

APOPKA PLANNING COMMISSION AGENDA

APRIL 13, 2021 5:30 PM

Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held March 9, 2021.

PUBLIC COMMENT PERIOD

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

PUBLIC HEARING

1. Change of Zoning
From: T (Transitional)
To: RSF-1B (Residential Single Family Large Lot)
Owner: Citrus Ridge Real Estate, LLC
Applicant: Cantero Holdings, LLC
Location: 202 South Binion Rd
Project: 19.11 +/- acres, 24 SFR's
Project Manager: Allyson Williams
2. Special Exception – To allow an assisted living facility (ALF) in the C-C (community commercial) zoning district for the property located at 1265 Rock Springs Road
Owner: Marshall Howard
Applicants: Charlie Sabin
Location: 1265 Rock Springs Road
Project: 4.56 +/- acres
Project Manager: Bobby Howell
3. Comprehensive Plan – Large Scale – Future Land Use Amendment
From: Residential very low suburban (Max 2 DU/AC)
To: Industrial (Max 0.6 FAR)
Owner: Nancy Mann Trust c/o William Blaine
Applicant: William Blaine
Location: 444 Hermit Smith Road - South of Hogshead Road and west of Hermit Smith Road
Project: 78.99 +/- acres
Project Manager: Jean Sanchez

4. Change of Zoning
From: RSF-1A (Residential Single-Family Estate District)
To: I-L (Light Industrial District)
Owner: Nancy Mann Trust c/o William Blaine
Applicant: William Blaine
Location: 444 Hermit Smith Road - South of Hogshead Road and west of Hermit Smith Road
Project: 78.99 +/- acres
Project Manager: Jean Sanchez
5. Comprehensive Plan – Small Scale – Future Land Use Amendment
From: Mixed Use
To: Mixed Use (15DU/1.0 FAR)
Owner: PMDW Ventures, LLC
Applicant: PMDW Ventures, LLC c/o Geoffrey L. Summit, P.E.
Location: 2600 Peterson Road
Project: 9.84 +/- acres
Project Manager: Jean Sanchez
6. Change of Zoning, assignment of KPI transition overlay district and Major Development Plan - Golden Orchard
From: T (Transitional)
To: MU-KPI (Kelly Park Interchange District Mixed Use) and Transition overlay
Owner: Foremostco, Inc.
Applicant: G L Summit Engineering, Inc.
Location: 4550 Golden Gem Road
Project: 35.56 +/- acres
Project Manager: Phil Martinez
7. Special Exception – To allow an outdoor storage (as principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road
Owner: Chory Holdings I, LLC
Applicants: Tara Tedrow, Lowndes
Location: 3723 Hogshead Road and 3636 Fudge Road
Project: 11.94 +/- acres
Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Nottingham Subdivision
Owner: FTI Funding, LLC
Applicant: KRPC Ponkan Road, LLC c/o Appian Engineering, LLC
Location: 3515 and 3081 Ponkan Road
Project: 23.40 +/- acres
Project Manager: Bobby Howell
2. Subdivision Plat – Ramjit Estate
Owner: Ramjit Bhoodram Life Estate, Ramjot Ethl R Life Estate
Applicant: True Engineering & Consulting Group, C/o Amr T. Gawad, P.E.
Location: 2378 Marden Road
Project: 4.98 +/- acres
Project Manager: Bobby Howell
3. Plat – Retail at SWC Rock Springs Road and East Tanglewood Drive
Owner: Unicorp Companies c/o Charles Whittall
Applicant: AVID Group, LLC c/o Ronald Henson II, P.E.
Location: 1752, 1760, 1774 and 1788 Rock Springs Road
Project: 4.59 +/- acres
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 MARCH 09, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Butch Stanley, Robert Ryan, and Howard Washington

ABSENT: Mary Norwood, William Gusler; Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Robert Hippler – IT Director, Robert Shelton – Network Engineer, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II; Jean Sanchez – Planner II, Pamela Richmond – Transportation Coordinator and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Sherrie & Al Gallina, Laurie McElwain, Brett Round, Joann & Dennis Klepzig, Matt McWilliams, Alexander Best, Julie Joiner (sp?), Luke Classon, Sofia Sierra-Gil, Natalie Arrowsmith, Chris Wrenn, Teresa Sargeant, Richard Harwood, Ed Velazquez, Jason Lewis, Kait Bator, Chad Moorehead, Justin Ayz (sp?), Charlie Sabin, Tyler Suddeth, Frank & Donna Terpilowski and Jim Klepzig.

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 February 9, 2021 at 5:30 p.m.

Motion: Linda Laurendeau made a motion to approve the Planning Commission minutes from the regular meeting held on February 9, 2020 at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, Butch Stanley and Howard Washington (5/0)

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

LEGISLATIVE – CHANGE OF ZONING – NOTTINGHAM SUBDIVISION - Chairperson Greene stated this is a request to 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 AG (Agriculture) to RSF-1B (Residential Single-Family) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road.

Staff Presentation – Bobby Howell, Planning Manager, stated this is a request to 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 AG (Agriculture) to RSF-1B (Residential Single-Family) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road. The current zoning is AG (Agriculture). The tract size is 23.40 +/- acres.

The subject properties are located at 3515 and 3081 Ponkan Road and are zoned AG (Agriculture). The property has a future land use designation of Residential Very Low Suburban which allows a maximum density of 2 dwelling units per acre. The applicant is requesting a rezoning of the properties to RSF-1B (Residential Single-Family Large-Lot) to allow for the development of a 46-lot single-family residential subdivision. Minimum lot widths of 75-feet, lot area of 8,000 square feet, and minimum living area of 1,600 square feet are required in the RSF-1B zoning district. The proposed RSF-1B zoning is compatible

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with the surrounding area as the surrounding properties are primarily residential and agricultural in nature. The applicant has submitted a Major Development Plan detailing the construction of the proposed subdivision which is currently under staff review.

The proposed RSF-1B zoning is consistent with the existing Residential Very Low Suburban (0-2 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The Development Review Committee found 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 AG (Agriculture) to RSF-1B (Residential Single-Family Large-Lot) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan 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 AG (Agriculture) to RSF-1B (Residential Single-Family) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road.

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

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

MOTION: Butch Stanley made a motion to find proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommended approval of the proposed change of zoning from AG (Agriculture) to RSF-1B (Residential Single-Family) for the properties owned by FTI Funding, LLC, located at 3515 and 3081 Ponkan Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan, and Howard Washington (5/0).

LEGISLATIVE – CHANGE OF ZONING – RICHARD G. HARWOOD JR. - Chairperson Greene stated this is a request to 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 RSF-1A (Residential Single-Family Estate District) to RCE (Residential Country Estate District) for the property owned by Richard G. Harwood Jr. and located at 424 E. Welch Road, south of East Welch Road and west of Ustler Road.

Staff Presentation – Phil Martinez, Planner II, stated this is a request to 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 RSF-1A (Residential Single-Family Estate District) to RCE (Residential Country Estate District) for the property owned by Richard G. Harwood Jr., located south of E. Welch Road and west of Ustler Road. The tract size is 4.4 +/- acres.

The subject property was annexed into the City on November 6, 1996 by Ordinance No. 974. The subject property consists of approximately 4.4 acres and contains a single-family home. The proposed RCE

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zoning is compatible with the property due to the RCE zoning being found in the vicinity. The applicant has expressed interest in developing a nursery on the subject property.

The proposed RCE (Residential Country Estate District) zoning is consistent with the existing Residential Low Suburban (Maximum 3.5 dwelling units per acre) Future Land Use Designation. The subject property is located within the Wekiva River Protection Area and site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 2 dwelling units per acre.

All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

The Development Review Committee found 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 RSF-1A (Residential Single-Family Estate District) to RCE (Residential Country Estate District) for the property owned by Richard G Harwood Jr., located south of E. Welch Road and west of Ustler Road, specifically at 424 E. 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 RSF-1A (Residential Single-Family Estate District) to RCE (Residential Country Estate District) for the property owned by Richard G Harwood Jr., located south of E. Welch Road and west of Ustler Road, specifically at 424 E. Welch Road.

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.

Chairperson Ryan inquired about the width of the lot and if a road and 8 homes would be able to fit in there. Staff stated that the applicant hasn't expressed interest in developing a subdivision. The road is 100 feet in the front and then opens up to 200 feet.

Richard G. Harwood Jr, 305 Kachuba Court, Altamonte Springs is the owner of the property. He stated that he only wants to grow plants on the property.

Chairperson Greene opened the meeting for public hearing.

Sherry Galina, stated her concerns for development of that property.

Chairperson Greene closed the public hearing.

MOTION: Linda Laurendeau made a motion to find proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommended approval of the proposed change of zoning from RSF 1A (Residential Single-Family Estate District) to RCE (Residential Country Estate District) for the property owned by Richard G. Harwood Jr. and located at 424 E. Welch Road, south of East Welch Road and west of Ustler Road. Motion seconded

by Butch Stanley. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan, and Howard Washington (5/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE – FUTURE LAND USE AMENDMENT – KLEPZIG FAMILY TRUST, KLEPZIG DENNIS R. LIFE ESTATE, KLEPZIG JOANN LIFE ESTATE. Chairperson Greene stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Future Land Use in Progress to Mixed-Use Interchange to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Klepzig Family Trust, Klepzig Dennis R. Life Estate, Klepzig Joann Life Estate and located at 4140 Plymouth Sorrento Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Future Land Use in Progress to Mixed-Use Interchange to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Klepzig Family Trust, Klepzig Dennis R. Life Estate, Klepzig Joann Life Estate and located at 4140 Plymouth Sorrento Road. The tract size is 30.81 +/- acres.

The parcels are within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City's Comprehensive Plan, and the Kelly Park Interchange Form-Based Code

Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use Interchange future a land use designation must be assigned to the property.

The subject parcels are located within the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, are required to adhere to the Kelly Park Crossing Form-Based Code. The properties are located within the Wekiva Parkway Interchange Vision Plan Area. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the Kelly Park Crossing Form-Based Code. The applicant's request is consistent with the Mixed-Use Interchange future land use designation and the Overlay District covering the property within the Vision Plan.

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

Future Land Use Element

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

The designation of a mixed-use category may occur only in certain areas of the city, including "land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan..." These

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properties are within the 1-mile radius of the Wekiva Parkway Interchange depicted on the Wekiva Parkway Interchange Vision Plan Map located within the Future Land Use Element of the Apopka Comprehensive Plan.

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

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

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

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

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

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

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

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

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

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

Transportation Element

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

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

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

Kelly Park Interchange Form-Based Code.

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

The properties are within the boundaries of the Wekiva Parkway Interchange Vision Plan Area, making it subject to the Kelly Park Crossing Form-Based Code, Mixed-Use Interchange Zoning District and Neighborhood Overlay District. A copy of the Wekiva Parkway Interchange Vision Plan is provided with the support material.

The proposed Future Land Use amendment will result in an increase (approximately 26 dwelling units) in the number of residential units which could be developed at the subject property. A School Capacity determination application was submitted to Orange County Public Schools (OCPS) on February 9, 2021.

The Development Review Committee recommends approval to transmit a change in Future Land Use to Mixed-Use Interchange for the property owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, and Klepzig Joann Life Estate, subject to the information and findings in the staff report.

Staff recommended the Planning Commission Find the Future Land Use Designation consistent with the Comprehensive Plan and recommend a change in Future Land Use Designation to Mixed-Use Interchange for the properties owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, and Klepzig Joann Life Estate, subject to the information and findings in the staff report.

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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 Commissioner Washington's questions, Jean stated that there are 3 parcels and approximately 30 acres. The concept plan has been submitted with 175 units and the official site plan is currently being reviewed by staff. The school capacity report uses the number of units in the formal site plan submittal.

Luke Classon, Appian Engineering, 2221 Lee Rd #27 Winter Park 32789, explained that the parcels being discussed will be combined with 4 other parcels that are adjacent to them and have the correct future land use assigned to them. There would be 179 lots over the 50 acres and not the 30.

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 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 Future Land Use in Progress to Mixed-Use Interchange to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Klepzig Family Trust, Klepzig Dennis R. Life Estate, Klepzig Joann Life Estate and located at 4140 Plymouth Sorrento Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan, and Howard Washington. (5/0).**

LEGISLATIVE - FIVE-YEAR CAPITAL IMPROVEMENTS PLAN – AMENDMENT –
Chairperson Greene stated this was a request to find the proposed amendment to the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, and recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

Staff Presentation: Bobby Howell, Planning Manager on behalf of Brian Forman, Parks and Recreation Director, stated this was a request to find the proposed amendment of the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, and recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

The City desires to purchase YMCA Camp Wewa to use as a City recreation facility. To partially fund the purchase of the property, the City proposes to apply for available grant funds sponsored by the Florida Department of Environmental Protection (FDEP).

Eligibility requirements for the grant program require that the proposed recreation improvement must be recognized within the City's Capital Improvement Program (CIP) established in the Comprehensive Plan. Further, the City must proceed expeditiously at this time to meet grant application deadlines. Hence, the proposed update to the five-year CIP of the Comprehensive Plan.

Staff conducts an annual update of the five-year CIP to address necessary levels of service (LOS), to maintain and repair failing facilities, and to provide additional infrastructure facilities and roads to meet demands generated by new growth and development. Typically, the five-year CIP addresses the

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infrastructure needs related to transportation, water, sewer, reclaimed water, stormwater management, and recreation.

Exhibit 'A' of this report includes the updated CIP to be incorporated as Appendix 7-1 of the Capital Improvements Element. The proposed CIP changes (additions) are included in the 'General Fund' and 'FDEP Grant Fund' sections of the Recreation CIP (shown in Exhibit 'A').

Legislative changes in 2011 to Chapter 163, Florida Statutes allow local governments to update their five-year CIP by ordinance, and is not considered a comprehensive plan policy amendment. Therefore, incorporation of the updated CIP into the Capital Improvements Element does not require transmittal to the Florida Department of Economic Opportunity for state agency review.

Staff recommends the Planning Commission find the proposed amendment of the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, and recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

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 Capital Improvements Plan amendment consistent with the Comprehensive Plan; and recommend approval of the amendment to the 5 year Capital Improvement Plan. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan and Howard Washington (5-0).**

LEGISLATIVE – CHANGE OF ZONING; PLANNED DEVELOPMENT MASTER PLAN/MAJOR DEVELOPMENT – CLONTS FARM INC Chairperson Greene stated this is a request to find the proposed rezoning of the subject parcel from Transitional (T) to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommend approval of the Clonts Farm PD Master Plan/Major Development Plan.

Staff Presentation: Bobby Howell , Planning Manager, stated this is a request to find the proposed rezoning of the subject parcel from Transitional (T) to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommend approval of the Clonts Farm PD Master Plan/Major Development Plan subject to the findings of the staff report for the property owned by Clonts Farm, Inc. and located at 810 S. Binion Road. The tract size is 30.92+/- acres.

The subject property is approximately 30.92 acres in size and is zoned Transitional (T) and has a future land use designation of Residential Low Suburban and Commercial. The Residential Low Suburban future land use designation allow a maximum density of 3.5 dwelling units per acre. A large-scale future land use amendment is scheduled for adoption before the City Council on March 17, 2021, which will change the future land use of the Commercial portion of the property to Residential Low Suburban. The subject property is located on the southeast corner of the intersection of Binion and Lust Roads, specifically at 810 S. Binion Road. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a 67-lot single-family residential subdivision.

The PD Master Plan/Major Development Plan proposes a residential subdivision consisting of 67 lots on 30.92 acres with a maximum allowable density of 2.16 dwelling units per acre, which is 1.33 dwelling units less than the allowable maximum density permits. The lots range in size from 55-feet by 120-feet,

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or 6,600 square feet in area, and 65-feet by 120-feet, or 7,800 square feet in area. 48 lots are 55-feet in width and 19 lots are 65-feet in width. The 65-foot wide lots are proposed along the outer perimeter of the subdivision to buffer the interior of the site where the 55-foot wide lots are proposed, and to be compatible with lot widths in the adjacent Clear Lake Landing subdivision located along the north side of Lust Road, which are 75-feet in width. Access to the site is proposed via full access located on Lust Road and Binion Road.

Of the 30.92 acres, 12.51 acres are reserved for open space. 3.71 acres are reserved for recreation amenities, which includes a 5-foot wide pedestrian trail that meanders around the internal portions of the site, a tot lot, a dog park, and a soccer field. A 12-foot wide bike trail dedicated to the City that will be constructed along the Binion Road frontage. A 5-foot wide sidewalk will be constructed along the Lust Road frontage. 2.08 acres are reserved for floodplain conservation that is located in the southern portion of the site. 2.88 acres are reserved for stormwater retention ponds located along the western portion of the property. Landscape buffers will be provided in tracts along the Binion Road and Lust Road frontages. A 6-foot tall masonry wall with columns will be provided along the Lust Road and Binion Road frontages.

As part of the PD, the applicant is requesting not to provide a brick wall along the SR 429 frontage. The applicant has indicated that a brick wall is not logical to provide along the SR 429 frontage as the roadway is elevated approximately 20-feet above the grade of the site, and there is an existing 6-foot tall chain link fence along the edge of the SR 429 right-of-way. The applicant is proposing landscaping along the SR 429 frontage as a visual screen and to utilize the stormwater pond and adjacent open space area to assist buffering the rear of homes from SR 429.

There are two karst features located on the site that the plan details preservation of in accordance with the Comprehensive Plan. These features are located in the eastern and northwestern corners of the site. There is a small 0.02 acre wetland area in the karst feature in the northwestern corner of the site that will be preserved. Open space, wetlands, and stormwater ponds will be in tracts that are owned and maintained by a Homeowners Association (HOA). Internal streets will be dedicated to the public.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow protection of the natural environmental features of the property, including wetlands, floodplain conservation, and Karst areas that a conventional zoning districts development criterion on the property would make harder to achieve. The applicant has worked with staff to design the site to cluster the homes, leaving large spaces for open area, recreation, park amenities, a 0.63 acre dedication of right-of-way to the City along Lust Road, and a trail dedication along Binion Road to allow for future expansion of the City's trail system. The physical conditions of the property noted in the PD require creative and efficient adjustment to lot sizes and lot clustering designs. The PD calls for a net residential density that is approximately seventy percent (70%) less dense (2.43 dwelling units per acre) than the maximum residential density allowed (3.5 dwelling units per acre) under the future land use designation.

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

The proposed use of the property as depicted on the Master Plan is consistent with the Residential Low

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Suburban Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary school level and is deficient with 12,224 seats at the elementary school level. Additionally, as the City of Apopka is the only “significantly affected local government”, the project is not subject to review and approval by Orange County under the forthcoming Orange County Charter joint approval process. The location is served by the following schools: Apopka Elementary, Wolf Lake Middle, and Wekiva High School.

The Development Review Committee recommends approval to find the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code, subject to the information and findings in the staff report.

Staff recommends the Planning Commission find the proposed rezoning of the subject parcel from Transitional (T) to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommend approval of the Clonts Farm PD Master Plan/Major Development Plan, subject to the information and findings in 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.

In response to Commissioner Washington’s concern to the drainage from the 429 down to the property, staff stated that the 429 was designed to allow runoff. There are currently pre-existing retention ponds to facilitate that.

Chad Moorehead, Madden Moorehead & Stokes, stated that he is the engineer on the project and is available to answer any questions.

In response to Commissioner Ryan’s inquiry about the retention pond liner, the applicant stated that the pond will be dry and not have a liner.

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

MOTION: Butch Stanley made a motion to find the proposed rezoning of the subject parcel from Transitional (T) to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommend approval of the Clonts Farm PD Master Plan/Major Development Plan. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan and Howard Washington (5-0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – MARSHALL HOWARD – 1265 ROCK SPRINGS ROAD - Chairman Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

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

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road. The tract size is 6.74 +/- acres.

The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of Community Commercial (C-C). The applicant is proposing to construct a 70,055 square foot senior living facility consisting of an independent living, assisted living and memory care. Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, an Assisted Living Facility (ALF) requires an approved Special Exception within the C-C zoning district. The applicant has submitted a Concept Plan depicting the use, which is attached to the staff report as a point of reference. If the Special Exception is approved, a Major Development Plan will be submitted which requires the approval of the Planning Commission and City Council.

⚡ Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Residential Very Low Suburban	RSF-1A	Duke Energy substation
East	Residential Low Suburban	T	Vacant
South	Commercial	C-C	Vacant
West	Commercial	C-C	Retail uses

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

- Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- Will comply with all applicable zoning district standards;
- Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

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

The Development Review Committee recommends approval of a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road, subject to the information and findings in the staff report.

Staff recommends the Planning Commission approve the Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road, subject to the information and findings in the staff report.

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.

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 approve the Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for the property owned by Marshall Howard and located at 1265 Rock Springs Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – HERMIT SMITH WAREHOUSE - Chairperson Greene stated this is a request to find the Hermit Smith Warehouse Major Development Plan consistent with the Land Development Code; and recommend approval of the Major Development Plan subject to the findings of the staff report for the property owned by Baywood Nurseries Co Inc. and FFT Holdings LLC and located at 602 and 650 Hermit Smith Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the Hermit Smith Warehouse Major Development Plan consistent with the requirements of the Land Development Code. The property is owned by Baywood Nurseries Co Inc. and FFT Holdings LLC and located at 602 and 650 Hermit Smith Road. The applicant is Kimley-Horn and Associates c/o Jason A. Lewis, P.E. The future land use is Industrial and the zoning is I-L (Light Industrial). The existing use is nurseries and the proposed use is a 290,000 square feet warehouse. The site is designed in accordance with the requirements of the Land Development Code. The tract size is 19.6 +/- acres.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

The site will be accessed via Hermit Smith Road via two full access points which are located along the eastern boundary of the proposed development. Right turn lanes will be constructed leading into the site at both access points. The northernmost access point will lead into the main parking area, while the southernmost access point will lead to the truck loading/parking area. A total of 231 parking spaces are provided on site. Of the 231 parking spaces, 7 are accessible parking spaces. Pursuant to Policy 16.2 of the Future Land Use Element of the Comprehensive Plan, 22-percent of the parking spaces provided consist of pervious material.

Stormwater retention ponds are proposed to be located at the southern portion of the site.

32 percent of the site is reserved as open space, while the Land Development Code requires a minimum of 5-percent open space for properties zoned I-L (Light Industrial). The applicant has provided a buffer consisting of Florida Red Maples, Bracken's Southern Magnolias, Southern Live Oaks, and a variety of shrubs along the eastern property line. These materials are consistent with the requirements of the Land Development Code. In addition, the applicant has provided foundation landscaping adjacent to the northern and eastern building lines, which face the parking lot (north) and Hermit Smith Road (east). Landscaping is proposed around the perimeter of the site, with a Type D buffer along the southern property line.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 505 Daily trips, and of those trips, 55 will occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: US 441 from Yothers Road to Boy Scout Boulevard; Binion Road from Boy Scout Road to US 441; General Electric Road from Hermit Smith Road to Orange Avenue; and Plymouth Sorrento Road from Yothers Road to US 441. The roadway segment analysis demonstrates sufficient capacity exists on all study roadways with the addition of project trips.

An operational analysis was conducted for the intersection of Hermit Smith Road and US 441 and the intersection of Hermit Smith Road and General Electric Road, as well as both site entrances. The analyses showed all will operate at an acceptable level of service with the addition of project traffic.

The Development Review Committee found the Major Development Plan consistent with the Land Development Code.

Staff recommended the Planning Commission approve the Major Development Plan for Hermit Smith Warehouse.

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

Commissioner Ryan inquired about the number of parking spaces there were. Staff answered that there are 231 spaces and 7 accessible. He stated that there should be 1 accessible parking spot for every 25 parking spaces.

Jason Lewis, Kimley Horn & Associates, 116 S Kentucky Ave Lakeland FL, stated that the project will be ADA compliant and the number that was provided is based on the ADA requirements. Mr. Lewis stated that they will add 3 more spaces if that is what the requirement is.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Bobby Howell referred to the section of the Land Development Code 5.1.5 - J Accessible Parking which shows that for 201 to 300 spaces, the minimum number of accessible spaces is 7. This comes from the Building Code for the State of Florida which is a state law.

Commissioner Ryan stated that ADA is a federal law and it's not in compliance with ADA. Land Development Code says that all laws must be in compliance with all state and federal laws.

Chairperson Greene suggested that this be dealt with by the time it goes to city council and it can be adjusted at that point. James Hitt added that it will get corrected before it goes to city council with the federal law.

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 Hermit Smith Warehouse Major Development Plan consistent with the Land Development Code; and recommend approval of the Major Development Plan subject to the findings of the staff report for the property owned by Baywood Nurseries Co Inc. and FFT Holdings LLC and located at 602 and 650 Hermit Smith Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau and Howard Washington. Nay votes were cast by Robert Ryan. (4-1).

LEGISLATIVE – PRELIMINARY/FINAL DEVELOPMENT PLAN – SUMMER HOUSE AT LAKE APOPKA APARTMENTS - Chairperson Greene stated this is a request to find Summer House at Lake Apopka Apartments Preliminary/Final Development Plan consistent with the 1993 Land Development Code, the Marden Ridge PD Ordinance No. 2434 and Comprehensive Plan, and recommend approval of the Preliminary/Final Development Plan subject to the findings of this staff report for the property owned by MRAD Phase 2, LLC and located East of SR 451; west of Marden Road; north of SR 414 Lot 3 of the Marden Ridge Replat.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to recommend approval of the Summer House at Lake Apopka Apartments – Preliminary/Final Development Plan, subject to the findings in this staff report.

A Preliminary/Final Development has been submitted for Lot 3 of the Marden Ridge PD, proposing the construction of Summer House Apartments at Lake Apopka apartment complex. The proposed development will be gated and private, comprising of 264 multifamily units. The City Council approved the Marden Ridge PD Ordinance No. 2434 on June 3, 2015. The site for the proposed Summer House Apartments is located east of SR 451, west of Marden Road and north of SR 414. The proposed minimum living area is 750 square feet, as required by the zoning district under the 1993 Land Development Code. The amenities include a pool and clubhouse. A retention pond is centrally located on-site and designed an open space amenity that includes pedestrian elements such as benches, sidewalk and a fountain.

This site will have a single access point from Marden Road. Right and left turn lanes will be constructed at the site entrance.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 1,436 Daily trips, and of those trips, 114 will occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: Marden Road from Ocoee Apopka Road to Keene Road; CR 435/Clarcona Road from Michael Gladden Boulevard to Keene Road; CR 437A/Ocoee Apopka Road from Central Avenue to Harmon Road; and Boy Scout Road from Binion Road to Ocoee Apopka Road. The roadway segment analysis demonstrates sufficient capacity exists on all study roadways with the addition of project trips.

An operational analysis was conducted for the following intersections: Marden Road and CR 437A/Ocoee Apopka Road; Marden Road and Marden Meadows Drive; Marden Road and SR 414 Off-Ramp Roundabout; Marden Road and SR 414 on-Ramp Roundabout; and Marden Road and the site access. The analyses showed all will operate at an acceptable level of service with the addition of project traffic with the exception of Marden Road and Ocoee Apopka Road.

A signal has been warranted for the intersection of Marden Road and Ocoee Apopka Road. All developments in the area impacting the intersection will be required to enter into an agreement with the City to pay their proportionate share of the necessary intersection improvements. A preliminary cost estimate to signalize this intersection with mast arms and add turn lanes on Marden Road and Ocoee Apopka Road is \$750,000.00. The proportionate share for Summer House at Lake Apopka Apartments, which is calculated by dividing the project trips impacting the intersection by the capacity the improvements add to the intersection, results in a 3.5% share, or \$26,250.00. The amount is subject to change when the improvement cost estimate is adjusted.

The City's Land Development Code requires 2 parking spaces per unit and per the code, 528 spaces are required. The development plan includes 416 parking spaces, which is 112 fewer than required by the Code. The applicant submitted a parking demand/shared parking analysis using data collected from Marden Ridge Apartments (Phase 1 built in 2017), a 272-unit apartment complex with 544 parking spaces, that will have cross connectivity to Summer House at Lake Apopka Apartments (Phase 2). The analysis showed that the existing apartments have a parking demand of 1.5 parking spaces per unit, or 408 spaces, leaving a surplus of 136 parking spaces. Summer House at Lake Apopka is proposing parking spaces at a rate of 1.58 per unit, which exceeds the average demonstrated demand of 1.5 spaces per unit by 10 parking spaces. Because there is cross access, the total number of parking spaces available is 960, a rate of 1.79 spaces per unit, which exceeds the parking demand of 804 spaces by 156 spaces.

The stormwater management system includes an off-site retention area north adjacent of the proposed Marden Ridge Recreation Tract/Tract K of the Marden Ridge PD. Per the City Engineer, the stormwater pond design meets the City's Land Development.

Southern Magnolias, Live Oaks, Winged Elm or Sycamore and Dahoon Holly trees are alternated along Marden Road, the northern boundary and around the central retention pond and embellish the parking islands.

The Development Review Committee recommends approval of the Summer House at Lake Apopka Apartments – Preliminary/Final Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Summer House at Lake Apopka Apartments Preliminary/Final Development Plan consistent with the 1993 Land Development Code, the Marden

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Ridge PD Ordinance No. 2434 and Comprehensive Plan, and recommend approval of the Preliminary/Final Development Plan subject to the findings of this staff report for the property owned by MRAD Phase 2, LLC and located East of SR 451; west of Marden Road; north of SR 414 Lot 3 of the Marden Ridge Replat.

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.

In response to Commissioner Laurendeau, staff advised that the school that was previously approved was in this area.

Luke Classon, Appian Engineering, provided further information regarding the wet pond, dry pond and ADA parking spaces in the project.

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

Motion: Butch Stanley made a motion to find the Summer House at Lake Apopka Apartments Preliminary/Final Development Plan consistent with the 1993 Land Development Code, the Marden Ridge PD Ordinance No. 2434 and Comprehensive Plan, and recommend approval of the Preliminary/Final Development Plan subject to the findings of this staff report for the property owned by MRAD Phase 2, LLC and located East of SR 451; west of Marden Road; north of SR 414 Lot 3 of the Marden Ridge Replat. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan and Howard Washington (5-0).

LEGISLATIVE – PRELIMINARY/FINAL DEVELOPMENT PLAN – MARDEN RIDGE TRACK AND FIELD - Chairperson Greene stated this is a request to find the Marden Ridge Track and Field Preliminary/Final Development Plan consistent with the Comprehensive Plan, Land Development Code and Special Exception Approval, and recommend approval of the Preliminary/Final Development Plan, subject to Ordinance No. 2434 and the findings of this staff report for the property located east of SR 451; west of Marden Road; south of Ocoee Apopka Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to recommend approval of the Marden Ridge Track and Field – Preliminary/Final Development Plan subject to Ordinance No. 2434 and the findings of this staff report.

The Marden Ridge Track and Field – Preliminary/Final Development Plan is a site plan proposing a track and field as part of the recreational component of the proposed Summer House at Lake Apopka Apartments located south adjacent of this project site. The track and field are gated and is comprised of bleachers, restroom and dumpster facilities. Aluminum fences are placed along the western and eastern perimeter. Retaining walls are located along the northern and southern boundaries.

The access to the site is located on Marden Road. Twenty-one (21) parking spaces are provided on the eastern portion of the site.

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MARCH 9, 2021 AT 5:30 P.M.
IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

The landscaping plans show Southern Live Oaks and Magnolias embellishing the parking and vehicular area.

The Development Review Committee recommends approval of the Marden Ridge Track and Field – Preliminary/Final Development Plan subject to Ordinance No. 2434 and the findings of this staff report.

Staff recommended the Planning Commission find the Marden Ridge Track and Field – Preliminary/Final Development Plan consistent with the Comprehensive Plan, Land Development Code and Special Exception Approval, and recommend approval of the Final Development Plan, subject to Ordinance No. 2434 and the findings of this staff report.

In response to Commissioner Washington, the applicant, Luke Classon with Appian Engineering, stated that the track is not a standard track. It is a 200 meter track. The intent is for recreational use for the apartments and the school to the south. It is part of the apartment development. The property would not be lighted because of the adjacency to the 451 and create a distraction. If lighting would be proposed in the future, there would be time restrictions put into place.

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 Marden Ridge Track and Field Preliminary/Final Development Plan consistent with the Comprehensive Plan, Land Development Code and Special Exception Approval, and recommend approval of the Preliminary Final Development Plan, subject to Ordinance No. 2434 and the findings of this staff report for the property located east of SR 451; west of Marden Road; south of Ocoee Apopka Road. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Butch Stanley, Linda Laurendeau, Robert Ryan and Howard Washington (5-0).**

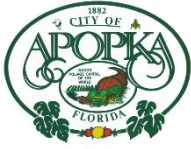
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:28 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map

SUBJECT & REQUEST: **CHANGE OF ZONING – 202 S. BINION ROAD**
FROM: T (TRANSITIONAL DISTRICT)
TO: RSF-1B (RESIDENTIAL SINGLE-FAMILY LARGE LOT)

SUMMARY:

OWNER: Citrus Ridge Real Estate, LLC
APPLICANT: Cantero Holdings, LLC
PARCEL ID NUMBER: 17-21-28-0000-00-012
LOCATION: West of South Binion Road
FUTURE LAND USE: Residential Low (5 dwelling units/acre)
EXISTING USE: Vacant
CURRENT ZONING: T (Transitional District)
PROPOSED ZONING: RSF-1B (Residential Single-Family Large Lot)
TRACT SIZE: 19.11 +/- acres
PROPOSED DEVELOPMENT: 24 single-family units

RECOMMENDED ACTION:

Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned Citrus Ridge Real Estate, LLC and located west of South Binion Road.

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

PLANNING COMMISSION – APRIL 13, 2021
CHANGE OF ZONING – 202 S. BINION ROAD
PAGE 2

PROJECT SUMMARY: The subject property was annexed into the City on December 4, 2004 by Ordinance No. 1705. The applicant is requesting to rezone the property from T (Transitional District) to RSF-1B (Residential Single-Family Large Lot). The proposed RSF-1B (Residential Single-Family Large Lot) zoning is compatible with the property due to the RSF-1B zoning being found in the vicinity. The surrounding properties are primarily residential, agricultural and recreational in nature.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RSF-1B zoning is consistent with the existing Residential Low (5 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed change of zoning will result in an increase (approximately 24 dwelling units) in the number of residential units which could be developed at the subject property. A School Capacity determination application was submitted to Orange County Public Schools (OCPS) on March 22, 2021.

PUBLIC HEARING SCHEDULE:

April 13, 2021 - Planning Commission (5:30 pm)

DULY ADVERTISED:

March 26, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed 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) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned by Citrus Ridge Real Estate LLC, located at west of South Binion Road.

Recommended Motion: Find the proposed Change of Zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) District to RSF-1B (Residential Single-Family Large Lot) District for the property owned by Citrus Ridge Real Estate LLC, located at west of South Binion Road.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low	Transitional	Heninger Lake and Single-Family Residences
East (City)	Office, Parks/Recreation, and Conservation	Transitional, Office and Right-of-Way (ROW)	Agricultural Facilities, Binion Road ROW and YMCA Camp Wewa
South (City)	Residential Low	RSF-1B	Clear Lake Estates Subdivision
West (City and County)	Residential Medium and County Rural	PD (Planned Development) and County A-1 (Citrus Rural District)	Single Family Residence, and Agricultural Facilities

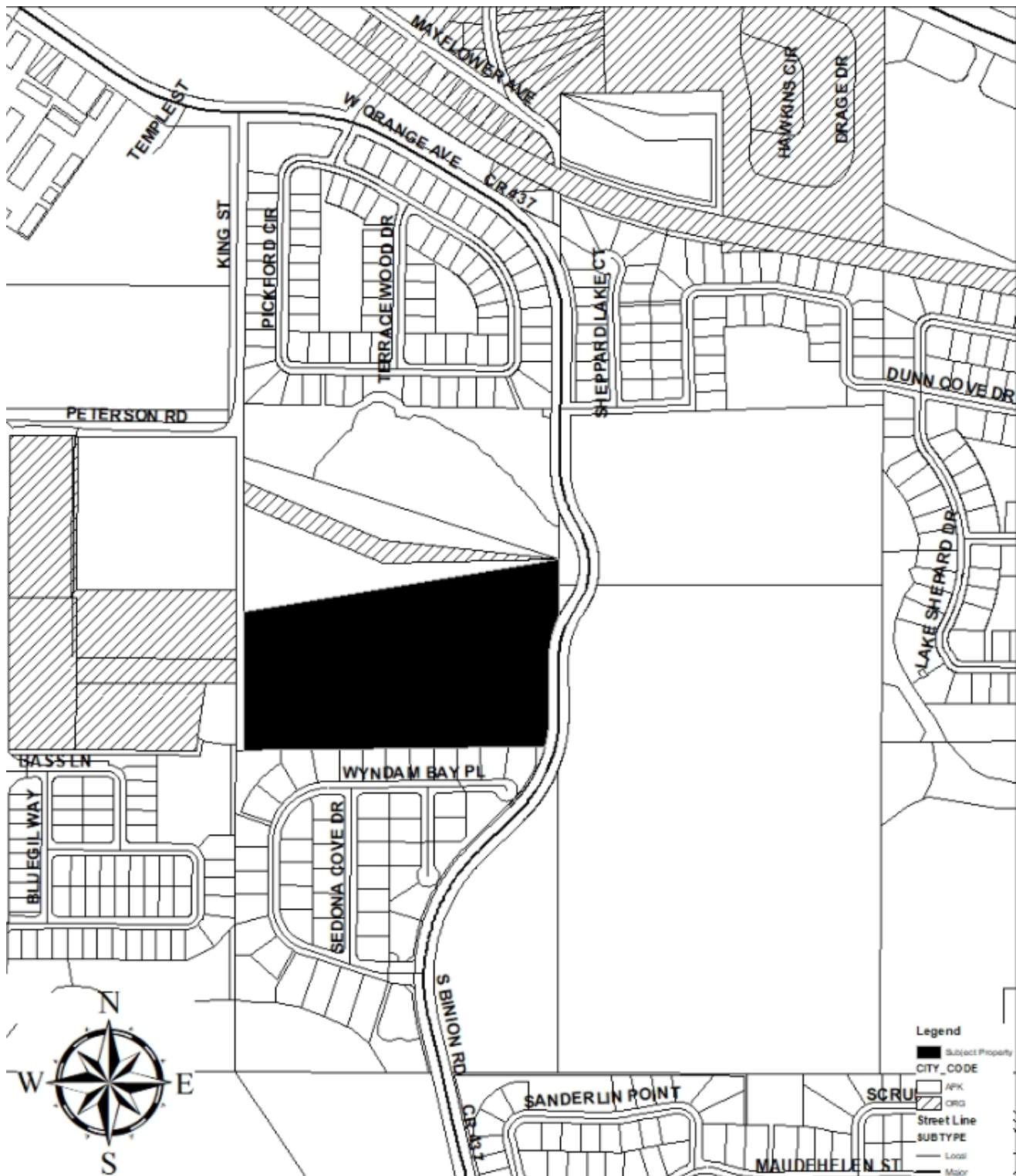
**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed via Binion Road.

**COMPREHENSIVE PLAN
COMPLIANCE:**

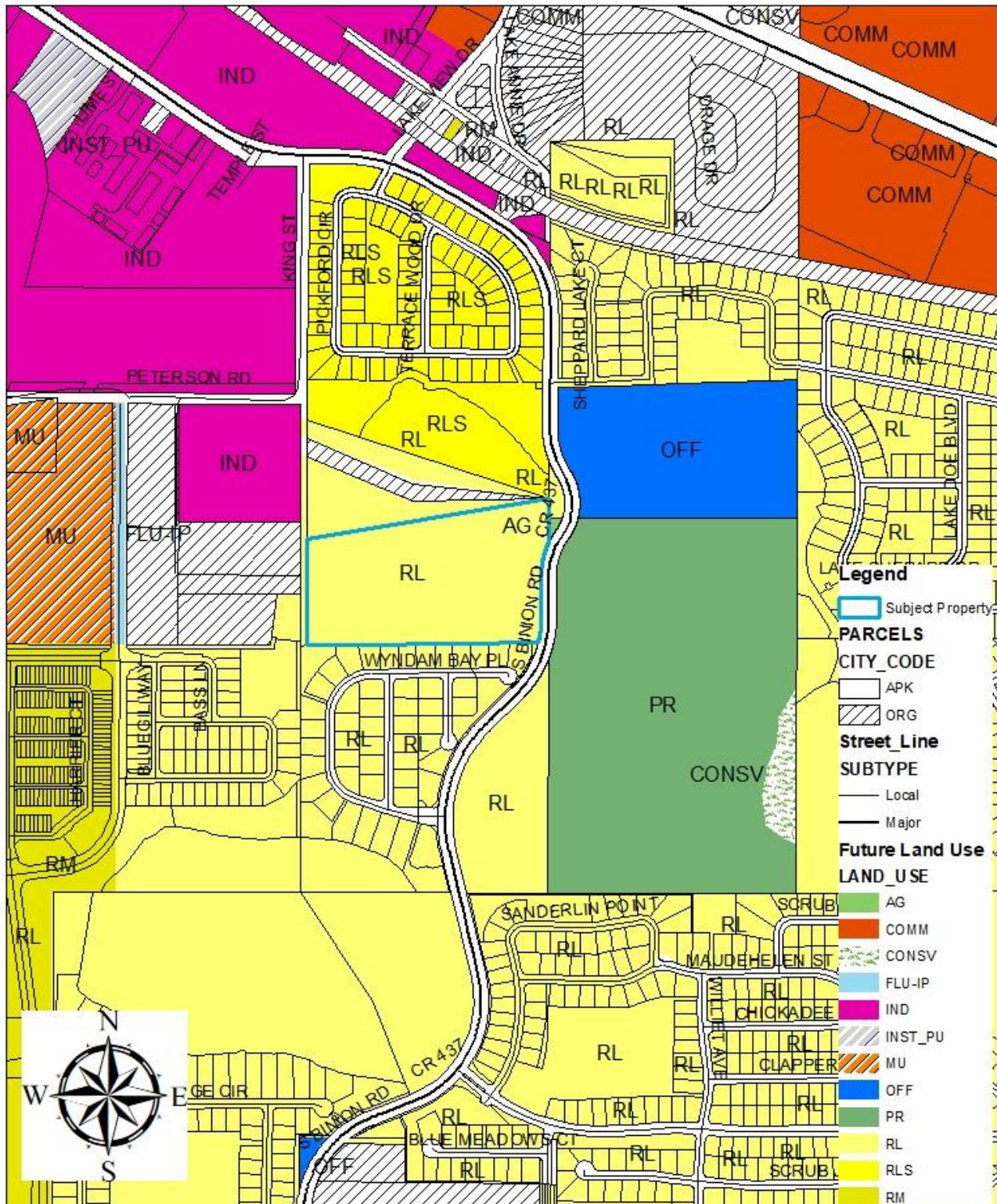
The proposed RSF-1B zoning is consistent with the existing Future Land Use designation, Residential Low (5 du/ac) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

Vicinity Map



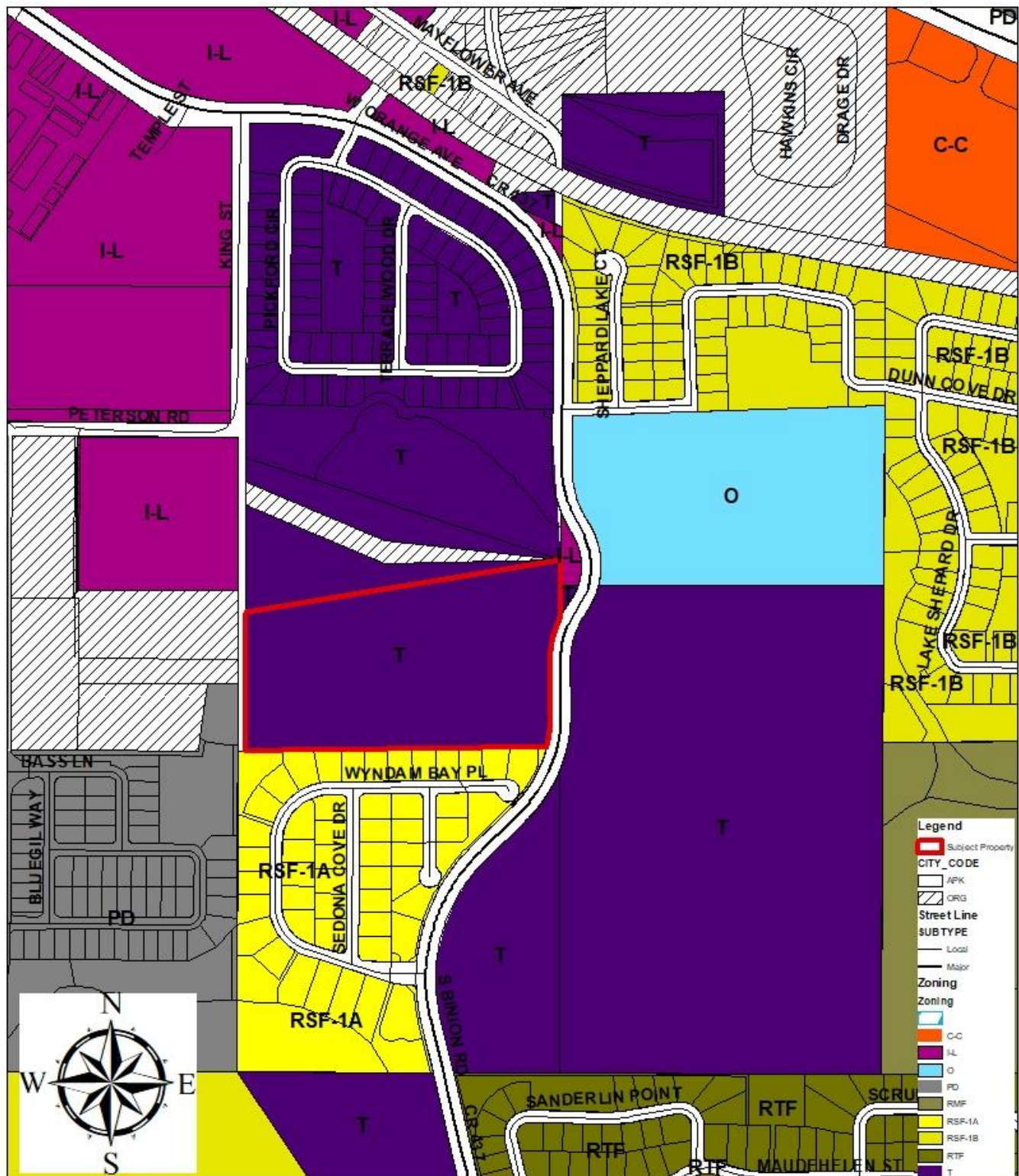
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



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

Zoning Map

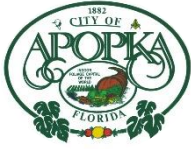


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial Map



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



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
Site Plan

SUBJECT & REQUEST:

APPROVE A SPECIAL EXCEPTION TO ALLOW AN ASSISTED LIVING FACILITY (ALF) IN THE C-C (COMMUNITY COMMERCIAL) ZONING DISTRICT FOR PROPERTY LOCATED AT 1265 ROCK SPRINGS ROAD

SUMMARY:

OWNER: Marshall Howard
APPLICANT: Charlie Sabin
PARCEL ID NUMBERS: 34-20-28-9550-00-060
LOCATION: 1265 Rock Springs Road
FUTURE LAND USE: Commercial (Maximum 0.25 FAR)
EXISTING USE: Vacant
CURRENT ZONING: C-C (Community Commercial)
TRACT SIZE: 4.56 +/- acres

RECOMMENDED ACTION:

Approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

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

PLANNING COMMISSION – APRIL 13, 2021
SPECIAL EXCEPTION – ROCK SPRINGS ROAD ALF
PAGE 2

PROJECT SUMMARY: The Planning Commission approved a Special Exception to allow an Assisted Living Facility (ALF) on March 9, 2021 on two parcels located directly to the north of the subject property. Following the Special Exception approval, it was determined that the subject property, of which part of the ALF will be located on, was not part of the Special Exception approval. Subsequently the applicant turned in an application to permit an ALF on the subject property in addition to the two parcels located to the north. The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of Community Commercial (C-C). The applicant is proposing to construct a 70,055 square foot senior living facility consisting of an independent living, assisted living and memory care. Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, an Assisted Living Facility (ALF) requires an approved Special Exception within the C-C zoning district. The applicant has submitted a Concept Plan depicting the use and attached to the staff report as a point of reference. If the Special Exception is approved, a Major Development Plan will be submitted which requires the approval of the Planning Commission and City Council.

RELATIONSHIP TO ADJACENT PROPERTIES: Zoning and existing land use assigned to adjacent and nearby properties appear in the following table. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Residential Very Low Suburban	RSF-1A	Duke Energy substation
East	Residential Low Suburban	T	Vacant
South	Commercial	C-C	Vacant
West	Commercial	C-C	Retail uses

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

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

PLANNING COMMISSION – APRIL 13, 2021
SPECIAL EXCEPTION – ROCK SPRINGS ROAD ALF
PAGE 3

- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

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

PUBLIC HEARING SCHEDULE:

April 13, 2021 – Planning Commission (5:30 pm)

DULY ADVERTISED:

April 2, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

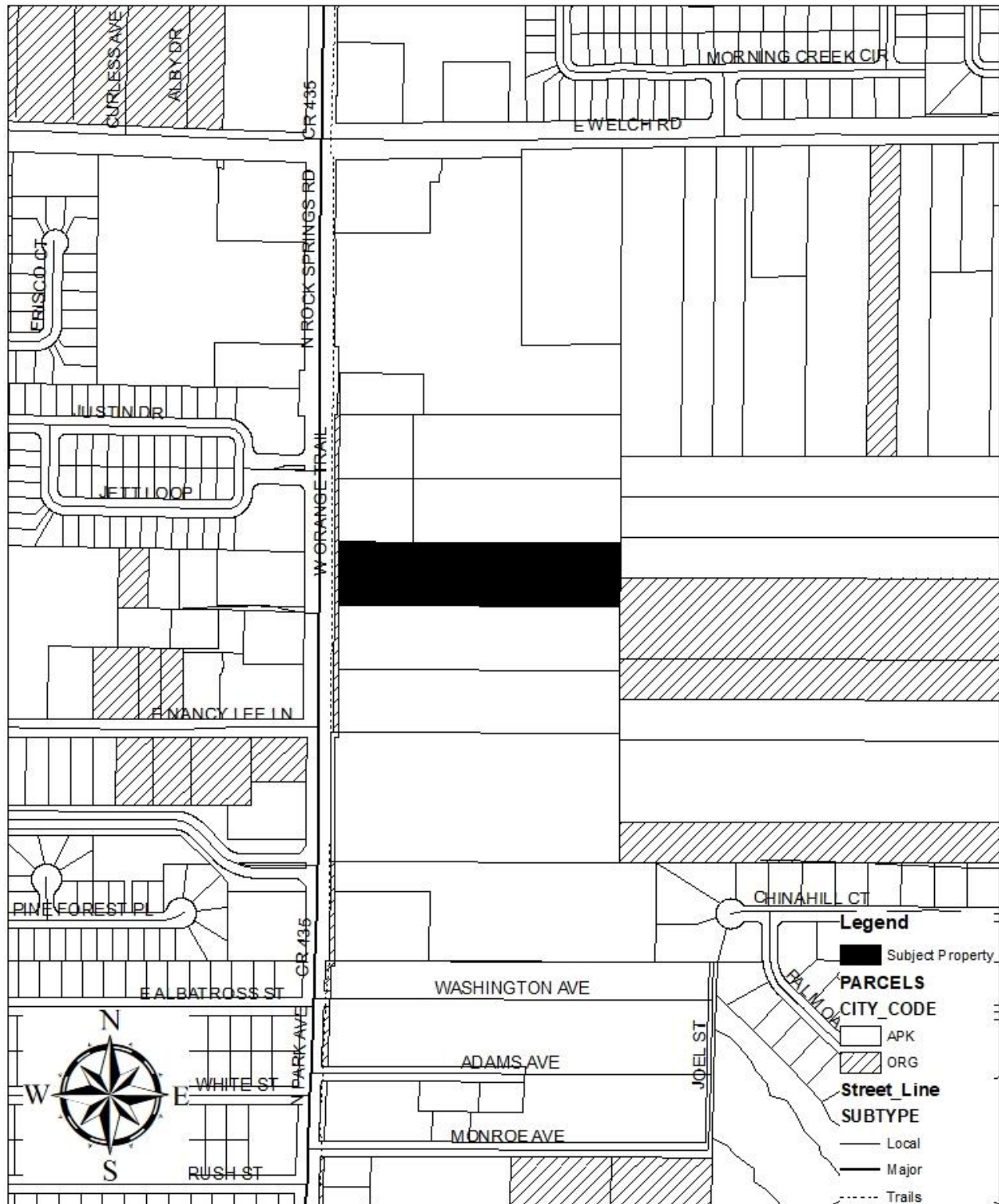
Development Review Committee: Recommends approval of a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

Recommended Motion: Approve a Special Exception to allow an Assisted Living Facility (ALF) in the C-C (Community Commercial) zoning district for property located at 1265 Rock Springs Road.

Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on special exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

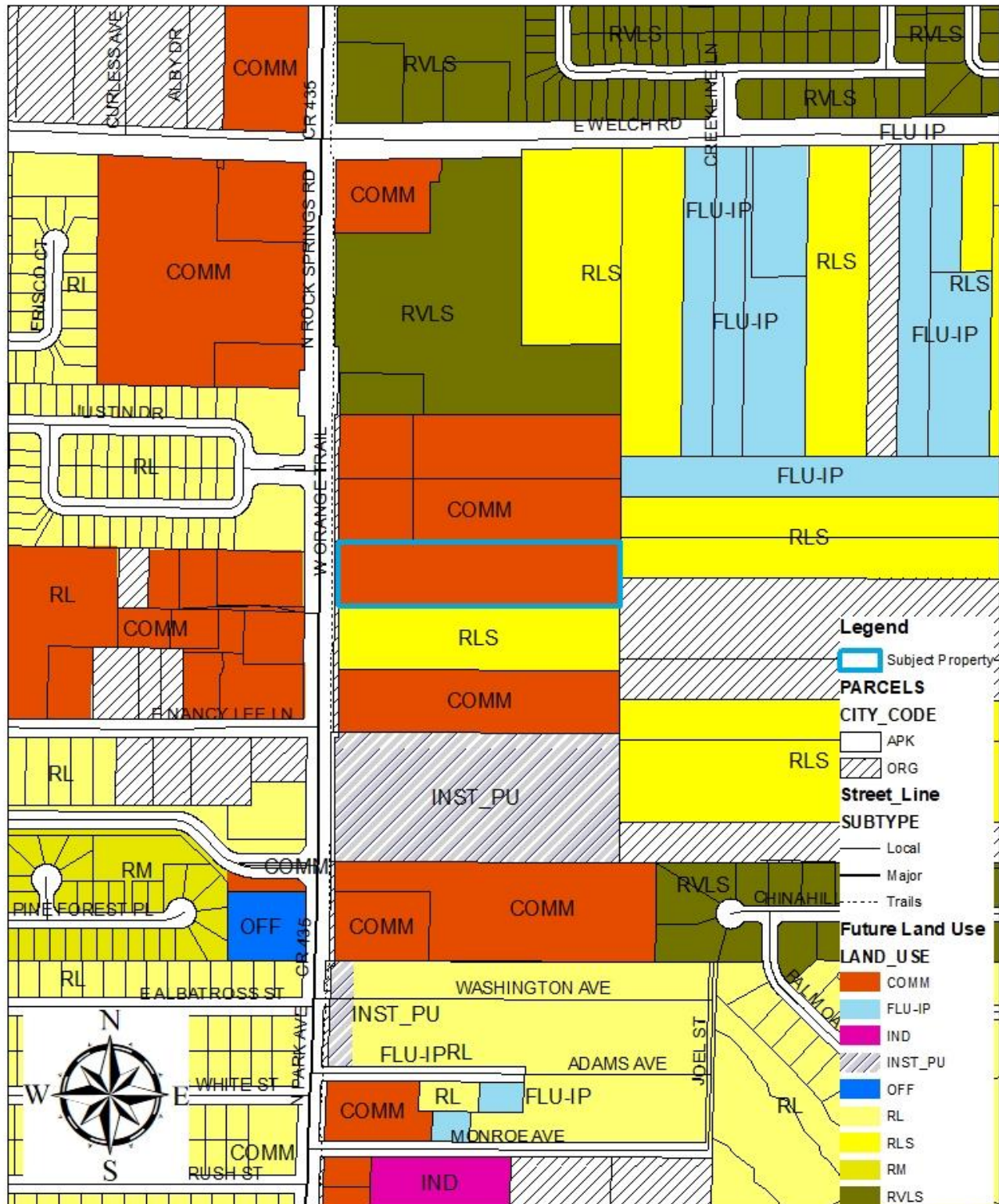
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



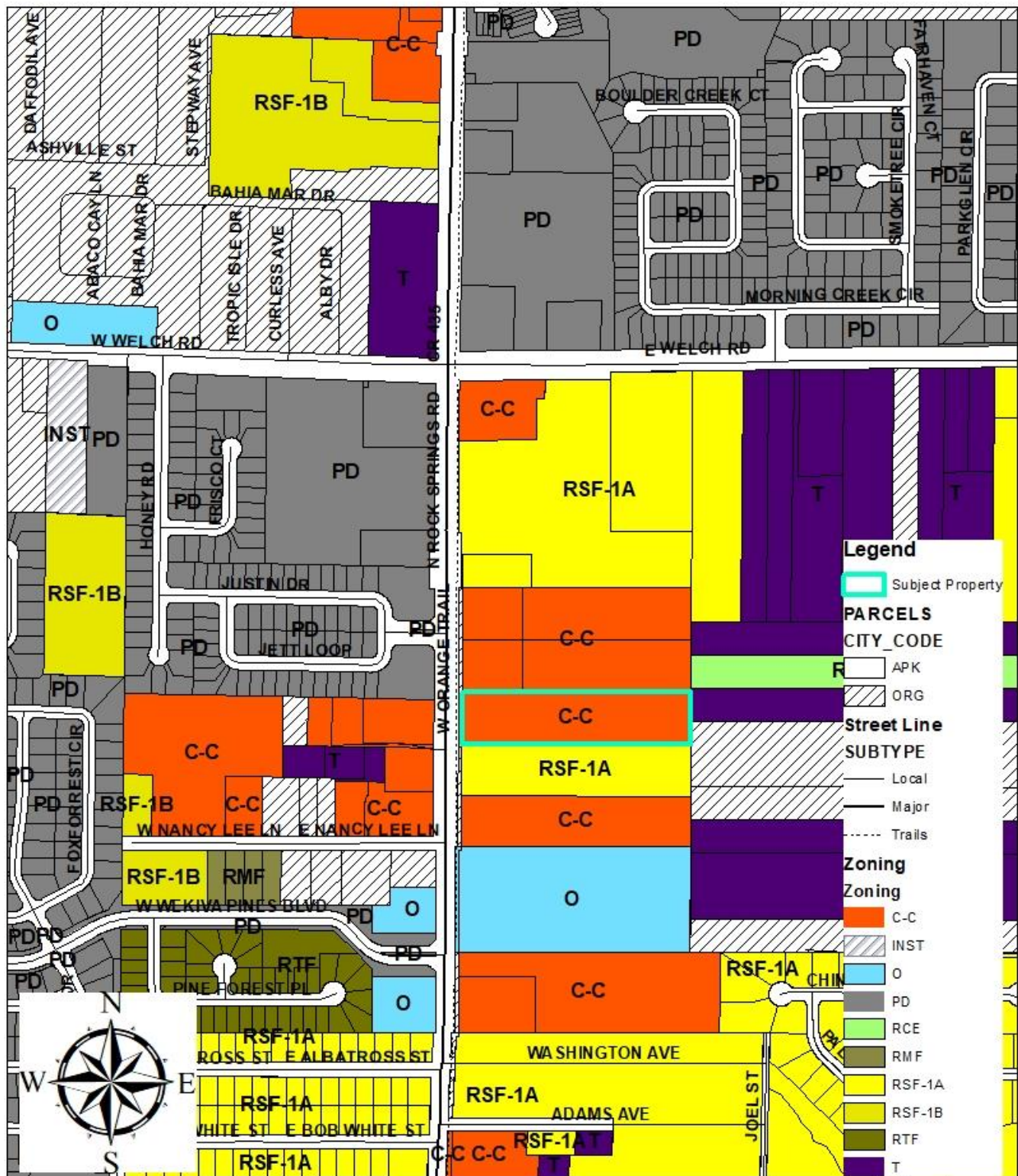
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



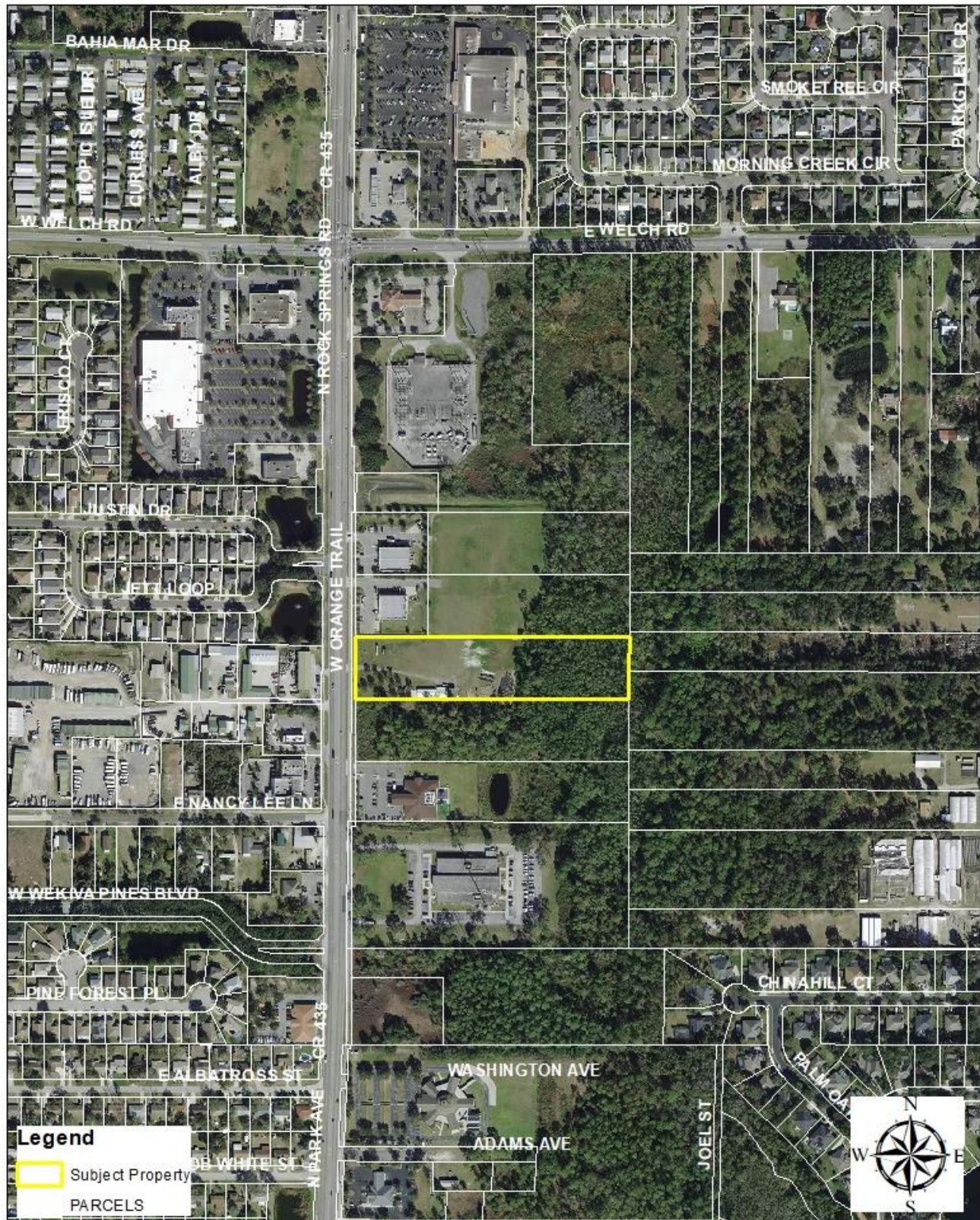
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



