

APOPKA PLANNING COMMISSION AGENDA

JUNE 08, 2021 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held May 11, 2021.

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

1. Comprehensive Plan – Large Scale – Future Land Use Amendment – Emerson Point Ph II
From: Residential Medium, Commercial, Future Land Use in progress
To: Mixed-Use (15 DU/1.0 FAR)
Owner: Emerson Point Phase II, LLC, c/o Mary L. Demetree
Applicant: M/I Homes of Florida c/o Ricardo Diaz and Appian Engineering c/o Jimmy O. Palm, P.E.
Location: 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
Project: 69.65 +/- acres
Project Manager: Allyson Williams
2. Change of Zoning, Assignment of KPI neighborhood overlay district and Master Plan – Plymouth Sorrento Assemblage
From: Transitional (T)
To: Kelly Park Interchange Mixed Use (KPI-MU) and neighborhood overlay
Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim
Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer
Location: East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road
Project: 50.79 +/- acres
Project Manager: Jean Sanchez

3. Change of Zoning – Cagle Family Trust
From: PD (Planned Development District)
To: RMF (Residential Multi-Family District)
Owner: Cagle Family Trust
Applicant: City of Apopka
Location: North of White Ivey Court and east of Lexington Parkway
Project: 0.54 +/- acres
Project Manager: Phil Martinez
4. Change of Zoning, Assignment of KPI neighborhood overlay district and Master Plan – Oakview
From: Agriculture District (AG)
To: Kelly Park Interchange Mixed Use (KPI-MU) and neighborhood overlay
Owner: Kent A. Greer and Annie M. Greer
Applicant: Ben Snyder, Hanover Land Company
Location: South of W. Kelly Park Road and east of Round Lake Road
Project: 39.6 +/- acres
Project Manager: Phil Martinez
5. Change of Zoning and approval of the PD Master Plan – The Ridge
From: RSF-1A (Residential Single Family Estate), C-C (Community Commercial) and MU-ES-GT (Mixed- Use East Shore Gateway)
To: PD (Planned Development)
Owners: Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: North of south of Boy Scout Road; west of SR 451
Project: 366 +/- acres
Project Manager: Jean Sanchez
6. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property
From: County Rural
To: Mixed-Use
Owner: PMDW Ventures, LLC
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 9.86 +/- acres
Project Manager: Jean Sanchez
7. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property (-066)
From: County Rural
To: Mixed-Use
Owner: Carl C. and Donna S. Redder
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 1.79 +/- acres
Project Manager: Jean Sanchez
8. Comprehensive Plan – Small Scale – Future Land Use Amendment – Golden Gem Property (-085)
From: County Rural
To: Mixed-Use
Owner: Carl C. and Donna S. Redder
Applicant: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
Location: Southwest corner of Sadler Road and Golden Gem Road
Project: 8.62 +/- acres
Project Manager: Jean Sanchez

9. Change of Zoning and approval of PD Master Plan – Marden Road
From: Residential Multi Family (RMF), Community Commercial (C-C) and Transitional (T)
To: Planned Development (PD)
Owner: Emerson Point Phase II, LLC, c/o Mary L. Demetree
Applicant: M/I Homes of Florida c/o Ricardo Diaz and Appian Engineering c/o Luke M. Classon, P.E.
Location: 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
Project: 69.65 +/- acres, 225 SFR and townhomes
Project Manager: Allyson Williams

SITE PLANS

1. Major Development Plan – Binion Road Multifamily
Owner: Chester S. Peckett Trust
Applicant: Brent A. Lenzen, P.E., Kimley Horn and Associates, Inc.
Location: 1951 S. Binion Road
Project: 12.73 +/- acres
Project Manager: Phil Martinez

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may 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.

Any opening invocation that is offered before the official start of the Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the Planning Commission meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 11, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington.

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: Michael Rodriguez – City Attorney, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II; Jean Sanchez – Planner II, Allyson Williams - Planner I, Robert Hippler – IT Director, Robert Shelton, Network Engineer and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Shirley Robinson, Robert Weiss, Cornelius Jackson, Sallie Jackson, William Henry, Jose Fuentes, Patty Teufel, Willie Freeman, Harold Ingram, Eddie Foster, Andrew McCown, Cheryl Mincey, Dallas Evans, Jonathan Faulk, Ken Weber, Heather & Nate Wandrey, Renee & David Beasley, David & Linda McCandless, Evelyn Reynolds, Luther Beasley, William Corso, Mary Alston, Elizabeth Jackson, Marian Price, William & Danielle Bryant, Brian Castellanos and Carolyn Ingram.

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of April 13, 2021 at 5:30 p.m.

Motion: William Gusler made a motion to approve the Planning Commission minutes from the regular meeting held on April 13, 2021 at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0)

PUBLIC COMMENT: Chairperson Greene opened the meeting to Public Comment. No one spoke.

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE – FUTURE LAND USE AMENDMENT – OAKS AT KELLY PARK PHASE 3 - Chairperson Greene stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from “County” Rural to “City” Mixed Use to the Florida Department of Economic opportunity subject to the findings of the staff report for the property owned by Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam and located North side of Kelly Park Road and east of Dowman Drive.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from “County” Rural to “City” Mixed Use to the Florida Department of Economic Opportunity.

The subject properties are located on the north side of Kelly Park Road, east of Dowman Drive and are approximately 30.19 acres in size and have a zoning designation of Transitional (T). The properties were annexed into the City via Ordinance No. 2823 on March 17, 2021. The applicant is requesting a change in the future land use designation of the property from County Rural, which permits a maximum density

of 1 dwelling unit per 2 acres, to City Mixed-Use, which permits a maximum density of 15 dwelling units per acre. The subject property is located within the one-mile radius of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed-Use future land use designation. The subject parcels will be allowed a maximum density of 5 dwelling units per acre as this property lies within the Neighborhood character zone of the Kelly Park Interchange Form Based Code area. The applicant is requesting the Large-Scale Future Land Use Amendment in order to develop the Oaks at Kelly Park Phase 3 residential subdivision which is intended to consist of single-family homes developed similar to the existing Oaks at Kelly Park subdivision.

A request to assign a Future Land Use Designation of Mixed-Use is compatible with the designations assigned to abutting properties to the east which are within the Kelly Park Form Based Code area and is developed as The Oaks at Kelly Park, Phases 1 and 2. The applicant will be applying for a Kelly Park Neighborhood overlay zoning on the property at a later date.

The proposed use of the property is compatible with the character of the surrounding area, is within one mile of the SR 429/Kelly Park Road interchange, and is consistent with the Mixed-Use Future Land Use designation. City planning staff supports the FLUM amendment given the consistency with the Comprehensive Plan policies listed below and the intent of the Wekiva Parkway Interchange Vision Plan (see Land Use Analysis below). Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

The designation of a mixed-use category may occur only in certain areas of the city, including “land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan...” These properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed-Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards

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and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed-Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Objective 19 and 20, and their associated policies. See objectives and policies within the supporting information.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses...This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.
3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.

4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

Kelly Park Interchange Form-Based Code.

1. Page 1 – “Therefore, if a site, or any portion of a site, is within the 1-mile radius [of the Kelly Park Interchange], the entire site is included within the vision plan and is subject to the standards.” And Page 2, “Where a property straddles the line, the subject property owner may select to bring the portion outside the property into the Form-Base Code area.”

Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the high school level and is deficient by 17.816 seats at the high school level. The property is zoned for the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High.

The Development Review Committee recommends approval to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from “County” Rural to “City” Mixed Use for the property owned by Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam and located North side of Kelly Park Road and east of Dowman Drive.

This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Geoff Summit, Summit Engineering, 3667 Simonton Place Lake Mary, FL stated that he was here on behalf of the applicant and is happy to answer any questions.

Chairperson Greene opened the meeting for public hearing.

Johnathan Faulk, 2436 Dowman Drive stated that he has multiple concerns for this project. The number of houses per acre is his main concern right now. He stated that the rural community on Dowman Drive will be turned into an urban community if that street is opened up to the new project. He is concerned that the community on Dowman Drive will be affected negatively by this. He expressed concerns over the amount of traffic that will come along with this project and the possibility of overcrowding at the new K-8 school that is being built across the street. He asked that the 5 homes per acre be reconsidered to 3 homes per acre.

Chairperson Greene mentioned that the land use change is what is being discussed.

Geoff Summitt stated that the applicant is asking for a mixed use with a neighborhood overlay so that would be up to 5 dwelling units per acre. The density is stipulated by the overlay district in the form-based code.

Mr. Faulk asked if his concern wasn’t relevant to the discussion.

Chairperson Greene stated that the applicant will have to come in with a proposed development and at that time that public hearing will be open for comment. He asked the applicant if they were aware of what they will be proposing since he didn’t know if would be 3 or 5 homes per acre.

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Mr. Summitt stated that they have not submitted anything formally to the city yet. He mentioned that it will be pretty much like the other homes in the other 2 phases of this same development.

Commissioner Washington inquired about the issue with Dowman Drive and if there was another option.

Mr. Summitt mentioned that it is a county road and the Apopka Planning Commission and City Council that tells them what happens with that road. Any developments that the county will require will not just benefit this property, but Dowman Drive as well. There is a 30-foot strip between Dowman Drive and the property that is also right of way that runs north/south. He stated that they have a plan. The form-based code requires us to plan for connection to adjacent properties. They are trying to create an interconnective community.

Commissioner Ryan asked about the condition of Dowman Drive and who would incur the expense for the improvements. Mr. Summitt answered that he thinks it is a 60 foot right of way but only 20 feet of pavement. He stated that it is substandard as far as pavement is concerned. If he has to do a connection to Dowman Drive and the county determines that it has to be upgraded, the cost would fall to the applicant.

Commissioner Ryan stated that school buses and fire trucks can't be accommodated on a road that is less than 19 feet wide.

Mr. Summitt agreed and asked why the county hasn't come in to improve the road to 24 feet because they have 60 feet of right of way. The road was repaved, but they didn't widen it and bring it standard during the repaving. The connection will have to be addressed and discussed at another submittal.

Mr. Faulk stated that he had copies of the letters that homeowners on Dowman received and the presumption was made that they will connect the road and take that land. He also presented the commissioners with a signed petition from the residents on Dowman Drive to block that connection. He also mentioned again that he would like for the applicant to reconsider going back to 3 houses per acre instead of 5.

Mr. William Henry resided at 35 W Laurel Street Apopka, FL 32703. Before his presentation, he handed out information to the commissioners labeled "Wekiva Parkway Interchange Plan". This handout highlights multiple items that he will speak on. He is representing his land known as Rainbow Ridge. His parcel abuts this proposal to the north. He owns 44 acres. Rainbow Ridge was adopted in 2005 unanimously by the Orange County Board of Commissioners for multiple purposes such as establishing a future land use density in a rural fashion which is accommodatable to the existing land use in that area and to facilitate aquifer recharge in an area that is extremely important. He said that you need to keep that in mind if you move forward with this because there will be friction if you don't recognize that its purpose has a higher order. He then asked that the members read along with him in the flyer he handed out specifically the highlighted items.

Elizabeth Price Jackson resides at 2809 Dowman Drive Apopka 32712. She has lived on the property since 1984. She expressed concerns about the traffic. She mentioned that Walmar is a subdivision that allows for the water to recharge. This area is also a gopher tortoise habitat. She is aware that growth is inevitable but expressed that we have to slow down and think about what we are leaving for future generations.

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Chairperson Greene closed the public hearing. He reminded the audience that a land use change is what is in front of the commission this evening, not what will be placed on the property.

Motion: Linda Laurendeau made a motion to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommended transmittal of the Future Land Use Map designation from “County” Rural to “City” Mixed Use to the Florida Department of Economic opportunity subject to the findings of the staff report for the property owned by Lee Lee Kyun, Lee Myung Ja, Nam Ki Yeon and Lee Jong Dan Nam located North side of Kelly Park Road and east of Dowman Drive. Motion seconded by Butch Stanley. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – FAIRCLOTH FAMILY LTD – 203 WEST 1ST STREET - Chairperson Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to approve a Special Exception to allow lawn care service in the MU-D (Mixed-Use downtown) zoning district for the property owned by Faircloth Family LTD and located at 203 West 1st Street.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to approve a Special Exception to allow lawn care service in the MU-D (Mixed-Use downtown) zoning district for the property owned by Faircloth Family LTD and located at 203 West 1st Street. The tract size is 2.8 +/- acres.

The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of Mixed-Use Downtown (MU-D). Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, a lawn care service requires an approved Special Exception within the MU-D zoning district. The applicant proposes improvements to the property including a new six-foot vinyl fence and new plant materials to existing landscape buffers. The applicant has submitted a Site Plan depicting the use, which is attached to the staff report as a point of reference.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

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- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed Special Exception is in compliance with all above-referenced standards.

The Development Review Committee recommended approval of a Special Exception to allow a lawn care service in the MU-D zoning district for property located at 203 West 1st Street.

Staff recommended the Planning Commission approve a Special Exception to allow a lawn care service in the MU-D zoning district for property located at 203 West 1st Street.

This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Commissioner Washington asked how the property has been maintained so far.

Allyson Williams responded that the business would be a lawn care service and they need a special exception to have this type of business there. Currently there is a warehouse with no changes to the building, only the use.

Ken Weber, 8006 Lake Lowery Road Haines City Fl stated that he is the applicant. He explained that the current businesses in there are a tree business, a printing type business and another landscaper. He would like to purchase the building and allow the printing business to stay in the front. He would be putting up a fence and running his business out of the back of the building.

Commissioner Ryan mentioned that he doesn't like vinyl fences and asked if the applicant could do something other than that type of fence. He would like to see some type of masonry wall because it will last longer and look nicer.

Mr. Weber stated that the vinyl fencing was recommended by the City of Apopka but he is open to other ideas. He stated that he would look into the cost of a masonry fence.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Butch Stanley made a motion to approve the Special Exception to allow a lawn care service in the MU-D zoning district for the property owned by Faircloth Family LTD and located at 203 West 1st Street. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – WERNER ENTERPRISES, INC. – 2580 WEST ORANGE AVENUE - Chairperson Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to approve a Special Exception to allow a driver training course in the Light Industrial (I-L) zoning district for the property owned by Werner Enterprises, Inc. and located at 2580 West Orange Avenue.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Jean Sanchez, Planner II, stated is a request to approve a Special Exception to allow a driver training course in the Light Industrial (I-L) zoning district for the property owned by Werner Enterprises, Inc. and located at 2580 West Orange Avenue. The tract size is 15.51 +/- acres.

The property is presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). The applicant is proposing to construct a driver training facility that incorporates a two-story building that is 10,772 square feet in size and an outdoor driver training course. As authorized by Land Development Code (LDC) Section 10.3.2.B, the Community Development Director has determined that the outdoor driver training course requires a Special Exception Use Permit based on the projected characteristics that accompany a trade school, such as a driver training facility. The applicant has submitted a Concept Plan depicting the use, which is attached to the staff report as a point of reference.

As part of the proposed site development and in compliance with the LDC’s Neighborhood Compatibility Standards, the applicant proposes a Type D landscape buffer on the eastern boundary, adjacent to King Street and across the street from Lake Heiniger Estates Residential Subdivision. The proposed Type D buffer on the east consists of a 15-foot wide landscape buffer and an 8-foot tall sound wall to contain the anticipated noises from the driving course within the subject property. Additionally, the applicant has proposed that the area along the east side of the course will be used for stationary training such as pre-trip vehicle inspection and preparation. The area for moving vehicle training will take place on the western portion of project site. The hours of operation will be from 7:00 A.M. to 6:00 P.M.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;

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- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

The proposed Special Exception is in compliance with all above-referenced standards.

The Development Review Committee recommended approval of a Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for property located at 2580 West Orange Avenue.

Staff recommended the Planning Commission approve a Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for property located at 2580 West Orange Avenue.

This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Commissioner Stanley asked what type of driver training would be conducted at the location.

Dallas Evans, 3810 Northdale Blvd Tampa Fl 33624 is the applicant and he stated that it would be for Werner Trucking semi-trucks.

Chairperson Greene opened the meeting for public hearing.

Louis Disabatino, 2457 Pickford Circle Apopka stated that he has many concerns with this project. The roads are overwhelmed and they can't handle additional truck drivers on that road. He is concerned with the amount of noise that this type of training will bring and the times that the trainings will be conducted. He is concerned about the quality of life that will be affected by this being so close to his home. He mentioned that there are many other areas that can be used as a training area. He asked that other areas be looked at other than this one.

Dr. Robert Castellanos has grandchildren that live on Pickford Circle and he wanted to mention that the fumes that these trucks will bring present a health issue and he just wanted to give his opinion.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 11, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Mr. Evans stated that this property is industrially zoned and he is here to ask to use the property for a trade school. 3 trucks a day on the road, not packed with trucks. A traffic report will be done when they go through the development plan review. He stated that the applicant has agreed to a noise wall and has limitations on the types of exhaust. Operation will be during business hours only. There will be a classroom on site and a driver portion that would exit onto Orange Ave and not King St.

Chairperson Greene closed the public hearing.

Motion: Mary Norwood made a motion to approve the Special Exception to allow a driver training course in the I-L (Light Industrial) zoning district for the property owned by Werner Enterprises, Inc and located at 2580 West Orange Avenue. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

LEGISLATIVE – CHANGE OF ZONING; AND APPROVAL OF PD MASTER PLAN - FLORIDIAN TOWN CENTER Chairperson Greene stated this is a request to approve the rezoning of the subject parcels from Transitional (T) to PD (Planned Development) and approve the PD Master Plan based on the findings and facts presented in the staff report and exhibits for the property owned by Collier Bengé Land Joint Venture LLC and located North of W. Orange Blossom Trail and west of S.R. 429.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to approve the rezoning of the subject parcels from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan based on the findings and facts presented in the staff report and exhibits for the property owned by Collier Bengé Land Joint Venture LLC and located North of W. Orange Blossom Trail and west of S.R. 429. The tract size is 73.93+/- acres.

The subject properties are approximately 73.93 acres in size and are zoned Transitional (T) and have a future land use designation of High Density Residential-15 (HDR-15) and Commercial. The HDR-15 future land use designation allows a maximum density of 15 dwelling units per acre. The subject properties are located north of W. Orange Blossom Trail and west of S.R. 429. The proposed change of zoning to PD (Planned Development) is being requested to allow for the development of a mixed-use development on the subject parcels.

The PD Master Plan proposes a mixed-use development, consisting of 7 development parcels. An estimated 23.72 acres is designated as Commercial Future Land Use and an estimated 50.16 acres is designated as HDR-15 Future Land Use. Proposed uses include multi-family, townhomes, assisted living facility, hotel, and commercial/retail. Each of the 7 development parcels details permissible uses. Prohibited uses are depicted on the Master Plan and within the Master Development Agreement.

11.22 acres are dedicated for open space inside the proposed gated apartment community on Parcel 4. 15.75 acres are proposed outside of the gated community, throughout the Planned Development area. These proposed open space areas exceed the minimum requirements for open space as required for Planned Developments in the Land Development Code. The open space inside of the gated apartment community consists of a pool, clubhouse, and greenspace. Parcel 4 is linked to the commercial portion of the planned development by sidewalks along Kiowa Avenue and Floridian Town Center Boulevard.

As part of the PD, the applicant is requesting a waiver for the requirement of wheel stops. The

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development is proposed to utilize raised curbs and will provide expanded sidewalks where parking spaces are adjacent to sidewalks. To avoid conflict with sidewalks and utilities, street trees are proposed to be planted adjacent to the right-of-way along Kiowa Avenue. In addition, understory street trees are proposed along Southfork Drive and Floridian Town Center Boulevard, with Oaks proposed in the median along Floridian Town Center.

The Planned Development proposes having the open space and stormwater retention areas owned and maintained by a property owners association; while the lift station, Kiowa Avenue, Floridian Town Center Boulevard, Southfork Drive, and Williams Court are proposed to be owned and maintained by the City.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow for a mixture of uses ranging from commercial, lodging, residential, and institutional. The proposed zoning allows for flexibility of uses in an area that is adjacent to the S.R. 429 interchange.

Per Section 3.7.F.2 of the Land Development Code, the applicant will be required to enter into a Planned Development Agreement. This agreement will address how public facilities will be provided to the development, provisions related to environmental protection, and identification of community benefits. This agreement will be presented to the City Council along with the PD Master Plan.

The proposed use of the property as depicted on the Master Plan is consistent with the High Density Residential-15 (HDR-15) and Commercial Future Land Use designations as detailed within the Future Land Use Element of the Comprehensive Plan.

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the high school level and is deficient with 40.020 seats at the high school level. The location is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

The Development Review Committee finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Floridian Town Center PD Master Plan.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Commissioner Ryan asked about compact spaces. He was told that there was no compact parking in the City of Apopka.

Bobby Howell, Planning Manager, stated that this is a planned development and everything is negotiated. As the planning commission, parts can be removed from the PUD that don't fit.

Michael Rodriguez, City Attorney, clarified that part of the land development code does permit up to 20% of required off street vehicular parking spaces may be used for compact cars. Section 5.1.7B1.

Andrew McCowan with GAI Consultants Inc, the applicant, stated that he had a small presentation that he wanted to give.

Chairperson Greene opened the meeting for public hearing.

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Mary Austin resides at 3401 Dewberry and she asked the applicant about the exit on the back side of her property.

Tony Benge, 1157 Tom Gurney Drive Winter Park Florida, stated that he is one of the principals of the development. There no plans to extend that through. Traffic will go north to Yothers and out to Southfork.

With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Howard Washington made a motion to approve the rezoning of the subject parcels from Transitional (T) to PD (Planned Development) and approve the PD Master Plan based on the findings and facts presented in the staff report and exhibits for the property owned by Collier Benge Land Joint Venture LLC and located North of W. Orange Blossom Trail and west of S.R. 429. Motion seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – COKE PROPERTY SUBDIVISION -

Chairperson Greene stated this is a request to find the Coke Property Subdivision Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to the findings of this staff report for the property owned by PMDW Ventures, LLC and located at 2600 and 2610 Peterson Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Coke Property Subdivision Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to the findings of this staff report. The tract size is 41.85 +/- acres.

The Coke Property Subdivision – Major Development Plan proposes a development of 58 single family detached homes and 142 townhome units. Based on the zoning district, the applicant is required to provide 8.32 acres of open space, the Major Development Plan reserves a total of 13.06 acres as open space/recreation. On-site amenities include a pool and cabana. There is an existing 11' wide bike trail along Grand Avian Parkway as part of the newly constructed boulevard. The minimum typical lot width for the single-family detached units is 70-feet and 20-feet for the townhomes. The minimum living area for a townhome unit is 1,250 square feet and 1,500 square feet for a single-family detached residence. The minimum setbacks applicable to this project are as follows:

Setback	Single-Family Detached	Townhomes
Front	25'	15'
Side	7.5'	7.5'*
Rear	25'	20'
Corner	7.5'	7.5'

*Minimum of 15 ft. between structures, only applies to exterior units.

The Coke Property Subdivision will have access to the roadway network from two locations on Grand Avian Parkway. The applicant plans to cut the median in two locations. The northernmost will primarily

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 11, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

serve the single-family residences and the southernmost will primarily serve the townhomes but there is internal connectivity that allows access to both entrances.

A traffic impact analysis was conducted to support this development. The study examined impacts to the surrounding roadway network and intersections. The development will generate 1,693 daily trips and 143 P.M. peak hour trips. The project impacts do not create new deficiencies to the roadway network; however, the developer has agreed to participate in an agreement with the City to make improvements to King Street and Peterson Road.

Winged Elms are proposed along the internal streets and Live Oaks are proposed along Peterson Road and Grand Avian Parkway. All street trees will be installed with root barriers. Tract F, the centrally located retention pond that bisects the property the two other retention ponds on the southern portion of the property are embellished with Bald Cypress trees.

A Capacity Enhancement Approval Letter has been obtained and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff. The three affected schools are Zellwood Elementary School, Wolf Lake Middle School and Wekiva High School.

The Development Review Committee recommends approval of the Coke Property Subdivision – Major Development Plan subject to the findings in this staff report.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Butch Stanley made a motion to find the Coke Property Subdivision – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommended approval of the Major Development Plan, subject to the findings of this staff report for the property owned by PMDW Ventures, LLC and located at 2600 and 2610 Peterson Road. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

LEGISLATIVE – PLAT – HAMMOCK AT ROCK SPRINGS - Chairperson Greene stated this is a request to recommend approval of the Hammock at Rock Springs Plat.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the Hammock at Rock Springs Plat consistent with the PD Master plan and Preliminary Development Plan and recommend approval of the plat.

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low Suburban	RSF-1B	Landings at Rock Springs
East (County)	Rural Settlement 1/5	A-2	Single Family Houses
South (City)	Residential Low Suburban	RSF-1A	Traditions at Wekiva

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 11, 2021 AT 5:30 P.M.
IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

West (City)	Residential Low Suburban	RSF-1A	Traditions at Wekiva
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The applicant has submitted a Plat for consideration for the Hammocks at Rock Springs subdivision, which plats 19 single-family units on an estimated 9.59 acres. Additionally, the plat dedicates the lift station, noted as Tract G, to be owned and maintained by the City of Apopka. Development is subject to the standards and conditions set forth in PD Ordinance No. 2730 which was adopted on September 18, 2019.

The subdivision will be accessed via N. Rock Springs Road.

Stormwater is proposed to be discharged into Tract A, which will be owned and maintained by the homeowner's association.

Consistent with the approved PD Master Plan and Preliminary Development Plan, recreational and open space areas are provided on Tracts A, B, E, F, and H. These tracts will be owned and maintained by the homeowner's association. Included within the open space and recreational tracts is a tot lot, located on Tract E.

The Development Review Committee finds the plat to be consistent with the PD Master plan and Preliminary Development Plan and recommends approval of the Hammock at Rock Springs Plat.

This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: William Gusler made a motion to approve the Hammock at Rock Springs Plat. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Robert Ryan, William Gusler, Butch Stanley and Howard Washington (7/0).

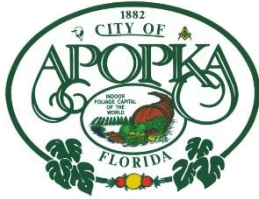
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:43 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	June 8, 2021
☒ PUBLIC HEARING	FROM:	Community Development
☐ SITE PLAN	EXHIBITS:	Land Use Report
☐ SPECIAL REPORTS		Vicinity Map
☐ OTHER:		Future Land Use Map
		Adjacent Zoning Map
		Adjacent Uses Map

<u>SUBJECT & REQUEST:</u>	COMPREHENSIVE PLAN – LARGE SCALE FUTURE LAND USE AMENDMENT – EMERSON POINT PHASE II
	FROM: RESIDENTIAL MEDIUM, COMMERCIAL, FUTURE LAND USE IN PROGRESS
	TO: MIXED-USE (15 DU/ 1.0 FAR)

SUMMARY:

OWNERS:	Emerson Point Phase II, LLC. c/o Mary L. Demetree
APPLICANT:	M/I Homes of Florida c/o Ricardo Diaz and Appian Engineering c/o Jimmy O. Palm, P.E.
LOCATION:	1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
PARCEL ID #:	21-21-28-0000-00-001; 21-21-28-0000-00-002; 21-21-28-0000-00-008
EXISTING USE:	Vacant
CURRENT ZONING:	RMF (Residential Multifamily) C-C (Community Commercial) and T (Transitional)
MAXIMUM ALLOWABLE EXISTING FLU:	10 du/acre, .25 Floor Area Ratio (FAR)
DEVELOPMENT UNDER FLUM:	PROPOSED FLU: 15 du/acre, 1.0 FAR
TRACT SIZE:	69.65 +/- acres

RECOMMENDED MOTION:

Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity.

PROJECT SUMMARY: The subject properties are located on the north side of State Road 414, east of Marden Road, west of Hawthorne Avenue and are approximately 69.95 acres in size. They have zoning designations of Residential Multifamily (RMF), Community Commercial (C-C), and Transitional (T). The applicant is requesting a change in the future land use designation of the property from City Residential Medium, Commercial and Future Land Use in Progress, which permits a maximum density of 10 dwelling unit per acre and 0.25 FAR, to City Mixed-Use, which permits a maximum density of 15 dwelling units per acre and 1.0 FAR. A request to assign a Future Land Use Designation of Mixed-Use is compatible with the designations assigned to abutting properties to the east which have a Mixed-Use future land use designation. The applicant is requesting the Large-Scale Future Land Use Amendment in order to develop the Marden Road Mixed Use development, a residential subdivision which is intended to consist of single-family residences, townhomes and commercial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is compatible with the character of the surrounding area and is consistent with the Mixed-Use Future Land Use designation. City Planning Staff supports the Future Land Use Map (FLUM) amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

The designation of a mixed-use category may occur only in certain areas of the city, including “Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans...”.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses...This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.
3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the elementary school level and is deficient by 4.063 seats at the elementary school level. The property is zoned for the following schools: Wheatley Elementary, Piedmont Lakes Middle, and Wekiva High.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on April 26, 2021.

PUBLIC HEARING SCHEDULE:

June 8, 2021 - Planning Commission (5:30 pm)

July 7, 2021 - City Council (1:30 pm) - 1st Reading and Transmittal

DULY ADVERTISED:

May 28, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Mixed-Use for the properties owned by Emerson Point Phase II, LLC. c/o Mary L. Demetree, subject to the information and findings in the staff report.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Low Medium Density Residential, Low Density Residential	R-3 (Multiple- Family) and R-2 (Residential)	Marden Meadows Multifamily Residences, Lake Opal Estates Residential Subdivision
East (County)	Low Density Residential	R-1 (Single Family), R-1A (Single Family), R-3 (Multiple Family) and A-1 (Agriculture)	Single Family Residences
South (City and County)	Mixed-Use, Commercial, SR 414	RMF (Residential- Multifamily), C-C (Community Commercial), MU-ES-GT (Mixed-Use East-Shore Gateway) and County PD	SR 414 and Hilltop Reserve Residential Subdivision
West (City)	Commercial	PD	Central Florida Preparatory School

II. LAND USE ANALYSIS

North: Abutting the subject property to the north has currently has a future land use designation of County Low Medium Density Residential and Low Density Residential and is being used for multifamily and single-family residences.

West: Multifamily residences are located to the west and are accessed via Marden Road.

South: State Road 414 is located to the south.

East: To the east is single-family residences that have a future land use designation of County Low Density Residential.

Wekiva Parkway Interchange Vision Plan Area: No

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan.

Transportation: Road access to the site is from Marden Road and Hawthorne Avenue.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed

against the best available data, regarding aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2; Objective 19 and 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The current use of the property is vacant.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 2,776 residents.

CALCULATIONS:

EXISTING: Residential Medium, Commercial and Future Land Use in Progress (Maximum 10 DU per acre and .25 FAR): 696 dwelling units and 758,488 square feet or a combination of the two.

PROPOSED: Mixed-Use (Maximum 15 DU per Acre and 1.0 FAR): 1,045 dwelling units and 3,033,954 square feet or combination of the two.

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita, 90 GPD/1,000sf; 81 GPD/Capita, 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 68,264 GPD
3. Projected total demand under proposed designation: 273,056 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 90 GPD / 1,000sf
6. Projected LOS under proposed designation: 90 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Future reroute extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita, 200 GPD/1,000sf; 154 GPD/Capita, 200 GPD/1,000sf
If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 151,698 GPD
3. Projected total demand under proposed designation: 606,791 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD / 1,000sf
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site:
2. If the site is not currently served, please indicate the designated service provider:
3. Projected LOS under existing designation: 4 lbs/ day /1,000sf
4. Projected LOS under proposed designation: 4 lbs / day /1,000sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

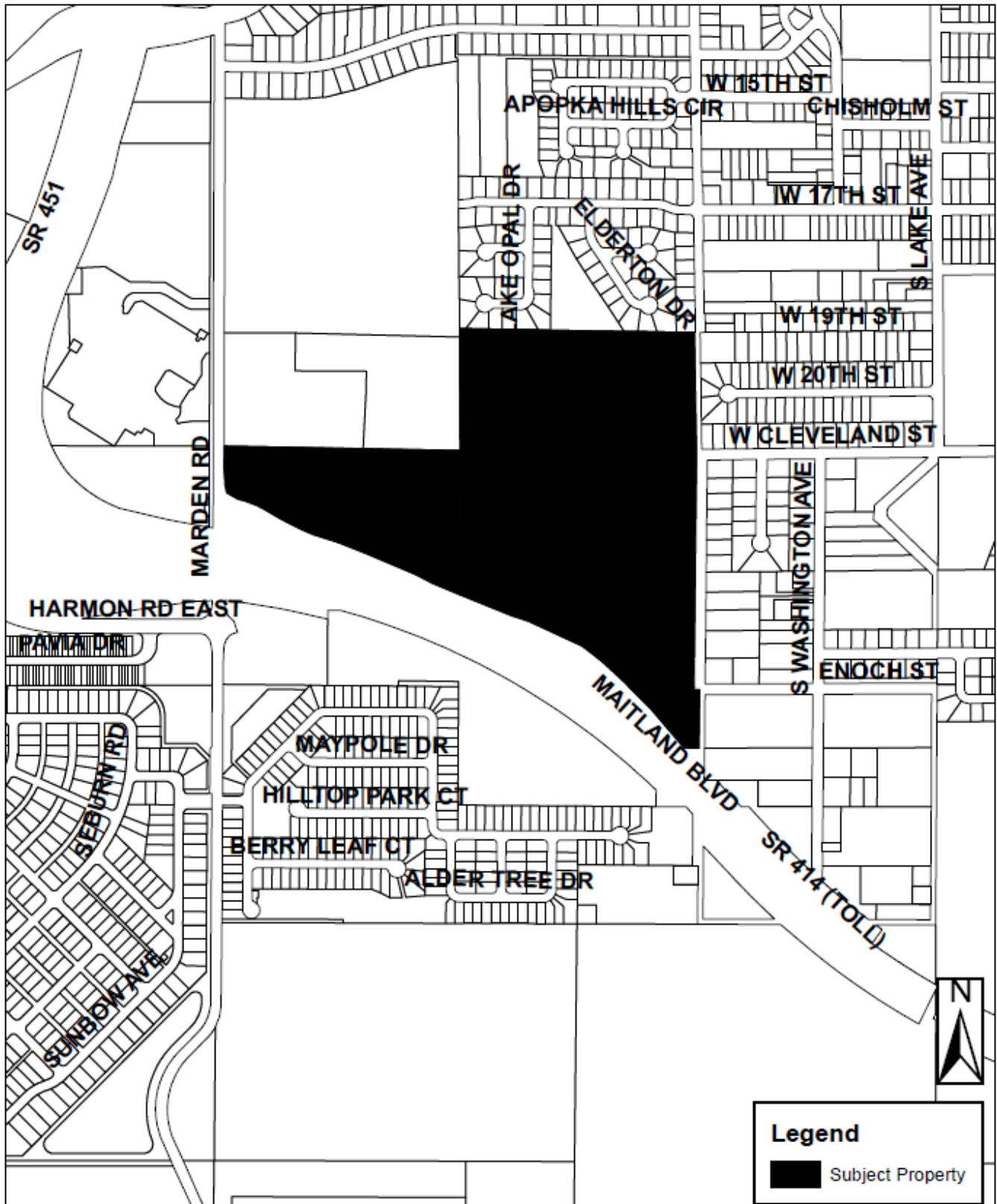
1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

Recreation

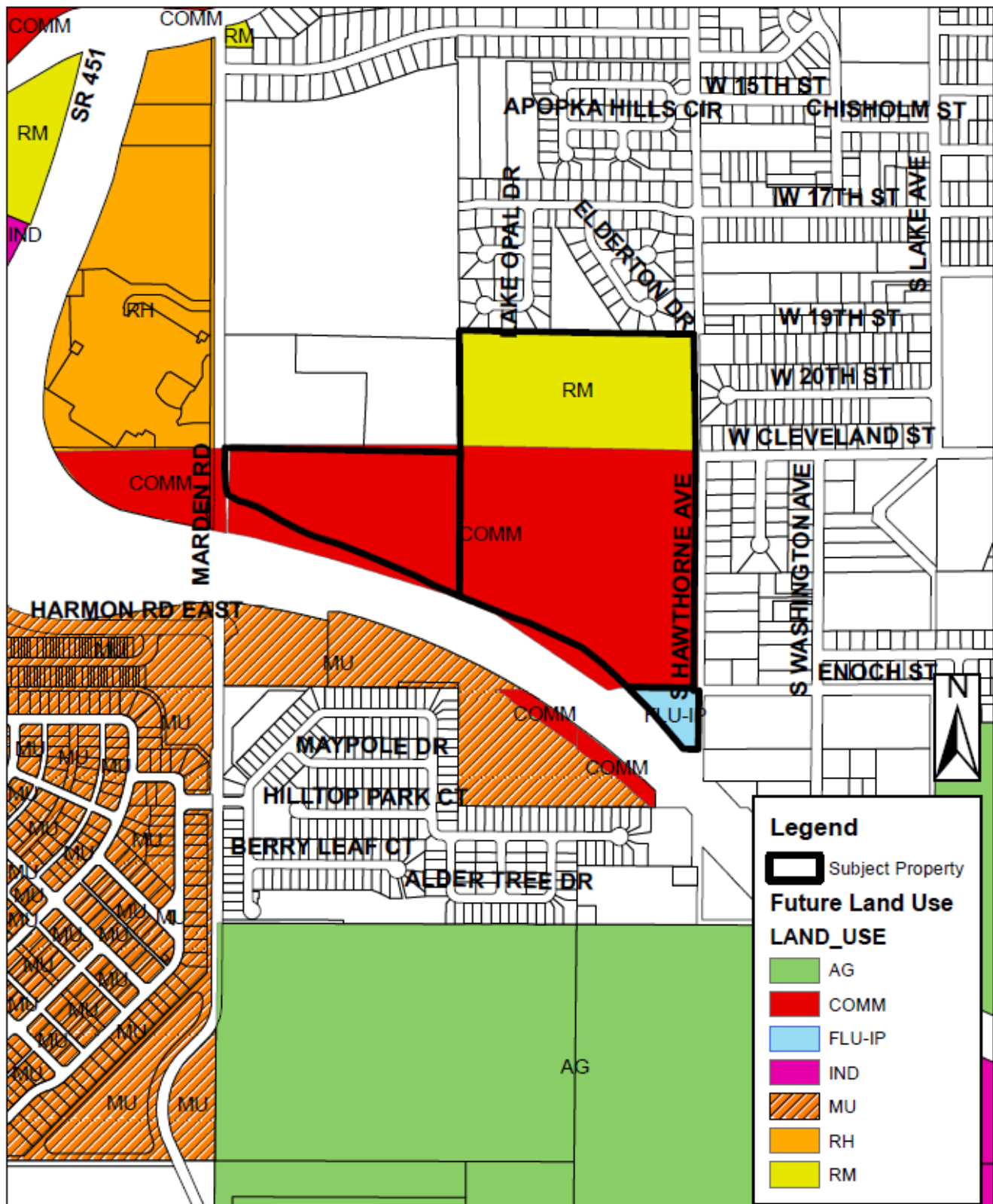
1. Facilities serving the site; LOS standard:
2. Projected facility under existing designation: 1.66 acres
3. Projected facility under proposed designation: 7.01 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

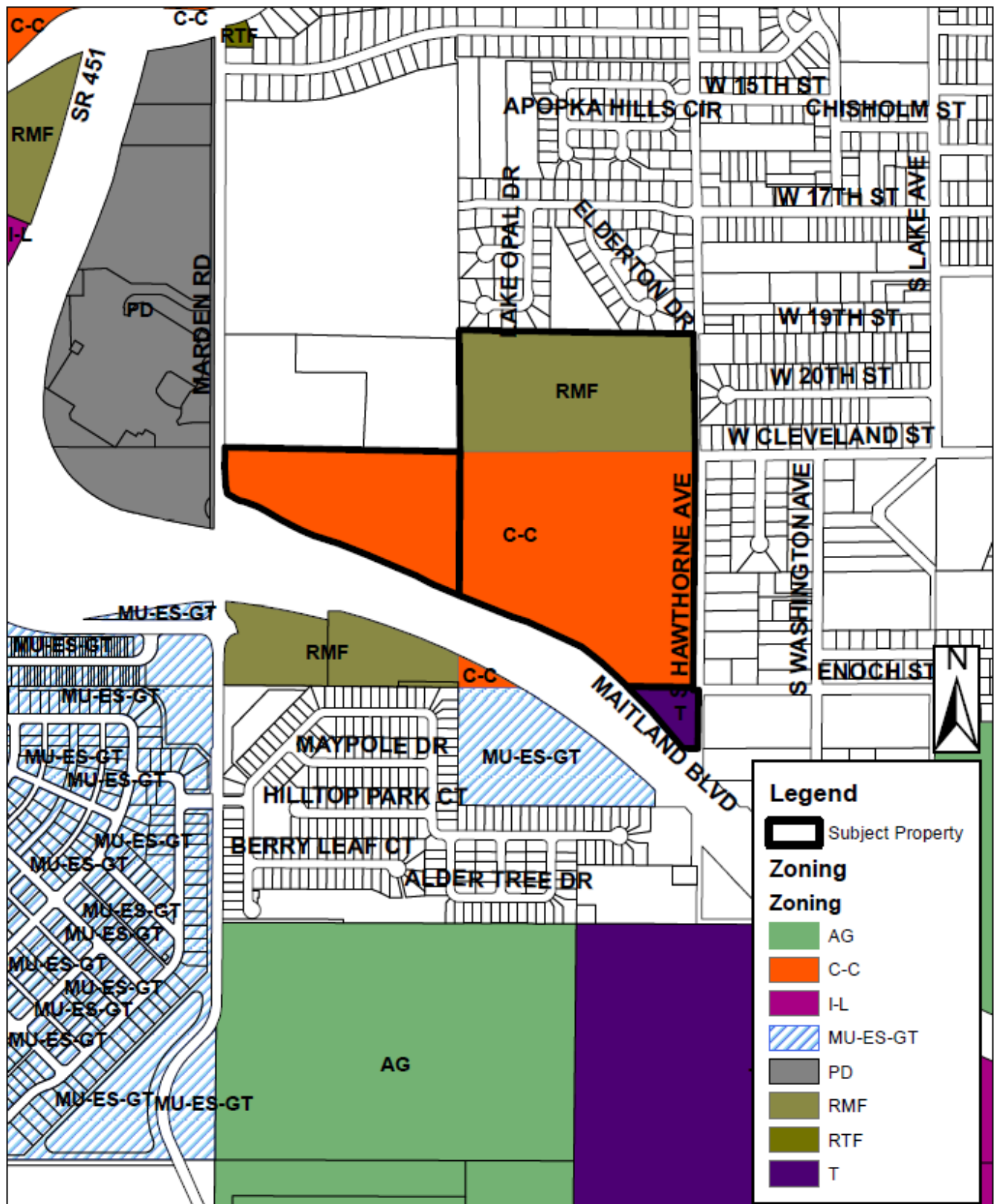
Vicinity



Future Land Use

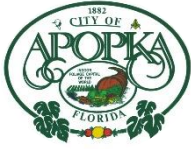


Zoning



Aerial





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Master Plan

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
Master Plan
KPI Regulating Plan
OCPS Capacity
Determination Letter

**SUBJECT &
REQUEST:**

**CHANGE OF ZONING, ASSIGNMENT OF KPI NEIGHBORHOOD OVERLAY
DISTRICT, AND MASTER PLAN – PLYMOUTH SORRENTO ASSEMBLAGE
FROM: T (TRANSITIONAL)
TO: KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE), NEIGHBORHOOD
OVERLAY**

SUMMARY:

OWNER: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim

APPLICANT: Pulte Homes Company, LLC c/o Aaron Struckmeyer

PARCEL ID NUMBERS: 13-20-27-0000-00-001, 13-20-27-0000-00-022, 13-20-27-0000-00-062, 13-20-27-0000-00-058, 13-20-27-0000-00-019, 13-20-27-0000-00-020 and 13-20-27-0000-00-021

LOCATION: East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road

FUTURE LAND USE: Mixed-Use Interchange (5 dwelling units/acre and/or 0.5 FAR)

EXISTING USE: Nursery, Single Family Homes and Vacant

CURRENT ZONING: T (Transitional)

PROPOSED ZONING: KPI-MU (Kelly Park Interchange – Mixed-Use, Neighborhood character zone)

TRACT SIZE: 50.79 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 166 Dwelling Units; PROPOSED: 179 Dwelling Units

RECOMMENDED MOTION:

Find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits.

PROJECT SUMMARY: The subject properties are located east of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road and are located within the 1-mile radius of the interchange of Wekiva Parkway at Kelly Park Road. The properties are currently zoned T (Transitional) and have a recently adopted a future land use designation of Mixed-Use Interchange on May 19, 2021 by Ordinance Number 2822, which allows a maximum density of five dwelling units per acre and floor area ratio (FAR) of 0.5. The applicant is requesting a rezoning from Transition to KPI-MU with a Neighborhood Overlay. The proposed KPI-MU zoning is compatible with the intent of the City’s KPI Form-Based Code area.

In addition, the applicant is requesting approval of the accompanying Master Plan. The Master Plan proposes the development of a 179-lot of single-family residences. The residential units will be a mix of minimum lot widths of 34-feet, 40-feet, and 55-feet, and minimum living areas of 1,300 square feet for the lots with 34-feet and 40-feet widths and 1,500 square feet for lots with 55-feet width. There are no minimum or maximum living area standards and lot size requirements in the KPI Form-Based Code area. The applicant has submitted a Major Development Plan detailing the construction of the proposed subdivision which is currently under staff review.

COMPREHENSIVE PLAN COMPLIANCE: The proposed KPI-MU zoning is consistent with the existing Mixed-Use Interchange (0-5 dwelling units per acre and/or 0.5 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the high school level and is deficient by 15.065 seats at this level. The property is zoned for the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

PUBLIC HEARING SCHEDULE:

June 8, 2021 – Planning Commission (5:30 pm)

July 7, 2021 – City Council (1:30 pm) – 1st Reading

July 21, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

May 21, 2021 – Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

May 28, 2021 – Public Notice and Notification (Apopka Chief)

RECOMMENDATION MOTION:

Development Review Committee: Finds the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval the Master Plan, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion: Find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Residential Low Suburban, Residential Very Low Suburban, Mixed-Use	AG (Agriculture), Transitional	Single Family Residences
East	Rural Settlement, Residential Very Low Suburban, Plymouth Sorrento Road Right-of-Way (ROW)	RSF-1A (Residential Single- Family– Estate), AG (Agriculture), ROW	Vacant, Oak Ridge Phase II Residential Subdivision
South (City, County)	Mixed-Use (City), Rural (County)	Mixed Use- Interchange Zoning District with Neighborhood Overlay (MU-N), County A-2 (Farmland Rural District)	Vacant
West	SR 429	N/A	SR 429

LAND USE & TRAFFIC

COMPATIBILITY:

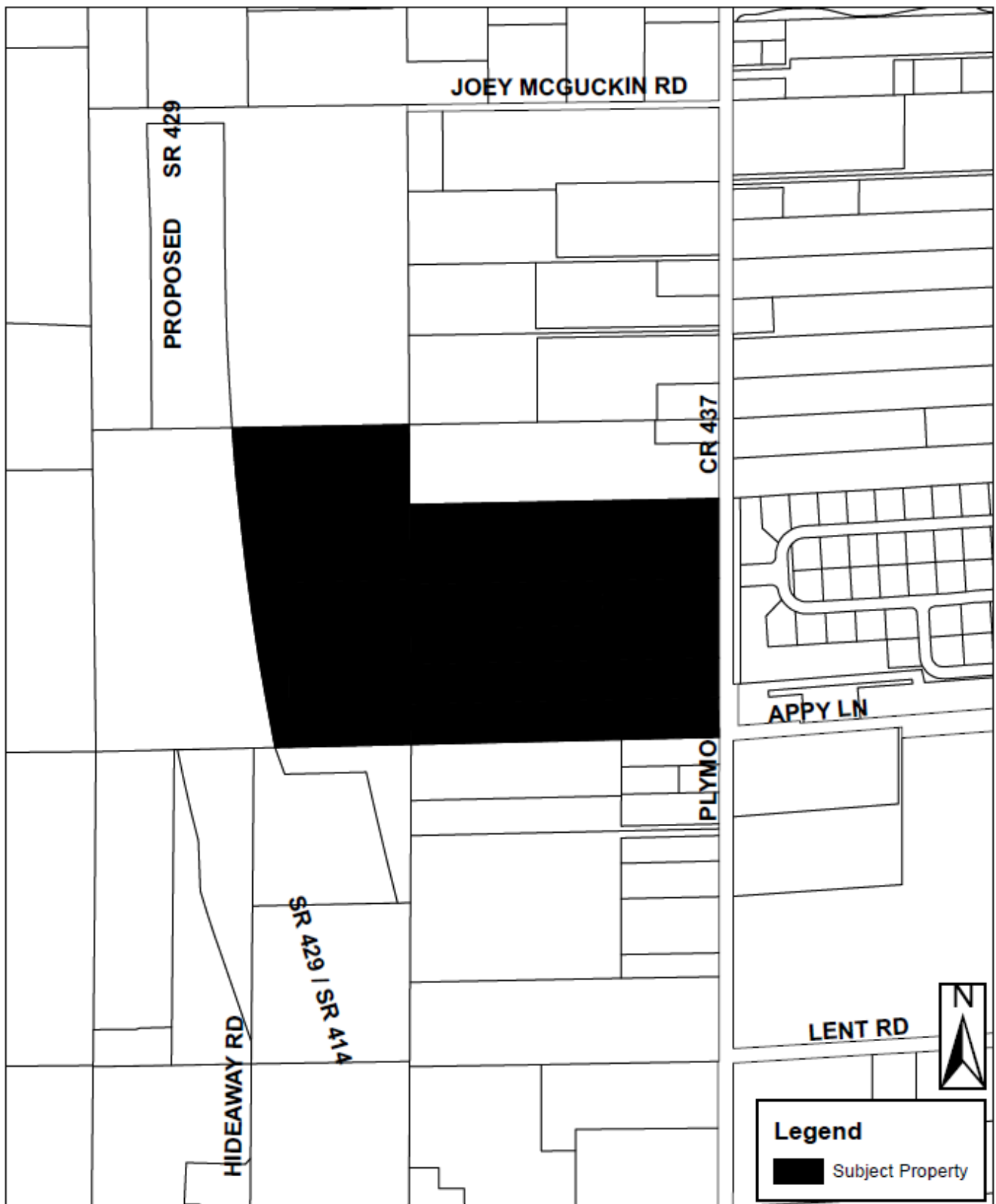
The property is currently accessed via Plymouth Sorrento Road.

COMPREHENSIVE PLAN

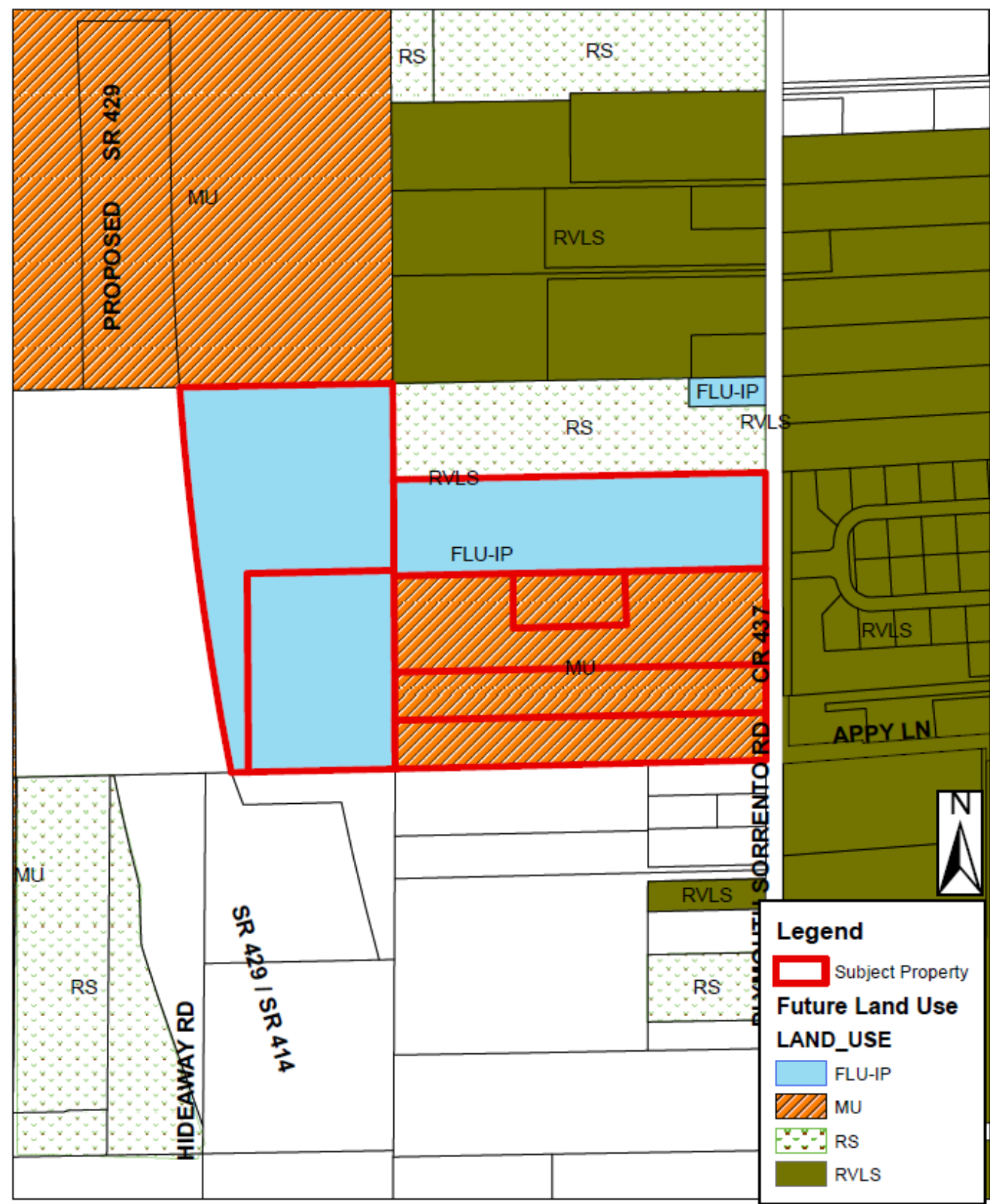
COMPLIANCE:

The proposed KPI-MU zoning is consistent with the existing Future Land Use designation, Mixed-Use Interchange (5 du/ac) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

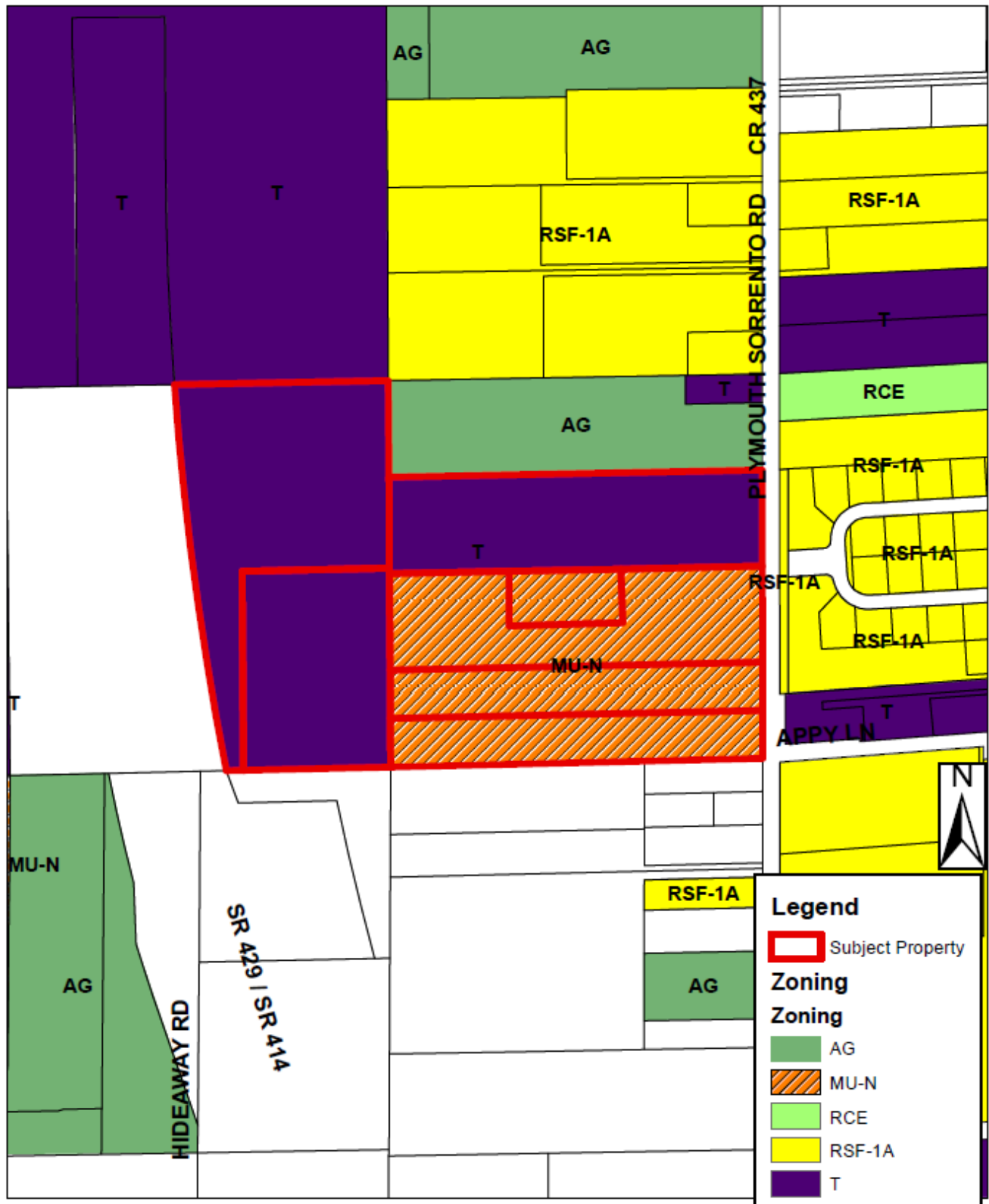
Vicinity



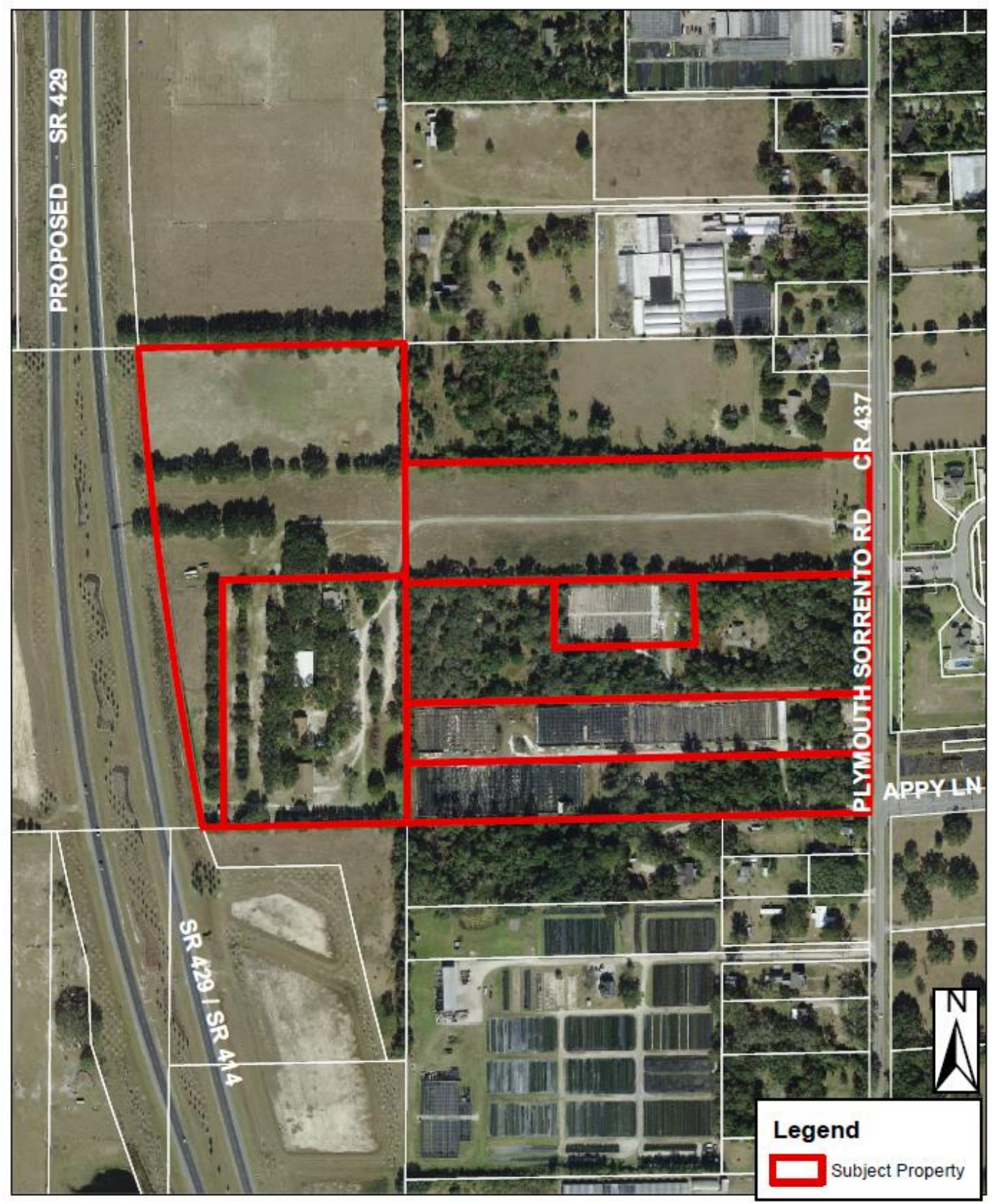
Future Land Use



Zoning



Aerial



STATE ROAD NO. 429 (MERIVA PARKWAY)

R=11317.16'
Δ=0.83214°
L=1357.10' D
C=1356.29'
CB=507'38'48"

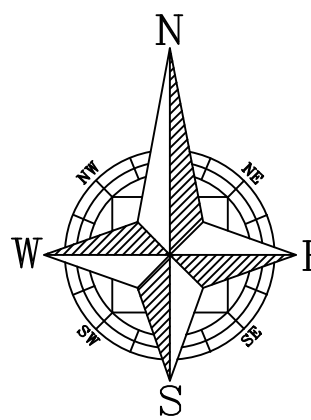
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
LAND USE: RURAL
ZONING: A-1

PM S-1 RED LAC
LAND USE: RURAL
ZONING: A-1 (ZIP)

ROY JR VALDEZ
LAND USE: RURAL
ZONING: AG

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 30' LANDSCAPE BUFFER
- 20' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER
- 10' LANDSCAPE BUFFER
- LANDSCAPE BUFFER



GRAPHIC SCALE

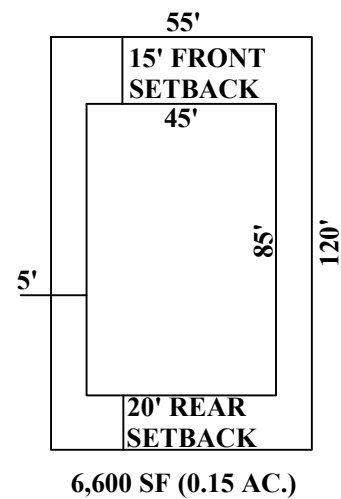
(IN FEET)
1 inch = 100 ft.

OVERALL SITE DATA:

OCPA - PARCEL ID #:	13-20-27-0000-00-001 13-20-27-0000-00-019 13-20-27-0000-00-020 13-20-27-0000-00-021 13-20-27-0000-00-022 13-20-27-0000-00-058 13-20-27-0000-00-062
TOTAL PROPERTY AREA:	50.77 AC.
PROJECT IMPROVEMENT AREA	50.08 AC.
DEDICATED COUNTY RIGHT-OF-WAY AREA	0.69 AC.
TOTAL DEVELOPABLE AREA:	50.08 AC.
THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES.	

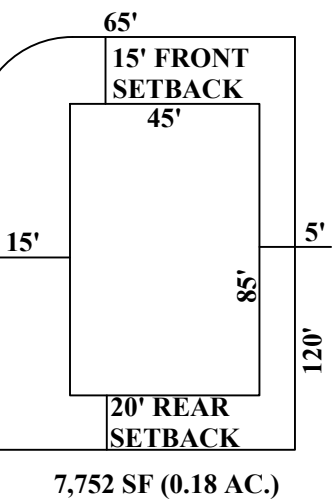
PARCEL DATA					
PARCEL	TOTAL PARCEL AREA			OWNER	
13-20-27-0000-00-001	30.80	AC	1,341,412	SF	DENNIS & JOANN KLEPZIG
13-20-27-0000-00-022					DENNIS & JOANN KLEPZIG
13-20-27-0000-00-062					DENNIS & JOANN KLEPZIG
13-20-27-0000-00-019	9.99	AC	435,334	SF	MIN SUN CHO
13-20-27-0000-00-058					MIN SUN CHO
13-20-27-0000-00-020	9.98	AC	434,737	SF	HONG SIK & DEOK HWA KIM
13-20-27-0000-00-021					HONG SIK & DEOK HWA KIM
TOTAL	50.77	AC	2,211,483	SF	PULTE HOME COMPANY, LLC

TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



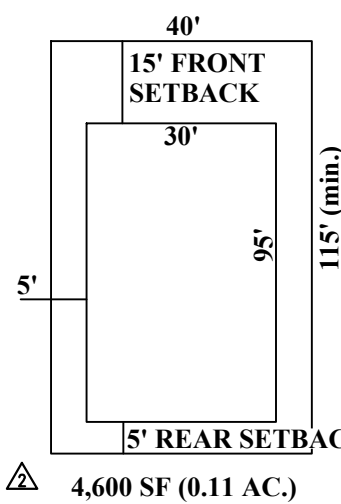
6,600 SF (0.15 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



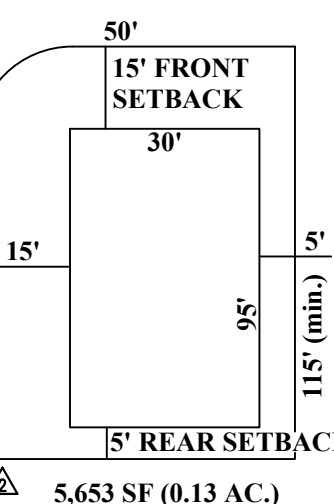
7,752 SF (0.18 AC.)

TYPICAL 40' LOT SIZE/PROPOSED BUILDING PAD



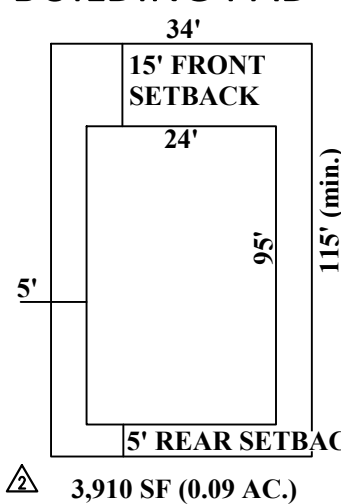
4,600 SF (0.11 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



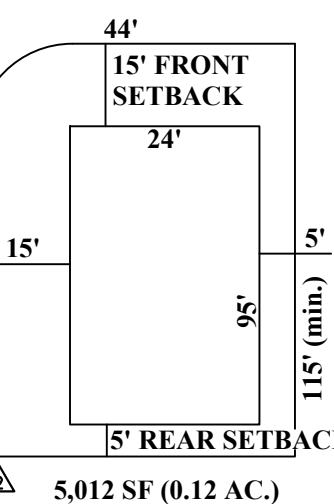
5,653 SF (0.13 AC.)

TYPICAL 34' LOT SIZE/PROPOSED BUILDING PAD



3,910 SF (0.09 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



5,012 SF (0.12 AC.)

SITE DATA (KLEPZIG PROPERTIES):

OCPA - PARCEL ID #:		13-20-27-0000-00-001 13-20-27-0000-00-022 13-20-27-0000-00-062		
PARCEL AREA:		30.80 Ac.		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:		X FIRM PANEL #1209SC012SF DATED SEPT. 25, 2009 & #1209SC0110F DATED SEPT. 25, 2009		
EXISTING ZONING:		T		
REQUESTED OVERLAY ZONING/CHARACTER ZONE:		NEIGHBORHOOD OVERLAY DISTRICT		
PROPOSED ZONING:		KPI MU		
ADJACENT ZONING:		T, AG NORTH SOUTH EAST WEST		
EXISTING FUTURE LAND USE (FLU):		FLU-IP		
PROPOSED FUTURE LAND USE (FLU):		MU		
ADJACENT FUTURE LAND USE (FLU):		FLU-IP, MU, RS FLU-IP, MU, RURAL FLU-IP, MU, RS, RVLS FLU-IP, RURAL		
PROPOSED MINIMUM LOT REQUIREMENTS (34' LOT / 40' LOT / 55' LOT):		REAR-LOADED 3,910 SF 34 ft.  115 ft. 35 ft. (2-story)		FRONT LOADED 6,600 SF 55 ft. 120 ft. 35 ft. (2-story)
SETBACKS		10 ft. min.  15 ft. min./30 ft. max. 5 ft. min. 5 ft. min. N/A 18 ft. min. 		10 ft. min.  15 ft. min./30 ft. max. 20 ft. min. 5 ft. min. 20 ft. min. N/A

SITE DATA (CHO PROPERTIES):

OCPA - PARCEL ID #:

13-20-27-0000-00-019
13-20-27-0000-00-058

PARCEL AREA:

9.99 Ac.

FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:

X
FIRM PANEL #1209SC0110F DATED SEPT. 25, 2009

EXISTING ZONING:

MU-N

REQUESTED OVERLAY ZONING/CHARACTER ZONE:

NEIGHBORHOOD OVERLAY DISTRICT

PROPOSED ZONING:

KPI MU

ADJACENT ZONING:

NORTH

MU-N, T

SOUTH

MU-N

EAST

MU-N, RSF-1A

WEST

MU-N, T

EXISTING FUTURE LAND USE (FLU):

MU

PROPOSED FUTURE LAND USE (FLU):

MU

ADJACENT FUTURE LAND USE (FLU):

NORTH

MU, FLU-IP

SOUTH

MU

EAST

MU, RVLS

WEST

MU, FLU-IP

PROPOSED MINIMUM LOT REQUIREMENTS
(34' LOT / 40' LOT / 55' LOT):

MINIMUM LOT AREA

3,910 SF 

FRONT LOADED

6,600 SF

MINIMUM LOT WIDTH

34 ft. 

55 ft.

MINIMUM LOT DEPTH

115 ft.

120 ft.

MAXIMUM BUILDING HEIGHT

35 ft. (2-story)

35 ft. (2-story)

SETBACKS

FRONT PORCH

10 ft. min. 

10 ft. min. 

FRONT/STREET SIDE

15 ft. min./30 ft. max.

15 ft. min./30 ft. max.

REAR

5 ft. min.

20 ft. min.

SIDE

5 ft. min.

5 ft. min.

FRONT GARAGE

N/A

20 ft. min.

REAR GARAGE

18 ft. min. 

N/A

SITE DATA (KIM PROPERTIES):

OCPA - PARCEL ID #:		13-20-27-0000-00-020 13-20-27-0000-00-021
PARCEL AREA:		9.98 Ac.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:		X FIRM PANEL #1209SC0110F DATED SEPT. 25, 2009
EXISTING ZONING:		MU-N
REQUESTED OVERLAY ZONING/CHARACTER ZONE:		NEIGHBORHOOD OVERLAY DISTRICT
PROPOSED ZONING:		KPI MU
ADJACENT ZONING:		MU-N NORTH SOUTH EAST WEST
EXISTING FUTURE LAND USE (FLU):		MU
PROPOSED FUTURE LAND USE (FLU):		MU
ADJACENT FUTURE LAND USE (FLU):		MU MU, RURAL RVLS FLU-IP
PROPOSED MINIMUM LOT REQUIREMENTS (34' LOT / 40' LOT / 55' LOT):		
MINIMUM LOT AREA		REAR-LOADED 3,910 SF ⚠
MINIMUM LOT WIDTH		FRONT LOADED 6,600 SF
MINIMUM LOT DEPTH		34 ft. ⚠
MAXIMUM BUILDING HEIGHT		55 ft.
SETBACKS		115 ft.
		120 ft.
		35 ft. (2-story)
FRONT PORCH		10 ft. min. ⚠
FRONT/STREET SIDE		10 ft. min. ⚠
REAR		15 ft. min./30 ft. max.
SIDE		5 ft. min.
FRONT GARAGE		20 ft. min.
REAR GARAGE		5 ft. min.
		N/A
		18 ft. min. ⚠
		20 ft. min.
		N/A

OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	10.02 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY PARK	1.02 AC	2.04%
OPEN SPACE	1.25 AC	2.50%
LANDSCAPE BUFFER	2.79 AC	5.56%
STORMWATER POND (75% MAX)	6.92 AC	13.81%
TOTAL	11.98 AC	23.91%

PROPOSED AMENITIES:
8' MULTIPURPOSE TRAIL
5' PASSIVE PARK PATH
POOL AND CABANA
RECREATIONAL FIELD
PASSIVE PARK

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' ROW DEDICATION	0.69 AC	30,118 SF	COUNTY
TRACT 'B'	AMENITY PARK	1.02 AC	44,556 SF	H.O.A.
TRACT 'C'	OPEN SPACE	0.41 AC	17,863 SF	H.O.A.
TRACT 'D'	OPEN SPACE	0.25 AC	10,897 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,420 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.06 AC	2,784 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.14 AC	6,268 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.03 AC	1,253 SF	H.O.A.
TRACT 'I'	15' LANDSCAPE BUFFER	0.04 AC	1,902 SF	H.O.A.
TRACT 'J'	30' LANDSCAPE BUFFER	0.32 AC	14,032 SF	H.O.A.
TRACT 'K'	LANDSCAPED BUFFER	2.15 AC	93,718 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.06 AC	2,406 SF	CITY
TRACT 'M'	STORMWATER POND AND PATH	9.22 AC	401,625 SF	H.O.A.
TRACT 'N'	LANDSCAPED MEDIAN	0.04 AC	1,674 SF	H.O.A.
TRACT 'O'	OPEN SPACE	0.41 AC	17,760 SF	H.O.A.
TRACT 'P'	OPEN SPACE	0.07 AC	3,000 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	0.08 AC	3,300 SF	H.O.A.
TRACT 'P'	PUBLIC RIGHT-OF-WAY	9.22 AC	401,469 SF	CITY

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Las Roca, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHENTICATION: 0181

KPI-MU MASTER PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SULLIVAN

DESIGNED: S. SIERRA-GIL

CHECKED: L. CLASON

DATE: 4/27/2021

SCALE: 1" = 100'

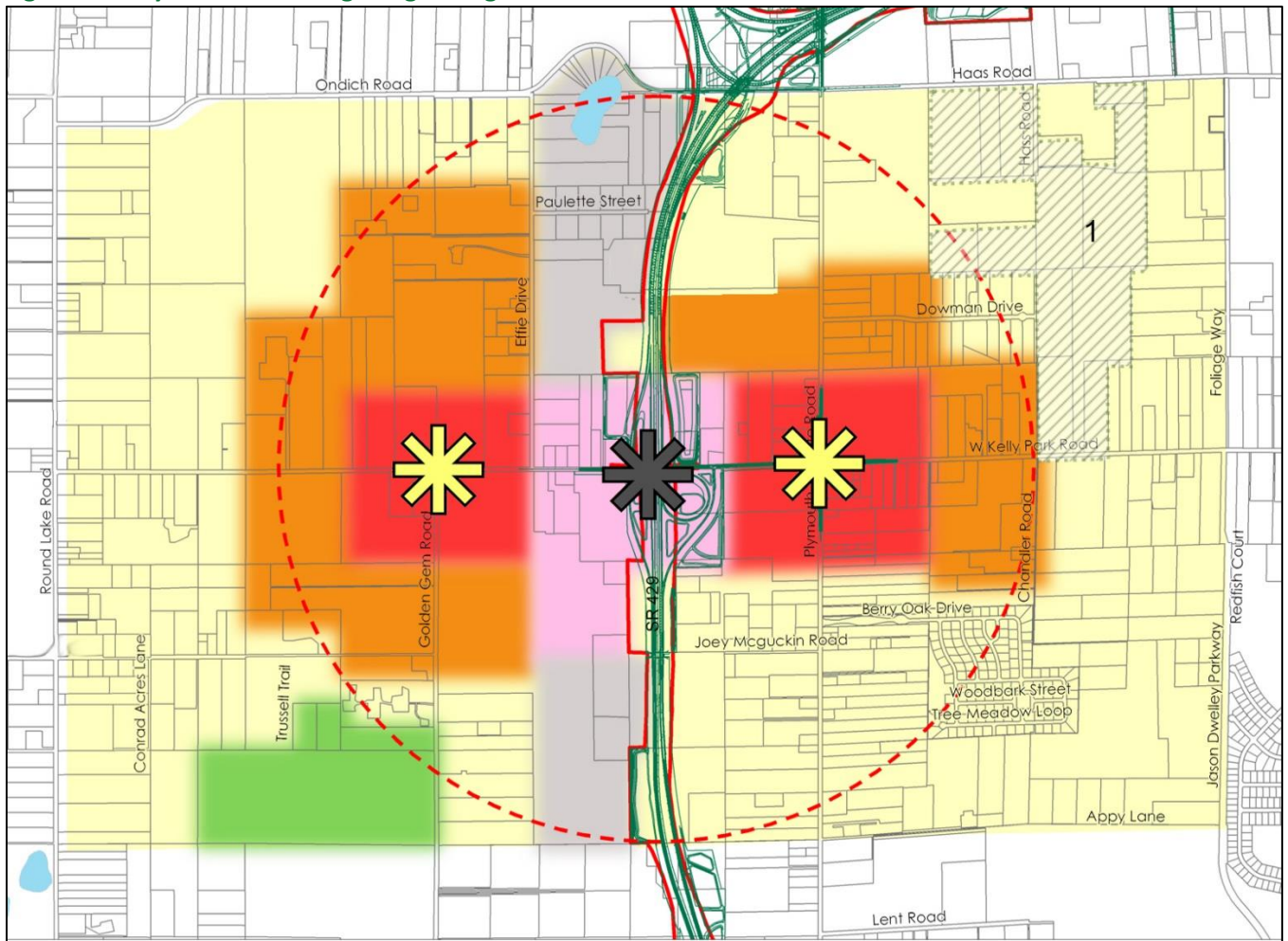
PROJECT: PUL-017

SHEET: C.1.0

NOT FOR CONSTRUCTION

427221

Figure 2: Kelly Park Interchange Regulating Plan



Note: City boundaries not depicted in this graphics as they change overtime.

Legend:

Design Districts

- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation

- Existing Roads
- 1 Mile Radius
- ✱ Interchange
- ✱ Activity Nodes

Rainbow Ridge Rural Settlement



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER - REVISED

March 2, 2021

VIA E-MAIL: LCLASSON@APPIANFL.COM

Luke M. Classon
Appian Engineering, LLC
2221 Lee Road
Suite 17
Winter Park, FL 32789

Application: APK-21-004 Plymouth Sorrento Assemblage

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Plymouth Sorrento Assemblage		
OCPS Completed Application Date:	March 1, 2021		
Parcel #(s):	13-20-27-0000-00-001; -019; -020; -021; -022; -058; -062		
Requested New Units (#):	SF: 115	MF: 0	TH: 0
Vested Unit(s):	SF: 64	MF: 10	TH: 0
Total Project Units:	179		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Wolf Lake ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka – 62.6% Unincorporated – 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on August 28, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills'.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 March 1, 2021 12:00:57

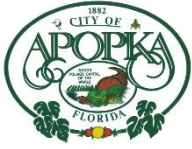
Project ID: CEA – APK – 21 – 004

Valid Until: August 28, 2021

Project Name: PLYMOUTH SORRENTO ASSEMBLAGE (AKA KLEPZIG, CHO, AND KIM)			
Unvested Units	Single Family Units:	115	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	0	
	Single Family Units:	64	
	Multi Family Units:	0	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	828	1,150	3,232
	Enrollment (2019-2020)	1,069	1,451	3,422
	Utilization (2019-2020)	129.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	74	126	36
	Reserved Capacity	9	71	18
	Adjusted Utilization	139.1%	143.3%	107.5%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	21.965	10.925	15.065
	Adjusted Utilization	141.8%	144.2%	108.0%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	21.965	10.925	15.065

WOLF LAKE ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS - SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	June 8, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Zoning Report
☐ SITE PLAN		Vicinity Map
☐ SPECIAL REPORT		Future Land Use Map
☐ OTHER		Zoning Map
		Adjacent Uses Map

SUBJECT & REQUEST: **CHANGE OF ZONING – ADMINISTRATIVE – CAGLE FAMILY TRUST**

FROM: PD (PLANNED DEVELOPMENT DISTRICT)
TO: RMF (RESIDENTIAL MULTI-FAMILY DISTRICT)

SUMMARY:

OWNER:	Cagle Family Trust
APPLICANT:	City of Apopka
PARCEL ID NUMBER:	05-21-28-1853-00-002
LOCATION:	North of White Ivey Court and east of Lexington Parkway
FUTURE LAND USE:	Low Density Residential (0-5 dwelling units per acre)
EXISTING USE:	Vacant
CURRENT ZONING:	PD (Planned Development District)
PROPOSED ZONING:	RMF (Residential Multi-Family District)
TRACT SIZE:	0.54 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 2 Dwelling Units (With Low Density Residential Future Land Use) PROPOSED: 2 Dwelling Units (With Low Density Residential Future Land Use)

RECOMMENDED ACTION:

Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from PD (Planned Development District) to RMF (Residential Multi-Family District) for the property owned by Cagle Family Trust, located north of White Ivey Court and east of Lexington Parkway.

