

APOPKA PLANNING COMMISSION AGENDA
DECEMBER 10, 2019 5:30 PM
APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held November 12, 2019, at 5:30 p.m.
2. Approve minutes of the Planning Commission Workshop held November 12, 2019, at 8:00 p.m.

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.

LEGISLATIVE:

Public Hearing

1. Land Development Code – Glitch Amendments
Project: City of Apopka
Project Manager: James Hitt
2. Comprehensive Plan – Text Amendment – Future Land Use Element – Policy 3.1.h
Project: City of Apopka
Project Manager: David Moon
3. PUD Master Plan – Oak Pointe
Project: Thompson Hills Estates, LLC
Location: East of Ocoee-Apopka Road, north of McCormick Road
Project Manager: David Moon

Site Plan

1. Plat – Alta East Shore
Project: Go Growth One, LLC c/o Michael Kirchner, President
Location: 2001 and 2209 South Binion Road
Project Manager: Jean Sanchez

QUASI-JUDICIAL:

2. Variance – Code of Ordinances, Part III, Land Development Code, Article X, Section 10.2.4(B)
Project: Eli Dos Santos, c/o Jordan Strasberg
Location: 727 Bay Bridge Circle (Clear Lake Landing Subdivision)
Project Manager: Jean Sanchez

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 NOVEMBER 12, 2019, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Robert Ryan, and Howard Washington

ABSENT: Mary Norwood; Butch Stanley; and Orange County Public Schools (Non-voting)

STAFF PRESENT: Joseph Byrd – City Attorney, James Hitt, FRA-RA – Community Development Director, David Moon, AICP – Planning Manager, Bobby Howell, AICP – Senior Planner, Phil Martinez – Planner, and Jeanne Green – Recording Secretary.

OTHERS PRESENT: Chad Moorhead, Bobby Wannas, Shawn Weeks, J. Charles Potter, Don Disher, Wayne Levesque, Leroy McGee, Jesse McGee Sr., Ryan Schreiber, Lorena Potter, Linda Trapp, Marnie Williams, Donnie Williams, Debra Laughridge, Mark Laughridge, Gerardo Diaz, Gloria Chavas, Jim Gorman, David J. Strain, John Ricketson, J. Smalley, Ben Williams, Michael Young, Diedre Newton, Cindee Lavy, Rob Reiche, Dave Croson, Jonathan Taylor, Gregory Kelsee, Eric Steng, Manuel Borrero, Doralisa Sherrod, Roger Sherrod, Avelina B. Crenshaw, Dominic (Jack) Machise, Michael Megler, Ron Albright, Hiram Brown, Jim Panico, Glen Jaffer, Allen Brinckenhoff, Bill Wright, Jim Maloy, Heather Isaacs, Marcea Ustler, Justin Allen, Gene Knight, Reinaldo Sanchez, Teresa Sargeant, C. F. Johary, C. R. Clary, Alyssa DeQuattro, Elizabeth Cruz, Stephen Schreiber, Peggie Landgrebe, Lesla Shipley

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 October 8, 2019, at 5:30 p.m.

Motion: William Gusler made a motion to approve the Planning Commission minutes from the regular meeting held on October 8, 2019, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan, and Howard Washington (5-0)

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

LEGISLATIVE - COMPREHENSIVE PLAN – TEXT AMENDMENT – FUTURE LAND USE ELEMENT – POLICY 3.1.r - Chairperson Greene stated this is a request to recommend transmittal of the proposed text amendment of the Future Land Use Element, Policy 3.1.r to create the new Mixed-Use Future Land Use Designation of “Mixed-Use Airport Support District.”

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to recommend transmittal of the proposed text amendment of the Future Land Use Element, Policy 3.1.r to create the new Mixed-Use Future Land Use Designation of “Mixed-Use Airport Support District.” A new Mixed-Use Future Land Use Future Land Use Designation is proposed and is called the “Mixed-Use Airport Support District”. This proposed Comprehensive Plan Text Amendment is being reviewed concurrently with a Large-Scale Future Land Use Amendment (to Mixed-Use Airport Support District) that covers 424.41 +/- acres to the north, west, and south side of the Orlando-Apopka Airport.

This proposed text amendment calls for a mixture of uses, residential and non-residential, with density/intensity standards, depicted in “Exhibit A”. The Mixed-Use Airport Support District Future

Land Use is proposed in a location that is part of a small area study, named, the “Plymouth Study Area”, attached as “Exhibit F”. Per the Plymouth Study Area:

“...the Orlando Country Airport, railroad tracks and train depot within the Plymouth area, makes it an ideal location for industrial uses, especially those heavily dependent on these types of transportation.” ...

“...There are several lakes, wetlands and conservation areas identified that can provide a natural environment compatible with low-density residential development.” ...

The applicant has provided a justification, traffic study, environmental assessment, and a small area study for this proposed text amendment, and the materials are attached to this staff report as Exhibits B, C, D, and E respectively.

Exhibit “A” of the Staff Report presents the proposed text amendment to Policy 3.1.r.

The Development Review Committee recommends approval of the amendment to the City of Apopka Comprehensive Plan, Future Land Use Element, Policy 3.1.r to add a new Mixed-Use Future Land Use Designation, Mixed-Use Airport Support District.

Staff recommended the Planning Commission recommend approval of the amendment to the City of Apopka Comprehensive Plan, Future Land Use Element, Policy 3.1.r. to create a new Mixed-Use Future Land Use Designation, “Mixed-Use Airport Support District”.

This item is considered legislative and establishes general policy. 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.

Allen Brinckenhoff, 1321 Apopka Airport Road, Hanger 54, read a letter of opposition to allowing residential uses in the vicinity of the airport.

[When asked for a copy of the letter for the record, Mr. Brinckenhoff stated it had been sent to David Moon, Planning Manager. Upon a search of the files, the letter was not found.]

Gregory Kelsoe, 1321 Apopka Airport Road, Hanger 9, read the following into the record. [A copy has been incorporated into the record.]

“My Name is Gregory Lyle Kelsoe. I own hanger 9 located at the Orlando Apopka Airport at 1321 Apopka Airport Road. The Future Land Use Designation of Mixed Use – Airport Support District is incompatible with the Orlando Apopka Airport. The purpose of the Airport Support District created by the City of Orlando (the only one I could find in the nation) was designed with and for the Orlando International Airport and is intended to be the primary employment location to support the growth of the Orlando International Airport. It expects heavy manufacturing, automobile and truck rental, homes and other support like retail and hotels. All the things you might expect around a large International Airport. However, residential uses are strictly prohibited in the Airport Support District 2 closest to the airport because of aircraft noise and land use incompatibility. Orlando International Airport employs Baggage Handlers, Ticketing Agents, TSA Agents, Retail Clerks and Cashiers, Restaurant works like servers and cooks, and many more

professions. Over 25,000 people work at the Orlando International Airport. Despite the belief of some, the City of Apopka does not own or operate the Orlando Apopka Airport. The City of Apopka owns 2 lots, 162 and the lot that houses the Fixed Base of Operations. With the FBO the city has the right to operate the fuel concession. That is All. The city of Apopka have the same rights, privileges and liabilities and every other owner (just like me) at the Orlando Apopka Airport. No More, No Less!! However, the Orlando Apopka Airport is a privately-owned condominium airport wholly owned by our lot owners. We take no federal, state or local funds. We are wholly funded by our ownership who have invested millions of dollars in the city of Apopka. And, we pay close to a million dollars in taxes each year. We are a public use airport at the bidding of our owners. That could change at any time if our owners made a decision to become a private use airport. Similar to the vast majority of other privately-owned airports in the United States, no one is permitted to land at a private use airport without an invitation from an owner. The vast majority of our hangers are owned by owners who house their own personal pleasure General Aviation airplanes in their hangars. The runway at the Orlando Apopka Airport is approximately 4,000 feet. While possible for a few planes that might carry cargo to land and take off, it is virtually impossible to imagine that a fully loaded cargo plane would safely utilize our runway. There are a few small businesses at our airport however; this small general aviation airport will NEVER, repeat NEVER need an airport support district to support it with 900 residential homes and 500 Million Square feet of High Cube Warehouse. Creating an Airport Support district with 900 residential homes and 500 Million Square feet of High Cube Warehouse is a farce! Using the Orlando Apopka Airport as "Cover" to increase the density of the area is a sham. In my opinion using the Orlando Apopka Airport as reason to create a Mixed Use -Airport Support District attempts to make a mockery out of the Apopka City Planning Department and the City of Apopka. For this reason, I and many of my fellow pilots at the Orlando Apopka airport are opposed to the creation of The Future Land Use Designation of Mixed Use -Airport Support District."

David Crosen, 1321 Apopka Airport Road, Hanger 80 and 107, expressed his opposition due to impacts such as an increase in air traffic, safety, noise impacts, and security.

Jonathan Taylor, 1321 Apopka Airport Road, Hanger 55, expressed his opposition to residential uses being adjacent to the airport.

Daniel O'Keefe, Shutts & Bowen LLP, 300 S Orange Ave suite 1600, Orlando, stated that he represents the property owners of the Rubright Area Properties listed as Item 2 on the agenda. He stated that what they are proposing would not impinge on the airport owners' rights. He stated that the Rubright area property owners want to have the potential provided by this amendment to develop their properties.

In response to a question by Jack Keesee, Orlando Apopka Airport, Lot 17, Mr. Moon stated that three access points are being proposed. Access to and from the airport will not be impeded.

In response to questions by Commissioner Gusler, Mr. Moon stated since the 425 acres adjacent to the airport has been annexed into the City, Florida Statutes require the City to change the county future land use and zoning designations to comparable City designations. Most of the properties currently have the county future land use designation of Agriculture and those to the south have Industrial and Planned Development designations. The county future land use and zoning designations stay the same until the City changes those designations.

In response to questions and concerns expressed by Commissioner Washington, Mr. Moon stated staff took noise impacts and safety into consideration when reviewing this amendment. There is industrial uses adjacent to the airport and nearby residential development. The amendment would allow more industrial uses and warehouses that is not necessarily airport related. This amendment would also provide transition between the airport and industrial areas and the St. Johns River Water Management District land to the south. The industrial uses would be closer to the airport with the proposed residential being closer to the STJRWMD land.

In response to a question by Commissioner Ryan, Mr. Moon stated that community meetings were held.

Kathy Hattaway, Poulos & Bennett, 2602 East Livingston Street, Orlando, stated they had meetings with the Board of Directors of the Airport Condo Association. She stated they are open to having more meetings.

In response to questions by Commissioner Gusler, Mr. Moon stated after a property is annexed there is a time limit as to when the City must amend the future land use and zoning designations. He said if this amendment is not adopted it is hard to say what the possible future land use designation would be. The current Comprehensive Plan does not have the density requested and does not fit the current mixed-use designation. This amendment would accommodate lower density adjacent to the SJRWMD land and higher density closer to the airport.

In response to questions by Commissioner Washington, Ms. Hattaway stated that main reason for this amendment is due to other designations would not allow light industrial uses. Due to geographical restrictions they are proposing 40% being industrial uses with some other designations.

Mr. O'Keefe stated that it is not unusual to have questions at this stage. Other state agencies will be reviewing the request once it is transmitted to those agencies. This application could be revised between the time of transmittal and adoption. There is plenty of time to meet and review the proposal.

In response to a question by Commissioner Gusler, Mr. Moon stated that the newly revised Land Development Code steers incompatible land uses from flight paths and protects the airport from incompatible uses.

Mr. O'Keefe said there are several steps remaining. Submitting the concept plan once this amendment is transmitted. The change of zoning will determine the details of the plans. He added that if the City requires more community meetings they would accommodate that request.

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

Motion: Linda Laurendeau made a motion to recommend transmittal of the proposed text amendment of the Future Land Use Element, Policy 3.1.r, to create the new Mixed-Use Future Land Use Designation of "Mixed-Use Airport Support District," subject to the findings of the staff report. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – RUBRIGHT AREA PROPERTIES - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal to the Florida Department of Economic Opportunity the change in Future Land Use from "County" Rural and "City" Mixed Use to "City" Mixed Use – Airport Support District subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation for the

properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Alterna Mortgage Income Fund, LLC; Rubright Family, LP; JP Holdings, Inc. & James Scott Pridgen; Douglas & Lisa Surret; and James P. Purdy and generally located west of North Orange Blossom Trail and north of Hogshead Road.

Staff Presentation: Mr. Moon stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal to the Florida Department of Economic Opportunity the change in Future Land Use from “County” Rural and “City” Mixed Use to “City” Mixed Use – Airport Support District subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Alterna Mortgage Income Fund, LLC; Rubright Family, LP; JP Holdings, Inc. & James Scott Pridgen; Douglas & Lisa Surret; and James P. Purdy and generally located west of North Orange Blossom Trail and north of Hogshead Road. The applicant is Poulos & Bennett, LLC, c/o Kathy Hattaway. The existing uses are Single family homes; agriculture; container nursery, timber land, vacant land, and warehousing. The development potential is a maximum of 1,273 Dwelling Units and a maximum of 7,394,919 square feet of non-residential or a combination thereof. The proposed zoning is to be determined. The maximum allowable development in the existing future land use designation is 371 Dwelling Units or 2,288,119 square feet of non-residential uses or a combination thereof. The tract size is 424.41 +/- acres.

The subject properties were annexed into the City on May 20, 1998, December 1, 2004, July 5, 2006, and May 15, 2019 via Ordinance Numbers 1168, 1704, 1823, and 2723 respectively. The proposed Large-Scale Future Land Use Amendment is being requested for 17 properties, listed on the “Parcel Table”. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies. The proposed Large-Scale Future Land Use is being processed concurrently with a proposed Comprehensive Plan Text Amendment to add a new, Mixed Use Future Land Use Designation, “Mixed Use – Airport Support District”.

Mixed-Use Future Land Uses:

“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 to serve the residential and non-residential needs of special areas of the City. 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. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.” – Comprehensive Plan Policy 3.1.r

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

The applicant, has a desire to develop the Rubright Area properties as a mixed-use residential, industrial, and commercial property. Prior to adoption of the Future Land Use Map amendment, the applicant will prepare a master plan and apply for a complementary zoning category. Additional information supporting the proposed Future Land Use Designation is provided by the applicant and provided in the exhibits.

A Comprehensive Plan Text Amendment, to amend the Mixed-Use Future Land Use Policy 3.1.r, to include a new designation, “Mixed Use – Airport Support District”, is being processed concurrent with this Large-Scale Future Land Use Designation. The proposed Intensity/Density standards are depicted in the table below:

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON NOVEMBER 12, 2019, AT 5:30 P.M.

	Community Center	Employment Center	Central Business District	Interchange (3)	Airport Support District (Proposed via pending Ord. No. 2742)
Uses Allowed ⁽¹⁾					
Residential	50% max.	30% max.	50% max.	75% max.	<u>80% max.</u>
Commercial	60% max.	40% max.	60% max.	30% max.	<u>40 % max.</u>
Office/Medical	50% max.	90% max.	70% max.		
Light Industrial	0	20% max.	10% max.		
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.	<u>15% min.</u> ⁽⁴⁾
Institutional/Public/Civic	50% max.	40% max.	50% max.	40% max.	<u>40% max.</u>
Development Standards					
FAR ⁽²⁾					
Minimum	0.25	0.25	0.25	(see Note 3)	<u>0.20</u>
Maximum	0.6	1	2	1	<u>1</u>
Density Maximum	10	15	15	25	<u>5</u>

NOTES:

- (1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
- (2) Calculated per individual site or in the case of mixed use by development site.
- (3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.
- (4) Open space percentage applies only to the residential portion of the Airport Support District.

The underlined language is the proposed amendment to Policy 3.1.r.

An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment.

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 October 10, 2019.

The 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 “County” Rural and “City” Mixed Use to “City” Mixed Use – Airport Support District for the properties owned by American Sanford Four, LLC, Steven R. Rubright, JP Holdings, Inc., Rubright Properties, LLC, Alterna Mortgage Income Fund, LLC, Rubright Family, LP, JP Holdings, Inc. & James Scott Pridgen, Douglas & Lisa Surret & James P. Purdy, subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation.

Staff recommended the Planning Commission 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 and “City” Mixed Use to “City” Mixed Use – Airport Support District to the Florida Department of Economic Opportunity, subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation.

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.

In response to questions by Commissioner Laurendeau, Mr. Moon stated that a master plan will be required at the time the zoning is changed. The change of zoning and master plan will be brought to the Planning Commission for review and recommendation to City Council.

Mr. O’Keefe complimented staff on their work. He added that they are looking forward to meeting and working with the neighbors.

Chairperson Greene opened the meeting for public hearing.

David Crosen, 1321 Apopka Airport Road, Hanger 80 and 107, reiterated his opposition to having residential uses adjacent to the airport; and due to impacts such as an increase in air traffic, safety, noise impacts, and security.

Gregory Kelsoe, 1321 Apopka Airport Road, Hanger 9, expressed his opposition to having residential uses adjacent to the airport; and due to impacts such as an increase in air traffic, safety, noise impacts, and security.

Ryan Schreiber, 327 Apopka Street, Winter Garden, expressed his opposition to having residential uses adjacent to the airport.

Michael Young, 1321 Apopka Airport Road, Hanger 21, expressed his opposition to having residential uses adjacent to the airport.

Dominic Manchise, 322 Valley Drive, Longwood, expressed his opposition to having residential uses adjacent to the airport.

Doralisa Sherrod, 2811 Carl Terrace, Orlando, Hanger 69, informed the Planning Commission that in the area being discussed there are a total of three airports.

Jonathan Taylor, 1321 Apopka Airport Road, Hanger 55, reiterated his opposition to residential uses being adjacent to the airport; and the impacts to potential residential due to exhaust and safety issues.

Dr. Carlos Johary, 1321 Apopka Airport Road, Hanger A, expressed his opposition to having residential uses adjacent to the airport and expressed his support for industrial and warehouse uses adjacent to the airport.

David Strain, 1911 Long Pond Drive, Longwood, a pilot who uses the airport, expressed his opposition to having residential uses adjacent to the airport due to noise impacts.

Chairperson Greene reminded the audience that the Planning Commission was only considering the future land use amendment at this time. What is developed in this area would be addressed during the change of zoning and development plan processes. The Planning Commission only makes a recommendation to the City Council who have the final decision on whether to approve the project or not.

Stephen Schreibert, 1321 Apopka Airport Road, Hanger 26, expressed his opposition to having residential uses adjacent to the airport.

Lesia Shipley, 32113 Timberlake Drive, Zellwood Station, stated she is the manager at Zellwood Station and is looking forward to working with everyone and learning the process. She added that the Airport community has been great to work with and invited the petitioner to hold a community meeting at Zellwood Station to discuss their proposal.

Ms. Hattaway notified the Planning Commission that they have met with the Zellwood Station representatives; however, would be willing to hold a community meeting as well.

Eric Stong, 1321 Apopka Airport Road, Hangers 81, 82, and 83, expressed his opposition to having residential uses adjacent to the airport. His concerns were based on the flight schools at the airport and impacts to their ability to train pilot for night flying.

Rob Reiche, 1321 Apopka Airport Road, Hanger 35, expressed his opposition to the request.

Mike Megler, 1321 Apopka Airport Road, Hangers 53 and 147, expressed his opposition to having residential uses adjacent to the airport and noise impacts.

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

Due to the concerns raised by the audience, Commissioners Gusler, Ryan, and Washington expressed their opposition to the proposed future land use amendment.

Chairperson Greene stated that regardless of what recommendation the Planning Commission made, the item will still go to the City Council.

Joseph Byrd, City Attorney, reminded the Planning Commission that their role is to make a recommendation to the City Council as to whether or not to transmit the proposed future land use amendment to the Florida Department of Economic Opportunity.

Motion: Linda Laurendeau made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend transmittal to the Florida Department of Economic Opportunity the change in Future Land Use from “County” Rural and “City” Mixed Use to “City” Mixed Use – Airport Support District subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Alterna Mortgage Income Fund, LLC; Rubright Family, LP; JP Holdings, Inc. & James Scott Pridgen; Douglas & Lisa Surret; and James P. Purdy and generally located west of North Orange Blossom Trail and north of Hogshead Road. Motion seconded by James Greene. Aye votes were cast by James Greene and Linda Laurendeau. William Gusler, Robert Ryan and Howard Washington voted no (2-3). Motion fails.

Motion: William Gusler made a motion to find the proposed Future Land Use amendment is not consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to deny the request to transmit to the Florida Department of Economic Opportunity for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Alterna Mortgage Income Fund, LLC; Rubright Family, LP; JP Holdings, Inc. & James Scott Pridgen; Douglas & Lisa Surret; and James P. Purdy and generally located west of North Orange Blossom Trail and north of Hogshead Road. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Robert Ryan, and Howard Washington. James Greene and Linda Laurendeau voted no (3-2). Motion passed.

LEGISLATIVE - COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CLONTS FARM, INC. - Chairperson Greene stated this is a request to find the

proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from Commercial to Residential Low Suburban (0-3.5 du/ac), subject to the findings of the staff report for the property owned by the Clonts Farm, Inc., and generally located south of Lust Road, west of South Binion Road.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from Commercial to Residential Low Suburban (0-3.5 du/ac), subject to the findings of the staff report for the property owned by the Clonts Farm, Inc., and generally located south of Lust Road, west of South Binion Road. The applicant is K. Hovnanian Cambridge Homes, LLC. The existing use is vacant land and the potential development is up to 38 dwelling units. The current zoning is T (Transitional). The Maximum allowable development under the existing future land use is 71,874 square feet of non-residential uses; and for the proposed future land use the maximum allowed is 38 Dwelling Units. The tract size is 11.00 +/- acres.

The subject property was annexed into the City on December 1, 2004 via Ordinance No. 1706. The property-at-large consists of an estimated 30.94 acres. Approximately 19.94 acres has a “Residential Low Suburban” Future Land Use Designation, while the eastern 11 acres has a “Commercial” Future Land Use Designation. The Commercial Future Land Use on this property is limited to 0.15 FAR, in accordance with Policy 3.15 of the Future Land Use Element, Apopka Comprehensive Plan.

A request to assign a Future Land Use Designation of Residential Medium Low is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 23.52 acres.

Residential Low Suburban Future Land Uses:

“The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.” – Policy 3.1.D of the Comprehensive Plan

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment.

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 October 10, 2019.

The 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 Commercial to Residential Low Suburban (0-3.5 du/ac) for the properties owned by Clonts Farm, Inc.

Staff recommended the Planning Commission 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 Commercial to Residential Low Suburban to the Florida Department of Economic Opportunity for the property owned by Clonts Farm, Inc. and generally located south of Lust Road, west of South Binion Road.

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.

Bobby Wannas, Poulos & Bennett, LLC, 2602 E Livingston St, Orlando, stated that he represented the property owner. He stated they agree with staff and he was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and to recommend transmittal to the Florida Department of Economic Opportunity for the property owned by Clonts Farm, Inc. and generally located south of Lust Road, west of South Binion Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – CITY OF APOPKA -
Chairperson Greene stated this is a request to find the proposed administrative change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “Transitional” to “Institutional” for the property owned by the City of Apopka and located at 302 West Welch Road.

Staff Presentation: Phil Martinez, Planner I, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “Transitional” to “Institutional” for the property owned by the City of Apopka and located at 302 West Welch Road. The existing use is the City of Apopka Fire Station No. 2. The future land use designation is Institutional. The maximum allowable development under the current and proposed zoning is 31,101 square feet of non-residential use. The tract size is 2.38 +/- acres.

The subject parcel was annexed into the city on November 19, 2003 by Ordinance Number 1610. A change of zoning to “Institutional District” is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The “Institutional District” zoning is compatible with the property due to the size and uses. The existing use of the property is the Apopka Fire Station No. 2. Per the Land Development Code, an “Emergency Services Facility” is a permitted use in the Institutional zoning.

The existing and proposed use of the property is consistent with the existing “Institutional” Future Land Use designation and the City’s Institutional Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed future land use change will not have an impact on public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 2, 2019.

The 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 “Transitional” to “Institutional” for the property owned by City of Apopka, and located at 302 W. Welch Road.

Staff recommended the Planning Commission 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 “Transitional” to “Institutional” for the property owned by City of Apopka, and located at 302 W. Welch Road.

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 find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “Transitional” to “Institutional”, subject to the findings of the staff report for the property owned by the City of Apopka and located at 302 West Welch Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – YOLANDA MALDONADO

- Chairperson Greene stated this is a request to find the proposed administrative change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate District) for the property owned by Yolanda Maldonado and located at 1520 Victor Drive.

Staff Presentation: Phil Martinez, Planner I, stated this is a request to find the proposed administrative change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate District) for the property owned by Yolanda Maldonado and located at 1520 Victor Drive. The applicant is the City of Apopka. The future land use is Residential Medium Density. The existing use is a single-family home. The existing and proposed maximum allowable development is 4 dwelling units. The tract size is 0.46 +/- acres.

The subject property was annexed into the city on July 21, 2010 by Ordinance No. 2180. Residential Medium Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. The property is a residential lot within the Victor Heights plat.

The proposed RSF-1A (Residential Single-Family Estate District) zoning is consistent with the existing Residential Medium (0-10 dwelling units/acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 2, 2019.

The 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 “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate District) for the property owned by Yolanda Maldonado, and located at 1520 Victor Drive.

Staff recommended the Planning Commission 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 “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate District) for the property owned by Yolanda Maldonado, and located at 1520 Victor Drive.

This item is considered Legislature. 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: Howard Washington made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate District) for the property owned by Yolanda Maldonado, and located at 1520 Victor Drive. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – NP PROPERTIES LLC (COMMERCIAL) - Chairperson Greene stated this is a request to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “C-C” (Community Commercial) subject to the findings of the staff report for the property owned by the NP Properties, LLC and located east of North Orange Blossom Trail, south of Victor Road.

Staff Presentation: Mr. Martinez stated this is a request to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “C-C” (Community Commercial) subject to the findings of the staff report for the property owned by the NP Properties, LLC and located east of North Orange Blossom Trail, south of Victor Road. The applicant is the City of Apopka and the future land use designation is Commercial. The existing use is vacant land. The existing maximum allowable development is 2 dwelling units and the proposed maximum allowable development is 10,454 square feet of non-residential uses. The tract size is 0.96 +/- acres.

The subject parcels were annexed in the city on July 21, 2010 by Ordinance No. 2179. Commercial Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. Prior to March 6, 2019, the properties were zoned County “C-1 (Zoning in Progress)”.

The proposed C-C “Community Commercial” zoning is consistent with the existing Commercial (0.25 FAR Max.) Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning of CC-Commercial will not have an impact on public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 2, 2019.

The 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 T (Transitional) to C-C (Community Commercial) for the properties owned by N P Properties, LLC.

Staff recommended the Planning Commission find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend

approval of the proposed Change of Zoning from T (Transitional) to C-C (Community Commercial) for the properties owned by N P Properties, LLC.

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.

In response to a question by Commissioner Washington, Mr. Moon stated that property was previously zoned as “County” Commercial; and when the revised Land Development Code was adopted in March the zoning designation became “Transitional.”

James Panico, NP Properties, LLC, 725 North Lake Sybelia Drive, Maitland, stated he agrees with staff and he was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “C-C” (Community Commercial) subject to the findings of the staff report for the property owned by the NP Properties, LLC and located east of North Orange Blossom Trail, south of Victor Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – ADMINISTRATIVE – CHANGE OF ZONING – NP PROPERTIES LLC (RESIDENTIAL)- Chairperson Greene stated this is a request to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “RSF-1A” (Residential Single Family Estate) for the properties owned by N P Properties, LLC, and located east of North Orange Blossom Trail, south of Victor Road (Victor Heights Plat, Lots 21 and 23).

Staff Presentation: Mr. Martinez stated this is a request to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “RSF-1A” (Residential Single Family Estate) for the properties owned by N P Properties, LLC, and located east of North Orange Blossom Trail, south of Victor Road (Victor Heights Plat, Lots 21 and 23). The existing use is vacant land. The existing and proposed maximum allowable development is 9 dwelling units. The tract size is 0.91 +/- acres.

The subject property comprises two lots within the Victor Heights plat and both of which were annexed into the city on July 21, 2010 by Ordinance No. 2180. Residential Medium Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. The subject lots can de

The proposed RSF-1A (Residential Single-Family Estate District) zoning is consistent with the existing Residential Medium (0-10 dwelling units/acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 2, 2019.

The 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 “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate) for the properties owned by N P Properties, LLC.

Staff recommended the Planning Commission find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from “T” (Transitional) to “RSF-1A” (Residential Single-Family Estate) for the properties owned by N P Properties, LLC.

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: **Howard Washington made a motion to find the proposed Administrative Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of zoning from “T” (Transitional) to “RSF-1A” (Residential Single Family Estate) for the properties owned by N P Properties, LLC, and located east of North Orange Blossom Trail, south of Victor Road (Victor Heights Plat, Lots 21 and 23). Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).**

LEGISLATIVE – ADMINISTRATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 355 W OBT LLC - Chairperson Greene stated this is a request to find the proposed Administrative Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR), subject to the findings of the staff report for the property owned by 355 W OBT, LLC and located at 355 West Orange Blossom Trail.

Staff Presentation: Mr. Martinez, stated this is a request to find the proposed Administrative Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR), subject to the findings of the staff report for the property owned by 355 W OBT, LLC and located at 355 West Orange Blossom Trail. The applicant is the City of Apopka. The existing use is vacant land. The current zoning is “MU-D” (Mixed Use Downtown District). The existing maximum allowable development is 215,229 square feet and the proposed is 17,935 square feet. The tract size is 1.65 +/- acres.

The subject parcel was annexed into the city on July 21, 2017 by Ordinance Number 2547. Presently, the subject property is without a “city” future land use and zoning designation. The proposed Future Land Use, “Commercial” is compatible with the property due to its “MU-D, Mixed Use Downtown District” Zoning. In addition, “Commercial” Future Land Use can be found in the vicinity of the property, including the along W. Orange Blossom Trail.

The proposed Future Land Use, “Commercial”, is consistent with the existing zoning designation, “MU-D, Mixed Use Downtown District”. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a “Commercial” designation at the subject site:

Future Land Use Element - Policy 3.1.i – Commercial: Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 October 2, 2019.

The 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 Future Land Use Designation of Commercial for the property owned by 355 W OBT LLC, and located at 355 W. Orange Blossom Trail.

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Commercial to “City” Commercial, subject to the findings of the 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: William Gusler made a motion to find the proposed Administrative Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Commercial (Max. 3.0 FAR) to “City” Commercial (Max. 0.25 FAR), subject to the findings of the staff report for th

property owned by 355 W OBT, LLC and located at 355 West Orange Blossom Trail. Motion seconded by Howard Washington. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

QUASI-JUDICIAL - VARIANCE – STONE KEYS, LLC – Chairperson Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to approve a variance of the City of Apopka Code of Ordinances, Part III, Land Development Code, Article III, Section 3.3.5, to reduce the front yard setback from 25 feet to 20 feet and to reduce the east side yard setback from 10 feet to 3 feet for the property owned by Stone Keys, LLC, c/o Gloria Chauca, and located at 804 East Orange Street.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak.

Trisha Hillier, 812 East Orange Street, asked to be considered an affected party as her property is adjacent to the subject property.

Linda Trapp, 710 East Orange Street, asked to be considered an affected party as her property is adjacent to the subject property.

The Planning Commission unanimously agreed to appoint affected party status to Ms. Hillier and Ms. Trapp.

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

Staff Presentation: Mr. Martinez stated this is a request to approve a variance of the City of Apopka Code of Ordinances, Part III, Land Development Code, Article III, Section 3.3.5, to reduce the front yard setback from 25 feet to 20 feet and to reduce the east side yard setback from 10 feet to 3 feet for the property owned by Stone Keys, LLC, and located at 804 East Orange Street. The applicant is Gloria Chauca. The future land use is Residential Low and the zoning is RSF-1B (Residential Single-Family District – Large Lot). The existing use is a single-family home and the tract size is 0.25 +/- acre.

The applicant is requesting a variance from Section 3.3.5 (C). Intensity and Dimensional Standards, which requires a 25 feet front yard setback and a 10 feet side yard setback. The existing home on the property, built in 1960, has a 21.4 feet front yard setback and a 3.1 feet east side yard setback, as depicted in the applicant’s survey.

- *Applicant Request* - Allow reduction of the minimum front yard setback to 21 feet and the east side yard setback to 3 feet to recognize existing location of the constructed building.

The variance Process is pursuant to the Land Development Code, Section 2.2.5. Relief. A. Zoning Variance. 5. Zoning Variance Review Standards. A. Initial Determination:

1. Prior to approving a zoning variance, the Planning Commission shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b. below, based on the granting of the variance for that site alone.

2. If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

Per Land Development Code, Section 2.2.5. Relief. A. Zoning Variance. 5. Zoning Variance Review Standards. B. Required Findings:

A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;

Applicant's Response: Existing home was built before the lot split.

Staff's Response: The subject property, along with the east-adjacent property, were formerly combined into a larger parcel. The parcel was split back to the original lot dimensions (Lots 7 & 8 of the Oakwood Estates Subdivision). In addition, the house was constructed (in 1960) prior to the adoption of the Land Development Code (in 2019).

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;

Applicant's Response: No, all other elements will stay as is.

Staff's Response: No objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets;

Applicant's Response: Will not add daily trips.

Staff's Response: No objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site;

Applicant's Response: No, will not diminish property value – will stay as single-family residence.

Staff's Response: No objection

5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;

Applicant's Response: The variance will not alter the character of the surrounding area.

Staff's Response: The character of the area is single-family residential; the subject property is a residential lot with an existing residential home.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: Yes, will be in harmony with surrounding area

Staff's Response: No objection.

7. Special conditions and circumstances do not result from the actions of the applicant;

Applicant's Response: The current property owner did not construct, or renovate, the house to its current setbacks.

Staff's Response: The required setbacks were established (in 2019) after the construction of the home (in 1960)

8. The proposed variance will not create safety hazards and other detriments to the public; and

Applicant's Response: The variance will not create safety hazards.

Staff's Response: No objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: Yes, minimal variance can request for property to conform with code.

Staff's Response: No objection.

Planning staff has no objection to the applicant's request for a variance to allow a minimum front yard setback of 21 feet rather than 25 feet, and a minimum side yard setback of three feet instead of ten feet.

Based on the information provided by the applicant at the hearing for the variance requested, the Planning Commission must first determine that sufficient information indicates "whether a need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved." If so, then the Planning Commission must find that sufficient information occurs to accept each of the nine variance criteria. Planning Commission has the authority to approve, deny, or approve with conditions the requested variance.

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.

Upon determining where Ms. Hillier and Ms. Trapp's lots were located, Mr. Hitt explained that there is a vacant lot adjacent to their lots and this various would not affect their properties.

In response to a question by Commissioner Washington, Mr. Moon stated that if the applicant had not applied for the variance and then sells the house, potential buyers may be unable to obtain financing until the variance is obtained.

Chairperson Greene opened the meeting for public hearing.

In response to a question by Gene Knight, 719 East Orange Street, Mr. Moon if a residence is built on the vacant lot next to the subject property, they would have to meet the setback requirements.

In response to a question by Gerardo Diaz, 812 East Orange Street, Mr. Moon stated that Planning staff was unaware of any building permits having been obtained.

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

Mr. Byrd explained the two steps required of the Planning Commission. The first is to find whether or not there is sufficient information indicates a need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property. The second is the Planning Commission must find that sufficient information occurs to accept each of the nine variance criteria listed in the staff report.

Motion: William Gusler made a motion to find that sufficient information indicates a need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved owned by Stone Keys, LLC, c/o Gloria Chauca, and located at 804 East Orange Street. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

Motion: William Gusler made a motion to find that sufficient information occurs to accept each of the nine variance criteria and to approve a variance of the City of Apopka Code of Ordinances, Part III, Land Development Code, Article III, Section 3.3.5, to reduce the front yard setback from 25 feet to 20 feet and to reduce the east side yard setback from 10 feet to 3 feet for the property owned by Stone Keys, LLC, c/o Gloria Chauca, and located at 804 East Orange Street. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Robert Ryan and Howard Washington (5-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 7:54 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director

MINUTES OF THE PLANNING COMMISSION WORKSHOP HELD ON NOVEMBER 12, 2019, AT 8:00 P.M., FOLLOWING THE REGULAR MEETING IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Robert Ryan, and Howard Washington

ABSENT: Mary Norwood; Butch Stanley; and Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, David Moon, AICP – Planning Manager, Bobby Howell, AICP – Senior Planner, and Jeanne Green – Recording Secretary.

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

COMPREHENSIVE PLAN AMENDMENT – DENSITY INCREASE DISCUSSION – James Hitt, FRA-RA, Community Development Director, advised the Planning Commission that staff was proposing an increase in density for specific areas in the City that would be able to support a higher density of up to 25 dwelling units per acre. Those areas are: the Apopka City Center; the West Apopka US441 and SR429 area; the East Shore area; and southeast of SR 429 and west of Ocoee-Apopka Road. Staff would be working on the amendment to the Land Development Code and will bring it back to the Commission for review and a recommendation to City Council.

Discussion ensued.

In response to a concern expressed by Commissioner Laurendeau, Mr. Hitt stated that prior to any public hearings on the proposed amendment, notices will be sent to property owners within 300 feet of each of the proposed areas.

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

LAND DEVELOPMENT CODE AMENDMENT – “GLITCHES” – Mr. Hitt stated staff found approximately 18 “glitches” in the recently adopted Land Development Code that needed to be amended. He reviewed each of the “glitches” and the corresponding replacement language. As with the proposed density amendment, staff will bring the Land Development Code amendment back to the Commission for review and a recommendation to City Council.

Discussion ensued.

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

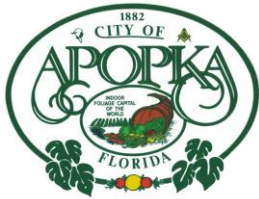
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting was adjourned at 9:00 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

X PUBLIC HEARING
___ SITE PLAN
___ SPECIAL REPORTS
___ OTHER:

MEETING OF: December 10, 2019
FROM: Community Development
EXHIBITS: "A" – Glitch Summary List
"B" – Ordinance No. 2745

SUBJECT: APOPKA LAND DEVELOPMENT CODE AMENDMENTS

REQUEST: RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE LAND DEVELOPMENT CODE AMENDMENTS

SUMMARY:

On December 11, 2018, the Planning Commission recommended adoption to the City Council of the update to the Land Development Code. On March 6, 2019, the Apopka City Council formally adopted Ordinance No. 2700 approving the update for the Land Development Code (LDC).

Staff had presented this as the first major rewrite for the LDC and that minor updates or "glitch" amendments would be needed to help clarify some of the new text, graphics and content. This is the first set of amendments that staff has identified to help with those clarifications. The amendments effect five of the 10 Articles and Appendix A – Kelly Park Interchange Form-Based Code, and about 19 Sections within those Articles. Because of the length of each section and sub-section being recommended for amendments, staff has provided a Glitch Amendment Summary List (Exhibit "A") and the full Ordinance No. 2745 (Exhibit "B") for reference.

The approval process timeline:

- Planning Commission ~ December 10, 2019 at 5:30 PM
- City Council ~ 1st Reading, December 18, 2019 at 7:00 PM
- City Council ~ 2nd Reading/Adoption, January 15, 2020 at 1:30 PM

The Zoning Map amendment will be forthcoming in early 2020, along with Comprehensive Plan changes later in 2020.

RECOMMENDATION ACTION:

Recommend approval of the Apopka Land Development Code update to the Apopka City Council.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

Apopka Land Development Code

March 16, 2019 (adoption date)

Ordinance No. 2745 LDC “Glitch” Amendment List:

Article 1: General Provisions

Section 1.8 Transitional Provisions

Table 1.8.1: Transition to New Zoning Districts

- Add “ZIP” to Residential column

Article 1: General Provisions

Section 1.8 Transitional Provisions

Table 1.8.2: Future Land Use Map (FLUM) Compatibility

- Adds FLU-IP to Previous LDC column

Article 3: Zoning Districts

Section 3.3 Residential Base Zoning Districts

3.3.7. RMF: Residential Multi-Family District

- Change pictures

Article 3: Zoning Districts

Section 3.6 Special Purpose Base Zoning Districts

3.6.3 MU-D: Mixed Use Downtown District

- Clarifies setbacks

Article 4: Use Regulations

Section 4.2 Principal Uses

Table 4.2.2.C: Principal Use Table

- Add new uses and clarify some Permitted Uses and Special Exception Uses
- Correct wireless telecommunications Towers section numbers

Article 4: Use Regulations

4.2. Principal Uses

4.2.3. Standards Specific to Principal Uses

C. Residential Uses

1. Household Living Uses

e. Dwelling, single-family detached

- Removes “detached” – these development requirements apply to any single-family district.

g. Multi-Family Developments

- Adds recreation uses for Multi-Family

Article 5: Development Standards

Section 5.2 Landscaping and Buffer Standards

5.2.4 Landscape Plan

Add B-D Plans, Self-Certification, and Inspections

5.2.5 Landscaping and Buffer Standards

D. 5. c. 3. bb. Low volume irrigation zone pressure regulator info.

E. Right-of-Way and Adjacent Property Maintenance

1. Maintenance

- Adds new section (from old code)

5.3.7 Retention of Existing Canopy

7. Tree Survey - added

5.3.11 Incentives for Retroactive Compliance

Article 5: Development Standards

Section 5.5 Fences and Walls

5.5.6. Materials Standards

- Allows chain link in districts with specifications

Article 5: Development Standards

Section 5.6 Exterior Lighting

5.6.8 Lighting Design Standards for Specific Uses and Site Features

E. Pedestrian Lighting

- Specifies where pedestrian lighting is.

Article 5: Development Standards

Section 5.6 Exterior Lighting

5.6.3. Timing of Review

5.6.4. Lighting Plan

- Clarifies Lighting Plan review by DRC

Article 5: Development Standards

Section 5.8 Neighborhood Compatibility Standards

5.8.3 Neighborhood Compatibility Standards

C. Building Height

Table 5.8.4.c Height setback for multi-story buildings

- Adds new standards for multi-story buildings doe City (same as Form-Based Code area)

Article 5: Development Standards

Section 5.10. Signs

5.10.8. Standards for Specific Sign Types

B. Wall and Projecting Signs for Single- and Multiple-Occupancy Development

3. Tenant Wall Signs for Multiple-Occupancy Development

(a), (d) and (e)

- Amends wall sign sizes and permitted dimensions.

Article 5: Development Standards

Section 5.13 Roads, Streets, Sidewalks and Bikeways

5.13.7. Rights-of-Way

D. Vacations of Rights-of-way

- Adds new #5 to specify who gets vacated ROW

Article 10: Definitions and Rules of Measurement

Section 10.2 Rules of Measurement

10.2.4 Exceptions and Variations

B. Allowable Encroachments into Required Yards/Build-to Zones

Table: 10.2.4.B, Allowable Encroachments into required yards / build-to zones

- Amends Table regarding rear and side lot use.

Article 10: Definitions and Rules of Measurement

Section 10.3 Use Classifications and Interpretation of Unlisted Uses and Zoning District Boundaries

10.3.1 Principal Use Classification System

E. Public, Civic, and Institutional Uses Classification

1. Communication Uses

Wireless telecommunications tower

- Amends to correct Sec. 70-24 and 70-25, to Sec. 70-22 (for definition reference)

APPENDIX A

Kelly Park Interchange Form-Based Code

K. Building Design Standards

1. Architecture

2. Building Typology

d. Multi-Family (vii.)

g. Single Family Residential (vi.)

- Adds requirements for 50' or less lot widths to both sections

ORDINANCE NO. 2745

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES, PART III – LAND DEVELOPMENT CODE, ARTICLE 1: GENERAL PROVISIONS, SECTION 1.8 TRANSITIONAL PROVISIONS; ARTICLE 3: ZONING DISTRICTS, SECTION 3.3 RESIDENTIAL BASE ZONING DISTRICTS AND SECTION 3.6 SPECIAL PURPOSE BASE ZONING DISTRICTS; ARTICLE 4: USE REGULATIONS, SECTION 4.2 PRINCIPAL USES; ARTICLE 5: DEVELOPMENT STANDARDS, SECTION 5.2 LANDSCAPING AND BUFFER STANDARDS, SECTION 5.3 TREE PROTECTION STANDARDS, SECTION 5.5 FENCES AND WALLS, SECTION 5.6 EXTERIOR LIGHTING, SECTION 5.8 NEIGHBORHOOD COMPATIBILITY STANDARDS, SECTION 5.10 SIGNS, AND, SECTION 5.13 ROADS, STREETS SIDEWALKS AND BIKEWAYS; ARTICLE 10: DEFINITIONS AND RULES OF MEASUREMENT, SECTION 10.2 RULES OF MEASUREMENT, SECTION 10.3 USE CLASSIFICATIONS AND INTERPRETATION OF UNLISTED USES AND ZONING DISTRICT BOUNDARIES; AND, APPENDIX “A”: KELLY PARK FORM-BASED CODE, K.2. d. AND g; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Section 166.021(3), *Florida Statutes*, provides, in pertinent part, that “[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act” except for certain very limited matters; and

WHEREAS, pursuant to Florida Law chartered municipalities have original jurisdiction over all streets and highways located within their boundaries; and

WHEREAS, the City of Apopka Land Development Code requires amending periodically to include needed amendments to protect the health, safety, and welfare of all persons in the City; and

WHEREAS, City of Apopka Code of Ordinances, Florida, Part III Land Development Code regulates the development and uses within the City of Apopka; and

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the continued protection of the health, safety, and welfare of its citizens, and keeping the Land Development Code updated is for the benefit of the City, various Articles are being amended accordingly.

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Apopka Code of Ordinances, ~~strike through~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows:

SECTION 1. Part III, Land Development Code, Article 1, Section 1.8, Transitional Provisions, Table 1.8.1: Transition to New Zoning Districts, shall be amended as follows:

TABLE 1.8.1: TRANSITION TO NEW ZONING DISTRICTS	
ZONING DISTRICT IN PREVIOUS LDC	ZONING DISTRICT IN THIS LDC
Residential	
ZIP: Zoning In Progress	T: Transitional [NEW]
AG: Agriculture	AG: Agriculture
AG-E: Agricultural Estate	
RCE-1: Residential Country Estates 1	RCE: Residential County Estate
RCE-2: Residential Country Estate 2	
R-1AA: Residential Single-Family	RSF-1A: Residential Single-Family– Estate
R-1AAA: Residential Single-Family	
R-1: Residential Single-Family	RSF-1B: Residential Single-Family– Large Lot
R-1A: Residential Single-Family	
R-2: Residential One- and Two-family	RTF: Residential Two-Family
R-3: Residential Multiple-Family	RMF-Residential Multi-Family
	RMU: Residential Mixed Use [NEW]
MHP: Mobile Home Park District	MHP: Mobile Home Park
MHS: Mobile Home Subdivision	
Commercial Districts	
CN: Commercial Neighborhood	C-N: Neighborhood Commercial
C-1: Retail Commercial	C-C: Community Commercial
PO/I: Professional Office/Institutional	O: Office [NEW]
	C-COR: Corridor Commercial [NEW]
C-2: General Commercial	C-R: Regional Commercial
Industrial Districts	
C-3 Wholesale Commercial	I-L: Light Industrial
I-1: Restricted Industrial	
I-2: General Industrial	I-H: Heavy Industrial
Special Purpose Districts	
	MU-D: Mixed Use-Downtown [NEW]
	MU-ES-RTE: Mixed Use- East Shore- Research/Technology/Education [NEW]
	MU-ES-NM: Mixed Use- East Shore- New Market [NEW]
Mixed-CC: Mixed-Use Community Center	MU-ES-GT: Mixed Use- East Shore- Gateway [NEW]
Mixed-EC: Mixed-Use Employment Center	
	MU-KPI: Mixed Use-Kelly Park Interchange [NEW]
	INST: Institutional [NEW]
PR: Parks and Recreation	PR: Parks and Recreation
	AIR: Orlando Apopka Airport [NEW]
Planned Development Districts	
PUD: Planned Unit Development	PD: Planned Development
Overlay Districts	
Historic District	H-O Historic Overlay

TABLE 1.8.1: TRANSITION TO NEW ZONING DISTRICTS	
ZONING DISTRICT IN PREVIOUS LDC	ZONING DISTRICT IN THIS LDC
Downtown Development Overlay Zoning District	[DELETED]
	NC-O Neighborhood Conservation Overlay [NEW]

SECTION 2. Part III, Land Development Code, Article 1, Section 1.8, Transitional Provisions, Table 1.8.2: Future Land Use Map (FLUM) Compatibility, shall be amended as follows:

TABLE 1.8.2: FUTURE LAND USE MAP (FLUM) COMPATIBILITY		
ZONING DISTRICT IN PREVIOUS LDC	ZONING DISTRICT IN THIS LDC	APOPKA COMPREHENSIVE PLAN 2030 FLUM LAND USE DESIGNATION IMPLEMENTED BY DISTRICT
Residential Districts		
<u>FLU-IP: In Progress</u>	T: Transitional (NEW)	TBD-to be determined
AG: Agriculture	AG: Agriculture (CONSOLIDATED)	AG Homestead; AG
AG-E: Agriculture Estate		
RCE-1: Residential Country Estates 1	RCE: Residential Country Estate (CONSOLIDATED)	AG Estates; Res Estates; VLS; LS; L; ML; M; H
RCE-2: Residential Country Estate 2		
R-1AA: Residential Single-Family	RSF-1A: Residential Single-Family – Estate (CONSOLIDATED)	VLS; LS; L; ML; M; H
R-1AAA: Residential Single-Family		
R-1: Residential Single-Family	RSF-1B: Residential Single-Family – Large Lot (CONSOLIDATED)	VLS; LS; L; ML; M; H
R-1A: Residential Single-Family		
R-2: Residential One- and Two-family	RTF: Residential Two-Family	L; ML; M; H
R-3: Residential Multiple-Family	RMF: Residential Multi-Family	ML; M; H
	RMU: Residential Mixed-Use (NEW)	MU
MHP: Mobile Home Park District	MHP: Mobile Home Park (CONSOLIDATED)	ML; CBD
MHS: Mobile Home Subdivision		
Commercial Districts		
CN: Commercial Neighborhood	C-N: Neighborhood Commercial	COMM; CBD
C-1: Retail Commercial	C-C: Community Commercial	COMM; CBD
	C-R: Regional Commercial (NEW)	COMM

TABLE 1.8.2: FUTURE LAND USE MAP (FLUM) COMPATIBILITY		
ZONING DISTRICT IN PREVIOUS LDC	ZONING DISTRICT IN THIS LDC	APOPKA COMPREHENSIVE PLAN 2030 FLUM LAND USE DESIGNATION IMPLEMENTED BY DISTRICT
PO/I: Professional Office/Institutional	O: Office	OFF; CBD
	C - COR: Corridor Commercial (NEW)	COMM
C-2: General Commercial	DELETE / REPLACED BY C-R	
Mixed-CC: Mixed-Use Community Center	DELETE / MOVE TO SPECIAL PURPOSE DISTRICT CATEGORY / REPLACED BY MU-ES	
Mixed-EC: Mixed-Use Employment Center		
Industrial Districts		
C-3: Wholesale Commercial	I-L: Light Industrial (CONSOLIDATED)	COMM; IND; CBD
I-1: Restricted Industrial		
I-2: General Industrial	I-H: Heavy Industrial	IND; CBD
Special Purpose Districts		
	MU-D: Mixed Use - Downtown (NEW)	COMM; OFF; RH; RL; RLS; RM; INST/PU; MU; IND; REC; CBD
Mixed-CC: Mixed-Use Community Center	MU-ES: Mixed Use – East Shore (NEW)	MU
Mixed-EC: Mixed-Use Employment Center		
	MU-KPI: Mixed-Use – Kelly Park Interchange (NEW)	MU
	INST: Institutional (Split from PO/I)	INST
PR: Parks and Recreation	PR: Parks and Recreation	AG; INST; REC; CBD
	AIR: Orlando Apopka Airport (NEW)	INST
Planned Development Districts		
PUD: Planned Unit Development	PD: Planned Development	AG Estates; Res Estates; VLS; LS; L; ML; M; H; OFF MU; IND; INST; CBD
Overlay Districts		
Historic District	H-O: Historic Overlay	COMM; IND; OFF
Downtown Development Overlay Zoning District	DELETE	
Small Lot Overlay Zoning District	DELETE	
	NC-O: Neighborhood Conservation Overlay (NEW)	TBD

SECTION 3. Part III, Land Development Code, Article 3 Zoning Districts, Section 3.3 Residential Base Zoning Districts, 3.3.7 RMF: Residential Multi-Family District, A. Purpose, shall be amended deleting two pictures and adding three new pictures as follows:

Article 3: Zoning Districts

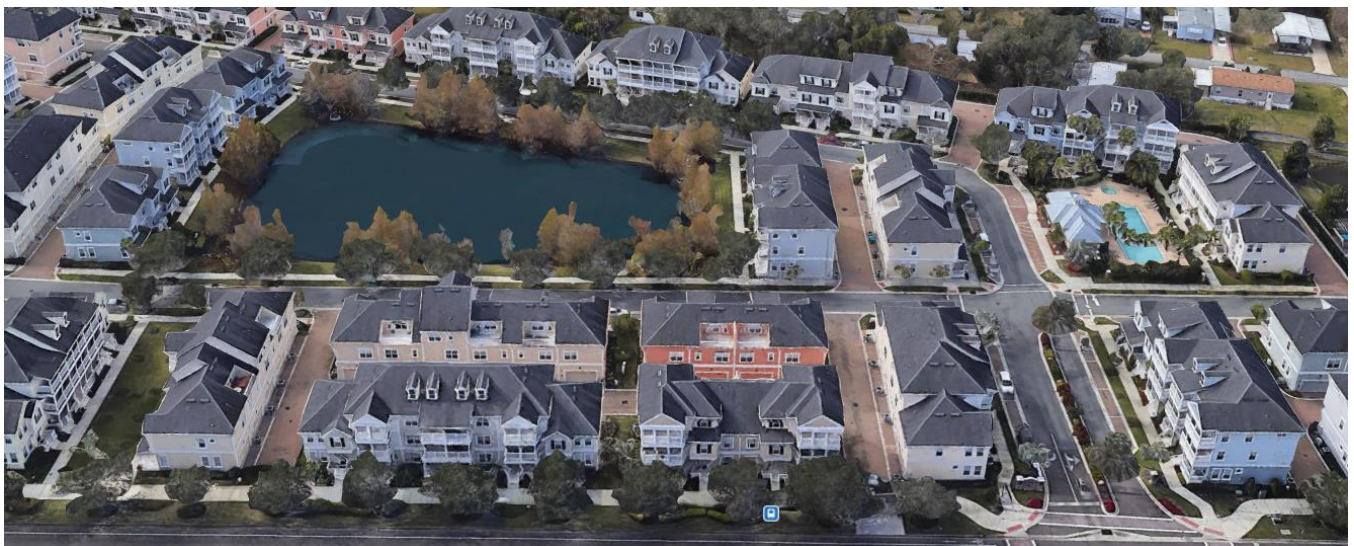
3.3.7. RMF: Residential Multi-Family District

A. Purpose

The purpose of the RMF: Residential Multi-Family district is to primarily accommodate small and medium scale multifamily development, that is oriented toward the street, and provides pedestrian entrances from the street. The district also accommodates detached single-family detached dwellings, two-family dwellings, townhomes, parks and recreation centers, and community gardens.



