattern. Large window to have muntin pattern with similar scale lights as the typical window. All muntins to be external (SDL) putty glazed profile.



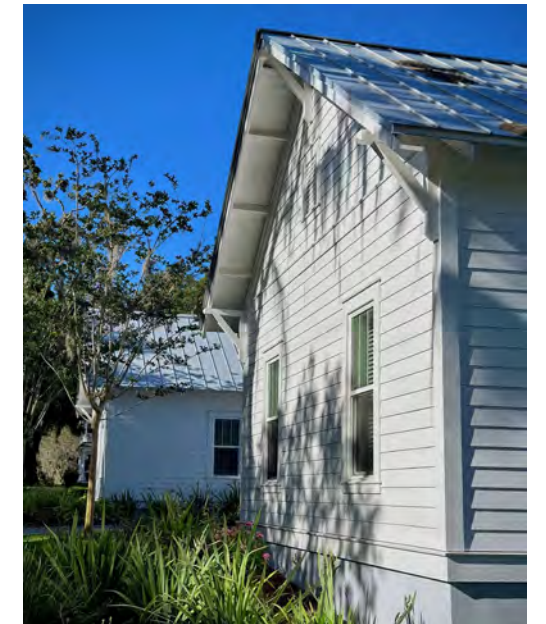
French Farmhouse

EXAMPLE IMAGERY



Outbuildings

EXAMPLE IMAGERY



PRELIMINARY SUBDIVISION PLANS FOR

BRILEY FARM PHASE 2 SUBDIVISION

543 BRILEY AVENUE
TOWN OF OAKLAND FL, 34760

PREPARED FOR

BRILEY LAND HOLDINGS LLC

Preliminary Subdivision Plans

PROJECT TEAM

APPLICANT/OWNER

BRILEY LAND HOLDINGS LLC,
1921 MAGUIRE RD, SUITE 104
WINDERMERE, FLORIDA 34786
PHONE: 321.230.1441

GEOTECHNICAL ENGINEER

UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD
OAKLAND, FLORIDA 34811
PHONE: 407.423.0504

CIVIL ENGINEER

GEMINI LAND DEVELOPMENT, INC.
2875 S. ORANGE AVENUE, SUITE 500-3600
ORLANDO, FLORIDA 32806
PHONE: 407.247.3581

SURVEYOR

ALLEN AND COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: 407.654.5355

PERMITTING AGENCIES

LOCAL MUNICIPALITY

TOWN OF OAKLAND
220 N. TUBB STREET
OAKLAND, FLORIDA 34760
PHONE: 352.656.0188

STATE

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803
PHONE: 407.897.4100

STATE

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
601 SOUTH LAKE DESTINY ROAD, SUITE 200
MAITLAND, FL ORIDA 32751
PHONE: 407.659.4800

UTILITY SERVICE PROVIDERS

WATER & WASTEWATER

TOWN OF OAKLAND
220 N. TUBB STREET
OAKLAND PARK, FLORIDA 34760
PHONE: 352.656.0188

NATURAL GAS

LAKE APOPKA NATURAL GAS DISTRICT
38 N. PARK AVE.
APOPKA, FLORIDA 34703
PHONE: 407.656.0751

ELECTRIC

DUKE ENERGY
3250 BONNETT CREEK ROAD
P.O. BOX 10000
LAKE BUENA VISTA, FLORIDA 34830
PHONE: 407.938.6602

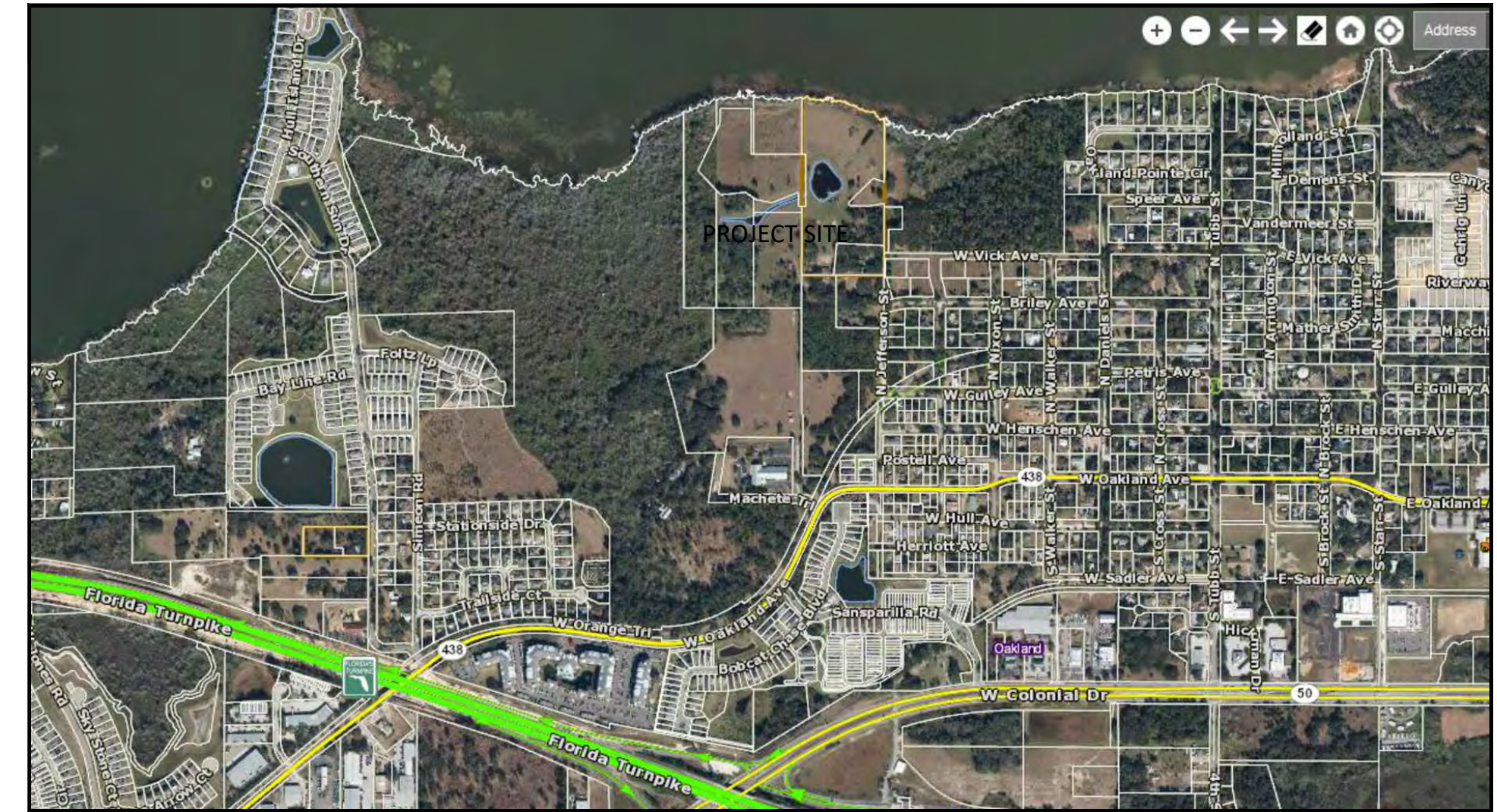
TELEPHONE

LUMEN
33 N. MAIN ST.
WINTER GARDEN, FLORIDA 34787
PHONE: 321.203.7019

CABLE

SPECTRUM
3767 ALL AMERICAN BLVD
APOPKA, FLORIDA 32810
PHONE: 407.532.8511

LOCATION MAP



PARCEL IDENTIFICATION No.
20-22-27-0000-00-010

SCALE 1"=1000'

Sheet Index		Submit					
Sheet Id.	Sheet Title	1	2	3	4	5	6
C0.00	Cover Sheet	✓	✓				
C1.00	General Notes & Sections	✓	✓				
C2.00	Existing Conditions Plan	✓	✓				
C3.00	Overall Site Plan	✓	✓				
C4.00 - C4.01	Preliminary Site Plan	✓	✓				
C5.00 - C5.01	Preliminary Utility And Drainage Plan	✓	✓				
C8.00 - C8.01	Vehicle Tracking Plan	✓	✓				
C9.00	Wetland Mitigation Plan	✓	✓				
Reference Drawings (Prepared By Others)							
1	Boundary & Topographic Survey	✓	✓				
	Date	Description					
	1-15-25	Submit to Town of Oakland					
	1 4-18-25	Revise per Town of Oakland comments					

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 20, THENCE RUN SOUTH 89°54'24" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, FOR A DISTANCE OF 517.30 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NODIVIDE FOR A DISTANCE OF 1294.82 FEET TO A POINT HEREFTER KNOWN AS "A" ON THE APPARENT SOUTHERLY SHORELINE OF LAKE APOPKA; THENCE RUN ALONG SAID APPARENT SHORELINE FOR A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT HEREFTER KNOWN AS POINT "B" ON SAID APPARENT SOUTHERLY SHORELINE, SAME POINT BEING NORTH 67°23'39" EAST, A DISTANCE OF 230.73 FEET FROM SAID POINT "A"; THENCE RUN EASTERLY ALONG SAID APPARENT SHORELINE FOR A DISTANCE OF 310 FEET, MORE OR LESS, TO A POINT HEREFTER KNOWN AS POINT "C" ON SAID APPARENT SOUTHERLY SHORELINE, SAME POINT BEING SOUTH 89°54'24" EAST, A DISTANCE OF 307.86 FEET FROM SAID POINT "B"; THENCE RUN EASTERLY ALONG SAID APPARENT SHORELINE FOR A DISTANCE OF 910 FEET, MORE OR LESS, TO A POINT ON SAID APPARENT SOUTHERLY SHORELINE OF LAKE APOPKA, SAME POINT BEING SOUTH 74°11'02" EAST, 877.82 FEET FROM POINT "C"; AND BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE TOWN OF OAKLAND AS RECORDED IN PLAT # 99 AND 100 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID APPARENT SOUTHERLY SHORELINE, RUN SOUTH 02°09'12" WEST ALONG SAID NORTHERLY EXTENSION FOR A DISTANCE OF 297.13 FEET; THENCE DEPARTING SAID NORTHERLY EXTENSION, RUN NORTH 70°12'08" WEST FOR A DISTANCE OF 64.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 243.33 FEET, WITH A CHORD BEARING OF SOUTH 78°01'19" WEST, AND A CHORD DISTANCE OF 254.63 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°33'14" FOR A DISTANCE OF 26.89 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 45°45'00" WEST FOR A DISTANCE OF 215.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF SOUTH 22°17'41" EAST, AND A CHORD DISTANCE OF 33.34 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 132°29'37" FOR A DISTANCE OF 42.38 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°59'54" EAST FOR A DISTANCE OF 120.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 35.00 FEET, WITH A CHORD BEARING OF NORTH 86°04'16" EAST, AND A CHORD DISTANCE OF 4.80 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°01'26" FOR A DISTANCE OF 4.80 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 81°09'50" EAST FOR A DISTANCE OF 153.74 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE SAID PLAT OF THE TOWN OF OAKLAND; THENCE RUN SOUTH 02°09'12" WEST ALONG THE NORTHERLY EXTENSION OF SAID WEST LINE FOR A DISTANCE OF 1332.97 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL, A VARIABLE WIDTH RIGHT OF WAY ACCORDING TO OFFICIAL RECORDS BOOK 4506, PAGE 1289 AND OFFICIAL RECORDS BOOK 4814, PAGE 3816 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN NORTH 89°54'24" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL, A 50.00 FOOT RIGHT OF WAY, THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF WEST ORANGE TRAIL AND ALONG THE NORTH RIGHT OF WAY LINE OF SAID MACHETE TRAIL, RUN NORTH 73°25'07" WEST, FOR A DISTANCE OF 49.76 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE OF MACHETE TRAIL, RUN NORTH 89°38'27" WEST, FOR A DISTANCE OF 285.56 FEET; THENCE DEPARTING THE AFORESAID NORTH RIGHT OF WAY LINE OF MACHETE TRAIL, THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF AFORESAID MACHETE TRAIL, RUN NORTH 89°38'24" WEST, FOR A DISTANCE OF 475°59' EAST, FOR A DISTANCE OF 186.06 FEET; THENCE RUN NORTH 02°02'24" EAST, FOR A DISTANCE OF 281.40 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST; THENCE ALONG SAID SOUTH LINE, RUN NORTH 89°54'24" WEST, FOR A DISTANCE OF 198.79 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

PULTE POND PARCEL.

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 20, THENCE RUN SOUTH 89°54'24" EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20 FOR A DISTANCE OF 737.73 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 02°09'12" EAST FOR A DISTANCE OF 816.43 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 43°29'46" WEST FOR A DISTANCE OF 181.18 FEET; THENCE RUN NORTH 20°20'00" EAST FOR A DISTANCE OF 363.37 FEET; THENCE RUN NORTH 02°21'37" EAST FOR A DISTANCE OF 100.33 FEET; THENCE RUN SOUTH 89°59'50" EAST FOR A DISTANCE OF 213.21 FEET; THENCE RUN SOUTH 02°09'12" WEST FOR A DISTANCE OF 314.35 FEET; THENCE RUN SOUTH 89°54'24" WEST FOR A DISTANCE OF 376.39 FEET; THENCE RUN NORTH 02°09'12" WEST FOR A DISTANCE OF 304.19 FEET; THENCE RUN NORTH 89°59'54" WEST FOR A DISTANCE OF 540.00 FEET; THENCE RUN NORTH 02°09'12" EAST FOR A DISTANCE OF 188.61 FEET; THENCE RUN SOUTH 68°16'28" WEST FOR A DISTANCE OF 198.03 FEET; THENCE RUN NORTH 78°16'43" WEST FOR A DISTANCE OF 112.21 FEET; THENCE RUN NORTH 55°32'28" WEST FOR A DISTANCE OF 88.00 FEET; THENCE RUN SOUTH 87°50'15" WEST FOR A DISTANCE OF 170.87 FEET; THENCE RUN NORTH 43°29'46" WEST FOR A DISTANCE OF 42.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 282,284 SQUARE FEET OR 6.476 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT:

VOSS PARCEL.

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TOWN OF OAKLAND, AS RECORDED IN PLAT BOOK 8, PAGES 99 AND 100; THENCE RUN NORTH 60°32'51" WEST FOR A DISTANCE OF 57.34 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 02°09'10" WEST FOR A DISTANCE OF 360.19 FEET; THENCE RUN NORTH 89°24'17" WEST FOR A DISTANCE OF 87.30 FEET; THENCE RUN SOUTH 02°09'10" WEST FOR A DISTANCE OF 8.00 FEET; THENCE RUN NORTH 89°24'17" WEST FOR A DISTANCE OF 228.50 FEET; THENCE RUN NORTH 02°09'10" EAST FOR A DISTANCE OF 364.93 FEET; THENCE RUN SOUTH 89°24'17" EAST FOR A DISTANCE OF 326.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 118,481 SQUARE FEET OR 2.720 ACRES, MORE OR LESS.

CONTAINING 118,481 SQUARE FEET OR 2.720 ACRES, MORE OR LESS.

TOTAL ACREAGE, 2,652,594 SQUARE FEET OR 60.865 ACRES, MORE OR LESS.

Key Map:

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Consultant(s) / Note(s)

1 04-18-2025	REVISED PER CITY COMMENTS
01-15-2025	SUBMIT TO TOWN OF OAKLAND
NO. DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS	
DATE:	JAN 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	23-013
DESIGNED BY:	NCG
DRAWN BY:	CL
CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	NOTED/NTS

Project Name:
BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:
COVER SHEET

Sheet No.
C0.00



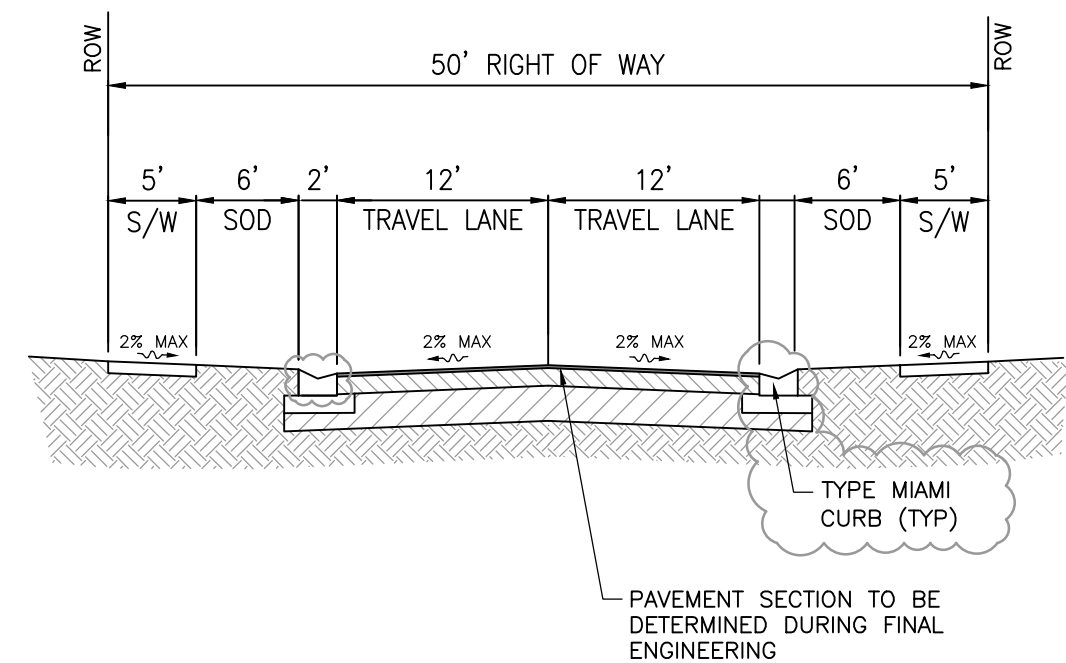
2875 S. Orange Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminihd.com
FBPE CA No. 38898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

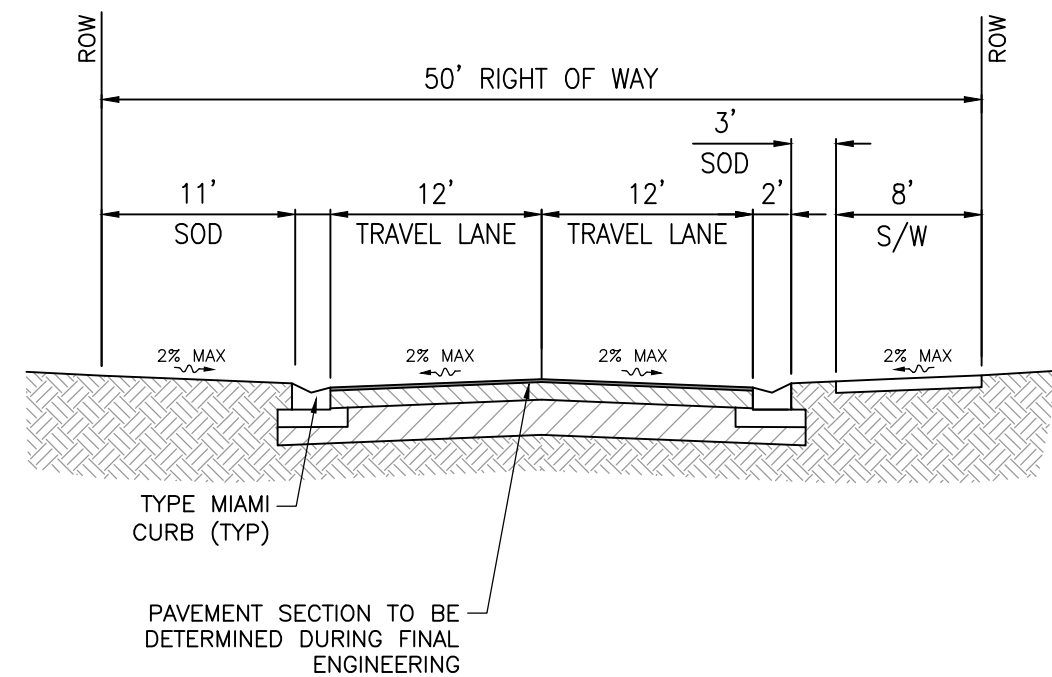
Robert M. Johnson, P.E.
Registration No. 77677
Date: 4/18/2025

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated in the seal using a SHA authentication code.
Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.
Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