PROJECT SUMMARY: The subject property consists of approximately 0.54 acres and is currently vacant. The City's zoning map shows that the subject property has PD Zoning. A search of the City's records did not reveal a PD Ordinance assigning a PD zoning designation to the subject property. Based on this, the City Attorney advised that staff could pursue an administrative rezoning to RMF (Residential Multi-Family) to allow development rights on the property. The RMF zoning is consistent and compatible with the properties zoned RMF being found in the vicinity. Development of the subject property will be required to conform to the intensity and dimensional standards noted within Section 3.3.7.C, RMF, of the Land Development Code.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RMF (Residential Multi-Family District) zoning is consistent with the existing Residential Low (Maximum 5 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 5 dwelling units per acre.

Policy 3.1.e

The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

PUBLIC HEARING SCHEDULE:

June 8, 2021 – Planning Commission (5:30 pm)

July 7, 2021 – City Council (1:30 pm) – 1st Reading

July 21, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

May 7, 2021 – Public Notice (Apopka Chief)

May 21, 2021 – Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from PD (Planned Development District) to RMF (Residential Multi-Family District) for the property owned by Cagle Family Trust, located north of White Ivey Court and east of Lexington Parkway.

Recommended Motion: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from PD (Planned Development District) to RMF (Residential Multi-Family District) for the property owned by Cagle Family Trust, located north of White Ivey Court and east of Lexington Parkway.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Low-Medium Density Residential (RML)	PD	Former Golf Course
East	Low Density Residential (RL)	RMF	Courtyards Ph. 2 Subdivision
South	Low Density Residential (RL)	PD	White Ivey Court, Vacant, Stormwater Pond, and Parkside at Errol Estate Ph. 3
West	Low Density Residential (RL)	PD	Vacant and Lexington Parkway

**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from White Ivey Court.

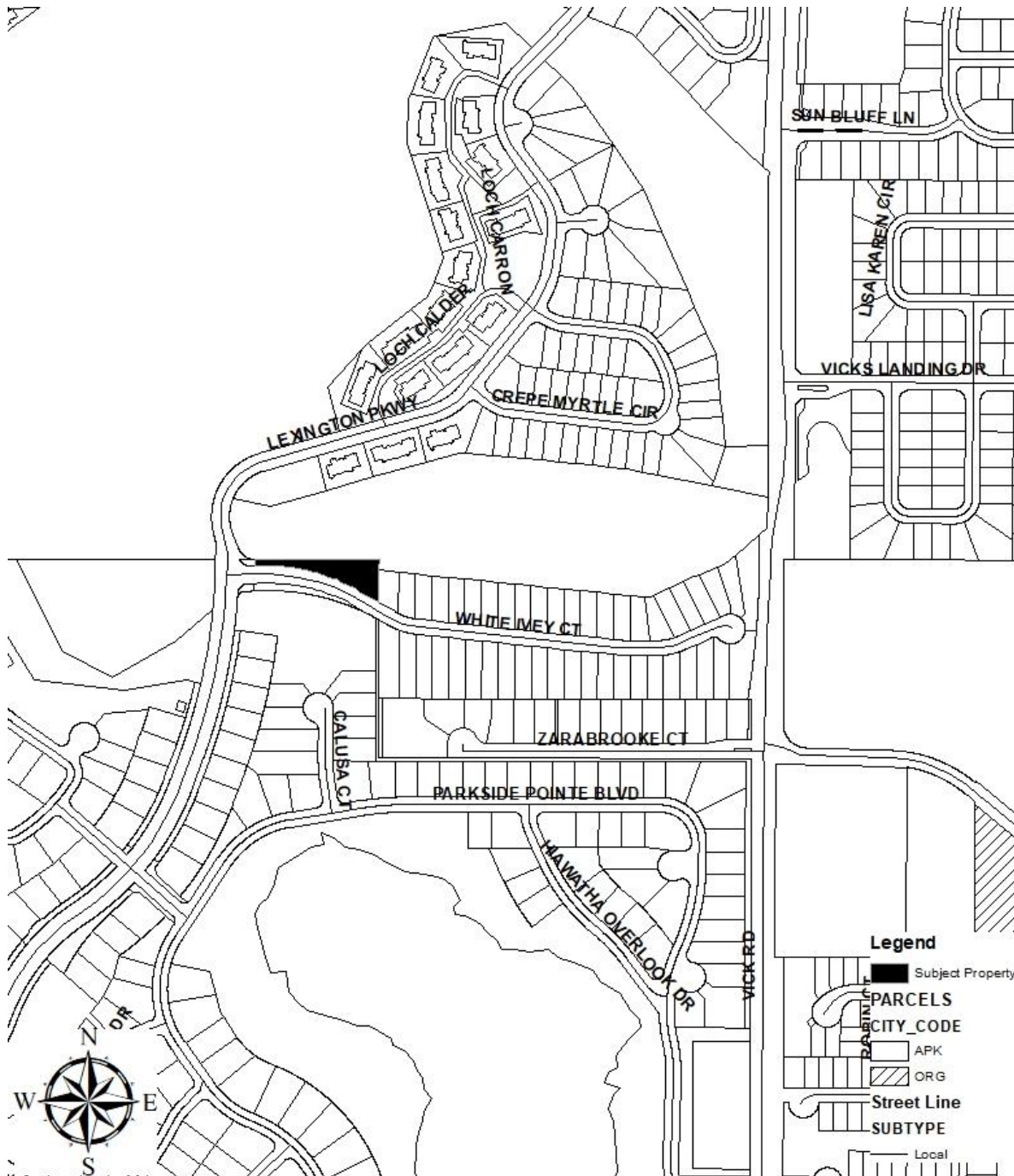
**COMPREHENSIVE PLAN
COMPLIANCE:**

The proposed RMF zoning is consistent with the existing Future Land Use designation, Residential Low Suburban and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.



Cagle Family Trust
0.54 +/- acres
Rezoning:
From: PD, Planned Development District
To: RMF, Residential Multi-Family District
Parcel ID #: 05-21-28-1853-00-002

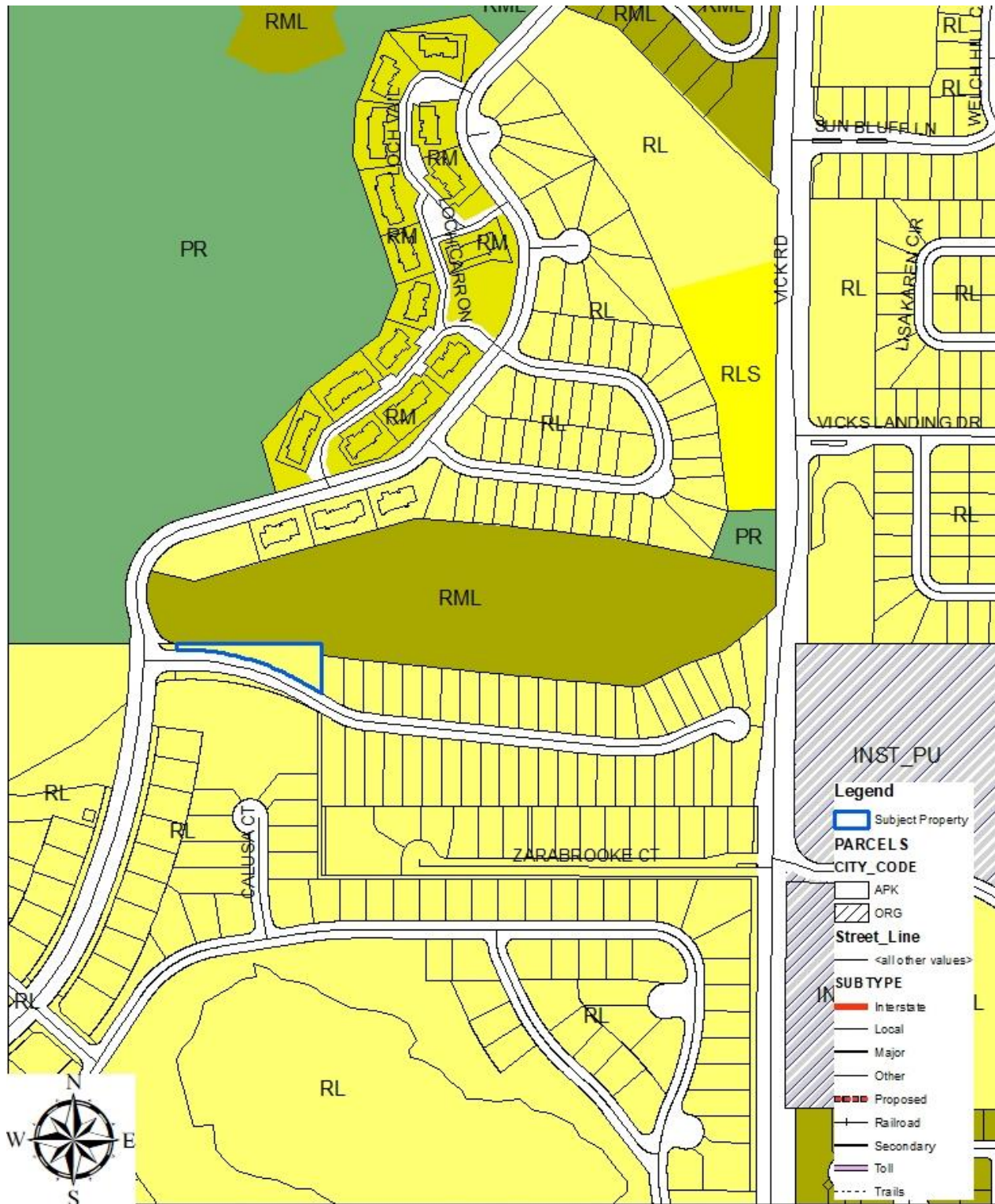
VICINITY MAP



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



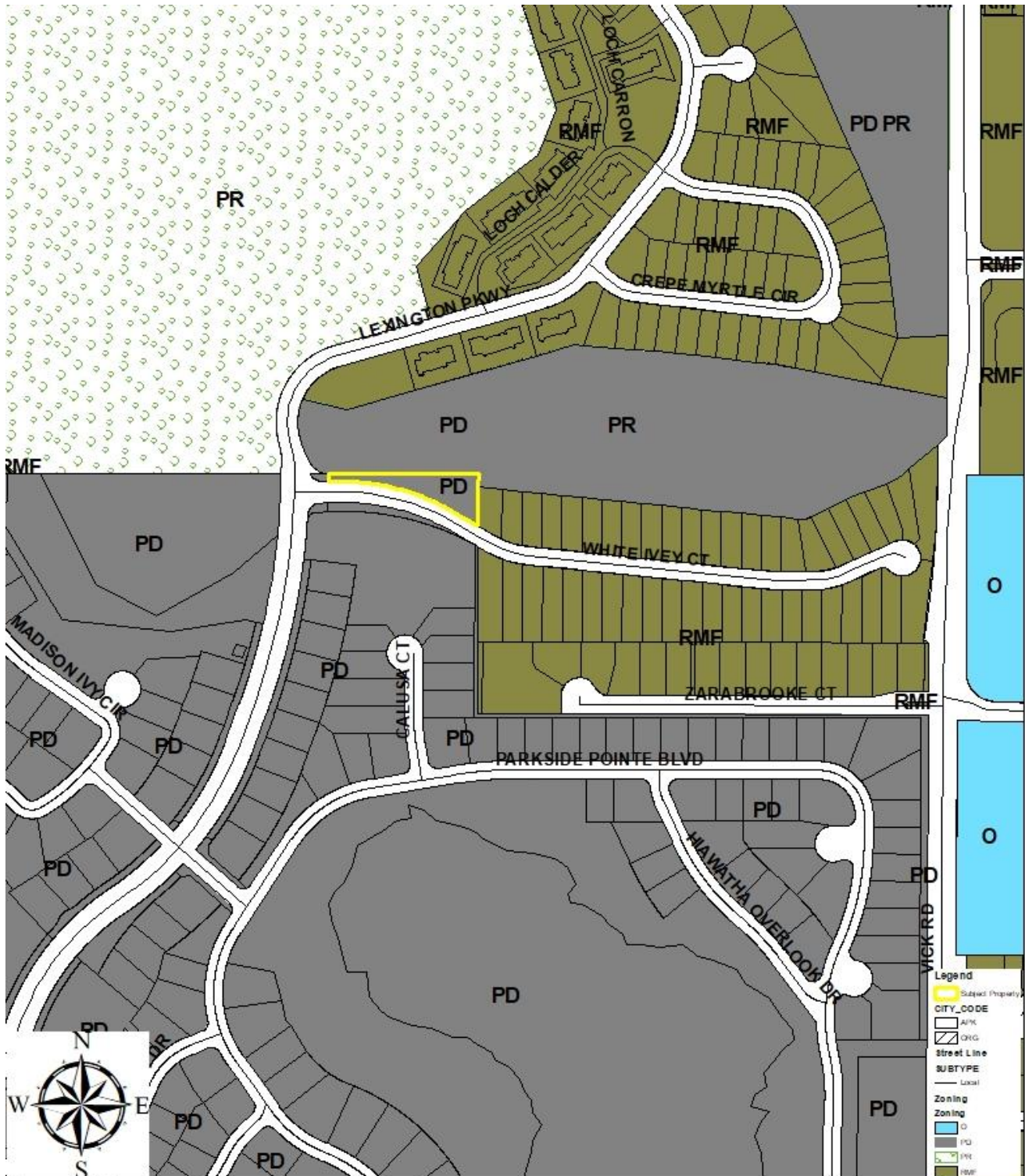
FUTURE LAND USE MAP



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



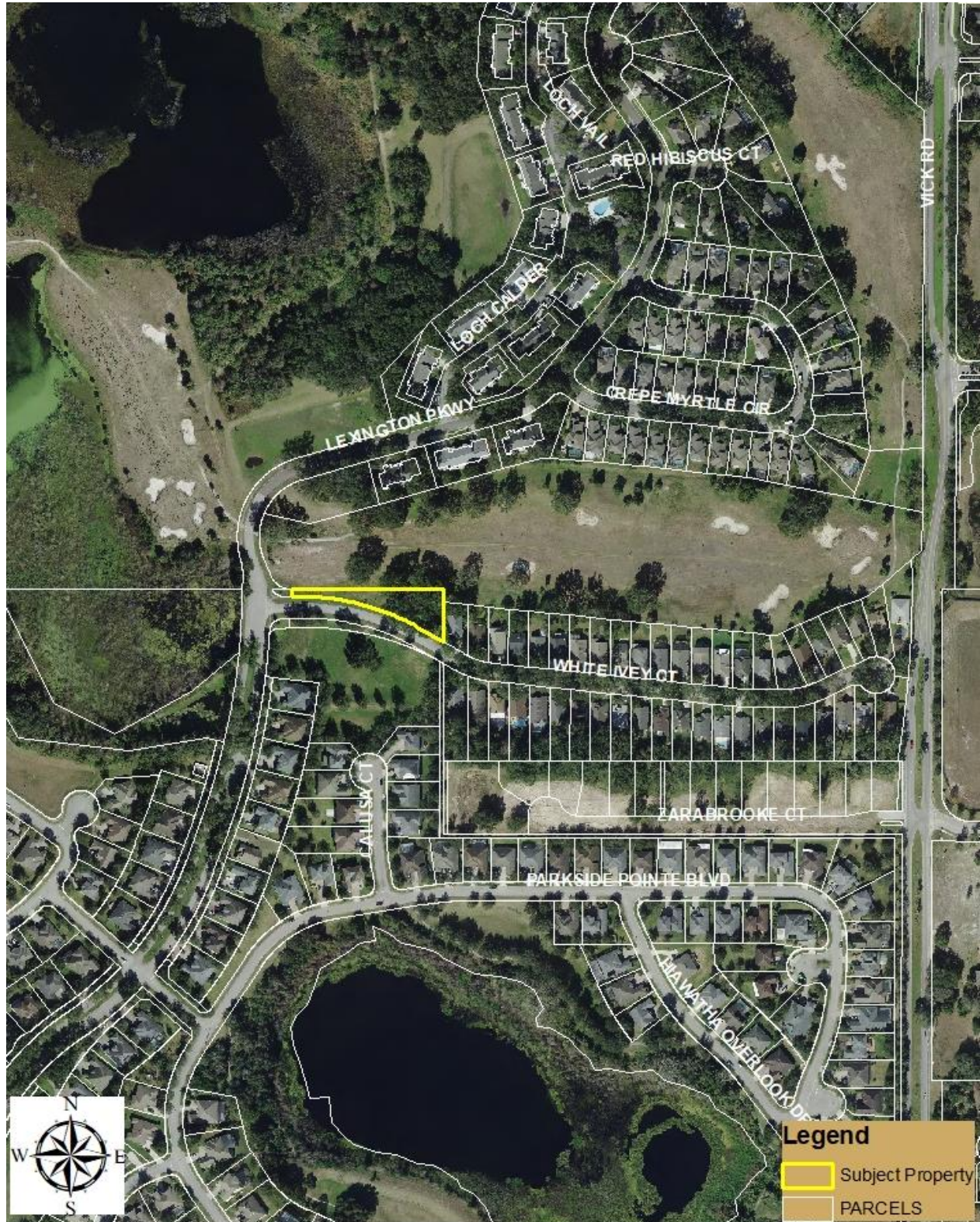
ZONING MAP



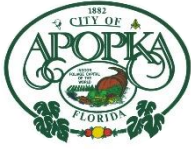
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



ADJACENT USES



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	June 8, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Zoning Report
☐ SITE PLAN		Vicinity Map
☐ SPECIAL REPORT		Future Land Use Map
☒ OTHER: MASTER PLAN		Adjacent Zoning Map
		Adjacent Uses Map
		Kelly Park Form Based
		Code Area Map
		Master Plan
		OCPS Capacity
		Determination Letter

**SUBJECT &
REQUEST:**

**CHANGE OF ZONING, ASSIGNMENT OF KPI NEIGHBORHOOD
OVERLAY DISTRICT, AND MASTER PLAN – OAKVIEW**

FROM: AG (AGRICULTURE DISTRICT)

**TO: KPI-MU (KELLY PARK INTERCHANGE MIXED USE) AND
NEIGHBORHOOD OVERLAY**

SUMMARY:

OWNER:	Kent A. Greer and Annie M. Greer
APPLICANT:	Ben Snyder, Hanover Land Company
PARCEL ID NUMBER:	14-20-27-0000-00-084, -005, -021
LOCATION:	South of W. Kelly Park Road and east of Round Lake Road
FUTURE LAND USE:	Mixed Use
EXISTING USE:	Single-Family Home and Grazing Land
CURRENT ZONING:	AG (Agriculture District)
PROPOSED ZONING:	KPI-MU (Kelly Park Interchange Mixed Use, Neighborhood overlay)
TRACT SIZE:	39.6 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 15 Dwelling Units (At 1 dwelling unit per 2.5 acres) PROPOSED: 198 Dwelling Units (At 5 dwelling units per acre)

RECOMMENDED MOTION:

Find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed-Use District), and to assign the Neighborhood Overlay District, and to approve the Master Plan, based on the findings and facts presented in the staff report and exhibits.

ADDITIONAL INFORMATION: The Future Land Use Designation, Mixed Use, was assigned to the property on December 5, 2018 by Ordinance No. 2645. The owner of the subject property is requesting a rezoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed Use) with a Neighborhood Overlay. Per the requirements of the Kelly Park Interchange Form Based Code, the applicant is requesting approval of a Master Plan for the subject properties.

Development Profile:

No. of residential lots:	113	single family homes
Minimum lot width:	55	feet
Minimum lot size:	5,000	square feet (FBC has no minimum lot size)
Minimum living area:	1,600	square feet
Setbacks:		
Front:	15-feet min. and 30 feet max.	
Rear:	20-feet	
Side:	5-feet	
Parking:	Two spaces per unit, within the lot (enclosed or exterior; FBC does not require enclosed parking)	
Proposed Density:	2.85 du/ac	
Max. Density Allowed:	5 du/acre	

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan in conjunction with the rezoning application detailing the development of 113 single-family homes on approximately 39.6 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

PROJECT DESCRIPTION:

The Master Plan proposes development of the property with a total of 113 single-family homes with a proposed minimum living area of 1,600 sq. ft. The proposed minimum lot width is 55-feet. There are no minimum and maximum lot size and living area requirements in the Form Based Code. The Master Plan notes that the subdivision may be developed in more than one phase. The Master Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone, which primarily allows single-family homes as permitted uses. The surrounding area consists of single-family residential and agricultural uses.

Access to the site is proposed via W. Kelly Park Road. Four future access points for vehicular and pedestrian traffic have been provided, and one future pedestrian access point is provided between lots 54 and 55. Right-of-way is proposed for dedication along W. Kelly Park Road for turn lanes and a pedestrian walkway.

The Kelly Park Form Based Code requires developments within the Neighborhood overlay to dedicate a minimum of 20% of land area for Open Space. 24.52%, or 9.48 acres, has been provided by the applicant. The open space includes a tot lot, open space tracts, and a park.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Mixed-Use Interchange Future Land Use designation and is consistent with the Kelly Park Interchange Form Based Code.

PLANNING COMMISSION – JUNE 8, 2021
CHANGE OF ZONING – OAKVIEW
PAGE 3

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the high school level and is deficient by 14,934 seats at the high school level. The property is zoned for the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High.

PUBLIC HEARING SCHEDULE:

June 8, 2021 – Planning Commission (5:30 pm)

July 7, 2021 – City Council (1:30 pm) – 1st Reading

July 21, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

May 28, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed rezoning to Kelly Park Interchange Mixed-Use (KPI-MU), and assignment of a Neighborhood character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Oakview Master Plan.

Recommended Motion: Find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed-Use District), and to assign the Neighborhood Overlay District, and to approve the Master Plan, based on the findings and facts presented in the staff report and exhibits.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City, County)	City Rural Settlement, County Rural	City AG, County A-1	Single-Family Homes and Nurseries
East (County)	County Rural	A-1	Nursery
South (County)	County Rural	A-1	Single-Family Homes and Nursery
West (County)	County Rural	A-1	Single-Family Homes

**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from W. Kelly Park Road

**COMPREHENSIVE PLAN
COMPLIANCE:**

The proposed KPI-MU zoning is consistent with the existing Future Land Use designation, Mixed Use, and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.



Oakview
39.6 +/- acres

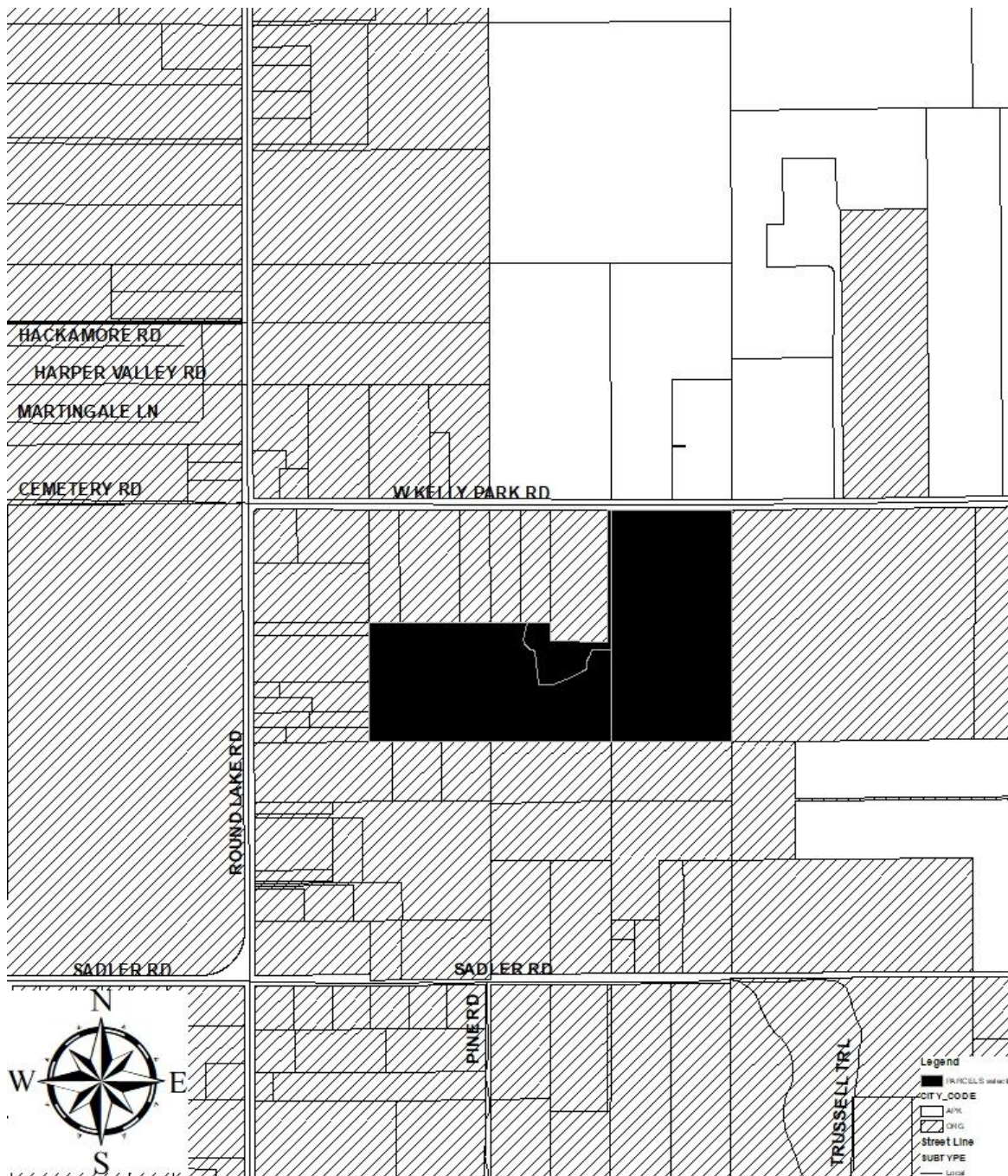
Rezoning:

From: AG, Agriculture District

To: KPI-MU, Kelly Park Interchange Mixed Use District (Neighborhood Overlay)

Parcel ID #: 14-20-27-0000-00-084, -005, -021

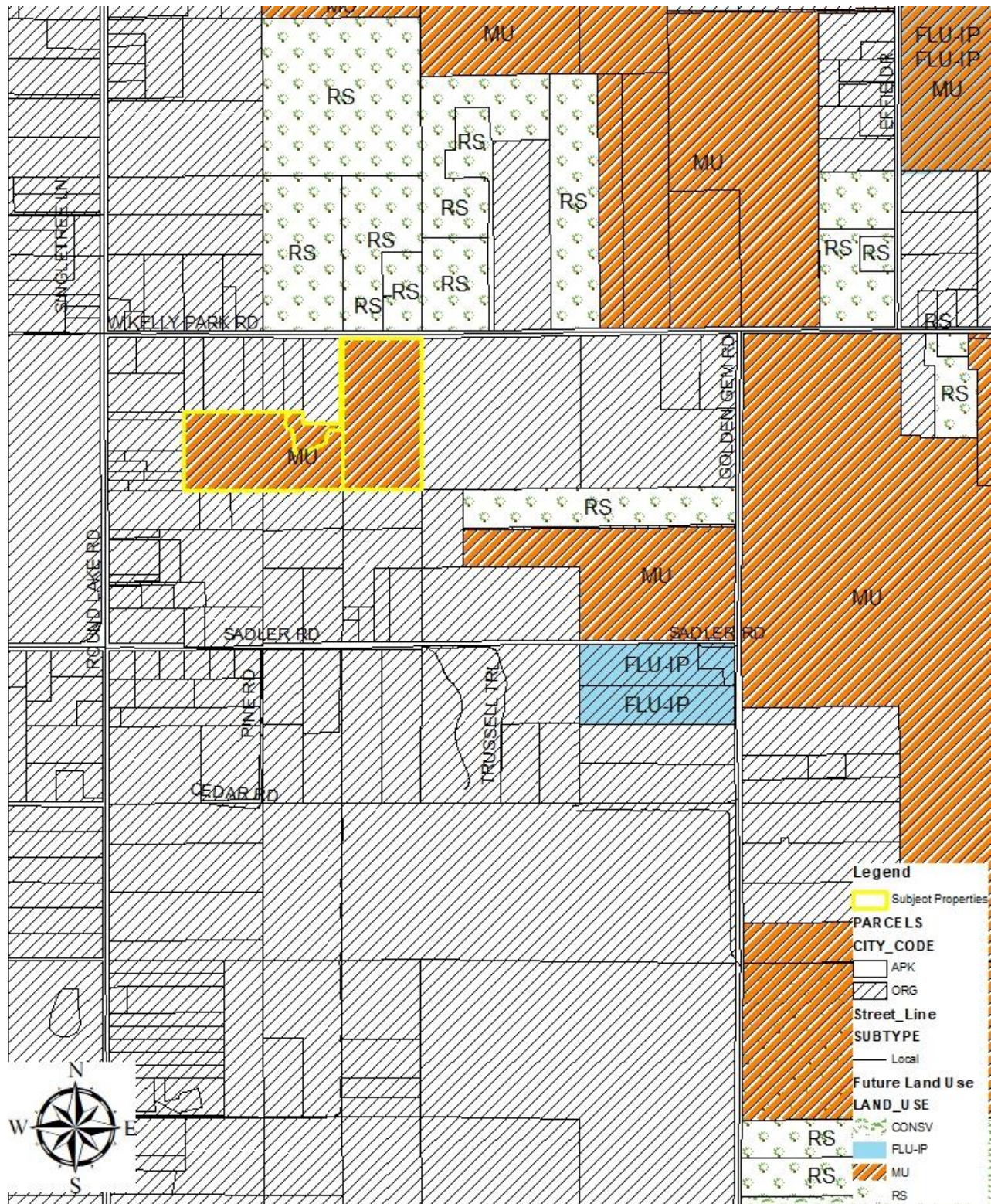
VICINITY MAP



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



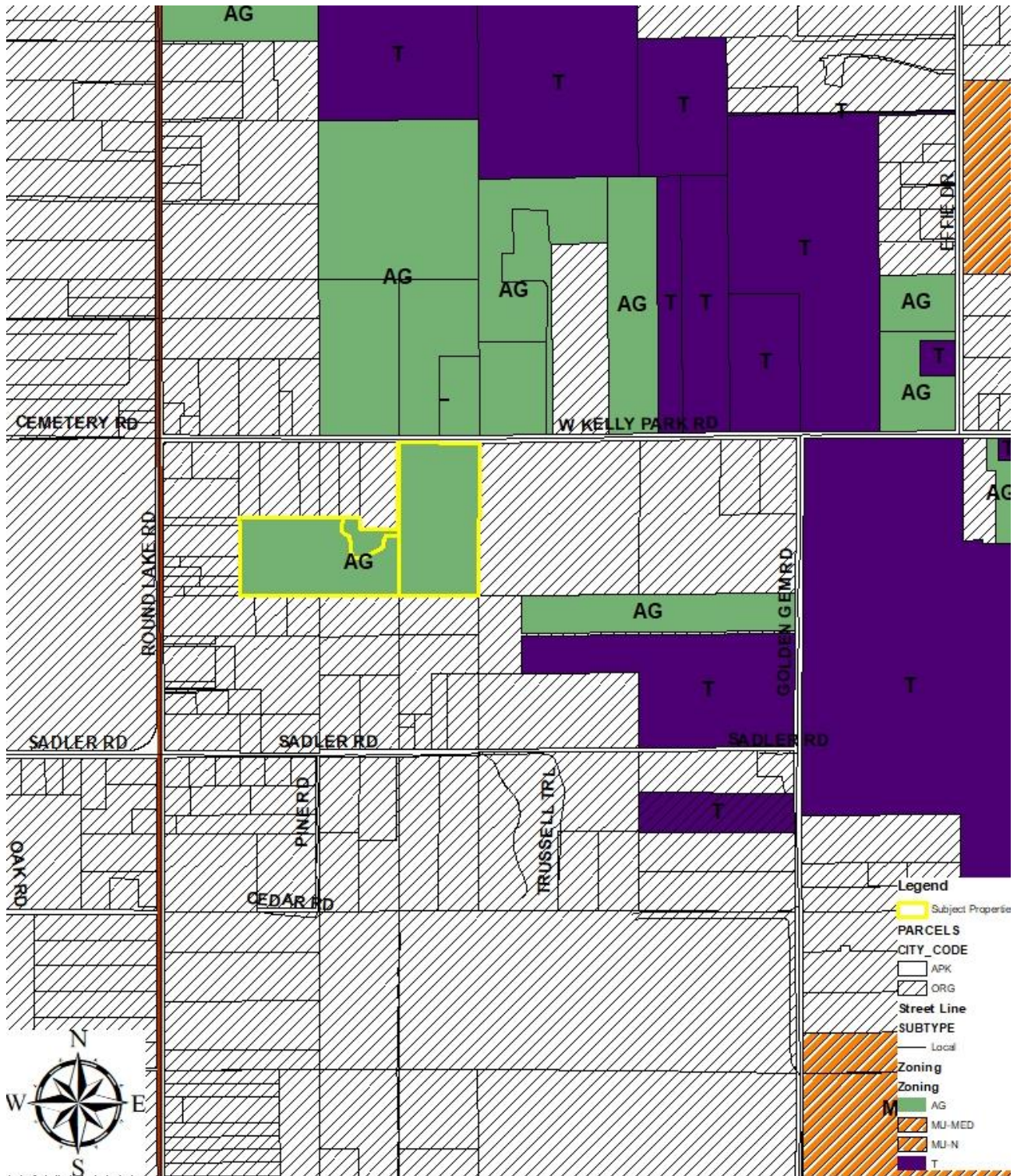
FUTURE LAND USE MAP



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



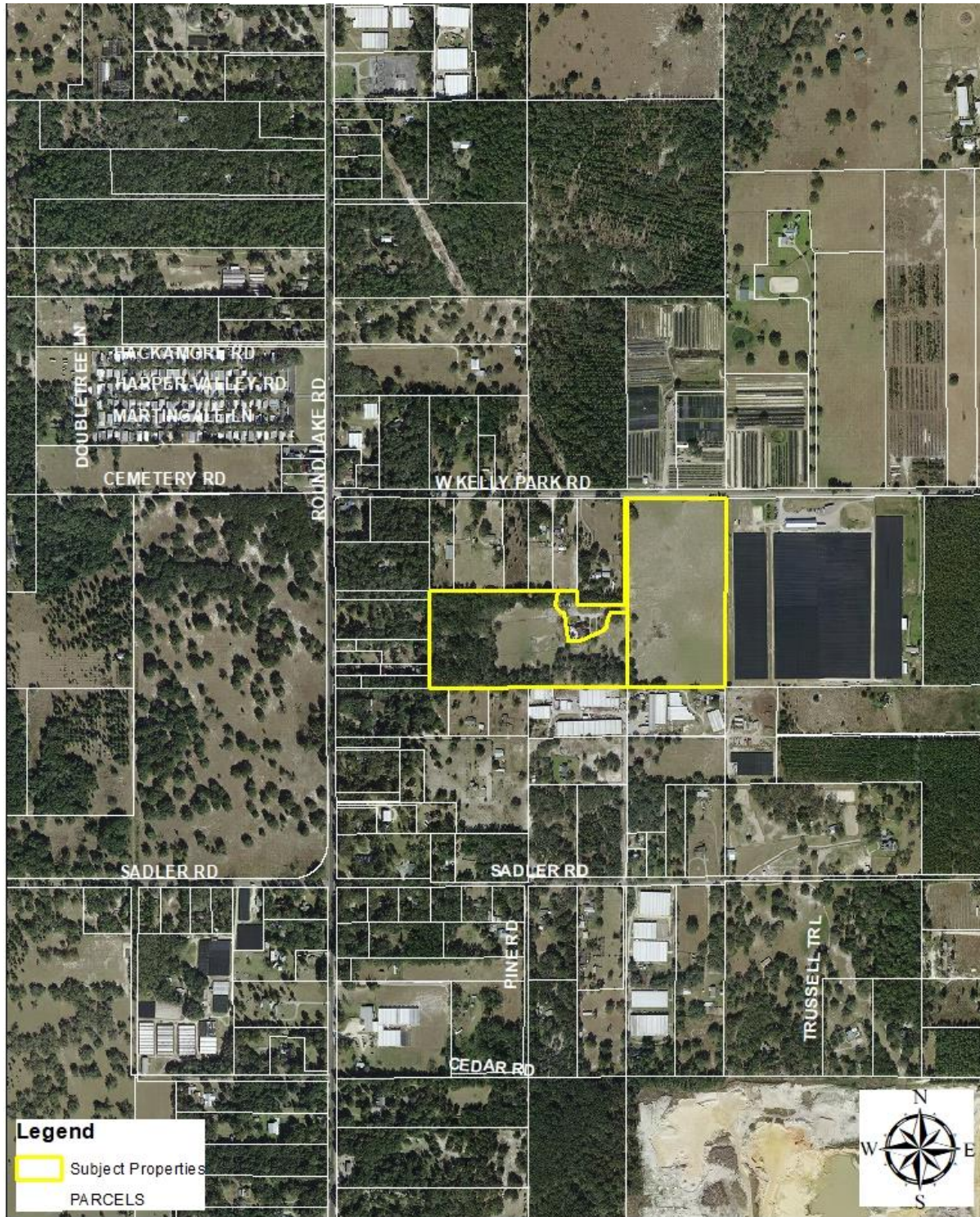
ADJACENT ZONING



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

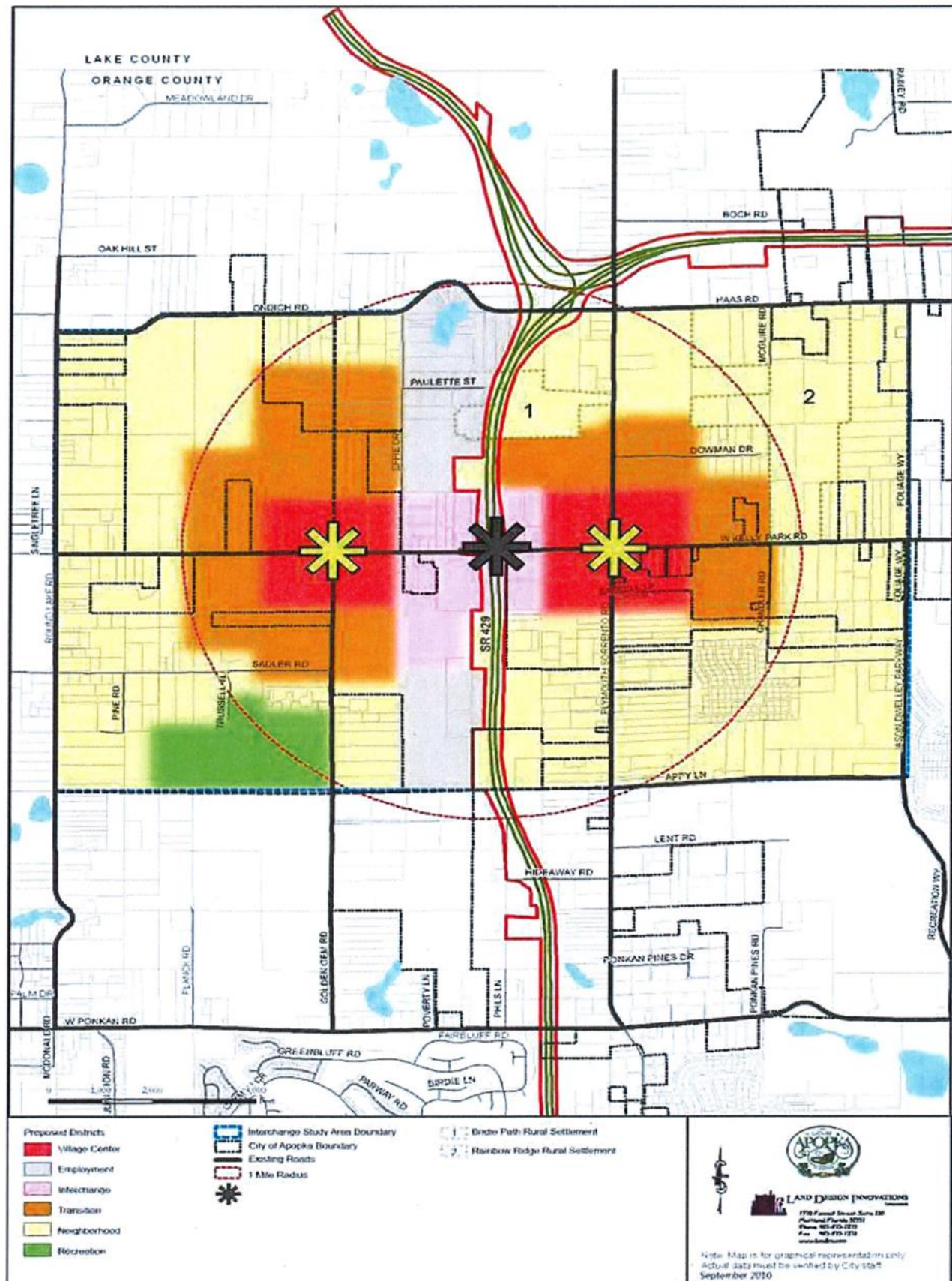


ADJACENT USES



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

KELLY PARK CROSSING FORM-BASED CODE AREA



Drawing Index

General

C00 COVER SHEET

Civil

C01 EXISTING CONDITIONS
C02 SOIL MAP
C03 MASTER SITE PLAN
C04 OPEN SPACE AMENITY PLAN
C05 SITE DATA & DEVELOPMENT STANDARDS
C06-C08 GEOMETRY PLANS
C09-C11 STORM UTILITY PLANS
C12-C13 AUTOTURN PLAN

LEGAL DESCRIPTION:

(PER REFERENCED TITLE COMMITMENT)

PARCEL 1:
THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING: THE NORTH 100 FEET (LESS THE EAST 18 FEET THEREOF), OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2:
THE EAST 18 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET FOR ROAD RIGHT OF WAY.

PARCEL 3:
THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

OAKVIEW

Apopka, Florida

Overlay Master Plan

April 2021

Parcel ID. Number: 14-20-27-0000-00-021
14-20-27-0000-00-084
14-20-27-0000-00-005

Owner

KENT A. GREER
4622 WEST KELLY PARK ROAD
APOPKA, FLORIDA 32712

Applicant

HANOVER LAND COMPANY, LLC
605 COMMONWEALTH AVENUE
ORLANDO, FLORIDA 32803
PHONE: 407-988-1408
EMAIL: TIORIO@HCPLAND.COM
CONTACT: TONY IORIO

Civil Engineer / Planner

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 407-843-5120
CONTACT: CHRISTOPHER J. ALLEN, P.E.

Surveyor

DEWBERRY ENGINEERS, INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 407-843-5120
CONTACT: WILLIAM D. DONLEY, PLS

Geotechnical

UNIVERSAL ENGINEERING SERVICES, INC.
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504
CONTACT: GAUTHAM S. PILLAPPA, P.E.

Environmental Sciences

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE
SUITE 1000
ORLANDO, FLORIDA 32803
PHONE: 407-843-5120
CONTACT: CHRISTOPHER J. ALLEN, P.E.



NTS

Prepared for:

HANOVER LAND COMPANY, LLC

605 Commonwealth Avenue
Orlando, Florida 32803
Contact: Tony Iorio



Dewberry Engineers Inc.
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ORLANDO, FL 32803
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ENGINEERING BUSINESS -8794

OAKVIEW
OVERLAY MASTER PLAN
APOPKA, FLORIDA

REVISIONS

No.	DATE	BY	Description

PROJECT # 50132514
DRAWN BY TFS
APPROVED BY NPS
CHECKED BY CJA
DATE APRIL 2021
DATUM NAVD 88

TITLE

COVER SHEET

Q:\OKVW_50125073\CAD\Civil\Master Plan\dgn
SHEET NO.

C00 57

LEGEND

PROPERTY BOUNDARY

TOPO

BENCHMARK

LEGEND AND ABBREVIATIONS:

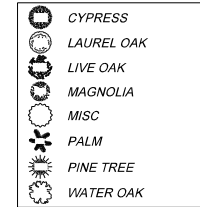
± MORE OR LESS
AC ACRES
BWF BARBED-WIRE FENCE
(C) CALCULATED
CL CENTER LINE
CCR CERTIFIED CORNER RECORD
CM CONCRETE MONUMENT
CONC. CONCRETE
DEED DEED
E/P EDGE OF ASPHALT PAVEMENT
EL ELEVATION
ESMT EASEMENT
FIRM FLOOD (FLORIDA) INSURANCE RATE MAP
FND FOUND
ID IDENTIFICATION
IP IRON PIPE
IPC IRON PIPE & CAP

IR IRON ROD
IRC IRON ROD & CAP
LB LICENSED BUSINESS
N/D NAIL & DISK
NAVD NORTH AMERICAN VERTICAL DATUM
NO. NUMBER
ORB OFFICIAL RECORDS BOOK
O/H OVER-HEAD UTILITIES
(P) PLAT
P.B. PLAT BOOK
PCP PERMANENT CONTROL POINT
PG(S) PAGE/PAGES
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR MAPPER
R/W RIGHT OF WAY
RCP REINFORCED CONCRETE PIPE

SEC SECTION-TOWNSHIP-RANGE
T/B APPROXIMATE TOP OF BANK
T/S APPROXIMATE TOE OF SLOPE
(TYP) TYPICAL
WBF WOOD BOARD FENCE
BREAK LINE
SET 4"x4" CM (PRM LB 8011)
FOUND 4"x4" CM (AS NOTED)
SET N/D (LB 8011)
FOUND N/D (AS NOTED)
SET 5/8" IRC (LB 8011)
FOUND IRON ROD (AS NOTED)
FOUND IRON PIPE (AS NOTED)
WOOD UTILITY POLE
CATCH BASIN/DROP INLET
SINGLE POLE SIGN
TEMPORARY BENCHMARK

TREE LEGEND

(SIZE DENOTED INSIDE SYMBOL)



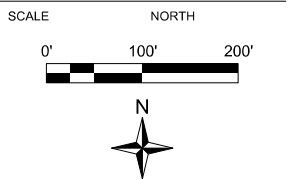
NOTE: NO 100-YEAR FLOODZONE ON SITE.



Dewberry Engineers Inc.
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ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 8794

OAKVIEW
OVERLAY MASTER PLAN

APOPKA, FLORIDA



REVISIONS			
No.	DATE	BY	Description

PROJECT #	50132514
DRAWN BY	TFS
APPROVED BY	NPS
CHECKED BY	CJA
DATE	APRIL 2021
DATUM	NAVD 88

TITLE

EXISTING
CONDITIONS

Q:\OKVW_50125073\CAD\Civil\Master Plan\ dgn OKVW MP Existing Conditions.dgn
SHEET NO.

C01 58

OAKVIEW OVERLAY MASTER PLAN

POWERLINE EASEMENT
PROPERTY BOUNDARY
SOILS DIVIDE LINE

SOILS CALLOUT

ADJACENT LAND USE

TRANSMISSION POWERLINES & POLES

4 CANDLER FINE SAND, 0 TO 5
PERCENT SLOPES; A

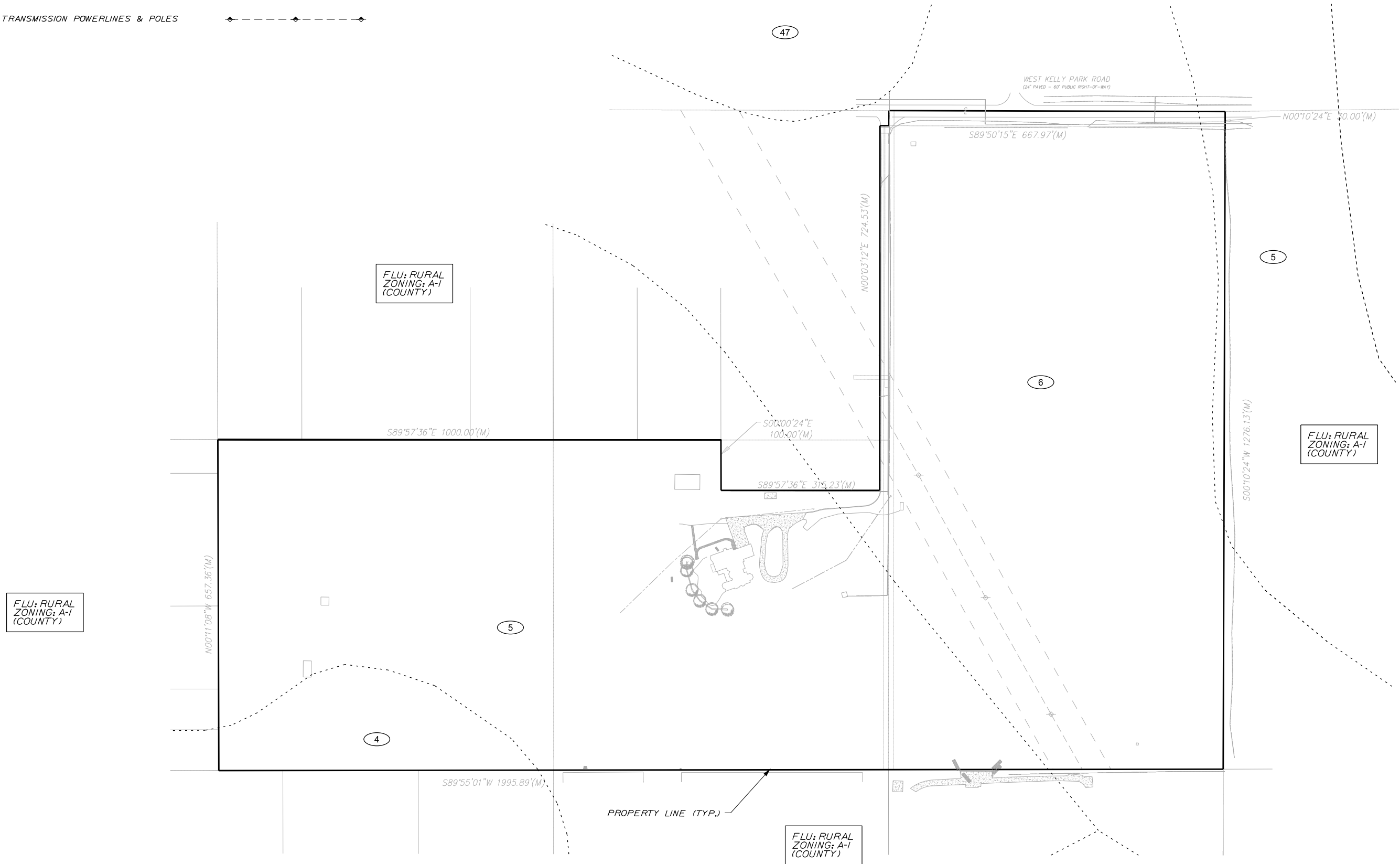
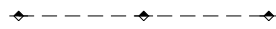
5 CANDLER FINE SAND, 5 TO 12
PERCENT SLOPES; A

6 CANDLER FINE SAND, 5 TO 12
PERCENT SLOPES; A

47 TAVARES-MILLHOPPER FINE SANDS, 0 TO 5
PERCENT SLOPES; A



FLU:___
ZONING:___



SCALE NORTH

0' 100' 200'



A north arrow pointing upwards, with the letter 'N' above it.

REVISIONS

No.	DATE	BY	Description

PROJECT #	50132514
DRAWN BY	TFS
APPROVED BY	NPS
CHECKED BY	CJA
DATE	APRIL 2021
DATUM	NAVD 88

TITLE

SOIL MAP

Q:\OKVW_50125073\CAD\Civil\Master Plan\dgn

SHEET NO.

C02 59

Q:\OKVW_50125073\CAD\Civil\Master Plan\dgn\OKVW MP Soil Map.dgn
8:47:34 AM

NOTES:

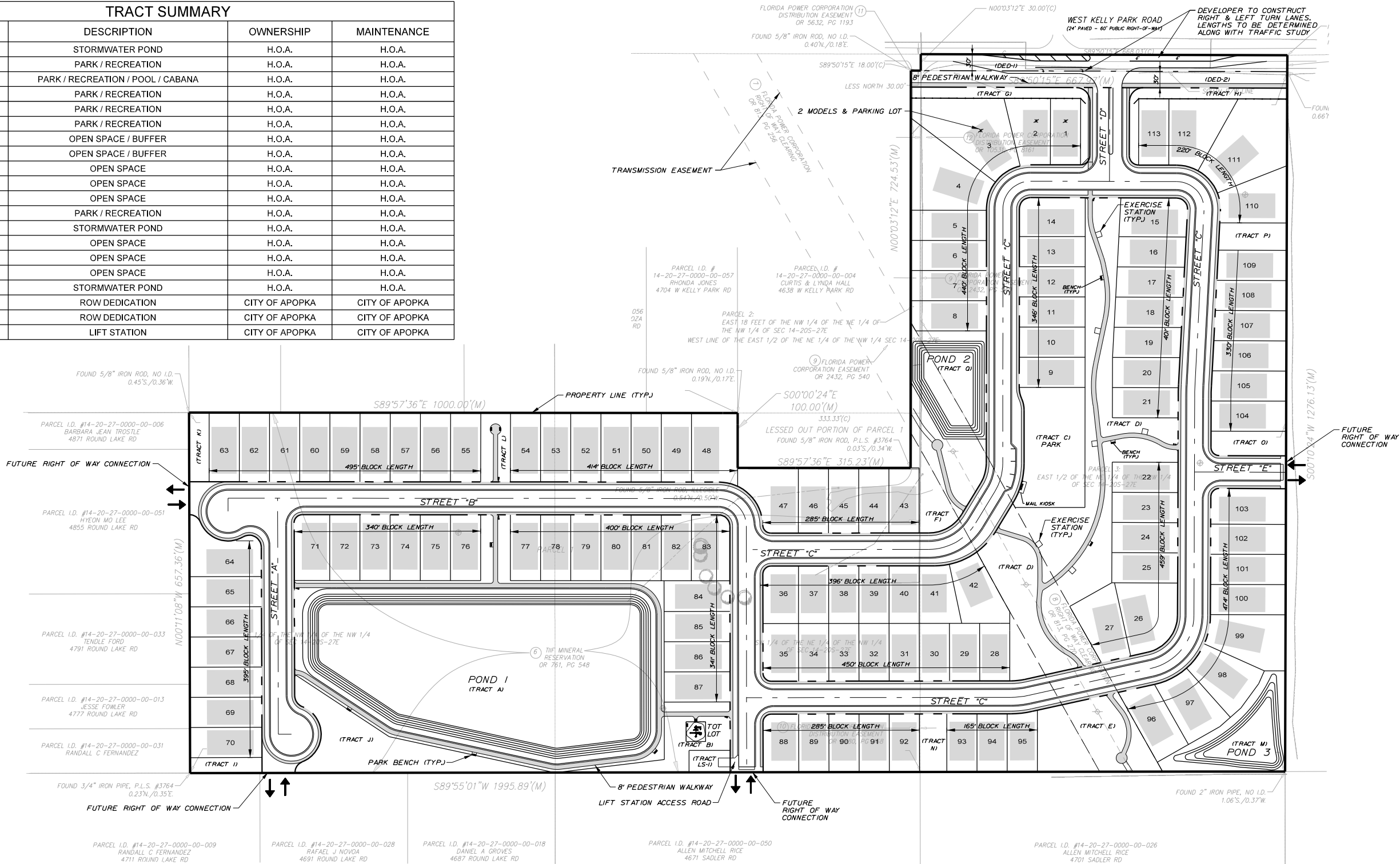
1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHT OF WAYS SHALL BE PUBLIC.
3. SINGLE FAMILY RESIDENTIAL ARCHITECTURE SHALL MEET THE INTENT OF KELLY PARK INTERCHANGE FORM-BASED CODE DEVELOPMENT DESIGN GUIDELINES, APPENDIX D, SECTION 3.2 OF THE LDC. ARCHITECTURAL RENDERINGS OF ALL PROPOSED RESIDENTIAL BUILDINGS MUST BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN APPLICATION.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NO 12095L0050F, THE SITE IS LOCATED IN FEMA FLOOD ZONE "X", WHICH IS OUTSIDE OF THE 100YR FLOOD ZONE.
5. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
6. LIGHT POLES & FIXTURES SHALL BE PROVIDED WITH FINAL DEVELOPMENT PLAN.
7. LIGHT POLES & FIXTURES SHALL BE A DECORATIVE TYPE APPROVED BY THE CITY OF APOPKA.
8. 20' BUFFER SHALL BE PROVIDED ALONG WEST KELLY PARK ROAD WITH 6' SCREEN WALL. EXTERIOR BUFFER WALLS SHALL BE BRICK, STONE OR DECORATIVE BLOCK FINISH.
9. SEE SHEET C05 FOR SITE DATA AND DEVELOPMENT STANDARDS.

TRACT SUMMARY

TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE
A	4.80AC.	STORMWATER POND	H.O.A.	H.O.A.
B	0.34AC.	PARK / RECREATION	H.O.A.	H.O.A.
C	0.58AC.	PARK / RECREATION / POOL / CABANA	H.O.A.	H.O.A.
D	2.17AC.	PARK / RECREATION	H.O.A.	H.O.A.
E	0.57AC.	PARK / RECREATION	H.O.A.	H.O.A.
F	0.49AC.	PARK / RECREATION	H.O.A.	H.O.A.
G	0.19AC.	OPEN SPACE / BUFFER	H.O.A.	H.O.A.
H	0.17AC.	OPEN SPACE / BUFFER	H.O.A.	H.O.A.
I	0.08AC.	OPEN SPACE	H.O.A.	H.O.A.
J	0.62AC.	OPEN SPACE	H.O.A.	H.O.A.
K	0.11AC.	OPEN SPACE	H.O.A.	H.O.A.
L	0.16AC.	PARK / RECREATION	H.O.A.	H.O.A.
M	0.52AC.	STORMWATER POND	H.O.A.	H.O.A.
N	0.12AC.	OPEN SPACE	H.O.A.	H.O.A.
O	0.14AC.	OPEN SPACE	H.O.A.	H.O.A.
P	0.14AC.	OPEN SPACE	H.O.A.	H.O.A.
Q	0.55AC.	STORMWATER POND	H.O.A.	H.O.A.
DED-1	0.46AC.	ROW DEDICATION	CITY OF APOPKA	CITY OF APOPKA
DED-2	0.47AC.	ROW DEDICATION	CITY OF APOPKA	CITY OF APOPKA
LS-1	0.07AC.	LIFT STATION	CITY OF APOPKA	CITY OF APOPKA

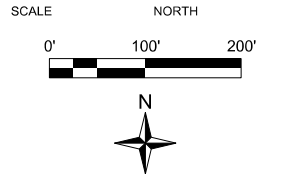
LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY		
LOT LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
5-8' PEDESTRIAN WALKWAY		



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ENGINEERING BUSINESS - 8794

OAKVIEW
OVERLAY MASTER PLAN
APOPKA, FLORIDA



No.	DATE	BY	Description

PROJECT #	50132514
DRAWN BY	TFS
APPROVED BY	NPS
CHECKED BY	CJA
DATE	APRIL 2021
DATUM	NAVD 88

TITLE

MASTER
SITE PLAN

Q:\OKVW_50125073\CAD\Civil\Master Plan\ dgn OKVW MP Site Plan-01.dgn
SHEET NO.

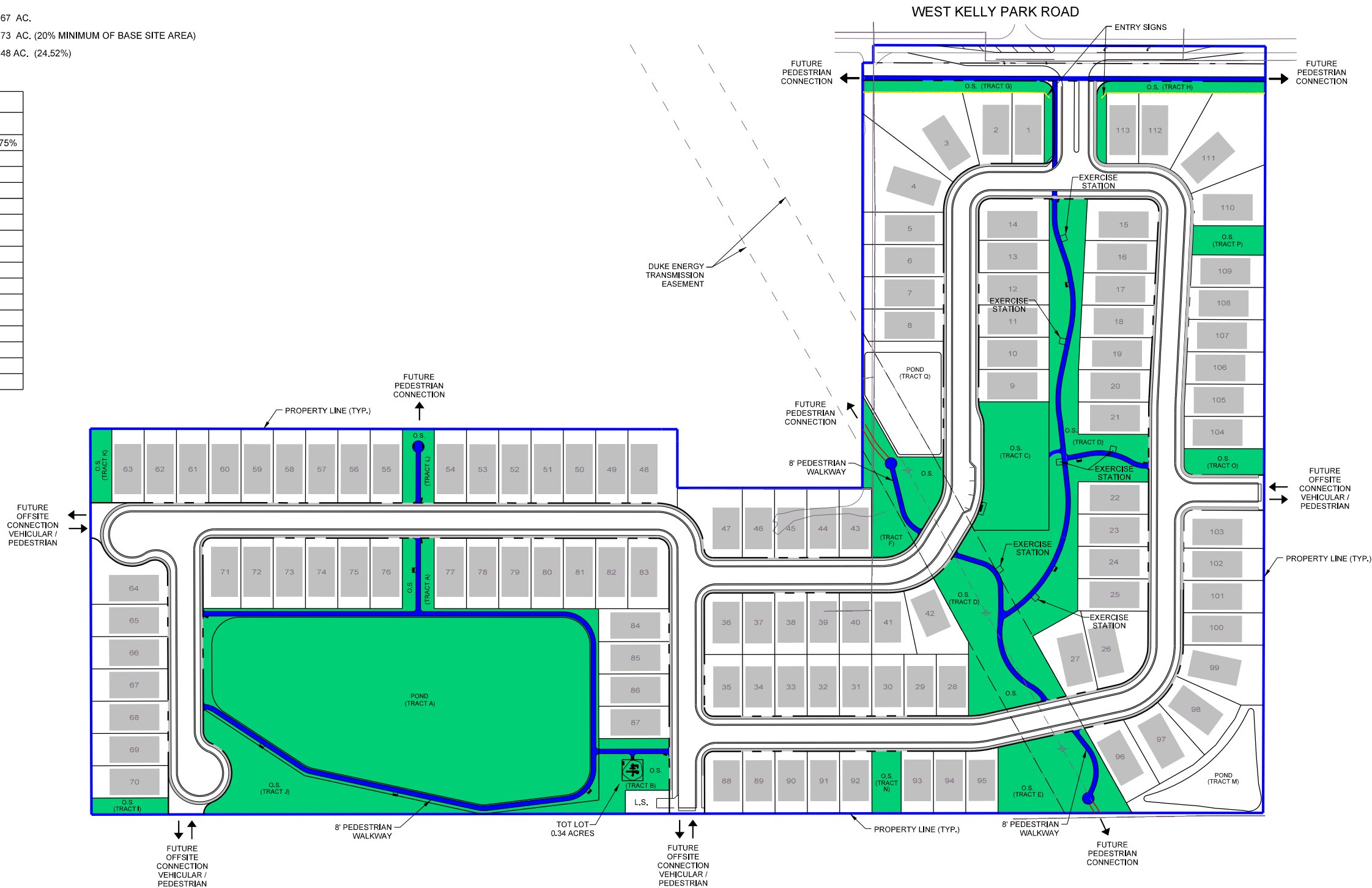
LEGEND

PROPERTY BOUNDARY	
LOT LINE	
RIGHT-OF-WAY LINE	
FUTURE 8' PEDSTRIAN WALKWAY	
PROPOSED 5' PEDESTRIAN WALKWAY	
PROPOSED 8' PEDESTRIAN WALKWAY	
OPEN SPACE	
FUTURE OFFSITE PEDESTRIAN CONNECTION	

OPEN SPACE DATA

TOTAL DEVELOPABLE AREA:	38.67 AC.
OPEN SPACE REQUIRED:	07.73 AC. (20% MINIMUM OF BASE SITE AREA)
OPEN SPACE PROVIDED:	09.48 AC. (24.52%)
SEE OPEN SPACE SUMMARY BELOW.	

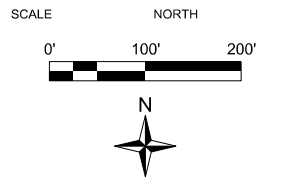
OPEN SPACE SUMMARY		
TRACT	AREA	DESCRIPTION
A	3.60AC.	STORMWATER POND @ 75%
B	0.34AC.	OPEN SPACE
C	0.58AC.	OPEN SPACE
D	2.17AC.	OPEN SPACE
E	0.57AC.	OPEN SPACE
F	0.49AC.	OPEN SPACE
G	0.19AC.	OPEN SPACE
H	0.17AC.	OPEN SPACE
I	0.08AC.	OPEN SPACE
J	0.62AC.	OPEN SPACE
K	0.11AC.	OPEN SPACE
L	0.16AC.	OPEN SPACE
N	0.12AC.	OPEN SPACE
O	0.14AC.	OPEN SPACE
P	0.14AC.	OPEN SPACE
TOTAL	09.48AC.	OPEN SPACE



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OAKVIEW
OVERLAY MASTER PLAN

APOPKA, FLORIDA



REVISIONS			
No.	DATE	BY	Description

PROJECT #	50132514
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DATUM	NAVD 88

OPEN SPACE
AMENITY
PLAN

Q:\OKVW_50125073\CAD\Civil\Master Plan\ dgn
SHEET NO.

SITE DATA

TOTAL AREA: 39.60 ACRES
ROW DEDICATION: 00.93 ACRES
WETLANDS: 00.00 ACRES
TOTAL DEVELOPABLE AREA: 38.67 ACRES
NUMBER OF LOTS: 113
NET DENSITY: 2.85 DU/ACRE
PHASES: MAY BE PHASED

EXISTING ZONING: AGRICULTURAL
EXISTING LAND USE: SINGLE FAMILY HOME & GRAZING / PASTURE
FUTURE LAND USE: MIXED USE - INTERCHANGE
PROPOSED ZONING: KELLY PARK INTERCHANGE - MIXED USE
PROPOSED CHARACTER DISTRICT: NEIGHBORHOOD

LAND USE AREAS:

RESIDENTIAL (LOTS): 19.30 ACRES
PUBLIC RIGHT-OF-WAY: 07.55 ACRES
LIFT STATION: 00.07 ACRES
STORMWATER POND: 05.87 ACRES
PARK / RECREATION: 04.31 ACRES
OPEN SPACE / BUFFERS: 01.57 ACRES

TOTAL: 38.67 ACRES

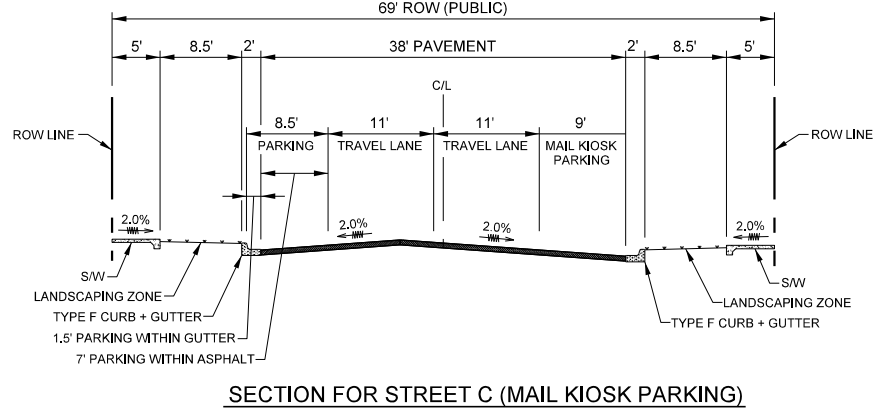
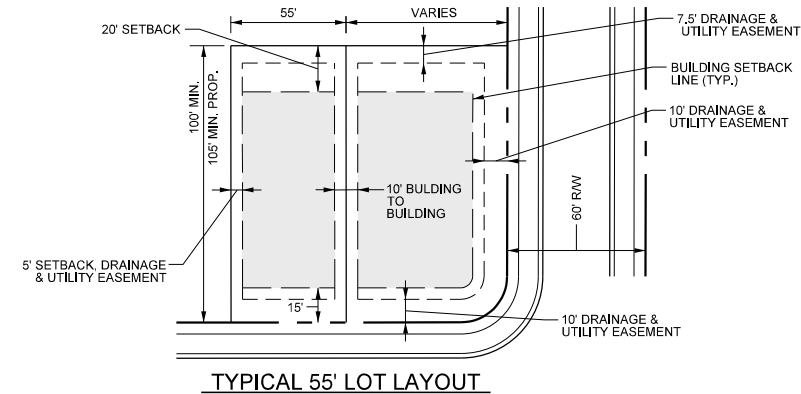
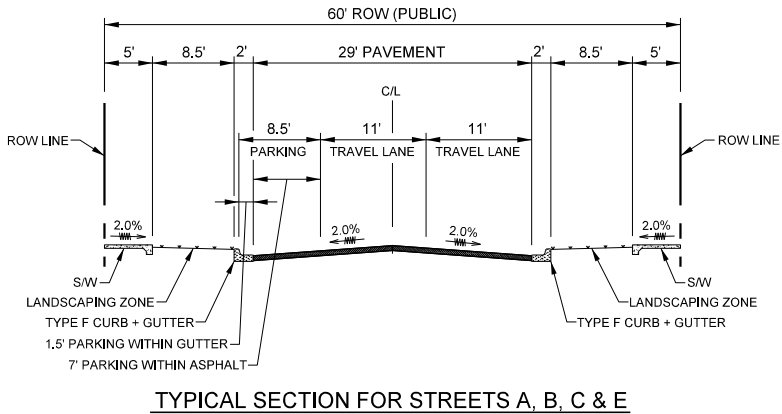
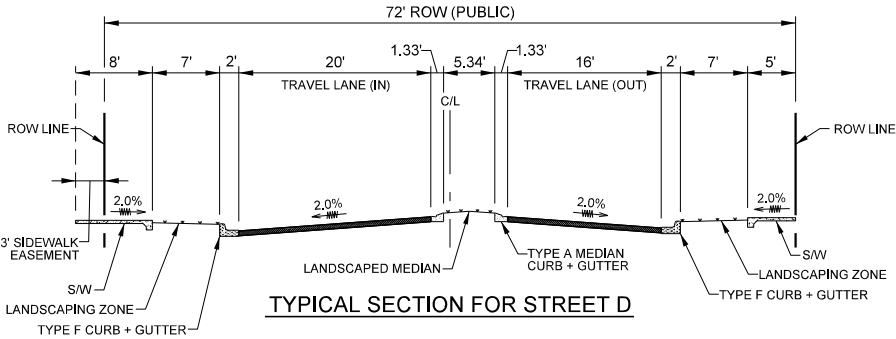
REQUIRED TREES:

3 TREES PER LOT: 339 TREES (113 LOTS X 3 TREES)
ONE (1) TREE PER FORTY (40) LF OF ROAD: 132 TREES (5,252 LF / 40 LF)

TOTAL: 471

UTILITY PROVIDERS:

POTABLE WATER: APOPKA UTILITIES
RECLAIM WATER: APOPKA UTILITIES
SANITARY SEWER: APOPKA UTILITIES
LIFT STATION TRACT: APOPKA UTILITIES
ELECTRIC SERVICE: DUKE ENERGY



CONSISTENCY WITH KELLY PARK INTERCHANGE FORM BASED CODE

CHARACTER DISTRICT: NEIGHBORHOOD

A. BLOCK LENGTH
MAXIMUM ALLOWED: 500 FEET

B. DENSITY
MINIMUM ALLOWED: 1 UNIT PER ACRE
MAXIMUM ALLOWED: 5 UNITS PER ACRE
PROPOSED: 2.85 UNITS PER ACRE

C. OPEN SPACE
MINIMUM ALLOWED: 20.00% (7.73 ACRES)
PROPOSED: 24.52% (9.48 ACRES)
SEE SHEET C04 FOR DETAILS

PROPOSED RECREATION: 4.31 ACRES
TOT LOT: 0.34 ACRES (TRACT B)
PARK: 0.58 ACRES (TRACT C)
TRAIL / PARK / EXERCISE STATIONS: 2.17 ACRES (TRACT D)
TRAIL / PARK: 0.57 ACRES (TRACT E)
TRAIL / PARK: 0.49 ACRES (TRACT F)
TRAIL / PARK: 0.16 ACRES (TRACT L)

D. BUILDING AND FLOOR HEIGHT AND LIVING AREA
MINIMUM BUILDING HEIGHT: N/A
MAXIMUM BUILDING HEIGHT: 2 STORIES FOR PRINCIPLE BUILDING
1 STORY FOR ACCESSORY BUILDING
FLOOR HEIGHT: N/A
MINIMUM LIVING AREA: 1,600 SQUARE FEET

E. BUILDING SETBACKS
FRONT / STREET SIDE MINIMUM: 15 FEET
FRONT / STREET SIDE MAXIMUM: 30 FEET
FRONT / STREET SIDE PROPOSED: 15 FEET

INTERIOR SIDE MINIMUM: 5 FEET
INTERIOR SIDE MAXIMUM: N/A
INTERIOR SIDE PROPOSED: 5 FEET

REAR (NO ALLEY) MINIMUM: 20 FEET
REAR (NO ALLEY) PROPOSED: 20 FEET

MINIMUM LOT WIDTH PROPOSED: 55 FEET
MINIMUM LOT DEPTH PROPOSED: 100 FEET
MINIMUM LOT AREA PROPOSED: 5,000 SQUARE FEET

F. BUILDING DESIGN STANDARDS

1. ARCHITECTURE - TRADITIONAL FLORIDA ARCHITECTURE STYLE.
2. FLAT ROOFS OF THE PRINCIPAL STRUCTURE WILL NOT BE PERMITTED.
3. GARAGES:
 - A) FRONTAGE WILL NOT COMPRISE MORE THAN FIFTY (50) PERCENT OF THE PRINCIPAL STRUCTURE'S FRONT FAÇADE (BASED ON GARAGE DOOR WIDTH)
 - B) GARAGES SHALL HAVE ENHANCED ARCHITECTURAL FEATURES WHEN FACING R.O.W. SUCH AS BARN DOOR STYLE DOORS AND WINDOWS, SIDE ENTRY GARAGES ARE ALLOWED TO BE PLACED IN FRONT OF THE PRIMARY FAÇADE.
4. FAÇADE ARTICULATION IS ENCOURAGED INCLUDING THE FOLLOWING ELEMENTS:
 - A) VARYING ROOF LINES
 - B) DORMER WINDOWS
 - C) CORNICE TREATMENT
5. THE MAIN ENTRANCE OF ALL HOMES WILL BE ORIENTED TOWARD THE PUBLIC RIGHT-OF-WAY AND BE CLEARLY DEFINED AND HIGHLY VISIBLE.
6. ALL HOMES WILL MEET A MINIMUM GLAZING REQUIREMENT OF 10% (TOTAL AREA OF GLASS WINDOWS AND GLASS DOORS DIVIDED BY THE FRONT FAÇADE AREA).
7. BUILDING MATERIALS WILL CONSIST OF ONE OR MORE OF THE FOLLOWING:
 - A) CONCRETE MASONRY UNITS WITH STUCCO
 - B) REINFORCED CONCRETE WITH STUCCO
 - C) BRICK
 - D) "HARDIE PLANK" SIDING
 - E) WOOD LAP BOARD SIDING
 - F) STONE
8. HOMES WILL HAVE NO LESS THAN 2 AND NO MORE THAN 3 DIFFERENT COLORS OR COLOR SHADES ON THE PRINCIPAL STRUCTURE.
9. BUILDING, TRIM AND DETAIL COLOR WILL BE COMPLIMENTARY AND BASED ON THE ARCHITECTURAL STYLE OF THE BUILDING.
10. THE COLOR SCHEME AND ARCHITECTURAL STYLE WILL CARRIED AROUND ALL SIDES OF THE BUILDING.

G. OFF-STREET PARKING FOR SINGLE FAMILY RESIDENTIAL

REQUIRED: 2 SPACES PER UNIT
PROPOSED: 2 SPACES PER UNIT

H. LANDSCAPE AND BUFFERS

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY (20) FOOT BUFFER IN WIDTH IS PROVIDED ADJACENT TO WEST KELLY PARK ROAD. NO OTHER BUFFERS ARE REQUIRED.

I. STORMWATER

TRACT A (PARK/RECREATION/POND) IS INCORPORATED INTO THE DESIGN OF THE COMMUNITY AS AN AMENITY. IT IS ADJACENT TO PARK SPACE (TRACT B) AND ADDITIONAL OPEN SPACE (TRACT J). IT INCLUDES AN EIGHT (8) FOOT PEDESTRIAN WALKWAY AROUND THE POND, WHICH CONTINUES THROUGH THE ADJACENT PARK AND OPEN SPACES. THIS DESIGN ALLOWS FOR A SEAMLESS CONNECTION OF THE POND INTO THE COMMUNITY'S OPEN SPACE AND RECREATION NETWORK OF SIDEWALKS AND TRAILS.

J. SIGNAGE

ENTRANCE WALLS W/SIGNAGE, SEE DETAIL ON SHEET C06.

K. STREET STANDARDS

COMPLETE STREETS WITH PEDESTRIAN FACILITIES, MARKED CROSSWALKS, ON STREET PARKING AND LANDSCAPING ARE PROVIDED THROUGHOUT THE DEVELOPMENT. SEE TYPICAL STREET SECTIONS ON THIS SHEET.



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 8794

OAKVIEW
OVERLAY MASTER PLAN

APOPKA, FLORIDA

REVISIONS			
No.	DATE	BY	Description

PROJECT # 50132514
DRAWN BY TFS
APPROVED BY NPS
CHECKED BY CJA
DATE APRIL 2021
DATUM NAVD 88

TITLE

SITE DATA &
DEVELOPMENT
STANDARDS

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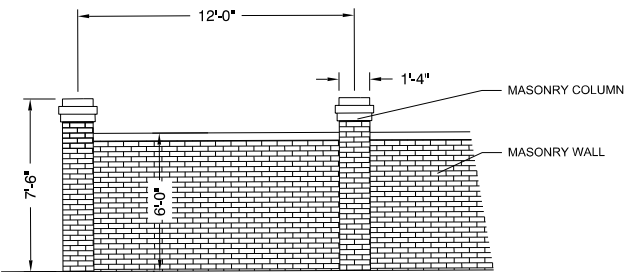
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LEGEND

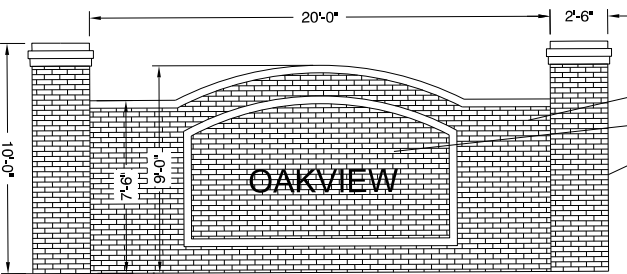


NOTES:

1. LOTS LOCATED ON CUL-DE-SACS AND CURVES SHALL BE PERMITTED UP TO A 40 PERCENT REDUCTION OF THE MINIMUM WIDTH AT THE PROPERTY LINE, BUT SHALL BE REQUIRED TO MAINTAIN THE MINIMUM LOT WIDTH AT THE BUILDING LINE.
2. THE FRONT ELEVATION OF ANY HOME CONSTRUCTED ON A CUL-DE-SAC OR A CURVE SHALL BE NO MORE THAN A 30 DEGREE DEFLECTION FROM A LINE PERPENDICULAR TO A RADIAL LINE FROM THE CENTER OF THE CUL-DE-SAC OR THE RADIUS POINT OF THE CURVE THROUGH A MID-POINT OF THE LOT FRONTAGE. THIS PERPENDICULAR LINE SHALL BE DRAWN FROM THE INTERSECTION OF THE RADIAL LINE AND THE CORNER OF THE PROPOSED STRUCTURE. ALL MINIMUM LOT WIDTH AND STRUCTURE SETBACKS MUST BE ACCOMPLISHED. EVIDENCE OF COMPLIANCE WITH THESE STANDARDS SHALL BE EVIDENCED ON THE DEVELOPMENT PLANS, PLOT PLANS, FOUNDATION SURVEYS AND FINAL SURVEYS ASSOCIATED WITH THE BUILDING PERMIT AND INSPECTION.
3. RIGHT OF WAYS TO BE PUBLIC.
4. EASEMENT ON PRIVATE LOTS TO BE MAINTAINED BY THE HOMEOWNER.
5. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
6. A 10' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ACROSS THE FRONT OF ALL LOTS (SEE TYPICAL 50' LOT LAYOUT FOR EASEMENT DEPICTION).
7. A 7.5' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ACROSS THE REAR OF ALL LOTS (SEE TYPICAL 50' LOT LAYOUT FOR EASEMENT DEPICTION).
8. A 5' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ALONG THE SIDES OF ALL LOTS (SEE TYPICAL 50' LOT LAYOUT FOR EASEMENT DEPICTION).