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

Aerial Map

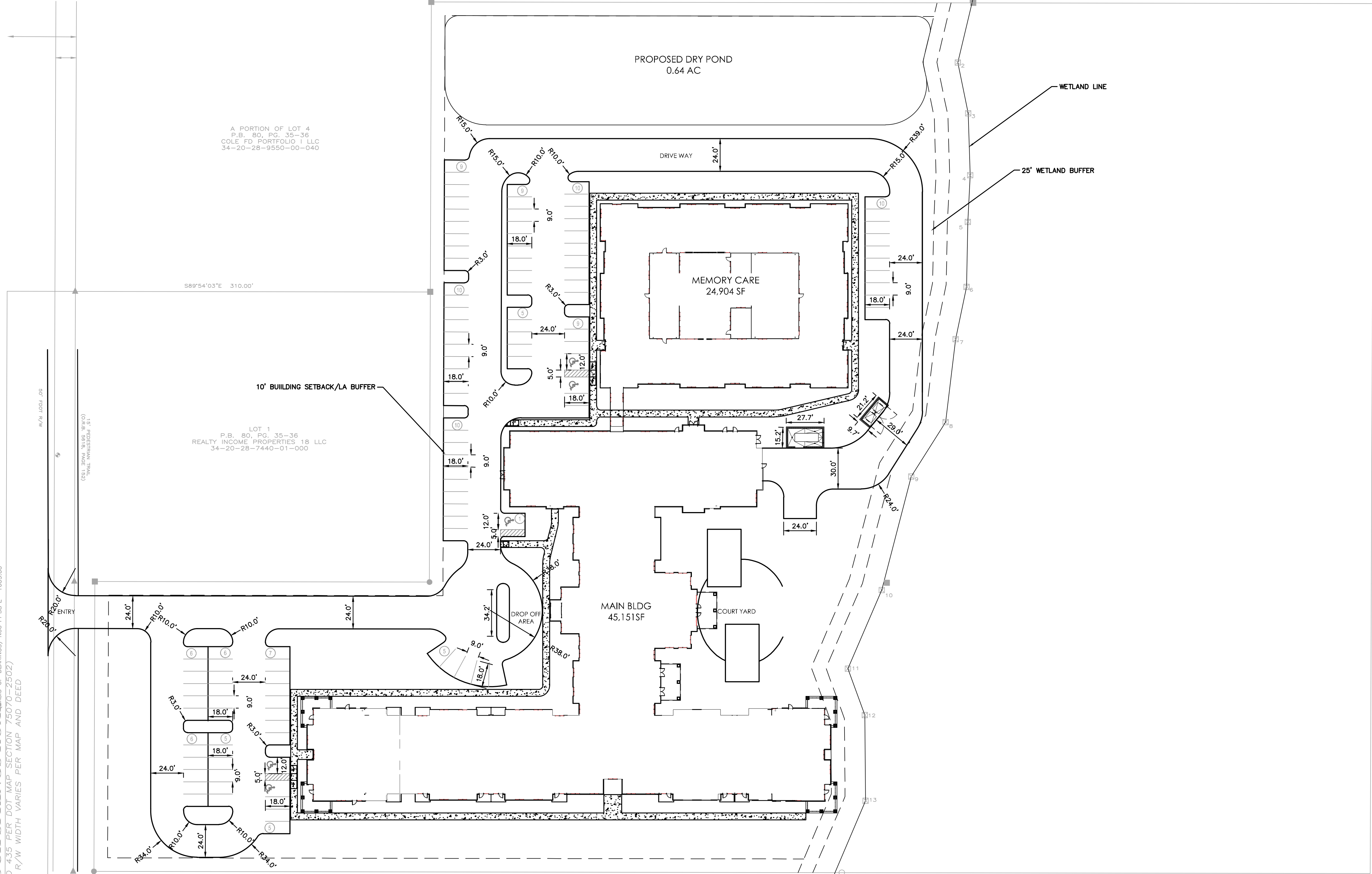


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

K:\ORL_Civil\49516001-Rock Springs ALF\CAAD\CONCEPT1\SCHEME B.dwg

ROCK SPRINGS ROAD
(STATE ROAD 435 PER DOT MAP SECTION 75070-2502)
(PUBLIC R/W WIDTH VARIES PER MAP AND DEED)

ROCK SPRINGS ROAD
(STATE ROAD 435 PER DOT MAP SECTION 75070-2502)
(PUBLIC R/W WIDTH VARIES PER MAP AND DEED)



LOT 31
P.B. Z, PG. 134
CITY OF APOPKA
34-20-28-9550-00-031

A PORTION OF LOT 4
P.B. 80, PG. 35-36
COLE FD PORTFOLIO I LLC
34-20-28-9550-00-040

LOT 1
P.B. 80, PG. 35-36
REALTY INCOME PROPERTIES 18 LLC
34-20-28-7440-01-000

LOT 7
P.B. Z, PG. 134
KWUN KYUNG MIN TR
KWUN JULING JA TR
34-20-28-9550-00-070

LOT 3
P.B. Z, PG. 134
DUKE ENERGY FLORIDA INC.
34-20-28-0000-00-004

P.B.
ROBERTS
34-20-28-9550-00-060

SITE SUMMARY

PROPERTY ADDRESS:	1265 ROCK SPRING RD. APOPKA, FL 32712
PARCEL ID:	34-20-28-7440-02-000 34-20-28-7440-03-000 34-20-28-9550-00-060
TOTAL LAND AREA:	11.92 ACRES
DEVELOPABLE AREA:	6.44 ACRES
WETLAND AREA:	5.48 ACRES
FUTURE LAND USE:	COMMERCIAL
ZONING:	C-C (COMMUNITY COMMERCIAL)
MAX. BUILDING HEIGHT:	35' (1-STORY)

FLOOR AREA RATIO

MAXIMUM FLOOR AREA RATIO = 0.25
MAX. BUILDING AREA: 6.44 ACRES X 0.25 = 1.61 ACRES OR 70,132 SF
PROVIDED FLOOR AREA RATIO
PROVIDED BUILDING AREA 70,055 SF
70,055 SF / 280,527 SF = 0.25

UNIT BREAKDOWN:

Independent Living Units:		
IL-S1	STUDIO / 1 BATH	9
IL-A1	1 BED / 1 BATH	6
IL-A2	1 BED / 1 BATH	42
IL-B1	2 BED / 2 BATH	6
IL-B2	2 BED / 2 BATH	6
TOTAL IL UNITS		69
Assisted Living Units:		
AL-S1	STUDIO / 1 BATH	11
AL-A1	1 BED / 1 BATH	9
AL-A2	1 BED / 1 BATH	16
AL-A3	1 BED / 1 BATH	4
AL-B1	2 BED / 2 BATH	5
AL-B2	2 BED / 2 BATH	4
TOTAL AL UNITS		49
Memory Care Units:		
MC-A1	STUDIO / 1 BATH	10
MC-A2	STUDIO / 1 BATH	10
MC-B1	2 BED / 1 BATH	4
TOTAL MC UNITS		24

REQUIRED PARKING

1 SPACE PER 4 BEDS	
TOTAL OF 167 BEDS PROVIDED (167/4):	42 SPACES
1 SPACE PER 500 SF OF OFFICE	
TOTAL OF OFFICE SPACE PROVIDED = 1,070 SF:	2 SPACES
TOTAL PARKING REQUIRED:	44 SPACES

PROVIDED PARKING

REGULAR 9' X 18' PARKING SPACES =	108 SPACES
ADA SPACES 12' X 18' =	5 SPACES
TOTAL PARKING PROVIDED:	113 SPACES

SETBACKS

FRONT:	10 FEET
SIDE:	10 FEET
REAR:	10 FEET
LANDSCAPE FRONT BUFFER:	10 FEET
LANDSCAPE SIDE BUFFER:	5 FEET
LANDSCAPE REAR BUFFER:	10 FEET
WETLAND BUFFER:	25 FEET

IMPERVIOUS AREA CALCULATIONS

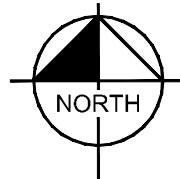
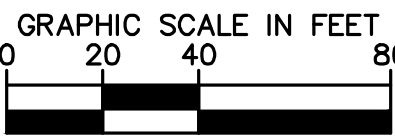
TOTAL MAX. IMPERVIOUS COVERAGE (70%) = 11.29 X 0.70 =	7.90 AC
PROPOSED IMPERVIOUS AREA:	
BUILDING AREA =	1.61 AC
PAVEMENT AREA =	1.59 AC
CONCRETE AREA =	0.30 AC
TOTAL PROPOSED IMPERVIOUS AREA:	3.50 AC (31.00%)
TOTAL PROPOSED PERVIOUS AREA:	7.79 AC (69.00%)
TOTAL AREA:	11.29 AC (100.00%)

ROCK SPRINGS

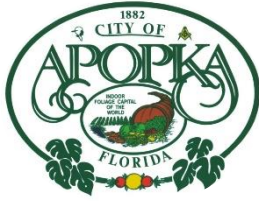
APOPKA, FLORIDA

ROCK SPRINGS ALF

10/28/2020 - CONTACT TYLER SUDDETH, P.E. (407) 898-1511



Kimley»Horn



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map

SUBJECT & REQUEST:

**COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE
AMENDMENT – NANCY MANN TRUST PROPERTY:
FROM: RESIDENTIAL VERY LOW SUBURBAN (MAX. 2 DU/AC)
TO: INDUSTRIAL (MAX. 0.6 FAR)**

SUMMARY:

OWNER: Nancy Mann Trust c/o William Blaine
APPLICANT: William Blaine
LOCATION: South of Hogshead Road and West of Hermit Smith Road
PARCEL ID #: 01-21-27-0000-00-024
EXISTING USE: Vacant
FLU DEVELOPMENT POTENTIAL: Existing – 157 Residential Units; Proposed – 2,064,597 non-residential square feet
CURRENT ZONING: RSF-1A (Residential Single-Family Estate) District – 2 DU/AC
TRACT SIZE: 78.99 +/- acres

RECOMMENDED ACTION:

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 Residential Very Low Suburban to Industrial to the Florida Department of Economic Opportunity.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

PROJECT SUMMARY: The property consists of an estimated 78.99 acres. A request to assign a Future Land Use Designation of Industrial is compatible with the designations assigned to abutting properties. The applicant is also applying for I-L, Light Industrial District zoning, which is compatible with the proposed Industrial Future Land Use.

Policy 3.1.1 Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

SCHOOL CAPACITY REPORT: The proposed future land use amendment will not impact public school enrollment as residential development is not permitted under the Industrial future land use designation. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 15, 2021.

PUBLIC HEARING SCHEDULE:

April 13, 2021 – Planning Commission (5:30 pm)

May 5, 2021 – City Council – 1st Reading & Transmittal – (1:30 pm)

DULY ADVERTISED:

April 2, 2021 – Public Notice (Apopka Chief) and Notification (letters and posting)

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Very Low Suburban (Max. 2 DU/AC) to Industrial (Max. 0.6 FAR) for the property owned by Nancy Mann Trust.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Residential Very Low Suburban to Industrial to the Florida Department of Economic Opportunity.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-L (Light Industrial)	Industrial and agricultural facilities
East (City)	Industrial, Public Right-of-Way (ROW)	Planned Development (PD), ROW	Hermit Smith Road, Mid-Florida Logistics PD
South (City and County)	Residential Very Low Suburban, County Rural	RSF-1A, County A-1 (Citrus Rural District)	Vacant, Nursery
West	Industrial	Transitional	Single Family Residence

II. LAND USE ANALYSIS

North: Industrial and agricultural facilities abut the property to the north.

West: To the east is a single-family residence.

South: South-adjacent are industrial and agricultural properties.

East: To the east is the Mid-Florida Logistics Industrial Park.

Other Information:

Wekiva River Protection Area: No
 Area of Critical State Concern: No
 DRI / FQD: No

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River Basin Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that karst features are within the property.

Analysis of the character of the Property: The property is vacant and the surrounding parcels contain warehouse and agricultural structures.

Analysis of the relationship of the amendment to the population projections: The proposed future

land use designation for the subject site is Industrial (Max. 0.6 FAR). A change to the Industrial Future Land Use will generate an estimated population increase up to 0 persons and up to 2,064,482 non-residential square feet.

CALCULATIONS:

EXISTING: Residential Very Low Suburban (2 DU/AC): 157 dwelling units

PROPOSED: Industrial (Max. 0.6 FAR): 2,064,482 non-residential square feet

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

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

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 33,815 GPD
3. Projected total demand under proposed designation: 185,803 GPD
4. Capacity available: TBD
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: TBD

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 174 GPD / Capita; 200 GPD/1,000 sf

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

2. Projected total demand under existing designation: 72,639 GPD
3. Projected total demand under proposed designation: 412,896 GPD

4. Capacity available: TBD
5. Projected LOS under existing designation: 174 GPD / Capita
6. Projected LOS under proposed designation: 200 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: TBD
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

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

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

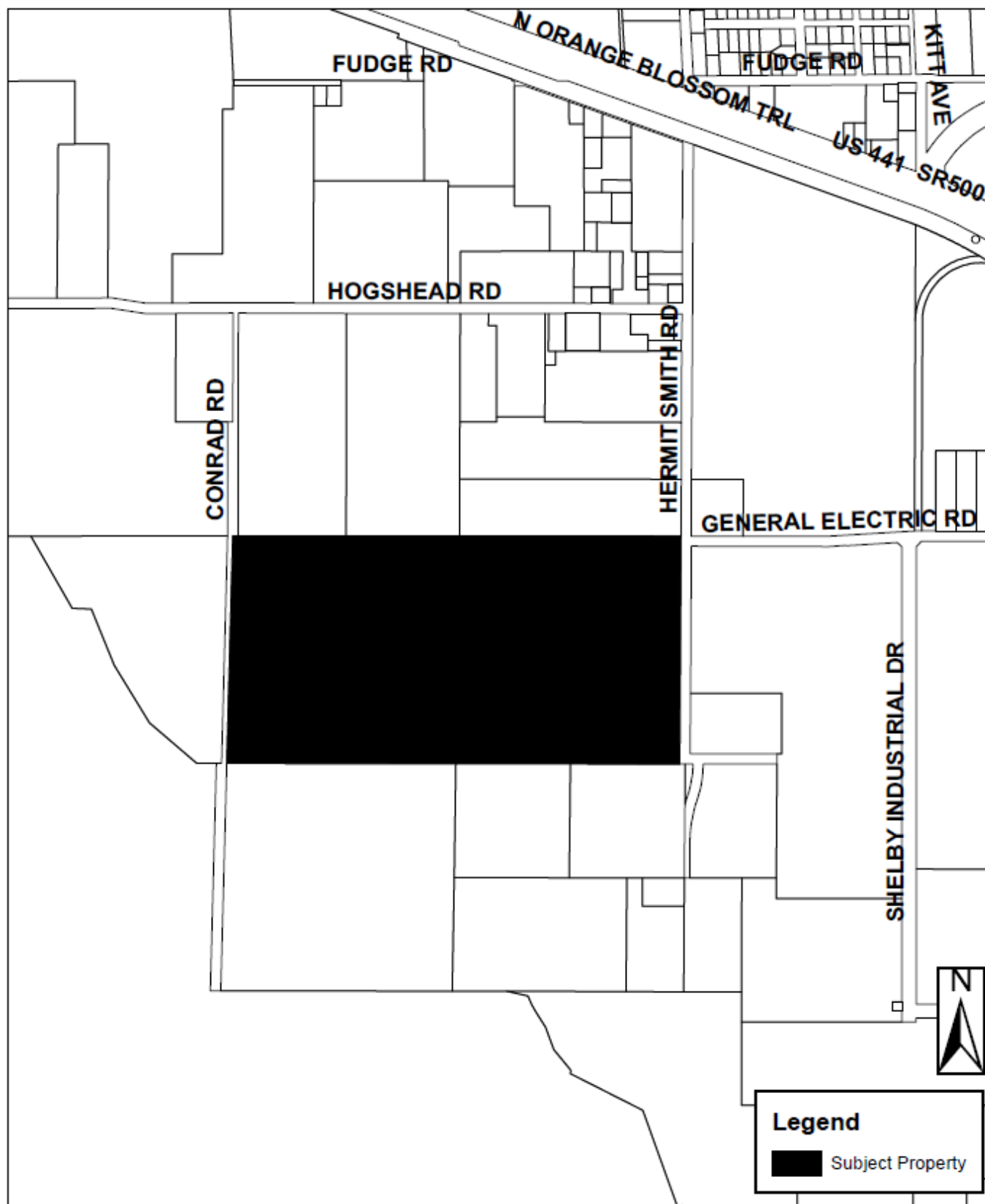
1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

Recreation

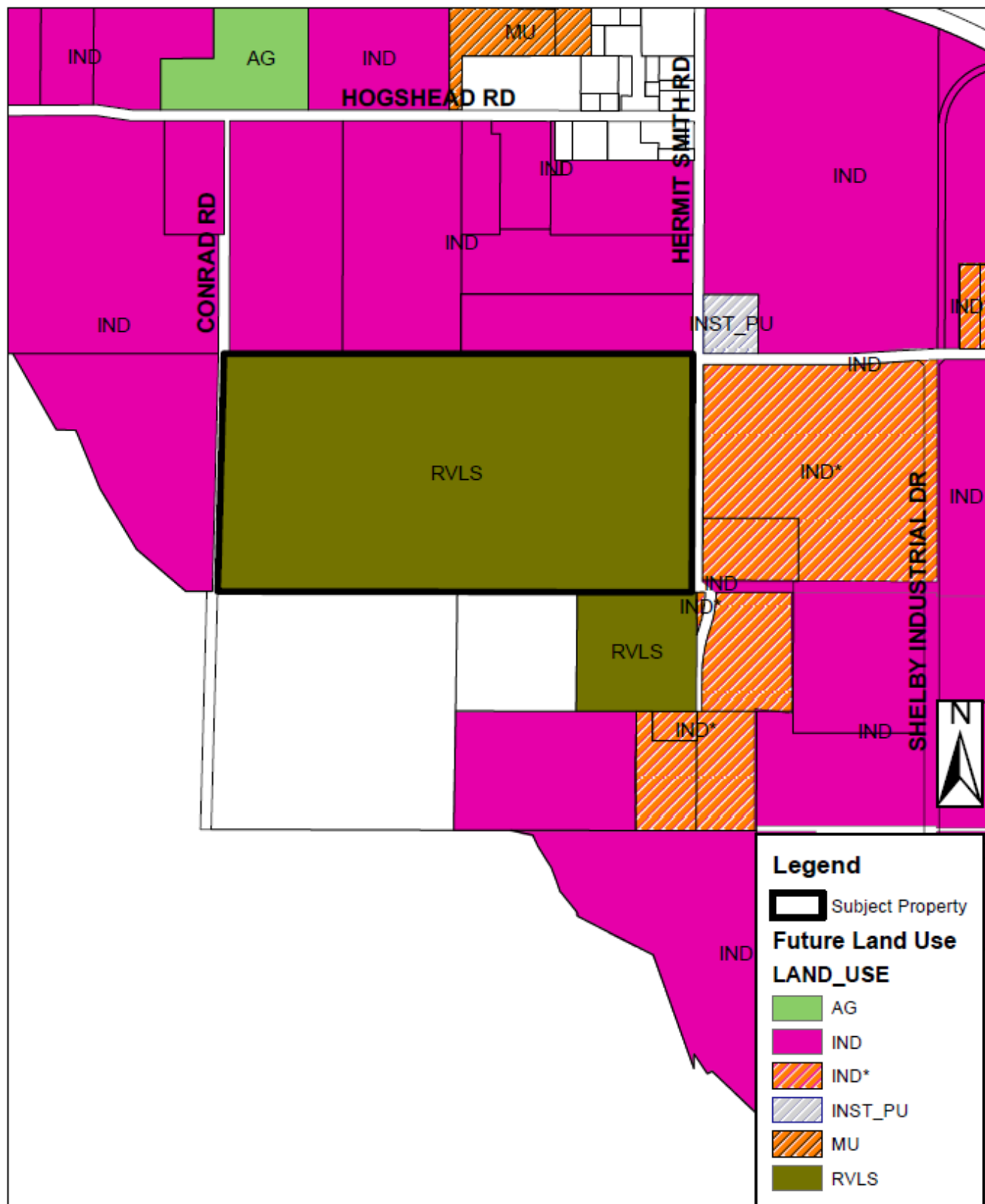
1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 acre / 1000 capita
2. Projected facility under existing designation: 1.25 acres
3. Projected facility under proposed designation: 0 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

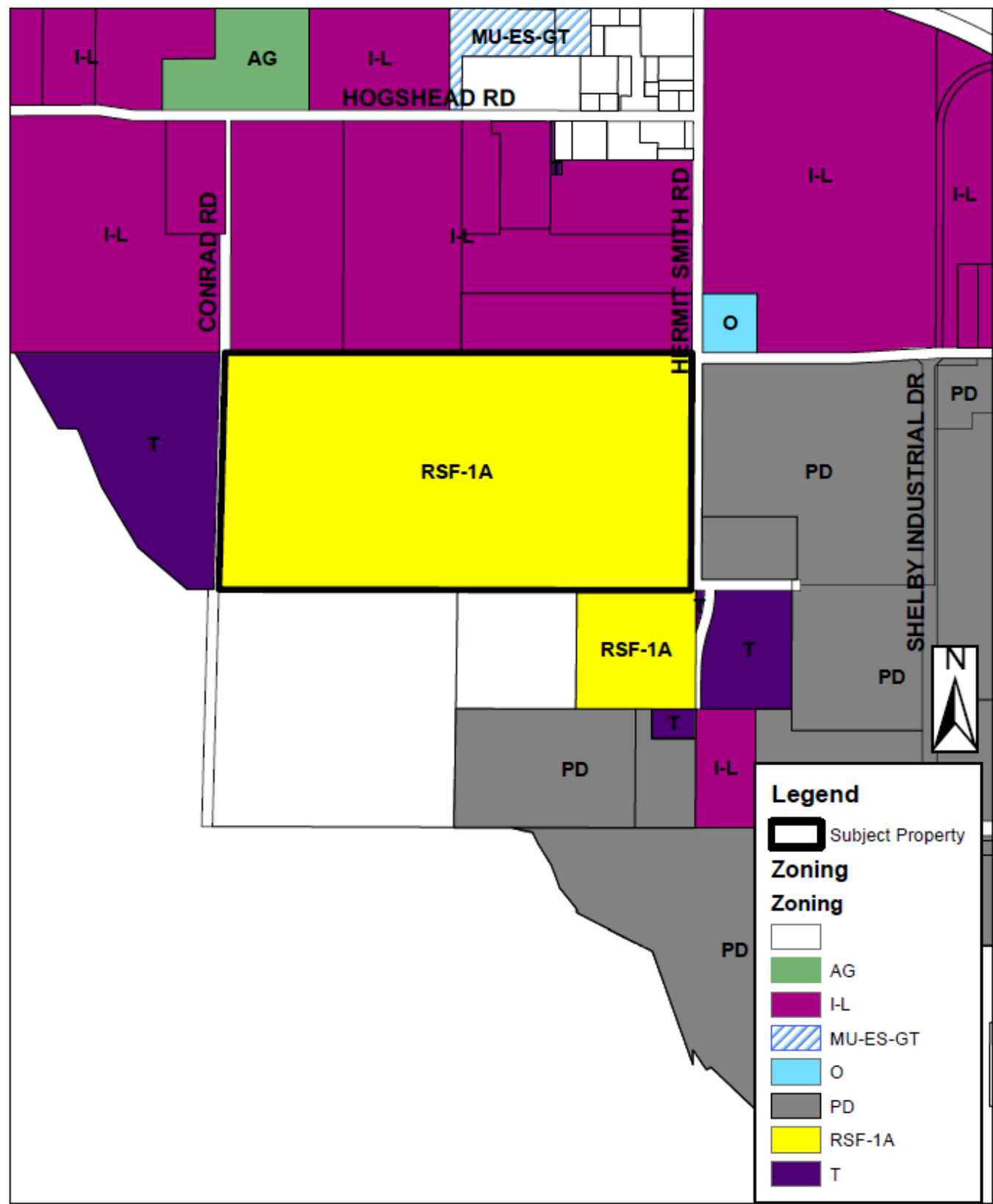
Vicinity



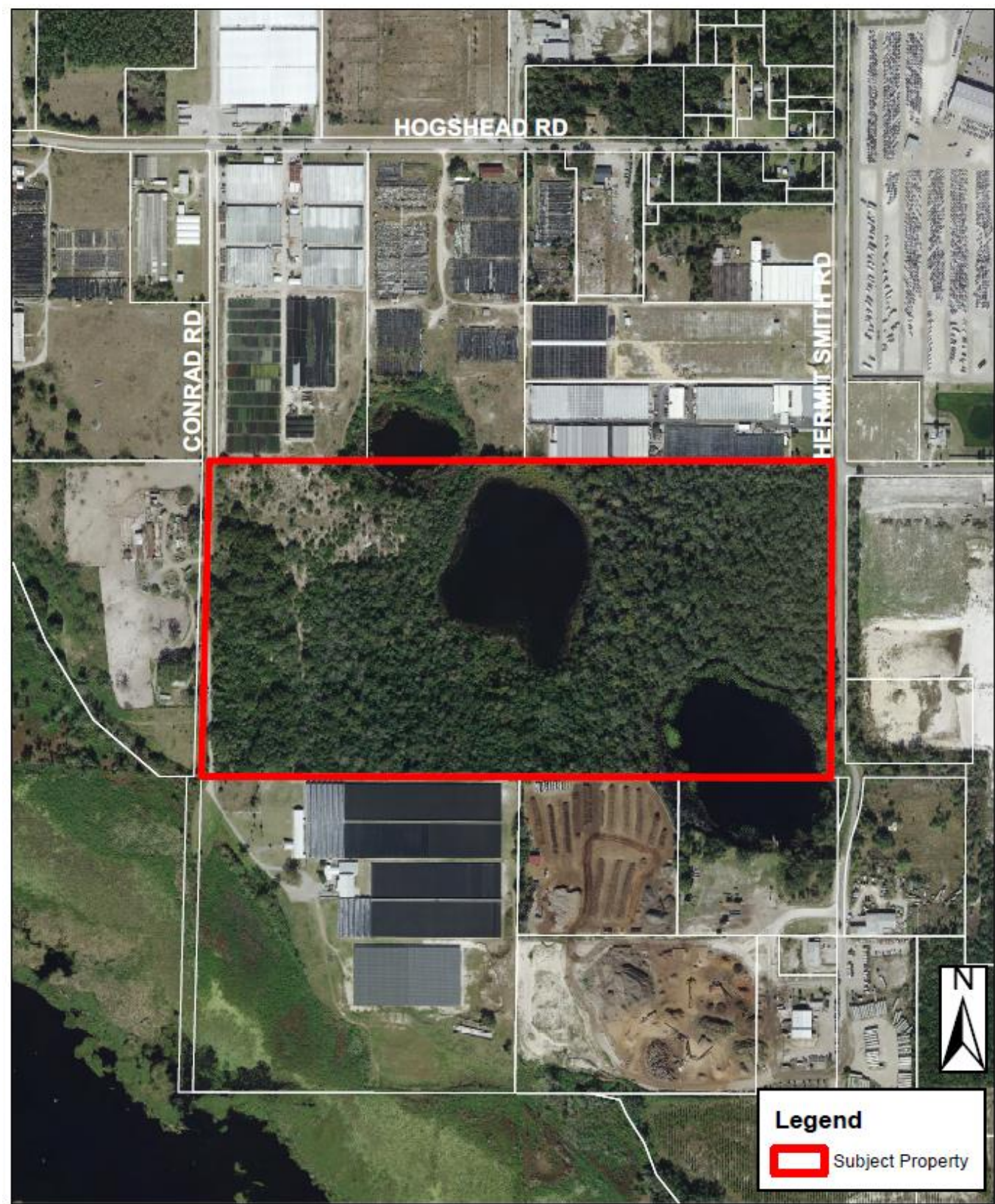
Future Land Use

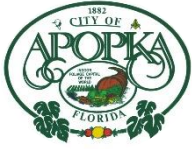


Zoning



Aerial





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map

SUBJECT & REQUEST:

CHANGE OF ZONING – NANCY MANN TRUST
FROM: RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE) DISTRICT
TO: I-L (LIGHT INDUSTRIAL DISTRICT)

SUMMARY:

OWNER: Nancy Mann Trust c/o William Blaine
APPLICANT: William Blaine
PARCEL ID NUMBER: 01-21-27-0000-00-024
LOCATION: South of Hogshead Road and West of Hermit Smith Road (444 Hermit Smith Road)
FUTURE LAND USE: Residential Very Low Suburban – Existing
Industrial – Proposed
EXISTING USE: Vacant
CURRENT ZONING: RSF-1A (Residential Single-Family Estate) District
PROPOSED ZONING: I-L (Light Industrial) District
TRACT SIZE: 78.99 +/- acres

RECOMMENDED ACTION:

Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

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

PLANNING COMMISSION – APRIL 13, 2021
CHANGE OF ZONING – NANCY MANN TRUST
PAGE 2

PROJECT SUMMARY: The applicant is requesting to rezone the property from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial). The proposed I-L (Light Industrial District) zoning is compatible with the property due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application for a Large-Scale Future Land Use Amendment from Mixed Use to Industrial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-L zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed zoning change will not create additional residential units as residential development is not permitted within the I-L zoning district, and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

PUBLIC HEARING SCHEDULE:

April 13, 2021 - Planning Commission (5:30 pm)

May 5, 2021 - City Council (1:30 pm) - 1st Reading

DULY ADVERTISED:

April 2, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

Recommended Motion: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) to I-L (Light Industrial District) for the property owned by Nancy Mann Trust and located south of Hogshead Road and west of Hermit Smith Road.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-L (Light Industrial)	Industrial and agricultural facilities
East (City)	Industrial, Public Right-of-Way (ROW)	Planned Development (PD), ROW	Hermit Smith Road, Mid-Florida Logistics PD
South (City and County)	Residential Very Low Suburban, Residential Very Low Suburban, County Rural	RSF-1A, County A-1 (Citrus Rural District)	Vacant, Nursery
West	Industrial	Transitional	Single Family Residence

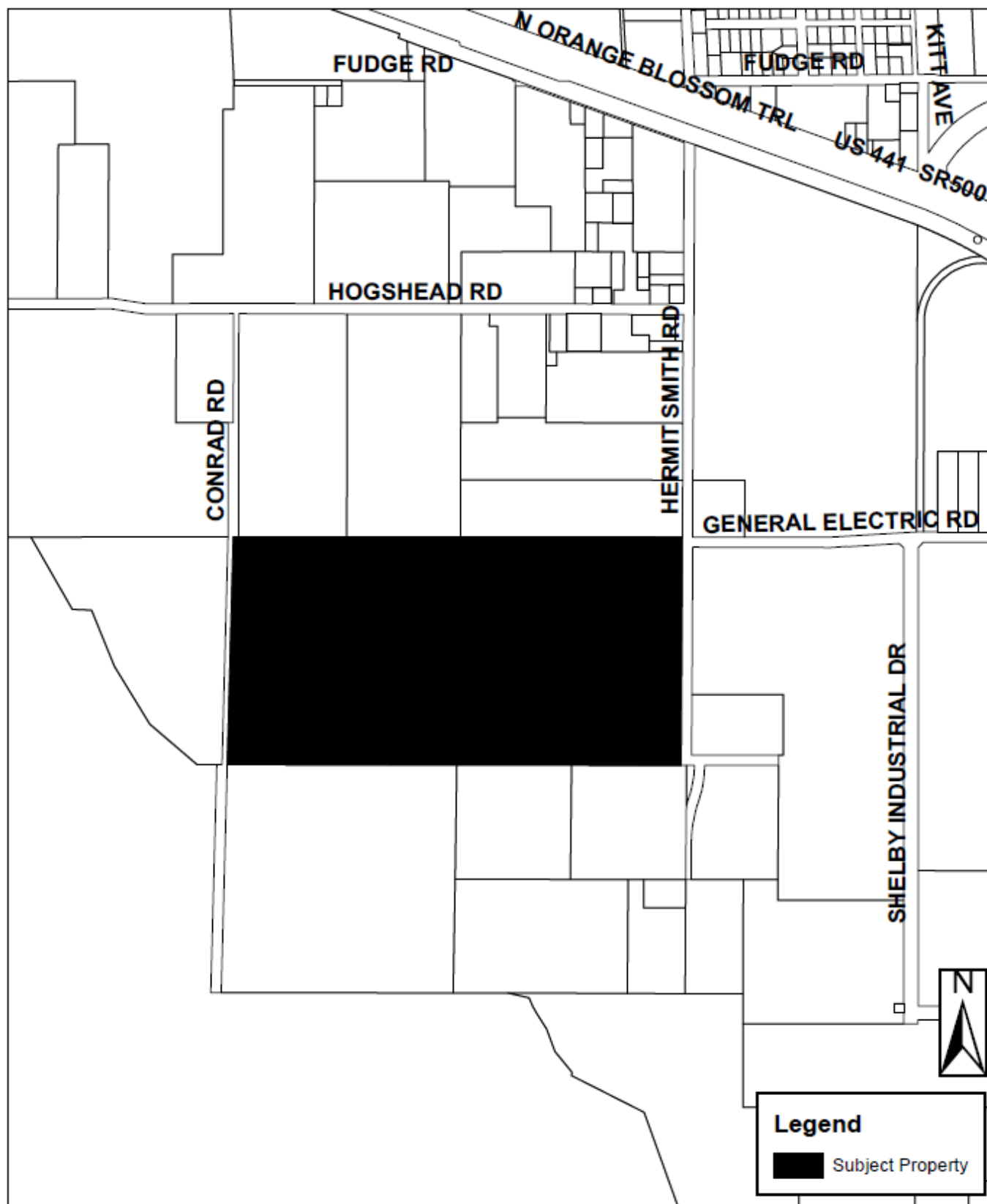
**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from Hogshead Road and Conrad Road.

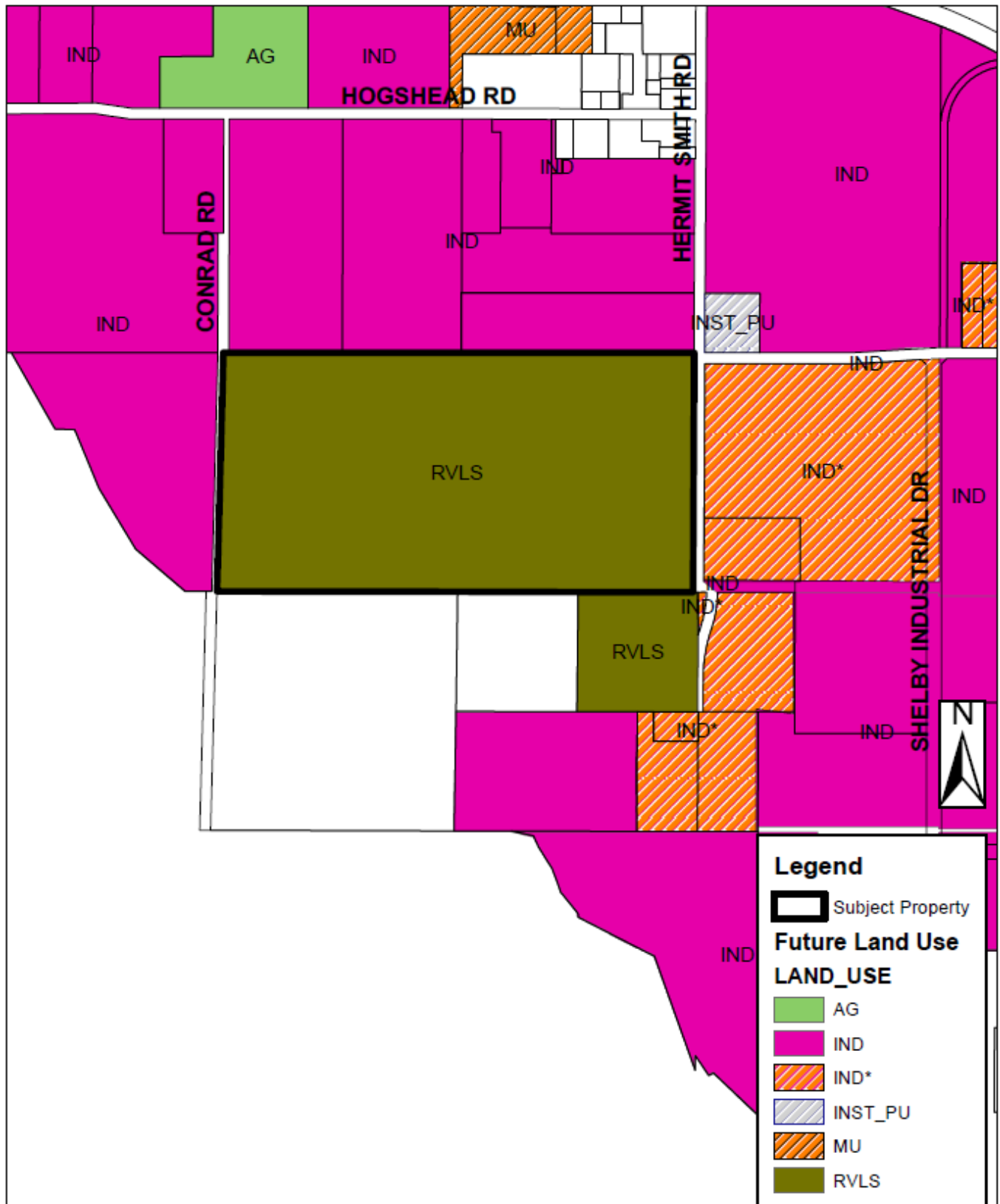
**COMPREHENSIVE PLAN
COMPLIANCE:**

The proposed I-L zoning is consistent with the proposed Future Land Use designation, Industrial (Max. 0.6 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

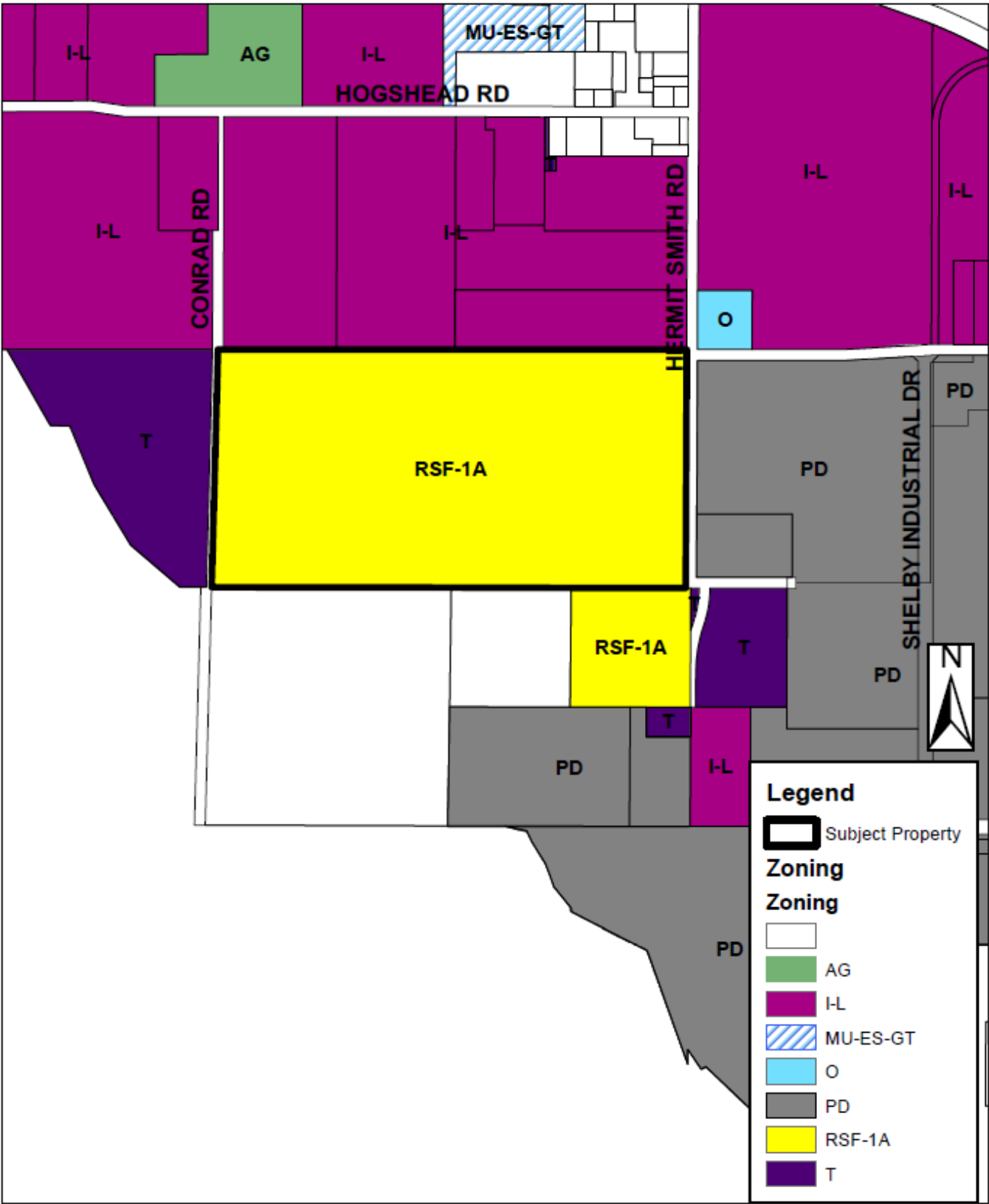
Vicinity



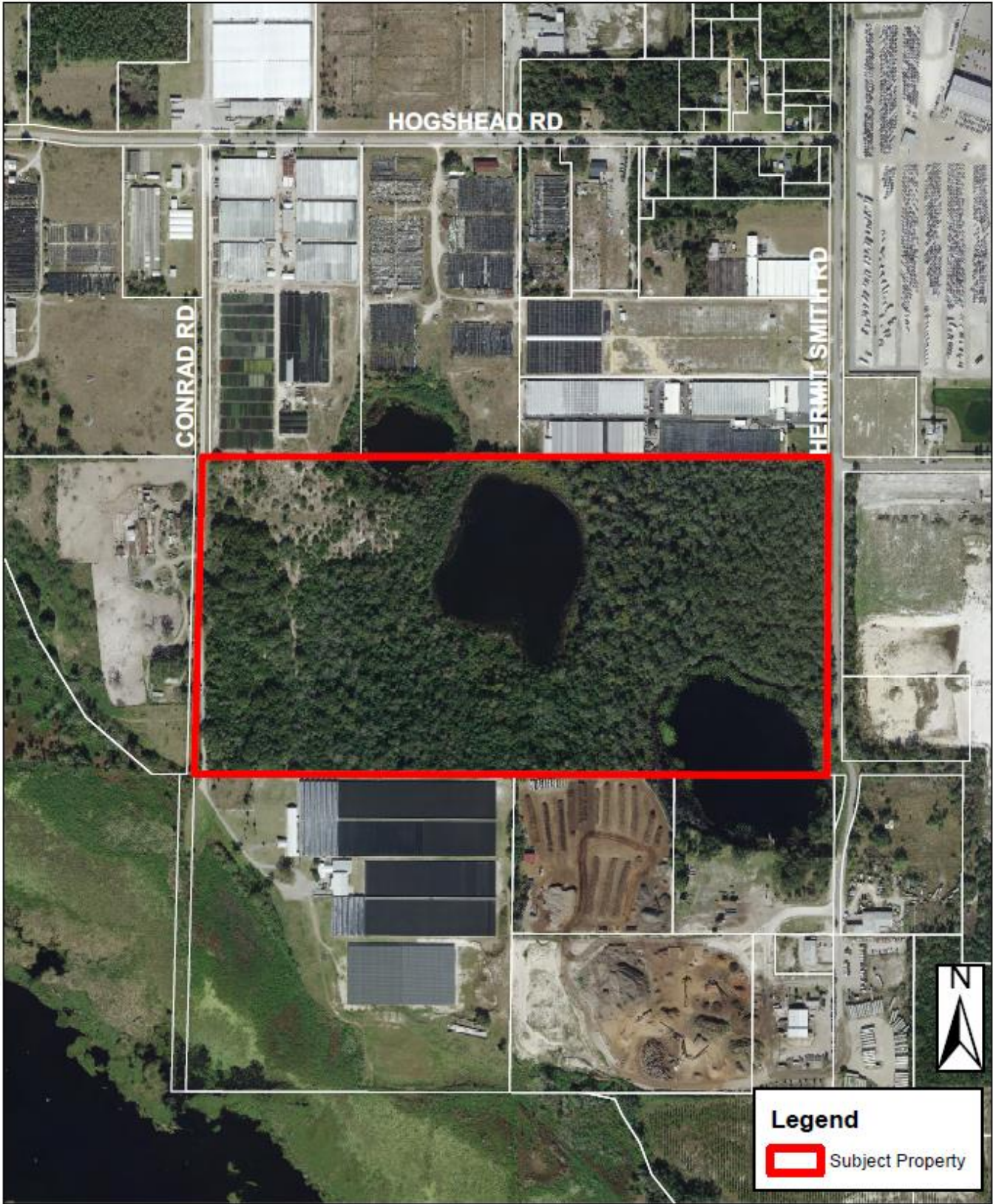
Future Land Use



Zoning



Aerial





MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Land Use Report
Sketch of Description
Vicinity Map
Future Land Use Map
Zoning Map
Aerial Map

**COMPREHENSIVE PLAN – FUTURE LAND USE AMENDMENT – SMALL-
SCALE – PMDW VENTURES
FROM: MIXED-USE
TO: MIXED-USE (15 DU/1.0 FAR)**

OWNER:	PMDW Ventures, LLC
APPLICANT:	PMDW Ventures, LLC c/o Geoffrey L. Summit, P.E.
LOCATION:	2600 Peterson Road
PARCEL ID NUMBER:	07-21-28-0000-00-027 (Portion of)
EXISTING USE:	Vacant
CURRENT ZONING:	MU-ES-GT (Mixed-Use
FLUM:	PROPOSED FLU: Mixed-Use – 147 Dwelling units/acre and 428,630 nonresidential square feet
TRACT SIZE:	9.84 +/- acres

Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC, subject to the findings of this staff report.

Public Services Director
Recreation Director
City Clerk
Fire Chief

PROJECT SUMMARY: The City’s Future Land Use map shows that the subject property has an existing future land use designation of Mixed-Use. However, during a title search, no documentation was found that a Mixed-Use future land use designation was approved on the property. To correct the discrepancy, the applicant requests the Mixed-Use Future Land Use designation be formally re-approved on the subject property. The abutting 3.37-acre parcel (Parcel Identification No. 07-21-28-0000-00-019, which is not part of this application) is also owned by the applicant, whose desire is to combine the two parcels into an aggregate parcel for a single family residential and townhome unit development.

COMPREHENSIVE PLAN COMPLIANCE: Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning Staff determines that the below policies support a Mixed-Use Future Land Use Map (FLUM) designation at the subject site:

Future Land Use Element

Policy 3.1.r Mixed-Use

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. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

SCHOOL CAPACITY REPORT: The applicant has provided a Capacity Enhancement Approval Letter from Orange County Public Schools (OCPS) for the proposed development on this parcel and Parcel Identification No. 07-21-28-0000-00-019.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 15, 2021.

PUBLIC HEARING SCHEDULE:

April 13, 2021 - Planning Commission (5:30 pm)

May 5, 2021 - City Council (1:30 pm) - 1st Reading

May 19, 2021 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:

April 2, 2021 – Public Notice (Apopka Chief)

April 2, 2021 – Notification (Adjacent Property Owners Letters and Property Posting)

March 5, 2021 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC.

Recommended Motion: Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the request to apply the future land use designation of Mixed-Use (0-15 du/ac and 1.0 FAR) for the property owned by PMDW Ventures, LLC, subject to the findings of this staff report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-L (Light Industrial)	Vacant
East (City and County)	Grand Avian Parkway Road Right-of-Way (ROW); County Rural	ROW and County A-1 (Citrus Rural District)	Vacant, Oak Ridge Phase II Residential Subdivision
South (City)	Residential Medium	Planned Development (PD)	Vacant; Avian Pointe Residential Subdivision
West (City and County)	Peterson Road ROW, SR 429, Industrial, Commercial and County Rural	ROW, SR 429, PD	Mid-Florida Logistics Industrial Park; Peterson Road; SR 429

II. LAND USE ANALYSIS

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Plymouth Area” of the JPA. The proposed FLUM Amendment request for a change from Industrial to Mixed-Use is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property may be accessed from future Grand Avian Parkway, which is under construction, and from the future westward extension of Peterson Road.

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property.

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

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Mixed Use. With 2.659 persons per household, the population for the 2 subject parcels are estimated to increase by 34 persons.

III. CALCULATIONS:

EXISTING: Mixed-Use (1.0 FAR Max., 9.84 acres)

$$15 \text{ D/U} \times 2.659 \text{ p/h} = 147 \text{ persons}$$

PROPOSED: Mixed-Use (0-15 DU/AC; 1.0 FAR)

$$428,630 \text{ square feet (SF)} \times 1.0 \text{ (FAR)} = 428,630 \text{ SF nonresidential space}$$

$$15 \text{ D/U} \times 2.659 \text{ p/h} = 147 \text{ persons}$$

Net Increase = 0 Persons and 0 SF nonresidential space

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

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

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

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 90 GPD/1000 sf; 90 GPD /1000 sf

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

2. Projected total demand under existing designation: 38,577 GPD
3. Projected total demand under proposed designation: 38,577 GPD
4. Capacity available: TBD
5. Projected LOS under existing designation: 90 GPD/1000 sf
6. Projected LOS under proposed designation: 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension needed

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 200 GPD/ 1000 sf; 200 GPD/ 1000 sf

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

2. Projected total demand under existing designation: 85,726 GPD
3. Projected total demand under proposed designation: 85,726 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD / 1000 sf
6. Projected LOS under proposed designation: 200 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day/ 1000 sf
4. Projected LOS under proposed designation: 4 lbs / day / 1000 sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

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

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.44 acres
3. Projected facility under proposed designation: 0.44 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

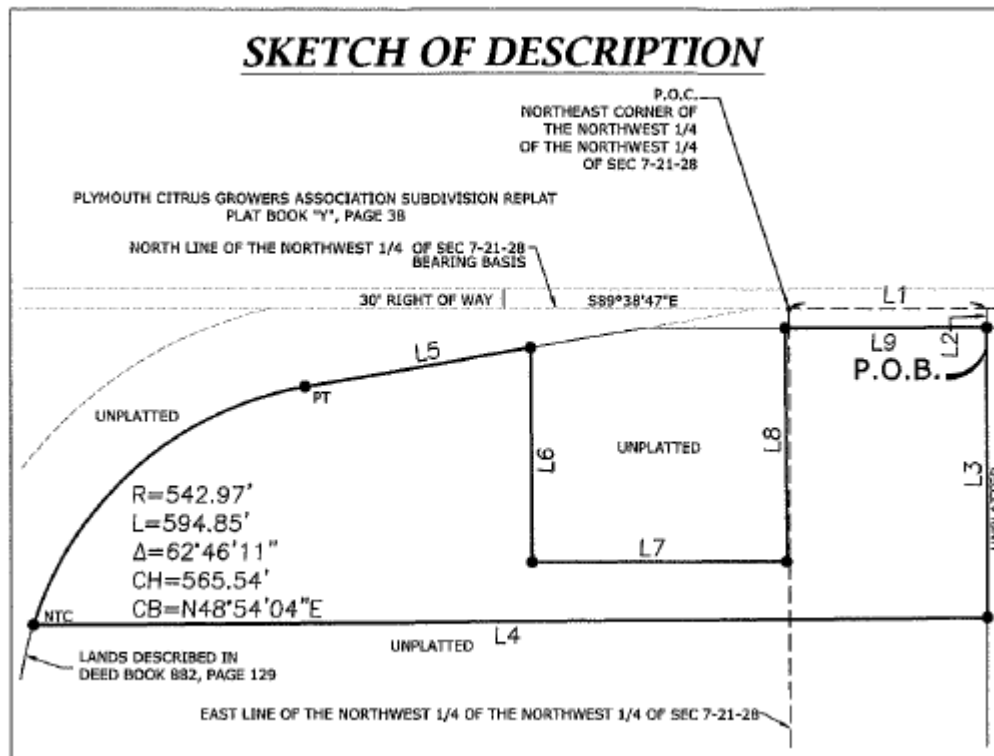
SKETCH OF DESCRIPTION

LEGAL DESCRIPTION:

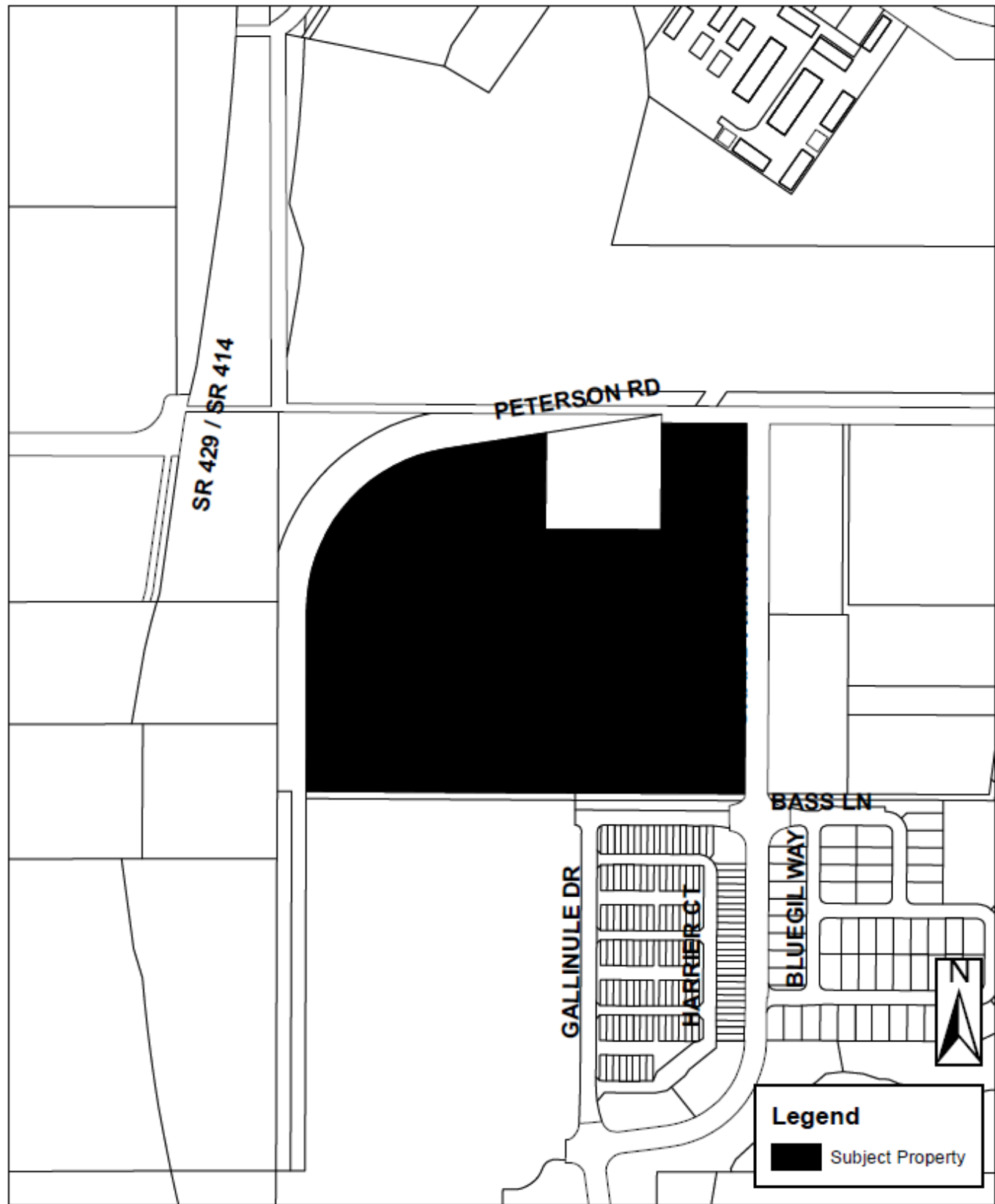
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE RUN SOUTH 89°54'46" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 7 FOR A DISTANCE OF 308.92 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°04'18" EAST FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°05'43" EAST FOR A DISTANCE OF 451.91 FEET; THENCE RUN SOUTH 89°34'41" WEST FOR A DISTANCE OF 1495.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 542.97 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 62°46'11" FOR AN ARC LENGTH OF 594.85 FEET, A CHORD BEARING OF NORTH 48°54'04" EAST AND A CHORD DISTANCE OF 565.54 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 80°17'10" EAST FOR A DISTANCE OF 358.63 FEET; THENCE RUN SOUTH 00°22'48" EAST FOR A DISTANCE OF 334.49 FEET; THENCE RUN NORTH 89°49'07" EAST FOR A DISTANCE OF 400.00 FEET; THENCE RUN NORTH 00°22'48" WEST FOR A DISTANCE OF 364.35 FEET; THENCE RUN SOUTH 89°54'46" EAST FOR A DISTANCE OF 314.89 FEET TO THE POINT OF BEGINNING.

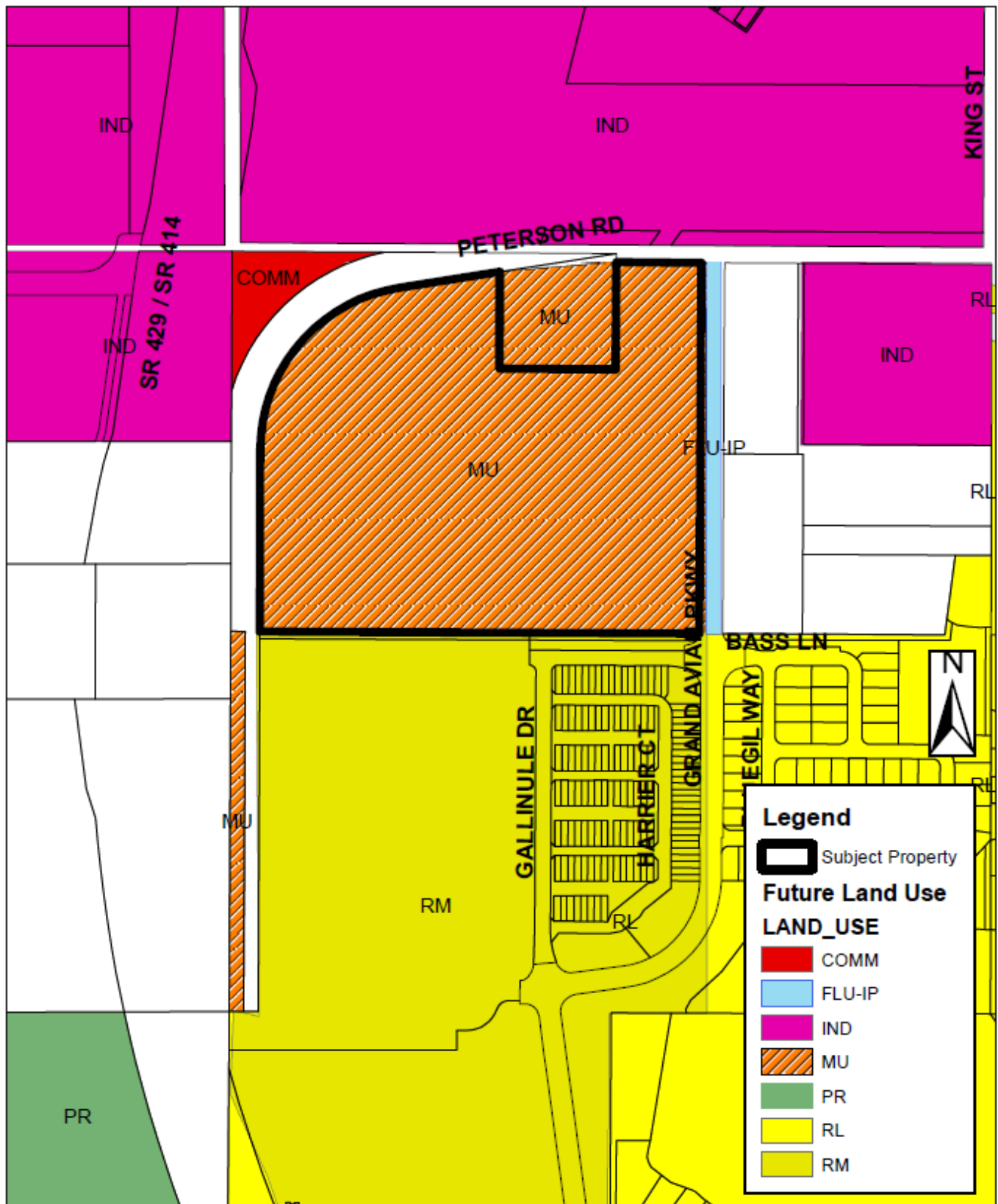
CONTAINING 9.84 ACRES, MORE OR LESS.