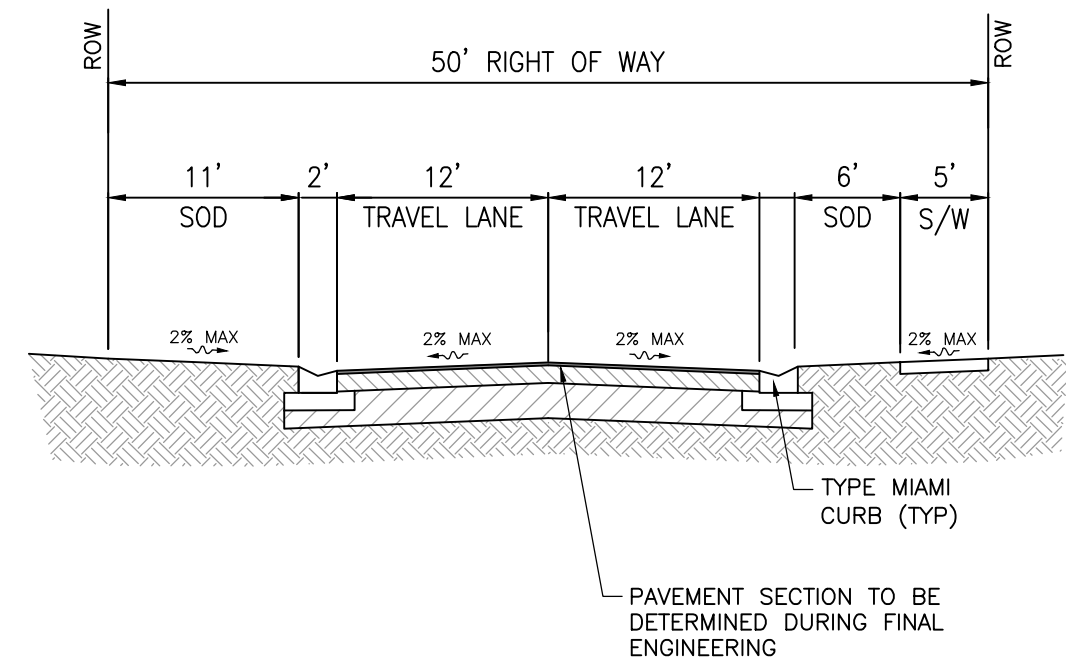
10-21-2025 P&Z Meeting Agenda



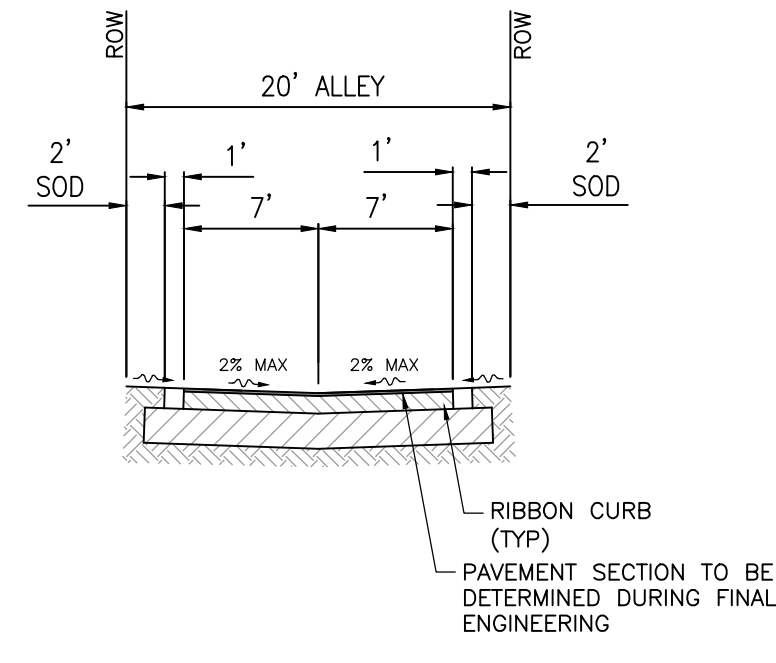
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N.T.S.



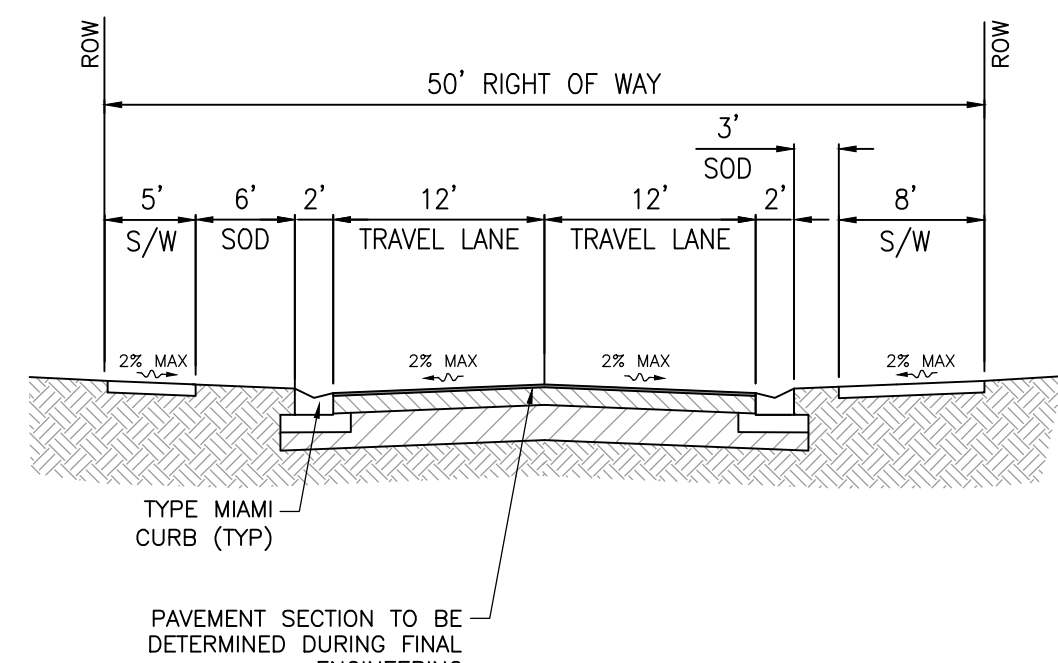
B TYPICAL 50' R.O.W. SECTION
N.T.S.



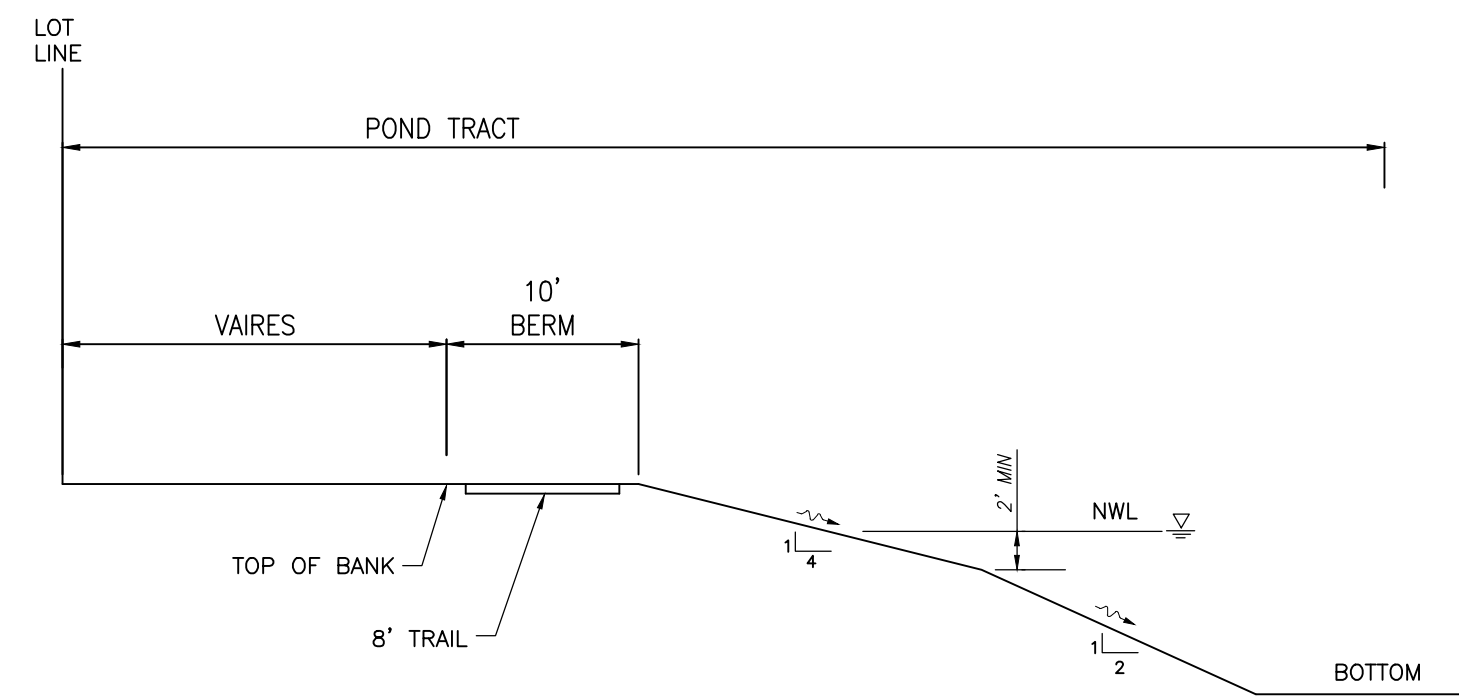
A2 TYPICAL 50' R.O.W. SECTION
N.T.S.



D TYPICAL 20' ALLEY SECTION
N.T.S.



C TYPICAL 50' R.O.W. SECTION
N.T.S.



E TYPICAL WET DETENTION GRADING SECTION A
N.T.S.

Utility Legend		
Existing	Utility Type	Proposed
--- WM ---	WATER MAIN (WM)	WM
--- RW ---	RECLAIM WATER MAIN (RW)	RW
--- SS ---	SANITARY SEWER (SS)	SS
■	STORMWATER INLET	■
—	WATER SERVICE	—
—	RECLAIM WATER SERVICE	—
—	SANITARY SEWER LATERAL	—
—	GATE VALVE (G.V.)	—
—	TEE	—
—	BEND	—
—	REDUCER (RED.)	—
—	FIRE HYDRANT ASSEMBLY	—
	ASSET I.D.	[WGVL]
	BT SAMPLE POINT	

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Project Name:
BRILEY FARM PHASE 2

**PRELIMINARY
SUBDIVISION PLANS**

Jurisdiction:
Town of Oakland, FL

Sheet Title:
**GENERAL NOTES &
SECTIONS**

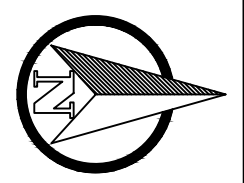
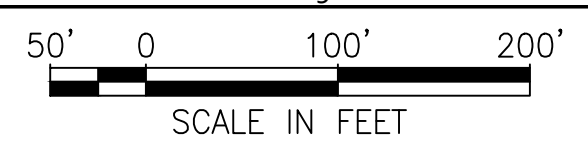
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LAND DEVELOPMENT
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Orlando, Florida 32806
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FBPE CA No. 36898

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Robert M. Johnson, P.E.
Registration No. 77677
Date: **4/18/2025**

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Key Map:

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2	01-15-2025	SUBMIT TO TOWN OF OAKLAND
SUBMISSIONS/REVISIONS		
DATE:	JAN 2025	
VERTICAL DATUM:	NAVD88	
JOB NO.:	23-013	
DESIGNED BY:	NCG	
DRAWN BY:	CL	
CHECKED BY:	RMJ	
APPROVED BY:	NCG	
SCALE (FT)	1" = 100'	

Project Name:
BRILEY FARM PHASE 2
PRELIMINARY
SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:
EXISTING
CONDITIONS
PLAN

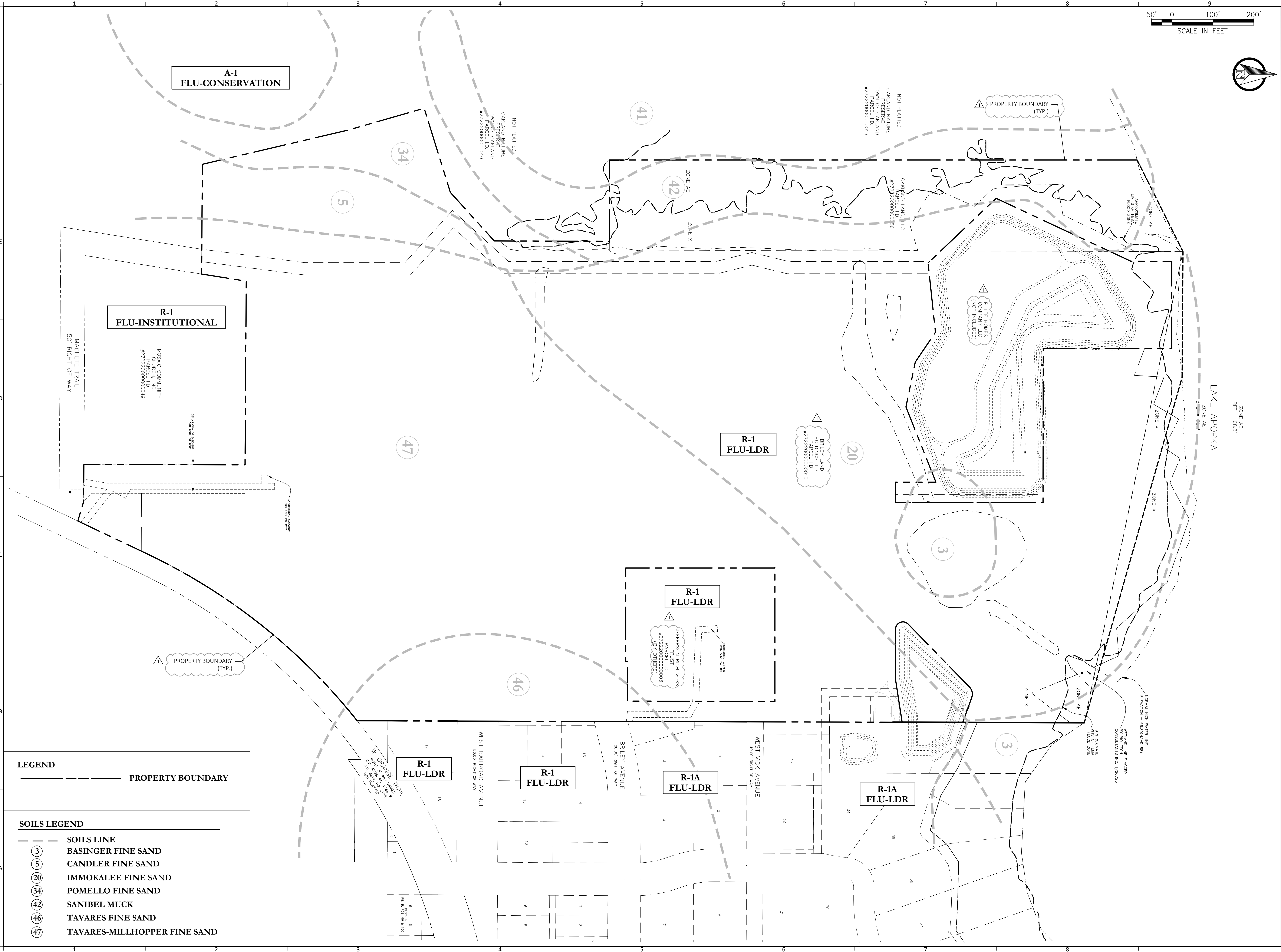
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LEGEND

--- PROPERTY BOUNDARY

SOILS LEGEND

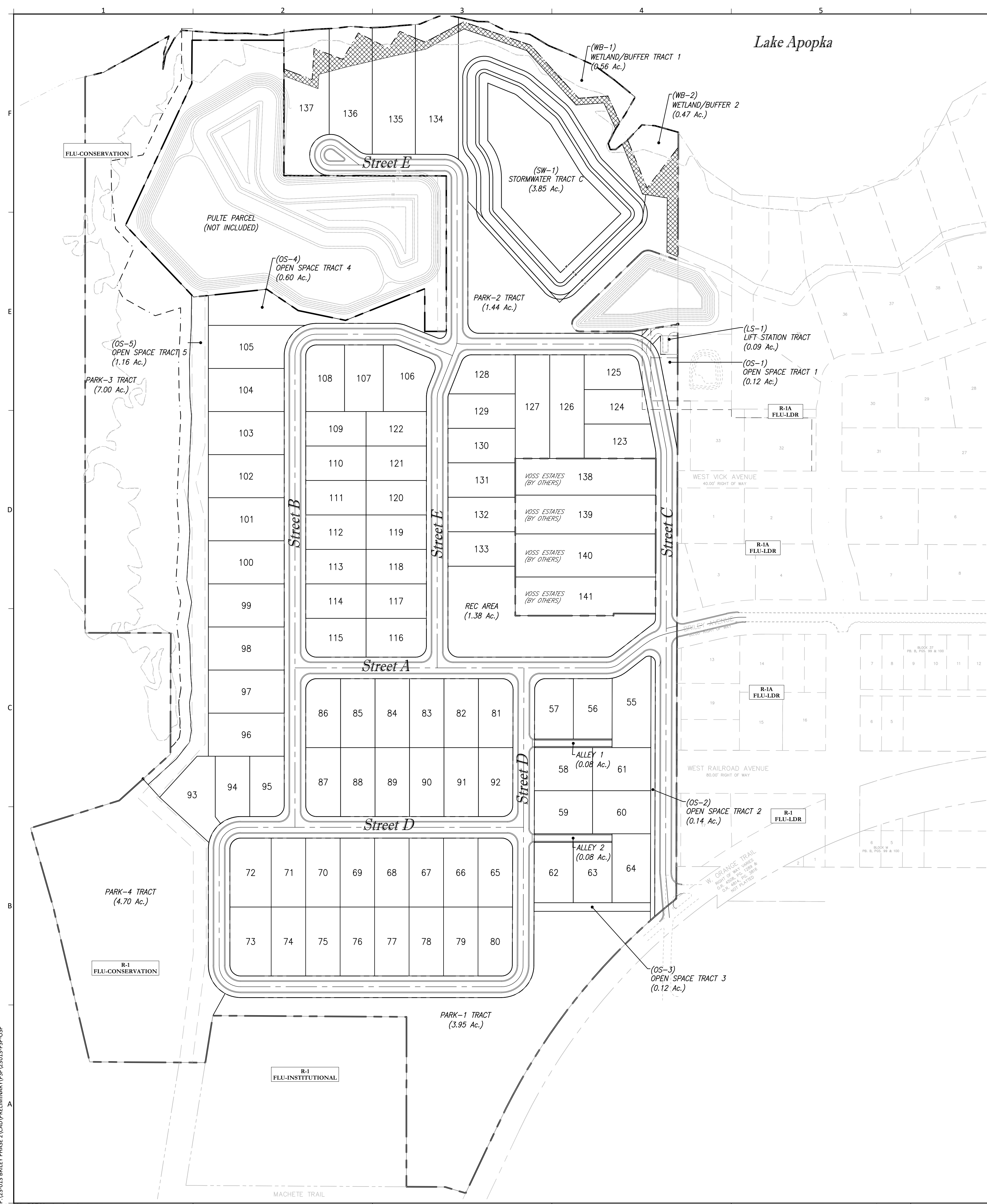
--- SOILS LINE

③	BASINGER FINE SAND
⑤	CANDLER FINE SAND
②①	IMMOKALEE FINE SAND
③④	POMELLO FINE SAND
④②	SANIBEL MUCK
④⑥	TAVARES FINE SAND
④⑦	TAVARES-MILLHOPPER FINE SAND

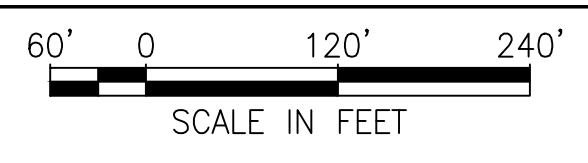
10-17-2025 P&Z Meeting Agenda

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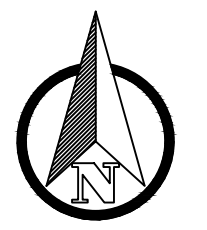
P:\23-013 BRILEY PHASE 2\CAD\PRELIMINARY\PS\23-013-PSP-FC



Lake Apopka



Key Map:



DEVELOPMENT INFORMATION

GENERAL	
PUD AREA	71.39 Acres
PROJECT AREA	62.19 Acres
FUTURE VOSS LOTS	2.72 Acres
PLUETTE OUT PARCEL	6.48 Acres
PUD LOTS	87 Lots
PROJECT LOTS	83 Lots
FUTURE VOSS LOTS (LOTS 138-141)	4 Lots
ZONING	PUD
FUTURE LAND USE	LDL
PROJECT DENSITY	1.33 Units/Ac
PUD DENSITY	1.21 Units/Ac

SITE / LOT DATA - PHASE 2

SINGLE-FAMILY	
NUMBER OF UNITS	87
MAX BUILDING HEIGHT	47' (12 STORIES)
MIN. AVERAGE LOT SIZE	30,000 SF
MIN. LOT WIDTH	80'
MIN. LOT DEPTH	120'
MAX. LOT COVERAGE	70%
SETBACKS (FEET)	
FRONT PRIMARY	30'
FRONT PORCH	12'
REAR PRIMARY	30'
GARAGE REAR (S)	20' FOR ALLEY LOAD PRODUCT
SIDE	7.5'
SIDE STREET	10'
SIDE TOTAL (S)	15'
OUTBUILDING SIDEYARD	7.5'
OUTBUILDING STREET	10'
OUTBUILDING REAR	7.5' (NOT FOR TWO STORY OUTBUILDING)
DRIVEWAYS SIDE LOT LINE	1'

1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED
2. SIDE SETBACK TOTAL WIDTH BETWEEN BUILDINGS TO BE 15'
3. GARAGE REAR SETBACK TO BE 5' OR 20' FOR ALLEY LOAD PRODUCT
4. FUTURE VOSS LOTS TO BE PLATTED AND DEVELOPED BY OTHERS. UTILITY STUB OUTS TO BE PROVIDED WITH THIS PHASE.