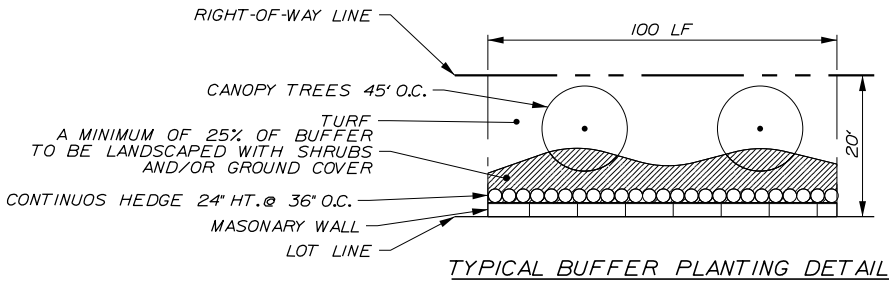
BUFFER/LIFT STATION WALL ELEVATION
NTS



ENTRY SIGN ELEVATION
NTS

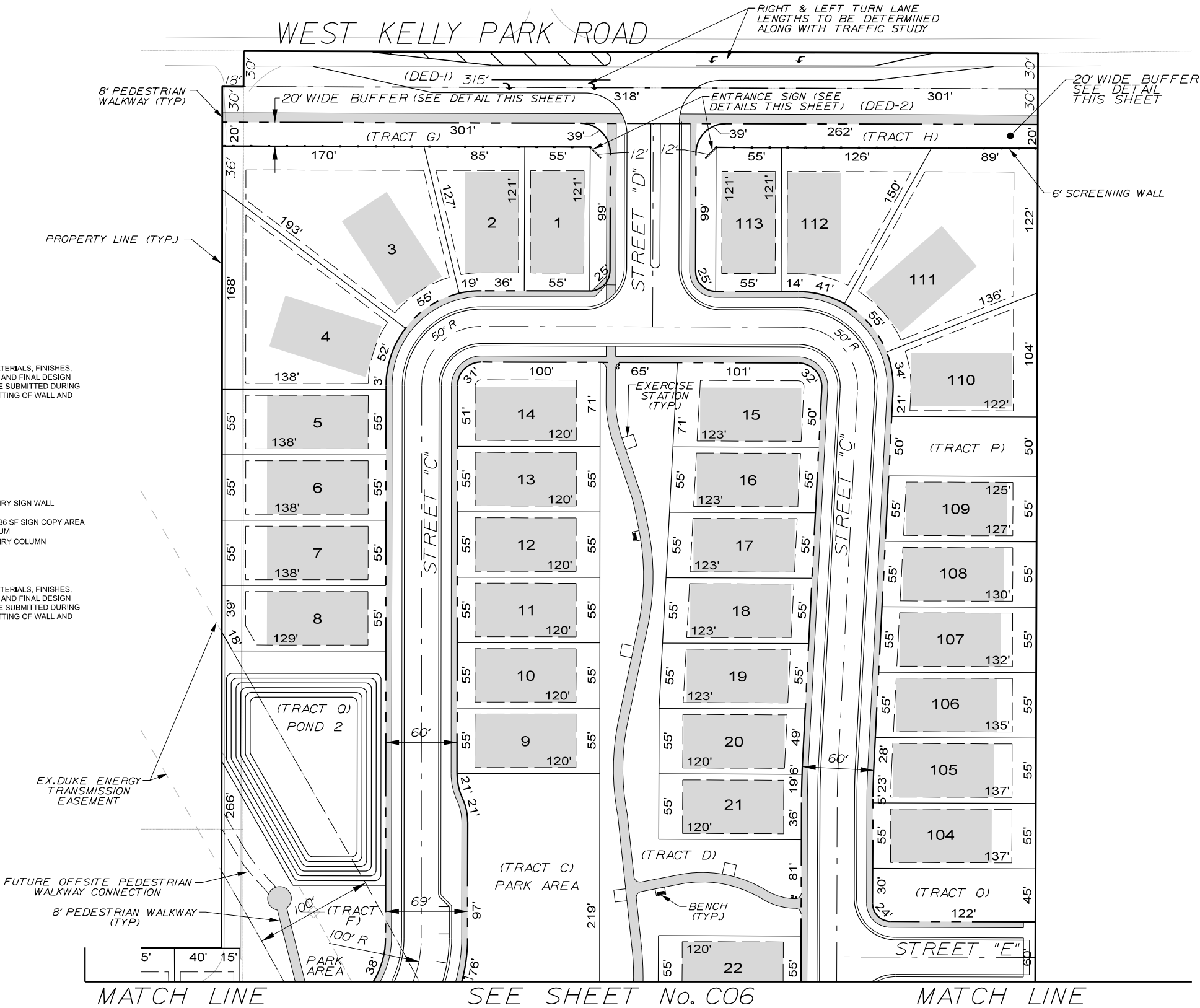
NOTE:
ALL MATERIALS, FINISHES,
FONTS AND FINAL DESIGN
WILL BE SUBMITTED DURING
PERMITTING OF WALL AND
SIGN.

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ALL MATERIALS, FINISHES,
FONTS AND FINAL DESIGN
WILL BE SUBMITTED DURING
PERMITTING OF WALL AND
SIGN.



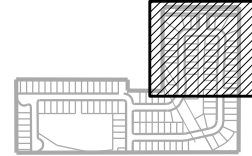
TYPICAL BUFFER PLANTING DETAIL

SEE SHEET C03 FOR TRACT TABLE

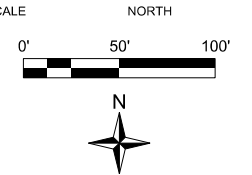


OAKVIEW
OVERLAY MASTER PLAN
APOPKA, FLORIDA

KEY PLAN



SCALE



REVISIONS

No.	DATE	BY	Description

PROJECT #	50132514
DRAWN BY	TFS
APPROVED BY	NPS
CHECKED BY	CJA
DATE	APRIL 2021
DATUM	NAVD 88

TITLE

GEOMETRY
PLAN

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SHEET NO.

LEGEND

PROPERTY BOUNDARY	_____
PROP. RIGHT OF WAY	_____
PROP. LOT/TRACT LINE	_____
BUILDING SETBACK LINE	_____
PROPOSED SIDEWALK & PEDESTRIAN WALKWAY	_____

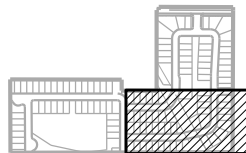
SEE SHEET C03 FOR TRACT TABLE



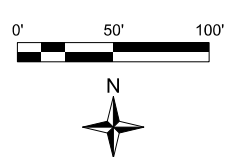
Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS #8794

OAKVIEW
OVERLAY MASTER PLAN
APOPKA, FLORIDA

KEY PLAN



SCALE



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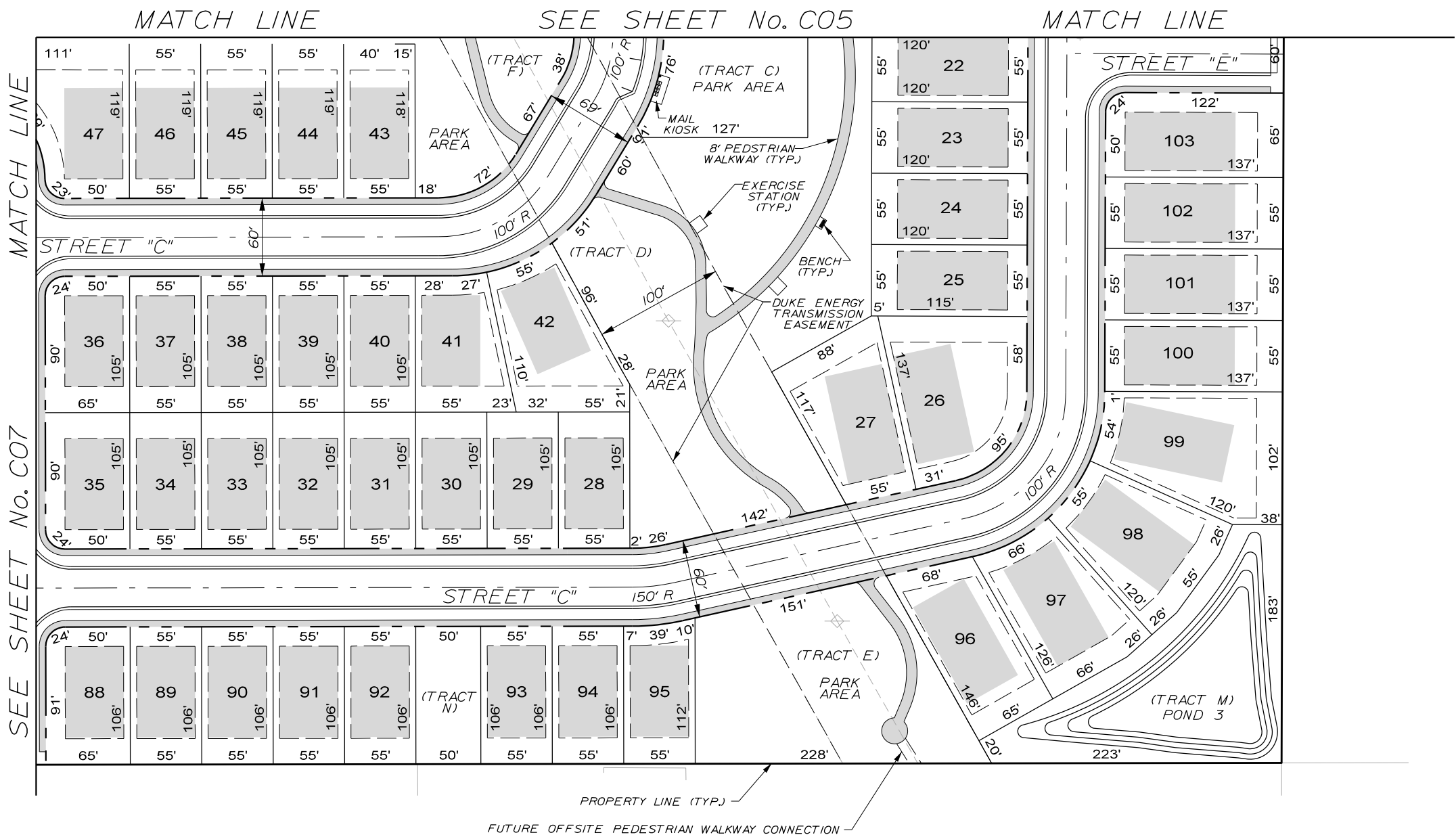
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GEOMETRY
PLAN

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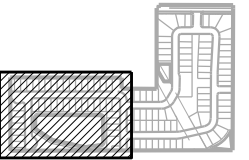
C07 64



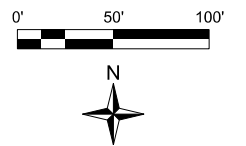
OAKVIEW
OVERLAY MASTER PLAN

APOPKA, FLORIDA

KEY PLAN



SCALE NORTH



REVISIONS

No.	DATE	BY	Description

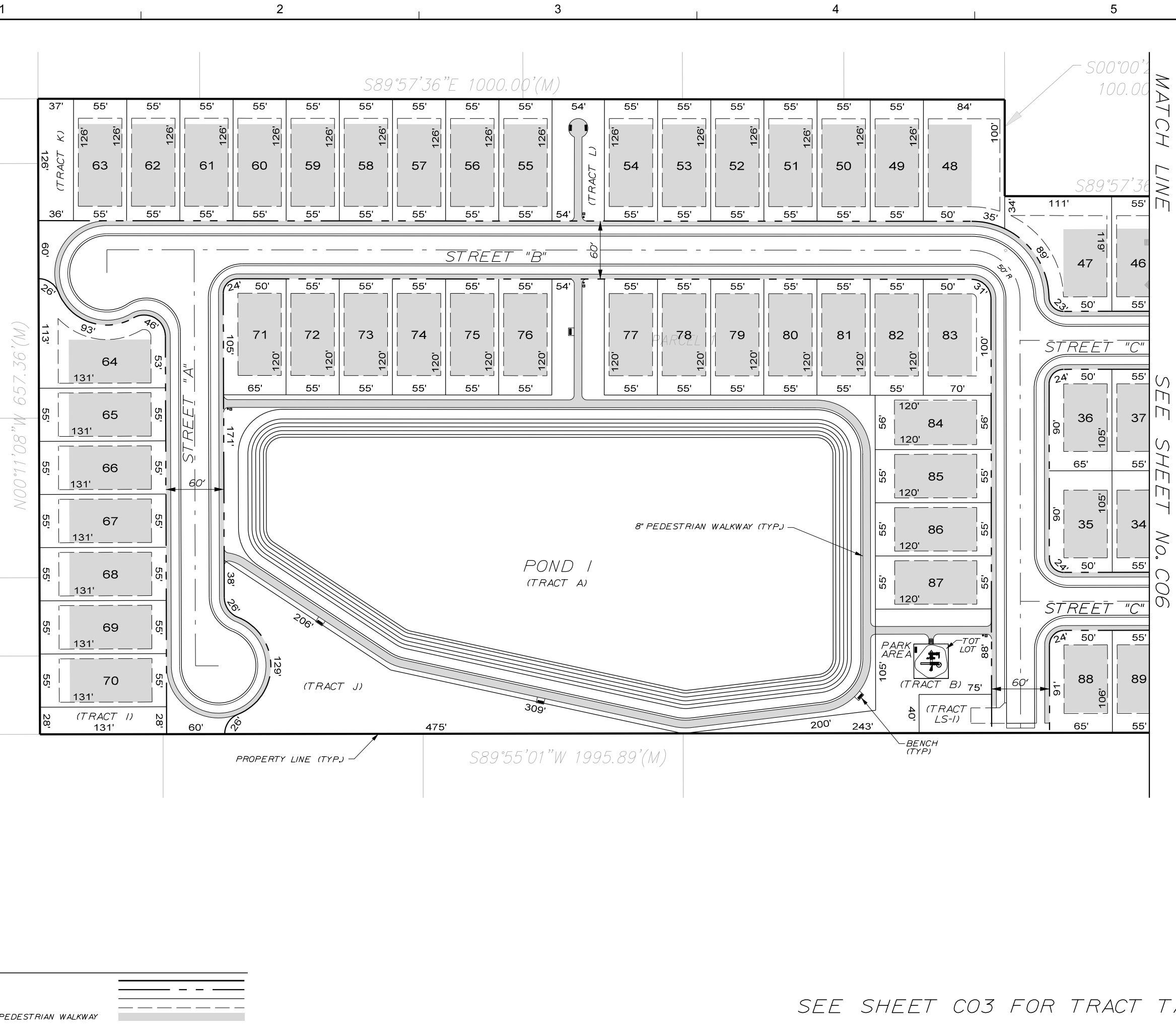
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TITLE

GEOMETRY
PLAN

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SHEET NO.

C08 65



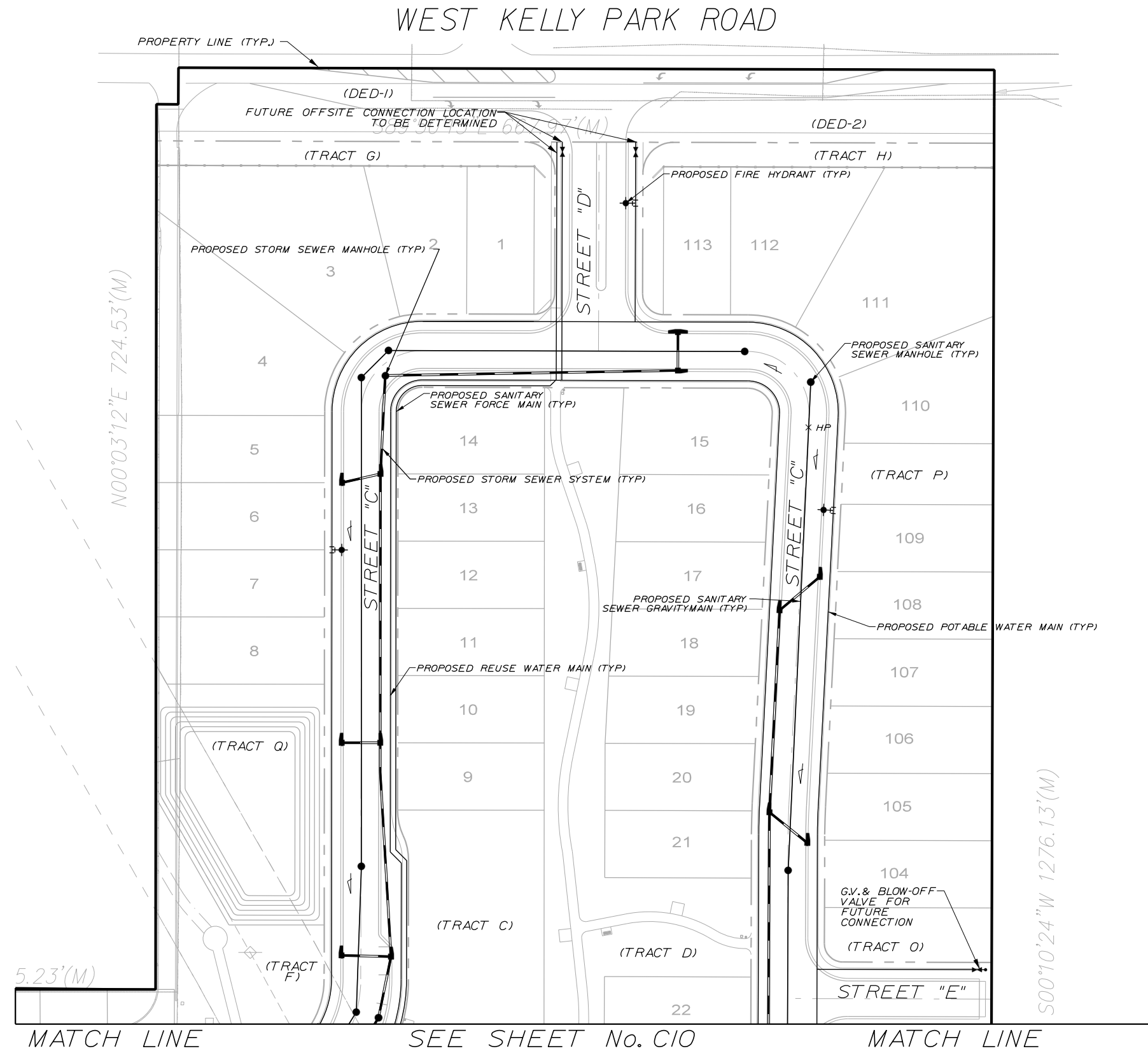
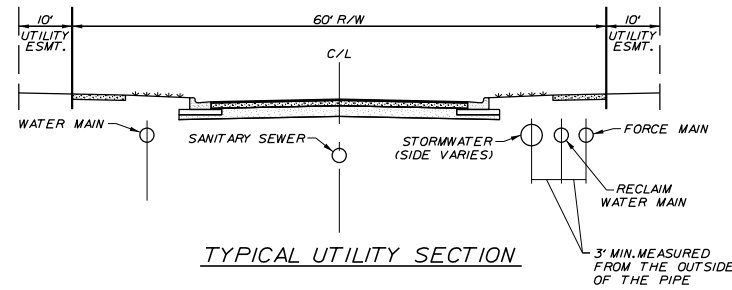
LEGEND

PROPERTY BOUNDARY
PROP. RIGHT OF WAY
PROP. LOT/TRACT LINE
BUILDING SETBACK LINE
PROPOSED SIDEWALK & PEDESTRIAN WALKWAY

SEE SHEET C03 FOR TRACT TABLE

LEGEND

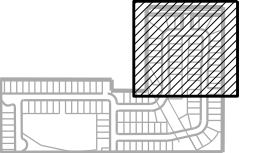
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PROP. RIGHT OF WAY	---
PROP. LOT/TRACT LINE	---
PROP. STORM SEWER SYSTEM	---
PROP. WATER W/FIRE HYDRANT	---
PROP. REUSE	---
PROP. SEWER SYSTEM W/MANHOLE	---



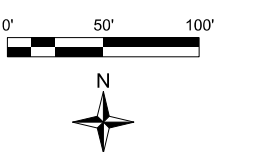
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OAKVIEW
OVERLAY MASTER PLAN
APOPKA, FLORIDA

KEY PLAN



SCALE NORTH



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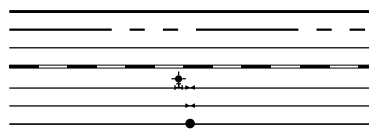
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UTILITY
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SHEET NO.

LEGEND

PROPERTY BOUNDARY
PROP. RIGHT OF WAY
PROP. LOT/TRACT LINE
PROP. STORM SEWER SYSTEM
PROP. WATER W/FIRE HYDRANT
PROP. REUSE
PROP. SEWER SYSTEM W/MANHOLE

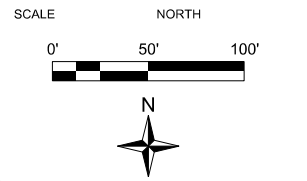
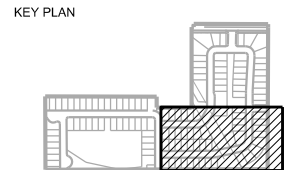


SEE SHEET C09 FOR TYPICAL UTILITY SECTION



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APOPKA, FLORIDA



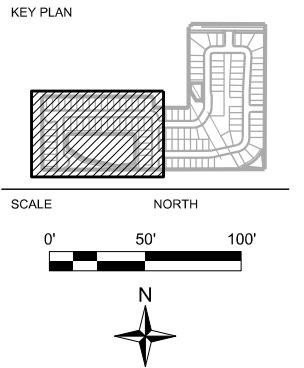
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TITLE

UTILITY
PLAN

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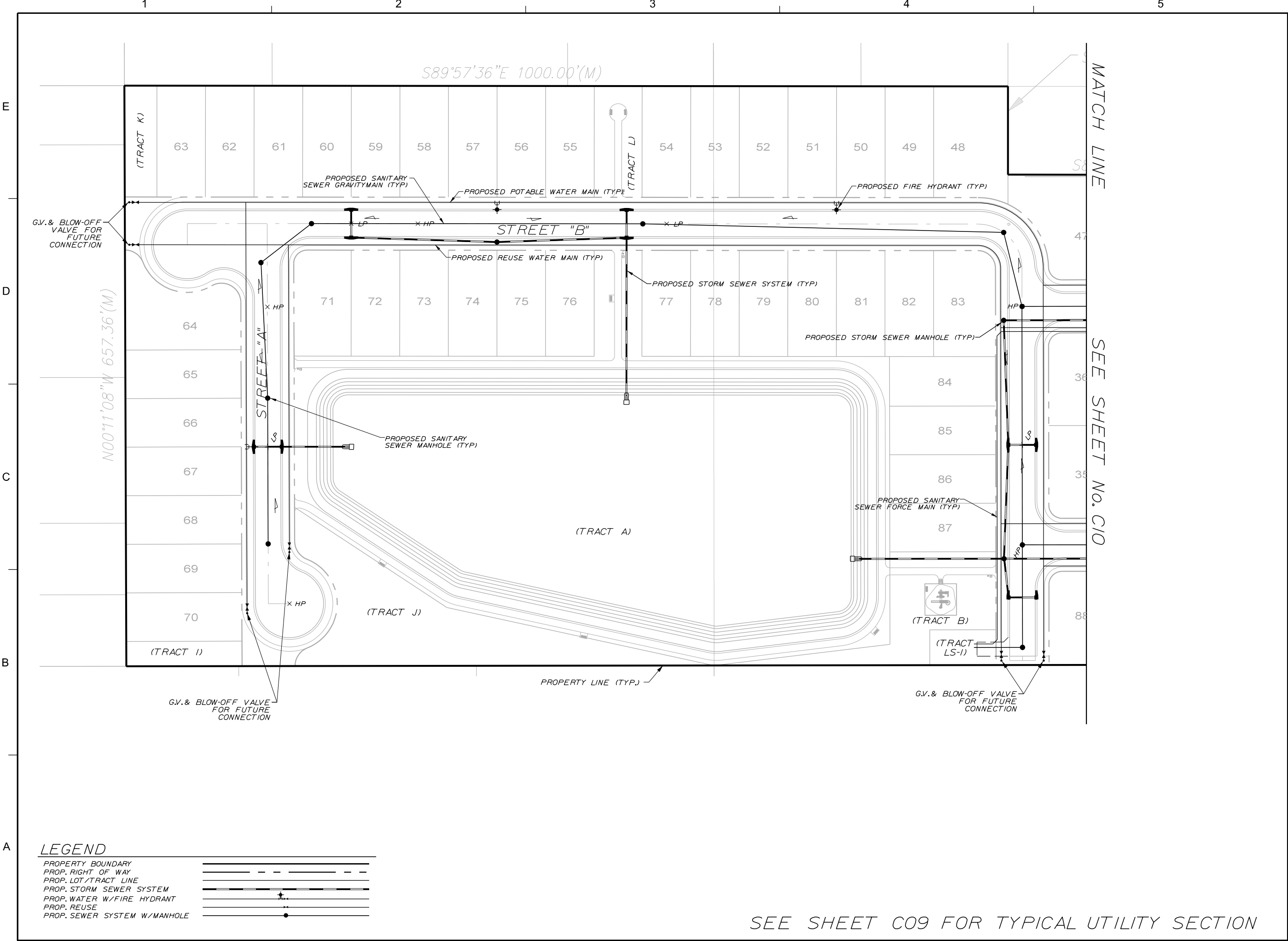
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TITLE

UTILITY
PLAN

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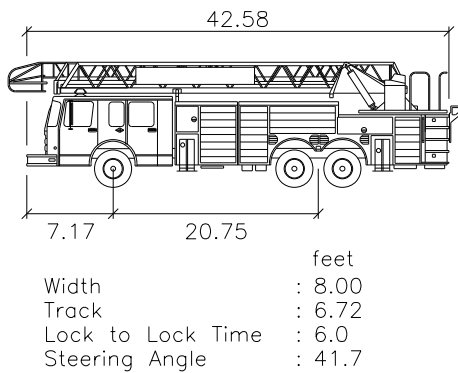
E

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C

B

A



FIRE TRUCK TURNING DIMENSIONS
NTS

PROPERTY LINE (TYP.)

EDGE OF PAVEMENT
(TYP.)

CENTERLINE
(TYP.)

FIRE TRUCK TURNING RADIUS (TYP.)
SEE TRUCK DETAILS THIS SHEET

WEST KELLY PARK ROAD

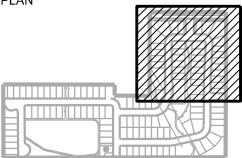


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OAKVIEW
OVERLAY MASTER PLAN

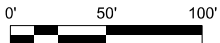
APOPKA, FLORIDA

KEY PLAN



SCALE

NORTH



REVISIONS

No.	DATE	BY	Description

PROJECT # 50132514
DRAWN BY TFS
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TITLE

AUTOTURN
PLAN

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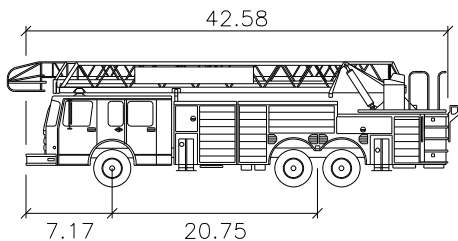
EDGE OF PAVEMENT (TYP.)

CENTERLINE (TYP.)

FIRE TRUCK
TURNING
RADIUS (TYP.)
SEE DETAILS
THIS SHEET.

POND 1

PROPERTY LINE (TYP.)



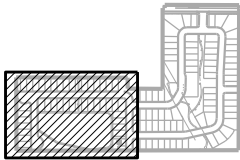
Width : 8.00 feet
Track : 6.72
Lock to Lock Time : 6.0
Steering Angle : 41.7

FIRE TRUCK TURNING DIMENSIONS
NTS

OAKVIEW
OVERLAY MASTER PLAN

APOPKA, FLORIDA

KEY PLAN



SCALE

NORTH

0' 50' 100'



REVISIONS

No.	DATE	BY	Description

PROJECT # : 50132514
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TITLE

AUTOTURN
PLAN

Q:\OKVW_50125073\CAD\Civil\Master Plan\dgn

SHEET NO.



Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

April 27, 2021

VIA E-MAIL: STMCEVER@YAHOO.COM

Sarah Maier
Dewberry
800 N. Magnolia Avenue
Suite 1000
Orlando, FL 32803

Application: **APK-21-010 Oakview**

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☐ FLUM ☒ Rezoning ☐ Amendment or Extension
Development Application #:	TBD
Project Name:	Oakview
OCPS Completed Application Date:	April 26, 2021
Parcel #(s):	14-20-27-0000-00-005; -021; -084
Requested New Units (#):	SF: 114 MF: 0 TH: 0
Vested Unit(s):	SF: 0 MF: 10 TH: 0
Total Project Units:	114
School Board District:	# 7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Zellwood ES	Wolf Lake MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka – 62.6% Unincorporated – 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on October 24, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a light blue rectangular background.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 April 27, 2021

13:07:34

Project ID:

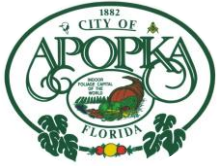
CEA – APK – 21 – 010

Valid Until: October 24, 2021

Project Name: OAKVIEW			
Unvested Units	Single Family Units:	114	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	0	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	623	1,150	3,232
	Enrollment (2019-2020)	598	1,451	3,422
	Utilization (2019-2020)	96.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	87	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	59	118	36
	Reserved Capacity	24	62	18
	Adjusted Utilization	109.3%	141.8%	107.5%
	Adjusted Available Seats	4	0	0
	Analysis of Proposed Development			
	Students Generated	21.774	10.830	14.934
	Adjusted Utilization	112.8%	142.8%	108.0%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	17.774	10.830	14.934

ZELLWOOD ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: PD Master Plan

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Aerial Map
PD Master Plan
OCPS Capacity
Determination Letter

SUBJECT & REQUEST: CHANGE OF ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE), C-C (COMMUNITY COMMERCIAL) AND MU-ES-GT (MIXED-USE EAST-SHORE GATEWAY) DISTRICT TO PD (PLANNED DEVELOPMENT), AND APPROVAL OF THE PD MASTER PLAN – THE RIDGE

SUMMARY:

OWNERS: Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC

APPLICANT: VHB c/o John Prowell, P.E.

LOCATION: North and south of Boy Scout Road; west of SR 451

PARCEL ID NUMBERS: 172128000000013, 282118000000032, 282117000000007, 282117000000015, 282117000000008, 282117000000028, 282117000000030, 282118000000014, 282117000000017, 282117000000006, 282117000000018, 282117000000023, 282117000000012, and 282118000000007

EXISTING USES: Vacant and Single-Family Residence

FLUM DESIGNATION: Mixed-Use (15 DU/AC and/or 15,969,096 nonresidential square feet)

CURRENT ZONING: RSF-1A, C-C and MU-ES-GT

PROPOSED DEVELOPMENT:

Parcel 1	29.2 acres	100,000 square feet of commercial use
Parcel 2	79.2 acres	340 single family detached and/or townhome units
Parcel 3	16.2 acres	300 multi-family units
	10 acres	75,000 square feet of office
	6.3 acres	25,000 square feet of commercial use
Parcel 4	58.3 acres	303 single family detached and/or townhome units
Parcel 5	78.2 acres	1,500,000 square feet of industrial use
Parcel 6	20.4 acres	378 multi-family units
	8.4 acres	150,000 square feet of commercial use
Parcel 7	2.8 acres	25,000 square feet of commercial use
Parcel 8	57 acres	Lake/Recreation areas

PROPOSED ZONING: Planned Development (PD)
TRACT SIZE: 366 +/- acres

RECOMMENDED MOTION:

Recommend to approve the rezoning of The Ridge from RSF-1A, C-C and MU-ES-GT to PD and PD Master Plan based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION – JUNE 8, 2021
THE RIDGE – CHANGE OF ZONING AND PD MASTER PLAN
PAGE 2

PROJECT SUMMARY: The Ridge is a consolidation of fourteen parcels, totaling approximately 366 acres. The properties have current zoning designations of RSF-1A, C-C and MU-ES-GT and have a future land use designation of Mixed-Use. The Ridge is located north and south of Boy Scout Road; west of SR 451, north of SR 414; and west of SR 429. The proposed change of zoning to PD (Planned Development) is being requested by the applicant, who proposes to construct a mix of industrial, commercial and residential uses.

PROJECT DESCRIPTION: The Ridge PD Master Plan proposes commercial uses on Parcel 1, portions of Parcels 3 and 6, and Parcel 7, which comprises about 46.7 acres of the total area. Based on the PD Master Plan, the applicant proposes a spine road, Street A, as a parallel facility to Boy Scout Road, leading to Binion Road via the proposed Street B. Parcel 1 is reserved for commercial uses and will be accessed via Ocoee Apopka Road and Boy Scout Road. At the time of development, 20% of Parcel 1 will be required for open space. Parcel 2 is intended to include 340 units of single family detached and townhomes on 79.2 acres. An open space area of 30% will be required for Parcel 2 at the time of development plan submittal. Parcel 2, situated north of Boy Scout Road, has two proposed access points. One of the access points is a boulevard that connects the northern and southern portions through Parcel 4 of the project and the other access is on Boy Scout Road.

Parcel 3 is intended for 300 multi-family units on 16.2 acres, office uses on 10 acres, and commercial uses on 6.3 acres. The open space area provided must be at least 20% of Parcel 3. Single family residential detached units and townhomes are anticipated to be on Parcel 4, which comprises 58.3 acres of the development. Located on the south side of Boy Scout Road, both parcels have access points along Boy Scout Road. Parcel 3 is proposed to have additional access along Ocoee Apopka Road. Meanwhile, Parcel 4 is shown to have access points along Street A and Street B. Additionally, a boulevard will provide a north-south connection within the PD, connecting Parcel 2 and Parcel 4.

The applicant proposes 18-foot wide lot rear loaded townhomes with at least 1,800 square feet of living area that are proposed to be located on Parcels 2 and 4. All proposed townhomes and single family detached units that are less than 50 feet wide will be required to have alley access and be rear loaded. Townhomes shall front a dedicated street and home designs must be submitted and will be reviewed and approved prior to submittal of building permits.

Parcel 5 will accommodate industrial uses, containing about 78.2 acres of the southwest fraction of the project area, adjacent to SR 429. Access points to Parcel 5 are exhibited on the Master Plan along Street A and on Boy Scout Road via Street B. 378 multifamily units and 150,000 square feet of commercial on Parcel 6 will have access to Street B and Binion Road. This portion of the project will be required to provide 20% open space.

Parcel 7 has access on Binion Road and will permit commercial uses and cell tower use on 2.8 acres. This parcel sits west of SR 429 and east of Binion Road and will be required to provide 20% of open space. Parcel 8 is centrally located and reserved for open space and amenity. The parcel is shown to be mostly comprised of the existing lake and will be the location of a larger community amenity area. It will also serve as the location of the stormwater pond and existing wetland.

As part of the amenity package, the applicant is proposing a 12-foot wide pedestrian/bike trail meandering through the north and south portions of the development, is embellished with benches and connects Boy Scout Road and Ocoee Apopka Road. Additionally, picnic areas, open air pavilion, community garden,

PLANNING COMMISSION – JUNE 8, 2021
THE RIDGE – CHANGE OF ZONING AND PD MASTER PLAN
PAGE 3

playground area, dog park and a dock with viewing and fishing pier will be part of the development amenity package.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow protection of the natural environmental features of the property, including wetlands, floodplain conservation, and Karst areas that a conventional zoning districts development criteria on the property would make more difficult to achieve. The applicant has worked with staff to design the site to locate each type of use pragmatically and ensure its compatibility with existing adjacent uses, leaving large spaces for open area, recreation, park amenities, and the pedestrian/bicycle trail. The physical conditions of the property noted in the PD require creative and efficient adjustment to lot sizes.

Per Section 3.7.F.2 of the Land Development Code, the applicant is required to enter into a Planned Development Agreement. This agreement addresses how public facilities will be provided to the development, maintenance of amenities, provisions related to environmental protection, identification of community benefits and permitted uses. The PD agreement will be presented to the City Council, accompanying this rezoning request and PD Master Plan for approval.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property, as depicted on the Master Plan, is consistent with the Mixed-Use Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary and high school levels. Capacity for this development is deficient by 4,584 seats at the elementary school level and by 3,144 seats at the high school level. The project, based on its location, is served by the following schools: Apopka Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on May 6, 2021.

PUBLIC HEARING SCHEDULE:

June 8, 2021 – Planning Commission (5:30 pm)

July 7, 2021 – City Council (1:30 pm) – 1st Reading

July 21, 2021 – City Council (7:00 pm) – 2nd Reading/Adoption

DULY ADVERTISED:

May 28, 2021 – Apopka Chief

RECOMMENDED MOTION:

Development Review Committee: Finds the proposed rezoning to PD and the PD Master Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of The Ridge Rezoning and PD Master Plan.

Recommended Motion: Recommend to approve the rezoning of The Ridge from RSF-1A, C-C and MU-ES-GT to PD and PD Master Plan based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION – JUNE 8, 2021
THE RIDGE – CHANGE OF ZONING AND PD MASTER PLAN
PAGE 4

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low	RSF-1B (Residential Single-Family District - Large Lot), T (Transitional), County A-1 (Citrus Rural) and MU-ES-GT	Single Family Residences
East (City)	Residential Medium, Residential Low and Industrial	RMF (Residential Multi-Family), PD, I-L (Light Industrial)	Ocoee Apopka Road, Northwest Distribution Center and Central Florida Expressway Property
South (City)	Mixed-Use	T and MU-ES-GT	Vacant and Central Florida Expressway Properties and SR 414
West (City and County)	Residential Low, County Rural and Mixed-Use	T and MU-ES-GT	Single Family Residence, Vacant and SR 429

LAND USE & TRAFFIC COMPATIBILITY:

The Ridge proposes multiple access points via Ocoee Apopka Road, Binion Road, Boy Scout Road, Street B and the spine road, Street A, as detailed in the PD Master Plan. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are a mix of industrial, commercial and residential.

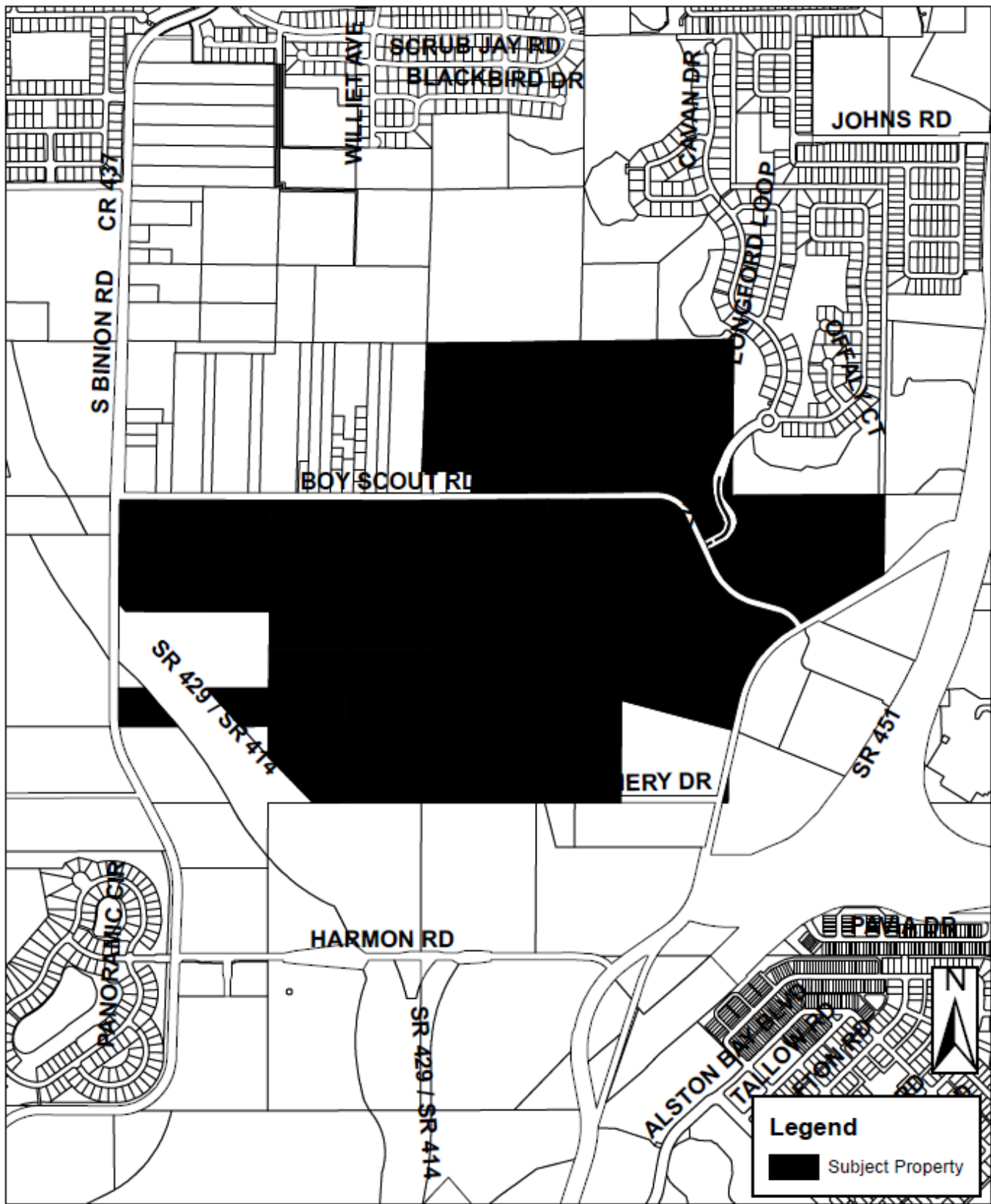
COMPREHENSIVE PLAN COMPLIANCE:

The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

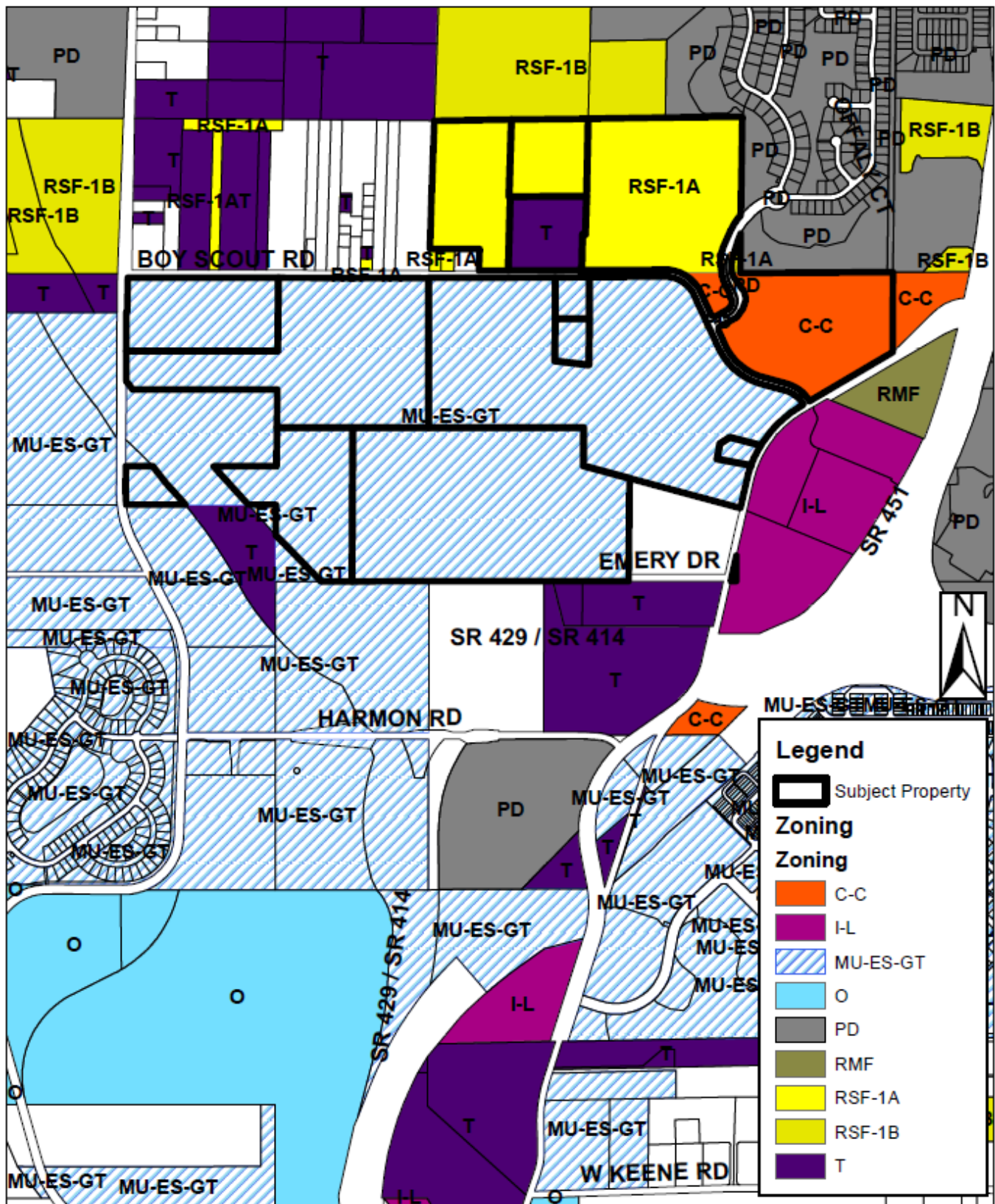
ALLOWABLE USES:

Allowable uses include industrial, commercial and residential uses as set forth within the PD Master Plan and in Exhibit C of the PD Agreement.

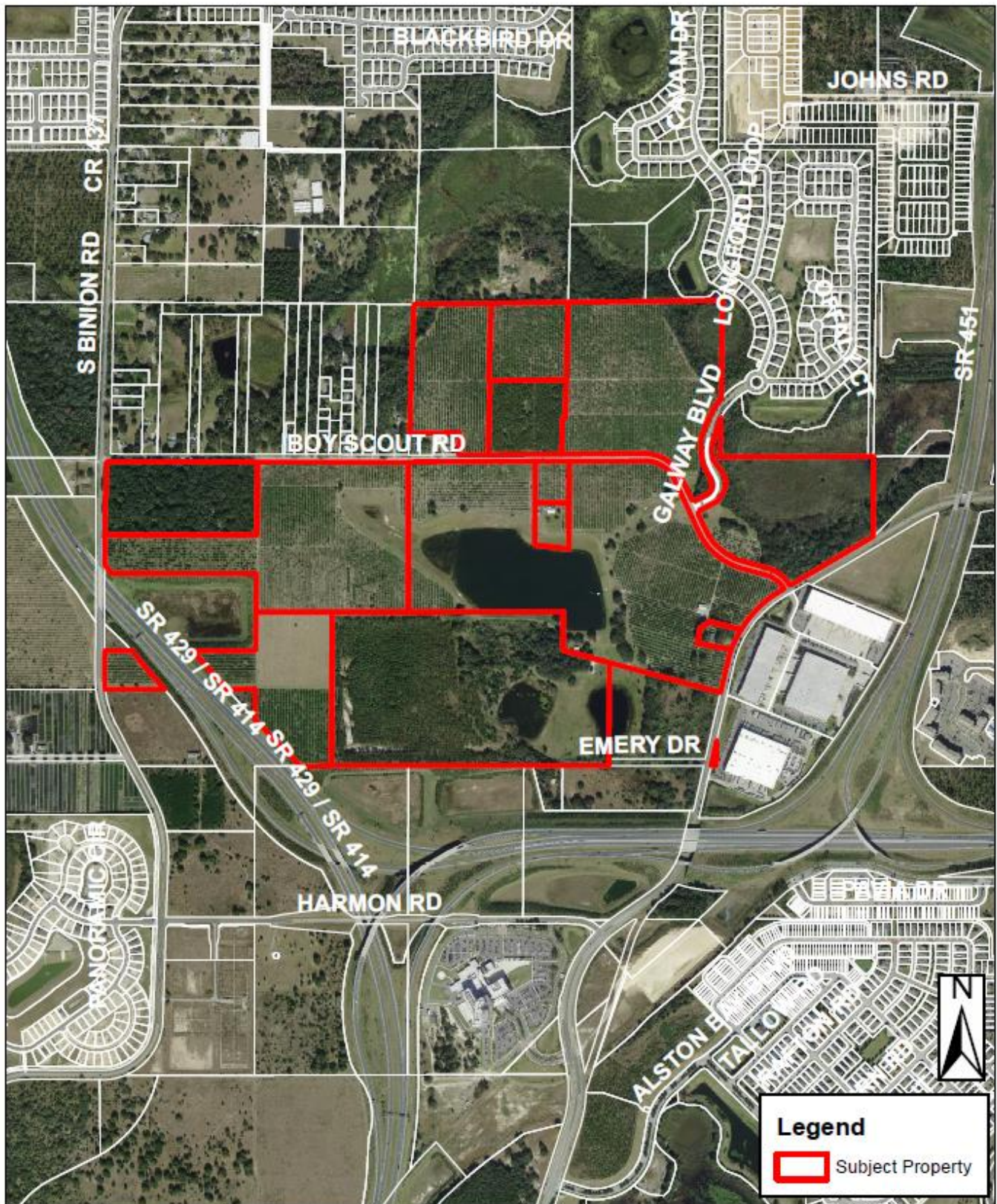
Vicinity



Zoning



Aerial



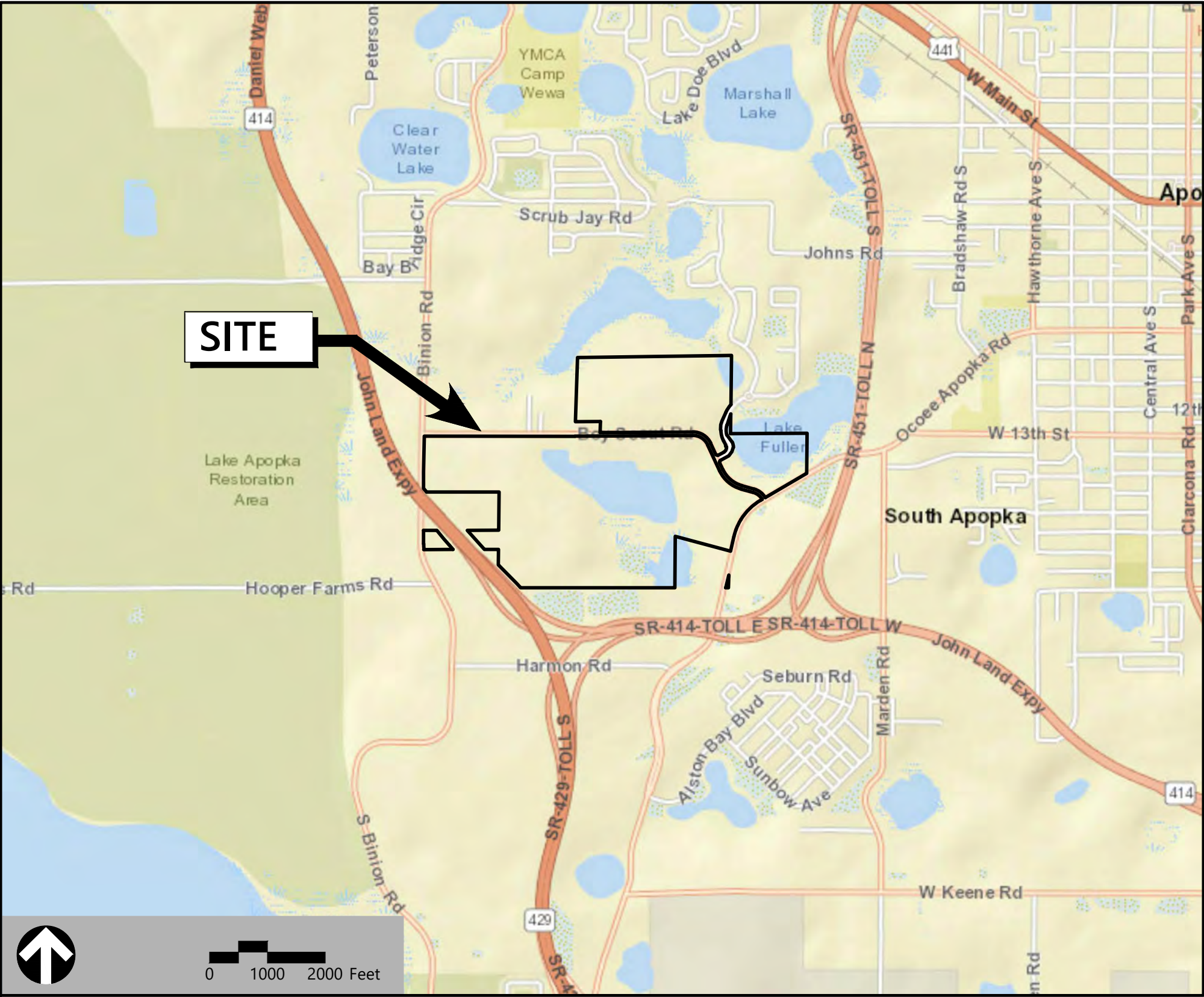
Planned Development Master Plan

Issued for	PD Zoning Approval
Date Issued	November 24, 2020
Latest Issue	April 26, 2021

The Ridge PD

City of Apopka, Florida

Parcel IDs: 17-21-28-0000-00-006, 17-21-28-0000-00-007,
17-21-28-0000-00-008, 17-21-28-0000-00-012,
17-21-28-0000-00-013, 17-21-28-0000-00-015,
17-21-28-0000-00-017, 17-21-28-0000-00-018,
17-21-28-0000-00-023, 17-21-28-0000-00-028,
17-21-28-0000-00-030, 18-21-28-0000-00-013,
18-21-28-0000-00-014, 18-21-28-0000-00-032,
18-21-28-0000-00-073



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Owner

Troy S Bronson Family LP
PO Box 1069
Apopka, Florida 32704-1069

Owner

Binion Partners LLC
PO Box 1069
Apopka, Florida 32704-1069

Owner

Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Owner

John and Donna Marie Kirkland
1920 Boy Scout Road
Apopka, Florida 32703

Applicant

Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Sheet Index

No.	Drawing Title	Latest Issue
C-1 - C-3	Existing Conditions	April 26, 2021
C-4	Master Site Plan	April 26, 2021
C-5	Typical Sections	April 26, 2021
C-6	Site Data & Details	April 26, 2021
C-7	Drainage & Utilities Plan	April 26, 2021
C-8	Phasing Plan	April 26, 2021

Reference Drawings

No.	Drawing Title	Latest Issue
Shts. 1-11	ALTA/NSPS Land Title Boundary, Topographic & Tree Survey	February 2, 2021

Community Planner & Civil Engineer

VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Geotech

DEVO Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

Environmental

Bio-Tech Consulting Inc.
3025 E. South Street
Orlando, Florida 32803
P 407-894-5969 - 407-894-5970

Land Use Attorney

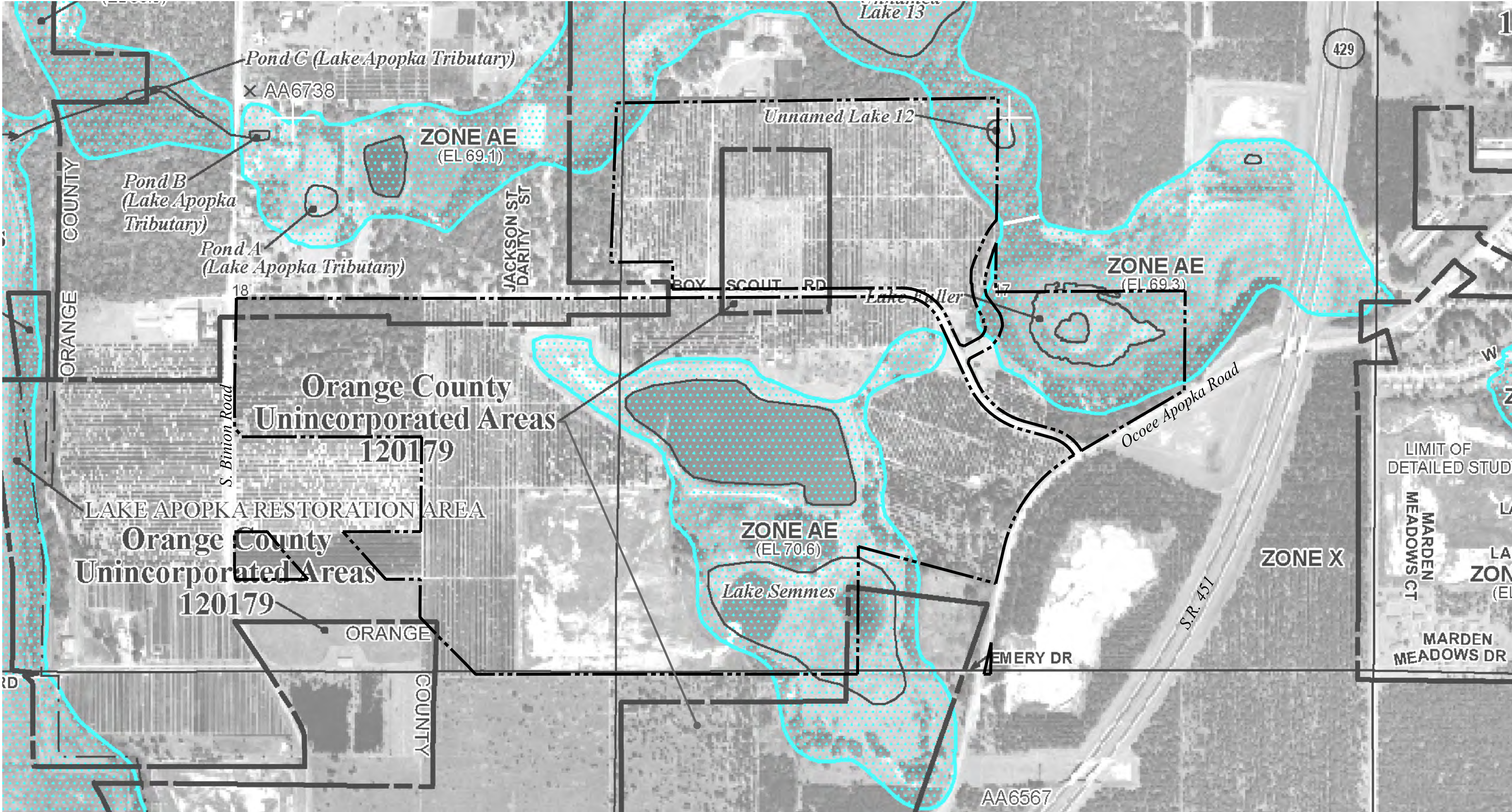
Gray Robinson P.A.
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407-843-8880

Surveyor

VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Allen & Company

16 E. Plant Street
Winter Garden, Florida 34787
P 407-654-5355



The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	

Designed by
EH

Checked by
EH

Issued for
Nov. 23, 2020

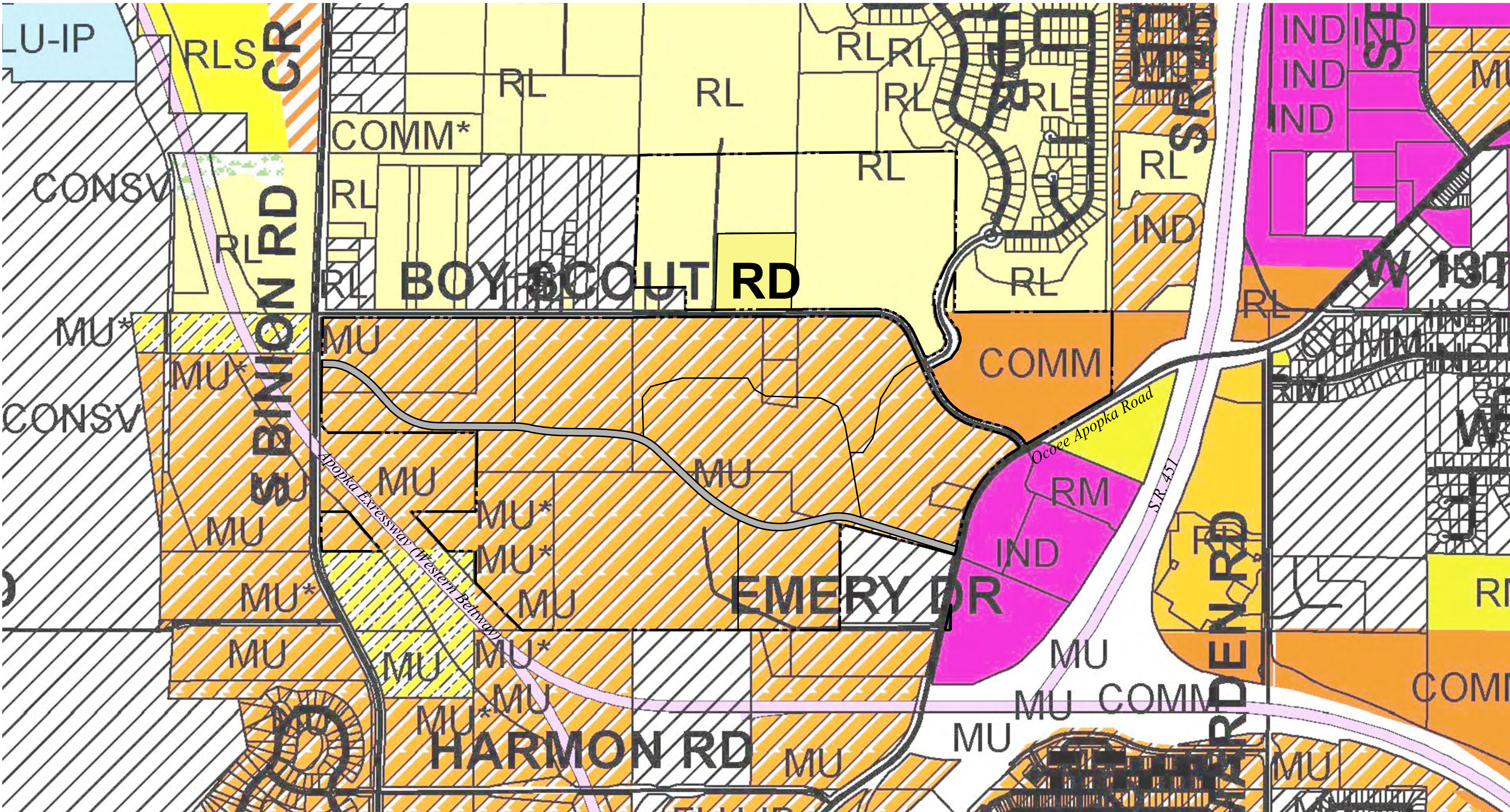
Vertical Datum NAVD 1988

Existing Conditions

Drawing Number

C-2

Sheet of



PROPOSED FUTURE LAND USE MAP

MAP SOURCE: CITY OF APOPKA, FL

LEGEND

PROJECT BOUNDARY

Legend

Parcels

CITY_CODE

- APK
- ORG
- KPI Radius
- Wekiva River Protection Area

Street Line

SUBTYPE

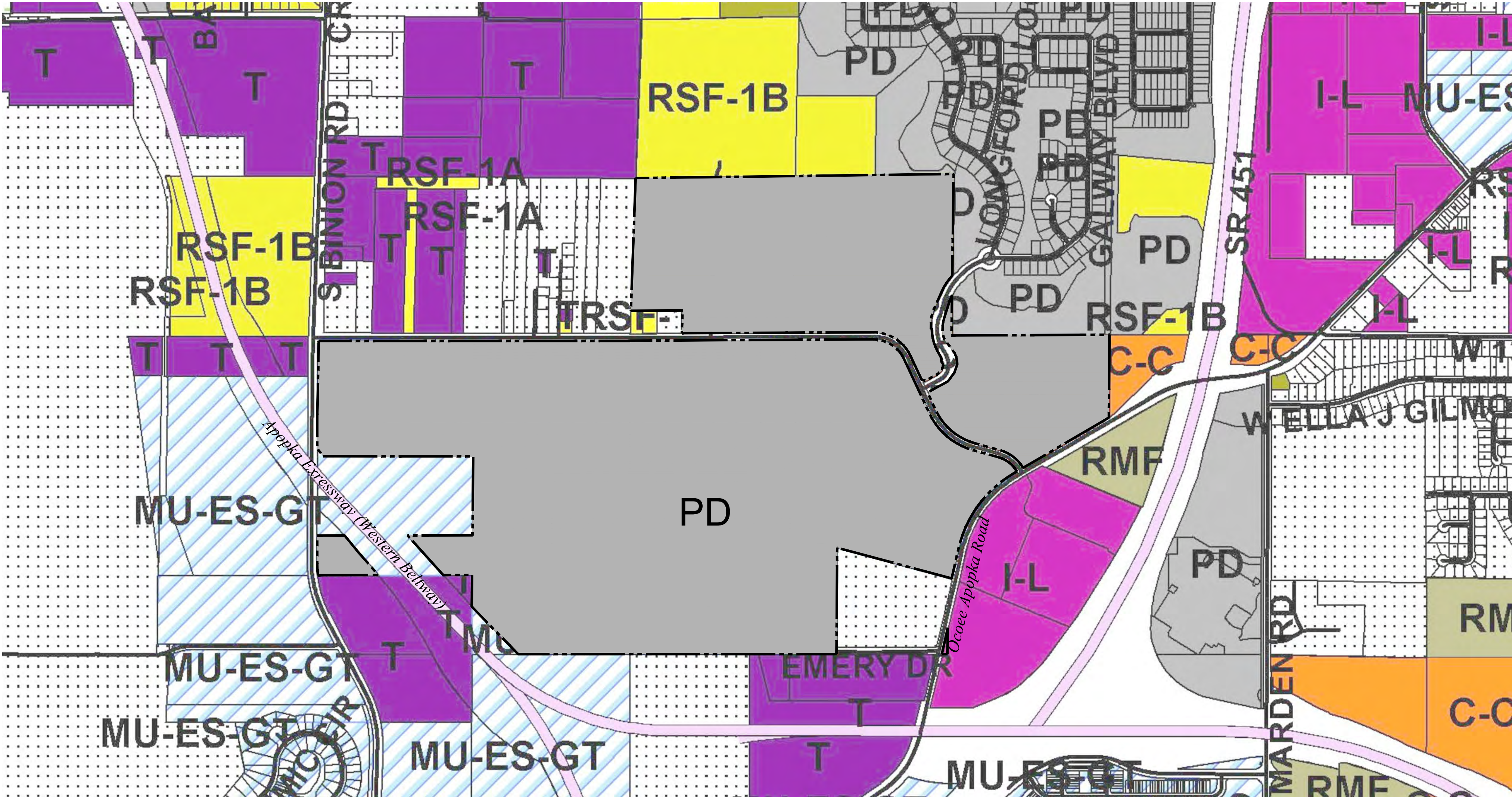
- Interstate
- Local
- Major
- Other
- Proposed
- Railroad
- Secondary
- Toll
- Trails

Future Land Use

LAND_USE

- AG
- AG-E
- AG-HOME
- COMM
- COMM*

- CONSV
- FLU-IP
- IND
- IND*
- INST_PU
- MU
- MU*
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS



PROPOSED ZONING MAP

MAP SOURCE: CITY OF APOPKA, FL

LEGEND

PROJECT BOUNDARY

Legend

Street Line

SUBTYPE

- Interstate
- Local
- Major
- Other
- Proposed
- Secondary
- Toll
- Trails
- Railroad

PARCELS

CITY_CODE

- APK
- ORG
- Zoning

- AG
- AIR
- C-C
- C-N
- C-R
- I-H
- I-L

- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T



The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	

Designed by	Checked by
EH	EH
Issued for	Date
	Nov. 23, 2020

Vertical Datum NAVD 1988

Existing Conditions

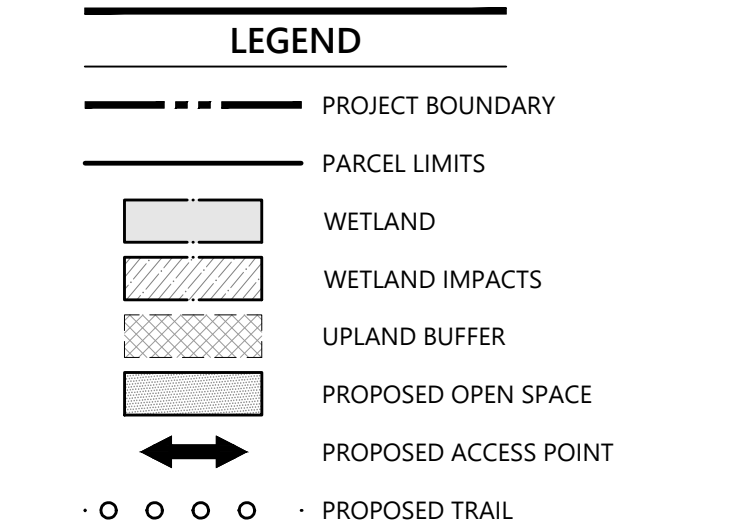
Drawing Number

C-3

Sheet of

DATE: Apr. 26, 2021

Project Number 63534.00



Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	

Designed by	Checked by
EH	EH
Issued for	Date
	Nov. 23, 2020

Vertical Datum NAVD 1988

Master Site Plan

Drawing Number

C-4

Sheet _____ of _____

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of a mixed-use project with residential, commercial, office and light industrial uses. The project is designed to respect the natural features of the land and is compatible with the character of the established surrounding neighborhoods.

Development within this PD shall be subject to the development standards outlined herein; however, if not addressed in this PD document, subject to the provisions of the City of Apopka Land Development Code.

SITE DATA

Future Land Use Low Density Residential; Mixed Use
Existing Zoning RSF-1A; MU-ES-GT
Proposed Zoning (PD) Planned Development

Adjacent Future Land Use	North	South	East	West
Low Density Residential		Mixed Use	Industrial/Mixed Use	Mixed Use

Adjacent Zoning	North	South	East	West
RSF-1A/PD		T/MU-ES-GT	I-L	MU-ES-GT

OPEN SPACE

LAND USE	PERCENTAGE REQUIRED
Residential	30%
Commercial/Mixed Use	20%
Industrial	20%

- Open space percentage requirements per Section 5.4, Table 5.4.4 Required Open Space Set-Asides of the City of Apopka LDC.
- Open space and recreation requirements shall be calculated on the overall PD area, and not on an individual parcel basis.
- Specific open space and recreation area calculations shall be provided on the minor or major development plans for each phase of development.

DEVELOPMENT PROGRAM

Parcel NO	Land Use	Gross Acres	Development Program
1	Commercial	29.2	100,000 sf
2	Residential	79.2	340 du
3	Multi-Family	16.2	300 du
	Office	10.0	75,000 sf
	Commercial	6.3	25,000 sf
4	Residential	58.3	303 du
5	Industrial	78.2	1,500,000 sf
6	Multi-Family	20.4	378 du
	Commercial	8.4	150,000 sf
7	Commercial	2.8	25,000 sf
8	Lake/Recreation	57.0	
TOTAL		366.2	

Permitted Uses: Permitted uses shall be those described in the RSF-1A, RSF-1B, C-C, I-L and MU-ES-GT use chart in the City of Apopka Land Development Code and listed in the PD Agreement. Additionally, wireless communication towers shall be a permitted use on Parcel 7 only.

Phasing: The project will be developed in multiple phases. Each phase of development shall have sufficient infrastructure to stand alone. Please refer to sheet C-8 for specific phasing.

RESIDENTIAL DEVELOPMENT STANDARDS

Single Family Residential

	Front Loaded (55 feet and greater)	Rear Loaded (50 feet or less)
Min Lot Area	5,500 sf	3,500 sf
Min Lot Width	55'	32'
Min Living Area	1,800 sf	1,500 sf
Max Building Height	2-stories/35'	2-stories/35'
Minimum Setbacks		
Front Primary Structure	20'	15'
Front Porch	10'	10'
Front Entry Garage	25'	N/A
Side	5'	5'
Corner Side	15'	15'
Rear Primary Structure	20'	20'/3' (with detached garage)
Accessory Structures	5'	5'

Townhomes

Min Lot Area	1,800 sf
Min Lot Width	18'
Min Living Area	1,300 sf
Max Building Height	3-stories/40'
Minimum Setbacks	
Front Primary Structure	15'
Front Porch	10'
Side	0'/7' (end units)
Corner Side	10'
Rear Primary Structure	20'/3' (with detached garage)
Accessory Structures	5'
Minimum Building Separation	20'

Multi-Family

Min Living Area	500 sf
Max Building Height	5-stories/65'
Minimum Setbacks	
Front Primary Structure	15'
Side	10'
Corner Side	20'
Rear Primary Structure	25'
Minimum Building Separation	20'

Multi-Family Detached

Min Living Area	500 sf
Max Building Height	3-stories/40'
Minimum Setbacks	
Front Primary Structure	15'
Side	5'
Corner Side	10'
Rear Primary Structure	15'
Accessory Structure	5'
Minimum Building Separation	10'

NON-RESIDENTIAL DEVELOPMENT STANDARDS

Retail/Commercial/Office

Max FAR	0.30
Max ISR	0.80
Max Building Height	50'
Minimum Setbacks	
Front Primary Structure	15'
Side	10'
Corner Side	20'
Rear Primary Structure	10'/30' (adjacent to residential)

Industrial

Max FAR	0.60
Max ISR	0.85
Max Building Height	50'
Minimum Setbacks	
Front Primary Structure	10'
Side	10'
Corner Side	15'
Rear Primary Structure	10'/30' (adjacent to residential)

Trip Equivalency Conversion Matrix (Based on Daily 2-Way Trip Generation) (1)						
Change From			Change To Land Use:			
Land Use:	Size		Warehouse	Single Family	Retail	ITE Land Use
Warehouse	1,000 SF			0.1653 DU	0.0243 KSF	Daily 2-Way Trip Rate (1)
Single Family	1 DU		6.0497 KSF		0.1472 KSF	1.61 Trips per 1,000 SF
Retail	1,000 SF		41.1118 KSF	6.7957 DU		9.74 Trips per 1 DU
						66.19 Trips per 1,000 SF

Example: To convert 100,000 SF of Warehouse space to equivalent Single Family or Retail.

To Single Family: 100,000 / 1,000 x 0.1653 = 16.53 DU's. Use 16 DU's.

To Retail: 100,000 / 1,000 x 0.0243 = 2.430 KSF. Use 2,430 SF.

To check if equivalent land use trip threshold is the same:

100,000 SF Warehouse Space = 100,000 / 1,000 x 1.61 = 161.00 Daily 2-Way Trips. Use 161.

Single Family: 16 x 9.74 = 155.84 Daily 2-Way Trips. Use 156.

Retail: (2,430 / 1,000) x 66.19 = 160.84 Daily 2-Way Trips. Use 161.

Estimated Trip Generation Rates (2)			
Land Use	ITE Average Size	ITE Land Use Code (3)	Daily Trip Generation Rate
Warehouse	1,535,000 SF	130 / E	1.61
Single Family	225 DU	210 / E	9.74
Retail	74,035 SF	820 / E	66.19

(1) Conversion factors based upon PM Peak Hour 2-Way Trip Generation Rates from ITE 10th Edition Trip Generation Report.

(2) Trip Generation Rates from 10th Edition of ITE Trip Generation Report, 2012.

(3) ITE Land Use Code Number / E = Fitted Curve Equation

Luke Transportation Engineering Consultants, Inc., 2020

(4) Retail trip conversion matrix shall be recalculated for specific retail uses to account for fitted curve equation.

RECREATION AMENITIES - PARCEL 8

Picnic covered and outdoor seating areas	Dock with viewing and/ fishing pier
Visitor parking lot	Dog park
Bike paths and racks	Playground area and lawns
Open air pavilion	Community garden
Viewing and resting Benches along paths	Walking pedestrian paths

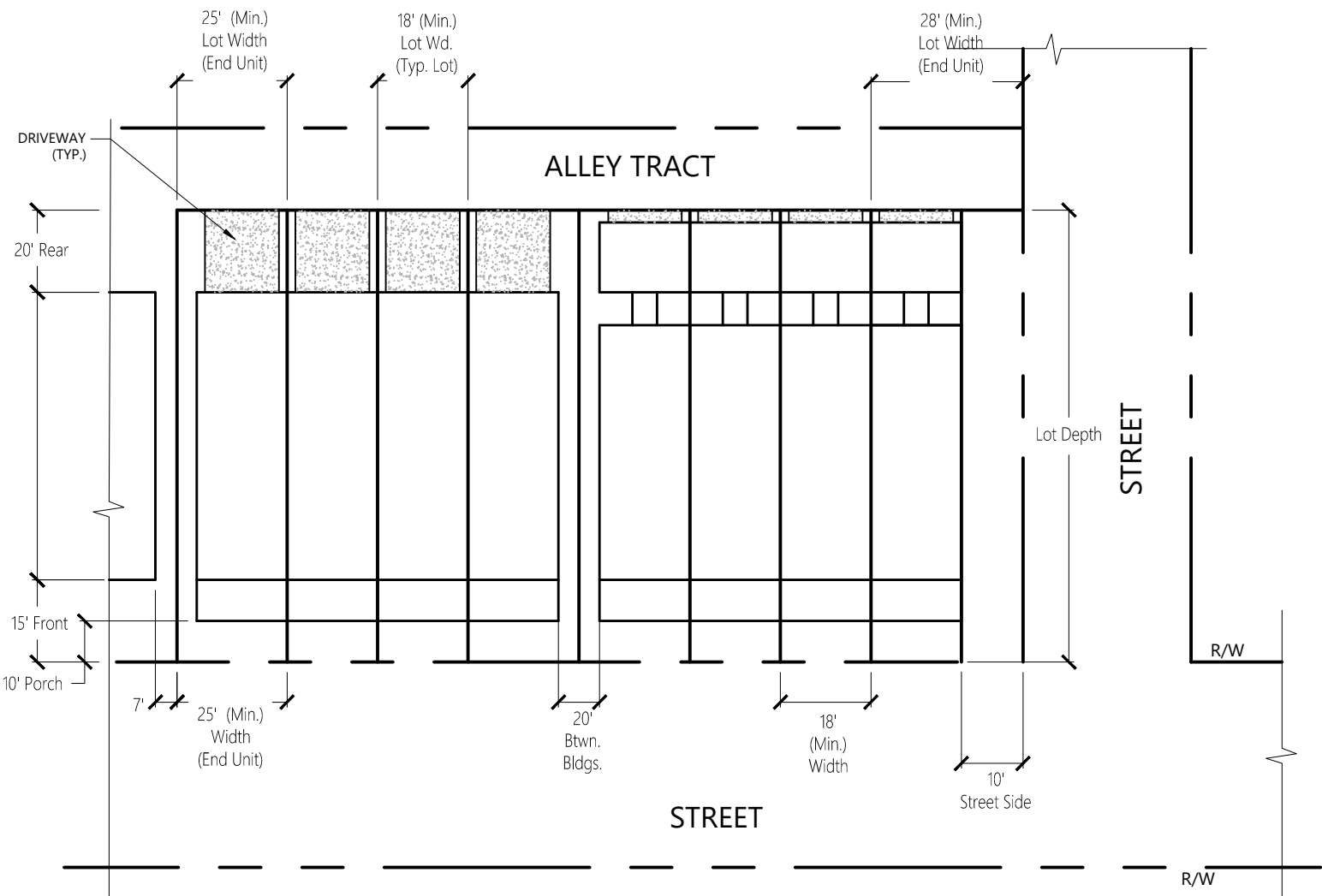
WAIVER REQUEST

A waiver is requested from Section 3.7.2(f)(1)(e) to allow for no more than 75% of the residential lots within Parcels 2 and 4 to be 50 feet in width or less, and the remaining residential lots Parcels 2 and 4 be a mix of 55 and 60 feet in width (with a minimum of 12.5% of the total number of lots within each parcel be a minimum of 60 feet in width), in lieu of no more than 75% of the residential lots in a development or phase be 50 feet in width or less and the remaining lots shall be a minimum of 65 feet in width.

Justification: The proposed development is designed to be mixed use and pedestrian friendly. The additional lot width size will ensure compact neighborhood design is achieved and will allow for a variety of lot sizes to serve a range of economic levels needed for successful development.