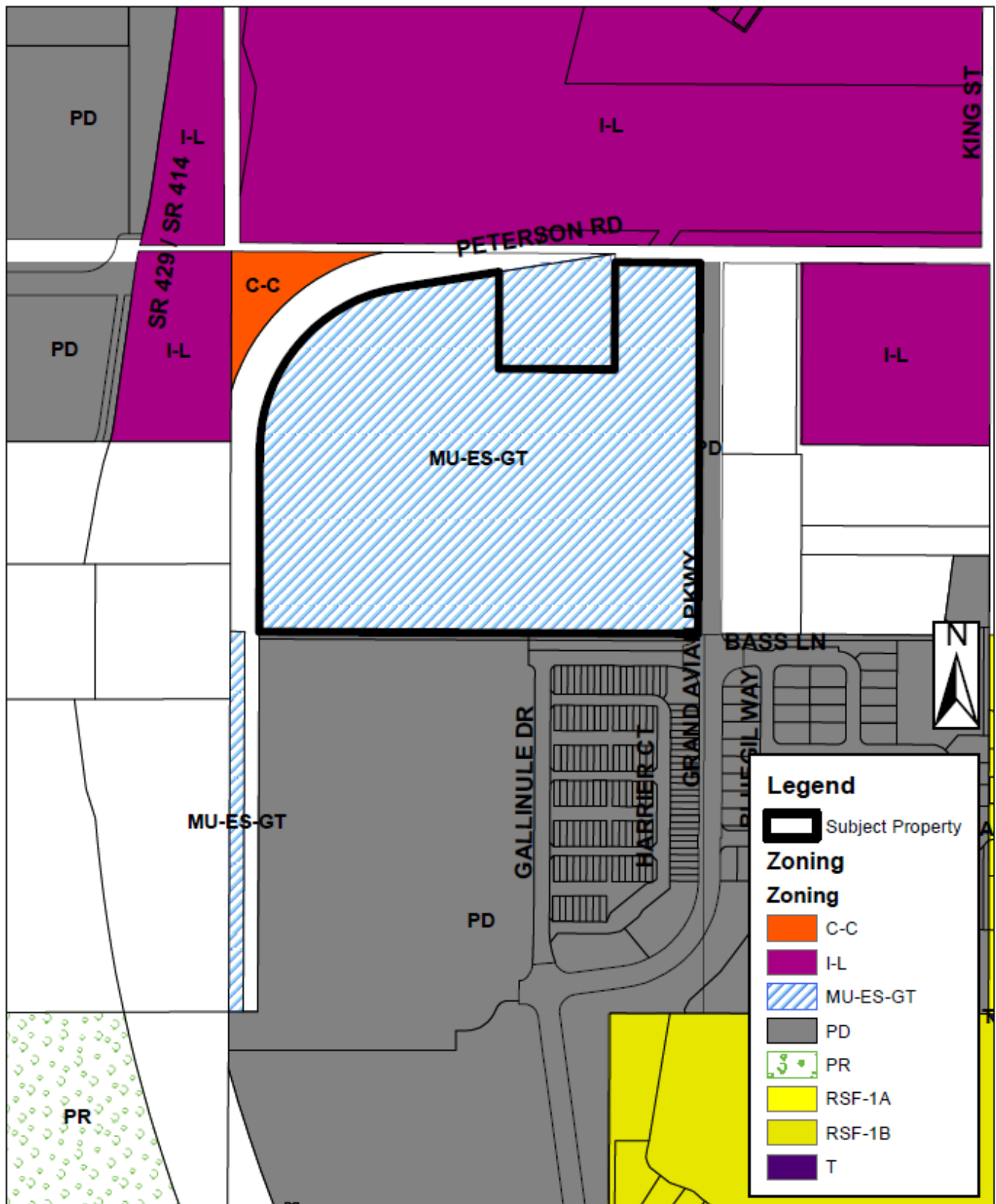
Vicinity



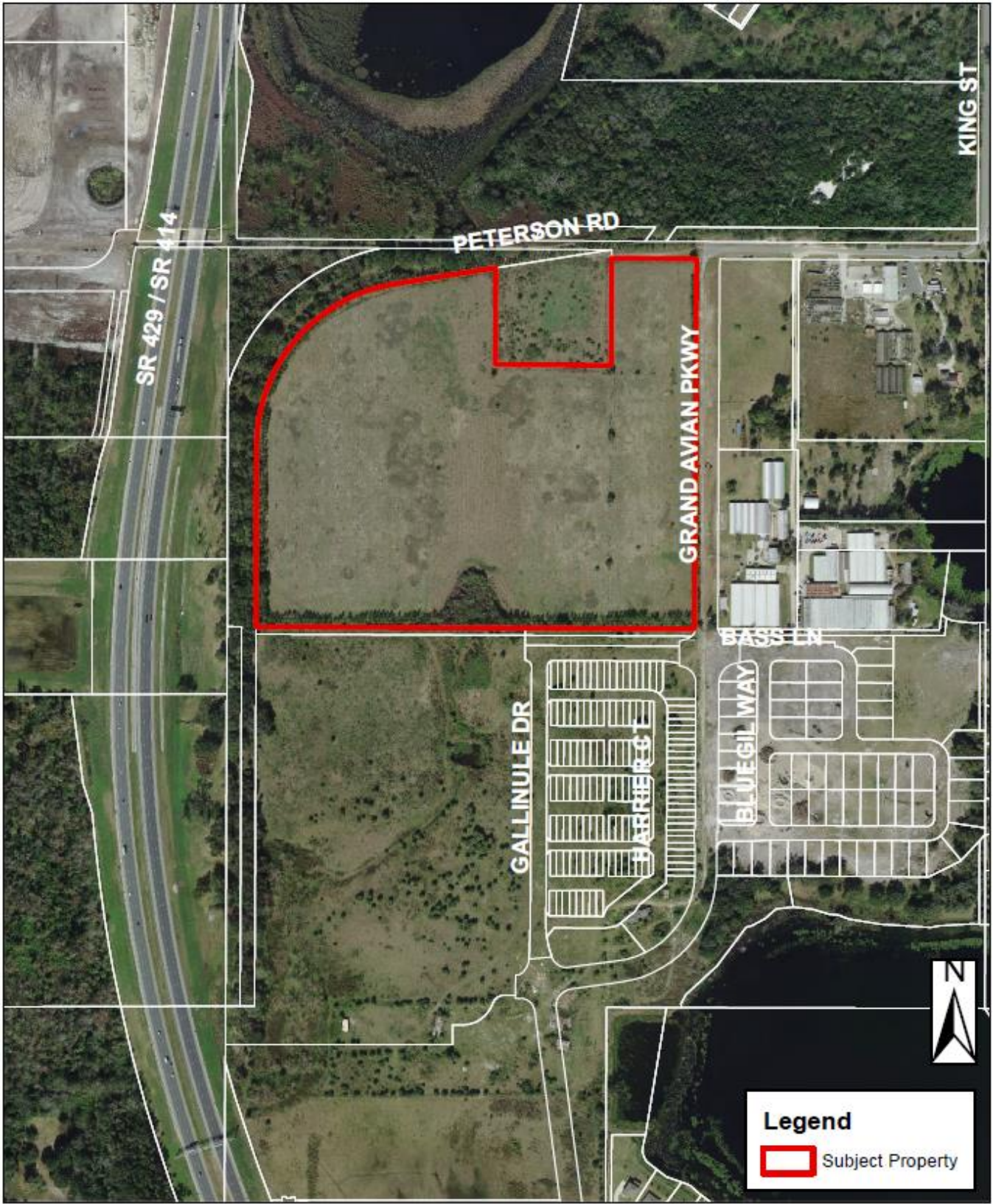
Future Land Use

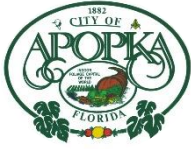


Zoning



Aerial





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
Kelly Park Form Based
Code Area Map
Major Development Plan
OCPS CEA

**SUBJECT &
REQUEST:**

**CHANGE OF ZONING, ASSIGNMENT OF KPI TRANSITION OVERLAY
DISTRICT, AND MASTER/MAJOR DEVELOPMENT PLAN – GOLDEN
ORCHARD**

FROM: T (TRANSITIONAL DISTRICT)

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

SUMMARY:

OWNER: Foremostco, Inc.
APPLICANT: G L Summit Engineering, Inc.
PARCEL ID NUMBER: 14-20-27-0000-00-081
LOCATION: 4550 Golden Gem Rd. (south of W. Kelly Park Road and west of
Golden Gem Road)
FUTURE LAND USE: Mixed Use
EXISTING USE: Vacant
CURRENT ZONING: T (Transitional District)
PROPOSED ZONING: MU-KPI (Kelly Park Interchange District Mixed Use) – Transition
Overlay
TRACT SIZE: 35.56 +/- acres

RECOMMENDED ACTION:

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

PLANNING COMMISSION – APRIL 13, 2021
CHANGE OF ZONING – GOLDEN ORCHARD
PAGE 2

ADDITIONAL INFORMATION: The subject property was annexed into the City on April 3, 2019 by Ordinance No. 2718. The Future Land Use Designation, Mixed Use, was assigned to the property on August 21, 2019 by Ordinance No. 2724. The owner of the subject property is requesting a rezoning from T, Transitional District to MU-KPI, Kelly Park Interchange District Mixed Use, with a Transition Overlay. In addition, the applicant is requesting approval of a Master/Major Development Plan for the subject property which details the development of a 165-unit single-family subdivision developed in accordance with the Kelly Park Interchange Form Based Code.

Development Profile:

No. of residential lots:	165 single family homes
Minimum lot width:	32-feet
Minimum lot size:	3,200 square feet (FBC has no minimum lot size)
Minimum house livable area:	1,250 square feet
Setbacks:	
Front:	15-feet (Alley-Loaded) 20-feet (Front-Loaded)
Rear:	5-feet (Alley-Loaded) 20-feet (Front-Loaded)
Side:	5-feet all lot types
Parking:	Two spaces per unit, within the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided
Proposed Density:	5.01 du/ac
Max. Density Allowed:	15 du/acre

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master/Major Development Plan in conjunction with the rezoning application detailing the development of 165 single-family homes on approximately 35.56 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

PROJECT DESCRIPTION:

The Master/Major Development Plan proposes development of the property with a total of 165 single-family homes. The front-loaded homes, along the perimeter of the development, have typical lot widths of 50-feet and the interior, rear-loaded homes have lot widths of 32 feet. The proposed minimum living area is 1,250 sq. ft. There are no minimum and maximum lot size and living area requirements in the Form Based Code. The Master/Major Development Plan notes that the subdivision is to be developed in one phase. The Master/Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Transitional character zone, which primarily allows single-family homes as permitted uses. The surrounding area consists of single-family residential and agricultural uses.

Access to the site is proposed via Golden Gem Road. Two future access points have been provided, one off of Sadler Road to the south, and the other access point located at the northern end of the development. A dedication of a 10-foot wide strip of right-of-way for Sadler Road is detailed on the Master/Major Development Plan. A 5-foot wide sidewalk will be constructed within the 10-foot of right-of-way dedication.

The Kelly Park Form Based Code requires developments within the Transition overlay to dedicate a minimum of 15% of land area for Open Space. 15% of 35.56 acres is 5.33 acres and the applicant has provided 10.4 acres. The open space includes a dog park/play area, landscaped buffers around the perimeter of the site, internal green spaces, stormwater retention, and a community pool and clubhouse.

PLANNING COMMISSION – APRIL 13, 2021
CHANGE OF ZONING – GOLDEN ORCHARD
PAGE 3

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

SCHOOL CAPACITY REPORT: A School Capacity Enhancement Agreement was approved by OCPS on August 10, 2019. The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School. No development activity shall occur on the subject property until the developer has obtained a school concurrency mitigation agreement or letter from OCPS prior to approval of a Construction Site Plan and/or Plat.

PUBLIC HEARING SCHEDULE:

April 13, 2021 – Planning Commission (5:30 pm)

May 5, 2021 – City Council (1:30 pm) – 1st Reading

May 19, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

April 2, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

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

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

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	County Rural	A-1	Driveway
East	N/A	N/A	Golden Gem Right-of-Way
South	N/A	N/A	Sadler Road Right-of-Way
West (County)	County Rural	A-1	Single-Family Home

**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from Golden Gem Road.

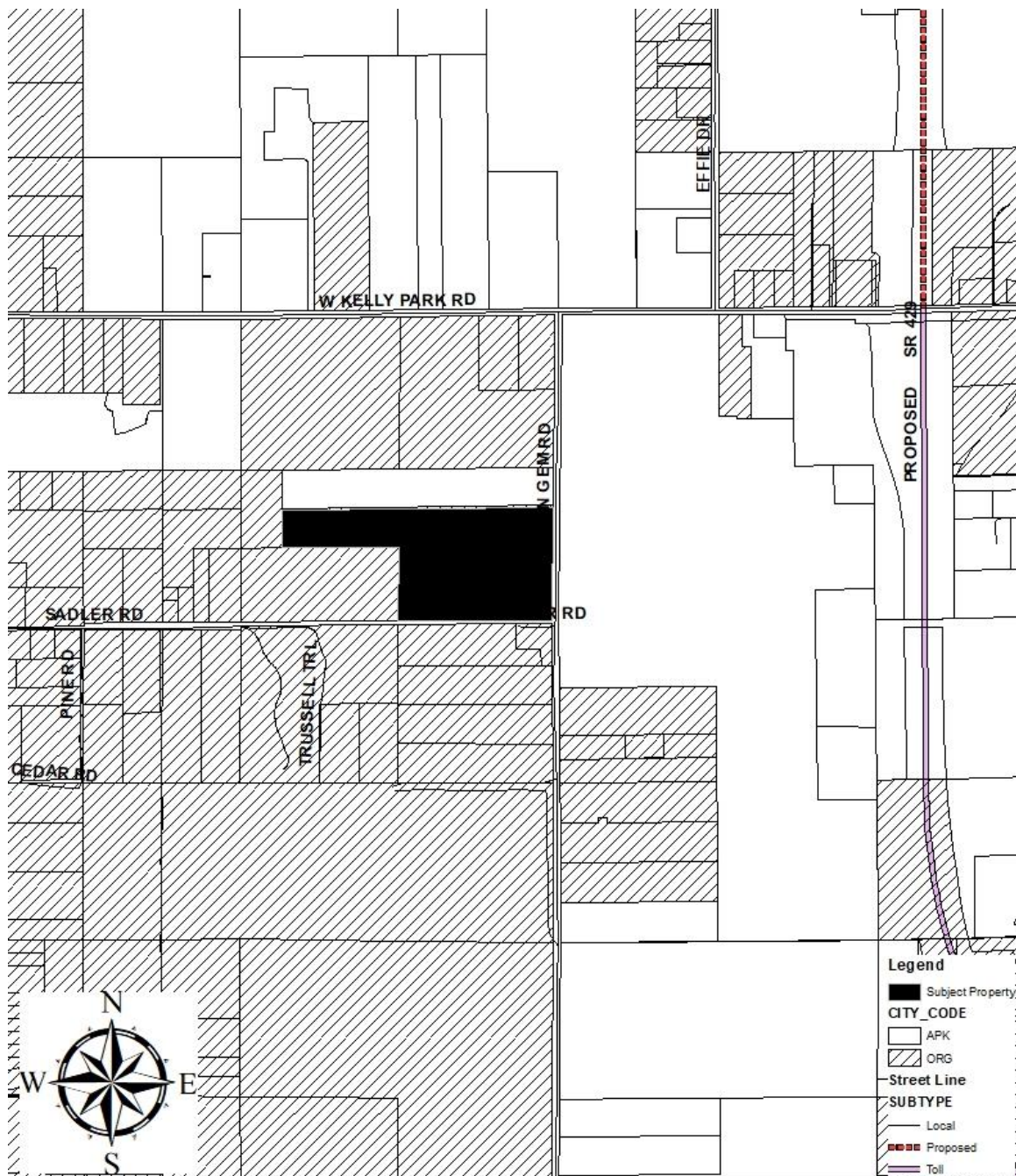
**COMPREHENSIVE PLAN
COMPLIANCE:**

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



Golden Orchard
35.56 +/- acres
Rezoning:
From: T, Transitional District
To: MU-KPI, Kelly Park Interchange District Mixed Use (Transition Overlay)
Parcel ID #: 14-20-27-0000-00-081

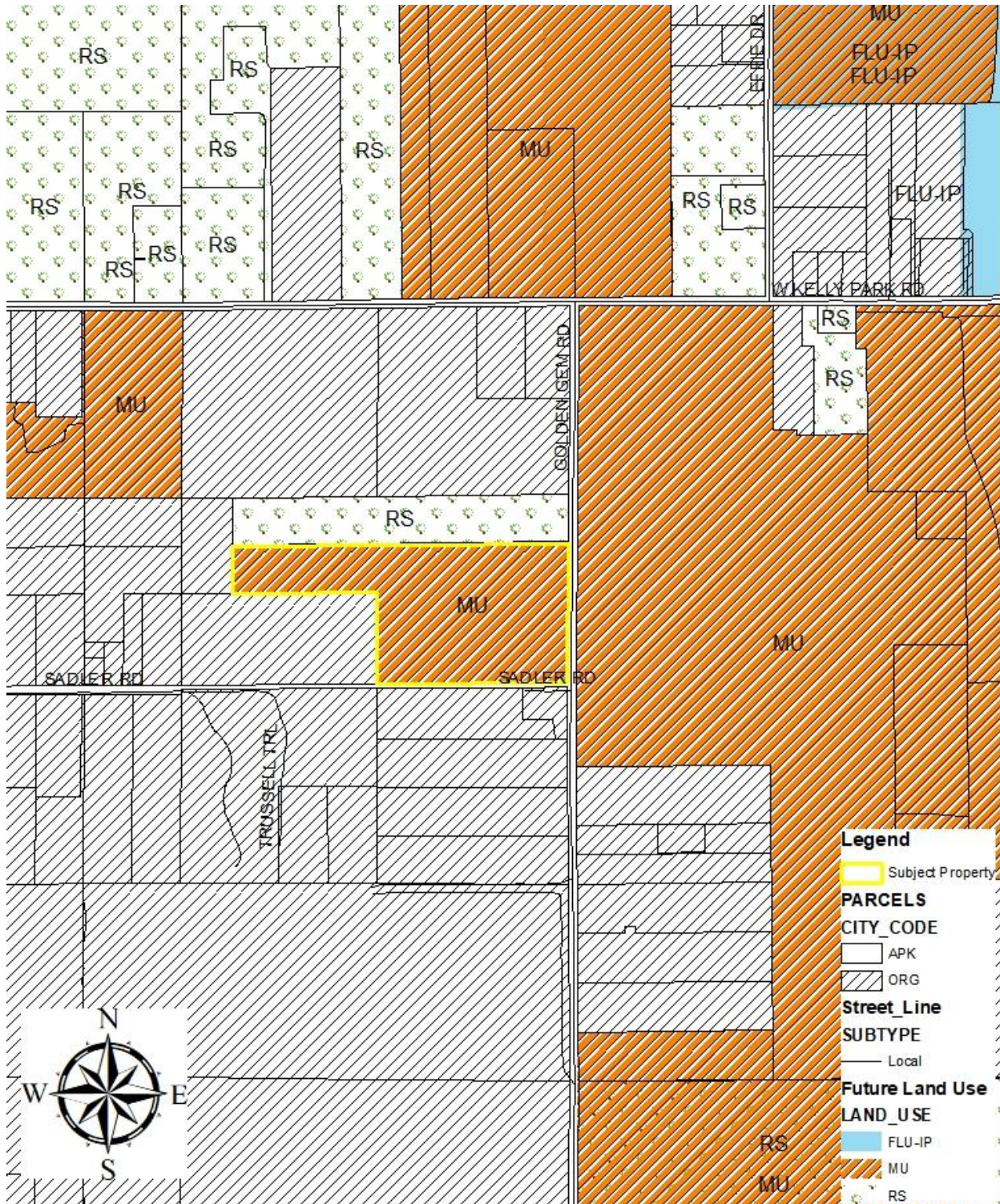
VICINITY MAP



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



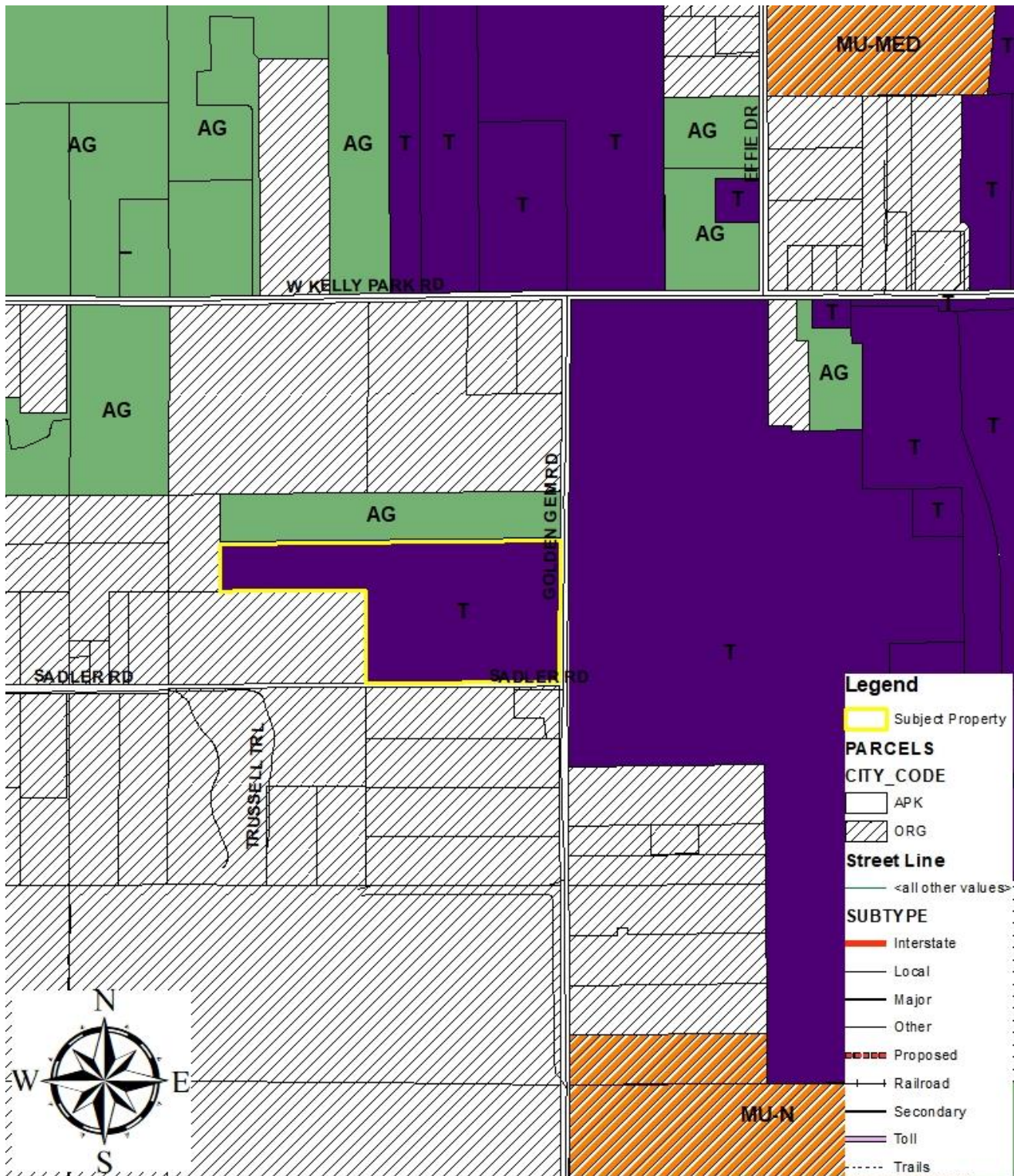
FUTURE LAND USE MAP



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



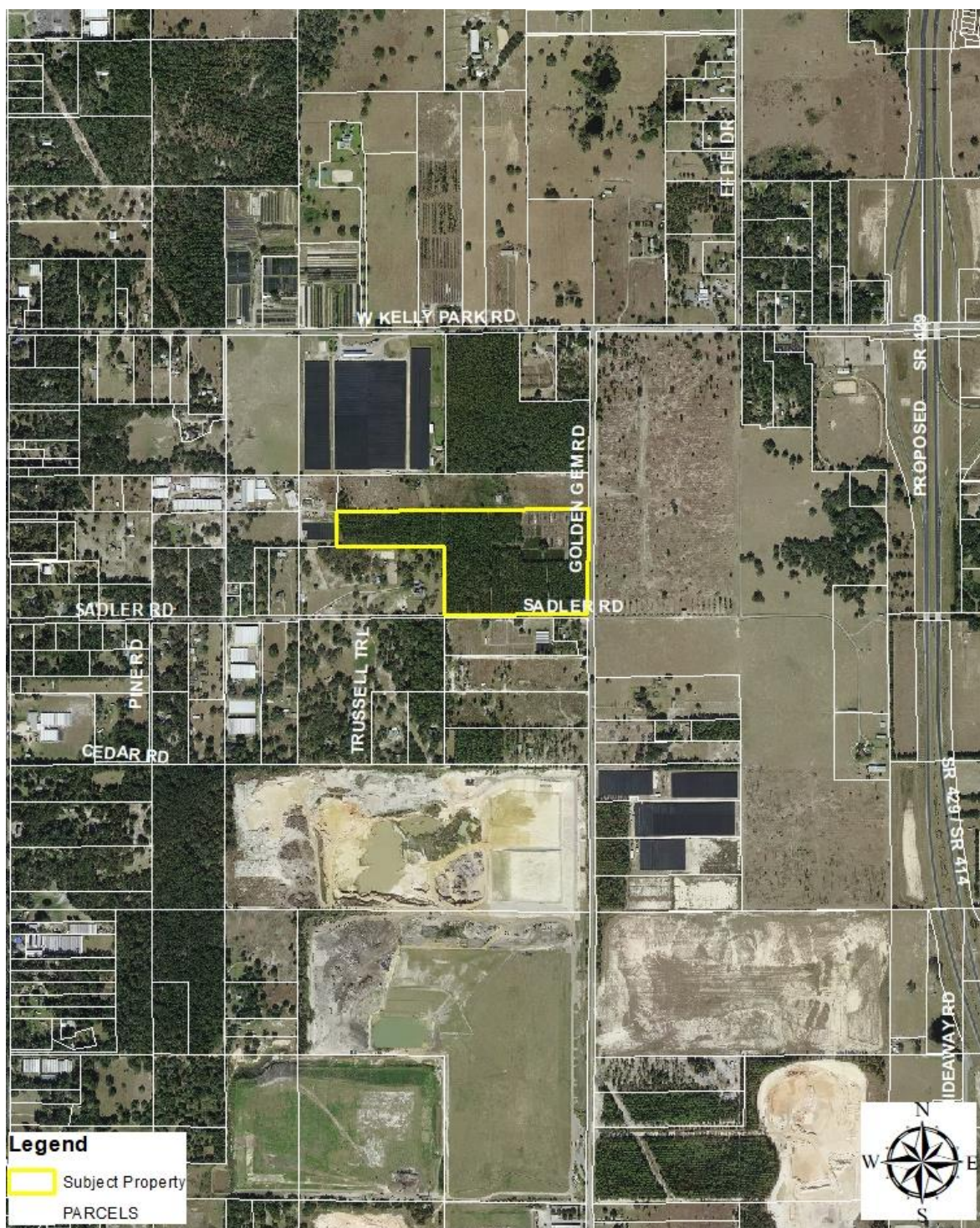
ADJACENT ZONING



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

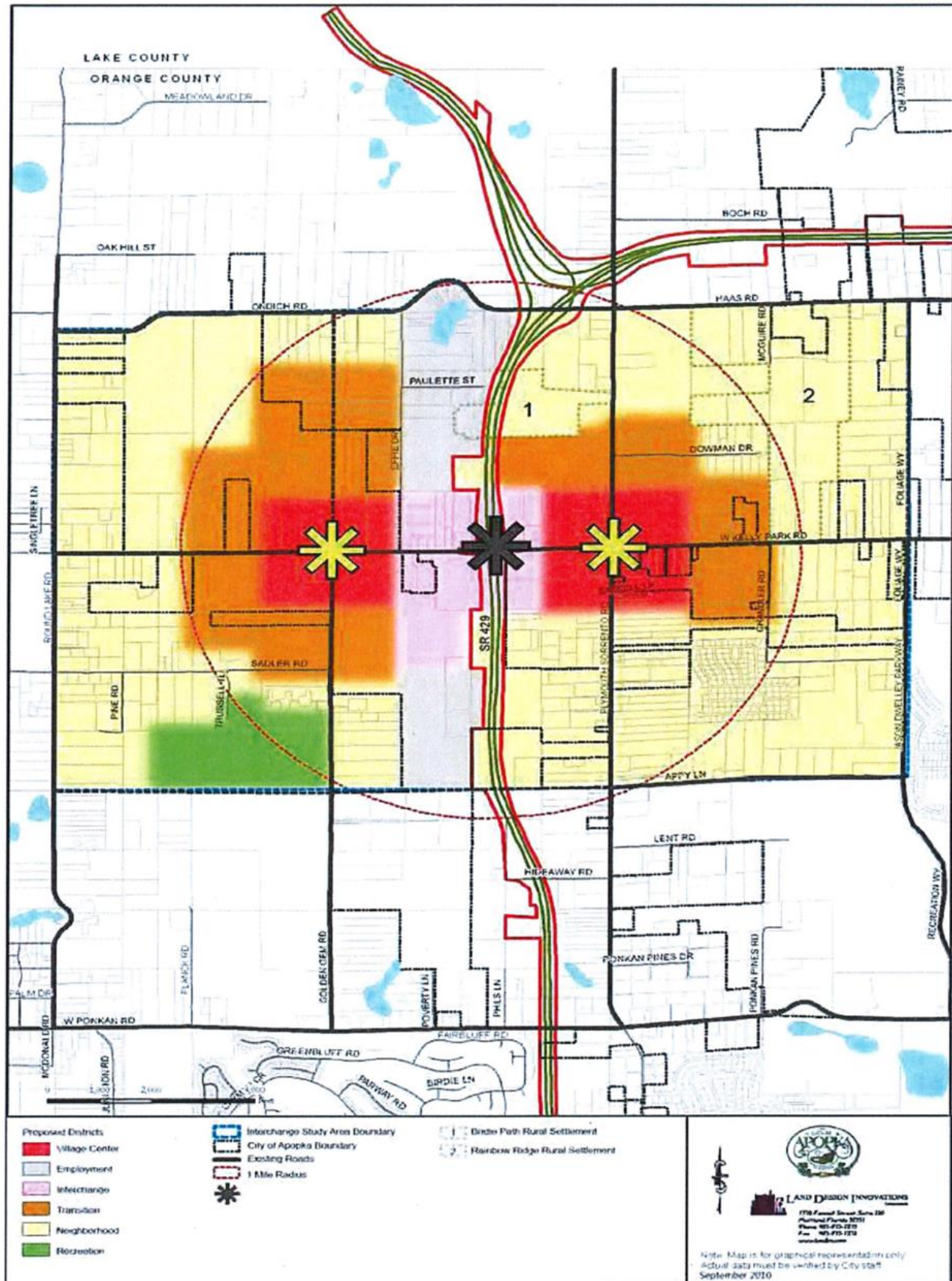


ADJACENT USES



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

KELLY PARK CROSSING FORM-BASED CODE AREA



ABBREVIATIONS

A A AREA AB ANCHOR BOLT ABD ABANDONED AC ACRE(S) AC-FT ACRE FOOT/FEET ACP ASBESTOS CEMENT PIPE ADDL ADDITIONAL ADT AVERAGE DAILY TRAFFIC AL ALUMINUM ALT ALTERNATE AM BEFORE NOON AMP AMPERE(S) APPROX APPROXIMATE ARV AIR RELEASE VALVE ARVV AIR RELEASE VACUUM VALVE ASPH ASPHALT ASSY ASSEMBLY AVE AVENUE AVG AVERAGE AZ AZIMUTH	F F&C FRAME AND COVER FD FLOOR DRAIN FDN FOUNDATION FDOT FLORIDA DEPARTMENT OF TRANSPORTATION FF FINISHED FLOOR FG FINISHED GRADE FH FIRE HYDRANT F&I FURNISH AND INSTALL FIG FIGURE FIN FINISHED FIT FITTING FL FENCE LINE FLR FLOOR FLEX FLEXIBLE FLG FLANGE FM FORCE MAIN FND FOUND FPH FEET PER HOUR FPM FEET PER MINUTE FPS FEET PER SECOND FT FOOT FTG FOOTING	P PC POINT OF CURVATURE PCC POINT OF COMPOUND CURVATURE PEF POLYETHYLENE PIPE PFGF PROFILE GRADE POINT PI POINT OF INTERSECTION P/L PROPERTY LINE POB POINT OF BEGINNING POJ PUSH ON JOINT PP POWER POLE PR PHONE RISER PRC POINT OF REVERSE CURVATURE PRESS PRESSURE PROJ PROJECT PROP PROPOSED PRVC POINT OF REVERSE VERTICAL CURVE PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT POINT OF TANGENCY PVC POLYVINYL CHLORIDE PVMT PAVEMENT PWR POWER
B BFP BACKFLOW PREVENTER BL BASELINE BLDG BUILDING BLVD BOULEVARD BM BENCH MARK BND BOUNDARY BO BLOWOFF BOC BACK OF CURB BOT BOTTOM BRG BEARING BS BOTTOM OF SLOPE BV BUTTERFLY VALVE	G GA GAUGE GAL GALLON GALV GALVANIZED GM GALLONS PER DAY GPD GALLONS PER HOUR GPH GALLONS PER HOUR GPM GALLONS PER MINUTE GPS GALLONS PER SECOND GR GROUND/GRADE GRD GALVANIZED STEEL PIPE GV GATE VALVE GV&B GATE VALVE AND BOX GW GUY WIRE GWT GROUND WATER TABLE	Q Q FLOW RATE R R RADIUS RCP REINFORCED CONCRETE PIPE RCPA REINFORCED CONCRETE PIPE ARCH RD ROAD RDY ROADWAY RED REDUCER REF REFERENCE REFN REINFORCE(D) REQD REQUIRED REV REVISE/REVISION RPM REVOLUTIONS PER MINUTE RR RAILROAD RT RIGHT RV RELIEF VALVE R/W RIGHT-OF-WAY RWM REUSE WATER MAIN
C CAP CAPACITY CB CATCH BASIN CC CENTER TO CENTER CEM CEMENT CF CUBIC FEET CFM CUBIC FEET PER MINUTE CFS CUBIC FEET PER SECOND C&G CAST AND GUTTER CI CAST IRON CIP CAST IRON PIPE CJ CONSTRUCTION JOINT CL CENTER LINE CLP CONCRETE LIGHT POLE CLR CLEAR/CLEARANCE CLS CLASS CM CONCRETE MONUMENT CMP CORRUGATED METAL PIPE CMPA CORRUGATED METAL PIPE ARCH CND CONDUIT CO COUNTY COL COLUMN COMP COMPLETE CONC CONCRETE CONN CONNECTION CONST CONSTRUCT(ION) CONT CONTINUOUS COORD COORDINATE(S) COR CORNER CPLG COUPLING CP CONCRETE POWER POLE CS CONTROL STRUCTURE CTG COATING CTR CENTER CTV CABLE TELEVISION CULV CULVERT CY CUBIC YARD CYL CYLINDER	H HB HOSE BIBB HDPE HIGH DENSITY POLYETHYLENE HDW HARDWARE HORIZ HORIZONTAL HP HORSEPOWER HR HOUR HT HEIGHT HW HEADWALL HWL HIGH WATER LEVEL HWH HIGHWAY HYD HYDRAULIC	S S SOUTH SAN SANITARY SEWER SB SPLASH BLOCK SCH SCHEDULE SD SIDE DRAIN SDN SHELF DRAIN SE SOUTHEAST SEC SECONDS SECT SECTION SH SHEET SHGWT SEASONAL HIGH GROUND WATER TABLE SIM SIMILAR S/L SETBACK LINE SL SLOPE SM SHEET METAL SPEC SPECIFICATION(S) SQ SQUARE SQ IN SQUARE INCH(ES) SQ FT SQUARE FOOT/FEET SQ YD SQUARE YARD(S) SR STATE ROAD SS STAINLESS STEEL ST STREET STA STATION STD STANDARD STL STEEL STR STRUCTURE STS STORM SEWER SUP SUPPORT SUSP SUSPEND/SUSPENSION SVC SERVICE SW SOUTHWEST SIDEWALK SYN SYMBOL(S) SYMM SYMMETRICAL SYS SYSTEM
D DBL DOUBLE DEG OR ° DEGREE DEFL DEFLECTION(ION) DEPT DEPARTMENT DET DETAIL DHWL DESIGN HIGH WATER LEVEL DI DUCTILE IRON DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DIP DUCTILE IRON PIPE DISCH DISCHARGE DIST DISTANCE DMH DROP MANHOLE DN DOWN DRN DRAIN DWG DRAWING DWY DRIVEWAY	I L LENGTH LAT LATITUDE LATL LATERAL LB POUND LF LINEAR FEET/FOOT LG LONG LIM LIMIT(S) LP LIGHT POLE LONG LONG LT LEFT LWL LOW WATER LEVEL	T T TANGENT TB TURBLOCK T&B TOP AND BOTTOM TBM TEMPORARY BENCH MARK TC TIME OF CONCENTRATION TD TRENCH DRAIN TDH TOTAL DYNAMIC HEAD TECH TECHNICIAN/TECHNICAL TEMP TEMPORARY TL TERMINAL LAMPHOLE TOB TOP OF BANK TOC TOP OF CURB TOS TOE OF SLOPE TOT TOTAL TS TOP OF SLOPE TWP TOWNSHIP TYP TYPICAL
E EA EAST EACH EACH EC EDGE OF CONCRETE ED ENERGY DISSIPATOR EF EACH FACE EFF EFFLUENT EG EXISTING GRADE E/L EASEMENT LINE ELB ELBOW ELEC ELECTRIC ELEV ELEVATION ELLIP ELLIPSE/ELLIPTICAL ENC ENCASEMENT ENG ENGINEERING(S) EOP EDGE OF PAVEMENT EQ EQUAL/EQUATION EQUIP EQUIPMENT EQUIV EQUIVALENT ESMT EASEMENT EST ESTIMATE EW EACH WAY EWL ENDWALL EXC EXCAVATE/EXCAVATION EXIST EXISTING EXP EXPAND/EXPANSION EXT EXTEND/EXTENSION	M MAINT MAINTENANCE MATL MATERIAL MAX MAXIMUM MECH MECHANICAL MER MITERED END MFR MANUFACTURER MGD MILLION GALLONS PER DAY MH MANHOLE MHC MANHOLE COVER MHWL MEAN HIGH WATER LEVEL MIN MINIMUM MISC MISCELLANEOUS MJ MECHANICAL JOINT MLP METAL LIGHT POLE MLWL MEAN LOW WATER LEVEL MON MONUMENT MPH MILES PER HOUR MSL MEAN SEA LEVEL MTG MOUNTING	U UD UNDERDRAIN UG UNDERGROUND UON UNLESS OTHERWISE NOTED UTC UNDERGROUND TELEPHONE CABLE
N NORTH NORTH NA NOT APPLICABLE N&C NAIL AND CAP NE NORTHEAST NG NATURAL GROUND NIC NOT IN CONTRACT NO OR # NUMBER NOM NOMINAL NTS NOT TO SCALE NW NORTHWEST NWL NORMAL WATER LEVEL	O OC ON CENTER OD OUTSIDE DIAMETER OE OR EQUAL OPN OPENING OPP OPPOSITE ORCP OVAL REINFORCED CONCRETE PIPE OS OUTFALL STRUCTURE OVFL OVERFLOW OVHD OVERHEAD	V VB VALVE BOX VC VERTICAL CURVE VCP VITRIFIED CLAY PIPE VERT VERTICAL VPC VERTICAL POINT OF CURVE VPI VERTICAL POINT OF INTERSECTION VPT VERTICAL POINT OF TANGENCY
W W WEST W/ WITH WM WATER MAIN W/O WITHOUT WP WATER/WEATHER PROOF WPP WOOD POWER POLE WSP WATER SURFACE WSW WET SEASON WATER TABLE WT WEIGHT WV WATER VALVE WWF WELDED WIRE FABRIC WWM WELDED WIRE MESH	Y Y YARD YR YEAR	MISC & AND @ AT Δ DELTA

EXISTING SYMBOLS

	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

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE

WATER & REUSE WATER

	WATER MAIN 6" PVC PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

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

PROPOSED SYMBOLS

	BOUNDARY		CONSERVATION SETBACK
	CENTER LINE		CHAIN LINK FENCE
	CONTOUR		EASEMENT
	FENCE		GUARDRAIL
	LOT LINE		PROPERTY LINE
	RETAINING WALL		RIGHT-OF-WAY LINE
	SETBACK LINE		SHORELINE
	SWALE		TREE LINE

SANITARY

	100 LF SAN 8 PVC 0.40%		100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
	CLEANOUT		DOUBLE SANITARY SERVICE
	FORCE MAIN		MANHOLE

WATER & REUSE WATER

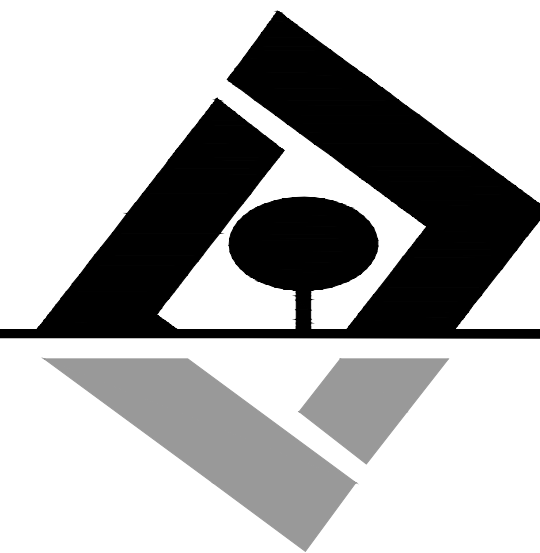
	WATER MAIN		11 1/2° BEND
	22 1/2° BEND		45° BEND
	90° BEND		TEE
	CROSS		CHECK VALVE
	DOUBLE DETECTOR CHECK VALVE		DOUBLE WATER SERVICE
	GATE VALVE		FIRE HYDRANT
	METER		REDUCER
	BLOWOFF		BACKFLOW PREVENTER
	SAMPLE POINT		UNDERDRAIN CEANOUT
	RECLAIMED WATER MAIN		REUSE WATER SYSTEM CONNECTION
	DOUBLE REUSE WATER SERVICE		

STORM DRAIN

	100 LF STS 24 RCP @ 0.20%		100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
	UNDERDRAIN 6" PVC PIPE		DRAINAGE FLOW DIRECTION
	FDOT INLET TYPE 1		FDOT INLET TYPE 2
	FDOT INLET TYPE 3		FDOT INLET TYPE 4
	FDOT INLET TYPE 5		FDOT INLET TYPE 6
	MANHOLE		MITERED END SECTION
	SLOPE DIRECTION ARROW FOR POND SIDE SLOPE		SPOT ELEVATION
	STORM INLET		

HIGHWAY & UTILITIES

	BOUND CORNER		CONCRETE
	COUNTY ROADS		DETAIL REFERENCE
	DUMPSTER PAD		FINISHED FLOOR ELEVATION 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		



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Suite 1110
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Golden Orchard
Estates Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Symbols & Abbreviations

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Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	11/20/20	ADD DRAINAGE DIRECTION
2	11/20/20	ADD DRAINAGE DIRECTION
3	11/20/20	ADD DRAINAGE DIRECTION
4	11/20/20	ADD DRAINAGE DIRECTION
5	11/20/20	ADD DRAINAGE DIRECTION
6	11/20/20	ADD DRAINAGE DIRECTION
7	11/20/20	ADD DRAINAGE DIRECTION
8	11/20/20	ADD DRAINAGE DIRECTION
9	11/20/20	ADD DRAINAGE DIRECTION
10	11/20/20	ADD DRAINAGE DIRECTION

SHEET NUMBER

2 OF 31

SELLER'S LEGAL DESCRIPTION:

Commencing at the Northwest Corner of the Northeast Quarter of Section 14, Township 20 South, Range 27 East; thence run North 89° 12' 15" East along the North Line of said Northeast Quarter for a distance of 2674.52 feet; thence South 00° 03' 57" West along the East line of the Northeast 1/4 of Section 14, Township 20 South, Range 27 East, a distance of 1665.84 feet ; thence South 89° 35' 11" West, a distance of 30.00 feet to the point of beginning; thence South 00° 03' 57" West, a distance of 965.62 feet; thence South 89° 58' 04" West, a distance of 1,309.53 feet; thence North 00° 07' 07" East, a distance of 630.96 feet; thence South 89° 46' 38" West, a distance of 989.45 feet; thence North 00° 10' 21" East, a distance of 322.65 feet; thence North 89° 35' 11" East, a distance of 2,297.86 feet to the point of beginning. Less and except any portion of Sadler Road dedicated to the city by virtue of that certain Right of Way Agreement recorded July 13, 1977 in Official Records Book 2799, Page 497, Public Records of Orange County, Florida.

Containing 1,549,058 sq. ft. or 35.56 acres, more or less.

which is also described as follows:

BUYER'S LEGAL DESCRIPTION:

A parcel of land in Section 14, Township 20 South, Range 27 East, lying within Orange County, Florida,
Being more particularly described as:

Commencing at the Northwest Corner of the Northeast Quarter of Section 14, Township 20 South, Range 27 East; thence run North 89°12'24" East along the North Line of said Northeast Quarter for a distance of 2674.54 feet to the Northeast corner of said Northeast Quarter; thence run South 00°29'45" West along the East line of the Northeast Quarter of said Section 14 for a distance of 1652.10 feet; thence departing said East line run South 89°26'15" West for a distance of 30.00 feet to a point on the West right of way line of Golden Gem Road according to Official Records Book 61, Page 315 of the Public Records of Orange County, Florida and the Point of Beginning; thence run South 00°29'45" West along said West right of way line for a distance of 951.86 feet to the intersection with the North right of way line of Sadler Road according to Official Records Book 2799, Page 497 of the Public Records of Orange County, Florida; thence run South 89°40'11" West along said North right of way line for a distance of 1299.79 feet to a point on the West line of the Southeast Quarter of the Northeast Quarter of aforesaid Section 14; thence run North 00°20'06" East along said West line for a distance of 625.79 feet to a point on the South line of the North Half of the Southwest Quarter of the Northeast Quarter of aforesaid Section 14; thence run South 89°33'13" West along said South line for a distance of 982.07 feet to a point on the East line of the West 349.50 feet of the North Half of the Southwest Quarter of the Northeast Quarter of aforesaid Section 14; thence run North 00°10'22" East along said East line for a distance of 318.75 feet to a point on the South line of the North 335.00 feet of the South Half of the Northeast Quarter of aforesaid Section 14; thence run North 89°26'15" East along said South line for a distance of 2285.53 feet to a point on the West right of way line of aforementioned Golden Gem Road and the POINT OF BEGINNING;

Containing 1,549,058 sq. ft. or 35.56 acres, more or less.

The Seller's legal description describes one and the same property as the Buyer's legal description.



VICINITY MAP (not to scale)

LEGEND & ABBREVIATIONS

□	FOUND CONCRETE MONUMENT AS NOTED	LS	LICENSED SURVEYOR
●	SET 1/2" IRON ROD AND CAP L.B. #6723	LB	LICENSED BUSINESS
⎓	ELECTRICAL BOX/RISER	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
—	GUY ANCHOR	R/W	RIGHT OF WAY
○	FOUND MONUMENTATION AS NOTED	-----	TOP OF BANK
⎓	PHONE RISER	- - - - -	BOTTOM OF BANK
⌚	UTILITY POLE	—TEL—	UNDERGROUND TELEPHONE LINE
⊙	WELL	—UE—	UNDERGROUND ELECTRIC LINE
O.R.	OFFICIAL RECORDS	—UKN—	UNKNOWN UNDERGROUND LINE
PG.	PAGE		
ID	IDENTIFICATION		
R/W	RIGHT OF WAY		
CCR	CERTIFIED CORNER RECORD		
(M)	MEASURED		
(D)	DESCRIBED		
—OU—	OVERHEAD UTILITY LINE		
—○—	CHAIN LINK FENCE		
—X—	WIRE FENCE		
+135.55	SPOT ELEVATION AND LOCATION		
⬜	DIRT/GRAVEL ROAD		

SURVEYOR'S NOTES:

This is not a boundary survey.

Bearings shown hereon are based on the East line of the NE 1/4 of Section 14—20—27 as being S 00°29'45" W. (an assumed bearing for angular designation only)

The legal description hereon is in accord with the description provided by the client.

There may be easements and restrictions of record and/or private agreements not furnished to this surveyor or shown on this boundary survey that may affect property rights and/or land use rights of the subject property.

There may be environmental issues and/or other matters regulated by various departments of federal, state or local governments affecting the subject property not shown on this survey.

This survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

Adjoining parcel owner and recording information delineated hereon was obtained from the Orange County Property Appraiser's public access system.

This survey is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Underground utilities and improvements were not located, unless shown hereon.

Unless otherwise noted or shown hereon, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

Unless otherwise noted or shown hereon, there are no apparent and/or unobstructed, above ground encroachments. The disposition of any potential encroaching improvements shown is beyond professional purview and subject to legal interpretation.

Subject property shown hereon is in Zone X, area of minimal flood hazard, according to Flood Insurance Rate Map panel numbers 12095C0050F & 12095C0125F, map revised 9/25/2009. The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map(s). In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

The surveyed lands shown hereon is planted pines and part nursery. There are various maintenance roads that run through the property that were not located.

We hereby certify that the lands shown hereon and the adjacent parcels of land, where they share a common boundary line, are contiguous with no gaps, gores, hiatus, or overlaps.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property.

There is no observable evidence of earth moving works, building construction, or additions within recent months.

There is no observed evidence of changes in street right-of-way lines either completed or proposed and recent street or sidewalk construction or repairs.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

No wetland markers were observed.

Elevations shown hereon are based on Orange County Benchmark Number L708026, having an elevation of 127.968 feet. (North American Vertical Datum 1988)

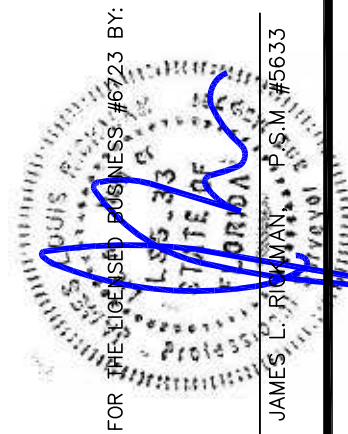
Last date in field: 07/02/2019.



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

TOPOGRAPHIC SURVEY
OF
4550 GOLDEN GEM ROAD
SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
LANDSTAR DEVELOPMENT



DATE	REVISIONS
7/29/19	ADD UNDERGROUND UTILITY LINES

JOB #	20180749
DATE:	07-09-19
SCALE:	1" = 100'
CALC BY:	DY
FIELD BY:	SM
DRAWN BY:	DY CDK
CHECKED BY:	MR

SHEET 1 OF 2



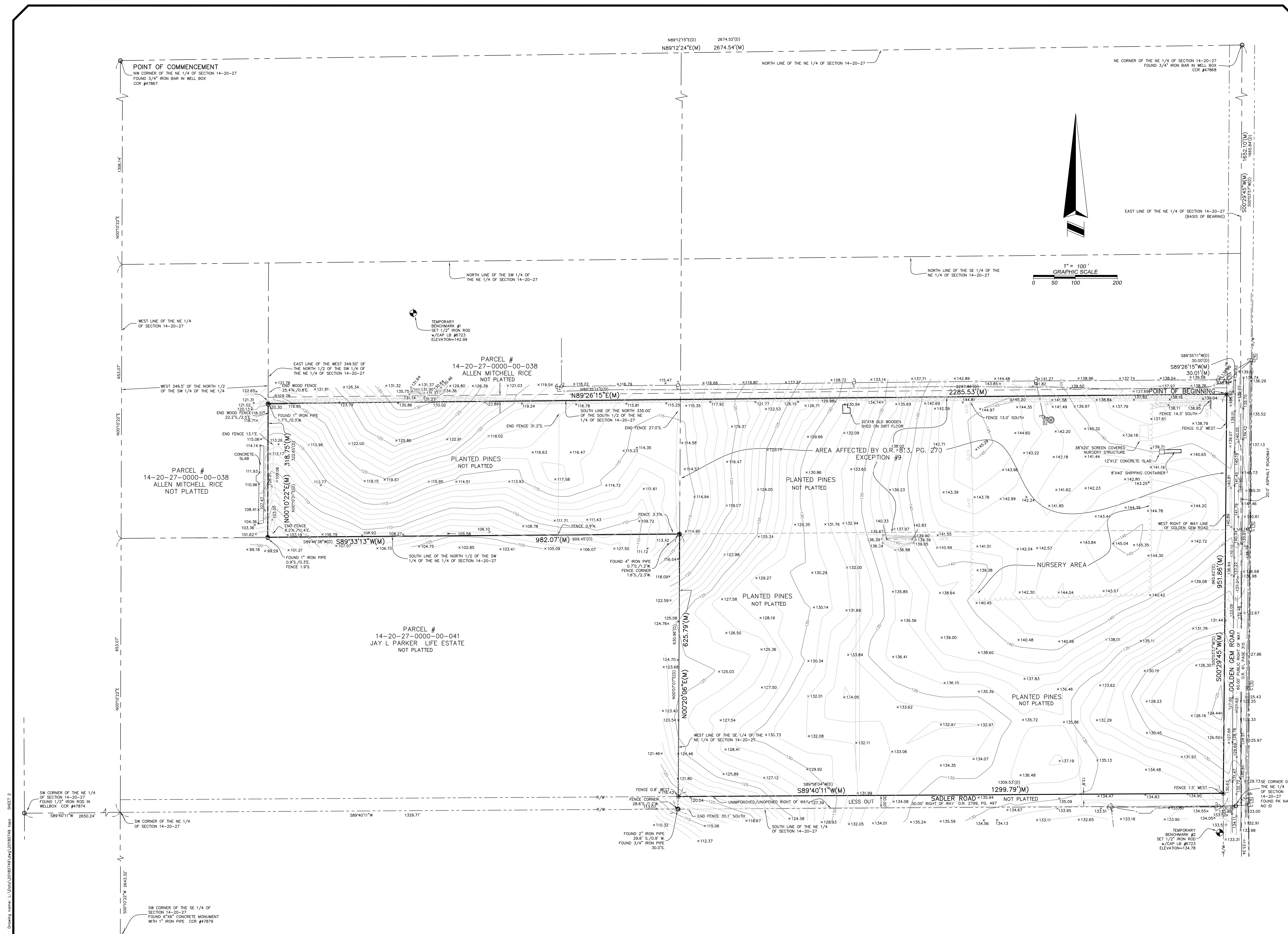
TOPOGRAPHIC SURVEY
OF
4550 GOLDEN GEM ROAD
SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA

FOR:
LANDSTAR DEVELOPMENT

[illegible]

JOB # _____ 20180749
DATE: _____ 07-09-19
SCALE: _____ 1" = 100'
CALC BY: _____ DY
FIELD BY: _____ SM
DRAWN BY: _____ DY / CDK
CHECKED BY: _____ MR

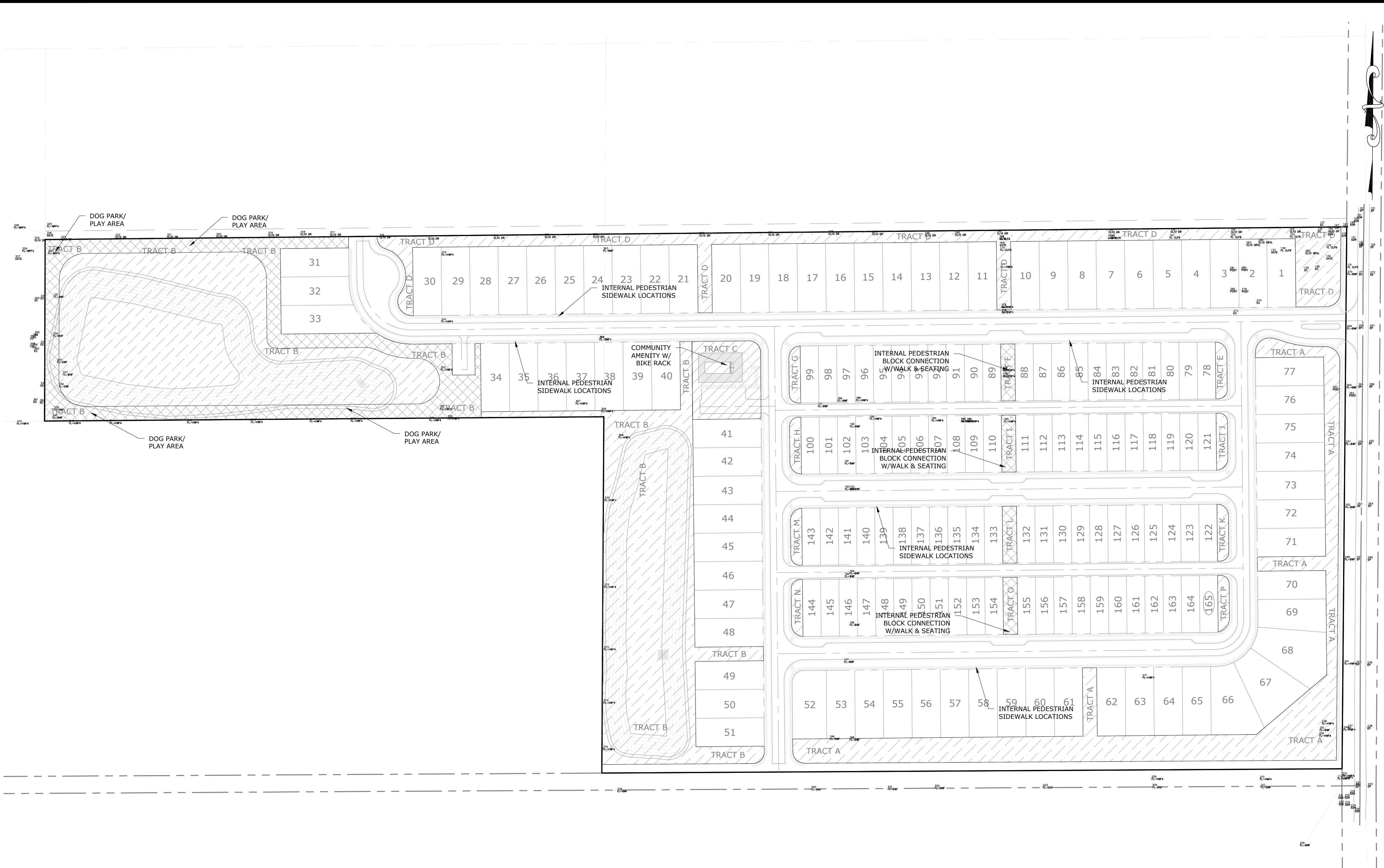
SHEET 2 OF 2





• Pre-wire a minimum 75% of residential dwelling units in the development for solar panels:	1.50 points
• Use vegetation or vegetated structures to shade HVAC units:	0.25 points
• Installation of Paver driveways to create pervious pavement areas:	1.00 points
• Preserve 5 or more trees 20' in height & 24" DBH or greater:	1.00 points
• Development on previously used or developed land that is not contaminated:	0.50 points

SHEET NUMBER
4 OF 31



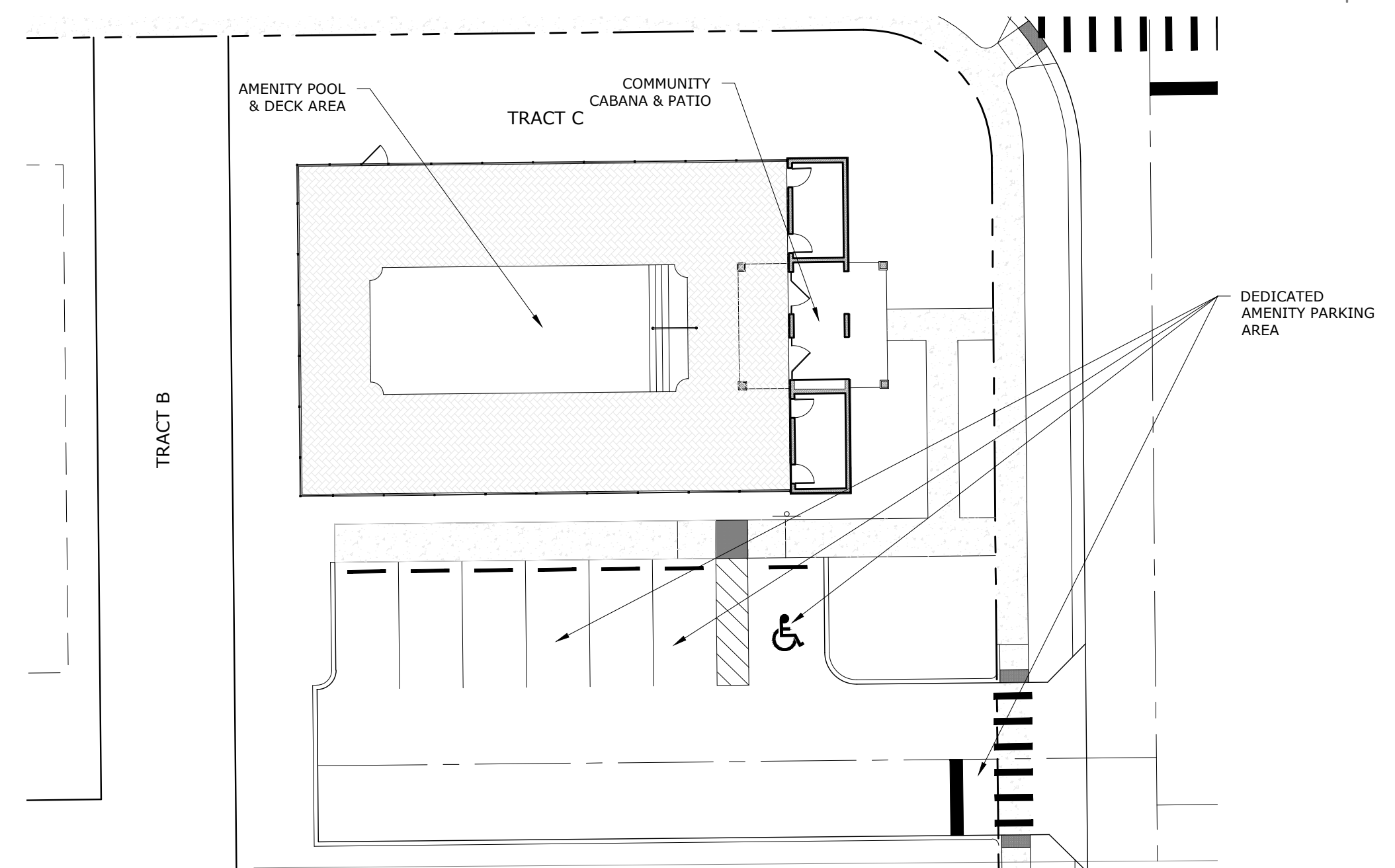
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OPEN SPACE SET-ASIDE HATCH LEGEND

- ACTIVE RECREATIONAL OPEN SPACE
- COMMUNITY SQUARE OPEN SPACE AREAS
- GENERAL GREEN OPEN SPACE AREAS

Land Development Code (Transitional 15%)
35.56 ac. * .15 = 5.33 acres (required)
Open Space Provided:

Tract A:	1.68 acres
Tract B:	6.67 acres
Tract C:	0.38 acres
Tract D:	1.19 acres
Tract E:	0.04 acres
Tract F:	0.05 acres
Tract G:	0.04 acres
Tract H:	0.04 acres
Tract I:	0.05 acres
Tract J:	0.04 acres
Tract K:	0.04 acres
Tract L:	0.05 acres
Tract M:	0.04 acres
Tract N:	0.04 acres
Tract O:	0.05 acres
Total:	10.40 acres (5.33 required)



ACTIVE RECREATIONAL AREA BLOW-UP DETAIL
1" = 20'

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Golden Orchard
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KPI Master/Major
Development Plan

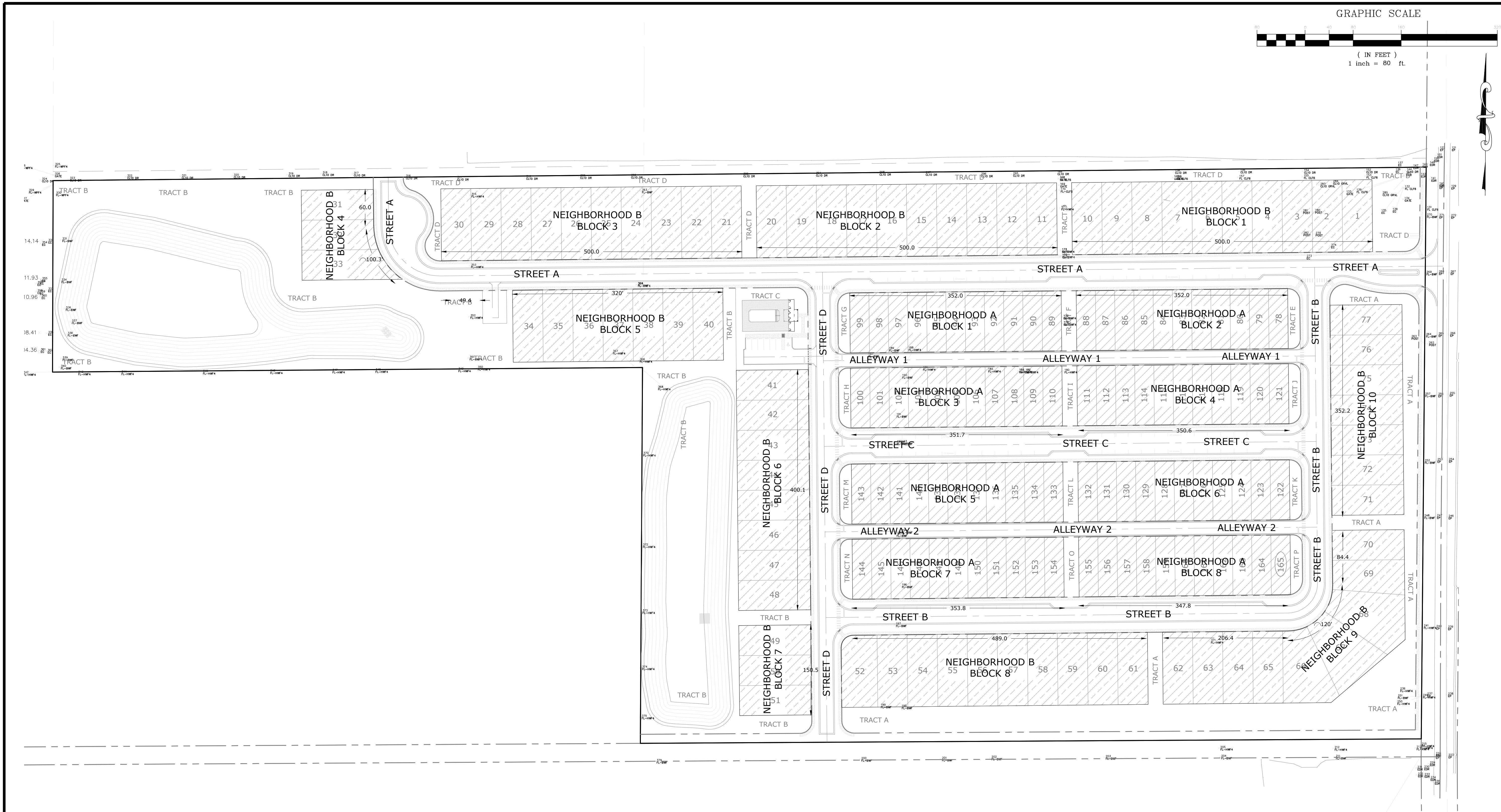
Open Space Rec
Plan

Plans not valid unless Signed,
Dated and Sealed below.