Replace sample pictures to demonstrate rear-load alley better.





SECTION 4. Part III, Land Development Code, Article 3 Zoning Districts, Section 3.6 Special Purpose Base Districts, 3.6.3: Mixed Use Downtown District, C. Intensity and Dimensional Standards, shall be amended as follows:

C. Intensity and Dimensional Standards

C. Intensity and Dimensional Standards		
Standard	Residential	All Other Uses [7]
Lot Area, min. (sf.)	5,000	Not Applicable
① Lot Width, min. (ft.)	50	Not Applicable
② Build-to-Line, min. / max.(ft.)	20 / 25 [1] [2]	0 [3]
③ Building width at build-to-line, min. (% of lot width)	60 [2] [4]	60
④ Front Yard Setback, min. (ft.)	Not Applicable	Not Applicable
⑤ Side Yard Setback, min. (ft.)	5	Not Applicable
⑥ Corner Side Yard Setback, min. (ft.)	Not Applicable	Not Applicable
⑦ Rear Yard Setback, min. (ft.)	20	Not Applicable
⑧ Building Height, max. (ft.)	75	Not Applicable
Density, max (dus/acre)	[5]	Not Applicable
Floor Area Ratio (FAR), max.	Not Applicable	2.0 [6]

Notes section to be amended to include a new [7]

Notes: sf. = square feet; ft. = feet; min. = minimum; max. = maximum

[1] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.

[2] Where existing buildings along street frontage are all located behind the build-to-line, the buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to-line standard, and the minimum building width at the build-to-line standard.

[3] Setbacks up to 30 feet from the build-to-line are allowed for civic space or outdoor dining, as long as they demarcate the build-to-line by some additional feature.

[4] The build-to-line width remaining where there are no buildings may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques,

[5] Applicable to a residential development, and the residential component of a mixed-use development.

[6] Applicable to a nonresidential development and the nonresidential component of a mixed-use development.

[7] “All Other Uses” shall refer to the underlying Future Land Use and the comparable Zoning District only for the standards for that particular District within the MU-D Mixed-Use Downtown District, as depicted in Appendix F: Downtown Area Maps. All Uses, refer to Article 4: Use Regulations. Build-to-line must also be adhered to keep existing setbacks compatible with new development.

SECTION 5. Part III, Land Development Code, Article 4 Use Regulations, Section 4.2 Principal Uses, Table 4.2.2. C. Principal Use Table, shall be amended as follows:

TABLE 4.2.2.C: PRINCIPAL USE TABLE																										
P= PERMITTED USE																										
A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN																										
S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION																										
BLANK CELL = USE IS PROHIBITED																										
Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards	
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR			AIR
Rural and Agricultural Agriculture / Forestry Uses																										
	Agricultural production	P	P																							
	Apiaries	P	P	P	P	P	P	P	P	P	P	P		S	P	P										4.2.3.B.1.a
	Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P				P	P			4.2.3.B.1.b
	Forestry	P	P	P	P	P	P	P	P	P	P	P	P													
Agricultural/Forestry-Related Uses	Greenhouse and nursery	P	P	P	P	P	P	P	P	P	P	P														
	Keeping horses or ponies	P	P	P	P	P	P	P	P	P	P	P														4.2.3.B.1.c
	Other agricultural use	P	P																							
	Agriculture research facility	P																				P				
	Agritourism (570, Fla. Stat.)	P		P																						
	Equestrian center	P																							A	4.2.3.B.1.d
	Farm distribution hub	P																								
	Farm supply sales and farm machinery/implement sales, rental, or repair	P														P										
	Farm winery	P		P																					A	
	Riding stable	P		P																					A	4.2.3.B.1.e
	Rural corporate retreat	P		P																					A	

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type		Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development Districts	Use-Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
					RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR			AIR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Open Space Uses																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts				Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR		C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR		
																				NM	GT	RTE					
	Emergency shelter or home	S		S	S	S	S	S	S		S								S	S	S	S				A	4.2.3.C.2.a
	Family day care home	S		S	S	S	S	S	S		S								S	S	S	S				A	4.2.3.C.2.a
Public, Civic, and Institutional Communications Uses																											
	Broadcasting studio																										
	Newspaper/periodical publishing establishment																										
	Wireless telecommunications tower																										
Community Service Uses	Adult day care facility	S		S	S	S	S	P	P	P	S	P	P	P	P				P	P	P	P				A	4.2.3.D.2.a
	Child care facility	S		S	S	S	P	P	P	S	S	S	S	S					P	P	P	P				A	4.2.3.D.2.b
	Club or lodge																		P	P	P	P				A	
	Community center/facility																		P	P	P	P		P		A	
	Cultural facility	S																	P	P	P	P				A	
	Emergency services facility																		P	P	P	P				A	
	Philanthropic institution																		P	P	P	P				A	
	Post office	S																	P	P	P	P				A	
	Place of Worship	S		S	S	S	S	S	S	S	S	S	P	P	P	P			S	S	S	S				A	4.2.3.D.2.b.7
	Boarding school																				P	P				A	
Educational Uses																			S	S	P	P				A	
	School, elementary, middle, or high	S		S	S	S	S	P	S	P	S	P	P	P					P	P	P	P				A	
	Vocational or trade school	S																	S	<u>S</u>	<u>P</u>	<u>S</u>	<u>P</u>			A	
Health Care Uses	Clinic	S																	S	<u>P</u>	<u>P</u>	<u>P</u>				A	
	Hospital																		P	P	P	P				A	4.2.3.D.3.a

See Sec. 75-26 70-24 Approved Uses and Sec. 75-27 70-25 Special Exceptions, of the Code of Ordinances

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards						
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR			AIR	PD				
	Medical or dental lab							S	P																					A	
	Medical marijuana dispensary																														
Transportation Uses	Nursing home facility							S	S																					A	4.2.3.D.3.b
	Airport																														
	Heliport																														
	Park and ride facility																														
	Parking facility (as a principal use)																														
	Terminal																														
Utility Uses	Solar energy collection facility (large-scale)	P																													
	Utility facility, major	P	P						S																						
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Commercial Adult Uses	Adult book store or video store																														
	Adult entertainment																														
Animal Care Uses	Animal Shelter	P																													
	Kennel	P																													
	Kennel, hobby	P																													
	Pet beauty parlor																														
Business Support Service Uses	Veterinary hospital or clinic																														
	Business service center																														
	Conference or training center																														
	Data processing facility																														
	Employment or travel agency																														

See Chapter 10, Article III, Division 4. Locational Requirements, of the Code of Ordinances

4.2.3.E.1

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards	
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR			AIR
Eating or Drinking Establishment Uses	Telephone call center														P										A	4.2.3.E.4.a
	Alcoholic beverage establishments								P		P	P	P	P		P		P	P	P	P				A	4.2.3.E.4.b
	Brewpub or microbrewery								P		P	P	S	P	P			P	P	P	P				A	4.2.3.E.4.a
	Restaurant							S	P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.4.c
	Restaurant, drive-in													P	P	P		S		P	P				A	4.2.3.E.4.a
	Restaurant, fast food														P	P				P	P				A	4.2.3.E.4.d
Funeral and Mortuary Services Uses	Crematory														P	P	P								A	4.2.3.E.4.a
Office Uses	Funeral home or mortuary														P	P	P	P		P	P				A	
	Contractor's office															P	P	P		P	P				A	
	General business								P		S	P	P	P	P	P		P	P	P	P				A	
Personal Service Uses	Office, professional								P		P	P	P	P	P	P		P	P	P	P				A	
	Art, music, dance, or martial arts studio/school								P		P	P			P	P	P	P	P	P	P				A	
	Beauty salon or barber shop								P		P	P	P	P	P			P	P	P	P				A	
	Confectionery store, ice cream, candy								P		P	P	S	P	P			P	P	P	P				A	
	Dry cleaning or laundry drop-off/pick-up establishment								P		P	P			P	P	P	P	P	P	P				A	
	Fortune telling establishment														P	P			P	P					A	
	Laundry, self-service								P		P	P			P	P		P	P	P					A	
	Lawn care, pool, or pest control service																	S							A	

P= PERMITTED USE

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

See alcoholic beverage establishments under Eating or Drinking Establishment Uses

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type		Agricultural & Transitional Districts		Residential Districts								Commercial Districts					Industrial Districts		Special Purpose Districts					Planned Development District	Use-Specific Standards																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
					RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			PR	AIR			PD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
																				NM	GT	RTE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
	Consumer goods establishment																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards		
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	Districts		I-L	I-H	MU-D	MU-ES			INST	PR			AIR	PD
														C-COR	C-R				NM	GT	RTE						
Visitor Accommodation Uses	Bed & breakfast	S		S	S	S	S												P	P	P	P				A	
	Hotel or motel							P				P							P	P	P	P				A	
	Boat sales, rental, service, or repair														P	P	P									A	4.2.3.E.8.a
	Boat storage yard																	P								A	
	Marina			S													P	P								A	
	Waterfront fuel sales			S													P	P								A	
Industrial																											
Extraction Uses	Surface mining																S										4.2.3.F.1 4.2.3.F.2.a
Industrial Service Uses	Building, heating/air conditioning, plumbing, or electrical contractor's storage yard																P	P	<u>S</u>								4.2.3.F.1
	Dry-cleaning, laundry, or carpet-cleaning plant																P	P									4.2.3.F.1 4.2.3.F.3.a
	Educational, scientific, or industrial research and development													<u>P</u>	<u>P</u>	P	P	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>					4.2.3.F.1	
	Fuel oil or bottled gas distribution																S										4.2.3.F.1
	Fuel oil storage																P		<u>S</u>								4.2.3.F.1
	General industrial services (<u>enclosed</u>)																P	P	<u>S</u>								4.2.3.F.1
	Heavy equipment sales, rental, repair, servicing or storage																S	S									4.2.3.F.1

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S= ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts										Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR	AIR			
	Machine shop															P	P	S							4.2.3.F.1		
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting															P	P	S							4.2.3.F.1		
	Repair of scientific or professional instrument													P	P	P	P	P	P						4.2.3.F.1		
Manufacturing and Production Uses	Asphalt plant																P								4.2.3.F.1		
	Bakery															P	P	P	P						4.2.3.F.1		
	Brewery or distillery															P	P	P	P					A	4.2.3.F.1		
	Concrete batching plant															P	P	P	P						4.2.3.F.1		
	Food processing or beverage bottling																S	P						A	4.2.3.F.1		
	Manufacturing, assembly, or fabrication, heavy																P								4.2.3.F.1		
	Manufacturing, assembly, or fabrication, light																P	P	S						4.2.3.F.1		
Warehouse and Freight Movement Uses	Consolidated storage (self-service storage)															S	S	P	P						4.2.3.F.1		
	Moving and storage facility																								4.2.3.F.5.b		
	Outdoor storage (as a principal use)															S	S	P							4.2.3.F.1		
	Warehouse, distribution																P	P	S						4.2.3.F.1		
	Warehouse, storage																P	P	S						4.2.3.F.1		
Waste-Related Uses	Composting facility																P	P						A	4.2.3.F.1		
	Incinerator																	P							4.2.3.F.1		

TABLE 4.2.2.C: PRINCIPAL USE TABLE

P= PERMITTED USE

A= ALLOWED USE IN A PD DISTRICT IF APPROVED AS PART OF A PD PLAN

S=ALLOWED WITH APPROVAL OF SPECIAL EXCEPTION

BLANK CELL = USE IS PROHIBITED

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts								Commercial Districts				Industrial Districts		Special Purpose Districts						Planned Development District	Use-Specific Standards	
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	NM	GT	RTE	INST	PR	AIR		PD
	Land clearing debris disposal facility															P	P									4.2.3.F.1
	Recovered materials processing facility															P	P									4.2.3.F.1
	Recycling drop-off center														S	P	P							A		4.2.3.F.6b
	Salvage/recycling facility															P	P									4.2.3.F.1
	Solid waste transfer station														P	P	P									4.2.3.F.1
Wholesale Uses	Showroom, wholesale														P	P	P									4.2.3.F.6c
	Other wholesale use															P	P	S								4.2.3.F.1

SECTION 6. Part III, Land Development Code, Article 4 Use Regulations, Section 4.2 Principal Uses, 4.2.3 Standards Specific to Principal Uses, C. Residential Uses, 1. Household Living Uses, shall be amended as follows:

e. Dwelling, single-family ~~detached~~

1. Subdivisions with more than 20 single-family ~~detached~~ dwelling units shall include a neighborhood "pocket park" within the development. Pocket parks shall be provided at the rate of one park for every 100 units or less, and shall be sized as follows:
 - (a) 20—25 units: the equivalent of one lot
 - (b) 26—50 units: the equivalent of 1.5 lots
 - (c) 51—75 units: the equivalent of two lots
 - (d) 76—100 units: the equivalent of 2.5 lots
 - (e) Developments with more than 100 units shall provide the required number of parks, sized based on the increments listed above.

Each park shall provide both passive and active recreational opportunities. If a development is proposed to be phased, the required park shall be constructed in the phase in which the need is originally generated. Parks are to be constructed prior to 25 percent "build-out" of any subdivision or phase. If more than one park is required, the developer may request that the City Council consider the aggregation of all or a portion of the required parks into one or more larger parks.

2. Subdivisions with 75 or more single-family ~~detached~~ dwelling units shall provide a community outdoor swimming pool. Land for the pool and surrounding area may be counted toward compliance with the requirement of subsection d.1, above.
3. In addition, subdivisions with 100 or more or more single-family ~~detached~~ dwelling units shall provide one of the following recreation amenities for every 25 dwelling units above 75:
 - (a) Tennis court;
 - (b) Other outdoor sports facility (racquetball, pickleball, basketball, shuffleboard, bocce, or similar facility), in multiples or combination at least equal to the size of a tennis court'
 - (c) Playground or tot lot;
 - (d) Outdoor fitness stations; or
 - (e) Picnic or rest area with shaded shelter;Subdivisions required to provide more than one facility shall provide a variety of the options above. Subdivisions with 150 or more single-family ~~detached~~ dwelling units may substitute a second pool for three required recreation amenities. Land used for this subsection may be counted toward compliance with the requirement of subsection d.1, above.

4. No more than 75 percent 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. Any increase or decrease in lot width or percentage may be accepted, denied or accepted with conditions of the plan by the City Council.

Justifications by the applicant may depend on surrounding land use, existing development patterns or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.

5. Single-family ~~detached~~ dwellings where 80 percent of the land is considered “golf course frontage” may propose to convert screen rooms that existed on March 6, 2019 to glass “sun rooms” or “Florida Rooms” by requesting and receiving approval as a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit and the following conditions. (For the purposes of this section “golf course frontage” shall mean that portion of the rear of the lot that abuts a golf course. "Golf course" shall include the tee-box, fairway, rough area, out of bounds area and putting green.)

(a) Proposals for construction of other types of home additions into the established setbacks are considered inconsistent with the implied and explicit intent of this subsection.

(b) In addition to public notification required by Sec. 2.5.1.G, Special Exception Permit, written notification shall be provided a minimum of 14 calendar days before the public hearing to surrounding property owners who may be impacted by a reduction in the rear yard requirement, including all properties which have visual access to the subject property's rear lot line (i.e., homes located on the opposite side of a golf course.)

(c) The applicant shall notify and receive approval of the proposed changes from the entity managing the golf course and any homeowners association of which the home is a member.

(d) The rear yard setback shall be a minimum of ten feet from the rear lot line or the internal boundary of any easement on the lot (whichever is greater).

(e) The type of exterior material and architectural style (siding, colors, roofing material) of any addition shall be the same as that of the principal building.

(f) The construction of any portion of any structure that extends into the reduced setback shall be undertaken in a manner which results in an exterior facade comprised of a minimum of 60 percent of transparent glass, exclusive of the roof.

(g) The maximum height shall not exceed that of the principal building.

(h) The proposed addition shall comply with all applicable building code requirements.

g. Multi-Family Developments

1. Multi-family development such as apartments or condominiums with 20 dwelling units or more shall include a neighborhood "pocket park" within the development. Pocket parks shall be provided at the rate of one park for every 100 units or less and shall be sized as follows:

- (a) 20—25 units: the equivalent of 0.25 acre
- (b) 26—50 units: the equivalent of 0.50 acre
- (c) 51—75 units: the equivalent of 0.75 acre
- (d) 76—100 units: the equivalent of 1.00 acre
- (e) Developments with more than 100 units shall provide the required number of parks, sized based on the increments listed above.

2. Each park shall provide both passive and active recreational opportunities. If a development is proposed to be phased, the required parks shall be constructed in the phases in which the need is originally generated. Parks are to be constructed prior to 25 percent "build-out" of any multi-family development or phase. If more than one park is required, the developer may request that City Council consider the aggregation of all or a portion of the required parks into one or more larger parks.

3. Multi-family developments with 76 dwelling units or more shall provide a community outdoor swimming pool. Land for the pool and surrounding area may be counted toward the requirement of subsection 1. (e), above.

4. In addition, subdivisions with 100 or more multi-family dwelling units shall provide one of the following recreation amenities for every 25 dwelling units above 76:

- (a) Tennis court;
- (b) Other outdoor sports facility (racquetball, pickle ball, basketball, shuffleboard, bocce, or similar), in multiples or combination at least equal to the size of a tennis court.
- (c) Playground or tot lot;
- (d) Outdoor fitness stations; or
- (e) Picnic or rest area with shaded shelter;

Multi-family developments required to provide more than one facility shall provide a variety of the options above. Multi-family developments with 150 or more dwelling units may substitute a second pool for three required recreation amenities. Land used for this subsection may be counted toward compliance with the requirement of subsection 1. (e), above.

Variations of recreational amenities may be proposed by a developer with approval from the Development Review Committee and City Council.

SECTION 7. Part III, Land Development Code, Article 5: Development Standards
Section 5.2 Landscaping and Buffer Standards, shall be amended as follows:

5.2.4. Landscape Plan

- A. A landscape plan demonstrating how landscaping will be planted on a development site to comply with the standards of this section, signed and sealed by a landscape architect licensed to practice in the State of Florida, shall be included with the development application where compliance with this section is reviewed in accordance with Sec. 5.2.3, Timing of Review.
- B. Prior to the issuance of a permit for the construction of a new nonresidential building, common area within residential development, or the substantial alteration of a non-residential building or site, a landscape and/or irrigation plan, when required, shall be submitted to, reviewed by, and approved by the City. The plans shall:
1. Be prepared by and bear the seal of a landscape architect and/or irrigation contractor.
 2. Be drawn to scale, including dimensions and distances.
 3. Delineate the existing and proposed parking spaces, or other vehicular areas, access aisles, driveways, and similar features, plants, trees, and other obstacles.
 4. Irrigation systems shall be drawn with parts and requirements listed in Article 5.2.5.D.5.
 5. Designate by name and location the plant material to be installed or preserved in accordance with the requirements of this Article.
 6. Identify and describe the location and characteristics of all other landscape materials to be used.
 7. Show all landscape features, including areas of vegetation required to be preserved by law, in context with the location and outline of existing and proposed buildings and other improvements on the site, if any.
 8. Include a tabulation clearly displaying the relevant statistical information necessary for the City to evaluate compliance with the provisions of this chapter. This includes gross acreage, area of preservation areas, number of trees to be planted or preserved, square footage of paved areas, and such other information as may be necessary.
 9. Contain such other information that may be required by the City that is reasonable and necessary to determine that the landscape or irrigation plan meets the requirements of this chapter.
 10. The requirement for a landscape plan sealed by a landscape architect, or an irrigation plan stamped by an irrigation contractor, may be waived by the City for individual owner-occupied landscape and irrigation projects. However, the project shall comply with the requirements of this section and shall meet the standards outlined herein.
- C. Residential Self Certification
1. Single-family residential developments are required to submit a self-certification checklist to the City upon completion of all installations.

2. Contractors and owner/contractors shall be accountable for proper installation and compliance through self-certification. The City may conduct an adequate number of random inspections to ensure compliance with this code.
3. A contractor or owner/contractor must submit a completed and endorsed checklist on a form provided by the City. A copy of the certification checklist must also be provided to the property owner. A list of plants installed on the site must be attached to the self-certification checklist and provided to both the City and property owner.
4. No certificate of occupancy shall be issued until a completed self-certification checklist has been submitted to the City.

D. Inspections - Non-residential and Residential Common Areas

1. Prior to the issuance of any Certificate of Occupancy or Certificate of Acceptance, contractors and owner/contractors shall request a final inspection of work performed after the submittal of a self-certification checklist. The City shall conduct an inspection to ensure compliance with this code.
2. Upon final inspection, a contractor or owner/contractor must submit to the City a record drawing of the project identifying modifications if there were changes from the originally submitted plan.
3. Certificates of occupancy - No certificate of occupancy shall be issued until:
 - a. An affidavit of completion and compliance and a completion sketch, if there were modifications from the original plan, have been submitted and accepted by the City; and
 - b. The City has conducted any required final inspection.

SECTION 8. Part III, Land Development Code, Article 5: Development Standards
Section 5.2 Landscaping and Buffer Standards, shall be amended as follows:

5.2.5 Landscaping and Buffer Standards

D. Water-Wise Standards

5. Irrigation System Standards

- c. New irrigation systems are required for the following types of development as features:
 1. Single-family detached and two-family (duplex) dwellings:
 - (a) Each dwelling unit shall have a minimum of two hose bibs.

(b) All commons areas shall be irrigated through an automatic irrigation system. This requirement may be waived by the Director in consultation with the City Water Conservation Specialist if as a water conservation technique a landscaped area only contains plant species that do not require irrigation. Consideration of a waiver of the irrigation requirement shall include, but not be limited to, the area covered by native vegetation, local conditions such as sun or shade, type of soil, depth to water table, and size and configuration of lot.

2. Landscape in multifamily and nonresidential development, except this requirement may be waived by the Director in consultation with the City Water Conservation Specialist for a landscaped area implementing water conservation techniques including only containing plant species that do not require irrigation. Consideration of a waiver of the irrigation requirement shall include, but not be limited to, the area covered by native vegetation, local conditions such as sun or shade, type of soil, depth to water table, and size and configuration of a lot.
3. Irrigation systems shall be designed and constructed in accordance with the technical standards contained in Appendix F of the *Plumbing Volume of the Florida Building Code*, the most recent edition of the *Florida Irrigation Standards Manual* and the following:

(bb) Low volume irrigation zones shall have a pressure regulator and a filter with a mesh smaller than the emitter openings.

SECTION 9. Part III, Land Development Code, Article 5 Development Standards, Section 5.2 Landscaping and Buffer Standards, 5.2.5 Landscaping and Buffer Standards, shall be amended as follows:

E. Right-of-Way and Adjacent Property Maintenance

1. Maintenance

- A. It shall be the duty of the owner of each lot, tract or parcel of land within the city to reasonably mow, maintain, regulate and effectively control excessive growth and accumulation of weeds, undergrowth, or dead or living plant life between the property and the adjacent road right-of-way.
- B. It shall be the duty of any established association (e.g. homeowner's association or management group) within the city, to reasonably mow, maintain, regulate and effectively control excessive growth and accumulation of weeds, undergrowth, or dead or living plant life between the property and the adjacent road right-of-way at the following locations:
 1. Right-of-way adjacent to a development perimeter which is separated from the property by a development wall or fence.
 2. Medians and common areas located within the legally described development area of the association.

- C. Determination by the city that an adjacent right-of-way or adjacent property is improperly maintained shall constitute a nuisance subject to code enforcement.

SECTION 10. Part III, Land Development Code, Article 5 Development Standards, Section 5.3 Tree Protection Standards, 5.3.7. Retention of Existing Canopy, shall be amended as follows:

7. Tree Survey

A tree survey shall be required for any nonresidential development or residential subdivision requiring development plans. The applicant shall provide the following information as part of the tree survey:

- (a) Aerial photograph (minimum one inch equals 200 feet) or drawing indicating utility lines, boundary lines, dimensions, surrounding streets, and proposed development improvements.
- (b) Common and botanical name of major tree groups shown.
- (c) Estimated height and DBH of major tree groups shown.
- (d) Each DBH, location, botanical and common name of any protected tree stands, individuals or specimen trees.
- (e) Estimated DBH of trees less than six inches DBH and percentage of those trees to be removed.
- (f) Plans on how those remaining trees shall be protected and type of barriers to be used.
- (g) Proposed changes, if any, in site elevation grades and major contours of the land will be required on landscape plans. Care will be taken not to change original grade around those protected or remaining trees.
- (h) All trees dead, diseased, or dying and for which restoration to sound condition is not practical or in instances when a disease [exists] which can be expected to be transmitted to other trees, or to endanger the tree's health or to the public as determined by the city can be excluded from the tree survey.

The following items must be clearly listed on the tree survey or landscape plan:

- (a) Total Tree Inches on Current, Non-Altered Site.
- (b) Total Tree Inches to be Removed.
- (c) Total Tree Inches to be Replaced.
- (d) Maximum Tree Stock and Calculations.
- (e) Quantity of Specimen Trees (24" or Greater) Being Removed.
- (f) Site Clearing Area in Square Feet and Acres

- (g) The minimum percentage of a development site's existing tree canopy cover that is required to be retained and protected.

SECTION 11. Part III, Land Development Code, Article 5 Development Standards, Section 5.3 Tree Protection Standards, 5.3.11. Incentives for Retroactive Compliance, shall be amended as follows:

5.3.11. Incentives for Retroactive Compliance

The City may administratively provide incentives for residents to retroactively comply with the provisions of this code. Incentives may include financial assistance, equipment, services, or other mechanisms, to promote the reduction in the use of water and the protection of the environment and natural resources.

1. Eligibility

- a. Existing city customers in homes or other developments that were built prior to the adoption of this article are eligible to apply for currently active incentives provided by the City. Incentives may be limited to single family homes.
- b. All incentives awarded are subject to the submittal of complete applications and determination of eligibility and qualification by the City. Applications will be accepted only from the current property owner(s) of record.
- c. The incentive program is provided on a first come, first served basis, and is subject to the availability of budgeted funding.
- d. Incentives will be awarded on a one (1) time basis to any physical address regardless of changes in property ownership.

2. Incentives

The incentives, which may change from time to time, will be established to encourage residents to retrofit existing inefficient and high water-use devices with effective and efficient water-use devices.

- a. Examples of incentives include:
 1. Rotor/Spray head replacement
 2. Low Volume Irrigation Systems retrofits
 3. Rain Sensor or Soil Moisture Sensors installations.
 4. ET Controller/Smart Controller installations
 5. Irrigation Audit provided to residents

SECTION 12. Part III, Land Development Code, Article 5 Development Standards, Section 5.5 Fences and Wall, 5.5.6 Materials Standards, shall be amended as follows:

5.5.6. Material Standards

A. General

Unless otherwise specified in Sec. 5.5.6.B, Prohibited Materials, fences and walls shall be constructed of any one or more of the following materials:

1. Masonry or stone;
2. Ornamental iron, except that fencing shall not incorporate spiked tops within a Residential district without approval of a security exemption plan in accordance with Sec. 5.5.12, Security Exemption Plan; Painted wood, pressure treated wood, or rot-resistant wood such as cedar, cypress, or teak;
3. Composite materials designed to appear as wood, metal, or masonry;
4. Chain link only in AG, I-H or AIR districts, or as a customary part of a sports field. Where chain link fencing is permitted, all chain link fences in I-H and AIR shall be vinyl coated and installed with the pointed ends to the ground;
5. Walls clad with substrate material intended to support living vegetation

B. Prohibited Materials

The following fence types or materials are prohibited:

1. Barbed and/or razor wire, unless approved as part of a security exemption plan in accordance with Sec. 5.5.12, Security Exemption Plan, except on land that is assessed for agricultural use, or on land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the City by a regulated public utility. In no event shall barbed wire be placed so as to project outward over any sidewalk, street, or public way, or over property of an adjacent owner. Where barbed wire is allowed, it shall be a minimum of six feet above the ground, held by vinyl coated brackets matching the color of the fence, and limited to three strands;
2. Fences and walls erected in any Residential, Commercial, or the MU-D, MU-ES, or MUKPI districts that contain any substance such as broken glass, spikes, nails, razor edges or similar materials designed to inflict pain or injury to any person or animal;
3. Fences constructed of chicken wire, corrugated metal, fabric materials, fiberboard, garage door panels, plywood, rolled plastic, sheet metal, debris, junk, or waste materials, unless such materials are recycled and reprocessed, for marketing to the general public, as building materials designed to resemble new building materials (e.g., picket fencing made from recycled plastic and fiber);
4. Chain link fences, except for in the AG, I-H or AIR districts; and

5. Above-ground fences that carry electrical current, except below-ground electrical fences intended for the keeping of pets.

SECTION 13. Part III, Land Development Code, Article 5 Development Standards, Section 5.6 Exterior Lighting, 5.6.3 Timing of Review, and 5.6.4 Lighting Plan, shall be amended as follows:

5.6.3. TIMING OF REVIEW

Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), ~~plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision))~~, or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first. Upon approval by the Development Review Committee (DRC), the lighting design and plans requirement may be delayed provided a plan note is added that, at a minimum states "Lighting requirements must meet all City of Apopka and the electric provider's regulations at the time of any construction plan submittal and any subsequent approvals."

5.6.4. LIGHTING PLAN

To ensure compliance with the standards of this section, a lighting plan demonstrating how exterior lighting will comply with the standards of this section shall be included as part of a development application unless otherwise addressed by the Development Review Committee.

SECTION 14. Part III, Land Development Code, Article 5 Development Standards, Section 5.6 Exterior Lighting, 5.6.8 Lighting Design Standards for Specific Uses and Site Features, E. Pedestrian Lighting, shall be amended as follows:

E. Pedestrian Lighting

Pedestrian light fixtures within parks and recreation facilities shall comply with the following:

1. Light fixtures for sidewalks, walkways, trails, and bicycle paths, shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.
2. Light poles shall not be higher than 15 feet above grade and shall be placed a maximum of 100 feet apart.
3. Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp. See Figure 5.6.8.E.3: Examples of Pedestrian Bollard Lamps

SECTION 15. Part III, Land Development Code, Article 5 Development Standards, Section 5.8 Neighborhood Compatibility Standards, 5.8.3 Neighborhood Compatibility Standards, C. Building Height, shall be amended as follows:

C. Building Height

3. An additional building setback (see Table 5.8.3.D) shall apply to buildings adjacent to, or across the street from, a neighborhood, residential single-family zoned district or use. Developers shall apply the setback just to those floors above the second story (step back approach, see Figure 5.8.3.E - Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height.

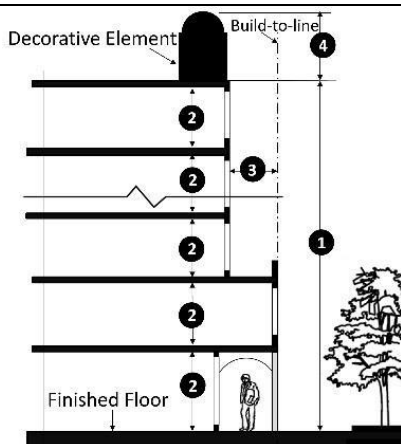
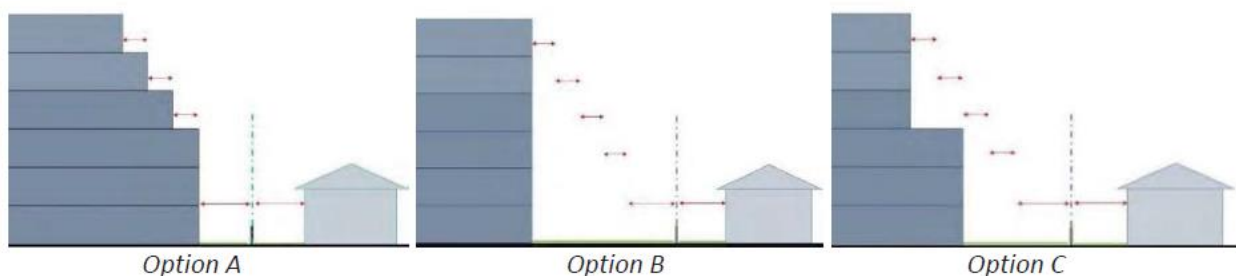
Table 5.8.4.C Height Setback for Multi-Story Buildings	
	
1. Building Height	Three stories or more
2. Floor height	First Floor: 12 foot min. Additional Floors: 8 foot min.
3. Additional "Stepped Back" distance	10 feet for each additional floor above two if adjacent to neighborhood, residential single-family zoning district or use.
4. Decorative Elements	Max. 10 feet

Figure 5.8.4.E Setbacks abutting residential single-family zoning districts or uses.



SECTION 16. Part III, Land Development Code, Article 5 Development Standards, Section 5.10 Signs, 5.10.6 Prohibited Signs, shall be amended as follows:

5.10.6. PROHIBITED SIGNS

A. Generally

It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign not expressly authorized by this section, unless authorized by the Apopka City Council.

SECTION 17. Part III, Land Development Code, Article 5 Development Standards, Section 5.10 Signs, 5.10.8 Standards for Specific Sign Types, B. Wall and Projecting Signs for Single and Multiple-Occupancy Development, 3. Tenant Wall Signs for Multiple-Occupancy Development, shall be amended as follows:

3. Tenant Wall Signs for Multiple-Occupancy Development

a. Each tenant of a multiple-occupancy development may display a tenant wall sign on the principal building in which the occupant is located, subject to the following limitations:

1. The sign shall be placed only on the exterior surface of the principal building, or portion thereof, which is included as part of the tenant's individually leased or owned, premises in accordance with the following:

(a) The occupant may display, in the leased or owned area, as many as two tenant signs on the side which is the primary entrance/exit to that portion of the premises. A tenant wall sign shall not exceed ~~48~~ 48 inches in height, measured from the bottom of the copy area to the top, and shall not be wider than 75 percent of the horizontal frontage of the tenant space. The total combined area of the tenant wall signs shall not exceed 100 square feet.

(b) Only one building side will be considered as being an occupant's primary entrance/exit.

(c) If the occupant has an entrance/exit on a corner or on more than one

side, the occupant may choose which building side counts as having the primary entrance/exit.

(d) One additional sign may be placed on the secondary entrance/exit side of the occupant's leased or owned area. The maximum area of the additional sign shall not exceed 16 square feet and shall not exceed ~~48~~ 24 inches in height.

(e) A tenant sign ~~should~~ shall not cover architectural detailing, windows, or building ornamentation.

SECTION 18. Part III, Land Development Code, Article 5 Development Standards, Section 5.13 Roads, Streets, Sidewalks and Bikeways, 5.13.7 Rights-of-way, D. Vacations of Rights-of-way, shall be amended as follows:

D. Vacations of Rights-of-way

Applications to vacate a right-of-way shall be subject to approval by the City Council. Recommendations by the DRC shall be based on the following requirements:

1. The requested vacation is consistent and/or does not conflict with the traffic circulation element of the comprehensive plan and Florida Statutes.
2. The right-of-way does not provide the sole access to any property in the case of an entire right-of-way being proposed to be vacated. Remaining access shall not be by easement.
3. The vacation would not jeopardize the current or future location of any utility.
4. The proposed vacation is not detrimental to the public interest.
5. The Land Use and Zoning of the adjacent property the vacated right-of-way is assigned to, shall be assigned to the applicable vacated right-of way, and be combined with that parcel through a new deed.

SECTION 19. Part III, Land Development Code, Article 10 Definitions and Rules of Measurement, Section 10.2 Rules of Measurement, 10.2.4 Exceptions and Variations, B. Allowable Encroachments into Required Yards/Build-to Zones, Table 10.2.4.B, shall be amended as follows:

TABLE: 10.2.4.B, ALLOWABLE ENCROACHMENTS INTO REQUIRED YARDS / BUILD-TO ZONES	
FEATURE	EXTENT AND LIMITATIONS OF ENCROACHMENT
1. Open balconies and fire escapes	May extend up to five feet into any required minimum yard
2. a. <u>Front</u> Decks, porches (screened or unscreened), stoops, or exterior stairways	On a single-family dwelling, may extend up to five feet into any a required minimum front yard; decks and porches decks and porches on a single family attached dwelling may extend to a rear lot line that abuts permanent open space or to within 3 feet of a rear lot line that abuts another single family attached dwelling lot, provided that any stairs leading to the deck or porch is at least 3 feet from the rear lot line
2. b. <u>Rear deck, porch, patio or terrace (screened or unscreened)</u>	On a single-family attached dwelling, may extend into a required rear yard provided at least a five-foot setback to the rear lot line is maintained, and not within a utility

	<u>easement. Cannot be within any required side yard setback.</u> <u>one-foot maximum height within a required rear yard setback.</u> <u>Screen enclosure allowed only within the required rear yard setback – no solid roof.</u>
3. Bay windows	May extend up to three feet into any required minimum yard if no more than nine feet wide
4. Chimneys or fireplaces	May extend up to three feet into any required minimum yard
5. Moveable awnings	
6. Roof eaves and overhangs, or marquees	
7. Window sills or entablatures	May extend up to 18 inches into any required minimum yard
8. Patios or terraces, or Walkways	May extend into or be located in any required minimum yard if less than two-inches high <u>and five-feet wide</u>
9. Signs, projecting or free-standing	May extend into or be located in any required minimum yard in accordance with Section 5.10, Signs.
10. Driveways and parking areas	May be located in any minimum required yard unless restricted by other provisions in this LDC.
11. Garages, detached	May extend into or be located in any required minimum side or rear yard, subject to the height-related setback standards in Sec. 4.3.3, General Standards for all Accessory Uses and Structures. However, a detached garage shall not extend into a street-side setback on a double-fronted lot.
12. Utility sheds	Within RSF-1A or RSF-1B districts, utility sheds with a maximum floor area of 100 square feet may extend into or be located in any required minimum rear yard, setback from rear lot lines a minimum of five feet, not within a utility easement, and subject to the limitations in Sec 4.3.3, General Standards for all Accessory Uses and Structures
13. Flagpoles	May be located in any required minimum yard if less than 20 feet high, set back from side and rear lot lines by at least ten feet, and set back from abutting street rights-of-way by a distance equal to the flagpole height
14. Lighting fixtures, projecting or free-standing (including lampposts)	May be located in any required minimum yard
15. Mailbox, freestanding	May be located in any required minimum yard
16. Fences or walls (including associated gates and arbors)	May be located in any required minimum yard, subject to the limitations in Section 5.5, Fences and Walls.
17. Accessory structures other than those listed above	May be located in a required minimum side or rear yard, subject to the limitations in Sec 4.3.3, General Standards for all Accessory Uses and Structures. However, an accessory structure other than those listed above shall not extend into a street-side setback on a double-fronted lot.
18. Swimming pool	May be located in any required minimum side or rear yard
19. Vegetation and landscaping and minor ornamental yard or garden features such as retaining walls, fountains, ponds, birdbath, sculptures and similar landscaping features.	May be located in any required minimum yard

SECTION 20. Part III, Land Development Code, Article 10 Definitions and Rules of Measurement, Section 10.3 Use Classifications and Interpretation of Unlisted Uses and Zoning District Boundaries, 10.3.1 Principal Use Classification System, shall be amended as follows:

10.3.1 Principal Use Classification System

E. Public, Civic, and Institutional E. Uses Classification

1. Communication Uses

The Communication Uses category includes uses and facilities providing regional or community-wide communications services, such as wireless communications and radio and television broadcasting, and newspaper or magazine publishing. Services may be publicly or privately provided and may include on-site personnel. Use types include: wireless telecommunication towers and antennas; broadcasting studios; newspaper or magazine publishing facilities; and similar uses. Accessory uses may include offices, monitoring, storage areas, or data transmission equipment.

Broadcasting studio

Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

Newspaper/periodical publishing establishment

An establishment primarily involved in carrying out operations necessary for producing and distributing newspapers, including gathering news; writing news columns, feature stories, and editorials; selling and preparing advertisements; and publishing of newspapers in print or electronic form. Not included are establishments primarily engaged in printing publications without publishing (categorized as manufacturing and production uses) or education or membership organizations incidentally engaged in publishing magazines or newsletters for distribution to their membership.

Wireless telecommunications tower

See definition of “Tower” in Sec ~~75-22~~ 70-20, Definitions, Code of Ordinances.

SECTION 21. Part III, Land Development Code, Appendix A: Mixed Use Kelly Park Interchange (MU-KPI) Form Based Code, K. Building Design Standards, 1. Architecture, 2. Building Typology, d. Multi-Family, and g. Single Family Residential, shall be amended as follows:

d. Multi-Family

The following standards shall be followed for designing multi-family buildings and complexes.

- i. Developments with more than sixteen (16) dwelling units must provide a mix of unit sizes (i.e. studio, one, two, and three bedroom apartments).
- ii. There shall be buildings positioned along the street, with entrances facing the right-of-way. Other buildings on the site may have their primary entry facing a central landscaped courtyard.

- iii. Balconies or loggias are encouraged.
- iv. The complex shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas.
- v. Garages shall not dominate the site frontage, and shall, if feasible, be accessed from an alley or side street.
- vi. Multi-family complexes are encouraged to provide electric vehicle charging stations to eliminate the possibility of extension cords stretching from residences into parking areas.
- vii. Multi-Family developments shall be rear-load with alley access and locate on-site parking and access in the alley area. This shall include duplex, townhomes, condominiums or multi-family with design approval from the Apopka Development Review Committee (DRC). Additional parking in excess of required parking (per unit) may be dispersed throughout a development with DRC approval.

g. Single Family Residential

Standards for designing single family residential buildings.

- i. Building foundations are encouraged to be elevated above the finished grade. Residential buildings should incorporate either raised concrete pads or a raised wood joist floor with perimeter foundation above the finished grade.
- ii. Flat roofs are discouraged as the principal roof structure.
- iii. Garage frontage shall be limited for single family houses; garages shall not comprise more than fifty (50) percent of a building's front facade. Garage door width(s) may be used to measure the fifty (50) percent frontage requirement.
- iv. Garages shall be provided in one of two ways:
 - o Attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet, or
 - o Attached or detached, placed at the rear property line, and accessed by either an alley or a side yard driveway.
- v. Standards for stoops and porches. Stoops are elevated entry porches/stairs placed close to the frontage line where the ground floor is elevated from the sidewalk, securing privacy for the windows and front rooms. Porches are commonly associated with residential buildings, wherein the façade is set back from the frontage line with an attached porch permitted to extend into the front yard.
 - o Stoops shall correspond directly with the building entry.
 - o Porches may be one (1) or two (2) stories.
 - o Porches shall be open and not air conditioned to be allowed to encroach into the street setback zone.

- A minimum three (3) foot wide entry sidewalk from the front porch or stoop to the street sidewalk and driveway must be provided, depending on front porch design, with city review and approval.
- vi. Rear-Loading Lots
 - Residential lots 50 feet or less in width shall be rear-load with alley access and locate on-site parking and access in the rear of the lot.
 - This shall include single-family, duplex, townhomes or multi-family with design approval from the Apopka Development Review Committee (DRC).
 - Additional parking in excess of required parking (per unit) may be dispersed throughout a development with DRC approval.

SECTION 22. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 23. EFFECTIVE DATE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

READ FIRST TIME: December 18, 2019

READ SECOND TIME
AND ADOPTED: January 15, 2020

Bryan Nelson, Mayor

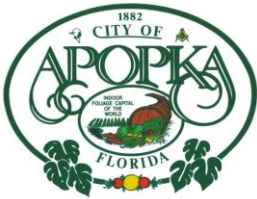
ATTEST:

Linda F. Goff, City Clerk

APPROVED as to form by the City of Apopka, Florida.

Joseph Byrd, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 29, 2019
January 3, 2020



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: December 10, 2019
FROM: Community Development
EXHIBITS: "A" – Text Amendment
"B" – Maps 1-1 to 1-4

SUBJECT: COMPREHENSIVE PLAN – TEXT AMENDMENT – POLICY 3.1.h; FUTURE LAND USE AMENDMENT – TRANSMITTAL HEARING -- ADMINISTRATIVE

REQUEST: RECOMMEND APPROVAL OF AMENDMENT TO POLICY 3.1.h OF THE FUTURE LAND USE ELEMENT, APOPKA COMPREHENSIVE PLAN

SUMMARY:

A text amendment to the Comprehensive Plan, per Florida Statute 163, is processed similar to a large-scale future land use amendment. After recommendation from the Planning Commission, the City Council transmits the amendment to the Florida Department of Economic Opportunity and other State agencies for a determination of consistency with State planning policies.

Based on development trends and market demands for multi-family development, particularly multi-story apartment buildings, a need exists for higher density residential development where transportation facilities and infrastructure can support the residential density increase. Presently, the Comprehensive Plan limits the maximum density to 15 residential units per acre within the Residential High Density Future Land Use Designation. Planning staff recommends an amendment to Policy 3.1.r of the Future Land Use Element, Residential High Density to accommodate a maximum of 25 units per acres for strategic areas of Apopka. These strategic areas are delineated within the maps provided in Exhibit "A".

Policy 3.1.h will be divided into two subcomponents – HDR-15 and HDR-25. The HDR-15 designation will continue to allow a maximum of 15 dwelling units per acre while the new HDR-25 will allow a minimum of 15 dwelling units per acre and a maximum of 25 dwelling units per acres. A property owner interested in pursuing the HDR-25 designation, must meet the location criteria set forth in the amendment to Policy 3.1.h.

Exhibit "A" provides the proposed amendment to Policy 3.1.h of the Future Land Use Element and Exhibit "B" illustrates the strategic areas where the HDR-25 Designation is applicable subject to a Future Land Use Map Amendment.

RECOMMENDATION ACTION:

Recommend approval of the amendment to Policy 3.1.r of the Future Land Use Element, Apopka Comprehensive Plan, and recommend transmittal to Apopka Land Development Code update to the Apopka City Council.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

EXHIBIT “A”

Policy 3.1.h. Proposed Amendment

(new language – underscored; deleted language – ~~strike-through~~)

i. High Density Residential – 15 (HDR-15)

The primary use shall be residential dwelling units up to 15 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres.

Special exception uses shall include:

- (1) Institutional uses of ten acres or less;
- (2) Supporting infrastructure and public facilities of five acres or more;
- ~~(3) Horticultural nurseries as a primary use;~~

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

ii. High Density Residential – 25 (HDR-25)

The primary use shall be residential dwelling units with a minimum of 15 units per acre up to a maximum of 25 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres. The HDR-25 Designation shall only be located within the geographical areas delineated within Maps 1-1 to 1-5); and development within the HDR-25 Designation must access to a collector or arterial road, or planned as a component of a pedestrian-oriented, mixed-use master plan with internal “complete street” connectivity.

Special exception uses shall include:

- (1) Institutional uses of ten acres or less;
- (2) Supporting infrastructure and public facilities of five acres or more;
- ~~3) Horticultural nurseries as a primary use;~~

Planned Development uses may include:

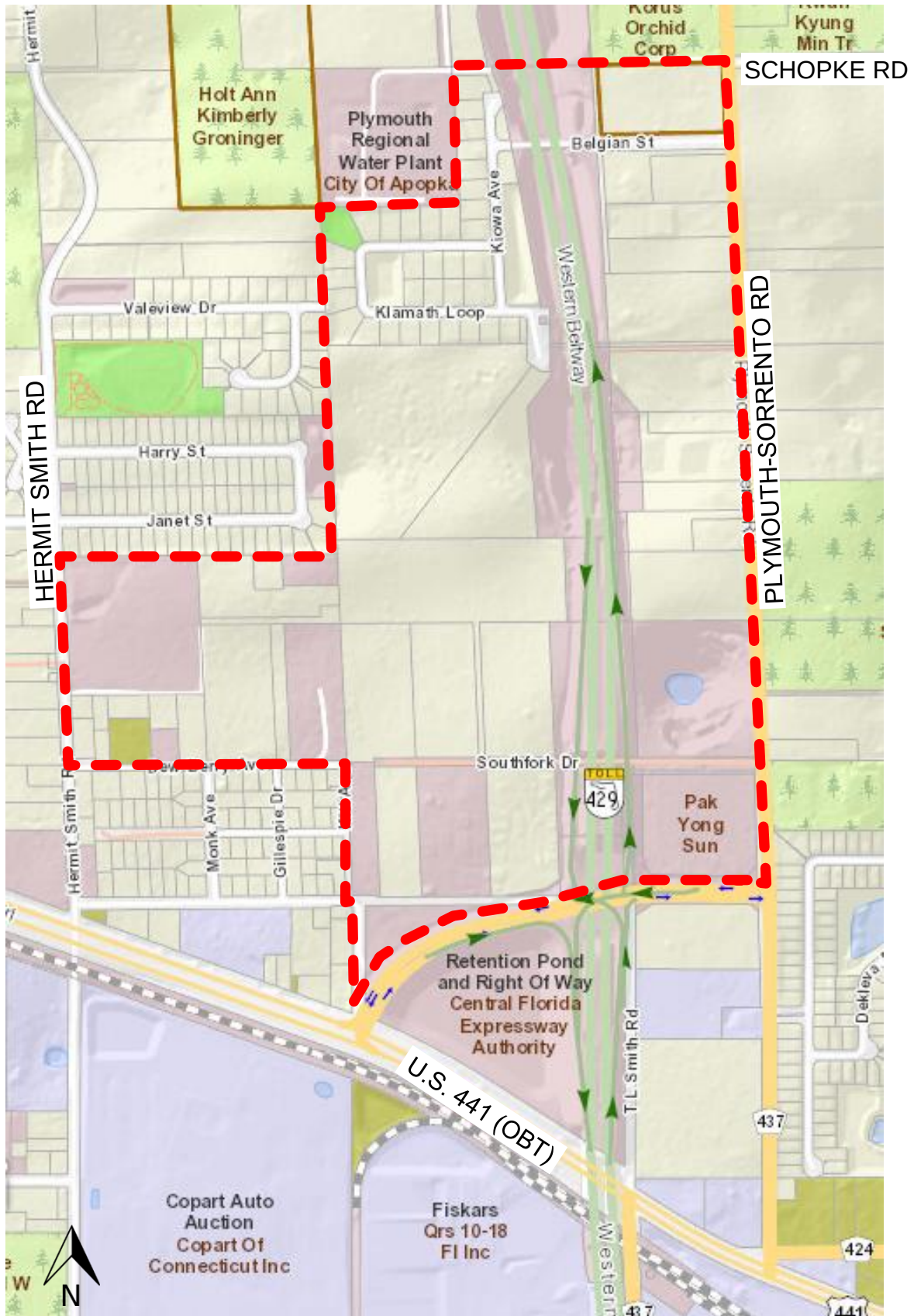
- (1) All primary uses
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Apopka City Center Area Map 25 du/ac



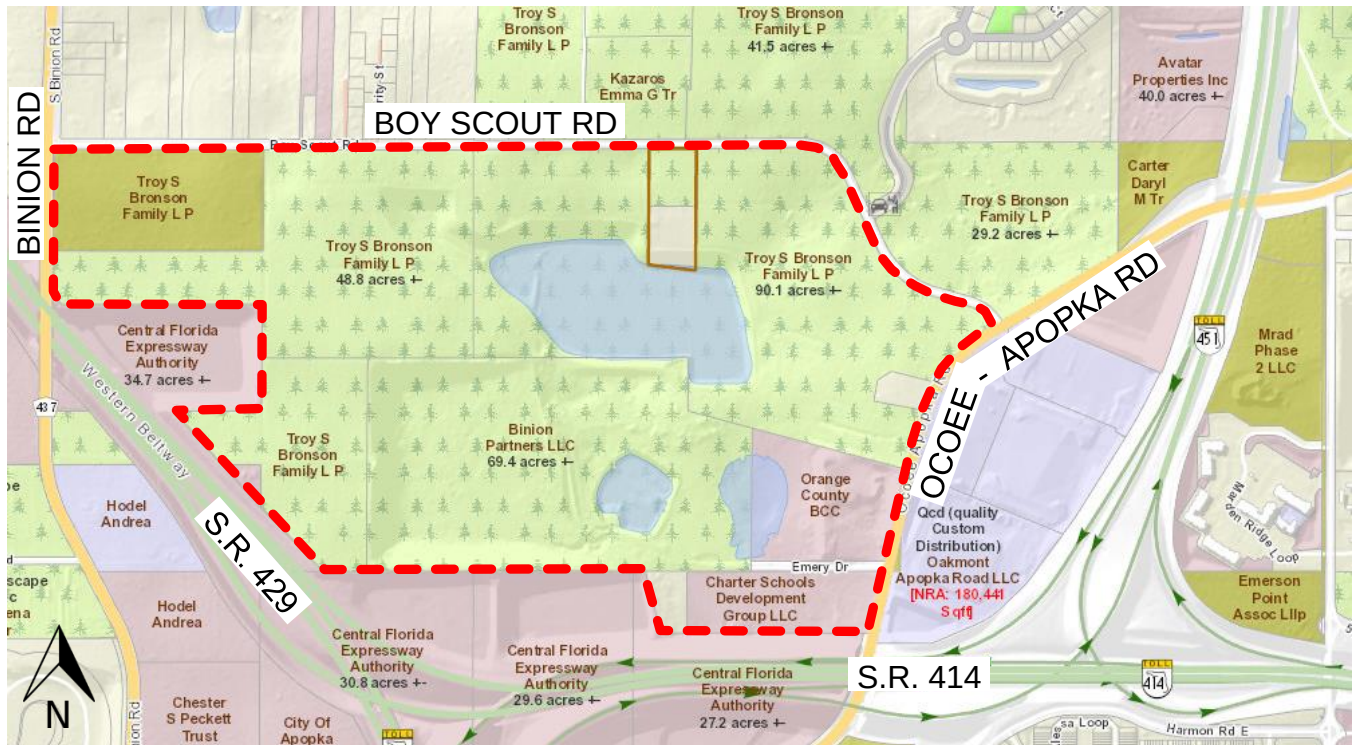
Map 1-2

West Apopka US441& SR429 Area  25 du/ac



Map 1-3

East Shore area  25 du/ac



Map 1-4

SE of S.R. 429, west of Ocoee-Apopka Rd. 25 du/ac



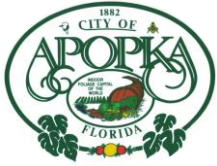
Map 1-5

SE of S.R. 429, west of Ocoee-Apopka Rd.