DEVELOPMENT NOTES

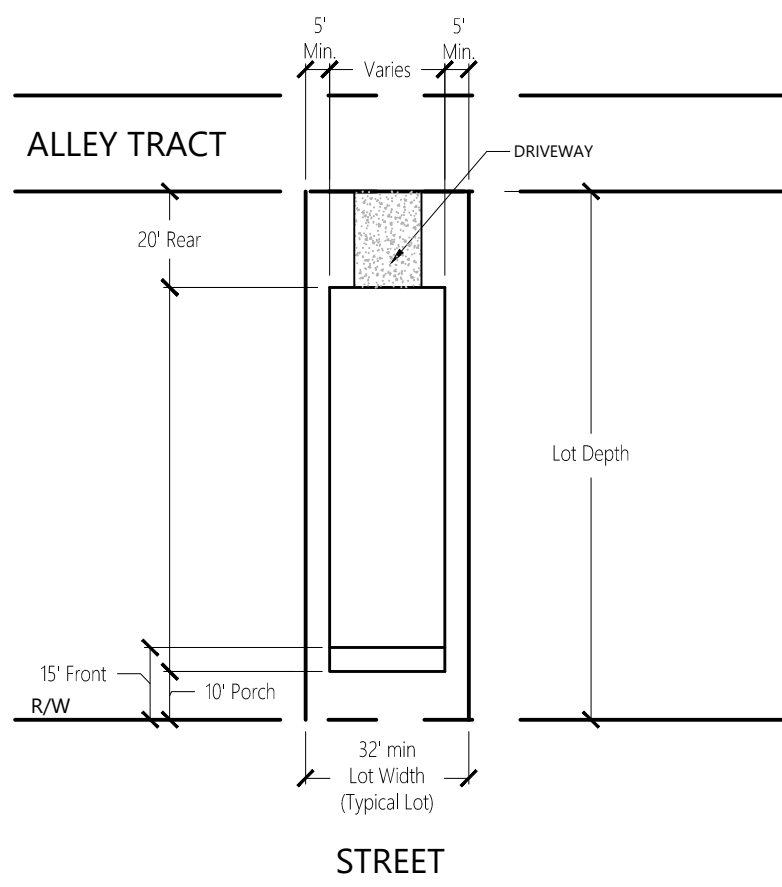
- All acreages are subject to change with final engineering and final plat review and approval.
- A Minor or Major Development Plan application shall be submitted for each phase of development. Each application shall address the requirements of the PD District Development Standards set forth in the City of Apopka Land Development Code Table 3.7.2.E.1, unless specifically addressed in this PD plan.
- Off street parking shall be provided in accordance with Table 5.1.6A: Minimum Number of Off-Street Vehicular Parking Spaces of the City of Apopka Land Development Code.
- Landscaping and buffer standards shall be in accordance with Table 5.2.5.B.3.D-1: Bufferyard Application of the City of Apopka Land Development Code. Interior landscape buffers between abutting property boundaries may have a ten (10) foot wide landscape buffer. Landscaping standards for residential development shall adhere to Section 5.2.2(B) of the City of Apopka Land Development Code.
- Exterior lighting shall comply with the requirements of Section 5.6 of the City of Apopka Land Development Code.
- Residential community signage shall comply with the requirements of Section 5.10.9 and non-residential standards shall comply with 5.10.7 of the City of Apopka's Land Development Code.
- Architectural design shall meet the intent of the City of Apopka's Development Design Guidelines.
- A concurrency application shall be submitted with each minor or major development plan for each phase of development.
- Densities and intensities within The Ridge PD may be exchanged based on the traffic equivalency matrix shown on the PD plan.
- In the event a cell tower is placed on Parcel 7, a fall zone radius will be provided adjacent to all residential, commercial and industrial structures located within the PD.
- All townhomes shall front a dedicated street.
- A Community Development District (CDD) will be established for ownership and maintenance of certain improvements within the development.
- Green building standards shall be provided per Section 5.11.4 of the City of Apopka Land Development Code. Specific standards will be provided during each minor or major development plan for each phase of development.
- Tree canopy retention standards shall be calculated on the overall PD area and not on an individual parcel basis. Tree canopy calculations shall be reviewed during the major development plan process. Tree canopy retention shall be maintained through each phase of development in accordance with Table 5.3.7.B.2.C in Section 5.3.7 of the City of Apopka's Land Development Code. Specific table calculations will be provided with each minor or major development plan.
- Fences and walls shall be permitted and adhere to the standards listed in Section 5.5 of the City of Apopka's Land Development Code.
- Neighborhood compatibility standards shall adhere to those listed in Section 5.8.3 of the City of Apopka Land Development Code.
- The access, mobility and circulation standards proposed shall adhere to those listed in Section 5.13.1.C of the City of Apopka Land Development Code.
- Street design and construction standards shall adhere to those listed in Section 5.13.2 of the City of Apopka Land Development Code.



Townhome

(Rear Loaded)

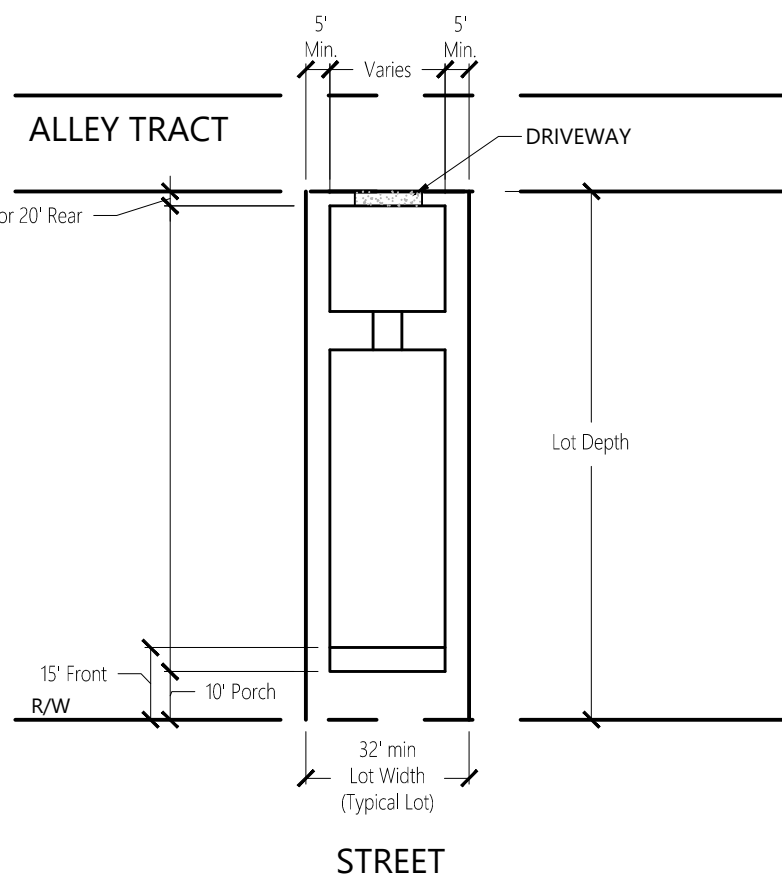
Scale: 1"=40'



Rear Loaded Single-Family Lot

(50' and Less)

Scale: 1"=40'

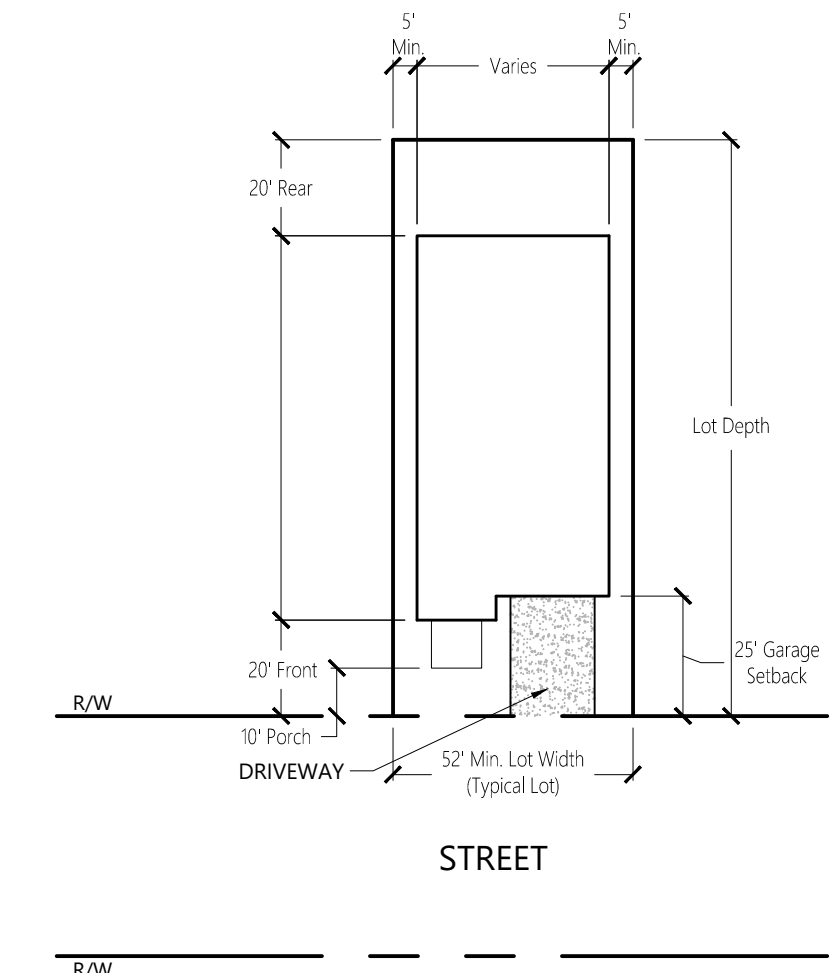


Rear Loaded w/ Detached Garage

Single-Family Lot

(50' and Less)

Scale: 1"=40'



Front Loaded Single-Family Lot

(55' and greater)

Scale: 1"=40'



225 E. Robinson Street

Suite 300

Orlando, FL 32801

407.839.4006

Certificate of Authorization

Number FL #3932

The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	

Designed by	Checked by
EH	EH
Issued for	Date
	Nov. 23, 2020

Vertical Datum NAVD 1988

Drawing Title

Site Data & Details

Drawing Number

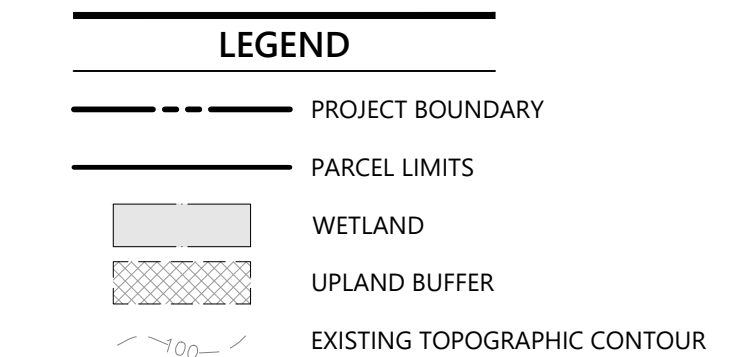
C-6

Sheet of

DATE: Apr. 26, 2021

Project Number

63534.00



Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	

Designed by	Checked by
EH	EH
Issued for	Date
	Nov. 23, 2020

Vertical Datum NAVD 1988

Drainage & Utilities Plan

Drawing Number

C-7

Sheet of

DATE: Apr. 26, 2021 Project Number 63534.00



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

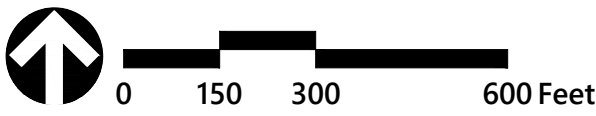
PD PHASING NOTES:

- PHASE 1 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 2, 4, 5 AND 8, INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 1 BUT WILL BE PERMITTED SEPARATELY.
 - STREET A (SPINE ROAD) CONSTRUCTION FROM BOY SCOUT ROAD CONNECTION TO EAST BOUNDARY OF PARCEL 8, INCLUDING TRAIL.
 - WASTEWATER AND WATER UTILITY EXTENSIONS ALONG BOY SCOUT AND STREET A (SPINE ROAD) CORRIDORS TO OCOEE-APOPKA ROAD AND FURTHER TO CONNECTION POINT ALONG MARDEN ROAD.
 - WATER AND RECLAIMED WATER CONNECTIONS ALONG BOY SCOUT ROAD AND BINION ROAD.
 - PARCEL 8 AMENITY AREA, INCLUDE TRAIL CONNECTIONS THROUGH PARCEL 4 AND PARCEL 2.
 - OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

- PHASE 2 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 6 AND PARCEL 7, INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 2 BUT WILL BE PERMITTED SEPARATELY.
 - OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

- PHASE 3 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 1 AND PARCEL 3, INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 3 BUT WILL BE PERMITTED SEPARATELY.
 - STREET A (SPINE ROAD) CONNECTION TO OCOEE-APOPKA ROAD THROUGH PARCEL 3.
 - OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

LEGEND	
	PROJECT BOUNDARY
	PARCEL LIMITS
	WETLAND
	25' MIN. UPLAND BUFFER
	PHASE 1
	PHASE 2
	PHASE 3
	WATER BODY



The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
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Designed by	Checked by
EH	EH
Issued for	Date
	Nov. 23, 2020

Vertical Datum NAVD 1988

Phasing Plan

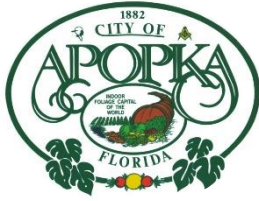
Drawing Number

C-8

Sheet of

DATE: Apr. 26, 2021

Project Number
63534.00



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
OCPS Capacity
Determination Letter

**SUBJECT &
REQUEST:**

**COMPREHENSIVE PLAN – SMALL SCALE FUTURE LAND USE
AMENDMENT – PMDW GOLDEN GEM PROPERTY
FROM: COUNTY RURAL
TO: MIXED-USE**

SUMMARY:

OWNER: PMDW Ventures, LLC

APPLICANT: GL Summit Engineering c/o Geoffrey L. Summit, P.E.

LOCATION: Southwest corner of Sadler Road and Golden Gem Road

PARCEL ID #: 14-20-27-0000-00-089

EXISTING USE: Vacant

CURRENT FLU: County Rural (1 DU/AC)

CURRENT ZONING: County A-1 (Citrus Rural) District

MAXIMUM ALLOWABLE
EXISTING FLU: 0 Dwelling units

PROPOSED FLU: 5 du/acre minimum, 10 du/acre maximum per KPI Transition character zone
Minimum 0.5, Maximum 0.75 Floor Area Ratio (FAR)

DEVELOPMENT UNDER
PROPOSED FLUM: 98 Dwelling units and/or 322,126 square feet of nonresidential

TRACT SIZE: 9.86 +/- acres

RECOMMENDED MOTION:

Find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend transmittal of the Future Land Use Map designation from County Rural to Mixed-Use to the Florida Department of Economic Opportunity.

PROJECT SUMMARY: The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City’s Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

The subject parcel is located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant’s request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan. The subject parcels will be allowed a minimum density of 5 dwelling units per acre and a maximum density of 10 dwelling units per acre, and a minimum 0.5, maximum 0.75 Floor Area Ratio (FAR) as this property lies within the Transition character zone of the Kelly Park Interchange Form Based Code area.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Mixed-Use future land use designation of the property is compatible with the character of the surrounding area. City Planning Staff supports the Future Land Use Map (FLUM) amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

The designation of a mixed-use category may occur only in certain areas of the city, including “Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans...”.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed-Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code

establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed-Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Objective 19 and 20, and their associated policies. See objectives and policies within the supporting information.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses...This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses.
3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.
4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level. Capacity for the proposed development is deficient by 12.788 seats at the high school level. The project, based on its location, is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 18, 2021.

PUBLIC HEARING SCHEDULE:

June 8, 2021 – Planning Commission (5:30 P.M.)

July 7, 2021 – City Council (1:30 P.M.), 1st Reading

July 21, 2021 – City Council (7:00 P.M.), 2nd Reading

DULY ADVERTISED:

May 28, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval to transmit a change in Future Land Use from “County” Rural to “City” Mixed-Use for the property owned by Carl C. and Donna S. Redder, subject to the information and findings in the staff report.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend transmittal of the Future Land Use Map designation from “County” Rural to “City” Mixed-Use to the Florida Department of Economic Opportunity

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	County Rural	A-1 (ZIP) Zoning-in Progress	Nursery and Single-Family Residence
East (City and County)	ROW and Mixed-Use	ROW, County Rural and T (Transitional)	Golden Gem Road and Vacant
South (County)	County Rural	County A-1 (Citrus Rural) District	Vacant
West (County)	County Rural	County A-1	Single Family Residence

II. LAND USE ANALYSIS

Analysis for the Future Land Use Designation was performed as part of the adopted Wekiva Parkway Interchange Vision Plan. This Vision Plan has been incorporated into the Comprehensive Plan. The subject property straddles the one-mile radius from the interchange, and the property owner has selected to pull the entire property into the Kelly Park Crossing Form-Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area).

Therefore, the proposed Mixed-Use Interchange future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

Wekiva Parkway Interchange Vision Plan Area: Yes

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Access to the site is from Golden Gem Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, regarding aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2; Objective 19 and 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The property is currently vacant, within the Wekiva Parkway Interchange Vision Plan Area, and eligible to be part of the Kelly Park Interchange Form-Based Code. As such, a master plan must be provided with the zoning application, and road and pedestrian systems must be connected to an integrated with other lands within the Form-Based Code area.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 260 residents. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

ADOPTED: 0 Unit(s) x 2.659 p/h = 0 persons

PROPOSED: 98 Unit(s) x 2.659 p/h = 260 persons and 322,126 square feet of nonresidential

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan Area Study.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time that the Master Plan or Major Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita; 81 GPD/Capita, 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 1,539 GPD
3. Projected total demand under proposed designation: 38,655 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 90 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 154 GPD/Capita, 200 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 2,926 GPD
3. Projected total demand under proposed designation: 85,900 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD / Capital
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:

Extension required

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site:
2. If the site is not currently served, please indicate the designated service provider:
3. Projected LOS under existing designation: 4 lbs/ day /1,000sf
4. Projected LOS under proposed designation: 4 lbs / day /1,000sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site: _____
2. Projected LOS under existing designation: _____
3. Projected LOS under proposed designation: _____
4. Improvement/expansion: _____

Recreation

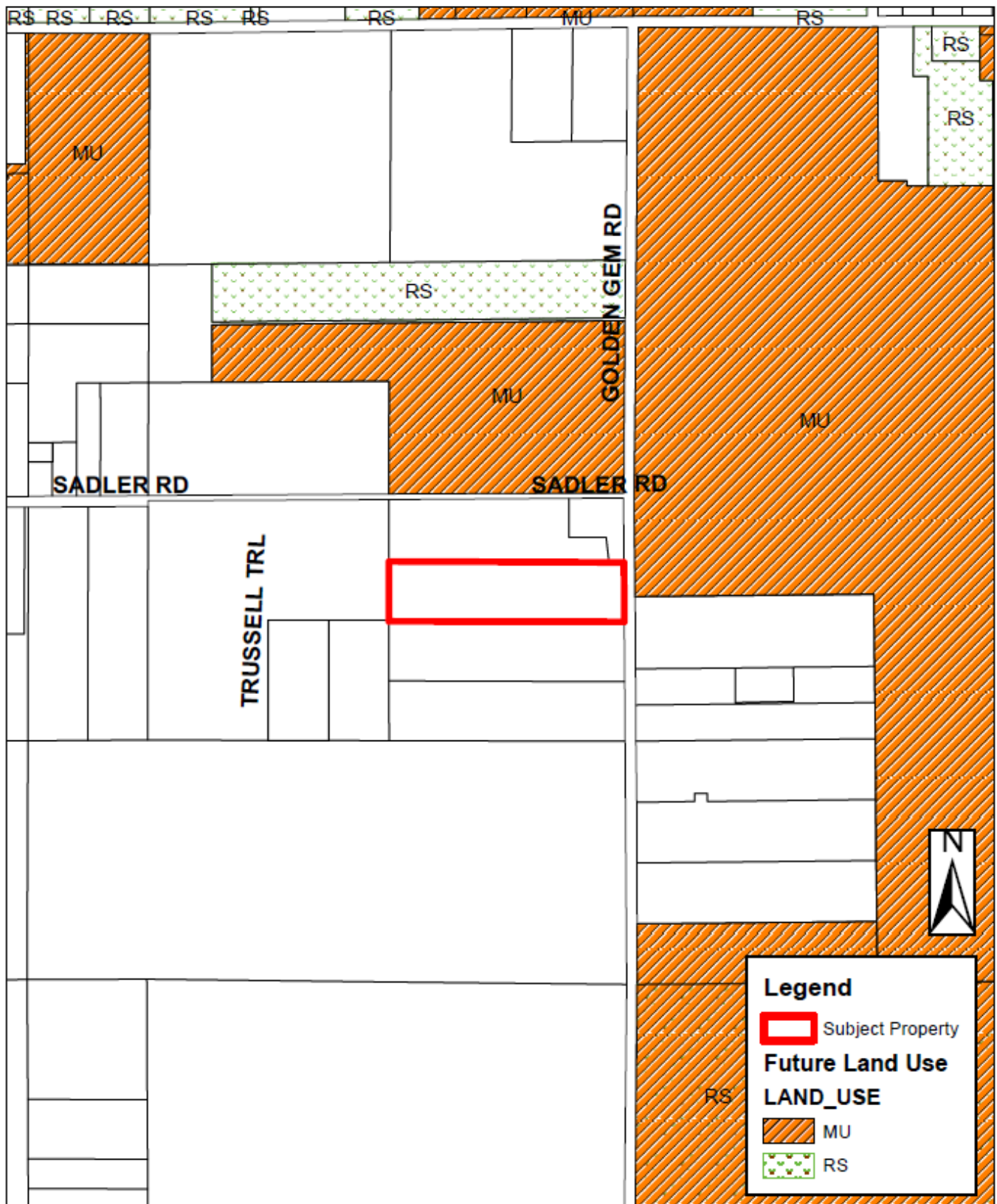
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0 acres
3. Projected facility under proposed designation: 0.781 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

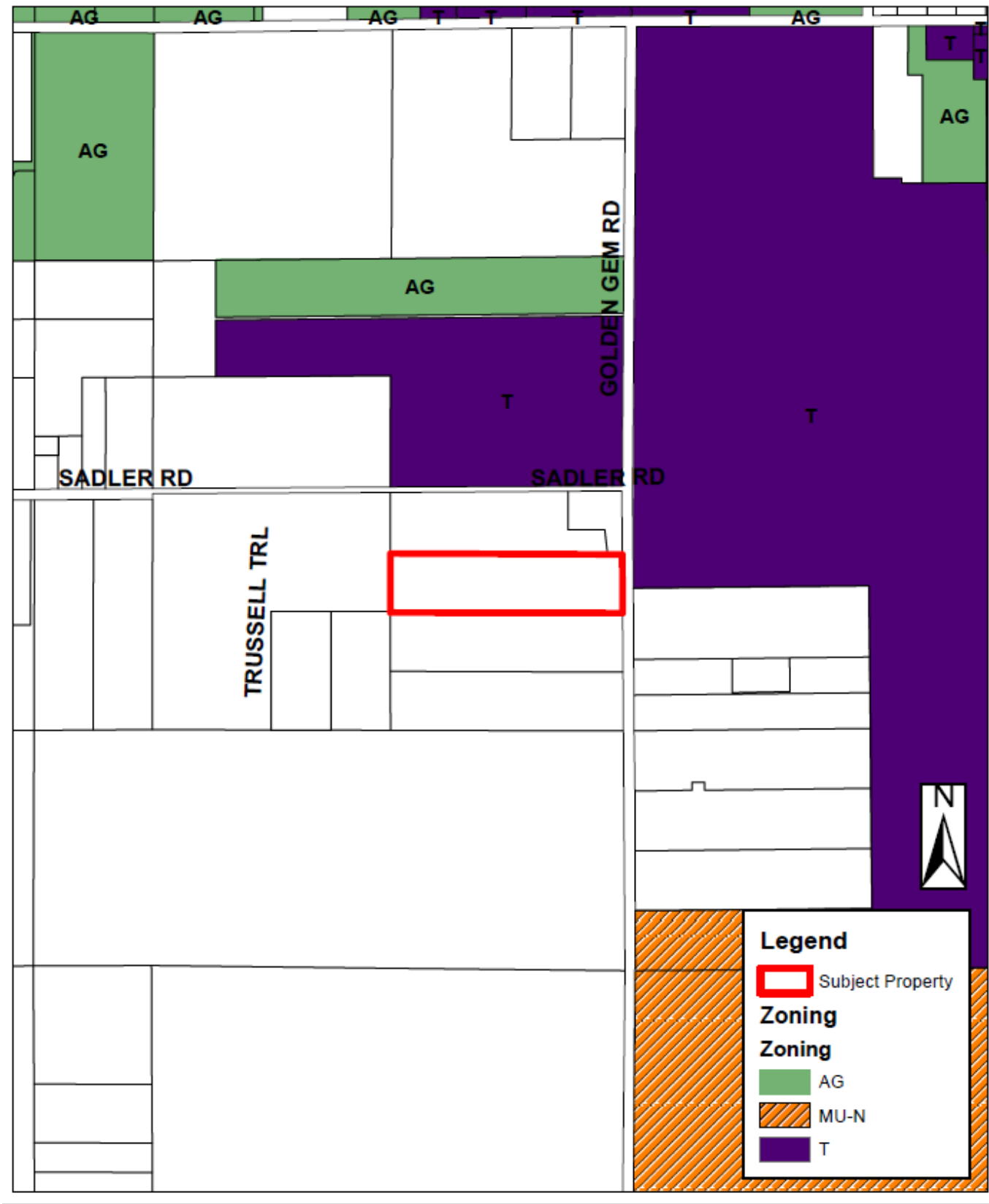
Vicinity



Future Land Use



Zoning



Aerial



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

May 27, 2021

VIA E-MAIL: GEOFF@GLSENG.COM

Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application: APK-21-017 Golden Gem Townhomes

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Golden Gem Townhomes		
OCPS Completed Application Date:	May 27, 2021		
Parcel #(s):	14-20-27-0000-00-066; -085; -089		
Requested New Units (#):	SF: 0	MF: 0	TH: 139
Vested Unit(s):	SF: 0	MF: 0	TH: 2
Total Project Units:	141		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Zellwood ES	Wolf Lake ES	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka - 62.6% Orange County - 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

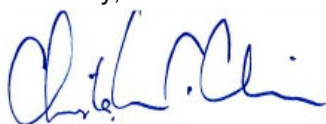
This determination expires on November 23, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a horizontal line.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

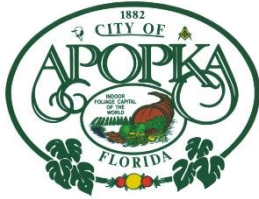
User ID #: 109591 May 27, 2021 12:07:03

Project ID: CEA – APK – 21 – 017 Valid Until: November 23, 2021

Project Name: GOLDEN GEM TOWNHOMES			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	139	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	2	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	623	1,150	3,232
	Enrollment (2019-2020)	598	1,451	3,422
	Utilization (2019-2020)	96.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	87	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	59	125	36
	Reserved Capacity	24	62	18
	Adjusted Utilization	109.3%	142.4%	107.5%
	Adjusted Available Seats	4	0	0
	Analysis of Proposed Development			
	Students Generated	22.518	10.564	12.788
	Adjusted Utilization	112.9%	143.4%	107.9%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	18.518	10.564	12.788

ZELLWOOD ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
OCPS Capacity
Determination Letter

**SUBJECT &
REQUEST:**

**COMPREHENSIVE PLAN – SMALL SCALE FUTURE LAND USE
AMENDMENT – PMDW GOLDEN GEM PROPERTY
FROM: COUNTY RURAL
TO: MIXED-USE**

SUMMARY:

OWNERS: Carl C. and Donna S. Redder
APPLICANT: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
LOCATION: Southwest corner of Sadler Road and Golden Gem Road
PARCEL ID #: 14-20-27-0000-00-066
EXISTING USE: Single Family Residence
CURRENT FLU: County Rural (1 DU/10 AC)
CURRENT ZONING: County A-1 (Citrus Rural) District
MAXIMUM ALLOWABLE
EXISTING FLU: 0 Dwelling units
PROPOSED FLU: 5 du/acre minimum, 10 du/acre maximum per KPI Transition character zone
Minimum 0.5, Maximum 0.75 Floor Area Ratio (FAR)
DEVELOPMENT UNDER
PROPOSED FLUM: 17 Dwelling units and/or 58,479 square feet of nonresidential
TRACT SIZE: 1.79 +/- acres

RECOMMENDED MOTION:

Find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend transmittal of the Future Land Use Map designation from County Rural to Mixed-Use to the Florida Department of Economic Opportunity.

PROJECT SUMMARY: The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City’s Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

The subject parcel is located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant’s request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan. The subject parcels will be allowed a minimum density of 5 dwelling units per acre and a maximum density of 10 dwelling units per acre, and a minimum 0.5, maximum 0.75 Floor Area Ratio (FAR) as this property lies within the Transition character zone of the Kelly Park Interchange Form Based Code area.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Mixed-Use future land use designation of the property is compatible with the character of the surrounding area. City Planning Staff supports the Future Land Use Map (FLUM) amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

The designation of a mixed-use category may occur only in certain areas of the city, including “Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans...”.

2. **Policy 18.1** The City shall implement the Wekiva Parkway Interchange Vision Plan, which guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange.

The proposed Mixed-Use Future Land Use Designation allows for residential densities and non-residential uses and intensities to implement the Wekiva Parkway Interchange Vision Plan, consistent with Objective 18 and related policies.

3. **Policy 18.2** Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan.

This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

4. **Policy 20.4** Prior to approving the first development plan with the Wekiva Parkway Interchange vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code

establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area.

The subject properties will be required to comply with the above policy should the development submit a development plan to ensure consistency with the Comprehensive Plan and Wekiva Parkway Interchange Vision Plan.

5. **Policy 20.9** Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outline in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan.

The applicant's request for a Mixed-Use future land use designation is consistent with this policy, as well as the intent of the Wekiva Parkway Interchange Vision Plan area, which intends to concentrate a mixture of land uses with varying densities and intensities within one mile of the Wekiva Parkway Interchange.

6. **Policy 20.3.** The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land Use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Objective 19 and 20, and their associated policies. See objectives and policies within the supporting information.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

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3. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.
4. **Objective 20 and associated Policies, Future Land Use Element.** Provided with the Supporting Information.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level. Capacity for the

proposed development is deficient by 12.788 seats at the high school level. The project, based on its location, is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 18, 2021.

PUBLIC HEARING SCHEDULE:

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DULY ADVERTISED:

May 28, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval to transmit a change in Future Land Use from “County” Rural to “City” Mixed-Use for the property owned by Carl C. and Donna S. Redder, subject to the information and findings in the staff report.

Recommended Motion: Find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend transmittal of the Future Land Use Map designation from County Rural to Mixed-Use to the Florida Department of Economic Opportunity.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Public Right-of-Way (ROW) and Mixed-Use	ROW and KPI-MU	Sadler Road and Vacant
East (City and County)	ROW and Mixed-Use	ROW, County Rural and T (Transitional)	Golden Gem Road and Vacant
South (County)	County Rural	County A-1 (Citrus Rural) District	Vacant
West (County)	County Rural	County A-1	Single Family Residence

II. LAND USE ANALYSIS

Analysis for the Future Land Use Designation was performed as part of the adopted Wekiva Parkway Interchange Vision Plan. This Vision Plan has been incorporated into the Comprehensive Plan. The subject property straddles the one-mile radius from the interchange, and the property owner has selected to pull the entire property into the Kelly Park Crossing Form-Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area).

Therefore, the proposed Mixed-Use Interchange future land use designation is consistent with the general future land use character and long-range planning goals of the surrounding area.

Wekiva Parkway Interchange Vision Plan Area: Yes

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Access to the site is from Golden Gem Road and/or Sadler Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, regarding aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2; Objective 19 and 20.
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The property is currently vacant, within the Wekiva Parkway Interchange Vision Plan Area, and eligible to be part of the Kelly Park Interchange Form-Based Code. As such, a master plan must be provided with the zoning application, and road and pedestrian systems must be connected to an integrated with other lands within the Form-Based Code area.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 45 residents. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

ADOPTED: 0 Unit(s) x 2.659 p/h = 0 persons

PROPOSED: 17 Unit(s) x 2.659 p/h = 45 persons and 58,479 square feet of nonresidential

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan Area Study.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time that the Master Plan or Major Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita; 81 GPD/Capita, 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 243 GPD
3. Projected total demand under proposed designation: 7,017 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 90 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 154 GPD/Capita, 200 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 462 GPD
3. Projected total demand under proposed designation: 15,594 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD / Capital
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:

Extension required

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site:
2. If the site is not currently served, please indicate the designated service provider:
3. Projected LOS under existing designation: 4 lbs/ day /1,000sf
4. Projected LOS under proposed designation: 4 lbs / day /1,000sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

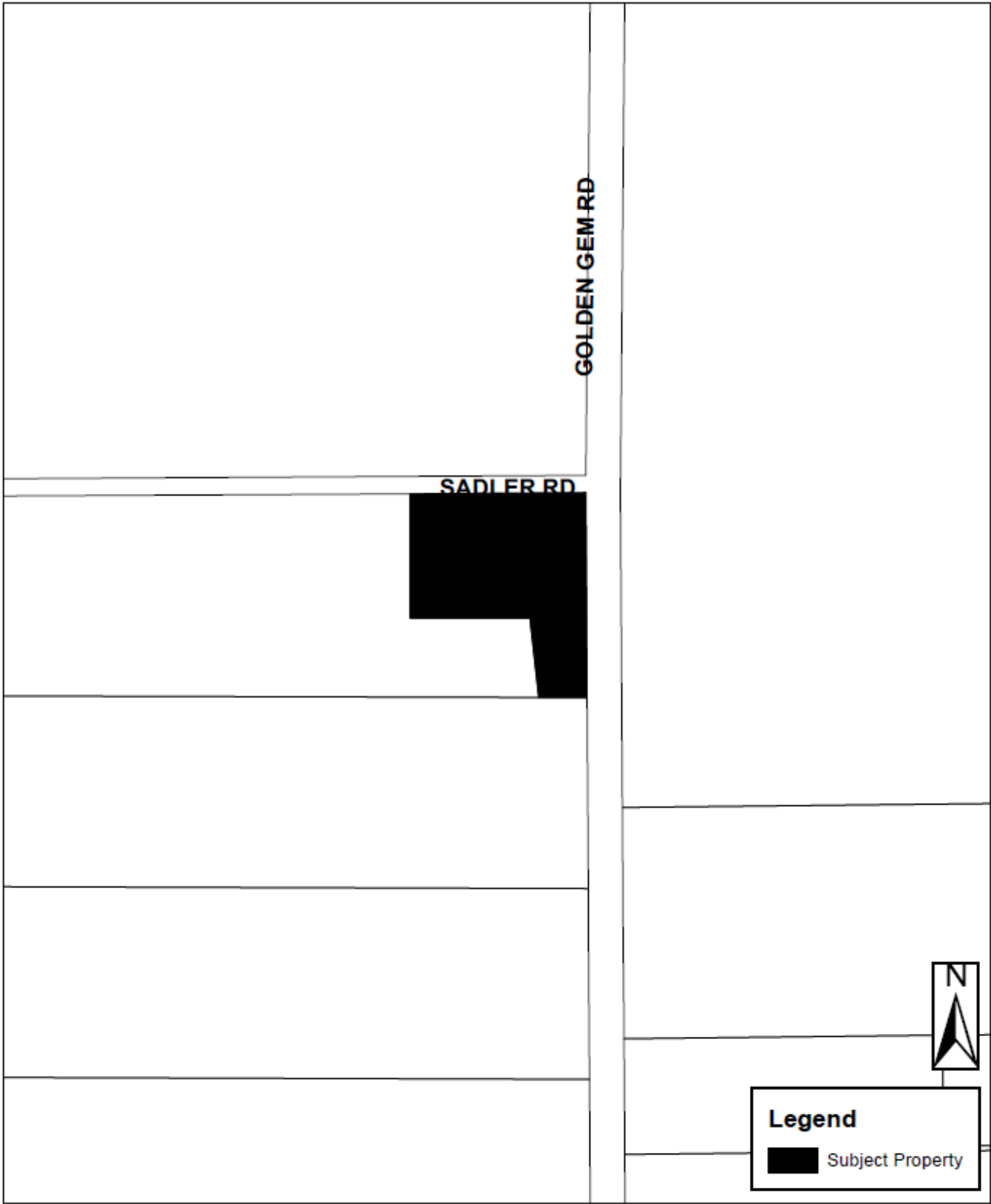
1. Facilities serving the site: _____
2. Projected LOS under existing designation: _____
3. Projected LOS under proposed designation: _____
4. Improvement/expansion: _____

Recreation

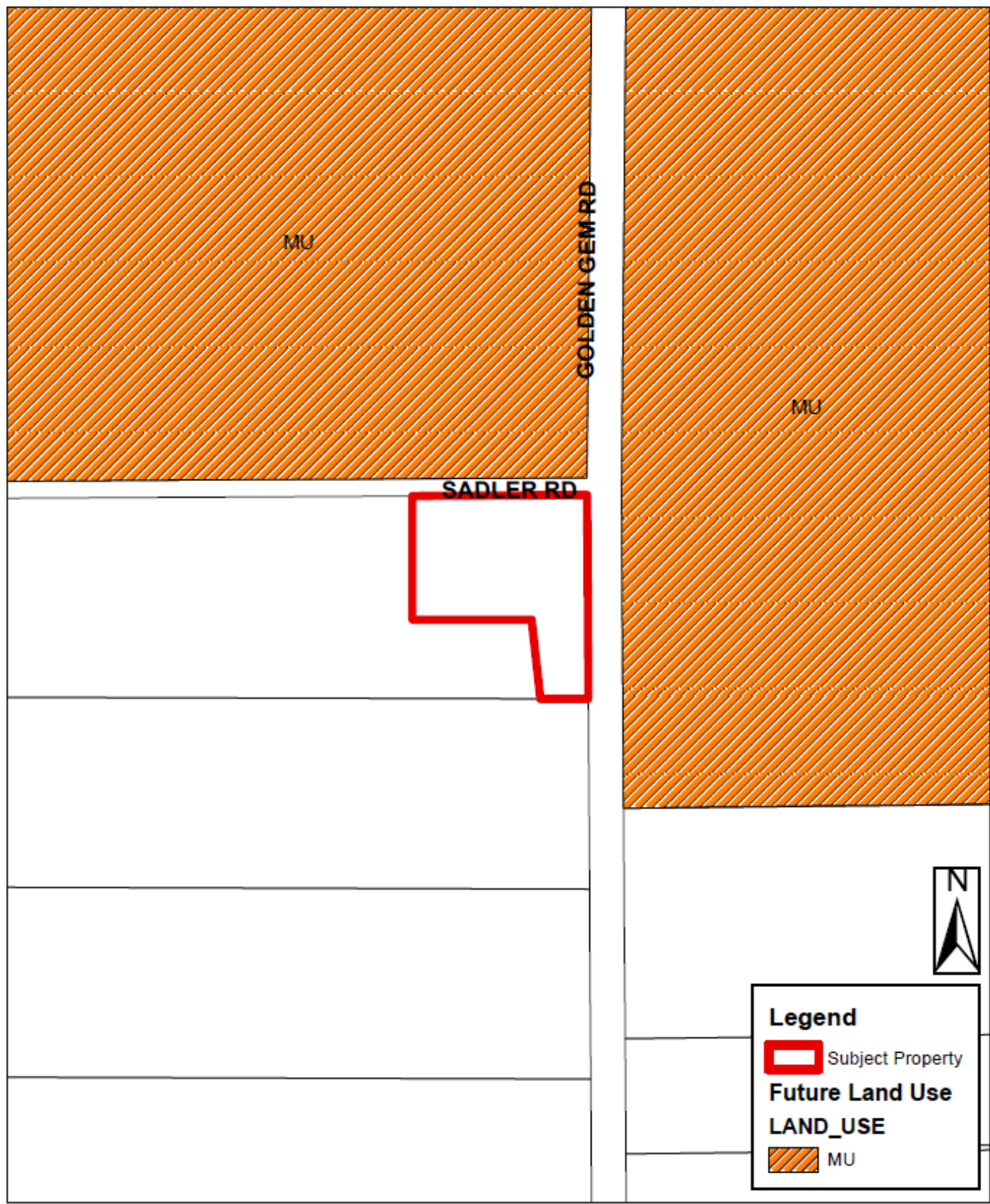
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0 acres
3. Projected facility under proposed designation: 0.13 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Vicinity



Future Land Use



Zoning



Aerial





Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

May 27, 2021

VIA E-MAIL: GEOFF@GLSENG.COM

Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application: APK-21-017 Golden Gem Townhomes

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Golden Gem Townhomes		
OCPS Completed Application Date:	May 27, 2021		
Parcel #(s):	14-20-27-0000-00-066; -085; -089		
Requested New Units (#):	SF: 0	MF: 0	TH: 139
Vested Unit(s):	SF: 0	MF: 0	TH: 2
Total Project Units:	141		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Zellwood ES	Wolf Lake ES	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka - 62.6% Orange County - 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

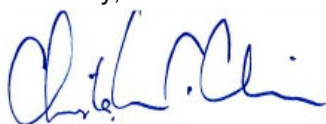
This determination expires on November 23, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a horizontal line.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 May 27, 2021

12:07:03

Project ID:

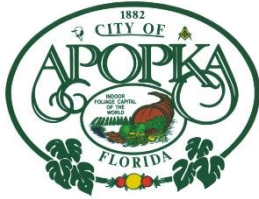
CEA – APK – 21 – 017

Valid Until: November 23, 2021

Project Name: GOLDEN GEM TOWNHOMES			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	139	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	2	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	623	1,150	3,232
	Enrollment (2019-2020)	598	1,451	3,422
	Utilization (2019-2020)	96.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	87	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	59	125	36
	Reserved Capacity	24	62	18
	Adjusted Utilization	109.3%	142.4%	107.5%
	Adjusted Available Seats	4	0	0
	Analysis of Proposed Development			
	Students Generated	22.518	10.564	12.788
	Adjusted Utilization	112.9%	143.4%	107.9%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	18.518	10.564	12.788

ZELLWOOD ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map
OCPS Capacity
Determination Letter

**SUBJECT &
REQUEST:**

**COMPREHENSIVE PLAN – SMALL SCALE FUTURE LAND USE
AMENDMENT – REDDER, GOLDEN GEM PROPERTY
FROM: COUNTY RURAL
TO: MIXED-USE**

SUMMARY:

OWNERS: Carl C. and Donna S. Redder
APPLICANT: GL Summit Engineering c/o Geoffrey L. Summit, P.E.
LOCATION: Southwest corner of Sadler Road and Golden Gem Road
PARCEL ID #: 14-20-27-0000-00-085
EXISTING USE: Nursery
CURRENT FLU: County Rural (1 DU/10 AC)
CURRENT ZONING: County A-1 (Citrus Rural) District
MAXIMUM ALLOWABLE
EXISTING FLU: 0 dwelling units
PROPOSED FLU: 5 du/acre minimum, 10 du/acre maximum per KPI Transition character zone
Minimum 0.5, Maximum 0.75 Floor Area Ratio (FAR)
DEVELOPMENT UNDER
PROPOSED FLUM: Maximum 86 dwelling units, 281,615 square feet of floor area
TRACT SIZE: 8.62 +/- acres

RECOMMENDED MOTION:

Find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend transmittal of the Future Land Use Map designation from County Rural to Mixed-Use to the Florida Department of Economic Opportunity.

PROJECT SUMMARY: The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City’s Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

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DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004 and amended the JPA in October 19, 2010 to address the Wekiva Parkway Interchange Vision Plan. The subject property is consistent with the Vision Plan incorporated into Amendment 2 of the Wekiva Parkway Interchange Vision Plan.

Transportation: Road access to the site is from Sadler Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, regarding aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

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- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels appear to occur within an area having a potential for karst features.

Analysis of the character of the Property: The property is currently vacant, within the Wekiva Parkway Interchange Vision Plan Area, and eligible to be part of the Kelly Park Interchange Form-Based Code. As such, a master plan must be provided with the zoning application, and road and pedestrian systems must be connected to an integrated with other lands within the Form-Based Code area.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by as many as 343 residents. Land use analysis was conducted as part of the Wekiva Parkway Interchange Vision Plan.

CALCULATIONS:

ADOPTED: 2 Unit(s) x 2.659 p/h = 5 persons

PROPOSED: 129 Unit(s) x 2.659 p/h = 343 persons and/or 387,487 square feet

Housing Needs: The housing need is demonstrated through the Wekiva Parkway Interchange Vision Plan Area Study.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time that the Master Plan or Major Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan. The road system shall be consistent with the intent of the Kelly Park Crossing Form-Based Code.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita; 81 GPD/Capita, 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 405 GPD
3. Projected total demand under proposed designation: 34,874 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 90 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 154 GPD/Capita, 200 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 770 GPD
3. Projected total demand under proposed designation: 77,497 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD / Capital
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:

Extension required

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site:
2. If the site is not currently served, please indicate the designated service provider:
3. Projected LOS under existing designation: 4 lbs/ day /1,000sf
4. Projected LOS under proposed designation: 4 lbs / day /1,000sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site: _____
2. Projected LOS under existing designation: _____
3. Projected LOS under proposed designation: _____
4. Improvement/expansion: _____

Recreation

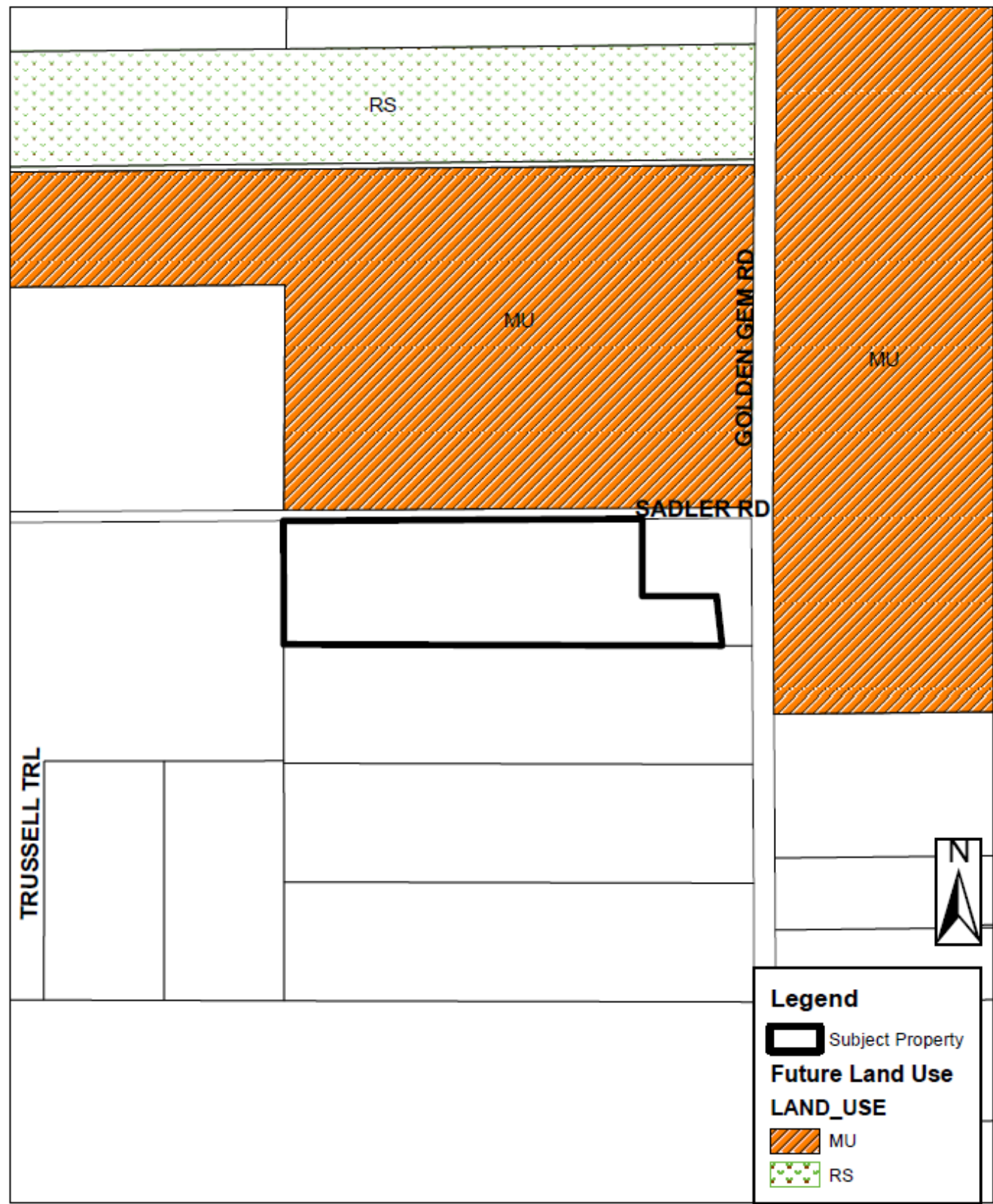
1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.015 acres
3. Projected facility under proposed designation: 1.02 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Vicinity



Future Land Use



Zoning



Aerial





Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

May 27, 2021

VIA E-MAIL: GEOFF@GLSENG.COM

Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application: APK-21-017 Golden Gem Townhomes

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Golden Gem Townhomes		
OCPS Completed Application Date:	May 27, 2021		
Parcel #(s):	14-20-27-0000-00-066; -085; -089		
Requested New Units (#):	SF: 0	MF: 0	TH: 139
Vested Unit(s):	SF: 0	MF: 0	TH: 2
Total Project Units:	141		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Zellwood ES	Wolf Lake ES	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka - 62.6% Orange County - 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

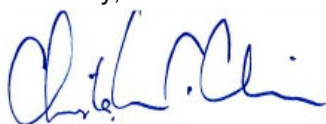
This determination expires on November 23, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a horizontal line.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

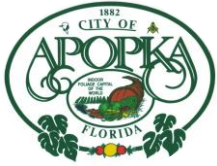
User ID #: 109591 May 27, 2021 12:07:03

Project ID: CEA – APK – 21 – 017 Valid Until: November 23, 2021

Project Name: GOLDEN GEM TOWNHOMES			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	139	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	2	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	623	1,150	3,232
	Enrollment (2019-2020)	598	1,451	3,422
	Utilization (2019-2020)	96.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	87	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	59	125	36
	Reserved Capacity	24	62	18
	Adjusted Utilization	109.3%	142.4%	107.5%
	Adjusted Available Seats	4	0	0
	Analysis of Proposed Development			
	Students Generated	22.518	10.564	12.788
	Adjusted Utilization	112.9%	143.4%	107.9%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	18.518	10.564	12.788

ZELLWOOD ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Master Plan

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Zoning Map
Aerial Map
PD Master Plan/MDP
OCPS School Capacity Determination
Letter

SUBJECT & REQUEST: CHANGE OF ZONING FROM RESIDENTIAL MULTIFAMILY (RMF), COMMUNITY COMMERCIAL (C-C) AND TRANSITIONAL (T) TO PD (PLANNED DEVELOPMENT), AND APPROVAL OF PD MASTER PLAN—MARDEN ROAD

SUMMARY:

OWNER: Emerson Point Phase II, LLC. c/o Mary L. Demetree
APPLICANT: M/I Homes of Orlando, LLC. c/o Ricardo Diaz and Appian Engineering, LLC. c/o Luke M. Classon, P.E.
LOCATION: 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue
PARCEL ID NUMBER: 21-21-28-0000-00-001; 21-21-28-0000-00-002; and 21-21-28-0000-00-008
EXISTING USE: Vacant
FLUM DESIGNATION: Residential Medium, Commercial, and Future Land Use in Progress to be changed to Mixed Use
CURRENT ZONING: Residential Multi-family (RMF), Community Commercial (C-C), and Transitional (T)
PROPOSED DEVELOPMENT: 225 single-family units and townhomes
PROPOSED ZONING: Planned Development (PD)
TRACT SIZE: 69.65 +/- acres

RECOMMENDED MOTION:

Recommend to approve the rezoning of the subject parcel from Residential Multi-family (RMF), Community Commercial (C-C) and Transitional (T) to PD (Planned Development), and approval of the PD Master Plan and PD Agreement based on the findings and facts presented in the staff report and exhibits.

ADDITIONAL INFORMATION: The subject property is approximately 69.65 acres in size and is zoned Residential Multi-Family (RMF), Community Commercial (C-C), and Transitional (T) and has a future land use designation of Residential Medium, Commercial and Future Land Use-in Progress. The applicant has also applied for a large-scale future land use amendment to change the future land use to Mixed-Use. The Mixed-Use future land use designation allows a maximum density of 15 dwelling units per acre. The PD (Planned Development) rezoning is compatible with the proposed future land use designation as the applicant is proposing a mixed-use development comprising single-family residences, townhomes and commercial uses on the property. The subject property is located east of Marden Road, north of State Road 414 and west of Hawthorne Avenue, specifically at 1801 Marden Road, 1890 and 1900 South Hawthorne Avenue. At this time, the applicant proposes to construct a 225-lot single family detached and townhome development. Tract C is reserved for future commercial development.

PROJECT DESCRIPTION: The PD Master Plan proposes a residential subdivision consisting of 225 lots on 69.65 acres with a maximum allowable density of 15 dwelling units per acre. The lots range in size from 55-feet by 120-feet, or 6,600 square feet in area, 60-feet by 120-feet, or 7,200 square feet in area, and 65-feet by 120-feet, or 7,800 square feet in area. The developer is also proposing townhomes 22-feet by 120-feet, or 2,640 square feet in area. 34 lots are 55-feet in width, 25 lots are 60-feet in width, 38 lots are 65-feet in width and 128 lots are 22-feet in width. The 65-foot wide lots are proposed along the northern perimeter of the subdivision to buffer the interior of the site where the 22-foot wide lots are proposed. Access to the site is proposed via full access located on Marden Road and Hawthorne Avenue. The developer is also proposing 1.5 acres of the site to be a commercial outparcel located on the western perimeter near the access point on Marden Road.

Of the 69.65 acres, 26.25 acres are reserved for open space. 8.71 acres are reserved for recreation amenities, featuring an amenity tract which will include a swimming pool, cabana with restrooms, playground with slides, swings, and rock-climbing wall. 10 pocket parks with a combined total of 1.63 acres are also included in the amenity tract. 8.80 acres are reserved for conservation and karst features that are located in the northern and western portion of the site. 6.87 acres are reserved for stormwater retention ponds located along the northern portion of the property. Landscape buffers will be provided in tracts along the Marden Road and Hawthorne Avenue frontages. A 6-foot tall wall will be provided in between the Commercial outparcel and Lot 225 to provide buffering between residential and commercial use.

There is one karst feature located on the site that the plan details preservation of, in accordance with the Comprehensive Plan. This feature is located in the northwestern portion of the site. Open space, wetlands, stormwater ponds and internal streets will be in tracts that are owned and maintained by a Homeowners Association (HOA).

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow protection of the natural environmental features of the property, including wetlands, floodplain conservation, and Karst areas that a conventional zoning districts development criteria on the property would make harder to achieve.

Per Section 3.7.F.2 of the Land Development Code, the applicant is entering into a Planned Development Agreement. This agreement addresses how public facilities will be provided to the development, provisions related to environmental protection, infrastructure and amenity improvements and identification of community benefits. This agreement is being presented along with the PD Master Plan.

PLANNING COMMISSION – JUNE 8, 2021

MARDEN ROAD MIXED USE DEVELOPMENT – REZONING, PD MASTER PLAN & PD AGREEMENT

PAGE 3

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the proposed Mixed-Use Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the elementary school level and is deficient by 4.063 seats at the elementary school level. The property is zoned for the following schools: Wheatley Elementary, Piedmont Lakes Middle, and Wekiva High.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on April 27, 2021.

PUBLIC HEARING SCHEDULE:

June 8, 2021 - Planning Commission (5:30 pm)

July 7, 2021 - City Council (1:30 pm) - 1st Reading

DULY ADVERTISED:

May 28, 2021 – Apopka Chief

RECOMMENDED ACTION:

Development Review Committee: Finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Marden Road Rezoning, PD Master Plan and PD Agreement.

Recommended Motion: Recommend to approve the rezoning of the subject parcel from Residential Multi-family (RMF), Community Commercial (C-C) and Transitional (T) to PD (Planned Development), and approval of the PD Master Plan and PD Agreement based on the findings and facts presented in the staff report and exhibits.

Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Low Medium Density Residential, Low Density Residential	R-3 (Multiple- Family) and R-2 (Residential)	Marden Meadows Multifamily Residences, Lake Opal Estates Residential Subdivision
East (County)	Low Density Residential	R-1 (Single Family), R-1A (Single Family), R-3 (Multiple Family) and A-1 (Agriculture)	Single Family Residences
South (City and County)	Mixed-Use, Commercial, SR 414	RMF (Residential-Multifamily), C-C (Community Commercial), MU-ES-GT (Mixed-Use East-Shore Gateway) and County PD	SR 414 and Hilltop Reserve Residential Subdivision
North (City)	Residential Low	RSF-1B	Central Florida Preparatory School

LAND USE & TRAFFIC COMPATIBILITY:

The property is proposed to be accessed via Marden Road and Hawthorne Avenue. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly Residential.

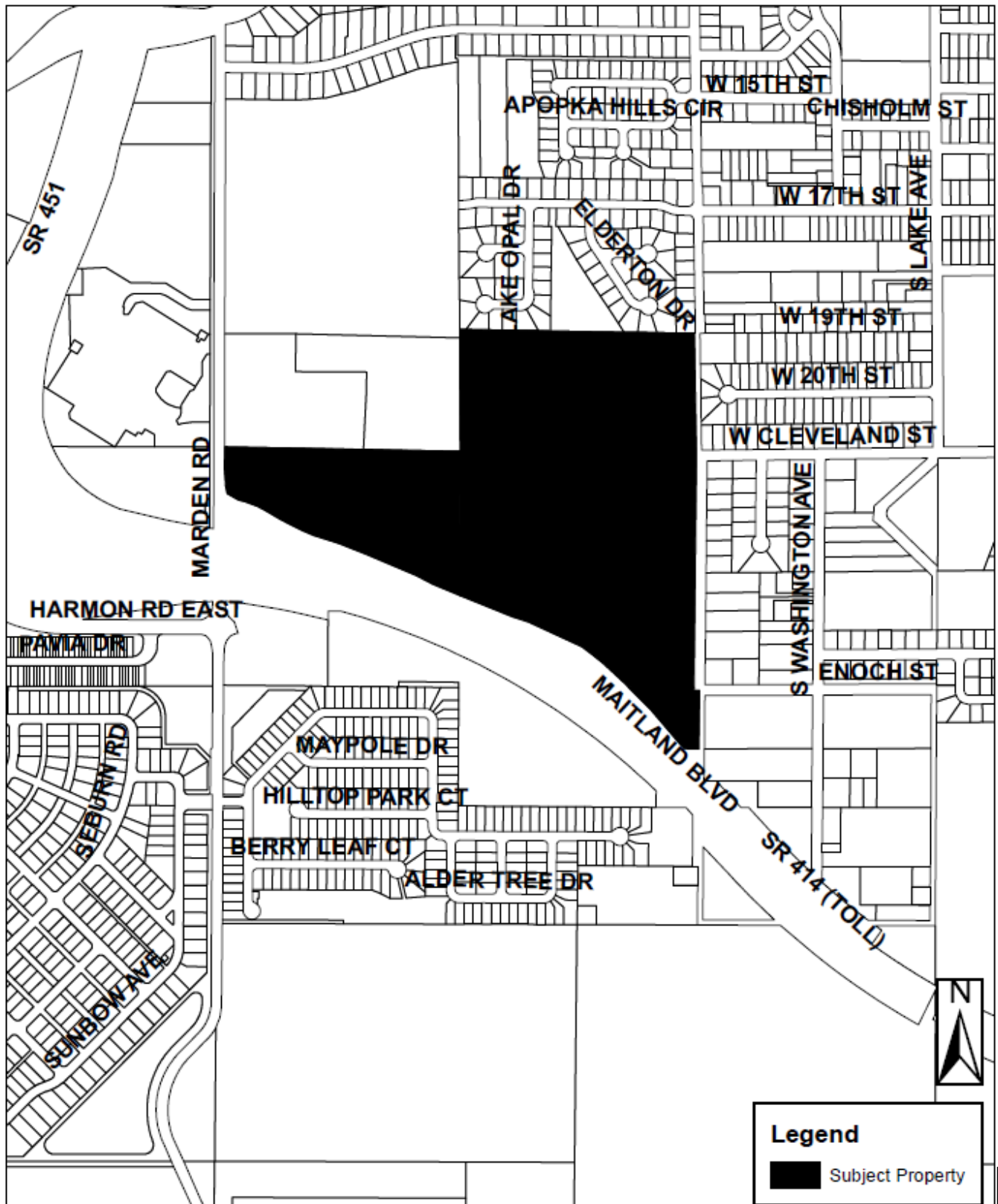
COMPREHENSIVE PLAN COMPLIANCE:

The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

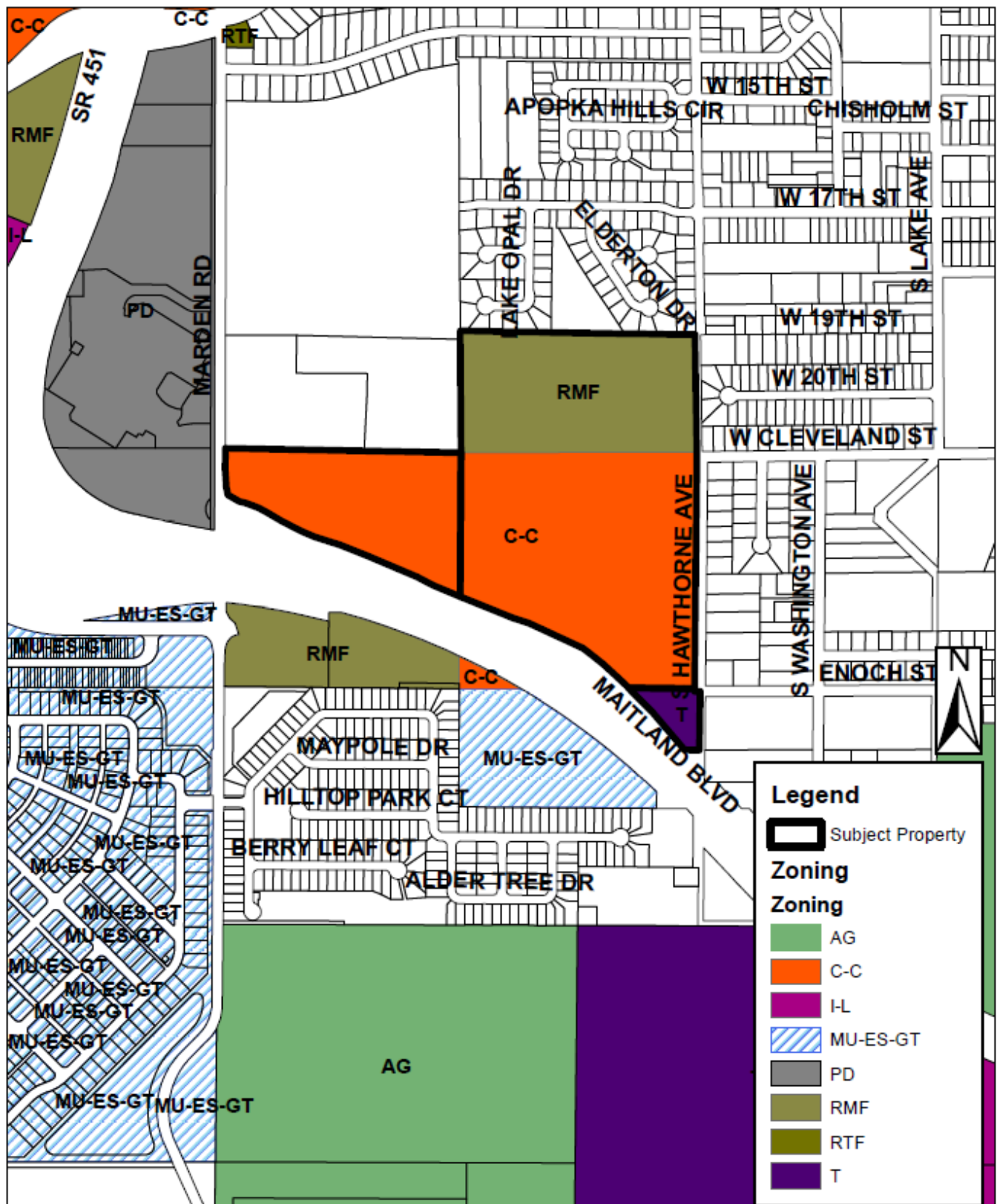
ALLOWABLE USES:

Single-family residential uses and commercial uses as set forth within the Master Plan.

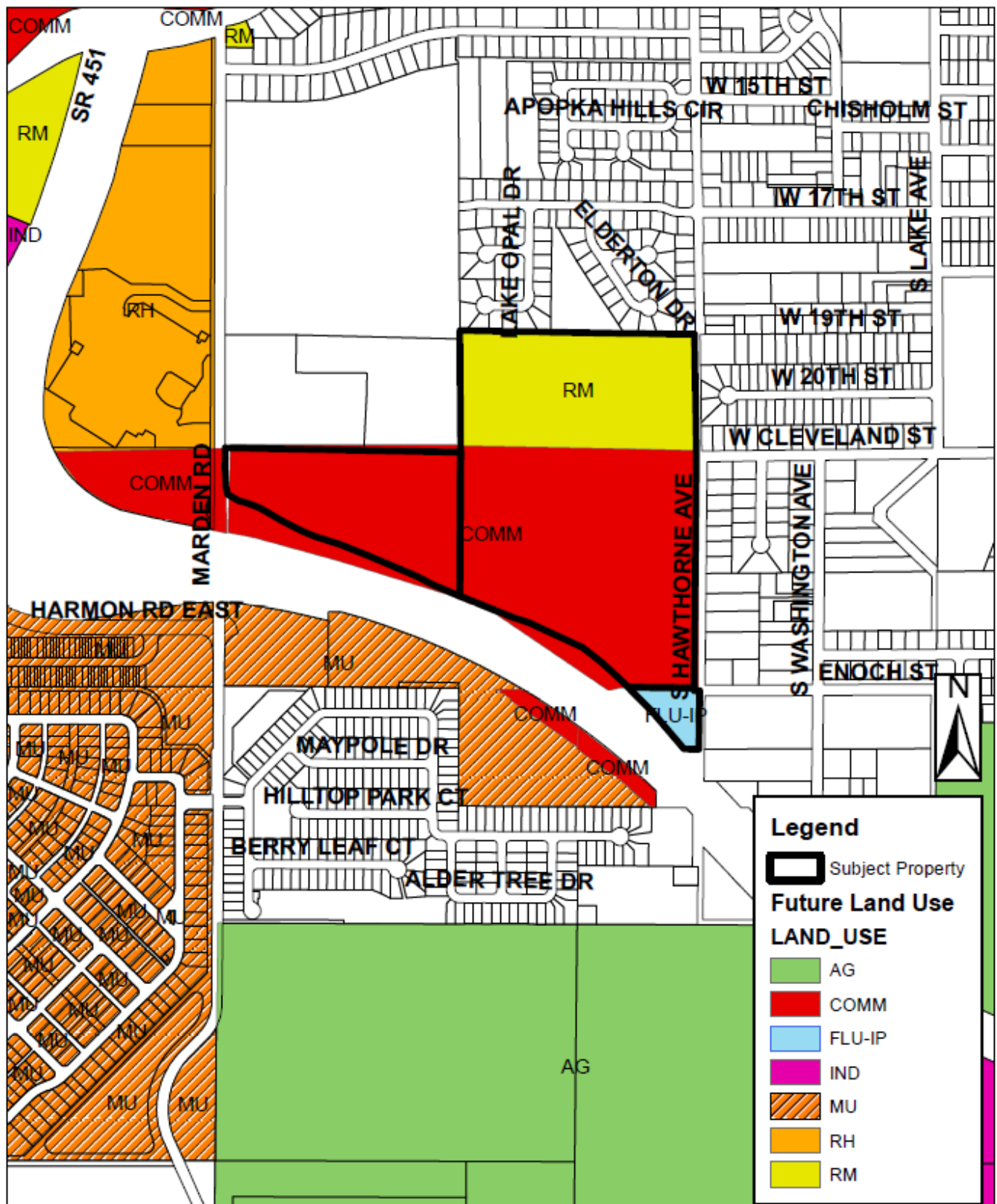
Vicinity



Zoning

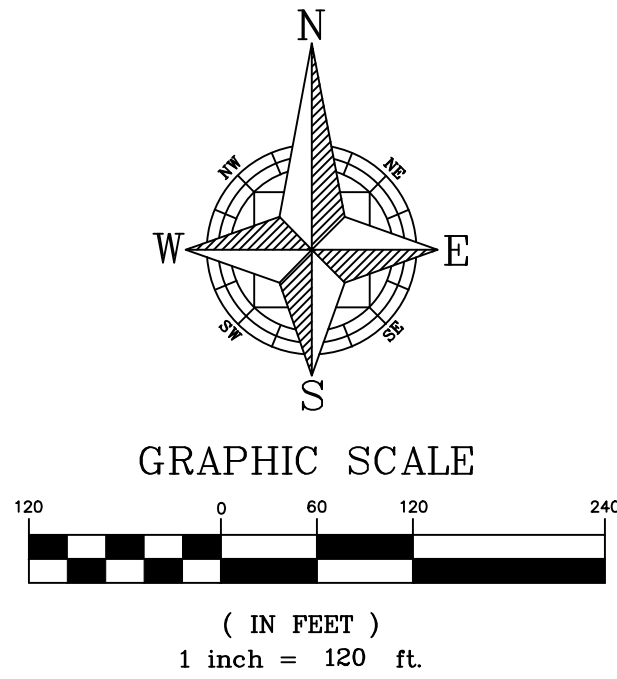


Future Land Use



Aerial





- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - FEMA FLOOD PLAIN
 - WETLAND LINE
 - KARST FEATURE
 - 100' KARST BUFFER
 - EXISTING FORCE MAIN
 - EXISTING REUSE MAIN
 - EXISTING WATER MAIN

OVERALL SITE DATA:

OCPA - PARCEL ID #: 21-21-28-0000-00-001
21-21-28-0000-00-002
21-21-28-0000-00-008

PROPERTY ADDRESS: 1890 S HAWTHORNE AVE
APOPKA, FL 32703

TOTAL PROPERTY AREA: ±69.65 AC.
CONSERVATION AREA: ±10.52 AC.
KARST AREA: ± 0.48 AC.
TOTAL IMPROVEMENT AREA: ±58.65 AC.

EXISTING FUTURE LAND USE: MU

ADJACENT FUTURE LANE USE:
NORTH: LMDR / LDR (COUNTY)
SOUTH: MU / COMM (CITY)
EAST: LDR (COUNTY)
WEST: RH (CITY)

EXISTING ZONING: RMF / C-C / T
PROPOSED ZONING: PD

ADJACENT ZONING:
NORTH: R-2 / R-3 (COUNTY)
SOUTH: RMF / C-C / MU-ES-GT (CITY)
EAST: A-1 / R-1 / R-1A / R-2 / R-3 (COUNTY)
WEST: PD (CITY)

PROPOSED DENSITY: 225 DU / 58.65 AC. = 3.84 DU/AC

PROPOSED USES: RESIDENTIAL
COMMERCIAL

PROPOSED MINIMUM LOT REQUIREMENTS

65' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 7,800 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

60' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 7,200 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

55' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 6,600 SF
MINIMUM LOT WIDTH: 55'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

22' REAR LOADED ATTACHED SINGLE FAMILY TOWNHOMES

MINIMUM LOT AREA: 2,640
MINIMUM LOT WIDTH: 22'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 15 ft.
BACK YARD: 20 ft.
SIDE YARD: 20 ft.*
CORNER YARD: 25 ft.

*BETWEEN BUILDINGS

NOTE: THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN A SINGLE PHASE.

SITE DATA:

OCPA - PARCEL ID #: 21-21-28-0000-00-001
21-21-28-0000-00-002
21-21-28-0000-00-008

TOTAL PROPERTY AREA: 69.65 AC.

PROJECT IMPROVEMENT AREA: 58.65 AC.

DEDICATED PUBLIC RIGHT-OF-WAY AREA: 0.00 AC.
CONSERVATION AREA: 10.52 AC.
KARST AREA: 0.48 AC.

DEVELOPMENT PROGRAM

65' LOTS	38
60' LOTS	25
55' LOTS	34
TOWNHOMES	128
TOTAL	225

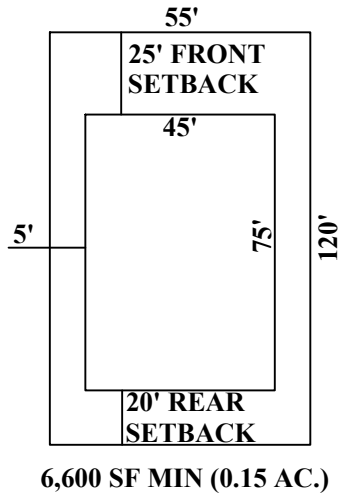
NOTE: PLANNED DEVELOPMENT TO BE CONSTRUCTED IN A SINGLE PHASE

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	10' LANDSCAPE / FENCE BUFFER	0.01 AC	327.99 SF	H.O.A.
TRACT 'B'	10' LANDSCAPE / FENCE BUFFER	0.04 AC	1,590.78 SF	H.O.A.
TRACT 'C'	COMMERCIAL OUTPARCEL	1.50 AC	65,481.85 SF	P.O.A.
TRACT 'D'	OPEN SPACE	0.48 AC	21,070.79 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.25 AC	11,031.08 SF	H.O.A.
TRACT 'F'	SOUTH-WEST POND	2.27 AC	98,927.00 SF	H.O.A.
TRACT 'G'	NORTH-WEST POND	2.68 AC	116,742.10 SF	H.O.A.
TRACT 'H'	NORTH-EAST POND	1.92 AC	83,577.27 SF	H.O.A.
TRACT 'I'	KARST	0.48 AC	20,815.90 SF	H.O.A.
TRACT 'J'	CONSERVATION TRACT	10.52 AC	458,327.76 SF	H.O.A.
TRACT 'K'	OPEN SPACE	7.41 AC	322,709.82 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.04 AC	1,932.05 SF	CITY
TRACT 'M'	AMENITY TRACT	0.47 AC	20,470.75 SF	H.O.A.
TRACT 'N'	PRIVATE RIGHT-OF-WAY	9.31 AC	405,409.08 SF	H.O.A.
TRACT 'O'	20' LANDSCAPE BUFFER	1.36 AC	59,440.59 SF	H.O.A.
TRACT 'P'	POCKET PARK	0.18 AC	8,042.67 SF	H.O.A.
TRACT 'Q'	POCKET PARK	0.17 AC	7,604.25 SF	H.O.A.
TRACT 'R'	POCKET PARK	0.13 AC	5,500.60 SF	H.O.A.
TRACT 'S'	POCKET PARK	0.20 AC	8,781.73 SF	H.O.A.
TRACT 'T'	POCKET PARK	0.20 AC	8,872.38 SF	H.O.A.
TRACT 'U'	POCKET PARK	0.15 AC	6,513.21 SF	H.O.A.
TRACT 'V'	POCKET PARK	0.13 AC	5,781.43 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.02 AC	1,054.16 SF	H.O.A.
TRACT 'X'	POCKET PARK	0.23 AC	9,988.14 SF	H.O.A.
TRACT 'Y'	POCKET PARK	0.10 AC	4,247.28 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.05 AC	1,963.32 SF	H.O.A.
TRACT 'AA'	POCKET PARK	0.14 AC	6,181.60 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.09 AC	3,859.18 SF	H.O.A.
TRACT 'CC'	10' LANDSCAPE / WALL BUFFER	0.37 AC	15,953.24 SF	H.O.A.
TRACT 'DD'	10' LANDSCAPE BUFFER	0.22 AC	9,448.03 SF	H.O.A.
TRACT 'EE'	10' LANDSCAPE BUFFER	0.23 AC	9,876.68 SF	H.O.A.
TRACT 'FF'	PUBLIC RIGHT-OF-WAY	0.57 AC	24,737.83 SF	CITY
TRACT 'GG'	LANDSCAPE TRACT	0.02 AC	839.68 SF	H.O.A.
TRACT 'HH'	LANDSCAPE TRACT	0.03 AC	1,263.67 SF	H.O.A.
TRACT 'II'	LANDSCAPE TRACT	0.01 AC	581.71 SF	H.O.A.

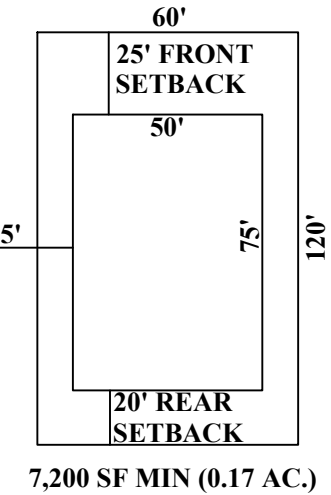
OPEN SPACE TABLE		
PROJECT IMPROVEMENT AREA	58.65 AC	
OPEN SPACE REQUIRED (30%)	17.59 AC	30.00%
PROPOSED OPEN SPACE		
LANDSCAPE BUFFERS	2.53 AC	4.32%
OPEN SPACE TRACTS	8.05 AC	13.73%
CONSERVATION & KARST (MAX 50%)	8.80 AC	15.00%
STORMWATER POND (50% MAX)	6.87 AC	11.71%
TOTAL	26.25 AC	44.76%

PARCEL DATA			
PARCEL	TOTAL PARCEL AREA		OWNER
21-21-28-0000-00-002	15.79 AC	687,789 SF	EMERSON POINT PHASE II LLC
21-21-28-0000-00-001	52.40 AC	2,282,445 SF	EMERSON POINT PHASE II LLC
21-21-28-0000-00-008	1.46 AC	63,587 SF	EMERSON POINT PHASE II LLC
PROPERTY AREA	69.65 AC	3,033,821 SF	EMERSON POINT PHASE II LLC

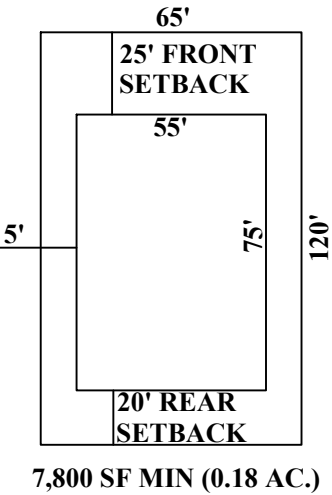
55' LOTS
SIZE/PROPOSED
BUILDING PAD



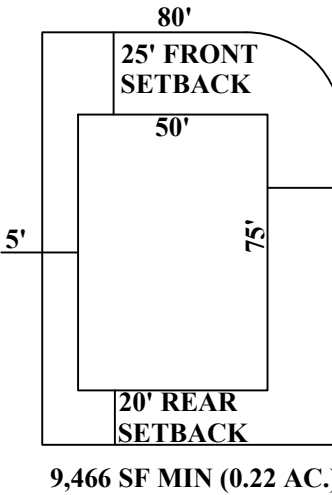
60' LOTS
SIZE/PROPOSED
BUILDING PAD



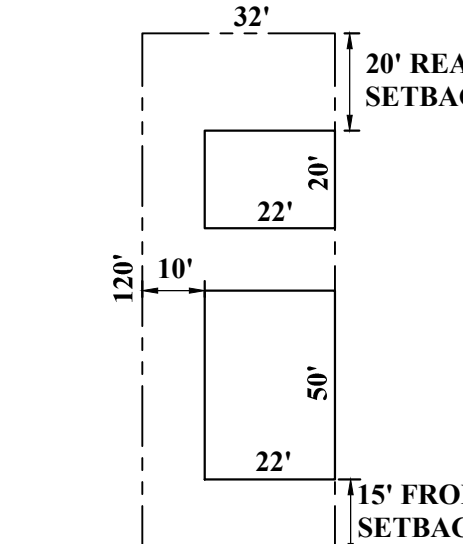
65' LOTS
SIZE/PROPOSED
BUILDING PAD



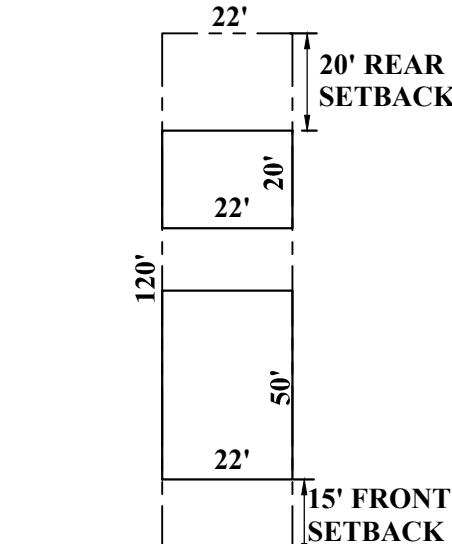
80' CORNER
LOTS
SIZE/PROPOSED
BUILDING PAD



CORNER TOWNHOME
LOT SIZE/PROPOSED
BUILDING PAD



INSIDE TOWNHOME
LOT SIZE/PROPOSED
BUILDING PAD



*SIDE SETBACK 0FT/20FT, 20 FT BETWEEN BUILDINGS

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.5868

2221 Lee Road, Suite 21, Wynona Park, Wynona, FL 32799

DATE: 05/17/21
REV: 1
INITIAL DRC COMMENTS DATED MAY 17TH, 2021
DESCRIPTION

MASTER PLAN
PD MASTER PLAN

EMERSON POINT
CITY OF APOPKA, FLORIDA

DRAWN:
BLK

DESIGNED:
JOP

CHECKED:
JOP

DATE:
5/24/2021

SCALE:
1" = 120'

PROJECT:
MIH-003

SHEET:
MP-1

APPIAN ENGINEERING

JAMES O'NEIL FARM
No. 88659
STATE OF FLORIDA
PROFESSIONAL ENGINEER

PARCEL 3
THE NORTH 1/2 OF
THE NE 1/4 OF
THE SE 1/4 OF THE
NW 1/4 OF
SECTION 21-21-28

EMERSON POINT MASTER SITE PLAN DEVELOPMENT STANDARDS

A. Design Standards

1. LOT CRITERIA:

Description	Single-Family Detached 55' Lots (Front Loaded)	Single-Family Detached 60' Lots (Front Loaded)	Single-Family Detached 65' Lots (Front Loaded)	Single-Family Attached 22' Lots (Rear Loaded)
Lot Setbacks ⁽¹⁾				
Front Porch ⁽²⁾	3' min.	3' min.	3' min.	3' min.
Front	25' min.	25' min.	25' min.	15' min.
Rear	20' min.	20' min.	20' min.	20' min.
Side	5' min.	5' min.	5' min.	10' min.
Side Corner	25' min.	25' min.	25' min.	10' min.
Garage Front	30' min.	30' min.	30' min.	-
Garage Rear	-	-	-	20' min.
Lot Dimensions				
Min. Average Lot Area	6,600 SF	7,200 SF	7,800 SF	2,640 SF
Min. Lot Width	55'	60'	65'	22' ⁽³⁾
Min. Lot Depth	120'	120'	120'	120'
Max. Lot Coverage	75%	75%	75%	85%
Max. Building Height	35'2 Stories	35'2 Stories	35'2 Stories	35'2 Stories
Min. Living Area	1,400 SF	1,600 SF	1,800 SF	1,100 SF

- (1) See Master Plan for depiction of conceptual individual site plans.
(2) Front porch setback as allowed per City of Apopka Development design Guidelines 3.2.1.
(3) Per Apopka LDC 4.2.3.C.1.e.4, "No more than 75% of the lots in a residential subdivision shall be 50 feet or less in width. The remaining lots shall be a minimum of 65 feet in width." Conditional approval is determined by the City Council depending on surrounding land uses.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Development Design Guidelines unless otherwise stated.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All front-loaded and rear-loaded lots shall have a minimum two (2) car garages.
4. Mail delivery for all lots within Emerson Point shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units and similar equipment shall be placed in the rear yard area. Units shall be screened from side streets with landscaping or opaque fencing.
6. Trash/recycle bin pads (minimum 6'x4') for front-loaded lots shall be provided within the side yard and adjacent to driveways.
7. Trash/recycle bin pads (minimum 6'x4') for rear-loaded lots shall be provided within the rear yard and adjacent to driveways.
8. Storage sheds or similar storage facilities shall not be allowed.