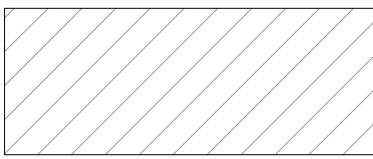
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

NO.	DATE	DESCRIPTION
1	11/20/21	11/20/21
2	11/20/21	11/20/21
3	11/20/21	11/20/21
4	11/20/21	11/20/21
5	11/20/21	11/20/21
6	11/20/21	11/20/21
7	11/20/21	11/20/21
8	11/20/21	11/20/21
9	11/20/21	11/20/21
10	11/20/21	11/20/21

SHEET NUMBER
5 OF 31



NEIGHBORHOOD LOT SIZE HATCH LEGEND



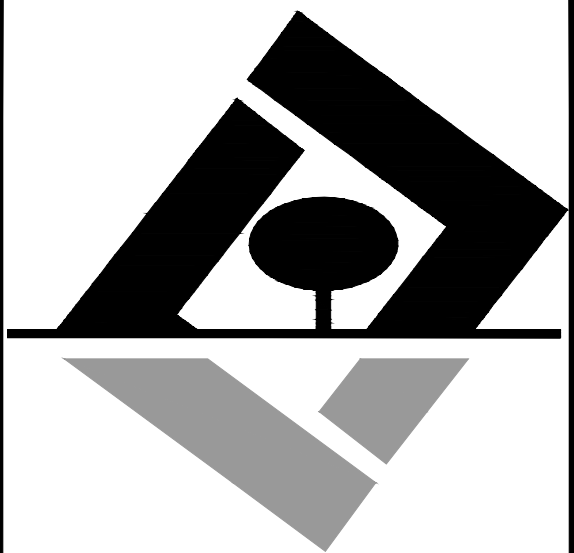
NEIGHBORHOOD 'A' 32'
BUNGALOW LOTS



NEIGHBORHOOD 'B' 50'
SINGLE-FAMILY LOTS

NEIGHBORHOOD STREETS DESIGNATION

STREET NAME	STREET DESIGNATION	STREET NAME	STREET DESIGNATION
STREET 'A'	STREET TYPE 'E'	ALLEYWAY '1'	STREET TYPE 'F'
50' RIGHT-OF-WAY		25' RIGHT-OF-WAY	
STREET 'B'	STREET TYPE 'E'	ALLEYWAY '2'	STREET TYPE 'F'
50'/60' RIGHT-OF-WAY		25' RIGHT-OF-WAY	
STREET 'C'	STREET TYPE 'E'		
60' RIGHT-OF-WAY			
STREET 'D'	STREET TYPE 'E'		
50' RIGHT-OF-WAY			



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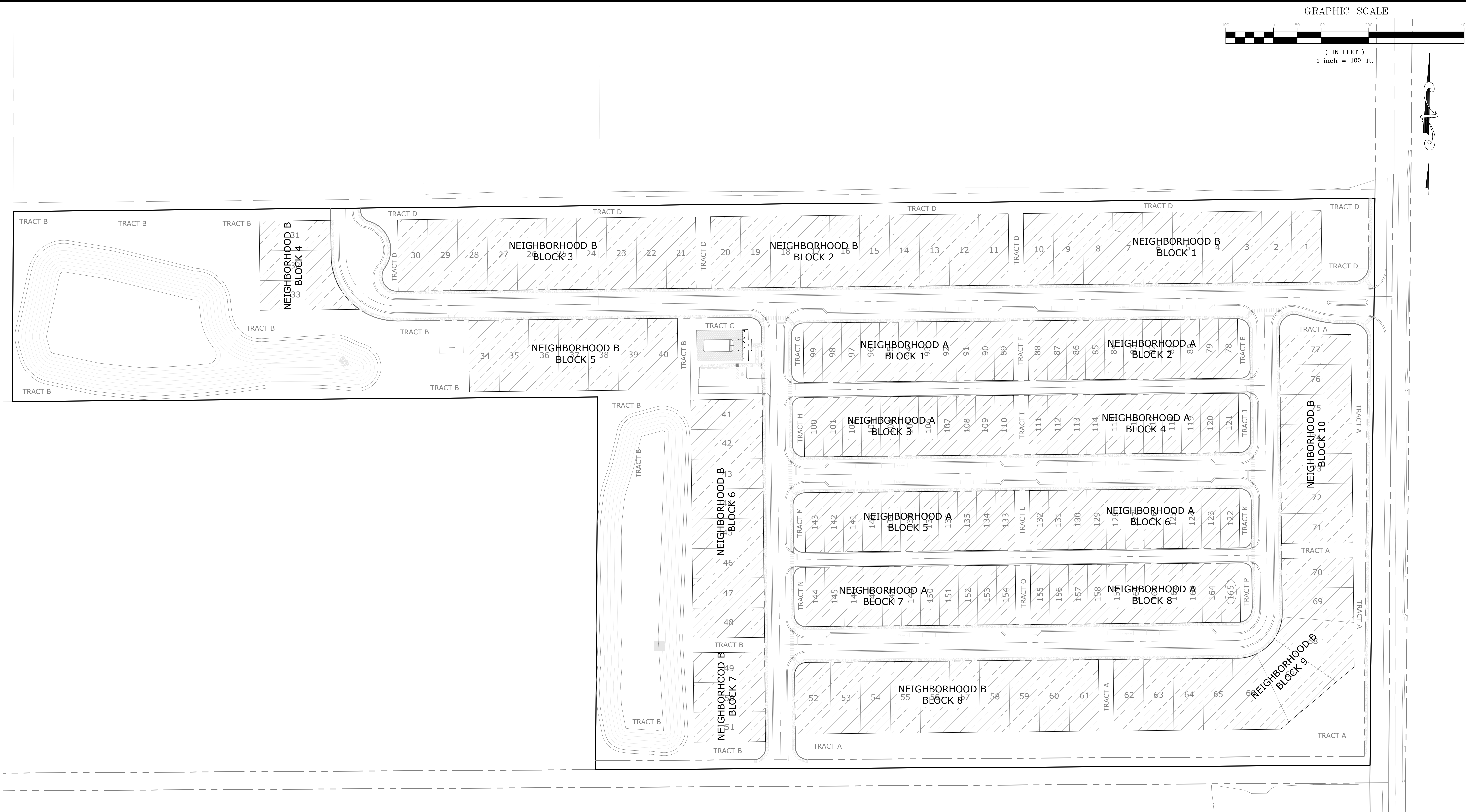
Neighborhood
Block Plan

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GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
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Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	11/20/21	ADD NEIGHBORHOOD B BLOCK 10
2	11/20/21	ADD NEIGHBORHOOD B BLOCK 9
3	11/20/21	ADD NEIGHBORHOOD B BLOCK 8
4	11/20/21	ADD NEIGHBORHOOD B BLOCK 7
5	11/20/21	ADD NEIGHBORHOOD B BLOCK 6
6	11/20/21	ADD NEIGHBORHOOD B BLOCK 5
7	11/20/21	ADD NEIGHBORHOOD B BLOCK 4
8	11/20/21	ADD NEIGHBORHOOD B BLOCK 3
9	11/20/21	ADD NEIGHBORHOOD B BLOCK 2
10	11/20/21	ADD NEIGHBORHOOD B BLOCK 1

SHEET NUMBER
6 OF 31



SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area: 1,250 sqft. (Heated/cooled space)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 32'
Minimum Lot Depth: 100'
Minimum Lot Size: 3,200
Maximum Lot Coverage: 70%
Minimum Open Space %: 20%
Garage Location: Rear-Entry (2-Car)

Setbacks:
Front: 15'
Side: 5'
Side Street: 15'
Rear: 5'

Accessory Uses: Those permitted by code
Architectural Design: Consistent with Section K of the form-based code

NEIGHBORHOOD 'B' DESIGN DETAILS:

Minimum Living Area: 1,400 sqft. (Heated/cooled space)
Maximum Building Height: Two Stories, 35'
Minimum Lot Width: 50'
Minimum Lot Depth: 120'
Minimum Lot Size: 5,000
Maximum Lot Coverage: 70%
Minimum Open Space %: 20%
Garage Location: Front-Entry (2-Car)

Setbacks:
Front: 20'
Side: 5'
Side Street: 20'
Rear: 5'

Accessory Uses: Those permitted by code
Architectural Design: Consistent with Section K of the form-based code

Street Landscaping:

Landscaping shall be consistent with Section M of the form-based code or the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Section K of the form-based code. Elevations for proposed product types for Neighborhood's A, B and Pool Cabana have been included in the plans for reference as to compliance with the requirements of Section K.

Model-Home Park:

The model home park will be provided in the northeast corner along Street A. The model park will consist of 6 lots 2 of each neighborhood type. A model site plan will be provided after the Construction Plan approval for staff to review with the model home permit requests.

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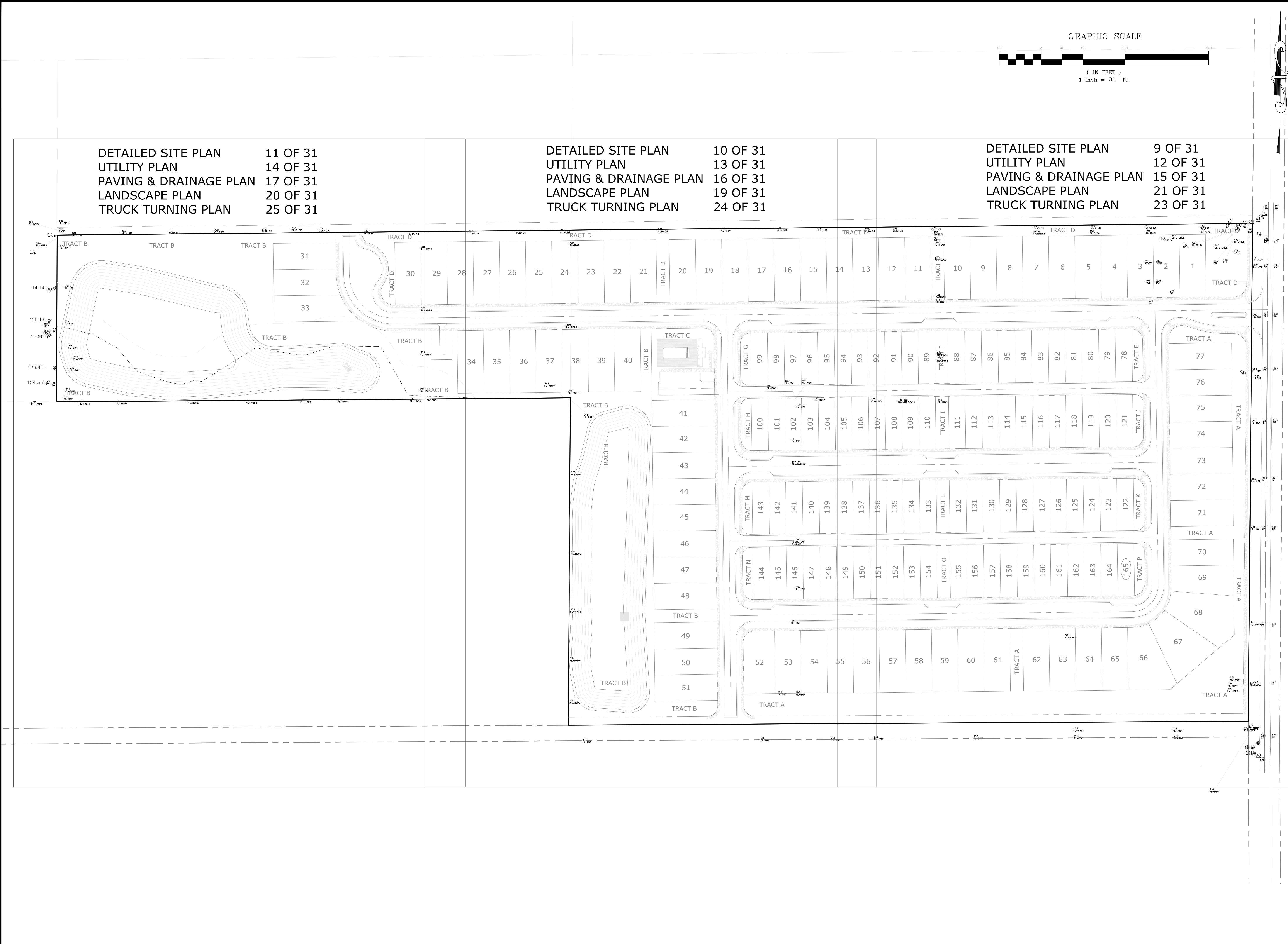
Design
Standards Plan

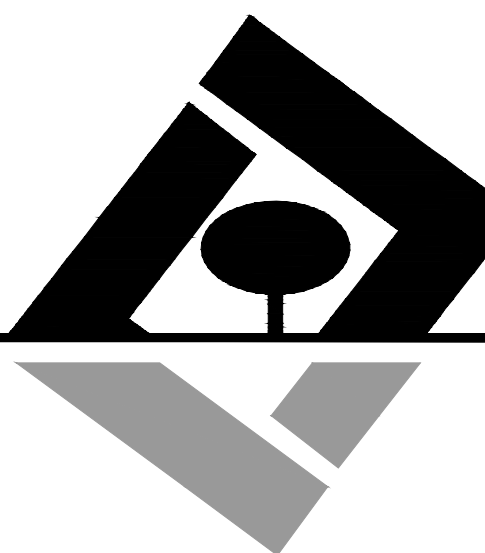
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Date: February 19, 2021
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Revisions		
NO.	DATE	DESCRIPTION
1	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
2	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
3	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
4	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
5	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
6	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
7	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
8	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
9	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8
10	11/24/21	ADD LOT 165 TO NEIGHBORHOOD A BLOCK 8

SHEET NUMBER
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Suite 1110
Coral Gables, FL 33134

**Golden Orchard
Estates Subdivision**
City of Apopka, Florida
**KPI Master/Major
Development Plan**

Key Map Plan

Plans not valid unless Signed,
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GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions	
NO.	DESCRIPTION
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

SHEET NUMBER
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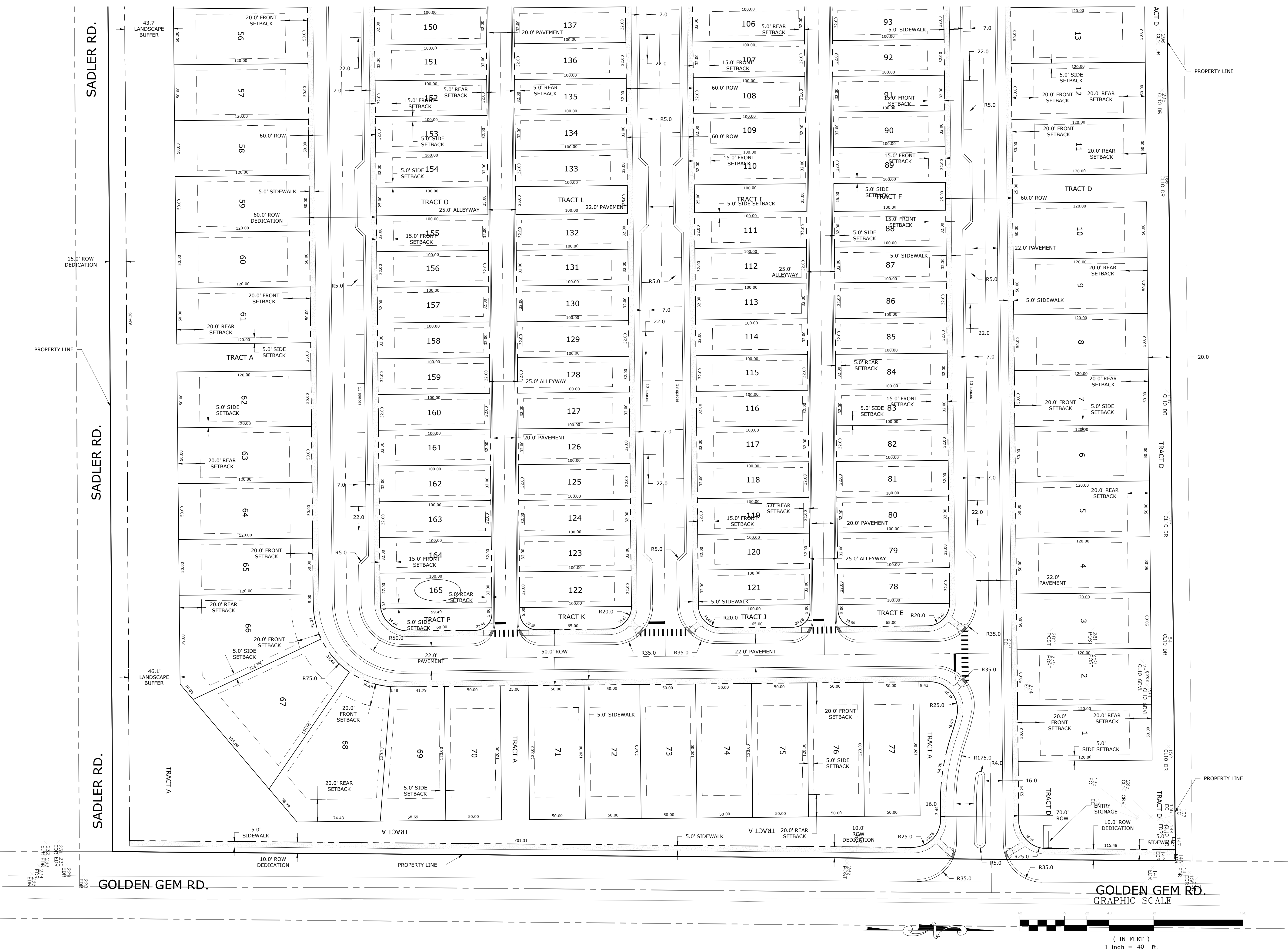
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Date: February 19, 2021
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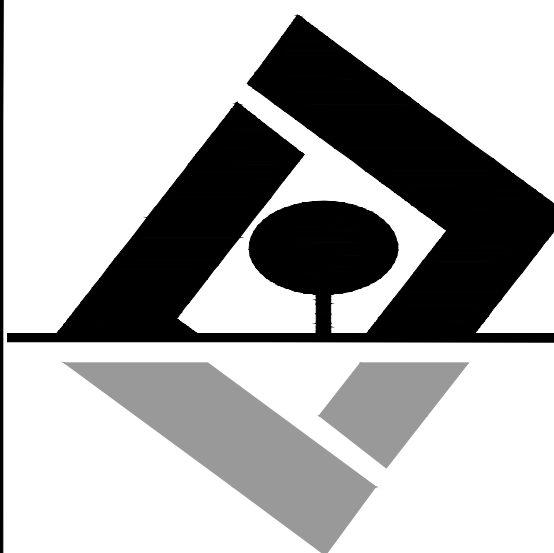
9 OF 31



SEE SHEET 11 OF 31



SEE SHEET 9 OF 31



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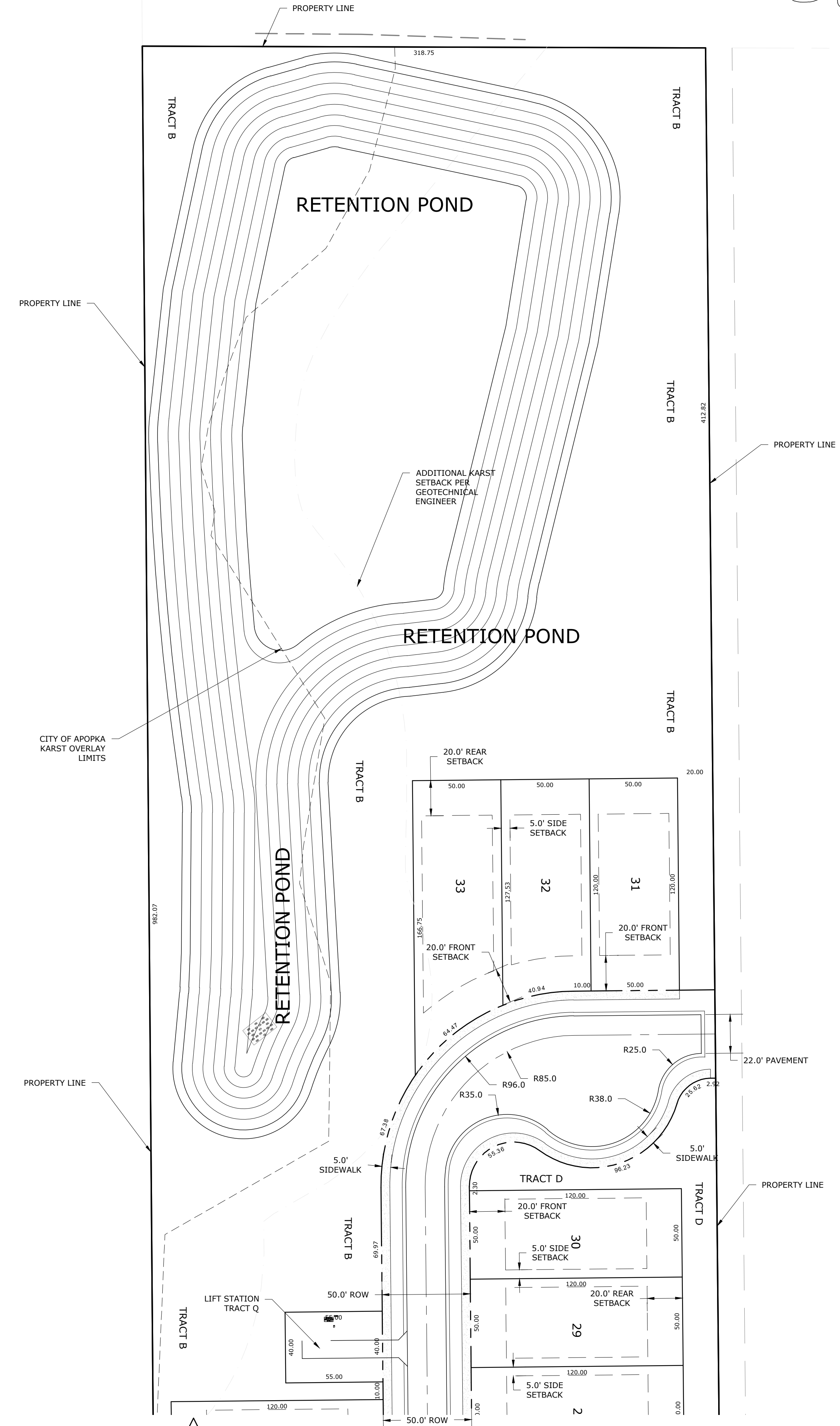
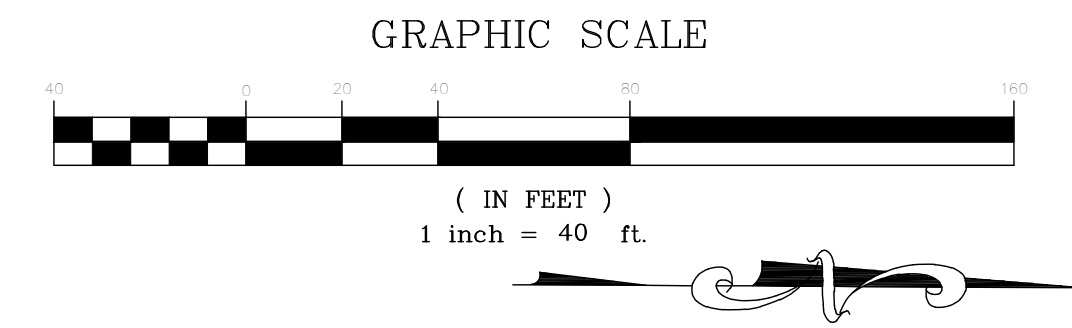
Site Plan 2

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Dated and Sealed below.

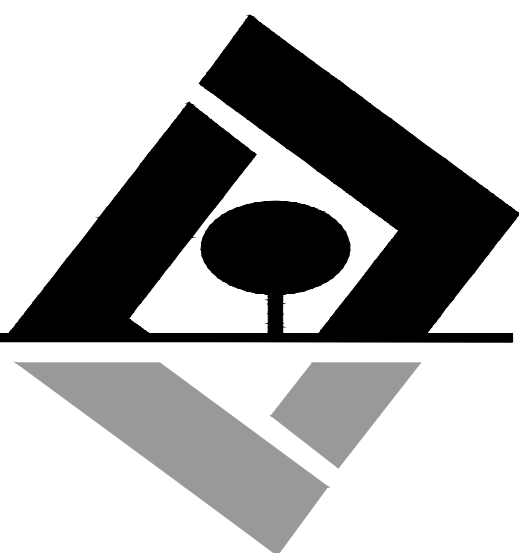
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
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8	11/11/11	11/11/11
9	11/11/11	11/11/11
10	11/11/11	11/11/11

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Site Plan 3

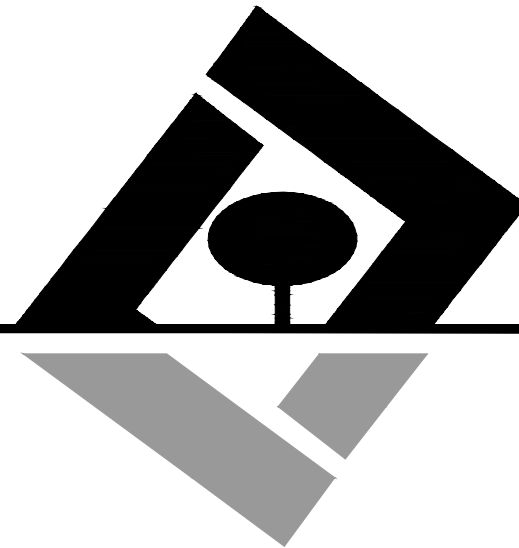
Plans not valid unless Signed,
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Date: February 19, 2021
FL Registration #58775
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Revisions		
NO.	DATE	DESCRIPTION
1	11/24/11	ADD RETENTION POND
2	11/24/11	ADD RETENTION POND
3	11/24/11	ADD RETENTION POND
4	11/24/11	ADD RETENTION POND
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8	11/24/11	ADD RETENTION POND
9	11/24/11	ADD RETENTION POND
10	11/24/11	ADD RETENTION POND

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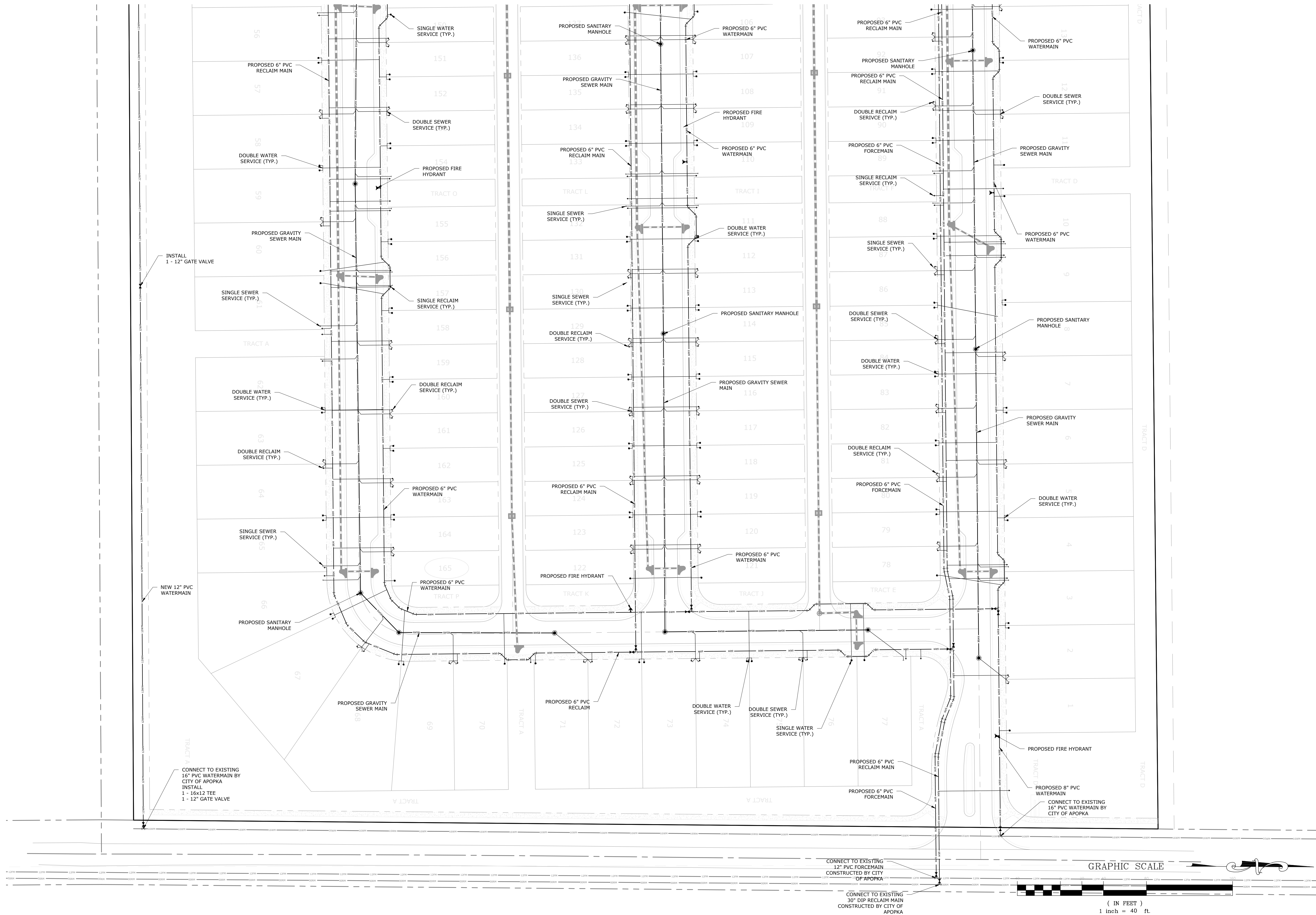
Utility Plan 1

Plans not valid unless Signed,
Dated and Sealed below.

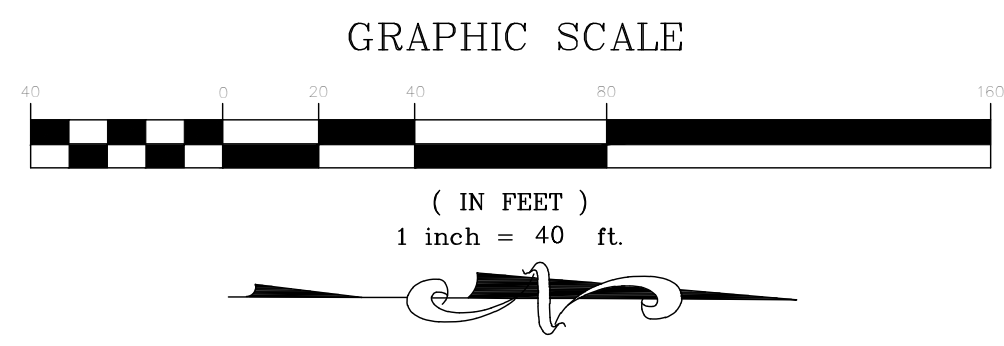
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	11/20/21	REVISIONS
2	11/20/21	REVISIONS
3	11/20/21	REVISIONS
4	11/20/21	REVISIONS
5	11/20/21	REVISIONS
6	11/20/21	REVISIONS
7	11/20/21	REVISIONS
8	11/20/21	REVISIONS
9	11/20/21	REVISIONS
10	11/20/21	REVISIONS

SHEET NUMBER
12 OF 31



SEE SHEET 12 OF 31



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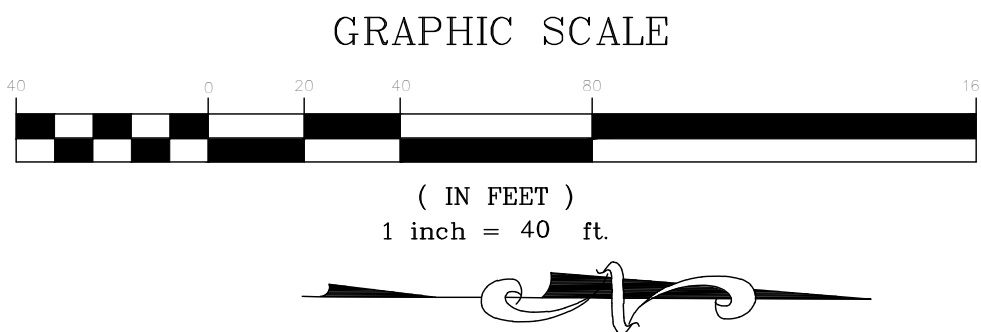
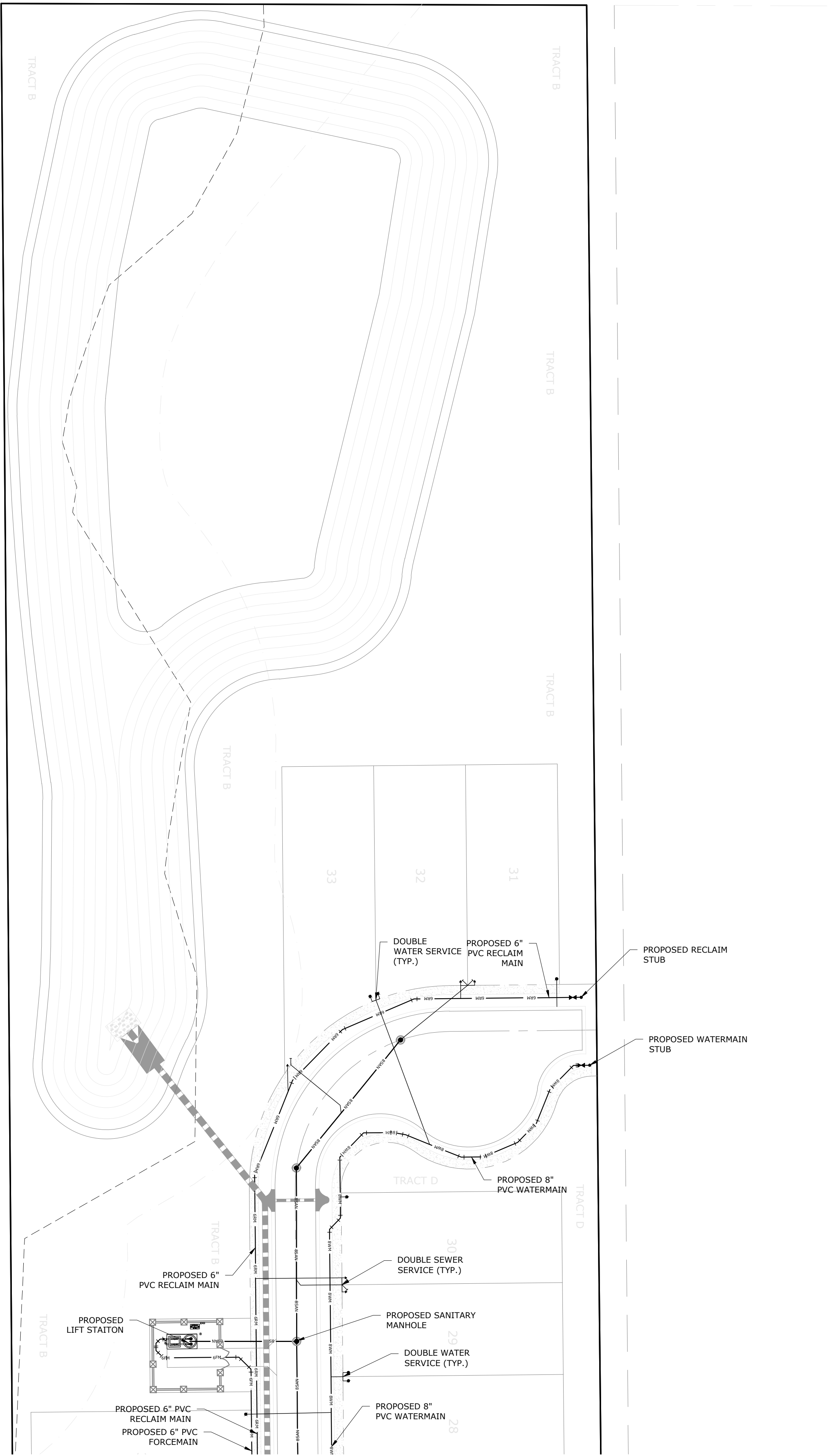
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Date: February 19, 2021
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SHEET NUMBER

13 OF 31

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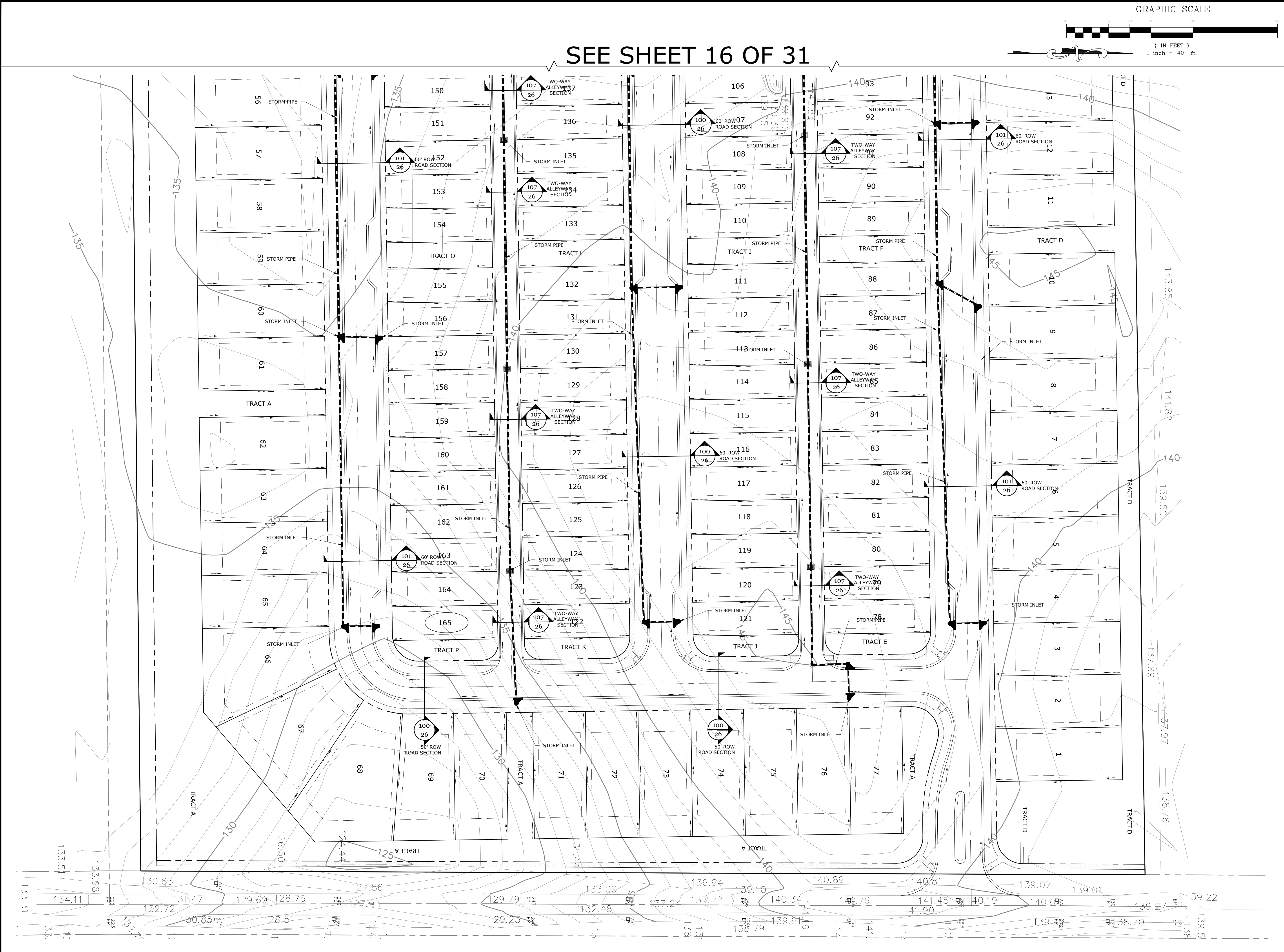
Utility Plan 3

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Revisions		
NO.	DATE	DESCRIPTION
1	11/24/21	ADD REVISIONS
2	11/24/21	ADD REVISIONS
3	11/24/21	ADD REVISIONS
4	11/24/21	ADD REVISIONS
5	11/24/21	ADD REVISIONS
6	11/24/21	ADD REVISIONS
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SHEET NUMBER
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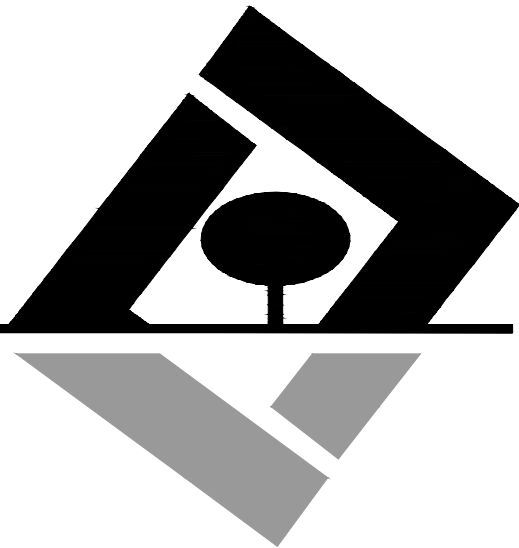


SEE SHEET 16 OF 31

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



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Development Plan

Paving &
Drainage Plan 1

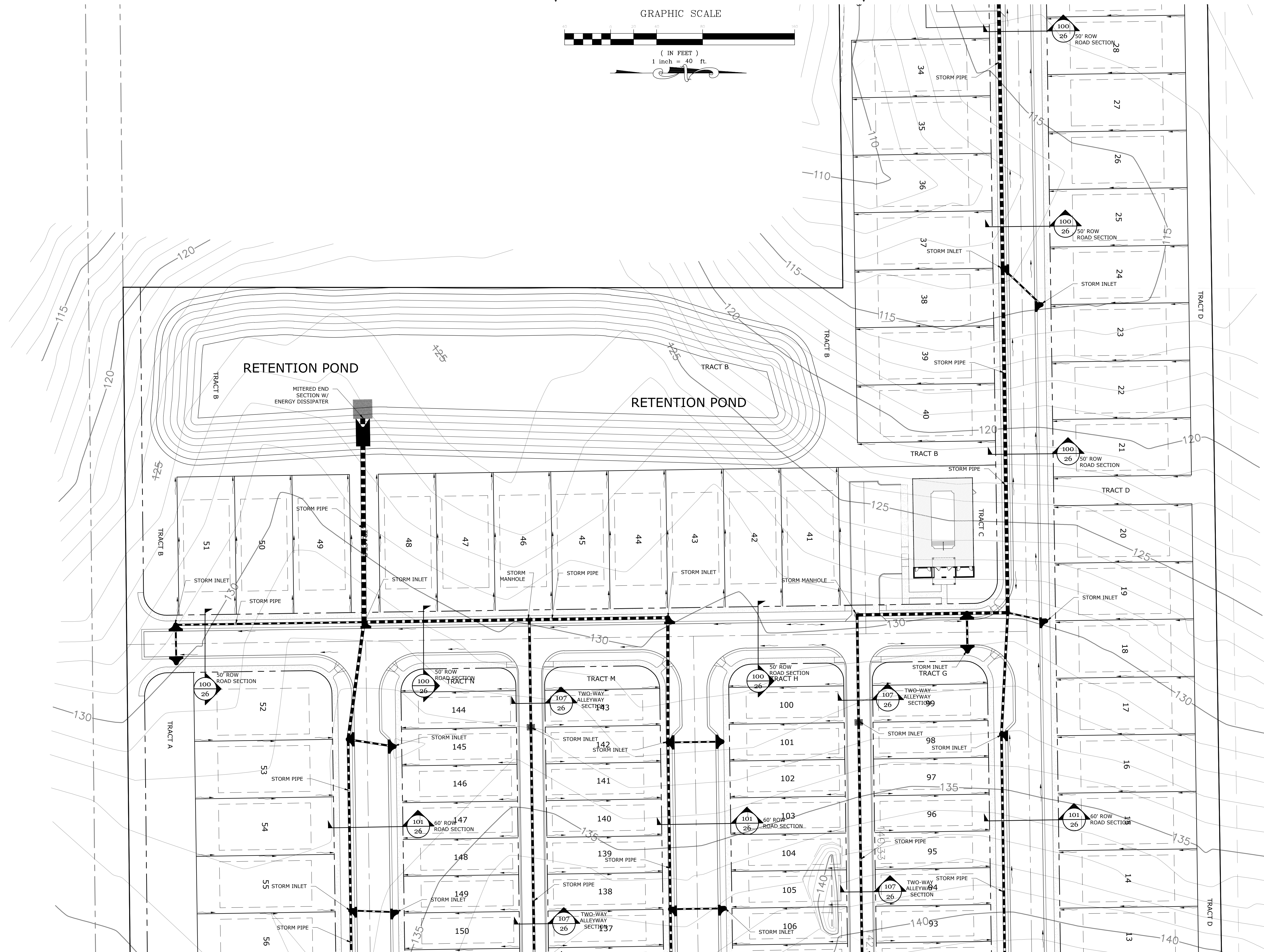
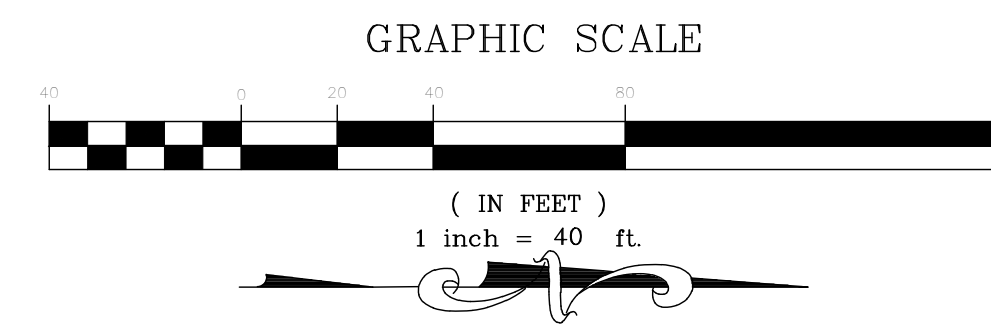
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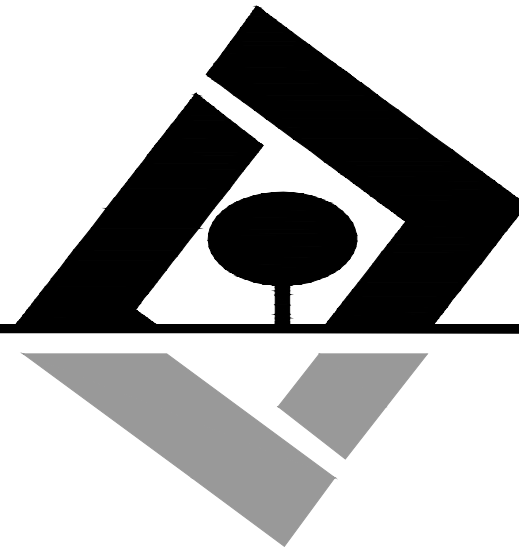
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5	11/14/21	ADD DRAINAGE
6	11/14/21	ADD DRAINAGE
7	11/14/21	ADD DRAINAGE
8	11/14/21	ADD DRAINAGE
9	11/14/21	ADD DRAINAGE
10	11/14/21	ADD DRAINAGE

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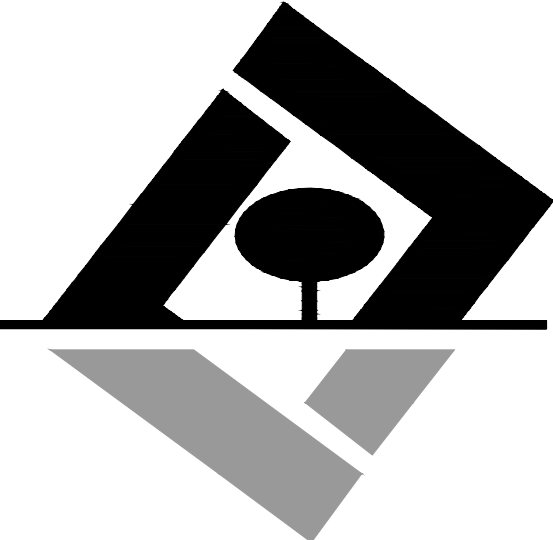
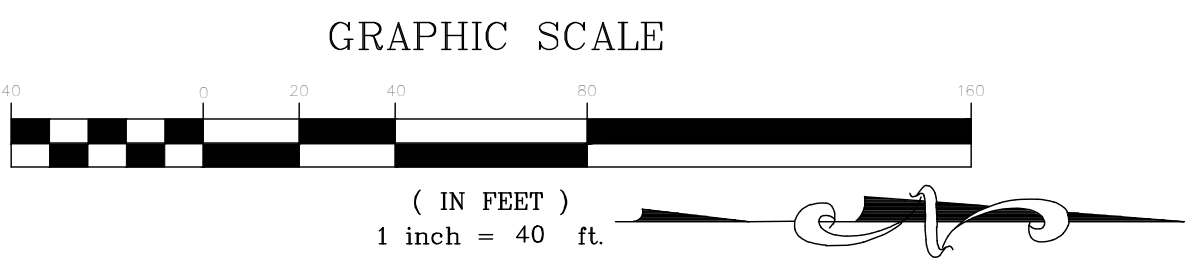
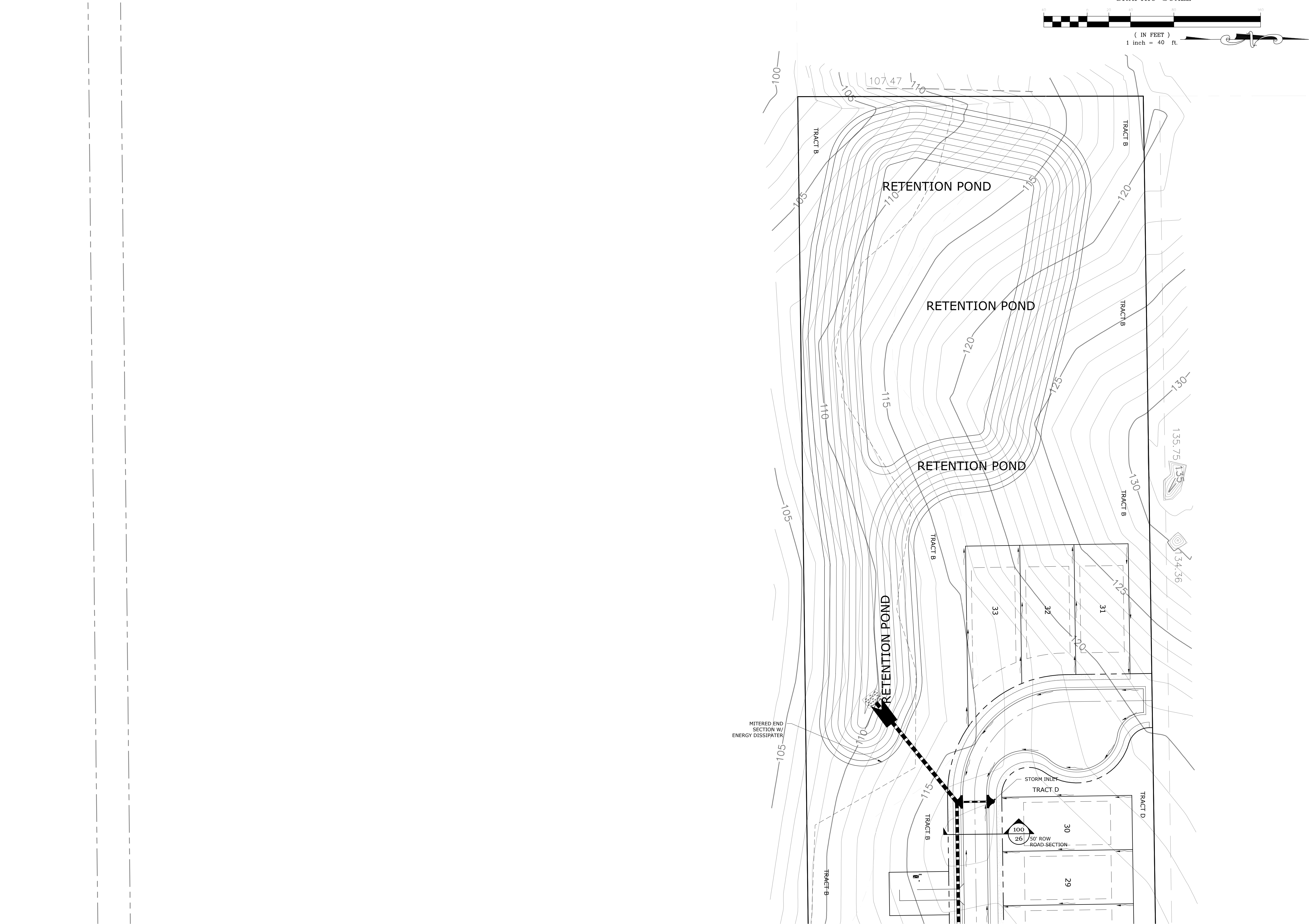
Paving &
Drainage Plan 2

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Date: February 19, 2021
FL Registration #58775
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Revisions		
NO.	DATE	DESCRIPTION
1	1/20/21	ADD 10' ROW ROAD SECTION
2	1/20/21	ADD 10' ROW ROAD SECTION
3	1/20/21	ADD 10' ROW ROAD SECTION
4	1/20/21	ADD 10' ROW ROAD SECTION
5	1/20/21	ADD 10' ROW ROAD SECTION
6	1/20/21	ADD 10' ROW ROAD SECTION
7	1/20/21	ADD 10' ROW ROAD SECTION
8	1/20/21	ADD 10' ROW ROAD SECTION
9	1/20/21	ADD 10' ROW ROAD SECTION
10	1/20/21	ADD 10' ROW ROAD SECTION

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Development Plan

Paving &
Drainage Plan 3

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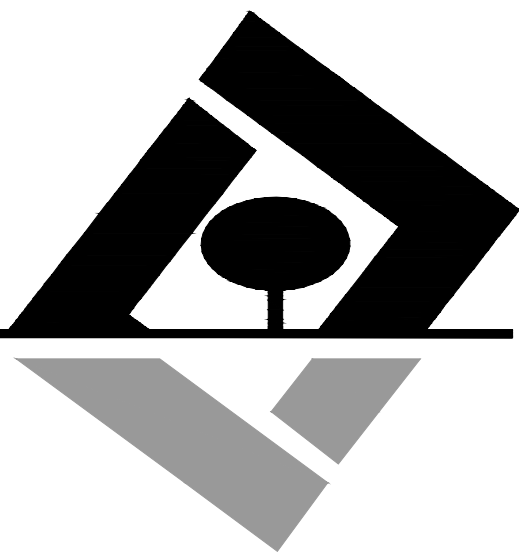
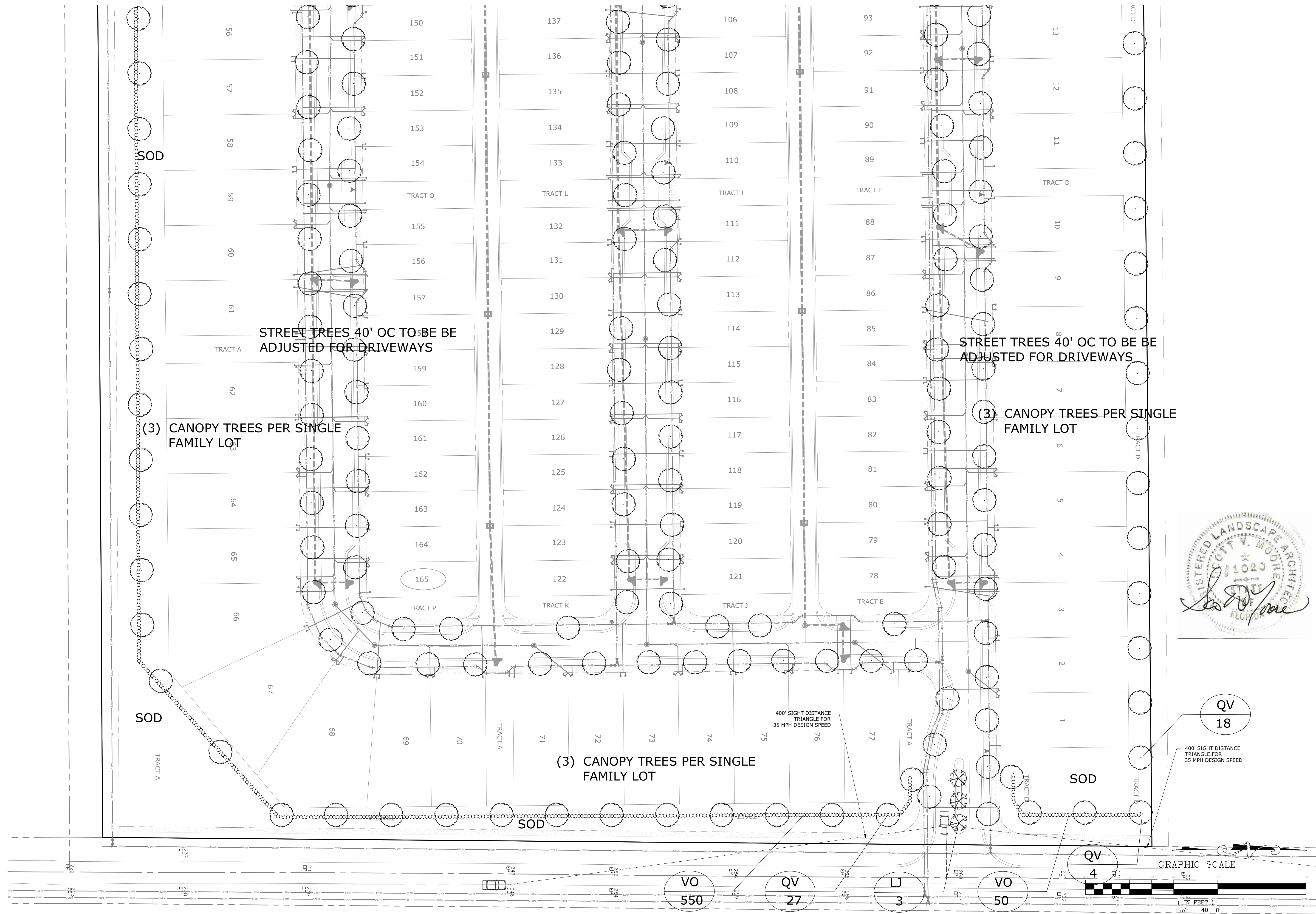
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