25 du/ac





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: December 10, 2019
FROM: Community Development
EXHIBITS: Oak Pointe Master Plan
Applicant's Proposed Fence
Applicant's Proposed Bufferyard Plan
Staff Photos from S.R. 429

SUBJECT: AMENDMENT TO OAK POINTE PLANNED UNIT DEVELOPMENT MASTER PLAN TO MODIFY WESTERN BUFFER YARD LANDSCAPING AND WALL MATERIAL

REQUEST: AMEND OAK POINTE PUD MASTER PLAN MASTER LANDSCAPTE PLAN TO MODIFY THE WESTERN PERIMETER LANDSCAPE BUFFER YARD TO REPALCE WALL WITH A FENCE AND TO CHANGE LANDSCAPE PLANTINGS

SUMMARY:

OWNER: Thompson Hills Estates, LLC

APPLICANT: Jonathon Huels, Esquire.

LOCATION: East of Ocoee-Apopka Road, north of McCormick Road

PARCEL ID NUMBERS: 29-21-28-0000-00-037; 29-21-28-0000-00-011; 29-21-28-0000-00-016; 29-21-28-0000-00-033; 29-21-28-0000-00-038; 32-21-28-0000-00-004; 32-21-28-0000-00-030

EXISTING USE: Approved Oak Pointe PUD Master Plan

FLUM DESIGNATION: Residential Low (0 – 5 units per acre)

CURRENT ZONING: Orange County A-1, City of Apopka PUD

PROPOSEDAMENDMENT: Modify the western perimeter landscape buffer along S.R. 429 to replace a wall with a fence and to modify landscape plantings

PROPOSED ZONING: Planned Unit Development (PUD)

TRACT SIZE: Total PUD area -- 69.38 +/- acres

AFFECTED AREA: 2,900 lineal feet along S.R. 429

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

SUMMARY: On December 20, 2017 the City Council approved Ordinance 2584, which approved a PUD Master Plan for a 69 +/- acre residential development known as Oak Pointe with 118 single family homes and 106 townhomes, and subsequently approved an amendment in 2018 to amend the PUD Master Plan to add an additional enclave parcel to the project area and to increase the number of residential units to comprise 118 single family homes and 120 townhomes. The Oak Pointe Master Plan includes two community parks – a community pool facility and a community park to be shared by both the townhome and single-family communities.

The current approved Master Landscape Plan incorporated into the PUD Master Plan has continued to remain the same in the original MUP Master Plan and the amendment approved in 2018. Within the Master Landscape Plan for Oak Pointe, the eastern perimeter buffer abutting S.R. 429 is comprised of a ten-foot wide buffer yard with a brick or masonry wall and canopy trees. A diagram of the approved wall is provided in the exhibits together with the approved Master Landscape Plan for Oak Pointe.

The applicant is requesting an amendment to the eastern buffer yard to replace the brick or mason wall with a vinyl-type fence and to modify the tree plantings and to modify the landscape ground plantings.

The proposed modification to the Master Landscape Plan is not consistent with the existing approved Master Plan, necessitating an amendment to the it. In the case of the Binion Reserve residential subdivision, located west of Binion Road and abutting S.R. 4429 the City did not support the replacement of a brick wall with a fence and additional landscaping.

Situated abutting S.R. 429, the western perimeter landscape buffer extends a length of approximately 2,900 lineal feet. The reason the applicant provided for a need to replace the wall with a fence was related to a cost savings. While the eastern edge of the pavement for S.R. 429 is 85 to 93 feet from the western-most perimeter of the Oak Pointe PUD project boundary line, regional long-term growth could result in S.R. 429 expanding from four-lanes to six-lanes in the future.

PROJECT DESCRIPTION: The amended PUD Master Plan includes 120 townhomes and 118 single family homes within a gated community with private streets. A single master homeowners association will serve both the single-family homes and townhomes. The following development standards are proposed:

- Single family lots typically have a minimum width of 70 feet and a minimum lot area of 8,400 sq. ft., a minimum house livable area of 1,500 sq. ft., and a minimum two-car enclosed garage. A small percentage of single-family lots (6.8% totaling 8 lots) have a minimum typical lot width of 65 feet and a minimum lot area of 7,800 sq. ft., also with a minimum house livable area of 1,500 sq. ft. and a minimum two-car enclosed garage. No three-car garages are allowed.
- Townhomes will have a minimum lot width of 23 feet and a minimum lot area of 2,530 sq. ft. All townhome units offer a one-car enclosed garage. No two-car enclosed garages are proposed by the developer. Seventy-five (75) units have a one-car driveway; 31 units have a two-car driveway. On-Street parking and a parking lot are provided for the townhomes and community park (Tract K-6).
- Two parks are provided and will be accessible to all residents. Tract N-1 provides a community swimming pool and a cabana with a parking lot. A second community park provides outdoor recreation on 2.03 acres (Tract K-6) and includes a fenced-in dog park.

- Access to the Oak Pointe Community will occur through a road connection to McCormick Road and a future road connection to Ocoee-Apopka Road. A gate will be located at both the north and south entrances. An emergency gate will be located on the eastern boundary, connecting to Pelock Drive within the Apopka Woods community.
- Perimeter buffers include: a ten-foot buffer with a six-foot high brick wall along the western property line adjacent to S.R. 429, a six-foot high vinyl fence within a ten-foot buffer next to the Apopka Woods community and next to the County's Northwest Reclamation facility.

Amenities: The Master Plan includes two recreation tracts:

1. Tract N-1 – 0.8 acres

- Swimming Pool.
- Pool area surrounded by a 36" viburnum hedge, crepe myrtles, magnolia trees, live oak trees, and approved ground cover.
- Pool parking lot - 13 parking plus one handicap parking space.
- Bike rack located adjacent to parking lot.
- 2,200 +/- SF Cabana located next to the pool surrounded by landscaping that blends with the pool landscaping.
- The cabana will be partially open, with the open area surrounded by a four-foot metal guardrail/fence.
- A paved sidewalk from the Cabana connects to the sidewalk along Street I.
- An outdoor shower will be placed on both the east and west sides of the building.
- The pool and cabana are appropriately located near the center of the development, easily accessible to both the single-family residential units and the townhome.

2. Tract K-6 – 2.05 acres

- Two multi-purpose playing fields.
- Mulched walking trail around the perimeter of the Tract.
- Paved sidewalk will be placed along the west side of the park, connecting Street I with the Tot Lot, Dog Park, and parking lot.
- Paved sidewalk will connect the parking lot at Tract O-1 with the paved sidewalk along the west side of the park.
- Three picnic tables.
- Litter receptacle - 24" X 30" size.
- Eight benches, each with armrests.
- Tot Lot with playground equipment – slides, climbing equipment.
- Dog park with five-foot-high vinyl coated chain link fence, screened with a viburnum hedge.
- Dogipot aluminum pet station with pet waste receptacle.
- Dog park will be handicap accessible.
- Bike rack located in Tract K-5, between the parking lot and sidewalk along the west side of the park.
- Pedestrian level lighting
- Park area surrounded by a viburnum hedge, sabal palms, crepe myrtles, magnolia trees, live oak trees, and approved ground cover.

COMPREHENSIVE PLAN COMPLIANCE: The proposed amendment does not conflict with any policy of the Comprehensive Plan.

SCHOOL CAPACITY REPORT: The proposed PUD Master Plan amendment does not create any additional residential units or increase in student enrollment, creating no additional impact on public schools.

ORANGE COUNTY NOTIFICATION: Notification to Orange County occurred through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

December 10, 2019 - Planning Commission (5:30 pm)

January 15, 2019 - City Council (7:00 pm) - 1st Reading

February 5, 2019 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

November 29 2018 – Public Notice; Letter, Poster

TBD – Public Notice (Apopka Chief)

RECOMMENDED ACTION:

The **Development Review Committee** reviewed the amendment to the western bufferyard and found that the change is a policy decision to be addressed by the Planning Commission and City Council. If approved by City Council, the amendment leaves an opportunity for other proposed development applications to make a similar request. Planning staff does not support the request because it establishes a precedent that may be requested by other developments proposed along State highways or other major roadways.

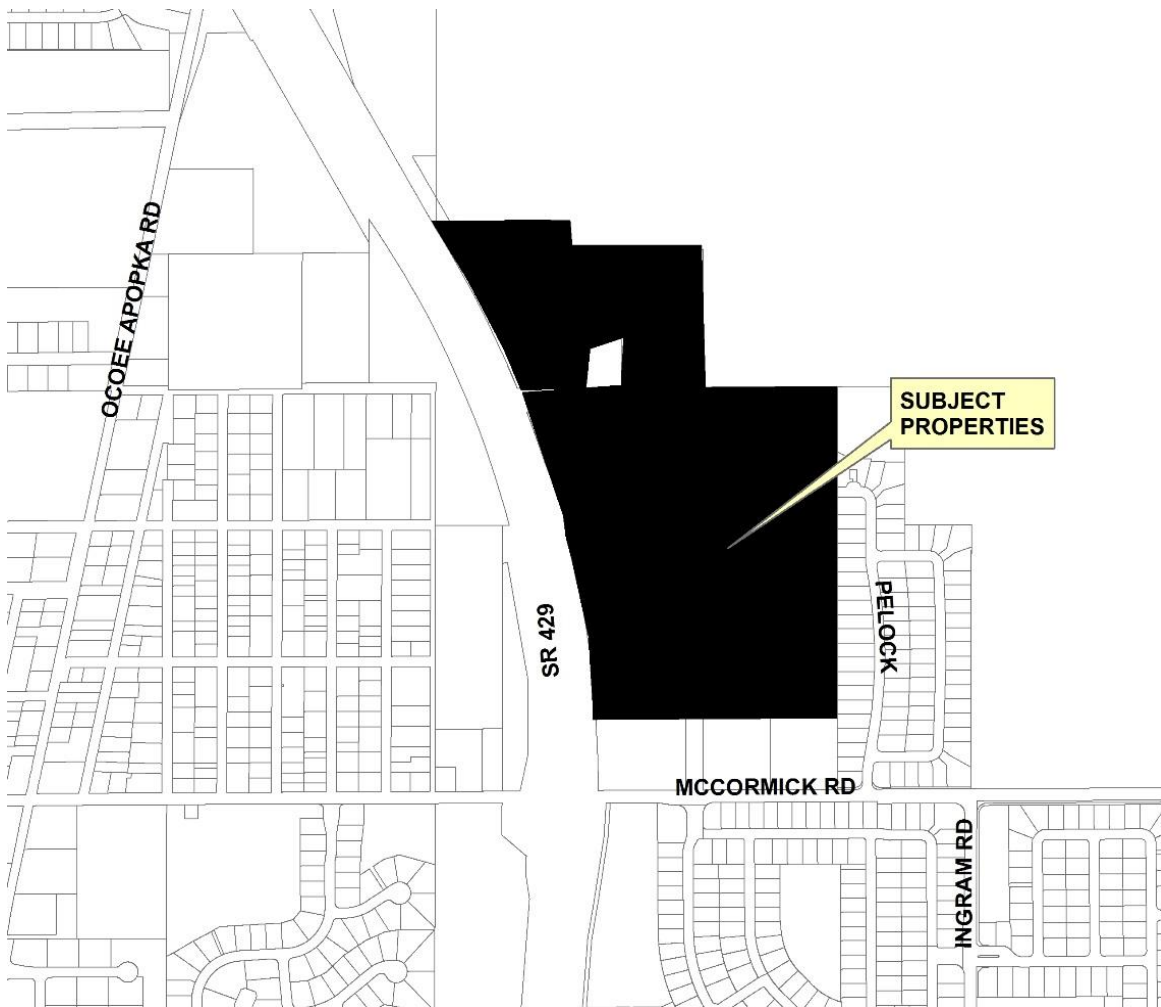
Recommended Motion: Policy decision to be made by City Council with recommendation from the Planning Commission.

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.



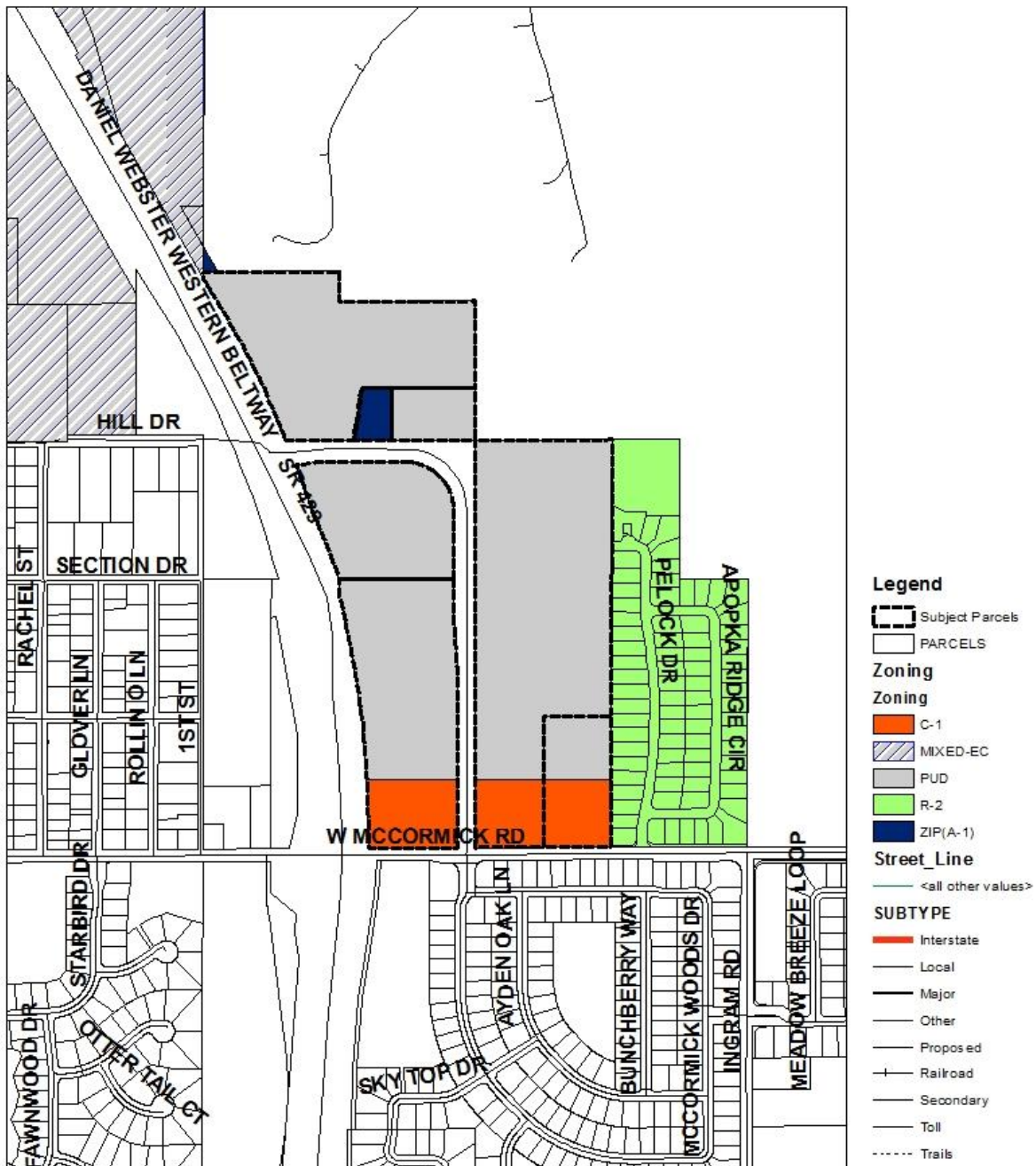
Oak Pointe PUD
97 +/- Acres
Proposed Change of Zoning:

VICINITY MAP





ADJACENT ZONING





ADJACENT USES



LANDSCAPE NOTES:

1. PEDESTRIAN LEVEL LIGHTING TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
2. DETAILED LANDSCAPE PLANS TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
3. **DEVELOPER** RESPONSIBLE FOR INSTALLING LANDSCAPING IN THE FOLLOWING AREAS:
 - A. NORTH & SOUTH ENTRANCES
 - B. STREET "T" RIGHT-OF-WAY (FROM MCCORMICK RD. TO CELL TOWER)
 - C. PERIMETER WALL & BUFFER PLANTINGS
 - D. SOD ONLY IN PARK AREAS & RETENTION PONDS
4. **HOME BUILDER** RESPONSIBLE FOR INSTALLING ALL OTHER LANDSCAPING & IRRIGATION NOT OUTLINED ABOVE UPON COMPLETION OF EACH HOME/TOWNHOME OR AMENITY AREA.



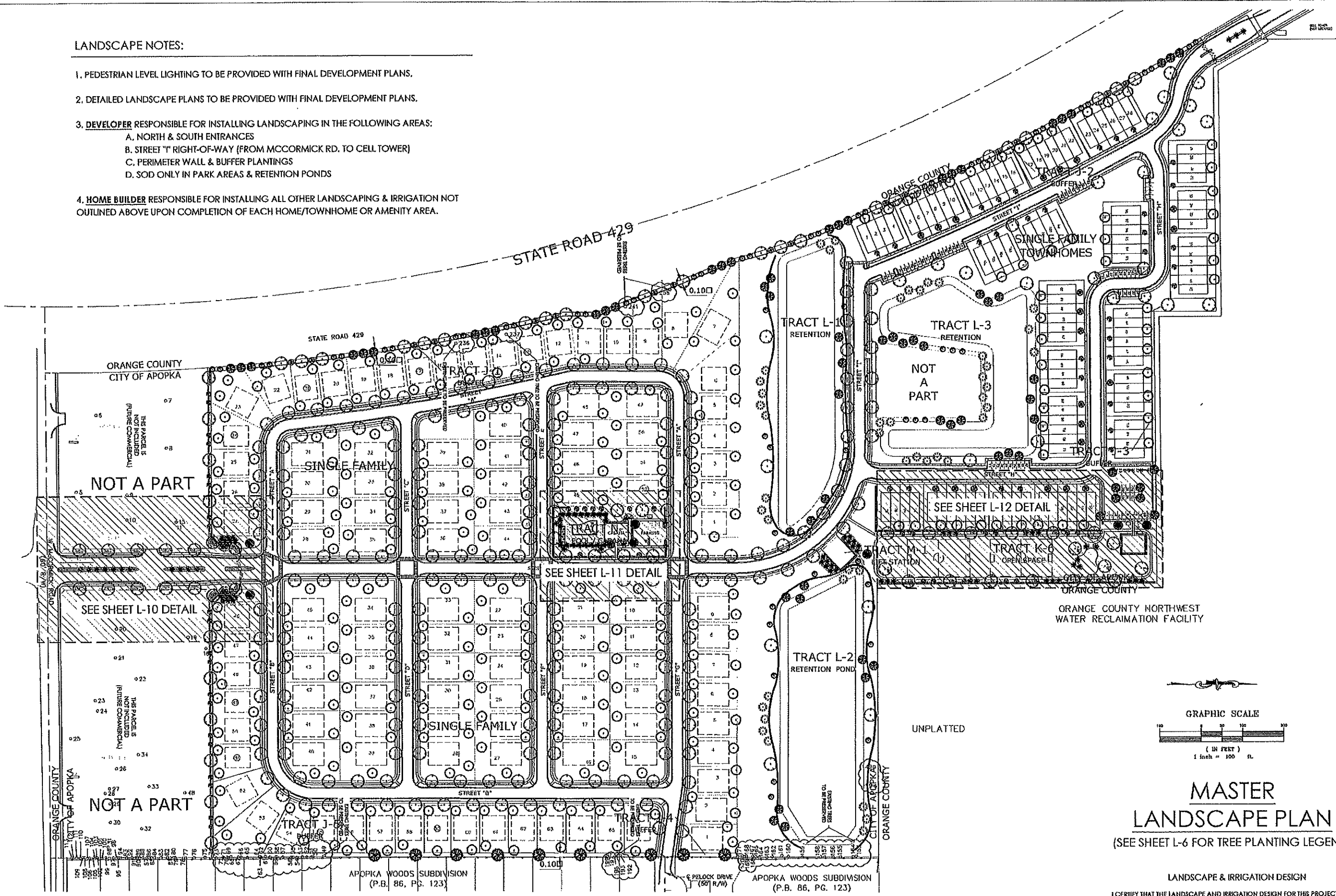
SCHWEIZER
BO JACK
LANDSCAPE
ARCHITECTURE

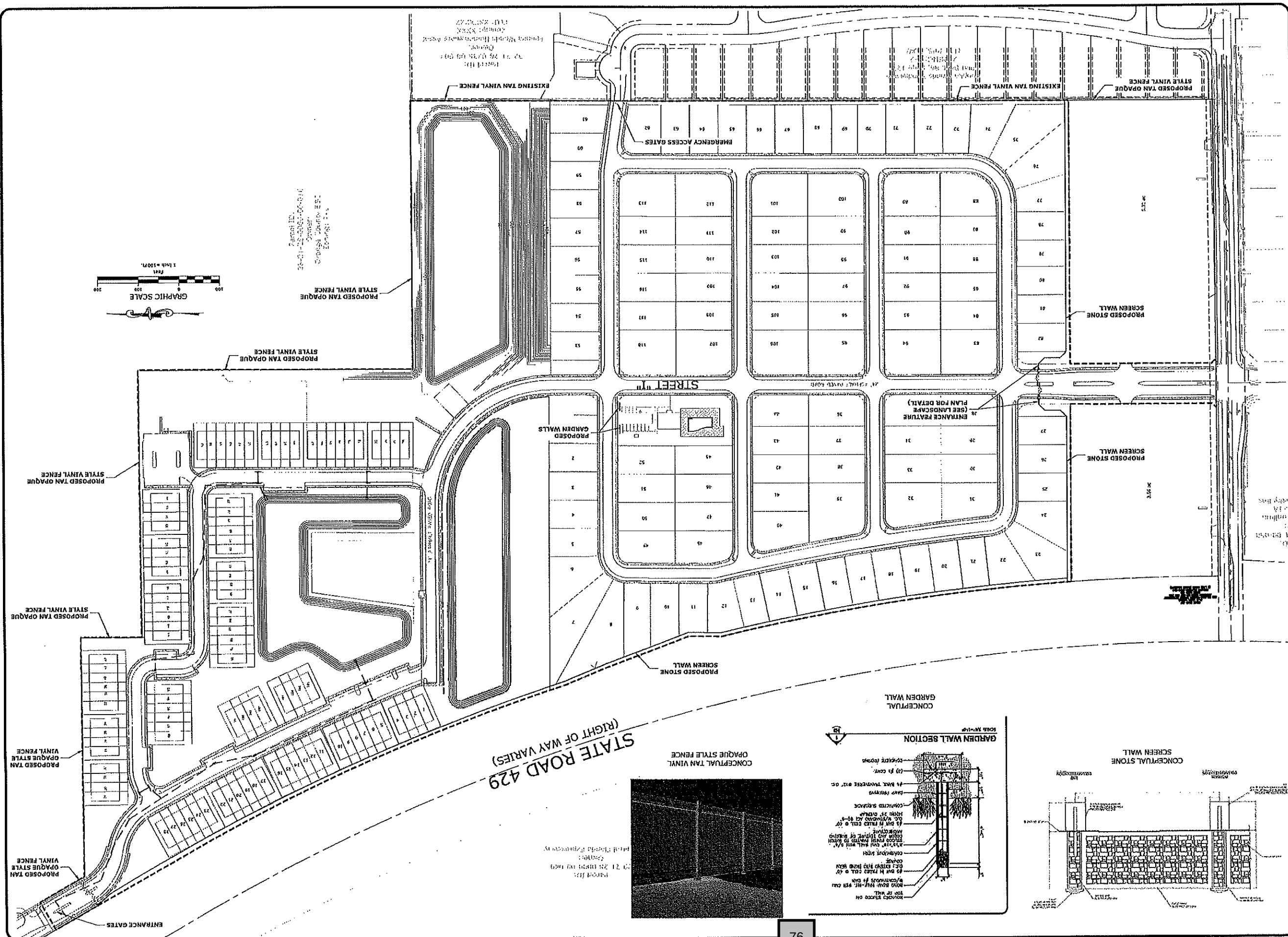
LANDSCAPE & IRRIGATION DESIGN
PO BOX 9483 • MIAMI, FL 33163 • PH: 305.461.1423
LICENSE NO. LC000487 • DESIGNSCHWEIZERBOJACK.COM

OAK POINTE - PUD / MASTER PLAN
1527 W. MCCORMICK ROAD - CITY OF APOPKA, FL 32703

7/21/17
6/23/17
5/17/17
5/01/17
4/12/17
1/31/17

DRAWN BY: LB
SHEET NUMBER: L-5







JONATHAN P. HUELS

jonathan.huels@lowndes-law.com
215 North Eola Drive, Orlando, Florida 32801-2028
T: 407-418-6483 | F: 407-843-4444
MAIN NUMBER: 407-843-4600



October 21, 2019

SENT VIA EMAIL

David B. Moon, Planning Manager
City of Apopka City Hall
120 E. Main Street, 2nd Floor
Apopka, FL 32704-1229

dmoon@apopka.net

**Re: Modification to Pending Oak Pointe (South) PUD Masterplan/Final
Development Plan Amendment**

Dear David:

Please allow this letter to serve as our formal request to modify the pending application on file with the City to amend the western landscape buffer adjacent to SR 429 for Oak Pointe South PUD Master Plan and Final Development Plan. Specifically, the pending application is hereby modified by replacing the proposed six (6) foot vegetative hedge within the buffer with a six (6) foot PlyGem solid privacy fence. All other performance standards, including width, trees and other vegetative material specifications, established for the buffer in the currently approved Master Plan and Final Development Plan would remain unchanged. By using the highest quality raw materials and utilizing routed construction techniques, the PlyGem fencing materials are extremely durable and require little maintenance. PlyGem fences are made in the USA and backed by a transferable limited lifetime warranty. Consequently and as further discussed below, it is our belief that the proposed amendment is an insubstantial change to the Master Plan pursuant to Section 2.02.18.N of the applicable 1993 Land Development Code.

Section 2.02.18.N establishes the criteria for the Development Review Committee to evaluate whether a proposed change is substantial or insubstantial. Please find below each of the enumerated criteria that is applied by DRC in undertaking this analysis followed by discussion of how such criteria are not applicable to the proposed amendment.

A substantial change may consist of:

1. An increase in the intensity of use or density;
 - N/A - No proposed increase in intensity/density of the PUD.

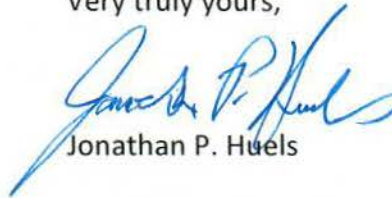
2. A change in traffic access points;
 - **N/A – No proposed change in traffic access points for the PUD.**
3. A reduction in approved open space;
 - **N/A – No proposed reduction in approved open space for the PUD.**
4. A reduction in required pavement widths;
 - **N/A – No proposed required pavement widths for the PUD.**
5. An increase in the overall coverage of structures;
 - **N/A – No proposed overall coverage of structures for the PUD.**
6. A change in the use or character of the PUD plan;
 - **N/A – No proposed change in the use or character of the PUD. The proposed change in fencing material without any other changes to the size, scope or vegetative material requirements in the buffer, which is located more than 100 feet from the edge of asphalt of a limited access state highway is *de minimis* and does not change the use or character of the PUD Plan.**
7. Failure to comply with a specific requirement or condition of this article.
 - **N/A – The proposed change complies with the applicable requirements of the LDC. Section 5.01.08.E.6 allows for the replacement of masonry walls with fences of “equally durable materials.” The PlyGem fencing product is an equally durable material as demonstrated by its transferable lifetime warranty. Further, the City’s previous approval of the use of PlyGem fencing in lieu of a masonry wall within a buffer along a right-of-way in another single family residential subdivision (Bridlewood FDP) further demonstrates compliance with the purpose and intent of the Land Development Code.**

Based on the foregoing, we would request that the DRC process and approve the proposed change in fencing material as an insubstantial change to the Master Plan/Final Development Plan for the Oak Pointe (South) PUD.

David Moon, Planning Manager
City of Apopka
October 21, 2019
Page 3

If you have any questions or need any additional information to process this request, then please let me know.

Very truly yours,



Jonathan P. Huels

JPH/JPH

C: James Hitt (via email)
Thompson Hills Estates, LLC

Enclosure



PRIVACY FENCE

PRODUCT GUIDE



Styles to suit any home.

Whatever your design needs, Ply Gem Fence and Railing manufactures a full range of vinyl and outdoor products to suit the look of any home and to meet any functional requirement.

- Routed construction means it looks great from any angle
- Supported by nationwide service and distribution
- Backed by a Limited Lifetime Warranty

No wood. No work. No hassle.

More and more people like you are choosing vinyl outdoor products. You're choosing them because you want the classic look of wood without the upkeep or expense.

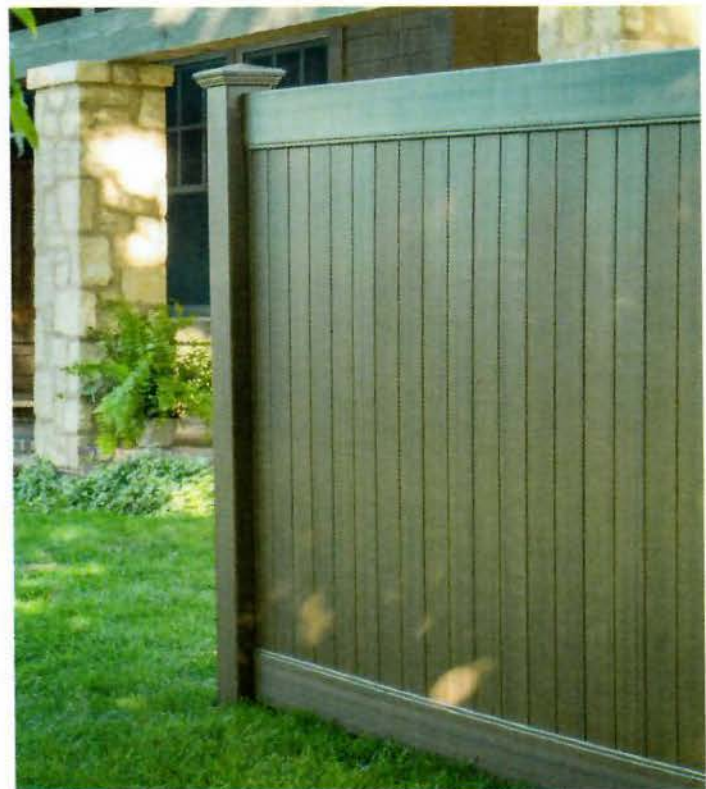
No need to paint, stain or replace rotted boards damaged by water or insects. Ply Gem Fence and Railing is a sustainable fencing option.

Formulated for exceptional strength and beauty.

Only the best materials go into Ply Gem Fence and Railing products. We use the highest quality raw materials and the most advanced engineering techniques. Why? Because they make our products last longer and look better than other vinyl fence and railing products. Which, over time, makes customers very happy and helps you stand out from the competition.



Front view features Solid Privacy in Alabaster. Behind foliage, Solid Privacy in Alabaster.



Solid Privacy in Chestnut Brown.



PRIVACY FENCE

PRIVACY AND SECURITY THAT'S EASY TO LIVE WITH.

Nothing finishes a property like a Ply Gem privacy fence. Choose Ply Gem with confidence, knowing our privacy fences are the low-maintenance choice, backed by one of the best Limited Lifetime Warranties in the business.

- Hard-working style without the hard work.
- Feels and looks like painted wood, without the upkeep.
- Ultimate peace of mind that's great to look at and easy to live with for years to come.



Privacy in Natural Cedar with Cornice Top Rail

CLASSIC STYLE, CLASSIC PERFORMANCE.

Ply Gem Fence is the easiest way into the great looks and durability of Ply Gem Fence and Railing's vinyl products. Our fencing includes the most popular privacy fence styles, engineered for affordability with no compromises.



Solid Privacy in White

PRIVATE, STYLISH & MINIMAL MAINTENANCE.

We have made choosing a privacy fence easy by offering our great-looking selection of fence styles and colors in all price ranges. And our privacy fence looks great on both sides because of our routed construction.

- Classic style, engineered for affordability, including many new 7/8" profiles.
- The broadest range of colors including our premier Woodland Select and new Almond.
- And our Limited Lifetime Transferable Warranty means no compromises.



Solid Privacy in Tan



Semi-privacy in Almond

STANDARD COLORS NEW



Tan

Sandstone

Khaki

White

Almond

WOODLAND SELECT COLORS



Natural Cedar

Redwood

Aged Cedar

Weathered Cedar

Chestnut Brown



Woodland Select™ in Chestnut Brown

STRENGTH AND STYLE THAT HOLD UP.

Ply Gem Privacy Fencing is a premier line of products designed for home or property offering select and sophisticated designs, accents and colors combined with our legendary durability – all backed by a Limited Lifetime Warranty. combined with Ply Gem Fence and Railing's legendary durability and attention to detail.



Privacy in Natural Cedar



Solid Privacy in Tan and White



Solid Privacy in White



Woodland Select® in Redwood



My Green Stone Solid Privacy Column Collection
(pictured here with Woodland Select® in Weathered Cedar)



Privacy with Crossed Rails in White

STANDARD COLORS NEW



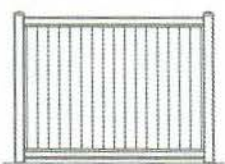
Tan Sandstone Khaki White Almond

WOODLAND SELECT® COLORS



Natural Cedar Redwood Aged Cedar Weathered Cedar Chestnut Brown

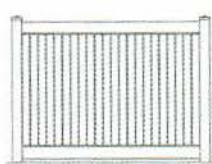
PRIVACY FENCE STYLES



Pre-fabricated
Solid Privacy



Shadow Box



Solid Privacy



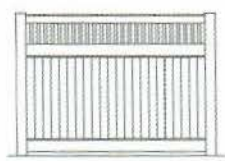
Privacy with Lattice



Semi-Privacy



Shadow Box
with Lattice



Privacy with
Picket Accent



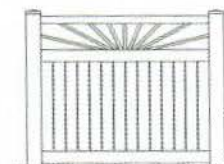
Privacy with
Rising Rail



Privacy with
Scalloped Picket Accent

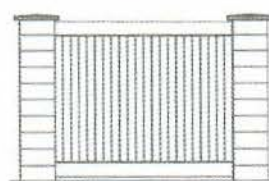


Privacy with
Dropped Rail



Privacy with
Sunburst Accent

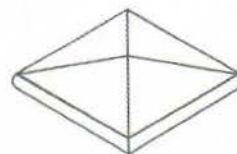
PRIVACY COLUMN COLLECTION



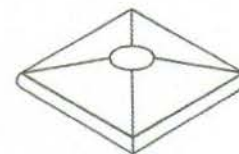
Privacy Column Blocks
Designed for Ply Gem Solid Privacy**



COLUMN CAPS



Closed



Open

COLUMN COLORS



Canyon



Cap Color

POST CAPS



Pyramid*



Classic*



Gothic

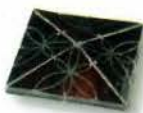


Internal*

DECORATIVE CAPS



Black



Chestnut



Copper



Forrest



Harvest



Stainless

* Available in solid and variegated colors to coordinate with Woodland Select™ Variegated Colors.



2600 Grand Blvd., Suite 900 • Kansas City, MO 64108

Phone (888) 300-8208 • Fax (816) 426-8555

www.plygemfence.com

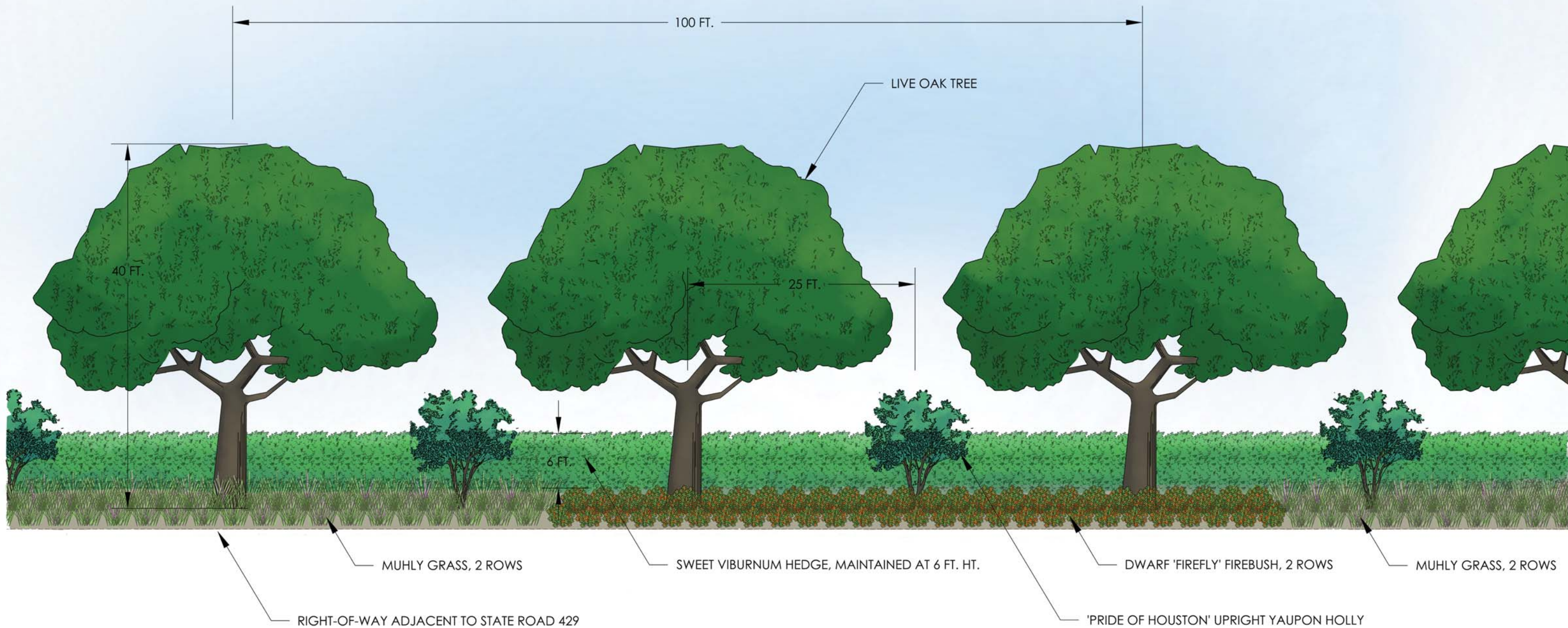
Ply Gem is a trademark of Ply Gem Industries, Inc. and/or its subsidiaries. © 2018 Ply Gem Fence and Railing 6101099991104/RevB/MS/CG/0918



SIDING + ACCESSORIES | WINDOWS + DOORS | STONE VENEER | TRIM + MOULDINGS | FENCE + RAILING | ROOFING

OAK POINTE SOUTH

PROPOSED WESTERN LANDSCAPE BUFFER



1 WESTERN LANDSCAPE BUFFER ELEVATION (TREES & SHRUBS SHOWN AT MATURITY)

SCALE: 1" = 5'





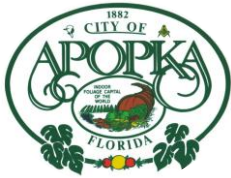












CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: December 10, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Alta East Shore Plat
Alta East Shore MDP

SUBJECT: ALTA EAST SHORE - PLAT

REQUEST: RECOMMEND APPROVAL OF THE PLAT FOR THE ALTA EAST SHORE APARTMENTS

SUMMARY:

OWNER: Go Growth One, LLC c/o Michael Kirchner, President
APPLICANT: WP South Acquisitions, LLC c/o Bryan F. Borland, Vice President
ENGINEER: Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E.
LOCATION: 2001 and 2209 South Binion Road
PARCEL ID NUMBER(S): 19-21-28-0000-00-019 and 19-21-28-0000-00-025
FUTURE LAND USE: Mixed-Use
ZONING: MU-ES-GT (Mixed-Use East Shore-Gateway) Subdistrict
EXISTING USE: Vacant
PROPOSED USE(S): Multi-family Development and Commercial
TRACT SIZE: Multi-family Development: 19.39 +/- acres; Future Development
Commercial Outparcel 1: 2.66 +/- acres; Future Development
Commercial Outparcel 2: 2.18 +/- acres; Total: 24.23 +/- acres
LAND DEVELOPMENT CODE: 2019 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

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)	ROW	Harmon Road
East (City)	Mixed-Use	MU-ES-GT	Communications Tower
South (City)	Institutional/Public Use	O (Office)	Vacant
West (City)	Mixed-Use	MU-ES-GT	Vistas at Water's Edge Residential Subdivision

PROJECT SUMMARY: The Alta East Shore – Major/Preliminary Development Plan is a mixed-use development within the Mixed-Use East Shore-Gateway (MU-ES-GT) zoning district. The project consists of 285-unit multi-family residential gated community and two commercial outparcels. The commercial outparcels are located in the northern portion of the site and are proposed as future developments. The commercial outparcels will be developed under separate submittals in the future.

ACCESS: Access to this project and the future outparcels is via Harmon Road with intent of pedestrian cross access to future commercial outparcels. There is also right-in and right-out access proposed on Binion Road.

PUBLIC HEARING SCHEDULE:

December 10, 2019 - Planning Commission (5:30 pm)

December 18, 2019 - City Council (7:00 pm)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Alta East Shore – Plat, finding it consistent with the approved Alta East Shore Major Development Plan and Construction Site Plan.

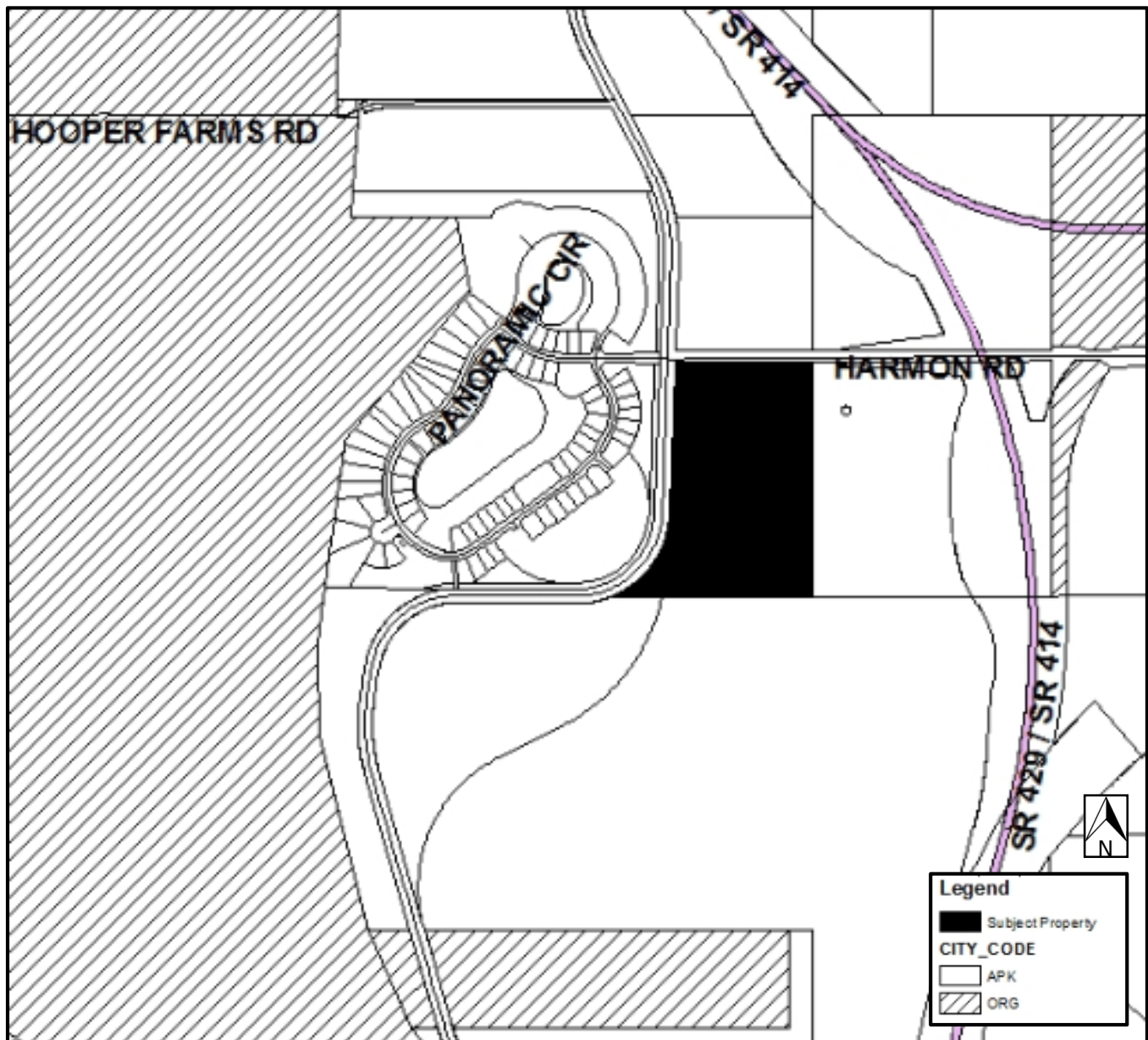
Recommended Motion: Find the Alta East Shore – Plat consistent with the Land Development Code, subject to the Alta East Shore – Major Development Plan and findings of this staff report.

Planning Commission role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code, and the approved Alta East Shore – Major Development Plan and Construction Site Plan.

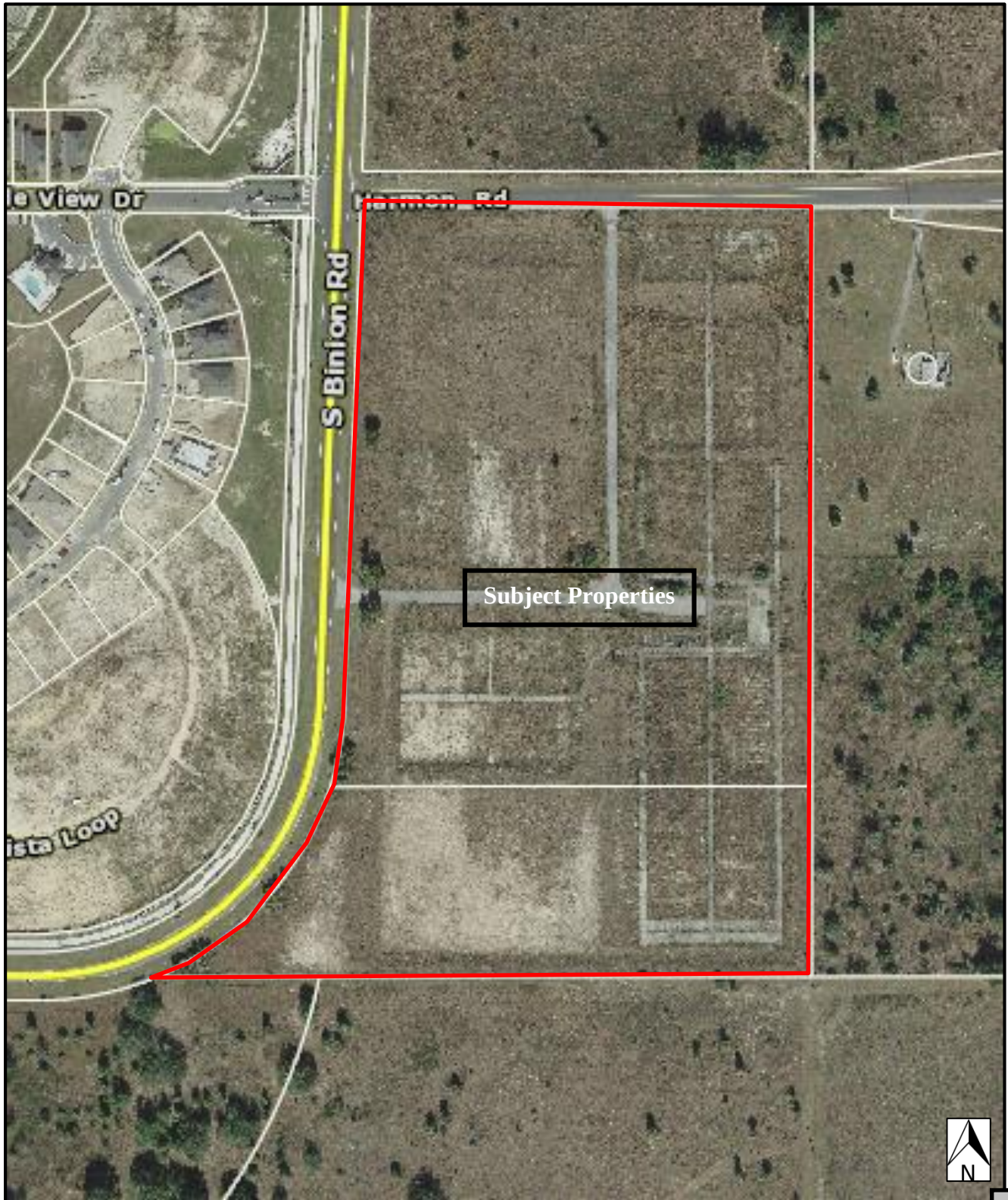
PLANNING COMMISSION – DECEMBER 10, 2019
ALTA EAST SHORE APARTMENTS – PLAT
PAGE 3

Project Name: Alta East Shore – Plat
Owner: Go Growth One, LLC c/o Michael Kirchner, President
Applicant: WP South Acquisitions, LLC c/o Bryan F. Borland, Vice President
Engineer: Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E.
Parcel I.D. Number(s): 19-21-28-0000-00-019 and 19-21-28-0000-00-025
Property Address: 2001 and 2209 South Binion Road
Total Acreage: 24.23 +/- acres

VICINITY MAP



AERIAL MAP



PAGE

8. *Journal of the American Statistical Association*, 1993, 88(422), 1033-1040. <http://www.jstor.org/stable/2286633>.