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3. Final landscape plans for the buffer areas along Marden Road and State Road 414 will be provided with the Construction Site Plan.
4. Tree Planting Conditions. Minimum of two new trees shall be planted per front-loaded residential lot and a minimum of two new trees shall be planted per rear-loaded residential unit. The new trees shall be a minimum of 3 inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
5. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.
6. Landscaping located within the public right-of-way shall be maintained by the commercial outparcel property owner.
7. Tress along streets where overhead utility lines exist shall be understory type.
8. Any trees requested by the City to be planted between the curb and sidewalk shall be non-root aggressive as determined by a registered landscape architect and approved by the City of Apopka and shall have root barriers to prevent the roots from adversely affecting the utilities, curb, and sidewalk.
9. The Homeowners Association (HOA) will be responsible for the maintenance of any street trees.

F. Maintenance and Plat

1. Emerson Point Homeowners' Association shall maintain all roadways and common areas internal of the proposed gate including all streets, alleys, fences/walls, and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of streets located outside of the proposed gate, on-street parallel parking spaces (if any), and street lighting and stormwater collection systems within the public right-of-way, within the Emerson Point Development.

G. Wetlands and Environmental

1. There are wetlands and environmentally sensitive areas on the site.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0120-F, dated September 25, 2009, there are areas within the site that fall within the 100-year flood plain.
3. An erosion protection plan will be submitted with Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall be in conformance with Article V of the City of Apopka Land Development Code.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity.

The PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

I. Signage.

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9. Swimming pools shall be allowed on all front-loaded lots.
a) Swimming pools must be in-ground type. Above ground pools are prohibited.
b) Swimming pools and decks are prohibited from projecting beyond the side wall facade.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Screen enclosures over swimming pools and their respective deck area with non-metal or non-vinyl roofs shall be allowed on all front-loaded lots.
a) Screen enclosures over swimming pools and their respective deck area shall be single story with dome or angled roofs. Enclosure structural members shall be bronze. Screening shall be dark mesh. Solid opaque or clear panels on the walls or roofs are prohibited.
b) Screen enclosures with metal, vinyl, or screen mesh roofs over non-swimming pool decks are prohibited.
12. Architectural Design Standards:
a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
b) Front facade materials such as cultured stone veneer, stucco, wood plank and fiber cement siding shall be utilized to be consistent with the applicable Architectural Style.
c) Minimum roof pitch shall be 5 / 12 over the main house and garage. The roof pitch over porches shall be a minimum of 4 / 12.
d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
e) Aluminum fascia and soffit shall be standard for all houses. The fascia and soffit color shall compliment the color scheme of the house.
f) Window Banding/trim and front door shall be painted an accent color.
g) Concrete or pavers shall be installed at front yard driveways, lead walks, porches, and porticoes.
13. Front Building Entrance Elevation Design Standards:
a) Front porches and porticos at grade level.
b) Front garages shall be flush with or behind the primary residential façade or porch.
c) Front garage frontage shall be limited to 50%. Frontage is determined by garage door width.
d) Identical model plan type shall not be constructed on adjacent lots without a different elevation type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
e) Identical exterior paint schemes shall not be applied on adjacent lots.
f) Specific elevation style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
g) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
14. Rear Elevation Facing Design Standards:
a) Applicable to rear-loaded lots only (excludes townhomes).
b) Single story lanais shall be required on any two-story home to eliminate box on box appearance.
c) Single story homes shall have gable ends at lanais or jogs in rear wall façade to eliminate continuous horizontal fascia line and single hip roof plane.
d) Large expanses of solid wall shall be avoided thru use of windows, wall features, or wall/roof jogs.

2

Signage shall comply with the City of Apopka Land Development Code and City of Apopka Development Design Guidelines.

J. Lighting.

Lighting shall comply with the City of Apopka's City Ordinance No. 2069. Street and parking area or pedestrian path light poles shall be decorative type and details provided with the Construction Site Plan.

K. Garbage Pickup.

1. Garbage of front-loaded single-family units to be picked up at the adjacent right-of-way.
2. Garbage of rear-loaded single-family units to be picked up at the adjacent alley.

L. Miscellaneous.

1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate authorities having jurisdiction.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the HOA documents.
4. All lots with rear alley access shall have uniform address numbers on the backside of the residence and the front of the building facing common open space areas.
5. The Construction Site Plan shall include a list of the green building principals incorporated into the subdivision and shall adhere to the Green Building Standards (LDC Section 5.11)

M. Commercial Development Standards.

Description	Commercial Intensity & Dimensional Standards
Lot Setbacks	
Lot Area	7,500 SF min.
Lot Width	75' min.
Front Yard Setback	10' min.
Side Yard Setback	10' min. ⁽¹⁾
Corner Side Yard Setback	30' min.
Rear Yard Setback	10'/30' min. ⁽¹⁾
Building Height	35' max.
Intensity (FAR)	0.25 max.

(1) Thirty (30) feet when adjacent to a residential use or a Residential district.

Permitted & Prohibited Commercial Uses

Permitted Uses –

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- e) Window grid patterns and window banding and trim shall match front elevation windows.
f) Identical window style types shall not be constructed on adjacent lots without a different elevation type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
g) Identical exterior paint schemes shall not be applied on adjacent lots.
h) Modification or replacement of the exterior elevation can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
15. Individual Lot Front and Rear Yard Fencing Standards:
a) Community Perimeter Fencing not included.
b) Fencing is prohibited in front yards.
c) Maximum height = 6'-0" above final grade.
d) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
e) Fencing at street corner lot side yards shall be setback a minimum of five (5) feet from the street side property line.
16. Oversized lots that can accommodate larger than typical building pads shall meet all setback requirements.

C. Utilities and Infrastructure

1. The proposed development is to be constructed in a single phase.
2. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
3. Reclaimed water service shall be provided by the City of Apopka. The reclaim water system shall be designed to City of Apopka standards.
4. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and St. Johns River Water Management District for projects without a positive outfall.
5. A final drainage report and soils report will be submitted with Construction Site Plan.
6. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City standards.
7. Utility easements shall be dedicated to the City of Apopka.
8. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
9. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
10. On-site streets are to be constructed per City of Apopka standards.
11. A signage plan will be provided with the Construction Site Plan.
12. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
13. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
14. The internal street right-of-way is to be private past the gated entry into the subdivision. Streets located outside of the gate shall be public.
15. The internal alley right-of-way is to be private.
16. A five (5) foot wide sidewalk is to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Land Development Code. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
17. Provided parking shall at a minimum contain 2 parking spaces within the driveway and 2 parking spaces within an enclosed garage.

3

Family Day Care Home, Broadcasting Studio, Newspaper/Periodical Publishing Establishment, Adult Day Care Facility, Club or Lodge, Community Center/Facility, Cultural Facility, Emergency Services Facility, Philanthropic Institution, Post Office, Place of Worship, Hospital, Medical or Dental Lab, Kennel, Pet Beauty Parlor, Veterinary Hospital or Clinic, Business Service Center, Data Processing Facility, Employment or Travel Agency, Alcoholic Beverage Establishments, Brewpub or Microbrewery, Restaurant, General Business, Office (Professional), Art/Music/Dance or Martial Arts Studio/School, Beauty Salon or Barber Shop, Confectionary Store/Ice Cream/Candy, Dry-Cleaning or Laundry Drop-off/Pick-up Establishment, Laundry (Self-service), Nail Care Establishment, Personal or Household goods repair establishment, Tobacco Shop, Golf Driving Range, Bank or other financial institution, Consumer Goods Establishment, Personal Vehicle Sales and Rentals, Taxi or Limousine Service Facilities, Vehicle Equipment and Supplies Sales and Rentals.

Permitted Uses Requiring Special Exception –

Child Care Facility, College or University, School/Elementary/Middle or High, Vocational or Trade School, Restaurant (Drive-in)

Prohibited Uses –

Boarding School, Clinic, Medical Marijuana Dispensary, Nursing Home Facility, Airport, Heliport, Park and Ride Facility, Terminal, Solar Energy Collection Facility (Large-scale), Kennel (Hobby), Conference or Training Center, Telephone Call Center, Crematory, Contractor's Office, Lawn Care, Pool or Pest Control Service, Massage Establishment, Pawnshop, Tanning Salon, Tattoo or Body-piercing Establishment, Taxidermy, Vape/Hookah Lounge, Arena/Stadium or Amphitheater, Cinema, Country Club, Golf Course, Nightclub, Performing Arts Theater, Recreation Facility (Indoor), Recreation Facility (Outdoor), Checking Cashing Business, Drug Store or Pharmacy, Farmers' Market, Flea Market, Grocery Store and Food Market, Automobile Service Station, Commercial Fuel Depot, Commercial Vehicle Repair and Maintenance, Commercial Vehicle Sales and Rentals, Personal Vehicle Repair and Maintenance, Vehicle Paint Finishing Shop, Vehicle or Trailer Storage Yard, Vehicle Towing or Wrecker Service, Bed and Breakfast, Hotel or Motel, Boat Sales/Rental/Service or repair, Boat Storage yard, Marina, Waterfront Fuel Sales, Emergency Shelter or Home, Parking Facility (As a Principal Use), Utility Facility (Major), Utility Facility (Minor), Animal Shelter, Funeral Home or mortuary

N. Commercial Outparcel Notes

1. Planned Development contains a ±1.50 AC. Commercial outparcel to be permitted under a site-specific Construction Plan at the time of development.
2. Property Owner of Commercial Outparcel shall be responsible for the maintenance of all easements, common areas, facilities, sidewalks, stormwater management areas, lights, internal roadways, and landscaping/irrigation and shall enter a right-of-way use and maintenance agreement with the City prior to construction.
3. A property owners association (POA) shall be established in the event the commercial property owner decides to sell the commercial tenant space(s) to individual property owners, at which point the POA will assume responsibility of the ROW use and maintenance agreements(s).

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18. Garages shall be accessed from the adjacent public right-of-way at the front of the lot for all front-loaded lots.
19. Garages shall be accessed from the adjacent alley at the rear of the lot for all rear-loaded lots.
20. Power service within the development shall be underground. No overhead service will be allowed.
21. Vehicular, Pedestrian and Accent lighting shall substantially conform the Section 3.10 – Lighting of the City of Apopka Development Design Guidelines.
22. Any parking space striping within public right-of-way shall be maintained by the Homeowners Association (HOA).
23. Pavement design shall carry a design life of 20 years minimum.
24. The new force main and route will be assessed a pro rata fee, based on the development share of usage for the wastewater. A separate agreement for the pro rata usage fee will be executed during Construction Site Plan.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 30% of the developed site area in accordance with City of Apopka PD Zoning District and LDC Section 3.7.2(E).
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
3. The Amenity Tract shall be an approximate 0.47-acre Pool/Cabana. There will also be additional pocket park tracts within the development totaling an approximate 1.63 acres. A specific park site plan and amenities/equipment shall be provided with the Construction Site Plan. The swimming pool and deck area shall be a minimum of 2,500 sf and water area a minimum of 750 sf. Documentation/calculations that the proposed pool size complies with state health standards will be provided at the building permit application.
4. The Amenity Tract and Pocket Park size requirements were based off Apopka LDC Section 4.2.3.C.1.e.1.e, ten (10) pockets parks with a combined 1.63 acres have been provided in addition to the Amenity Tract.
5. The phasing of all Open Space and Parks and Recreation tracts shall be consistent with that depicted on the Park Tracts and Open Space Tracts.
6. Amenities within the development shall include the following.
• Swimming pool
• Playground with slides, swings, and rock-climbing wall
• Cabana with restrooms
• Mixed use active field pocket parks
• Off street parking.

E. Buffers and Landscaping

1. A ten (10) foot buffer tract for a four (4) foot tall three rail fence and landscaping will be provided along the Marden Road frontage. A ten (10) foot buffer tract for perimeter wall and landscaping will be provided along the S. Hawthorne Avenue frontage. A twenty (20) foot buffer tract of landscaping with optional fencing will be provided along the State Road 414. These tracts shall be dedicated to and maintained by the HOA. A six (6') foot high wall or fence is provided in between the Commercial Outparcel and Lot 225 to provide buffering between Residential and Commercial Use.
2. Entrance feature and community sign will be provided with Construction Site Plan.
4. The Owner/Developer shall install all exterior lighting for the property. All exterior lighting shall comply with dark sky lighting standards and be arranged to reflect light away from residences to the greatest extent possible while providing lighting adequate to ensure safety on road right-of-way. Lighting will have decorative poles and head and be a maximum of 3K L.E.D. The poles and streetlights within the property shall be installed by Owner/Developer and thereafter maintained by the Property Owner. Further, the Property Owner shall be responsible for the payment of all electricity, pole lease, etc. charges associated with providing such streetlights on the property.
5. Property owner shall ensure that any and all signage for the Commercial property is located upon lands owned by property owner and complies with all City of Apopka design standards and specification. Allowable signage for the Commercial property shall include a single/multi-tenant sign with illumination elements. Exact signage dimensions and architectural components to be approved on a site-specific plan set for the Commercial property to be submitted at the time of development.

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APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 217, Winter Park, Florida, 32789

REV. DATE

INITIAL DRC COMMENTS DATED MAY 17TH, 2021

DESCRIPTION

BY

DEVELOPMENT STANDARDS

PD MASTER PLAN

EMERSON POINT

CITY OF APOPKA, FLORIDA

DRAWN: BLK

DESIGNED: JOP

CHECKED: JOP

DATE: 5/24/2021

SCALE: N/A

PROJECT: MIH-003

SHEET: MP-2

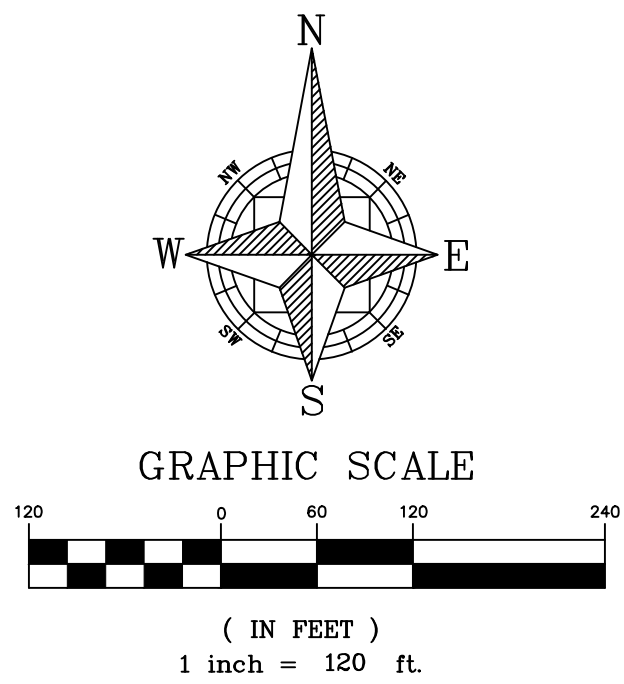
APPIAN ENGINEERING

JAMES O'NEIL FARMER

No. 88659

STATE OF FLORIDA

PROFESSIONAL ENGINEER



LEGEND

- PEDESTRIAN / BIKE PATH
- 20' LANDSCAPE BUFFER
- 10' LANDSCAPE BUFFER
- OPEN SPACE/GREEN SPACE

OVERALL SITE DATA:

OCPA - PARCEL ID #: 21-21-28-0000-00-001
21-21-28-0000-00-002
21-21-28-0000-00-008

PROPERTY ADDRESS: 1890 S HAWTHORNE AVE
APOPKA, FL 32703

TOTAL PROPERTY AREA: ±69.65 AC.
CONSERVATION AREA: ±10.52 AC.
KARST AREA: ± 0.48 AC.
TOTAL IMPROVEMENT AREA: ±58.65 AC.

EXISTING FUTURE LAND USE: MU

ADJACENT FUTURE LANE USE:
NORTH: LMDR / LDR (COUNTY)
SOUTH: MU / COMM (CITY)
EAST: LDR (COUNTY)
WEST: RH (CITY)

EXISTING ZONING: RMF / C-C / T
PROPOSED ZONING: PD

ADJACENT ZONING:
NORTH: R-2 / R-3 (COUNTY)
SOUTH: RMF / C-C / MU-ES-GT (CITY)
EAST: A-1 / R-1 / R-1A / R-2 / R-3 (COUNTY)
WEST: PD (CITY)

PROPOSED DENSITY: 225 DU / 58.65 AC. = 3.84 DU/AC

PROPOSED MINIMUM LOT REQUIREMENTS

65' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 7,800 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

60' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 7,200 SF
MINIMUM LOT WIDTH: 60'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

55' FRONT LOADED DETACHED SINGLE FAMILY LOTS

MINIMUM LOT AREA: 6,600 SF
MINIMUM LOT WIDTH: 55'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 25 ft.
BACK YARD: 20 ft.
SIDE YARD: 5 ft.
CORNER YARD: 25 ft.

22' REAR LOADED ATTACHED SINGLE FAMILY TOWNHOMES

MINIMUM LOT AREA: 2,640
MINIMUM LOT WIDTH: 22'
MINIMUM LOT DEPTH: 120'
MAXIMUM BUILDING HEIGHT: 35' / 2 STORIES

FRONT YARD: 15 ft.
BACK YARD: 20 ft.
SIDE YARD: 20 ft.*
CORNER YARD: 25 ft.

*BETWEEN BUILDINGS

NOTE: THE PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN A SINGLE PHASE.

SITE DATA:

OCPA - PARCEL ID #: 21-21-28-0000-00-001
21-21-28-0000-00-002
21-21-28-0000-00-008

TOTAL PROPERTY AREA: 69.65 AC.

PROJECT IMPROVEMENT AREA: 58.65 AC.

DEDICATED PUBLIC RIGHT-OF-WAY AREA: 0.00 AC.
CONSERVATION AREA: 10.52 AC.
KARST AREA: 0.48 AC.

DEVELOPMENT PROGRAM

65' LOTS	38
60' LOTS	25
55' LOTS	34
TOWNHOMES	128
TOTAL	225

NOTE: PLANNED DEVELOPMENT TO BE CONSTRUCTED IN A SINGLE PHASE

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	10' LANDSCAPE / FENCE BUFFER	0.01 AC	327.99 SF	H.O.A.
TRACT 'B'	10' LANDSCAPE / FENCE BUFFER	0.04 AC	1,590.78 SF	H.O.A.
TRACT 'C'	COMMERCIAL OUTPARCEL	1.50 AC	65,481.85 SF	P.O.A.
TRACT 'D'	OPEN SPACE	0.48 AC	21,070.79 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.25 AC	11,031.08 SF	H.O.A.
TRACT 'F'	SOUTH-WEST POND	2.27 AC	98,927.00 SF	H.O.A.
TRACT 'G'	NORTH-WEST POND	2.68 AC	116,742.10 SF	H.O.A.
TRACT 'H'	NORTH-EAST POND	1.92 AC	83,577.27 SF	H.O.A.
TRACT 'I'	KARST	0.48 AC	20,815.90 SF	H.O.A.
TRACT 'J'	CONSERVATION TRACT	10.52 AC	458,327.76 SF	H.O.A.
TRACT 'K'	OPEN SPACE	7.41 AC	322,709.82 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.04 AC	1,932.05 SF	CITY
TRACT 'M'	AMENITY TRACT	0.47 AC	20,470.75 SF	H.O.A.
TRACT 'N'	PRIVATE RIGHT-OF-WAY	9.31 AC	405,409.08 SF	H.O.A.
TRACT 'O'	20' LANDSCAPE BUFFER	1.36 AC	59,440.59 SF	H.O.A.
TRACT 'P'	POCKET PARK	0.18 AC	8,042.67 SF	H.O.A.
TRACT 'Q'	POCKET PARK	0.17 AC	7,604.25 SF	H.O.A.
TRACT 'R'	POCKET PARK	0.13 AC	5,500.60 SF	H.O.A.
TRACT 'S'	POCKET PARK	0.20 AC	8,781.73 SF	H.O.A.
TRACT 'T'	POCKET PARK	0.20 AC	8,872.38 SF	H.O.A.
TRACT 'U'	POCKET PARK	0.15 AC	6,513.21 SF	H.O.A.
TRACT 'V'	POCKET PARK	0.13 AC	5,781.43 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.02 AC	1,054.16 SF	H.O.A.
TRACT 'X'	POCKET PARK	0.23 AC	9,988.14 SF	H.O.A.
TRACT 'Y'	POCKET PARK	0.10 AC	4,247.28 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.05 AC	1,963.32 SF	H.O.A.
TRACT 'AA'	POCKET PARK	0.14 AC	6,181.60 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.09 AC	3,859.18 SF	H.O.A.
TRACT 'CC'	10' LANDSCAPE / WALL BUFFER	0.37 AC	15,953.24 SF	H.O.A.
TRACT 'DD'	10' LANDSCAPE BUFFER	0.22 AC	9,448.03 SF	H.O.A.
TRACT 'EE'	10' LANDSCAPE BUFFER	0.23 AC	9,876.68 SF	H.O.A.
TRACT 'FF'	PUBLIC RIGHT-OF-WAY	0.57 AC	24,737.83 SF	CITY
TRACT 'GG'	LANDSCAPE TRACT	0.02 AC	839.68 SF	H.O.A.
TRACT 'HH'	LANDSCAPE TRACT	0.03 AC	1,263.67 SF	H.O.A.
TRACT 'II'	LANDSCAPE TRACT	0.01 AC	581.71 SF	H.O.A.

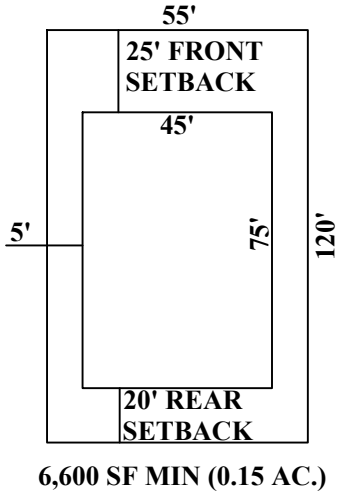
OPEN SPACE TABLE

PROJECT IMPROVEMENT AREA	58.65 AC	
OPEN SPACE REQUIRED (30%)	17.59 AC	30.00%
PROPOSED OPEN SPACE		
LANDSCAPE BUFFERS	2.53 AC	4.32%
OPEN SPACE TRACTS	8.05 AC	13.73%
CONSERVATION & KARST (MAX 50%)	8.80 AC	15.00%
STORMWATER POND (50% MAX)	6.87 AC	11.71%
TOTAL	26.25 AC	44.76%

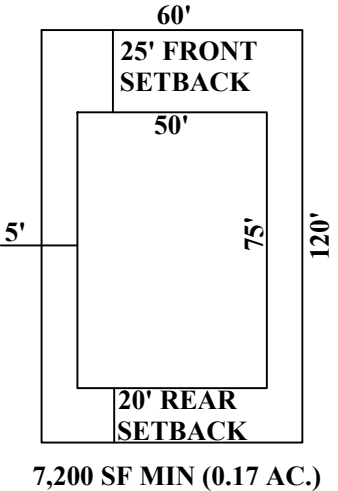
PARCEL DATA

PARCEL	TOTAL PARCEL AREA		OWNER
21-21-28-0000-00-002	15.79 AC	687,789 SF	EMERSON POINT PHASE II LLC
21-21-28-0000-00-001	52.40 AC	2,282,445 SF	EMERSON POINT PHASE II LLC
21-21-28-0000-00-008	1.46 AC	63,587 SF	EMERSON POINT PHASE II LLC
PROPERTY AREA	69.65 AC	3,033,821 SF	EMERSON POINT PHASE II LLC

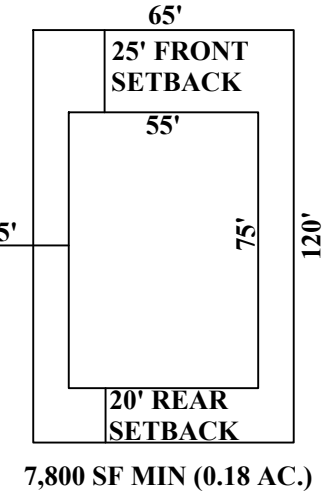
55' LOTS
SIZE/PROPOSED
BUILDING PAD



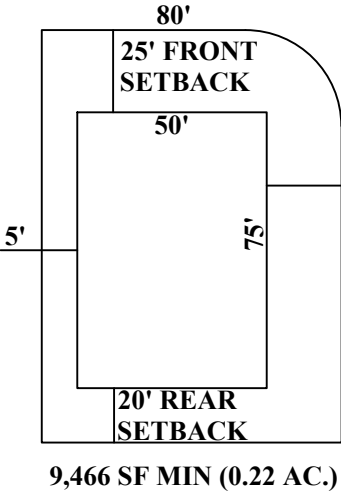
60' LOTS
SIZE/PROPOSED
BUILDING PAD



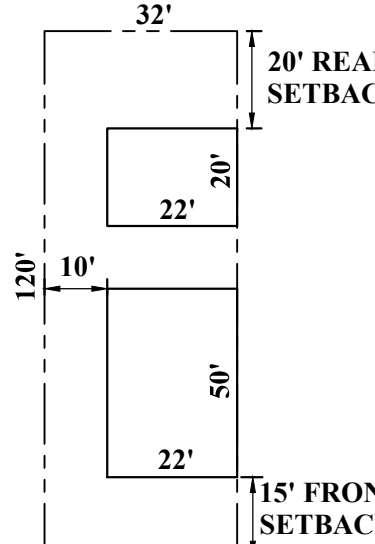
65' LOTS
SIZE/PROPOSED
BUILDING PAD



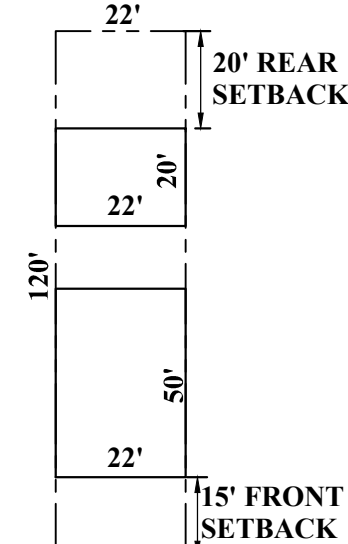
80' CORNER
LOTS
SIZE/PROPOSED
BUILDING PAD



CORNER TOWNHOME
LOT SIZE/PROPOSED
BUILDING PAD



INSIDE TOWNHOME
LOT SIZE/PROPOSED
BUILDING PAD



*SIDE SETBACK 0FT/20FT, 20 FT BETWEEN BUILDINGS

PARCEL 3
THE NORTH 1/2 OF
THE NE 1/4 OF THE
NW 1/4 OF THE
SECTION 21-21-28

CIVIL ENGINEERING | LAND PLANNING

APIAN ENGINEERING LLC.

APPANL.COM • 407.960.5688

2221 Lee Road, Suite 201, Winter Park, Florida 32789

PEDESTRIAN & BICYCLE CONNECTIVITY PLAN

PD MASTER PLAN

EMERSON POINT
CITY OF APOPKA, FLORIDA

DRAWN:
BLK

DESIGNED:
JOP

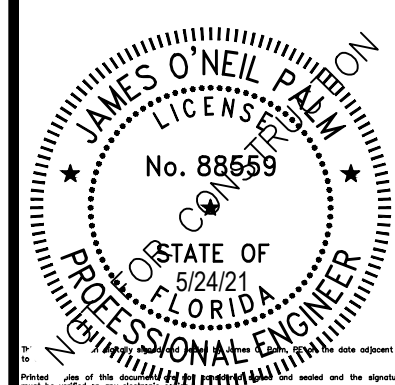
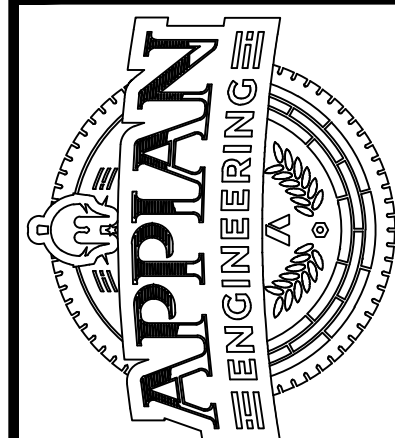
CHECKED:
JOP

DATE:
5/24/2021

SCALE:
1" = 120'

PROJECT:
MIH-003

SHEET:
MP-3





FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

May 4, 2021

VIA E-MAIL: LCLASSON@APPIANFL.COM

Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road
Suite 17
Winter Park, FL 32789

Application: APK-21-011 Emerson Point

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Emerson Point		
OCPS Completed Application Date:	April 15, 2021		
Parcel #(s):	21-21-28-0000-00-001; -002; -008		
Requested New Units (#):	SF: 97	MF: 0	TH: 28
Vested Unit(s):	SF: 0	MF: 0	TH: 100
Total Project Units:	225		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Phillis Wheatley ES	Piedmont Lakes MS	Wekiva HS
Jurisdictional Analysis	Apopka – 26.1% Unincorporated – 73.9%	N/A	N/A

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

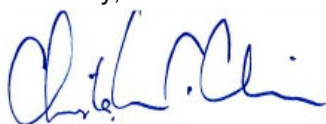
This determination expires on October 30, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a horizontal line.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 May 3, 2021

13:13:04

Project ID:

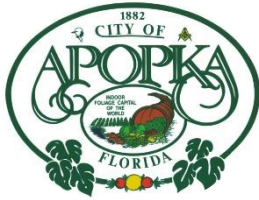
CEA – APK – 21 – 011

Valid Until: October 30, 2021

Project Name: EMERSON POINT			
Unvested Units	Single Family Units:	97	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	28	
	Single Family Units:	0	
	Multi Family Units:	0	
	Town Homes Units:	100	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	570	1,113	2,797
	Enrollment (2019-2020)	424	1,086	2,089
	Utilization (2019-2020)	74.0%	98.0%	75.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	203	27	708
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	167	10	229
	Reserved Capacity	17	0	83
	Adjusted Utilization	106.7%	98.5%	85.8%
	Adjusted Available Seats	19	17	396
	Analysis of Proposed Development			
	Students Generated	23.063	11.343	15.283
	Adjusted Utilization	110.7%	99.5%	86.4%
	PASS/FAIL	FAIL	PASS	PASS
	Number of Seats to Mitigate	4.063	0.000	0.000

WHEATLEY ES	
PIEDMONT LAKES MS	
WEKIVA HS	



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☐ BUSINESS
☒ PUBLIC HEARING
☒ SITE PLAN
☐ SPECIAL REPORT
☐ OTHER

MEETING OF: June 8, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Major Development Plan

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE BINION ROAD MULTIFAMILY MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER: Chester S. Peckett Trust

APPLICANT: Brent A. Lenzen, P.E., Kimley Horn and Associates, Inc.

PARCEL ID NUMBERS: 19-21-28-0000-00-020

LOCATION: 1951 S. Binion Road

FUTURE LAND USE: Mixed Use (Max. 15 dwelling units per acre)

EXISTING USE: Vacant

CURRENT ZONING: MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)

TRACT SIZE: 12.73 +/- acres

RECOMMENDED MOTION:

Find the Binion Road Multifamily Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan.

PLANNING COMMISSION – JUNE 8, 2021
BINION ROAD MULTIFAMILY – MAJOR DEVELOPMENT PLAN
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Mixed Use	MU-ES-GT	Vacant
East	Mixed Use	MU-ES-GT	Vacant
South	Mixed Use	MU-ES-GT	Harmon Road and Commercial Tracts
West	Mixed Use	MU-ES-GT	S. Binion Road and Vistas at Waters Edge Subdivision

PROJECT SUMMARY: A Major Development Plan has been submitted for the Binion Road Multifamily project, which consists of 180 multifamily units. The future land use designation is Mixed Use, which allows up to 15 dwelling units per acre. The applicant is proposing 14.14 dwelling units per acre. The property is 12.73 acres and located at the northeast corner of Harmon Road and S. Binion Road, specifically at 1951 S. Binion Road. A maximum building height of 45' and a minimum living area of 750 sq. ft. is required in the MU-ES-GT zoning district. The Major Development Plan is consistent with these standards.

ACCESS: The site will have one public access point, off of Harmon Road, and one emergency access point, off of S. Binion Road. The applicant has provided sidewalks along S. Binion Road and Harmon Road. In addition, sidewalks are located throughout the development, creating pedestrian connectivity to the 6 proposed apartment buildings and various amenities.

According to the Traffic Impact Analysis, a left turn lane will be provided as part of the improvements on Harmon Road. Land Development Code Section 5.16.5.B.3.d.2 requires right turn lanes at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour. A right turn lane is provided leading into the site from Harmon Road.

STORMWATER: The stormwater retention area, consisting of 2.09 acres, is provided at the center of the site. Per the City Engineer, the stormwater pond design meets the City's Land Development Code.

LANDSCAPING/OPEN SPACE: The Land Development Code requires a minimum of 10% of the development site area to be open space, or 1.27 acres. The applicant has provided 1.97 acres, or 15.48% of the development site area. Open space includes a tree preservation area, stormwater management, a dog park, and community pool. The applicant has provided perimeter landscaping around the site and foundation landscaping around the building facades that front a parking area or street. Southern Magnolias, Live Oaks and Viburnum are provided on site.

PUBLIC HEARING SCHEDULE:

June 8, 2021 - Planning Commission (5:30 pm)

June 16, 2021 - City Council (7:00 pm)

PLANNING COMMISSION – JUNE 8, 2021
BINION ROAD MULTIFAMILY – MAJOR DEVELOPMENT PLAN
PAGE 3

RECOMMENDATION ACTION:

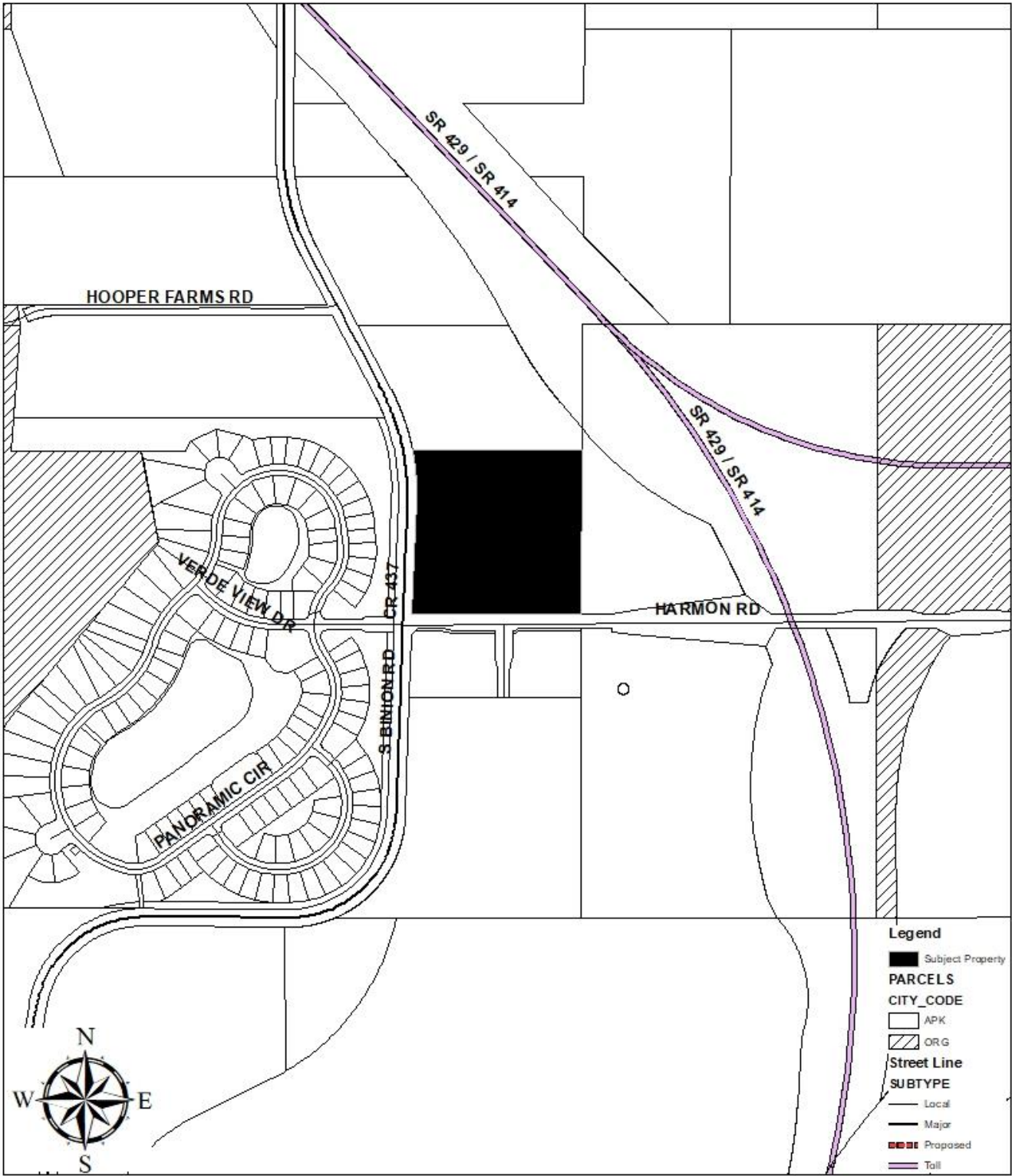
Development Review Committee: Recommends approval of the Binion Road Multifamily Major Development Plan.

Planning Commission Recommendation: Find the Binion Road Multifamily Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

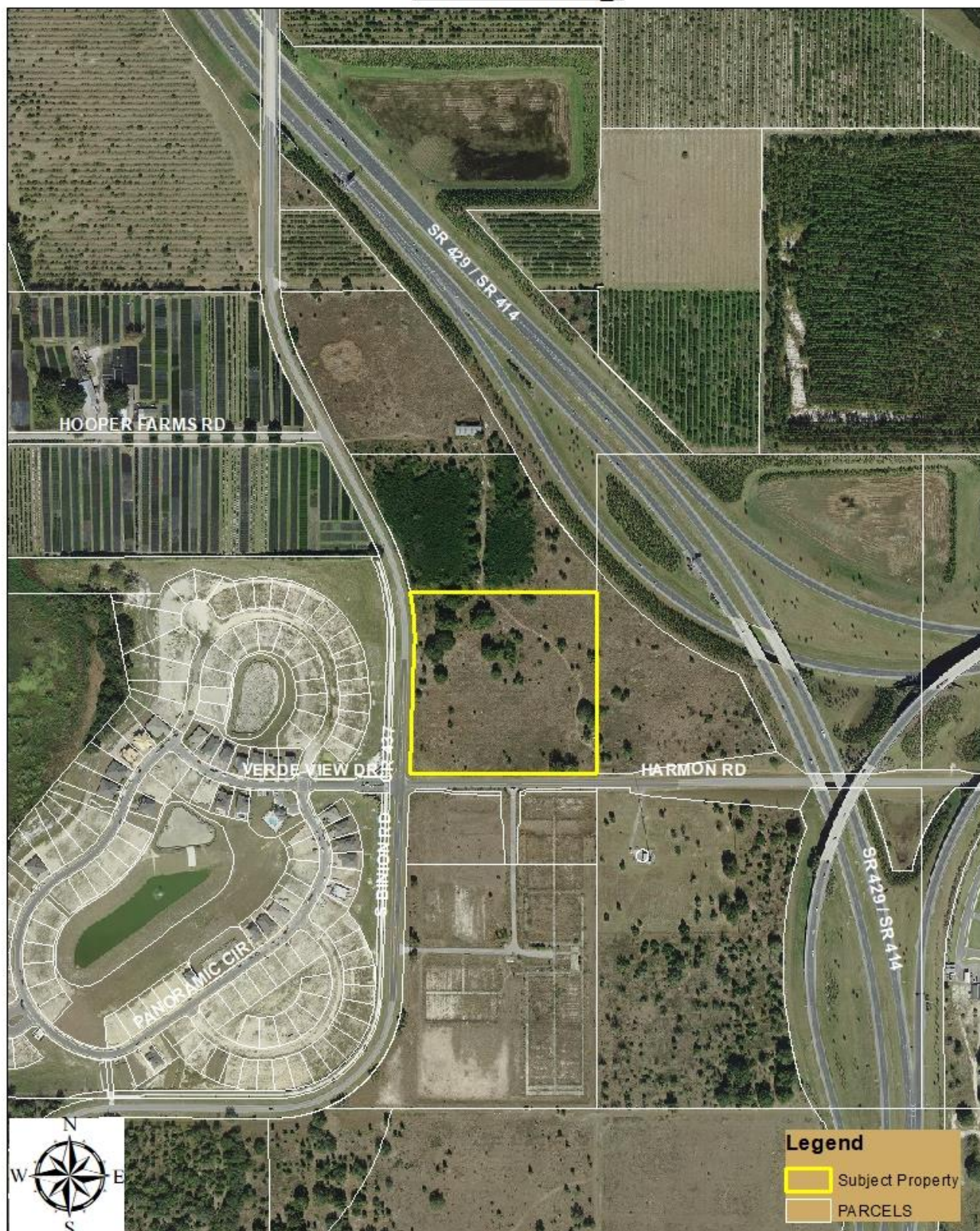
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Drawing name: K:\ORL_Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\Plansheets\DP0.0 - COVER.dwg DP0.0 Apr 19, 2021 7:50am by: Lorissa Curran
This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

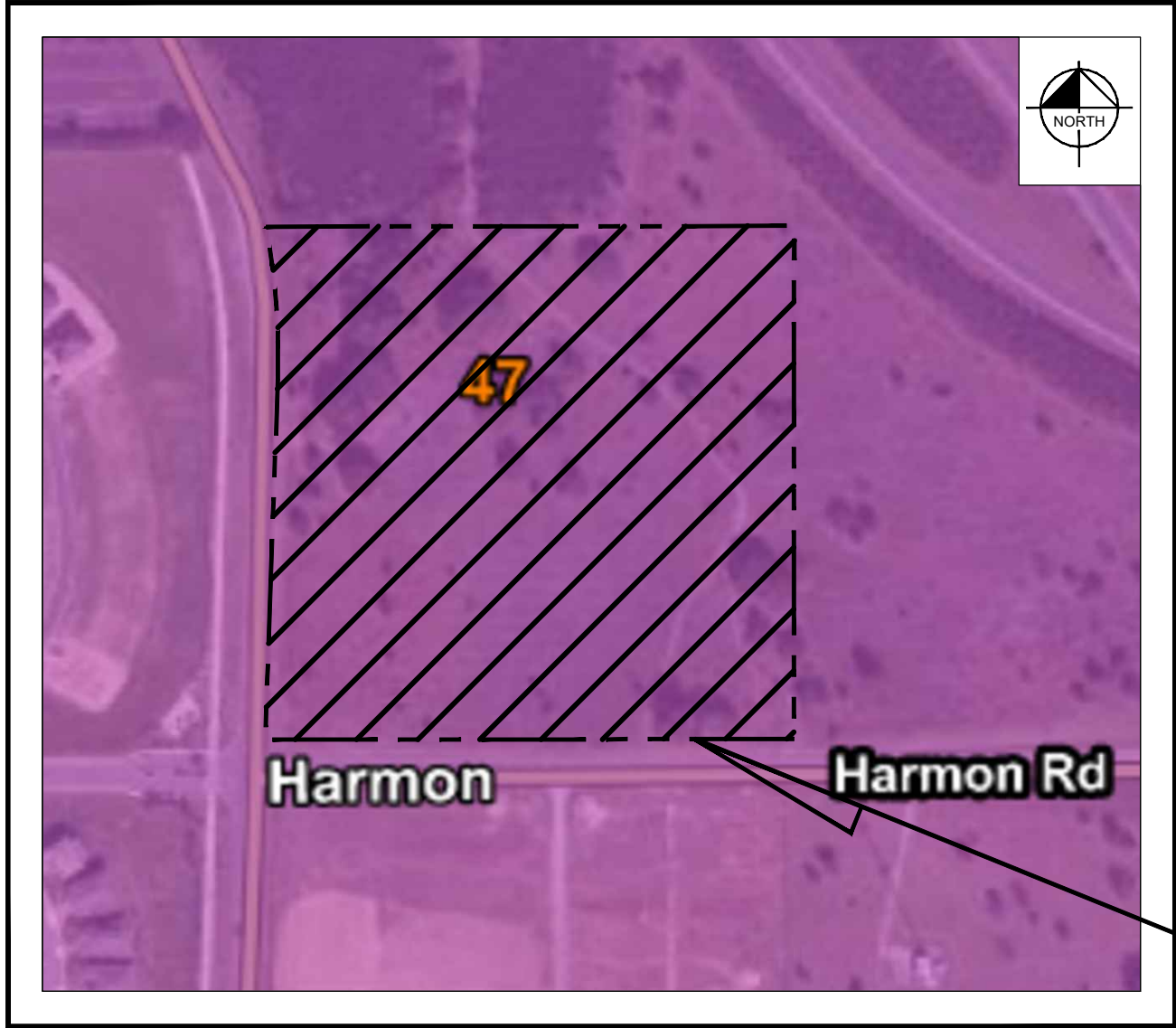
MAJOR DEVELOPMENT PLAN

FOR

BINION ROAD MULTIFAMILY

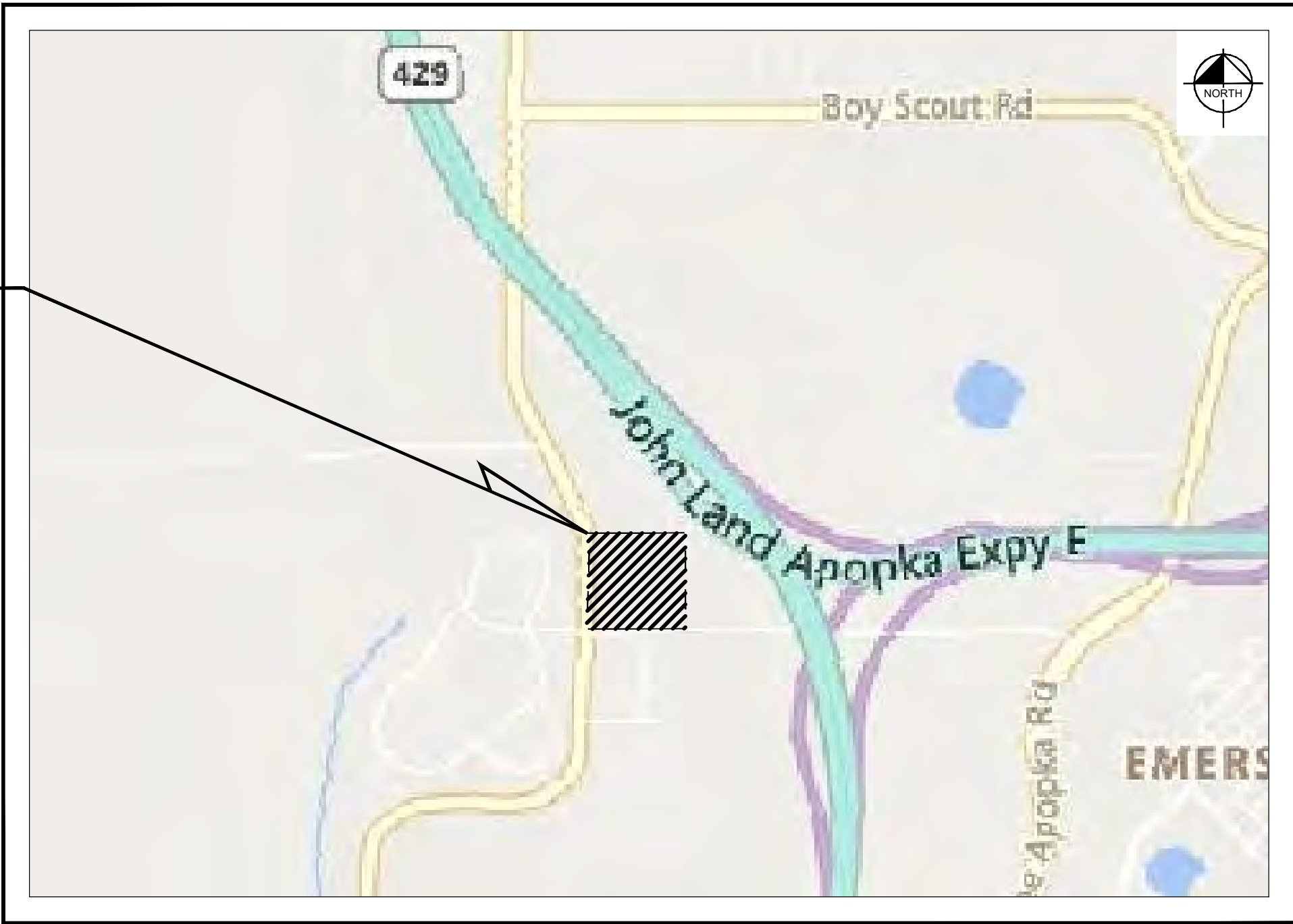
ORANGE COUNTY PARCEL ID NO.
19-21-28-0000-00-020

CITY OF APOPKA, FLORIDA
APRIL 19, 2021



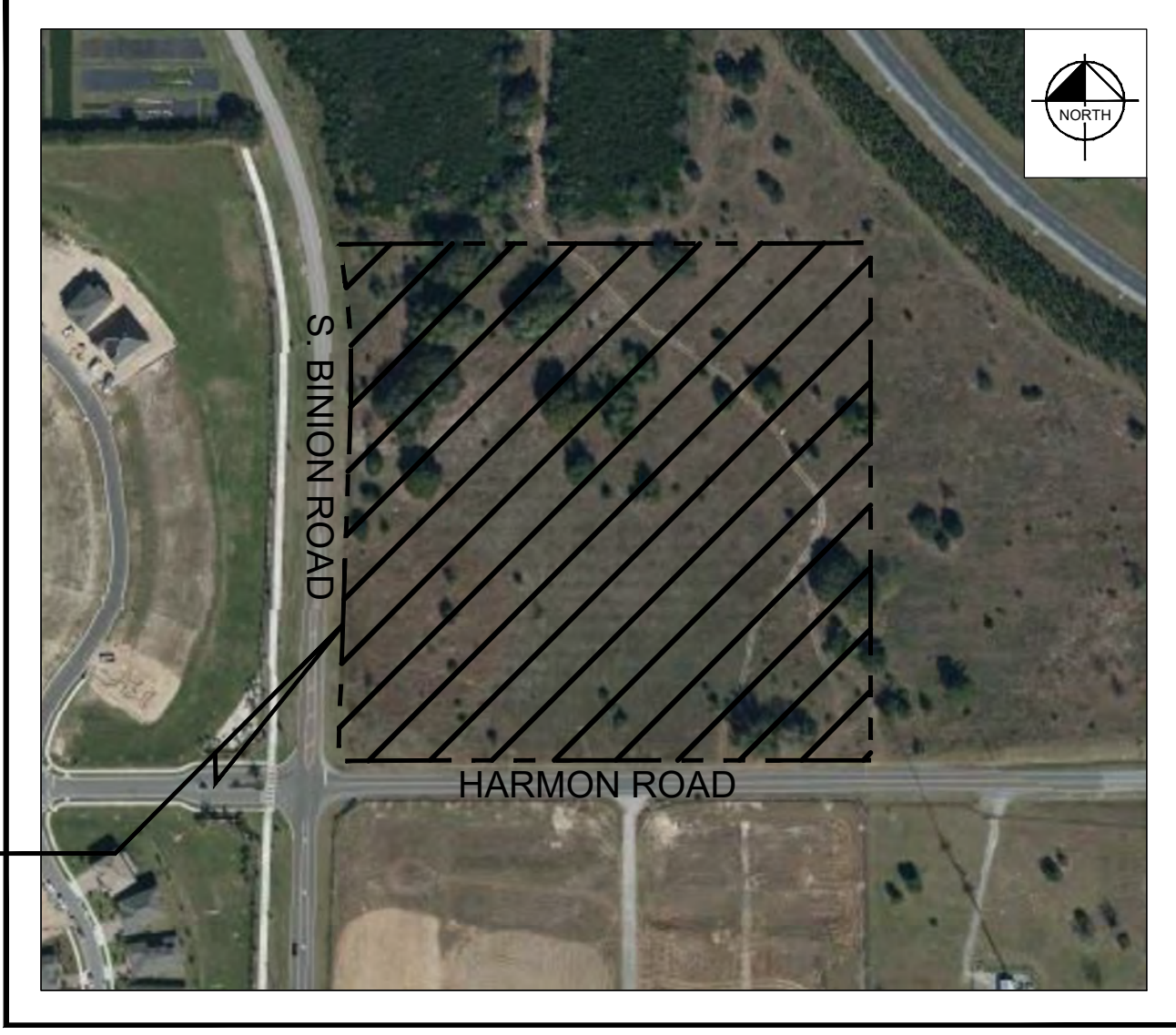
SOILS MAP
N.T.S.
47 - TAVARES MILLHOPPER COMPLEX

SITE



SECTION 19, TOWNSHIP 21, RANGE 28
LOCATION MAP
N.T.S.

SITE



AERIAL PHOTOGRAPH
N.T.S.

SITE

LEGAL DESCRIPTION:

(AS PER TITLE COMMITMENT #FL252009178JC/DC2001848)

FROM THE NORTH 1/4 CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH 00°35'40" WEST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 563.67 FEET; THENCE SOUTH 89°23'10" EAST, A DISTANCE OF 567.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 437, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°23'10" EAST, A DISTANCE OF 759.93 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°43'20" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 737.73 FEET TO THE NORTH LINE OF HARMON ROAD; THENCE NORTH 89°20'03" WEST ALONG THE NORTH LINE OF HARMON ROAD, A DISTANCE OF 761.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 473; THENCE NORTH 02°43'14" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 517.39 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 989.00 FEET AND A CENTRAL ANGLE OF 12°48'28", AN ARC DISTANCE OF 221.08 FEET TO THE POINT OF BEGINNING.

(AS SURVEYED)

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, S89°54'19"W, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19, S00°01'13"W, A DISTANCE OF 564.08 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND BEING THE WEST LINE OF THE LANDS OF CITY OF APOPKA (PARCEL IDENTIFICATION NUMBER 19-21-28-0000-00-009), S00°01'13"W, A DISTANCE OF 738.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARMON ROAD (80.00' PUBLIC RIGHT OF WAY, PER PLAT BOOK 103, PAGES 82-84 AND DEED BOOK 785, PAGE 113); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HARMON ROAD, S89°55'42"W, A DISTANCE OF 761.47 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH BINION ROAD COUNTY ROAD 437 (80.00' PUBLIC RIGHT OF WAY, PER ROAD PLAT BOOK 1, PAGE 40); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH BINION ROAD COUNTY ROAD 437 THE FOLLOWING TWO (2) COURSES: 1) N02°01'30"E, A DISTANCE OF 518.84 FEET; 2) NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 995.37 FEET, A CENTRAL ANGLE OF 12°43'33" AND A CHORD BEARING AND DISTANCE OF N04°20'17"W, 220.63 FEET) FOR AN ARC DISTANCE OF 221.08 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°54'27"E, A DISTANCE OF 760.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.734 ACRES (554700 SQUARE FEET) OF LAND, MORE OR LESS.

UTILITY PROVIDERS

WATER/SEWER:

CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

ELECTRIC :

DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: STEPHANIE OLMO
PHONE: (407) 905-3376

GAS:

LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER PARK, FL 34787
CONTACT: PATRICK NGUYEN
PHONE: (407) 656-2734

CABLE:

CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: RAMON NUNEZ
PHONE: (407) 215-5870

TELEPHONE:

CENTURYLINK
1325 BLAIRSTONE ROAD, ROOM 113
TALLAHASSEE, FL 32301
CONTACT: BILL MCCLLOUD
PHONE: (850) 599-1444

OWNER:

PECKETTS HOLDINGS L.L.C.
15815 ACORN CIRCLE
TAVARES, FL 32778

APPLICANT:

BINION ROAD MULTIFAMILY, LLC
1201 MARYLAND AVENUE, SOUTHWEST
WASHINGTON, D.C. 20024
CONTACT: STEVEN GRIGG
EMAIL: SGRIGG@REPUBLICPROPERTIESCORP.COM

PROJECT TEAM

DEVELOPER:

BINION ROAD MULTIFAMILY, LLC
1201 MARYLAND AVENUE, SOUTHWEST
WASHINGTON, D.C. 20024
CONTACT: STEVEN GRIGG
EMAIL: SGRIGG@REPUBLICPROPERTIESCORP.COM

SURVEYOR:

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FL 32809
CONTACT: JEFFERY D. HOFIUS, P.S.M.
PHONE: (407) 351-6730

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: BRENT A. LENZEN, P.E.
PHONE: (407) 898-1511
EMAIL: BRENT.LENZEN@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT:

KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO, PLA
PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

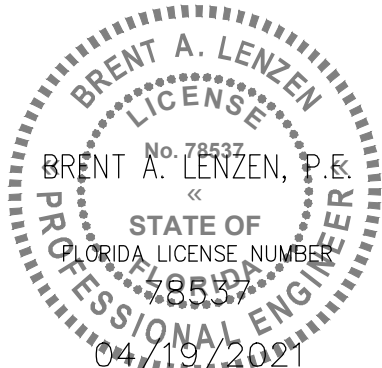
INDEX OF SHEETS

DP0.0	COVER
DP1.0 - DP1.5	SURVEY
DP2.0	OVERALL SITE PLAN
DP2.1 - DP2.4	SITE PLAN
DP3.1 - DP3.4	PAVING, GRADING AND DRAINAGE PLAN
DP4.1 - DP4.4	UTILITY PLAN
DP5.0 - DP5.1	FIRE TRUCK ROUTING PLAN
L0.50	TREE MITIGATION PLAN
L0.51	TREE CANOPY COVERAGE
L1.00	CODE MINIMUM LANDSCAPE PLAN LAYOUT KEY
L1.01 - L1.04	CODE MINIMUM LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL SCHEMATIC IRRIGATION PLAN
L2.01 - L2.04	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L4.00	PRELIMINARY PHOTOMETRIC PLAN

PREPARED BY

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696

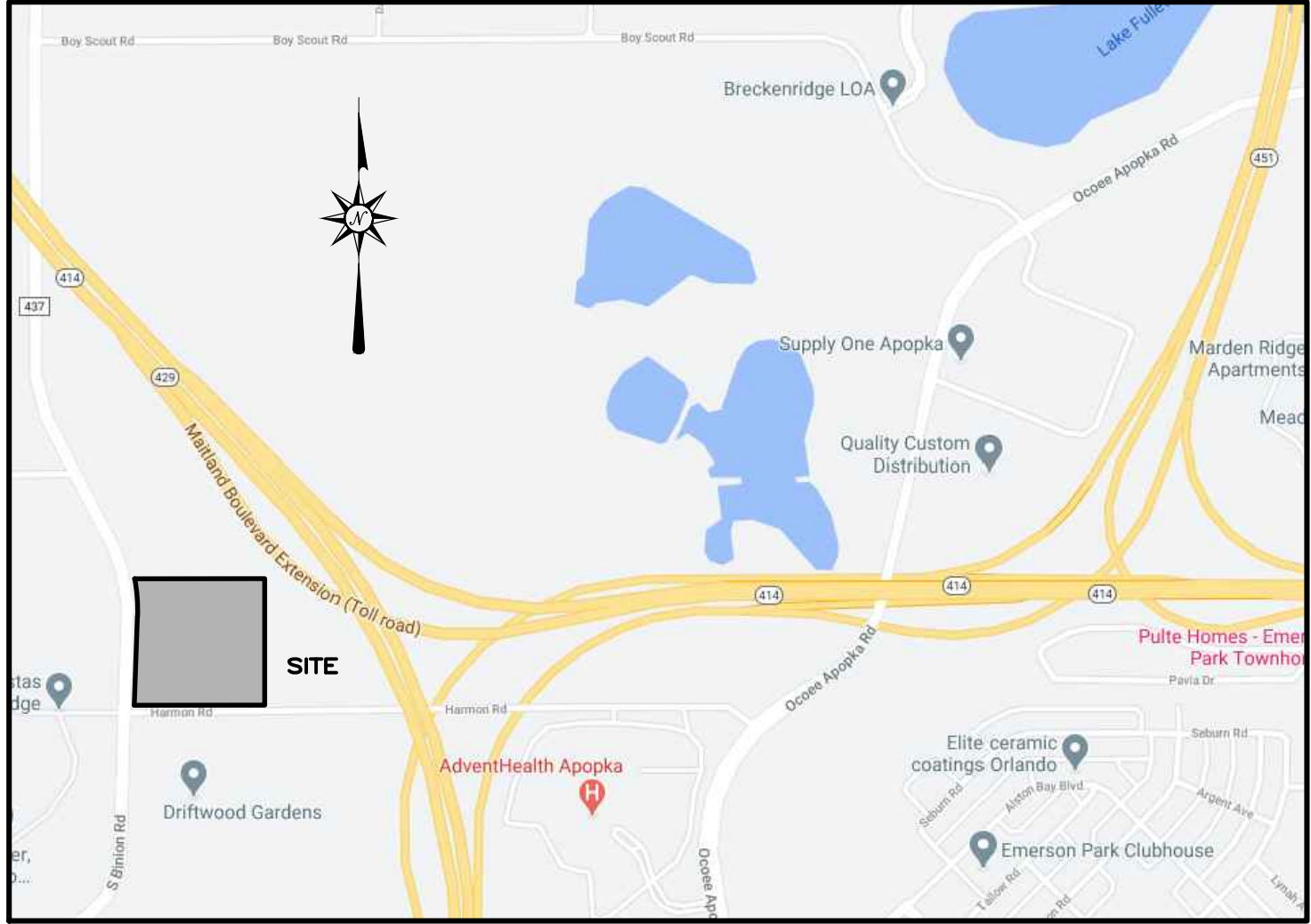


BINION ROAD MULTIFAMILY
04/19/2021
ENGINEER'S PROJECT No. 049523003

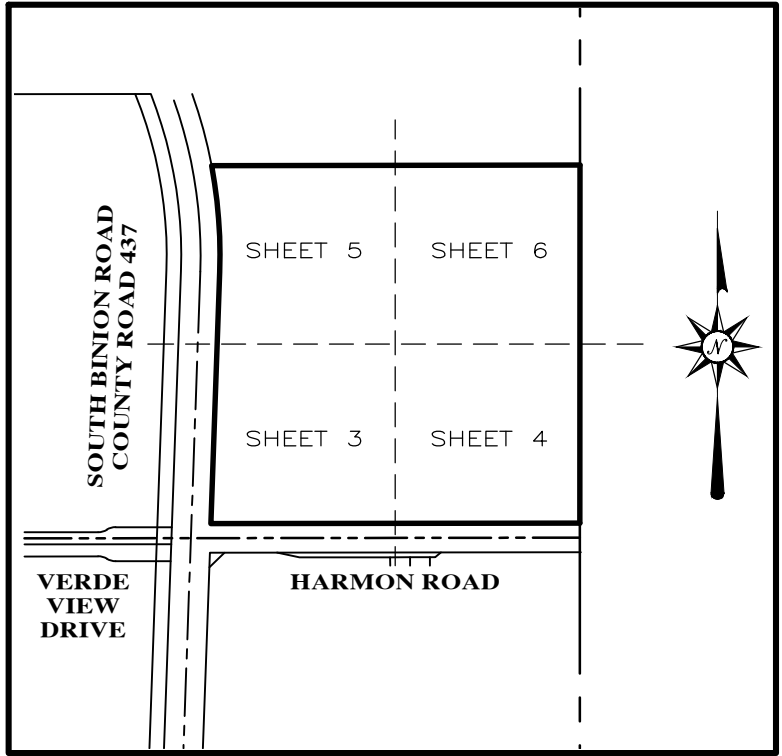
REVISIONS:	DATE
NO. DESCRIPTION	

ALTA/NSPS SURVEY OF
1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY

LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)



INDEX MAP
(NOT TO SCALE)

LEGEND

- | | |
|--|--------------------------------------|
| ■ FOUND CONCRETE MONUMENT | P.O.C. POINT OF COMMENCEMENT |
| ● FOUND IRON ROD & CAP | P.O.B. POINT OF BEGINNING |
| ▲ FOUND NAIL & DISK | PCP PERMANENT CONTROL POINT |
| ◎ FOUND IRON PIPE | D.B. DEED BOOK |
| ◆ FOUND AXLE | (D) AS PER DEED |
| □ SET 4"x4" CONCRETE MONUMENT
"LB 6846" | ID# IDENTIFICATION NUMBER |
| ○ SET 5/8" IRON ROD & CAP
"LB 6846" | CLF CHAIN LINK FENCE |
| O.R. OFFICIAL RECORDS BOOK | EL ELEVATION |
| PG. PAGE | PVC POLYVINYL CHLORIDE PIPE |
| PGS. PAGES | DIP DUCTILE IRON PIPE |
| PSM PROFESSIONAL SURVEYOR & MAPPER | ◆ SITE BENCHMARK |
| LB LICENSED BUSINESS | ☐ WIRE PULL BOX |
| PRM PERMANENT REFERENCE MONUMENT | ↑ SIGN |
| R/W RIGHT-OF-WAY | ✕91.48 SPOT ELEVATION - HARD SURFACE |
| PC POINT OF CURVATURE | ✕88.6 SPOT ELEVATION - GROUND SHOT |
| P.B. PLAT BOOK | ☐ UTILITY MARKER |
| CCR CERTIFIED CORNER RECORD | ⚡ FIRE HYDRANT |
| | ⚡ WATER VALVE |
| | ⊗ REUSE WATER VALVE |
| | ⚡ AIR RELEASE VALVE |
| | ⚡ WOOD POWERPOLE |

- | |
|---------------------------------|
| ☐ TELEPHONE PEDESTAL |
| ☐ CABLE TV RISER |
| → GUY |
| ⊗ GAS VALVE |
| ☐ OAK TREE |
| ☐ PALM TREE |
| ☐ UNKNOWN TREE |
| 10 TITLE COMMITMENT ITEM NUMBER |
| — R — REUSE LINE |
| — X — FENCE LINE |
| — OHU — OVERHEAD UTILITIES LINE |
| — FO — FIBER OPTIC LINE |
| — G — GAS LINE |
| — W — WATER LINE |
| — FM — FORCEMAIN LINE |

SURVEYOR'S NOTES

- THIS ALTA/NSPS SURVEY WAS PREPARED FOR KIMLEY-HORN AND ASSOCIATES, INC. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NOS. ADJUSTMENT OF 2011, THE EAST LINE OF THE NW 1/4 - NE 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEARS S00°01'13"W.
- UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND PLOTTED FEATURES SHOWN ON THIS SURVEY ARE BASED ON ACTUAL FIELD MEASUREMENTS.
- THE ACCURACY OF THIS SURVEY MEETS OR EXCEEDS STANDARDS SET FORTH IN ADMINISTRATIVE RULE 5J-17 "STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS."
- THE SUBJECT PROPERTY CONTAINS 12.734 ACRES OF LAND, MORE OR LESS.
- THE FOLLOWING WERE USED IN THE PREPARATION OF THIS SURVEY:
 - PLAT OF VISTAS AT WATERS EDGE PHASE I, AS RECORDED IN PLAT BOOK 96, PAGES 4-12 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - PLAT OF VISTAS AT WATERS EDGE PHASE II, AS RECORDED IN PLAT BOOK 100, PAGES 41-45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
 - PLAT OF ALTA EAST SHORE, AS RECORDED IN PLAT BOOK 103, PAGES 82-84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 12095C0120F, SEPTEMBER 25, 2009.
- AS OF THE DATE OF THIS SURVEY, THERE WERE NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- ZONING AND SETBACK INFORMATION WAS NOT PROVIDED AT TIME OF SURVEY.
- AS OF THE DATE OF THIS SURVEY, THE SURVEYOR IS NOT AWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- AS OF THE DATE OF THIS SURVEY, NO WETLAND FLAGS WERE OBSERVED ON THE SUBJECT PROPERTY.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE BENCHMARK THIS SURVEY IS BASED ON IS DESCRIBED AS FOLLOWS: ORANGE COUNTY BENCHMARK GIS-0478 ALLISON. SURVEY DISK ON TOP OF A CONCRETE MONUMENT, PUBLISHED ELEVATION = 101.228 FEET. SITE BENCHMARKS ARE SHOWN AND DESCRIBED GRAPHICALLY ON THE SURVEY.
- SUNSHINE ONE CALL UTILITY LOCATION SERVICE (811) WILL NOT LOCATE UNDERGROUND UTILITIES FOR SURVEYING. UTILITIES SHOWN HEREON ARE BASED ON SURFACE INDICATORS UNLESS, NOTED OTHERWISE.
- AS OF THE DATE OF THIS SURVEY, THERE WERE NO BUILDINGS LOCATED ON SUBJECT PROPERTY.
- THERE ARE NO PARKING SPACES LOCATED ON THE SUBJECT PROPERTY.
- TITLE INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL252009178JC/DC2001848, WITH AN EFFECTIVE DATE OF OCTOBER 7, 2020, REVISED MAY 28 2020. THE FOLLOWING SCHEDULE BII ITEMS ARE NOTED RELATIVE TO THE SURVEY:

ITEM# 8: SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT'S OKLAHOMA RIVER BASIN AND IS THEREFORE SUBJECT TO THE RULES AND REGULATIONS THEREUNDER, AS EVIDENCED BY RESOLUTION NO. 653 RECORDED SEPTEMBER 10, 1976 IN OFFICIAL RECORDS BOOK 2735, PAGE 539, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY

ITEM# 9: EXISTING ROAD RIGHTS-OF-WAY, INCLUDING THE RIGHT-OF-WAY FOR BINION ROAD (A/K/A STATE ROAD 437) AND HARMON ROAD, AND TO RIGHTS-OF-USE OF OUTFALL DITCHES, AS REFERENCED IN THE WARRANTY DEED RECORDED DECEMBER 29, 1978 IN OFFICIAL RECORDS BOOK 2867, PAGE 1314.

AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY (TRACT I)

AND THE WARRANTY DEED RECORDED JANUARY 30, 1979 IN OFFICIAL RECORDS BOOK 2976, PAGE 481

AFFECTS THE SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY (TRACT I)

AND THE WARRANTY DEED RECORDED AUGUST 16, 1985 IN OFFICIAL RECORDS BOOK 3677, PAGE 95, ALL OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

ITEM# 10: NOTICE OF FUTURE ASSESSMENTS EXECUTED BY CHET PECKETT, RECORDED JANUARY 20, 1987 IN OFFICIAL RECORDS BOOK 3854, PAGE 2285, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AFFECTS THE SUBJECT PROPERTY, AND IS DEPICTED GRAPHICALLY ON THE SURVEY

LEGAL DESCRIPTION

(AS PER TITLE COMMITMENT #FL252009178JC/DC2001848)

FROM THE NORTH 1/4 CORNER OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH 00°35'40" WEST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 563.67 FEET; THENCE SOUTH 89°23'10" EAST, A DISTANCE OF 567.29 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 437, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°23'10" EAST, A DISTANCE OF 759.93 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°43'20" WEST ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 737.73 FEET TO THE NORTH LINE OF HARMON ROAD; THENCE NORTH 89°20'03" WEST ALONG THE NORTH LINE OF HARMON ROAD, A DISTANCE OF 761.02 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 473; THENCE NORTH 02°43'14" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 517.39 FEET; THENCE ALONG SAID RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 988.00 FEET AND A CENTRAL ANGLE OF 12°48'28", AN ARC DISTANCE OF 221.08 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION

(AS SURVEYED)

A PARCEL OF LAND LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19, S89°54'19"W, A DISTANCE OF 1328.48 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19, S00°01'13"W, A DISTANCE OF 564.08 FEET TO THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 AND BEING THE WEST LINE OF THE LANDS OF CITY OF APOPKA (PARCEL IDENTIFICATION NUMBER 19-21-28-0000-00-0009), S00°01'13"W, A DISTANCE OF 738.78 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HARMON ROAD (60.00' PUBLIC RIGHT OF WAY, PER PLAT BOOK 103, PAGES 82-84 AND DEED BOOK 785, PAGE 113); THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID HARMON ROAD, S89°55'42"W, A DISTANCE OF 761.47 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH BINION ROAD COUNTY ROAD 437 (80.00' PUBLIC RIGHT OF WAY, PER ROAD PLAT BOOK 1, PAGE 40); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH BINION ROAD COUNTY ROAD 437 THE FOLLOWING TWO (2) COURSES: 1) N02°01'30"E, A DISTANCE OF 518.84 FEET; 2) NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 995.37 FEET, A CENTRAL ANGLE OF 12°43'33" AND A CHORD BEARING AND DISTANCE OF N04°20'17"W, 220.63 FEET) FOR AN ARC DISTANCE OF 221.08 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, N89°54'27"E, A DISTANCE OF 760.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.734 ACRES (554700 SQUARE FEET) OF LAND, MORE OR LESS.

CERTIFICATION

TO FIDELITY NATIONAL TITLE INSURANCE COMPANY
BINION ROAD MULTIFAMILY, C.A. LIMITED LIABILITY COMPANY
CHESTER S. PECKETT AND BARBARA H. PECKETT,
TRUSTEES OF THE CHESTER S. PECKETT TRUST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 16 OCT 2020.

DATE:

JEFFREY D. HOFIUS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610

DP1.0

ALTA/NSPS SURVEY

OF

1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY
LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR

KIMLEY-HORN AND ASSOCIATES, INC.

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE:(407) 351-6730
FAX:(407) 351-9691
WEB:www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:

DATE OF DRAWING: 21 OCT 2020	LAST FIELD WORK: 16 OCT 2020
MANAGER: JDH	CREW CHIEF(S): NC
CADD: TO	COMPUTER FILE: 204080ALTA.DWG
PROJECT NUMBER: 204-20080	SCALE: 1"=60'
FIELD BOOK NUMBER: LE 1447	SHEET 1 OF 6

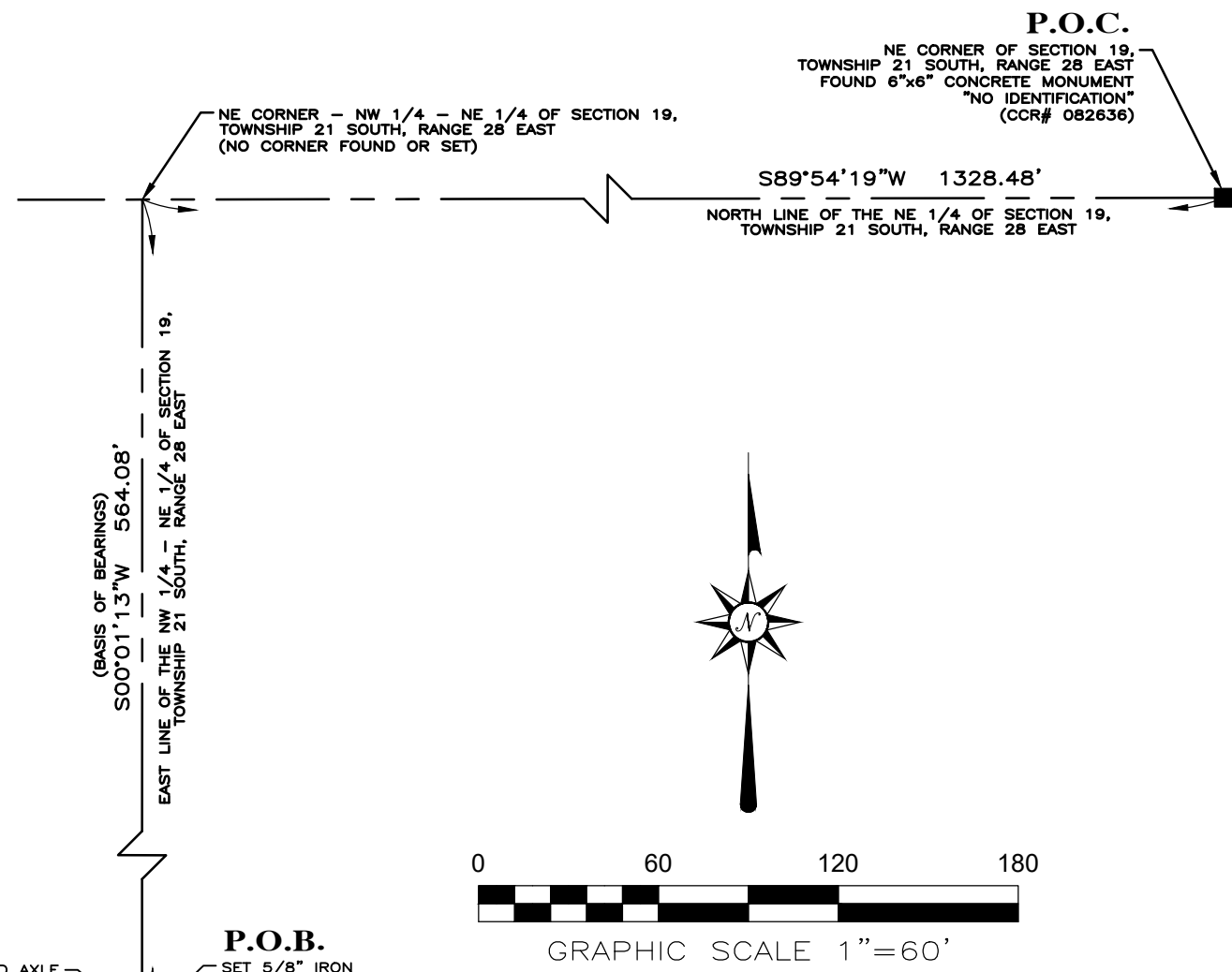
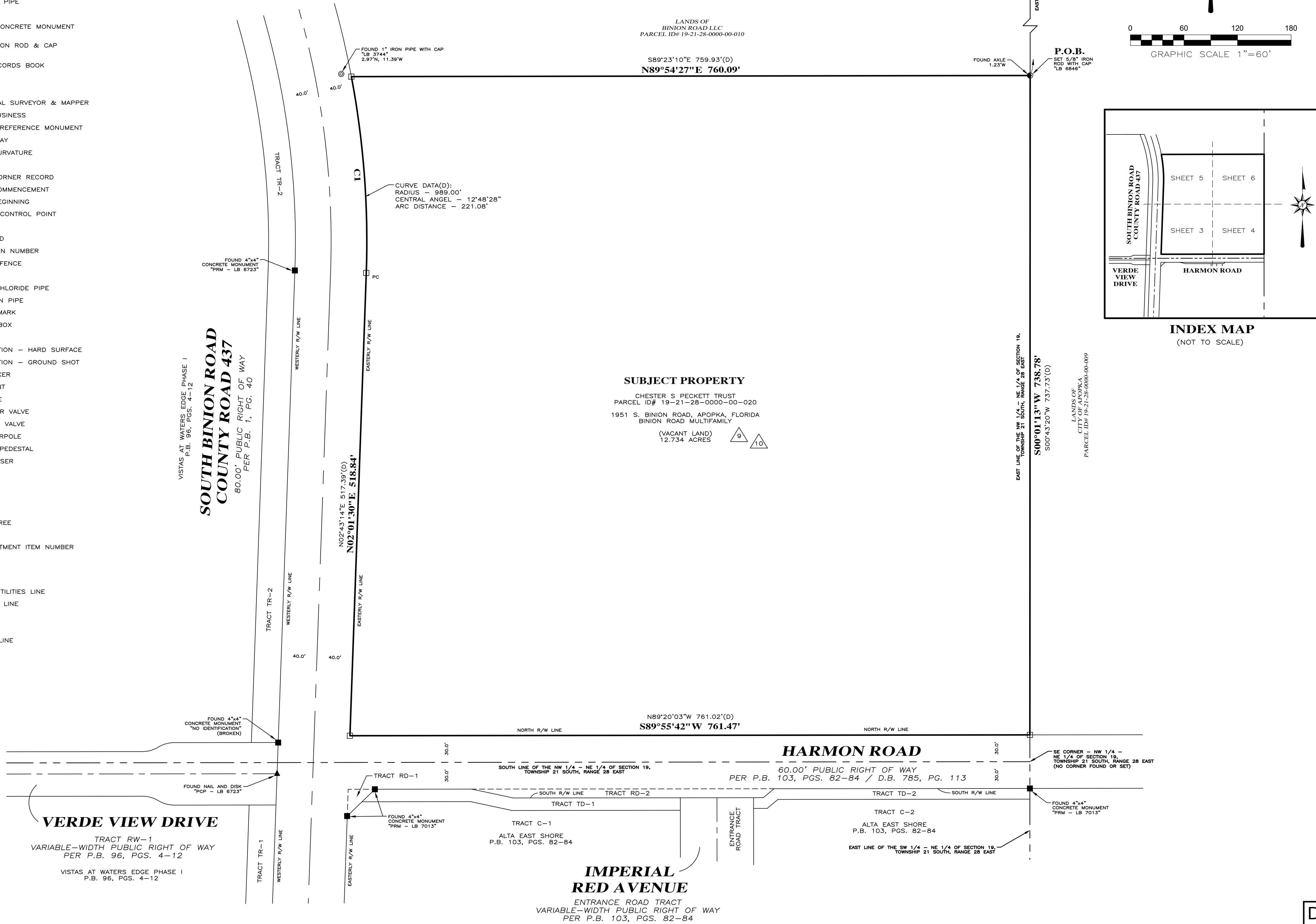
ALTA/NSPS SURVEY OF 1951 S. BINION ROAD, APOPKA, FLORIDA BINION ROAD MULTIFAMILY

LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD & CAP
- ▲ FOUND NAIL & DISK
- ⊙ FOUND IRON PIPE
- ◆ FOUND AXLE
- SET 4"x4" CONCRETE MONUMENT "LB 6846"
- SET 5/8" IRON ROD & CAP "LB 6846"
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MONUMENT
- R/W RIGHT-OF-WAY
- PC POINT OF CURVATURE
- P.B. PLAT BOOK
- CCR CERTIFIED CORNER RECORD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PCP PERMANENT CONTROL POINT
- D.B. DEED BOOK
- (D) AS PER DEED
- ID# IDENTIFICATION NUMBER
- CLF CHAIN LINK FENCE
- EL ELEVATION
- PVC POLYVINYL CHLORIDE PIPE
- DIP DUCTILE IRON PIPE
- ◆ SITE BENCHMARK
- ⊞ WIRE PULL BOX
- ↑ SIGN
- × 91.48 SPOT ELEVATION - HARD SURFACE
- × 88.6 SPOT ELEVATION - GROUND SHOT
- ⊞ UTILITY MARKER
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ REUSE WATER VALVE
- ⊞ AIR RELEASE VALVE
- ⊞ WOOD POWERPOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ CABLE TV RISER
- ⊞ GUY
- ⊞ GAS VALVE
- ⊞ OAK TREE
- ⊞ PALM TREE
- ⊞ UNKNOWN TREE
- 10 TITLE COMMITMENT ITEM NUMBER
- R REUSE LINE
- X-X FENCE LINE
- OHU OVERHEAD UTILITIES LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- W WATER LINE
- FM FORCEMAIN LINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C-1	995.37'	12°43'33"	N04°20'17"W	220.63'	221.08'



INDEX MAP
(NOT TO SCALE)

SUBJECT PROPERTY

CHESTER S. PECKETT TRUST
PARCEL ID# 19-21-28-0000-00-020
1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY
(VACANT LAND)
12.734 ACRES

DP1.1

ALTA/NSPS SURVEY

OF
1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY
LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR
KIMLEY-HORN AND ASSOCIATES, INC.