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2	11/20/21	ADD RETENTION POND 5
3	11/20/21	ADD RETENTION POND 6
4	11/20/21	ADD RETENTION POND 7
5	11/20/21	ADD RETENTION POND 8
6	11/20/21	ADD RETENTION POND 9
7	11/20/21	ADD RETENTION POND 10
8	11/20/21	ADD RETENTION POND 11
9	11/20/21	ADD RETENTION POND 12
10	11/20/21	ADD RETENTION POND 13

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Landscape Plan
1

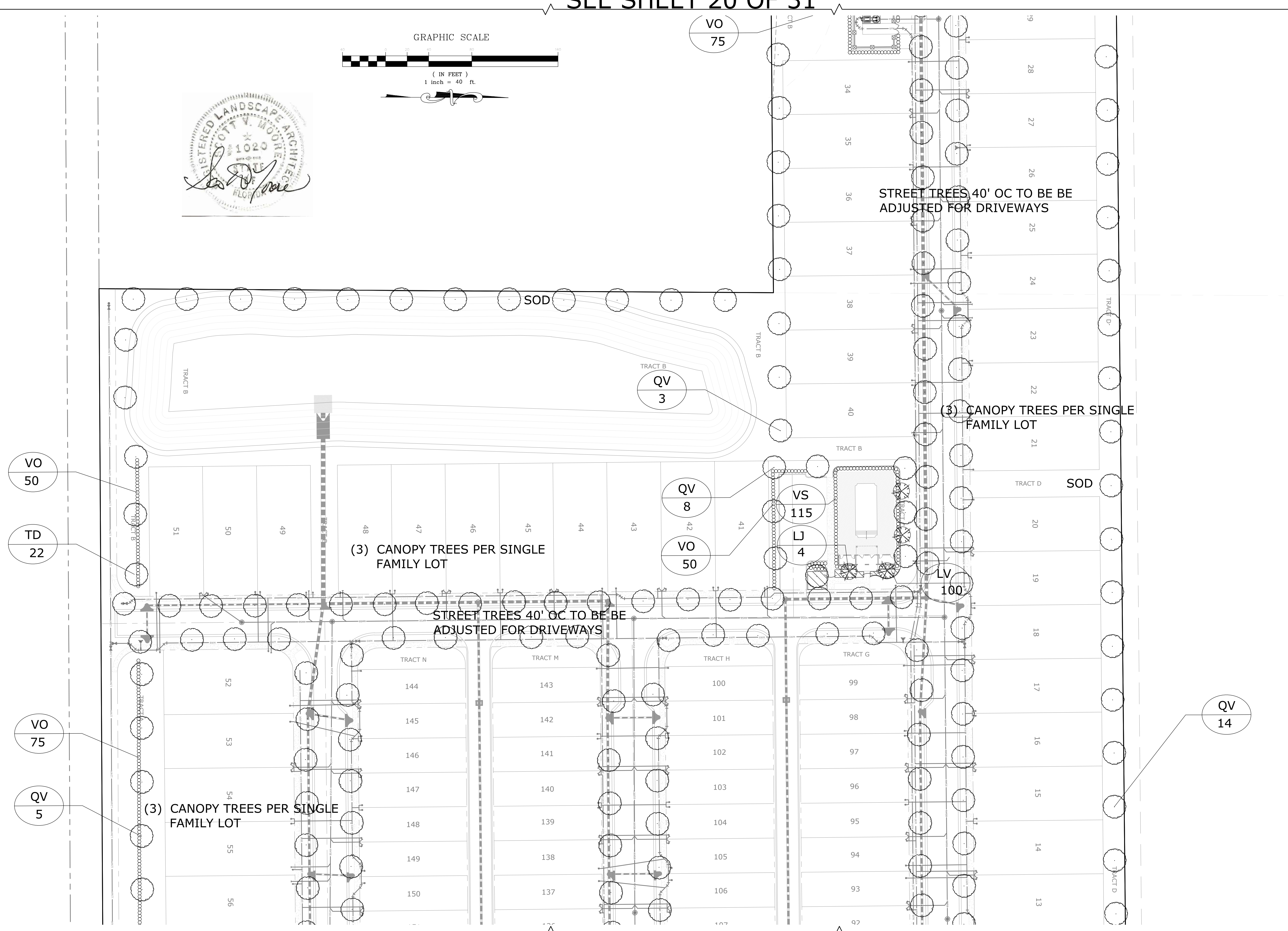
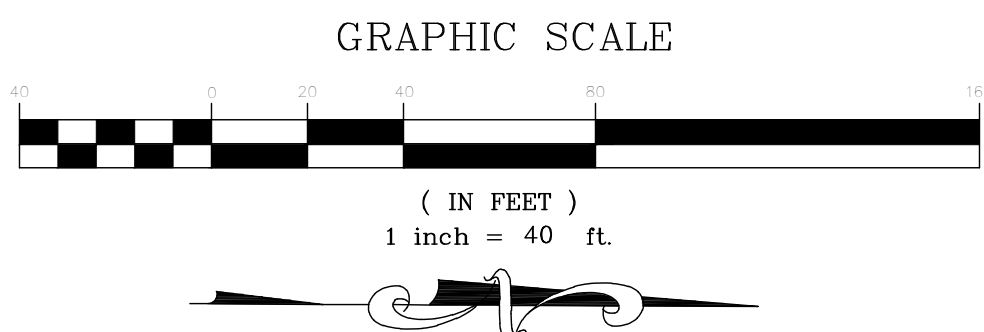
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Revisions		
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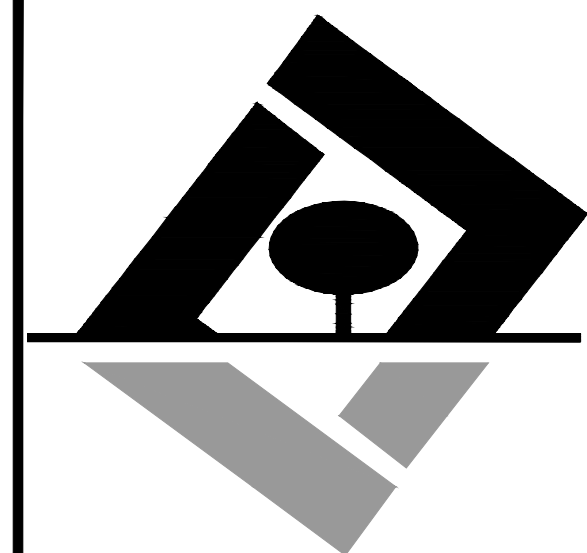
SHEET NUMBER
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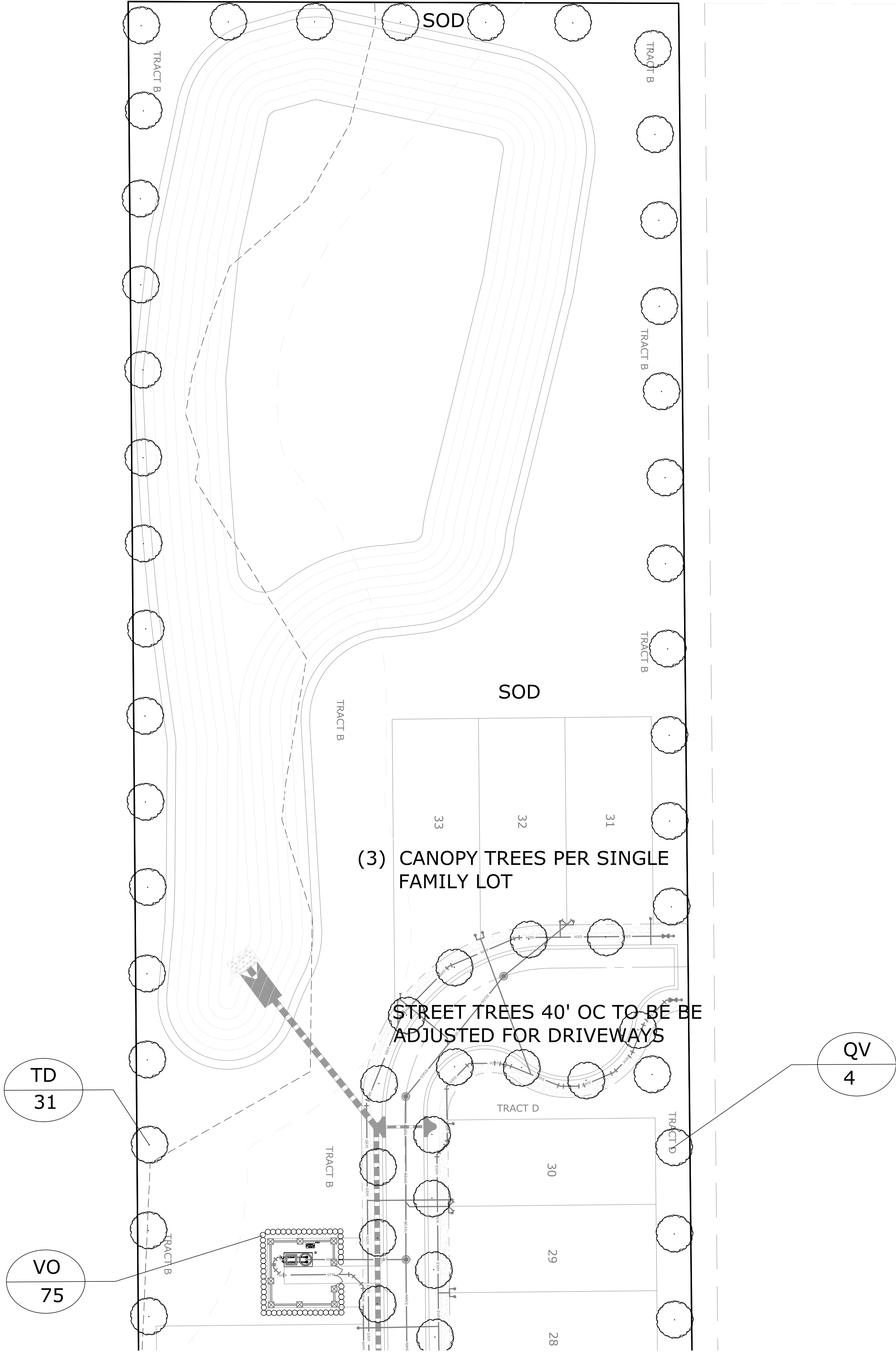
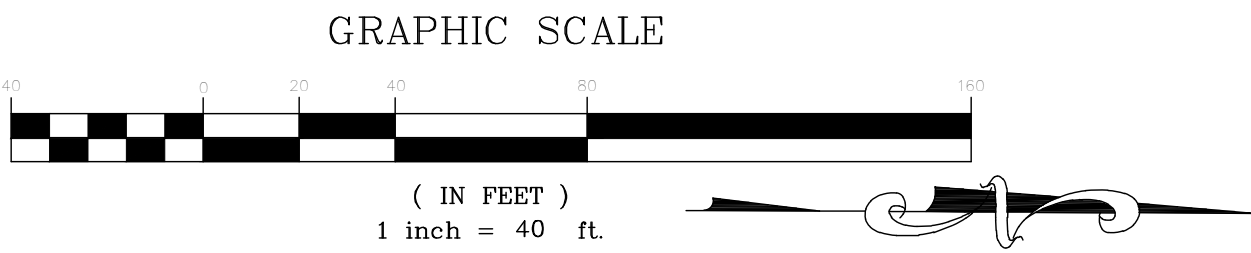
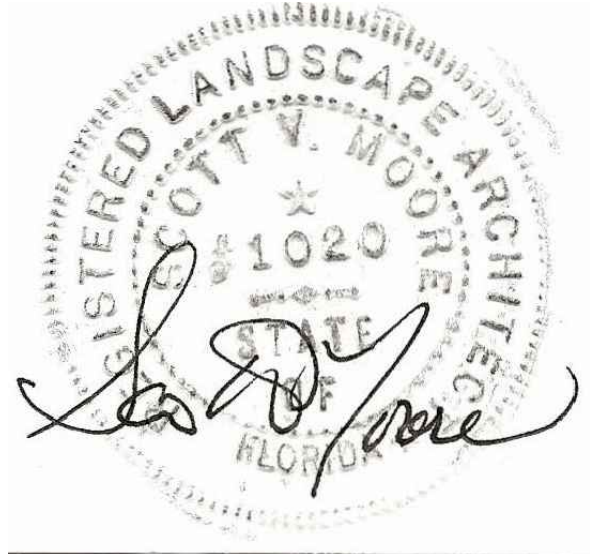
Landscape Plan
2

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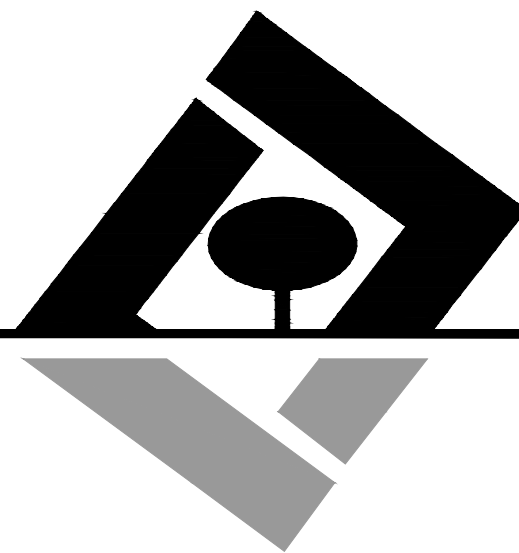
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Revisions		
NO.	DATE	DESCRIPTION
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2		
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8		
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SHEET NUMBER
19 OF 31



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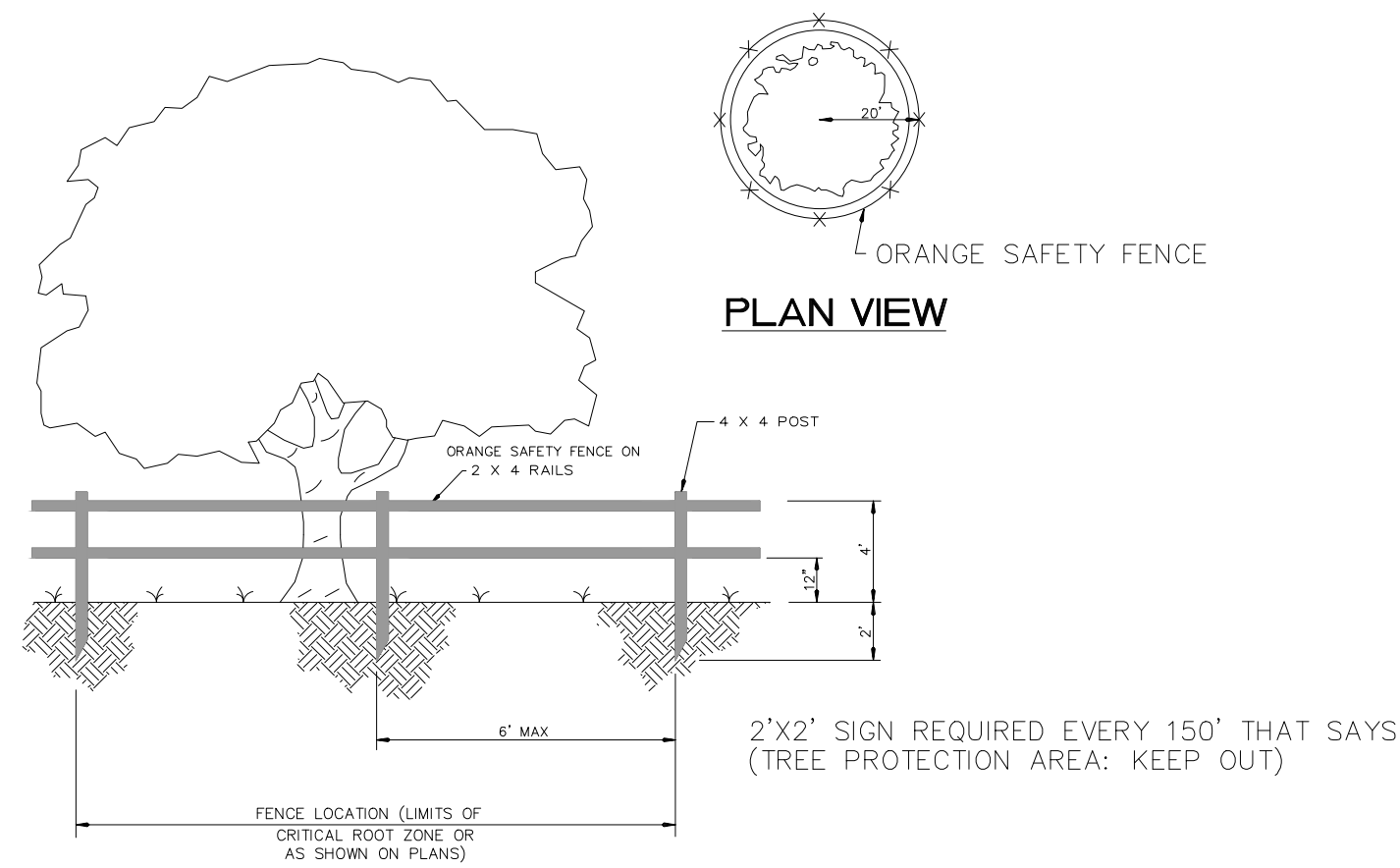
Landscape Plan
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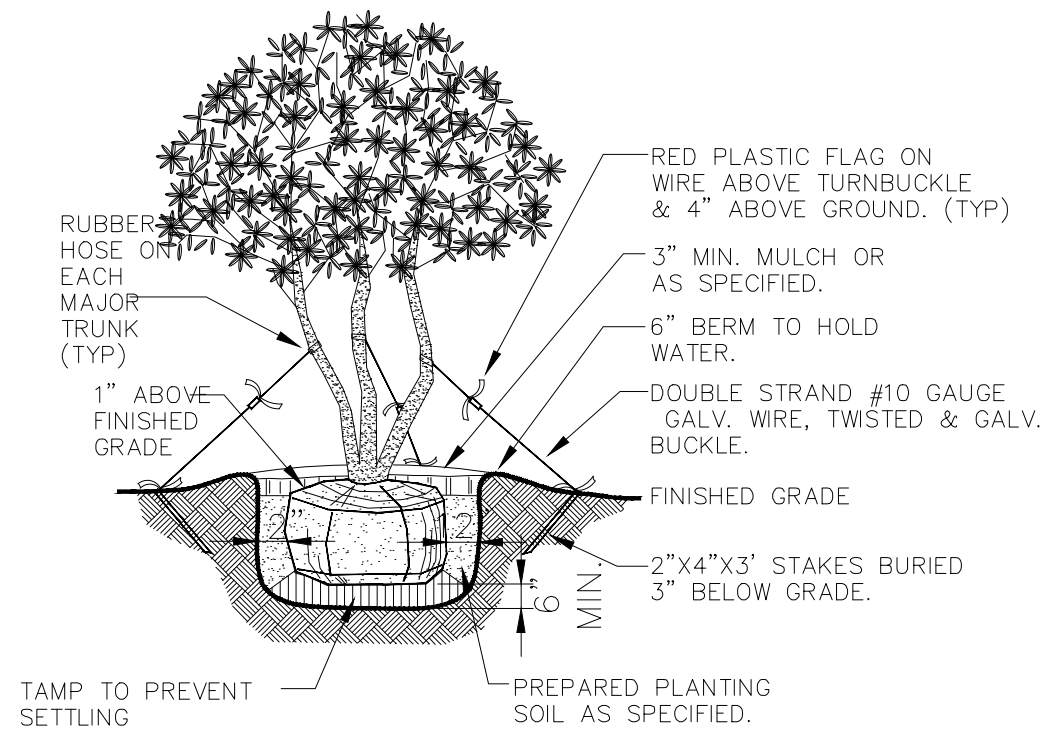
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
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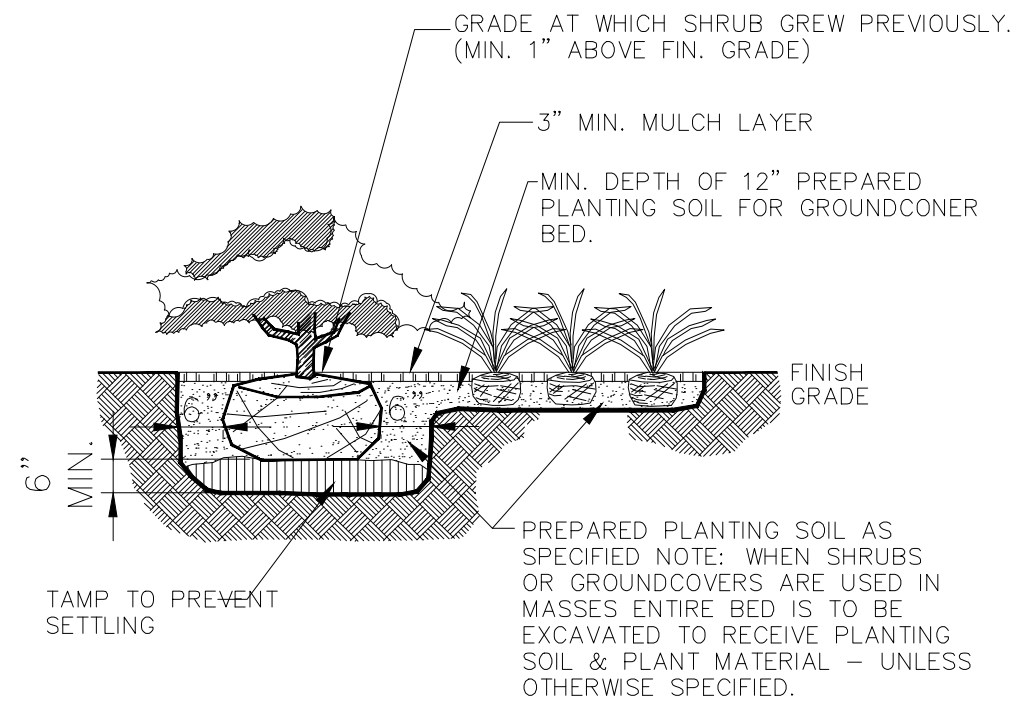
SHEET NUMBER
20 OF 31



TREE PROTECTION FENCE DETAIL



MULTI-TRUNK DETAIL



SHRUB AND GROUND COVER DETAIL

PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	YES	111
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	NO	7
TD	TAXODIUM DISTICHUM (BALD CYPRESS)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	YES	53
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	850
VS	VIBURNUM SUSPENSUM (SANDANKWA)	24" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	115
LV	LIRIOPE VARIEGATA (AZTEC GRASS)	1 GAL. 24" O.C.	YES	NO	100

TOWN HOUSES (ONE TREE IN FRONT YARD OF EACH)

LI	LAGERSTROEMIA INDICA (CREPE MYRTLE)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	YES	88
----	--	---	-----	-----	----

SINGLE FAMILY LOTS

QV	QUERCUS VIRGINIANA (LIVE OAK)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	YES	495
----	----------------------------------	---	-----	-----	-----

STREET TREES (ROOT BARRIER REQUIRED FOR ALL STREET TREES)

UA	ULMUS ALATA (WINGED ELM)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	YES	214
----	-----------------------------	---	-----	-----	-----

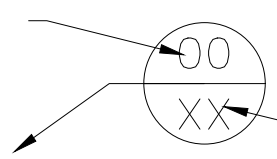
BAHIA SOD

QUANTITY TO BE CALCULATED BY CONTRACTOR

YES

YES

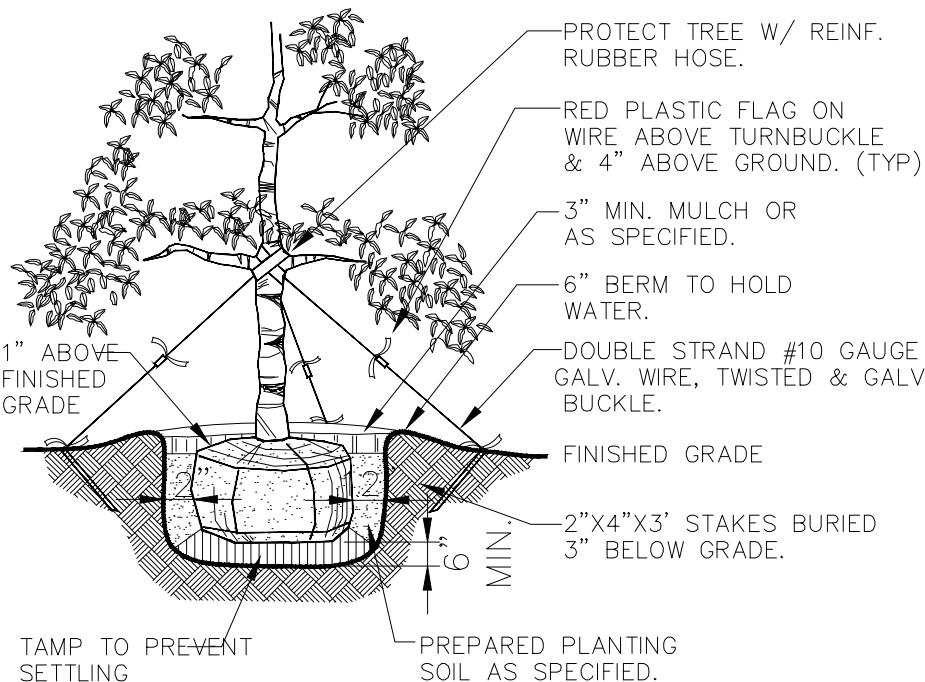
PLANT SYMBOL



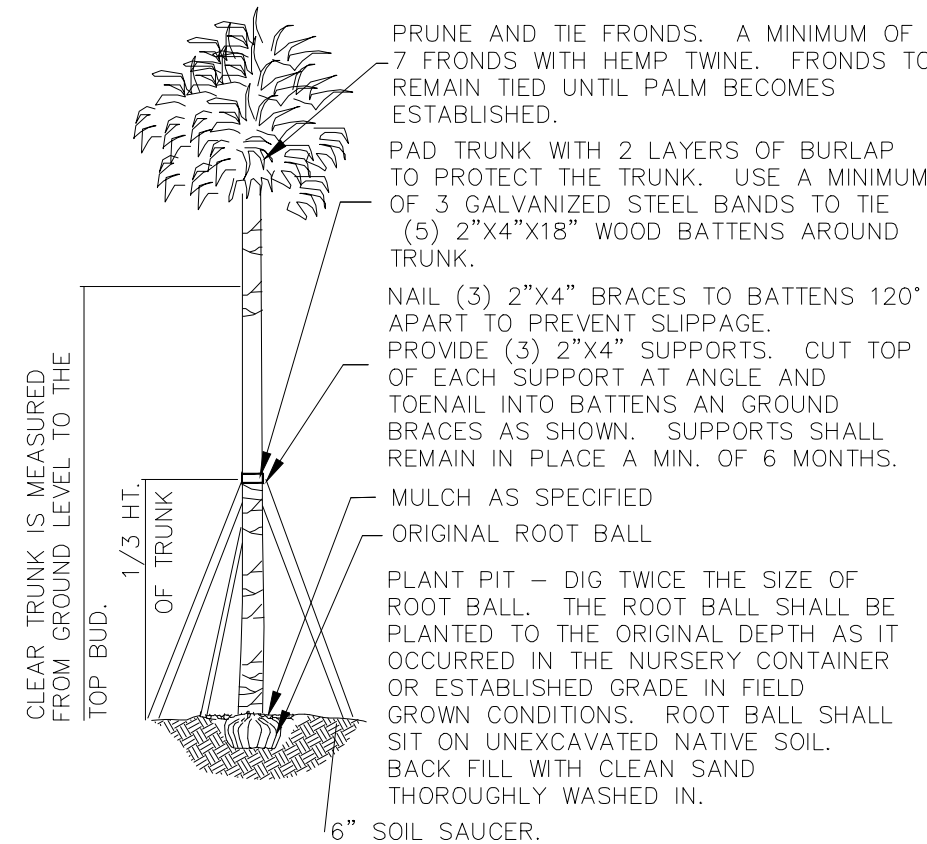
PLANT QUANTITY

NOTE:

WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



TREE PLANTING DETAIL



PALM PLANTING DETAIL

GENERAL LANDSCAPE NOTES

- ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
- ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
- THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
- ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
- THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
- ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
- NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
- LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
- ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
- SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
- THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO & HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.

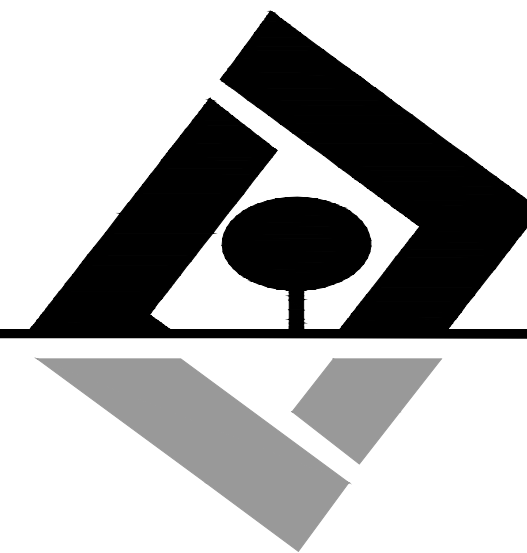


Ravensdale Planning & Design

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5106 South Pointe Drive Inverness, Florida 34450

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Golden Orchard
Estates Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

Landscape
Details 1

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Dated and Sealed below.

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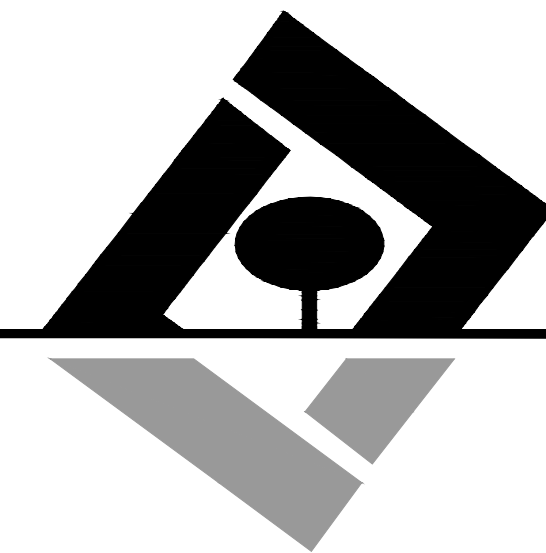
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	1/19/21	REVISIONS
2	1/19/21	REVISIONS
3	1/19/21	REVISIONS
4	1/19/21	REVISIONS
5	1/19/21	REVISIONS
6	1/19/21	REVISIONS
7	1/19/21	REVISIONS
8	1/19/21	REVISIONS
9	1/19/21	REVISIONS
10	1/19/21	REVISIONS

SHEET NUMBER

21 OF 31



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Landscape
Details 2

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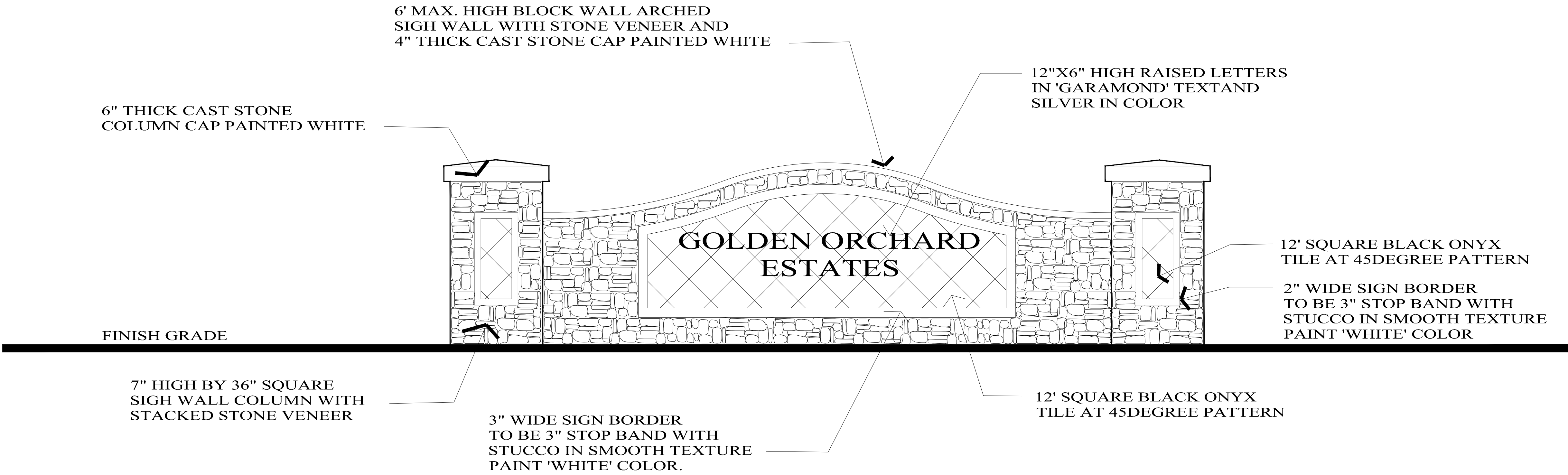
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	11/24/21	ADD SIGN ELEVATION
2	11/24/21	ADD SIGN ELEVATION
3	11/24/21	ADD SIGN ELEVATION
4	11/24/21	ADD SIGN ELEVATION
5	11/24/21	ADD SIGN ELEVATION
6	11/24/21	ADD SIGN ELEVATION
7	11/24/21	ADD SIGN ELEVATION
8	11/24/21	ADD SIGN ELEVATION
9	11/24/21	ADD SIGN ELEVATION
10	11/24/21	ADD SIGN ELEVATION

SHEET NUMBER

22 OF 31

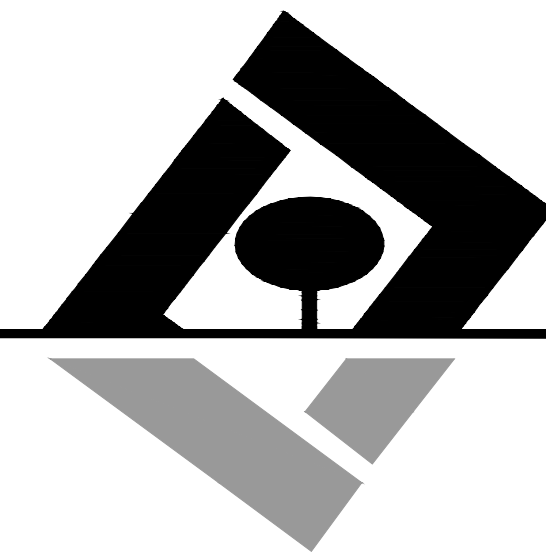


ENTRY SIGN-ELEVATION

SCALE 1/2"=1'0"



SEE SHEET 24 OF 31



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Truck Turning
Plan 1

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Revisions

NO.	DATE	DESCRIPTION
1	1/19/21	REVISION
2	1/19/21	REVISION
3	1/19/21	REVISION
4	1/19/21	REVISION
5	1/19/21	REVISION
6	1/19/21	REVISION
7	1/19/21	REVISION
8	1/19/21	REVISION
9	1/19/21	REVISION
10	1/19/21	REVISION

SHEET NUMBER

23 OF 31

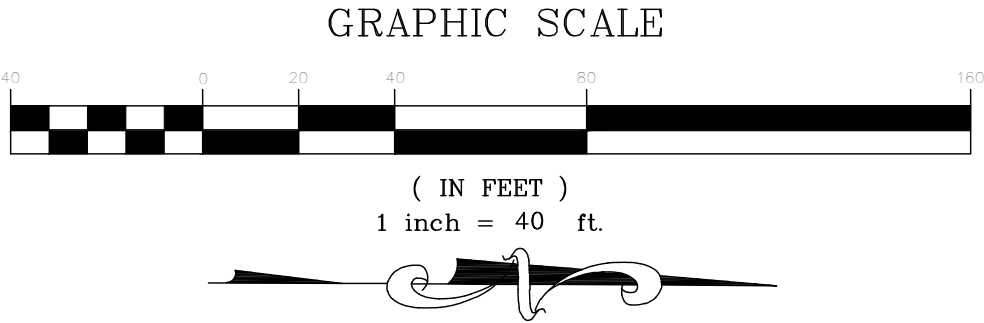
NOTES:

1. Fire flow based on FFPC 6th (NFPA 1 and 101 2017 edition) for building is 1,000 gpm.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

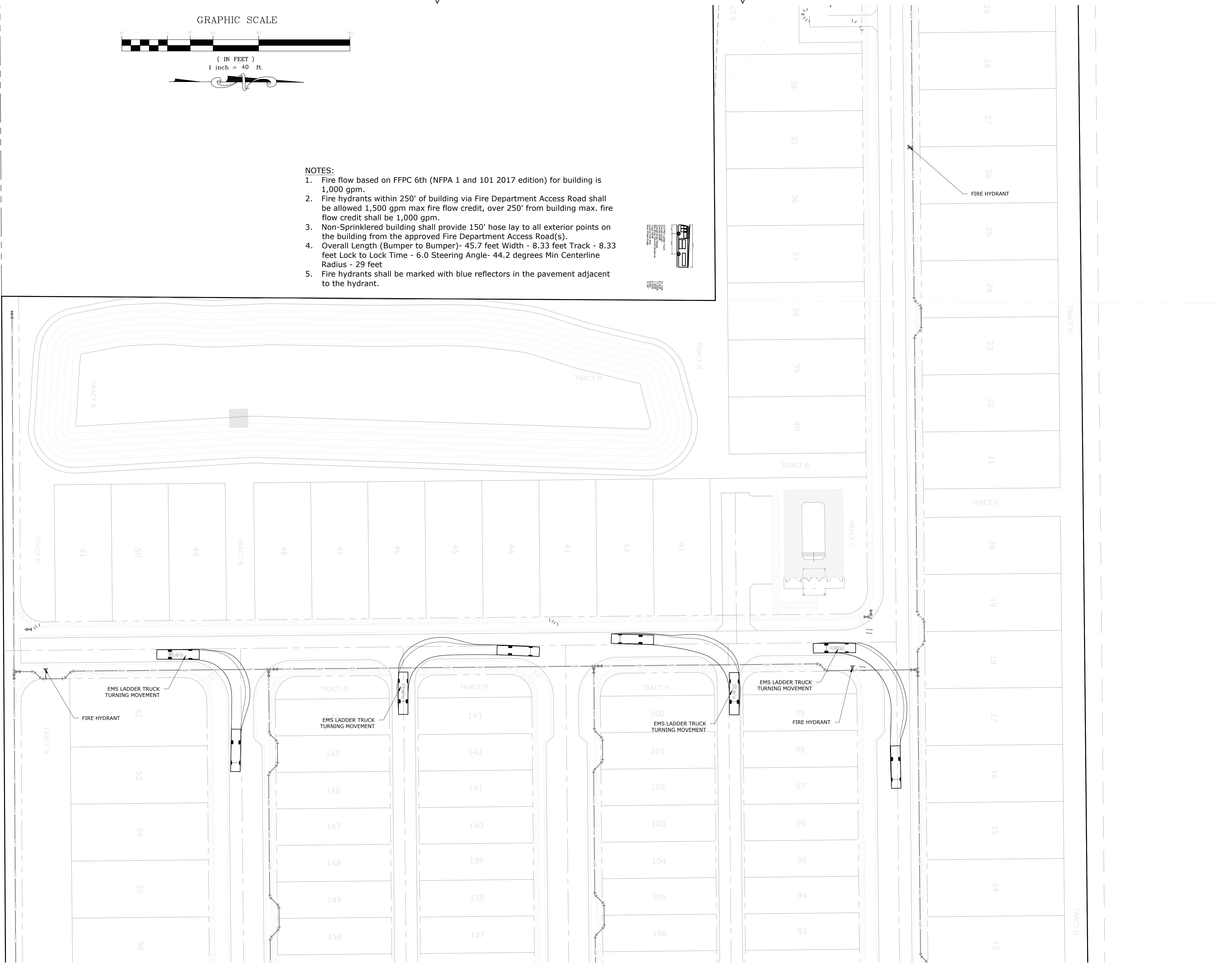
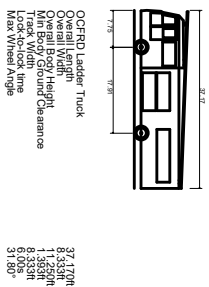
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

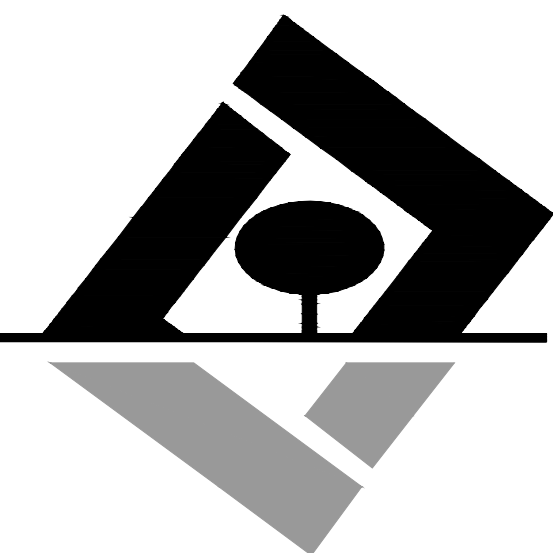
SEE SHEET 25 OF 31



- NOTES:
1. Fire flow based on FFPC 6th (NFPA 1 and 101 2017 edition) for building is 1,000 gpm.
 2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
 3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
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 5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.



SEE SHEET 23 OF 31



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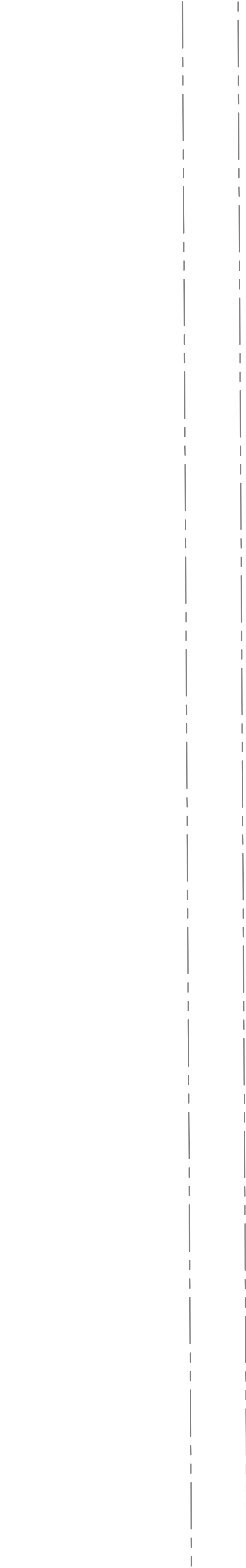
Truck Turning
Plan 2

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Date: February 19, 2021
FL Registration #58775
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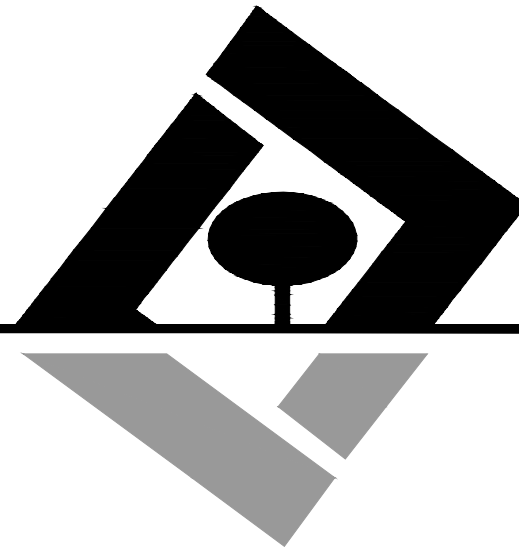
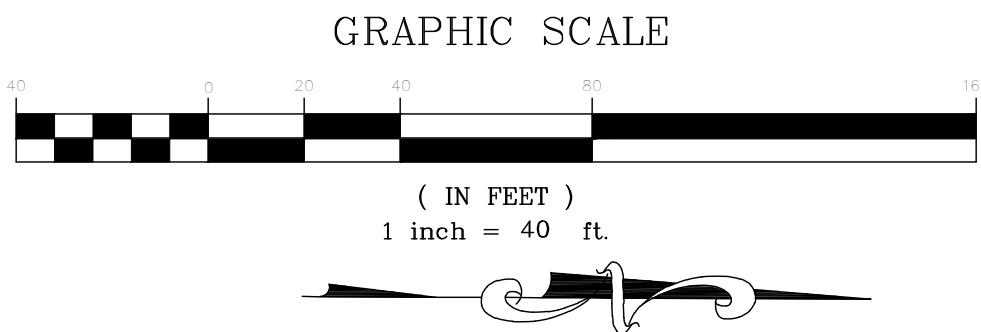
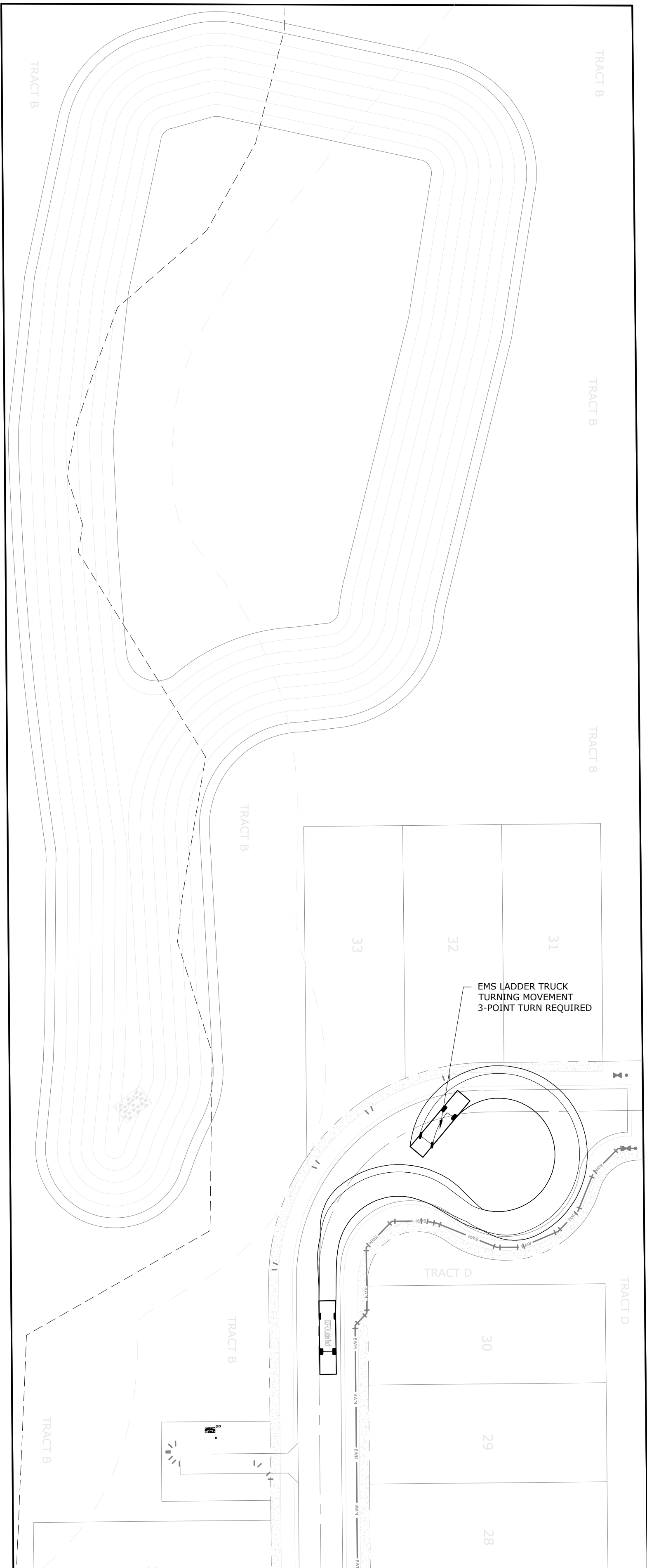
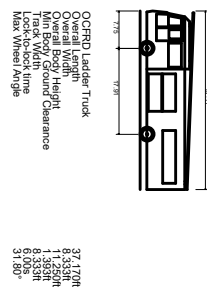
Revisions		
NO.	DATE	DESCRIPTION
1	1/14/21	ADD LOT 13
2	1/14/21	ADD LOT 14
3	1/14/21	ADD LOT 15
4	1/14/21	ADD LOT 16
5	1/14/21	ADD LOT 17
6	1/14/21	ADD LOT 18
7	1/14/21	ADD LOT 19
8	1/14/21	ADD LOT 20
9	1/14/21	ADD LOT 21
10	1/14/21	ADD LOT 22

SHEET NUMBER
24 OF 31



NOTES:

1. Fire flow based on FFPC 6th (NFPA 1 and 101 2017 edition) for building is 1,000 gpm.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
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Truck Turning
Plan 3

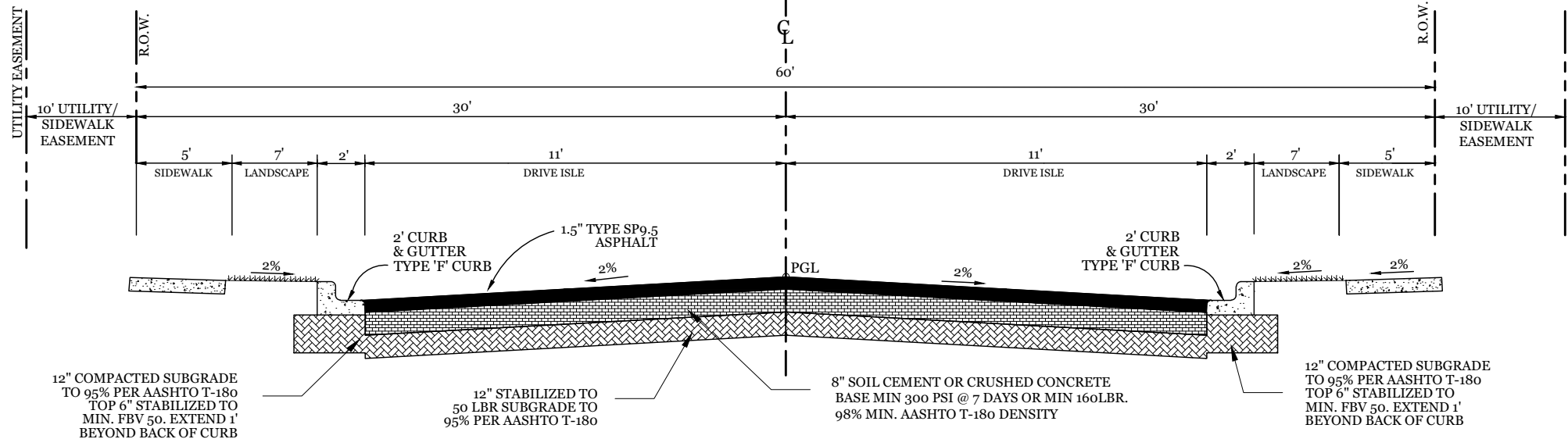
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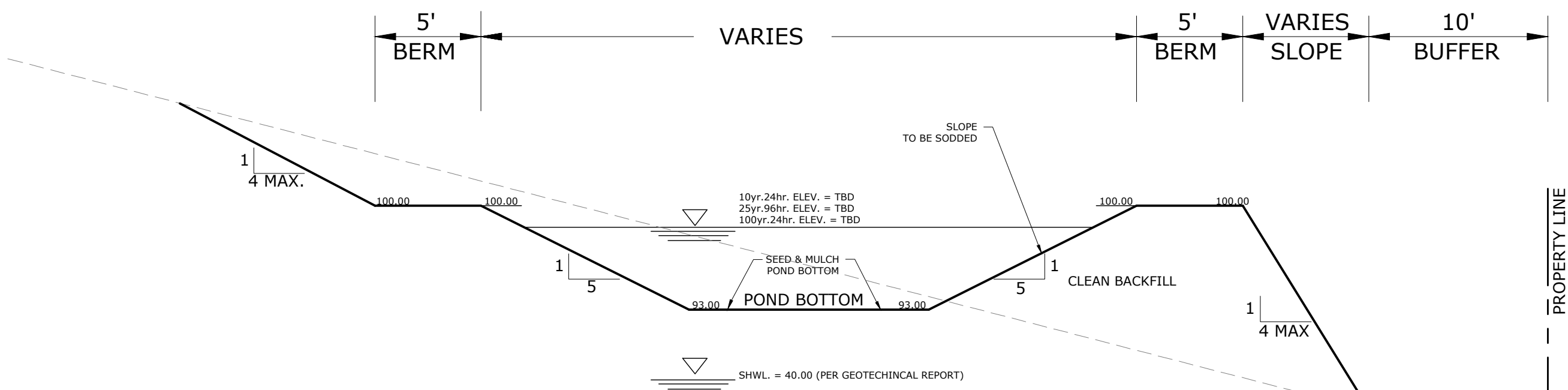
Revisions		
NO.	DATE	DESCRIPTION
1	1/14/21	ADD LOTS 28-33
2	1/14/21	ADD LOTS 28-33
3	1/14/21	ADD LOTS 28-33
4	1/14/21	ADD LOTS 28-33
5	1/14/21	ADD LOTS 28-33
6	1/14/21	ADD LOTS 28-33
7	1/14/21	ADD LOTS 28-33
8	1/14/21	ADD LOTS 28-33
9	1/14/21	ADD LOTS 28-33
10	1/14/21	ADD LOTS 28-33

SHEET NUMBER
25 OF 31

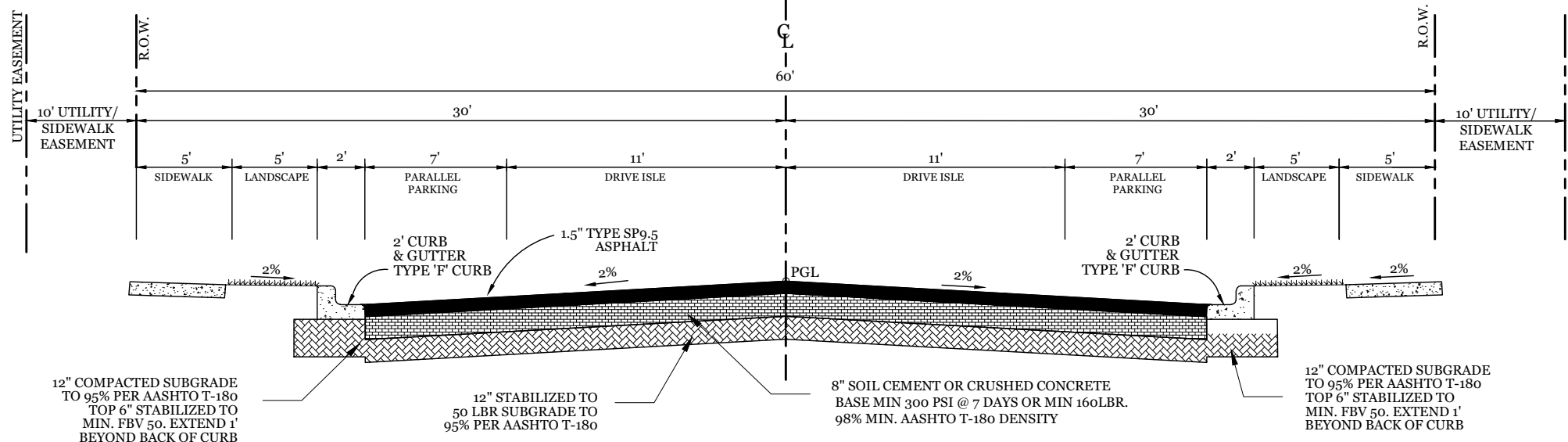
SEE SHEET 24 OF 31



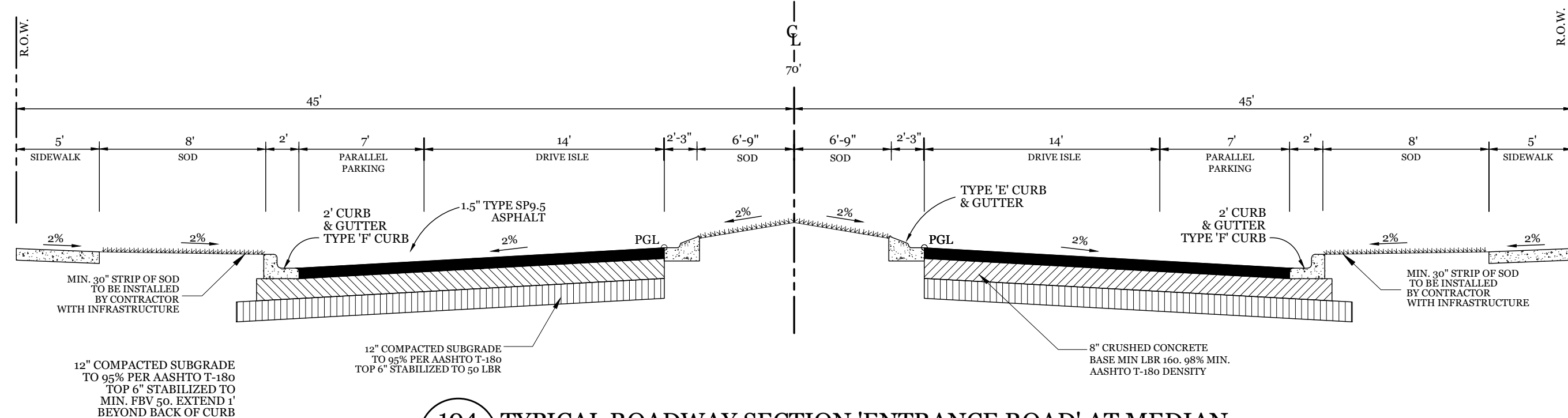
100 TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
- N.T.S.



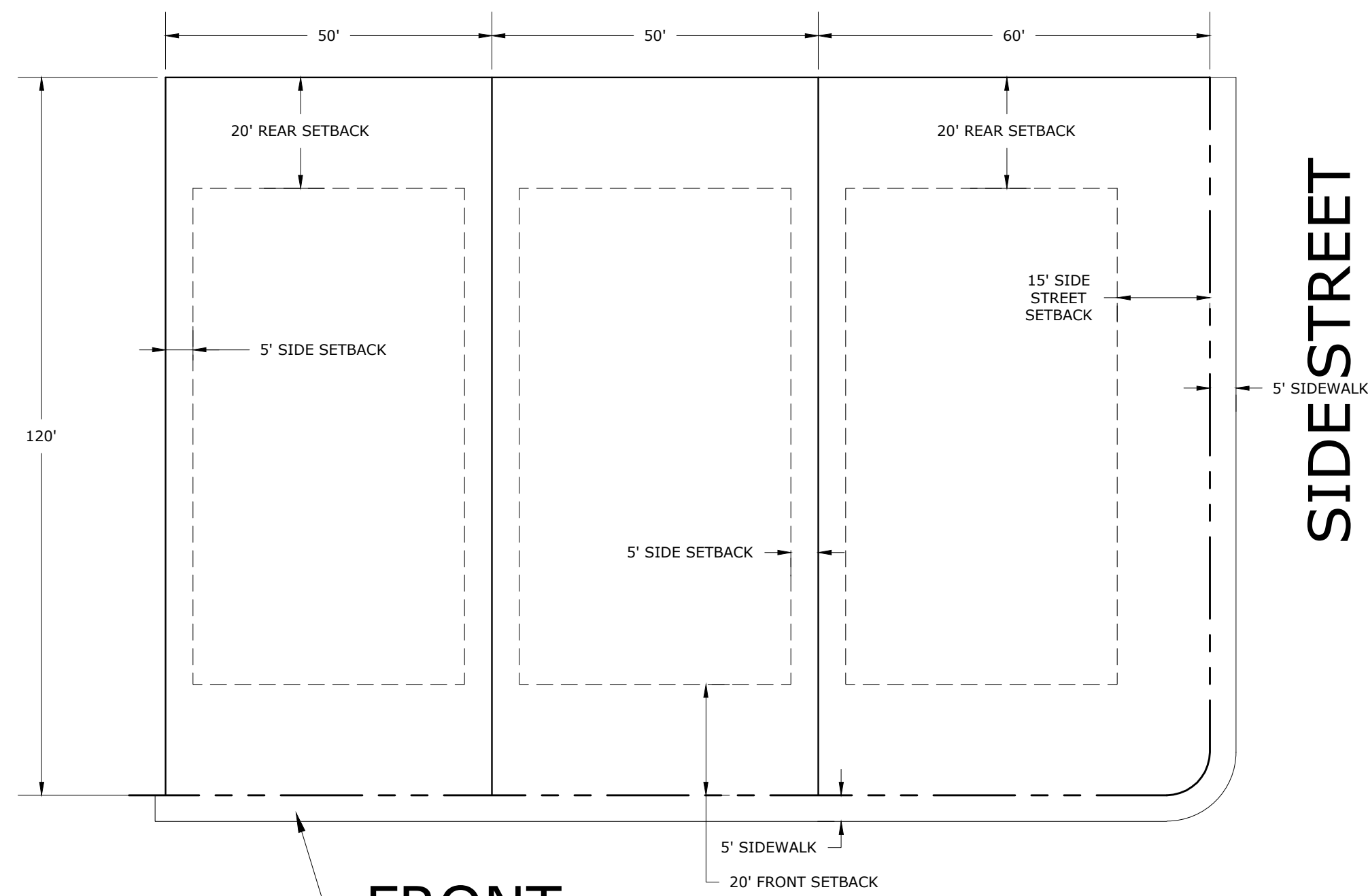
103 DRY RETENTION POND CROSS SECTION
- N.T.S.