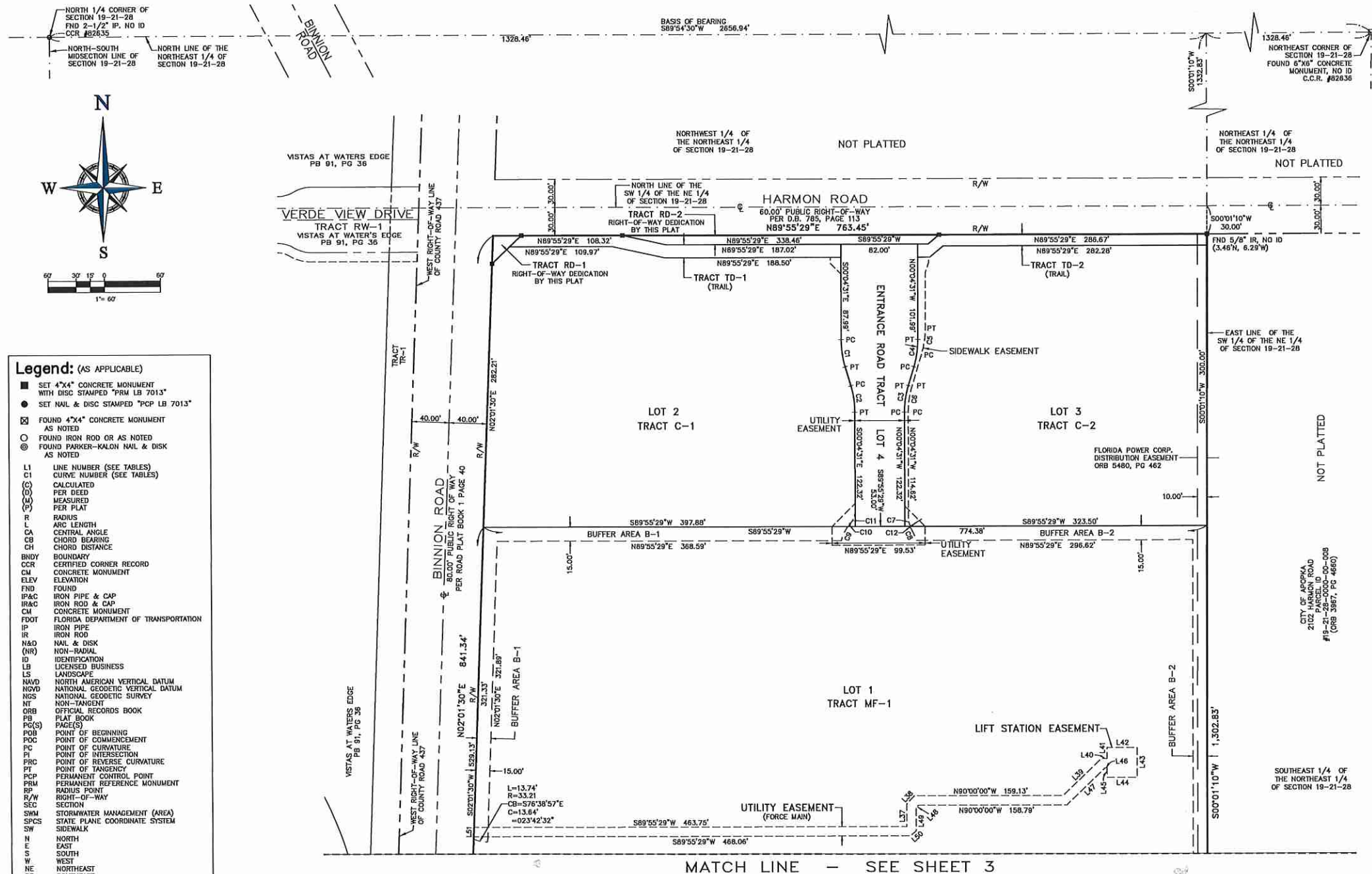
ALTA EAST SHORE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

SHEET 2 OF 3

PLAT
BOOK

PAGE



Legend: (AS APPLICABLE)

- SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "PRM LB 7013"
- SET NAIL & DISC STAMPED "PCP LB 7013"
- ⊠ FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FOUND IRON ROD OR AS NOTED
- ⊙ FOUND PARKER-KALON NAIL & DISK AS NOTED
- L1 LINE NUMBER (SEE TABLES)
- C1 CURVE NUMBER (SEE TABLES)
- (C) CALCULATED
- (D) PER DEED
- (M) MEASURED
- (P) PER PLAT
- R RADIUS
- L ARC LENGTH
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- BNBY BOUNDARY
- CCR CERTIFIED CORNER RECORD
- CM CONCRETE MONUMENT
- ELEV ELEVATION
- FND FOUND
- IP&C IRON PIPE & CAP
- IR&C IRON ROD & CAP
- CM CONCRETE MONUMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- IP IRON PIPE
- IR IRON ROD
- N&D NAIL & DISK
- (NR) NON-RADIAL
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LANDSCAPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NGS NATIONAL GEODETIC SURVEY
- NT NON-TANGENT
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG(S) PAGE(S)
- PBB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- SEC SECTION
- SWM STORMWATER MANAGEMENT (AREA)
- SPOS STATE PLANE COORDINATE SYSTEM
- SW SIDEWALK
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST

STATE PLANE COORDINATE SYSTEM:
FLORIDA WEST ZONE, NAD 83 (HORIZONTAL)
NAVD 88 (VERTICAL)

HAMILTON
ENGINEERING & SURVEYING, INC.
775 WARNER LANE
ORLANDO, FLORIDA 32803 LB7013 TEL (407) 362-5929

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

Line #	Length	Direction
L1	30.00	N89°55'29"E
L2	30.00	N02°01'30"E
L3	43.20	S45°50'29"W
L4	25.91	N45°50'29"E
L5	57.19	S77°57'45"E
L6	47.68	S77°57'45"E
L7	21.11	S16°46'28"E
L8	21.11	N16°37'26"E
L9	12.94	N89°55'29"E
L10	18.68	N49°53'33"E
L11	12.00	S00°01'10"W
L12	15.55	N49°53'33"E
L13	10.95	N89°55'29"E

Line #	Length	Direction
L14	11.75	S89°55'29"W
L15	5.81	N00°04'31"W
L16	11.48	N18°57'43"E
L17	35.84	N16°37'26"E
L18	30.89	S45°50'29"W
L19	20.00	S00°01'08"E
L20	20.00	S00°04'31"E
L21	34.94	N45°00'00"E
L22	24.67	N00°04'31"W
L23	24.74	N89°55'29"E
L24	21.87	S00°04'31"E
L25	21.81	N89°55'29"E
L26	59.00	N00°04'31"E

Line #	Length	Direction
L27	14.00	S00°04'31"E
L28	14.00	N00°04'31"W
L29	16.20	S45°04'31"E
L30	6.54	S00°04'31"E
L31	11.48	S89°55'29"W
L32	18.00	N00°04'31"W
L33	15.01	N02°01'30"E
L34	24.81	N90°00'00"E
L35	15.00	N00°00'00"E
L36	25.34	N89°55'29"E
L37	24.19	N00°00'00"E
L38	11.98	N42°43'24"E
L39	56.75	N46°04'36"E

Line #	Length	Direction
L40	6.28	N89°25'17"E
L41	11.85	N00°00'00"E
L42	32.00	N90°00'00"E
L43	32.00	S00°00'00"E
L44	32.00	N90°00'00"W
L45	10.14	N00°00'00"E
L46	2.19	S89°25'17"W
L47	58.81	S46°04'36"W
L48	3.69	S42°43'24"W
L49	25.00	S00°00'00"E
L50	8.02	S48°52'44"W
L51	10.01	N02°01'30"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.58	101.50	16°41'57"	S08°25'30"E	28.48
C2	28.71	98.50	16°41'57"	S08°25'30"E	28.61
C3	28.71	98.50	16°41'57"	N08°16'27"E	28.61
C4	29.58	101.50	16°41'57"	N08°16'27"E	28.48
C5	29.15	100.00	16°41'57"	N08°16'27"E	29.04
C6	27.54	94.50	16°41'57"	N08°16'27"E	27.45
C7	8.18	14.00	33°23'43"	N16°46'23"W	8.04
C8	15.57	40.50	22°01'57"	S23°41'05"E	15.48
C9	16.68	39.50	24°11'19"	N24°56'11"E	16.55
C10	3.78	39.50	05°29'17"	S39°46'29"W	3.78
C11	15.24	20.50	42°35'39"	N21°13'18"E	14.89
C12	0.97	15.00	03°42'51"	S32°50'38"E	0.97

ALTA EAST SHORE

A PORTION OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

SHEET 3 OF 3

PLAT
BOOK

PAGE



Legend: (AS APPLICABLE)

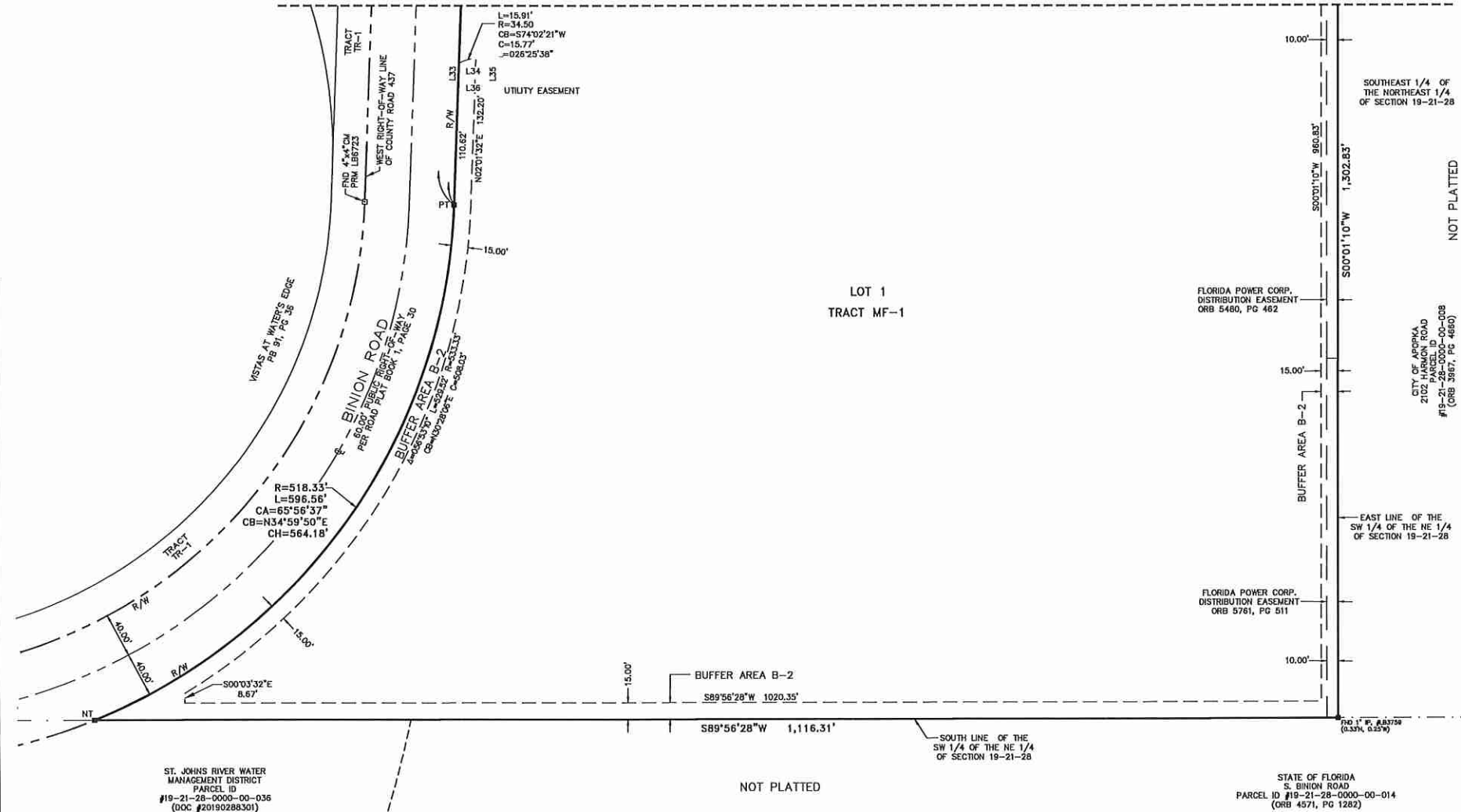
- SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED "PRM LB 7013"
- SET NAIL & DISC STAMPED "PCP LB 7013"
- ⊠ FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- FOUND IRON ROD OR AS NOTED
- ⊙ FOUND PARKER-KALON NAIL & DISK AS NOTED
- L1 LINE NUMBER (SEE TABLES)
- C1 CURVE NUMBER (SEE TABLES)
- (C) CALCULATED
- (D) PER DEED
- (M) MEASURED
- (P) PER PLAT
- R RADIUS
- L ARC LENGTH
- CA CENTRAL ANGLE
- CB CHORD BEARING
- CH CHORD DISTANCE
- BNBY BOUNDARY
- CCR CERTIFIED CORNER RECORD
- CM CONCRETE MONUMENT
- ELEV ELEVATION
- FND FOUND
- IP&C IRON PIPE & CAP
- IR&C IRON ROD & CAP
- CM CONCRETE MONUMENT
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- IP IRON PIPE
- IR IRON ROD
- N&D NAIL & DISK
- (NR) NON-RADIAL
- ID IDENTIFICATION
- LB LICENSED BUSINESS
- LS LANDSCAPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- NCS NATIONAL GEODETIC SURVEY
- NT NON-TANGENT
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PC(S) PAGE(S)
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PC POINT OF CURVATURE
- PI POINT OF INTERSECTION
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- RP RADIUS POINT
- R/W RIGHT-OF-WAY
- SEC SECTION
- SWM STORMWATER MANAGEMENT (AREA)
- SPOS STATE PLANE COORDINATE SYSTEM
- SW SIDEWALK
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST

STATE PLANE COORDINATE SYSTEM:
FLORIDA WEST ZONE, NAD 83 (HORIZONTAL)
NAVD 88 (VERTICAL)

HAMILTON
ENGINEERING & SURVEYING, INC.
775 WARNER LANE
ORLANDO, FLORIDA 32803 LB#7013 TEL (407) 362-5929

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

MATCH LINE - SEE SHEET 2



MAJOR/PRELIMINARY DEVELOPMENT PLAN
FOR
ALTA EAST SHORE

PARCELS: 19-21-28-0000-00-019, 19-21-28-0000-00-025
SECTIONS 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST
2001 AND 2209 S BINION ROAD
CITY OF APOPKA, FLORIDA
FOR
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
PHONE: (407) 982-2516

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EASTERLY OF STATE ROAD 437 (BINION ROAD) AND SOUTHERLY OF HARMON ROAD, IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, CONTAINING 24.41 ACRES, MORE OR LESS PER SURVEY.

INDEX OF SHEETS

SHEET	SHEET TITLE
C-001	COVER SHEET
SV-01 - SV-02	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
C-002	SYMBOLS & ABBREVIATIONS
C-003	EXISTING CONDITIONS PLAN
C-004	DEVELOPMENT DATA & NOTES
C-005	SITE PLAN
C-100	OVERALL SUBDIVISION PLAN
C-101 - C-102	SUBDIVISION PLANS
C-200 - C-201	UTILITY PLANS
C-300 - C-301	DRAINAGE PLANS
C-400 - C-401	VEHICULAR CIRCULATION PLAN
C-500	TYPICAL SECTIONS
L COVER	LANDSCAPE & IRRIGATION COVER SHEET
RA.01 - RA.02	RECREATION PLAN
L.00	LANDSCAPE REFERENCE PLAN
L.01 - L.09	LANDSCAPE PLANS
LD.01	LANDSCAPE PLANT LIST
LD.02	LANDSCAPE DETAILS
LD.03	LANDSCAPE SPECIFICATIONS
IR.01	IRRIGATION MAINLINE ROUTING PLAN
IRD.01	IRRIGATION NOTES & DETAILS



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

OWNER:
GOORWTH ONE LLC
1500 ALABAMA DRIVE
WINTER PARK, FL 32789
PHONE: (407) 443-4134
CONTACT: MICHAEL KROEMER

SURVEYOR:
HAMILTON ENGINEERING AND SURVEYING, INC.
775 WARNER LANE
ORLANDO, FL 32803
PHONE: (407) 362-5929

LANDSCAPE ARCHITECT:
LAND RESOURCE DESIGN GROUP
801 DE 10TH PLACE
OCALA, FL 34471
PHONE: (352) 477-2700
CONTACT: JIM BAILEY, PLA

GEOTECHNICAL:
GHD SERVICES INC.
5904 HAMPTON OAKS PARKWAY, SUITE F
TAMPA, FL 33610
PHONE: (813) 971-1862
CONTACT: ANDRES F. ALBERIX, P.E.

DEVELOPER:
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
PHONE: (407) 982-2516
CONTACT: BRYAN BOURLAND

ENGINEER:
MADDEN, MOORHEAD, & STOKES, INC.
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: DAVID STOKES, PE

ENVIRONMENTAL:
GHD
555 WANDERLEY PLACE, SUITE 300
MAITLAND, FL 32751
PHONE: (407) 339-3734
CONTACT: WARREN F. NICHOLS, P.E.

ARCHITECT:
CHARLAN BROOK AND ASSOCIATES
1770 PENNEL STREET
MAITLAND, FL 32751
PHONE: (407) 860-8900
CONTACT: GRACE GARDINER, AIA

UTILITY PROVIDERS:

WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

WASTE WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

PHONE:
CENTURY LINK
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PHONE: (407) 814-5351
CONTACT: DAVID BIRDS

POWER:
DUKE ENERGY
275 POKKAN ROAD
APOPKA, FL 32712
PHONE: (407) 938-6890
CONTACT: ROB RODRIGUEZ

RECLAIMED WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

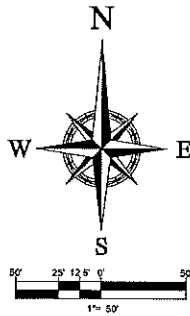
SOLID WASTE:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

CABLE:
CHARTER SPECTRUM
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 532-8511
CONTACT: TRACEY DONOSTOY

NATURAL GAS:
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD.
WINTER GARDEN, FL 34787
PHONE: (407) 856-2354 EXT. 104
CONTACT: EVERETT HOLMES

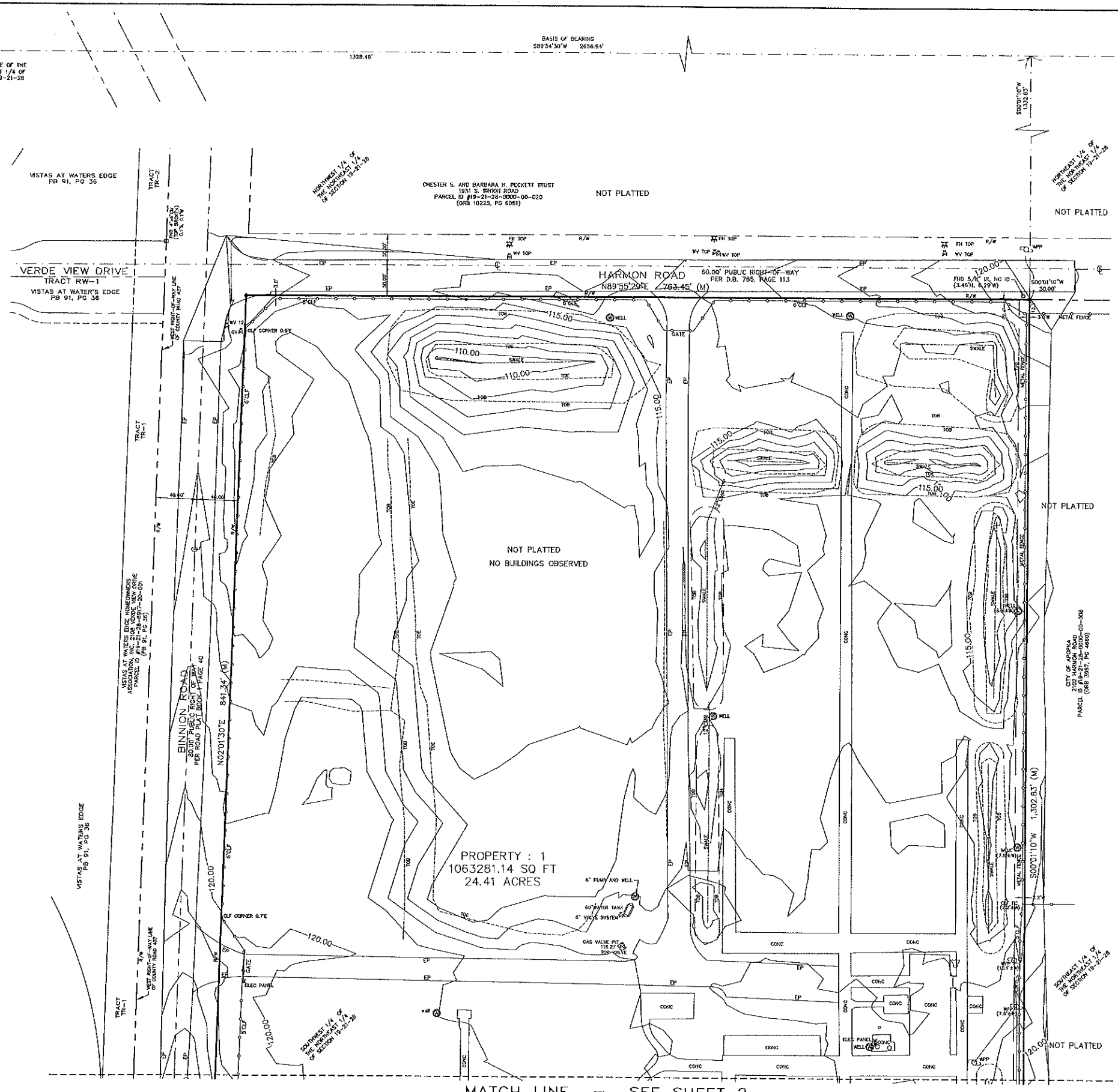
VICINITY MAP
1" = 2,000'





Legend: (AS APPLICABLE)

- SET CAPPED IRON ROD
- SET PARKER-KULON NAIL & DISK
- FOUND 4"x4" CONCRETE MONUMENT
- AS NOTED
- FOUND IRON ROD OR AS NOTED
- EP EDGE OF PAVEMENT
- EP FENCE (AS NOTED)
- EP OVERHEAD UTILITY LINE
- EP BACK FLOW PREVENTER
- EP CLEAN OUT
- EP FIRE HYDRANT
- EP GAS METER
- EP LIGHT POLE
- EP METERED END SECTION (MES)
- EP FENCE WATER VALVE
- EP SANITARY SEWER MANHOLE
- EP SANITARY SEWER GATE VALVE
- EP SSOH
- EP TRAFFIC SIGNAL BOX
- EP UTILITY POLE
- EP VERTICAN PEDESTAL
- EP WATER METER
- EP WATER SERVICE
- EP WATER VALVE
- EP BARBED-WIRE FENCE
- EP BOUNDARY
- EP CABLE TELEVISION VALVE
- EP CERTIFIED CORNER RECORD
- EP CHAIN LINK FENCE
- EP CM CONCRETE MONUMENT
- EP CORRUGATED METAL PIPE
- EP CONCRETE
- EP CORRUGATED PLASTIC PIPE
- EP ELECTRIC BOX
- EP ELECTRIC
- EP ELEVATION
- EP EDGE OF PAVEMENT
- EP FOUND
- EP IRON PIPE & CAP
- EP IRON ROD & CAP
- EP IRON PIPE
- EP IRON ROD
- EP NAIL & DISK
- EP RAILROAD SPIKE
- EP GUY ANCHOR
- EP HNT NO WIRE FENCE
- EP IRI IRRIGATION CONTROL VALVE
- EP IDENTIFICATION
- EP LICENSED BUSINESS
- EP INVERT ELEVATION
- EP LIGHT
- EP METAL FENCE
- EP NORTH AMERICAN VERTICAL DATUM
- EP NATIONAL GEODETIC VERTICAL DATUM
- EP OVERHEAD UTILITY LINE
- EP OFFICIAL RECORD BOOK
- EP PLAT BOOK
- EP PAGES
- EP POINT OF BEGINNING
- EP POINT OF COMMENCEMENT
- EP POINT OF TANGENCY
- EP PERMANENT REFERENCE MONUMENT
- EP REINFORCED CONCRETE PIPE
- EP RIGHT-OF-WAY
- EP SECTION
- EP SEWER VALVE
- EP SIDEWALK
- EP TELEPHONE PEDESTAL
- EP TOP OF BANK
- EP TOP OF SLOPE
- EP UTILITY POLE
- EP RADIAL LINE
- EP NON-RADIAL LINE
- EP NON-TANGENT
- CA CALCULATED
- PER DEED
- PER FIELD
- PER PLAT
- R RAILROAD
- ARC LENGTH
- CENTRAL ANGLE
- CHORD BEARING
- CHORD DISTANCE
- N NORTH
- E EAST
- S SOUTH
- W WEST
- NE NORTHEAST
- SE SOUTHEAST
- SW SOUTHWEST
- NW NORTHWEST



NOTICE:
THIS SURVEY, AS SHOWN HEREON IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SURVEY

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT):
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EASTERLY OF STATE ROAD 437 (BINION ROAD) AND SOUTHERLY OF HARMON ROAD, IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:
- 1) BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF S89°54'30"W, AN ASSUMED MERIDIAN.
 - 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
 - 3) MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM BOUNDARY CORNERS RELATIVE TO THE BEARING BASIS (I.E., N 0.15' = NORTH 0.15').
 - 4) UNLESS OTHERWISE SHOWN AND DEPICTED HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
 - 5) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
 - 6) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE BY HAMILTON ENGINEERING & SURVEYING, INC. TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
 - 7) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
 - 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 9) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING, INC. AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
 - 10) FENCE OWNERSHIP NOT DETERMINED.
 - 11) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
 - 12) THE LANDS DESCRIBED HEREIN CONTAIN 24.41 ACRES MORE OR LESS.
 - 13) THE SUBJECT PARCEL OF LAND WAS FORMERLY USED AS A NURSERY AND CONTAINED NUMEROUS GREENHOUSES AND APPURTENANCES. THERE ARE IRRIGATION PIPING AND STUB-UPS THAT EXIST THROUGHOUT THE SITE THAT SERVED THE GREENHOUSES WHICH HAVE NOT BEEN LOCATED FOR THIS SURVEY.
 - 14) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
 - 15) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEAN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - 16) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE.
 - 17) NO VISIBLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - 18) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - 19) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- COPYRIGHT 2018 - HAMILTON ENGINEERING & SURVEYING, INC.

Certified to:
WP SOUTH ACQUISITIONS, L.L.C., a Georgia limited liability company;
FIRST AMERICAN TITLE INSURANCE COMPANY;
Gogsworth One, LLC, a Florida limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 13, 14, 15, 17, and 19 of Table A thereof. The field work was completed on OCTOBER 15, 2018. Date of field work: OCTOBER 22, 2018.

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 46-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Date of field work: July 02, 2018.

PAUL TRINCA, PSM
FLORIDA REGISTRATION NO. 5244
CERTIFICATE OF AUTHORIZATION NO. LB 7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

HAMILTON
ENGINEERING & SURVEYING, INC.
775 WARDEN LANE
3400 W. WARDEN STREET
APOPKA, FL 33586
TEL: 813-255-1529
FAX: 813-255-1526
ORLANDO, FL 32803
US POST

TOPOGRAPHIC SURVEY

WP SOUTH ACQUISITIONS, LLC
2001 & 2209 S. BINION ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SHEET TITLE:

PREPARED FOR:
WP SOUTH ACQUISITIONS, LLC

FIELD BOOK/PAGE:
N/A

QUALITY CONTROL FIELD:
PT

QUALITY CONTROL OFFICE:
PT

DRAWN BY:
PT

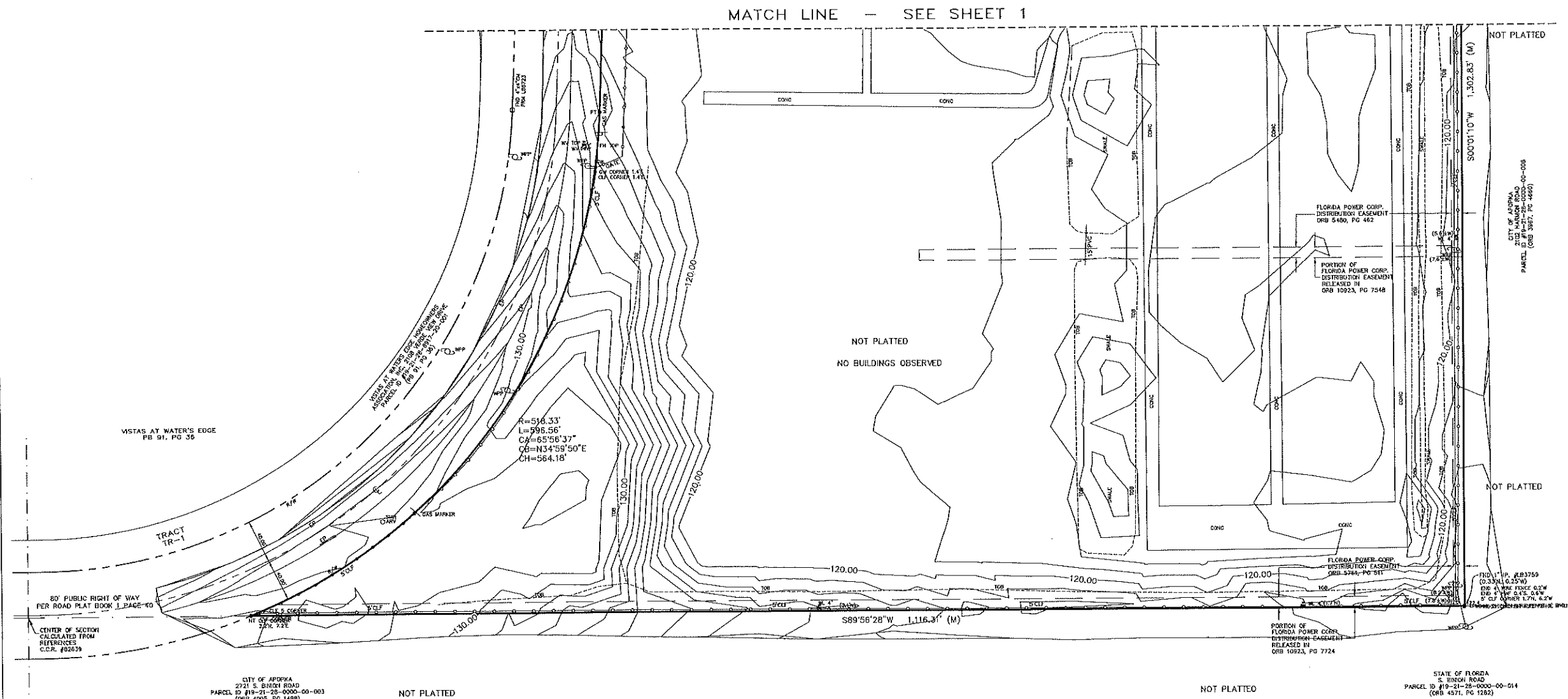
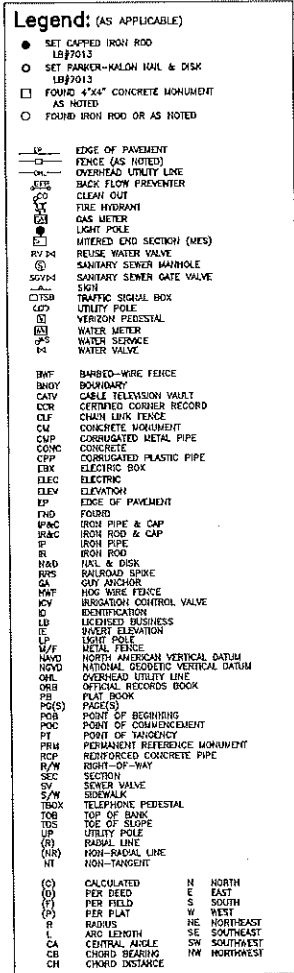
PARTY CHECK:
JASON

SHEET NO.:
53632.0004

SEC TWP RSD:
31-25-26

SURVEY DATE:
10/15/2018

NOT VALID WITHOUT ALL SHEETS
1 of 2



NOTICE:
THIS SURVEY, AS SHOWN HEREON IN ITS GRAPHIC FORM,
THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED BY
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE
SURVEY.

 **HAMILTON**
ENGINEERING & SURVEYING, INC.

774 WARNER LANE, ORLANDO, FLORIDA 32603 407-352-5829
540 E. LEONOR STREET, PALM BEACH, FLORIDA 33480 FAX (407) 352-5234
JAN 1993 JG P7913

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

SUBJECT TYPE:

PREPARED FOR: WP SOUTH ACQUISITIONS, LLC

FIELD BOOK/PAGE: N/A

QUALITY CONTROL FIELD: PT

QUALITY CONTROL OFFICE: PT

TRANS BY: PT PARTY CHIEF: JASON

NO. 3: 53632.0004

SEC TWP RANG: 31-25-25

SURVEY DATE: 10/15/2018

NOT VALID WITHOUT ALL SHEETS

A		F		P	
AA	AREA	FAC	FRAME AND COVER	PC	POINT OF CURVATURE
AB	ANCHOR BOLT	FD	FLOOR DRAIN	PCC	POINT OF COMPOUND CURVATURE
ABD	ABANDONED	FDM	FOUNDER/BOX	PCET	POLYETHYLENE PIPE
AC	ACRE(S)	FDOT	FLORIDA DEPARTMENT	PPGP	PROFILE GRADE POINT
AC-FT	ACRE FOOT/FEET	FT	OF TRANSPORTATION	PI	POINT OF INTERSECTION
ADD	ADDITIONAL	FF	FINISHED FLOOR	PL	PROPERTY LINE
ADT	AVERAGE DAILY TRAFFIC	FG	FINISHED GRADE	POL	POINT OF BEGINNING
AL	ALUMINUM	FI	FIRE HYDRANT	PQ	PUSH ON JOINT
ALT	ALTERNATE	FAM	FURNISH AND INSTALL	PR	POWER POLE
AM	AMPHIBIOUS	FIG	FIGURE	PRB	POWER RISER
AMP	AMPERES	FIN	FINISHED	PRC	POINT OF REVERSE CURVATURE
AMP APPROX	AMPERES APPROXIMATE	FT	FEET	PRD	PRESSURE
ARV	ARREST VALVE	FL	FLANGE	PROJ	PROJECT
AS	ASBESTOS CEMENT PIPE	FLR	FLOOR	PROP	PROPOSED
ASPH	ASPHALT	FLX	FLEXIBLE	PRVC	POINT OF REVERSE VERTICAL CURVE
ASSEMBLY	ASSEMBLY	FLG	FLANGE	PSF	POUNDS PER SQUARE FOOT
AVE	AVENUE	FM	FORCE MAIN	PSI	POUNDS PER SQUARE INCH
AV	AVERAGE	FND	FOUND	PT	POINT OF TANGENCY
AVZ	ADJUST	FPH	FEET PER HOUR	PVC	POLYVINYL CHLORIDE
		FPM	FEET PER MINUTE	PWM	PAVEMENT
		FPS	FEET PER SECOND	PWR	POWER
		FTS	FEET/FOOT		
		FTS	FOOTING		
B		G		Q	
BFP	BACKFLOW PREVENTER	GA	GAUGE	Q	FLOW RATE
BLN	BASELINE	GAL	GALLON		
BLVD	BUILDING	GALV	GALVANIZED		
BM	BENCHMARK	GA	GAS MAIN		
BND	BOND	GPD	GALLONS PER DAY		
BO	BLOWOFF	GPH	GALLONS PER HOUR		
BCC	BACK OF CURB	GPM	GALLONS PER MINUTE		
BOT	BOTTOM	GPS	GALLONS PER SECOND		
BRG	BEARING	GSD	GRADE SAIL		
BS	BOTTOM OF SLOPE	GRD	GROUND/GRADE		
BV	BUTTERFLY VALVE	GSP	GROUND-SURFACE STEEL PIPE		
		GV	GATE VALVE		
		GVAB	GATE VALVE AND BOX		
		GW	GUY WIRE		
		GWT	GROUND WATER TABLE		
C		H		R	
CAP	CAPACITY	HBE	HUGE BEAM	R	RADIUS
CATCH	CATCH BASIN	HDB	HIGH DENSITY POLYETHYLENE	RCP	REINFORCED CONCRETE PIPE
CC	CENTER TO CENTER	HDF	HARDWARE	RCPA	REINFORCED CONCRETE PIPE ARCH
CCM	CEMENT	HOA	HOME OWNERS ASSOCIATION	RD	ROAD
C	CURB	HOB	HORIZONTAL	RDY	ROADWAY
CFS	CUBIC FEET PER MINUTE	HP	HORSEPOWER	RED	REDUCER
CFS	CUBIC FEET PER SECOND	HR	HOUR	REF	REFERENCE
CIO	CURB AND GUTTER	HRT	HEIGHT	RENF	REINFORCED(D)
CI	CAST IRON	HW	HEADWALL	REQD	REQUIRED
CJ	CAST IRON PIPE	HWY	HIGH WATER LEVEL	REV	REVERSE/REVISION
CK	CONSTRUCTION JOINT	HYD	HYDRAULIC	RPM	REVOLUTIONS PER MINUTE
C/L	CENTER LINE			RR	RAILROAD
CL	CONCRETE LIGHT POLE			RST	RISER
CLC	CLEAR/CLEARANCE			RLV	RELIEF VALVE
CLS	CLASS			R/W	RIGHT-OF-WAY
CLM	CONCRETE MONUMENT			RWM	RELIEF WATER MAIN
CLP	CORRUGATED METAL PIPE				
CND	CORRUGATED METAL PIPE ARCH				
CND	CONDUIT				
CO	COUNTY				
COL	CLEANOUT				
COL	COLUMN				
COMP	COMPLETE				
CON	CONCRETE				
CONN	CONNECTION				
CONST	CONSTRUCTION				
CONT	CONTINUOUS				
COORD	COORDINATE(S)				
COORD	COORDINATE				
CPL	COPING				
CPR	CONCRETE POWER POLE				
CS	CONTROL STRUCTURE				
CTG	COATING				
CTR	CENTER				
CTV	CABLE TELEVISION				
CULV	CULVERT				
CUL	CULC YARD				
CYL	CYLINDER				
D		L		S	
DBL	DOUBLE	L	LENGTH	S	SOUTH
DEG OR	DEGREE	LAT	LATITUDE	SAN	SANITARY SEWER
DEF	DEFLECTION	LAT	LATERAL	SBL	SPLASH BLOCK
DEPT	DEPARTMENT	LB	POUND	SCH	SCHEDULE
DET	DETAIL	LG	LINEAR FEET/FOOT	SD	SIDE DRAIN
DHML	DESIGN HIGH WATER LEVEL	LM	LONG	SOD	SEED SOIL
DI	DUCTILE IRON	LONG	LONG	SOU	SOUTHEAST
DIAMETER	DIAMETER	LT	LEFT	SEC	SECTION

LINES			
	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE
WATER & REUSE WATER			
	WATER MAIN DIP PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

	STORM SEWER		FOOT TYPE 1 INLET
	MANHOLE		FOOT TYPE 2 INLET
	MITERED END		FOOT TYPE 3 INLET
	STORM INLET		FOOT TYPE 4 INLET
	FOOT TYPE 6 INLET		FOOT TYPE 5 INLET

	BENCHMARK		WOOD UTILITY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		CONCRETE UTILITY POLE		DIRT ROAD
	SET 4x4 CM		ELECTRIC MANHOLE		8" MAPLE TREE
	SET IRON ROD		TELEPHONE MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE RISER		8" PINE TREE
	CONCRETE		ELECTRIC BOX / TRANSFORMER		8" PALM TREE
	COUNTY ROADS		WELL		8" MISC. TREE
	INTERSTATE ROADS		MONITORING WELL		
	STATE ROADS		DUMPSTER		
	WOOD AND/OR METAL LIGHT POLE		RR CROSSING SIGN		
	CONCRETE LIGHT POLE		RR CROSSING GATE		
	YARD LIGHT		TRAFFIC SIGNAL POLE		
	MISCELLANEOUS SIGN		SATELLITE DISH		
	SECTION CORNER		GUY WIRE		
	EDGE OF PAVEMENT W/O CURB		HANDICAP PARKING		
	EDGE OF PAVEMENT W/CURB		SPOT ELEVATION		

LINES		STORM DRAIN	
	BOUNDARY		100 LF STS 24 HDPE @ 0.20%
	CONSERVATION SETBACK		100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20%
	CENTER LINE		UNDERDRAIN 6" HDPE PIPE
	CHAIN LINK FENCE		DRAINAGE FLOW DIRECTION
	CONTOUR		FOOT INLET TYPE 1
	EASEMENT		FOOT INLET TYPE 2
	FENCE		FOOT INLET TYPE 3
	GUARDRAIL		FOOT INLET TYPE 4
	LOT LINE		FOOT INLET TYPE 5
	PROPERTY LINE		FOOT INLET TYPE 6
	RETAINING WALL		MANHOLE
	RIGHT-OF-WAY LINE		WETTED END SECTION
	SETBACK LINE		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SHORELINE		SPOT ELEVATION
	SWALE		STORM INLET
	TREE LINE		

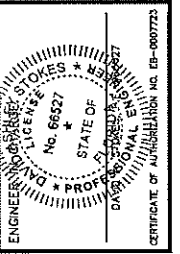
	WATER MAIN O.P. PIPE
	11 1/2' BEND
	22 1/2' BEND
	45' BEND
	90' BEND
	TEE
	CROSS
	CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE
	DOUBLE WATER SERVICE
	GATE VALVE
	FIRE HYDRANT
	METER
	REDUCER
	BLOWOFF
	BACKFLOW PREVENTER
	SAMPLE POINT
	UNDERDRAIN CLEANOUT
	RECLAIM WATER MAIN
	DOUBLE REUSE WATER SERVICE

100 LF STS 24 HDPE @ 0.20%	100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHYLENE PIPE @ D.20%
	UNDERDRAIN 6" HDPE PIPE
	DRAINAGE FLOW DIRECTION
	FOOT INLET TYPE 1
	FOOT INLET TYPE 2
	FOOT INLET TYPE 3
	FOOT INLET TYPE 4
	FOOT INLET TYPE 5
	FOOT INLET TYPE 6
	MANHOLE
	MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
000.00	SPOT ELEVATION
	STORM INLET

	BOUND CORNER
	CONCRETE
	COUNTY ROADS
	DETAIL REFERENCE
	DUMPSTER PAD
FF=98.76	FINISHED FLOOR ELEVATION
TYPE A	W/ FHA LOT TYPE
	GUY POLE
	HANDICAP PARKING
	INTERSTATE ROADS
	LIGHT POLE
	SIGNS
	SECTION CORNER
	STATE ROADS
	SILT FENCE
	TRAFFIC FLOW PAVEMENT MARKING
	UTILITY POLE
	BLDG OR STRUCTURE
	TYPE F CURB & GUTTER
	MIAMI CURB
	CROSS SECTION DETAIL



WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



1	06/03/19	PER STAFF COMMENTS DATED 06/13/19
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
	DATE	REVISIONS

JOB # 18062
DATE: 04/29/2019
SCALE: N.T.S.
DESIGNED BY: BW
DRAWN BY: TB
APPROVED BY: DAS

106

FUTURE LAND USE	MIXED USE
ZONING	MIXED-USE-EAST SHORE-GATEWAY (MU-ES-GT)
GROSS LAND AREA	24.41 ACRES
TRAIL DEDICATION (TRACTS TD-1 & TD-2)	0.18 ACRES
NET DEVELOPABLE LAND AREA	24.23 ACRES
MIXED-USE COMMERCIAL LAND AREA	4.84 ACRES
MIXED-USE MULTI-FAMILY RESIDENTIAL LAND AREA	19.39 ACRES
PROPOSED MULTI-FAMILY UNITS	285 UNITS
MAXIMUM DENSITY (ALLOWED)	UP TO 15 DU/AC
MULTI-FAMILY RESIDENTIAL DENSITY	14.7 DU/AC

PHASE 1, MULTI-FAMILY RESIDENTIAL	
MULTI-FAMILY RESIDENTIAL LAND AREA	19.39 ACRES
NET DEVELOPABLE AREA	19.39 ACRES
NUMBER OF UNITS	285 UNITS
DENSITY, MAX. (DU/AC) (ALLOWED)	15 DU/AC ⁽¹⁾⁽²⁾
DENSITY, MULTI-FAMILY RESIDENTIAL (DU/AC) (PROPOSED)	14.7 DU/AC
FAR, MIN. & MAX.	NOT APPLICABLE
LOT AREA, MIN.	8,000 SF
LIVING AREA, MIN.	1,000 SF
LOT WIDTH, MIN.	100'
BUILDING WIDTH IN BUILD-TO-ZONE, MIN. (% OF LOT WIDTH)	60 ⁽²⁾
BUILDING HEIGHT, MAX.	45'
SETBACKS	
FRONT YARD, MIN. & MAX.	15' MIN. / 80' MAX. ⁽¹⁾
SIDE YARD, MIN.	10' ⁽¹⁾
CORNER SIDE YARD, MIN.	20'
REAR YARD, MIN.	25'
ACCESSORY STRUCTURES, MIN.	15' FROM BOUNDARY

- | COMMERCIAL OUTPARCEL 1, FUTURE DEVELOPMENT | |
|---|-------------------------------------|
| COMMERCIAL OUTPARCEL 1 LAND AREA | 2.66 ACRES |
| NET DEVELOPABLE AREA | 2.66 ACRES |
| DENSITY, MAX. (DU/AC) | NOT APPLICABLE |
| FAR, MIN. & MAX. | 0.25 MIN. / 1.0 MAX. ^(B) |
| LOT AREA, MIN. | 7,500 SF |
| LIVING AREA, MIN. | NOT APPLICABLE |
| LOT WIDTH, MIN. | 75' |
| BUILDING WIDTH IN BUILD-TO-ZONE, MIN.
(% OF LOT WIDTH) | 60' ⁽¹⁾ |
| BUILDING HEIGHT, MAX. | 45' |
| SETBACKS | |
| FRONTYARD, MIN. & MAX. | 15' MIN. / 80' MAX. ⁽¹⁾ |
| SIDE YARD, MIN. | 10' ⁽¹⁾ |
| CORNER SIDE YARD, MIN. | 20' |
| REAR YARD, MIN. | 10' |

COMMERCIAL OUTPARCEL 2, FUTURE DEVELOPMENT	
COMMERCIAL OUTPARCEL 2 LAND AREA	2.18 ACRES
NET DEVELOPABLE AREA	2.18 ACRES
DENSITY, MAX. (DU/AC)	NOT APPLICABLE
FAR, MIN. & MAX.	0.25 MIN. / 1.0 MAX. ⁽¹⁾
LOT AREA, MIN.	7,500 SF
LIVING AREA, MIN.	NOT APPLICABLE
LOT WIDTH, MIN.	75'
BUILDING WIDTH IN BUILD-TO-ZONE, MIN. [% OF LOT WIDTH]	60' ⁽¹⁾
BUILDING HEIGHT, MAX.	45'
SETBACKS	
FRONTYARD, MIN. & MAX.	15' MIN. / 80' MAX. ⁽¹⁾
SIDE YARD, MIN.	10' ⁽¹⁾
CORNER SIDE YARD, MIN.	20'
REAR YARD, MIN.	10'

- | | | |
|--|------------------|--|
| POND TRACTS | PRIVATE | TO BE OWNED AND MAINTAINED BY EITHER A PROPERTY OWNER'S ASSOCIATION (P.O.A.) OR PROPERTY MANAGEMENT GROUP WITH A USE AGREEMENT TO ALLOW CITY OF APDPKA THE ABILITY TO MAINTAIN DRAINAGE STRUCTURES. |
| DRAINAGE EASEMENTS | PUBLIC | TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH A USE AGREEMENT TO ALLOW P.O.A. OR PROPERTY MANAGEMENT GROUP THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES. |
| UTILITY, WALL, AND LANDSCAPE EASEMENTS | PUBLIC / PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP WITH UTILITY DEDICATIONS TO OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENT TO BE OWNED AND MAINTAINED BY OTHER PRIVATE ENTITIES. |
| WATER AND RECLAIMED WATER | PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP |
| SANITARY SEWER AND FORCEMAIN | PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP |
| DOG PAK TRACT | PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP |
| BUFFER TRACTS | PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP |
| LIFT STATION TRACT | PRIVATE | TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP |

POTABLE WATER SERVICE	CITY OF APOPKA UTILITIES
RECLAIMED WATER SERVICE	CITY OF APOPKA UTILITIES
WASTEWATER SERVICE	CITY OF APOPKA UTILITIES
ELECTRIC SERVICE	DUKE ENERGY
CABLE	SPECTRUM
TELECOMMUNICATIONS	CENTURY LINK
NATURAL GAS	LAKE APOPKA NATURAL GAS
FIRE PROTECTION	CITY OF APOPKA

PHASE	PROPOSED USE	SPACES REQUIRED
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 1	PER TABLE S.1.6.A, <u>BASED ON PROPOSED PERMITTED USE</u>
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 2	PER TABLE S.1.6.A, <u>BASED ON PROPOSED PERMITTED USE</u>

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	127	1.00	127
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	158	1.35	213
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	285	0.10	29
TOTAL PARKING REQUIRED:				369
3	DISABLED ACCESSIBLE PARKING REQUIRED	2% OF TOTAL PARKING		7

PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	127	1.72	218
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	158	1.72	272
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	285	0.10	30
TOTAL PARKING PROVIDED:				520
1	DISABLED ACCESSIBLE PARKING PROVIDED	2.5% OF TOTAL PARKING		13

PHASE	PROPOSED USE	BICYCLE SPACES REQUIRED
FUTURE DEVELOPMENT	MULTI-FAMILY OWELLING, SHORT-TERM	PER TABLE 5.1.11.C.2, BASED ON PROPOSED PERMITTED USE
	MULTI-FAMILY OWELLING, LONG-TERM	PER TABLE 5.1.11.C.2, BASED ON PROPOSED PERMITTED USE

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	285	1 PER 20	15
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	285	1 PER 4	72
TOTAL BICYCLE PARKING REQUIRED:				87

PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	265	1 PER 20	16
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	285	1 PER 4	72
	TOTAL BICYCLE PARKING PROVIDED:			

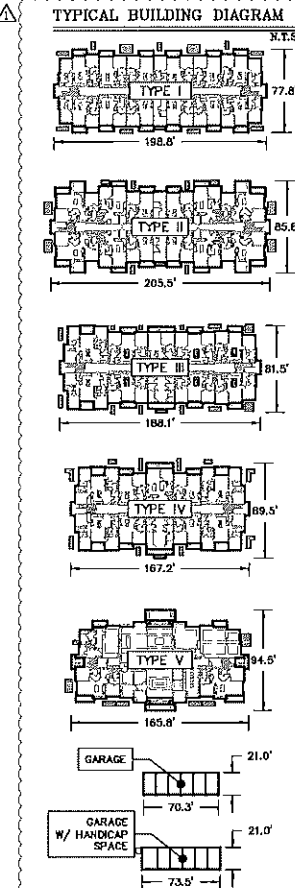
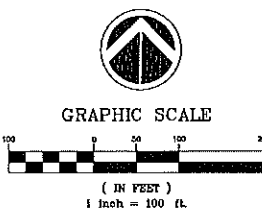
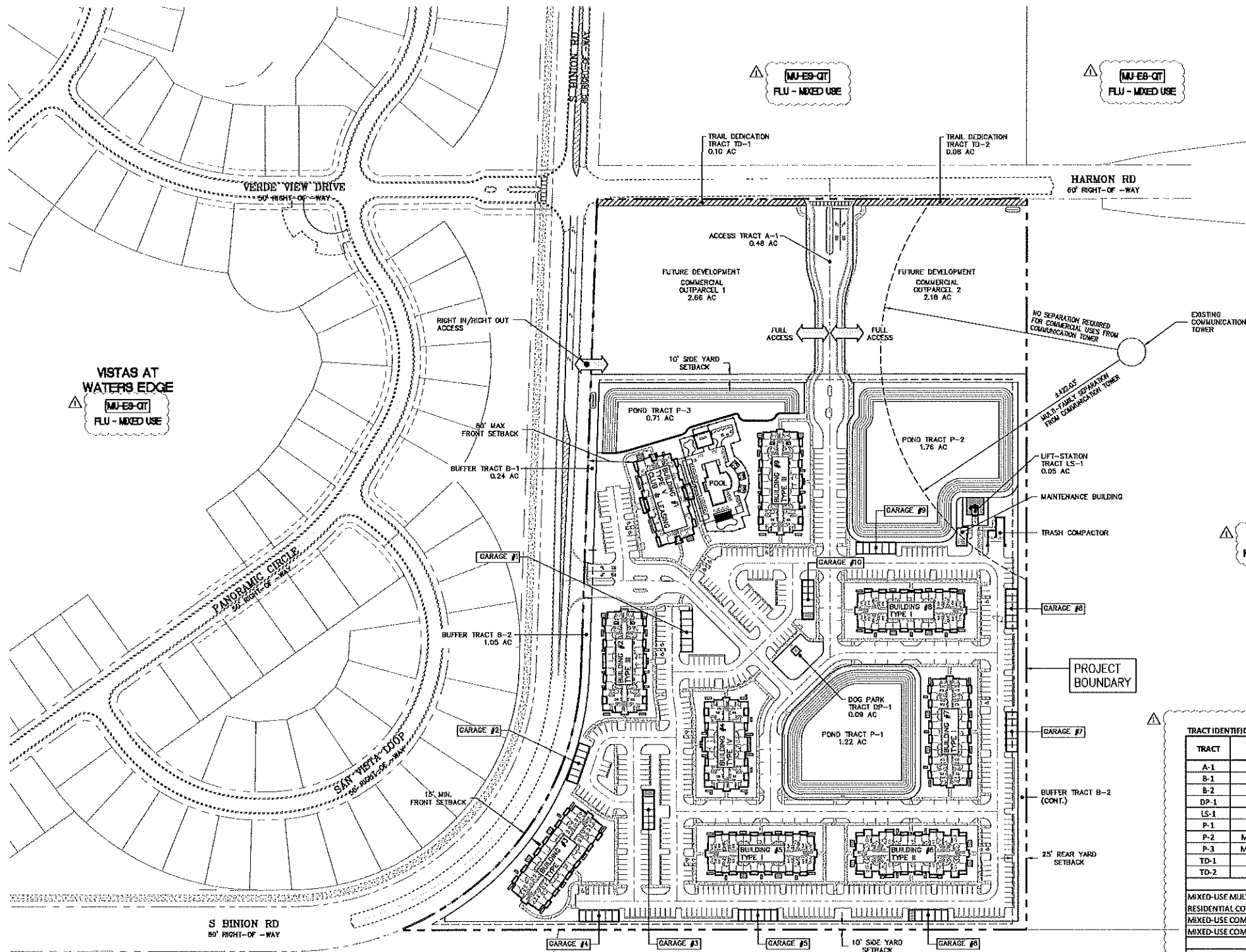
Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY		PM PEAK HOUR			
				Weekday Trips Per Unit	Total Generated Daily Trips	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
1	220	MULTI-FAMILY HOUSING	285	7.42	2,115	0.53	151	95	56
TOTAL:			285	-	2,115	-	151	95	56

Student Population per Orange County Public Schools				
School Type	School Name	Multi-Family Units	Multiplier per OCPs	Student Population
Elementary Students	Apopka Elementary	285	0.149	42
Middle School Students	Wolf Lake Middle	285	0.063	18
High School Students	Wekiva High	285	0.070	20
Totals:			0.281	80

PHASE	PROPOSED USE	NET DEVELOPABLE AREA	OPEN SPACE REQUIRED
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 1	2.66	0.20
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 2	2.18	0.16
1	MULTI-FAMILY RESIDENTIAL	19.39	1.45
TOTAL OPEN SPACE REQUIRED:			1.82

PHASE	TRACTS		AREA PROVIDED
1	B-1	BUFFER	0.24
	B-2	BUFFER	1.05
	DP-1	DOG PARK	0.09
	P-1	STORMWATER POND	1.22
	TD-1	TRAIL DEDICATION 1	0.10
	TD-2	TRAIL DEDICATION 2	0.08
TOTAL OPEN SPACE PROVIDED:			2.78

1. ALL ACREAGE SHOWN ARE SUBJECT TO CHANGE DURING THE FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
2. THIS PROJECT SHALL BE DEVELOPED IN MULTIPLE PHASE. THE MULTI-FAMILY RESIDENTIAL PORTION OF THE PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE AND COMMERCIAL OUT-PARCELS WILL SUBMIT A DEVELOPMENT PLAN UNDER SEPARATE SUBMITTAL.
3. EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP SHALL BE CREATED TO PROVIDE FOR OWNERSHIP AND MAINTENANCE OF ALL COMMON AREAS AND TRACTS WITHIN THE DEVELOPMENT THAT ARE NOT DEDICATED OR OWNED BY THE CITY OF APOPKA.
4. BLANKET EASEMENTS SHALL BE PROVIDED OVER THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR UTILITIES, STORMWATER MANAGEMENT, AND ACCESS PURPOSES AND SHALL BE REELECTED ON THE FINAL PLAT.
5. MULTI-FAMILY RESIDENTIAL PORTION OF THE PROJECT SHALL BE GATED. SEE VEHICULAR CIRCULATION PLAN (SHEETS C400-C401) FOR ADDITIONAL GATED ACCESS NOTES.
6. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE CITY OF APOPKA LAND DEVELOPMENT CODE REQUIREMENTS.
7. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
9. MULTI-FAMILY RESIDENTIAL RECREATION FACILITIES SHALL BE FOR THE PRIVATE USE OF RESIDENTS ONLY AND OWNED AND MAINTAINED BY EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP.
10. PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
11. POWER SERVICE WITHIN THE DEVELOPMENT TO BE UNDERGROUND. NO OVERHEAD SERVICE SHALL BE PROVIDED EXCEPT FOR AN EXISTING 10' FLORIDA POWER EASEMENT ALONG THE EAST PROPERTY LINE THAT SERVES ADJACENT SOUTHERN PARCELS. EXISTING OVERHEAD POWER LINES ALONG EAST PROPERTY LINE SHALL REMAIN IN THE CURRENT CONDITION.
12. UTILITY LOCATIONS SHOWN ARE SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.
13. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT. THE PLAT DOCUMENT SHALL INCLUDE A DEDICATED UTILITY EASEMENT TO THE CITY OF APOPKA FOR THE MAINTENANCE OF WATER, RECLAIMED WATER, AND SEWER SERVICE LINES.
14. A CONCURRENCY MITIGATION AGREEMENT (CMA) WITH ORANGE COUNTY PUBLIC SCHOOLS IS CURRENTLY IN PROCESS. THIS PROJECT WAS FOUND TO HAVE INSUFFICIENT SCHOOL CAPACITY PER CAPACITY ENCOURAGEMENT LETTER (CMA-APK-19-008), DATED APRIL 11, 2019.
15. A MAIL KIOSK WILL BE PROVIDED FOR THE MULTI-FAMILY DEVELOPMENT WITHIN THE COMMUNITY'S CLUBHOUSE.
16. AN OUTDOOR LIGHTING PLAN IS REQUIRED TO BE PROVIDED AT FDP AND MUST MEET DEVELOPMENT DESIGN GUIDELINES.
17. ANY WORK PERFORMED WITHIN THE BRINON ROAD RIGHT-OF-WAY WILL REQUIRE A COUNTY PERMIT.