LEADING EDGE
LAND SERVICES
INCORPORATED

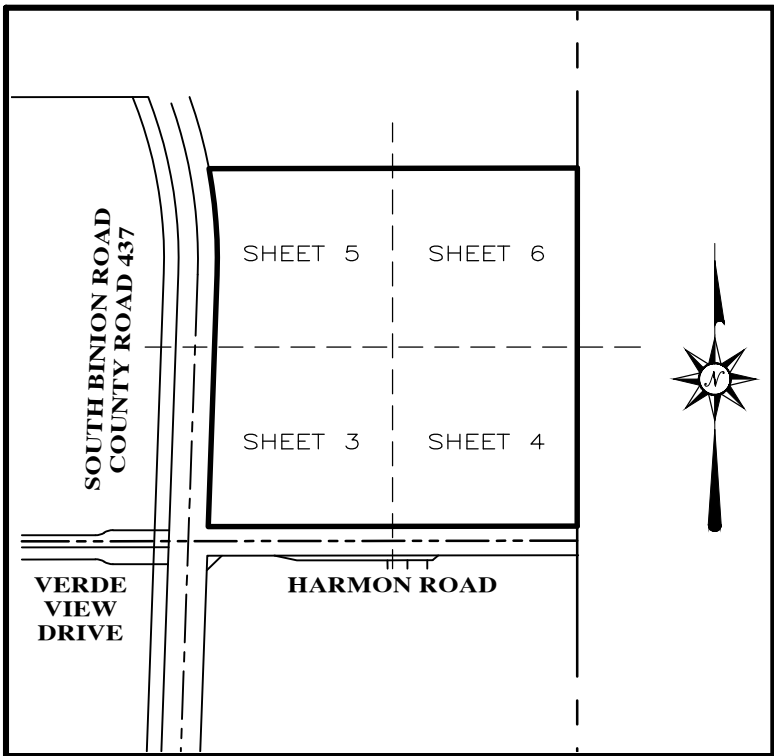
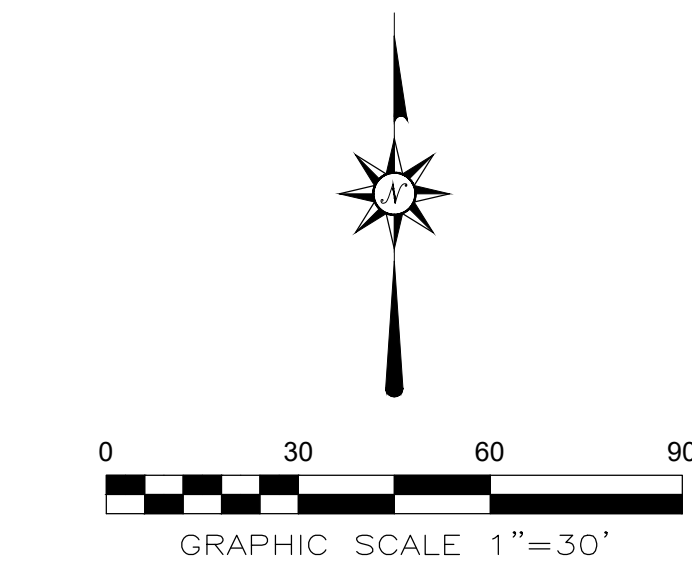
8802 EXCHANGE DRIVE
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PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 6)

REVISIONS:

DATE OF DRAWING: 21 OCT 2020	LAST FIELD WORK: 16 OCT 2020
MANAGER: JDH	CREW CHIEF(S): NC
CADD: TO	COMPUTER FILE: 204080ALTA.DWG
PROJECT NUMBER: 204-20080	SCALE: 1"=60'
FIELD BOOK NUMBER: LE 1447	SHEET 2 OF 6



INDEX MAP

(NOT TO SCALE)

LEGEND

- | | |
|--------|--|
| ● | FOUND CONCRETE MONUMENT |
| ● | FOUND IRON ROD & CAP |
| ▲ | FOUND NAIL & DISK |
| ◆ | FOUND IRON PIPE |
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| O.R. | OFFICIAL RECORDS BOOK |
| PG. | PAGE |
| PGS. | PAGES |
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| LB | LICENSED BUSINESS |
| PRM | PERMANENT REFERENCE MONUMENT |
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| PC | POINT OF CURVATURE |
| P.B. | PLAT BOOK |
| CCR | CERTIFIED CORNER RECORD |
| O.C.C. | POINT OF COMMENCEMENT |
| O.B. | POINT OF BEGINNING |
| PCP | PERMANENT CONTROL POINT |
| D.B. | DEED BOOK |
| (D) | AS PER DEED |
| ID# | IDENTIFICATION NUMBER |
| CLF | CHAIN LINK FENCE |
| EL | ELEVATION |
| PVC | POLYVINYL CHLORIDE PIPE |
| DIP | DUCTILE IRON PIPE |
| ■ | SITE BENCHMARK |
| 🔗 | WIRE PULL BOX |
| ⚡ | SIGN |
| 91.48 | SPOT ELEVATION - HARD SURFACE |
| 88.6 | SPOT ELEVATION - GROUND SHOT |
| U | UTILITY MARKER |
| 🔥 | FIRE HYDRANT |
| W | WATER VALVE |
| ⌘ | REUSE WATER VALVE |
| X | AIR RELEASE VALVE |
| ⚡ | WOOD POWERPOLE |
| ☎ | TELEPHONE PEDESTAL |
| 🔌 | CABLE TV RISER |
| → | GUY |
| ⚡ | GAS VALVE |
| 🌳 | OAK TREE |
| 🌴 | PALM TREE |
| ❓ | UNKNOWN TREE |

10	TITLE COMMITMENT ITEM NUMBER
----	------------------------------

_____ R _____	REUSE LINE
_____ X _____ X _____	FENCE LINE
_____ OHU _____	OVERHEAD UTILITIES LINE
_____ FO _____	FIBER OPTIC LINE
_____ G _____	GAS LINE
_____ W _____	WATER LINE
_____ FM _____	FORCEMAIN LINE

DP1.2

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ALTA/NSPS SURVEY

1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY
LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

KIMLEY-HORN AND ASSOCIATES, INC.

**LEADING EDGE
LAND SERVICES**
INCORPORATED

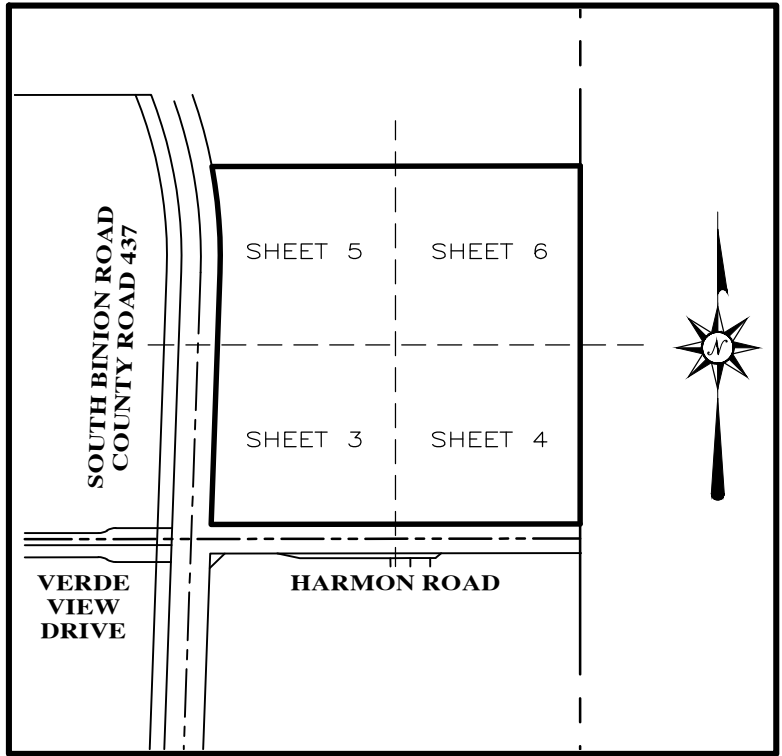
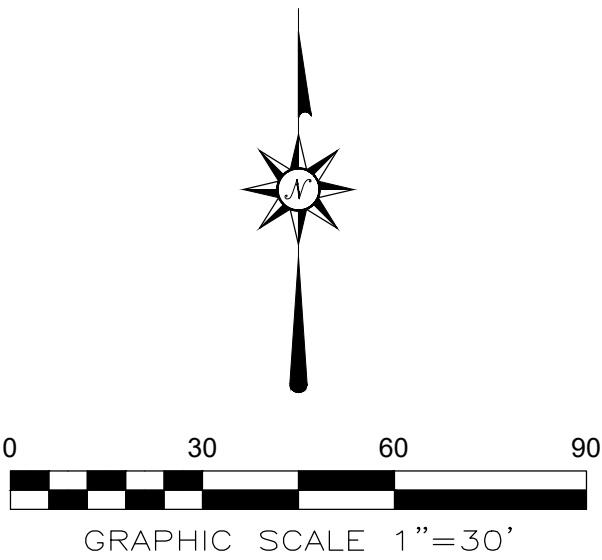
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CADD: TQ	
PROJECT NUMBER: 204-20080	COMPUTER FILE: 204080ALTA.DWG
FIELD BOOK NUMBER: LE 1447	SCALE: 1"=30'
	SHEET 3 OF 6



INDEX MAP

LEGEND

- | | |
|---------|--|
| ■ | FOUND CONCRETE MONUMENT |
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| △ | TITLE COMMITMENT ITEM NUMBER |

- | | |
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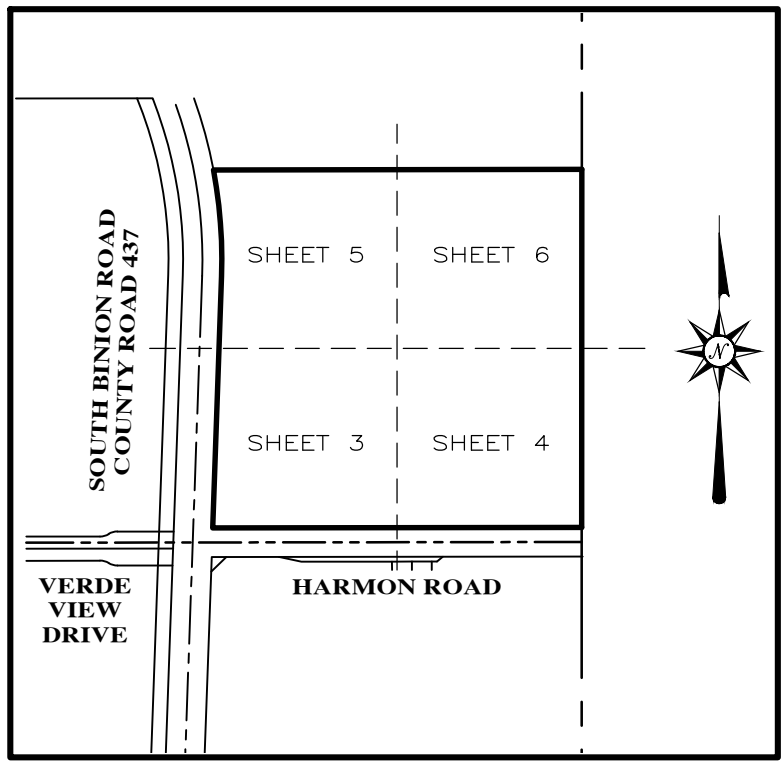
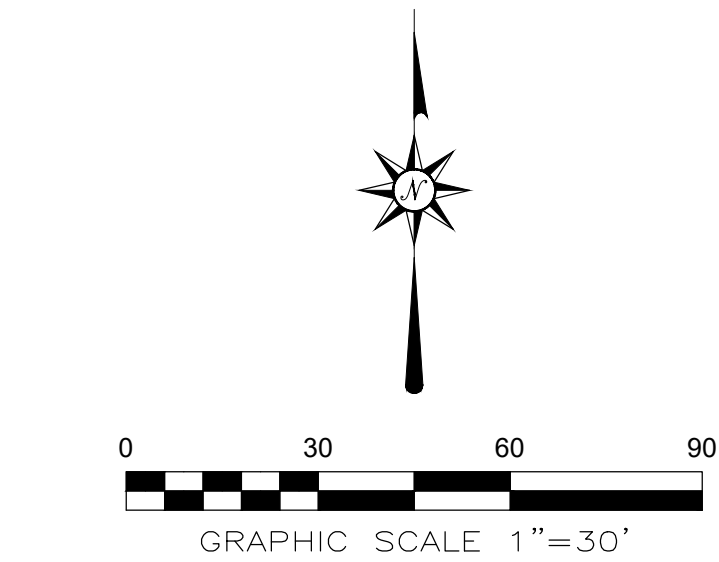
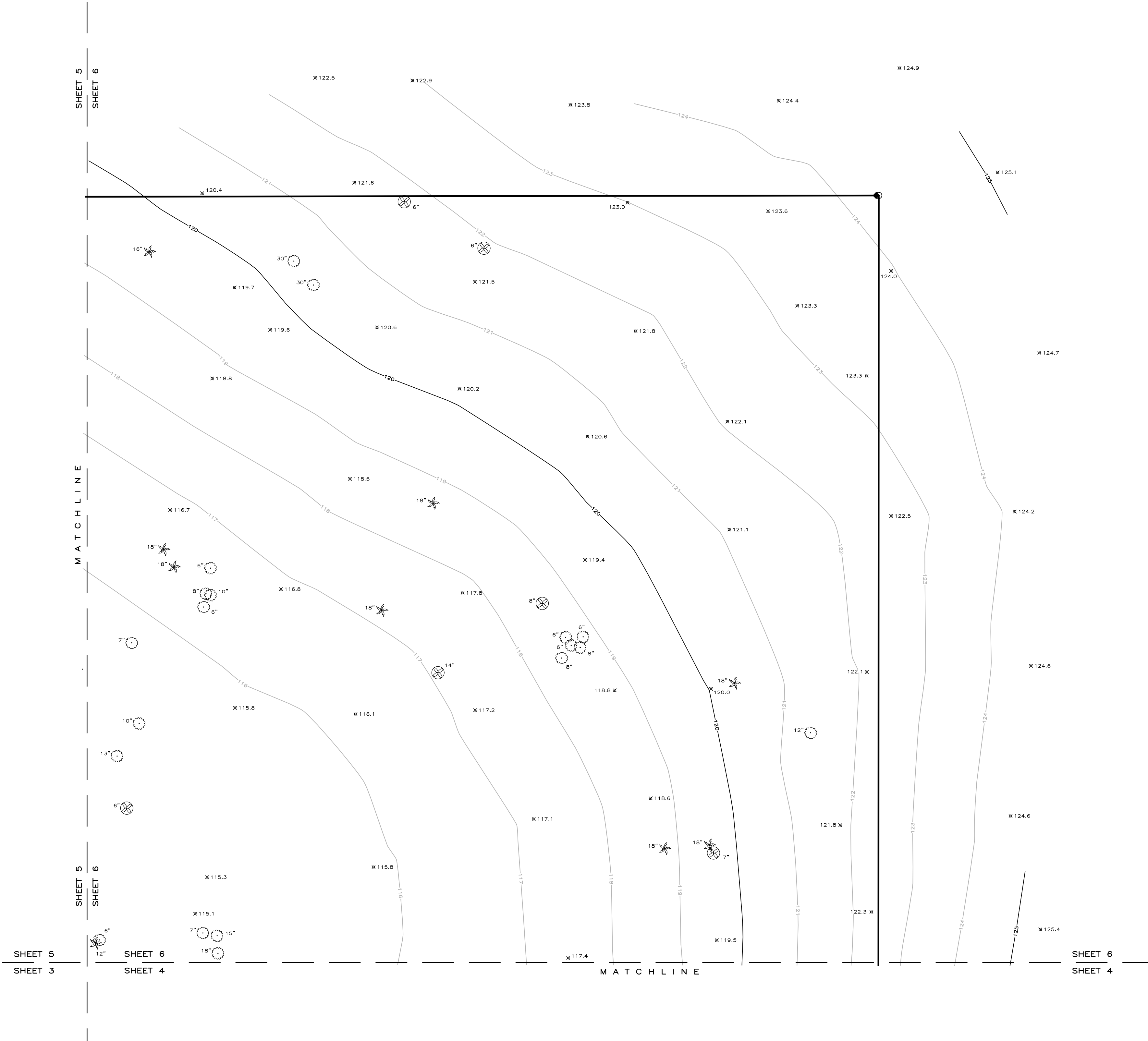
ALTA/NSPS SURVEY

1951 S. BINION ROAD, APOPKA, FLORIDA
BINION ROAD MULTIFAMILY
LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

**FOR
KIMLEY-HORN AND ASSOCIATES, INC.**

FLORIDA LICENSED BUSINESS NUMBER LB 6846

DP1.3



INDEX MAP
(NOT TO SCALE)

LEGEND

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- ▲ FOUND NAIL & DISK
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- ☐ PALM TREE
- ☐ UNKNOWN TREE

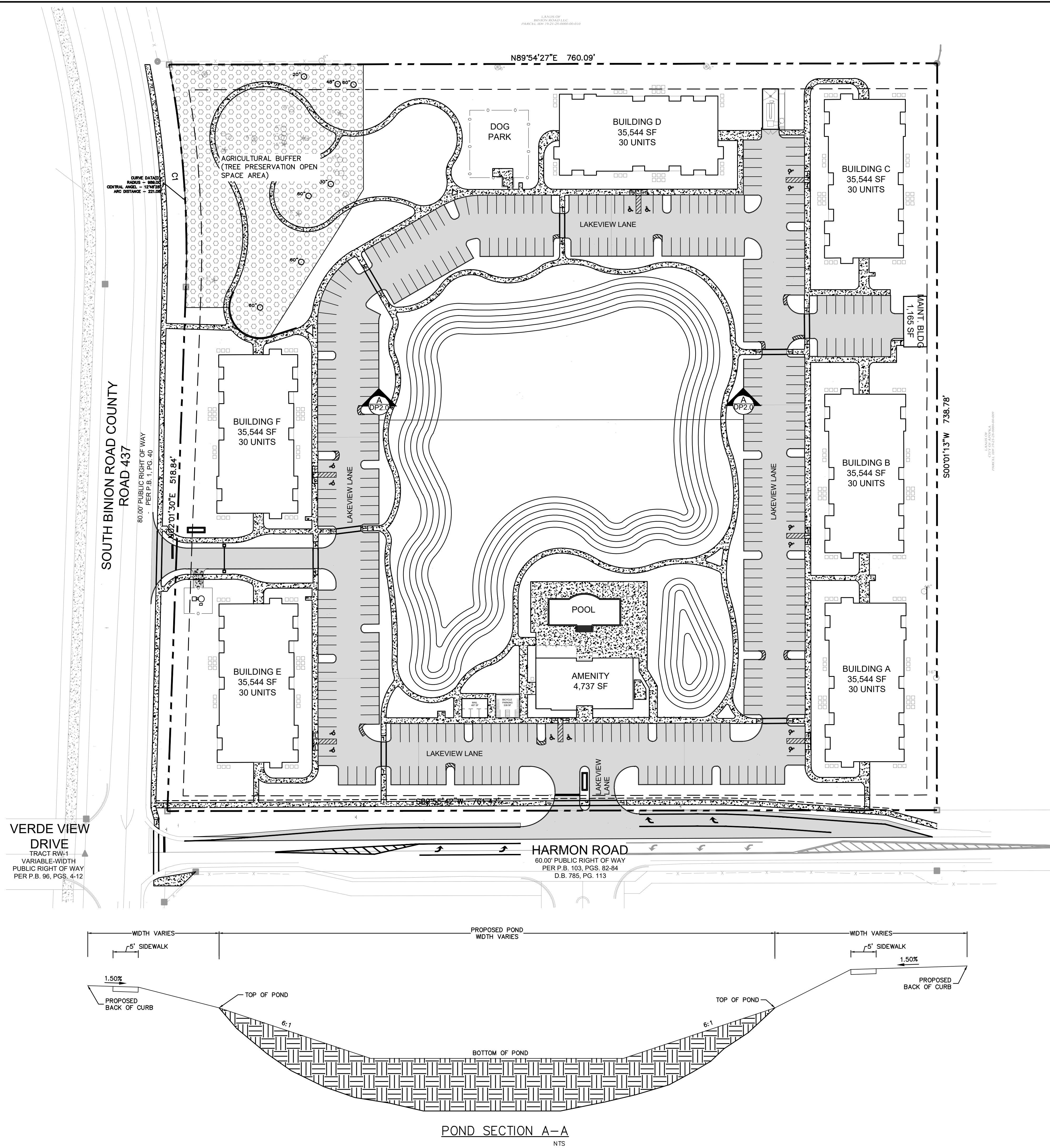
10 TITLE COMMITMENT ITEM NUMBER

- R REUSE LINE
- X FENCE LINE
- OHU OVERHEAD UTILITIES LINE
- FO FIBER OPTIC LINE
- G GAS LINE
- W WATER LINE
- FM FORCEMAIN LINE

DP1.5

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 6)

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE:(407) 351-6730 FAX:(407) 351-9691 WEB:www.leadingedge.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	ALTA/NSPS SURVEY OF 1951 S. BINION ROAD, APOPKA, FLORIDA BINION ROAD MULTIFAMILY LOCATED IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA	FOR KIMLEY-HORN AND ASSOCIATES, INC.	REVISIONS:							
			<table><tr><td>DATE OF DRAWING: 21 OCT 2020</td><td>LAST FIELD WORK: 16 OCT 2020</td></tr><tr><td>MANAGER: JCH</td><td>CREW CHIEF(S): NC</td></tr><tr><td>CADD: TO</td><td></td></tr><tr><td>PROJECT NUMBER: 204-20080</td><td>COMPUTER FILE: 204080ALTA.DWG</td></tr><tr><td>FIELD BOOK NUMBER: LE 1447</td><td>SCALE: 1"=30' SHEET 6 OF 6</td></tr></table>	DATE OF DRAWING: 21 OCT 2020	LAST FIELD WORK: 16 OCT 2020	MANAGER: JCH	CREW CHIEF(S): NC	CADD: TO		PROJECT NUMBER: 204-20080
DATE OF DRAWING: 21 OCT 2020	LAST FIELD WORK: 16 OCT 2020									
MANAGER: JCH	CREW CHIEF(S): NC									
CADD: TO										
PROJECT NUMBER: 204-20080	COMPUTER FILE: 204080ALTA.DWG									
FIELD BOOK NUMBER: LE 1447	SCALE: 1"=30' SHEET 6 OF 6									



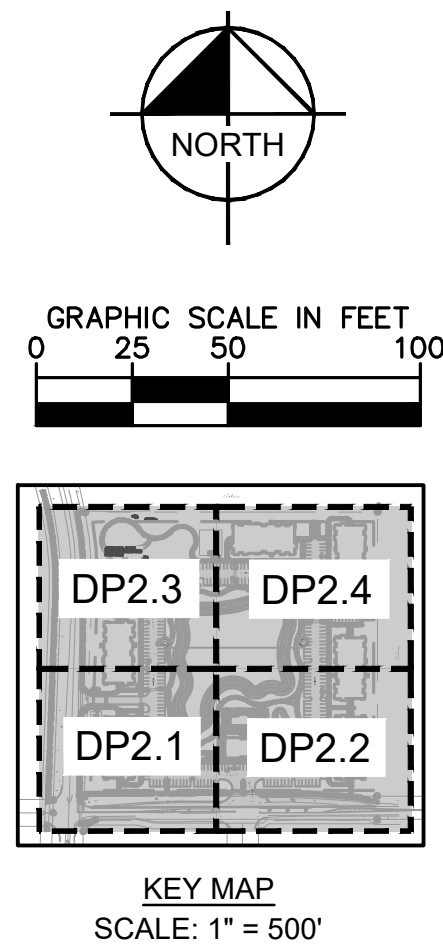
<u>SITE DATA:</u>		
TOTAL SITE AREA:	12.73 ACRES	
ZONING:	MU-ES-GT	
FUTURE LAND USE:	MIXED-USE (MU)	
PROPOSED USE:	MULTI-FAMILY	
MAXIMUM BUILDING HEIGHT:	45 FEET	
PROPOSED BUILDING HEIGHT:	< 45 FEET (3 STORIES)	
MINIMUM LIVING AREA:	750 SF	
<u>SETBACKS (MULTI-FAMILY)</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD:	15 FT	42 FT
SIDE YARD:	10 FT*	10 FT
CORNER SIDE YARD:	20 FT	20 FT
REAR YARD:	25 FT	30 FT
*MIN. OF 15 FEET BETWEEN STRUCTURES, ONLY APPLIES TO EXTERIOR UNITS		
<u>MULTIFAMILY UNIT MIX:</u>		
1 BEDROOM:	72 UNITS	
2 BEDROOM:	90 UNITS	
3 BEDROOM:	18 UNITS	
TOTAL UNITS:	180 UNITS	
<u>MULTIFAMILY GROSS DENSITY CALCULATION:</u>		
DEVELOPABLE AREA:	12.73 ACRES	
DWELLING UNITS:	180 UNITS	
180 DU / 12.73 ACRES =	14.14 DU/ACRE	
MAX DENSITY:	15 DU/ACRE	

<u>REQUIRED PARKING:</u>	
MULTIFAMILY (1 SPACE / 1 STUDIO OR 1 BEDROOM UNIT) (1.35 SPACES / ALL OTHER UNITS) (0.1 VISITOR SPACES / RESIDENT SPACES)	
1 SPACE X 72 UNITS:	72 SPACES
1.35 SPACES X 108 UNITS:	146 SPACES
TOTAL RESIDENT PARKING SPACES REQUIRED:	218 SPACES
0.1 VISITOR SPACES X 218 SPACES:	22 SPACES
TOTAL PARKING SPACES REQUIRED:	240 SPACES
<u>PROVIDED PARKING:</u>	
REGULAR SPACES (9'x18'):	327 SPACES
ADA ACCESSIBLE SPACES (12'x18'):	14 SPACES
TOTAL SPACES PROVIDED:	341 SPACES
<u>REQUIRED BICYCLE PARKING:</u>	
MULTI-FAMILY DWELLING, SHORT-TERM (1 SPACE / PER 20 UNITS)	
(180 UNITS X 1/20)	9 SPACES
MULTI-FAMILY DWELLING, LONG-TERM GARAGE BAY (1 SPACE PER 4 UNITS)	
(180 UNITS X 1/4)	45 SPACES
SHORT-TERM BICYCLE PARKING REQUIRED:	9 SPACES
LONG-TERM BICYCLE PARKING REQUIRED:	45 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED:	18 SPACES
LONG-TERM BICYCLE PARKING PROVIDED:	46 SPACES

- GENERAL NOTES:**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL, AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. SEE SHEET DP3.1-DP3.4 FOR DRAINAGE AND GRADING DETAILS.
 3. SEE SHEETS DP4.1-DP4.4 FOR WATER AND SEWER DETAILS.
 4. 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 PER CHAPTER 16, NFPA 1 2012 EDITION (FFPC 531 EDITION).
 5. THE DEVELOPER SHALL OBTAIN WATER, RECLAIMED WATER, AND WASTEWATER FROM THE CITY OF APOPKA. THE CITY OF APOPKA WILL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE PRIVATE WATER, RECLAIMED WATER OR WASTEWATER SYSTEMS. FLOW RATES AND HYDRANT INFORMATION SHOWN ON THE PLANS SHALL BE COORDINATED WITH THE CITY OF APOPKA FIRE RESCUE. LOCATION, ELEVATION AND POINTS OF CONNECTION FOR WATER AND WASTEWATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 6. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING, SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING SECTION 585-25(0) OF THE CITY OF APOPKA CODE OF ORDINANCE.
 7. DEVELOPMENT OF THE SUBJECT PROPERTY SHALL COMPLY WITH ALL STATE AND FEDERAL REGULATIONS, ORDINANCES, AND PLANTS LISTED AS IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY NECESSARY HABITAT PERMITS FROM THE U.S. FISH AND WILDLIFE SERVICE (USFWS) AND THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FWC).
 8. ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.
 9. SIDEWALK CURB RAMPS WILL BE DESIGNED AS DIRECTIONAL PER FDOT STANDARD PLANS INDEX 522-002.

GREEN BUILDING STANDARDS (*)	
<u>MINIMUM GREEN POINTS REQUIRED</u>	
FOR RESIDENTIAL DEVELOPMENTS 30 OR MORE UNITS	4 POINTS
<u>GREEN POINT ALLOCATION</u>	
DESIGNATED ZONING MU-ES-GT	1 POINT
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 POINT
PRESERVING & LARGE, NON-EXOTIC TREES ON SITE (GREATER THAN 24" DBH)	1 POINT
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE). [120.25 F F ELEVATION - (68.3 BFE + 3)] X 0.5/FOOT ABOVE BFE	24.475 POINTS
GREEN POINTS REQUIRED:	4 POINTS
GREEN POINTS PROVIDED:	26.725 POINTS

(*) DEVELOPER SHALL BE PERMITTED TO USE ALTERNATIVE GREEN BUILDING STANDARDS AND/OR ADDITIONAL GREEN BUILDING STANDARDS TO COMPLY WITH LEED SECTION 5.11, TO BE FINALIZED DURING THE CONSTRUCTION PLAN APPROVAL PROCESS.



<u>IMPERVIOUS CALCULATIONS</u>	
BUILDING AREA:	1.76 AC
ASPHALT AREA:	2.64 AC
CONCRETE AREA:	0.92 AC
TOTAL IMPERVIOUS AREA:	5.32 AC (41.79%)
<u>OPEN SPACE SUMMARY:</u>	
MINIMUM OPEN SPACE REQUIRED: $12.73 \text{ AC} \times 0.1 = 1.27 \text{ AC}$ (55,542 SF)	
<u>PROVIDED OPEN SPACE:</u>	
REQUIRED LANDSCAPE AREAS &:	
AGRICULTURAL BUFFER (Tree PRESERVATION OPEN SPACE AREA):	
(100% OF AREA TOWARDS CALCULATION)	
(0.92 AC $\times$ 1.00)	0.92 AC
STORMWATER MANAGEMENT AREAS TREATED	
AS SITE AMENITIES	
(50% OF AREA TOWARDS CALCULATION)	
(2.09 AC $\times$ 0.50)	1.05 AC
TOTAL PROVIDED OPEN SPACE:	1.97 AC (15.48%)

UTILITY SERVICE:
CITY OF APOPKA SHALL NOT OWN, OPERATE, OR MAINTAIN THE ON-SITE,
WASTEWATER, WATER AND RECLAIMED WATER SYSTEMS.

PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS WILL BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND, RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THE ENTIRE PROJECT.

STORMWATER MANAGEMENT:
STORMWATER MANAGEMENT SYSTEM WILL BE DESIGNED TO MEET CITY OF APOPKA AND THE REQUIREMENTS OF THE LOCAL WATER MANAGEMENT DISTRICT.

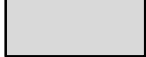
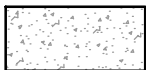
FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009
SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS
OUTSIDE THE FLOODPLAIN.

SITE LIGHTING:
ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ALL CURRENT APPLICABLE CITY OF APOPKA STANDARDS.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

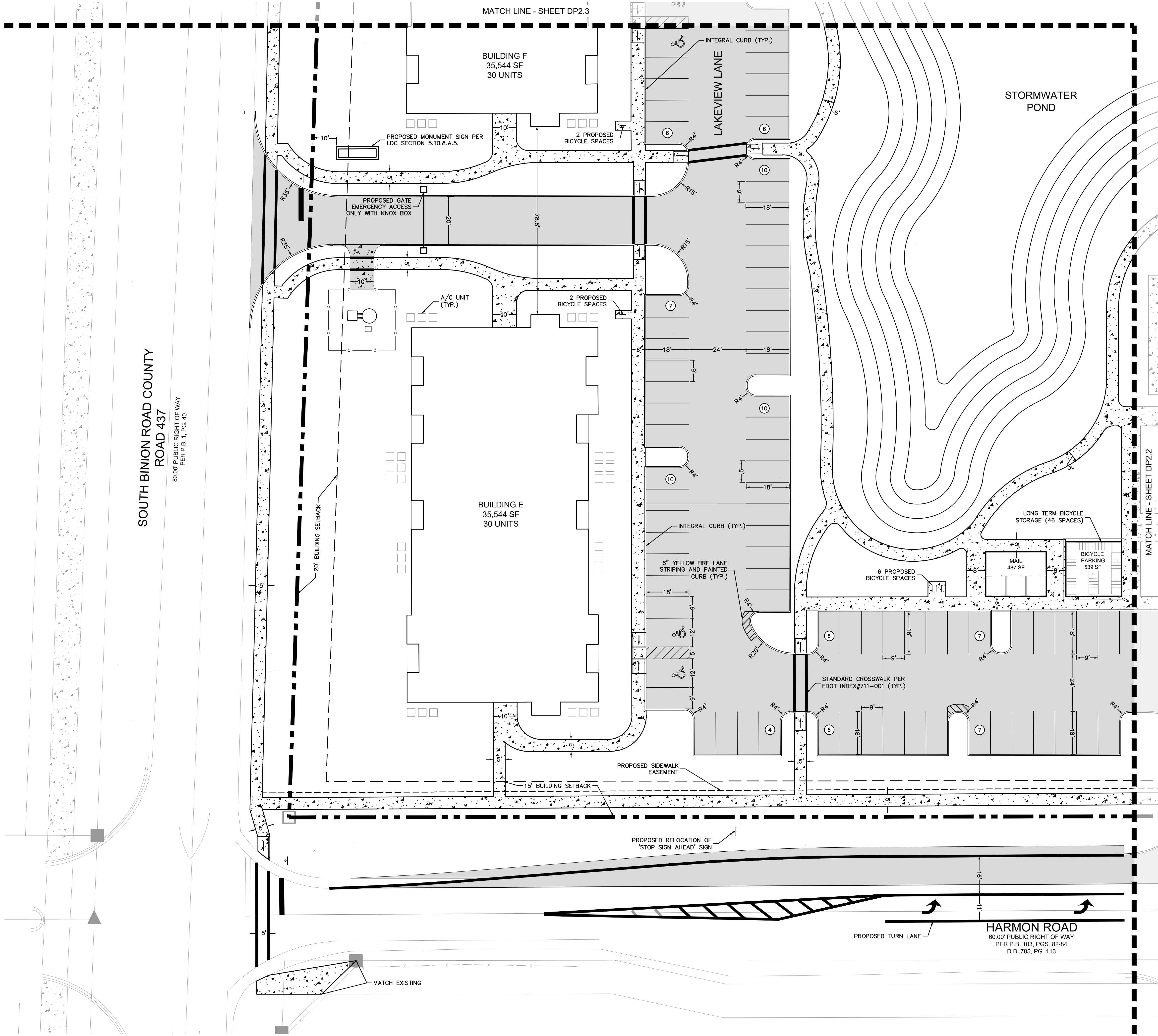
FIRE PROTECTION:
FIRE HYDRANTS SHALL BE INSTALLED SO THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS OF FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION).

VERTICAL DATUM:
ORANGE COUNTY BENCHMARK GIS-0478 ALLISON. SURVEY DISK ON TOP
OF A CONCRETE MONUMENT, PUBLISHED ELEVATION = 101.228 FEET

LEGEND	
	PROPERTY LINE
	PARKING COUNT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE
	PROPOSED OPEN SPACE

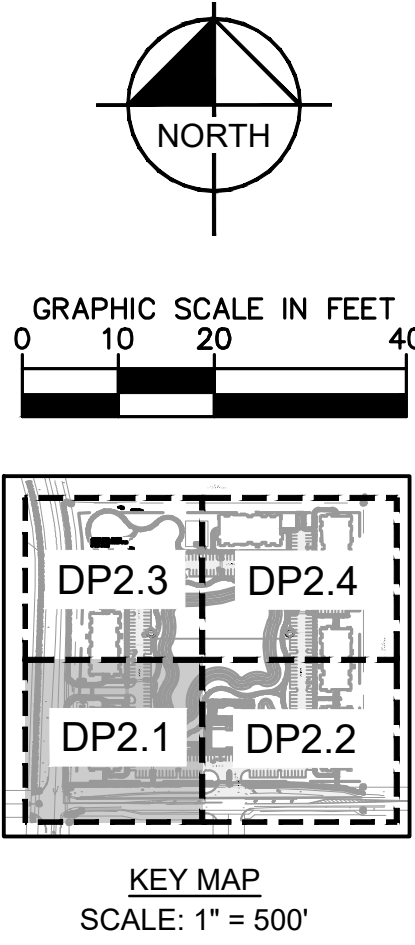
Always call 811 two full business days before you dig to have underground utilities located and marked.

Plotted By: Curran, Lorraine - Street Set: BINION ROAD MF - DP - Layout: DP2.1 - April 19, 2021 07:50:59pm k:\ORL_Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\Plansheets\DP2.0 - SITE PLAN.dwg
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- LEGEND**
- PROPERTY LINE
 - PARKING COUNT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE
 - PROPOSED OPEN SPACE

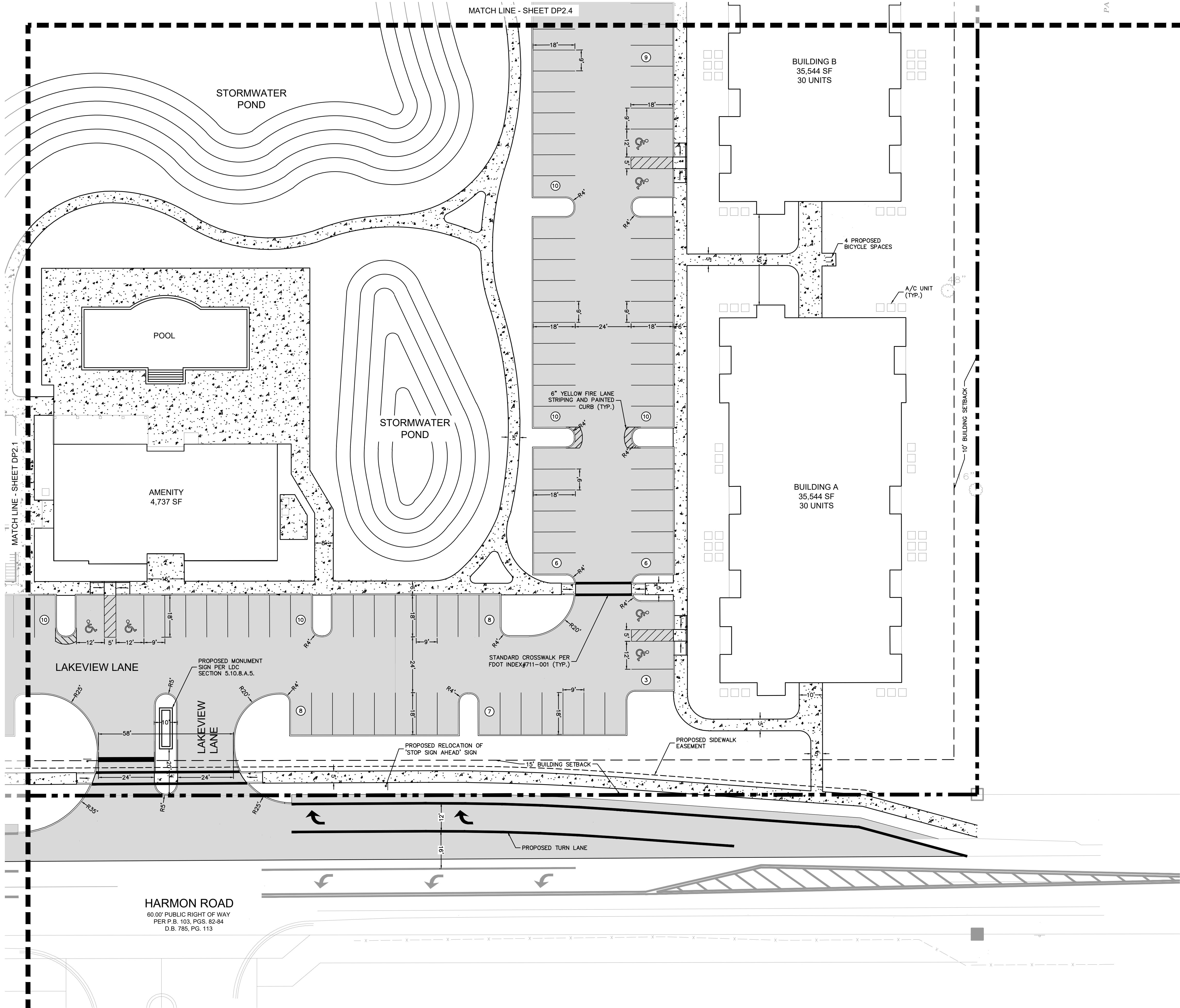
Always call 811 two full business days before you dig to have underground utilities located and marked.



BINION ROAD MULTIFAMILY		SITE PLAN		KIMLEY»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696	
SHEET NUMBER DP2.1		FLORIDA		CITY OF APOPKA		REVISIONS	
						No.	
						DATE	
						BY	

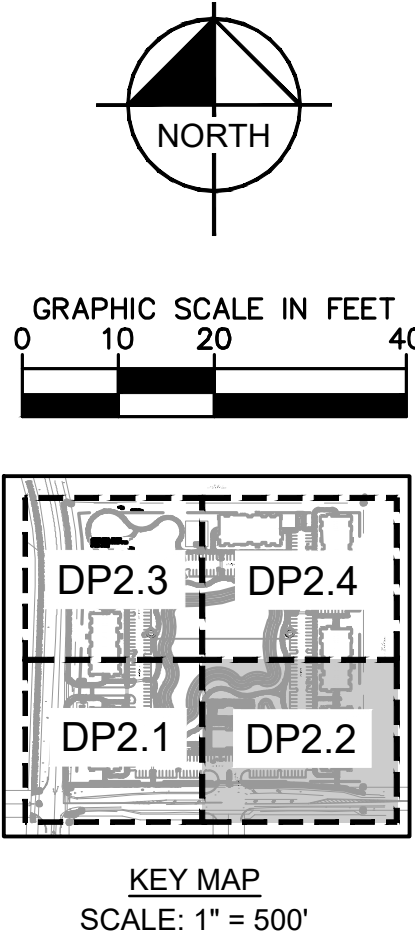
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LEGEND	
	PROPERTY LINE
	PARKING COUNT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE
	PROPOSED OPEN SPACE

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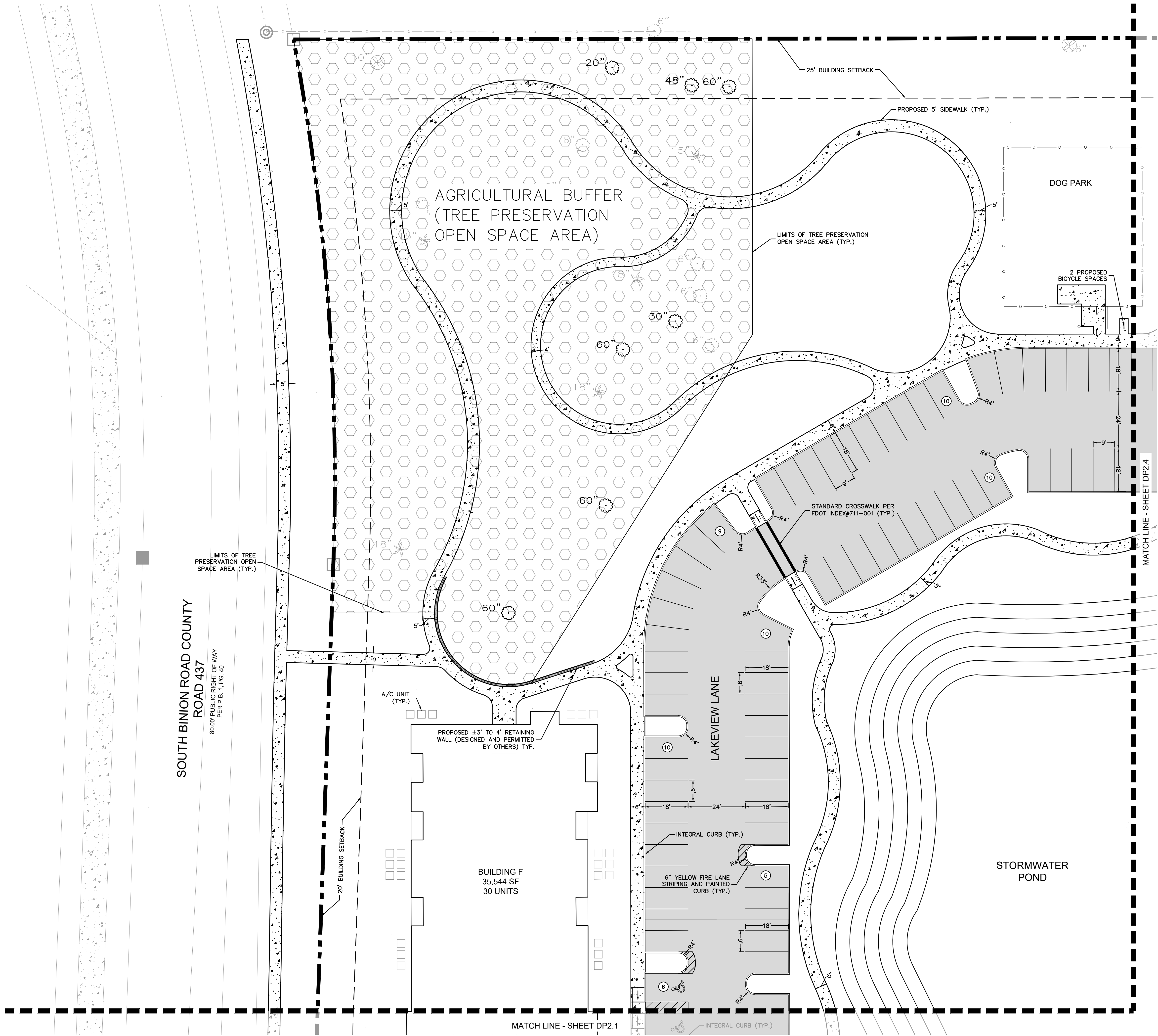


BINION ROAD MULTIFAMILY		FLORIDA		CITY OF APOPKA	
SHEET NUMBER		DP2.2		162	
KHA PROJECT		049523003		BAL	
DATE		04/19/2021		EGS	
SCALE		AS SHOWN		JCS	
DESIGNED BY		JCS		EGS	
DRAWN BY		JCS		EGS	
CHECKED BY		JCS		EGS	
LICENSED PROFESSIONAL ENGINEER		BENJAMIN A. LEITZEN		DATE: 04/19/2021	
LICENSE NO.		14012		STATE OF FLORIDA	
PROJECT NO.		049523003		WWW.KIMLEY-HORN.COM	
REVISIONS		No.		DATE	
BY		DATE		BY	

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PHONE: 407-898-1511
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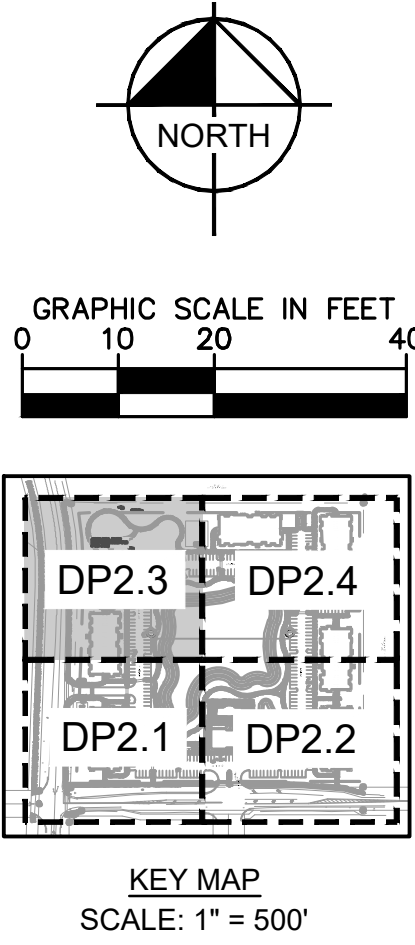
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- LEGEND**
- PROPERTY LINE
 - PARKING COUNT
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE
 - PROPOSED OPEN SPACE

Always call 811 two full business days before you dig to have underground utilities located and marked.



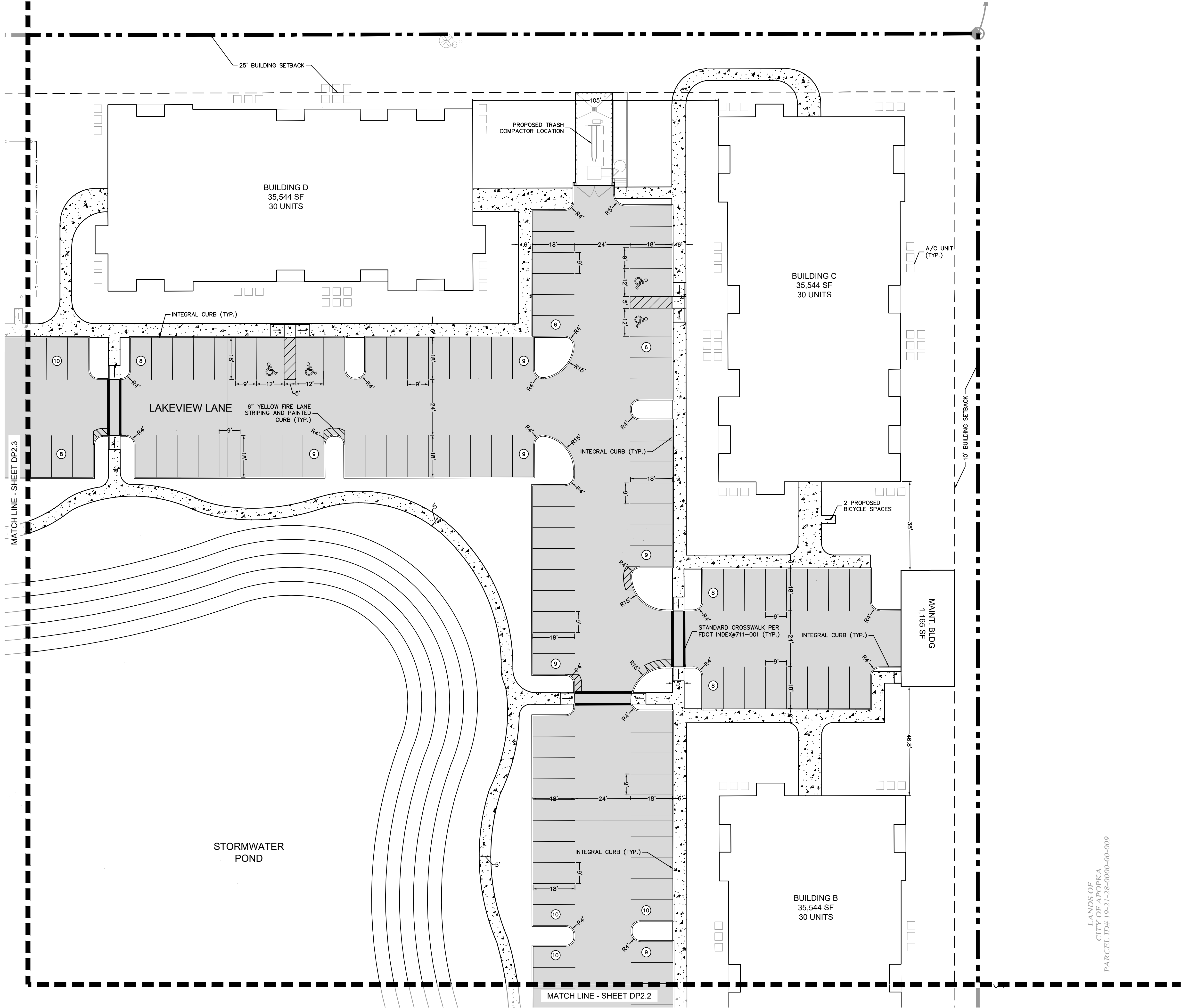
KHA PROJECT 049523003		DATE 04/19/2021		SCALE AS SHOWN		DESIGNED BY JCS		DRAWN BY EGS		CHECKED BY BAL		DATE		BY			
SOUTH BINION ROAD COUNTY ROAD 437												REVISIONS				No.	
BINION ROAD MULTIFAMILY												CITY OF APOPKA				FLORIDA	
SHEET NUMBER DP2.3												163					

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LICENSED PROFESSIONAL
ENGINEER
BENJAMIN A. LEITZEN
STATE OF FLORIDA
PROFESSIONAL
ENGINEER
DATE: 04/19/2021

Plotted By: Curran, Lorraine - Street Set: BINION ROAD MF - DP - Layout: DP2.4 - April 19, 2021 07:51:06am k:\ORL_Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\Plansheets\DP2.0 - SITE PLAN.dwg
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LEGEND

	PROPERTY LINE
	PARKING COUNT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED CONCRETE
	PROPOSED OPEN SPACE

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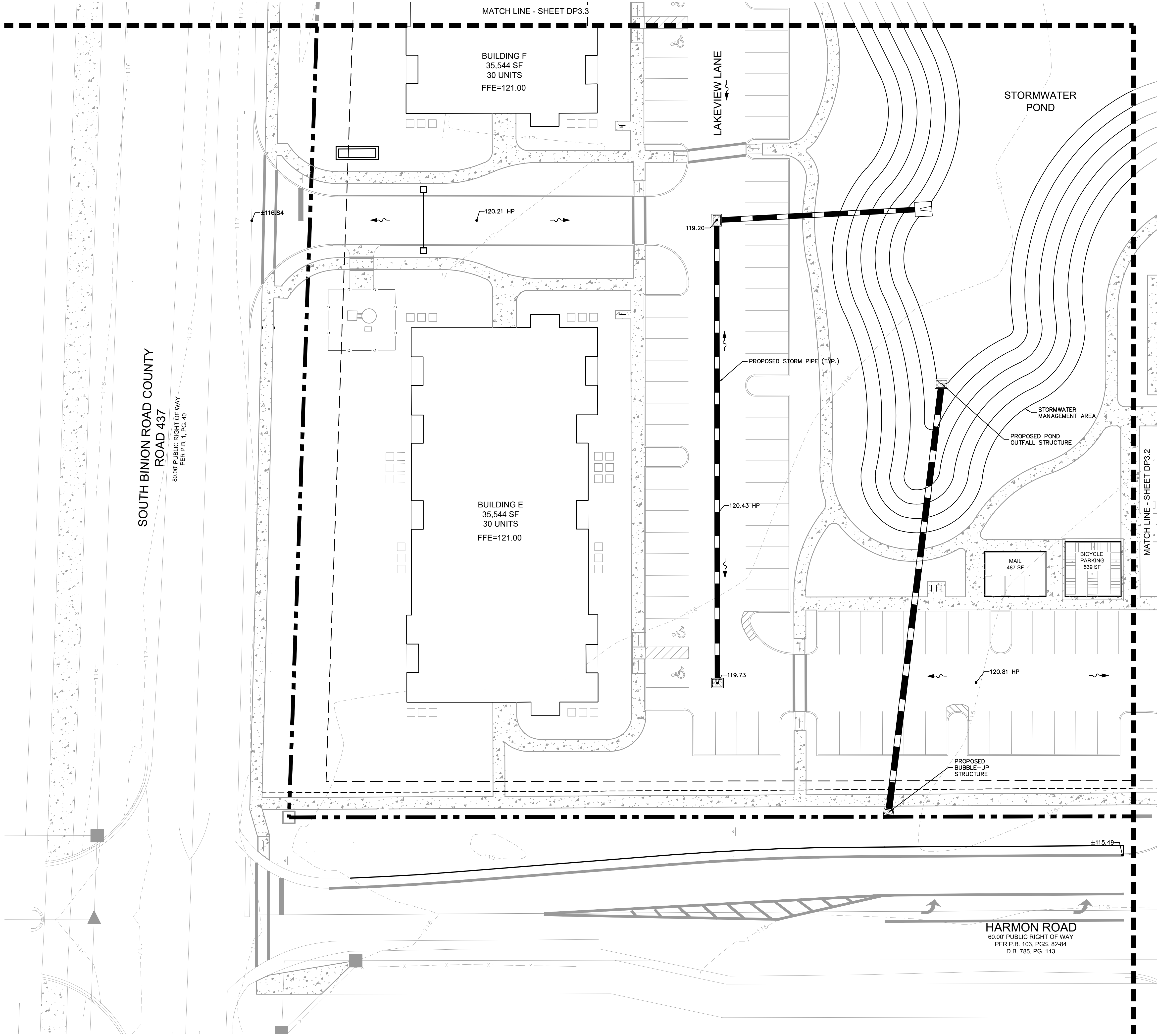
GRAPHIC SCALE IN FEET
0 10 20 40

KEY MAP
SCALE: 1" = 500'

KHA PROJECT 049523003		DATE 04/19/2021		SCALE AS SHOWN		DESIGNED BY JCS		DRAWN BY EGS		CHECKED BY BAL		DATE: 04/19/2021			
SUNSHINE 811 PROFESSIONAL ENGINEERING BEN A. LEITZEN 1001 N. GULF BLVD., SUITE 1000 ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696												REVISIONS		BY	
BINION ROAD MULTIFAMILY												CITY OF APOPKA		FLORIDA	
SHEET NUMBER DP2.4												164			

Plotted By: Curran, Lorraine - Street Set: BINION ROAD MF - DP - Layout: DP3.1 - April 19, 2021 07:51:21am K:\ORL-Civil\049523003-Binion Road Multifamily\CAAD DEVELOPMENT\Plansheets\DP3.0 - PGD PLAN.dwg

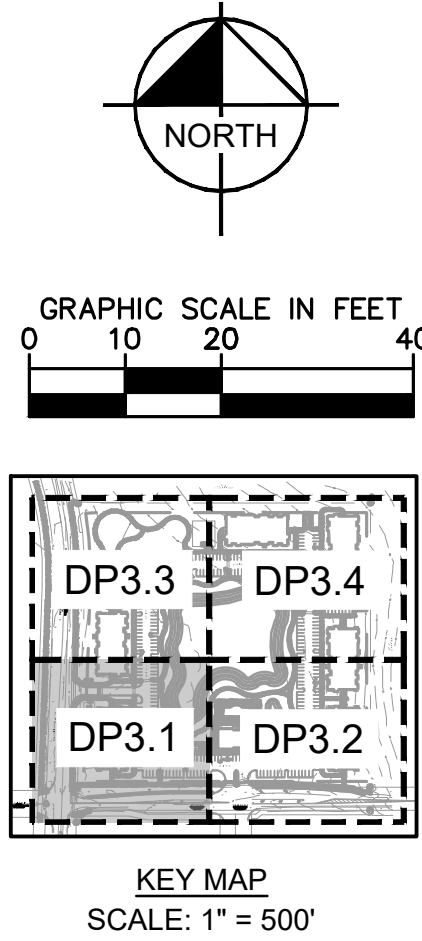
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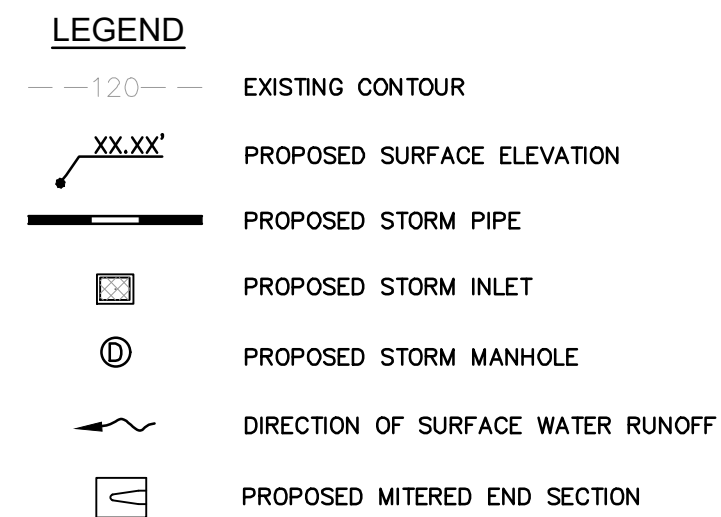
NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

- LEGEND**
- 120--- EXISTING CONTOUR
 - XX.XX' PROPOSED SURFACE ELEVATION
 - PROPOSED STORM PIPE
 - ☐ PROPOSED STORM INLET
 - ⊙ PROPOSED STORM MANHOLE
 - ~ DIRECTION OF SURFACE WATER RUNOFF
 - ▭ PROPOSED MITERED END SECTION

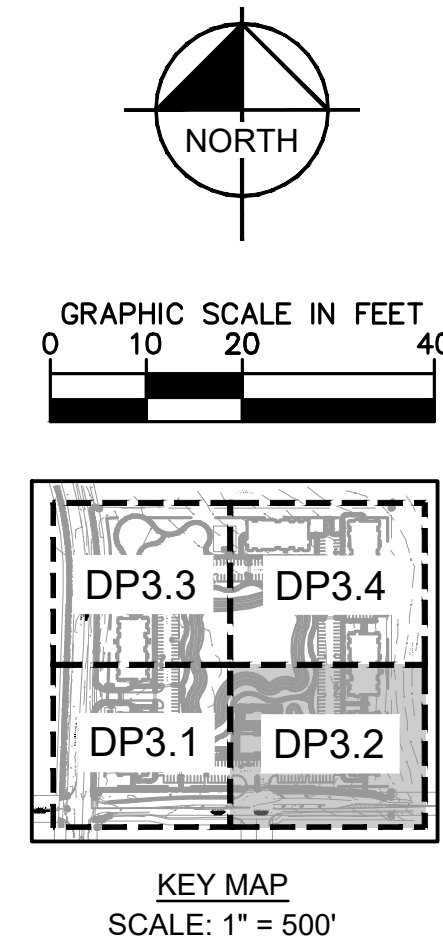
Always call 811 two full business days before you dig to have underground utilities located and marked.



KHA PROJECT 049523003		DATE 04/19/2021		SCALE AS SHOWN		DESIGNED BY JCS		DRAWN BY EGS		CHECKED BY BAL		DATE		BY	
PAVING, GRADING AND DRAINAGE PLAN												BINION ROAD MULTIFAMILY			
FLORIDA												CITY OF APOPKA			
SHEET NUMBER DP3.1												REVISIONS			
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160



BUILDING F
35,544 SF
30 UNITS
FFE=121.00

MATCH LINE - SHEET DP3.1

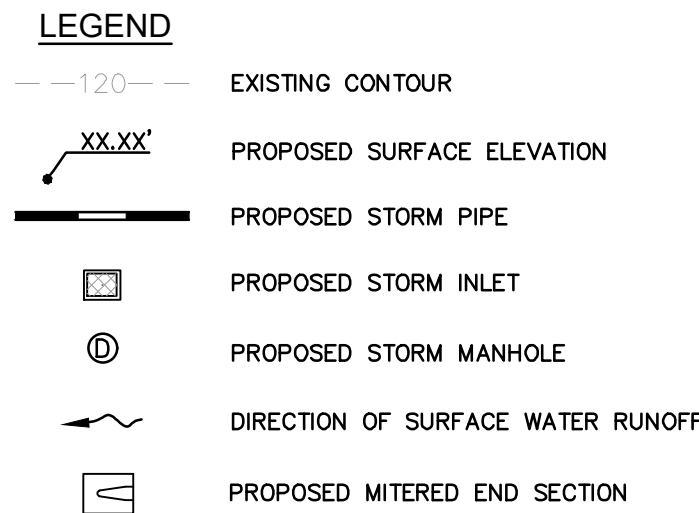
LAKEVIEW LANE

STORMWATER
POND

DOG PARK

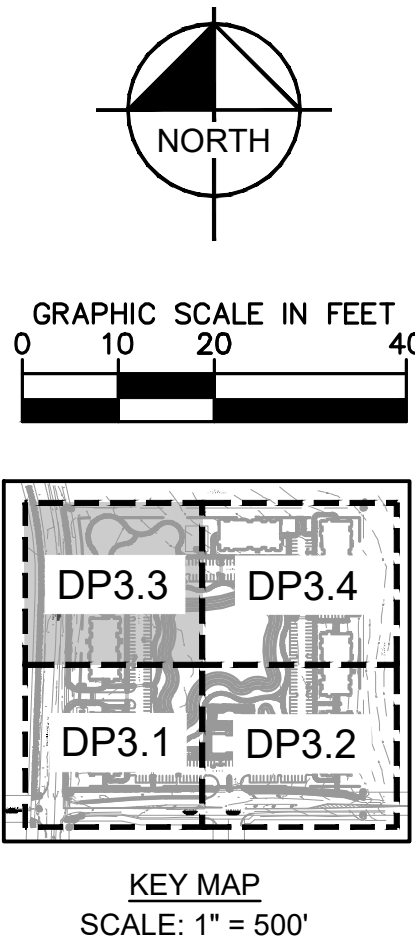
MATCH LINE - SHEET DP3.4

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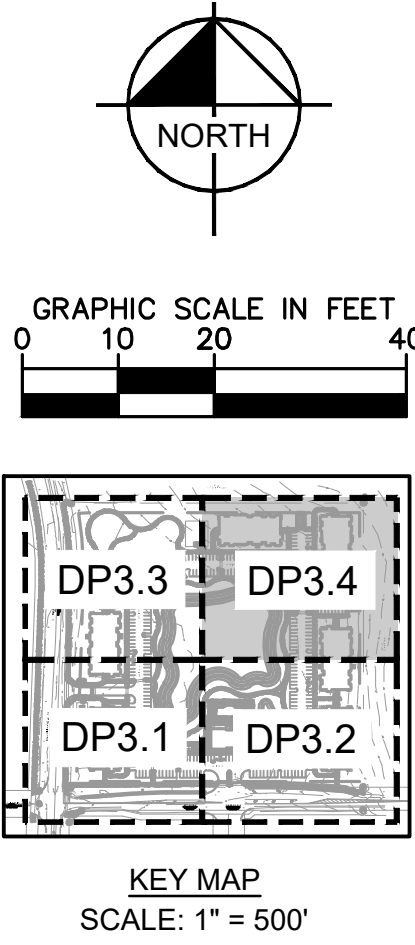
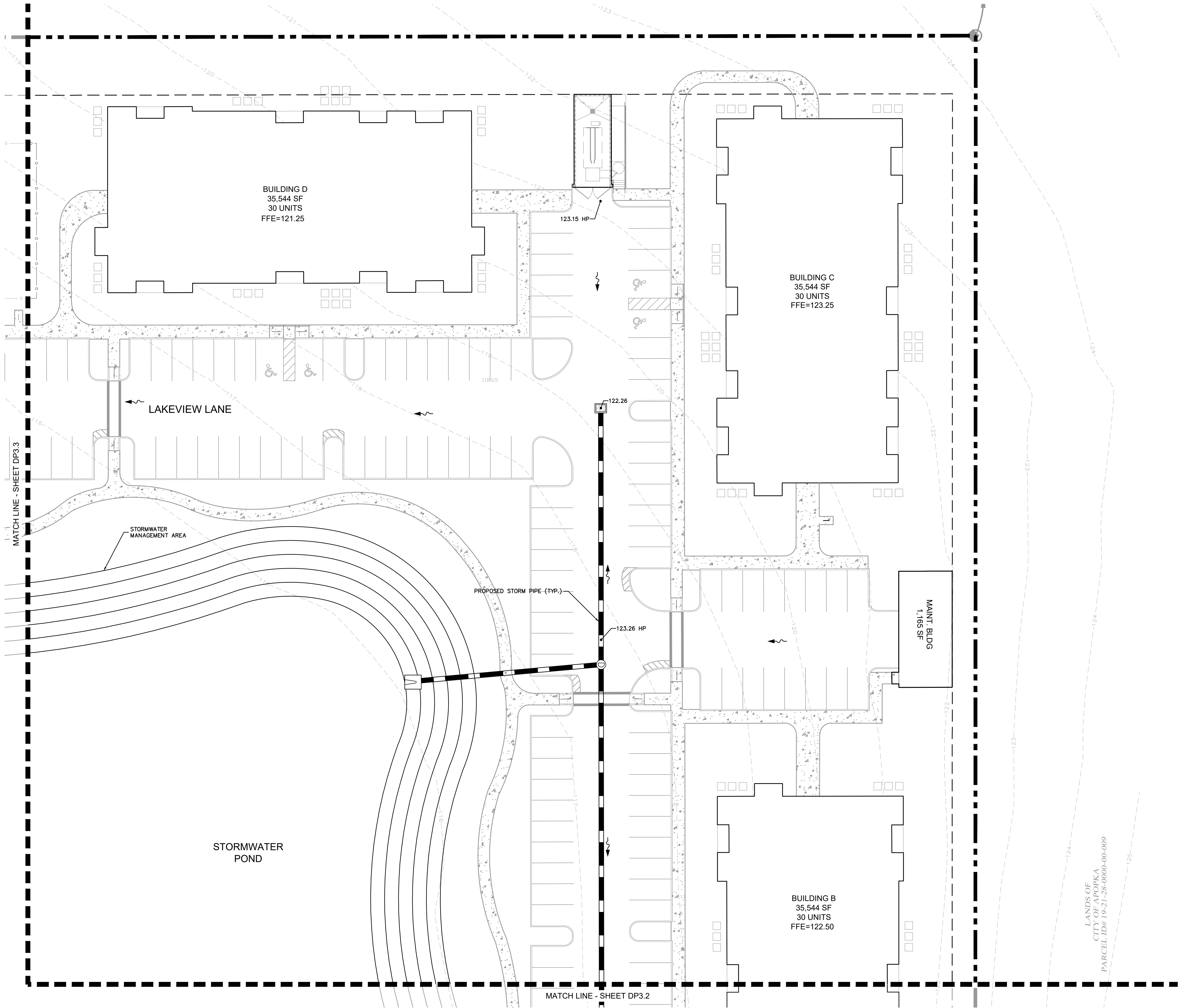
PAVING, GRADING AND DRAINAGE PLAN

BINION ROAD MULTIFAMILY

SHEET NUMBER
DP3.3

Plotted By: Curran, Lorraine - Street Set: BINION ROAD MF - DP - Layout: DP3.4 - April 19, 2021 - 07:51:30am - k:\ORL_Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\Plansheets\DP3.0 - PGD PLAN.dwg

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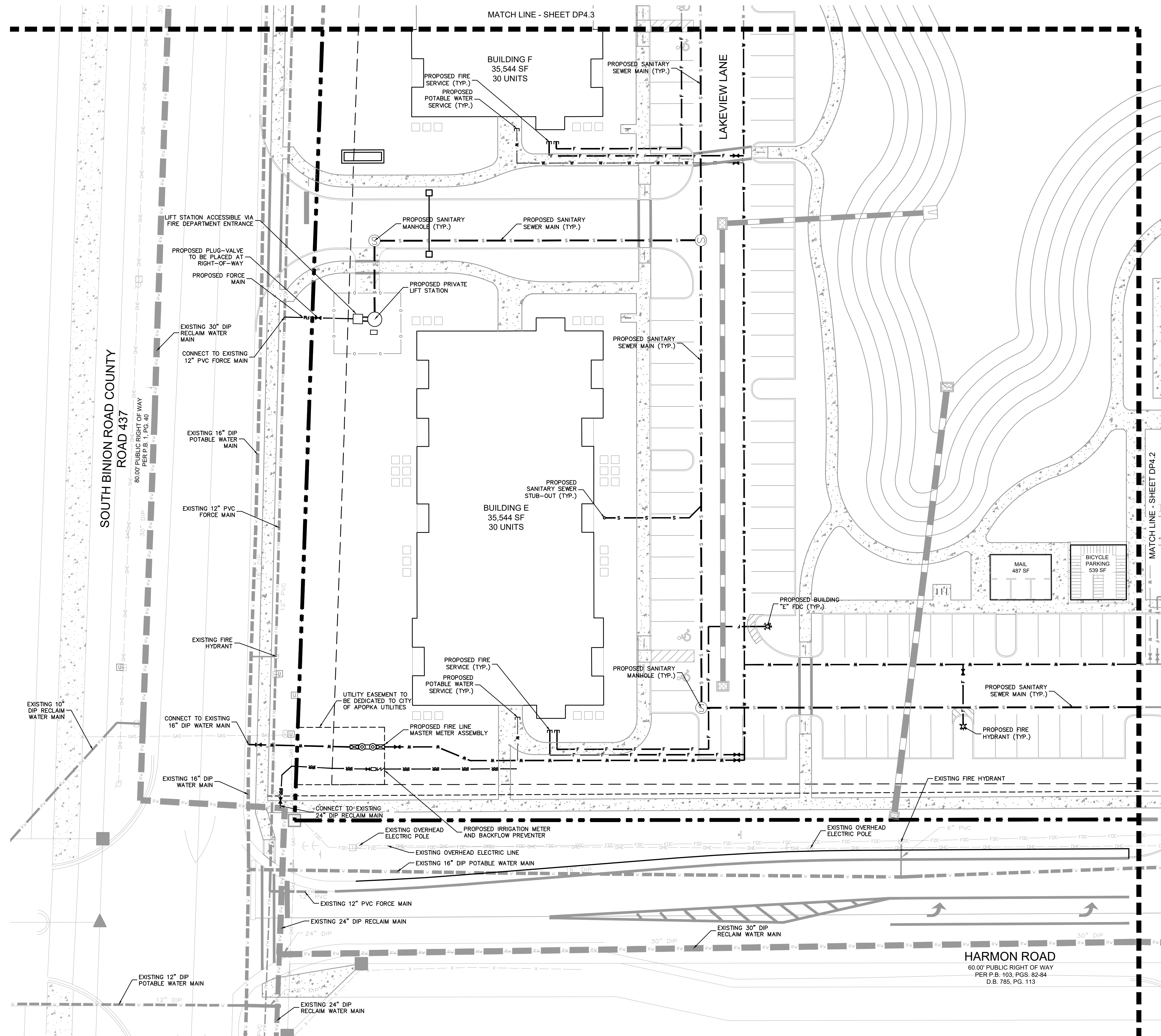
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- LEGEND**
- 120--- EXISTING CONTOUR
 - xx.xx' PROPOSED SURFACE ELEVATION
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - DIRECTION OF SURFACE WATER RUNOFF
 - PROPOSED MITERED END SECTION

Always call 811 two full business days before you dig to have underground utilities located and marked.



KHA PROJECT 049523003		DATE 04/19/2021		SCALE AS SHOWN		DESIGNED BY JCS		DRAWN BY EGS		CHECKED BY BAL		FLORIDA		CITY OF APOPKA		SHEET NUMBER DP3.4		BINION ROAD MULTIFAMILY AND DRAINAGE PLAN		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696		REVISIONS		DATE		BY	



NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

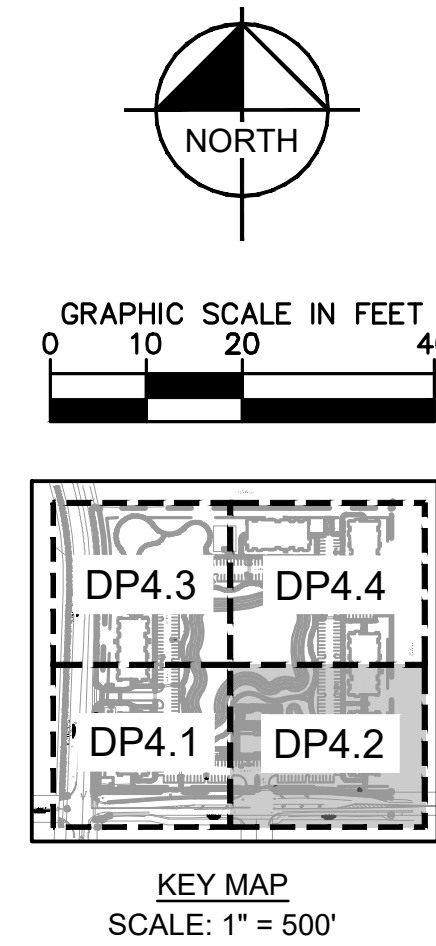
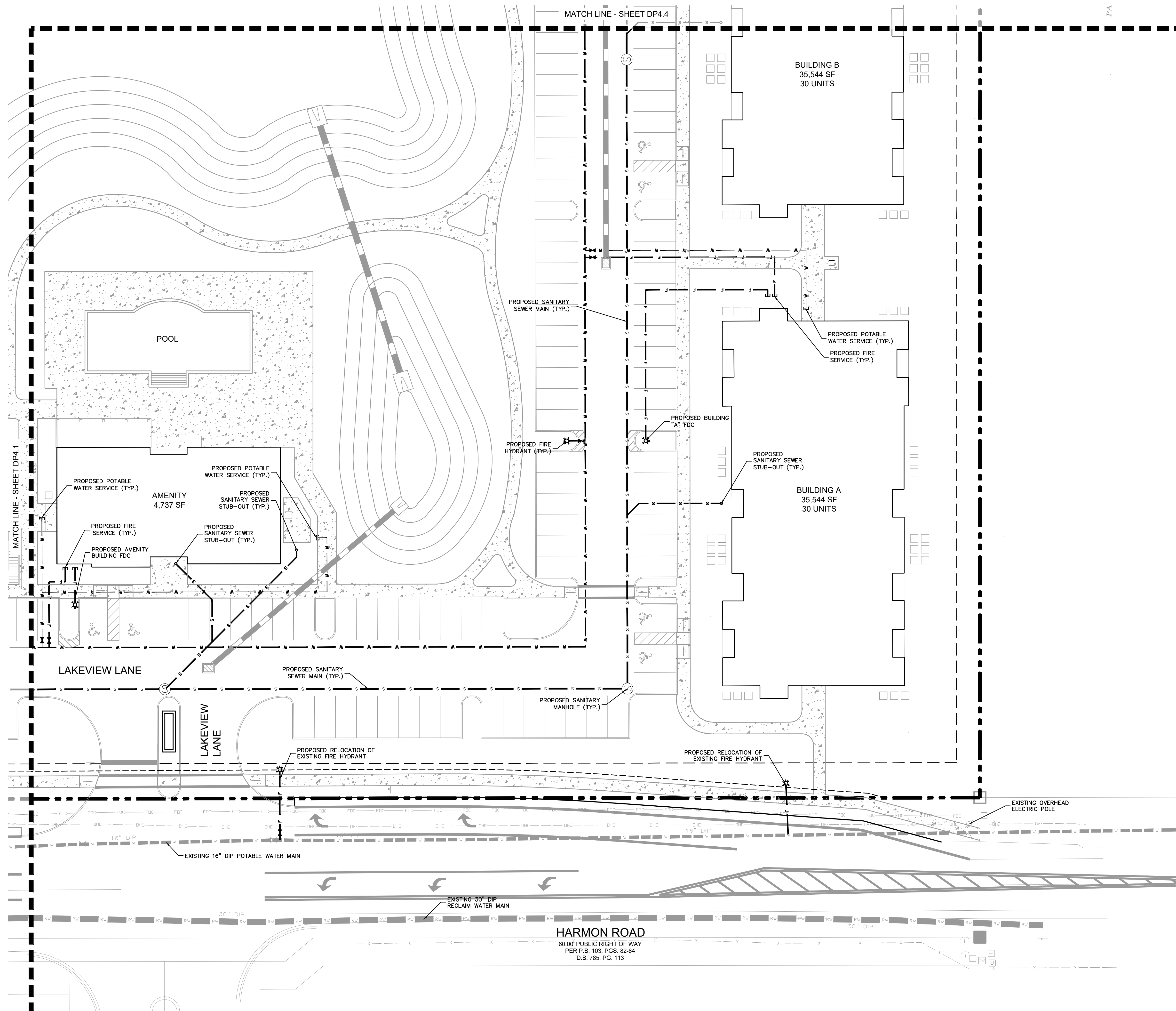
Multi-Family Building E	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

LEGEND

	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY FORCE MAIN
	PROPOSED SANITARY GRAVITY LINE
	PROPOSED SANITARY MANHOLE

Always call 811 two full business days before you dig to have underground utilities located and marked.