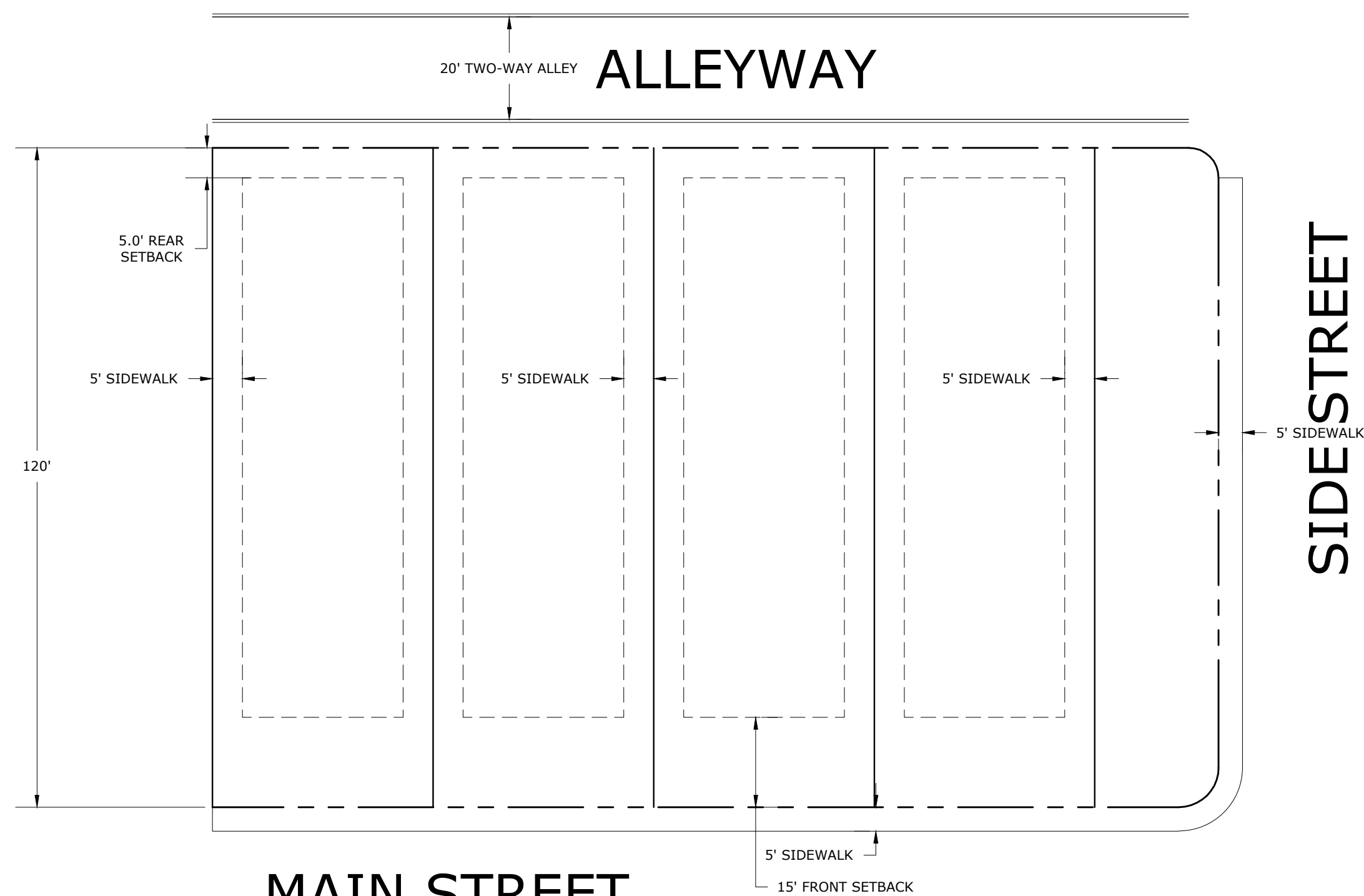
101 TYPICAL 60' ROW ON-STREET PARKING CROSS SECTION DETAIL
- N.T.S.



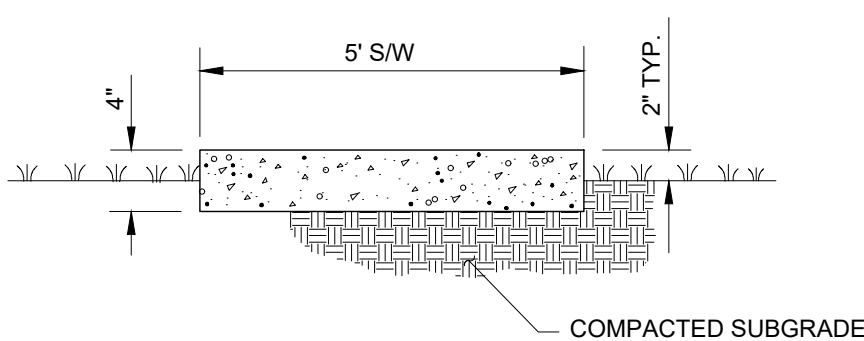
104 TYPICAL ROADWAY SECTION 'ENTRANCE ROAD' AT MEDIAN
- N.T.S.



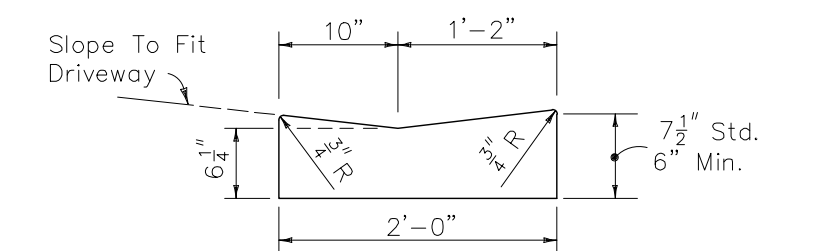
102 TYPICAL 50' LOT LAYOUT PLAN
- N.T.S.



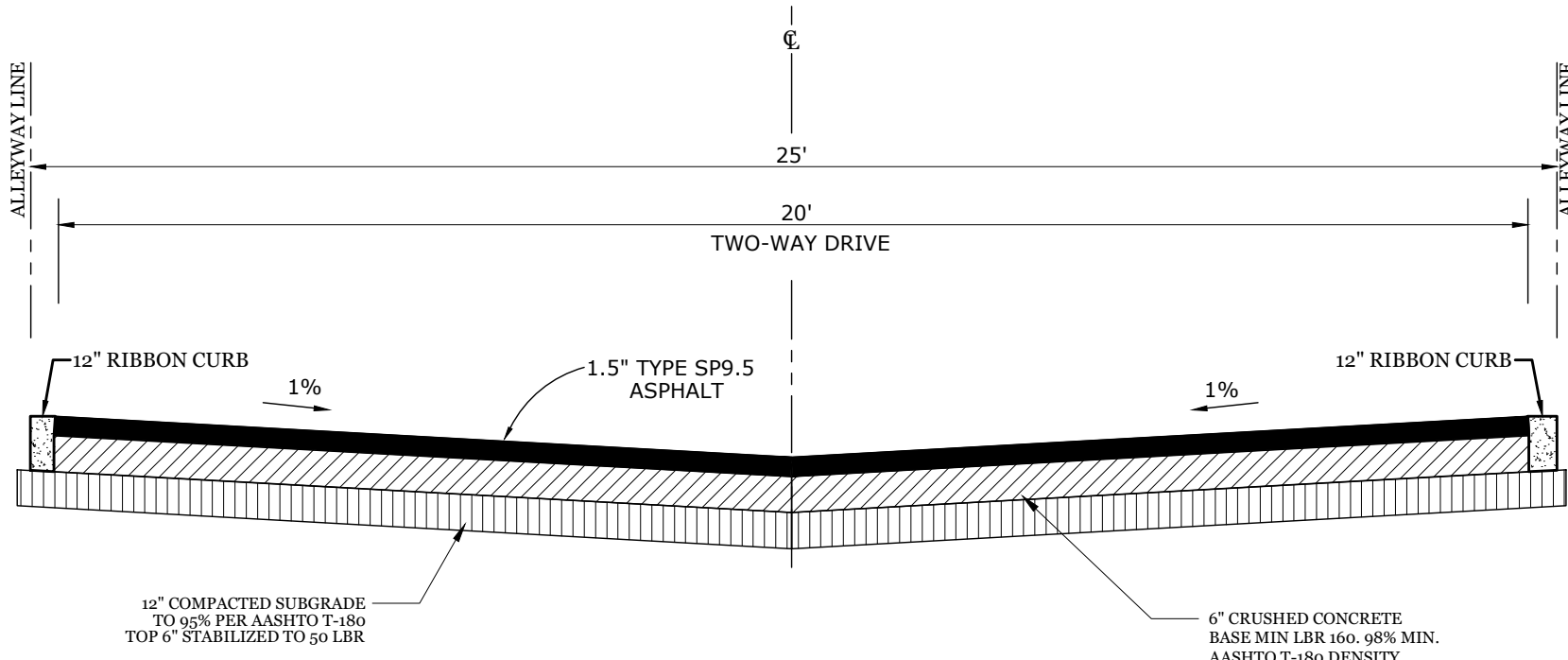
106 TYPICAL ALLEYWAY LOT CONFIGURATION
- N.T.S.



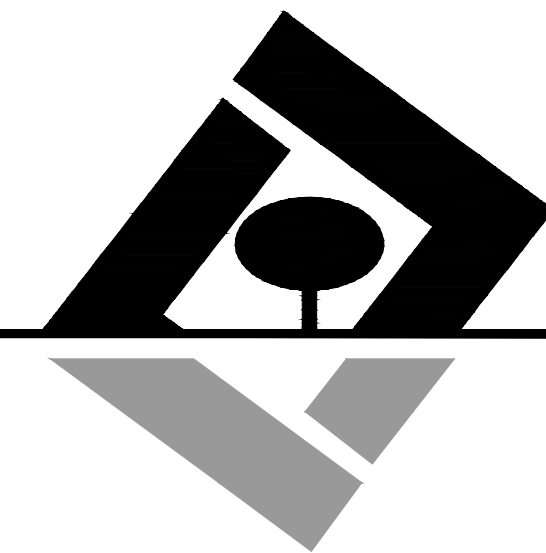
105 STANDARD SIDEWALK DETAIL
- N.T.S.



300M MIAMI CURB
- N.T.S.



107 TYPICAL TWO-WAY ALLEYWAY SECTION
- N.T.S.



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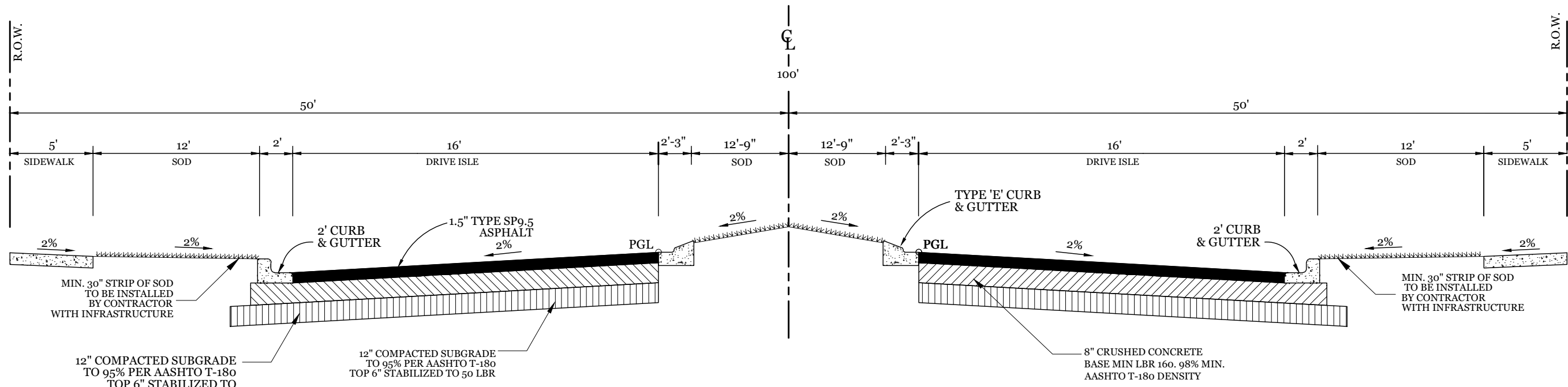
General Detail 1

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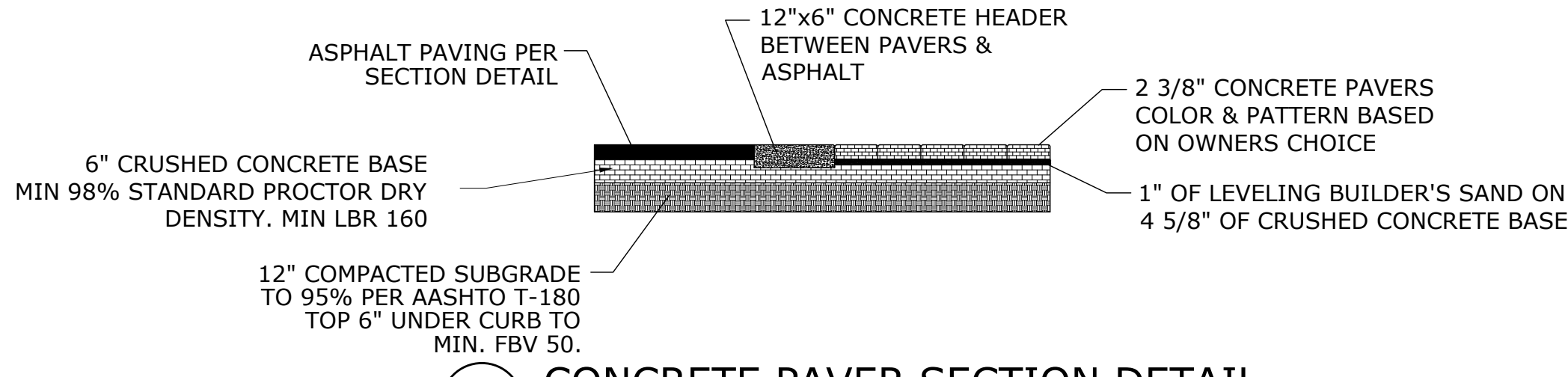
GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	11/22/21	ADD SIDEWALK DETAIL
2	11/22/21	ADD MIAMI CURB
3	11/22/21	ADD TYPICAL ALLEYWAY SECTION
4	11/22/21	ADD TYPICAL 50' LOT LAYOUT PLAN
5	11/22/21	ADD TYPICAL 60' ROW ON-STREET PARKING CROSS SECTION DETAIL
6	11/22/21	ADD TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
7	11/22/21	ADD TYPICAL TWO-WAY ALLEYWAY SECTION
8	11/22/21	ADD TYPICAL ROADWAY SECTION 'ENTRANCE ROAD' AT MEDIAN
9	11/22/21	ADD TYPICAL ALLEYWAY LOT CONFIGURATION
10	11/22/21	ADD STANDARD SIDEWALK DETAIL

SHEET NUMBER
26 OF 31



200
-
TYPICAL ROADWAY SECTION 'ENTRANCE ROAD' AT MEDIAN
N.T.S.



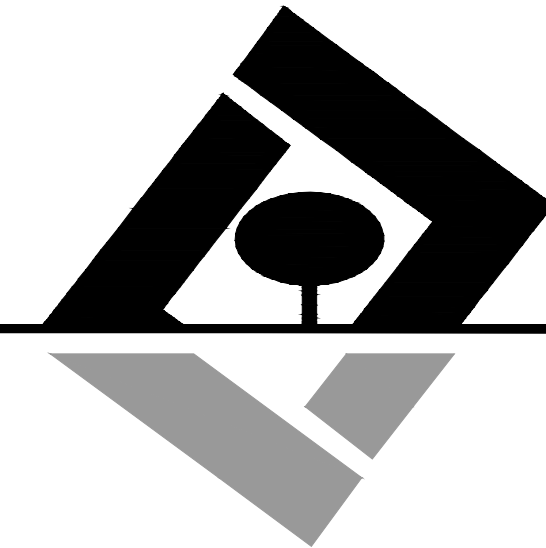
202
-
CONCRETE PAVER SECTION DETAIL
N.T.S.

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	6,000.00	0.14	50	KPI-MU
2	6,000.00	0.14	50	KPI-MU
3	6,000.00	0.14	50	KPI-MU
4	6,000.00	0.14	50	KPI-MU
5	6,000.00	0.14	50	KPI-MU
6	6,000.00	0.14	50	KPI-MU
7	6,000.00	0.14	50	KPI-MU
8	6,000.00	0.14	50	KPI-MU
9	6,000.00	0.14	50	KPI-MU
10	6,000.00	0.14	50	KPI-MU
11	6,000.00	0.14	50	KPI-MU
12	6,000.00	0.14	50	KPI-MU
13	6,000.00	0.14	50	KPI-MU
14	6,000.00	0.14	50	KPI-MU
15	6,000.00	0.14	50	KPI-MU
16	6,000.00	0.14	50	KPI-MU
17	6,000.00	0.14	50	KPI-MU
18	6,000.00	0.14	50	KPI-MU
19	6,000.00	0.14	50	KPI-MU
20	6,000.00	0.14	50	KPI-MU
21	6,000.00	0.14	50	KPI-MU
22	6,000.00	0.14	50	KPI-MU
23	6,000.00	0.14	50	KPI-MU
24	6,000.00	0.14	50	KPI-MU
25	6,000.00	0.14	50	KPI-MU
26	6,000.00	0.14	50	KPI-MU
27	6,000.00	0.14	50	KPI-MU
28	6,000.00	0.14	50	KPI-MU
29	6,000.00	0.14	50	KPI-MU
30	6,000.00	0.14	50	KPI-MU
31	6,000.00	0.14	50	KPI-MU
32	6,098.99	0.14	50	KPI-MU
33	7,157.60	0.16	50	KPI-MU
34	6,000.00	0.14	50	KPI-MU
35	6,000.00	0.14	50	KPI-MU
36	6,000.00	0.14	50	KPI-MU
37	6,000.00	0.14	50	KPI-MU
38	6,000.00	0.14	50	KPI-MU
39	6,000.00	0.14	50	KPI-MU
40	6,000.00	0.14	50	KPI-MU
41	6,000.00	0.14	50	KPI-MU
42	6,000.00	0.14	50	KPI-MU
43	6,000.00	0.14	50	KPI-MU
44	6,000.00	0.14	50	KPI-MU
45	6,000.00	0.14	50	KPI-MU
46	6,000.00	0.14	50	KPI-MU
47	6,000.00	0.14	50	KPI-MU
48	6,000.00	0.14	50	KPI-MU
49	6,000.00	0.14	50	KPI-MU
50	6,000.00	0.14	50	KPI-MU
51	6,000.00	0.14	50	KPI-MU
52	6,760.71	0.16	50	KPI-MU
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54	6,000.00	0.14	50	KPI-MU
55	6,000.00	0.14	50	KPI-MU
56	6,000.00	0.14	50	KPI-MU
57	6,000.00	0.14	50	KPI-MU
58	6,000.00	0.14	50	KPI-MU
59	6,000.00	0.14	50	KPI-MU
60	6,000.00	0.14	50	KPI-MU
61	6,000.00	0.14	50	KPI-MU
62	6,000.00	0.14	50	KPI-MU

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
63	6,000.00	0.14	50	KPI-MU
64	6,000.00	0.14	50	KPI-MU
65	6,000.00	0.14	50	KPI-MU
66	8,511.04	0.20	50	KPI-MU
67	8,765.22	0.20	50	KPI-MU
68	9,558.35	0.22	50	KPI-MU
69	6,419.17	0.15	50	KPI-MU
70	6,000.00	0.14	50	KPI-MU
71	6,000.00	0.14	50	KPI-MU
72	6,000.00	0.14	50	KPI-MU
73	6,000.00	0.14	50	KPI-MU
74	6,000.00	0.14	50	KPI-MU
75	6,000.00	0.14	50	KPI-MU
76	6,000.00	0.14	50	KPI-MU
77	6,000.00	0.14	50	KPI-MU
78	3,200.00	0.07	32	KPI-MU
79	3,200.00	0.07	32	KPI-MU
80	3,200.00	0.07	32	KPI-MU
81	3,200.00	0.07	32	KPI-MU
82	3,200.00	0.07	32	KPI-MU
83	3,200.00	0.07	32	KPI-MU
84	3,200.00	0.07	32	KPI-MU
85	3,200.00	0.07	32	KPI-MU
86	3,200.00	0.07	32	KPI-MU
87	3,200.00	0.07	32	KPI-MU
88	3,200.00	0.07	32	KPI-MU
89	3,200.00	0.07	32	KPI-MU
90	3,200.00	0.07	32	KPI-MU
91	3,200.00	0.07	32	KPI-MU
92	3,200.00	0.07	32	KPI-MU
93	3,200.00	0.07	32	KPI-MU
94	3,200.00	0.07	32	KPI-MU
95	3,200.00	0.07	32	KPI-MU
96	3,200.00	0.07	32	KPI-MU
97	3,200.00	0.07	32	KPI-MU
98	3,200.00	0.07	32	KPI-MU
99	3,200.00	0.07	32	KPI-MU
100	3,200.00	0.07	32	KPI-MU
101	3,200.00	0.07	32	KPI-MU
102	3,200.00	0.07	32	KPI-MU
103	3,200.00	0.07	32	KPI-MU
104	3,200.00	0.07	32	KPI-MU
105	3,200.00	0.07	32	KPI-MU
106	3,200.00	0.07	32	KPI-MU
107	3,200.00	0.07	32	KPI-MU
108	3,200.00	0.07	32	KPI-MU
109	3,200.00	0.07	32	KPI-MU
110	3,200.00	0.07	32	KPI-MU
111	3,200.00	0.07	32	KPI-MU
112	3,200.00	0.07	32	KPI-MU
113	3,200.00	0.07	32	KPI-MU
114	3,200.00	0.07	32	KPI-MU
115	3,200.00	0.07	32	KPI-MU
116	3,200.00	0.07	32	KPI-MU
117	3,200.00	0.07	32	KPI-MU
118	3,200.00	0.07	32	KPI-MU
119	3,200.00	0.07	32	KPI-MU
120	3,200.00	0.07	32	KPI-MU
121	3,200.00	0.07	32	KPI-MU
122	3,200.00	0.07	32	KPI-MU
123	3,200.00	0.07	32	KPI-MU
124	3,200.00	0.07	32	KPI-MU

201
-
LOT DIMENSIONS AND AREA TABLE
N.T.S.

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
125	3,200.00	0.07	32	KPI-MU
126	3,200.00	0.07	32	KPI-MU
127	3,200.00	0.07	32	KPI-MU
128	3,200.00	0.07	32	KPI-MU
129	3,200.00	0.07	32	KPI-MU
130	3,200.00	0.07	32	KPI-MU
131	3,200.00	0.07	32	KPI-MU
132	3,200.00	0.07	32	KPI-MU
133	3,200.00	0.07	32	KPI-MU
134	3,200.00	0.07	32	KPI-MU
135	3,200.00	0.07	32	KPI-MU
136	3,200.00	0.07	32	KPI-MU
137	3,200.00	0.07	32	KPI-MU
138	3,200.00	0.07	32	KPI-MU
139	3,200.00	0.07	32	KPI-MU
140	3,200.00	0.07	32	KPI-MU
141	3,200.00	0.07	32	KPI-MU
142	3,200.00	0.07	32	KPI-MU
143	3,200.00	0.07	32	KPI-MU
144	3,200.00	0.07	32	KPI-MU
145	3,200.00	0.07	32	KPI-MU
146	3,200.00	0.07	32	KPI-MU
147	3,200.00	0.07	32	KPI-MU
148	3,200.00	0.07	32	KPI-MU
149	3,200.00	0.07	32	KPI-MU
150	3,200.00	0.07	32	KPI-MU
151	3,200.00	0.07	32	KPI-MU
152	3,200.00	0.07	32	KPI-MU
153	3,200.00	0.07	32	KPI-MU
154	3,200.00	0.07	32	KPI-MU
155	3,200.00	0.07	32	KPI-MU
156	3,200.00	0.07	32	KPI-MU
157	3,200.00	0.07	32	KPI-MU
158	3,200.00	0.07	32	KPI-MU
159	3,200.00	0.07	32	KPI-MU
160	3,200.00	0.07	32	KPI-MU
161	3,200.00	0.07	32	KPI-MU
162	3,200.00	0.07	32	KPI-MU
163	3,200.00	0.07	32	KPI-MU
164	3,200.00	0.07	32	KPI-MU
165	3,199.16	0.07	32	KPI-MU



G L SUMMITT
—ENGINEERING INC—

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phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

MJS Ventures, LLC
550 Biltmore Way
Suite 1110
Coral Gables, FL 33134

Golden Orchard
Estates Subdivision
City of Apopka, Florida

KPI Master/Major
Development Plan

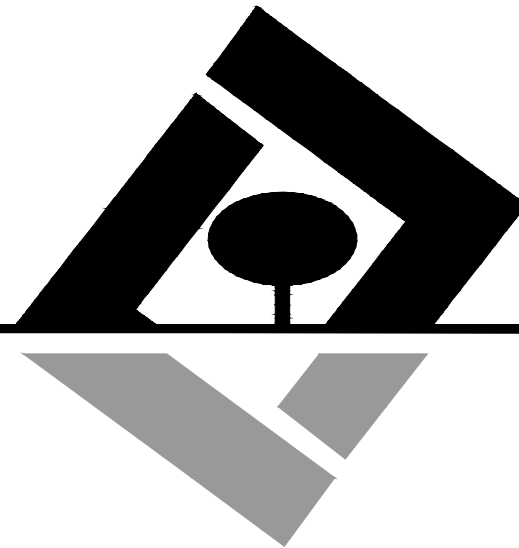
General Detail 2

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	1/19/21	ADD LOT 125 TO 165
2	1/19/21	ADD LOT 126 TO 165
3	1/19/21	ADD LOT 127 TO 165
4	1/19/21	ADD LOT 128 TO 165
5	1/19/21	ADD LOT 129 TO 165
6	1/19/21	ADD LOT 130 TO 165
7	1/19/21	ADD LOT 131 TO 165
8	1/19/21	ADD LOT 132 TO 165
9	1/19/21	ADD LOT 133 TO 165
10	1/19/21	ADD LOT 134 TO 165

SHEET NUMBER
27 OF 31



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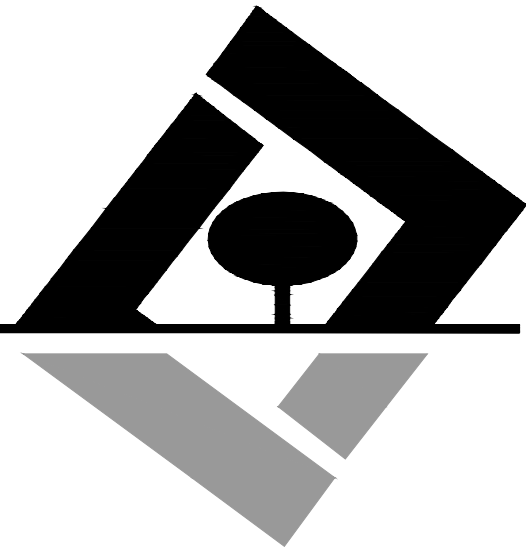
Architectural
Elevations 1

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	11/15/21	ADD REVISIONS
2	11/15/21	ADD REVISIONS
3	11/15/21	ADD REVISIONS
4	11/15/21	ADD REVISIONS
5	11/15/21	ADD REVISIONS
6	11/15/21	ADD REVISIONS
7	11/15/21	ADD REVISIONS
8	11/15/21	ADD REVISIONS
9	11/15/21	ADD REVISIONS
10	11/15/21	ADD REVISIONS

SHEET NUMBER
28 OF 31



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Architectural
Elevations 2

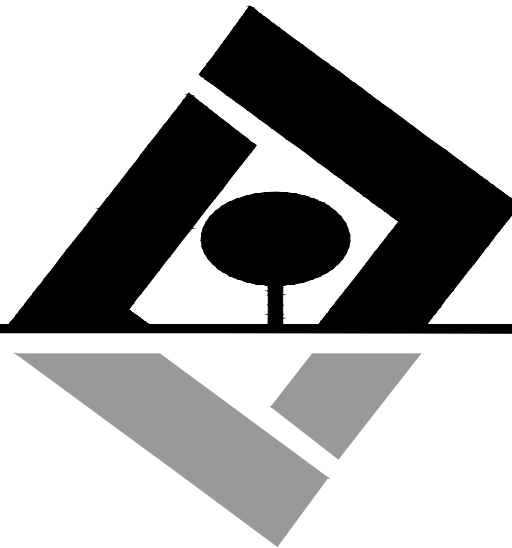


Plans not valid unless Signed,
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GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
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Revisions		
NO.	DATE	DESCRIPTION
1	11/20/21	11/20/21
2	11/20/21	11/20/21
3	11/20/21	11/20/21
4	11/20/21	11/20/21
5	11/20/21	11/20/21
6	11/20/21	11/20/21
7	11/20/21	11/20/21
8	11/20/21	11/20/21
9	11/20/21	11/20/21
10	11/20/21	11/20/21

SHEET NUMBER
29 OF 31



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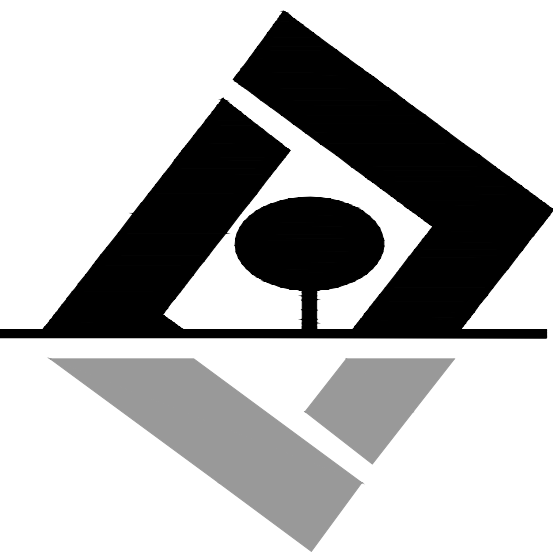
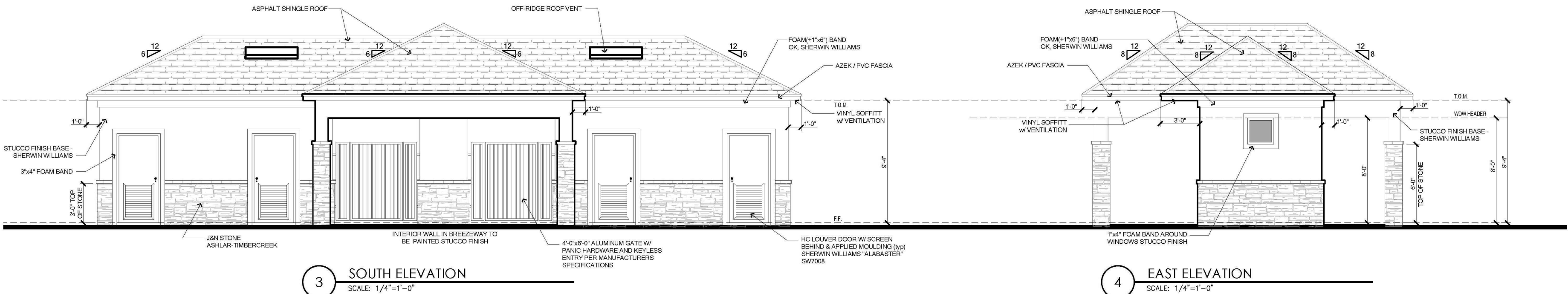
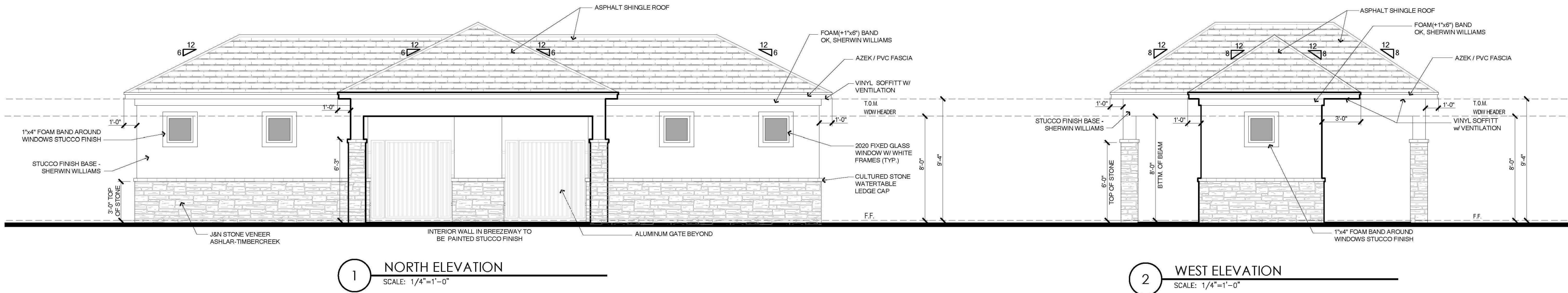
Architectural
Elevations 3

Plans not valid unless Signed,
Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
Certificate of Authorization #29665

Revisions		
NO.	DATE	DESCRIPTION
1	11/15/21	ADD DOOR SWING TO PORCH
2	11/15/21	ADD DOOR SWING TO PORCH
3	11/15/21	ADD DOOR SWING TO PORCH
4	11/15/21	ADD DOOR SWING TO PORCH
5	11/15/21	ADD DOOR SWING TO PORCH
6	11/15/21	ADD DOOR SWING TO PORCH
7	11/15/21	ADD DOOR SWING TO PORCH
8	11/15/21	ADD DOOR SWING TO PORCH
9	11/15/21	ADD DOOR SWING TO PORCH
10	11/15/21	ADD DOOR SWING TO PORCH

SHEET NUMBER
30 OF 31



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Architectural
Elevations 4

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GEOFFREY L. SUMMITT, P.E.
Date: February 19, 2021
FL Registration #58775
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Revisions		
NO.	DATE	DESCRIPTION
1	11/20/21	REVISIONS
2	11/20/21	REVISIONS
3	11/20/21	REVISIONS
4	11/20/21	REVISIONS
5	11/20/21	REVISIONS
6	11/20/21	REVISIONS
7	11/20/21	REVISIONS
8	11/20/21	REVISIONS
9	11/20/21	REVISIONS
10	11/20/21	REVISIONS

SHEET NUMBER
31 OF 31

After recording return to:

Jamie Boerger, AICP, LEED AP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

DOC# 20190524702
08/22/2019 02:03:34 PM Page 1 of 17
Rec Fee: \$145.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: ORANGE COUNTY PUBLIC SCHO


-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SCHOOL MITIGATION AGREEMENT
FOR
CAPACITY ENHANCEMENT**

APK-19-006
Golden Gem Residential
Parcel ID: 14-20-27-0000-00-081

THIS SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT ("Agreement"), is entered as of the Effective Date (hereinafter defined) into by and between **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a body corporate and political subdivision of the State of Florida, ("School Board"), and **FOREMOSTCO., INC.**, a Florida corporation, whose address is 8457 N.W. 66 street, Miami, Florida 33166 ("Applicant"); (School Board and Applicant are sometimes referred to herein individually as a "Party" or collectively as the "Parties").

RECITALS:

WHEREAS, the School Board, Orange County, City of Apopka, City of Belle Isle, City of Ocoee, City of Orlando, City of Winter Garden, Town of Oakland and Town of Windermere have entered into that certain "Amended Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency" dated 2008 (the "Interlocal Agreement"); and

WHEREAS, pursuant to Section 8 of the Interlocal Agreement, Section 704.B.2. of the Orange County Charter, and Section 30-742 of the Orange County Code, as may be amended from time to time (together the "County Code"), an Applicant for a rezoning or comprehensive plan amendment that will generate additional students in a School Attendance Zone in which there is insufficient Net School Capacity to accommodate the anticipated additional students must enter into a Capacity Enhancement Agreement to mitigate the school overcrowding attributable to the anticipated additional students, all as specified in Section 8 of the Interlocal Agreement; and

WHEREAS, Applicant is the fee simple owner of that certain tract of land located in the City of Apopka, Florida, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "Property"). The Property location is further illustrated by a map attached hereto as Exhibit "B", and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a Development Application (PR15-23 and PR15-24) to the City of Apopka government (the “Applicable Local Government”) in connection with a proposal to obtain a rezoning or comprehensive plan amendment in order to develop 195 single-family detached, residential dwelling units on the Property (the “Project”); and

WHEREAS, the Applicable Local Government has determined that the Property is currently vested for 4 single-family Residential Units (the “Vested Units”), and the Applicant is seeking governmental approval to increase that amount by 191 single-family Residential Units (the “New Units”); and

WHEREAS, at the time of this Agreement, the Property is located in the following School Attendance Zones: Zellwood Elementary School, Wolf Lake Middle School, and Apopka High School (“Project Schools”); and

WHEREAS, based on the current adopted Level of Service standards of the School Attendance Zone(s) within which the Property is located, the School Board has determined there is insufficient Net School Capacity at the middle school level and high school level for the number of public school students that the New Units are anticipated to generate; and

WHEREAS, local government approval of the Development Application without requiring mitigation for the impacts of the proposed New Units will either create or worsen school overcrowding at the applicable Project School(s); and

WHEREAS, the Applicant has agreed to enter into this Agreement to provide capacity enhancement mitigation proportionate to the demand for Public School Facilities to be created by the New Units, as more particularly set forth herein (“Mitigation”).

NOW, THEREFORE, in consideration of the foregoing described Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.

2. **DEFINITION OF MATERIAL TERMS.** Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement

3. **LEGALLY BINDING COMMITMENT.** This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the New Units for which the Applicant is seeking approval pursuant to the Development Application and is intended to satisfy the requirements of Section 8 of the Interlocal Agreement.

4. **CAPACITY ENHANCEMENT MITIGATION.** The Parties agree that the Applicant shall provide the following Mitigation, in order to provide for additional capacity for the elementary/middle/high school students to be generated by the New Units:

a. Capital Contribution. Applicant shall pay to School Board an additional, voluntary contribution in the amount of ONE THOUSAND THREE HUNDRED FIFTY-THREE AND 29/100 DOLLARS (\$1,353.29) per New Unit, for a total payment of TWO HUNDRED FIFTY-EIGHT THOUSAND FOUR HUNDRED SEVENTY-EIGHT AND 39/100 DOLLARS (\$258,478.39) for the New Units in the Project, to cover the additional costs associated with providing the necessary capacity for the New Units ("Capital Contribution"). Such additional payment of the Capital Contribution shall be made to the School Board prior to the time the plat is approved by the City at a public hearing. Applicant agrees and acknowledges that the Capital Contribution required hereunder by the School Board is fair, reasonable and necessary to mitigate for impacts resulting from the New Units in the Project.

In the event Applicant develops the Project in multiple phases, then references in this Agreement to the final plat shall mean the separate final plat for each phase. As a result, the payments due from Applicant under this Section will be paid in increments, prior to when the final plat for each phase is approved by the City at a public hearing, based on the number of Residential Units reflected on the final plat for each such phase.

b. INTENTIONALLY OMITTED

c. Mitigation Payment Form. This Agreement requires the Applicant to pay Mitigation in the form of Capital Contribution prior to approval of a final plat by the City at a public hearing or obtaining a building permit. The form attached to and incorporated herein as Exhibit "C" must be completed and returned to the School Board's Department of Facilities Planning with all fees due hereunder, including, but not limited to, the Capital Contribution payment, to satisfy the requirements of this section.

d. Credit to Proportionate Share Mitigation. If applicable any Mitigation paid pursuant to the terms of this Agreement shall be credited toward any required Proportionate Share Mitigation that may otherwise be due for the New Units in accordance with Section 17 of the Interlocal Agreement. Any payments made in accordance with this section shall not be deemed payments of any School Impact Fees on any of the New Units or Vested Units as required pursuant to the School Impact Fee Ordinance.

e. Waiver of Claims. Applicant and School Board hereby agree and acknowledge that Applicant submitted an application for a Capacity Enhancement Agreement for the Project in accordance with Section 10 of the Interlocal Agreement prior to July 1, 2019, and as such, Applicant, its successors and assigns, hereby expressly waives and relinquishes any and all rights, claims, entitlements, or privileges against School Board or the Applicable Local Government to any credit against impact fees for the payment of the Capital Contribution as a result of the enactment of any statutory provisions amending Section 163.31801, Florida Statutes on or after July 1, 2019. Applicant represents and warrants that this waiver has been entered into freely and voluntarily by Applicant, without coercion, duress, or undue influence, and with full understanding and awareness of the circumstances, consequences, and ramifications of such waiver. Applicant hereby agrees to indemnify, defend, and hold harmless School Board, the Applicable Local Government, or the School Board's or Applicable Local Government's board members, commission members, employees, and representatives from and against all claims, damages, losses, and expenses, including but not limited to, economic loss, reasonable attorney's

fees and expenses, arising out of, in connection with or as a result of the exercise by Applicant or any individual or entity claiming by, through or under Applicant, of its rights and obligations set forth in this Agreement or related to any claim for impact fee credits for the Capital Contribution resulting from the enactment of any statutory provisions amending Section 163.31801, Florida Statutes on or after July 1, 2019. Applicant understands and acknowledges that the School Board has bargained for this consideration and both the School Board and Applicable Local Government substantially relied on this section to School Board's detriment in the School Board's approval of this Agreement, and to the Applicable Local Government's detriment in approval of the Project in reliance on the approval of the Agreement. In the event this provision is declared invalid or unenforceable by a court of competent jurisdiction or Applicant otherwise elects to assert any rights to impact fee credits against the Capital Contribution, in addition to the indemnification rights set forth above, School Board has the right, but not the obligation, to immediately terminate this Agreement, to request the Applicable Local Government discontinue the issuance of any development permits, certificates of occupancy, or plat approval for the Project or otherwise discontinue the process for any other approvals for the Project, or any other remedy available at law.

5. SCHOOL IMPACT FEES.

a. Payment of School Impact Fees. Notwithstanding anything contained herein to the contrary, Applicant shall pay School Impact Fees for any Residential Units in the proposed Project in accordance with the provisions of the School Impact Fee Ordinance. The amount is currently estimated to be EIGHT THOUSAND SEVEN HUNDRED EIGHTY-FOUR AND 00/100 DOLLARS (\$8,784.00) per single family Residential Unit. In the event School Impact Fees are modified before the issuance of building permits for any of the Residential Units in the Project, then Applicant shall be obligated to pay the School Impact Fee applicable at the time building permits are issued by the Applicable Local Government. Any Capital Contribution paid hereunder shall not act as a credit against any School Impact Fees due and payable in accordance with the School Impact Fee Ordinance.

b. Discontinuance of School Impact Fees. Applicant understands and acknowledges that the fiscal impact analysis conducted in connection with this Agreement and the calculation of the amount of the Capital Contribution is based on the Capacity Enhancement Mitigation formula provided in the Interlocal Agreement as may be amended from time to time less any School Impact Fees contemplated to be paid to the School Board for the Residential Units in the Project. In the event that Orange County, for any reason, discontinues the practice of collecting School Impact Fees in connection with new Residential Development, the consequence of same with respect to the rights and obligations of the Parties under this Agreement shall be as set forth in the following provisions of this subsection.

i. No Substitute of Funds – Applicant Obligations. If Orange County discontinues the practice of collecting School Impact Fees, and if there is no specifically identified (i.e., discernable from either the language in the administrative rule or legislative ordinance, statute or similar act establishing the discontinuance, or in the legislative history) substitute source of funds whatsoever for the School Impact Fees provided to the School Board, then Applicant shall nevertheless, for each of the New Units in the Project after the discontinuance, pay the School Board an amount equal to the School Impact Fee

in effect immediately prior to the time that Orange County's practice is discontinued, which payment shall be deemed Mitigation payable in accordance with the terms of Section 4 hereof.

ii. *Partial Substitute of Funds – Applicant Obligations.* If Orange County discontinues the practice of collecting School Impact Fees, and if a specifically identified (i.e., discernable from either the language in the administrative rule or legislative ordinance, statute or similar act establishing the discontinuance, or in the legislative history) substitute source of funds for the School Impact Fees is provided to the School Board replacing only a portion of the School Impact Fees, then Applicant shall nevertheless, for each of the New Units contained either on a plat or in a multi-family project approved by the Applicable Local Government after the discontinuance, pay the School Board for each New Unit, an amount of money equivalent to the balance of the School Impact Fee in effect immediately prior to the time that Orange County's practice is discontinued less than substitute source of funds, which payment shall be reasonably calculated by the School Board and deemed Mitigation payable in accordance with the terms of Section 4 hereof.

iii. *Full Substitute of Funds Provided - Applicant Obligations.* If Orange County discontinues the practice of collecting school impact fees, but a substitute source of funds is provided to the School Board replacing, in full, the School Impact Fees, then Applicant shall have no obligation to continue payments of School Impact Fees contemplated in this Section 5 after the discontinuance.

iv. *Timing of Payments.* In regard to the alternative payments by Applicant contemplated in Subsections 5.b.i and 5.b.ii above, Applicant shall pay such funds to the School Board prior to when the plat for the Property is approved by the City at a public hearing, or prior to when the Applicant's first building permit for vertical construction is issued for the Project, whichever is applicable, in an amount equal to the School Impact Fee imposed in the most recent School Impact Fee Ordinance.

v. *Sales Tax.* Any sales tax or millage referendums for the benefit of the School Board shall not be regarded as a substitute source of funds for School Impact Fees.

6. **SCHOOL CAPACITY IMPROVEMENT.** The School Board agrees to utilize the Applicant's Mitigation to address the overcrowding that would be created or worsened by approval of the Applicant's Development Application. Applicant understands and acknowledges the Mitigation paid hereunder may be used by the School Board for the provision of temporary capacity through the lease or purchase of portable facilities and the School Board's agreement hereto does not guarantee or warrant that permanent classroom or core space will be available prior to or at the time of the impacts of the Project. Uses of Mitigation may include, but are not limited to, the following:

a. Purchase or lease of real property for construction of additional school facilities that would provide additional capacity.

b. Construction of additional permanent student stations in new buildings or through renovation of existing buildings.

c. Construction of additional core facilities in new schools or expansion of existing core facilities in existing schools.

d. Provision of additional temporary capacity through the lease or purchase of portable facilities until permanent facilities may be constructed.

e. Advancing a school included in the most recent Capital Outlay Plan that will provide capacity for the students generated by the Applicant's Development Application.

f. Any other actions which will result in provision of the necessary School Capacity.

7. **EFFECTIVE DATE.** The effective date of this Agreement shall be the date upon which the last one of the Parties hereto has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

8. **TERMINATION.** School Board may, in its sole and absolute discretion, elect to terminate this Agreement by delivering written notice to the Applicant under the following circumstances and upon such termination, Applicant shall forfeit any administrative application fees or Mitigation, if any, paid to School Board:

a. The Applicable Local Government does not approve the Development Application within one hundred eighty (180) days of the Effective Date of this Agreement.

b. The Applicant, by failure to proceed in good faith in a diligent and timely manner, fails to record a plat or secure Site Plan approval for the Project or their functional equivalent within three (3) years of the Effective Date.

c. The Applicant is in default under the terms and conditions of this Agreement and has failed to cure such default within the cure period set forth in Section 9 of this Agreement. In the event of termination as provided for in this subsection, School Board may in its sole and absolute discretion, record a termination of the Agreement and request the Applicable Local Government discontinue the issuance of any building permits, certificates of occupancy or plat approval for the Project or otherwise discontinue the process for any other approvals for the Project.

d. The Applicant has satisfied any and all terms and conditions of this Agreement to the reasonable satisfaction of the School Board.

9. **DEFAULT.**

a. Rights Upon Default. A default by either Party under this Agreement shall entitle the non-defaulting party to all remedies available at law or in equity, including, without limitation, the right of School Board to terminate this Agreement as provided in Section 8 hereof. Prior to declaring a default and exercising the remedies described herein, the non-defaulting party

shall issue written notice of default to the defaulting party describing the event or condition of default in sufficient detail to enable a reasonable person to determine the action necessary to cure the default. If the default is the non-payment of money, the defaulting Party shall have fifteen (15) days from receipt of the notice in which to cure the default. If the default is other than for the non-payment of money, the defaulting party shall have thirty (30) days from receipt of the notice to cure such default; provided, however, if such default cannot be reasonably cured within such thirty (30) day period, the defaulting party shall have a longer period of time to cure such default, so long as the defaulting party commences to cure such default within said thirty (30) day period and diligently and continuously proceeds to final cure of such default. If the default has not been cured within the period provided above, or in the case of a default other than for the non-payment of money, if the cure is not commenced within the period provided above or is not diligently and continuously pursued to completion, the non-defaulting party may exercise the remedies described in this Section 9. Notwithstanding the foregoing, immediately upon the default of the Applicant, School Board may request the Applicable Local Government discontinue the issuance of any building permits, certificates of occupancy or plat approval for the Project or otherwise discontinue the process for any other approvals for the Project until all amounts due and unpaid under this Agreement have been paid to the School Board.

b. Waiver. Applicant hereby waives any right of Applicant, its successors and assigns, to contest the Applicable Local Government's power and authority to discontinue the issuance of any building permits or certificates of occupancy for the Project, discontinue any plat approval or discontinue the process for any other approvals for the Project upon Applicant's breach and failure to cure of any of its obligations under this Agreement. Applicant represents and warrants to School Board and the Applicable Local Government that this waiver has been entered into freely and voluntarily by applicant, without coercion, duress, or undue influence, and with full understanding and awareness of the circumstances, consequences in ramifications of such waiver.

10. SCHOOL CONCURRENCY. APPLICANT UNDERSTANDS AND ACKNOWLEDGES THAT NEW UNITS SUBJECT TO CAPACITY ENHANCEMENT REVIEW PROCESS AND COVERED UNDER THIS AGREEMENT, AS WELL AS VESTED UNITS NOT SUBJECT TO THE CAPACITY ENHANCEMENT REVIEW AND NOT ADDRESSED IN THIS AGREEMENT WILL BE SUBJECT TO SEPARATE REVIEW FOR SCHOOL CONCURRENCY PURPOSES AS SET FORTH IN THE INTERLOCAL AGREEMENT.

11. APPROVALS REQUIRED. Notwithstanding the foregoing, the approval of this Agreement by the School Board shall not constitute an approval, position of support or endorsement of the New Units by the School Board and Applicant shall be required to obtain the Development Approval from the Applicable Local Government.

12. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the Parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Applicant and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

13. **NOTICES.** Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (a) the date and time the same are personally delivered or transmitted electronically with confirmation of receipt (i.e., facsimile or electronic mail); (b) within three (3) days of deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested; or (c) within one (1) day after depositing with Federal Express, UPS or other reputable overnight delivery service in which a receipt may be obtained. Such notice shall be addressed to the person at the address set forth opposite the Party's name below, or to such other address or other person as the Party shall have specified by written notice to the other Party delivered in accordance herewith:

School Board:	The School Board of Orange County, Florida Attn: Superintendent of Schools 445 West Amelia Street Orlando, Florida 32801
With a Copy to:	Orange County Public Schools Attn: Facilities Planning 6501 Magic Way, Building 200 Orlando, Florida 32809
Applicant:	Lowndes, Drosdick, Doster, Kantor & Reed, P.A. Attn: Rebecca Wilson 215 N. Eola Drive Orlando, Florida 32801
With a Copy to:	FOREMOSTCO., INC. 8457 N.W. 66 th Street Miami, Florida 33166

14. **CAPTIONS AND SECTION HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement.

15. **NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the Party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver. No failure of either Party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

16. **EXHIBITS.** All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

17. **AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed

by all the Parties to this Agreement. School Board does hereby confer upon the Superintendent, or Superintendent's designee, the authority to amend this Agreement, provide any consent, notice or approval set forth herein or otherwise exercise any right or election of the School Board granted or reserved herein, without formal approval from School Board, provided such amendment or consent does not substantially alter or modify the terms herein. Further, the Superintendent, or Superintendent's designee, shall have the authority, without further approval from the School Board, to finalize the form of all agreements, assignments, and similar documents set forth in this Agreement, and the School Board's signature of those agreements, assignments, and similar documents is hereby authorized. The extension of any payment or deadline required hereunder for less than one (1) year shall not be considered to substantially alter or modify the terms herein. If, in the sole judgment of School Board, such amendment or consent does substantially alter or amend this Agreement, then School Board shall have the option of declaring the amendment or consent void *ab initio*, thus rendering the amendment or consent without any legal force and effect.

18. **ASSIGNMENT, TRANSFER OF RIGHTS.** The Applicant may assign its rights, obligations and responsibilities, including the capacity reserved for the Property, under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property, with the School Board's prior written consent. Applicant shall submit its request for consent of an assignment and/or transfer under the terms of this Section 18, in writing to the School Board prior to such assignment and/or transfer. The School Board shall have fifteen (15) days after receipt of said request to approve or deny the request, which approval shall not be unreasonably withheld. The School Board hereby authorizes the Superintendent or his/her designee to consent to all assignments and/or transfers of rights described in this Section 18. In the event the Superintendent or his/her designee fails to deny or object to an Applicant's request within the time period prescribed herein, such assignment and/or transfer request shall be deemed denied. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Mitigation under this Agreement. Such assignment and/or transfer shall be promptly recorded in the Public Records of Orange County, Florida at Applicant's or assignor's expense.

19. **COUNTERPARTS AND ELECTRONIC SIGNATURES.** This Agreement may be executed in two or more counterpart copies, including facsimile and electronic mail signatures, each of which shall be deemed to constitute one original document.

20. **RECORDING OF THIS AGREEMENT.** The School Board agrees to record this Agreement, at Applicant's expense, in the Public Records of Orange County, Florida. The applicant shall pay the expense to record to school board no later than five business (5) days from the Effective Date

21. **ENTIRE AGREEMENT.** This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

22. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be

stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

23. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

24. **ATTORNEY'S FEES.** In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

25. **TIME.** Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement the time for performance falls on a Saturday, Sunday, or legal holiday, such time for performance shall be extended to the next business day.

26. **NEGOTIATION.** All of the Parties to this Agreement have participated fully in the negotiation and preparation hereof; this Agreement shall not be construed more strongly for or against any Party regardless of which party is deemed to have drafted the Agreement.

27. **NO PARTNERSHIP OR JOINT VENTURE.** Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the Parties or their successors in interest. Except as otherwise set forth herein, no person other than the Parties shall have any rights or privileges under this Agreement, whether as a third-party beneficiary or otherwise.

28. **FURTHER ASSURANCE.** The Parties hereto agree to execute any and all further instruments and documents and to take such actions as may be reasonably required to carry out the terms of this Agreement.

29. **CEA NUMBER.** The Applicant, and any subsequent owner applicant of a development order other than a building permit for any parcel subject to this Agreement, shall reference on the cover sheet of the plans for the Property that the Property is subject to this Agreement and include thereon the applicable Agreement number set forth above.

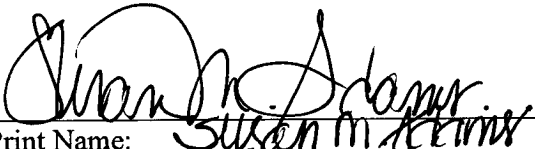
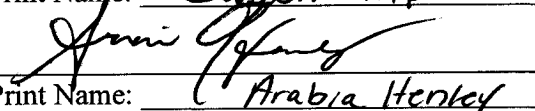
(SIGNATURE AND ACKNOWLEDGMENT ON FOLLOWING PAGE)

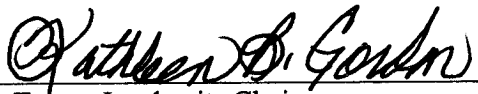
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature.

"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

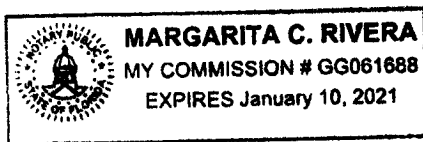

 Print Name: Susan M. Adams

 Print Name: Arabia Henkey

By: 
 For Teresa Jacobs, its Chair
 Date: August 10, 2019

STATE OF FLORIDA)
) s.s.:
 COUNTY OF ORANGE)

Kathleen Gordon for

The foregoing instrument was acknowledged before me this 10th day of August, 2019, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


 NOTARY PUBLIC OF FLORIDA
 Print Name: Margarita C. Rivera
 Commission No.: _____
 Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

[Signature]
Print Name: Arabra Henley

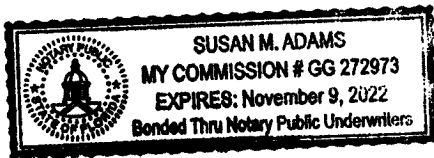
[Signature]
Print Name: MARCELIZ PEGAN

Attest: [Signature]
Barbara M. Jenkins, Ed.D., as its Superintendent

Date: 8/13/19

STATE OF FLORIDA)
) S.S.:
COUNTY OF ORANGE)

[Signature] The foregoing instrument was acknowledged before me this 13th day of August, 2019, by Barbara M. Jenkins, Ed.D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

[Signature]
John T. Morris
Chief Facilities Officer

Date: 8/8, 2019

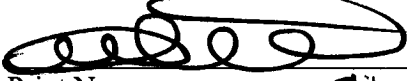
Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

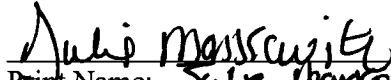
[Signature]
Laura L. Kelly, Staff Attorney III/Planning and Real Estate

Date: Aug 7, 2019

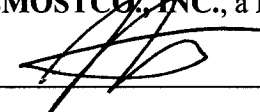
"APPLICANT"

Signed and sealed in the presence of:


 Print Name: Maegen Gibson


 Print Name: Julie Messerwitz

FOREMOSTCO, INC., a Florida corporation

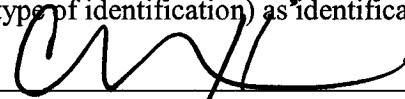
By: Print Name: Joseph Roberts IXTitle: COODate: 8/2/19

STATE OF FLORIDA)

) s.s.:

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 2nd day of August, 2019, by Joseph Roberts IX as COO of FOREMOSTCO., INC., on behalf of the organization. He/she is personally known to me or has produced personally known (type of identification) as identification.


 NOTARY PUBLIC OF FLORIDA

Print Name: Cory MulliganCommission No.: GG 054398Expires: April 11, 2021

AFFIX NOTARY STAMP



CORY MULLIGAN
 MY COMMISSION # GG 054398
 EXPIRES: April 11, 2021
 Bonded Thru Budget Notary Services

Exhibit A

LEGAL DESCRIPTION:

Commencing at the Northwest Corner of the Northeast 1/4 of Section 14, Township 20 South , Range 27 East, thence North 89° 12' 15" East along the North Line of the Northeast 1/4 of Section 14, Township 20 South, Range 27 East, a distance of 2674.52 feet; thence South 00° 03' 57" West along the East line of the Northeast 1/4 of Section 14, Township 20 South, Range 27 East, a distance of 1665.84 feet ; thence South 89° 35' 11" West, a distance of 30.00 feet to the point of beginning; thence South 00° 03' 57" West, a distance of 965.62 feet; thence South 89° 58' 04" West, a distance of 1,309.53 feet; thence North 00° 07' 07" East, a distance of 630.96 feet; thence South 89° 46' 38" West, a distance of 989.45 feet; thence North 00° 10' 21" East, a distance of 322.65 feet; thence North 89° 35' 11" East, a distance of 2,297.86 feet to the point of beginning. Less and except Sadler Road.

Containing 1,549,058 sq. ft. or 35.56 acres, more or less.

Exhibit B – Location Map

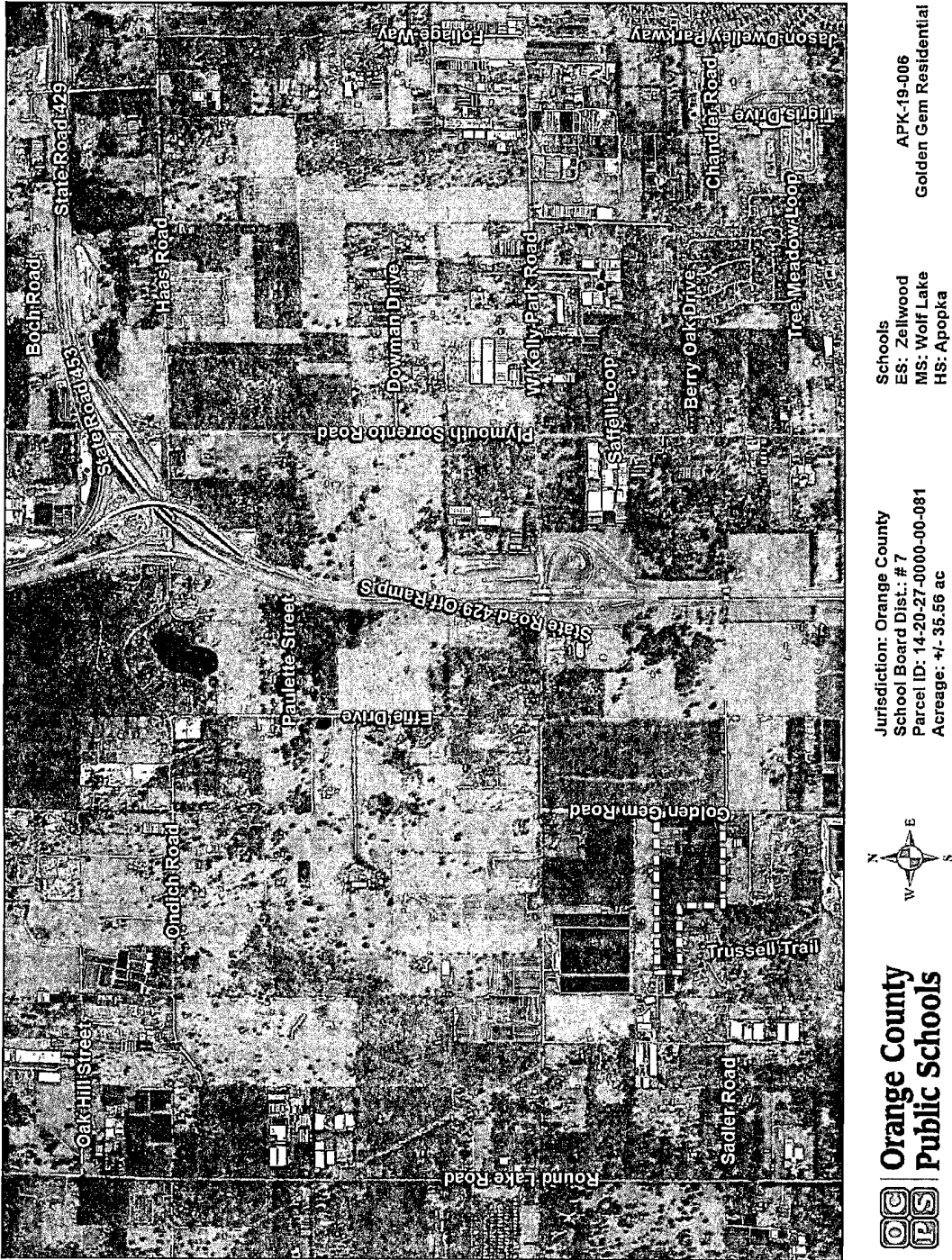




EXHIBIT C - SCHOOL MITIGATION FORM
OCPS Department of Facilities Planning
 6501 Magic Way, Building 200, Orlando, FL 32809
 TEL: 407-317-3974 / FAX: 407-317-3263 / WEB: <http://planning.ocps.net>

This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) in conjunction with each plat request made to the local government to satisfy Section 4.c. of a School Mitigation Agreement ("Agreement"). When applicable, a check for the Capital Contribution payable to OCPS should accompany this form.

Received Stamp

*****THIS FORM APPLIES ONLY TO AGREEMENTS EXECUTED AFTER FEBRUARY 1, 2018. *****

SECTION 1: CEA INFORMATION	CEA #:
	CEA Title:
	Jurisdiction:
	Parcel ID(s) of property in this request: ¹
	General Location:
	Development Permit Type: ²
Please include copies of all transfers and/or assignments of units under the original CEA to the current property owner.	
Acknowledge and Initial: ☐ _____	

SECTION 2: APPLICANT INFORMATION	Date:
	Applicant Name:
	Company:
	Phone #:
	Email:
	Signature:

Section 3: Applicant Checklist	
☐	If applicable, copy of assignment and/or transfer of CEA credits to property. (Attach to email)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)
☐	If applicable, check for Capital Contribution, payable to the <u>Orange County Public Schools</u> .