OWNERSHIP / MAINTENANCE

RIGHT-OF-WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND WITH A USE AGREEMENT TO ALLOW HOA ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES TO BE DEDICATED TO THE HOA FOR MAINTENANCE OF ROADWAY AND DRAINAGE FACILITIES
ALLEY EASEMENTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOA
POND TRACTS	PUBLIC	TO BE DEDICATED TO THE HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY HOA.
DRAINAGE EASEMENTS	PUBLIC	TO BE DEDICATED TO TOWN OF OAKLAND. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
UTILITY EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
WATER, RECLAIMED WATER & SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
PARK TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
SIDEWALKS IN PUB. C. RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY TOWN OF OAKLAND

MISCELLANEOUS

POTABLE WATER SERVICE	TOWN OF OAKLAND LT LINES
RECLAIMED WATER SERVICE	TOWN OF OAKLAND LT LINES
WASTEWATER SERVICE	TOWN OF OAKLAND LT LINES
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	ORANGE COUNTY FIRE RESCUE

PHASING
THE PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

SIGNAGE
SIGNAGE SHALL COMPLY WITH PUD & TOWN OF OAKLAND. BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED.

LANDSCAPE
1. LANDSCAPE PLANS WILL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH THE PUD & TOWN OF OAKLAND.
2. ROOT PRUNING IS REQUIRED FOR ALL DEVELOPMENT IMPROVEMENTS ADJACENT TO TREE SAVE AREAS.

FIRE
1. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED NEAR THE LATEST EDITION OF THE IFC AND NFPA 101.

UTILITIES
1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER SERVICES SHALL BE FINALIZED AT THE TIME OF CONSTRUCTION PLAN REVIEW.

MISCELLANEOUS
1. ANY EXISTING SEPTIC TANKS OR WELLS SHALL BE PROPERLY ABANDONED PRIOR TO START OF CONSTRUCTION. PERMITS SHALL BE APPLIED FOR AND ISSUED BY THE APPROPRIATE AGENCIES. ALL SEPTIC SYSTEMS AND/OR WELLS ABANDONMENT PERMITS SHALL BE COPIED TO THE TOWN FOR THE RECORDS.
2. ALL SCREEN WALLS AND RETAINING WALLS SHALL BE CONSTRUCTED AND REVIEWED BY OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ALL SCREEN WALLS AND/OR RETAINING WALLS SHALL BE CONSTRUCTED FROM THE TOWN PUD OR CONSTRUCTION.
3. STREET LIGHTING TO BE PROVIDED AND MAINTAINED BY DUKE ENERGY.

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION RATES 11TH EDITION

Phase	Description/ITE Code	Quantity	Units	Weekly Trips Per Unit	DAILY Total Generated Daily Trips	PM PEAK HOUR			
						PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
2	Single Family Homes 210	83	du	9.85	818	0.98	85	54	31
	Voss Single Family Homes 210	4	du	9.85	39	0.98	4	3	1
	Total	87	du	-	857	-	89	57	32

SCHOOL DEMAND
Student Population per D.C.

Phase	School Type	Residential Units Attached	Multiplier per OCSB	Student Population
2	Elementary Students	83	0.169	14.0
	Middle School Students	83	0.092	7.6
	High School Students	83	0.145	12.0
Voss	Elementary Students	4	0.169	0.7
	Middle School Students	4	0.092	0.4
	High School Students	4	0.145	0.6
	Total Students:			35.3

TRACT IDENTIFICATION TABLE

TRACT	USE	PHASE	AREA (ACRES)	OWNERSHIP AND MAINTENANCE (O&M)
PARK-1	PARK	3.51	OAKLAND	
PARK-2	PARK	1.48	OAKLAND	
PARK-3	PARK	7.00	OAKLAND	
PARK-4	PARK	4.70	OAKLAND	
REC AREA	RECREATION AREA	1.38	HOA	
SO-1	POND	3.83	HOA	
LS-1	LIFT STATION	0.09	OAKLAND	
OS-1	OPEN SPACE	0.12	HOA	
OS-2	OPEN SPACE	0.14	HOA	
OS-3	OPEN SPACE	0.12	HOA	
OS-4	OPEN SPACE	0.60	HOA	
OS-5	OPEN SPACE	1.16	HOA	
WB-1	WETLAND/BUFFER	0.56	HOA	
WB-2	WETLAND/BUFFER	0.47	HOA	
ALLEY 1	ALLEY	0.08	HOA	
ALLEY 2	ALLEY	0.08	HOA	
	TOTAL:	25.74		

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CHECKED BY:	RMJ
APPROVED BY:	NCG
SCALE (FT)	1" = 120'

Project Name:

BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:

OVERALL SITE PLAN

Sheet No.

C3.00



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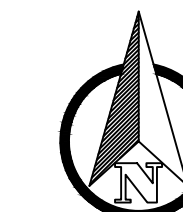
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10-21-2025 P&Z Meeting Agenda

Lake Apopka



Key Map:



SIGNAGE AND STRIPING LEGEND

- STANDARD 12" WHITE CROSS WALK MARKING, PER FDOT INDEX 711-001
- 24" WHITE STOP LINE MARKING, PER FDOT INDEX 711-001
- "STOP SIGN (R1-1) CO-MOUNTED WITH STREET NAME SIGN (D3-1) OR COUNTY EQUIVALENT
- "SPEED LIMIT" SIGN (R2-1)

STRIPING NOTES:

1. DETECTABLE WARNING SURFACES WILL BE PROVIDED AT ALL PLACES WHERE VEHICULAR PATH MEETS PEDESTRIAN
2. RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS.
3. ALL PAVEMENTS MARKING SHALL BE THEROPLASTIC AND MUST COMPLY WITH FDOT INDEX 711-001
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.

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BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:

PRELIMINARY SITE PLAN

Sheet No.

C4.00

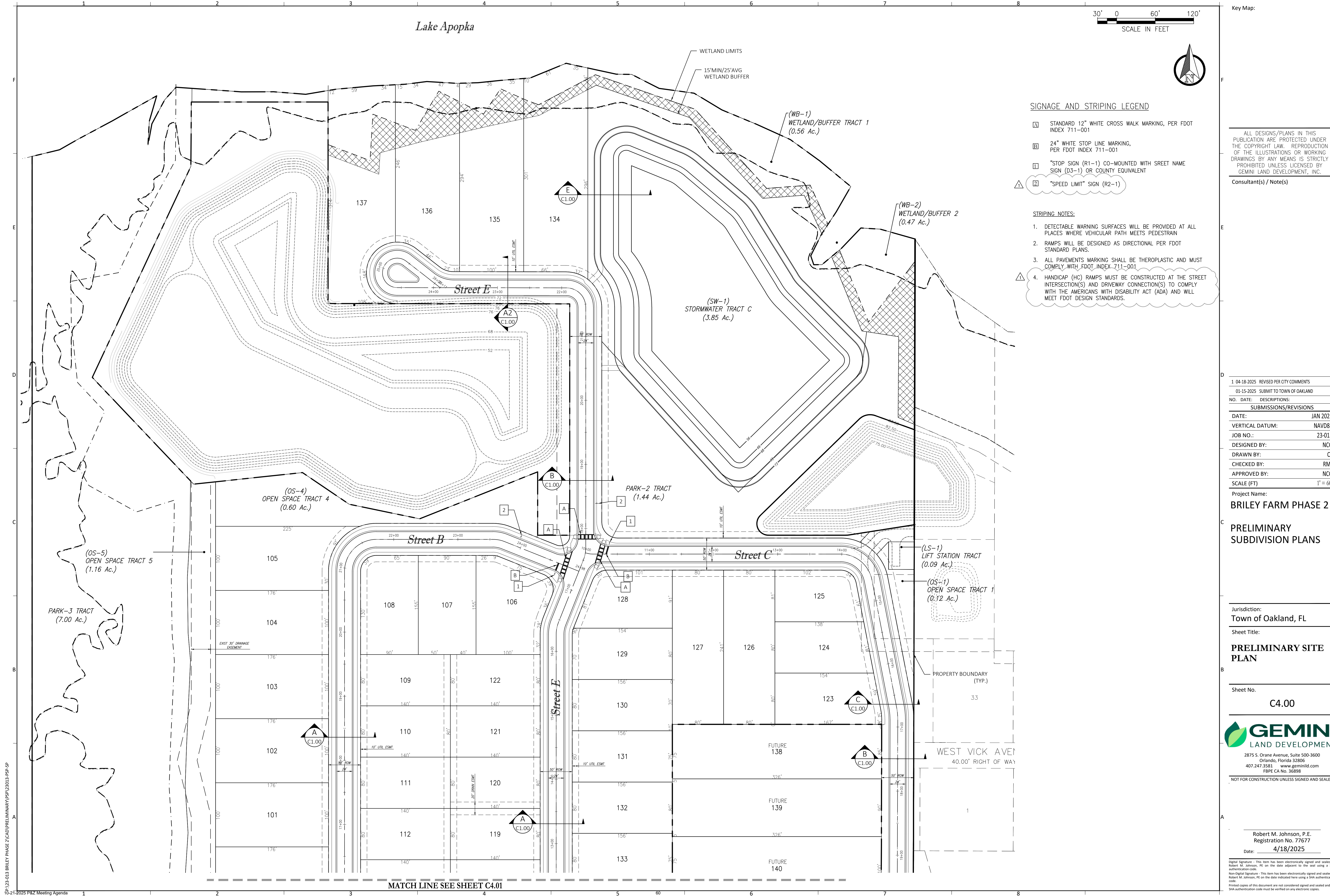


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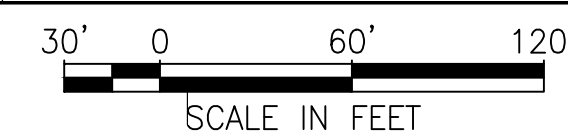
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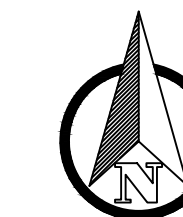
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MATCH LINE SEE SHEET C4.01

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Jurisdiction:
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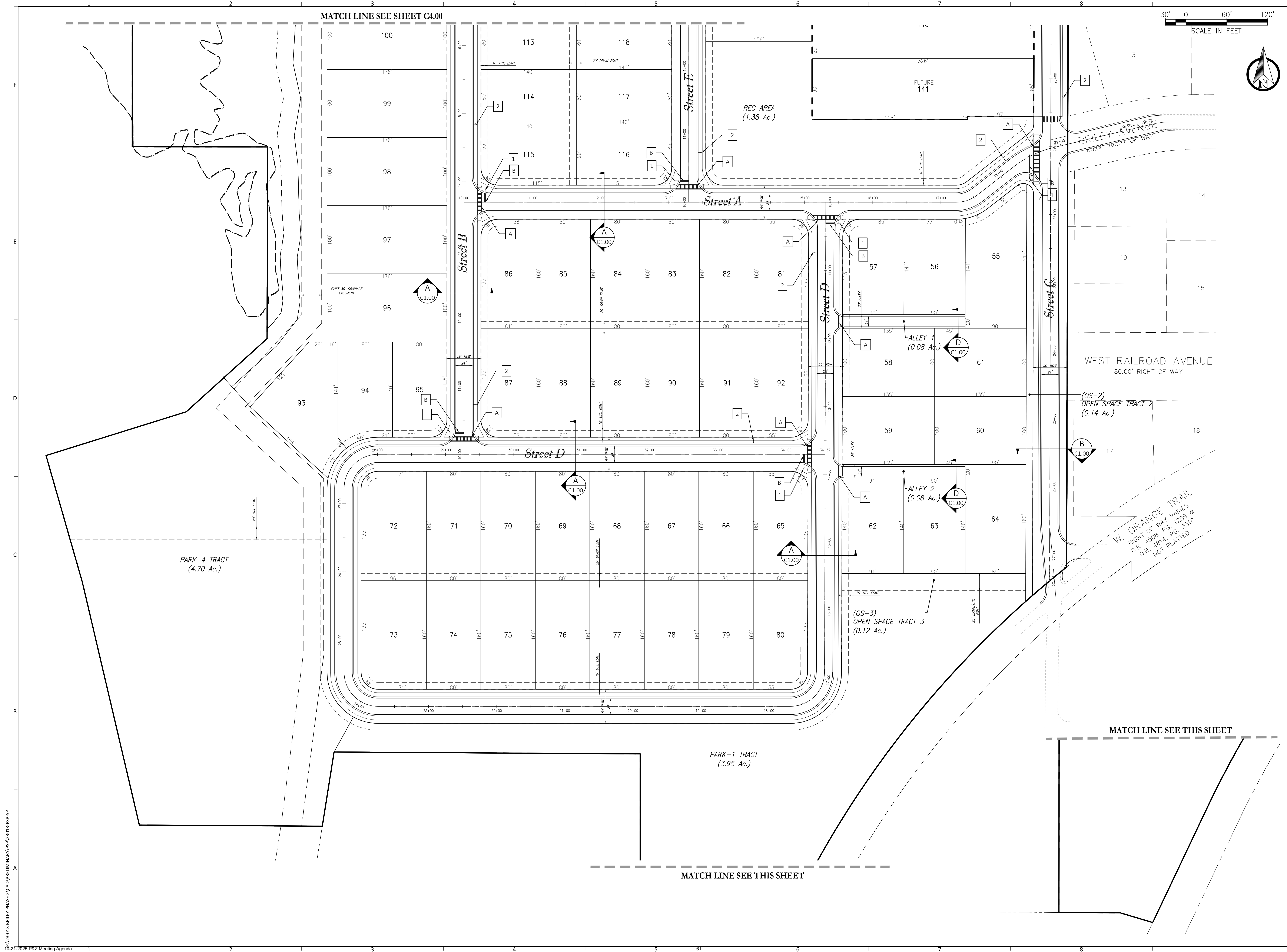
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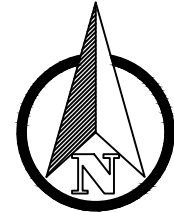
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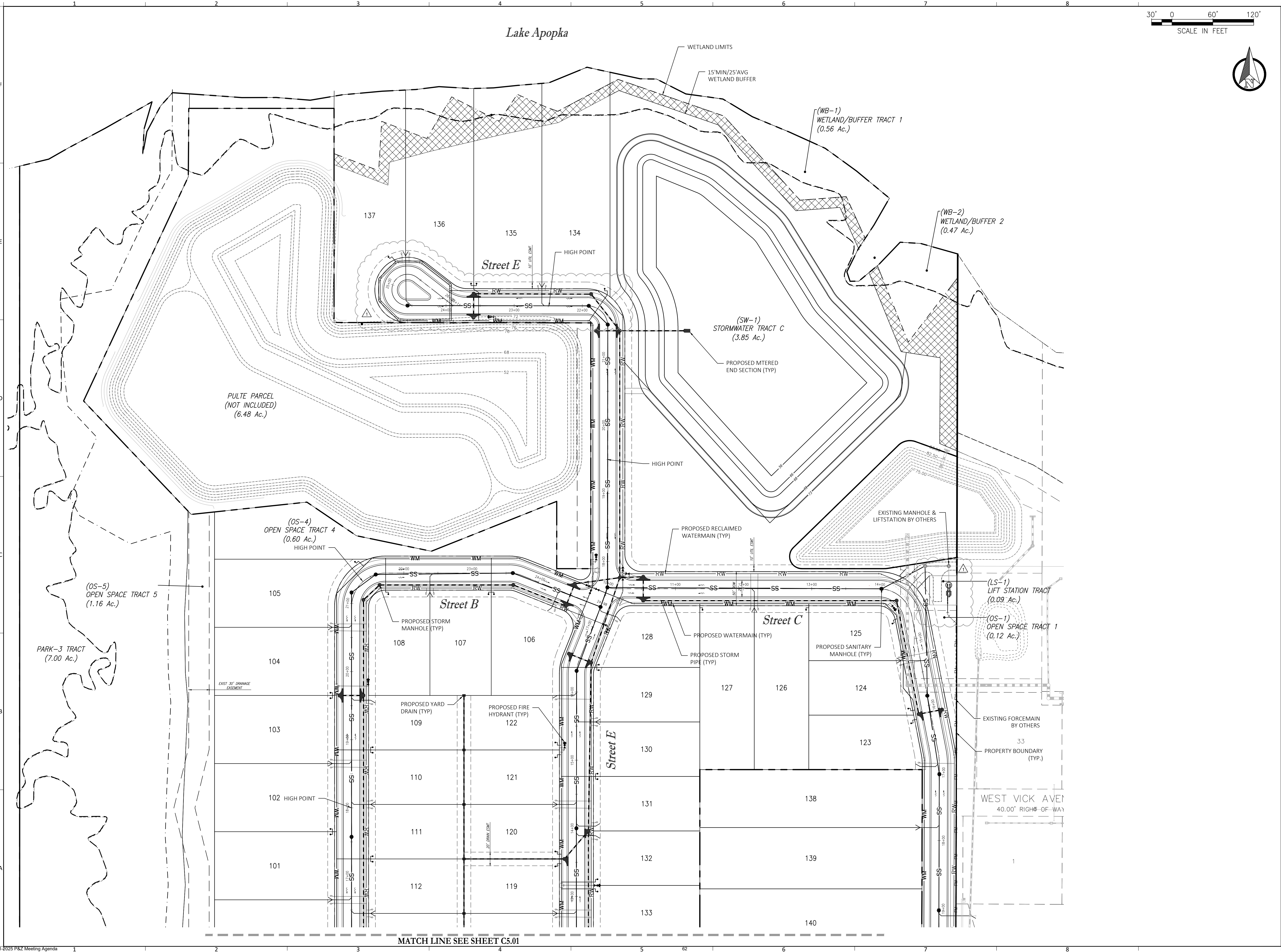
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04-21-2025 P&Z Meeting Agenda



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PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:
PRELIMINARY UTILITY AND DRAINAGE PLAN