TRACT IDENTIFICATION TABLE					
TRACT	USE	PHASE	OWNERSHIP	MAINTENANCE	AREA (ACREAGE)
A-1	ACCESS	1	POA	POA	0.48
B-1	BUFFER	1	POA	POA	0.24
B-2	BUFFER	1	POA	POA	1.05
DP-1	DOG PARK	1	POA	POA	0.09
LS-1	LIFT-STATION	1	POA	POA	0.05
P-1	STORMWATER POND	1	POA	POA	1.22
P-2	MASTER STORMWATER POND	1	POA	POA	1.76
P-3	MASTER STORMWATER POND	1	POA	POA	0.71
TD-1	TRAIL DEDICATION 1	1	CITY OF APOPKA	CITY OF APOPKA	0.10
TD-2	TRAIL DEDICATION 2	1	CITY OF APOPKA	CITY OF APOPKA	0.08
SUBTOTAL:					5.78
MIXED-USE MULTI-FAMILY RESIDENTIAL COMMON AREA		1	POA	POA	13.79
MIXED-USE COMMERCIAL OUT-PARCEL 1		FUTURE DEV.	PROPERTY OWNER	PROPERTY OWNER	2.66
MIXED-USE COMMERCIAL OUT-PARCEL 2		FUTURE DEV.	PROPERTY OWNER	PROPERTY OWNER	2.18
SUBTOTAL:					18.63
GROSS LAND AREA:					24.41

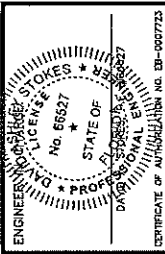
(*) EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND TRACTS WITHIN THE DEVELOPMENT THAT ARE NOT DEDICATED OR OWNED BY THE CITY OF APOPKA.

MULTI-FAMILY RESIDENTIAL BUILDING BREAKDOWN				
BUILDING NUMBER	BUILDING TYPE	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
1	TYPE V, CLUBHOUSE & LEASING	4	14	0
2	TYPE III	5	18	6
3	TYPE I	19	17	0
4	TYPE IV	17	0	12
5	TYPE I	19	17	0
6	TYPE II	20	4	12
7	TYPE I	19	17	0
8	TYPE I	19	17	0
9	TYPE III	5	18	6
TOTALS:		127	122	36



SITE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY

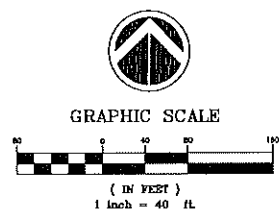
WOOD PARTNERS
638 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



NO.	DATE	REVISIONS
1	04/29/2019	ISSUED FOR PERMIT

JOB # 18062
DATE: 04/29/2019
SCALE: 1"=100'
DESIGNED BY: BIL
DRAWN BY: TJB
APPROVED BY: DAS

C-005



MADDEN
MODERHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 200
Maitland, Florida 32751
(407) 629-8330

SUBDIVISION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY

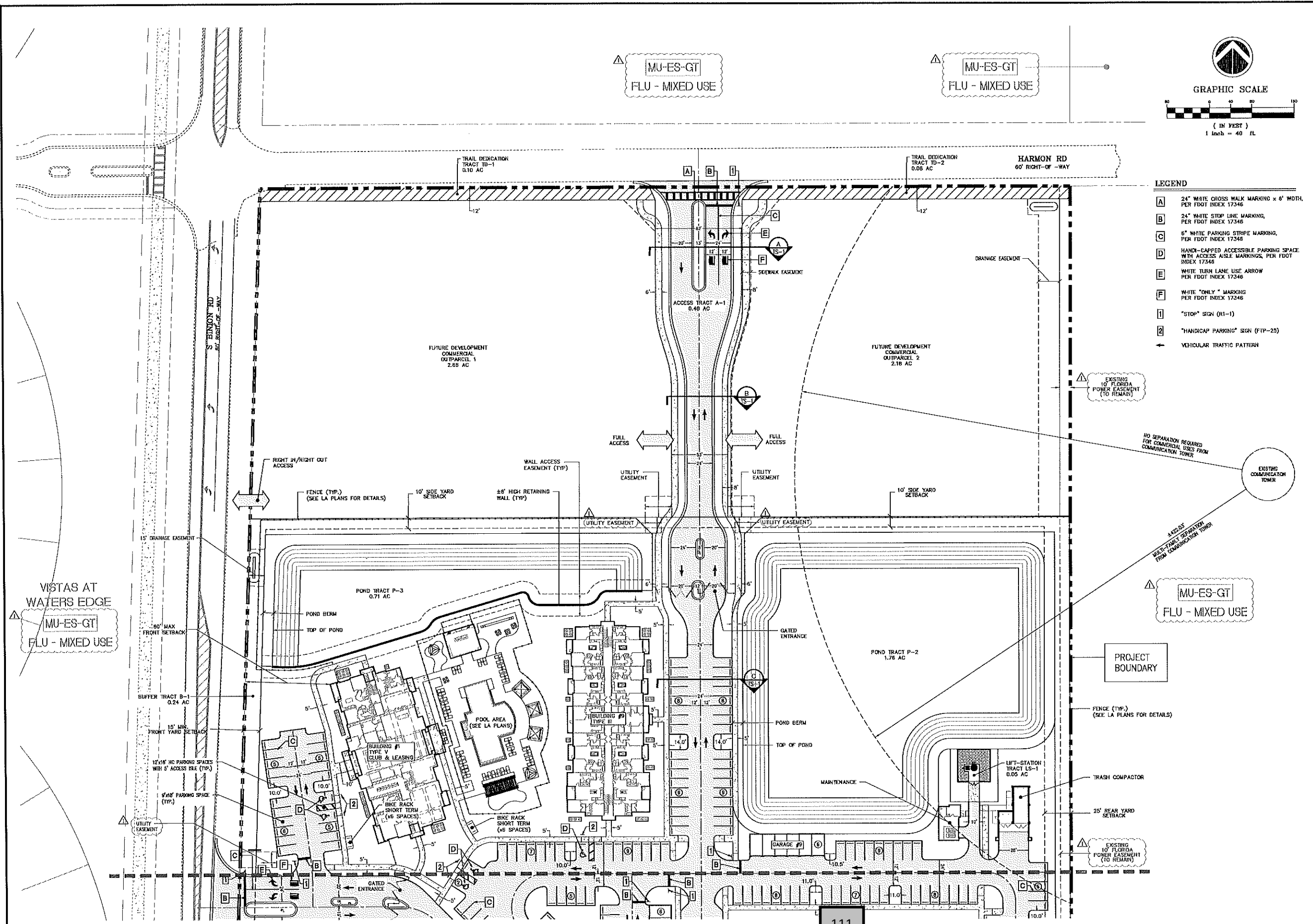
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 962-2516

ENGINEER
MODERHEAD & STOKES
No. 68527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAYTONA BEACH, FLORIDA
CERTIFICATE OF AUTHORIZATION NO. EB-000723

NO.	DATE	REVISIONS
1	04/29/2018	ISSUED FOR PERMIT
2	04/29/2018	ISSUED FOR PERMIT
3	04/29/2018	ISSUED FOR PERMIT
4	04/29/2018	ISSUED FOR PERMIT
5	04/29/2018	ISSUED FOR PERMIT
6	04/29/2018	ISSUED FOR PERMIT
7	04/29/2018	ISSUED FOR PERMIT
8	04/29/2018	ISSUED FOR PERMIT
9	04/29/2018	ISSUED FOR PERMIT
10	04/29/2018	ISSUED FOR PERMIT
11	04/29/2018	ISSUED FOR PERMIT
12	04/29/2018	ISSUED FOR PERMIT
13	04/29/2018	ISSUED FOR PERMIT
14	04/29/2018	ISSUED FOR PERMIT
15	04/29/2018	ISSUED FOR PERMIT
16	04/29/2018	ISSUED FOR PERMIT
17	04/29/2018	ISSUED FOR PERMIT
18	04/29/2018	ISSUED FOR PERMIT
19	04/29/2018	ISSUED FOR PERMIT
20	04/29/2018	ISSUED FOR PERMIT
21	04/29/2018	ISSUED FOR PERMIT
22	04/29/2018	ISSUED FOR PERMIT
23	04/29/2018	ISSUED FOR PERMIT
24	04/29/2018	ISSUED FOR PERMIT
25	04/29/2018	ISSUED FOR PERMIT
26	04/29/2018	ISSUED FOR PERMIT
27	04/29/2018	ISSUED FOR PERMIT
28	04/29/2018	ISSUED FOR PERMIT
29	04/29/2018	ISSUED FOR PERMIT
30	04/29/2018	ISSUED FOR PERMIT
31	04/29/2018	ISSUED FOR PERMIT
32	04/29/2018	ISSUED FOR PERMIT
33	04/29/2018	ISSUED FOR PERMIT
34	04/29/2018	ISSUED FOR PERMIT
35	04/29/2018	ISSUED FOR PERMIT
36	04/29/2018	ISSUED FOR PERMIT
37	04/29/2018	ISSUED FOR PERMIT
38	04/29/2018	ISSUED FOR PERMIT
39	04/29/2018	ISSUED FOR PERMIT
40	04/29/2018	ISSUED FOR PERMIT
41	04/29/2018	ISSUED FOR PERMIT
42	04/29/2018	ISSUED FOR PERMIT
43	04/29/2018	ISSUED FOR PERMIT
44	04/29/2018	ISSUED FOR PERMIT
45	04/29/2018	ISSUED FOR PERMIT
46	04/29/2018	ISSUED FOR PERMIT
47	04/29/2018	ISSUED FOR PERMIT
48	04/29/2018	ISSUED FOR PERMIT
49	04/29/2018	ISSUED FOR PERMIT
50	04/29/2018	ISSUED FOR PERMIT
51	04/29/2018	ISSUED FOR PERMIT
52	04/29/2018	ISSUED FOR PERMIT
53	04/29/2018	ISSUED FOR PERMIT
54	04/29/2018	ISSUED FOR PERMIT
55	04/29/2018	ISSUED FOR PERMIT
56	04/29/2018	ISSUED FOR PERMIT
57	04/29/2018	ISSUED FOR PERMIT
58	04/29/2018	ISSUED FOR PERMIT
59	04/29/2018	ISSUED FOR PERMIT
60	04/29/2018	ISSUED FOR PERMIT
61	04/29/2018	ISSUED FOR PERMIT
62	04/29/2018	ISSUED FOR PERMIT
63	04/29/2018	ISSUED FOR PERMIT
64	04/29/2018	ISSUED FOR PERMIT
65	04/29/2018	ISSUED FOR PERMIT
66	04/29/2018	ISSUED FOR PERMIT
67	04/29/2018	ISSUED FOR PERMIT
68	04/29/2018	ISSUED FOR PERMIT
69	04/29/2018	ISSUED FOR PERMIT
70	04/29/2018	ISSUED FOR PERMIT
71	04/29/2018	ISSUED FOR PERMIT
72	04/29/2018	ISSUED FOR PERMIT
73	04/29/2018	ISSUED FOR PERMIT
74	04/29/2018	ISSUED FOR PERMIT
75	04/29/2018	ISSUED FOR PERMIT
76	04/29/2018	ISSUED FOR PERMIT
77	04/29/2018	ISSUED FOR PERMIT
78	04/29/2018	ISSUED FOR PERMIT
79	04/29/2018	ISSUED FOR PERMIT
80	04/29/2018	ISSUED FOR PERMIT
81	04/29/2018	ISSUED FOR PERMIT
82	04/29/2018	ISSUED FOR PERMIT
83	04/29/2018	ISSUED FOR PERMIT
84	04/29/2018	ISSUED FOR PERMIT
85	04/29/2018	ISSUED FOR PERMIT
86	04/29/2018	ISSUED FOR PERMIT
87	04/29/2018	ISSUED FOR PERMIT
88	04/29/2018	ISSUED FOR PERMIT
89	04/29/2018	ISSUED FOR PERMIT
90	04/29/2018	ISSUED FOR PERMIT
91	04/29/2018	ISSUED FOR PERMIT
92	04/29/2018	ISSUED FOR PERMIT
93	04/29/2018	ISSUED FOR PERMIT
94	04/29/2018	ISSUED FOR PERMIT
95	04/29/2018	ISSUED FOR PERMIT
96	04/29/2018	ISSUED FOR PERMIT
97	04/29/2018	ISSUED FOR PERMIT
98	04/29/2018	ISSUED FOR PERMIT
99	04/29/2018	ISSUED FOR PERMIT
100	04/29/2018	ISSUED FOR PERMIT

JOB # 18082
DATE: 04/29/2018
SCALE: 1"=40'
DESIGNED BY: BIR
DRAWN BY: TS
APPROVED BY: DAS

C-101



FOR CONT. SEE SHEET C101

111

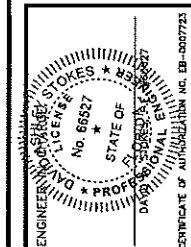


431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 829-8330

SUBDIVISION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

WOOD PARTNERS

WEST YALE STREET
LANDO, FL 32804
407) 982-2516



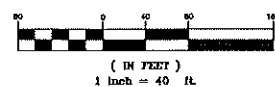
	DATE	REVISIONS
1	06/04/19	PER STAFF COMMENTS DATED 05/13/19
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ 1"=40'
DESIGNED BY: _____ BW
DRAWN BY: _____ TB
APPROVED BY: _____ DAS

C-102



GRAPHIC SCALE



LEGEND

- | | |
|----------|---|
| A | 24" WHITE CROSS WALK MARKING x 6' WIDTH,
PER FDOT INDEX 17346 |
| B | 24" WHITE STOP LINE MARKING,
PER FDOT INDEX 17348 |
| C | 6" WHITE PARKING STRIPE MARKING,
PER FDOT INDEX 17346 |
| D | HAND-CAPIED ACCESSIBLE PARKING SPACE
WITH ACCESS AISLE MARKINGS, PER FDOT
INDEX 17348 |
| E | WHITE TURN LANE USE ARROW
PER FDOT INDEX 17346 |
| F | WHITE "ONLY" MARKING
PER FDOT INDEX 17348 |
| 1 | "STOP" SIGN (R1-1) |
| 2 | "HANDICAP PARKING" SIGN (FTP-25) |
| ← | VEHICULAR TRAFFIC PATTERN |

~~VISTAS AT
WATERS EDGE~~

MU-ES-GT

FOR CONT. SEE SHEET C100

112

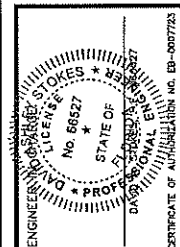
62	DATE	REVISIONS
19		
BW		
TB		
AS		



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

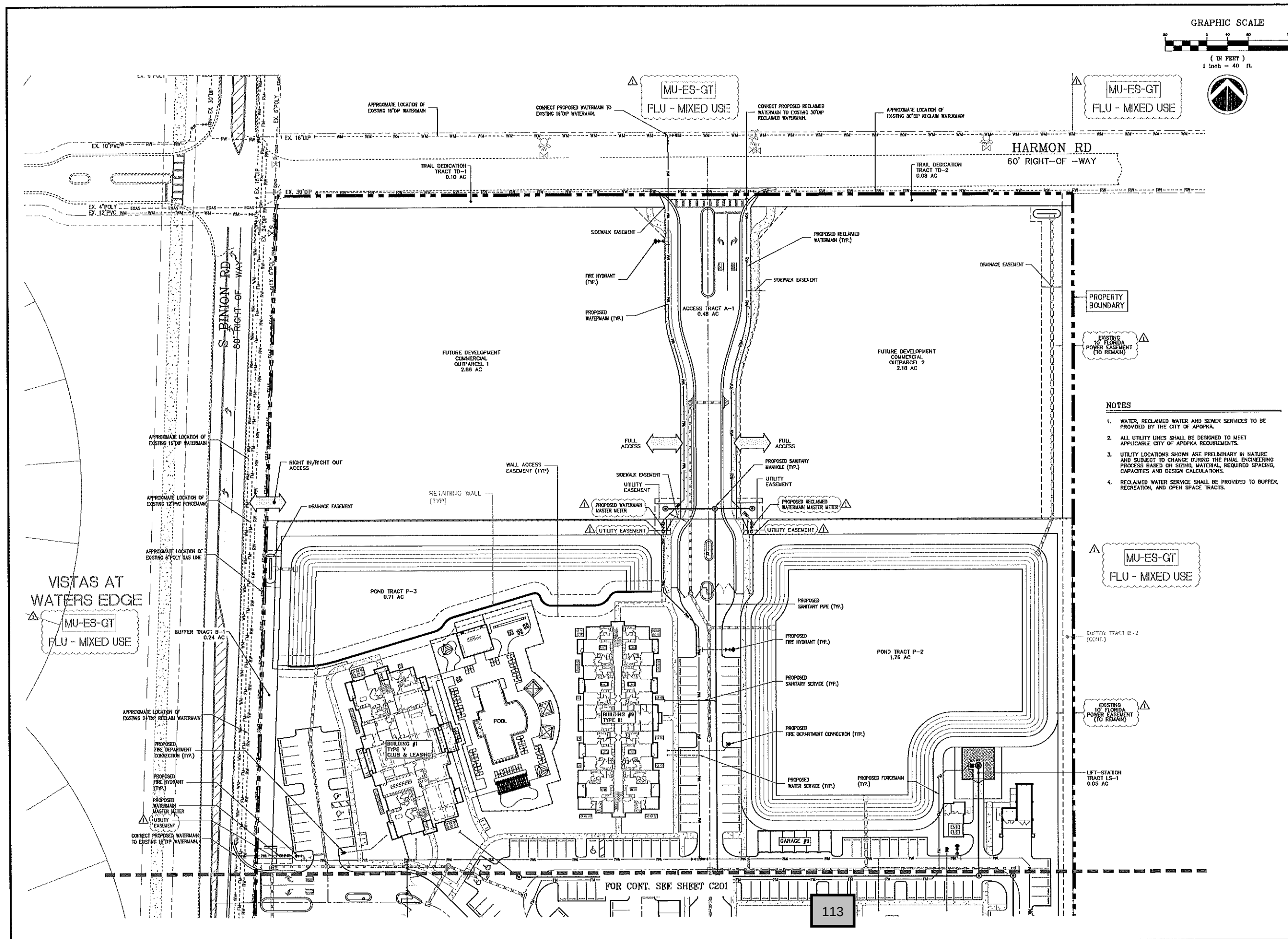
WOOD PARTNERS
836 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2316

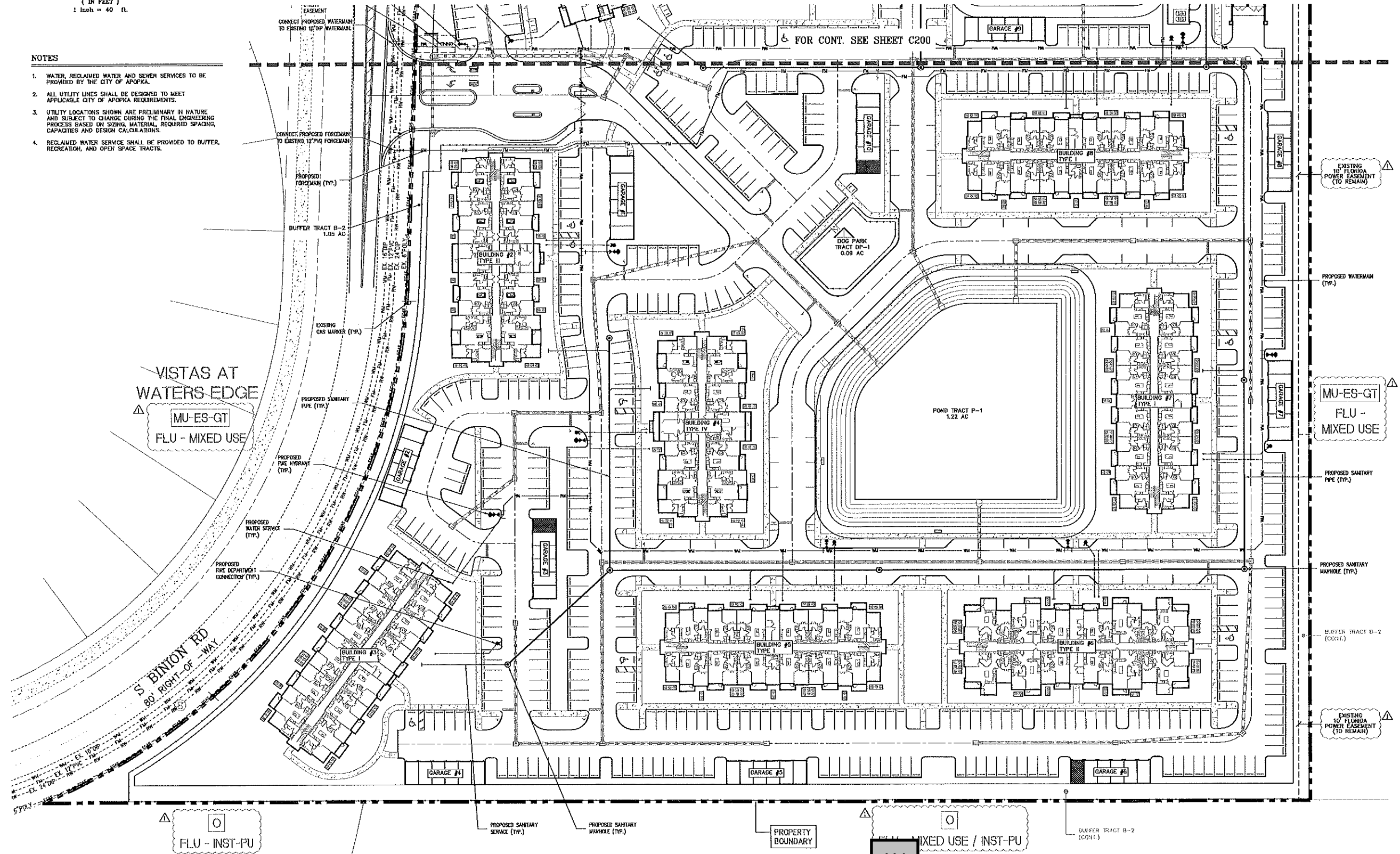


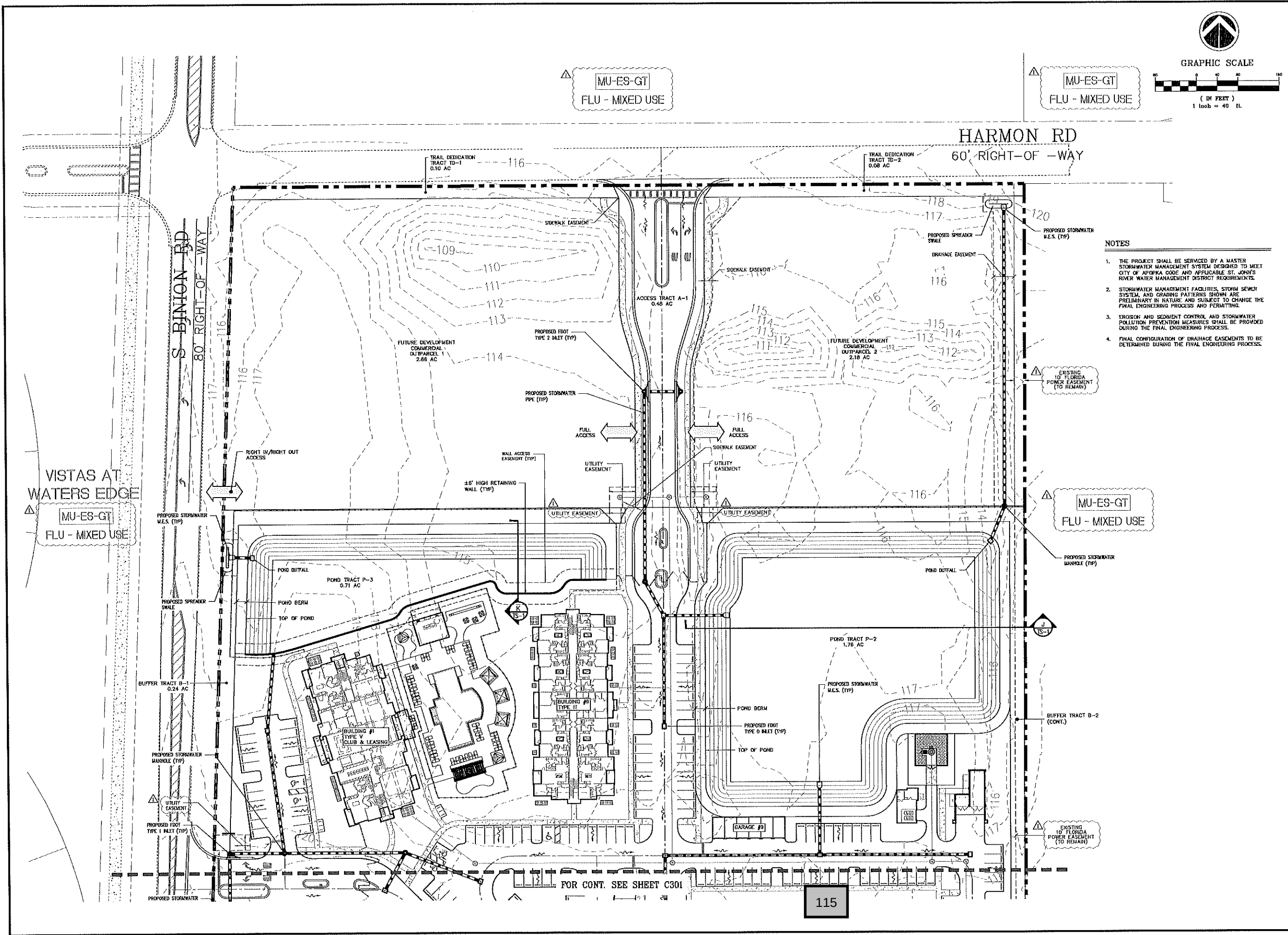
DATE REVISIONS	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	

JOB # 18052
DATE: 04/29/2019
SCALE: 1"=40'
DESIGNED BY: BY
DRAWN BY: TE
APPROVED BY: DAS

C-200

[illegible]





- NOTES
1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
 2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE THE FINAL ENGINEERING PROCESS AND PERMITTING.
 3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
 4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horelio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY

WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 988-2016

ENGINEERING
MORRIS STOKES & ASSOCIATES
No. 66527
STATE OF FLORIDA
DATE: 04/29/2018
CERTIFICATE OF AUTHORIZATION No. EB-000723

NO.	DATE	REVISIONS
1	04/29/2018	FOR STATE COMMENTS DATED 04/23/18
2	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
3	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
4	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
5	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
6	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
7	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
8	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
9	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
10	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
11	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
12	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
13	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
14	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
15	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
16	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
17	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
18	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
19	05/01/2018	FOR STATE COMMENTS DATED 04/23/18
20	05/01/2018	FOR STATE COMMENTS DATED 04/23/18

JOB # 18062
DATE: 04/29/2018
SCALE: 1"=40'
DESIGNED BY: BJR
DRAWN BY: TB
APPROVED BY: DAS

C-300



(IN FEET)
Inch = 40 ft

1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRIMARY IN NATURE AND SUBJECT TO CHANGE THE FINAL ENGINEERING PROCESS AND PERMITTING.
3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.



FLU - INST-PU

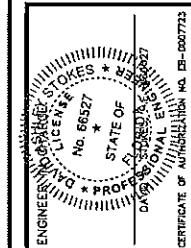
116

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 829-8330

DRAINAGE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY
FLORIDA

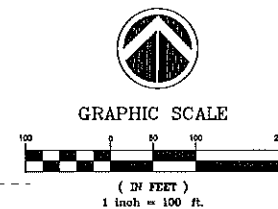
WOOD PARTNERS
836 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



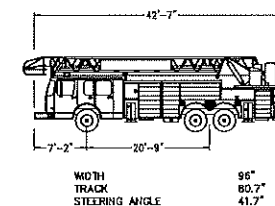
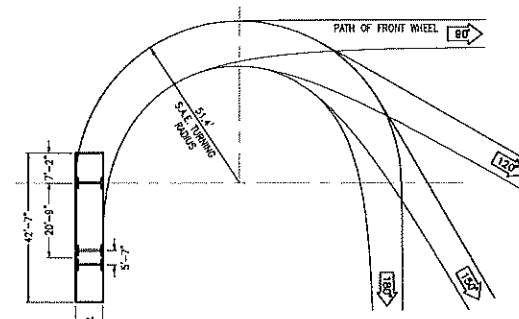
1	06/24/78	PER STAFF COMMENTS DATED 06/13/78
2		
3		
4		
5		
6		
7		
8		
9		
0		
11		
	DATE	REVISIONS

JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ 1"=40'
DESIGNED BY: _____ BY
DRAWN BY: _____ TB
APPROVED BY: _____ DAS

C-301



- ## NOTES
1. ALL GAMES SHALL BE EQUIPPED WITH HEAT AND LOW OIL VISUAL, TIRE ACTIVATION FOR EMERGENCY VEHICLES, YELLOW Siren ACTIVATION, AND KEY CODE 1042 FOR EMERGENCY ACCESS.
 2. FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 3. APARTMENTS SHALL PROVIDE AN AUTOMATIC FIRE SPROINKLER SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 4. APARTMENTS SHALL BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 5. APARTMENTS SHALL PROVIDE REDDOTE FIRE FOR FIRE SPROINKLER SYSTEMS, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 6. FIRE LAKE MARKINGS SHALL BE PROVIDED AT EACH FDC LOCATION, ADDITIONAL DETAILING SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 7. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 883.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 8. DEVELOPMENT TO FOLLOW CURRENT NTPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



CITY OF APOPKA AERIAL TRUCK

PROJECT
BOUNDARY

FOR CONT. SEE SHEET C401

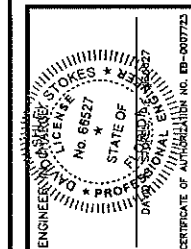
117



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

VEHICULAR CIRCULATION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

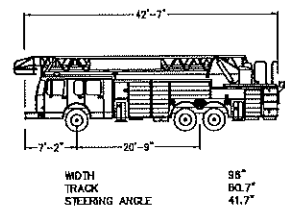
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



1	08/04/10 PER STAFF COMMENTS DATED 05/13/10
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
DATE	REVISIONS

JOB # 18052
DATE: 04/29/2019
SCALE: 1"=100'
DESIGNED BY: BVA
DRAWN BY: TBS
APPROVED BY: DAS

C-400



CITY OF APOPKA AERIAL TRUCK

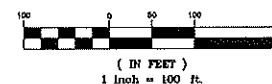
NOTES

1. ALL EATES SHALL BE EQUIPPED WITH HIGH AND LOW OPRUOM VISUAL TIME ACTIVATION FOR EMERGENCY VEHICLES, YIELD SIGN ACTIVATION, AND KEY CODE 1982 FOR EMERGENCY ACCESS.
2. FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. APARTMENTS SHALL PROVIDE AN AUTOMATIC FIRE SPMERLIER SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
4. APARTMENTS SHALL BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
5. APARTMENTS SHALL PROVIDE REMOTE FDC FOR FIRE SPMERLIER SYSTEMS, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
6. FIRE LANE MARKINGS SHALL BE PROVIDED AT EACH FDC LOCATION, ADDITIONAL DETAILING SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
7. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.077 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
8. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

FOR CONT. SEE SHEET C400



GRAPHIC SCALE



MADDEN

MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

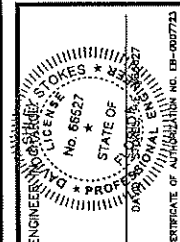
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 829-8330

VEHICULAR CIRCULATION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

WOOD PARTNERS

PARTNER
WEST YALE STREET
TALLAHASSEE, FL 32304

LANDO, FL 32804
(407) 882-2516



DATE	REVISIONS
1	06/04/79 PER STAFF COMMENTS DATED 05/13/79
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

JOB # 18062
DATE: 04/29/2018
SCALE: 1"=100'
DESIGNED BY: SP
DRAWN BY: TE
APPROVED BY: DA

C-401

MADDEN
 MOORHEAD & STOKES, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 200
 Maitland, Florida 32751
 (407) 628-8330

TYPICAL SECTIONS
 FOR
ALTA EAST SHORE
 CITY/COUNTY FLORIDA

WOOD PARTNERS
 636 WEST YALE STREET
 ORLANDO, FL 32804
 (407) 962-2516

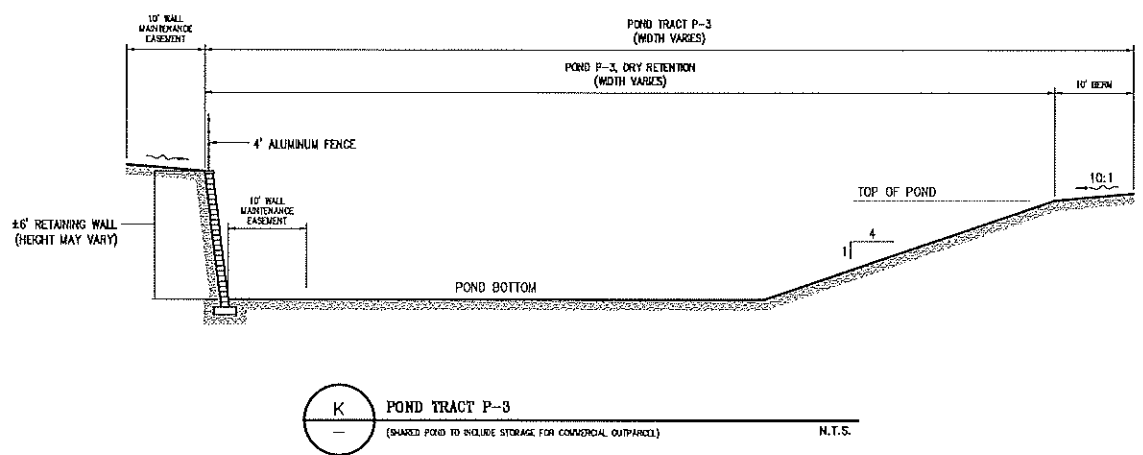
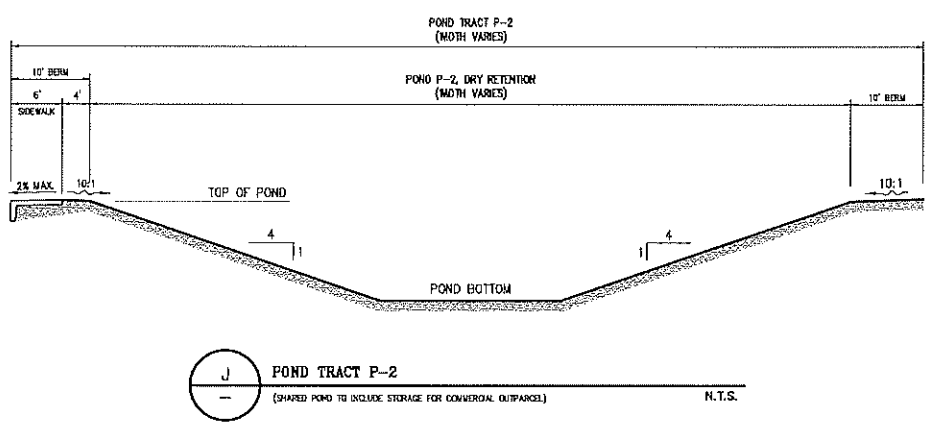
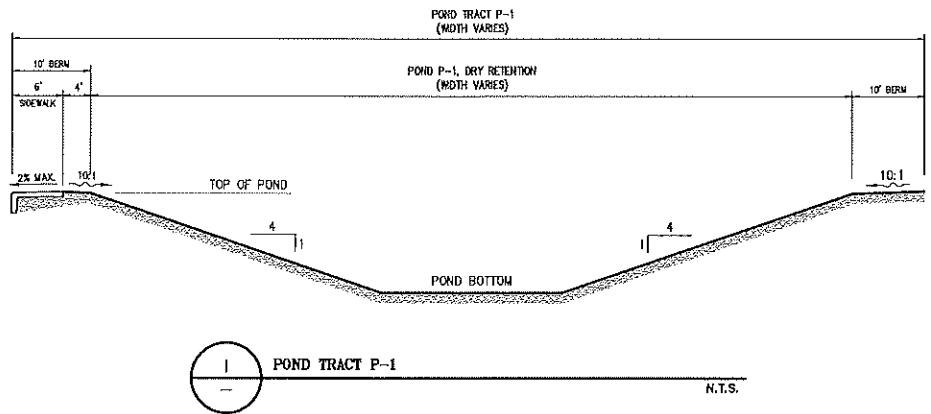
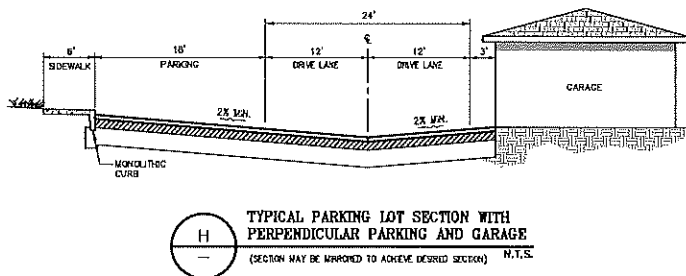
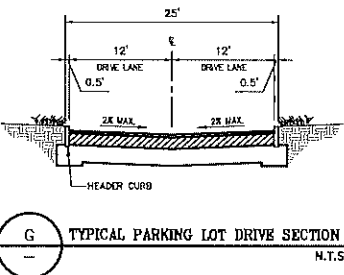
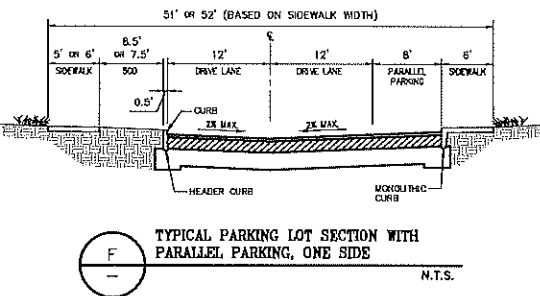
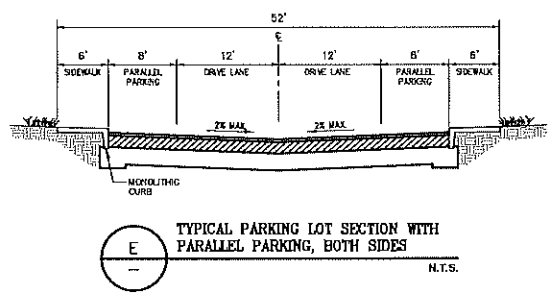
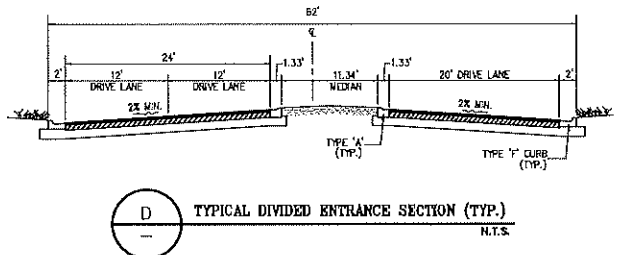
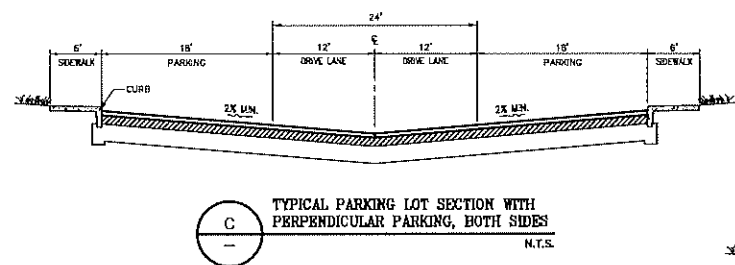
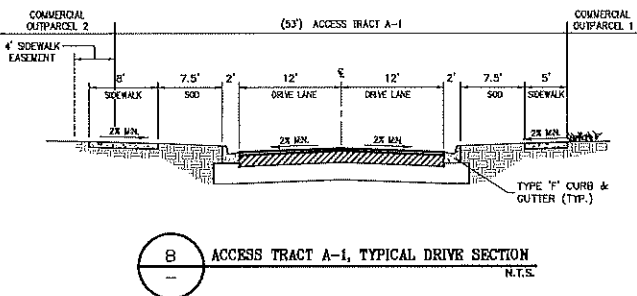
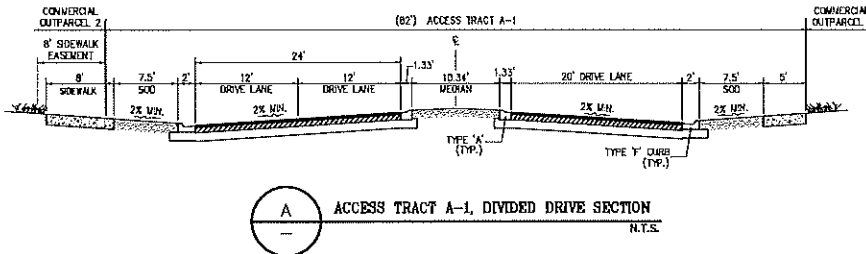


DATE	REVISIONS
10/04/2019	REV. 1.0: PREL. STATE COMMENTS DATED 05/13/19

JOB # 18092
 DATE: 04/29/2019
 SCALE: NTS
 DESIGNED BY: BB
 DRAWN BY: TB
 APPROVED BY: DAS

C-500

H:\Data\18092\Eng Major Dev Plan\5000_LIS_18092.dwg, June 4, 2019 2:05 PM



City of Apopka, Florida

Landscape & Irrigation Permit Plans

City of Apopka, Florida

OWNER / DEVELOPER:
WP South Acquisitions, LLC
401 South Dixie Hwy, Suite 303
West Palm Beach, Florida 33401
Phone: (561) 962-4590

LANDSCAPE ARCHITECT:
Land Resource Design Group Inc.
2929 Wadsworth Avenue
Orlando, FL 32806
Phone: (407) 730-5774

CIVIL ENGINEER:
Madden Moorhead Stokes Inc.
431 E. Horalto Ave, Suite 260
Maitland, Florida 32751

ARCHITECT:
Charlan Brock & Associates
1771 Fennell Street
Maitland, FL 32751
Phone: (407) 660-8900

SURVEYOR:



SHEET INDEX

[illegible]

Utility / Service Providers:
--

Potable Water:

Electrical:

Waste Water

Solid Waste

Police

Fire &

Call To Schedule Locates:
(800) 432-4770



Know what's below.
Call before you dig.