EXHIBIT C - SCHOOL MITIGATION FORM
OCPS Department of Facilities Planning
 6501 Magic Way, Building 200, Orlando, FL 32809
 TEL: 407-317-3974 / FAX: 407-317-3263 / WEB: <http://planning.ocps.net>

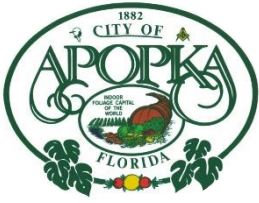
SECTION 4: DEVELOPMENT PROFILE	Plat/Site Plan Title: ³				
	Project Name:				
	New Units (CEA Units)				
		Total # of Units	# Single Family	# Multi-Family	# Townhome
	CEA Units				
	CEA Units in this Request				
	CEA Units in Previous Plats				
	CEA Units Balance				
	Vested Units (Leave blank if there are no vested units)⁴				
	Vested Units				
	Vested Units in this Request				
	Vested Units in Previous Plats				
Vested Balance					

SECTION 5: MITIGATION	Please refer to Section 4.a. of the Agreement			
	Capital Contribution Amount (Payable to Orange County School Board)			
	Unit Type	# of Units	\$ per Unit	Total Mitigation
	SF	X	\$	\$
	TH	X	\$	\$
	MH	X	\$	\$
			GRAND TOTAL:	\$

Approval	
Reviewer: _____	Date Reviewed: _____
☐ Application Sufficient	☐ Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the request applies to a plat, PSP, site plan, or other type of approval. A separate School Mitigation Form must be completed for each development application.
3. State the title of the PSP, site plan, master plan or plat exactly as it appears on that document.
4. The CEA or your Capacity Determination application signed by the Applicable Local Government will have the number of residential units that are vested from the capacity enhancement process.



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Zoning Map
Aerial Map
Screening Height Standards
Concept Plan

SUBJECT & REQUEST: **APPROVE A SPECIAL EXCEPTION TO ALLOW OUTDOOR STORAGE (AS A PRINCIPLE USE) IN THE I-L (LIGHT INDUSTRIAL DISTRICT) AT 3723 HOGSHEAD ROAD AND 3636 FUDGE ROAD**

SUMMARY:

OWNER: Chory Holdings I, LLC
APPLICANT: Tara Tedrow, Lowndes
LOCATION: 3723 Hogshead Road and 3636 Fudge Road
PARCEL ID NUMBER: 01-21-27-0000-00-072 and 01-21-27-0000-00-004
FUTURE LAND USE: Industrial
ZONING: Light Industrial (I-L)
EXISTING USE: Warehouse
PROPOSED USE: Outdoor Storage (As a Principal Use)
TRACT SIZE: 11.94 +/- acres

RECOMMENDED ACTION:

Approve a Special Exception to allow outdoor storage (as a principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road, subject to the Conditions of Approval and findings of the staff report.

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

PLANNING COMMISSION – APRIL 13, 2021
SPECIAL EXCEPTION – CHORY HOLDINGS
PAGE 2

PROJECT SUMMARY: The properties are presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). Based on Land Development Code (LDC) Table 4.2.2.C, Principal Use Table, outdoor storage (as a principal use) requires an approved Special Exception within the I-L zoning district. The applicant's intent is to store construction materials, construction equipment, and operable semi-trucks outdoors. The applicant has submitted a Concept Plan for the subject properties which details the intended use of the site.

RELATIONSHIP TO ADJACENT PROPERTIES: Zoning and existing land use assigned to adjacent and nearby properties appears in the following table. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City and County)	"City" Industrial and "County" Rural	"City" T	Warehouse, Right-of-Way and Railroad
East (County)	"County" Rural	"County" R-3 and C-1	Residential Properties
South (County)	"County" Rural and "City" Industrial	"County" R-3 and "City" I-L	Residential Properties, Hogshead Road
West (City)	Industrial	"City" T and I-L	Vacant and Warehouse

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

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

PLANNING COMMISSION – APRIL 13, 2021
SPECIAL EXCEPTION – CHORY HOLDINGS
PAGE 3

Special Exception Conditions of Approval:

1. Storage of mulch and cement is prohibited.
2. Outdoor storage shall be screened from W. Orange Blossom Trail, residential development, and Residential districts by an opaque fence or wall with a minimum height of eight feet, as depicted in “Screening Height Standards”.
3. Outdoor storage shall be screened from Hogshead Road and the west-adjacent parcels by an opaque fence or wall with a minimum height of six feet, as depicted in “Screening Height Standards”.

DULY ADVERTISED:

April 2, 2021 – Public Notice and Notification (Apopka Chief); Notification is posted on the property; Adjacent property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED ACTION:

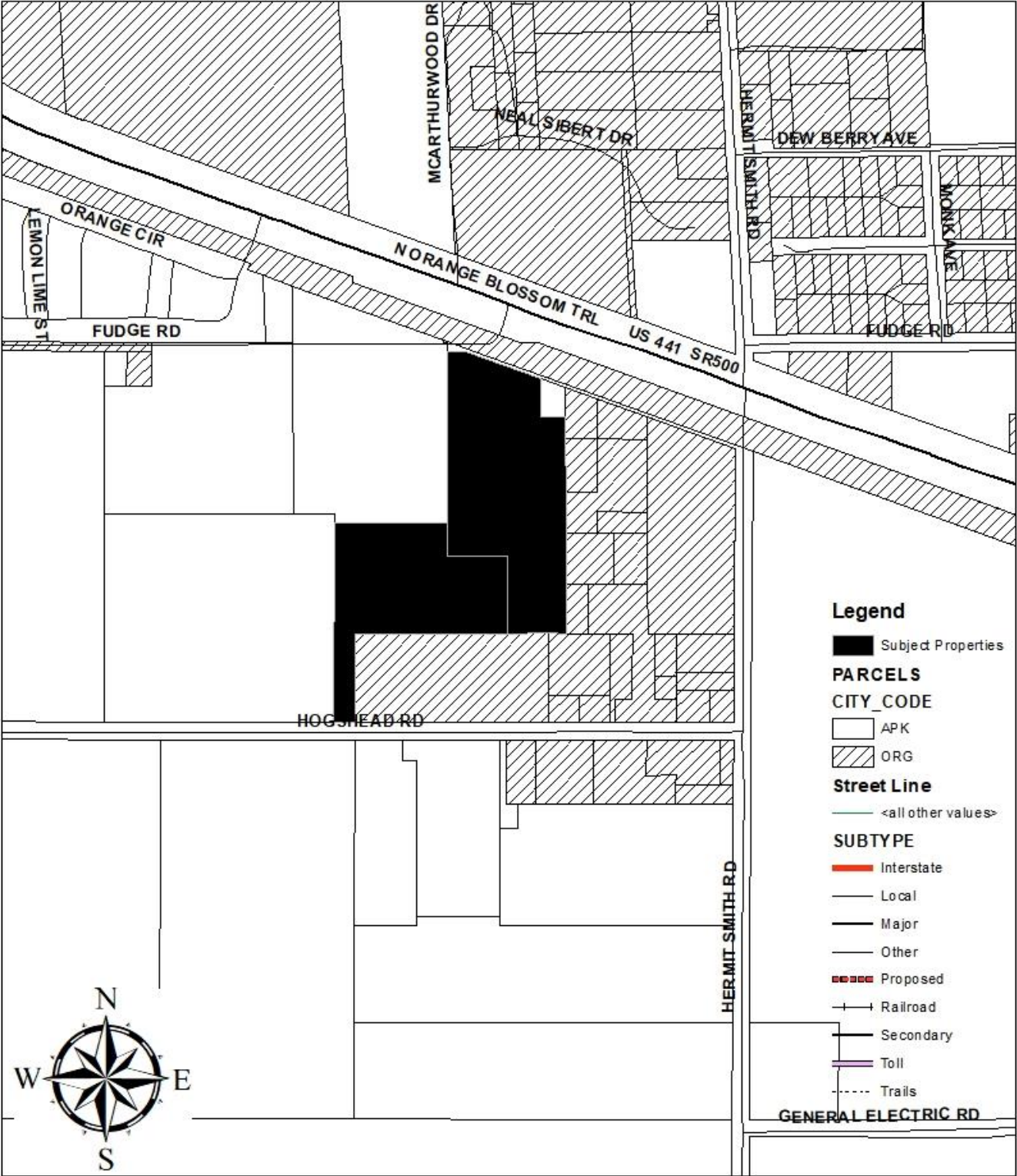
Development Review Committee: Recommends approval of a Special Exception to allow outdoor storage (as a principal use) within the I-L (Light Industrial) zoning district, subject to the Special Exception Conditions of Approval and findings of the staff report.

Recommended Motion: Approve a Special Exception to allow outdoor storage (as a principle use) in the I-L (Light Industrial District) at 3723 Hogshead Road and 3636 Fudge Road, subject to the Conditions of Approval and findings of the staff report.

Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on special exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

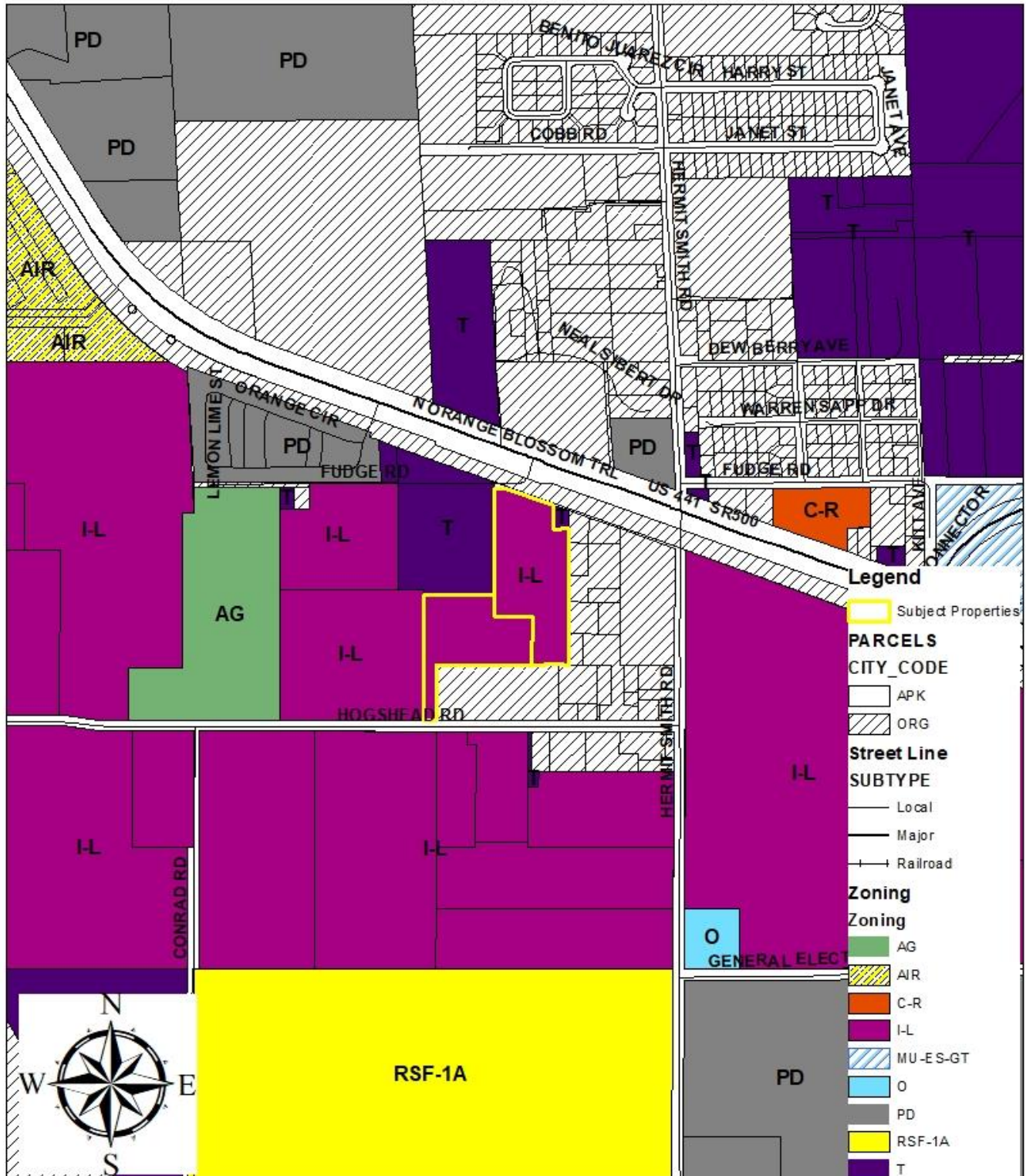
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



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

Zoning Map



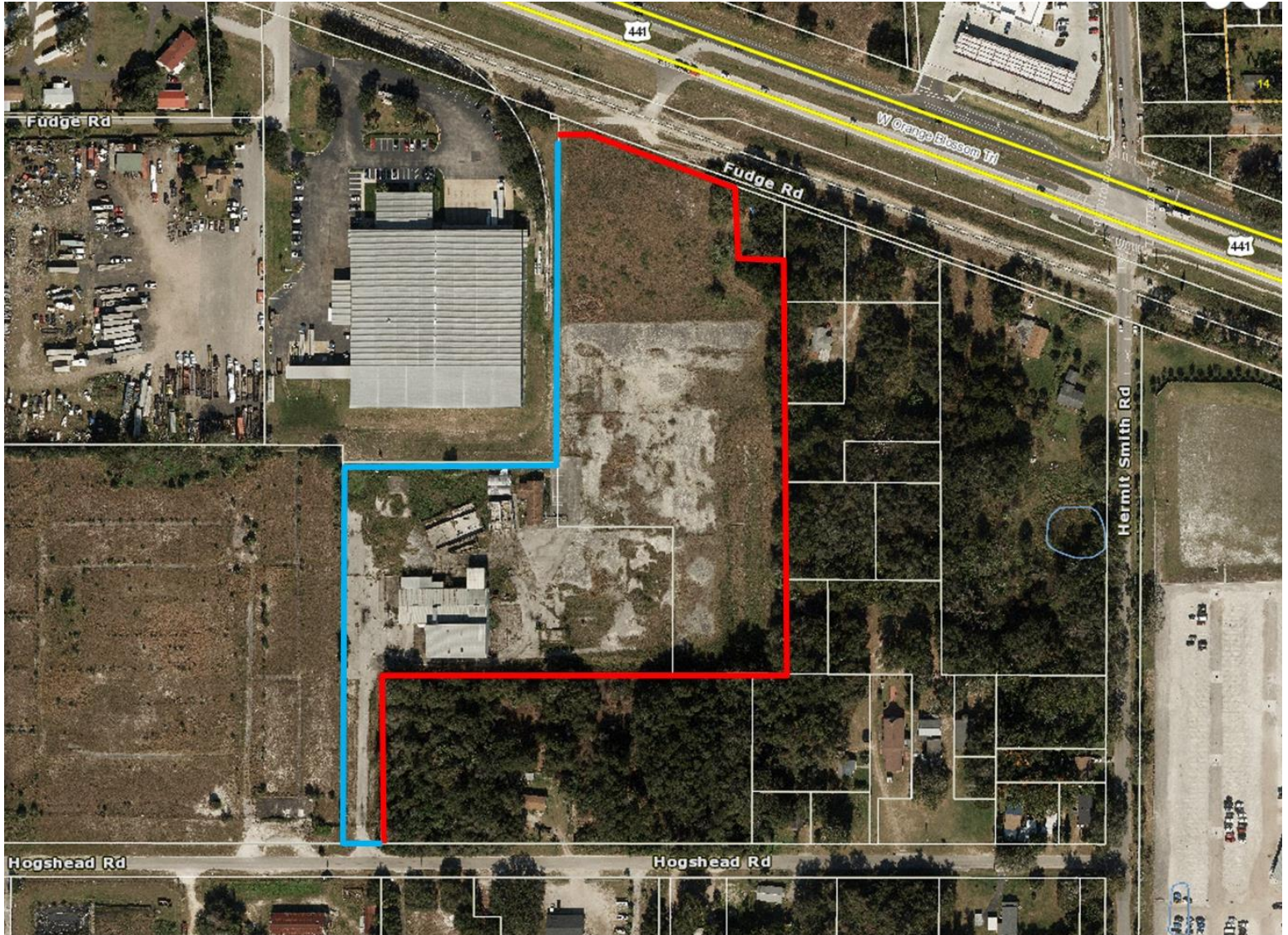
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial Map



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

Screening Height Standards



- Eight feet minimum height for an opaque fence or wall
- Six feet minimum height for an opaque fence or wall

NW Corner of the NW 1/4 of Section 1-21-27 Fnd. 4"x4" CM (No Identification)

Boundary Survey

Legal Description:

PARCEL 1:

THE EAST 403 FEET OF THE WEST 714 FEET OF THE NORTH 619 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SOUTH OF RAILROAD (LESS ROAD), ALL BEING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO, COMMENCE 725 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, RUN EAST 311 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 106 FEET, THENCE EAST 403 FEET, THENCE SOUTH 367.8 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, THENCE WEST 196.02 FEET TO A POINT IN THE EAST LINE OF FAFARO OF SOUTH CAROLINA, INC. PROPERTY, AS RECORDED IN O.R. BOOK 3581 PAGE 49 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND ALONG THE NORTH LINE THEREOF THE TWO FOLLOWING COURSES NORTH 261.49 FEET, WEST 204.98 FEET TO THE POINT OF BEGINNING, LESS: BEGIN 609 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, RUN SOUTH 105 FEET, THENCE EAST 85 FEET, THENCE NORTH 105 FEET, THENCE WESTERLY TO THE POINT OF BEGINNING, ALSO LESS BEGIN 609 FEET EAST AND 100.68 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD, RUN THENCE SOUTH 105 FEET, THENCE SOUTHEASTERLY, PARALLEL WITH SAID RIGHT OF WAY LINE, A DISTANCE OF 90.41 FEET, THENCE NORTH 105 FEET TO THE RIGHT OF WAY OF SEABOARD AIRLINE RAILROAD, THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL 2:

From the Northwest Corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 21 South, Range 27 East, Orange County, Florida, Run thence South 0 degrees 10 minutes 55 seconds East along the West line of said Northeast 1/4 of the Northwest 1/4 of Section 1, a distance of 619.00 feet for a point of beginning, thence North 89 degrees 23 minutes 23 seconds East 311.00 feet, thence South 0 degrees 10 minutes 55 seconds East 114.00 feet, thence North 89 degrees 23 minutes 23 seconds East 204.98 feet, thence South to a point on the South line of the North 3/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 1, thence South 89 degrees 28 minutes 02 seconds West along said South line of the North 3/4 a distance of 515.97 feet to a point of the aforesaid West line of the Northeast 1/4 of the Northwest 1/4 of Section 1, thence South 0 degrees 10 minutes 55 seconds East along said West line 328.80 feet to the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 1, thence South 89 degrees 29 minutes 35 seconds West along the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 1 a distance of 70.50 feet, thence North 0 degrees 10 minutes 55 seconds West parallel with the aforesaid West line of the Northwest 1/4 of the Northwest 1/4 of said Section 1 a distance of 703.58 feet to a point on a line having a bearing of South 89 degrees 23 minutes 23 seconds West from the Point of beginning, thence North 89 degrees 23 minutes 23 seconds East 70.50 feet to the point of beginning and point of terminus. Subject to right of way for Hoghead Road along the South Side thereof.

PARCEL 3:

The South 734 feet of the East 25-1/2 acres of the Northwest 1/4 of the Northwest 1/4 (less the East 70.5 feet thereof) of Section 1, Township 21 South, Range 27 East, Orange County, Florida. Subject to right-of-way for road over the South 30 feet thereof.

CERTIFIED TO: Key Equipment, LLC
Absolute Title of Central Florida, LLC Westcor Land Title Insurance Company

Schedule IIB Exceptions
Issued by : Westcor Land Title Insurance Company
File # : 16-40855 Agent File # : AT-558
Date: August 08, 2016 at 8:00 a.m.

8. Plotted on Survey (Parcel 3)
9. Blanket Easement, Not Plotted (Parcel 2)
10. Plotted on Survey (Parcel 2)

Legal Description: (by Surveyor)

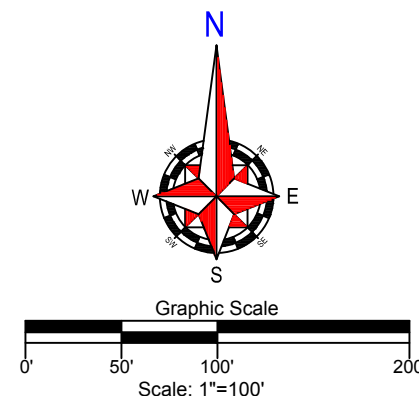
OVERALL DESCRIPTION OF PARCEL 1, 2 AND 3 LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NE 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE S 00°06'53" W, ALONG THE WEST LINE OF SAID NE 1/4, A DISTANCE OF 619.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN S 89°53'06" E, A DISTANCE OF 311.00 FEET TO THE WEST LINE OF THE EAST 403 FEET OF THE WEST 714 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE N 00°06'53" E, ALONG SAID WEST LINE, A DISTANCE OF 589.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF FUDGE ROAD (A 60 FOOT RIGHT OF WAY); THENCE S 89°53'03" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 82.85 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE S 69°57'42" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 228.85 FEET; THENCE DUE SOUTH, A DISTANCE OF 105.00 FEET; THENCE S 69°57'42" E, PARALLEL WITH SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 90.41 FEET; THENCE DUE NORTH, A DISTANCE OF 105.00 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE S 69°57'42" E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 21.27 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S 00°06'53" W, A DISTANCE OF 853.19 FEET TO THE SOUTH LINE OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE N 89°37'17" E, ALONG SAID SOUTH LINE, A DISTANCE OF 713.99 FEET TO THE AFOREMENTIONED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE S 00°06'53" W, ALONG SAID WEST LINE, A DISTANCE OF 301.98 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HOGHEAD ROAD (A 60 FOOT RIGHT OF WAY); THENCE N 89°32'01" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 837.92 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN N 00°06'51" E, A DISTANCE OF 704.01 FEET; THENCE S 89°32'01" E, A DISTANCE OF 767.61 FEET; THENCE S 00°06'48" E, A DISTANCE OF 26.04 FEET; THENCE N 89°41'11" E, A DISTANCE OF 70.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.5 ACRES, MORE OR LESS.

Point of Beginning
(Parcel 2 and Overall Description)
N 89°23'23" E 70.50' (D)
N 89°41'11" E 70.50' (M)
Fence Corner is 5.6' W & 2.8' N
Set 1/2" Rebar & Cap "LB 7623"

Point of Beginning
(Parcel 1)
N 89°53'03" W 204.98' (C)
WEST 204.98' (D)



Field Date: 8/24/16 Date Completed: 9/6/16

Drawn By: GLG File Number: IS-30723

Legend	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
E	- Easement
E.E.M.A.	- Federal Emergency Management Agency
FEE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W	- Wood Fence
PC	- Point of Curvature
Pg	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PRM	- Permanent Reference Monument
R	- Radius
R&C	- Radial
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
○	- Chain Link Fence

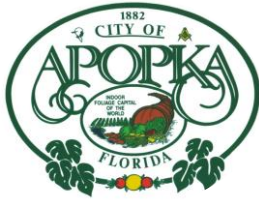
>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Liens.
>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "B".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constructed to give ANY Rights or Benefits to Anyone Other than those Certified.
>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

Flood Zone: X Community : City of Apopka
Community Number : 120180 Date: 9/25/2009

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 51-17.052 Florida Administrative Codes, Pursuant to Section 473.027 Florida Statutes.

Patrick K. Ireland
Surveyor
No. 120180
PS 16637
LB 7623
This Survey is Intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS SIGNED and Embossed with Surveyor's Seal.

Ireland & Associates Surveying, Inc.
1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.Irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Major Development Plan

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Major Development Plan

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE NOTTINGHAM SUBDIVISION MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER: FTI Funding, LLC

APPLICANT: KRPC Ponkan Road, LLC. c/o Appian Engineering, LLC

PARCEL ID NUMBERS: 24-20-27-0000-00-005, 24-20-27-0000-00-076

LOCATION: 3515 and 3081 Ponkan Road

FUTURE LAND USE: Residential Very Low Suburban (0-2 dwelling units/acre)

EXISTING USE: Vacant

CURRENT ZONING: AG (Agriculture)

PROPOSED ZONING: RSF-1B (Residential Single-Family Large-Lot)

TRACT SIZE: 23.40 +/- acres

RECOMMENDED ACTION:

Find the Nottingham Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to a right turn lane leading into the site from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the 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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)(County)	(City) Conservation, (County) Rural	(City) T, (County)	City owned property, single-family residence
East (County)	Rural	A-1	Vacant
South (County)	Low Density, Parks/Recreation	PD	Vacant
West (City)(County)	(City) Rural Settlement, (County) Rural	(City) AG, (County) A-1	Nursery, Vacant

PROJECT SUMMARY: A Major Development Plan has been submitted for the Nottingham subdivision which consists of 46 single-family lots and is located at 3515 and 3081 Ponkan Road. The future land use designation is Residential Very Low Suburban which allows up to 2 dwelling units per acre. The property is 23.40 acres and is in the process of being rezoned to RSF-1B (Residential Single-Family Large-Lot). Minimum lot widths of 75-feet, lot area of 8,000 square feet, and minimum living area of 1,600 square feet are required in the RSF-1B zoning district. The Major Development Plan is consistent with these standards.

ACCESS: The site will have a single access point from Ponkan Road. Two public streets noted as streets “A” and “B” will be constructed within the development. Street “A” will terminate adjacent to lots 22 and 23 and will be configured as a temporary cul-de-sac. This street will provide for future access to the property to the west. A sign stating “future street connection” will be provided in this location. Street “B” will begin adjacent to lots 24 and 33 and will terminate as a cul-de-sac adjacent to lots 26-30.

According to the Traffic Impact Analysis, a left turn lane will be provided as part of the improvements on Ponkan Road. Land Development Code Section 5.16.5.B.3.d.2 requires right turn lanes at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour. A right turn lane is required to be provided leading into the site from Ponkan Road and will be required to be provided on the plans prior to presentation of the Major Development Plan to the City Council.

STORMWATER: The stormwater retention area is provided in a 4.28 acre tract noted as Tract “C”, which is located on the northern portion of the site. Per the City Engineer, the stormwater pond design meets the City’s Land Development Code.

LANDSCAPING/OPEN SPACE: In accordance with the Land Development Code, 20-percent of the site is open space. Open space includes landscape areas, stormwater management, two open space areas noted as tracts D and F totaling 3.43 acres in area, and a 0.42 acre tot lot. A landscape buffer will be provided along Ponkan Road and adjacent to the agricultural zoned property located behind lots 34-46. Southern Magnolias, Live Oaks and Viburnum are provided on site.

PUBLIC HEARING SCHEDULE:

April 13, 2021 - Planning Commission (5:30 pm)
May 5, 2021 - City Council (1:30 pm)

RECOMMENDATION ACTION:

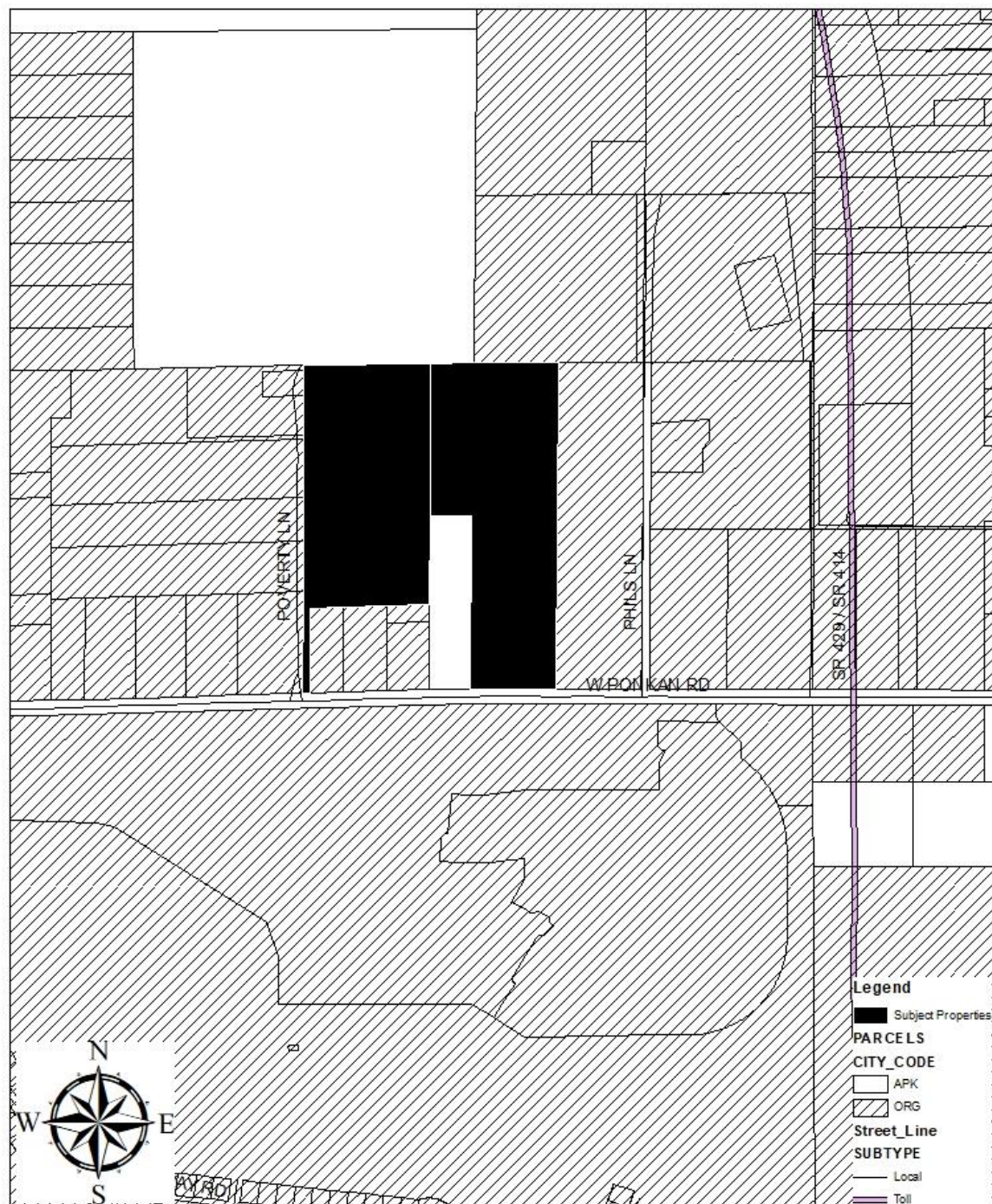
Development Review Committee: Recommends approval of the Nottingham subdivision Major Development Plan.

Planning Commission Recommendation: Find the Nottingham Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to a right turn lane leading into the site from Ponkan Road being provided on the plans prior to presentation of the Major Development Plan to the City Council.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

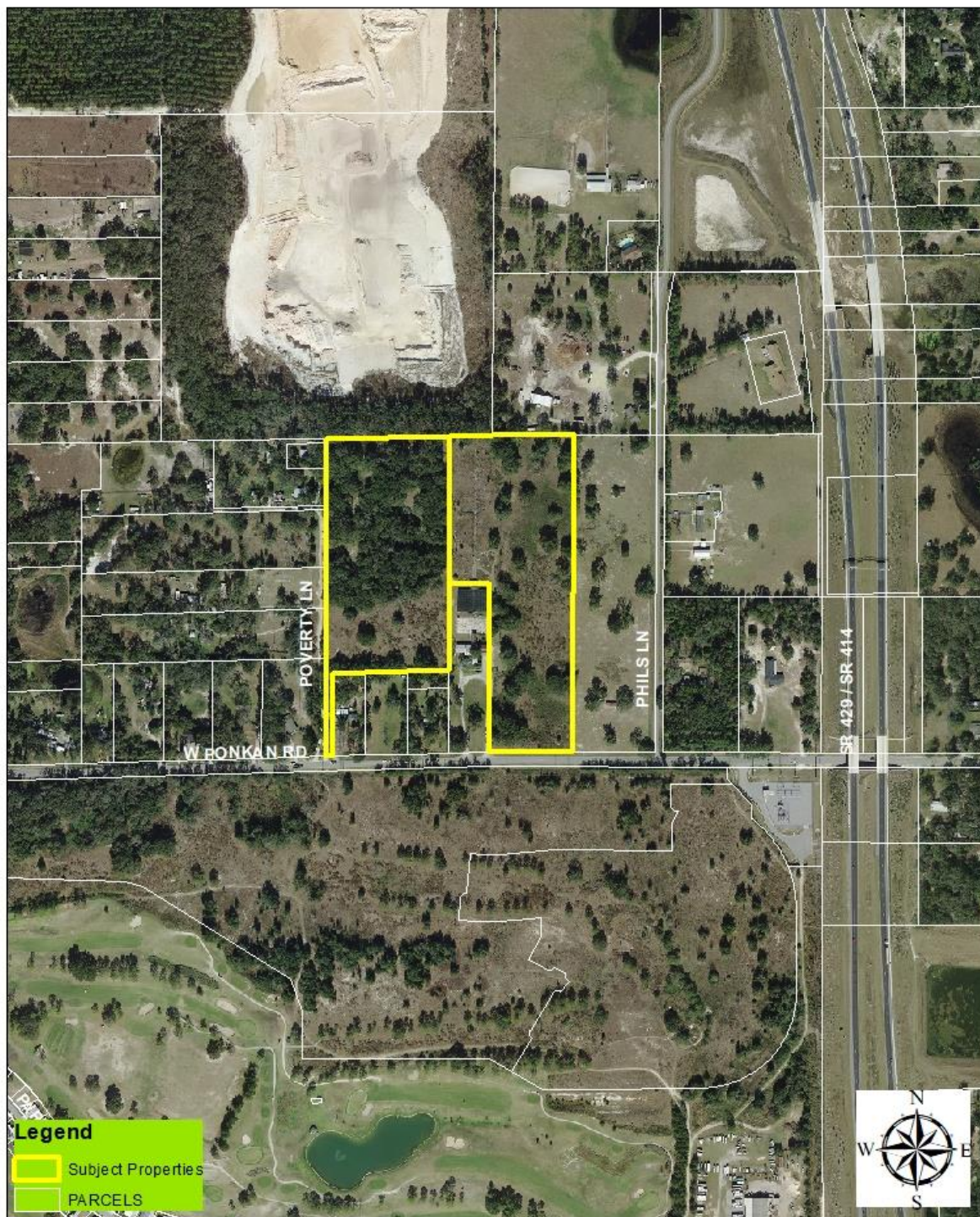
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity Map



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

Vicinity Map



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

CONTAINING 23.403 ACRES, MORE OR LESS

FIBER
CENTURY LINK (FKA AT&T)
33 N. MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILL MCLOUD
PHONE: (850) 599-1444

PHONE: (407) 894-5969
FAX: (407) 894-5970
MAIL: JOE@BIO-TECHCONSULTING.COM

TRAFFIC ENGINEER
AFFIC & MOBILITY CONSULTANTS, LLC.
ENGINEER: MOHAMMED ABDALLAH, P.E.
3101 MAGUIRE BLVD., SUITE 265
ORLANDO, FL 32803
PHONE: (407) 531-5332
FAX: (407) 531-5331
EMAIL: MNA@TRAFFICMOBILITY.COM

P:\PROJECT DRAWINGS\KWN-004 Penkan Subdivision Drawings\CAD Civil3D Layouts\03 PSP\GENERAL NOTES.dwg Modified: 3/8/2021 By: bkillalea

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:
- CITY OF APOPKA, FLORIDA

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.
7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.
8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.
10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.
11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.
14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.
16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
- A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.
22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.
26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.
27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.
28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.
29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.
30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.
31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.
32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 AS N89°49'08"W (ASSUMED).
2. THE LANDS SHOWN HEREON LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 12095C0125F, DATED SEPTEMBER 25, 2009.
3. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER S1302027, ELEVATION = 78.261 (NAVD 1988).

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FOOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

- A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

- A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

- A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;
- B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;
- C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;
- D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;
- E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;
- F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;
- G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

- A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

△

SHEET 2 OF 22
NOT FOR CONSTRUCTION

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APPIAN ENGINEERING LLC.

APPIANENGINEERING.COM • 407.960.6868

2231 Las Ruas, Suite 27, West Palm Beach, Florida, 33789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION 15131

GENERAL NOTES

NOTTINGHAM SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE
N.T.S.

PROJECT
KWN-004

SHEET
C1.0

DRAWN:
B. KILLEA

DESIGNED:
J. PALM

CHECKED:
L. CLASON

DATE:
3/9/2021

3/9/21

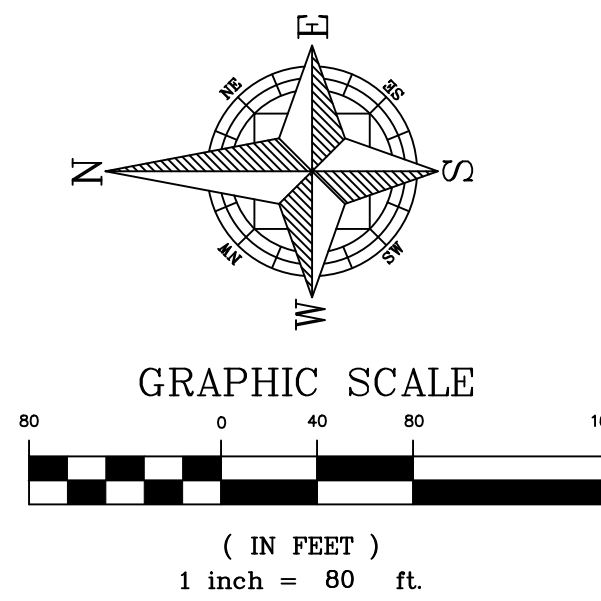
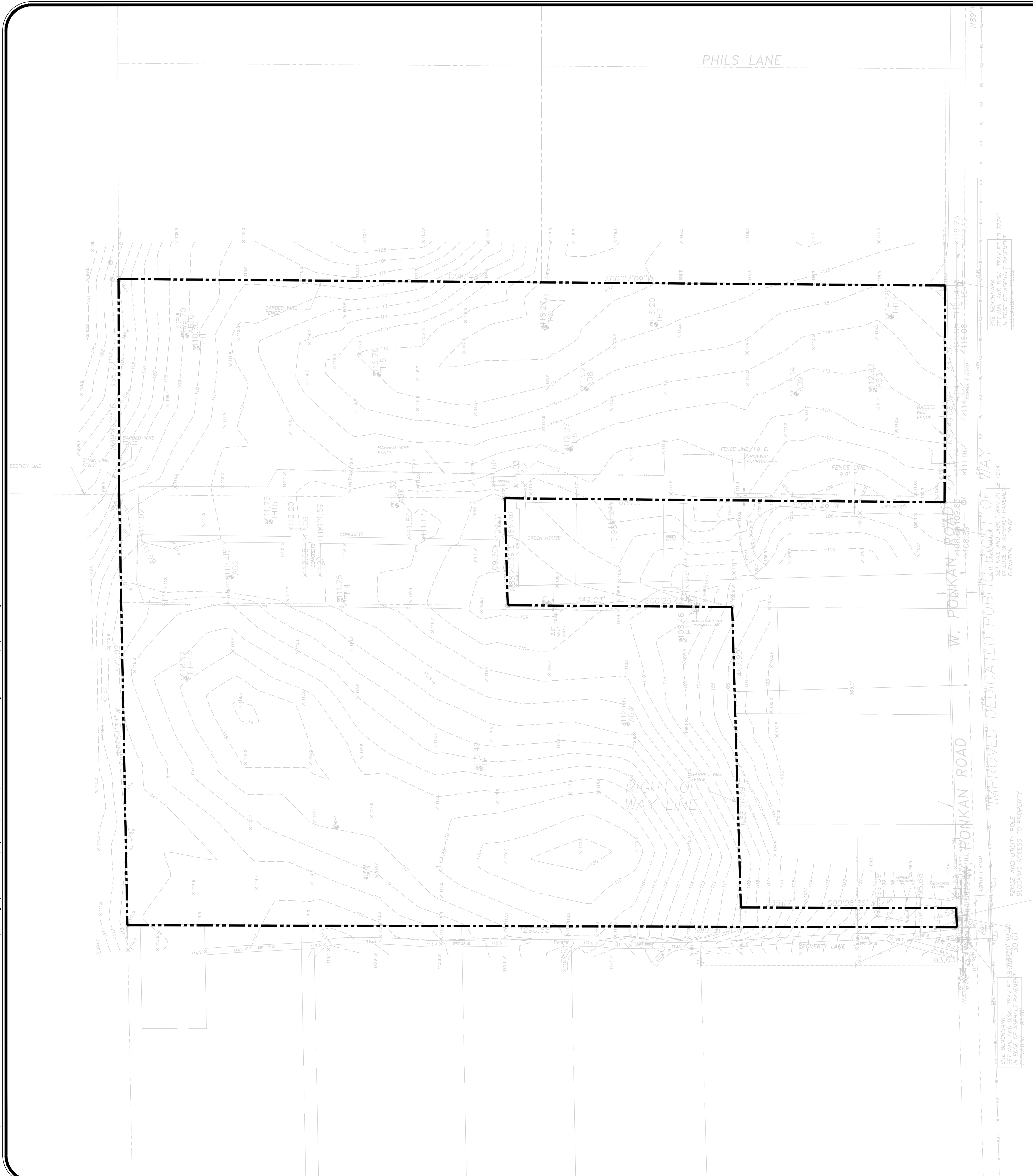
REV. DATE DESCRIPTION

15/06/2021 CITY OF APOPKA - COMMENT DATED 03/09/2021

16/15/2021 CITY OF APOPKA - COMMENT DATED 02/17/2021

15/11/2021 CITY OF APOPKA - COMMENT DATED 01/11/2021

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EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

BISHMAN SURVEYING & MAPPING, INC
ARON D BISHMAN, P.S.M.
FLORIDA REGISTRATION NO. 5668
DECEMBER 7TH, 2020.

DESCRIPTION

THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (LESS THE SOUTH 30.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY); AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY), ALL IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. TOGETHER WITH:

THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS THE SOUTH 365.0 FEET THEREOF); TOGETHER WITH THE WEST 30 FEET OF THE SOUTH 365.0 FEET OF THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 (LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY).

LESS AND EXCEPT THAT PARCEL CONVEYED TO WILLIAM M. DUVAL, TRUSTEE OF THE WILLIAM M. DUVAL TRUST DATED JULY 7, 1989 BY WARRANTY DEED RECORDED IN O.R. BOOK 9435, PAGE 1350, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 714 FEET OF THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (LESS THE SOUTH 30 FEET THEREOF) IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 23.403 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL, RAISED SEAL OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.
2. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 AS N89°49'08"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
5. THERE ARE NO GAPS, GORES OR HIATUS BETWEEN THE PARCELS SHOWN HEREON.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE LANDS SHOWN HEREIN LIE ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) ACCORDING TO "FIRM" MAP NO. 120955C0125F, DATED SEPTEMBER 25, 2009.
8. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DATUM PER BENCH MARK NUMBER S1302027, ELEVATION = 78.261 (NAVD 1988).
9. SITE BENCH MARK IS SHOWN HEREON.
10. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.
11. OWNERSHIP OF IMPROVEMENTS NOT DETERMINED AS PART OF THIS SURVEY.
12. THE PROPERTY IS SUBJECT TO A 10' DISTURBANCE EASEMENT PER OFFICIAL RECORDS BOOK 3552, PAGE 2510, AS SHOWN HEREON.

LEGEND:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

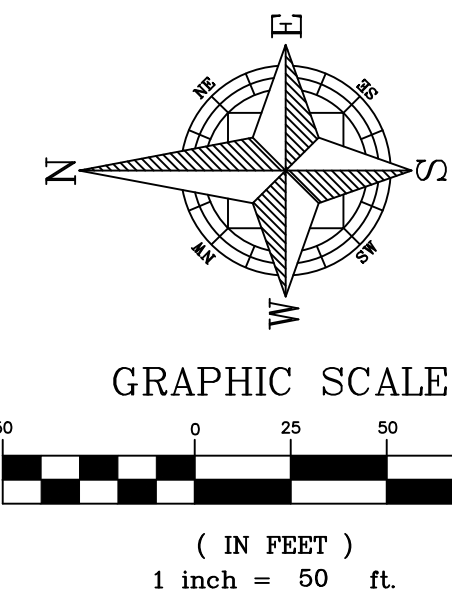
- | | | | |
|-----------|---------------------------------|--|-------------------------------|
| R | RADIUS | | WELL |
| Δ | CENTRAL ANGLE | | ELECTRICAL OUTLET |
| L | LENGTH | | TELEPHONE RISER |
| OH | CHORD | | FIRE HYDRANT |
| CB | CHORD BEARING | | MASTER WATER ASSEMBLY |
| T.B. | TANGENT BEARING | | SEWER VALVE |
| (M) | MEASURED | | WATER VALVE |
| (P) | PLAT | | RECLAIMED WATER VALVE |
| (C) | CALCULATED | | IRRIGATION VALVE |
| (D) | DESCRIPTION | | GAS VALVE |
| POB | POINT OF BEGINNING | | SANITARY MANHOLE |
| POC | POINT OF COMMENCEMENT | | DRAINAGE MANHOLE |
| O.R. | OFFICIAL RECORDS BOOK | | TELEPHONE MANHOLE |
| PG. | PAGE | | GREASE TRAP MANHOLE |
| TPC | TYPICAL | | POWER MANHOLE |
| P.T. | POINT OF TANGENCY | | POWER SHUT-OFF VALVE |
| P.C. | POINT OF CURVATURE | | POWER TRANSFORMER |
| ● | IRON ROD & CAP | | WATER METER |
| ○ | NAIL & DISC | | GAS METER |
| □ | 4"x4" CONCRETE MONUMENT | | POWER METER |
| □ | IRON PIPE | | WATER BLOW-OFF VALVE |
| — x | BARBED WIRE FENCE | | BACKFLOW PREVENTOR |
| — | WOOD FENCE | | CLEAN-OUT |
| — o | CHAIN LINK FENCE | | FIRE DEPARTMENT CONTROL VALVE |
| — | EDGE OF ASPHALT PAVEMENT | | ELECTRIC HAND HOLE |
| — | CENTERLINE | | CABLE TELEVISION RISER |
| LB | LICENSED BUSINESS | | TELEPHONE ACCESS CABINET |
| PSM | PROFESSIONAL SURVEYOR & MAPPER | | CATCH BASIN |
| PLS | PROFESSIONAL LAND SURVEYOR | | DRAIN |
| PVC | POLYVINYL CHLORIDE PIPE | | CURB INLET |
| RPC | REINFORCED CONCRETE PIPE | | CURB INLET WITHOUT MANHOLE |
| CMP | CORRUGATED METAL PIPE | | MITERED END SECTION |
| DIP | DIPPLE IRON PIPE | | VAULT |
| VCP | VITRIFIED CLAY PIPE | | AIR CONDITIONER |
| CPP | CORRUGATED PLASTIC PIPE | | POWER BOX |
| HOPE | HIGH DENSITY POLYETHYLENE PIPE | | POWER RAISER |
| NHW | NORMAL HIGH WATER | | MONITORING WELL |
| — OHW | OVERHEAD UTILITY WARES | | LIGHT POLE |
| — UGP | UNDERGROUND POWER LINE | | WALKWAY LIGHT |
| — UGS | UNDERGROUND GAS LINE | | TRAFFIC SIGNAL BOX |
| — UGT | UNDERGROUND TELEPHONE LINE | | BOLLARD |
| — RML | RECLAIMED WATER LINE | | FLAG POLE |
| — FOC | FIBER OPTIC CABLE | | PARKING METER |
| — WL | WATER LINE | | TRAFFIC FLOW ARROW |
| ◇ | WOODEN UTILITY POLE | | SOIL BORING |
| ◇ | CONCRETE UTILITY POLE | | DRAINAGE DIRECTION |
| ● | GUY POLE | | |
| — | GUY ANCHOR | | |
| INV=69.73 | INVERT ELEVATION | | |
| + 68.51 | EXISTING GROUND ELEVATION | | |
| — 60 | EXISTING GROUND CONTOUR | | |
| — | SINGLE POST SIGN | | |
| — | DOUBLE POST SIGN | | |
| — | HANDICAPPED PARKING SPACE (H/C) | | |
| — | SBM — SITE BENCH MARK | | |

1

SHEET 4 OF 22

**NOT FOR
CONSTRUCTION**

	SCALE	DRAWN:	OVERALL EXISTING CONDITIONS NOTTINGHAM SUBDIVISION CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC. APPLANENGINEERING.COM • 407.960.5868 2021 L&P, SUITE 21, VICTORIA PARK, PLYMOUTH 32789 STATE OF FLORIDA, CREDIT: STATE OF FLORIDA, 2024	10/08/2021 CITY OF APOPKA - COMMENT DATED 03/08/2021 02/15/2021 CITY OF APOPKA - COMMENT DATED 02/15/2021 07/11/2021 CITY OF APOPKA - COMMENT DATED 07/11/2021	DATE REV.	DESCRIPTION	BY
	1" = 80'	DESIGNED:						
	PROJECT	J. PALM						
	SHEET	CHECKED:						
	C2.0	L. CLASSON						
	DATE:	3/9/2021						



EXISTING CONDITIONS PLAN BASED
ON SURVEY PROVIDED BY:

BISHMAN SURVEYING & MAPPING,
INC
ARON D BISHMAN, P.S.M.
FLORIDA REGISTRATION NO. 5668
DECEMBER 7TH, 2020.

LEGEND:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- | | | | |
|-----------|---------------------------------|---|-------------------------------|
| R | RADIUS |  | WELL |
| C | CENTRAL ANGLE |  | ELECTRICAL OUTLET |
| L | LENGTH |  | TELEPHONE RISER |
| CH | CHORD |  | FIRE HYDRANT |
| CB | CHORD BEARING |  | MASTER WATER ASSEMBLY |
| T.B. | TANGENT BEARING |  | MWA |
| (M) | MEASURED |  | SEWER VALVE |
| (P) | PLAT |  | WATER VALVE |
| (C) | CALCULATED |  | RECLAIMED WATER VALVE |
| (D) | DESCRIPTION |  | IRRIGATION VALVE |
| POB | POINT OF BEGINNING |  | GAS VALVE |
| POC | POINT OF COMMENCEMENT |  | SANITARY MANHOLE |
| O.R. | OFFICIAL RECORDS BOOK |  | DRAINAGE MANHOLE |
| P | PAGE |  | TELEPHONE MANHOLE |
| TYP. | TYPICAL |  | GAS TRAP MANHOLE |
| P.T. | POINT OF TANGENCY |  | POWER MANHOLE |
| P.C. | POINT OF CURVATURE |  | WATER SHUT-OFF VALVE |
| ● | IRON ROD & CAP |  | POWER TRANSFORMER |
| ● | NAIL & DISC |  | WATER METER |
| ○ | 4"x4" CONCRETE MONUMENT |  | GAS METER |
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| x | BARBED WIRE FENCE |  | WATER BLOW-OFF VALVE |
| x | WOOD FENCE |  | BACKFLOW PREVENTOR |
| D | CHAIN LINK FENCE |  | CLEAN-OUT |
| | EDGE OF ASPHALT PAVEMENT |  | FIRE DEPARTMENT CONTROL VALVE |
| E | CENTERLINE |  | ELECTRIC HAND HOLE |
| L | LICENSED BUSINESS |  | CABLE TELEVISION RISER |
| PSM | PROFESSIONAL SURVEYOR & MAPPER |  | TELEPHONE ACCESS CABINET |
| PLS | PROFESSIONAL LAND SURVEYOR |  | CATCH BASIN |
| PVC | POLYVINYL CHLORIDE PIPE |  | DRAIN |
| ROP | REINFORCED CONCRETE PIPE |  | CURB INLET |
| CMP | CORRUGATED METAL PIPE |  | CURB INLET WITHOUT MANHOLE |
| DUP | DUCTILE IRON PIPE |  | MITERED END SECTION |
| WGP | WIDESPREAD CLAY PIPE |  | UTILITY VAULT |
| CPB | CORRUGATED PLASTIC PIPE |  | AIR CONDITIONER |
| HDPE | HIGH DENSITY POLYETHYLENE PIPE |  | POWER BOX |
| NWH | NORMAL HIGH WATER |  | POWER RAISER |
| OHW | OVERHEAD UTILITY WIRES |  | MONITORING WELL |
| UGP | UNDERGROUND POWER LINE |  | LIGHT POLE |
| UGL | UNDERGROUND GAS LINE |  | WALKWAY LIGHT |
| UGT | UNDERGROUND TELEPHONE LINE |  | TRAFFIC SIGNAL BOX |
| RWL | RECLAIMED WATER LINE |  | BOLLARD |
| FOC | FIBER OPTIC CABLE |  | FLAG POLE |
| WL | WATER LINE |  | PARKING METER |
| ○ | WOODEN UTILITY POLE |  | TRAFFIC FLOW ARROW |
| ○ | CONCRETE UTILITY POLE |  | SOIL BORING |
| ● | GUY POLE |  | DRAINAGE DIRECTION |
| ● | GUY ANCHOR | | |
| INV=69.73 | INVERT ELEVATION | | |
| + 68.51 | EXISTING GROUND ELEVATION | | |
| 60 | EXISTING GROUND CONTOUR | | |
| ○ | SINGLE POST SIGN | | |
| ○ | DOUBLE POST SIGN | | |
| | HANDICAPPED PARKING SPACE (H/C) | | |
| SBM | SITE BENCH MARK | | |

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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EXISTING CONDITIONS

NOTTINGHAM SUBDIVISION
CITY OF APOKA, FLORIDA

DRAWN:
B KILLER A

DESIGNED:
J. PALM

CHECKED:

DATE:	
L. CLASSUN	

3/9/2021

SCALE	
-------	--

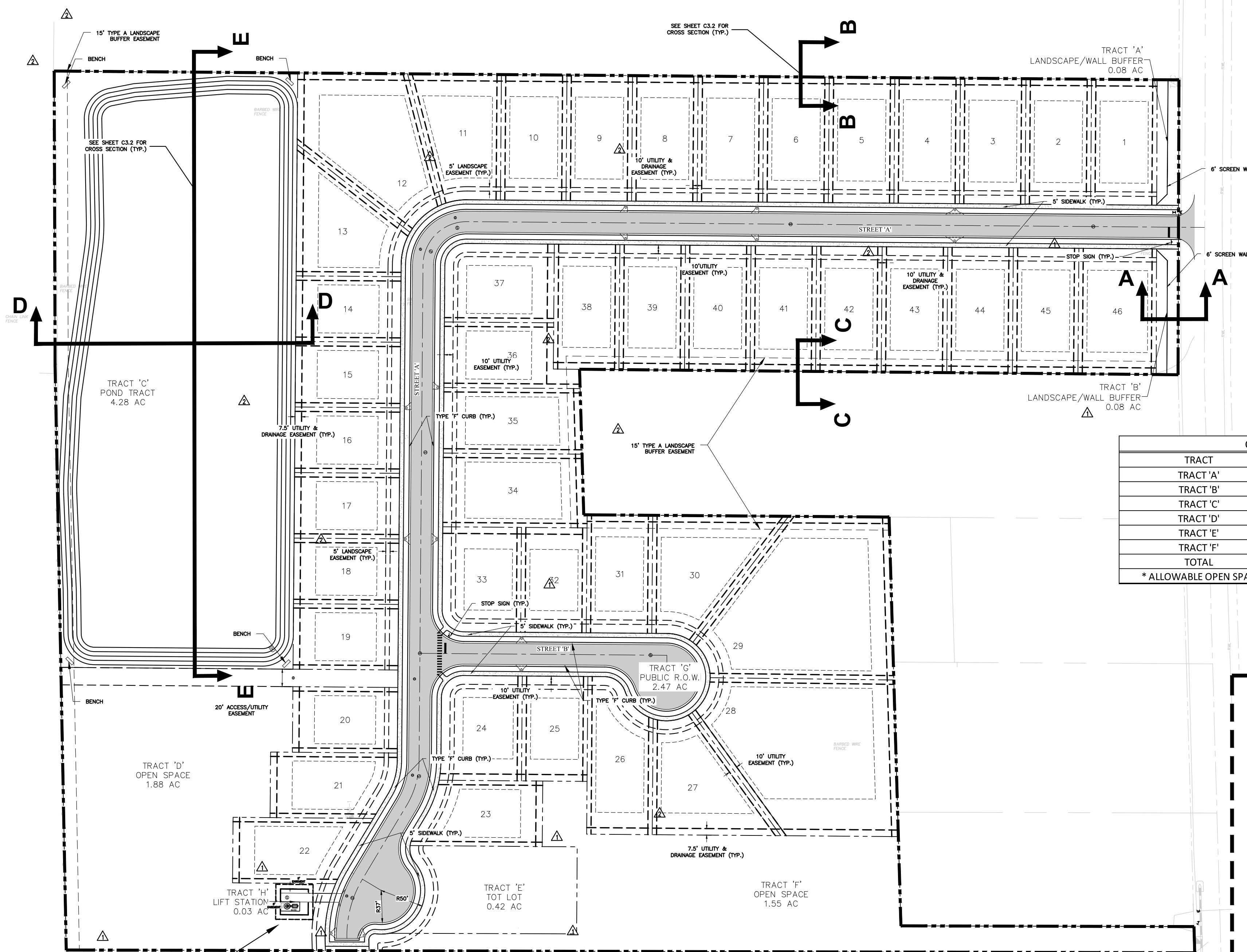
PROJECT

CW-004

SHEET

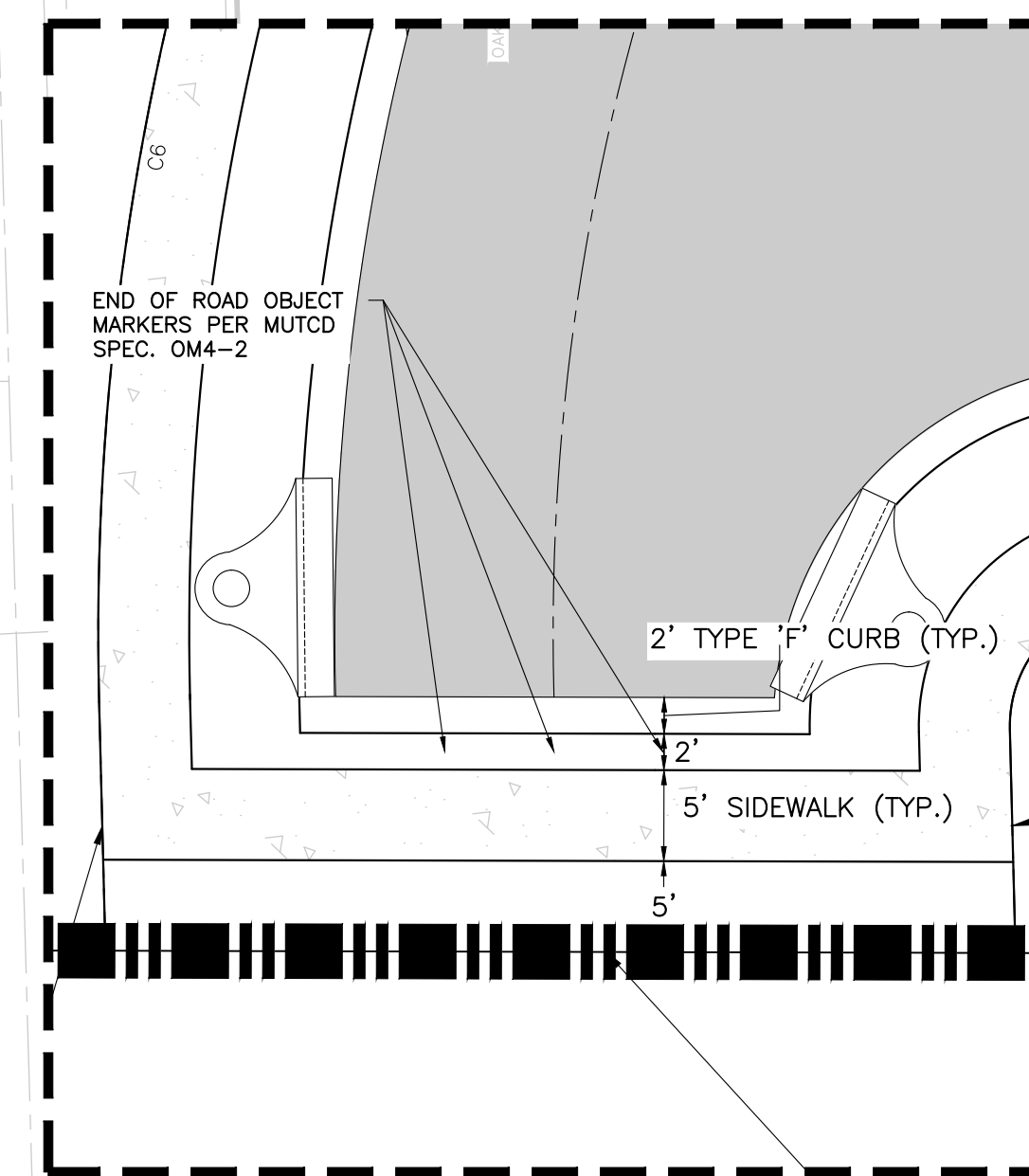
C2.1

SHEET 5 OF 22
NOT FOR
CONSTRUCTION



OPEN SPACE SET-ASIDE PER LDC TABLE 5.4.5		
TRACT	TYPE	SIZE
TRACT 'A'	LANDSCAPE AREAS & AGRICULTURAL BUFFER	0.08 AC
TRACT 'B'	LANDSCAPE AREAS & AGRICULTURAL BUFFER	0.08 AC
TRACT 'C'	STORMWATER MANAGEMENT AREA	2.14 AC
TRACT 'D'	NATURAL FEATURES	1.88 AC
TRACT 'E'	ACTIVE RECREATIONAL AREA	0.42 AC
TRACT 'F'	NATURAL FEATURES	1.55 AC
TOTAL		6.15 AC

* ALLOWABLE OPEN SPACE SET-ASIDE MUST BE 20% OF SITE AREA = .20*23.4 = 4.67 AC < 6.15 AC



DEAD END DETAIL

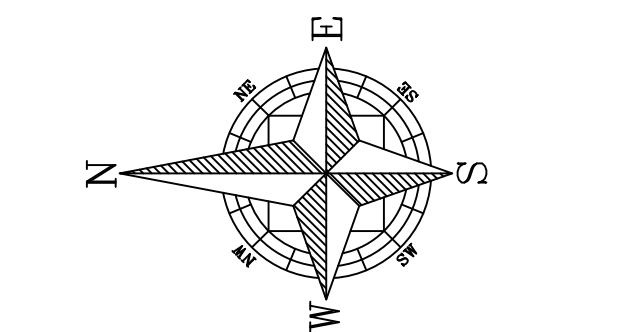
 $1'' = 10$ **SITE DATA:**

- | | | |
|-----|---------------------------|--|
| 1. | OCPA - PARCEL ID #: | 24-20-27-0000-00-076
24-20-27-0000-00-005 |
| 2. | PROPERTY ADDRESS: | 3515 W PONKAN ROAD
APOPKA, FL 32712 |
| 3. | TOTAL PROPERTY AREA: | 23.40 Ac. |
| 4. | PROPOSED USE: | SINGLE FAMILY RESIDENTIAL |
| 5. | EXISTING FUTURE LAND USE: | RVL5 (2 DU/AC) |
| 6. | ADJACENT FUTURE LAND USE: | |
| | NORTH | OFFICE SPACE/MUNICIPAL |
| | SOUTH | AG, GRAZING |
| | EAST | VACANT RESIDENTIAL |
| | WEST | VACANT RESIDENTIAL |
| 7. | EXISTING ZONING: | AG |
| 8. | PROPOSED ZONING: | RSF-1B |
| 9. | ADJACENT ZONING: | |
| | NORTH | AG (APOPKA)
A-1 (ORANGE CO.) |
| | SOUTH | PD |
| | EAST | A-1 (ORANGE CO.) |
| | WEST | A-1 (ORANGE CO.) |
| 10. | SETBACKS: | |
| | FRONT YARD: | 25 FT. |
| | SIDE YARD: | 10 FT. |
| | BACK YARD: | 25 FT. |
| | CORNER YARD: | 25 FT. |
| 11. | MINIMUM LOT AREA: | 8,000 SF |
| 12. | MINIMUM LIVING AREA: | 1,600 SF |

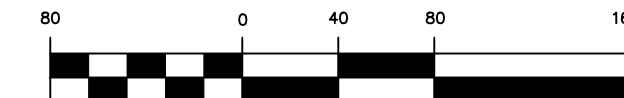
THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED WITH THE CONSTRUCTION SITE PLAN.