Sheet No.
C5.00



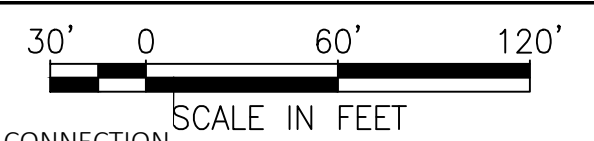
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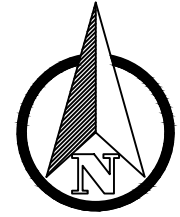
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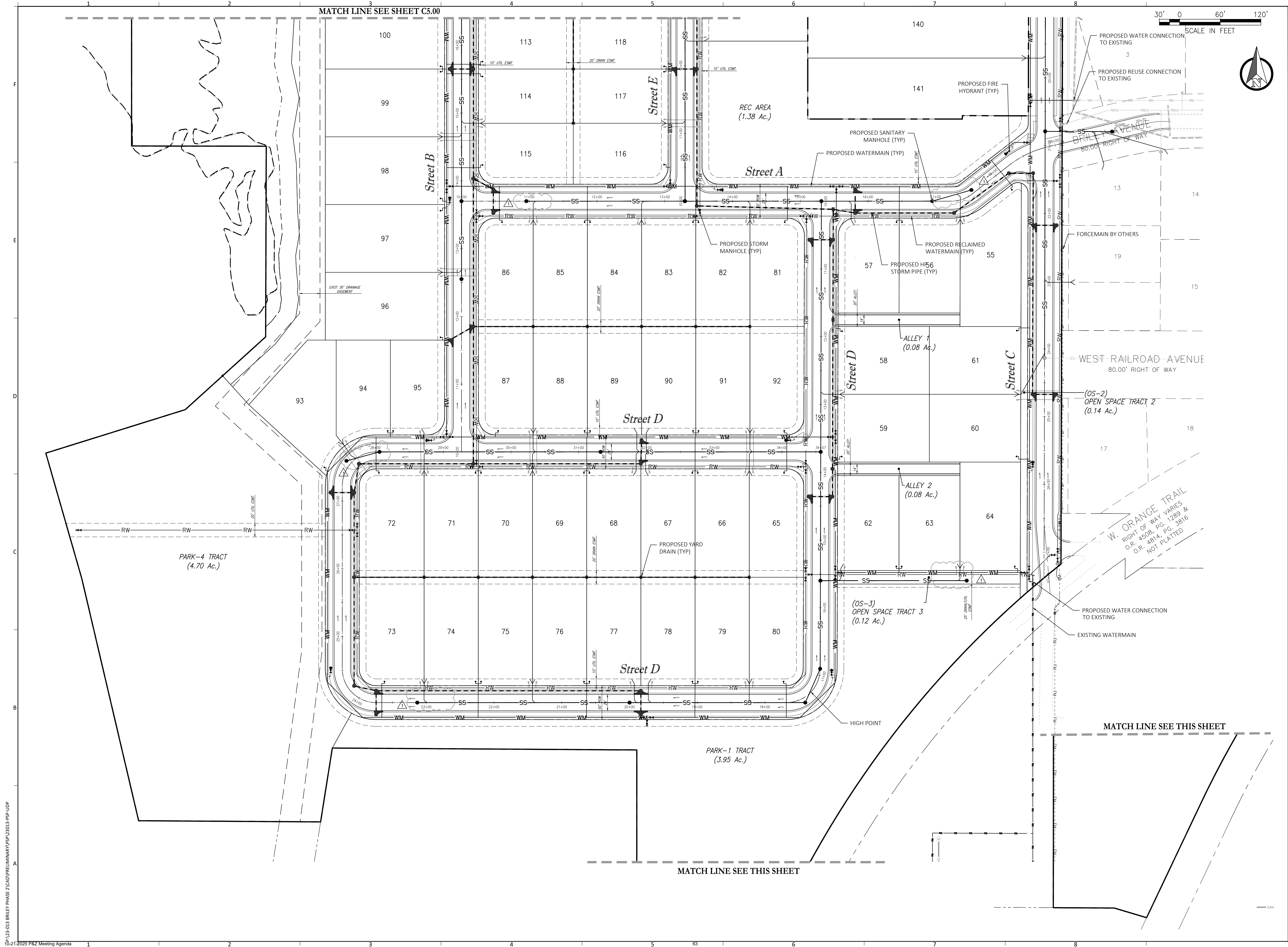


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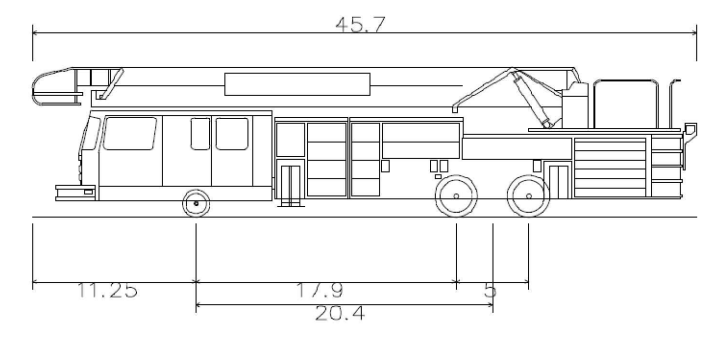
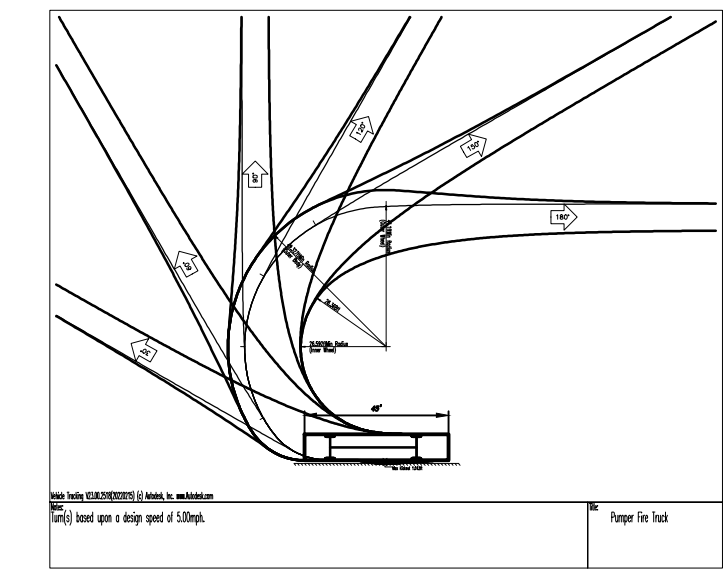
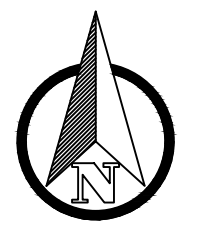
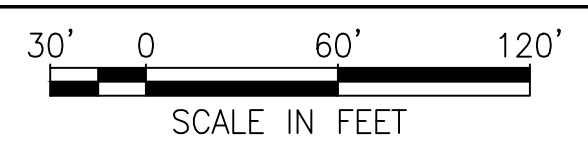
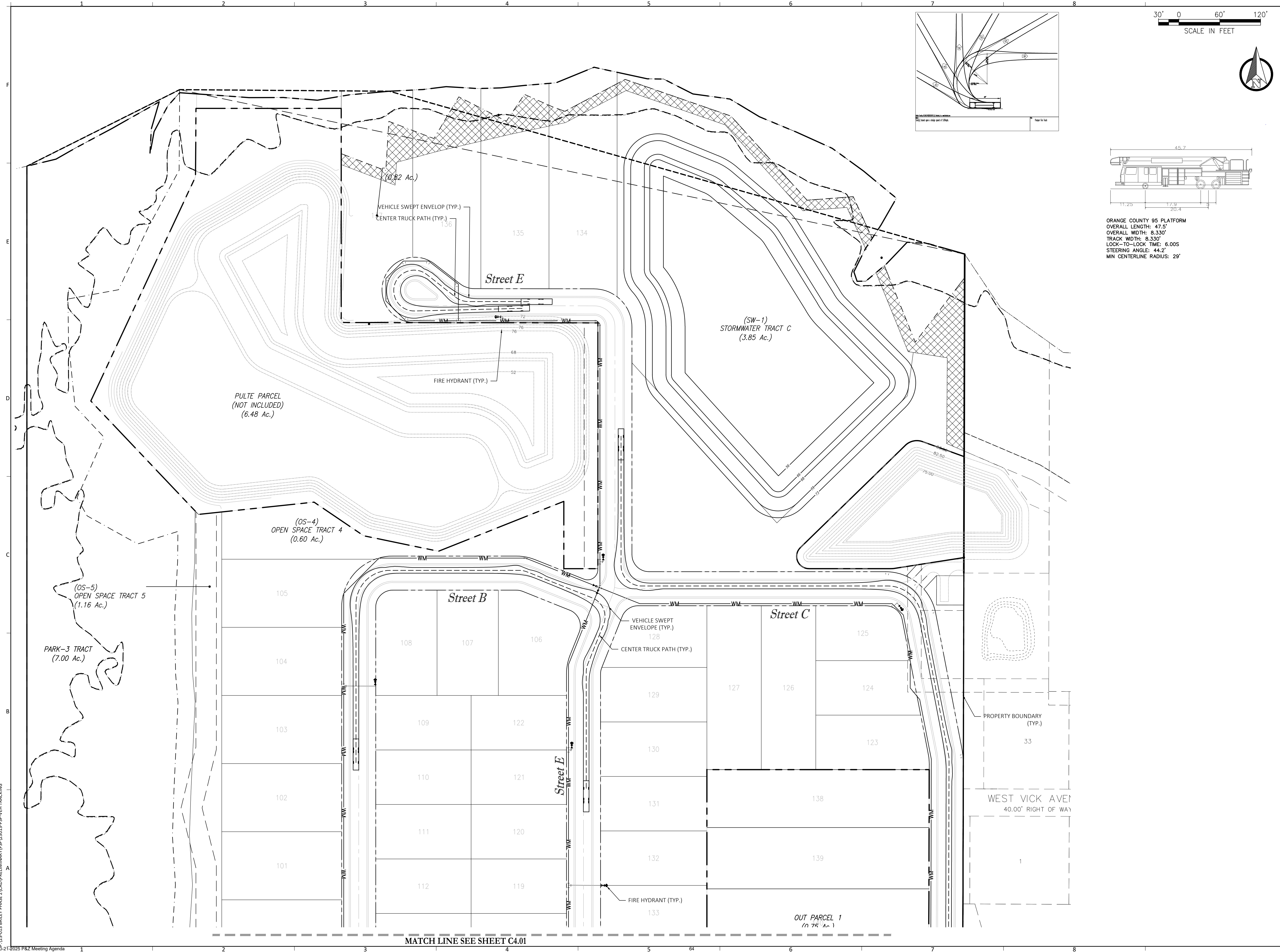
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04-21-2025 P&Z Meeting Agenda



ORANGE COUNTY 95 PLATFORM
 OVERALL LENGTH: 45.7'
 OVERALL WIDTH: 8.330'
 TRACK WIDTH: 8.330'
 LOCK-TO-LOCK TIME: 6.00S
 STEERING ANGLE: 44.2'
 MIN CENTERLINE RADIUS: 29'

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 Town of Oakland, FL

Sheet Title:
VEHICLE TRACKING PLAN

Sheet No.
 C8.00

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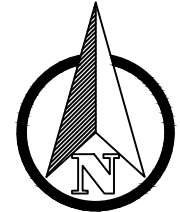
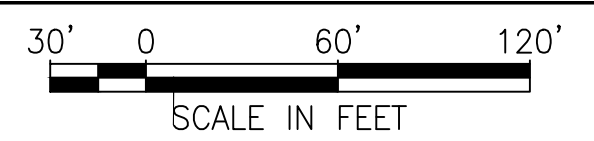
Robert M. Johnson, P.E.
 Registration No. 77677
 Date: 4/18/2025

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date adjacent to the seal using a SHA authentication code.
 Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SHA authentication code.
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10-21-2025 P&Z Meeting Agenda

MATCH LINE SEE SHEET C4.01

MATCH LINE SEE SHEET C4.00



Key Map:

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Consultant(s) / Note(s)

SUBMISSIONS/REVISIONS	
NO.	DATE: DESCRIPTIONS:
1	04-18-2025 REVISED PER CITY COMMENTS
2	01-15-2025 SUBMIT TO TOWN OF OAKLAND
DATE:	JAN 2025
VERTICAL DATUM:	NAVD88
JOB NO.:	23-013
DESIGNED BY:	NGC
DRAWN BY:	CL
CHECKED BY:	RMJ
APPROVED BY:	NGC
SCALE (FT)	1" = 60'

Project Name:
BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:
VEHICLE TRACKING PLAN

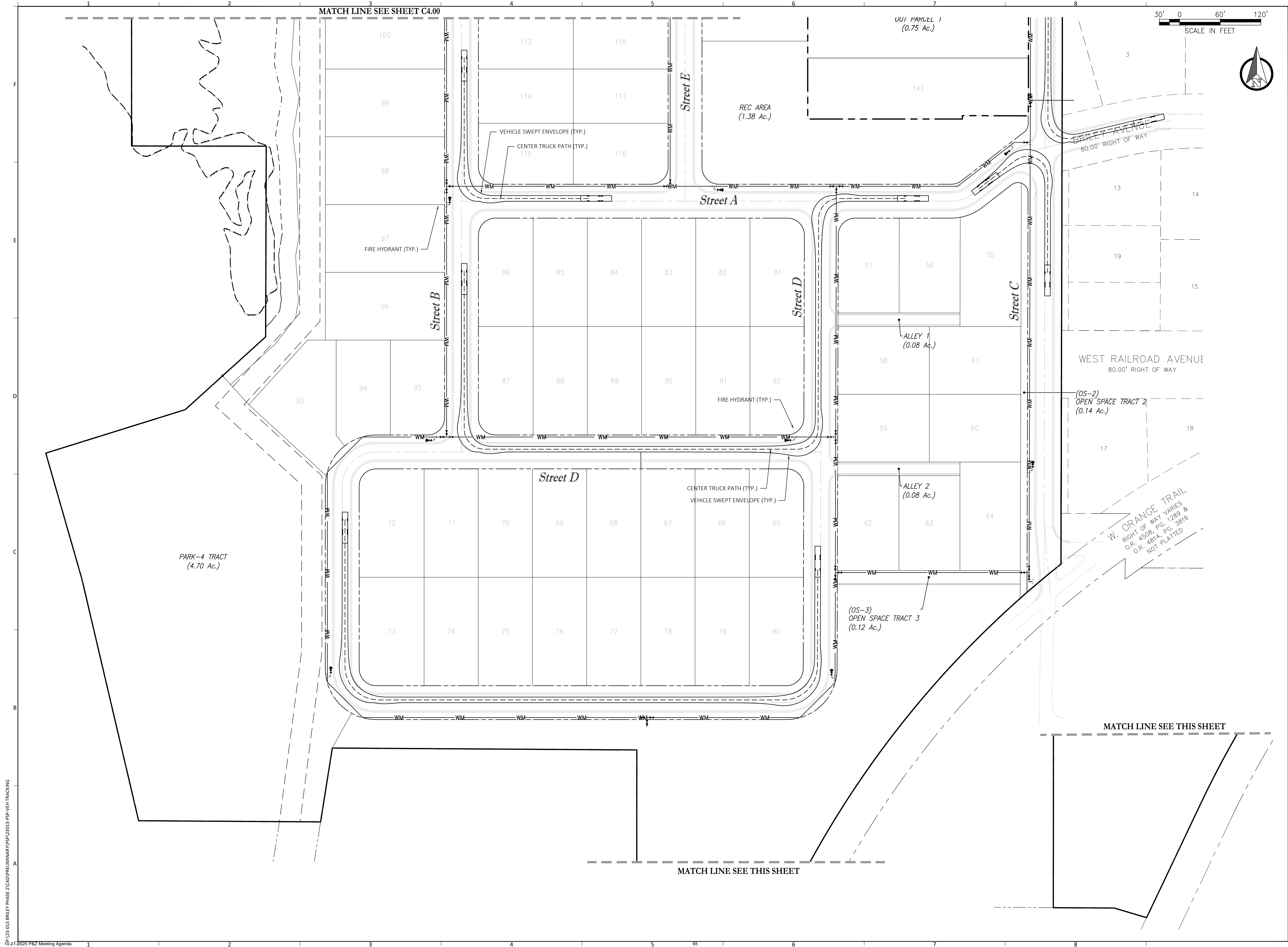
Sheet No.
C8.01

GEMINI
LAND DEVELOPMENT
2875 S. Oran Avenue, Suite 500-3600
Orlando, Florida 32806
407.247.3581 www.geminihd.com
FBPE CA No. 36898

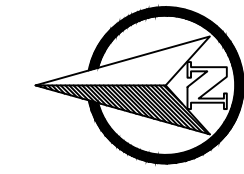
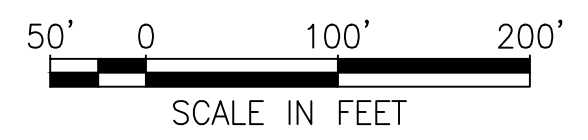
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Robert M. Johnson, P.E.
Registration No. 77677
Date: **4/18/2025**

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04-21-2025 P&Z Meeting Agenda



Key Map:

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Consultant(s) / Note(s)

NO.	DATE	DESCRIPTIONS
1	04-18-2025	REVISED PER CITY COMMENTS
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SUBMISSIONS/REVISIONS		
DATE:	JAN 2025	
VERTICAL DATUM:	NAVD88	
JOB NO.:	23-013	
DESIGNED BY:	NCG	
DRAWN BY:	CL	
CHECKED BY:	RMJ	
APPROVED BY:	NCG	
SCALE (FT)	1" = 50'	

Project Name:
BRILEY FARM PHASE 2

PRELIMINARY SUBDIVISION PLANS

Jurisdiction:
Town of Oakland, FL

Sheet Title:
WETLAND MITIGATION PLAN

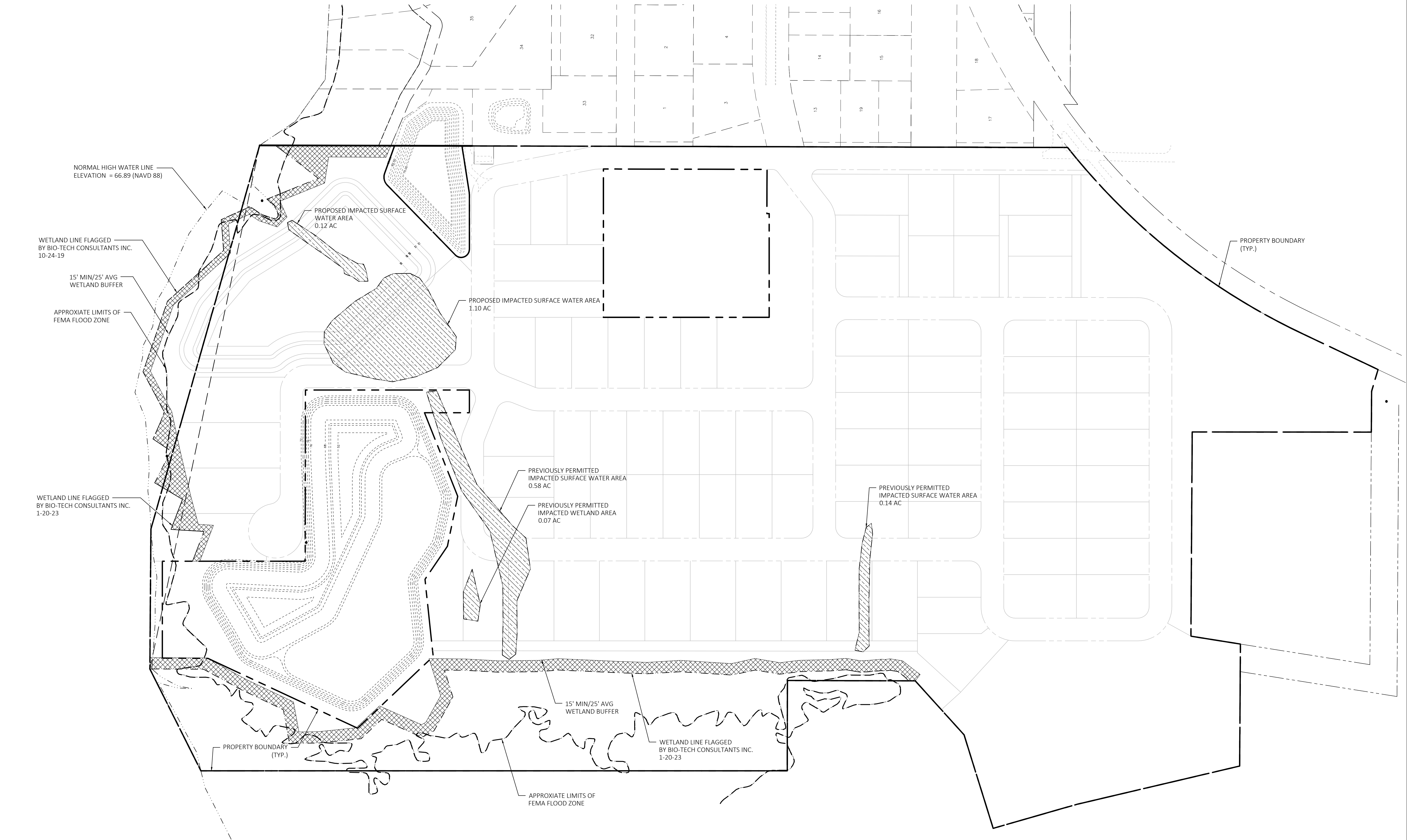
Sheet No.
C9.00

GEMINI
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407.247.3581 www.geminihd.com
FBPE CA No. 36898