Alta East Shore
Tree Removal, Landscape, Landscape Lighting & Irrigation Construction Docs.
Issue for Permit / Construction
04/16/2019
LRDG Project No. W00019-05.01



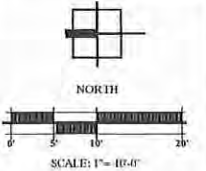
**Landscape Architect
In Charge:**
James H. Bailey



05/21/2019

Registration # LA666883

Certificate of
Authorization LC 26000435



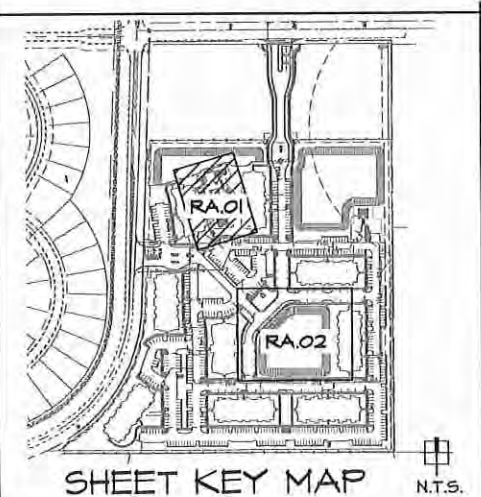
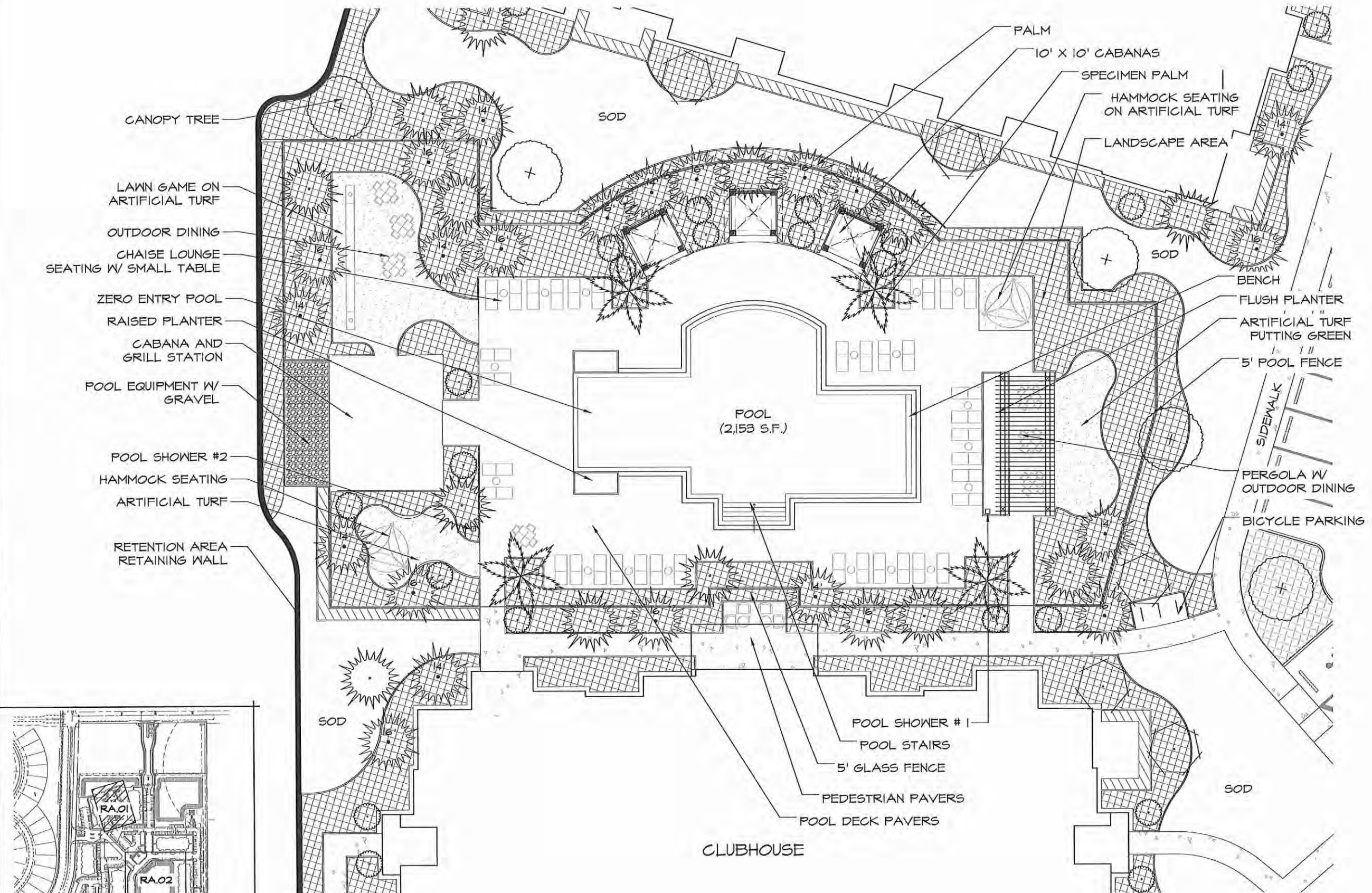
NO.	DATE	DESCRIPTION	BY	CHKD
1	04/23/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/01/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

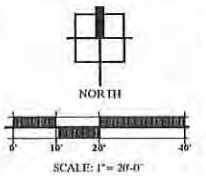
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
CLUBHOUSE RECREATION
AREA PLAN

Landscape Architect
In Charge:
James H. Bailey
05/23/2019
Registration # LA666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
RA.01





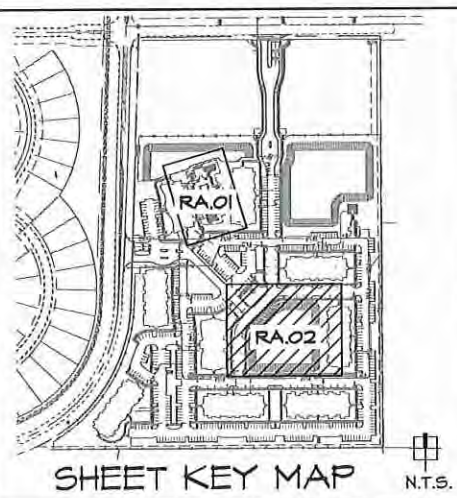
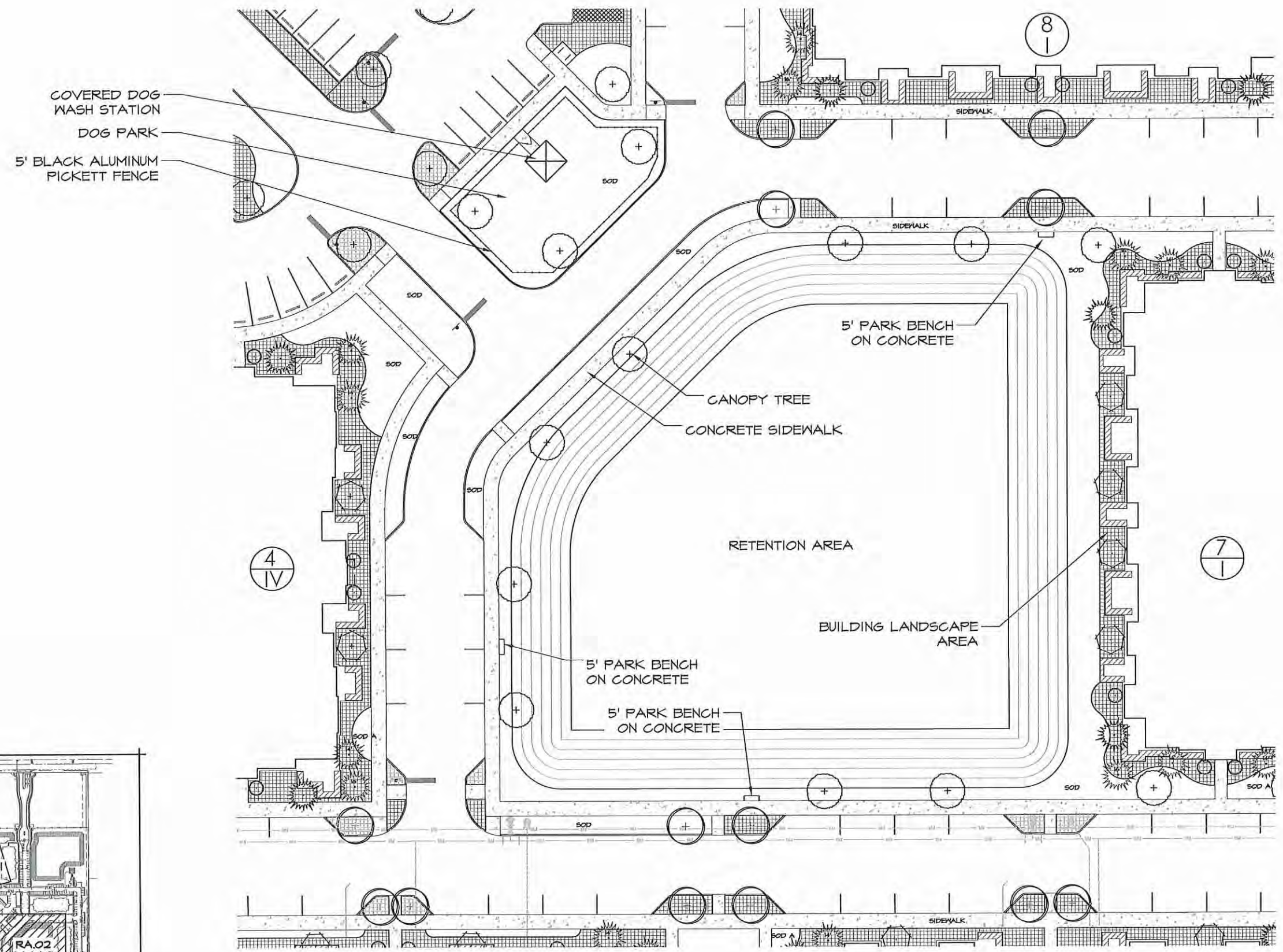
NO.	DATE	DESCRIPTION	BY	CHK
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/23/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

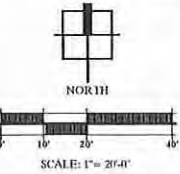
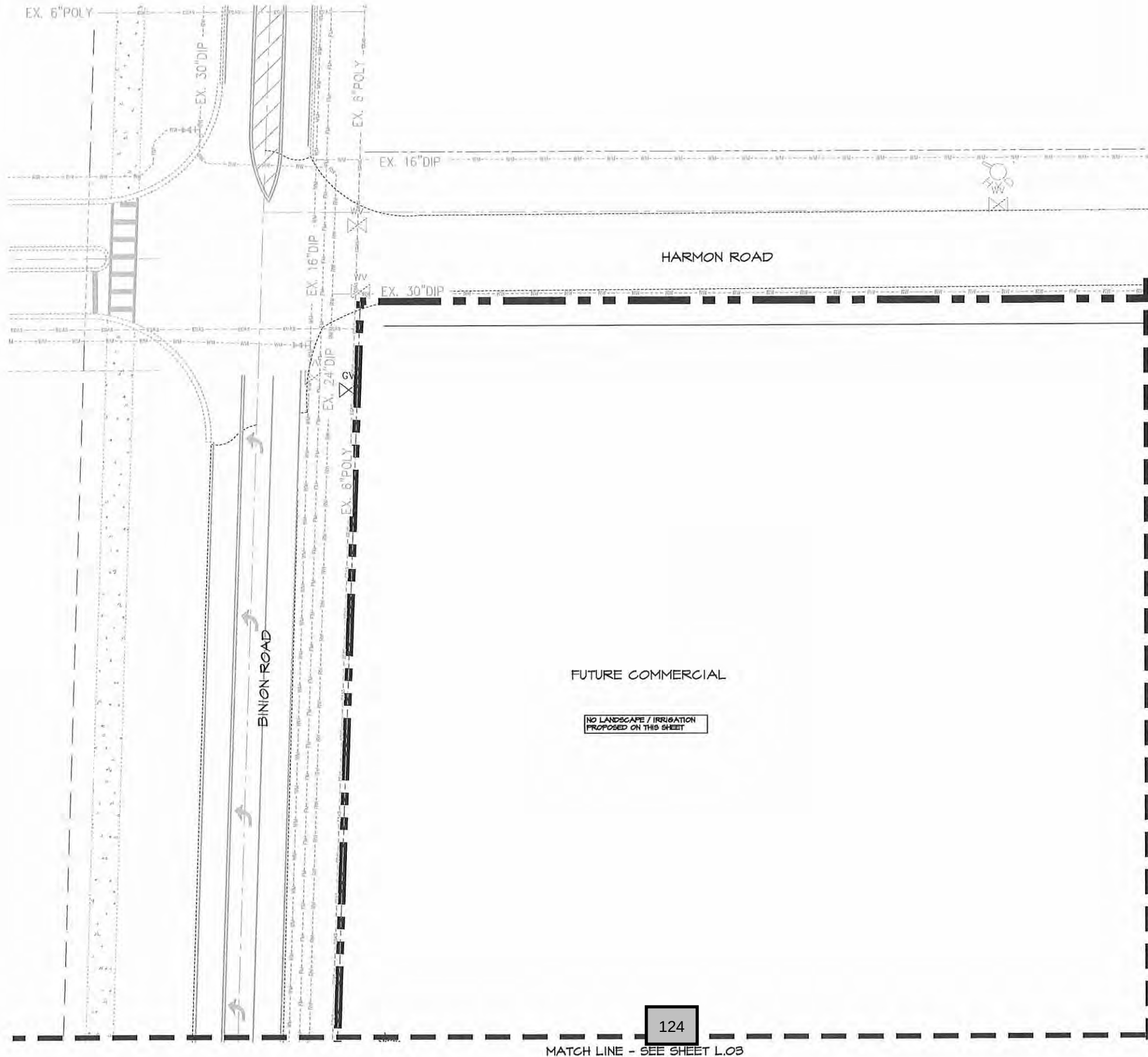
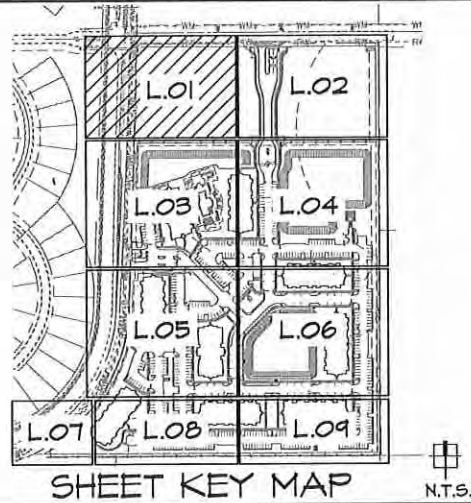
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
PARK RECREATION
AREA PLAN

Landscape Architect
In Charge:
James H. Bailey
05/23/2019
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
RA.02





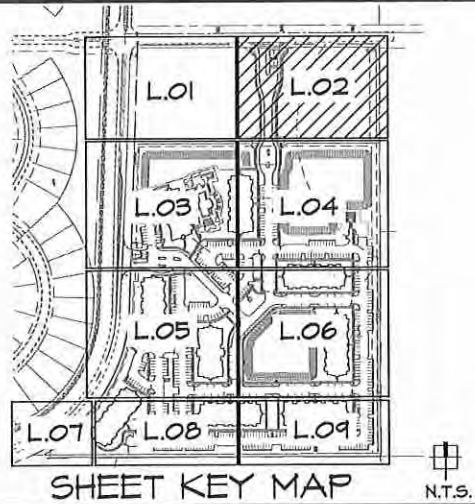
NO.	DATE	DESCRIPTION	CITY		
			JHB	JHB	JHB
	04/23/19	INITIAL SUBMITTAL TO CITY			
	05/31/19	RESUBMITTED PER CITY COMMENTS			

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

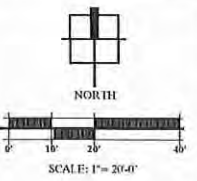
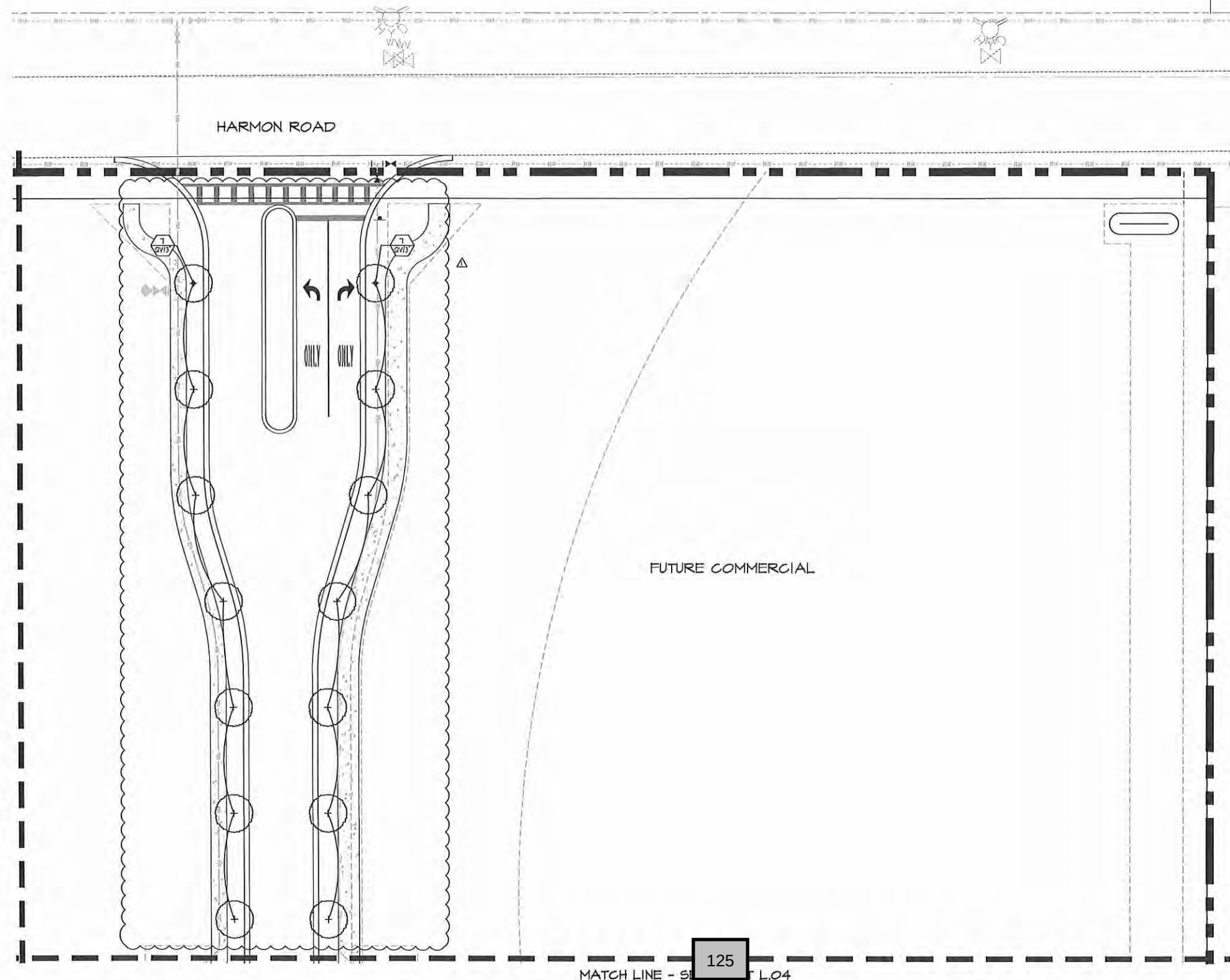
Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS /JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.01



MATCH LINE - SEE SHEET L.01



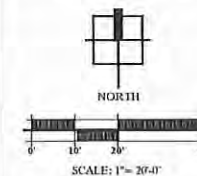
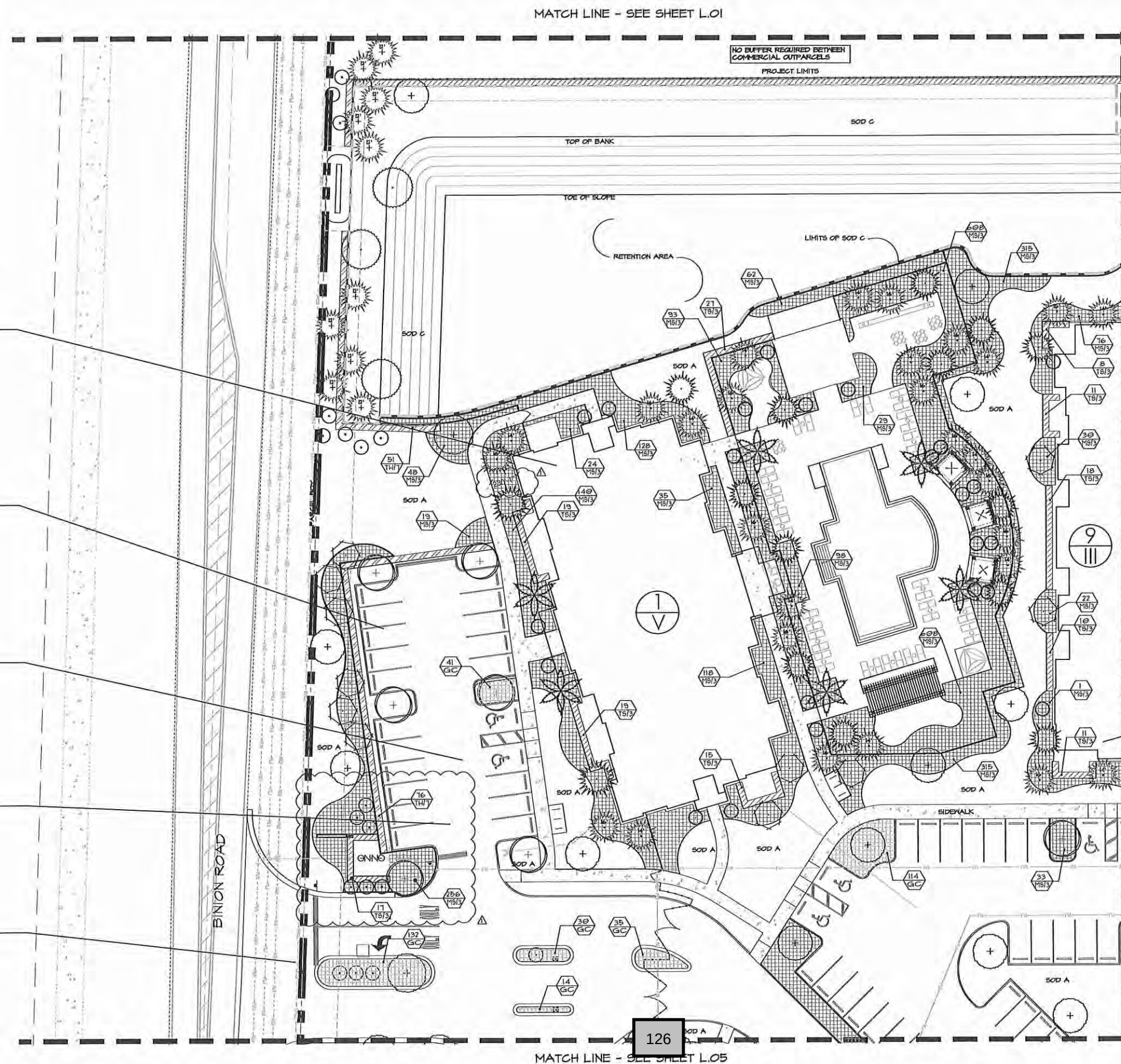
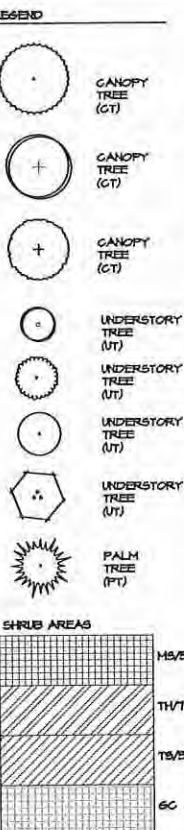
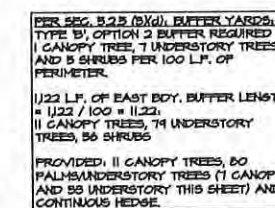
NO.	DATE	DESCRIPTION	DWG. BY	CHK. BY
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/01/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN



DATE: 04-16-2019
PROJECT NO.: WOO019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.02



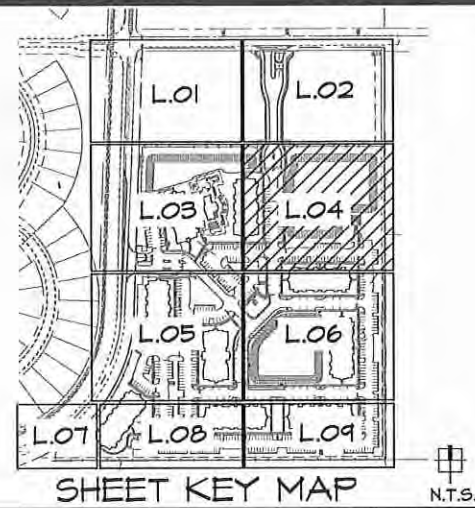
NO.	DATE	DESCRIPTION	DATE BY	CHK BY
	04/25/10	INITIAL SUBMITTAL TO CITY	JHB	JHB
△	05/11/10	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

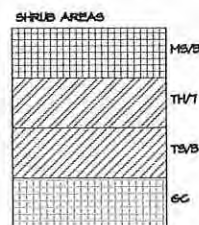
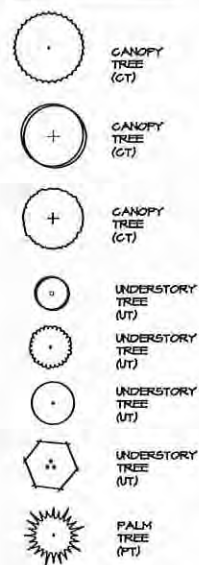
Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA-66883
Certificate of

DATE:	04-16-2019
PROJECT NO.:	W00019-05.01
DRAWN BY:	JWS /JHB
DESIGNED BY:	JHB
CHECKED BY:	JHB

SHEET NO.
L.03



LEGEND

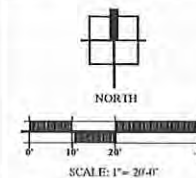
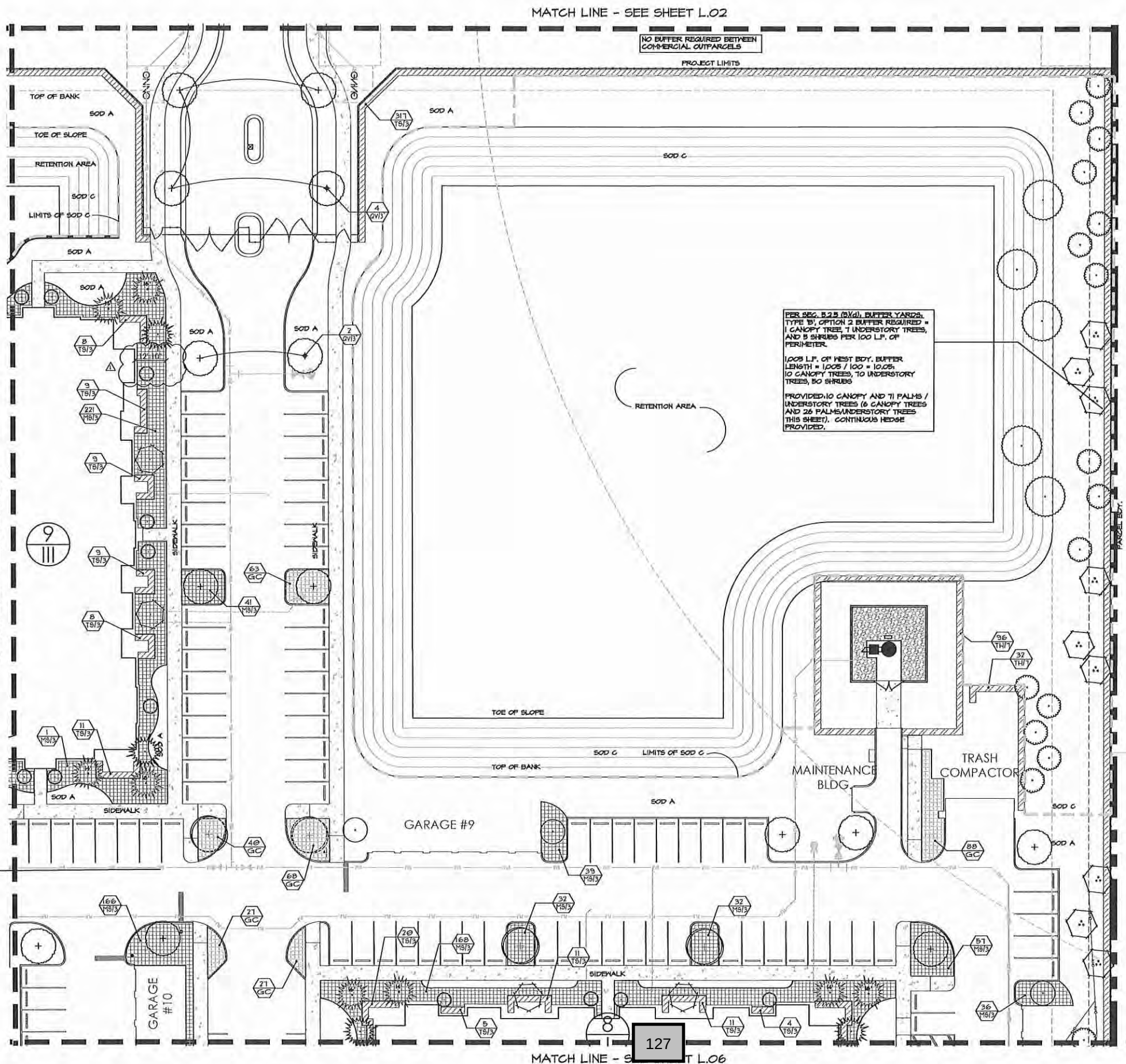


PER SEC. 5.2.5 (b)(1)(g), INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.

INTERIOR PARKING AREA = 231,231.23 S.F. X 10 = 2,312,312.3 S.F. (REQUIRED LANDSCAPE AREA)

PROVIDED: 23,123 S.F. OF INTERIOR LANDSCAPE AREA

MATCH LINE - SEE SHEET L.03



NO.	DATE	DESCRIPTION
1	04/16/2019	INITIAL SUBMITTAL TO CITY
2	05/17/2019	RESUBMITTED PER CITY COMMENTS

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

Landscaping Architect
In Charge:
James H. Bailey
Registration # L/A0666883
05/17/2019
Certificate of
Authorization LC 26000435

DATE: 04-16-2019

PROJECT NO: W00019-05.01

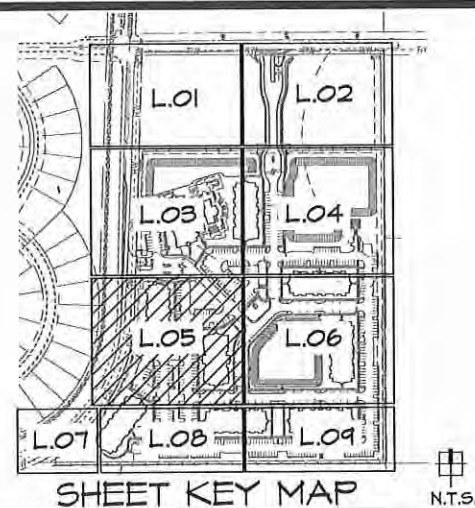
DRAWN BY: JWS/JHB

DESIGNED BY: JHB

CHECKED BY: JHB

SHEET NO.

L.04



LEGEND

- CANOPY TREE (CT)
- CANOPY TREE (CT)
- CANOPY TREE (CT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- FALM TREE (PT)

SHRUB AREAS

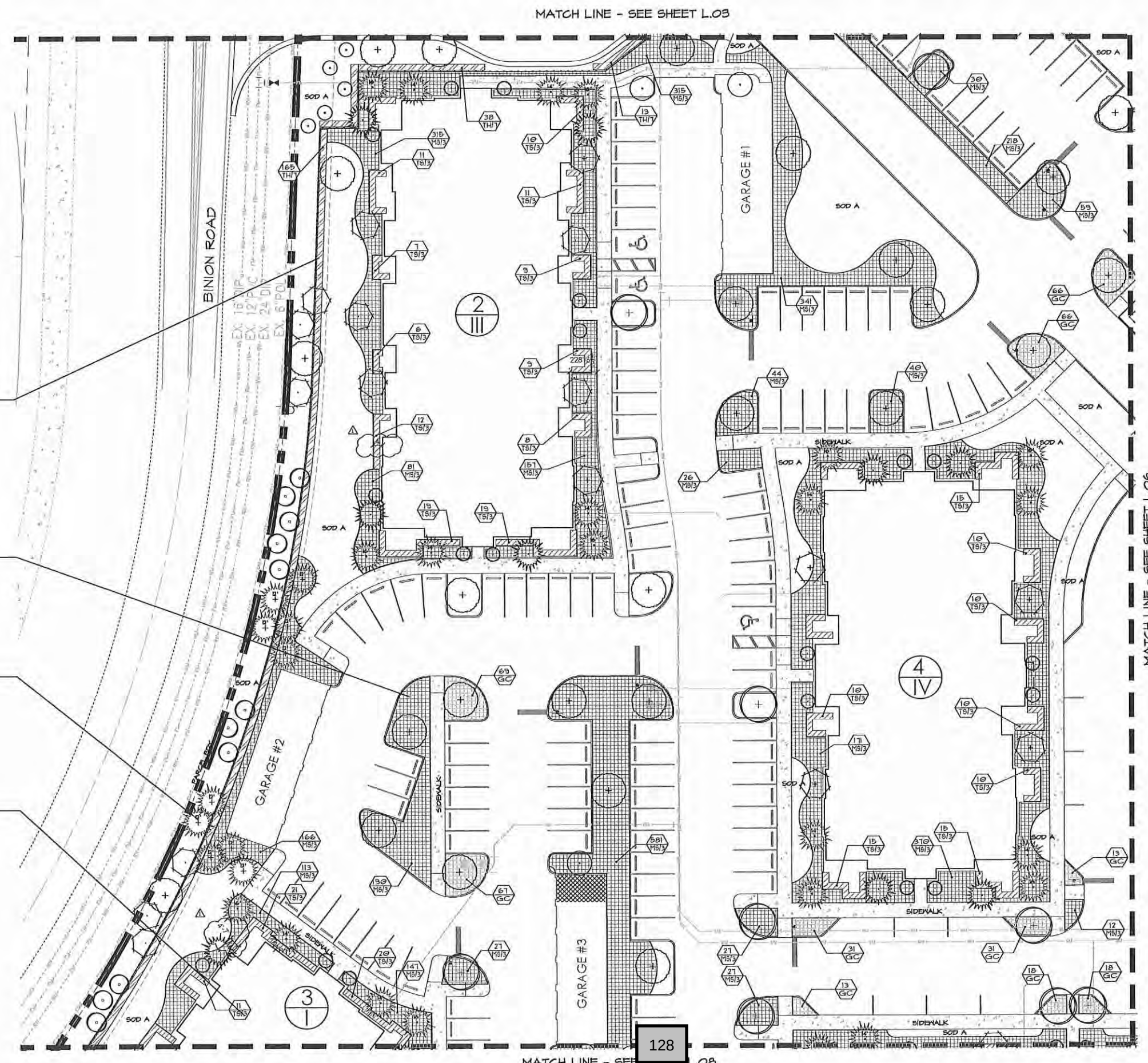
- MS/B
- TH/T
- TS/B
- GC

PER SEC. 5.2.5 (A)(1) FOUNDATION PLANTINGS (BLDG. # 21)
 REQUIRED: ALL BUILDINGS FACING R.O.M. SHALL CONTAIN FOUNDATION LANDSCAPE MIN. 4 FT. WIDE FOR THE ENTIRE LENGTH OF THE BLDG. CONTAINING SHRUBS A MIN. 24" TALL, 30" O.C. AND UNDERSTORY TREE PER 20 L.F. OF BUILDING. PLANTINGS SHALL BE PLANTED NO CLOSER THAN 25 FT. FROM THE FOUNDATION.
 104 L.F. OF FACADE AT 20 L.F. = 4 UNDERSTORY TREES.
 PROVIDED: 1 UNDERSTORY TREES AND LANDSCAPE 4 WIDTH MIN., 24" HT. MIN. PLANTED 50" O.C. MAX.

PER SEC. 5.2.5 (B)(1)(c) INTERIOR VEHICULAR PARKING AREA
 INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.
 INTERIOR PARKING AREA = 251,291.25 S.F. X .10 = 25,129.12 S.F. (REQUIRED LANDSCAPE AREA)
 PROVIDED: 25,129 S.F. OF INTERIOR LANDSCAPE AREA

PER SEC. 5.2.5 (B)(1)(d) BUFFER YARDS
 TYPE 1B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 7 UNDERSTORY TREES, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.
 122 L.F. OF EAST B.O.Y. BUFFER LENGTH = 122 / 100 = 1.22
 11 CANOPY TREES, 74 UNDERSTORY TREES, 56 SHRUBS
 PROVIDED: 11 CANOPY AND 50 PALMS/UNDERSTORY TREES (4 CANOPY AND 50 UNDERSTORY THIS SHEET) AND CONTINUOUS HEDGE

PER SEC. 5.2.5 (A)(1) FOUNDATION PLANTINGS (BLDG. # 21)
 REQUIRED: ALL BUILDINGS FACING R.O.M. SHALL CONTAIN FOUNDATION LANDSCAPE MIN. 4 FT. WIDE FOR THE ENTIRE LENGTH OF THE BLDG. CONTAINING SHRUBS A MIN. 24" TALL, 30" O.C. AND UNDERSTORY TREE PER 20 L.F. OF BUILDING. PLANTINGS SHALL BE PLANTED NO CLOSER THAN 25 FT. FROM THE FOUNDATION.
 142 L.F. OF FACADE AT 20 L.F. = 10 UNDERSTORY TREES.
 PROVIDED: 10 UNDERSTORY TREES AND LANDSCAPE 4 WIDTH MIN., 24" HT. MIN. PLANTED 50" O.C. MAX.



407-730-5774

NORTH

SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION
1	04/25/19	INITIAL SUBMITTAL TO CITY
2	05/17/19	RESUBMITTED PER CITY COMMENTS

ALTA EAST SHORE
 CITY OF APOPKA, FL

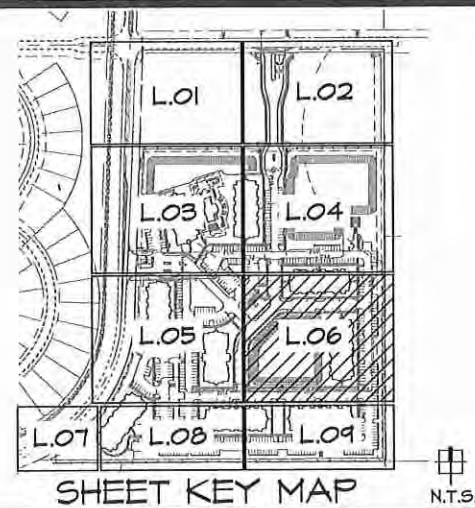
PERMIT / CONSTRUCTION PLANS
 PREPARED FOR:
 WOOD PARTNERS

LANDSCAPE PLAN

Landscape Architect
 In Charge:
 James H. Bailey
 Registration # 1A6666883
 05/31/2019
 Authorization LC 20000435

DATE: 04-16-2019
 PROJECT NO.: W00019-05.01
 DRAWN BY: JWS /JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
L.05



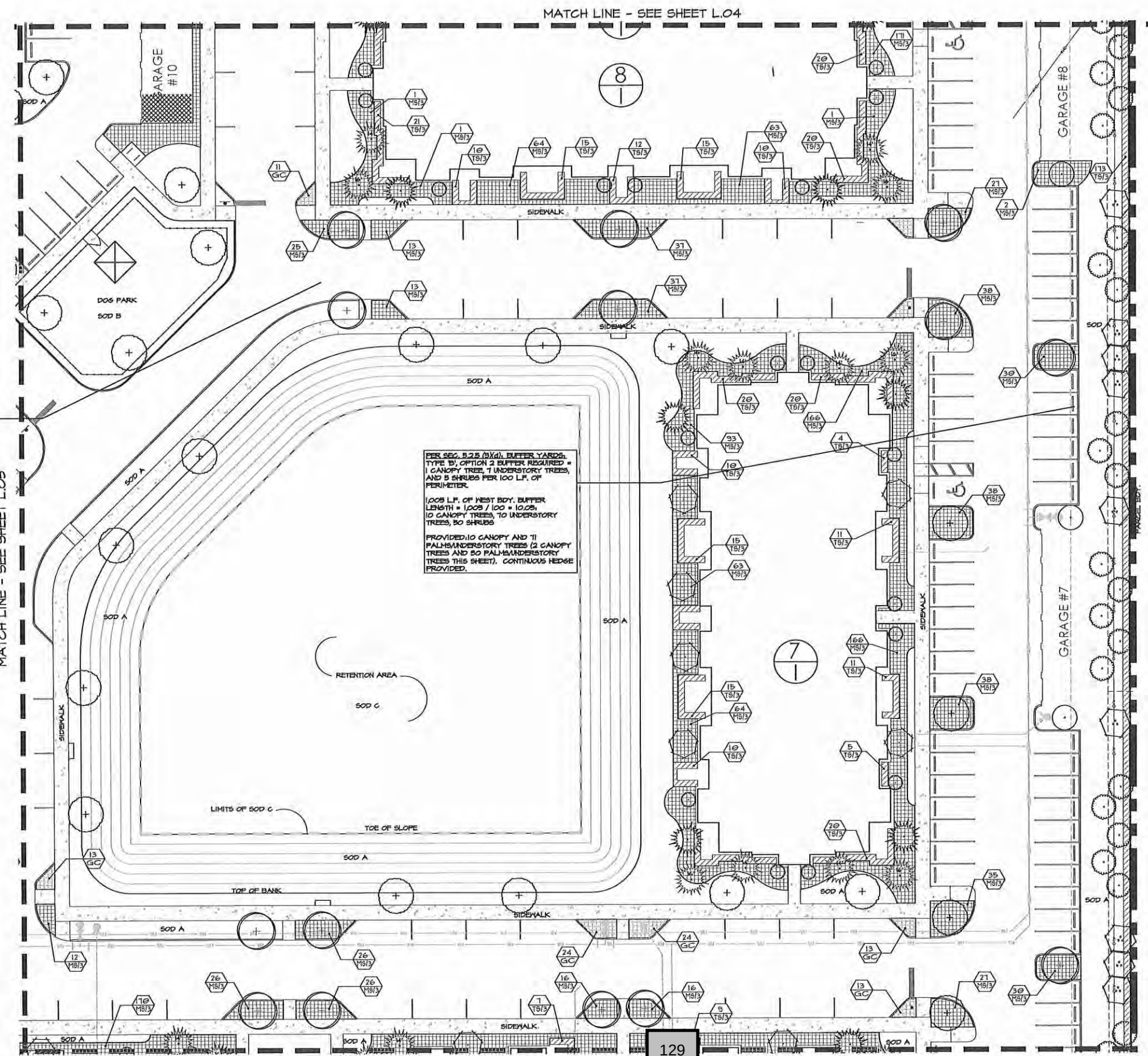
- LEGEND**
- CANOPY TREE (CT)
 - CANOPY TREE (CT)
 - CANOPY TREE (CT)
 - UNDERSTORY TREE (UT)
 - UNDERSTORY TREE (UT)
 - UNDERSTORY TREE (UT)
 - UNDERSTORY TREE (UT)
 - PALM TREE (PT)
- SHRUB AREAS**
- MS/B
 - TH/T
 - TS/B
 - GC

PER SEC. 5.2.5 (b)(1)(g), INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.

INTERIOR PARKING AREA = 251,251.25 S.F. X .10 = 25,125.12 S.F. (REQUIRED LANDSCAPE AREA)

PROVIDED: 23,166 S.F. OF INTERIOR LANDSCAPE AREA

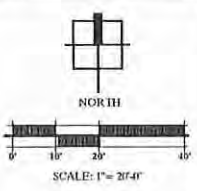
MATCH LINE - SEE SHEET L.05



PER SEC. 5.2.5 (b)(4), BUFFER YARDS. TYPE B, OPTION 2 BUFFER REQUIRED: 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.

1,005 L.F. OF WEST SIDEY. BUFFER LENGTH = 1,005 / 100 = 10.05. 10 CANOPY TREES, 10 UNDERSTORY TREES, 50 SHRUBS

PROVIDED: 10 CANOPY AND 11 PALMS/UNDERSTORY TREES (2 CANOPY TREES AND 50 PALMS/UNDERSTORY TREES THIS SHEET), CONTINUOUS HEDGE PROVIDED.



NO.	DATE	DESCRIPTION
1	04/20/19	INITIAL SUBMITTAL TO CITY
2	08/01/19	RESUBMITTED PER CITY COMMENTS

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

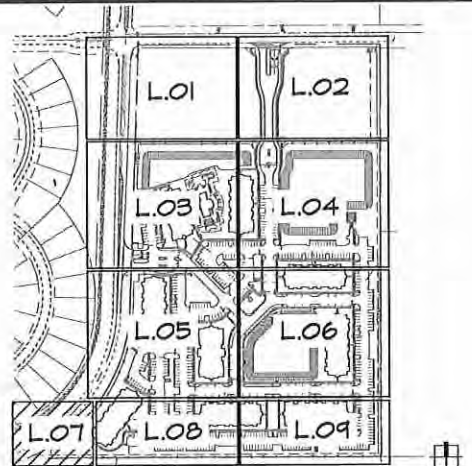
PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: WOOD19-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

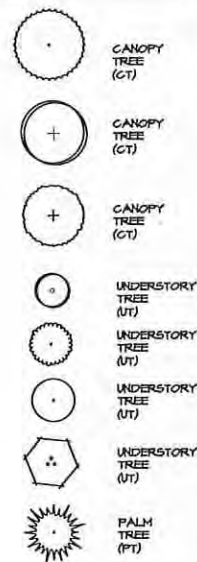
SHEET NO.
L.06



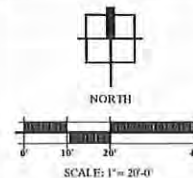
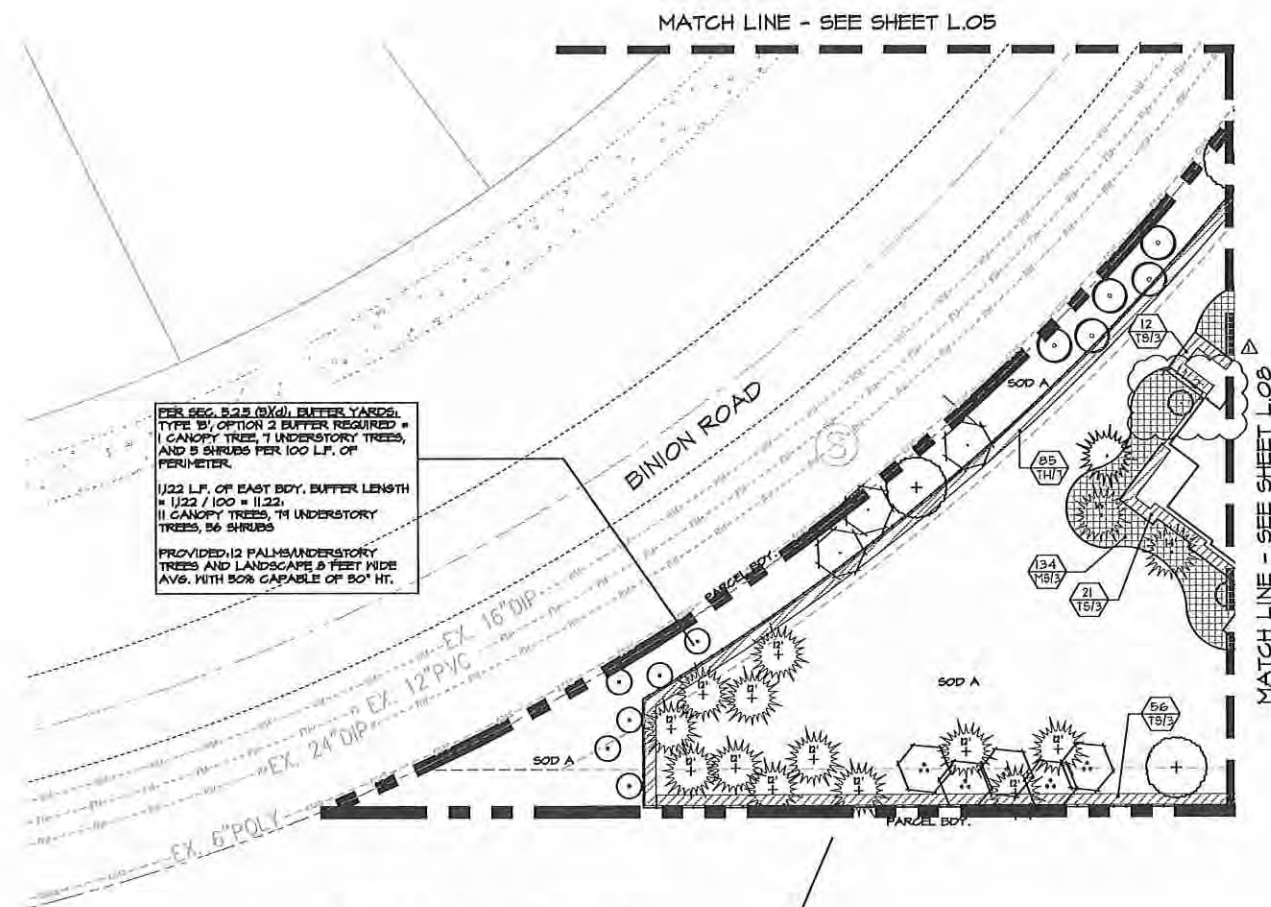
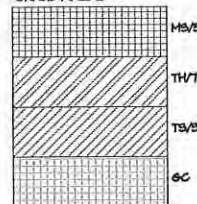
SHEET KEY MAP

N.T.S.

LEGEND



SHRUB AREAS



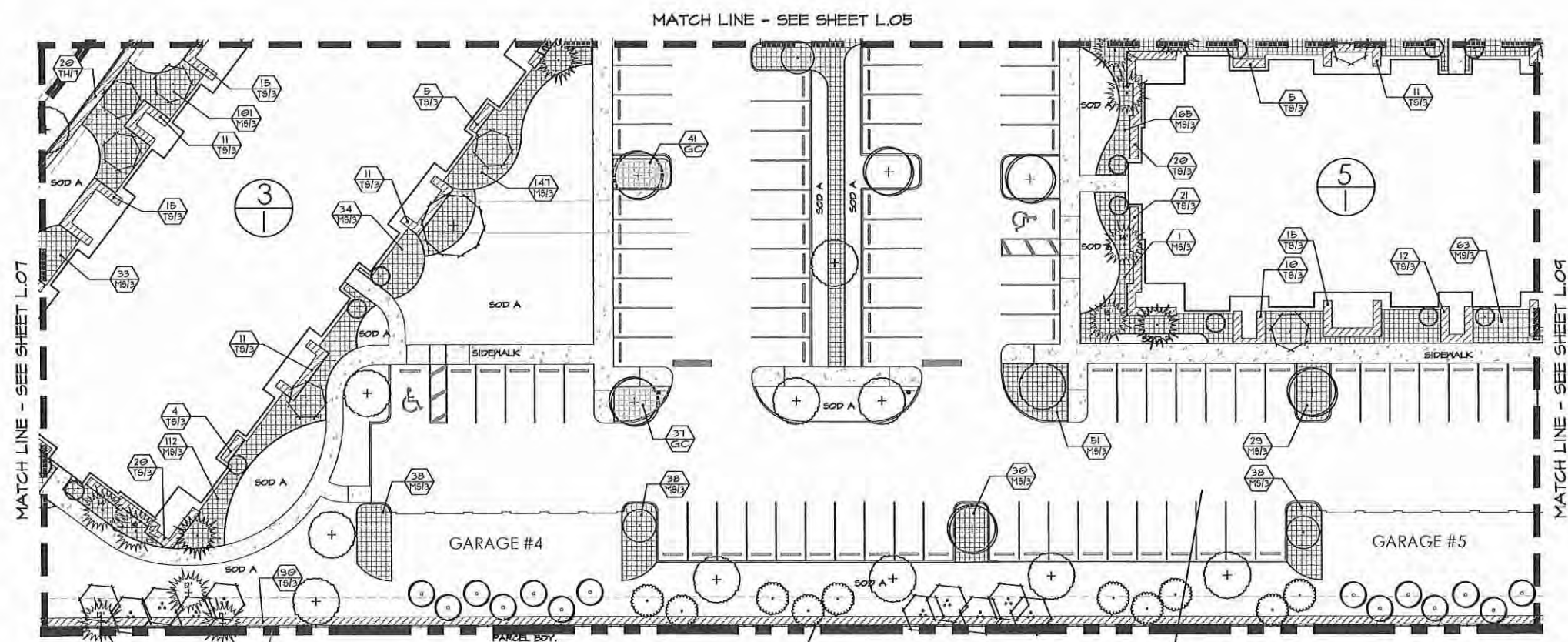
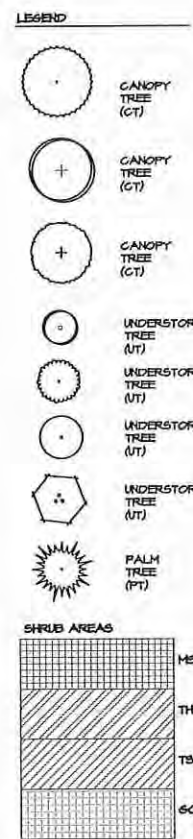
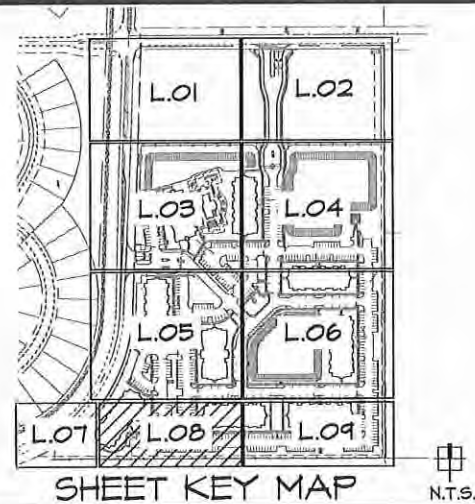
NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/01/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LC 26000435
05/31/2019
Certificate of
Authorization LC 26000435

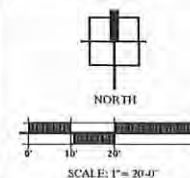
DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.07



PER SEC. 5.2.5 (B)(1), BUFFER YARDS:
TYPE B, OPTION 2 BUFFER REQUIRED =
1 CANOPY TREE, 1 UNDERSTORY TREE,
AND 5 SHRUBS PER 100 LF. OF
PERIMETER.
1/12 L.P. OF SOUTH B.O.Y. BUFFER LENGTH
= 1/12 / 100 = 1/12.
11 CANOPY TREES, 78 UNDERSTORY
TREES, 56 SHRUBS
PROVIDED: 12 CANOPY TREES, 81
UNDERSTORY / PALMS (5 CANOPY AND
81 UNDERSTORY THIS SHEET).
CONTINUOUS HEDGE PROVIDED.