- NOTES:**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

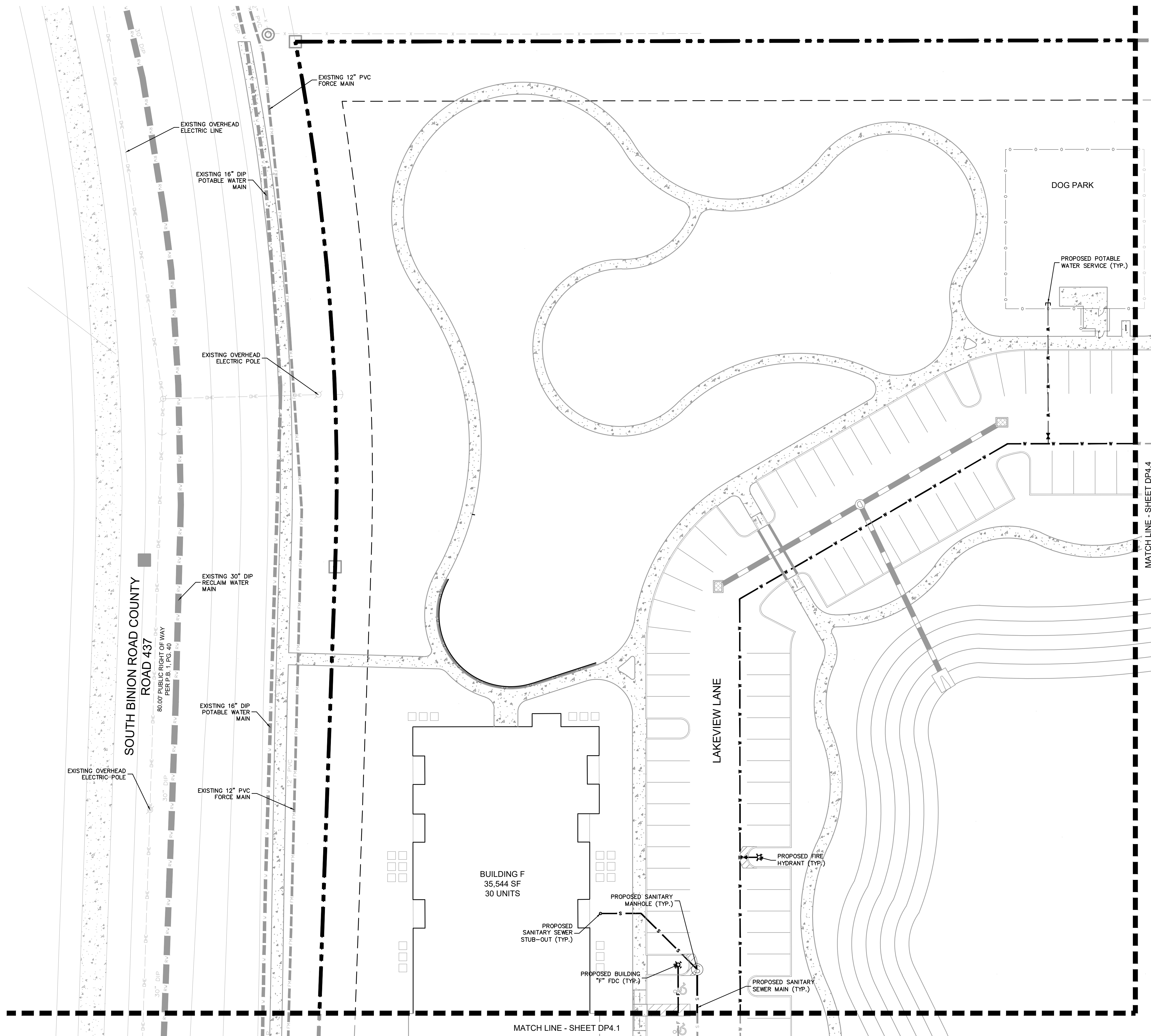
Multi-Family Building A	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H-5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA= Fire Flow Provided=	1,250 GPM 1,250 GPM

<u>Amenity Building</u>	
per Florida Fire Prevention Code 6th Edition	
Building Fire Area (SF) =	4,737
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	1,750
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	438 GPM
Fire Flow Provided=	1,000 GPM

- LEGEND**
- | | |
|--------|--------------------------------|
| — F — | PROPOSED FIRE LINE |
| — W — | PROPOSED WATER LINE |
| — FM — | PROPOSED SANITARY FORCE MAIN |
| — S — | PROPOSED SANITARY GRAVITY LINE |
| ⊙ | PROPOSED SANITARY MANHOLE |

Always call 811 two full business days before you dig to have underground utilities located and marked.

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NOTES:

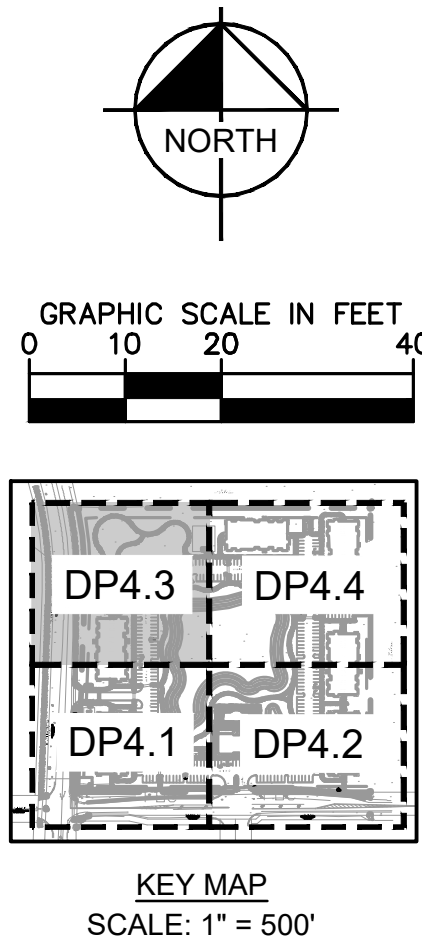
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

Multi-Family Building F	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

LEGEND

	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY FORCE MAIN
	PROPOSED SANITARY GRAVITY LINE
	PROPOSED SANITARY MANHOLE

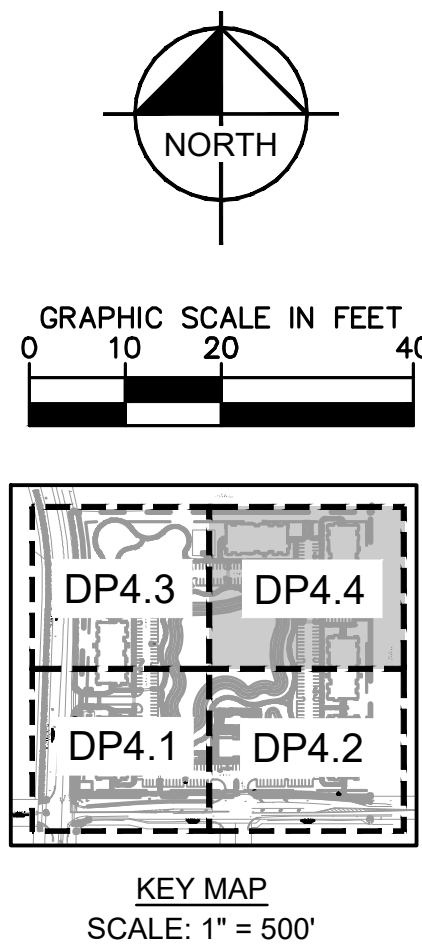
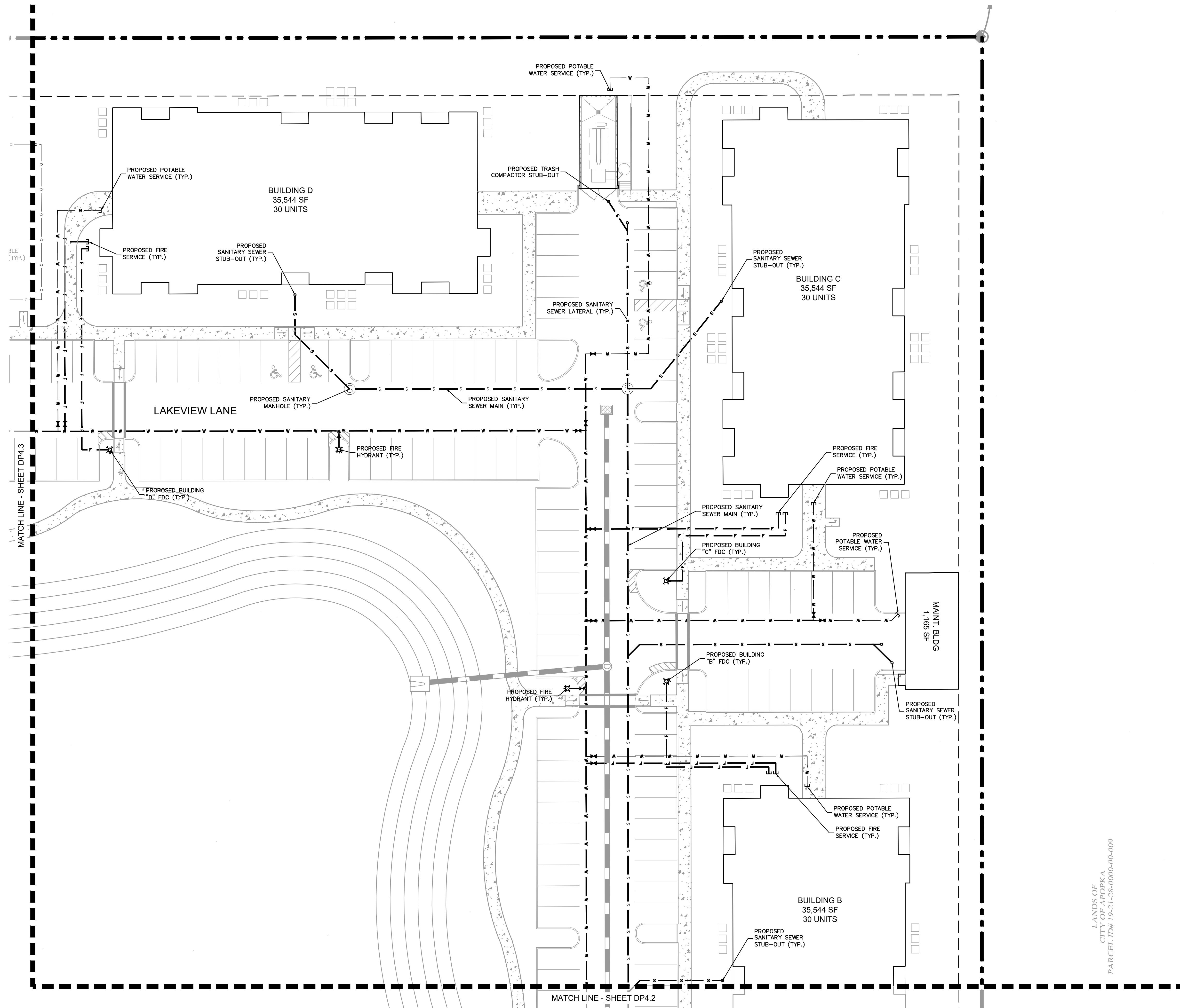
Always call 811 two full business days before you dig to have underground utilities located and marked.

BINION ROAD
MULTIFAMILY

UTILITY PLAN

Kimley»»Horn
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PHONE: 407-698-1511
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[illegible]



- NOTES:**
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

Multi-Family Building B	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H5.1.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

Multi-Family Building C	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

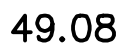
Multi-Family Building D	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

<u>Maintenance Building</u>	
per Florida Fire Prevention Code 6th Edition	
Building Fire Area (SF) =	1,165
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	1,500
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	NO
Minimum Fire Flow per NFPA=	1,500 GPM
Fire Flow Provided=	1,500 GPM

- LEGEND**
- | | |
|---------|--------------------------------|
| —— F —— | PROPOSED FIRE LINE |
| —— W —— | PROPOSED WATER LINE |
| — FM — | PROPOSED SANITARY FORCE MAIN |
| —— S —— | PROPOSED SANITARY GRAVITY LINE |
| (S) | PROPOSED SANITARY MANHOLE |

Always call 811 two full business days before you dig to have underground utilities located and marked.





feet

: 8.33

: 7.83

: 6.0
: 48.0

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.

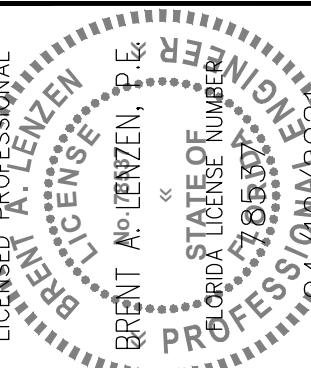
3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027
CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.

4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

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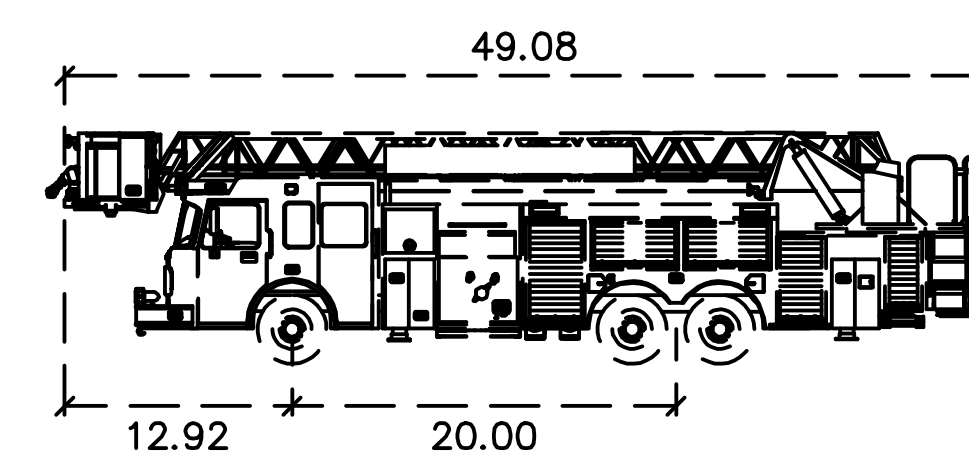
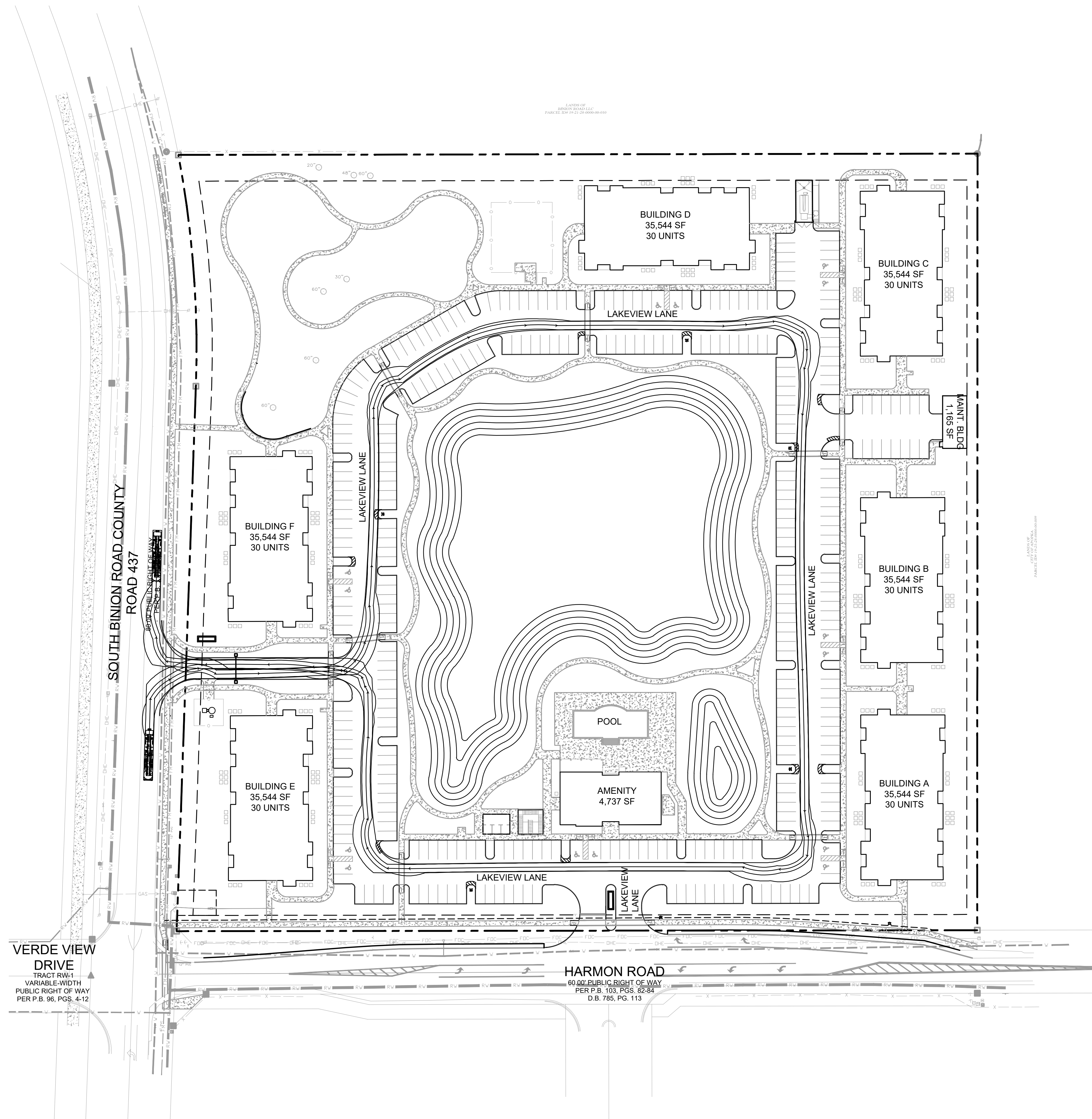
049523003	DATE	04/19/2021	SCALE	AS SHOWN	DESIGNED BY	JCS	DRAWN BY	EGS
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BINION ROAD
MULTIFAMILY

CITY OF APOPKA

SHEET NUMBER
DP5.0

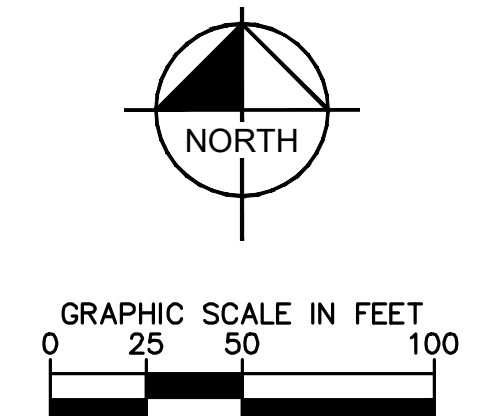
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Smeal Platform RM 100ft

	feet
Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

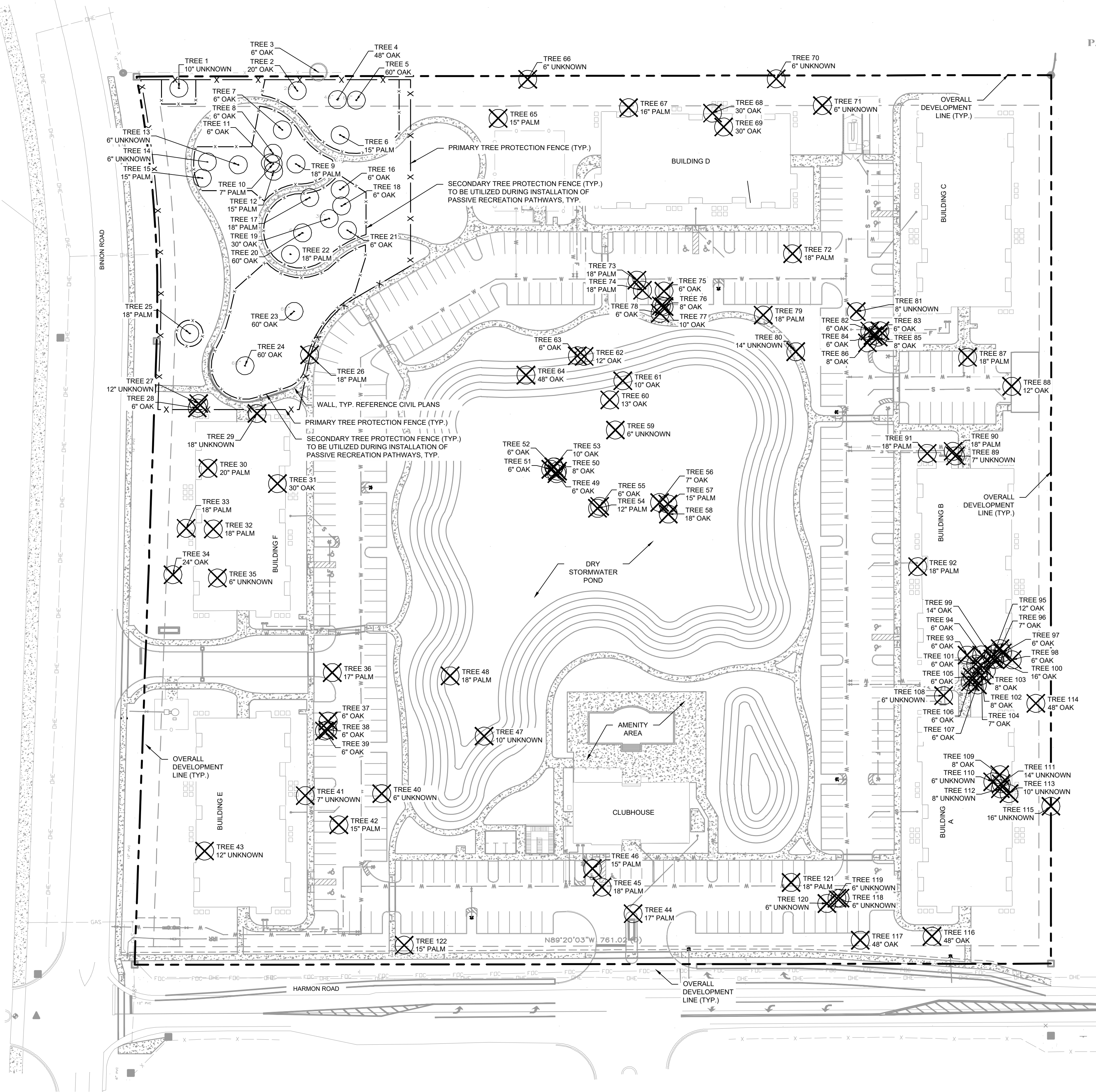
- NOTES:**
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 2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



SHEET NUMBER DP5.1	BINION ROAD MULTIFAMILY	CITY OF APOPKA FLORIDA	FIRE TRUCK ROUTING PLAN	KHA PROJECT 049523003 DATE 04/19/2021 SCALE AS SHOWN DESIGNED BY JCS DRAWN BY EGS CHECKED BY BAL	LICENSE NO. 16789 BRENT M. LEINEN STATE OF FLORIDA MECHANICAL ENGINEERING	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696	No. _____ DATE _____ REVISIONS _____ BY _____
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Plotted By: Rogers, Wes. Sheet Set: BINION ROAD WF - DP. Layout: L0.50. April 19, 2021 10:25:46am. K:\ORL-Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\Drawings\L0.50- MITIGATION PLAN.dwg
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NOTE:
ALL TREES ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS OR EQUIPMENT. CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.



TREE MITIGATION CALCULATIONS				
NUMBER	DBH	SPECIES	STATUS	Specimen
1	10	UNKNOWN	REMAIN	-
2	20	OAK	REMAIN	-
3	6	OAK	OFFSITE	-
4	48	OAK	REMAIN	Yes
5	60	OAK	REMAIN	Yes
6	15	PALM	REMAIN	-
7	6	OAK	REMAIN	-
8	6	OAK	REMAIN	-
9	18	PALM	REMAIN	-
10	7	PALM	REMAIN	-
11	6	OAK	REMAIN	-
12	15	PALM	REMAIN	-
13	6	UNKNOWN	REMAIN	-
14	6	UNKNOWN	REMAIN	-
15	15	PALM	REMAIN	-
16	6	OAK	REMAIN	-
17	18	PALM	REMAIN	-
18	6	OAK	REMAIN	-
19	30	OAK	REMAIN	Yes
20	60	OAK	REMAIN	Yes
21	6	OAK	REMAIN	-
22	18	PALM	REMAIN	-
23	60	OAK	REMAIN	Yes
24	60	OAK	REMAIN	Yes
25	18	PALM	REMAIN	-
26	18	PALM	REMAIN	-
27	12	UNKNOWN	REMAIN	-
28	6	OAK	REMAIN	-
29	18	UNKNOWN	REMAIN	-
30	20	PALM	REMAIN	-
31	30	OAK	REMAIN	Yes
32	18	PALM	REMAIN	-
33	18	PALM	REMAIN	-
34	24	OAK	REMAIN	Yes
35	6	UNKNOWN	REMAIN	-
36	17	PALM	REMAIN	-
37	6	OAK	REMAIN	-
38	6	OAK	REMAIN	-
39	6	OAK	REMAIN	-
40	6	UNKNOWN	REMAIN	-
41	7	UNKNOWN	REMAIN	-
42	15	PALM	REMAIN	-
43	12	UNKNOWN	REMAIN	-
44	17	PALM	REMAIN	-
45	18	PALM	REMAIN	-
46	15	PALM	REMAIN	-
47	10	UNKNOWN	REMAIN	-
48	18	PALM	REMAIN	-
49	6	OAK	REMAIN	-
50	8	OAK	REMAIN	-
51	6	OAK	REMAIN	-
52	6	OAK	REMAIN	-
53	10	OAK	REMAIN	-
54	12	PALM	REMAIN	-
55	6	OAK	REMAIN	-
56	7	OAK	REMAIN	-
57	15	PALM	REMAIN	-
58	18	OAK	REMAIN	-
59	6	UNKNOWN	REMAIN	-
60	13	OAK	REMAIN	-
61	10	OAK	REMAIN	-
62	12	OAK	REMAIN	-
63	6	OAK	REMAIN	-
64	48	OAK	REMAIN	Yes
65	15	PALM	REMAIN	-
66	6	UNKNOWN	REMAIN	-
67	16	PALM	REMAIN	-
68	30	OAK	REMAIN	Yes
69	30	OAK	REMAIN	Yes
70	6	UNKNOWN	REMAIN	-
71	6	UNKNOWN	REMAIN	-
72	18	PALM	REMAIN	-
73	18	PALM	REMAIN	-
74	18	PALM	REMAIN	-
75	6	OAK	REMAIN	-
76	8	OAK	REMAIN	-
77	10	OAK	REMAIN	-
78	6	OAK	REMAIN	-
79	18	PALM	REMAIN	-
80	14	UNKNOWN	REMAIN	-
81	8	UNKNOWN	REMAIN	-
82	6	OAK	REMAIN	-
83	6	OAK	REMAIN	-
84	6	OAK	REMAIN	-
85	8	OAK	REMAIN	-
86	8	OAK	REMAIN	-
87	18	PALM	REMAIN	-
88	12	OAK	REMAIN	-
89	7	UNKNOWN	REMAIN	-
90	18	PALM	REMAIN	-

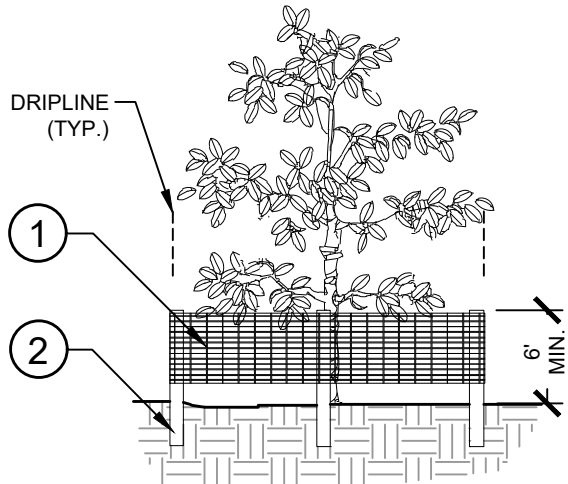
91	18	PALM	REMOVE	-
92	18	PALM	REMOVE	-
93	6	OAK	REMOVE	-
94	6	OAK	REMOVE	-
95	12	OAK	REMOVE	-
96	7	OAK	REMOVE	-
97	6	OAK	REMOVE	-
98	6	OAK	REMOVE	-
99	14	OAK	REMOVE	-
100	16	OAK	REMOVE	-
101	6	OAK	REMOVE	-
102	8	OAK	REMOVE	-
103	8	OAK	REMOVE	-
104	7	OAK	REMOVE	-
105	6	OAK	REMOVE	-
106	6	OAK	REMOVE	-
107	6	OAK	REMOVE	-
108	6	UNKNOWN	REMOVE	-
109	8	OAK	REMOVE	-
110	6	UNKNOWN	REMOVE	-
111	14	UNKNOWN	REMOVE	-
112	8	UNKNOWN	REMOVE	-
113	10	UNKNOWN	REMOVE	-
114	48	OAK	REMOVE	Yes
115	16	UNKNOWN	REMOVE	-
116	48	OAK	REMOVE	Yes
117	48	OAK	REMOVE	Yes
118	6	UNKNOWN	REMOVE	-
119	6	UNKNOWN	REMOVE	-
120	6	UNKNOWN	REMOVE	-
121	18	PALM	REMOVE	-
122	15	PALM	REMOVE	-

TREE CANOPY COVERAGE TABLE			
	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	554,698	12.73	100%
EXISTING CANOPY AREA	72,117	1.65	13%
REQUIRED CANOPY TO REMAIN	5,300	0.12	7.35%
CANOPY AREA PROPOSED TO REMAIN	26,262	0.6	36%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	122	1773
TOTAL TREES TO BE REMOVED	97	1253
TOTAL TREES TO REMAIN	23	520
TOTAL TREE INCHES TO BE MITIGATED		733

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		733
TOTAL TREES TO BE PLANTED ON SITE	201	504
CANOPY TREES (3" CAL)	102	306
UNDERSTROY & ACCENT TREES	99	366
NET MITIGATION INCHES OWED		672
TOTAL FEE TO BE PAID (\$10 PER INCH)		\$ 610.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	14	624
SPECIMEN TREES TO BE REMOVED	8	306
SPECIMEN TREES TO BE PRESERVED	6	318

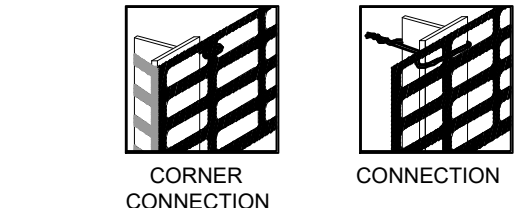


- 6" "PERIMETER PLUS" CONSTRUCTION FENCE BY OWNED PLASTICS OR OWNERS' REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- 8" TALL METAL "T" POSTS OR 2" x 2" x 8" PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

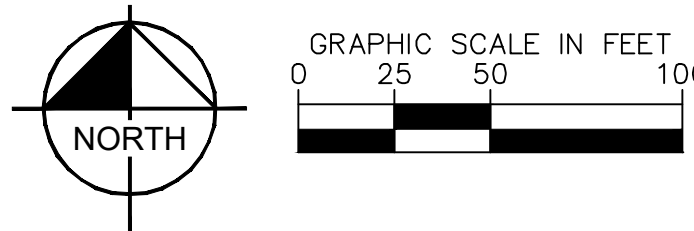
INSTALLATION NOTES:

- POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6" POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM OWNED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.



1 L0.50 TREE PROTECTION FENCING ELEVATION / PLAN



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LICENSED PROFESSIONAL

KHA PROJECT 049523003

DATE 04/19/2021

SCALE AS SHOWN

DESIGNED BY ZLH

DRAWN BY ZLH

CHECKED BY WMR DATE: 4/19/2021

TREE MITIGATION PLAN

BINION ROAD MULTIFAMILY

SHEET NUMBER L0.50

CITY OF APOPKA

FLORIDA

REVISIONS

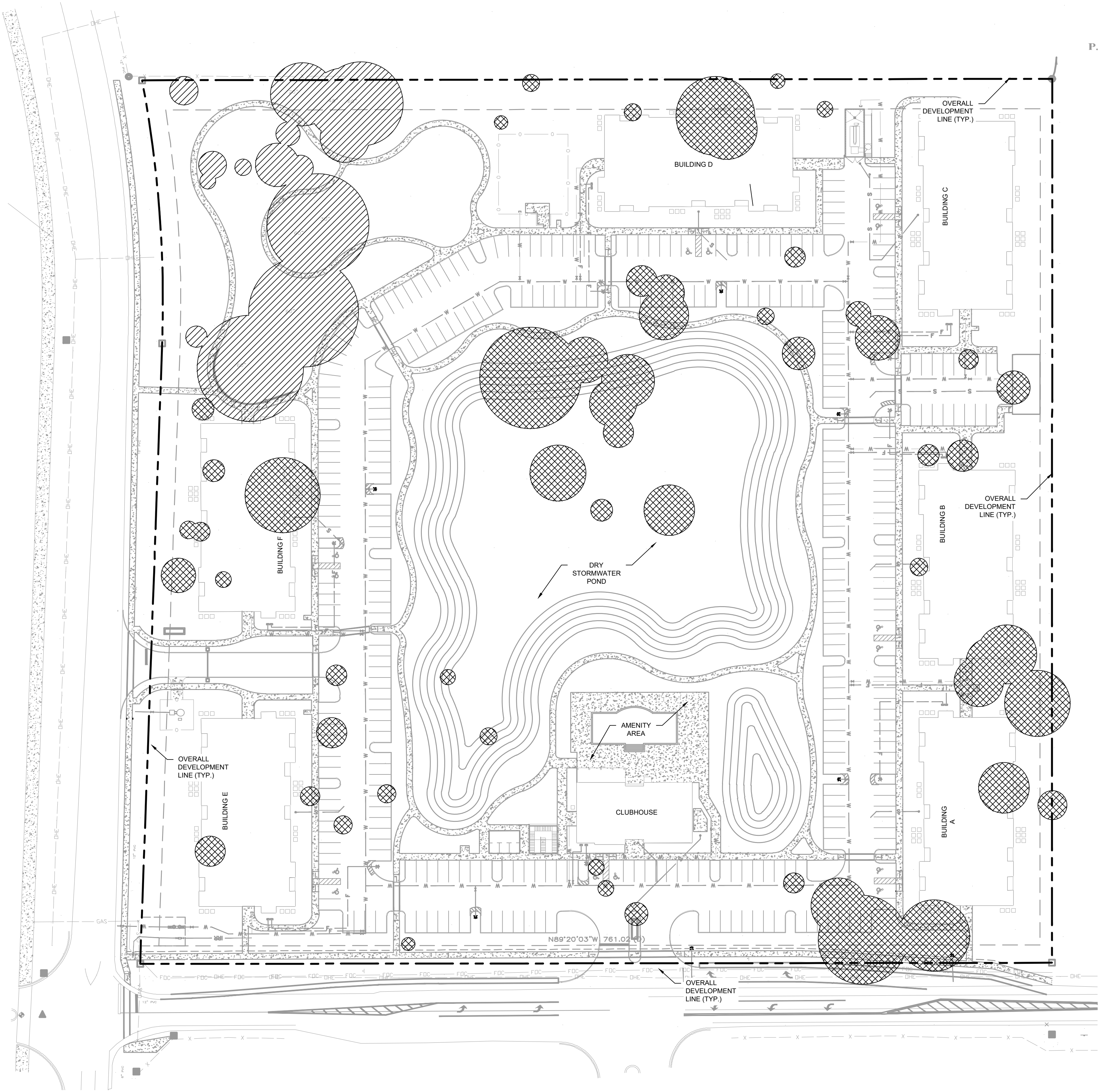
No.

DATE

BY

Plotted By: Rogers, Wes Sheet: Sct:BINION ROAD WF — DP Layout: L0.51 April 19, 2021 10:25:48am K:\GRL_Civil\049523003-Binion Road Multifamily\CADD\DEVELOPMENT\PlanSheets\L0.50- MITIGATION PLAN.dwg

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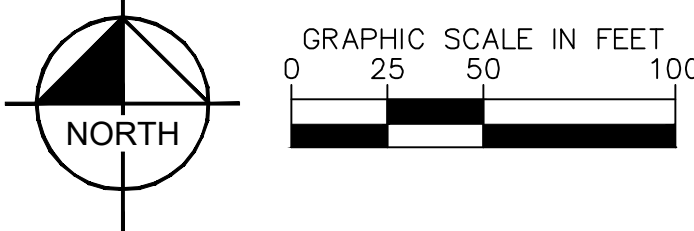


TREE CANOPY COVERAGE

TOTAL SITE AREA: 554,698 SF
TOTAL EXISTING CANOPY COVERAGE: 72,117 SF

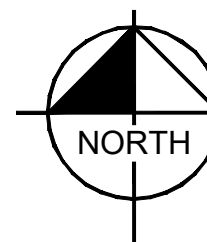
TREE CANOPY AREA TO BE PRESERVED: 26,262 SF

TREE CANOPY AREA TO BE REMOVED: 45,855 SF



BINION ROAD MULTIFAMILY	TREE CANOPY COVERAGE	KHA PROJECT 049523003 DATE 04/19/2021 SCALE - AS SHOWN DESIGNED BY ZLH DRAWN BY ZLH CHECKED BY WMR	LICENSED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696	REVISIONS	DATE	BY

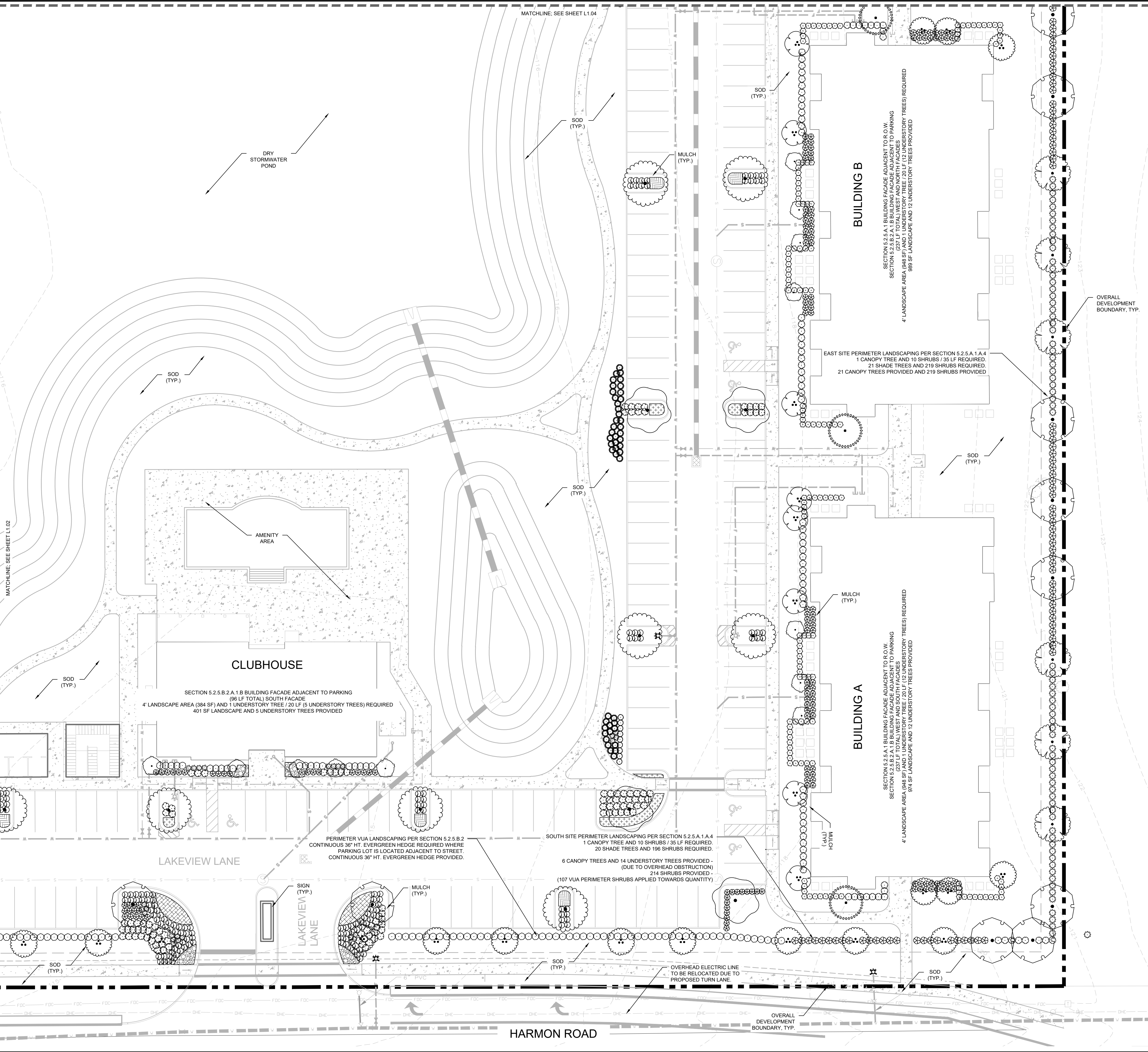
1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY.
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE ESTABLISHED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

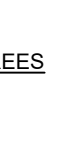


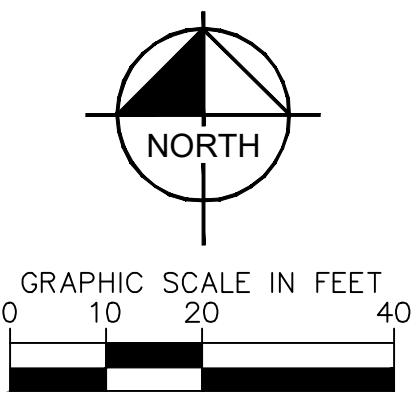
ACCENT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	TH	9	TABEBUIA HETEROPHYLLA SINGLE, STRAIGHT, FULL, FL#1	PINK TABEBUIA	FG	2" CAL MIN	10' HT., 4' SPR.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ED	32	ELAEOCARPUS DECIPiens SINGLE STRAIGHT LEADER, FL#1, FULL TO BASE	JAPANESE BLUEBERRY TREE	FG	2" CAL MIN	7' HT., 4' SPR.
	LI	35	LAGERSTROEMIA INDICA X "MUSKOGEE" MULTI-TRUNK, 3-TRUNK MIN, FL#1	CRAPE MYRTLE	FG	5" CAL. TOT.	12' HT., 6' SPR.
	LL	23	LIGUSTRUM LUCIDUM MULTI-TRUNK, 3 TRUNK MIN., 3' C.T. MIN.	GLOSSY PRIVET	FG	5" CAL. TOT.	8' HT., 8' SPR.
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	MB	30	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' SINGLE, STRAIGHT, FULL, FL#1	BRACKEN'S SOUTHERN MAGNOLIA	FG	3" CAL MIN	10' HT., 4' SPR.
	QS	23	QUERCUS SHUMARDII SINGLE, STRAIGHT, FULL, FL#1	SHUMARD RED OAK	FG	3" CAL MIN	10' HT., 4' SPR.
	QV	25	QUERCUS VIRGINIANA SINGLE, STRAIGHT, FULL, FL#1	SOUTHERN LIVE OAK	FG	3" CAL MIN	10' HT., 4' SPR.
	UE	24	ULMUS PARVIFOLIA 'EMER II' TM SINGLE, STRAIGHT, FULL, FL#1	ALLEE LACEBARK ELM	FG	3" CAL MIN	10' HT., 4' SPR.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	FS	303	FORESTIERA SEGREGATA FULL	FLORIDA PRIVET	7 GAL	36" OC	36" HT MIN
	HC	345	HAMELIA PATENS 'FIREFLY' FULL, FL#1	DWARF FIREBUSH	3 GAL	30" OC	18" FULL
	ID	242	ILEX VOMITORIA 'SCHILLINGS DWARF' FULL, FL#1	SCHILLINGS DWARF YAUPON HOLLY	3 GAL	30" OC	18" FULL
	IN	260	ILEX CORNUTA 'NEEDLEPOINT' FULL, FL#1	NEEDLEPOINT CHINESE HOLLY	3 GAL	36" OC	24" FULL
	PF	221	PENNISETUM SETACEUM 'ALBA' FULL, FL#1	WHITE LEAVED FOUNTAIN GRASS	3 GAL	36" OC	20" FULL
	PI	278	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL, FL#1	PLUMBAGO	3 GAL	36" OC	18" FULL
	PM	502	PODOCARPUS MACROPHYLLUS FULL, FL#1	PODOCARPUS	3 GAL	30" OC	36" HT MIN
	SD	54	STRELITZIA REGINAE 'DWARF' FULL	DWARF BIRD OF PARADISE	3 GAL	30" OC	24" FULL
	VO	437	VIBURNUM OBOVATUM FULL, FL#1	WALTER'S VIBURNUM	7 GAL	36" OC	36" FULL
	VO2	172	VIBURNUM ODORATISSIMUM FULL, FL#1	SWEET VIBURNUM	3 GAL	36" OC	36" FULL
	ZF	243	ZAMIA FLORIDANA FULL, FL#1	COONTIE PALM	3 GAL	30" OC	18" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AN	367	SEASONAL ANNUALS		4" POT	-	8" OC
	EB	102	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL	SHAGGY DWARF MORNING GLORY	1 GAL	12" FULL	18" OC
	JB	339	JUNIPERUS CONFERTA 'BLUE PACIFIC' FULL	BLUE PACIFIC JUNIPER	1 GAL	18" FULL	18" OC
	LB	247	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	12" FULL	18" OC
MISC.	QTY	BOTANICAL/COMMON NAME		SPECIFICATIONS			
MULCH	TBD	PINE BARK MULCH		3" DEPTH MINIMUM. SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/ ARGENTINE BAHIA GRASS ZOYSIA JAPONICA/ ZOYSIA GRASS		ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE			

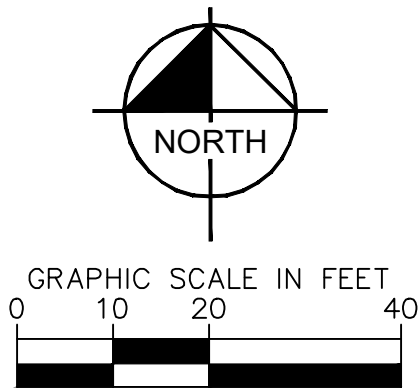
CODE MINIMUM LANDSCAPE CALCULATIONS <i>PER "CITY OF APOKA" LAND DEVELOPMENT CODE</i>		
	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE <i>SECTION 5.2.5.A.1</i> BUILDING FACADE ADJACENT TO R.O.W. (AND) <i>SECTION 5.2.5.B.2.A.1.B</i> BUILDING FACADE ADJACENT TO PARKING	BUILDING E - 394 LF (SOUTH, WEST, AND EAST FACADES) 1,576 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 20 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING F - 314 LF (WEST AND EAST FACADES) 1,256 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 16 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING D - 157 LF (SOUTH FACADE) 626 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 8 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING C - 237 LF (WEST AND SOUTH FACADE) 948 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 12 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING B - 237 LF (WEST AND NORTH FACADE) 948 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 12 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING A - 237 LF (WEST AND SOUTH FACADE) 948 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 12 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) CLUBHOUSE 96 LF (SOUTH FACADE) 384 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 5 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	BUILDING E 1,718 SF OF LANDSCAPE 20 UNDERSTORY TREES BUILDING F 1,571 SF OF LANDSCAPE 16 UNDERSTORY TREES BUILDING D 797 SF OF LANDSCAPE 8 UNDERSTORY TREES BUILDING C 976 SF OF LANDSCAPE 12 UNDERSTORY TREES BUILDING B 989 SF OF LANDSCAPE 12 UNDERSTORY TREES BUILDING A 974 SF OF LANDSCAPE 12 UNDERSTORY TREES CLUBHOUSE 401 SF OF LANDSCAPE 5 UNDERSTORY TREES
INTERIOR VUA LANDSCAPE <i>SECTION 5.2.5.B.2</i>	10% OF VUA AREA TO BE LANDSCAPED (112,000 SF) 1 TREE + 1 TREE PER 10 PARKING SPACES (340 PARKING SPACES) 30% OF VUA COVERED BY MATURE TREE CANOPY 112,000 SF VUA X .1 = 11,200 SF LANDSCAPE REQUIRED 340 SPACES / 10 = 1 + 35 SHADE TREES REQUIRED 112,000 SF VUA X .3 = 33,600 SF OF MATURE TREE CANOPY COVERAGE	11,396 SF LANDSCAPE AREA PROVIDED 35 SHADE TREES PROVIDED 43,960 SF PROVIDED 16 ELMS - 1256 SF MATURE CANOPY SIZE 19 RED OAKS - 1256 SF MATURE CANOPY SIZE
PERIMETER VUA LANDSCAPING <i>SECTION 5.2.5.B.2</i>	CONTINUOUS 36" HT. EVERGREEN HEDGE ROW WHERE PARKING AREA IS LOCATED ADJACENT TO A STREET	CONTINUOUS 36" HT. EVERGREEN HEDGE ALONG PARKING LOT FRONTING HARMON ROAD
PERIMETER LANDSCAPING <i>SECTION 5.2.5.A.1.A.4</i>	1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN.) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER SOUTH PERIMETER - 685 LF (EXCLUDES ENTRY DRIVE) 20 SHADE TREES REQUIRED 196 SHRUBS REQUIRED WEST PERIMETER - 720 LF (EXCLUDES ENTRY DRIVE) 21 SHADE TREES REQUIRED 206 SHRUBS REQUIRED NORTH PERIMETER - 760 LF 22 SHADE TREES 217 SHRUBS REQUIRED EAST PERIMETER - 729 LF 21 SHADE TREES 208 SHRUBS REQUIRED	6 SHADE TREES AND 14 UNDERSTORY TREES (PROVIDED DUE TO OVERHEAD UTILITY OBSTRUCTION) 214 SHRUBS PROVIDED (107 VUA PERIMETER SHRUBS APPLIED TOWARDS QTY.) 21 SHADE TREES PROVIDED 206 SHRUBS PROVIDED 19 PROPOSED SHADE TREES AND 3 EXISTING SHADE TREES PROVIDED 217 SHRUBS REQUIRED 21 SHADE TREES PROVIDED 219 SHRUBS PROVIDED

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PLANT SCHEDULE		
<u>ACCENT TREE</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	TH	TABEBUIA HETEROPHYLLA
<u>UNDERSTORY TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	ED	ELAEOCARPUS DECIPENS
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE'
	LL	LIGUSTRUM LUCIDUM
<u>SHADE TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
	QS	QUERCUS SHUMARDII
	QV	QUERCUS VIRGINIANA
	UE	ULMUS PARVIFOLIA 'EMER II' TM
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	FS	FORESTIERA SEGREGATA
	HC	HAMELIA PATENS 'FIREFLY'
	ID	ILEX VOMITORIA 'SCHILLINGS DWARF'
	IN	ILEX CORNUTA 'NEEDLEPOINT'
	PF	PENNISETUM SETACEUM 'ALBA'
	PI	PLUMBAGO AURICULATA 'IMPERIAL BLUE'
	PM	PODOCARPUS MACROPHYLLUM
	SD	STRELITZIA REGINAE 'DWARF'
	VO	VIBURNUM OBOVATUM
	VO2	VIBURNUM ODORATISSIMUM
	ZF	ZAMIA FLORIDANA
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	AN	SEASONAL ANNUALS
	EB	EVOLVULUS NUTTALLIANUS 'BLUE DAZE'
	JB	JUNIPERUS CONFERTA 'BLUE PACIFIC'
	LB	LIRIOPE MUSCARI 'BIG BLUE'



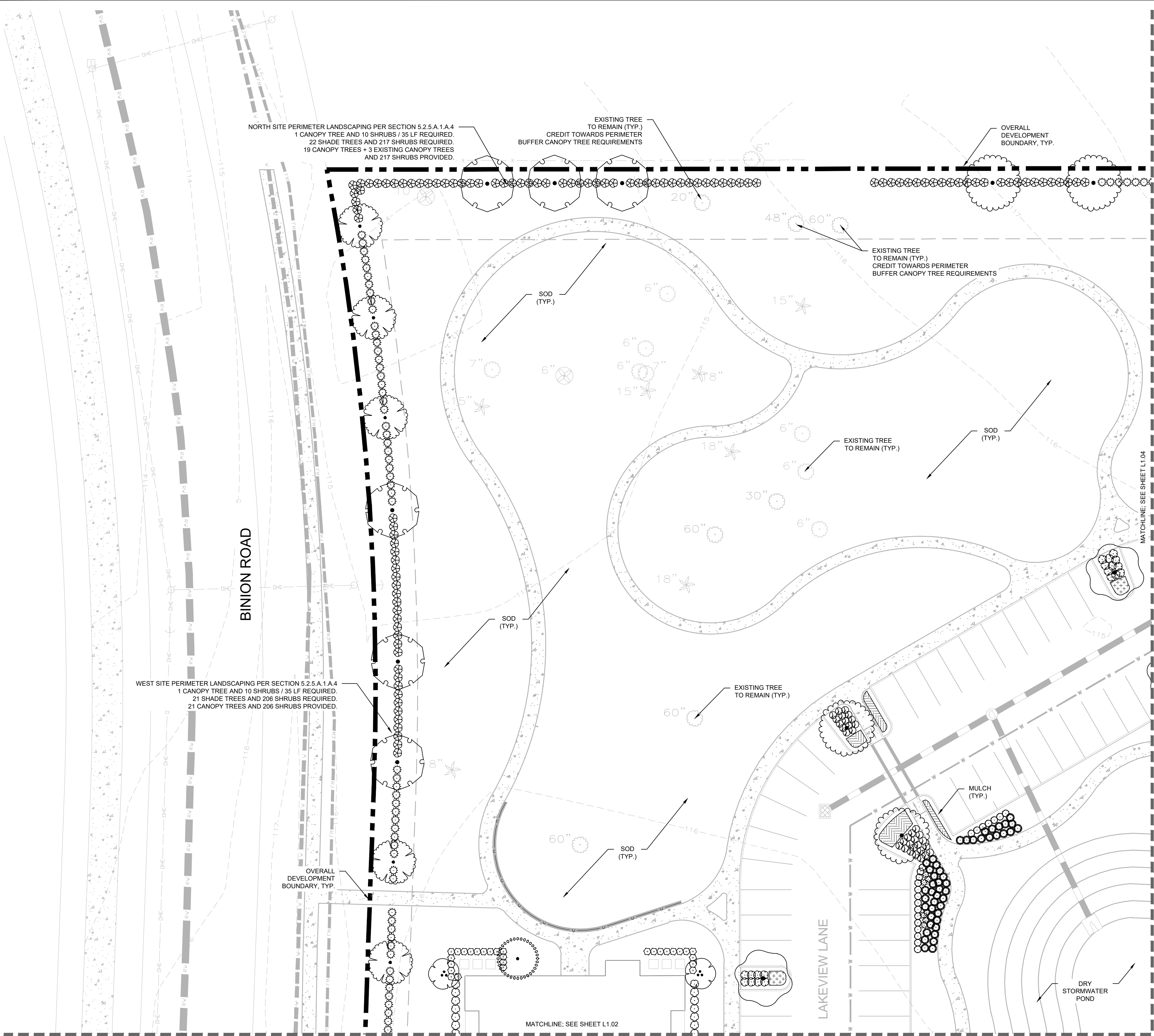


<u>ACCENT TREE</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	TH	TABEBUIA HETEROPHYLLA
<u>UNDERSTORY TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	ED	ELAEOCARPUS DECIPiens
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE'
	LL	LIGUSTRUM LUCIDUM
<u>SHADE TREES</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'
	QS	QUERCUS SHUMARDII
	QV	QUERCUS VIRGINIANA
	UE	ULMUS PARVIFOLIA 'EMER II' TM
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	FS	FORESTIERA SEGREGATA
	HC	HAMELIA PATENS 'FIREFLY'
	ID	ILEX VOMITORIA 'SCHILLINGS DWARF'
	IN	ILEX CORNUTA 'NEEDLEPOINT'
	PF	PENNISETUM SETACEUM 'ALBA'
	PI	PLUMBAGO AURICULATA 'IMPERIAL BLUE'
	PM	PODOCARPUS MACROPHYLLUS
	SD	STRELITZIA REGINAE 'DWARF'
	VO	VIBURNUM OBOVATUM
	VO2	VIBURNUM ODORATISSIMUM
	ZF	ZAMIA FLORIDANA
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>
	AN	SEASONAL ANNUALS
	EB	EVOLVULUS NUTTALLIANUS 'BLUE DAZE'
	JB	JUNIPERUS CONFERTA 'BLUE PACIFIC'
	LB	LIRIOPE MUSCARI 'BIG BLUE'

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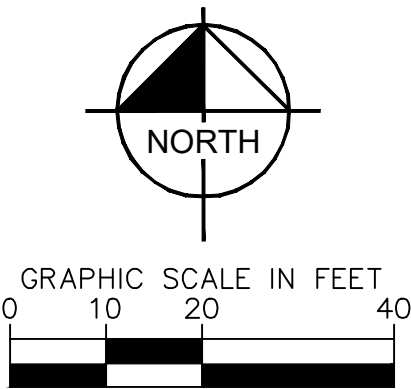
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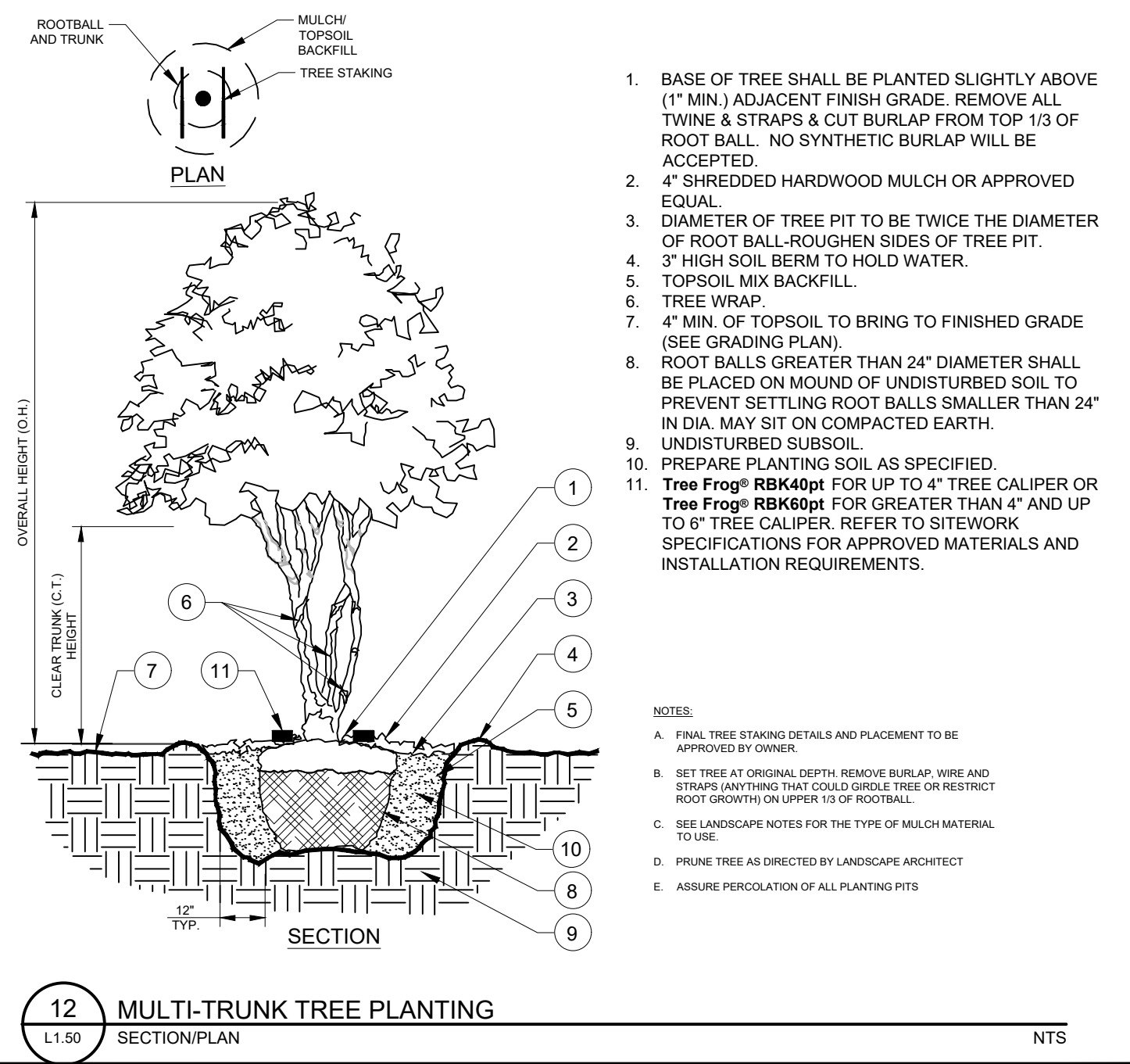
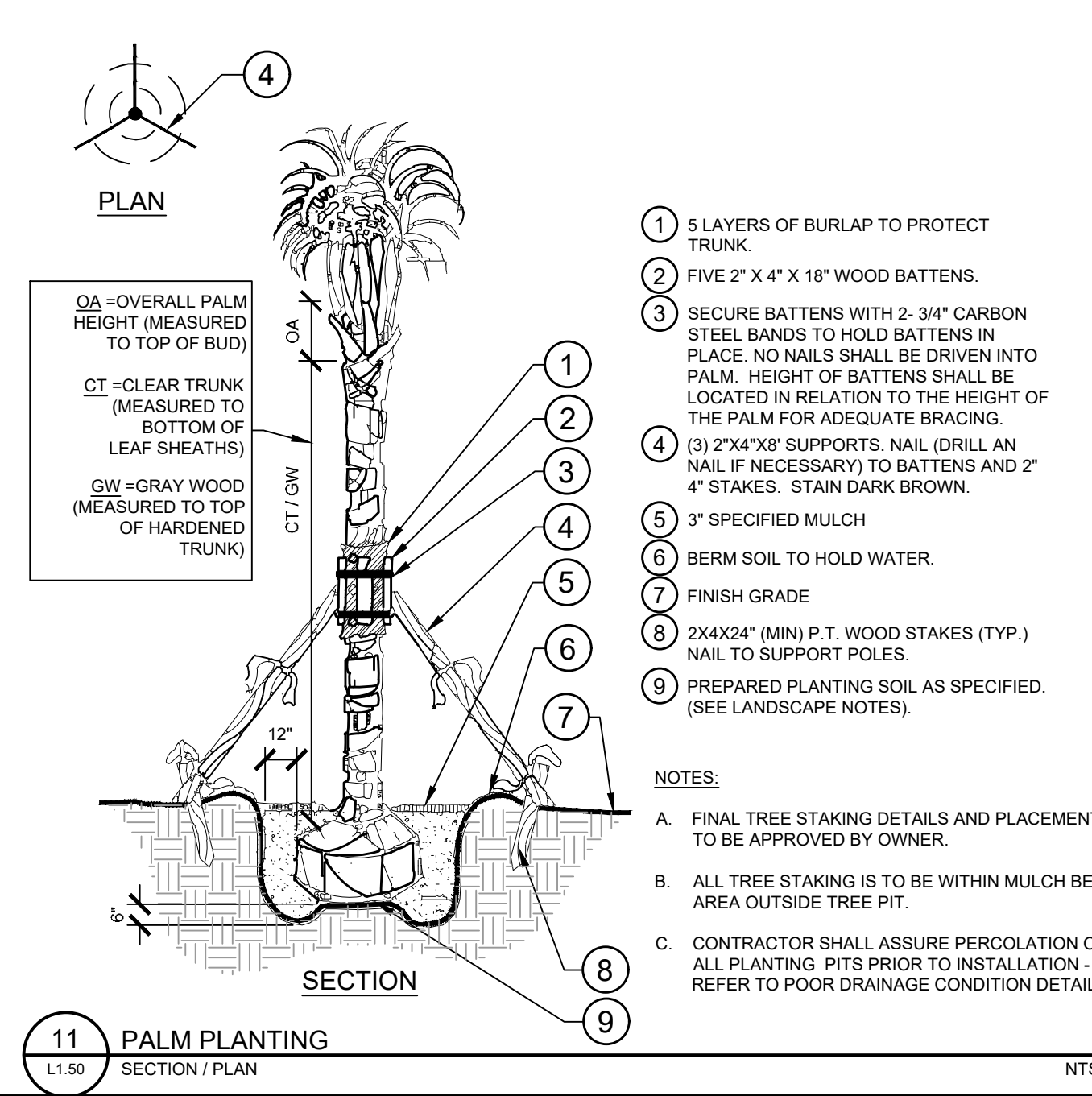
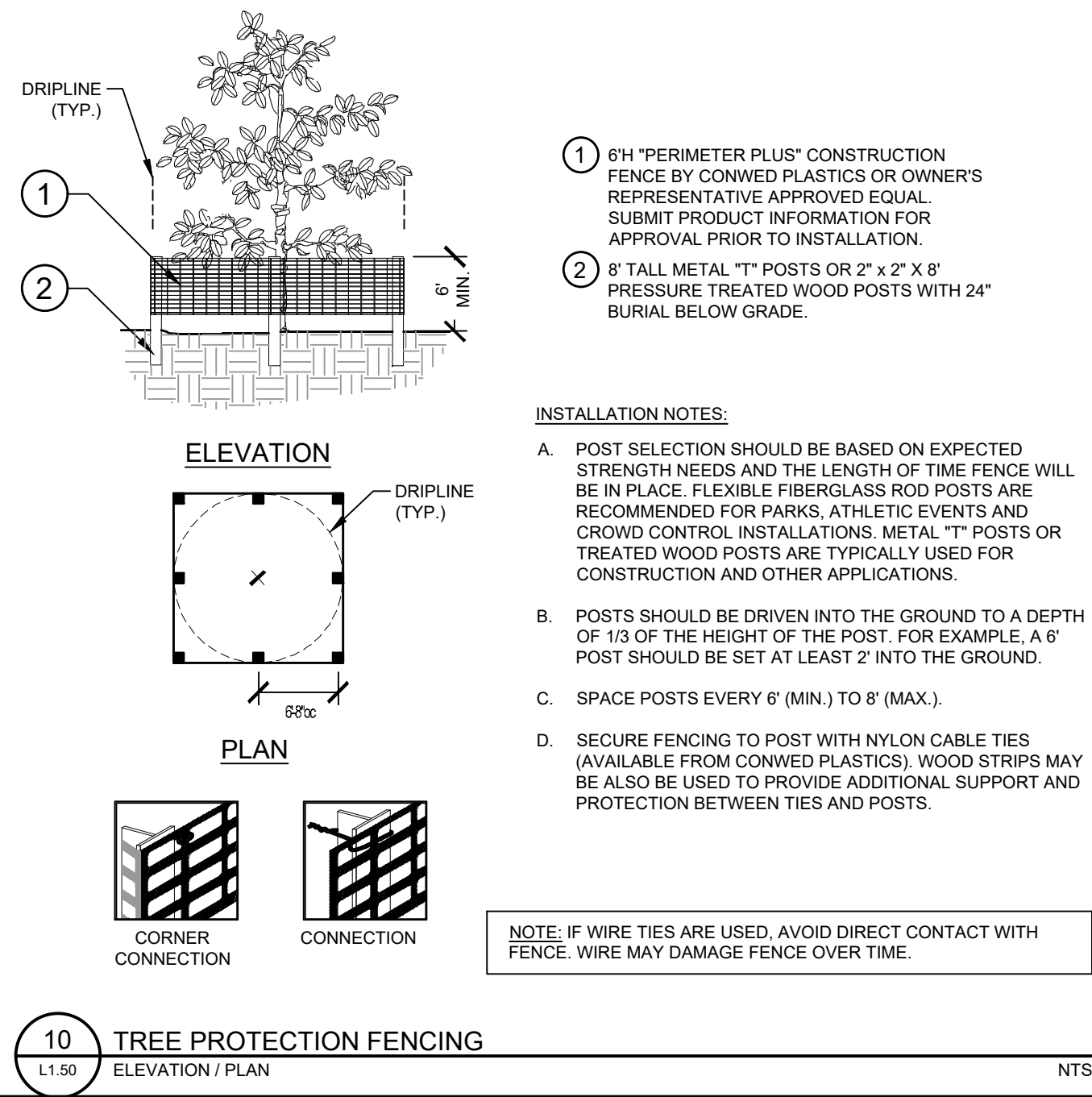
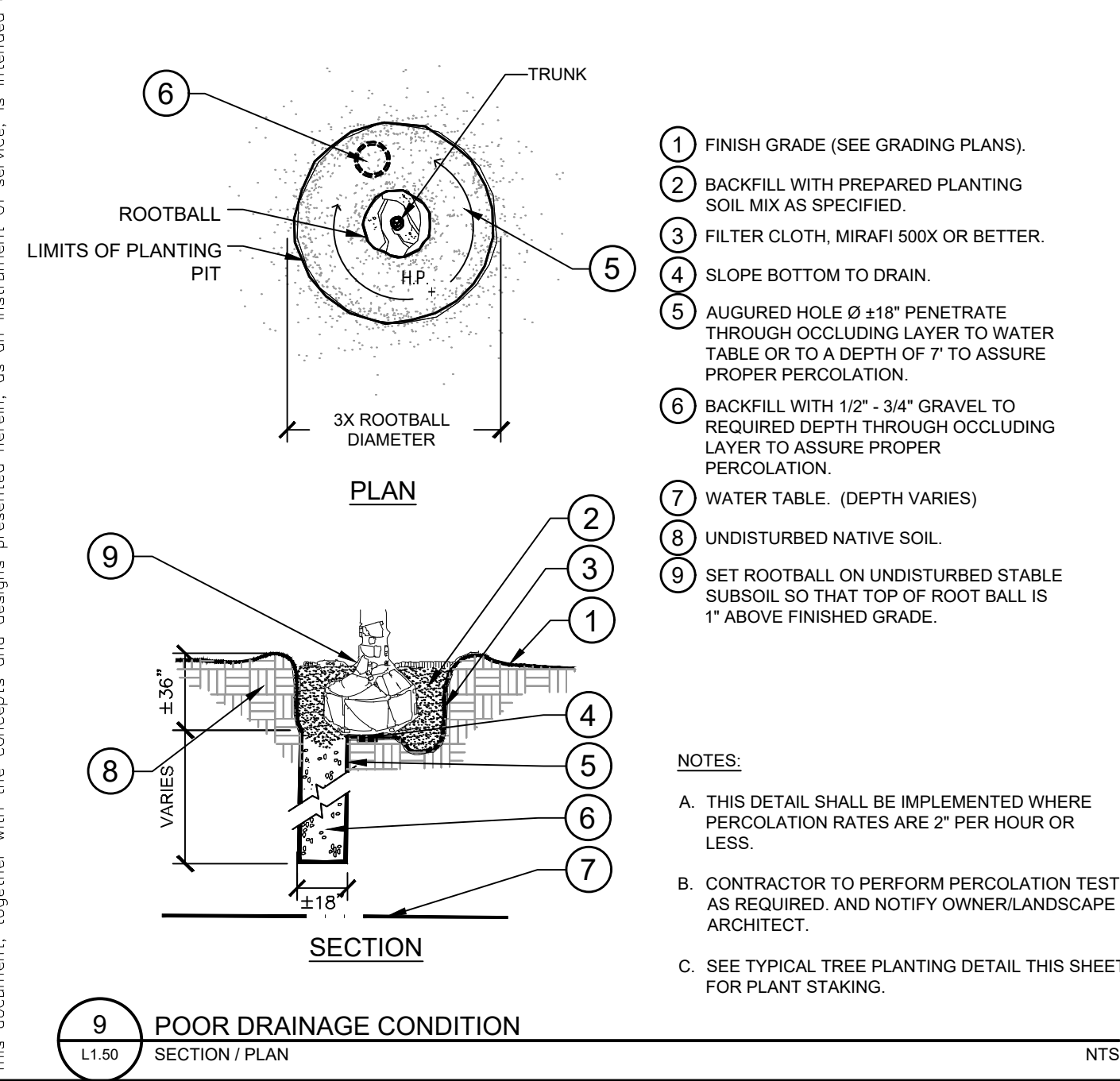
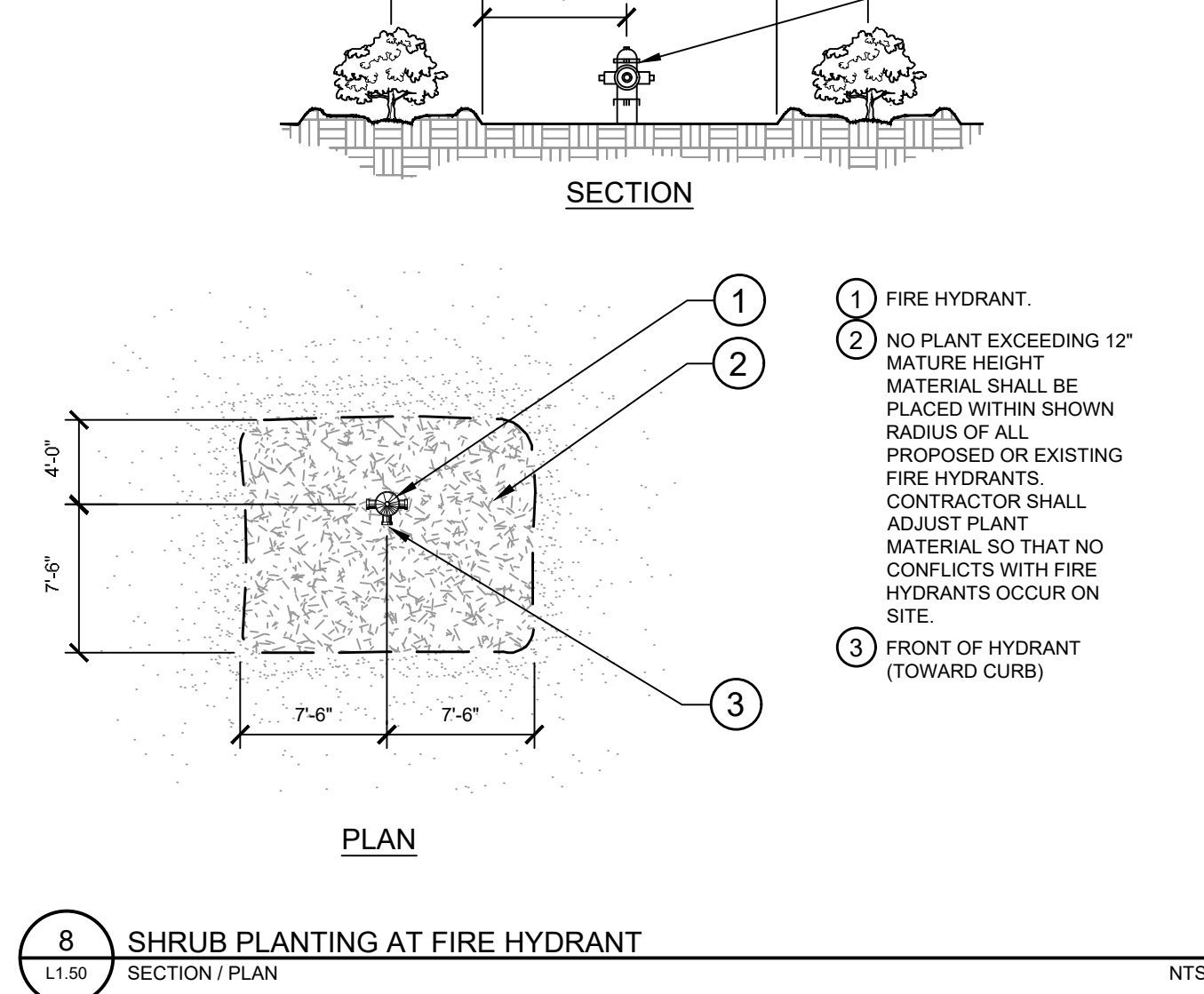
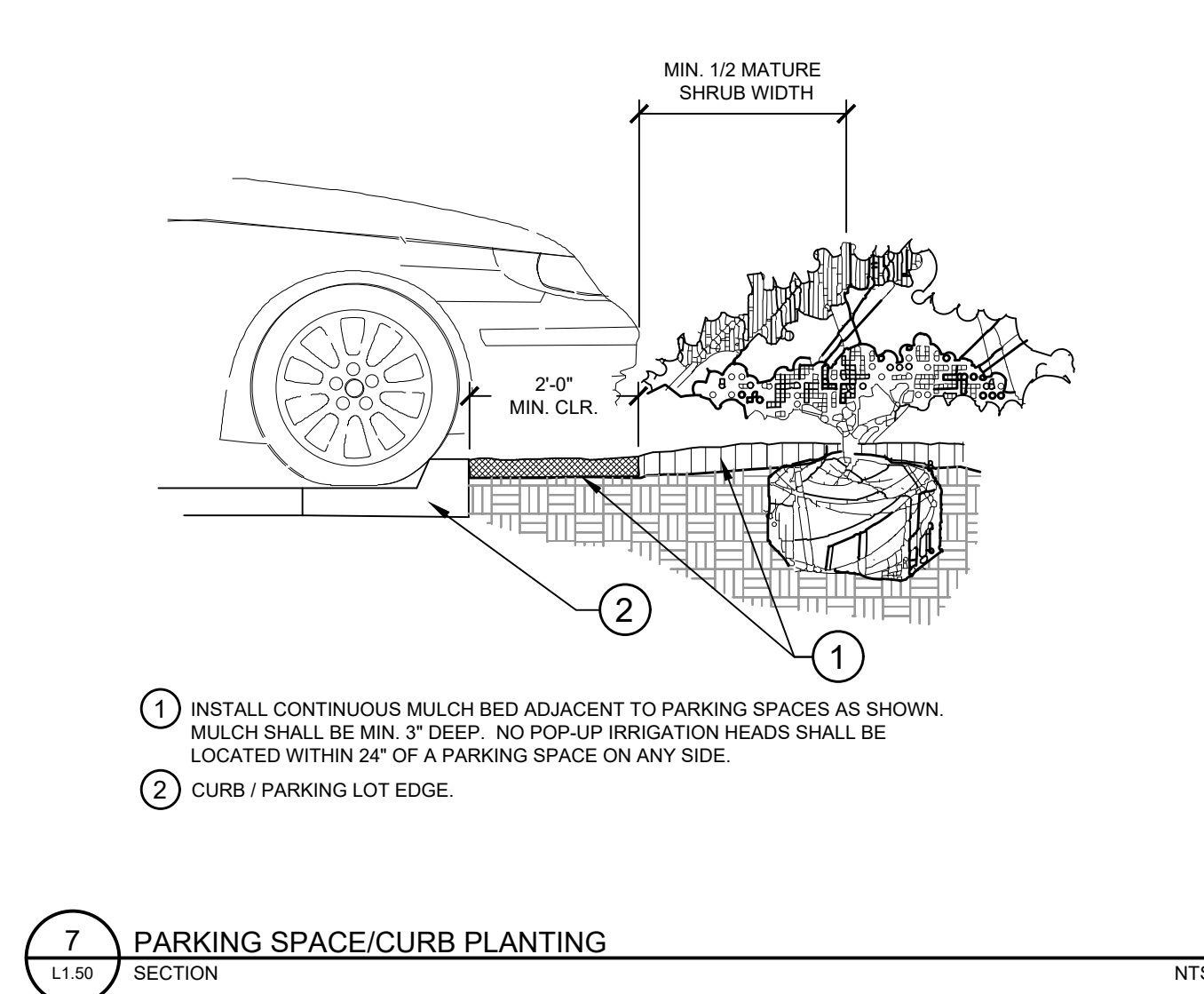
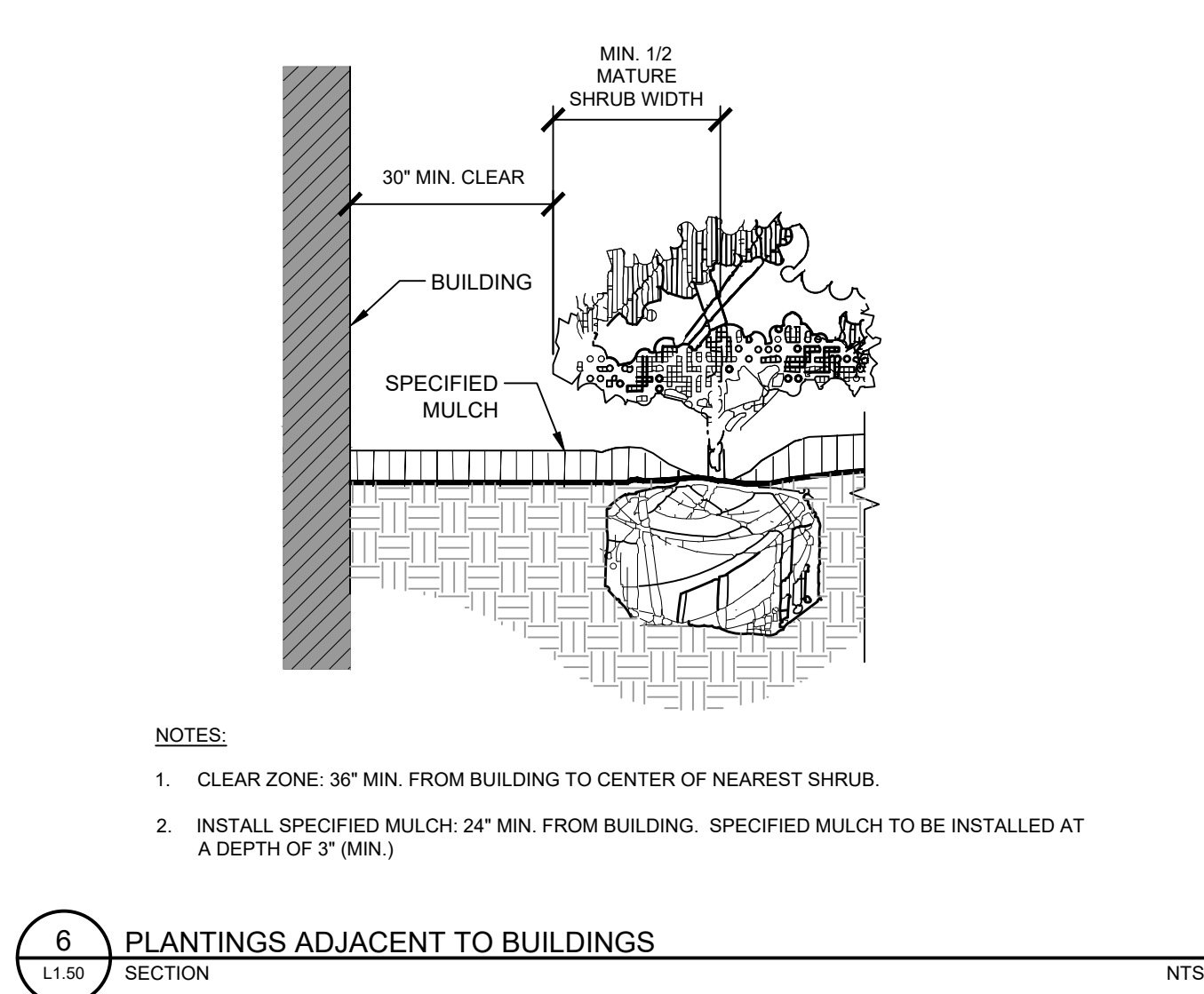
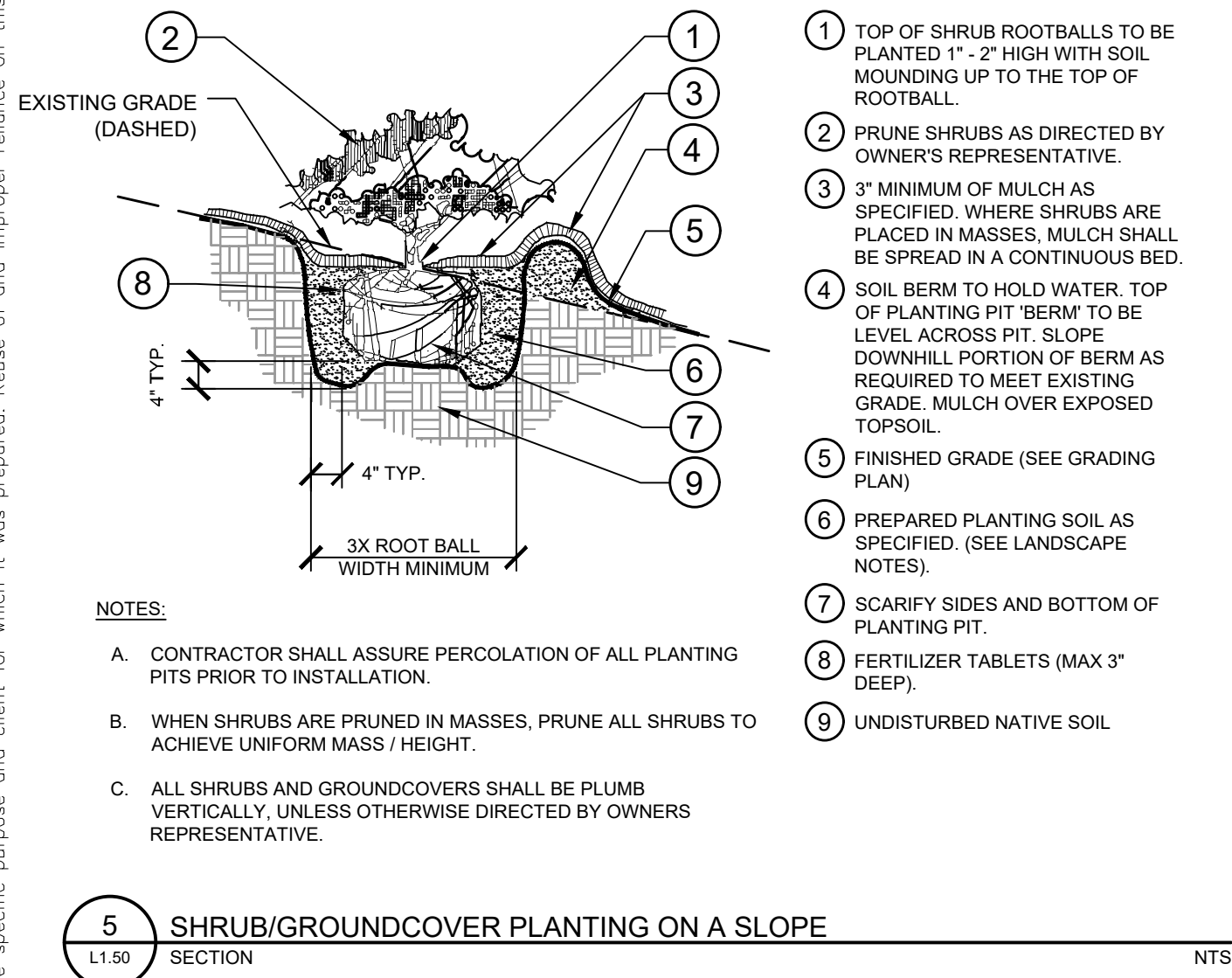
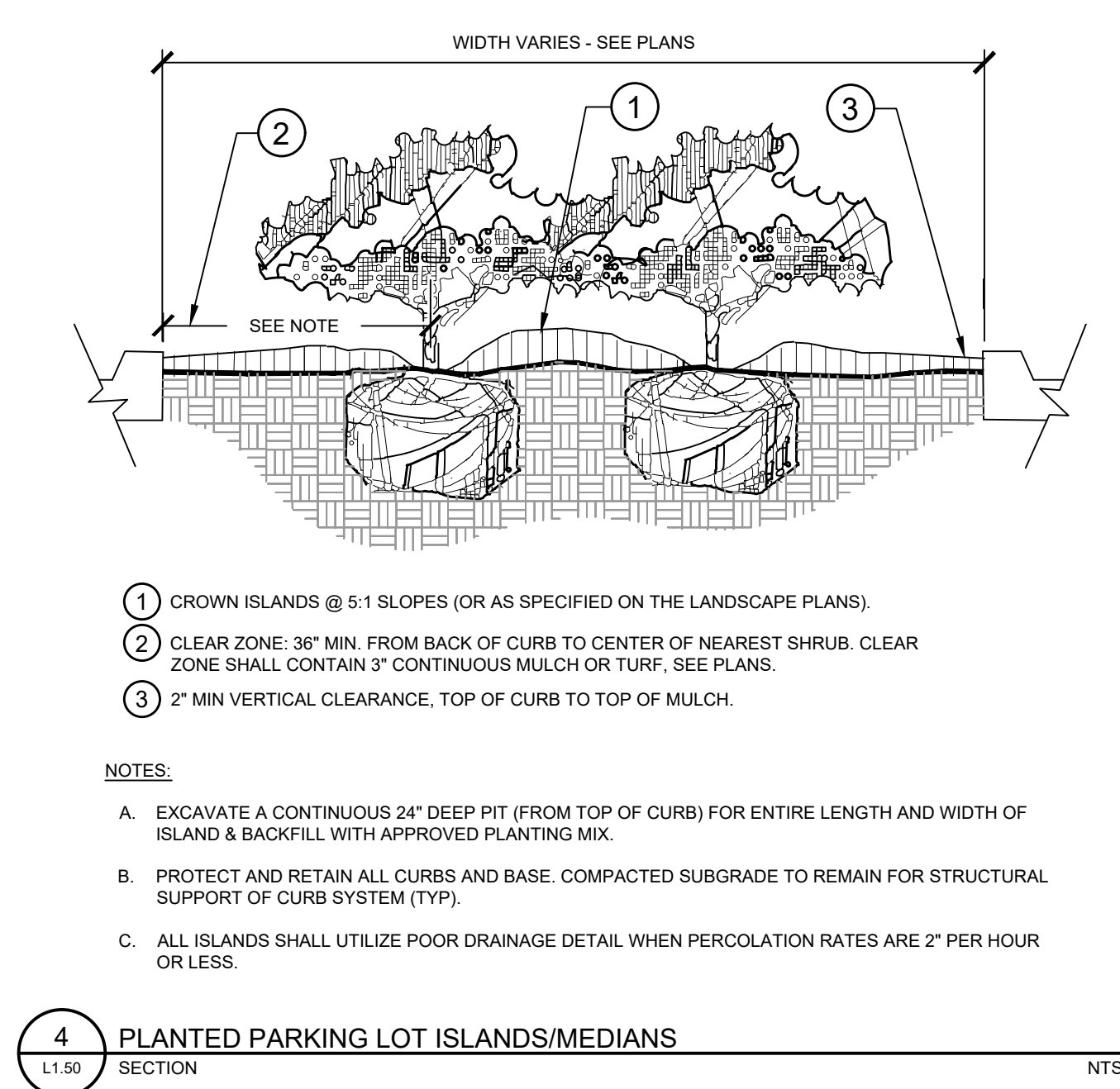
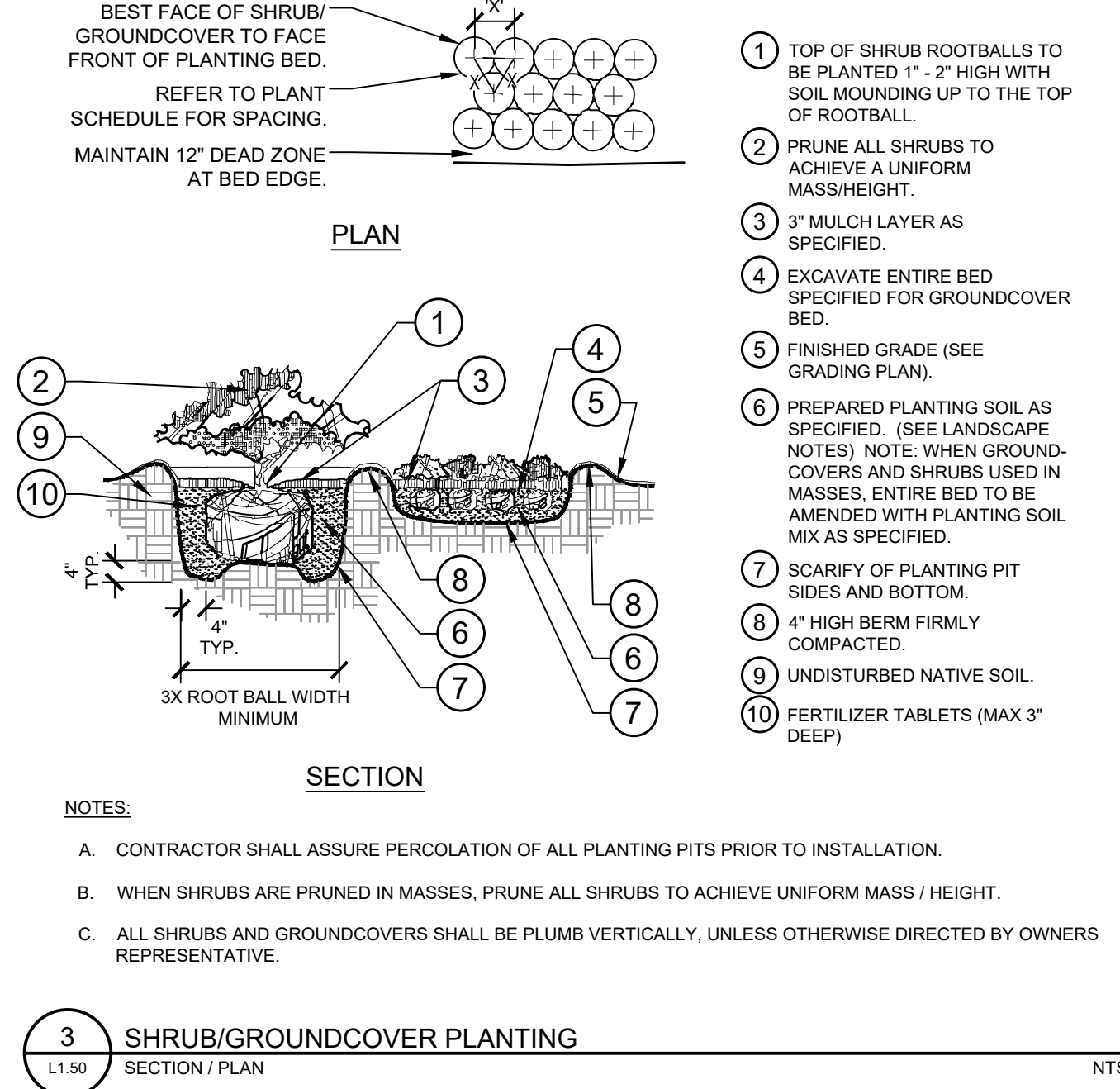
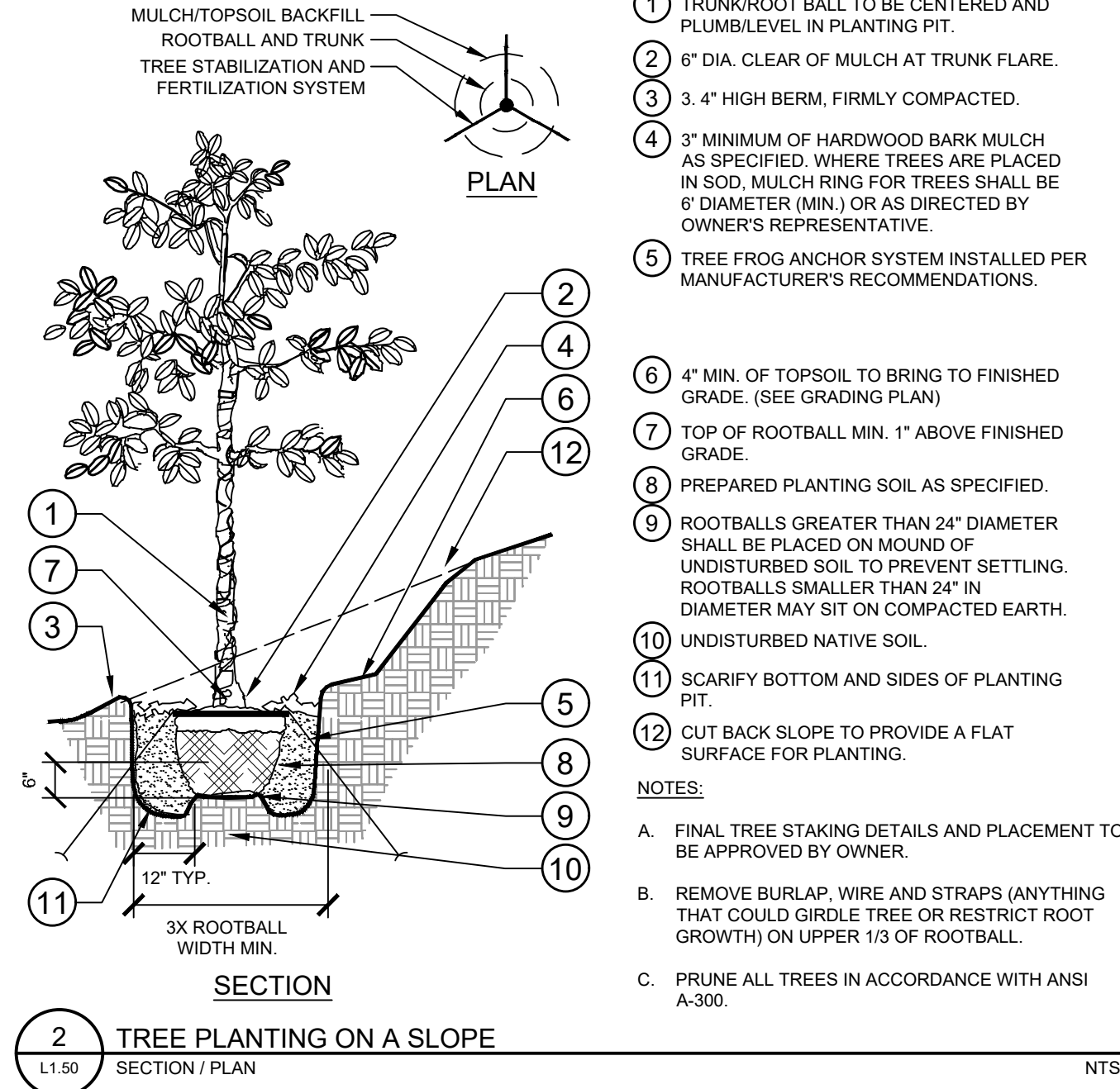
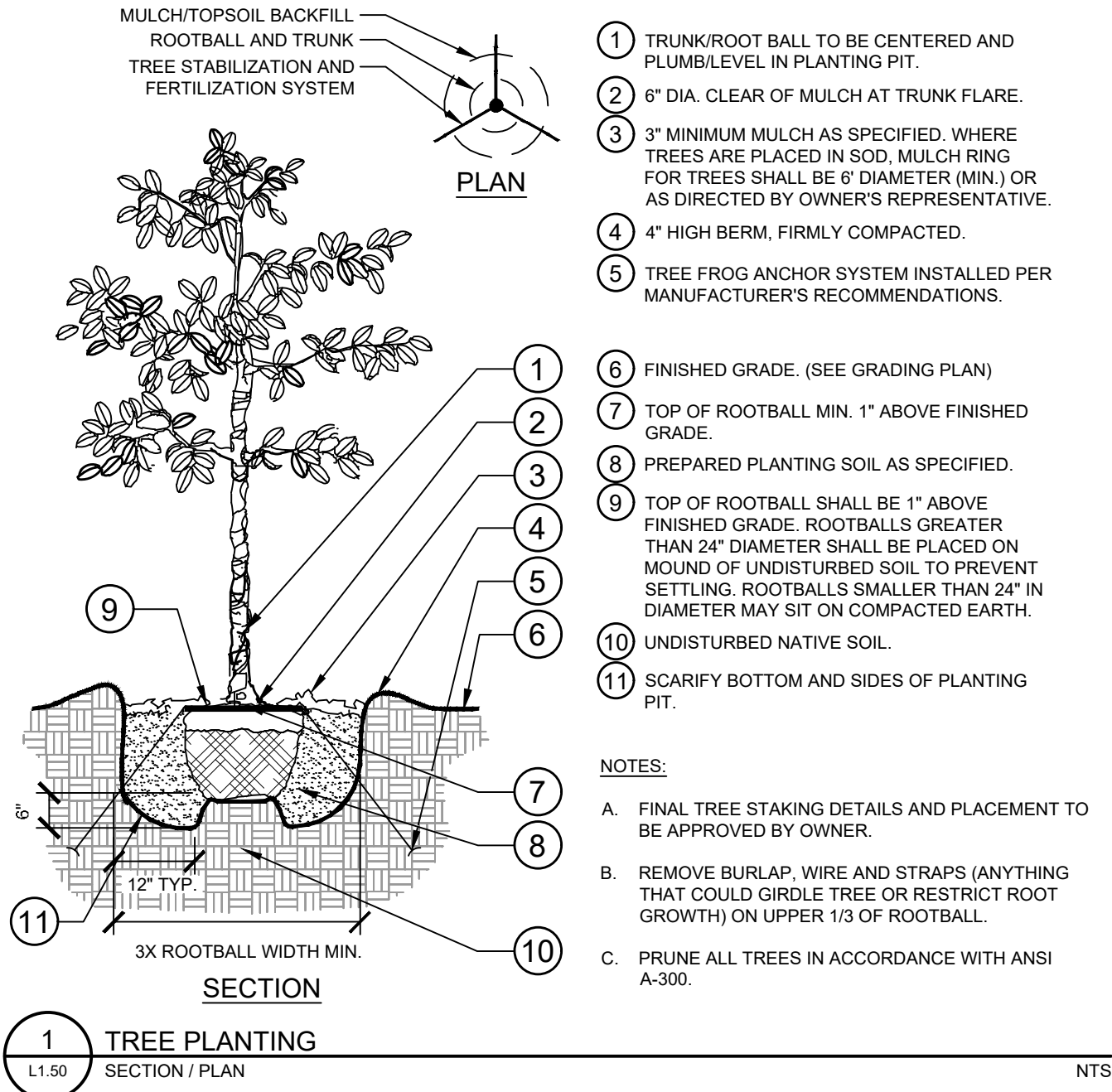
PLANT SCHEDULE