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PREVIOUSLY PERMITTED IMPACTS SJRWMD ERP 190697-7
WETLANDS 0.07 AC
SURFACE WATERS 0.72 AC
ADDITIONAL PROPOSED IMPACTS/SURFACE WATERS 1.22 AC

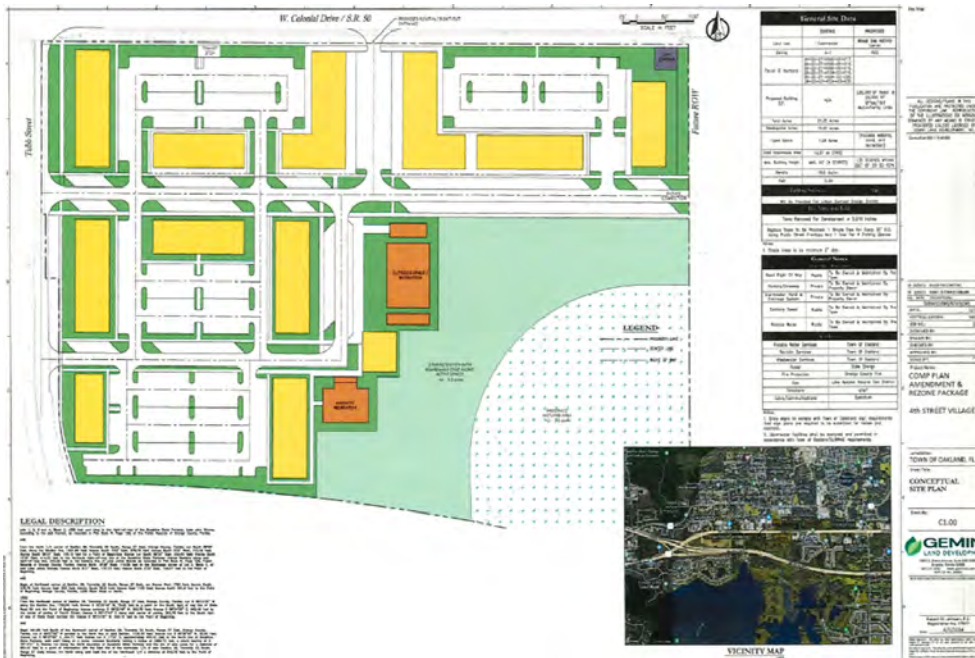
10-21-2025 P&Z Meeting Agenda



MEETING DATE: October 21, 2025
TO: Planning & Zoning Board (P&Z)
FROM: Brad Cornelius, AICP, Wade Trim, Inc., Contracted Town Planner
RE: Ordinance 2025-06 - 4th Street Village First Amendment to Development Agreement, Building Designs, and Preliminary Subdivision Plan

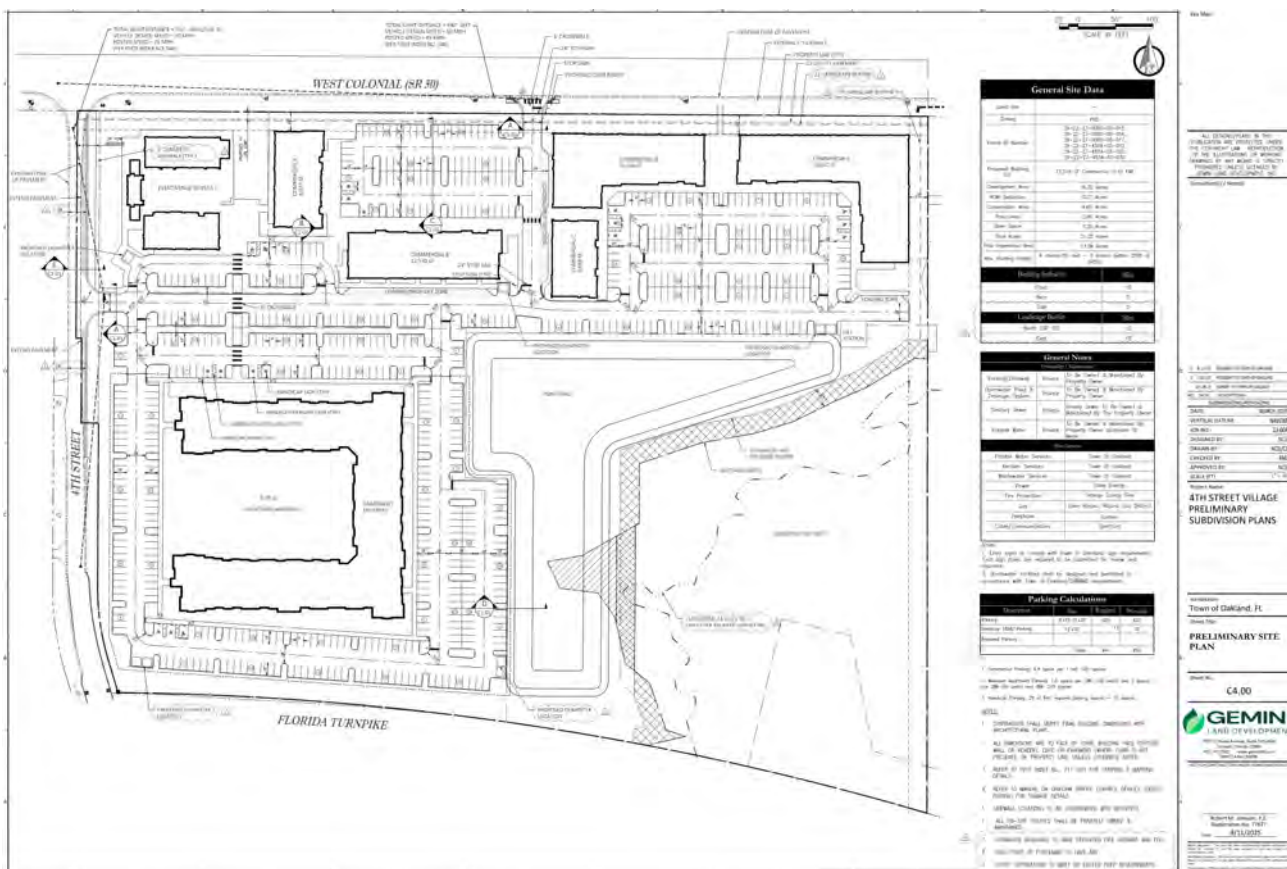
BACKGROUND:

At the April 23, 2024, Town Commission meeting, the Town Commission approved Ordinance 2024-04 for the 4th Street Village Planned Development and Development Agreement. The applicant/owner/developer is Oakland West Five Zero, LLC. This approval provided for 190 multi-family dwelling units, commercial/office between 40,000 square feet and 150,000 square feet, and a public gathering/entertainment area. The conceptual site plan approved by Ordinance 2024-04 is shown below. The previous approved conceptual site plan had the commercial/office in the northern portion of the property, and the multi-family was located in the southern portion of the property. The public gathering/entertainment area was located in the southeast section of the property.



In July 2025, the applicant submitted an amendment to the Town to the previously approved 4th Street Village Planned Development/Development Agreement, proposed

building design plans, and preliminary subdivision plan. The applicant has revised the site/building layout. The revised site/building layout is still consistent with the previous Town Commission approval with the commercial/office located in the northern portion of the property, and the multi-family located in the southern portion of the property. Also, the proposed development is also consistent with the previous approval with 190 multi-family units and 73,516 square feet of commercial/office development. However, the building layout and sizes are significantly different than what was previously approved. The proposed revised plan is shown below.



The primary changes are as follows:

1. The public gathering/entertainment area is moved to the northwest corner of the property;
2. Commercial/office buildings in the northern portion of the property are reoriented to front along SR 50;

3. The sizes of the commercial/office buildings are different, and buildings B, D, E are larger in width than the standard for large commercial buildings in the Town's design standards in the LDC.
4. The multi-family building is now proposed as one unified building and not separate buildings. The size of the proposed multi-family building is larger than the standard in the Town's design standards in the LDC (floor plate and depth). However, the height of the proposed multi-family building, 4 stories, is compliant.
5. The internal east-west "road" near the center of the property was originally intended to be dedicated to the Town to be part of a future new frontage/reverse frontage road parallel to SR 50. However, with the acquisition by Orange County of the property directly to the east of the subject property for conservation land, the ability to extend this "road" to the east is eliminated. The revised plan now has the "road" maintained by the applicant and not dedicated to the Town.

The applicant also submitted proposed building elevations for the project for the Town's approval. The proposed building elevation were reviewed by the Town's Appearance Review Board (ARB) at their meeting on October 7, 2025. The ARB recommended approval of the proposed building elevations with one condition. The ARB recommended condition was that the buildings that have their backs facing SR 50 should be revised to add more architectural detailing to provide a better interface with SR 50.

The proposed First Amendment to the Development Agreement for this project provides for the following primary requirements:

1. Approval of the revised development plan;
2. Approval of the proposed building elevations;
3. Requires the owner/developer to make improvements to the Town's potable water and wastewater systems to serve the project and for their proportionate share of any other utility improvements that are needed that may also provide additional utility capacity for other properties in the town. If the owner/developer wishes to reserve capacity in the Town's utility system, then they must pay 20% of the impact fees due at the time of final engineering plan review;
4. Requires that 1,224 DBH inches of trees must be replaced. For trees that are not replaced, a payment of \$50 per DBH inch of tree not replaced;

The preliminary subdivision plan is also provided for approval. The preliminary subdivision plan is consistent with the proposed First Amendment to the Development Agreement and has been reviewed and approved by the Town's Contracted Engineer, Allen Lane, PE, CPH.

Please note that the proposed revised development plan of 190 multi-family dwelling units and 73,516 square feet of commercial/office is less intensive than the original approval with 190 multi-family dwelling units and up to 150,000 square feet of commercial/office.

RECOMMENDATION:

Town staff finds that the proposed amendment to the 4th Street Village Planned Development, First Amendment to the Development Agreement, proposed building designs, and preliminary development plan are consistent with the Town's Comprehensive Plan and Land Development Code, and staff recommends that the P&Z Board approve the revised 4th Street Village project, as presented.

The ARB recommended approval of the proposed building elevations with one condition. The ARB recommended condition was that the buildings that have their backs facing SR 50 should be revised to add more architectural detailing to provide a better interface with SR 50.

FINANCIAL IMPACTS:

Not Applicable.

ATTACHMENTS:

Ordinance 2025-06
First Amendment to the 4th Street Village Planned Development
Proposed Building Designs for 4th Street Village
Preliminary Subdivision Plan

**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT
4th STREET VILLAGE PLANNED DEVELOPMENT**

ORDINANCE NO.: 2025-06

AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ADOPTING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN FOR THE 4th STREET VILLAGE PLANNED DEVELOPMENT AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT NUMBER 20240339438, ON CERTAIN REAL PROPERTY OWNED BY OAKLAND WEST FIVE ZERO, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, Oakland West Five Zero, LLC (“Owner”) are the owners of certain real property described in the legal description in Exhibit A to this Ordinance;

WHEREAS, the Owner has applied to the Town of Oakland through their agent, Nicole Gargas, Gemini Land Development, Inc., pursuant to the controlling provisions of State law and the Code of Ordinances of the Town of Oakland, to provide for the First Amendment to the 4th Street Village Development Agreement and Preliminary Subdivision Plan, as provided in Exhibit B to this Ordinance; and

WHEREAS, the Town has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject development agreement amendment and preliminary subdivision plan be approved and has otherwise reviewed and evaluated the application to determine whether it comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the Town's Comprehensive Plan; and

WHEREAS, on October 7, 2025, the Appearance Review Board of the Town of Oakland recommended that the Planning & Zoning Board and Town Commission approve the proposed design for 4th Street Village buildings with a recommended condition that the buildings oriented along SR 50 provide for additional architectural detailing facing SR 50;

WHEREAS, on October 21, 2025, the Planning and Zoning Board of the Town of Oakland recommended that the Town Commission _____ the First Amendment to the Development Agreement and Preliminary Subdivision Plan for 4th Street Village as set forth in this Ordinance; and

WHEREAS, the professional Town planning staff, the Town’s Planning and, Zoning Board and the Town Commission have determined that the proposed First Amendment to the Development

Agreement and Preliminary Subdivision Plan for 4th Street Village as set forth in this Ordinance is consistent with the Comprehensive Plan of the Town of Oakland, the land development regulations of the Town of Oakland, and the controlling provisions of State law; and

WHEREAS, the Town Commission of the Town of Oakland, Florida has taken, as implemented by Town staff, all actions relating to the First Amendment to the Development Agreement and Preliminary Subdivision Plan for 4th Street Villages set forth herein in accordance with the requirements and procedures mandated by State law.

NOW, THEREFORE, BE IT ENACTED BY THE TOWN COMMISSION OF THE TOWN OF OAKLAND, FLORIDA:

Section 1. Legislative Findings and Intent.

- (a) The Town Commission of the Town of Oakland hereby adopts and incorporates into this Ordinance the Town staff report and Town Commission agenda memorandum relating to the application for the proposed First Amendment to the Development Agreement and Preliminary Subdivision Plan for 4th Street Village as well as the recitals (“Whereas Clauses”) to this Ordinance.
- (b) The Town of Oakland has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

Section 2. First Amendment to Development Agreement and Preliminary Subdivision Plan/Implementing Actions.

- (a) Upon enactment of this Ordinance the following described property, as depicted in the survey and legal description attached to this Ordinance as Exhibit A shall be subject to the First Amendment to the Development Agreement and Preliminary Subdivision Plan for 4th Street Village as more particularly provided in Exhibit B to this Ordinance.
- (b) The Town Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the action taken herein and to revise and amend the Official Zoning Map or Maps of the Town of Oakland as may be appropriate to accomplish the action taken in this Ordinance.
- (c) The legal description and survey of the subject property is attached as Exhibit A.
- (d) The First Amendment to the Development Agreement and Preliminary Subdivision Plan for the subject property is attached as Exhibit B.

Section 3. Incorporation of Maps.

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

Section 4. Conflicts.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

Section 5. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 6. Non-codification.

This Ordinance shall not be codified in the Town Code of Ordinances of the Town of Oakland nor the Land Development Code of the Town of Oakland; provided, however, that the actions taken herein shall be depicted on the zoning maps of the Town of Oakland by the Town Manager, or designee as appropriate.

Section 7. Effective Date

This Ordinance shall take effect immediately upon adoption of this Ordinance.

PASSED AND ADOPTED THIS DAY OF _____, 2025.

FIRST READING: _____

SECOND READING: _____

TOWN OF OAKLAND

SHANE TAYLOR, MAYOR

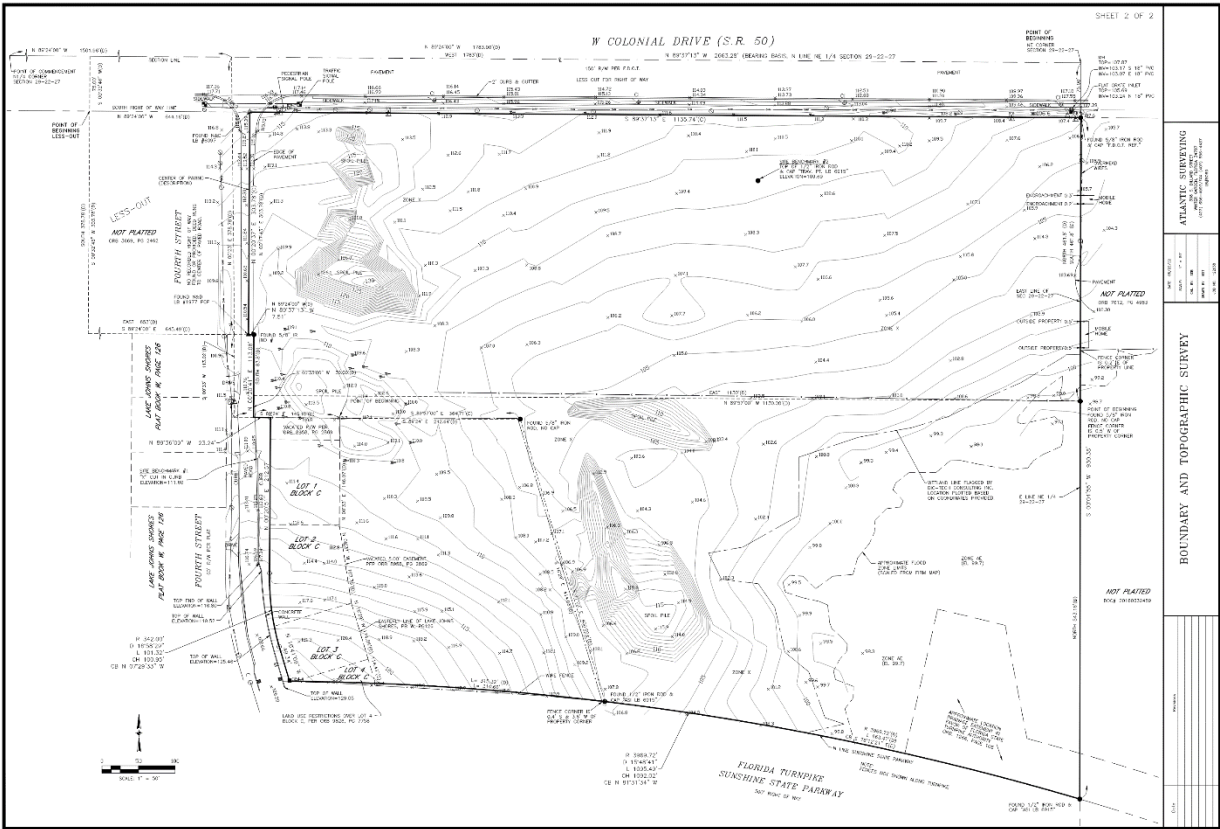
ATTEST:

KATHY HEARD, TOWN CLERK

APPROVED AS TO FORM:

**Attorney
Stephanie Velo, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789**

Exhibit A Survey and Legal



DESCRIPTION:

Lots 1, 2, 3 and 4, Block C, LESS that part lying in the right-of-way of the Sunshine State Parkway, Lake John Shores, according to the plat thereof, as recorded in Plat Book W, Page 126, of the Public Records of Orange County, Florida.

AND

From the North 1/4 corner of Section 29, Township 22 South, Range 27 East, Orange County, Florida; run South 89°24' East, along the Section line, 1501.96 feet; thence South 0°23' East, 378.78 feet; thence South 0°33' West, 113.02 feet; thence South 89°24' East, 145.10 feet for a Point of Beginning; thence run South 89°24' East, 242.64 feet; thence South 16°29' East, 414.03 feet to the Northerly right-of-way line of the Sunshine State Parkway; thence Westerly along said right-of-way line, 315.32 feet to the Easterly line of Lake Johns Shores as recorded in Plat Book W, Page 126, Public Records of Orange County, Florida; thence North 16°29' West, 114.56 feet to the Southeast corner of Lot 2, Block C, of said Lake Johns Shores; thence North 8°31' West, 107.75 feet; thence North 0°33' East, 146.07 feet to the Point of Beginning.

AND

Begin at Northeast corner of Section 29, Township 22 South, Range 27 East, run thence West 1783 feet; thence South 378.78 feet; thence East 653 feet; thence South 83.8 feet; thence East 1130 feet; thence North 461.8 feet to the Point of Beginning, Orange County, Florida, LESS State Road on North.

LESS:

From the Northeast corner of Section 29, Township 22 South, Range 27 East, Orange County, Florida; run N 89°24'00" W along the Section line, 1783.00 feet; thence S 00°32'46" W, 75.00 feet to a point on the South right of way line of State Road 50 and the Point of Beginning; thence continue S 00°32'46" W, 303.78 feet; thence S 89°24'00" E, 645.49 feet to the center of paving of Fourth Street; thence N 00°17'43" E along said center of paving, 303.78 feet to the South right of way of State Road Number 50; thence N 89°24'00" W, 644.16 feet to the Point of Beginning.