PER SEC. 5.2.5 (B)(1)(a), INTERIOR
VEHICULAR PARKING AREA:
INTERIOR LANDSCAPE AREA SHALL BE
A MIN. OF 10% OF THE OFF STREET
PARKING AREA.
INTERIOR PARKING AREA = 291,281.25
S.F. X .10 = 29,128.12 S.F. (REQUIRED
LANDSCAPE AREA)
PROVIDED: 28,786 S.F. OF INTERIOR
LANDSCAPE AREA



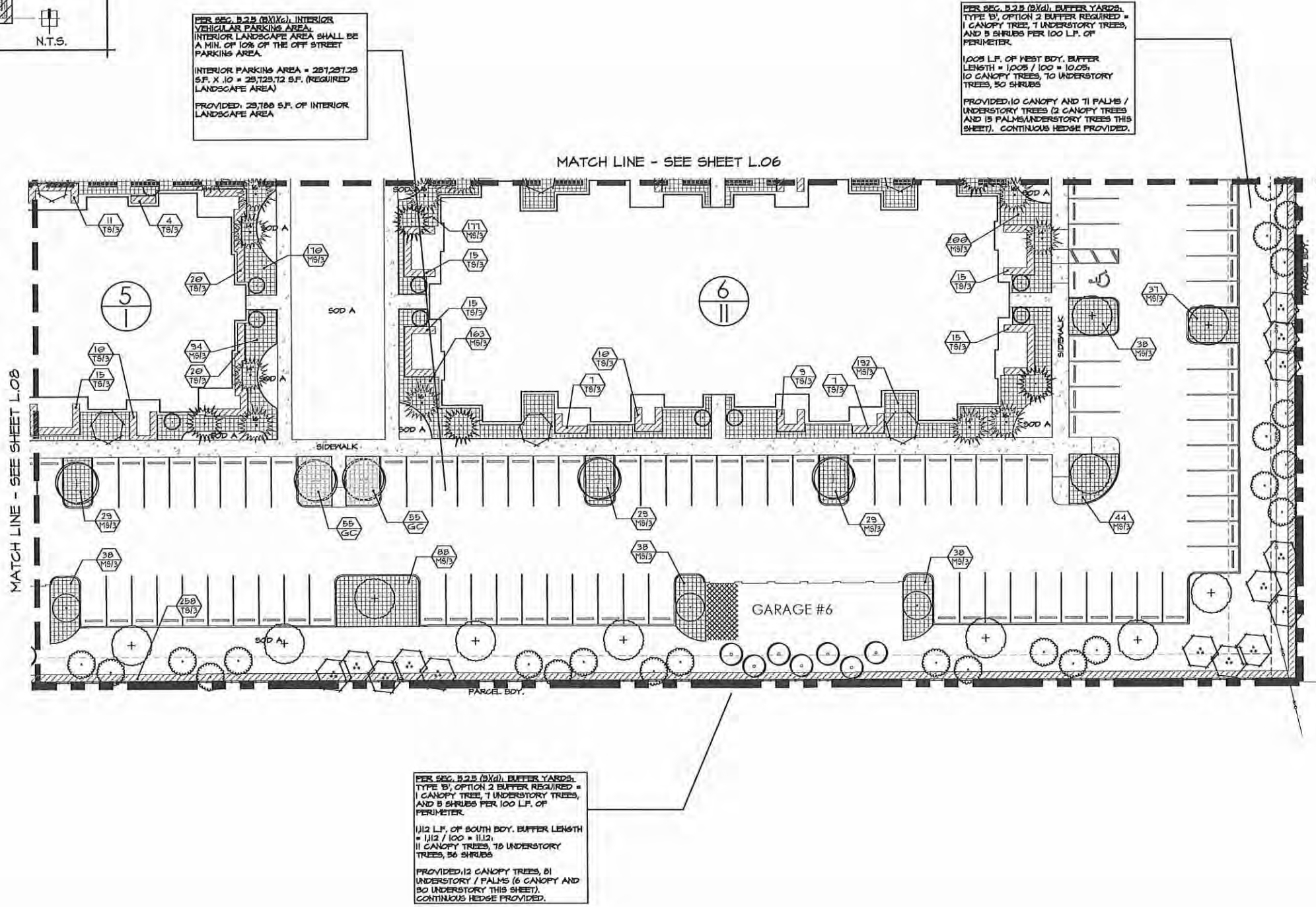
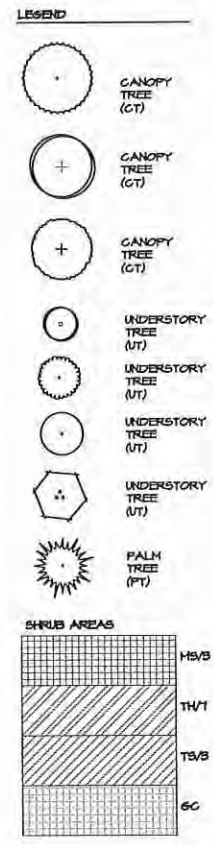
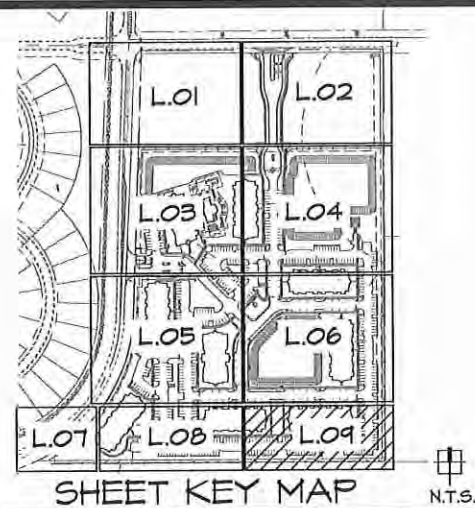
NO.	DATE	DESCRIPTION	BY	CHK
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/03/19	RESUBMITTED FOR CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA0666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.08



PER SEC. 5.2.5 (b)(4), INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.

INTERIOR PARKING AREA = 287,231.25 S.F. X .10 = 28,723.12 S.F. (REQUIRED LANDSCAPE AREA)

PROVIDED: 28,723 S.F. OF INTERIOR LANDSCAPE AREA

PER SEC. 5.2.5 (b)(4), BUFFER YARDS. TYPE B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.

1,000 L.F. OF WEST BOY. BUFFER LENGTH = 1,000 / 100 = 10.00

10 CANOPY TREES, 10 UNDERSTORY TREES, 50 SHRUBS

PROVIDED: 10 CANOPY AND 11 PALMS / UNDERSTORY TREES (2 CANOPY TREES AND 15 PALMS/UNDERSTORY TREES THIS SHEET). CONTINUOUS HEDGE PROVIDED.

PER SEC. 5.2.5 (b)(4), BUFFER YARDS. TYPE B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.

112 L.F. OF SOUTH BOY. BUFFER LENGTH = 112 / 100 = 1.12

11 CANOPY TREES, 10 UNDERSTORY TREES, 50 SHRUBS

PROVIDED: 12 CANOPY TREES, 81 UNDERSTORY / PALMS (6 CANOPY AND 30 UNDERSTORY THIS SHEET). CONTINUOUS HEDGE PROVIDED.



NO.	DATE	DESCRIPTION	INITIALS	DATE	DESCRIPTION	INITIALS
	04/25/19	INITIAL SUBMITTAL TO CITY	JHB			
	05/21/19	RESUBMITTED PER CITY COMMENTS	JHB			

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.09

PROPOSED CANOPY TREE LIST

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
152	CT	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	65 gal. or RPS, 15'-14' ht., 6'-7' spr., 3'-3 1/2' cal.
	CT	Betula nigra 'Dura Heat'	River Birch	100 gal. or RPS, 12'-13' ht., 6'-7' spr., 4'-4 1/2' cal.
	CT	Magnolia grandiflora	Southern Magnolia	100 gal. or RPS, 14'-15' ht., 8'-9' spr., 4'-4 1/2' cal.
	CT	Pinus taeda	Loblolly Pine	30 gal. or B4B, 9'-11' x 4'-5', 3' cal., 2 1/2' dbh min.
	CT	Quercus virginiana	Live Oak	65 gal. or RPS, 12'-13' ht., 6'-7' spr., 3'-3 1/2' cal., 10' ht. min. and 2 1/2' dbh. min.
	CT	Taxodium distichum	Bald Cypress	RPS, 15'-16' ht., 8'-9' spr., 4' cal. min.
	CT	Ulmus alata	Winged Elm	100 gal. or RPS, 14'-16' ht., 6'-7' spr., 4'-4 1/2' cal.

PROPOSED UNDERSTORY TREES AND ACCENTS

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
959	UT	Eleocarpus decipiens	Japanese Blueberry	30 gal., 7'-8' x 2'-3', 2 1/2' cal.
	UT	Ilex attenuata 'Eagleston'	Eagleston Holly	65 gal. or RPS, 10'-12' ht., 5'-6' spr., 2 1/2'-3' cal.
	UT	Ilex 'Mary Nell'	Mary Nell Holly	45 gal., 5'-6' x 3'-3 1/2', 2' cal.
	UT	Lagerstroemia indica 'Muskogee'	Lavender Crape Myrtle	45 gal., 7'-8' x 4'-5', Multi-Trunk, 5 Canes
	UT	Lagerstroemia indica 'Muskogee' Standard	Standard Lavender Crape Myrtle	45 gal., 8'-10' x 6'-7', Standard, 2 1/2' cal., min.
	UT	Ligustrum japonicum	Japanese Privet	RPS, 10'-11' x 10'-11', multi-trunk, 5 trunks min., tightly and symmetrically pruned
	UT	Myrica carifera	Wax Myrtle	45 gal., 6'-7' x 4'-5', Multi-Trunk

PROPOSED PALM TREE LIST

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
152	PT	Livistona decipiens	Ribbon Palm	10', 12', 14', 16' c.t. ht.
	PT	Phoenix sylvestris	Sylvester Palm	10' c.t. ht. per LA selection
	PT	Sabal palmetto - Regenerated	Cabbage Palm - Regenerated	12', 14', 16' c.t. ht. per plan, Regenerated Heads

CITY OF APOPKA LANDSCAPE CODE REQUIREMENTS / CALCULATIONS:

CITY OF APOPKA LDC - Article 5, Section 5.2	PROVIDED
FOUNDATION PLANTINGS, SEC. 5.2.5.A - ALL BUILDINGS FACING A R.O.W. SHALL CONTAIN A FOUNDATION LANDSCAPE AREA ADJACENT TO THE BUILDING THAT IS MIN. 4 FT WIDE FOR THE ENTIRE LENGTH OF THE BUILDING. THE LANDSCAPE SHALL CONTAIN SHRUBS A MIN. OF 24" TALL, 30" O.C. AT TIME OF PLANTING AND A MIN. OF 1 ORNAMENTAL TREE THAT IS AT LEAST 15 GAL. FOR EACH 20 L.F. OF BUILDING LENGTH	SEE SHEET L.03 AND L.05 FOR REQUIRED LANDSCAPE CALCULATIONS FOR BLDG.'S 1, 2, AND 3
OFF STREET VEHICULAR PARKING AREA TREES, SEC. 5.2.5.B - MINIMUM OF 1 CANOPY TREE PER EVERY 10 SPACES.	1 CANOPY TREE PER PARKING ISLAND
OFF STREET VEHICULAR PARKING AREA LANDSCAPE, SEC. 5.2.5.B - INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MIN. OF 10% OF AN OFF-STREET PARKING AREA. INTERIOR LANDSCAPE SHALL CONSIST OF A MIX OF TREES, SHRUBS, AND GROUNDCOVER. TURF IS NOT ALLOWED TO MEET THIS REQUIREMENT. SUFFICIENT SHADE SHALL BE PLANTED TO COVER 30% OF THE GROSS PARKING LOT AREA AT MATURE CANOPY GROWTH. INTERIOR LANDSCAPE AREA REQUIRED: 23,723.72 S.F. VEHICULAR USE AREA: 237,237 S.F. X .30 = 71,171 S.F. CANOPY COVERAGE REQUIRED.	INTERIOR LANDSCAPE AREA = 23,718 S.F. CANOPY COVERAGE PROVIDED: 84,720 S.F. (30 FT. DIAMETER CANOPY AT MATURITY FOR TREES WITHIN 10 FT. OF PARKING / DRIVE AISLE)
BUFFER YARDS, SEC. 5.2.5.B.3 - BUFFER TYPE 'B', OPTION 2 IS REQUIRED FOR THIS PROJECT ON THE EAST, WEST, AND SOUTH. THE FOLLOWING ARE THE BUFFERS AND THEIR REQUIRED TREES / SHRUBS: NORTH: NO BUFFER REQUIRED EAST: LENGTH: 1,122 L.F. = 11 CANOPY, 79 UNDERSTORY, 56 SHRUBS WEST: LENGTH: 1,005 L.F. = 10 CANOPY, 70 UNDERSTORY, 50 SHRUBS SOUTH: LENGTH: 1,112 L.F. = 11 CANOPY, 78 UNDERSTORY, 56 SHRUBS	NORTH: NO BUFFER REQUIRED EAST: LENGTH: 1,122 L.F. = 11 CANOPY, 79 UNDERSTORY, CONTINUOUS HEDGE WEST: LENGTH: 1,005 L.F. = 10 CANOPY, 70 UNDERSTORY, CONTINUOUS HEDGE SOUTH: LENGTH: 1,112 L.F. = 12 CANOPY, 78 UNDERSTORY, CONTINUOUS HEDGE
TURF GRASS SPECIES, SEC. 5.2.5.D.3 - NO MORE THAN 50% OF THE GREEN SPACE AREA OR 1/2 ACRE, WHICHEVER IS LESS, MAY BE PLANTED WITH A TURF GRASS THAT HAS A RATING OF LOW IN REGARDS TO DROUGHT TOLERANCE (I.E. ST.AUGUSTINE). TURF GRASS WITH A RATING OF MEDIUM OR BETTER IS STRONGLY RECOMMENDED. MEDIANS AND RETENTION AREAS SHALL USE DROUGHT TOLERANT GRASSES WITH A RATING OF MEDIUM OR BETTER (BAHIA OR ZOYSIA) LANDSCAPE / OPEN SPACE AREA = 5.95 AC. (259,462.46)	BAHIA SOD (SOD C) = 141,831 S.F. ZOYSIA SOD (SOD A) = 29,911 S.F. ST. AUGUSTINE SOD (SOD B) = 3,096.23 S.F. LANDSCAPE AREA = 84,624.23 S.F. TOTAL = 259,462.46 S.F.
IRRIGATION SYSTEM, SEC. 5.2.5.D.5.C.4 - HIGH VOLUME IRRIGATION SHALL NOT EXCEED 50% OF THE LANDSCAPE AREA OR 1/2 ACRE, WHICHEVER IS LESS. MEDIUM VOLUME IRRIGATION SHALL NOT EXCEED 75 % OF THE LANDSCAPE AREA, AND SHALL NOT EXCEED 25% OF THE LANDSCAPE IF HIGH VOLUME IRRIGATION IS UTILIZED ON THE SITE. AT LEAST 25 % OF A LANDSCAPE AREA MUST BE COVERED BY A LOW VOLUME IRRIGATION AREA. LOW VOLUME IRRIGATION (25% MIN) = 1.5 AC (65,340 S.F.)	MEDIUM VOLUME IRRIGATION = 75% LOW VOLUME IRRIGATION = 25 %

PROPOSED SHRUBS & GROUNDCOVERS LIST (TH / TS / MS / GC)

QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	DROUGHT TOLERANCE
14,929	GC	Agapanthus africanus	Lily of the Nile	3 gal., 3-4 ppp., 24" o.c., full plant	MEDIUM
	GC	Eragrostis spectabilis	Purple Love Grass	1 gal., 12"-15" ht., 12"-15" spr., 30" o.c.	MEDIUM
	MS	Hamelia patens 'Compacta'	Dwarf Firebush	3 gal., 15"-18" ht., 15"-18" spr., 30" o.c.	MEDIUM
	MS	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal., 12"-15" ht., 12"-15" spr., 24" o.c.	HIGH
	GC	Juniperus chinensis 'Parsonii'	Parson's Juniper	3 gal., 12"-15" ht., 12"-15" spr., 30" o.c.	HIGH
	MS	Rosa 'Knock-Out'	Knock-Out Rose	3 gal., 18"-20" x 15"-18", a.s.	MEDIUM
	MS	Loropetalum chinense rubrum	Razzleberry Fringe Flower	3 gal., 15"-18" x 15"-18" spr., 30" o.c.	LOW
	MS	Muhlenbergia capillaris	Muhly Grass	1 gal., 12"-16" x 12"-16" spr., 30" o.c.	HIGH
	MS	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gal., 16"-18" x 16"-18" spr., 30" o.c.	MEDIUM
	TH	Podocarpus macrophylla	Podocarpus	7 gal., 36" ht. min x 18"-20" spr., full, 30" o.c.	HIGH
	MS	Podocarpus macrophylla 'Pringles'	Dwarf Podocarpus	3 gal., 10"-12" x 10"-20", Full, 18" o.c.	HIGH
	PG/B	Paspalum quadrifarium	Evergreen Paspalum	3 gal., 24"-30" ht., 24"-30" spr., 30" o.c.	MEDIUM
	MS	Ruellia equisetiformis	Firecracker Plant	3 gal., 24"-30" ht., 18"-30" spr., 30" o.c.	HIGH
	MS	Rhaphitolepis indica 'Alba'	White Indian Hawthorn	3 gal., 15"-18" ht., 15"-18" spr., 30" o.c.	HIGH
	MS	Rosa 'Mollisae'	Pink Drift Rose	3 gal., 10"-12" ht., 10"-12" spr., 24" o.c.	MEDIUM
	MS	Spartina bakeri	Cord Grass	1 gal., 15"-18" x 15"-18", Full, 30" o.c.	HIGH
	GC	Trachelospermum asiaticum	Asian Jasmine	1 gal., 3-4 ppp., 24" o.c.	MEDIUM
	TS	Tripsacum dactyloides	Dwarf Fakahatchee Grass	3 gal., 18"-24" x 18"-20", Full, 30" o.c.	MEDIUM
	TS	Viburnum odoratissimum	Sweet Viburnum	3 gal., 20"-24" ht. x 20"-24" spr., 30" o.c.	MEDIUM
	TH	Viburnum obovatum 'Withlacoochee'	Withlacoochee Viburnum	7 gal., 36" HT. min., 30" o.c.	MEDIUM
	MS	Zamia floridana	Coontie	3 gal., 24"-30" ht., 24"-30" spr., 30" o.c.	MEDIUM

SOD & MISCELLANEOUS ITEMS

TOTAL	ABBREV.	BOTANICAL NAME/ITEM	COMMON NAME	SIZE & SPACING	DROUGHT TOLERANCE
	SOD A	Stenotaphrum secundatum	St. Augustine Floratum'	Solid Sod	MEDIUM
	SOD B	Stenotaphrum secundatum	St. Augustine Floratum'	Solid Sod	LOW
	SOD C	Paspalum notatum 'Argentine'	Argentine Bahiá	All Pond Slopes - To Be Provided BY Site Contractor	HIGH
	MULCH	Designer Brown	Designer Brown	Min. 3" thick	N/A

ALL LANDSCAPE PLANTING MATERIALS SHALL BE FLORIDA NO. ONE GRADE OR BETTER.
LANDSCAPING AND IRRIGATION PLANS SHALL BE COMPLIANT WITH THE "WATER WISE" ORDINANCE 2069 AND STATED ON THE PLANS AS SUCH.

SITE AREA CALCULATIONS:

SITE:	823,371.46 S.F. (18.90 AC)
RESIDENTIAL BLDGS:	117,797 S.F.
ANCILLARY BLDGS. (GARAGES, TRASH COMPACTOR, ETC.)	13,172 S.F.
RETENTION AREA:	136,079 S.F.
DRIVE AISLE / PARKING:	237,237 S.F.
SIDEWALK:	48,585 S.F.
POOL / POOL DECK AREA:	11,047 S.F.
TOTAL:	563,917 S.F. (12.94 AC)
OPEN SPACE:	259,462.46 S.F. (5.95 AC)
(18.90 AC - 12.94 AC FROM ABOVE)	

SITE TREE TABLE:

TOTAL INCHES ON-SITE: 0" (ONLY EXISTING TREES ARE SABAL PALMS)
TOTAL NUMBER OF SPECIMEN TREES: 0
TOTAL INCHES REMOVED: 0"
TOTAL INCHES RETAINED: 0"
TOTAL SPECIMEN INCHES RETAINED: 0"
TOTAL INCHES REQUIRED: 0" (FOR MITIGATION PURPOSES)
TOTAL INCHES REPLACED: 0" (FOR MITIGATION PURPOSES)
TOTAL INCHES POST DEVELOPMENT: 456" (CANOPY TREES ONLY)
SITE CLEARING AREA IN SQUARE FEET AND ACRES: 844,371 S.F. / 19.39 AC



NO.	DATE	DESCRIPTION	INITIAL SUBMITTAL TO CITY	RESUBMITTED PER CITY COMMENTS
1	04/25/19			
2	05/13/19			

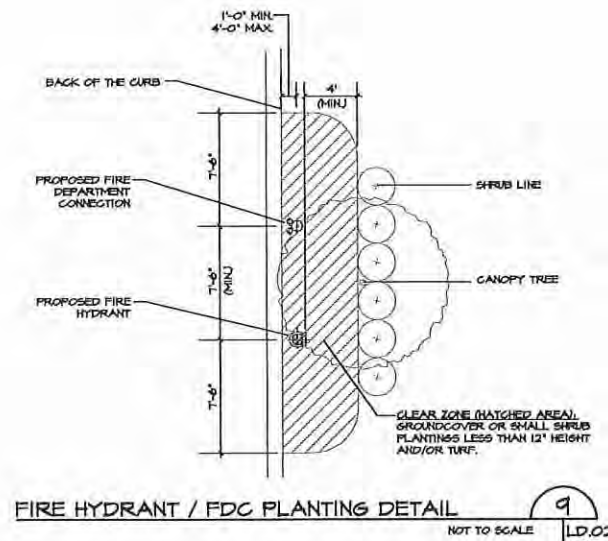
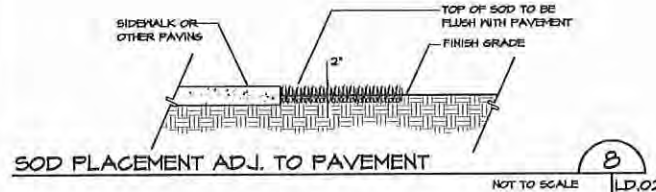
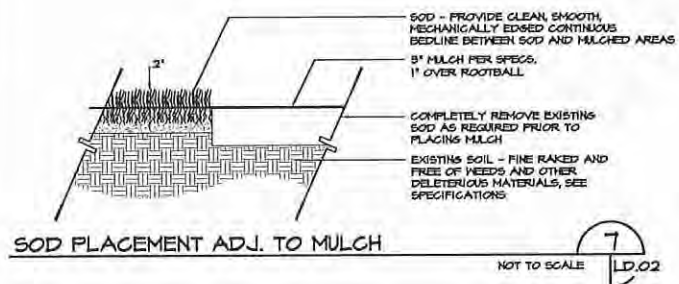
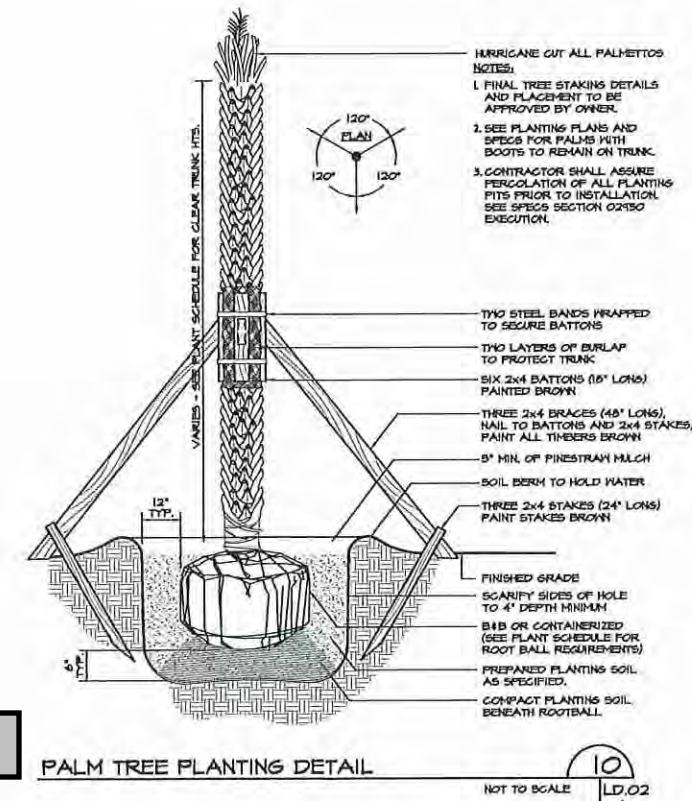
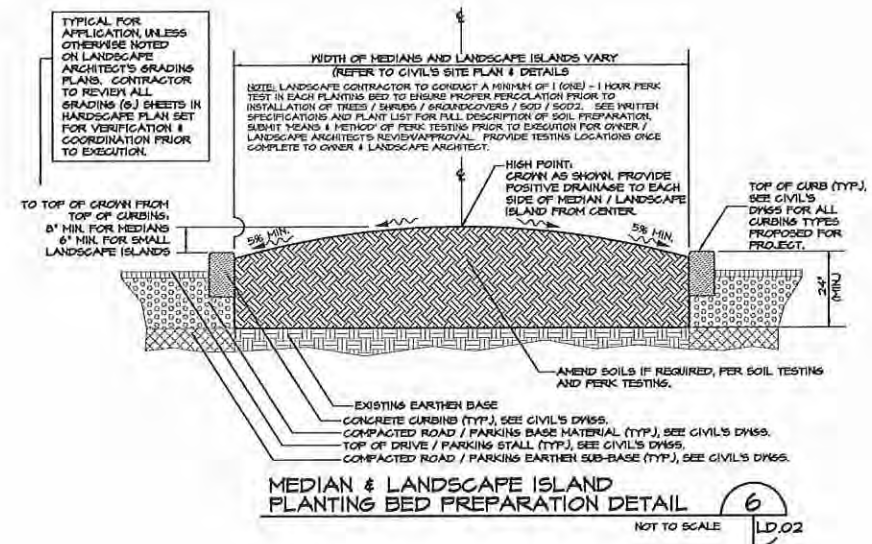
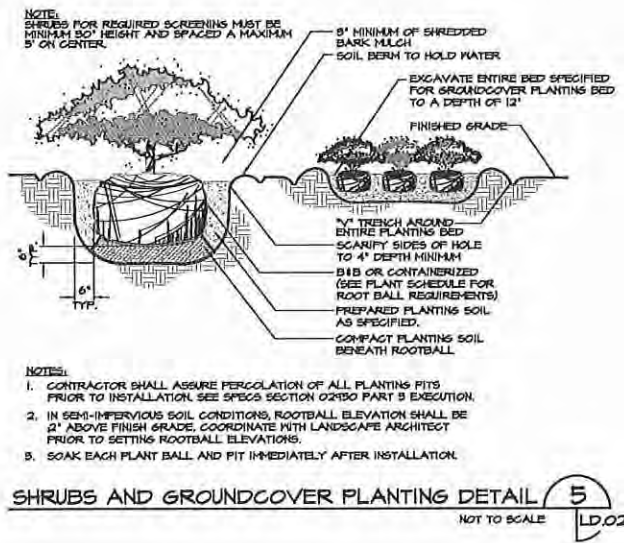
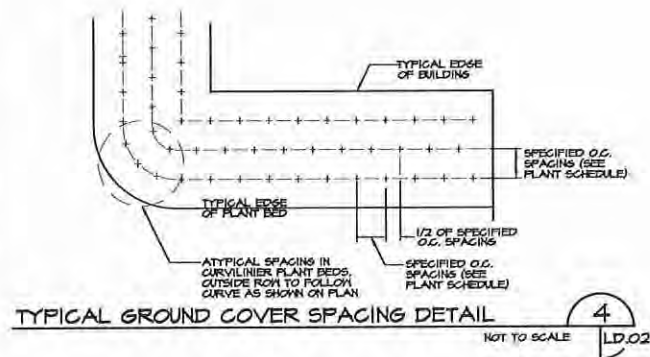
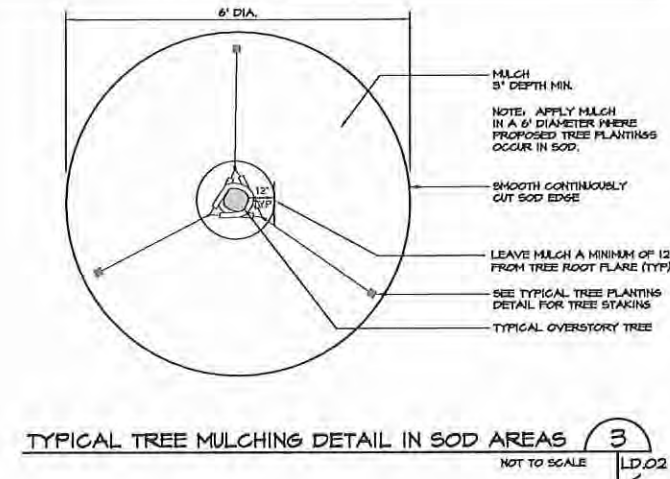
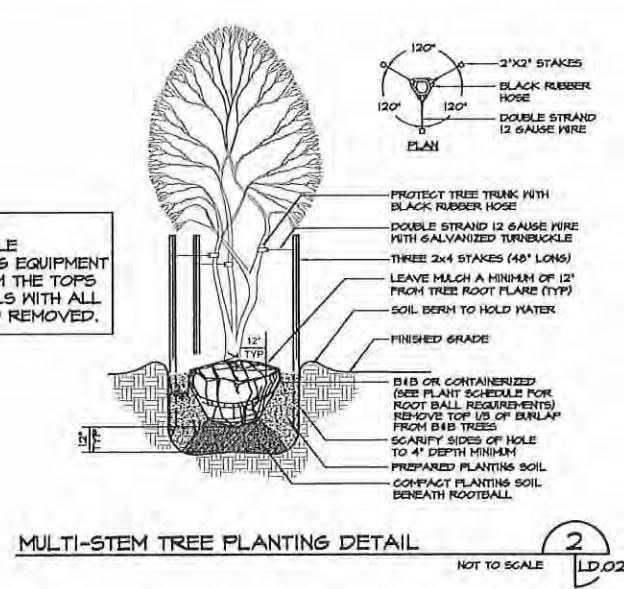
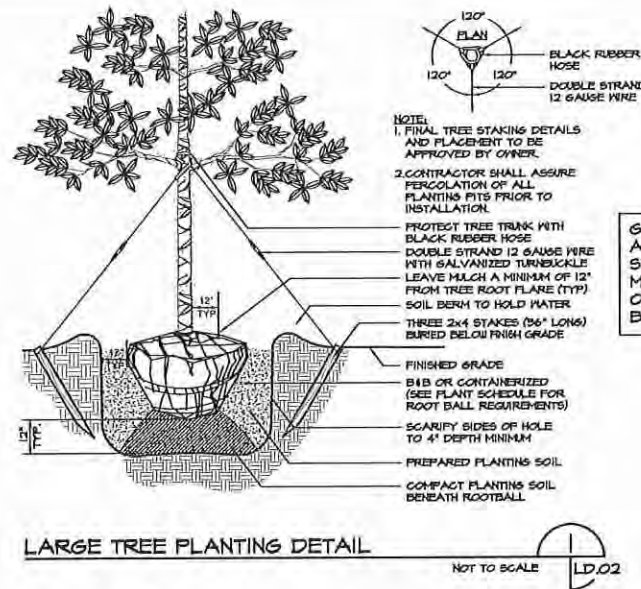
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA666683
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.

LD.01



NO.	DATE	DESCRIPTION	BY	CHK
1	04/20/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/21/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOFCA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE DETAILS

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
LD.02

LANDSCAPE WORK- SECTION 02950

PART 1.1 GENERAL

1.01 WORK INCLUDED

A. LANDSCAPING

- Provide all labor, materials, plant material, soil additives, soil preparation, aesthetic and fine grading, fertilizing, planting, sodding, cleanup, equipment, services, and maintenance of plantings until final acceptance of all landscaping work indicated on the Drawings and specified.
- The Contractor will be required to obtain a Roll Utilization permit from the governing jurisdiction for all work occurring in the Roll. The permit fee will be determined at such time and shall be submitted to the Owner for reimbursement without any cash-up. The Owner's representative will coordinate plan review and approval for such permit.

B. RELATED WORK SPECIFIED ELSEWHERE

- IRRIGATION SYSTEMS Section 09360

1.02 BID DOCUMENTS

- For bidding purposes, the value of the contract shall be based on the contractor's take offs from the graphically drawn plans. If quantities differ from plan list, the draw plan controls.
- Bid documents shall include unit prices to justify the stated lump sum and provide unit costs in case of additions and for deletions required during construction.

1.03 QUALITY ASSURANCE

A. REFERENCE SPECIFICATIONS AND STANDARDS

- Standards as established by the Florida Nursery Growers Association (FNGA).

B. TESTS AND INSPECTIONS

- Plants shall be subject to inspection and approval of the Owner's Representative at place of growth and/or upon delivery for conformity to specifications. Such approval shall not impair the right of inspection and rejection during progress of work. Inspection and tagging of plant material by Owner's Representative for design intent only and does not replace the Owner's Representative's approval of the plant material in regards to their health and vigor. The health and vigor of the plant material is the sole responsibility of the Contractor. Trees that are found to be diseased or root banded are to be rejected prior to planting.
- The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Prior to commitment of plant specimens, the Contractor shall examine the soils in all areas of work by conducting soil tests and filling test holes with water to determine if soil chemistry and drainage is satisfactory. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner's Representative for possible remedial action or plant material substitutions. The Owner's Representative reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

C. PERFORMANCE

- All planting shall be performed by personnel familiar with planting procedure and under supervision of a qualified landscape foreman.
- All work shall comply with applicable codes and regulations.
- The work shall be coordinated with other trades to prevent conflicts.

1.04 SUBMITTALS

- Submit documentation to Owner's Representative within fourteen (14) days after award of Contract, indicating quantities of plant material, availability and source of plant material.
- Contractor shall be responsible for all material listed on the plant list unless noted otherwise. Any and all substitutions due to unavailability must be requested in writing prior to completion of ordering. All material will be subject to inspection and approval by Owner's Representative. Contractor shall coordinate a material tagging trip with the Landscape Architect for all trees, specimen and accent materials as indicated in the pre-construction meeting.

1.05 PROJECT CONDITIONS

- Sequencing: Do not commence planting until site grading, soil import, and preparation has been completed.
- Inspect and approve all sprinkler work and finish grading prior to the start of shrub and groundcover planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

1.06 WARRANTY

- The Contractor shall guarantee all tree and shrub/groundcover plantings for a period of twelve (12) months, and all sod for three (3) months after the date of final acceptance. During this period, the Contractor shall continue the observation of plants and guarantee work. The Contractor shall submit monthly observation reports to the Owner with a copy to the Landscape Architect during the guarantee period. The purpose of these reports is to state any existence deficiencies observed. It is the Contractor's responsibility to report these to protect his guarantee. Failure to submit reports eliminates any claim that the guarantee is not valid due to improper maintenance by Owner.
- Replacement of Defective Plants: Any dead plants or plants showing indication of probable non-survival or lack of health and vigor, or which do not exhibit the characteristics to meet specifications, shall be replaced within two weeks of notice from Owner or Landscape Architect. All replacement plants shall be furnished/ installed at no additional cost to the Owner and shall be guaranteed for a period of twelve (12) months for all trees and shrub/groundcover replacements and for three (3) months for the replacement of sod after the date of the replacements. All replacements shall meet original specifications.
- The Contractor shall notify the Owner and Landscape Architect ten (10) days prior to the end of the guarantee period and such guarantee shall be extended until notification is received.
- At the end of the guarantee period, all plants that are dead or in unsatisfactory growth shall be replaced within two weeks.

1.07 PRODUCT HANDLING

- Delivery:
 - Plant transportation shall comply with all Federal and State regulations.
 - Deliver fertilizer to site in original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State Law.
 - The Contractor shall furnish Owner's Representative receipts for all amendments.
 - Deliver all plants with legible identification labels:
 - Label trees, evergreens, bundles of containers of like shrubs or groundcover plants.
 - State correct plant name and size indicated on plant list.
 - Use durable waterproof labels with water-resistant ink which will remain legible for at least 60 days.
 - Protect plant material during delivery to prevent damage to root ball or desiccation of leaves.
 - The Contractor shall notify the Owner's Representative three (3) days in advance of delivery of all plant materials and shall submit a limited list of the plants in each delivery.
- Storage:
 - Store plant material in shade and protect from weather.
- Handling: The Contractor is cautioned to exercise care in handling, loading, unloading, and storing of plant materials. Plant materials that have been damaged in any way shall be discarded. If they have been installed, they shall be replaced with undamaged materials at the Contractor's expense.

1.08 VERIFICATION OF DIMENSIONS AND QUANTITIES

- All scaled dimensions are approximate. Before proceeding with any work, carefully check and verify all dimensions and quantities. Immediately inform the Owner's Representative of any discrepancies between the Drawings, Specifications, and actual conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

conditions. Do not do work in any area where there is a significant discrepancy until approval to proceed has been received from the Owner's Representative.

1.09 OWNER TAGGED MATERIALS

- Contractor shall leave all tags on material previously tagged by the Owner's Representative until final acceptance.

1.10 JOB CONDITIONS

- Protection: The Landscape Contractor shall protect all materials and work against injury from any causes and shall provide and maintain all necessary safeguards for the protection of the public. Heretofore shall be held responsible for any damage or injury to person or property, which may occur as a result of his negligence in the prosecution of the work.

B. Existing Conditions

- The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work including, but not limited to, plant material, irrigation materials, underground pipes and cables, and the pipes and hydrants of existing systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Landscape Architect shall be consulted and will adjust the location of plants to clear such obstruction. The Landscape Contractor shall be responsible for the immediate repair of any damage caused by his/her work.
- Should any objectionable materials such as old concrete, bricks or other debris be encountered during planting operations, the Landscape Contractor shall bring it to the attention of the Owner to coordinate removal of the material from the site.
- The Landscape Contractor shall be responsible for proper plant growth in existing on-site soils. Any unsatisfactory conditions shall be brought to the immediate attention of the Owner/Landscape Architect for possible remedial action or plant material substitutions. The Owner/Landscape Architect reserves the right to make changes or substitutions in plant type or quantities for the purposes of insuring proper plant growth.

1.11 SAMPLES AND TESTS

- Owner's Representative reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request of Owner's Representative. Rejected materials shall be immediately removed from the site at Contractor's expense. Contractor shall pay cost of testing of materials not meeting specifications.

PART 2.1 - PRODUCTS

2.01 MATERIALS

A. GENERAL

- Nomenclature: All trees, shrubs and plants shall be true to name as established by the American Joint Committee on Horticultural Nomenclature publication "Standard Plant Names". The designated authority for the identification of all material shall be the two publications of L.H. Bailey, "Hortus III" and "Manual of Cultivated Plants", and all specimens shall be true to type, name, etc., as described therein.
 - Grade Standards and Quality: All plants shall be nursery grown and shall comply with all required inspection, grading standards and plant regulations as set forth in the Florida Department of Agriculture "Grades and Standards for Nursery Plants", Parts I and 2 including revisions.
 - The minimum grade for all trees and shrubs shall be Florida No. 1 unless otherwise indicated and all plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall have healthy, well-developed root systems and shall be free of disease and insect pests, eggs or larvae.
 - Measurements:
 - The minimum acceptable size of all plants, measured after pruning, with branches in normal position, shall conform to the specifications for the crown on the plant. Sizes specified are minimum standards. Plants shall be equal to or larger than all categories (height, spread, caliper, container) of size specification. Substantial deviations from these measurements must be approved by Landscape Architect. Caliper of tree trunks shall be measured one foot above root ball for trees under 6 inches in caliper, and shall be measured 6 inches above the rootball for trees under 6 inches in caliper.
 - Clear trunk of all types of palms shall be measured from the finished grade to the beginning of the fronds. The banded portion of the head of the palm shall be in proportion to the overall height of the palm.
 - Plant Protection: Plants shall be protected upon arrival at the site by being thoroughly watered, kept moist, and properly maintained until planted.
 - Plant Material: In reference to method of cultivation, root system status, etc., plants for landscaping shall be classified under the following designations:
 - Container Grown Plants:
 - Container grown plants shall have been grown in a container large enough, and for sufficient time for the root system to have developed well to hold the soil together firm and whole. No plants shall be loose in the container. Plants which have become root banded or for which the system is too large for the size of the container will not be acceptable.
 - All containers shall be cut and opened fully in a manner such as will not damage the root system. Container grown plants shall not be removed from the container until immediately before planting, when all due care shall be taken to prevent damage to the root system.
 - Any container grown material that was previously tagged for the job by the Owner/Landscape Architect shall have the locking bag visible on the tree until substantial completion has been awarded.
 - Balled and Burlapped Trees (if applicable):
 - Plants so classified shall be dug with firm natural rootballs of earth coming from similar climatic and soil conditions as those on the project. The size and sufficient diameter and depth to include most of the fibrous roots. The rootball of these plants shall be properly wrapped with burlap sack material and resin protected and set out until they are planted. The plants shall be handled only by the earth ball and not by the plant itself. All balled and burlapped plants which cannot be planted immediately upon delivery shall be set on the ground and shall be well protected with soil, wet soil, wet news, or other acceptable material. The plants shall be set with the burlap cover intact and with the burlap showing until final inspection.
 - Burlaps shall be pure burlap, 1/2 % organic material with the ability to decompose.
 - Roots Plus: All Oak trees classified as balled and burlap shall be tagged as a roots plus product and the tag shall remain until substantial completion has been awarded. Any material previously tagged at a nursery by the Owner/Landscape Architect shall have the nursery's locking bag visible on the tree until substantial completion has been awarded.
- Bare Root Plants: No bare root plants shall be used unless otherwise specified.
- Grow Bag Plants: No grow bag plants shall be used.

C. Planting Materials

- Topsoil:
 - Topsoil shall be a friable loam, typical of cultivated topsoils locally containing at least 5 percent of decayed organic matter (humus). It shall be taken from a well-drained, aridic site. It shall be free of weeds, seeds, rocks, stones, clods, sticks, roots or other objectionable extraneous matter or debris. It shall not contain toxic materials and shall have an acidity range of pH 6.0 to 7.0. Topsoil from not grass infested areas will not be acceptable.
 - Soil testing shall be performed and analyzed by a laboratory registered by the state. Testing shall include fertility and suitability analysis with written recommendations for fertilizer or amendments, which shall take precedence over rates or analysis specified in this section. Soil testing shall be the Contractor's responsibility. Submit test results to the Landscape Architect for review.
 - Soil Preparation: Prior to placing mix and backfill, or commencing with planting, rototill any or all areas that have been previously compacted over 50 percent for other construction purposes.

- Fertilizer: Fertilizer shall be a complete balanced blend formula, of which part of the elements shall be derived from organic sources. It shall contain phosphorus and potassium as well as recommended micronutrients such as magnesium, iron, copper, zinc, boron, and manganese in sulfate form. Nitrogen shall be applied over all turf, shrub and tree areas at a rate of 1 pound per 1,000 square feet. The complete fertilizer analysis shall be approved by the Landscape Architect.

- Weed Control: All planting beds shall be treated with the pre-emergent Treflan, as manufactured by Elanco Products Company, Division of E.I. Lilly Company, Indianapolis, Indiana, or approved equal. Contractor shall apply the pre-emergent prior to mulching as per manufacturer's instructions.
- Mulch: Wood mulch shall be design brown grade 1, clean, bright and free of seeds, nails, sticks and other debris unless specified otherwise.
- Water: Suitable water for the irrigation of the new plantings during the progress of construction shall be provided and paid for by the Contractor, who shall also furnish adequate watering equipment.
- Stakes and Ties: Stakes and tree ties shall be provided in accordance with the requirements of Paragraph 3.03.03 hereinafter.

PART 3.1 - EXECUTION

3.01 INSPECTION

- Insure that final grades to 1/4" @ 10' (20') have been established prior to commencing planting operations. Provide for inclusion of all standards, setting, etc. Landscape Contractor shall be responsible for finish grading all planting areas as indicated on Civil Engineer's plans and as directed by the Owner's Representative.
- Inspect trees, shrubs and live stock plant material for injury, insect infestation and trees and shrubs for improper pruning.
- Do not begin planting of trees until deficiencies are corrected or plants replaced.

3.02 PREPARATION

- Soil Preparation:
 - All planted areas to be planted shall be loosened to 30cm (12") except 2:1 or steeper slopes.
 - Soil to be used for planting shall be free of rocks over 10cm (12") in diameter, and free of foreign debris, refuse, plants or roots, clods, weeds, sticks, solvents, petroleum products, concrete, base rock, or other deleterious or extraneous material. Soil shall be free of soil-borne diseases and capable of sustaining healthy plant life. Materials not meeting these specifications shall be removed.
- Aesthetic Grading:
 - Contractor shall be responsible for grading of berms, medians, and parking islands as indicated on the aesthetic grading plans.
 - Fill dirt, if required, shall be locally obtained material from naturally drained sources, free from dry organic debris, stones larger than 1-inch diameter and other materials harmful to successful drainage and plant growth. Soil shall be well mixed and contain no more than 75 percent rock.
 - Berms shall be gently rolling and parabolic with uniform levels or slopes with no more than 4:1 maximum slope.
 - Contractor shall contact the Landscape Architect for approval of all aesthetic grading prior to any planting.
- Final Grades:
 - Minor grading modifications may be required to establish the final grades.
 - Finished grading shall insure proper drainage of site as determined by the civil engineer's grading plans and the Owner's Representative.
 - All areas shall be graded such that final grades will be 6cm (2") below adjacent paved areas, sidewalks, valve boxes, basins, clean-outs, drains, manholes, etc. or as indicated on Drawings.
 - Surface drainage shall be away from all structure foundations at 1/4" per foot to aid in water runoff.
 - Remove or redistribute excess soil before application of fertilizer. Make allowances when establishing finished grades for earth excavation from planting pits and mulch.
 - Weeding: Before and during preliminary and final grading, dig out all weeds and grasses by the roots and dispose of off the site. Grasses not of the perennial type less than 2-1/2" high and not bearing seeds, may be turned under.
 - Perennial weeds and grasses to be removed include, but are not limited to the following:
 - Nat grass.
 - St. Augustine.
 - Puncture vine.
 - Homing glory.
 - Johnson Grass.
 - Also remove other noxious or invasive weeds encountered on the site.
 - Trenches: If sprinkler system has been installed after grading and fertilizing has been completed, re-fill the trench backfill and fertilize to the depth specified for the area, to conform to specified requirements.
 - Eliminate all erosion scars prior to commencing maintenance period.
- Disposal of excess soil: Dispose of any unacceptable or excess soil at an off-site location approved by Owner.

3.03 MATERIALS CONDITION

- All plant materials shall be approved by the Owner's Representative as they are delivered to the job site, or other site inspections, and in all cases:
 - Conditions: Plants shall be symmetrical as typical for the variety and species, in a condition of healthy and vigorous growth free from plant disease, insect pests, or their eggs and with healthy normal root systems well filling their containers, but not to the point of being rootbound. Plants shall not be pruned prior to delivery, except as authorized by the Owner's Representative. Spray all trees to eliminate insects and fungus, and apply foliar anti-transpirant prior to delivery.
 - Dimensions: The height and spread of all plants shall be measured with branches in their normal position. Where dimensions of any plant materials are omitted from the Plant List, plants shall be normal stock for type listed.
 - Actual planting shall be performed during those periods when weather and soil conditions are suitable and in accord with locally accepted practice.
 - Only as many plants as can be planted and watered on that same day shall be distributed in a planting area.
 - Containers shall be opened and plants shall be removed in such a manner that the ball of earth surrounding the roots is not broken and they shall be planted and watered as herein specified immediately after removal from the planting area. Containers shall not be opened prior to placing the plants in the planting area.
 - Do not do any planting other than specimen trees, until all operations involved with the installation of the sprinkler system have been completed. Final grades have been established, the planting areas have been properly graded and prepared as herein specified, and the work approved by the Owner's Representative.
 - The relative position of each tree and plant is subject to approval by the Owner's Representative, and shall, if necessary to achieve project design objectives, be relocated as directed.
 - Remove each plant from its container and plant in such a manner that when settled, it will bear the same relation to the constructed finished grade as it bore to the grade in the container before being transplanted. Place each plant in the center of the pit and backfill, unless otherwise specified, with the prepared soil. Filling will not be permitted around trunks or stems. Properly cut off all broken or frayed roots.
- Layout of major plantings: Locations for plants and outlines of areas to be planted shall be marked on the ground by the contractor before any planting pits are dug. All such locations shall be approved by the Owner's Representative. If underground construction or utility line is encountered in the excavation of planting areas, other locations for planting may be selected by the Owner's Representative. Layout shall be accomplished with flagged grade stakes indicating plant names and specified

container size on each stake or alternate approved method. It shall be the contractor's responsibility to confirm with the Owner and governing agencies the location and depth of all underground utilities and obstructions.

C. Planting of Trees, Shrubs and Groundcover

- Excavation for planting shall include the stripping and stacking of all acceptable topsoil encountered within the area to be excavated for trenches, tree holes, plant pits and planting beds.
- Excess soil generated from the planting holes and not used as backfill or in establishing the final grades, shall be removed from the site.
- Protect all areas from excessive compaction when trucking plants or other material to the planting site. Compacted areas shall be cross-rippled to 12" and tilled.
- Center plants in pit or trench.
- Face plants with fullest growth toward the best public views.
- Set plant plants and hold rigidly in position until soil has been tamped firmly around ball or roots.
- All excavated holes shall have vertical sides with roughened surfaces and shall be of a size that is twice the diameter and one-half times the depth of the rootball for all shrubs. Trees 8 gallon and smaller to be planted as above, trees 30 gallon or larger to be excavated to the depth of the rootball (allow 1-2" for settling) and as space allows, 24" clear of the rootball on all sides.

- Layout areas and set stakes/flags for trees at locations indicated on Drawings. Secure approval from Owner's Representative before excavating pits. Make necessary adjustments as directed.

- Specimen trees to be planted prior to construction of finished grades shall be located by survey for position and finish-grade relationship to top of rootball.
- When hardpan or rock is encountered, break through to clean soil and backfill with prepared backfill as directed. Loosen compacted soil at sides and bottom by scribbling or other approved method. Set tree to finished grade and fill the pit with prepared soil, progressively settling the soil about the rootball by water jacking and flooding to remove voids.
- Set tree in center of pit in a vertical position so that crown of ball will be level with finished grade after allowing for settling and settling.

- Prepare watering basin same width as tree plant ball. Water thoroughly immediately following planting. Backfill all voids which develop with additional prepared planting soil to bring to finish grade. Remove all berms in lawn areas, and smooth to finished grade prior to laying sod.
- Monitor tree and shrub root balls for adequate moisture content. Deep water and/or provide soaker hoses to maintain moisture supply.
- All plants which settle deeper than the surrounding grade shall be raised to the correct level. After the plant has been placed, additional backfill shall be added to the hole to cover approximately one-half of the height of the rootball. At this stage, water shall be added to the top of the partly filled hole to thoroughly saturate the rootball and adjacent soil.
- Can removal:
 - Cut cane on two sides with an acceptable can cutter.
 - Do not injure rootball.
 - Do not cut cane with spade or ax.
- Box removal:
 - Remove bottom of plant boxes before planting.
 - Remove sides of box without damage to rootball after positioning plant and partially backfilling.
- Plant Tablets:
 - During installation, Gro-Power 1 gran or Agroform 21 gran tablets, or approved equal, shall be provided in each planting hole as per quantities and application of the manufacturer's specifications.
 - Planting tablets shall be set with each plant on the top of the rootball while the plants are still in their containers so the required number of tablets to be used in each hole can be easily verified by the Owner's Representative.
 - Plant tablets shall be located 1/3 depth of the rootball.
- Backfill:
 - The remainder of the hole shall then be backfilled and tamped firm.
 - After backfilling, an earthen basin shall be constructed around each plant. Each basin shall be of a depth sufficient to hold at least two (2) inches of water. The basin will be constructed of amended backfill material. Remove basin in all turf areas after initial watering.
- Pruning: Pruning shall be limited to the minimum necessary to remove injured twigs and branches. Pruning may not be done prior to delivery of plants.
- Staking and guying: The Contractor shall be responsible to maintain trees in a straight and plants position throughout the warranty period. If the Contractor chooses to stake and guy the trees, stakes shall be completed immediately after planting. All stakes shall be installed stubs and as indicated in details. The Contractor shall remove the staking and guying materials once the trees are established.