ACCENT TREE	CODE	BOTANICAL NAME
	TH	TABEBUIA HETEROPHYLLA
UNDERSTORY TREES	CODE	BOTANICAL NAME
	ED	ELAEOCARPUS DECIPENS
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	LB	LIRIOPE MUSCARI 'BIG BLUE'



BINION ROAD MULTIFAMILY	FLORIDA	CITY OF APOPKA	SHEET NUMBER L1.03	
			KHA PROJECT 049523003	
CODE MINIMUM LANDSCAPE PLAN		LICENSED PROFESSIONAL		
Kimley»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696		
		DATE: 04/19/2021		
		SCALE: AS SHOWN		
		DESIGNED BY: KHA		
DRAWN BY: KHA		CHECKED BY: WMR		
DATE: 4/19/2021		DATE: 4/19/2021		
BY		DATE		

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KIMLEY-HORN		REVISIONS		DATE		BY	
KHA PROJECT 049523003		DATE 04/19/2021		SCALE AS SHOWN		DESIGNED BY ZLH	
DRAWN BY ZLH		CHECKED BY WMR		DATE 4/19/2021		CITY OF APOPKA	
LANDSCAPE DETAILS		BINION ROAD MULTIFAMILY		SHEET NUMBER L1.50		182	

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEERS REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION, THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS (\$300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO 10" AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

- a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1, OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL, AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL, AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-ORIGINED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.
2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTING AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR "LOST" PLANTS DUE TO TREES EXISTING. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL. QUALIFY ALL PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH DURING THE ROLLING. ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRAIDING IF NECESSARY).
- b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

Kimley»Horn

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WWW.KIMLEY-HORN.COM CA 00000696

LICENSED PROFESSIONAL

KHA PROJECT
049523003

DATE
04/19/2021

SCALE: AS SHOWN

DESIGNED BY: ZLH

DRAWN BY: ZLH

CHECKED BY: WMR DATE: 4/19/2021

LANDSCAPE NOTES

BINION ROAD
MULTIFAMILY

FLORIDA

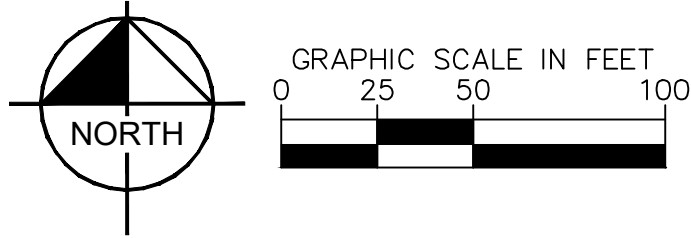
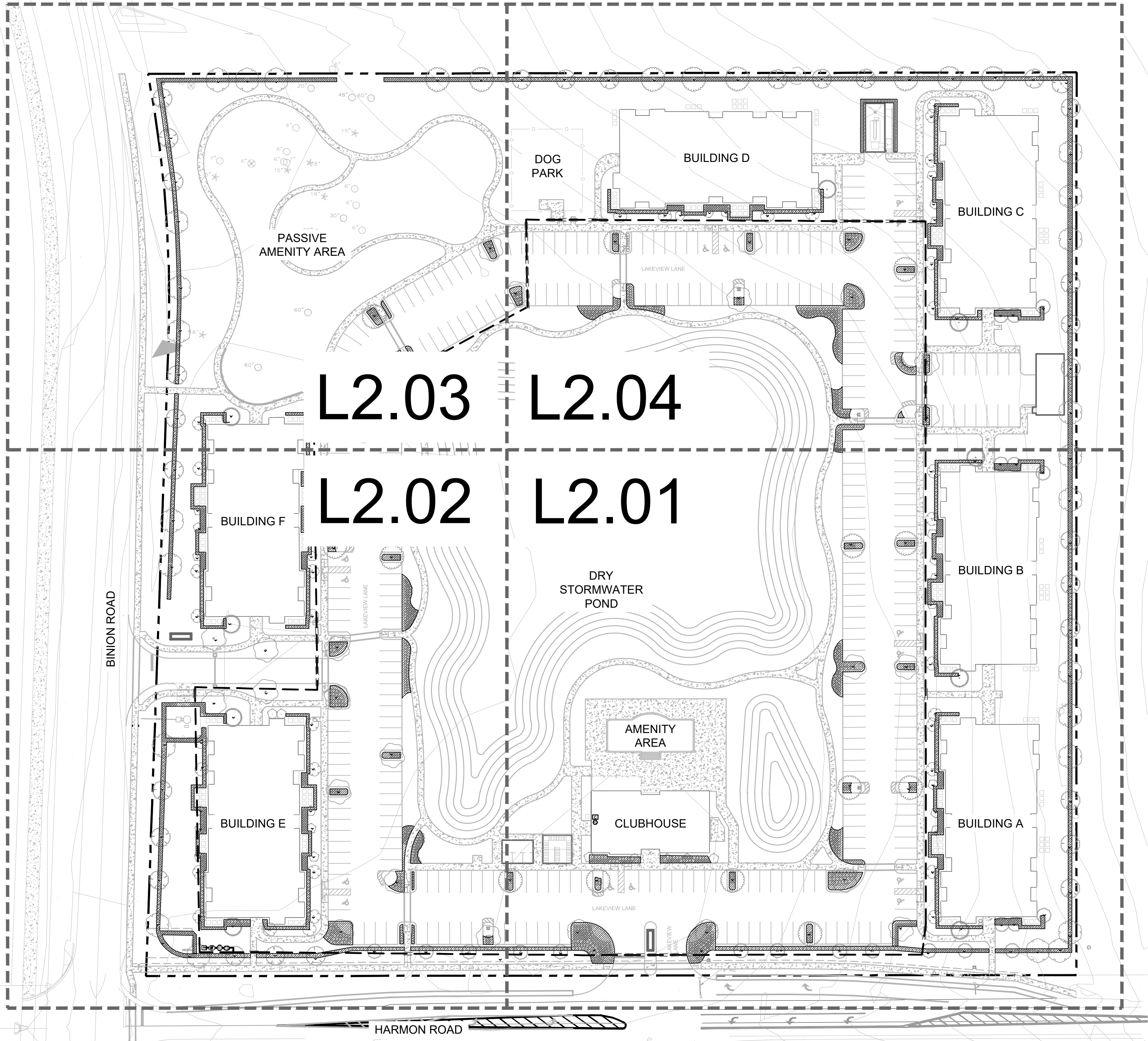
CITY OF APOPKA

SHEET NUMBER

L1.51

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-SAM-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE	191	20
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	25,277 L.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD PEB-PRS-D 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1	
	FEBCO 825V 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESP/LXME WITH (02) ESP/LXMSM12 32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	1	
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1	
	RAIN BIRD FS-150-F 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
	WATER METER 1-1/2"	1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,358 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	456.5 L.F.	

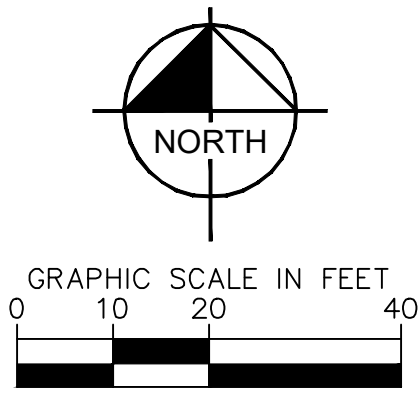
IRRIGATION NOTES

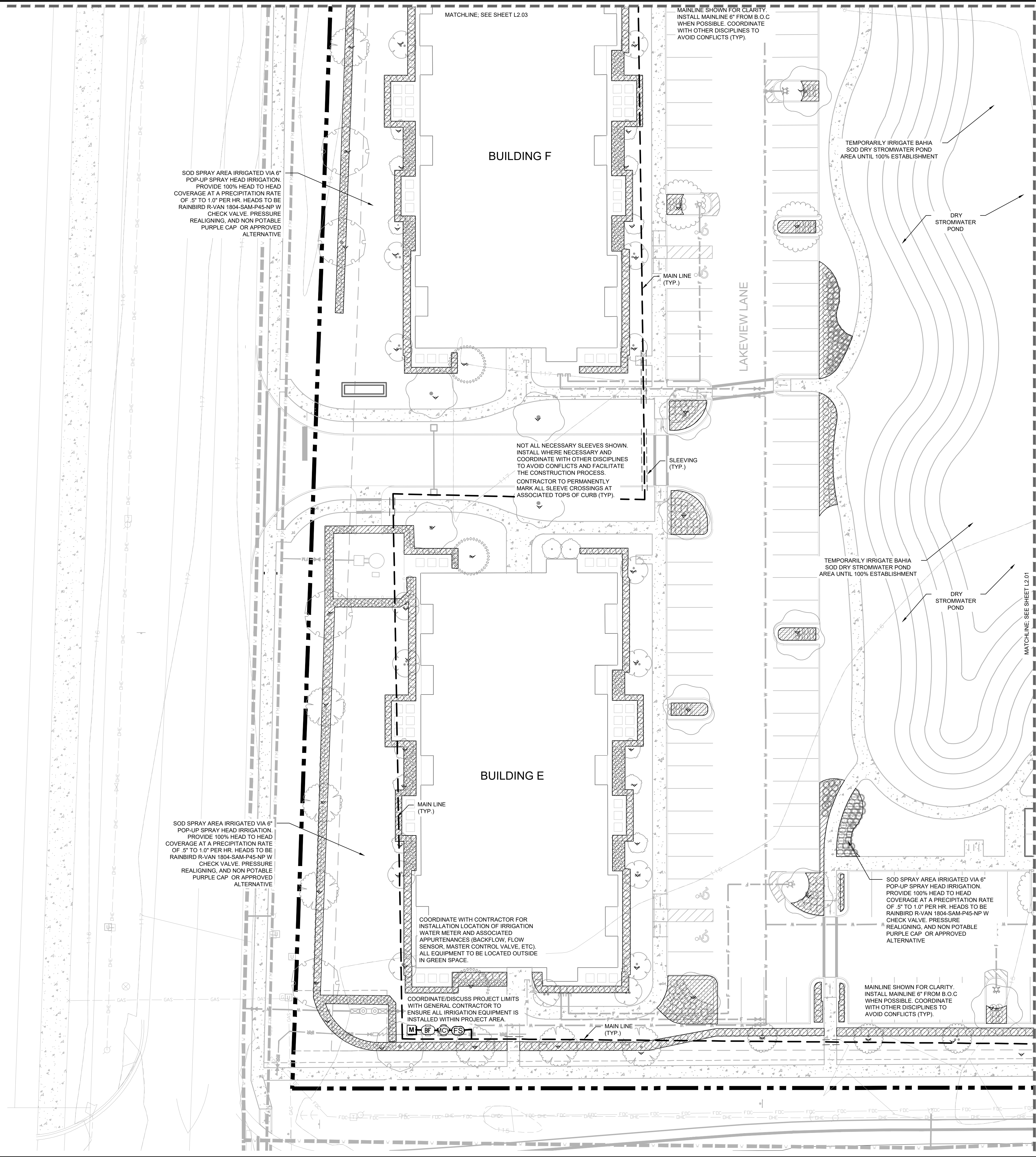
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
- CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
- IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
- MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

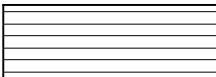
BINION ROAD MULTIFAMILY	CITY OF APOPKA	FLORIDA	OVERALL SCHEMATIC IRRIGATION PLAN				KHA PROJECT 049523003	LICENSED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696	No.	REVISIONS	DATE	BY
			DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DATE					
			04/19/2021	AS SHOWN	JCS	EGS	BAL	4/19/2021					

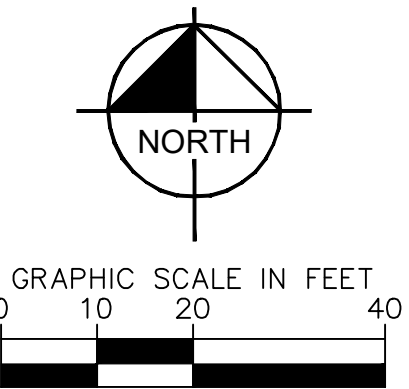
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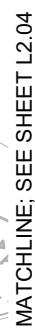
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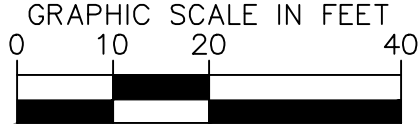
IRRIGATION SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
 1401  1402  1404	RAIN BIRD 1804-SAM-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE	191
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	25,277 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-PRS-D 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESP8LXME with (02) ESPLXMSM12 32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITE/CONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,358 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	456.5 L.F.



SHEET NUMBER L2.02		BINATION ROAD MULTIFAMILY		CITY OF APOPKA		FLORIDA	
SCHEMATIC IRRIGATION PLAN				KHA PROJECT 049523003		LICENSED PROFESSIONAL	
				DATE 04/19/2021			
				SCALE AS SHOWN			
				DESIGNED BY ZLH			
				DRAWN BY ZLH			
				CHECKED BY MTF		DATE: 4/19/2021	
							
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				No.		REVISIONS	
				DATE		BY	



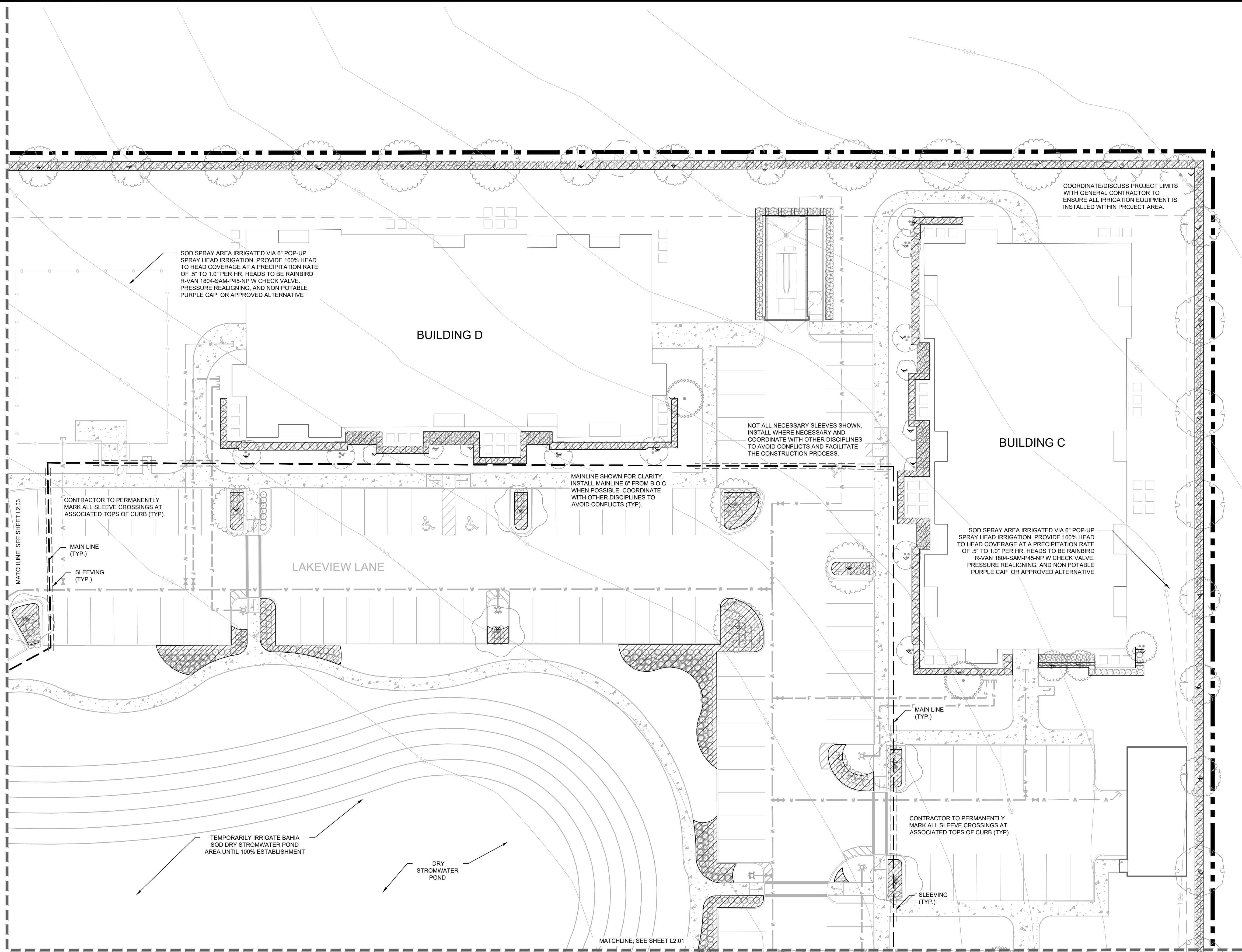
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
1401 1402 1404 1408	RAIN BIRD 1804-SAM-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE	191
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	25,277 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-PRS-D 1-1/2" 1" 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH FLOW REGULATOR MODULE.	1
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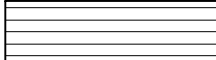
BINION ROAD
MULTIFAMILY

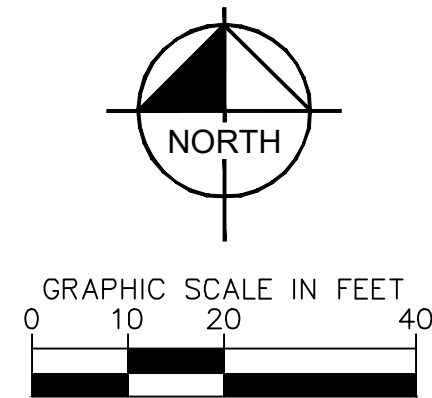
Schematic
IRRIGATION PLAN

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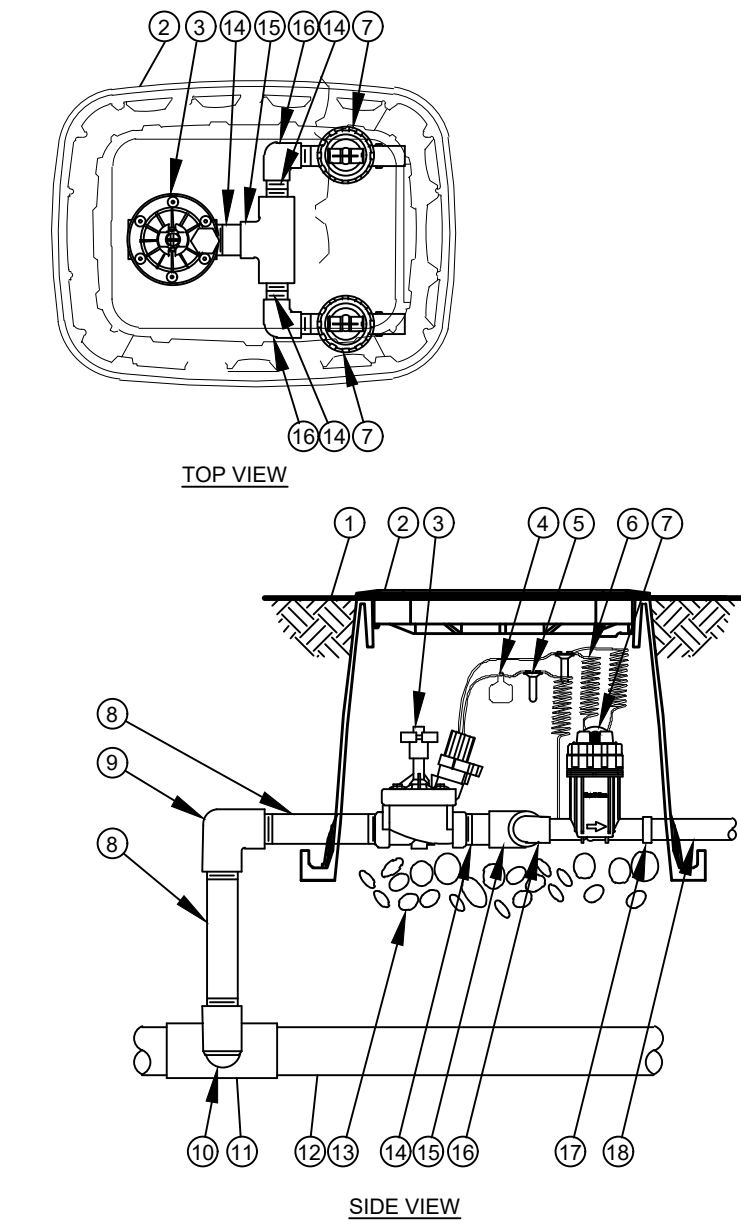


IRRIGATION SCHEDULE

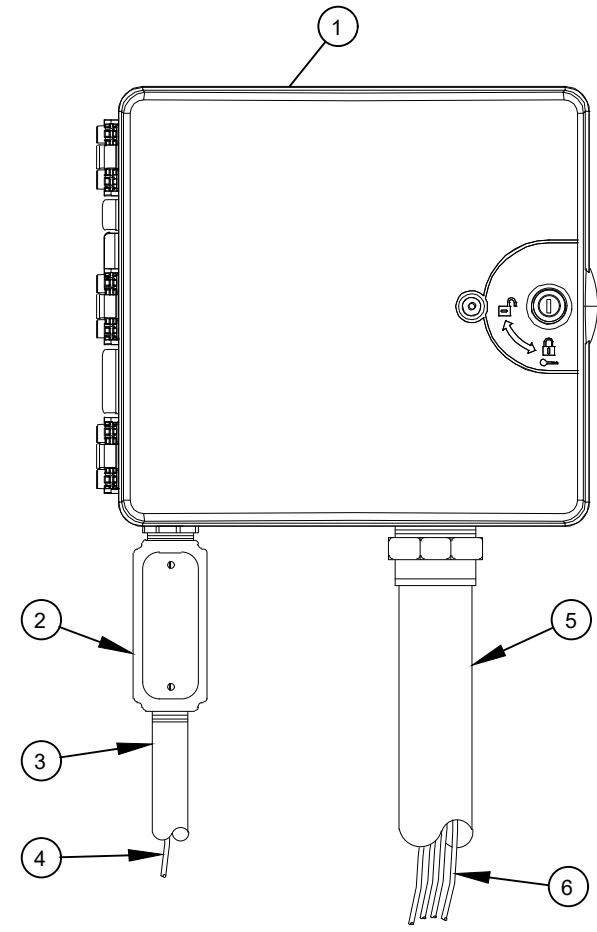
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
   	RAIN BIRD 1804-SAM-1400 FLOOD FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE	191
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	25,277 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB-PRS-D 1-1/2" 1" - 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESPLXMSM WITH (02) ESPLXMSM12 32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESPLXMD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,358 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	456.5 L.F.

[illegible]

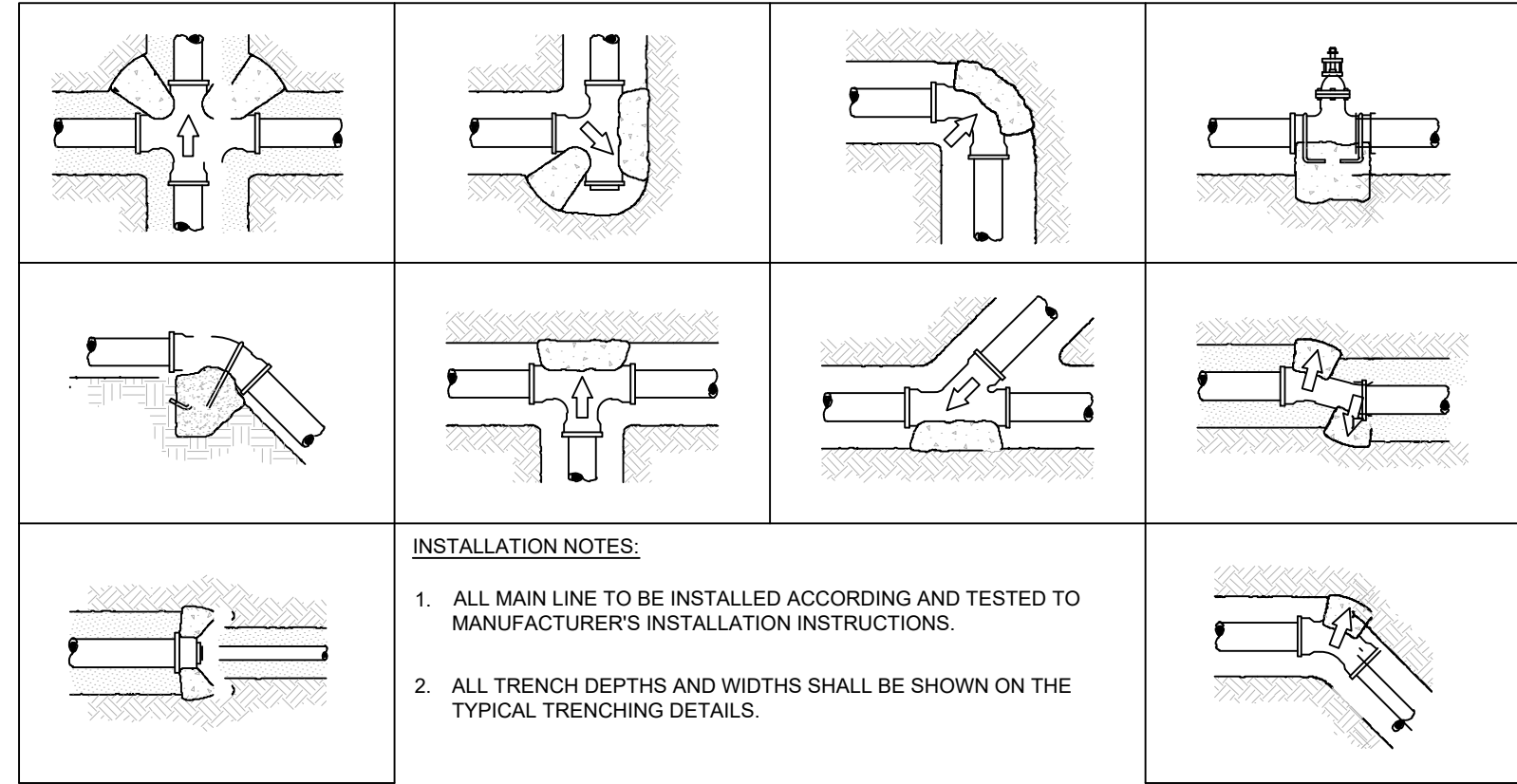
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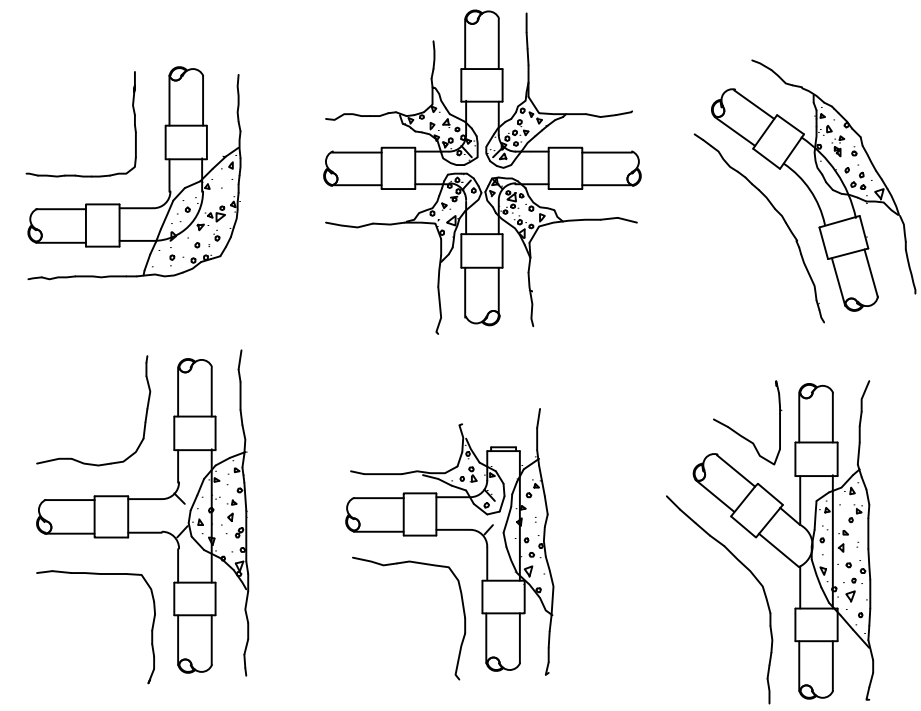
1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN NTS



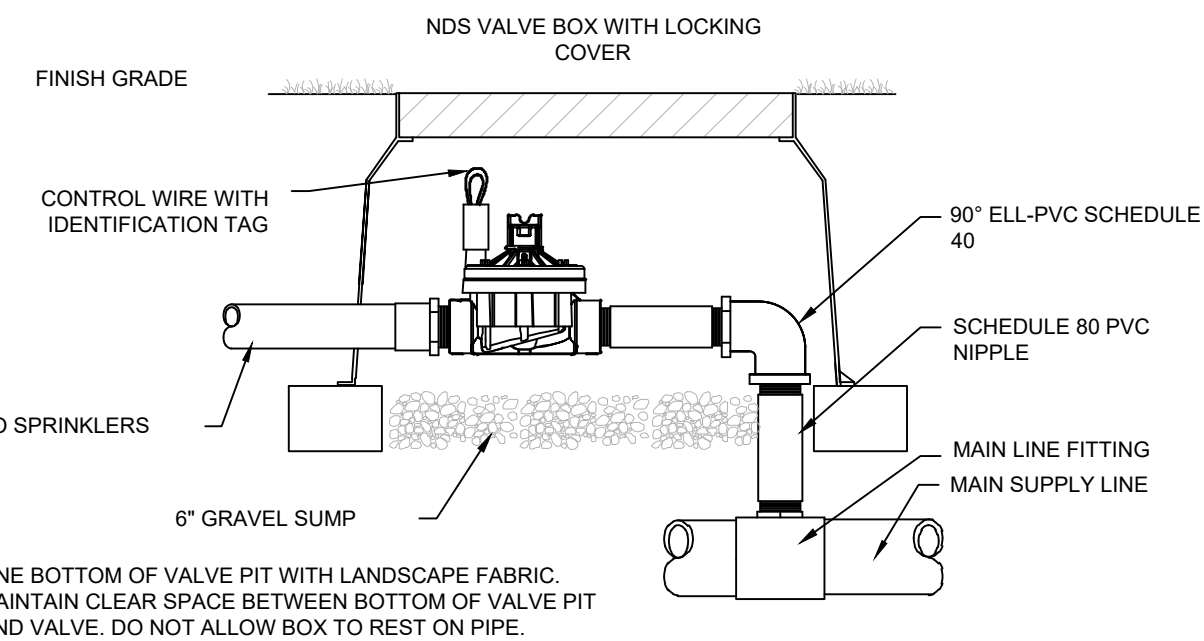
2 TYPICAL CONTROLLER
L2.50 ELEVATION NTS



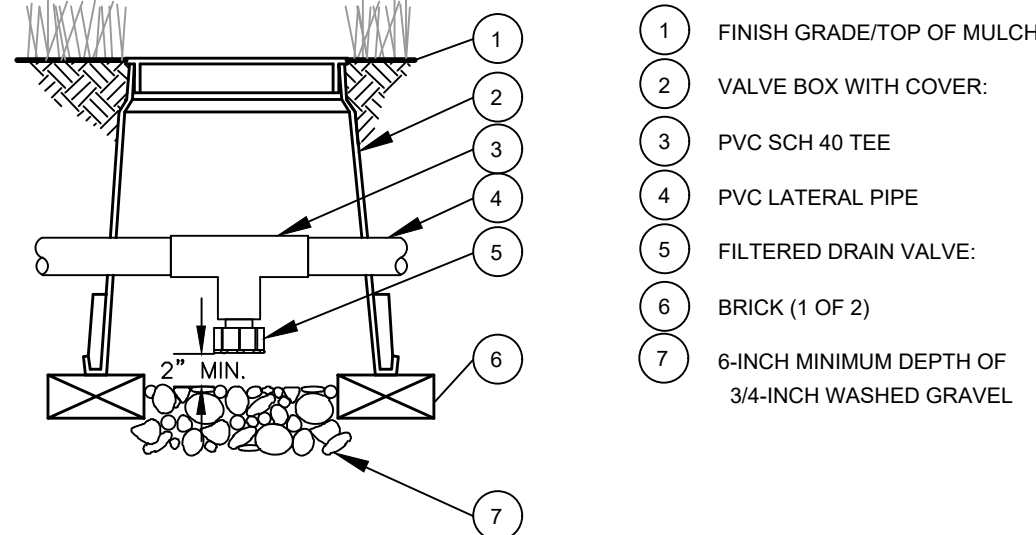
3 TYPICAL THRUST BLOCK
L2.50 SECTION NTS



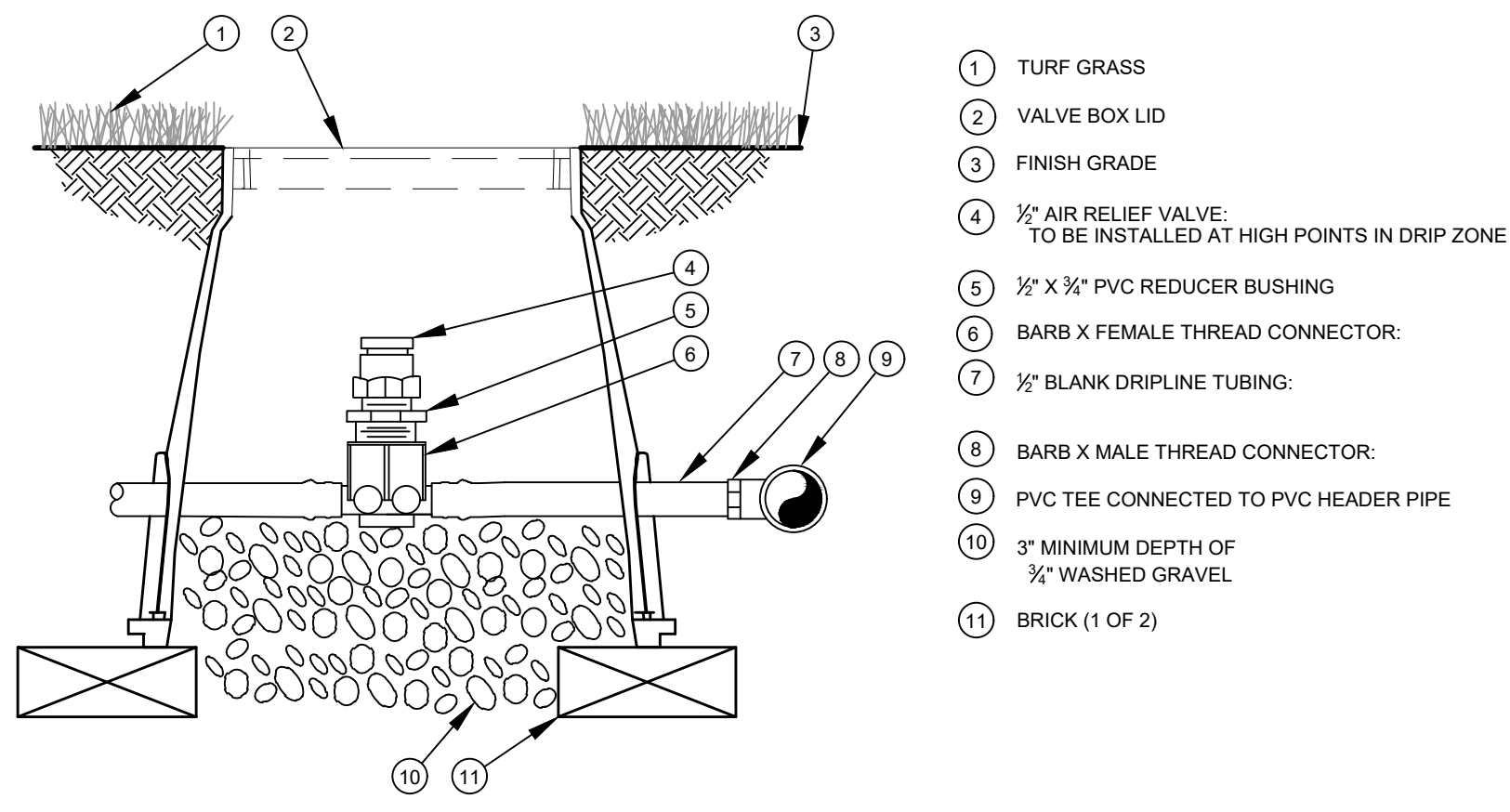
4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION NTS



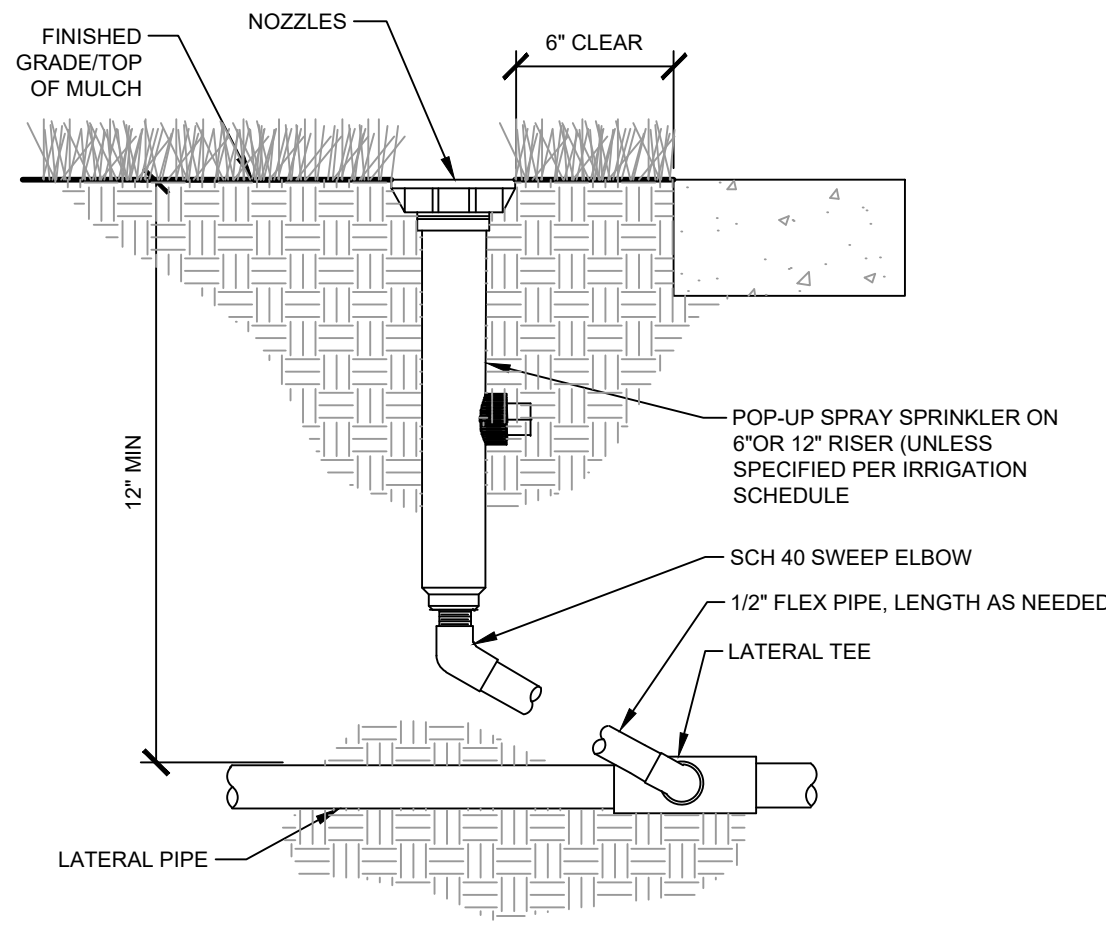
5 TYPICAL CONTROL VALVE
L2.50 SECTION NTS



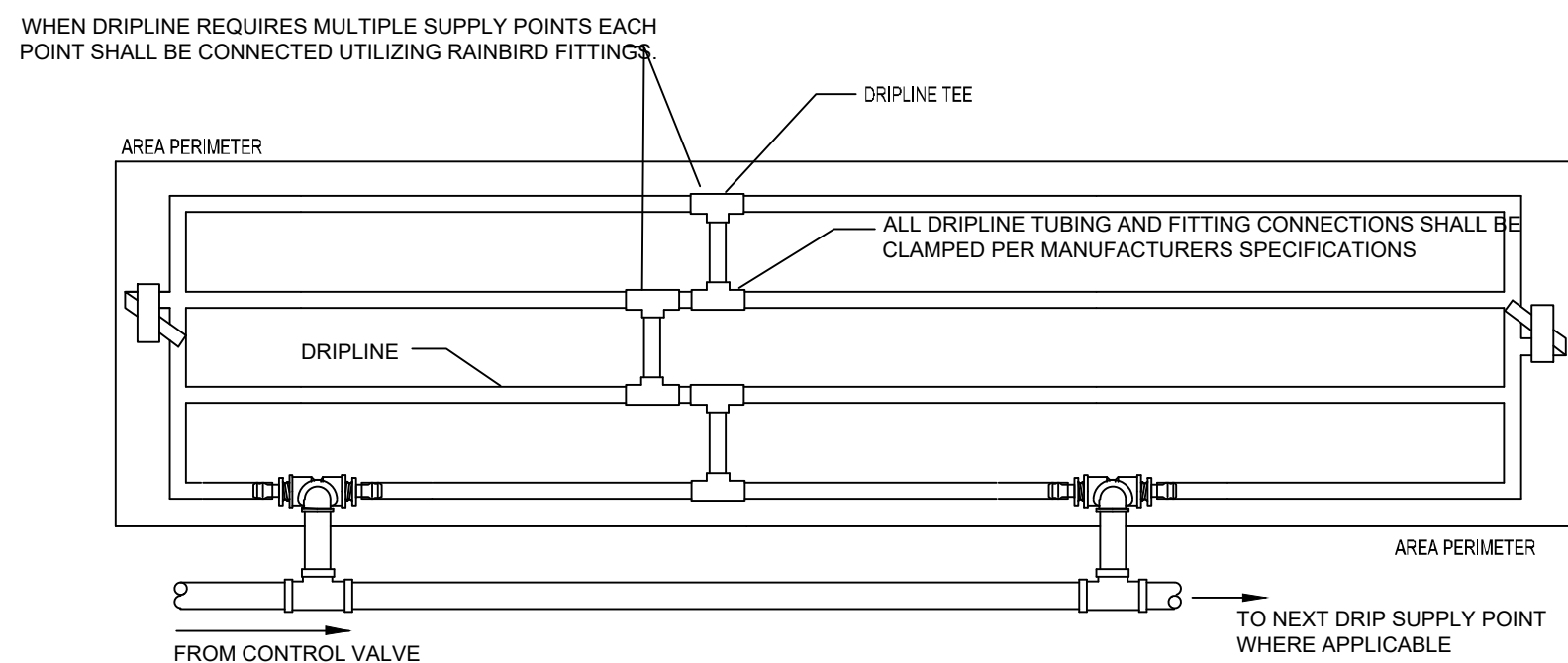
6 DRAIN VALVE
L2.50 SECTION NTS



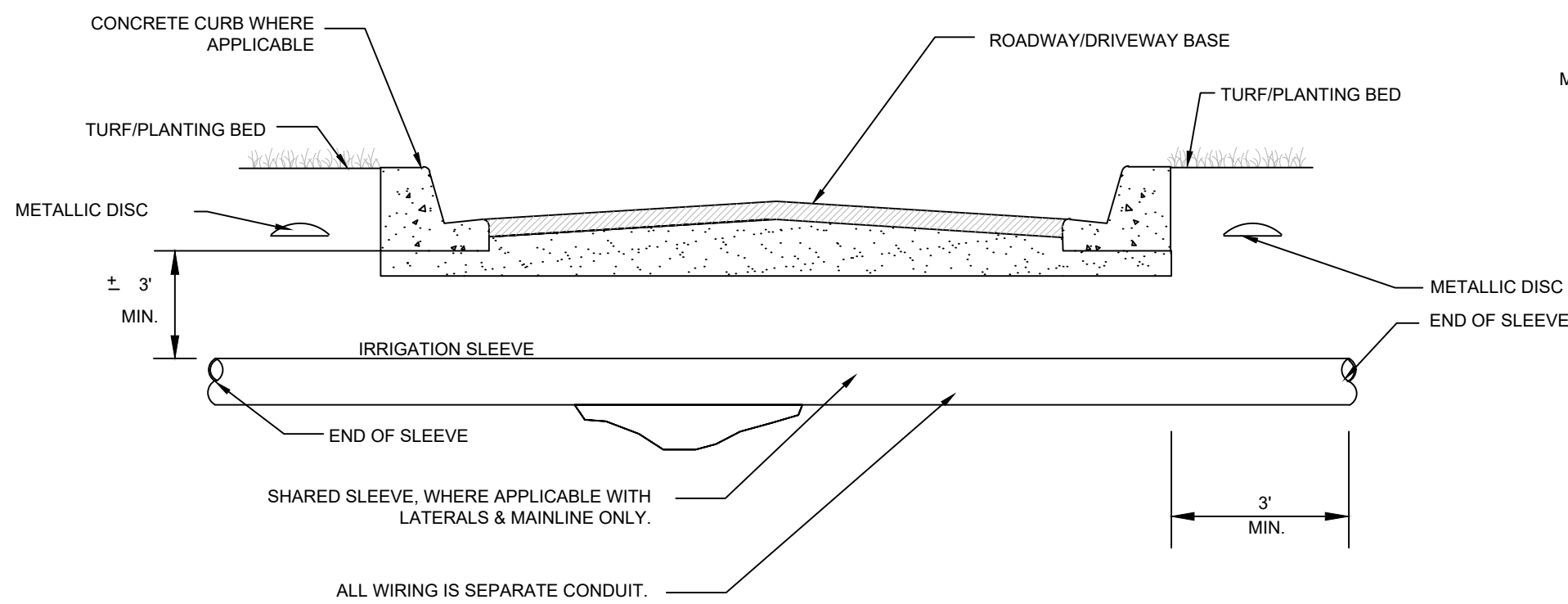
7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION NTS



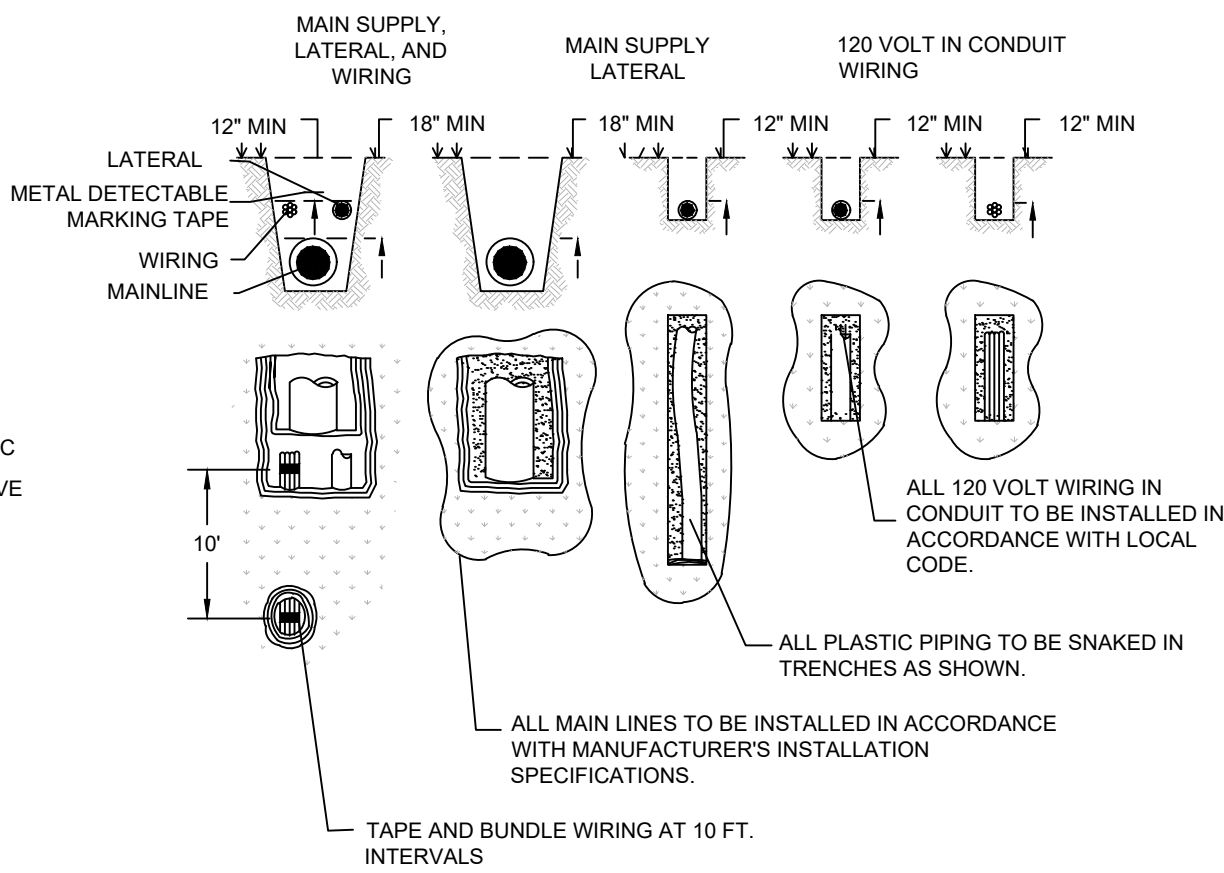
8 TYPICAL SPRAY / ROTAR HEAD
L2.50 SECTION NTS



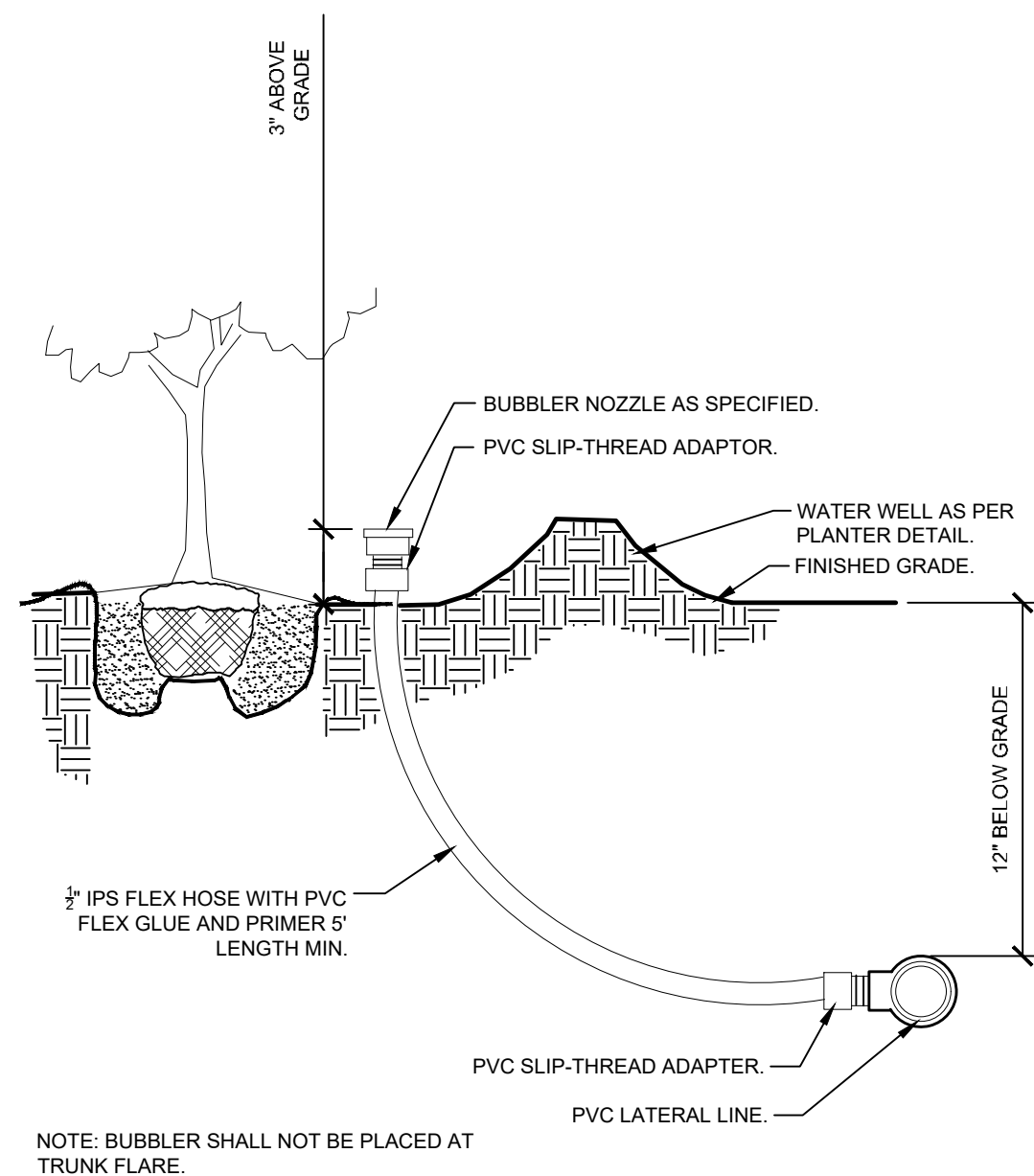
9 TYPICAL DRIP LINE
L2.50 PLAN NTS



10 TYPICAL SLEEVING
L2.50 SECTION NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN NTS



12 TYPICAL BUBBLER
L2.50 SECTION NTS

Plotted By: Rogers, Wes Sheet: Sct:BINION ROAD WF — DP Layout: L2.51 April 19, 2021 10:27:15am K:\GRL-Civil\049523003-Binion_Road_Multifamily\CADD\DEVELOPMENT\Plon sheets\L2.50 — IRRIGATION DETAILS.dwg
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IRRIGATION SYSTEM NOTES:

- THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
 - SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
 - IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
 - CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
 - IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
 - VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
 - CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
 - INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
 - CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
 - CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
 - PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- PRE-APPROVED MANUFACTURERS:
- TORO
 - HUNTER
 - RAINBIRD
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
 - LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
 - MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
 - THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
 - ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
 - ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
 - NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
 - THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
 - ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
 - ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
CONTROL WIRES - #14
COMMON WIRES - #14
 - ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
-RECTANGULAR 12"x17" HEAVY DUTY BOX, (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
 - ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
 - HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
 - LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
 - IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
 - ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
 - ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 18 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
 - ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ½" ELECTRICAL CONDUIT.
 - SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
 - IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
 - IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
 - CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
 - ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
 - IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVEING AT 2X THE PIPE SIZE. ALL SLEEVEING SHALL BE FREE OF STONES AND DEBRIS.
 - IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
 - POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
 - IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
 - IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

KHA PROJECT 049523003	DATE 04/19/2021	SCALE AS SHOWN	DESIGNED BY ZLH	DRAWN BY ZLH	CHECKED BY WMP	DATE 4/19/2021	LISCENSED PROFESSIONAL	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM CA 00000696	No.	REVISIONS	DATE	BY

BINION ROAD
MULTIFAMILY

CITY OF APOPKA

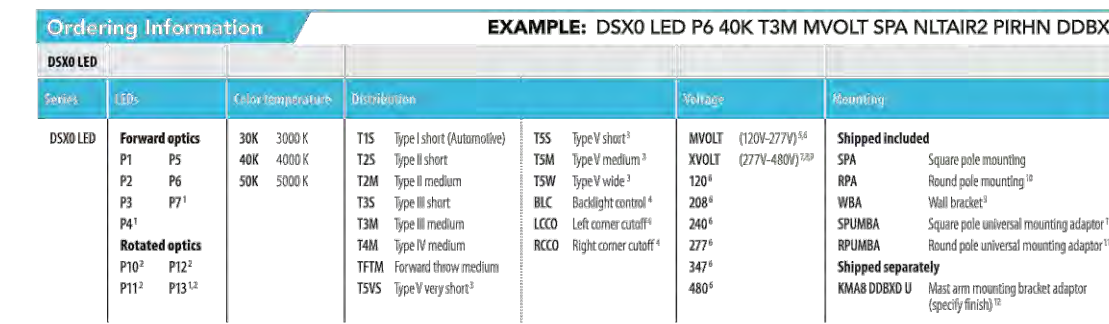
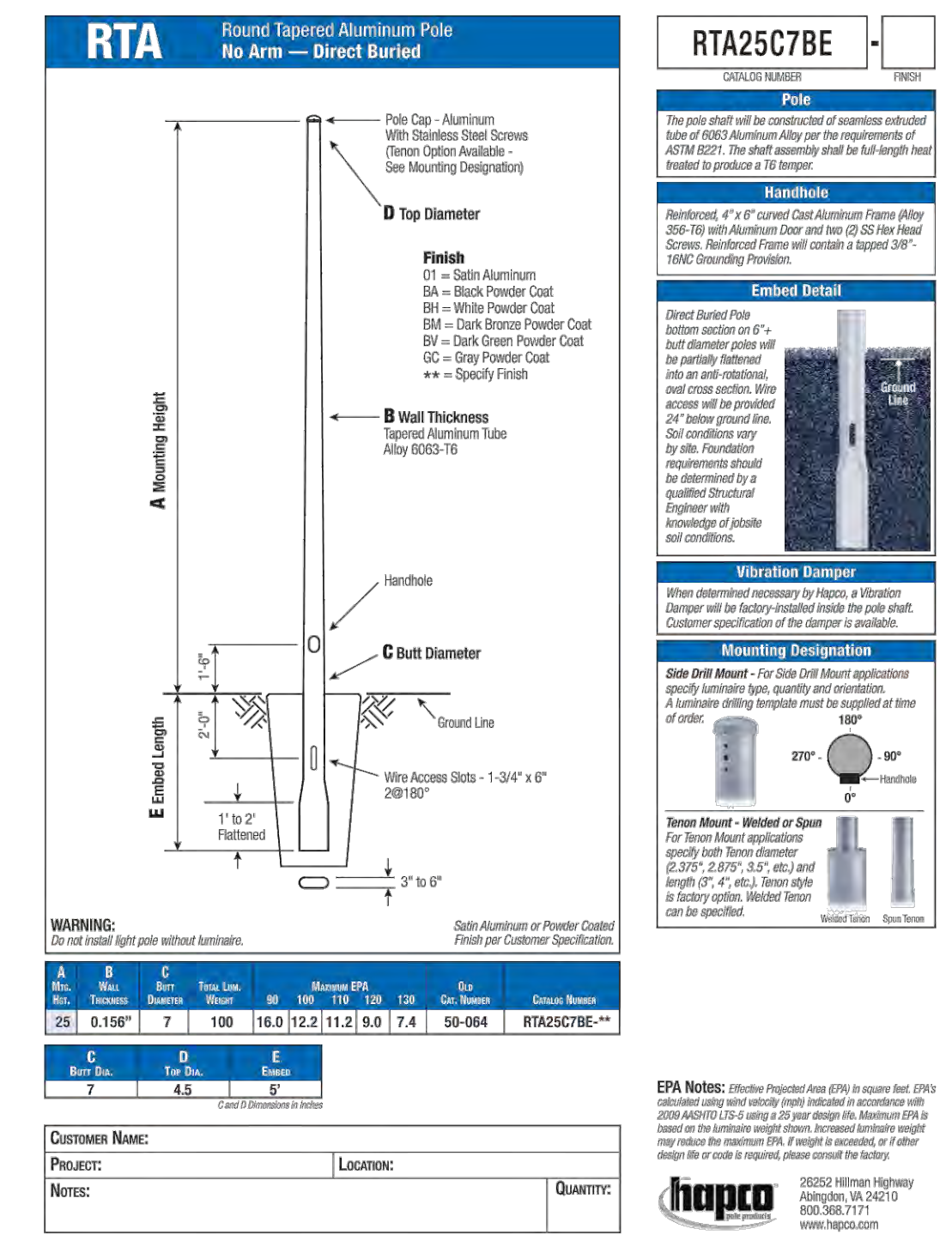
FLORIDA

IRRIGATION
SPECIFICATIONS

SHEET NUMBER
L2.51



Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.79	4.1	0.5	3.58	8.20

[illegible]

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PRELIMINARY PHOTOMETRIC PLAN