AND

Begin 461.80 feet South of the Northeast corner of Section 29, Township 22 South, Range 27 East, Orange County, Florida, run N 89°57'00" W parallel to the North line of said Section, 1130.00 feet; thence run S 00°30'00" W, 30.00 feet; thence run S 89°57'00" E, 364.71 feet; thence run S 17°02' E, approximately 400.00 feet to the North line of Sunshine State Parkway, said point being on a curve, concave Southerly, having a radius of 3969.72 feet, a chord bearing of S 78°12'21" E; thence run along the North boundary of Sunshine State Parkway and the arc of said curve for a distance of 663.47 feet to a point of intersection with the East line of the Northeast 1/4 of said Section 29, Township 22 South, Range 27 East; thence run North along said East line of the Northeast 1/4 a distance of 543.16 feet to the Point of Beginning.

Exhibit B
FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND
PRELIMINARY SUBDIVISION PLAN

For Recording Purposes Only

**THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:**

Gretchen R. H. Vose, Esq.
Vose Law Firm LLP
324 W. Morse Blvd.
Winter Park, FL 32789

AMENDED DEVELOPMENT AGREEMENT

For the project known as 4th Street Village
Planned Development,
located south of State Road 50 at the Southeast Corner at 4th Street

THIS AMENDED AGREEMENT (this “Amendment”) is entered into and made as of the ____ day of ____ 2025, by and between the **TOWN OF OAKLAND, FLORIDA**, a Florida municipal corporation, with a mailing address of P.O. Box 98, Oakland, Florida, Inc. (hereinafter referred to as the “Town”), and **Oakland West Five Zero**, a Florida limited liability company (hereinafter referred as the "Owner" and “Developer”).

WITNESSETH

WHEREAS, the Developer and Town entered into that certain Development Agreement (the “Agreement”) dated May 29, 2024, recorded on June 12, 2024, as Doc # 20240339438 in the Public Records of Orange County, Florida;

WHEREAS, Developer has submitted plans for review by the Town which contain minor deviations from the originally contemplated design for the Proposed Development;

WHEREAS, the Town and Developer desire to enter into this Amendment to amend certain terms and conditions of the Agreement pertaining to the design of the Proposed Development, as more fully set forth below.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

- 1. Recitals and Definitions.** The recitals herein contained are true and correct and are incorporated herein by reference. All capitalized terms not otherwise defined herein shall be as defined or described in the Agreement.

2. **Development of the Subject Property.** Development of the Subject Property shall be generally consistent with the updated conceptual development plan attached hereto as **Exhibit “A”**, which shall replace “Exhibit B-1” of the Agreement in its entirety.

3. **Design and Dimensional requirements:** Section 7(E) of the Agreement shall be amended and replaced as follows:

Design and dimensional requirements shall be compliant with the Town’s design standards for the Urban Corridor District (UCD) provided in the Town’s Land Development Code. Primary building types include Store, Mixed-Use, and Apartment buildings; provided, however, (a) the proposed multi-family building footprint may be a maximum of 70,000 square feet and a maximum depth of 350 feet, and (b) commercial store buildings B, D, and E as shown on Exhibit “B-1” may have a maximum building width of 240 feet.

4. **Internal Roads.** Section 7(P) of the Agreement shall be amended as follows:

All internal roads shall be constructed in accordance with the Town road design standards and specifications, but shall be privately owned and maintained. The East-West Street shall be separately designated as an individual tract, and upon request by the Town, shall be conveyed to the Town as a public right of way at no cost to the Town. The Owner and/or Developer shall not be prohibited from providing and utilizing the parking adjacent to the East-West Street for the Proposed Development’s parking requirements.

5. **Utilities.** Section 7(R) of the Agreement shall be amended as follows:

The Town of Oakland shall provide all public water to the Proposed Development. Sewer services shall be provided by Town of Oakland as to transmission, and City of Clermont as to treatment. The Owner and/or Developer agree and will take all actions appropriate to support the Town of Oakland's requirement that utilities such as central water, central sewer and solid waste shall be billed to the Owner and/or Developer from the Town of Oakland's Utilities Department. The amount of the Owner’s and/or Developer’s financial obligation to assure that the appropriate potable water and sanitary sewer services are available for the Project shall be determined as part of the final engineering plan review. The Owner and/or Developer shall be fully responsible for the costs of improvements or extensions to the Town’s potable water and sanitary sewer systems to serve the Project’s needs for potable water and sanitary sewer. The requirements and obligations for potable water and sanitary sewer services are further defined in the following subsections.

- a) **Potable Water.** Potable water shall be provided from the Town's potable water system. All construction for the provision of or extension of the water system to the Project shall be completed by the Owner and/or Developer at Owner and/or Developer's sole expense and approved by the Town prior to commencement of construction. All development shall require central potable water service.
- b) **Offsite and Onsite Facilities and Installations.** The Owner and/or Developer, if approved by the Town of Oakland, shall fund and construct the offsite and onsite facilities needed for the 4th Street Village potable water and sanitary sewers systems at its sole cost. Owner and/or Developer agrees to construct and transfer ownership and control to the Town of all necessary offsite installations from the Property to the Town's existing facilities. The Town will, at Town's sole discretion, designate what on-site facilities and installations shall be transferred to the Town at the time of construction plan development and review. The term "offsite installations" means and includes, but is not limited to, all lines, pipes, laterals, pumping

stations, and related facilities adequate in size and design to serve the Property for both potable water and sanitary sewer. To the extent the Town requires upsizing of any potable water system or sanitary sewer system improvements in excess of the proportionate share of the cost for the Project, then the Owner and/or Developer shall be entitled to impact fee credits for the cost of such upsizing. Impact fee credits shall not be provided for any proportionate share paid by the Owner and/or Developer and shall not exceed the maximum amount of potable water or wastewater impact fees due for the Project. Impact fee credits shall not be provided for City of Clermont wastewater impact fees and connection fees.

- c) Reservation of Capacity: Impact Fees. The Town has potable water and wastewater services to serve the Project with improvements to the Town's potable water system to increase potable water service capacity completed by the Town and Owner and/or Developer. The Owner and/or Developer acknowledge that if at the time of final engineering plan review, if the appropriate potable water or wastewater services are not available to serve the Project, then the final engineering plan cannot be approved until the appropriate potable water or wastewater services are available or under construction to be completed in coordination with construction of the Project. The Owner and/or Developer must pay for the improvements to the Town's potable water system to serve the project and its proportionate share of costs that exceed the need for wastewater or potable water services for the Project. In addition to the cost to provide potable water and wastewater services to the Project, the Owner and/or Developer will pay 20% of the required impact fees for potable water and wastewater at the time of final engineering plan approval if Owner and/or Developer desires to reserve capacity for the Project. The 20% upfront paid impact fee will be credited pro-rata to the impact fees paid at time of building permit issuance. No impact fee credits will be provided for any proportionate share payment nor City of Clermont impact fees.
- d) Connection/Capacity Fees. At the time of issuance of each building permit for buildings or structures that will connect to the potable water and wastewater system, the Owner and/or Developer shall pay all prevailing potable water and wastewater system connection fees.
- e) Plans and Specifications. Owner and/or Developer shall construct and install all potable water and wastewater facilities in accordance with the plans and specifications required by the Town of Oakland and any other applicable regulatory agency.
- f) Easements: Bills of Sale. All necessary on-site easements for the Project's potable water and wastewater system together with the points of connection to the Town's potable water and wastewater system, shall be depicted on all plats and final construction plans as appropriate, and shall be provided at no cost to the Town. The Owner and/or Developer shall cooperate with the Town in the execution of any bills of sale and recordable documents pertaining to the easements and potable water and sanitary sewer system.
- g) Water Improvements. As part of the Project's infrastructure, the Town's water main shall be looped through the Subject Property (the "Water Line") at a location as per final engineering plans approved by the Town with two points of connection.
- h) Solid Waste Services. Solid Waste Disposal shall not be provided by the Town of Oakland. The Developer and/or Owner is responsible to obtain their own solid waste disposal services.
- i) Wastewater Services. Wastewater Services collection services (Central Sewer

collection services) shall be provided by the Town of Oakland; however, the Town of Oakland cannot guarantee issues relating to sewer treatment which will be provided by the City of Clermont. The Town of Oakland's wastewater services shall be provided through the Town of Oakland's Interlocal Agreement for wholesale central sewer capacity service with the City of Clermont, and in accordance with an appropriate agreement acceptable to the Town of Oakland.

6. Tree Saves. Section 14(B) of the Agreement is hereby deleted in its entirety and replaced with the following:

The Developer shall comply with the provisions of the Town's Tree Protection requirements as set forth in the Town of Oakland Land Development Code. The proposed Development requires 1,224 inches in replacement trees. Replacement trees that cannot be planted onsite shall be mitigated at \$50.00 per DBH inch not replaced and must be paid to the Town prior to the final site inspection of the project's infrastructure and landscaping.

7. Irrigation. The Developer shall not utilize potable water from the Town for landscape irrigation purposes. Instead, the Developer shall install and operate one or more private irrigation wells to serve the landscape irrigation needs of the Development. This approach is being undertaken for the benefit of the Town to reduce long-term demand on the municipal potable water system. The number and placement of irrigation wells shall be determined by the Developer based on final landscape plans and site-wide irrigation requirements. The Developer shall bear full responsibility for all permitting, construction, and ongoing maintenance costs associated with the irrigation well system.

8. Effect on Agreement. Except as modified herein, the Agreement remains in full force and effect. In the event of a conflict or ambiguity between the Agreement and this Amendment, this Amendment shall control.

9. Recording. The Town shall record this Amendment in the Public Records of Orange County, Florida, and the cost thereof shall be borne by the Developer.

10. Counterparts. This Amendment may be executed in two or more counterparts, and, when so executed, will have the same force and effect as though all signatures appeared on a single document. Any signature page of this Amendment may be detached from any counterpart without impairing the legal effect of any signatures thereon and may be attached to another counterpart identical in form thereto but having attached to it one or more additional signature pages. Electronically transmitted signatures shall be deemed original signatures.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Owner, the Developer and the Town have executed this Agreement.

OWNER AND DEVELOPER:

OAKLAND WEST FIVE ZERO, LLC, a Florida limited liability company

Signature of Witness #1

By: _____

Title: _____

Date: _____

Print Name

Address: _____

ATTEST:

Signature of Witness #2

By: _____

Title: _____

Print Name

Address: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2025, by _____, as _____ of OAKLAND WEST FIVE ZERO, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Name typed, printed or stamped

My Commission Expires: _____

TOWN OF OAKLAND

By: _____, Mayor
Date: _____

ATTEST:

_____, City Clerk

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____ 2025, by _____, and _____, who are personally known to me acknowledge executing the same freely and voluntarily under authority vested in them by the Town of Oakland.

[Notary Seal]

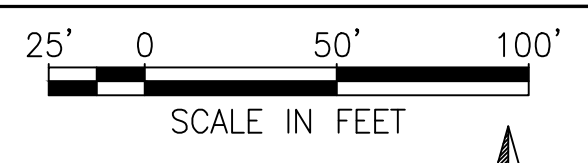
Notary Public

Name typed, printed or stamped
My Commission Expires: _____

Approved as to form and legality for use and
reliance by the Town of Oakland, Florida

Gretchen R.H. Vose, Town Attorney

EXHIBIT “A”
Replacement to Agreement’s Exhibit B-1



Key Map:

ALL DESIGNS/PLANS IN THIS PUBLICATION ARE PROTECTED UNDER THE COPYRIGHT LAW. REPRODUCTION OF THE ILLUSTRATIONS OR WORKING DRAWINGS BY ANY MEANS IS STRICTLY PROHIBITED UNLESS LICENSED BY GEMINI LAND DEVELOPMENT, INC.

Consultant(s) / Note(s)

General Site Data	
Land Use	-
Zoning	PUD
Parcel ID Number	29-22-27-0000-00-015, 29-22-27-0000-00-016, 29-22-27-0000-00-017, 29-22-27-4534-03-010, 29-22-27-4534-03-020, 29-22-27-4534-03-030
Proposed Building S.F.	73,516 SF Commercial, 0.10 FAR
Development Area	16.32 Acres
ROW Dedication	0.27 Acres
Conservation Area	4.66 Acres
Pond Area	2.96 Acres
Open Space	7.25 Acres
Total Acres	21.25 Acres
Total Impervious Area	11.04 Acres
Max. Building Height	4 stories/60 feet - 3 stories (within 250ft of SR50)
Building Setbacks:	
Front	Min. 15
Rear	5
Side	5
Landscape Buffer:	
North (SR 50)	Min. 12
East	10

General Notes	
Ownership / Maintenance	
Parking/Driveway	Private To Be Owned & Maintained By Property Owner
Stormwater Pond & Drainage System	Private To Be Owned & Maintained By Property Owner
Sanitary Sewer	Private Gravity Sewer To Be Owned & Maintained By The Property Owner
Potable Water	Private To Be Owned & Maintained By Property Owner Upstream Of Meter
Miscellaneous	
Potable Water Services	Town Of Oakland
Reclaim Services	Town Of Oakland
Wastewater Services	Town Of Oakland
Power	Duke Energy
Fire Protection	Orange County Fire
Gas	Lake Apopka Natural Gas District
Telephone	Lumen
Cable/Communications	Spectrum

Notes:
 1. Entry signs to comply with Town of Oakland sign requirements final sign plans are required to be submitted for review and approval.
 2. Stormwater facilities shall be designed and permitted in accordance with Town of Oakland/SJRWMD requirements.

Parking Calculations			
Description	Size	Required	Provided
Parking	9'x18'/9'x20'	628	632
Handicap (ADA) Parking	12'x18'	13	18
Required Parking			
Totals :		641	650

- Commercial Parking: 4.4 space per 1 ksf: 326 spaces
- Minimum Apartment Parking: 1.5 space per 1BR (130 units) and 2 spaces per 2BR (60 units) and 3BR: 315 spaces
- Handicap Parking: 2% of 641 required parking spaces = 13 spaces

- NOTES:
- CONTRACTOR SHALL VERIFY FINAL BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL OR VENEER), EDGE OR PAVEMENT (WHERE CURB IS NOT PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - REFER TO FDOT INDEX No. 711-001 FOR STRIPING & MARKING DETAILS.
 - REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION) FOR SIGNAGE DETAILS.
 - SIDEWALK LOCATIONS TO BE COORDINATED WITH ARCHITECT.
 - ALL ON-SITE UTILITIES SHALL BE PRIVATELY OWNED & MAINTAINED.
 - SPRINKLED BUILDINGS TO HAVE DEDICATED FIRE HYDRANT AND FDC.
 - HIGH POINT OF FORCEMAIN TO HAVE ARV.
 - UTILITY SEPARATIONS TO MEET OR EXCEED FDEP REQUIREMENTS.

2	8-11-25	RESUBMIT TO TOWN OF OAKLAND
1	7-02-25	RESUBMIT TO TOWN OF OAKLAND
	03-28-25	SUBMIT TO TOWN OF OAKLAND
NO. DATE: DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
DATE:	MARCH 2025	
VERTICAL DATUM:	NAVD88	
JOB NO.:	23-004	
DESIGNED BY:	NCG	
DRAWN BY:	NCG/CL	
CHECKED BY:	RMJ	
APPROVED BY:	NCG	
SCALE (FT)	1" = 50'	

Project Name:
**4TH STREET VILLAGE
 PRELIMINARY
 SUBDIVISION PLANS**

Jurisdiction:
Town of Oakland, FL

Sheet Title:
**PRELIMINARY SITE
 PLAN**

Sheet No.
C4.00

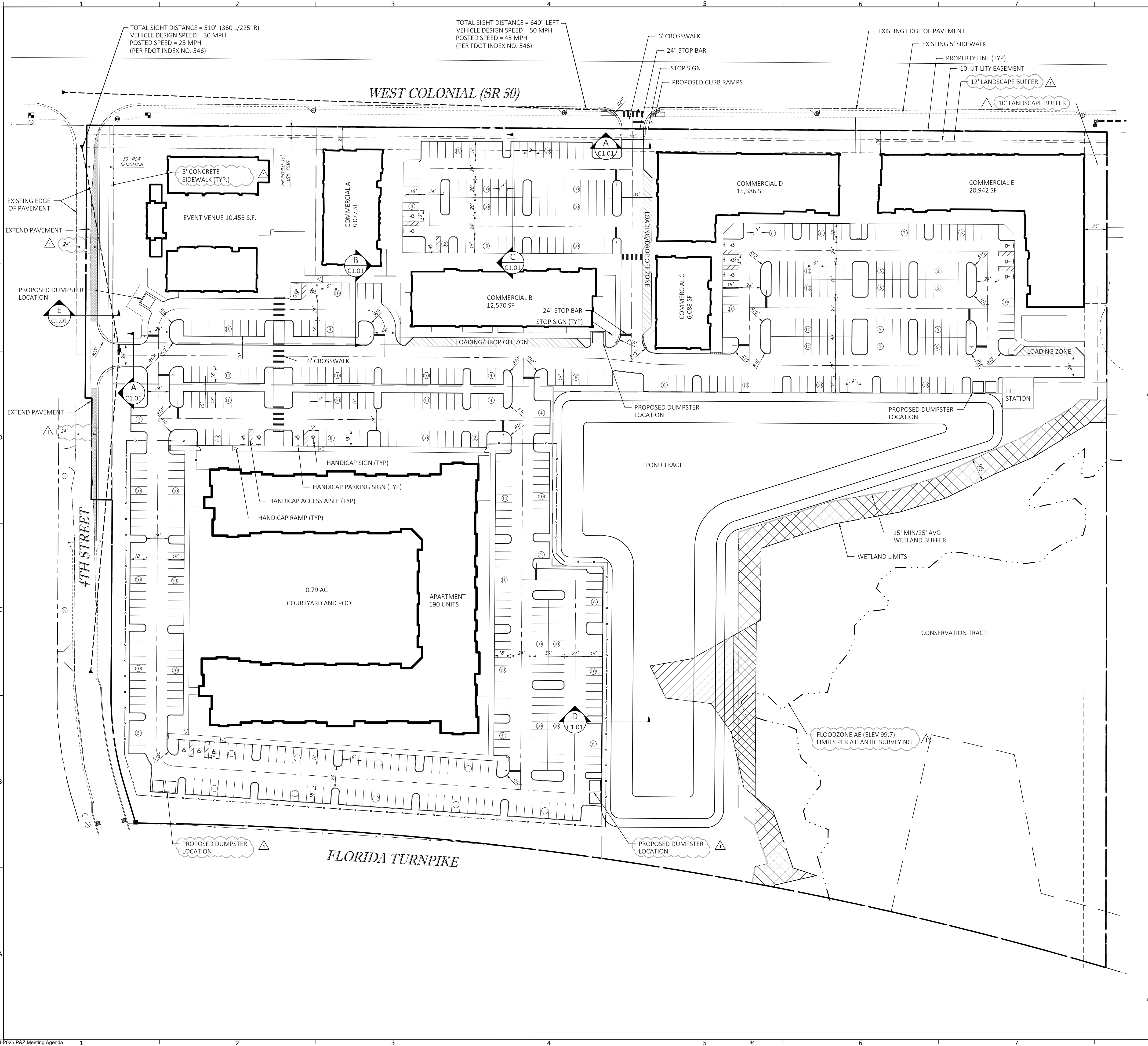
GEMINI
 LAND DEVELOPMENT

2875 S. Orane Avenue, Suite 500-3600
 Orlando, Florida 32806
 407.247.3581 www.geminiid.com
 FBPE CA No. 36898

NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Robert M. Johnson, P.E.
 Registration No. 77677
 Date: **8/11/2025**

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated to the seal using a SNA authentication code.
 Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SNA authentication code.
 Printed copies of this document are not considered signed and sealed and the SNA authentication code must be verified on any electronic copies.