- Planting of Flowering Annuals:
 - Flowering Annuals shall be grown in 4" pots as indicated on the plans. Annuals shall remain in their flats until transplanting. The flat's soil shall contain sufficient moisture so that it will not fall apart when lifting the plants.
 - The Annuals shall be planted in straight rows and evenly spaced, unless otherwise noted, and at intervals called out in the drawings. Triangular spacing shall be used unless otherwise noted on the drawings. Each Annual bed shall receive a 1/4 inch layer of Annual mulch.
 - Each rooted plant shall be planted with its proportionate amount of flat soil. Plantings shall be immediately sprinkled after planting until the entire area is soaked to the full depth of each hole. The planting area shall then be mulched with appropriate material being used.
 - Care shall be exercised at all times to protect the plants after planting. Any damage to plants by tramping or other operations of this Contract shall be repaired immediately.
- Sod planting:
 - Preparing soil: Remove rocks, weeds, and debris from area to be sodded. If dirt is compacted, work up soil to a depth of 6 inches and break up all clods. Soil prep all areas as noted elsewhere in specifications.
 - Grading and rolling: Carefully smooth all surfaces to be sodded. Roll areas to expose soil depressions or surface irregularities. Regrade as required.
 - Laying sod: Lay first strip of sod slabs along a straight line (use a string in regular areas). But, joints tightly do not overlap edges. On second strip, stagger joints such as in laying bricks. Use a sharp knife to cut sod to fit curves, edges and sprinkler heads. Sod shall be laid within 72 hours of harvesting and 12 hours from time of delivery.
 - Watering: Do not lay whole lawn before watering. When a conveniently large area has been sodded, water lightly preventing drying. Continue to lay sod, and to water until installation is complete.
 - Rolling sod: After laying all sod, roll lightly to eliminate irregularities and to form good contact between the sod and old soil. Avoid a very heavy roller or excessive initial watering which may cause roller marks.
 - Irrigation: Water thoroughly the complete lawn surface. Sod should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease watering amount of water per application as necessary.
- Repairs:
 - Be all dead or dying sod with equal material as directed by the Contractor.

3.04 CLEAN-UP

- After all planting operations have been completed, remove all trash, excess soil, empty plant containers and debris from the property. All extra rock or other material in the ground caused by this work shall be repaired and the ground left in a neat and in the best working day of each week. All trash shall be removed and disposed of from the site.
- The Contractor shall leave the site area broom-clean and shall wash down all paved areas within the Contract area, leaving the premises in a clean condition. All tasks shall be left in a clean and safe condition.

3.05 OBSERVATION SCHEDULE

- The Contractor shall be responsible for notifying the Owner's Representative in advance for the following site visits, according to the time indicated:
 - Pre-job conference - 7 days
 - Tree Tagging - 7 days
 - Final grade review - 40 hours
 - Plant material review - 40 hours
 - Plant layout review - 40 hours
 - Substantial completion walk-through - 7 days
 - Final walk-through - 7 days
- When observations are conducted by someone other than the Owner's Representative, the Contractor shall show evidence in setting of when and by whom these observations were made.

3.06 FIELD QUALITY CONTROL

- All inspections herein specified shall be made by the Owner's Representative or his representative as the work progresses.
- Protect work completed by other trades from damage.

3.07 PROTECTION

- Continuously protect all lawn areas, plant materials, and supports until final acceptance of the work.
- Inspect and approve all landscape irrigation work and finish grading prior to the start of shrub planting as specified. Trees may be planted in advance of irrigation system installation provided adequate provision is made for interim watering at the Contractor's own expense.

3.08 FINAL ACCEPTANCE OF INSTALLATION

- Maintain all planted areas free of debris and insects. Mow, cultivate, weed and water all areas until final acceptance of work by the Owner's Authorized Representative.
- Prior to final approval of work, do the following:
 - Reassess, reseed or replant areas where necessary for full and even coverage.
 - Remove all debris resulting from landscape work.
 - Regrade, lightly compact and replant around sprinkler heads where necessary to maintain proper vertical positioning in relation to general grade.
 - Fill all depressions and eroded ch. Ann etc with sufficient soil mix to adjust grade to assure proper drainage, compact lightly and replant the filled areas in accord with Drawing's requirements.
- Address any items noted in the punch list from the substantial completion walk-through.



NO.	DATE	INITIAL SUBMITTAL TO CITY	DESCRIPTION	BY	CHK
01	04/20/19			JHB	
02	04/20/19			JHB	
03	04/20/19			JHB	
04	04/20/19			JHB	
05	04/20/19			JHB	
06	04/20/19			JHB	
07	04/20/19			JHB	
08	04/20/19			JHB	
09	04/20/19			JHB	
10	04/20/19			JHB	

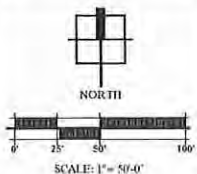
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE SPECIFICATIONS

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LC0666683
Certification of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
LD.03

- DRAFT IRRIGATION -
FOR INFORMATIONAL PURPOSES ONLY



RECLAIMED IRRIGATION
SOURCE, SECONDARY
CONNECTION POINT

IRRIGATION MAINLINE PRELIMINARY ROUTING SHOWN.
MAINLINE SIZING AND LOCATION SUBJECT TO FINAL
DESIGN. MAINLINE DESIGN TO INCORPORATE ISOLATION
VALVES AND ELECTRIC ZONE VALVES.

RECLAIMED IRRIGATION
SOURCE CONNECTION
POINT, SEE CIVIL PLANS
FOR METER SIZING

BINION ROAD

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
IRRIGATION MAINLINE ROUTING
PLAN

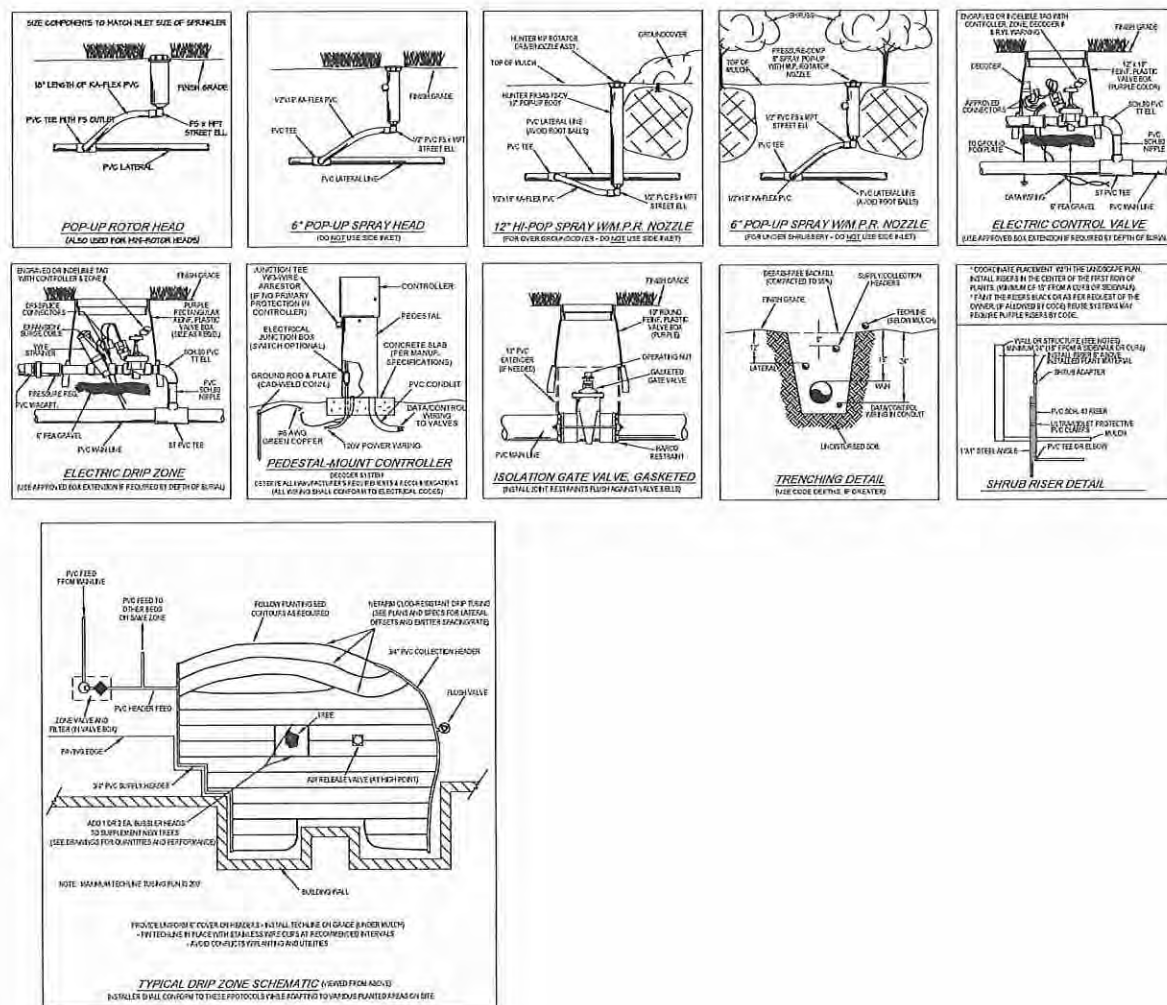
Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: BHR

IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL STANDARDS CONTAINED IN APPENDIX F OF THE PLUMBING VOLUME OF THE FLORIDA BUILDING CODE, THE MOST RECENT EDITION OF THE FLORIDA IRRIGATION STANDARDS MANUAL AND THE FOLLOWING:

- A. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED AT A WATER PRESSURE OF 40 P.S.I.
- B. A RAIN SENSING SHUTOFF DEVICE SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL. EQUIPMENT SHALL CONSIST OF AN AUTOMATIC SENSING DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE WHEN ADEQUATE RAINFALL HAS OCCURRED. IT MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL AND COMPLY WITH CH. 313, FLA. STAT., WATER CONSERVATION: AUTOMATIC SPRINKLER SYSTEMS.
- C. THE USE OF IRRIGATION RISERS IS PROHIBITED.
- D. CHECK VALVES WHICH ARE CAPABLE OF HOLDING A MINIMUM OF A FIVE FOOT HEAD SHALL BE USED IN LOW-LYING AREAS TO PREVENT HEAD DRAINAGE.
- E. BACK-FLOW INTO ANY WATER SOURCE SHALL BE PREVENTED AS PROVIDED IN RULE 62-555, FAC, PERMITTING, CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC WATER SYSTEMS. ANY BACK-FLOW PREVENTION DEVICE THAT IS TESTABLE, SHALL BE TESTED BY A STATE-LICENSED PLUMBING CONTRACTOR (SEE CH. 489, FLA. STAT.) UPON INSTALLATION, WHENEVER THE DEVICE IS REPAIRED AND ANNUALLY, WHEN CONNECTED TO A MUNICIPAL OR INVESTOR-OWNED DRINKING WATER SYSTEM. BACK-FLOW PREVENTION DEVICES ARE REQUIRED ON IRRIGATION SYSTEMS CONNECTED TO PRIVATE WELLS WHEN THE WELL SOURCE IS ALSO USED AS A PRIVATE DRINKING WATER SOURCE.
- F. IRRIGATION DESIGN SHALL BE APPROPRIATE FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
- G. IRRIGATION SYSTEM EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- H. IRRIGATION ZONES SHALL BE DIVIDED ACCORDING TO:
AVAILABLE FLOW RATE;
VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.);
SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES); AND
SOIL CHARACTERISTICS
- I. SPRAY HEADS AND ROTORS SHALL NOT BE MIXED IN THE SAME ZONE.
- J. NARROW AREAS, FOUR FEET OR LESS, ARE NOT TO BE IRRIGATED UNLESS LOW VOLUME/MICRO-IRRIGATION IS USED.
- K. LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUND COVER BEDS. (THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST).
- L. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE SHALL HAVE MATCHED PRECIPITATION RATES.
- M. APPLICATION RATES SHALL BE CALCULATED AND PROGRAMMED WITH AN IRRIGATION TIMER TO AVOID RUNOFF AND TO PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER, AND PREVAILING WINDS.
- N. THERE SHALL BE A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
- O. THERE SHALL BE A MINIMUM SEPARATION OF 24 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
- P. THERE SHALL BE NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS, AND DRIVES.
- Q. ROTORS AND SPRAYS IN TURF AREAS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
- R. WATER CONVEYANCE SYSTEMS SHALL HAVE A FLOW VELOCITY OF FIVE FEET PER SECOND, OR LESS.

9. RECLAIMED IRRIGATION WATER AND APPLICATION FACILITIES SHALL BE LAVENDER IN ROUTINE REPAIRS COVERING LESS THAN 12 INCHES ON RESIDENTIAL SYSTEMS MAY USE ANY COLOR PIPE. IRRIGATION HEADS SHALL BE LAVENDER IN COLOR IF AVAILABLE FROM THE MANUFACTURER. A SIGN MUST BE POSTED INDICATING RECLAIMED WATER IS BEING USED AS IRRIGATION (IN ENGLISH AND SPANISH). A WARNING SIGN PROHIBITING CONSUMPTION SHALL BE POSTED AT ANY HOSE BIB DISPENSING REUSE WATER. IRRIGATION USING RECLAIMED WATER RATHER THAN POTABLE WATER WHEN RECLAIMED WATER IS REASONABLY AVAILABLE IS STRONGLY ENCOURAGED.



DATE	DESCRIPTION	CITY			
		JHB	JHB	JHB	JHB
04/25/19	INITIAL SUBMITTAL TO CITY				
06/21/19	RESUBMITTED PER CITY COMMENTS				

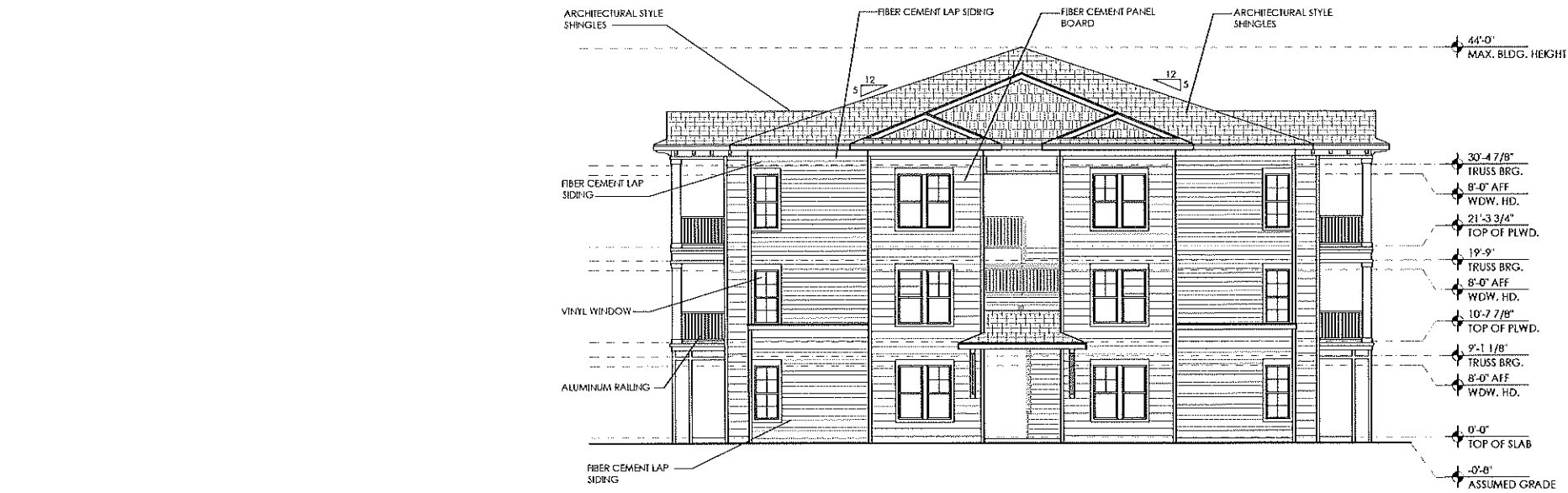
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
IRRIGATION NOTES AND DETAILS



DATE: 04-16-2019
PROJECT NO.: WOOD19-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: BHR

SHEET NO.
IRD.01

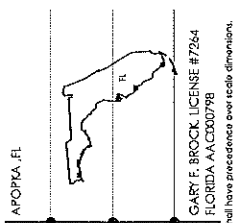
Jeff Aboon Thursday, April 05, 2019 P:\4111 - BIRKEN ROAD APOPKA APTS\DRAWINGS\1_APTMENT\00_DRAW\3837A211



2 SIDES ELEVATION
BUILDING TYPE ONE
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
BUILDING TYPE ONE
SCALE: 1/8"=1'-0"



ALTA EAST SHORE APARTMENTS
APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2316



1770 fernell street
maitland florida 32751-7208
407.660.8900 f: 407.875.9948
www.cbaarchitect.com

BUILDING TYPE ONE
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A211
issue history:

A2.11

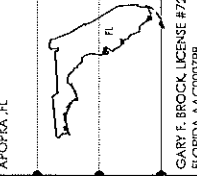
Jeff Abden
Thursday, April 25, 2019
P:\4111 - BIRDEN ROAD APOPKA 4PTS DRAWINGS\1_APT ELEVATIONS\0203_3837A221



2 SIDES ELEVATION
BUILDING TYPE TWO
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
BUILDING TYPE TWO
SCALE: 1/8"=1'-0"



ALTA EAST SHORE APARTMENTS
APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
656 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2516

cba
charlan • brock
associates
architects planners
1770 fernell street
maitland florida 32751-7208
407/660 8900 f: 407 875 9948
www.cbaarchitects.com

BUILDING TYPE TWO
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A221
issue history:

A2.21

Thursday, April 25, 2019 P:\4111 - ZIMON ROAD APOPKA APTS\DRAWINGS\APARTMENT\04_25_2019\3837A231

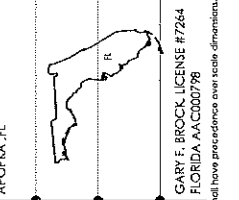
Jeff Abdon



2 SIDES ELEVATION
BUILDING TYPE THREE
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
BUILDING TYPE THREE
SCALE: 1/8"=1'-0"



ALIA EAST SHORE APARTMENTS
APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2516

cba
charlan • brock
associates
architects planners

1770 fernell street
maitland florida 32751-7208
407.660.8900 | 407.875.9948
www.cbaarchitects.com

BUILDING TYPE THREE
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A231
issue history:

P:\1111 - BIRCH ROAD APOPKA APPTS\DRAWINGS\1 - APARTMENT COOL\001\1111.dwg Thursday, April 25, 2019 11:11 AM Jeff Abdon



APOPKA, FL

GARY F. BROCK, LICENSE #7264
FLORIDA ARCHITECT

ALIA EAST SHORE APARTMENTS

APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2516

charlan • brock
associates

architects planners

1770 fennell street
maitland florida 32751-7208
407.660.8900 f: 407.875.9948
www.cbaarchitects.com

BUILDING TYPE FOUR
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A241
issue history:

A2.41

charlan brock & associates, inc. hereby reserves its common law copyright and other property rights in these plans, ideas, and designs. these ideas, designs, and plans are not to be reproduced, changed or copied in any form or manner whatsoever, nor are they to be assigned to any third party, without first obtaining the express written permission from c.b.a., inc. written assignments shall have precedence over oral dimensions.

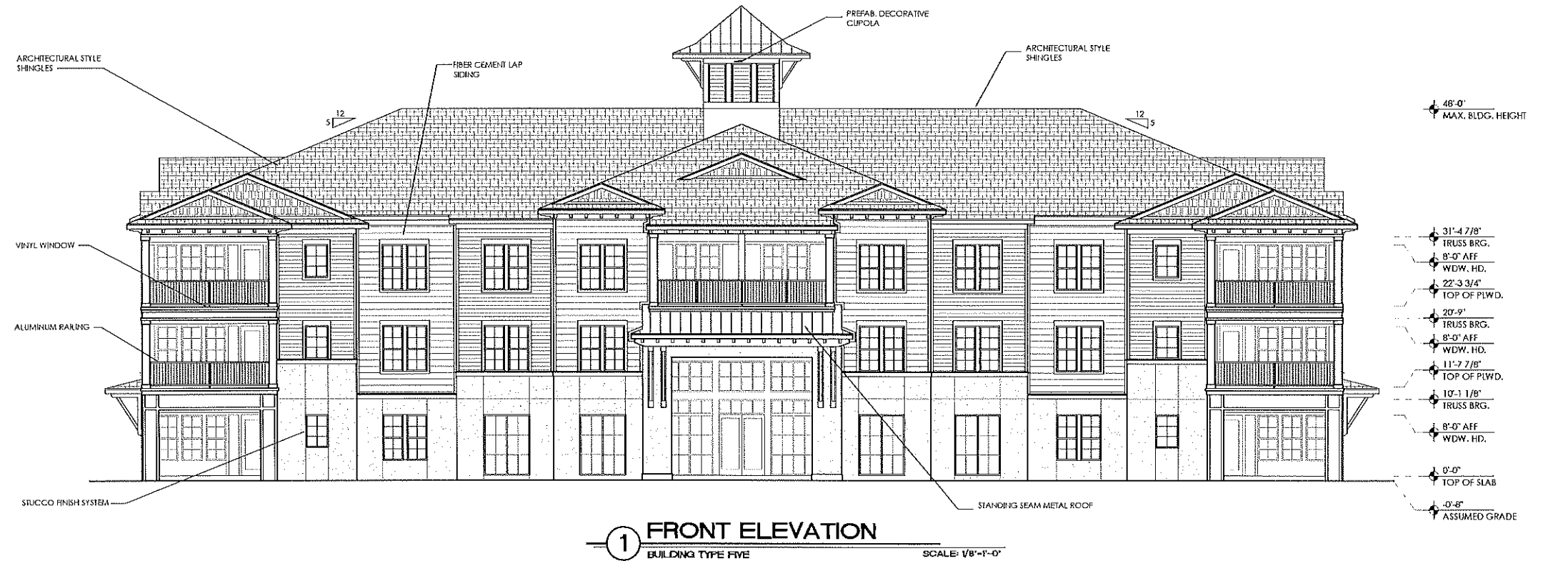
3/11/4/11 - BIRDEN ROAD APOPKA APARTMENTS V.1 - APARTMENT V.1 - 3837A251
Thursday, April 25, 2019



2 REAR ELEVATION

BUILDING TYPE FIVE

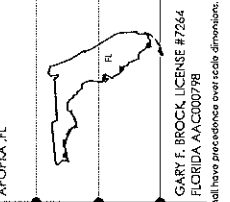
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION

BUILDING TYPE FIVE

SCALE: 1/8"=1'-0"



ALTA EAST SHORE APARTMENTS APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32834
PH. 407.982.2516

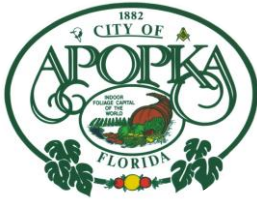


1776 fernell street
maitland florida 32751-7208
407.660.8900 f. 407.875.9948
www.charlanbrockassociates.com

BUILDING TYPE FIVE ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A251
issue history:

A2.51



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: December 10, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Application
Plot Plan for screen room

SUBJECT: VARIANCE – ELI DOS SANTOS - 727 BAY BRIDGLE CIRCLE

REQUEST: APPROVE A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE X, SECTION 10.2.4(B), TO REDUCE THE REAR YARD SETBACK REQUIREMENT FROM FIFTEEN FEET TO FIVE FEET.

SUMMARY:

OWNER/APPLICANT: Eli Dos Santos c/o Jordan Strasberg
LOCATION: 727 Bay Bridge Circle (Clear Lake Landing Subdivision)
PARCEL ID #: 07-21-28-1390-00-130
FUTURE LAND USE: Residential Low
ZONING: RSF-1B (Residential Single-Family– Large Lot) Zoning District
EXISTING USE: Single Family Residential
TRACT SIZE: 0.21 +/- acre
LDC: 2019 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

VARIANCE REQUEST SUMMARY: Applicant is requesting a variance from Section 10.2.4(B) – Attached screen room, screen enclosure, and/or decks shall be restricted to the rear yard as accessory structure in accordance with the following:

A. Decks, porches (screened or unscreened), stoops, or exterior stairways may extend up to five feet into any required minimum yard (required minimum yard within the RSF-1B zoning district is twenty feet).

- *Applicant Request* - Allow reduction of rear yard accessory setback requirement from fifteen feet to five feet.

VARIANCE PROCESS: Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (**Step 1**):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

APPLICABLE CITY CODES:

- Section 10.2.4(B) – Decks, porches (screened or unscreened), stoops, or exterior stairways may extend up to five feet into any required minimum yard.
- Section 2.5.5(A) - The procedures and standards in this section apply to the review of and decision on an application for a variance.

Nine Variance Criteria Findings (Step 2): If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

Applicant's Response: The land allows pools with screens into this setback so it should allow a screened patio for outdoor seating.

Staff's Response: No objection. The 1993 Land Development Code allowed for a screen room to have a rear yard five foot wide setback and the 2019 Land Development Code permits a screen room to extend up to five feet into any required minimum yard. In this case, the required minimum yard within the RSF-1B zoning district is twenty feet.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: This costs the homeowner more money. Will increase the value and aesthetics of the property

Staff's Response: No objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: Area in question is in the rear so it will not cause congestion on any surrounding public streets.

Staff's Response: No objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.

Applicant's Response: The proposed area will only add aesthetic value and match other homes in the surrounding area.

Staff's Response: City staff does not hold professional expertise to address property values.

5. The proposed variance will not substantially alter the essential character of, the area surrounding the site.

Applicant's Response: Same as above. The proposed area will only add aesthetic value and match other homes in the surrounding area.

Staff Response: No objection.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: The proposed variance is in harmony with the general intent of the LDC because it matches other homes in the area with screened in pools.

Staff Response: No objection. The subject property abuts Tract H, a fifteen-foot wide open space/landscape buffer. The proposed screen room location would be setback twenty feet from the Lust Road right-of-way, if variance application is granted.

7. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: No special conditions/circumstances are in play here. Again, this is a basic screened in patio that will match other surrounding homes with screened in pools.

Staff Response: No objection.

8. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: Screened in patio will protect the outside from coming into the patio. No hazards or detriments will exist.

Staff Response: No objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: Very basic screened in patio which is common amongst most homes within this area and within the entire State of Florida.

Staff Response: No objection.

RECOMMENDATION ACTION:

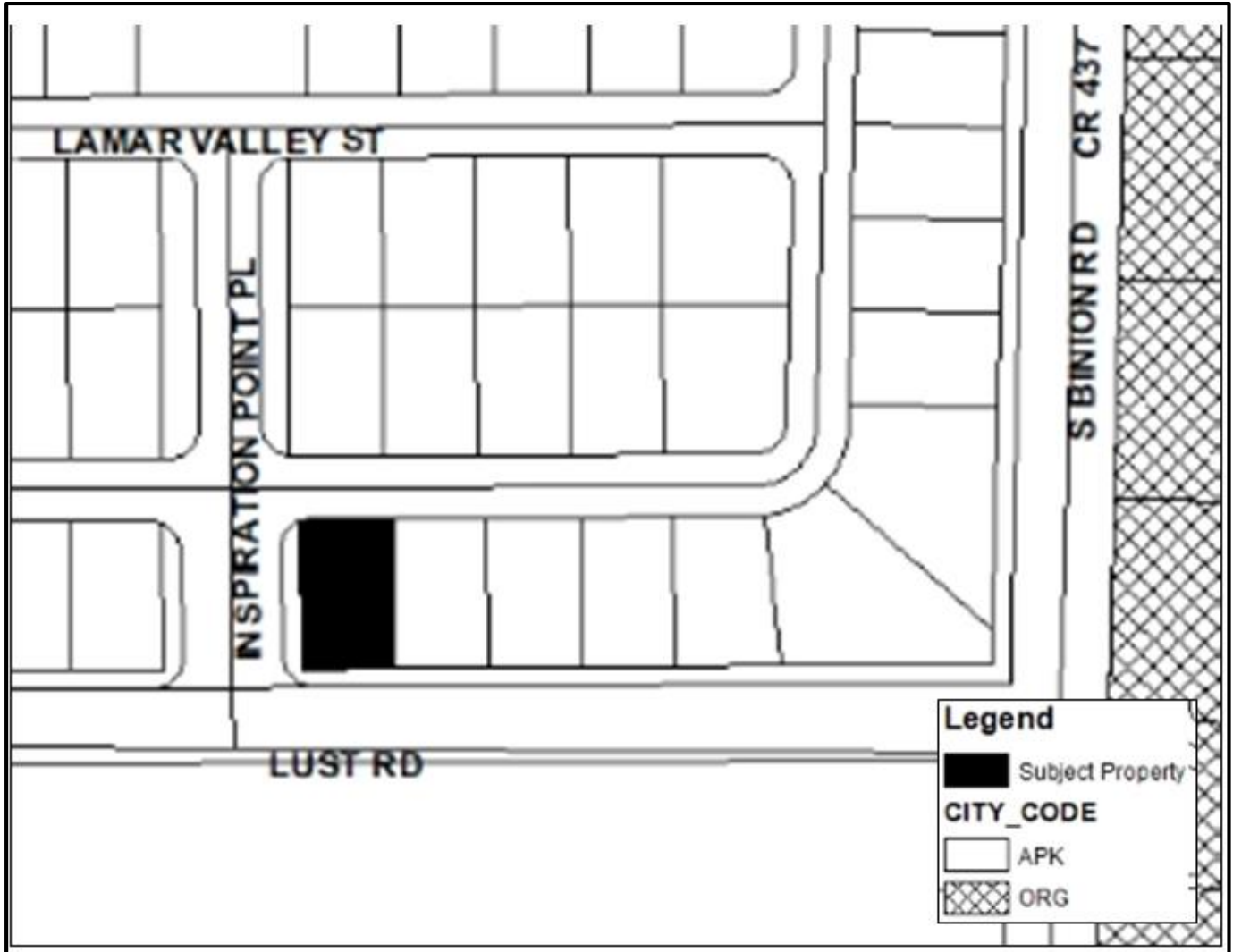
Planning Commission Role: The Planning Commission shall review the application at a quasi-judicial hearing and make a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

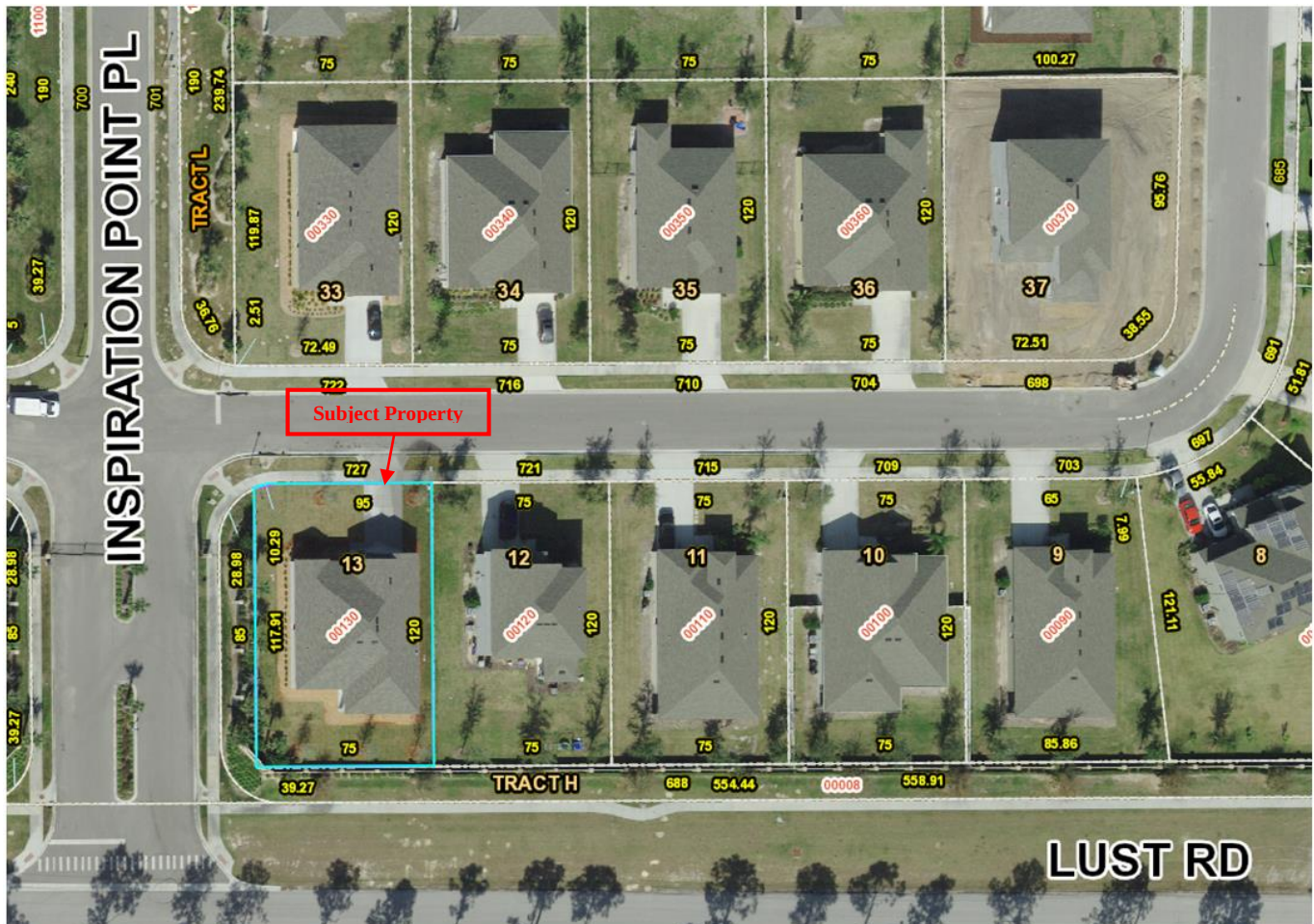
Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting

Owner: Eli Dos Santos
Applicant: Eli Dos Santos c/o Jordan Strasberg
Parcel ID No.: 07-21-28-1390-00-130
Address: 727 Bay Bridge Circle
Total area: 0.21 acre(s) +/-

VICINITY MAP



AERIAL MAP





City of Apopka
Community Development Department
120 East Main Street, 2nd Floor, Apopka, Florida 32703
Phone: 407-703-1739 - Fax: 407-703-1791

APPLICATION FOR ZONING VARIANCE

PUBLIC HEARING Check Applicable Request	
☒	Variance
☐	Appeal
☐	Other

~ FOR OFFICE USE ONLY ~	
DATE SUBMITTED:	10/30/19
FEE PAID:	Permitting
CHECK #:	
RECEIPT #:	

EXEMPT PER
JIM HITT

Owner(s) Information

Name: Eli Dos Santos			
Street Address: 727 Bay Bridge Cir			
City: Apopka		State: FL	Zip: 32703
Phone: 321-287-7111	Fax:	E-mail:	

Petitioner Information

Name: Jordan Strasberg			
Street Address: 55 W Church St #3019			
City: Orlando		State: FL	Zip: 32801
Phone: 321-287-7111	Fax:	E-mail: jordan@SCDFL.com	

Property Information

Parcel I.D. #(s): 07-21-28-1390-00-130	
Existing Land Use: SFR	Existing Zoning: Residential
Existing Use: SFR	Proposed Use: Same
Legal Description: CLEAR LAKE LANDING 84/40 LOT 13	
Identify Abutting Roads: N/A	
Size (acres): 0.21 acres	Number of Lots: 1

Not us

ADJACENT PROPERTY					
Direction	Jurisdiction		Land Use	Zoning	Present Use
	Circle One				
North	City	County			
	City	County			
East	City	County			
	City	County			
South	City	County			
	City	County			
West	City	County			
	City	County			

VARIANCE OR REQUEST

Request:

setback info

Permit was issued and approved for a paver patio deck to get a future screen enclosure. It has already been constructed except for the screen. Per Jim Hitt, we are requesting to get this approved within it's current setbacks of 5ft on the rear and 10ft on the closest side.

As set forth in the Land Development Code (LDC), Section(s):

TABLE: 10.2.4.B, Feature 2.

Provide written response to the criteria outline in LDC Section 2.5.5(A)(5)(b). See attached

Additional Information:

Application for Variance

OWNER(S) NAME: _____

Page 4

APPLICATION FEES	
Variance:	
Single Family Lot	\$150.00
All other	\$300.00
Appeal to the City Council:	\$150.00

GENERAL INFORMATION

1. Submittal deadline is first working day of each month.
2. This application requires a Public Hearing.
3. Public Hearing procedures as set forth in the City of Apopka Land Development Code shall be followed.
4. No portion of the submittal fee will be refunded after application has been submitted.
5. The applicant or a representative shall be present at the public hearing. The Planning Commission, at its discretion, may defer action or take decisive action on any application.
6. No permit shall be issued on the request until thirty (30) days after approval by the Planning Commission, and *only* if no appeal has been made to the City Council.
7. Appeals from the decision of the Planning Commission may be made to the City Council within thirty (30) days from the date of that decision. Any aggrieved party may appeal.
8. Costs incurred in addition to established fees for advertising, City Attorney, postage or consultant expenses shall be paid to the City.

ITEMS REQUIRED FOR SUBMITTAL

1. An application for public hearing must be accompanied by the filing fee.
2. Completed typed hold harmless agreement and notarized signature of all owners of record.
3. Legal Title opinion or certification as to Fee Simple Title Owner(s).
4. Current Survey of subject property with Legal Description and Vicinity Map.
5. One typed list of property owners who own property within 300' of the subject property. Include their name, address, and property identification number from the latest County tax assessment roll, with County tax map identifying property (format provided by City).
6. Written response to hardship criteria listed in Land Development Code Section 2.5.5(B)(b).
7. If Applicant is not the owner of record of the subject property, a Power of Attorney shall be submitted with application.
8. Any additional information which may be useful to or required by the City.

CITY OF APOPKA**SURROUNDING OWNERS NAME AND ADDRESS
INSTRUCTIONS**

THE FOLLOWING INSTRUCTIONS ARE PROVIDED TO HELP APPLICANTS COMPLETE THE ATTACHED 300 FOOT TABLE AND OBTAIN THE SURROUNDING PROPERTY OWNERS NAMES AND ADDRESSES.

INSTRUCTIONS

1. Go to the Orange County Property Appraiser's Office and tell them you need to obtain owners information within the surrounding 300 feet* for which a change in zoning, a variance, a special exception, etc. is being requested.
2. OR Visit them online at www.ocpafl.org to obtain the information yourself.
3. Provide OCPA the legal description, tax ID numbers, and/or boundary survey of the subject property to assist them in locating the appropriate tax map(s).
4. OCPA provides a computer so that you can access lot/parcel owner information as shown on their tax map(s).
5. Complete the attached 300 Foot Table form with the surrounding property owner information obtained from OCPA. Include: NAME, ADDRESS, SUBDIVISION, LOT, AND TRACT/BLOCK (or parcel).

NOTE: For the purpose of this requirement, "surrounding property owners" means all owners within 300 feet of the subject property lines of the land for which a proposed change is being sought; and further, owners land which lies outside the City limits only if those lands abut the applicant's parcel.

ITEMS TO BRING TO THE PROPERTY APPRAISER'S OFFICE

1. Legal description (boundary survey if available).
2. Property tax receipts.
3. Several copies of the 300 Foot Table (attached)
4. Ruler - May assist in measuring the 300 foot area.
5. Applicable printing fees required by the tax office.

ORANGE COUNTY PROPERTY APPRAISER'S OFFICE LOCATION

200 S. Orange Avenue
(At the Corner of Church Street and Orange Avenue)
SunTrust Building, 17th Floor
Orlando, Florida 32801-3438
407-836-5044 (P)
www.ocpafl.org

VERIFICATION OF NAMES AND ADDRESSES

1. The Applicant, or designated representative, shall be responsible for obtaining the correct names and addresses of all surrounding property owners and notifying them. The names and addresses shall be those appearing on the most current tax rolls of Orange County, Florida. Complete notification requirements shall be in accordance with the City's Land Development Code, Article XII, Section 12.04.04.
2. Prior to notifying surrounding owners, please obtain a Public Hearing Schedule from the City's Community Development Department, which will provide further information and mailing instructions.

**IF YOU HAVE ANY QUESTIONS REGARDING THESE INSTRUCTIONS, PLEASE CONTACT THE
COMMUNITY DEVELOPMENT DEPARTMENT AT 407-703-1739,
CONTACT PERSON: David B. Moon, Planning Manager**

CERTIFICATION AND SIGNATURE

The owner(s) of the property **SHALL** provide proof of ownership by deed or by submitting a letter of authorization (power of attorney) with deed attached if the application is submitted by any applicant other than the property owner.

**OWNER'S AUTHORIZATION IS REQUIRED AT THE TIME APPLICATION IS SUBMITTED.
THIS IS A REQUIREMENT BY THE PLANNING COMMISSION.**

I/We hereby certify that, to the best of my (our) knowledge and belief, all information contained herein and all information supplied with this application is true and accurate.

I/We, the undersigned owner(s) for the Planning Commission action on the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By:

x



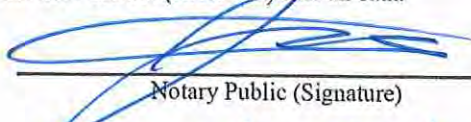
Owner(s) of Record (Signature)

By:

Owner(s) of Record (Signature)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 30 day of Oct, 2019, by Eli Dos Santos who is personally known to me or has produced _____ as Identification and who did / did not (circle one) take an oath.


Notary Public (Signature)

My Commission Expires:

6-22-20

Notary Public (Print Name)


AFFIDAVIT INSTRUCTIONS

The applicant is responsible for mailing a public hearing notice via certified mail and posting the property within 14 days of the scheduled Planning Commission meeting.

This Affidavit must be completed by the Applicant to verify the notice was mailed to the surrounding property owners (i.e. 300 foot list) and that the subject property was posted. The notice and poster are provided by the City after the request is filed.

RETURN THE COMPLETED ORIGINAL AFFIDAVIT TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE/POSTER AFFIDAVIT
OWNER AFFIDAVIT**

STATE OF FLORIDA
COUNTY OF ORANGE
CITY OF APOPKA

BEFORE ME, the undersigned authority, this day personally appeared Eli Dos Santos, who being by me first duly sworn, deposes and says:

1. That he/she is the owner or agent of the owner of said property in his/her effort to request:

☐
☐
☐

Annexation

Rezoning

Future Land Use Change

☐
☒
☐

Special Exception

Zoning Variance

Other: _____

For that certain parcel of property as more particularly described in the Notice of Public Hearing attached hereto as Exhibit "A."

2. That notices were sent by certified mail return receipt to all property owners within 300 feet of the subject property on:

10-29-19

(Date)

A list of all property owners so notified, by certified mail return receipt requested, with their mailing addresses, return receipt card, and property identification is attached hereto as Exhibit "B."

3. That the subject property was POSTED, visible from a normally traveled public right-of-way on:

10-29-19

(Date)

By: _____

Owner(s) of Record (Signature)

Eli Dos Santos

(Print Name)

By: _____

Owner(s) of Record (Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 30 day of OCT, 2019, by Eli Dos Santos who is personally known to me or has produced _____ as Identification and who did / did not (circle one) take an oath.

My Commission Expires: 6-22-20

Notary Public (Signature)

Notary Public (Print Name)



Applicant's Demonstration of a Hardship

Zoning Variance Application

municode.com look for setback

Pursuant to Section 2.5.5(A)(5)(b). of the City of Apopka Land Development Code, an applicant requesting a variance SHALL address in writing the nine criteria listed below.

Required findings. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
3. The proposed variance will not substantially increase congestion on surrounding public streets;
4. The proposed variance will not substantially diminish property values in the area surrounding the site;
5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;
7. Special conditions and circumstances do not result from the actions of the applicant;
8. The proposed variance will not create safety hazards and other detriments to the public; and
9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

✓

Required findings: A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;

The land allows pools with screens into this setback so it should allow a screened patio for outdoor seating.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;

This costs the homeowner more money. Will increase the value and aesthetics of the property.

3. The proposed variance will not substantially increase congestion on surrounding public streets;

Area in question is in the rear so it will not cause congestion on any surrounding public streets.

4. The proposed variance will not substantially diminish property values in the area surrounding the site

The proposed area will only add aesthetic value and match other homes in the surrounding area.

5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;

Same as above; The proposed area will only add aesthetic value and match other homes in the surrounding area.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

The proposed variance is in harmony with the general intent of the LDC because it matches other homes in the area with screened in pools.

7. Special conditions and circumstances do not result from the actions of the applicant;

No special conditions/circumstances are in play here. Again, this is a basic screened in patio that will match other surrounding homes with screened in pools.

8. The proposed variance will not create safety hazards and other detriments to the public; and

Screened in patio will protect the outside from coming into the patio. No hazards or detriments will exist.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Very basic screened in patio which is common amongst most homes within this area and within the entire state of Florida.

HOLD HARMLESS AGREEMENT

(Eli Dos Santos) (Homeowner) agrees to indemnify and hold harmless (City of Apopka), its agents and employees or any other person against loss or expense including attorney's fees, by reason of the liability imposed by law upon (City of Apopka), except in cases of (City of Apopka) sole negligence, for damage because of bodily injury, including death at any time resulting there from, sustained by any person or persons, or on account of damage to property arising out of or in consequence of this agreement, whether such injuries to persons or damages to property are due or claim to be due to any passive negligence of (City of Apopka), its agents or employees or any other person. It is further understood and agreed that (Eli Dos Santos) shall, at the option of (City of Apopka) defend (City of Apopka) with appropriate counsel and shall further bear all costs and expenses, including the expense of counsel, in the defense of any suit arising hereunder.

Eli Dos Santos 10/30/19
Eli Dos Santos, Homeowner Date

The foregoing instrument was acknowledged before me this 30 day of OCT 2019, by Eli Dos Santos who is personally known to me or who produced as identification and who did not take an oath.

Seal



Jordan Strasberg
Notary Public (Print name)

[Signature]
Notary Public (Signature)

LIMITED POWER OF ATTORNEY

(AUTHORIZATION LETTER)

Date: 10-29-19

Ereby name and appoint **Jordan Strasberg**

For a variance application to be performed at:

Address: 727 Bay Bridge Circle Apopka, FL 32703

And to sign my name and do all things that are necessary to this appointment until further notice.



Eli Dos Santos
Homeowner

STATE OF FLORIDA
COUNTY OF SEMINOLE

Sworn to and subscribed before me this 29 day of Oct, 2019, by
Eli Dos Santos. He is personally known to me and did not take an oath.


Notary Public

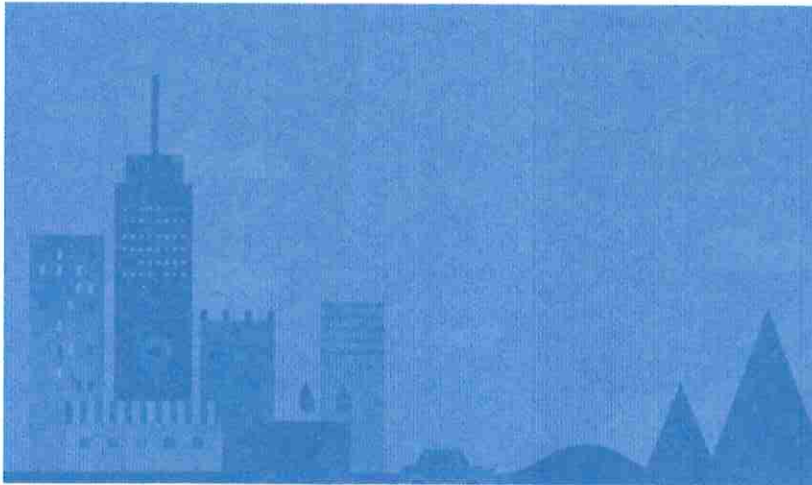
Melissa Swestyn
Notary Print Name



Google Maps 727 Bay Bridge Cir



Imagery ©2019 Google, Imagery ©2019 Lake County, Maxar Technologies, U.S. Geological Survey, Map data ©2019 200 ft



CLEAR LAKE LANDING 84/40 LOT 13

07-21-28-1390-00-130

727 Bay Bridge Cir

Apopka, FL 32703



Directions



Save



Nearby

Send to
your
phone

Share



MC9X+R4 Apopka, Florida


[Searches](#)
[Sales Search](#)
[Results](#)
[Property Record Card](#)
[My Favorites](#)
[Sign up for e-Notify...](#)

727 Bay Bridge Cir < 07-21-28-1390-00-130 >

Name(s)

Dos Santos Eli Antunes

Physical Street Address

727 Bay Bridge Cir

Property Name

N/A. Click information icon to contribute.

Postal City and Zipcode

Apopka, FL 32703

Mailing Address On File

727 Bay Bridge Cir

Property Use

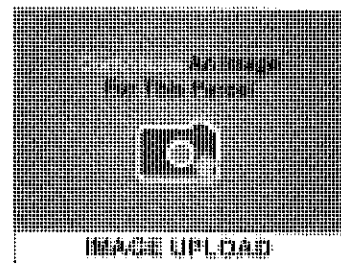
0001 - Vacant Residential

Apopka, FL 32703-1711

Municipality

Incorrect Mailing Address?

Apopka



View 2018 Property Record Card

[Property Features](#)
[Values, Exemptions and Taxes](#)
[Sales Analysis](#)
[Location Info](#)
[Market Stats](#)
[Update Information](#)

2019 values will be available in August of 2019.

No Image Available Parcel Photo. Click to upload your own photo...

Property Description

CLEAR LAKE LANDING 84/40 LOT 13

Total Land Area 9,009 sqft (+/-) | 0.21 acres (+/-) GIS Calculated Notice

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	R-1	1 LOT(S)	working...	working...	working...	working...

Page 1 of 1 (1 total records)

Buildings

[View Apopka Permits](#)

Important Information	Structure
There are no buildings associated with this parcel.	

Extra Features

Description	Date Built	Units	XFOB Value
There are no extra features associated with this parcel			

This Data Printed on 06/19/2019 and System Data Last Refreshed on 06/18/2019

DOC # 20190074575
02/05/2019 15:50 PM Page 1 of 2
Rec Fee: \$18.50
Deed Doc Tax: \$2,307.90
Mortgage Doc Tax: \$0.00
Intangible Tax: \$0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: SIMPLIFILE LC

Return to:
CalAtlantic Title, Inc.
851 Trafalgar Court, Suite 132E
Maitland, FL 32751

This Instrument Prepared
under the supervision of:
Catherine P. Mueller, Esq
CalAtlantic Title, Inc.
851 Trafalgar Court, Suite 132E
Maitland, FL 32751

Property Appraisers Parcel Identification (Folio) No.:
07-21-28-1390-00-130
Our File No.: 11603-18-05280

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of January, 2019, between CALATLANTIC GROUP, INC., a Delaware corporation

whose post office address 2300 Maitland Center Parkway, Suite 320, Maitland, FL 32751, and lawfully authorized to transact business in the state of Florida, Grantor*, and

Eli Antunes Dos Santos a single man

whose post office address is 727 Bay Bridge Circle, Apopka, FL 32703, Grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt hereof if hereby acknowledged, by these presents and does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and the grantee's heirs and assigns forever, the following described land, situated in Orange County, Florida, to-wit:

Lot 13, of CLEAR LAKE LANDING, according to the Plat thereof, as recorded in Plat Book 84, Page 40, of the Public Records of Orange County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to hold, the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

*"Grantor and "Grantee" are used for singular or plural, as context requires.

Return to:
CalAtlantic Title, Inc.
851 Trafalgar Court, Suite 132E
Maitland, FL 32751

This Instrument Prepared
under the supervision of:
Catherine P. Mueller, Esq
CalAtlantic Title, Inc.
851 Trafalgar Court, Suite 132E
Maitland, FL 32751

Property Appraisers Parcel Identification (Folio) No.:
07-21-28-1390-00-130
Our File No.: 11603-18-05280

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of January, 2019, between CALATLANTIC GROUP, INC., a Delaware corporation

whose post office address 2300 Maitland Center Parkway, Suite 320, Maitland, FL 32751, and lawfully authorized to transact business in the state of Florida, Grantor*, and

Eli Antunes Dos Santos a single man

whose post office address is 727 Bay Bridge Circle, Apopka, FL 32703, Grantee*.

WITNESSETH: that said grantor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt hereof is hereby acknowledged, by these presents and does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, and the grantee's heirs and assigns forever, the following described land, situated in Orange County, Florida, to-wit:

Lot 13, of CLEAR LAKE LANDING, according to the Plat thereof, as recorded in Plat Book 84, Page 40, of the Public Records of Orange County, Florida.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE and to hold, the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.

*"Grantor and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Erika Harris
Witness:

Amanda Quinones
Witness: **AMANDA QUINONES**

CalAtlantic Group, Inc., a Delaware Corporation

BY: Guy Skoy
Authorized Agent

STATE OF FLORIDA, COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31 day of January, 2019, by Guy Skoy, the Authorized Agent of CalAtlantic Group, Inc., a Delaware Corporation, on behalf of the Corporation, existing under the laws of the State of Florida, who is personally known to me or who has produced a valid driver's license as identification.

WITNESS my hand and official seal in the County and State last aforesaid.

Erika Harris
NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/11/22