10-21-2025 P&Z Meeting Agenda

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

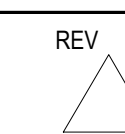
PROJECT NO 20240201	DRAWN BY WAS
PERMIT SUB DATE 03/12/25	CHECKED BY Checker

PROJECT
FOURTH STREET VILLAGE
MIXED-USE
COLONIAL DR & S. TUBB ST
OAKLAND, FLORIDA

CLIENT
OAKLAND WEST FIVE ZERO, LLC
1921 MAGUIRE ROAD, STE 104
WINDERMERE, FL 34786

SHEET TITLE
RETAIL B - FLOOR PLAN AND 3D
RENDERINGS

SHEET NO
A-121



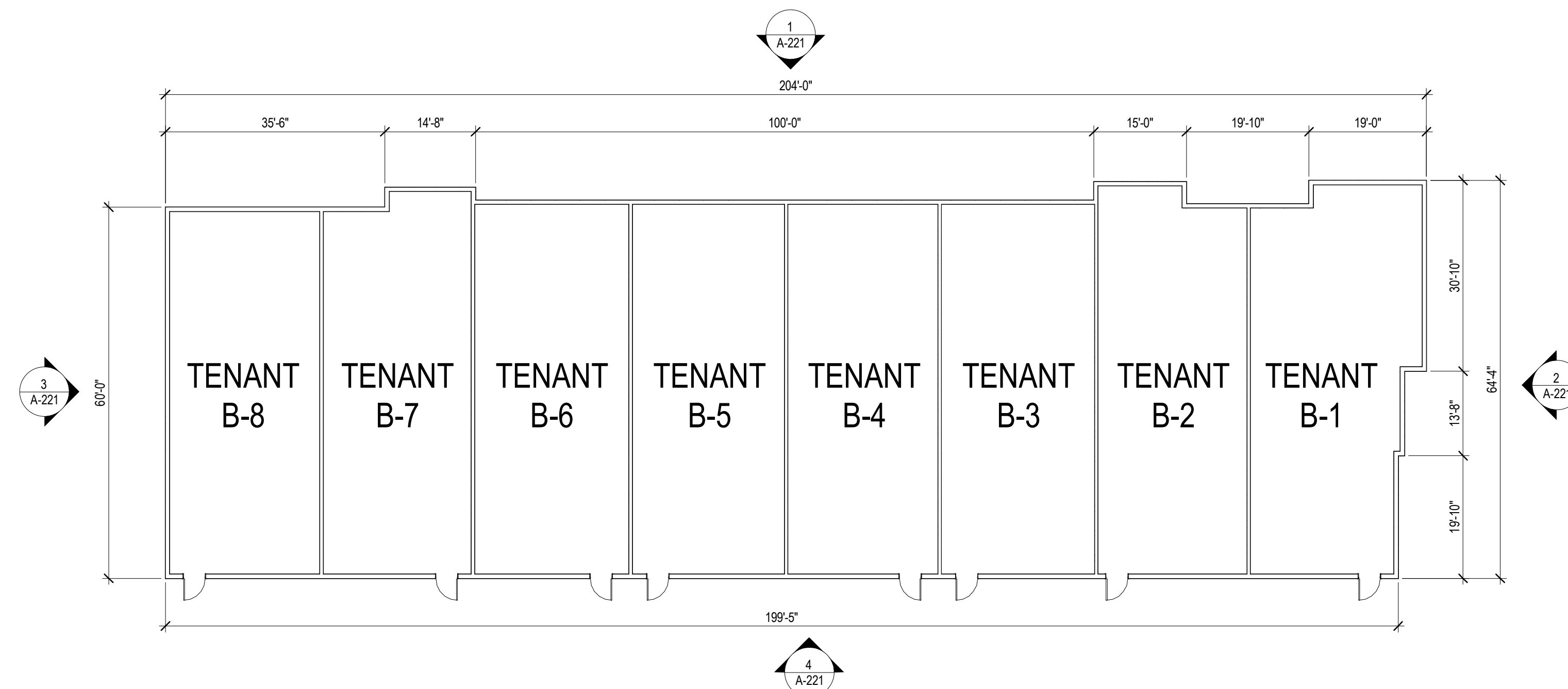
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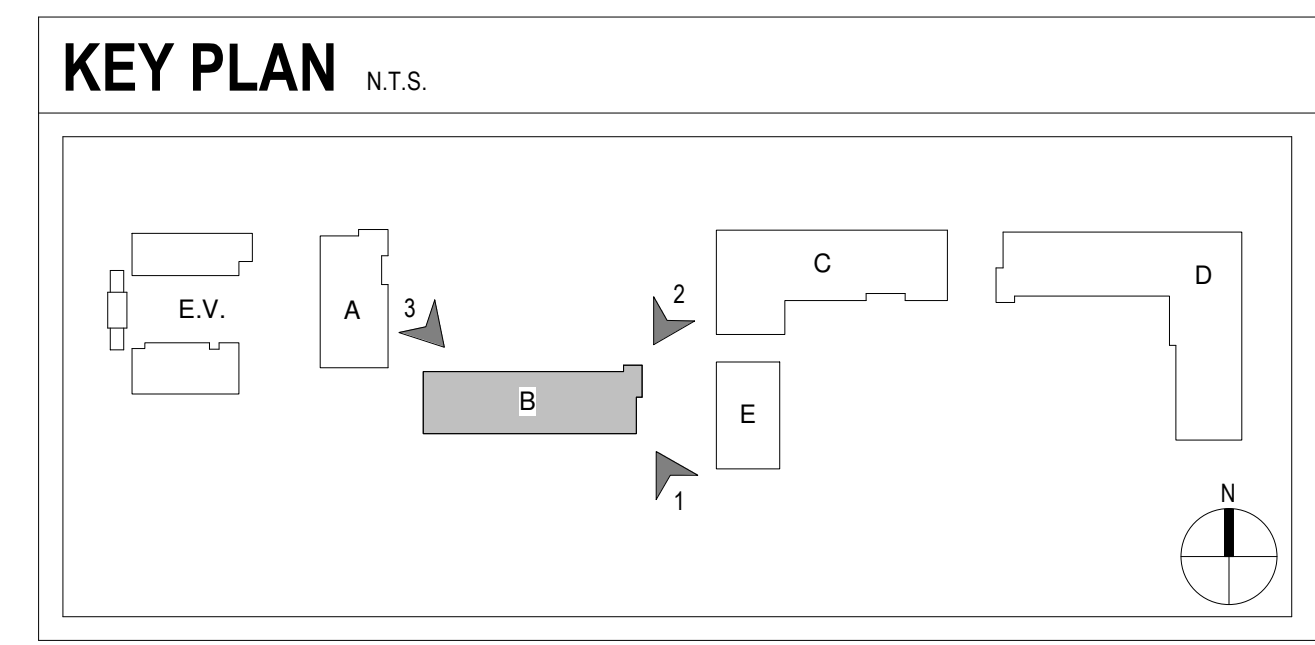
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1.



1 RETAIL B - FLOOR PLAN
1/16" = 1'-0"



REVISION / ISSUE HISTORY		
REV	DATE	REVISION / ISSUE NAME

PROJECT NO 20240201	DRAWN BY WAS
PERMIT SUB DATE 03/12/25	CHECKED BY Checker

PROJECT
**FOURTH STREET VILLAGE
MIXED-USE**
COLONIAL DR & S. TUBB ST
OAKLAND, FLORIDA

CLIENT
OAKLAND WEST FIVE ZERO, LLC
1921 MAGUIRE ROAD, STE 104
WINDERMERE, FL 34786

SHEET TITLE
**RETAIL C - FLOOR PLAN AND 3D
RENDERING**

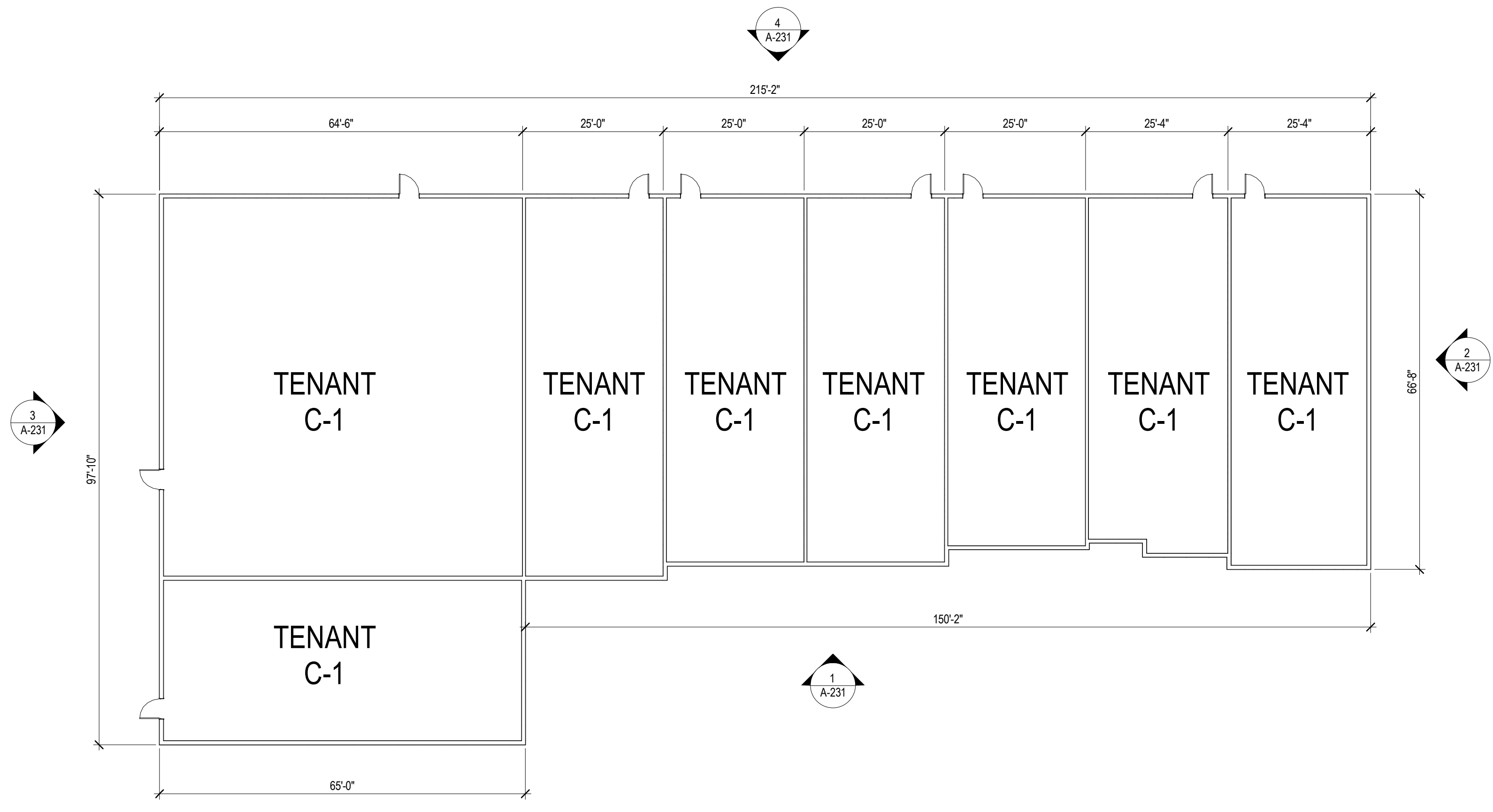
SHEET NO
A-131



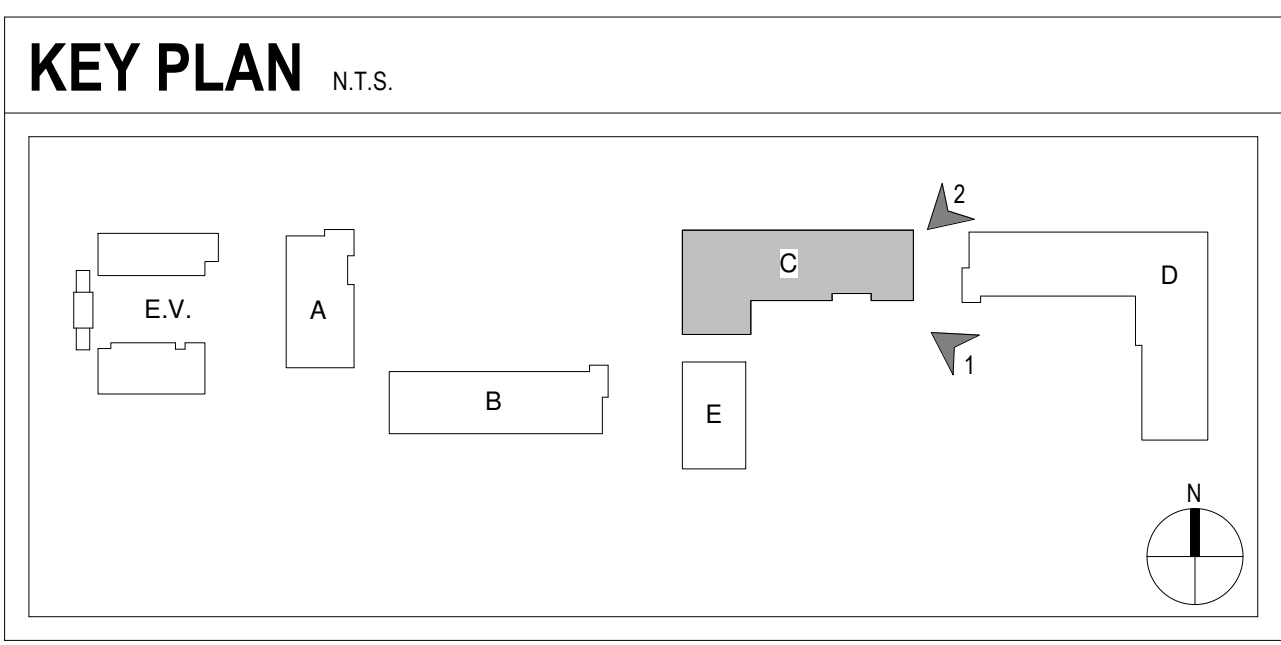
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1.



1 RETAIL C - FLOOR PLAN
1/16" = 1'-0"



REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO 20240201	DRAWN BY WAS
PERMIT SUB DATE 03/12/25	CHECKED BY Checker

PROJECT
FOURTH STREET VILLAGE
MIXED-USE
COLONIAL DR & S. TUBB ST
OAKLAND, FLORIDA

CLIENT
OAKLAND WEST FIVE ZERO, LLC
1921 MAGUIRE ROAD, STE 104
WINDERMERE, FL 34786

SHEET TITLE
MULTI-FAMILY FIRST FLOOR PLAN

SHEET NO
A-161



FIRST FLOOR PLAN
1/16" = 1'-0"



RESIDENCES APARTMENTS



RESIDENCES APARTMENTS - CLUBHOUSE MAIN ENTRANCE

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO 20240201	DRAWN BY WAS
PERMIT SUB DATE 03/12/25	CHECKED BY Checker

PROJECT
FOURTH STREET VILLAGE
MIXED-USE
COLONIAL DR & S. TUBBS ST
OAKLAND, FLORIDA

CLIENT
OAKLAND WEST FIVE ZERO, LLC
1921 MAGUIRE ROAD, STE 104
WINDERMERE, FL 34786

SHEET TITLE
MULTI-FAMILY 3D RENDERINGS

REVISION / ISSUE HISTORY

REV	DATE	REVISION / ISSUE NAME

PROJECT NO 20240201	DRAWN BY Author
PERMIT SUB DATE 03/12/25	CHECKED BY Checker

PROJECT
**FOURTH STREET VILLAGE
MIXED-USE**
COLONIAL DR & S. TUBB ST
OAKLAND, FLORIDA

CLIENT
OAKLAND WEST FIVE ZERO, LLC
1921 MAGUIRE ROAD, STE 104
WINDERMERE, FL 34786

SHEET TITLE
**EVENT VENUE - FLOOR PLANS
AND 3D RENDERINGS**

SHEET NO
A-171



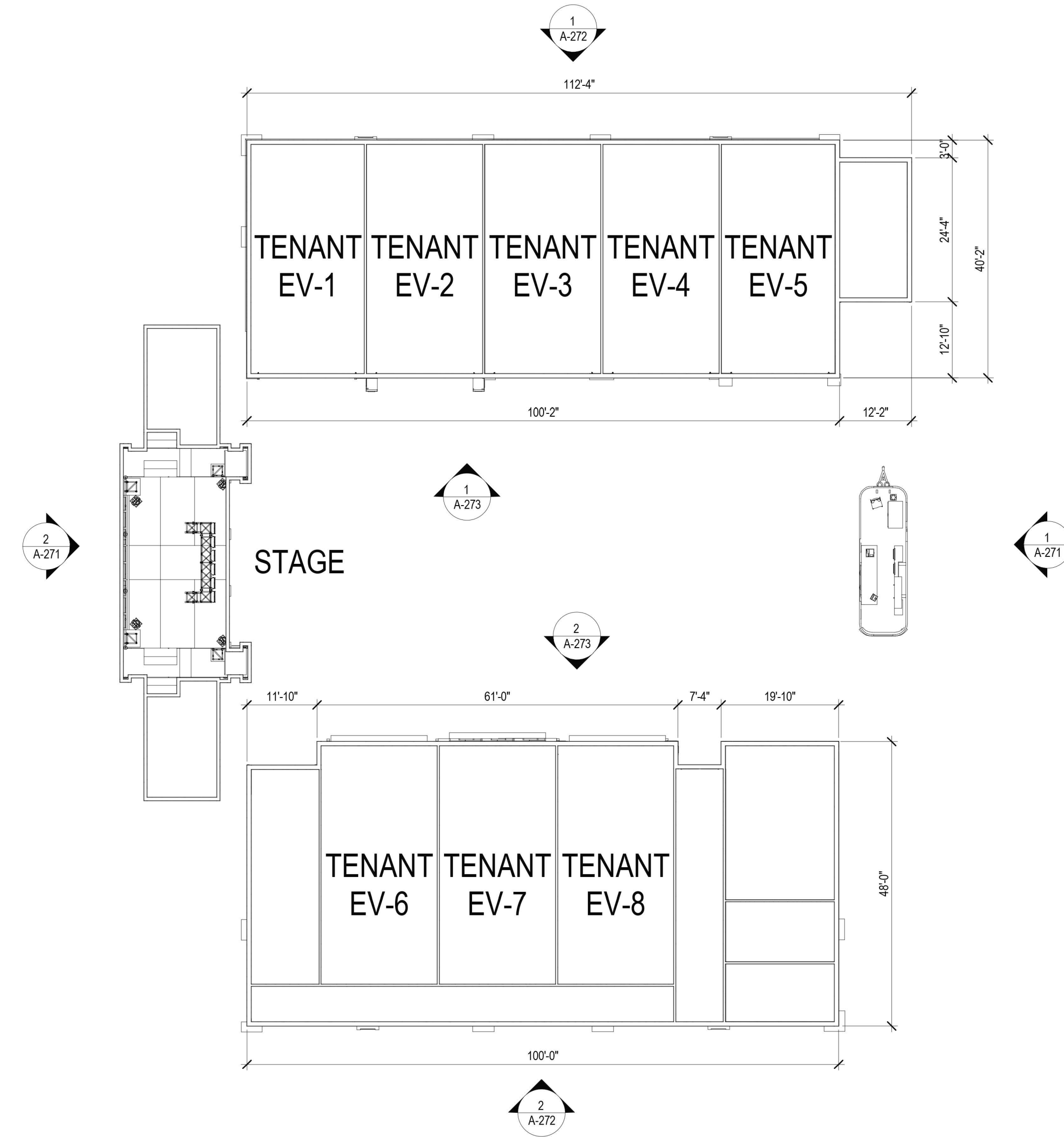
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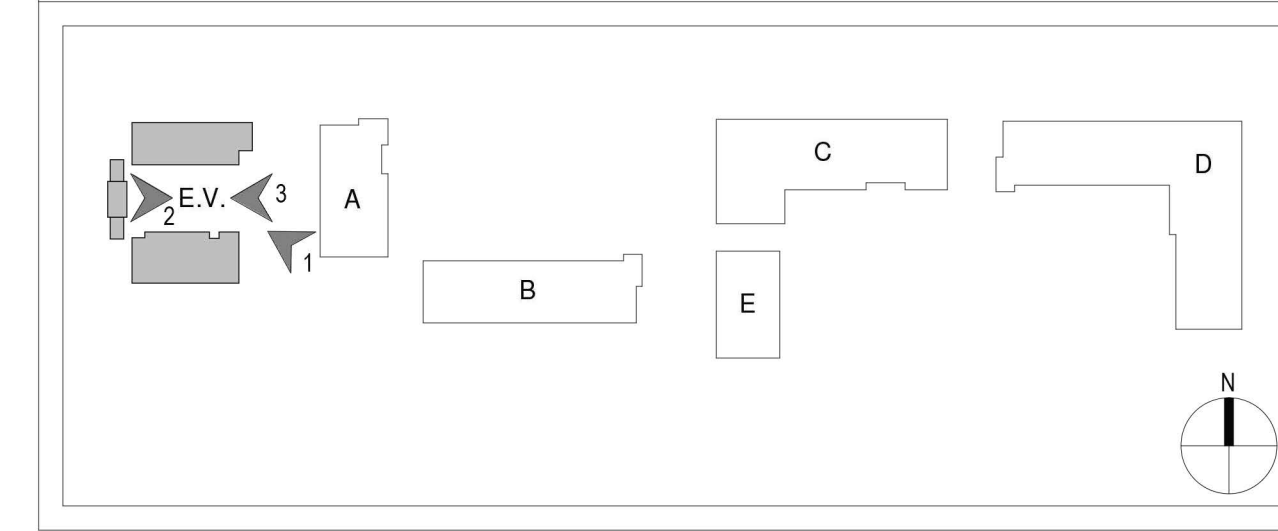


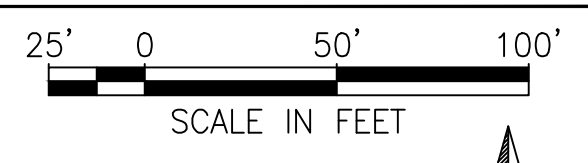
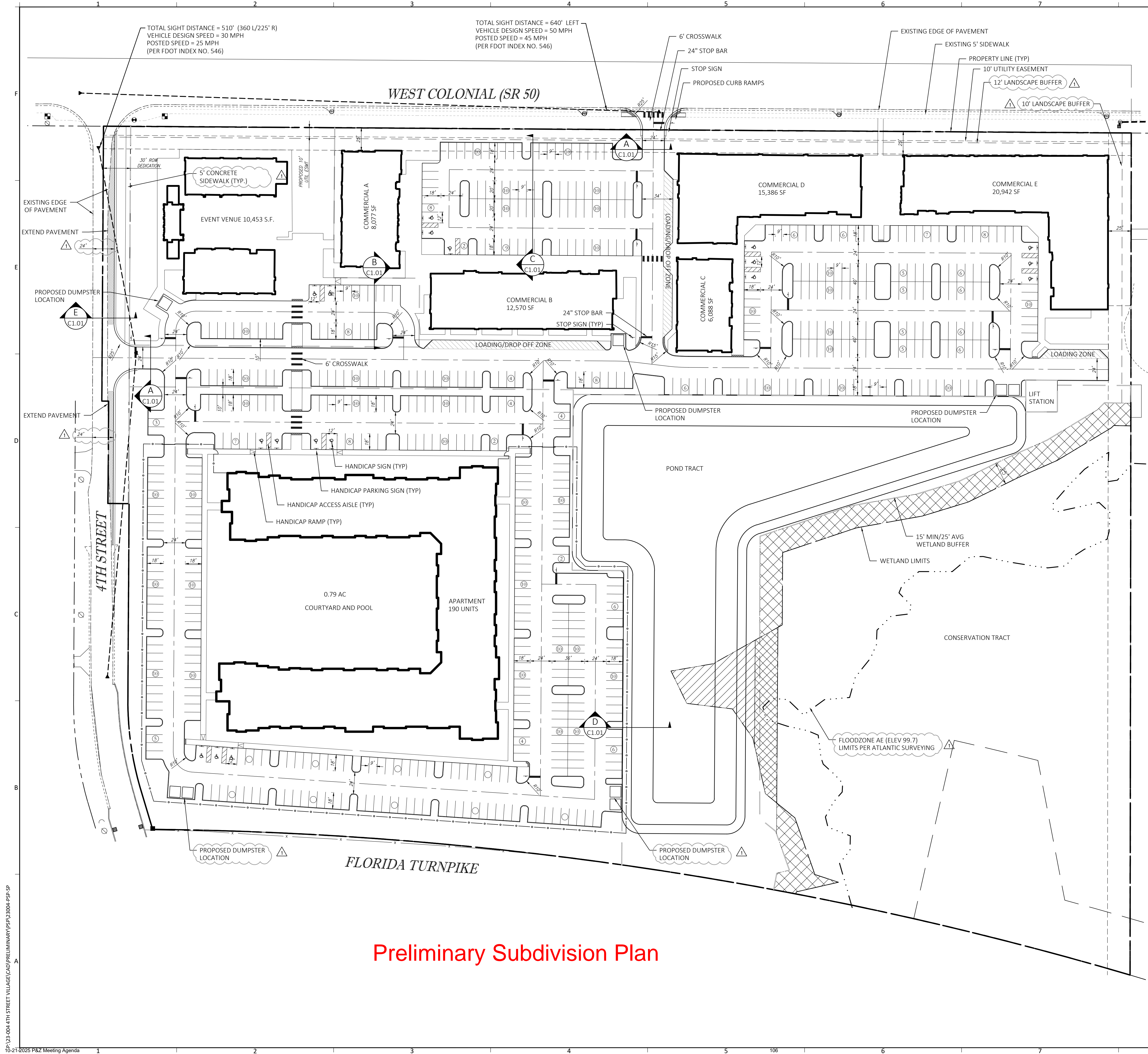
1.



1 EVENT VENUE - FLOOR PLANS

KEY PLAN N.T.S.





Key Map:

General Site Data

Land Use	-
Zoning	PUD
Parcel ID Number	29-22-27-0000-00-015, 29-22-27-0000-00-016, 29-22-27-0000-00-017, 29-22-27-4534-03-010, 29-22-27-4534-03-020, 29-22-27-4534-03-030
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Building Setbacks:	
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Landscape Buffer:	
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Consultant(s) / Note(s)

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CHECKED BY:	RMJ	
APPROVED BY:	NCG	
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Project Name:
**4TH STREET VILLAGE
PRELIMINARY
SUBDIVISION PLANS**

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- HIGH POINT OF FORCEMAIN TO HAVE ARV.
- UTILITY SEPARATIONS TO MEET OR EXCEED FDEP REQUIREMENTS.

Preliminary Subdivision Plan

Jurisdiction:
Town of Oakland, FL

Sheet Title:
PRELIMINARY SITE PLAN

Sheet No.
C4.00



NOT FOR CONSTRUCTION UNLESS SIGNED AND SEALED

Robert M. Johnson, P.E.
Registration No. 77677
Date: 8/11/2025

Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated to the seal using a SNA authentication code.
Non-Digital Signature - This item has been electronically signed and sealed by Robert M. Johnson, PE on the date indicated here using a SNA authentication code.
Printed copies of this document are not considered signed and sealed and the SNA authentication code must be verified on any electronic copies.

ORANGE COUNTY

--- PUBLIC NOTICES / ESTATE ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Property owner gives notice and intent to sell, for nonpayment of storage fees per FL Statutes 715.104, 715.106 & 715.109 by David B. Kinlaw and David Bruce Kinlaw for the following vehicle on 10/23/2025 at 8:30 AM at 1020 Wilfred Dr, Orlando, FL 32803. Said Landlord reserves the right to accept or reject any and all bids.
1967 PLYM
VIN#BH23H7232061
 October 9, 16, 2025 25-02949W

FICTITIOUS NAME NOTICE
 Notice is hereby given that AIDS HEALTHCARE FOUNDATION, INC., OWNER, desiring to engage in business under the fictitious name of AHF WELLNESS CENTER - ORLANDO located at 707 E. COLONIAL DR., ORLANDO, FLORIDA 32803 intends to register the said name in ORANGE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 October 9, 2025 25-02919W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Family Dollar #24368 located at 2532 W Colonial Drive in the City of Orlando, Orange County, FL 32804 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of October, 2025.
 Family Dollar Stores of Florida, LLC
 October 9, 2025 25-02894W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Family Dollar #20735 located at 645 W Lancaster Road in the City of Orlando, Orange County, FL 32809 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 2nd day of October, 2025.
 Family Dollar Stores of Florida, LLC
 October 9, 2025 25-02893W

FIRST INSERTION
Notice of Sale
 Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999
 Sale Date October 31st 2025 @ 10:00 AM at each individual repair facility.
 41160 2014 Jeep
 VIN#: 1C4PJLDB1E1W319016
 Repair Facility: Central Florida
 Toyota 11020 S Orange Blossom Trl Orlando 407-472-5200
 Lien Amt \$1,871.25
 41203 2017 Lexus
 VIN#: JTHSE5BC5H5008462
 Repair Facility: Classic Collision
 Orlando Supercenter
 1111 E Landstreet Rd
 Orlando 407-857-5155
 Lien Amt \$1,222.43
 October 9, 2025 25-02945W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Universal Drinkers located at 1656 West Orange Blossom Trail #1039 in the City of Apopka, Orange County, FL 32712 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 6th day of October, 2025.
 Mary Pederson
 October 9, 2025 25-02948W

FIRST INSERTION
NOTICE OF BOARD OF SUPERVISORS MEETING DATES WINTER GARDEN VILLAGE AT FOWLER GROVES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025-2026

The Board of Supervisors of the Winter Garden Village at Fowler Groves Community Development District will hold their meetings for the Fiscal Year 2025-2026 at 3501 Quadrangle Blvd., Suite 197, Orlando FL 32817, at 11:30 a.m., unless otherwise indicated, on the following dates:

- October 22, 2025
- January 28, 2026
- April 22, 2026
- July 22, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Manager, PFM Group Consulting LLC located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 or by calling (407) 723-5900, or from the District's website <http://wgvcdd.com/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt
 District Manager
 October 9, 2025 25-02946W

FIRST INSERTION
NOTICE OF PUBLIC HEARING TOWN OF OAKLAND, FLORIDA FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN 4TH STREET VILLAGE PUD ORDINANCE NO. 2025-06

The Town of Oakland's Planning & Zoning Board will hold a public hearing on Tuesday, October 21, 2025, at 6:30 PM. The public hearing will be held at the Oakland Meeting Hall, 221 N. Arrington Street, Oakland, FL 34760, to consider an application initiated by Briley Land Holdings, LLC, to consider the adoption of an ordinance to approve the First Amendment to the Development Agreement for the 4th Street Village Planned Development (PD) and preliminary subdivision plan for the project. The subject property is approximately 21.25 acres located at the southeast corner of SR 50 and Tubb Street.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT 4TH STREET VILLAGE PD ORDINANCE NO. 2025-06
AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ADOPTING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN FOR THE 4TH STREET VILLAGE PLANNED DEVELOPMENT AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT NUMBER 20240339438, ON CERTAIN REAL PROPERTY OWNED BY OAKLAND WEST FIVE ZERO, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

All interested persons are invited to appear and be heard. Written comments submitted to the Town will also be considered.

The full ordinance with legal description may be obtained from the Town Clerk's Office at 230 N Tubb Street Oakland, FL 34760 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, except Town designated holidays.

If any person desires to appeal any decision of the Town Commission or any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

The Town of Oakland does not discriminate based on race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on 48 hours' notice (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the Town Clerk at 407-656-1117 ext. 2110 or email kheard@oaklandfl.gov. Contact Brad Cornelius, Contracted Town Planner, at 813-415-4952 or email at OKL@wadetrim.com for more information.
 October 9, 2025 25-02967W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Defensora located at 13750 W. Colonial Dr. Ste 350 #302 in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of October, 2025.
 Bright Oak LLC
 October 9, 2025 25-02888W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CivShield located at 504 W. Plant Street in the City of Winter Garden, Orange County, FL 34787 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 4th day of October, 2025.
 Michael Robles
 October 9, 2025 25-02917W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Magnetic Mind Publishing located at 1364 Oberry Hoover Road in the City of Orlando, Orange County, FL 32825 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of October, 2025.
 Lily Duval
 October 9, 2025 25-02887W

FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hispanic Business Initiative Fund Nationwide located at 3201 E. Colonial Drive, Suite A20 in the City of Orlando, Orange County, FL 32803 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 7th day of October, 2025.
 Prospera Nationwide, Inc.
 October 9, 2025 25-02965W

FIRST INSERTION
NOTICE OF PUBLIC HEARING TOWN OF OAKLAND, FLORIDA FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN BRILEY FARM PHASE 2 PLANNED DEVELOPMENT ORDINANCE NO. 2025-05

The Town of Oakland's Planning & Zoning Board will hold a public hearing on Tuesday, October 21, 2025, at 6:30 PM. The public hearing will be held at the Oakland Meeting Hall, 221 N. Arrington Street, Oakland, FL 34760, to consider an application initiated by Briley Land Holdings, LLC, to consider the adoption of an ordinance to approve the First Amendment to the Development Agreement for the Briley Farm Phase 2 Planned Development (PD) and preliminary subdivision plan for the project. The subject property is approximately 69.83 acres located to the west of Jefferson Street and north of the W Orange Trail.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BRILEY FARM PHASE 2 PD ORDINANCE NO. 2025-05
AN ORDINANCE OF THE TOWN OF OAKLAND, FLORIDA, ADOPTING A FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT AND PRELIMINARY SUBDIVISION PLAN FOR THE BRILEY FARM PHASE 2 PLANNED DEVELOPMENT AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOCUMENT NUMBER 20220374930, ON CERTAIN REAL PROPERTY OWNED BY BRILEY LAND HOLDINGS, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN; MAKING FINDINGS, AND PROVIDING FOR CONFLICTS, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

All interested persons are invited to appear and be heard. Written comments submitted to the Town will also be considered.

The full ordinance with legal description may be obtained from the Town Clerk's Office at 230 N Tubb Street Oakland, FL 34760 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, except Town designated holidays.

If any person desires to appeal any decision of the Town Commission or any other Board of the City, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

The Town of Oakland does not discriminate based on race, color, national origin, sex, religion, age, marital status, or handicapped status in employment or in the provision of services. Handicapped individuals may receive special accommodation in services on 48 hours' notice (Fla. Stat. 286.26). Anyone requiring reasonable accommodation for this meeting, as provided for in the American with Disabilities Act, should contact the Town Clerk at 407-656-1117 ext. 2110 or email kheard@oaklandfl.gov. Contact Brad Cornelius, Contracted Town Planner, at 813-415-4952 or email at OKL@wadetrim.com for more information.
 October 9, 2025 25-02966W

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on October 8, 2025 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.
 Locations of vehicles and The lienor's name, address and telephone number are: Best Auto of Florida, 4630 Old Winter Garden Rd, Orlando, FL 32811. 407-844-2609.
 Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.
 The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
 2011 JEEP
 VIN# 1J4GA2D18L552089
 \$4105.58
 SALE DAY 10/08/2025
 October 9, 2025 25-02968W

FIRST INSERTION
SALE NOTICE
 PERSONAL PROPERTY OF THE FOLLOWING TENANT WILL BE SOLD FOR CASH TO SATISFY RENTAL LIENS IN ACCORDANCE WITH FLORIDA STATUTES, SELF STORAGE FACILITY ACT, SECTIONS 83.806 AND 83.807 AUCTION WILL START October 14th 2025, AT 9:15 A.M. VIEWING AND BIDDING WILL ONLY BE AVAILABLE ONLINE AT WWW.STORAGETREASURES.COM IT IS ASSUMED TO BE HOUSEHOLD GOODS, UNLESS OTHERWISE NOTED
 UNIT 1040 Maksim Sysoyev
 October 9, 16, 2025 25-02941W

FIRST INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT IN AND FOR ORANGE COUNTY, FLORIDA
CASE NO.: 2024-CA-005605-O
PHH MORTGAGE CORPORATION, Plaintiff, VS. LURENE MILLER A/K/A LERENE MILLER; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF LURENE MILLER A/K/A LERENE MILLER, DECEASED; ET AL., Defendant(s).
 TO: Unknown Heirs, Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and All Other Parties Claiming an Interest By, Through, Under, or Against The Estate of Lurene Miller a/k/a Lere-ene Miller, deceased
 Last Known Residence: Unknown
 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Orange County, Florida: LOT 626, MALIBU GROVES, TENTH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE | PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 days from the first date of publication, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
 Dated on OCTOBER 1ST, 2025
 Tiffany Moore Russell
 As Clerk of the Court
 By: // Rosa Aviles
 As Deputy Clerk
 Civil Division
 425 N. Orange Ave., Room 350
 Orlando, Florida 32801

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 10/27/2025 at 8:00 am the following vehicles will be sold at public auction for monies owed on vehicle repairs and for storage costs pursuant to Florida Statutes, Section 713.585.
 Locations of vehicles and The lienor's name, address and telephone number are: A&M Transmission Specialist Inc, 1335 W. Washington St. Ct, Orlando, FL 32805. 407-440-4572
 Please note, parties claiming interest have a right to a hearing prior to the date of sale with the Clerk of the Court as reflected in the notice. Terms of bids are cash only.
 The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute Section 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the Clerk of the Court for disposition upon court order.
 2020 BMW
 VIN# 5UXCR4C09L9B46839
 \$15,240.46
 SALE DAY 10/27/2025
 2020 CAD I
 VIN# 1GYS3BKJ4RL124798
 \$22,992.82
 SALE DAY 10/27/2025
 October 9, 2025 25-02943W

1395-1185B
 Ref# 12740
 October 9, 16, 2025 25-02930W

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002575-O
Division 01
IN RE: ESTATE OF CARLOS ALBERTO ACOSTA, a/k/a CARLOS A. ACOSTA, a/k/a CARLOS ACOSTA, Deceased.
 The administration of the estate of JEFFREY C. SCHENCK, a/k/a Jeffrey Chamberlain Schenck, deceased, whose date of death was March 29, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Suite 335 Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR ORANGE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-002192-O
IN RE: ESTATE OF CARLOS ALBERTO ACOSTA, a/k/a CARLOS A. ACOSTA, a/k/a CARLOS ACOSTA, Deceased.
 The administration of the estate of Carlos Alberto Acosta, a/k/a Carlos A. Acosta, a/k/a Carlos Acosta, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Orange County, Florida, Probate Division, the address of which is 425 N. Orange Ave., Orlando, Florida 32801. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is: October 9, 2025.
LAUREN TAYLOR SCHENCK MURPHY
Personal Representative
 1406 W. Magna Court
 Orlando, FL 32804
JAY HUNTER LOGAN SCHENCK
Personal Representative
 2421 N. Westmoreland Drive
 Orlando, FL 32804
LORNA A. MCGEORGE
 Attorney for Personal Representative
 Florida Bar No. 1012328
 Husch Blackwell LLP
 999 Vanderbilt Beach Road,
 Suite 200
 Naples, FL 34108
 Telephone: 202-378-9336
 Email: lorna.mcgeorge@huschblackwell.com
 Secondary email: Kathy.rose@huschblackwell.com
 October 9, 16, 2025 25-02940W

and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is October 9, 2025.
Personal Representative:
Silvia Adriana Jimenez Leon, a/k/a Silvia A. Jimenez Leon, a/k/a Silvia Jimenez Leon
 1352 Woodfield Oaks Drive
 Apopka, Florida 32703
FAMILY FIRST FIRM
 Counsel for Personal Representative:
 Ryan J. Saboff
 Ryan J. Saboff, Esquire
 Florida Bar Number: 1010852
 Joseph K. Fabbri, Esquire
 Florida Bar Number: 1022503
 Christopher F. Torchia, Esquire
 Florida Bar Number: 270120
 1030 W. Canton Ave., Suite 102
 Winter Park, FL 32789
 Telephone: (407) 574-8125
 Fax: (407) 476-1101
 E-Mail: ryan.saboff@familyfirstfirm.com
 E-Mail: joe.fabbri@familyfirstfirm.com
 E-Mail: chris.torchia@familyfirstfirm.com
 Secondary E-Mail: probate@familyfirstfirm.com
 October 9, 16, 2025 25-02938W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that XIAOBIN BOB GE the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER:
 2018-13588_1
YEAR OF ISSUANCE: 2018
DESCRIPTION OF PROPERTY:
 GREEN BRIAR VILLAGE 9/101 TRACT C
PARCEL ID # 08-24-29-3184-00-003
Name in which assessed:
 LARRY DEMETRO
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Oct 16, 2025.
 THIS LEGAL ADVERTISEMENT IS FOR ONE PUBLICATION ONLY, per Florida Statute 197.542(2)
 Dated: Oct 03, 2025
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: M Sosa
 Deputy Comptroller
 October 9, 2025 25-02942W

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED
 NOTICE IS HEREBY GIVEN that KIVI LLC the holder of the following certificate has filed said certificate for a TAX DEED to be issued thereon. The Certificate number and year of issuance, the description of the property, and the names in which it was assessed are as follows:
CERTIFICATE NUMBER: 2022-13011
YEAR OF ISSUANCE: 2022
DESCRIPTION OF PROPERTY: JAM-AJO J/88 LOT 5 BLK M
PARCEL ID # 21-22-30-3932-13-050
Name in which assessed:
 EMMA RUTH BANZON
 ALL of said property being in the County of Orange, State of Florida. Unless such certificate shall be redeemed according to law, the property described in such certificate will be sold to the highest bidder online at www.orange.realtaxdeed.com scheduled to begin at 10:00 a.m. ET, Nov 20, 2025.
 Dated: Oct 02, 2025
 Phil Diamond
 County Comptroller
 Orange County, Florida
 By: DeMarco Johnson
 Deputy Comptroller
 Oct. 9, 16, 23, 30, 2025 25-02868W