DRIVEWAYS WILL BE CONSTRUCTED PER CITY OF APOPKA LAND DEVELOPMENT CODE SECTIONS 5.13.3(C)(9) & 5.13.3(C)(10). NO RESIDENTIAL DRIVEWAY SHALL BE PERMITTED WITHIN 40 FEET OF AN INTERSECTION, NO EDGE OF A RESIDENTIAL DRIVEWAY SHALL BE CLOSER THAN FIVE FEET TO THE ADJOINING LOT OR PARCEL.

A FRONT ENTRY GARAGE MUST BE SET BACK A MINIMUM OF THIRTY (30) FEET FROM THE PROPERTY LINE PER CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES SECTION 3.2.1.



GRAPHIC SCALE

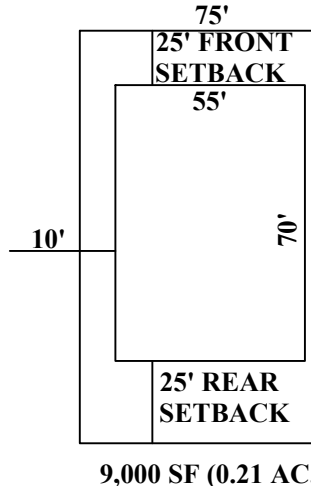


(IN FEET)
1 inch = 80 ft.

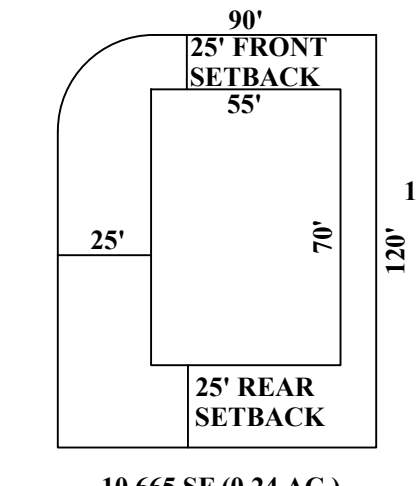
LEGEND

	PROPERTY BOUNDARY
	EASEMENTS
	SETBACKS
	PROPOSED PAVEMENT
	PROPOSED CONCRETE

TYPICAL 75' LOT
SIZE/PROPOSED
BUILDING PAD



CORNER LOT
SIZE/BUILDING
PAD



TRACT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
TRACT 'A'	LANDSCAPE/WALL BUFFER	0.08 AC	-	-	H.O.A.
TRACT 'B'	LANDSCAPE/WALL BUFFER	0.08 AC	-	-	H.O.A.
TRACT 'C'	POND TRACT	4.28 AC	-	-	H.O.A.
TRACT 'D'	OPEN SPACE	1.88 AC	-	-	H.O.A.
TRACT 'E'	TOT LOT	0.33 AC	-	-	H.O.A.
TRACT 'F'	OPEN SPACE	1.64 AC	-	-	H.O.A.
TRACT 'G'	PUBLIC RIGHT-OF-WAY	2.47 AC	-	-	CITY
TRACT 'H'	LIFT STATION	0.03 AC	-	-	CITY
LOT 1	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 2	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 3	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 4	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 5	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 6	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 7	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 8	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 9	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 10	-	0.25 AC	5,146 SF	75.00 LF	PRIVATE
LOT 11	-	0.29 AC	6,360 SF	67.81 LF	PRIVATE
LOT 12	-	0.46 AC	11,432 SF	49.00 LF	PRIVATE
LOT 13	-	0.29 AC	5,908 SF	52.59 LF	PRIVATE
LOT 14	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 15	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 16	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 17	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 18	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 19	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 20	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 21	-	0.23 AC	4,676 SF	81.32 LF	PRIVATE
LOT 22	-	0.24 AC	4,654 SF	86.28 LF	PRIVATE
LOT 23	-	0.23 AC	4,391 SF	82.42 LF	PRIVATE
LOT 24	-	0.25 AC	4,010 SF	92.29 LF	PRIVATE
LOT 25	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 26	-	0.28 AC	4,652 SF	96.38 LF	PRIVATE
LOT 27	-	0.31 AC	5,646 SF	46.68 LF	PRIVATE
LOT 28	-	0.79 AC	22,366 SF	46.68 LF	PRIVATE
LOT 29	-	0.77 AC	21,851 SF	46.68 LF	PRIVATE
LOT 30	-	0.33 AC	6,710 SF	49.20 LF	PRIVATE
LOT 31	-	0.23 AC	4,676 SF	75.00 LF	PRIVATE
LOT 32	-	0.21 AC	3,850 SF	75.00 LF	PRIVATE
LOT 33	-	0.24 AC	3,850 SF	90.00 LF	PRIVATE
LOT 34	-	0.31 AC	7,083 SF	84.33 LF	PRIVATE
LOT 35	-	0.27 AC	5,895 SF	75.00 LF	PRIVATE
LOT 36	-	0.23 AC	4,125 SF	75.00 LF	PRIVATE
LOT 37	-	0.26 AC	4,125 SF	90.00 LF	PRIVATE
LOT 38	-	0.25 AC	5,110 SF	75.00 LF	PRIVATE
LOT 39	-	0.25 AC	5,114 SF	75.00 LF	PRIVATE
LOT 40	-	0.25 AC	5,120 SF	75.00 LF	PRIVATE
LOT 41	-	0.25 AC	5,125 SF	75.00 LF	PRIVATE
LOT 42	-	0.25 AC	5,130 SF	75.00 LF	PRIVATE
LOT 43	-	0.25 AC	5,135 SF	75.00 LF	PRIVATE
LOT 44	-	0.25 AC	5,140 SF	75.00 LF	PRIVATE
LOT 45	-	0.25 AC	5,145 SF	75.00 LF	PRIVATE
LOT 46	-	0.29 AC	6,445 SF	88.82 LF	PRIVATE

△ SHEET 6 OF 22
NOT FOR CONSTRUCTION

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32174

OVERALL GEOMETRY PLAN

NOTTINGHAM SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:
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" = 80'

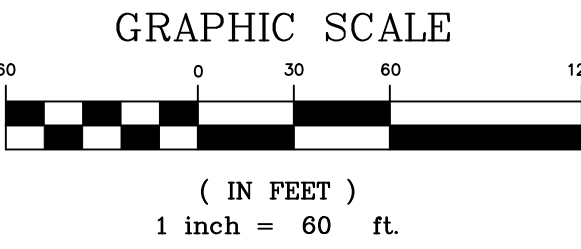
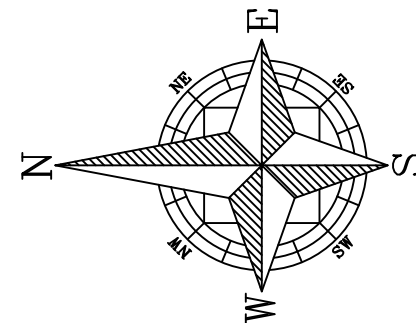
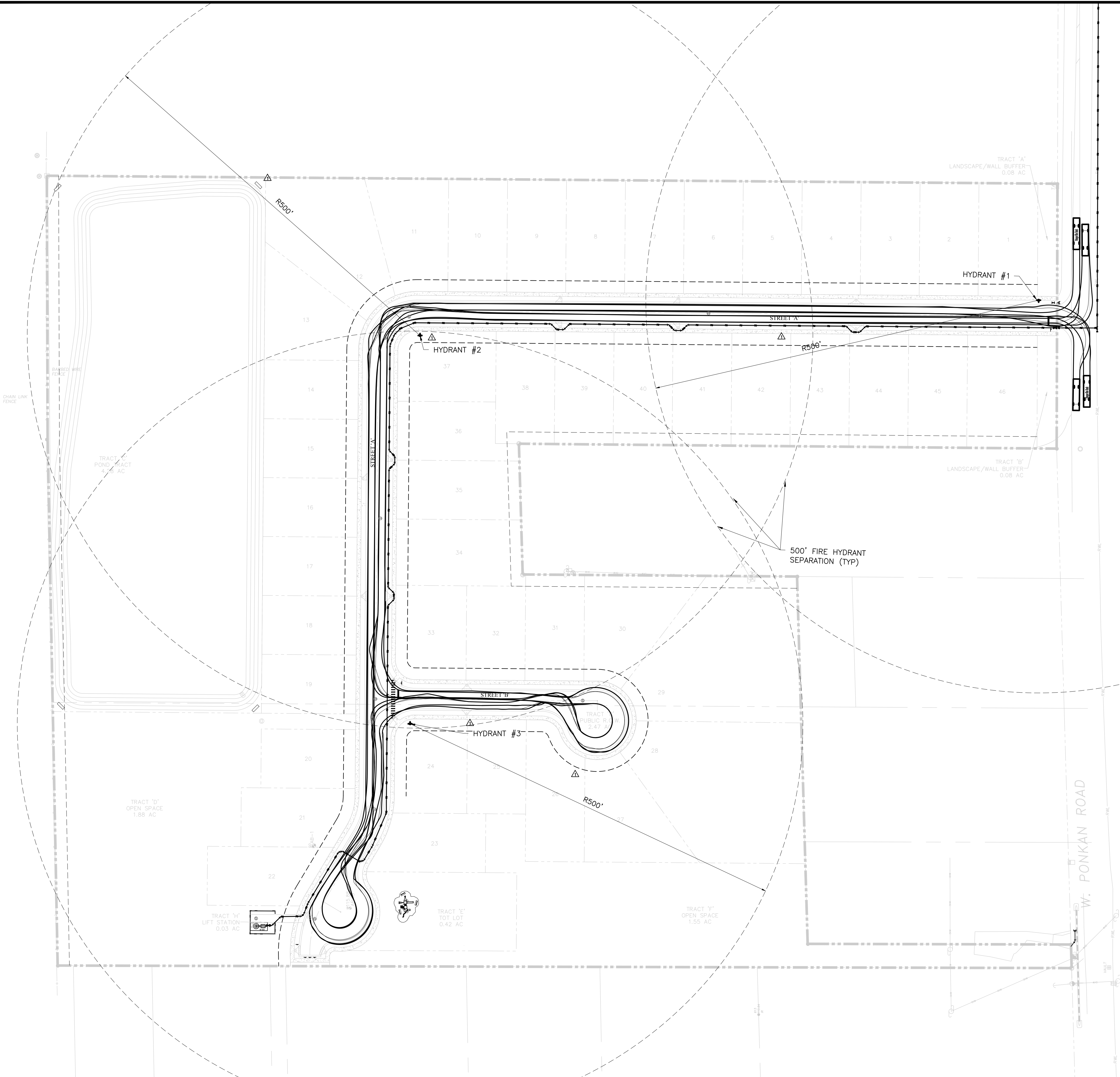
PROJECT	J. PALM
DESIGNED:	

WN-004	CHECKED:
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SHEET	L. CLASSON
	DATE:

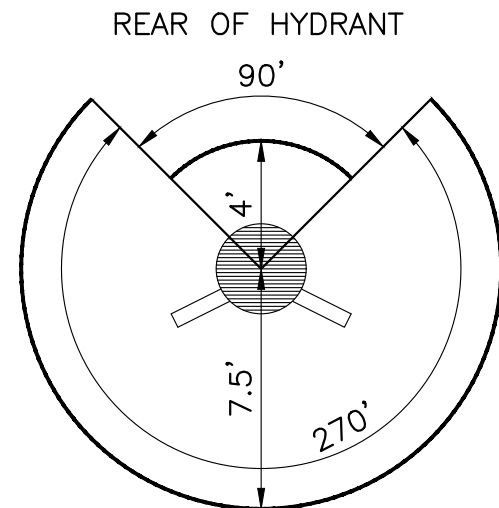
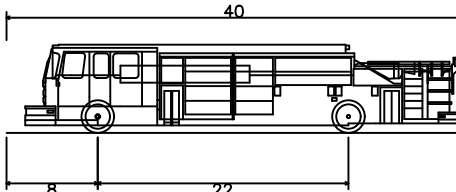
C3.0	DATE: 3/9/2021
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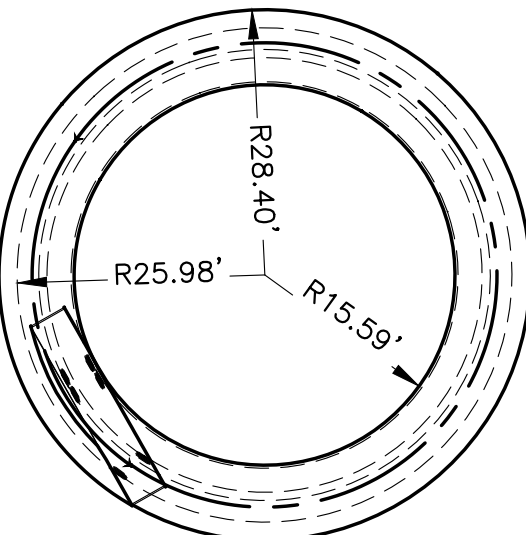


LEGEND

500' FIRE HYDRANT RADIUS



FIRE HYDRANT CLEARANCE
DETAIL



TURNING RADIUS SKETCH

- FIRE ACCESS NOTES:
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2,3,4,2).
 2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER (NFPA 1,18.5,10,1).

- FIRE HYDRANT NOTES:
1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
 2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1).
 3. A CLEAR SPACE OF NOT LESS THAN 60 INCHES SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCHES. (NFPA 1, 18.5.7.2)
 4. AFTER THE INSTALLATION OF THE NE HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291. RECOMMENDED PRACTICE A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED. DOCUMENTATION FRO FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH. (SOPSTM, FIRE FLOW TESTING PRODCEDURE)
 6. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1)

SHEET 9 OF 22
NOT FOR CONSTRUCTION

CIVIL ENGINEERING LAND PLANNING			
APPIAN ENGINEERING LLC.			
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2231 Las Roca, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 15174			
REV.	DATE	DESCRIPTION	BY
A	03/09/2021	CITY OF APOKA - COMMENT DATED 03/09/2021	
A	02/15/2021	CITY OF APOKA - COMMENT DATED 02/15/2021	
A	01/11/2021	CITY OF APOKA - COMMENT DATED 01/11/2021	

SCALE	1" = 60'	DRAWN:	B. KILLELA
		DESIGNED:	J. PALM
PROJECT	KWN-004	CHECKED:	L. CLASON
SHEET	C.3.3	DATE:	3/9/2021

3/9/21

P:_PROJECT DRAWINGS\KWN-004 Ponkan Subdivision\Drawings\CAD Civil3D\Layouts\03 PSP\UTILITY PLAN.dwg Modified: 3/9/2021 By: bkillela

- (c) PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELLE ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- (d) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER A21.51/C151, AND SHALL BE PROVIDED WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF TARPOLYESTER SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MIL. DUCTILE IRON GRAVITY SEWERS, WHEN REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

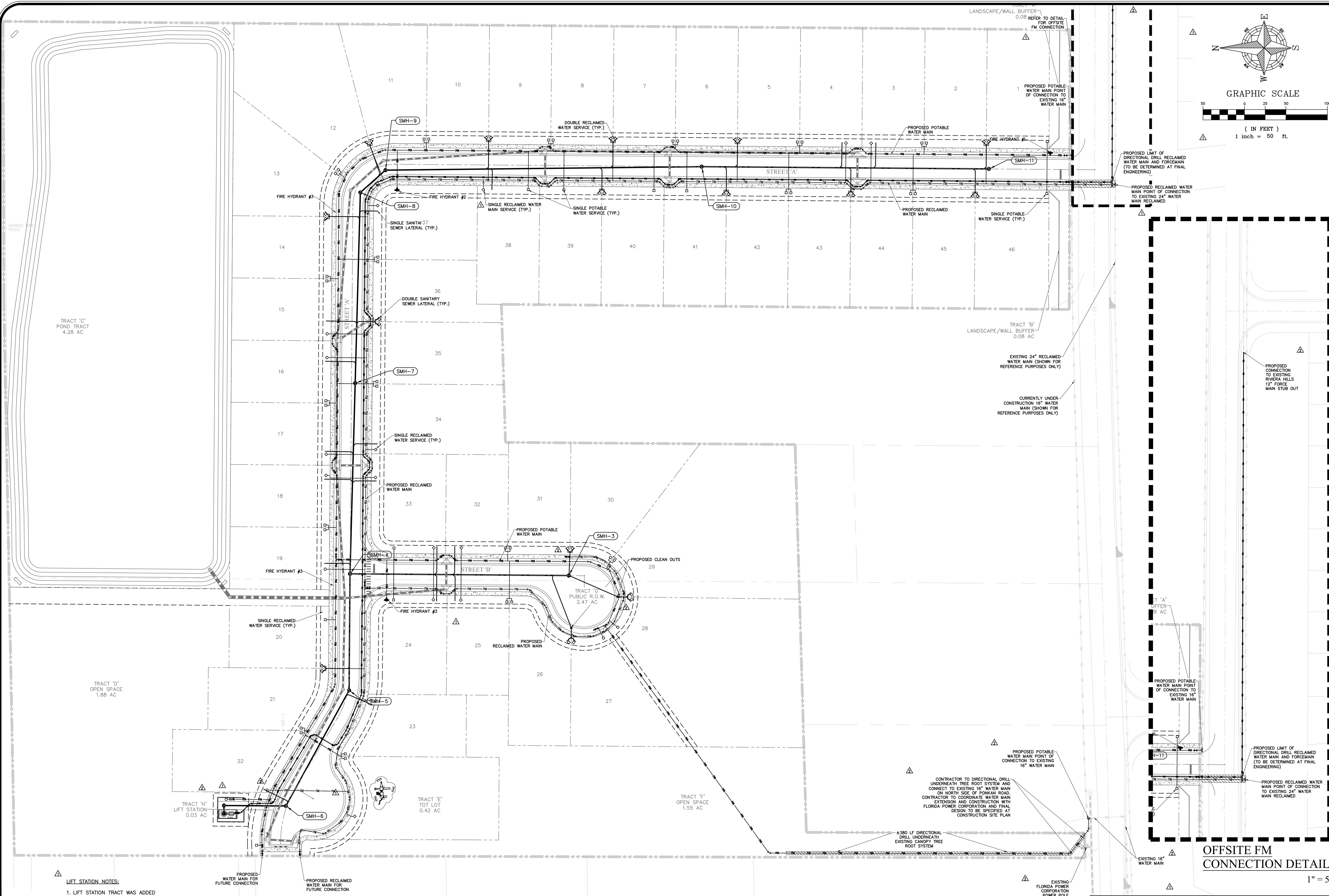
$$L = \frac{SD \cdot \sqrt{P}}{148,000}$$

LOCATION OF PUBLIC WATER SYSEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

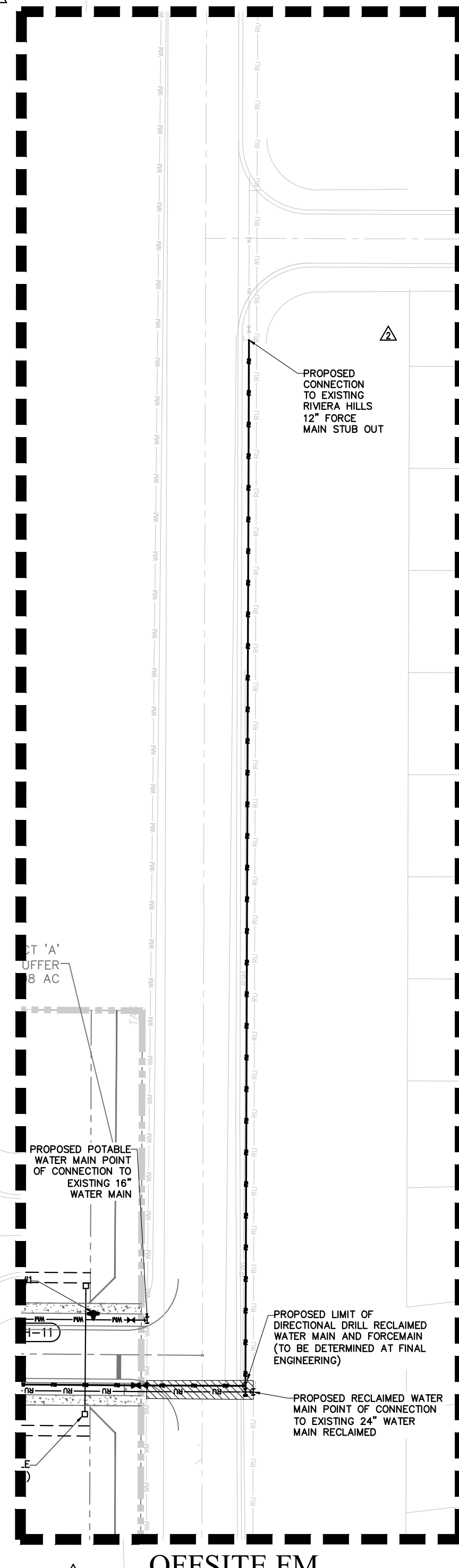
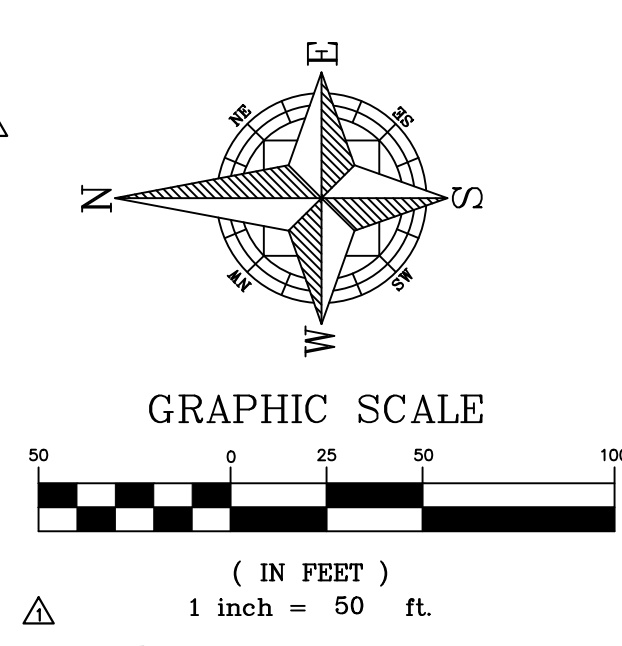
- (1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
- (2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
- (3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
- (4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

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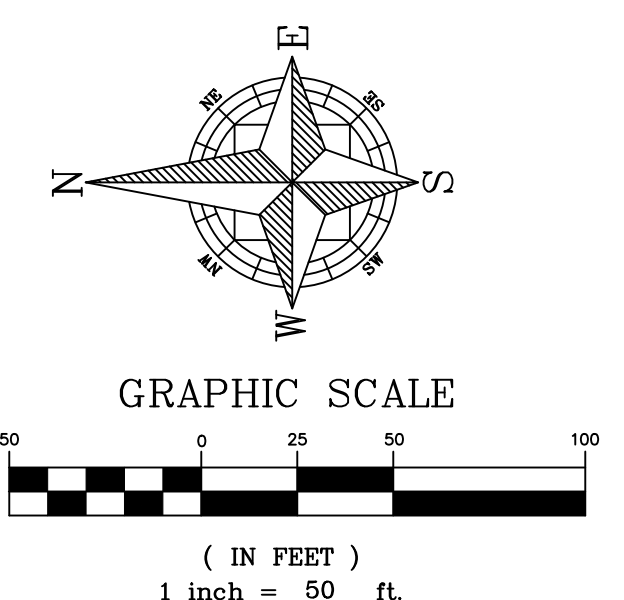
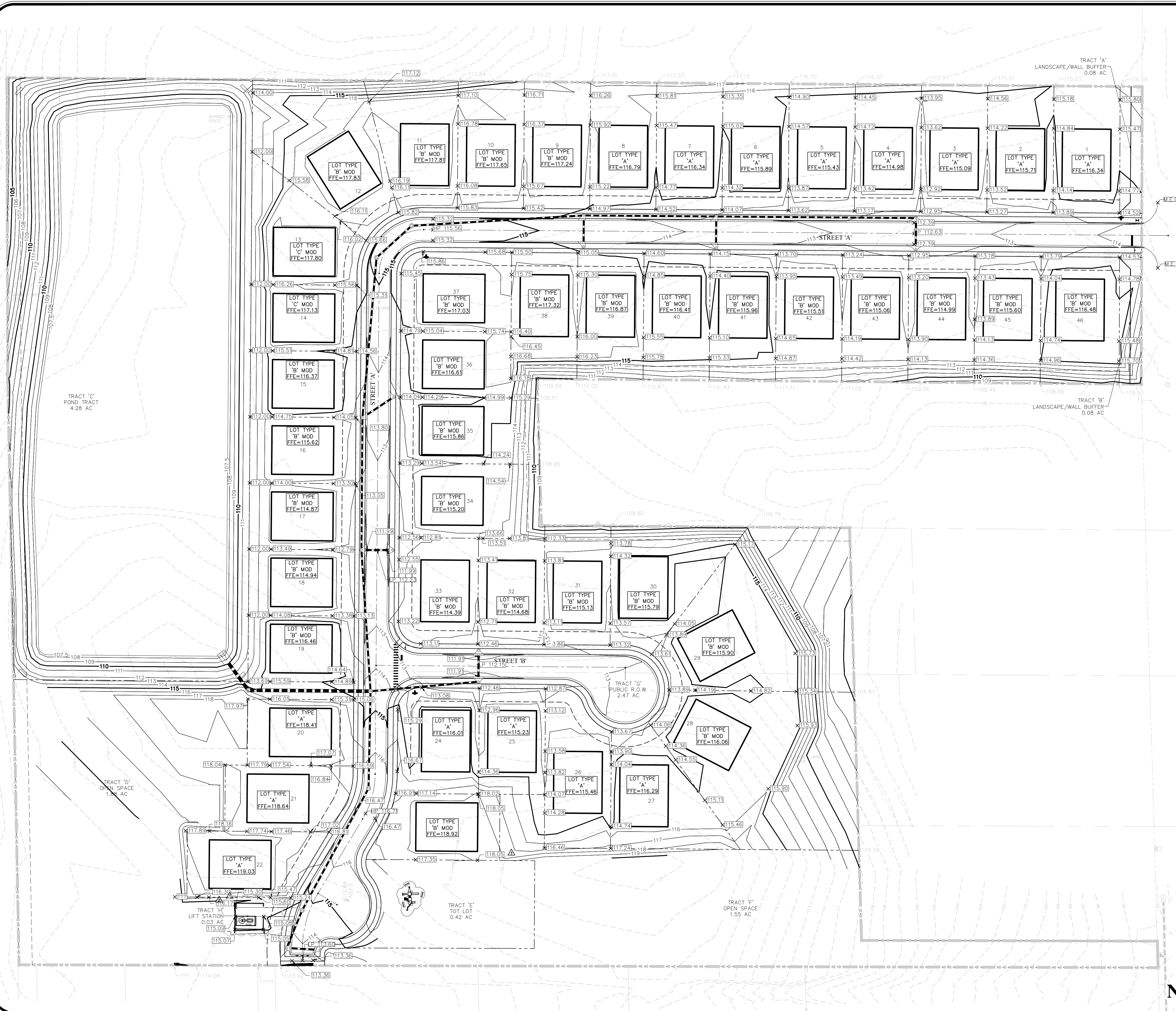
- LIFT STATION NOTES:**
1. LIFT STATION TRACT WAS ADDED TO SITE, WEST OF LOT 22.
 2. FORCE MAIN WAS ADDED TO CONNECT WITH RIVERA HILLS 12" FORCE MAIN STUB OUT, WHICH IS LOCATED ON EASTERN ENTRANCE OF RIVERA HILLS.



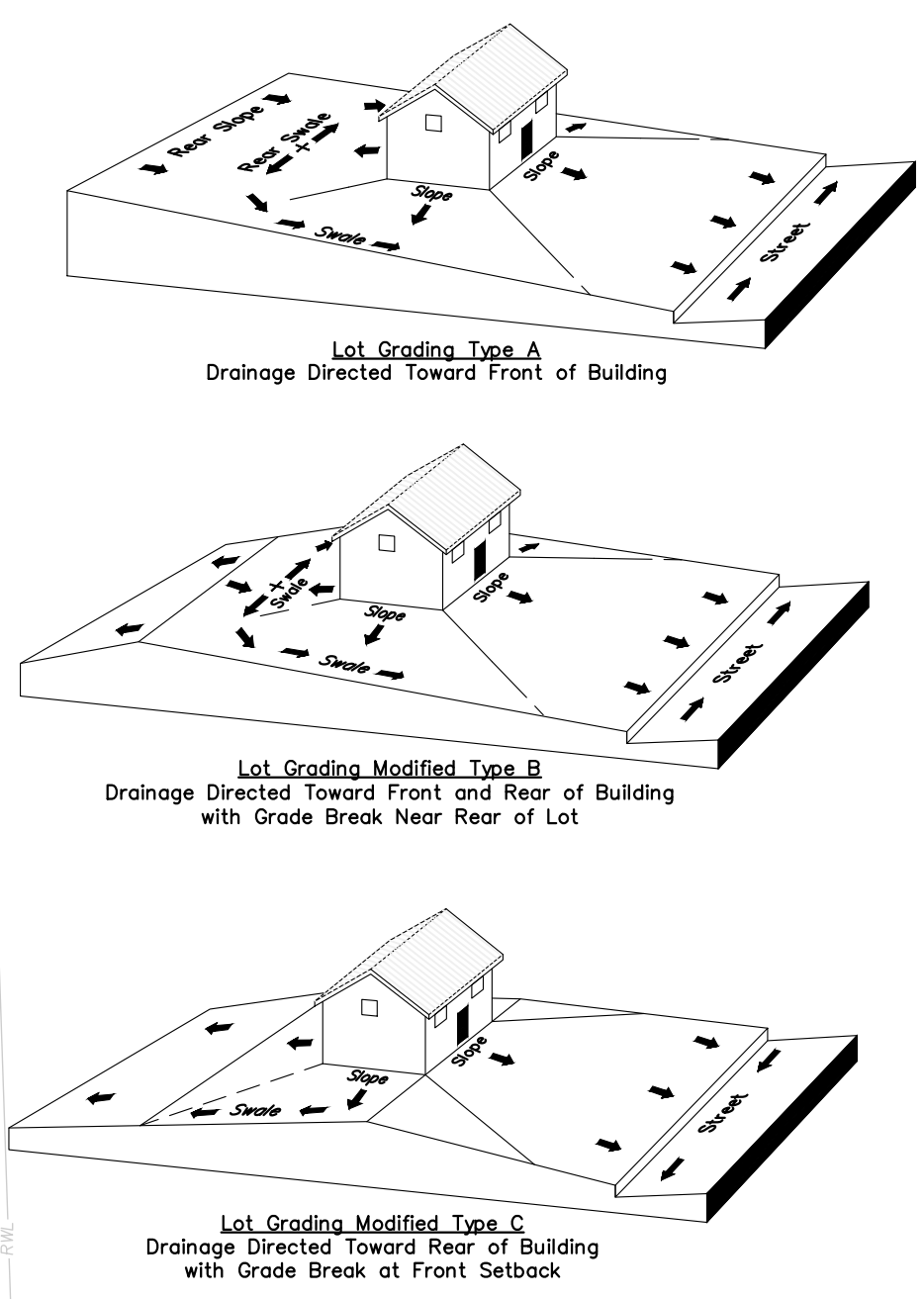
SHEET 11 OF 22
NOT FOR CONSTRUCTION

CIVIL ENGINEERING I LAND PLANNING			
APPIAN ENGINEERING LLC.			
APPIANFL.COM • 407.960.5868			
2231 Las Ruas, Suite 27, Winter Park, Florida, 32789			
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1474			
UTILITY PLAN - OVERALL		NOTTINGHAM SUBDIVISION CITY OF APOKA, FLORIDA	
SCALE	DRAWN	DESIGNED	CHECKED
1" = 50'	B. KILLELA	J. PALM	L. CLASON
PROJECT	KWN-004	SHEET	C4.1
DATE	3/9/2021		
3/9/21			

P:\PROJECT DRAWINGS\KWN-004 Penkan Subdivision Drawings\CAD Civil3D Layouts\03 PSP\PAVING & GRADING PLAN.dwg Modified: 3/9/2021 By: bkillela



- GRADING NOTES:**
- ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
 - FINISH FLOOR TO BE SET 1" ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
 - ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT FINAL DEVELOPMENT PLAN TO DETERMINE OVEREXCAVATION AREAS.
 - PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
 - A SLOPE STABILITY ANALYSIS FOR AREAS WITH A SLOPE OF 3H:1V SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN IF REQUIRED.
 - CONTRACTOR TO CONSTRUCT ALL FINISHED PADS TO BE 6" BELOW F.F.E.



CIVIL ENGINEERING & LAND PLANNING		NOTTINGHAM SUBDIVISION CITY OF APOPKA, FLORIDA	
APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.	
APPIANFL.COM • 407.960.5868		2221 Las Roca, Suite 27, Winter Park, Florida, 32789	
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1511		DATE	
REV.	DATE	DESCRIPTION	BY
1	03/09/2021	CITY OF APOPKA - COMMENT DATED 03/09/2021	
2	03/15/2021	CITY OF APOPKA - COMMENT DATED 03/15/2021	
3	03/17/2021	CITY OF APOPKA - COMMENT DATED 03/17/2021	

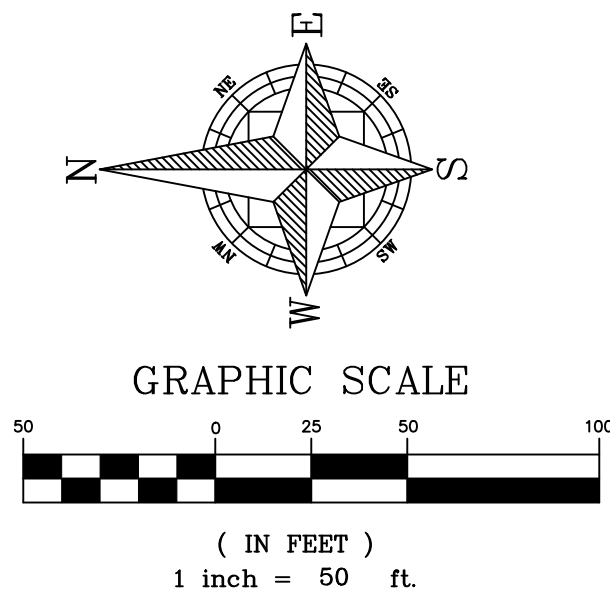
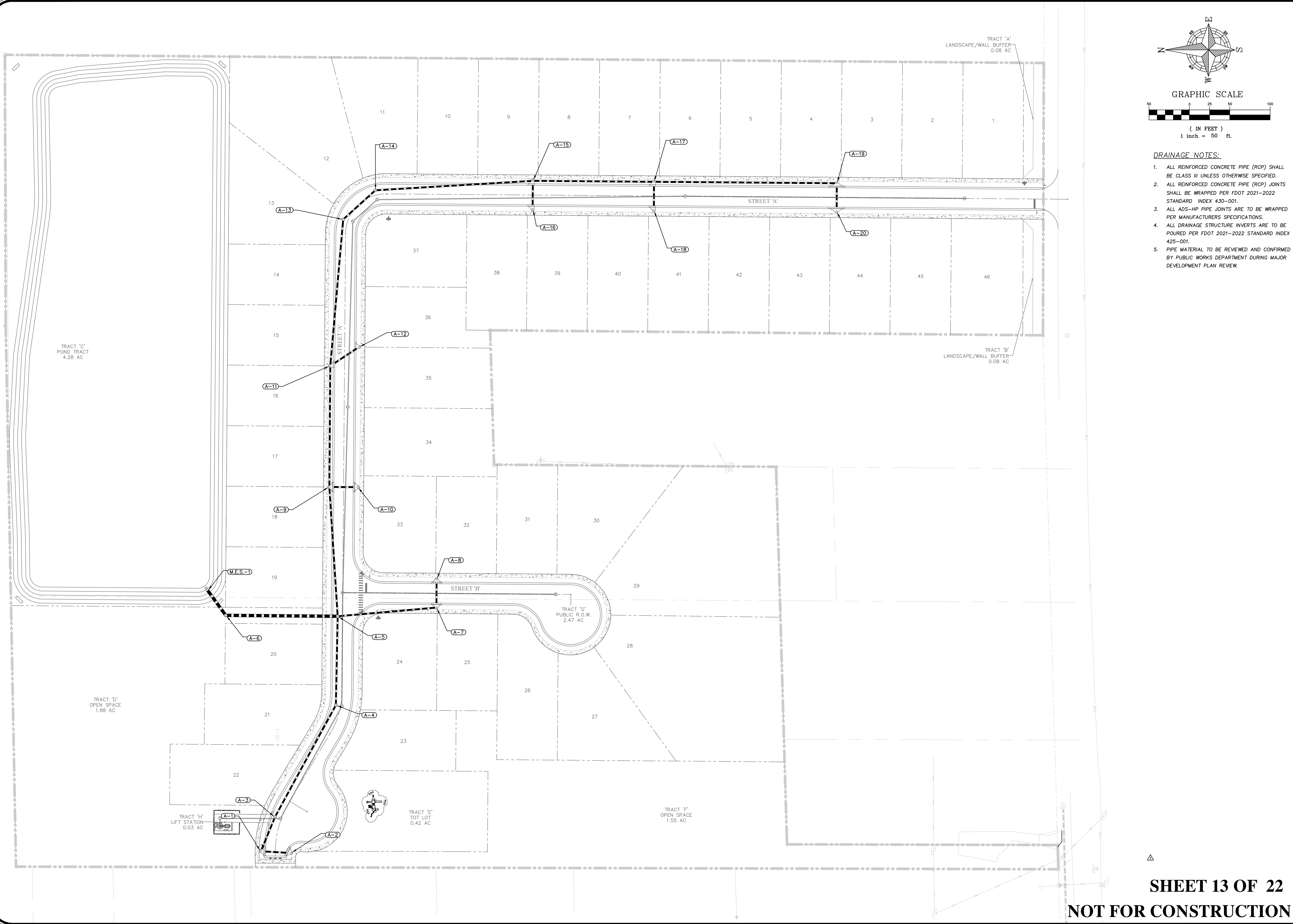
SCALE	1" = 50'
DRAWN:	B. KILLELA
DESIGNED:	J. PALM
CHECKED:	L. CLASON
DATE:	3/9/2021
PROJECT	KWN-004
SHEET	C5.0

SHEET 12 OF 22
NOT FOR CONSTRUCTION

3/9/21

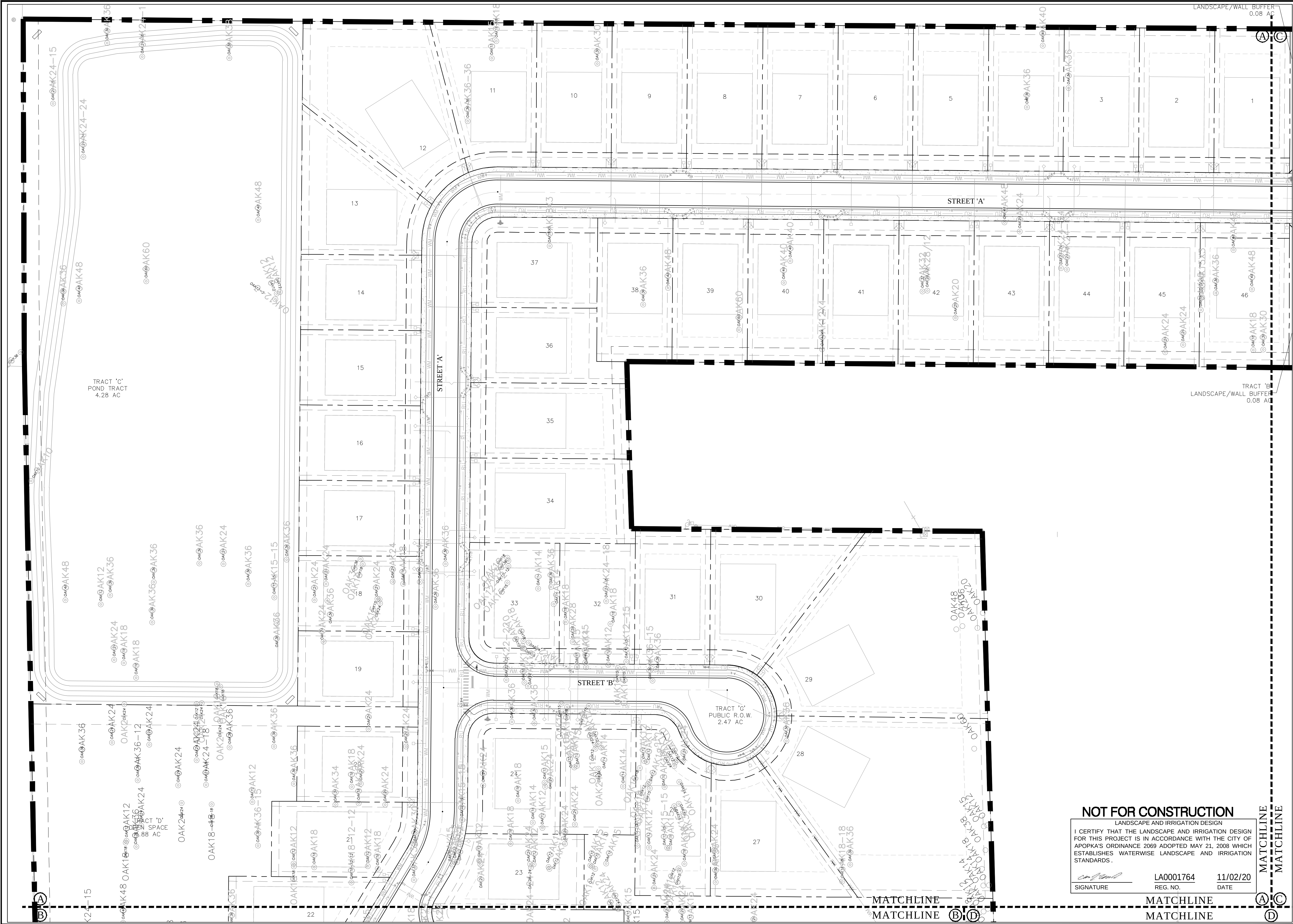
147

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- DRAINAGE NOTES:**
1. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
 2. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2021-2022 STANDARD INDEX 430-001.
 3. ALL ADS-HP PIPE JOINTS ARE TO BE WRAPPED PER MANUFACTURERS SPECIFICATIONS.
 4. ALL DRAINAGE STRUCTURE INVERTS ARE TO BE POURED PER FDOT 2021-2022 STANDARD INDEX 425-001.
 5. PIPE MATERIAL TO BE REVIEWED AND CONFIRMED BY PUBLIC WORKS DEPARTMENT DURING MAJOR DEVELOPMENT PLAN REVIEW.

	SCALE	1" = 50'
	PROJECT	KWN-004
	CHECKED	L. CLASON
	DATE	3/9/21
	SHEET	C5.1
	NOT FOR CONSTRUCTION	
DRAINAGE PLAN		
NOTTINGHAM SUBDIVISION CITY OF APOKA, FLORIDA		
CIVIL ENGINEERING LAND PLANNING APPLAN ENGINEERING LLC. APPLANFL.COM • 407.960.5868 2231 Lee Road, Suite 27, Winter Park, Florida 32789 STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 1214		
	REV.	DATE DESCRIPTION
	A	03/09/2021 CITY OF APOKA - COMMENT DATED 03/09/2021
	A	03/15/2021 CITY OF APOKA - COMMENT DATED 03/15/2021
	A	03/17/2021 CITY OF APOKA - COMMENT DATED 03/17/2021
	BY	



NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

Carl J. Kelly Jr.
SIGNATURE

LA0001764
REG. NO.

11/02/20
DATE



Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

NOTTINGHAM SUBDIVISION

City of Apopka
Florida

Applan Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA



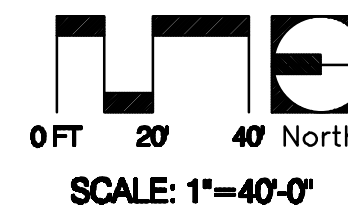
REG.#: 0001764

PROJECT NO.	APP17.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	11/02/20

ISSUED FOR:

01/13/21 City Comments
03/08/21 City Comments

DRAWING SCALE



DRAWING TITLE

**TREE
MITIGATION
PLAN**

DRAWING NUMBER

LS-01

SHEET 14 OF 22



NOTTINGHAM
SUBDIVISION

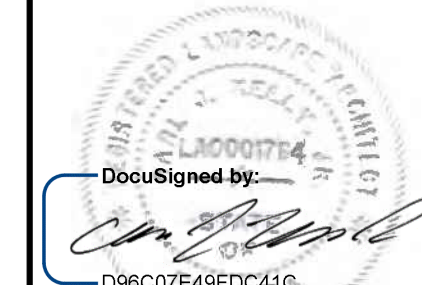
City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT

CARL J. KELLY JR., RLA



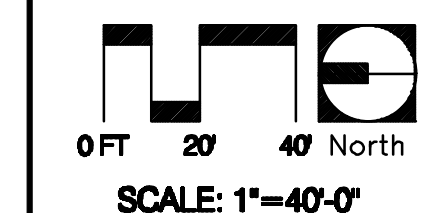
REG.#: 0001764

PROJECT NO.	APP17.0
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	11/02/20

ISSUED FOR:

01/13/21	City Comments
03/08/21	City Comments

DRAWING SCALE



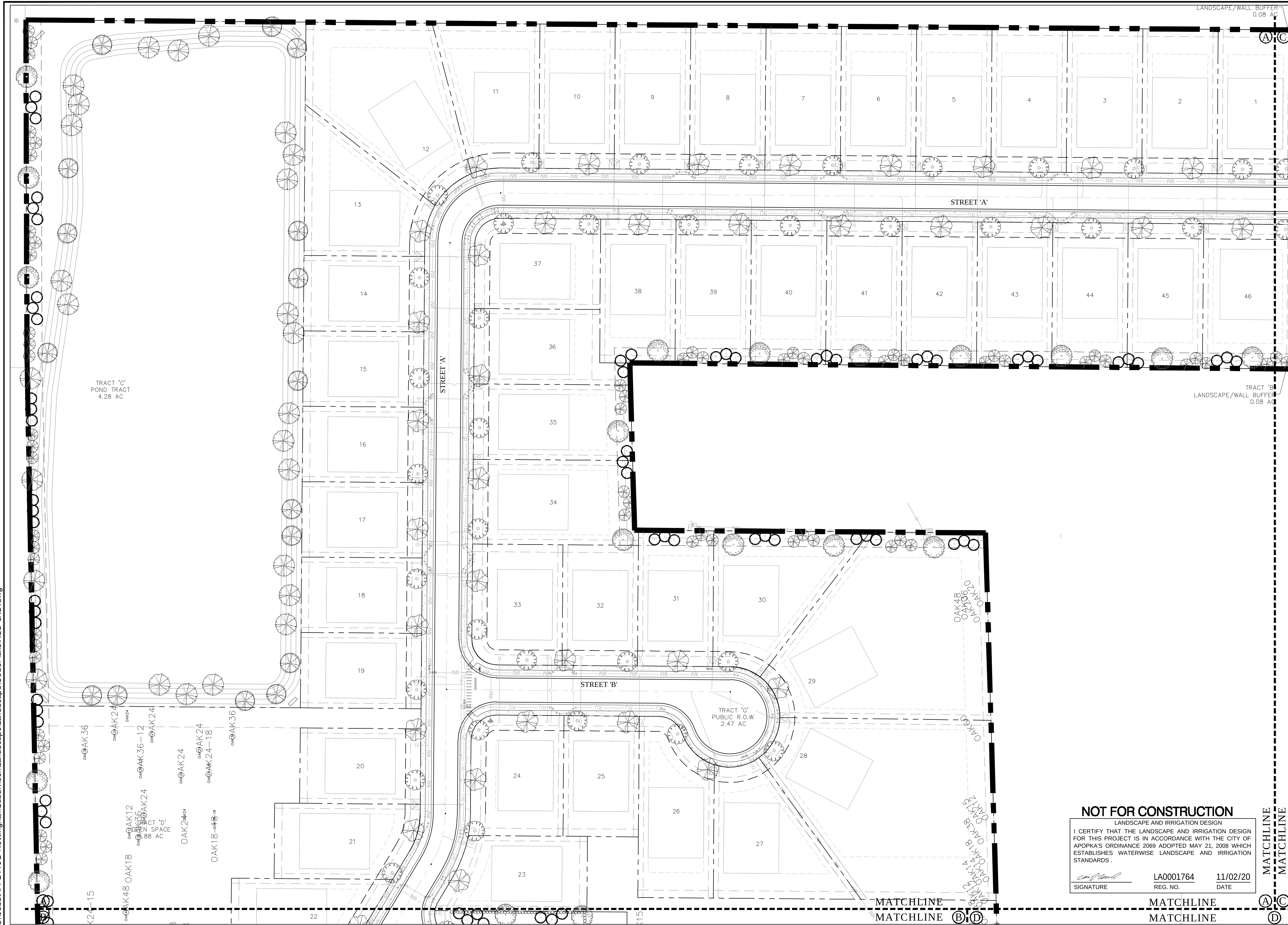
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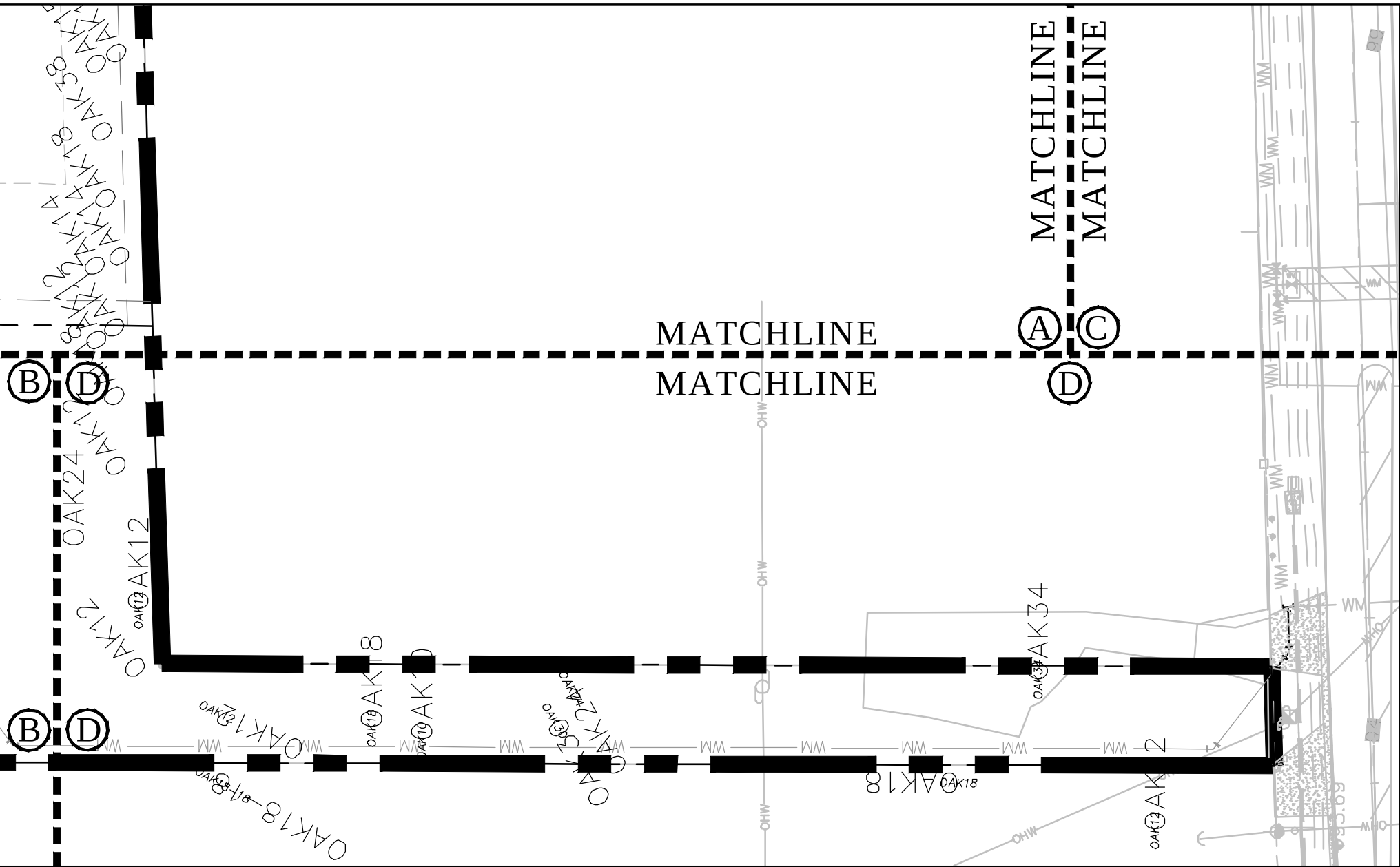
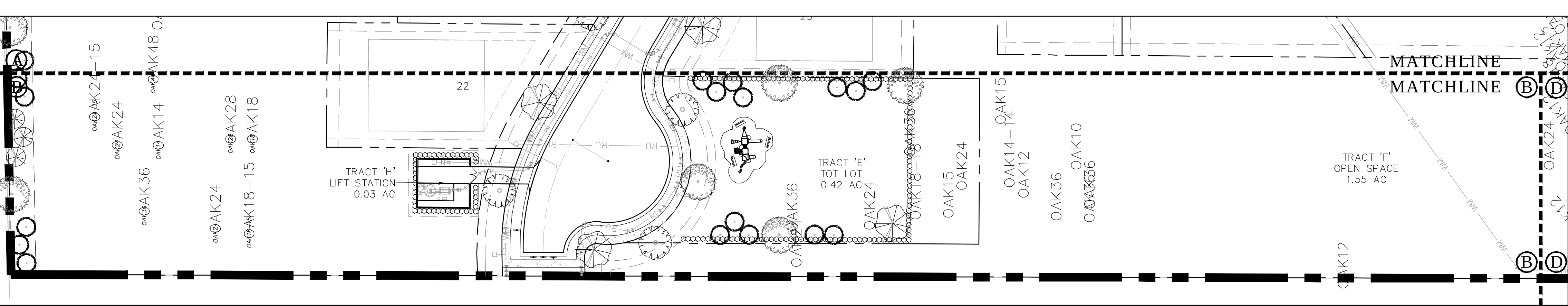
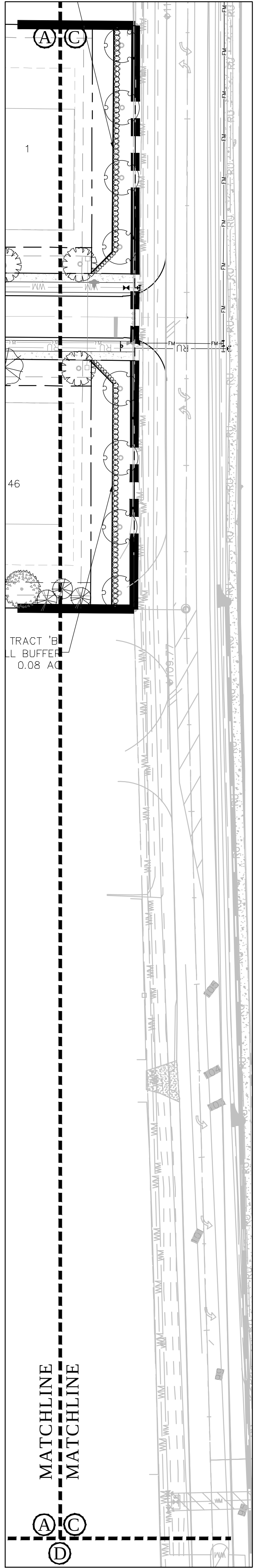
LANDSCAPE
SITE PLAN

DRAWING NUMBER

LS-03

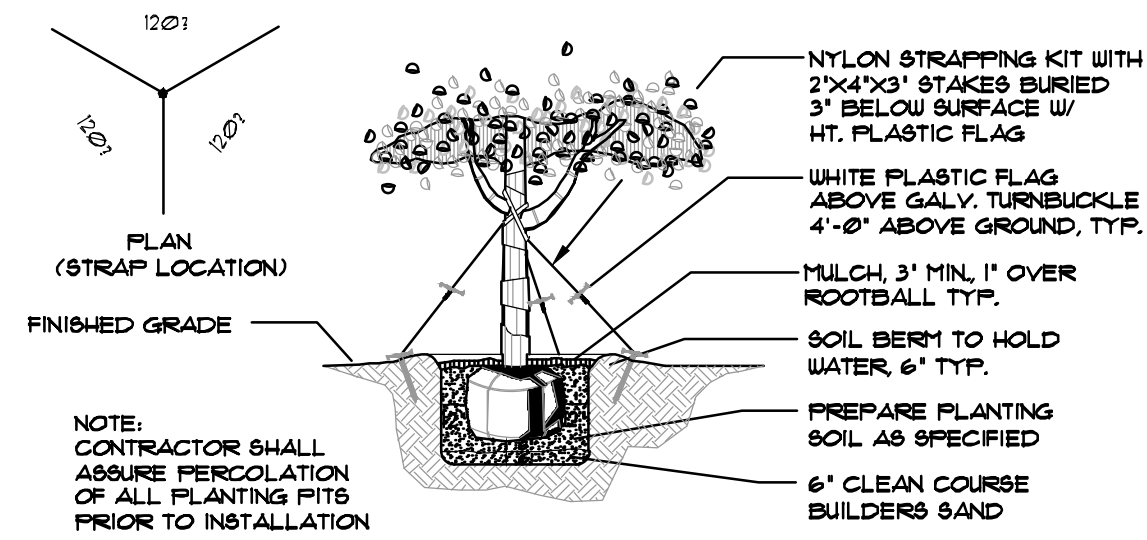
SHEET 16 OF 22





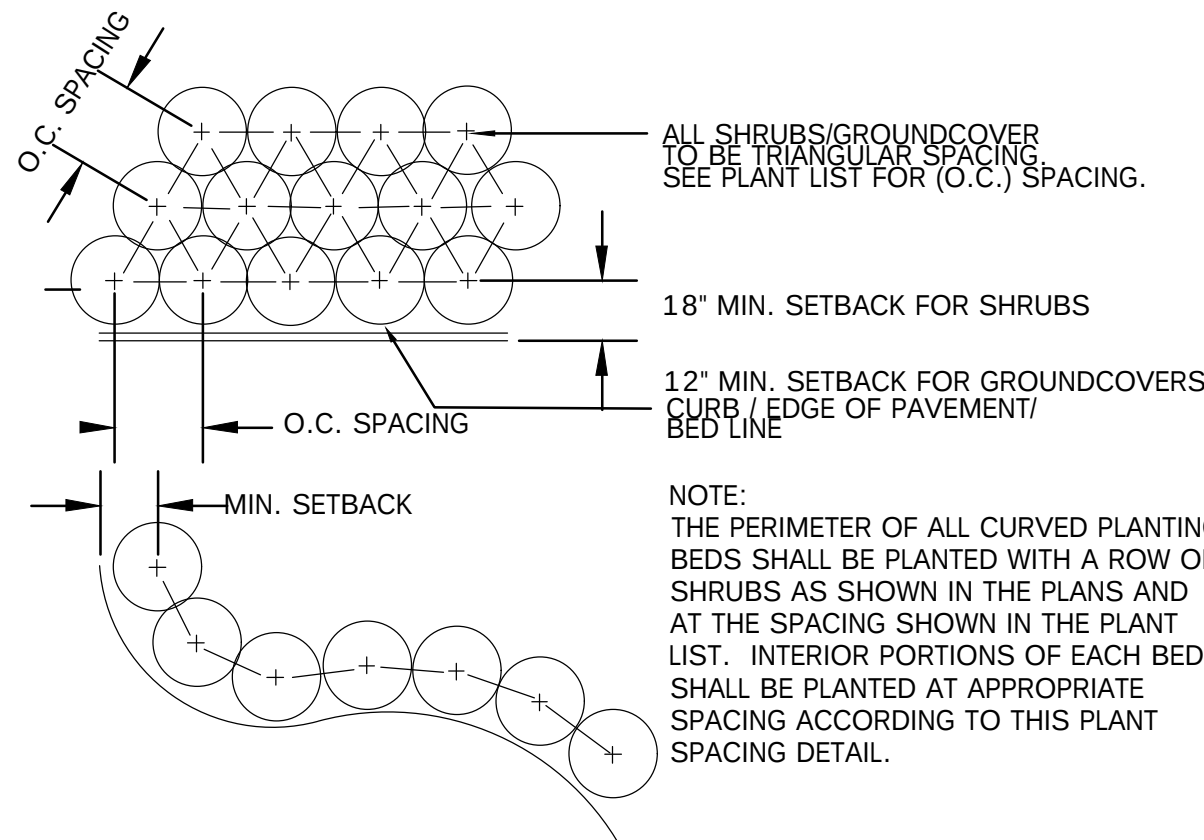
LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA; DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR OWNER'S REPRESENTATIVE, NOT THE LANDSCAPE ARCHITECT, FOR THE NURSERY SELECTION OF PLANT MATERIAL AND TO ENSURE THE HEALTH AND SAFETY OF ALL PLANTS SELECTED.
- CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ETC) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
- ALL TREES ON SITE SHOULD BE INSPECTED ANNUALLY AND AFTER ALL STORM EVENTS TO ENSURE THE HEALTH AND SAFETY OF ALL TREES.
- THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
- ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
- IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLAN SHALL TAKE PRECEDENT.



LARGE TREE DETAIL

Scale: N.T.S. 1 LS-84

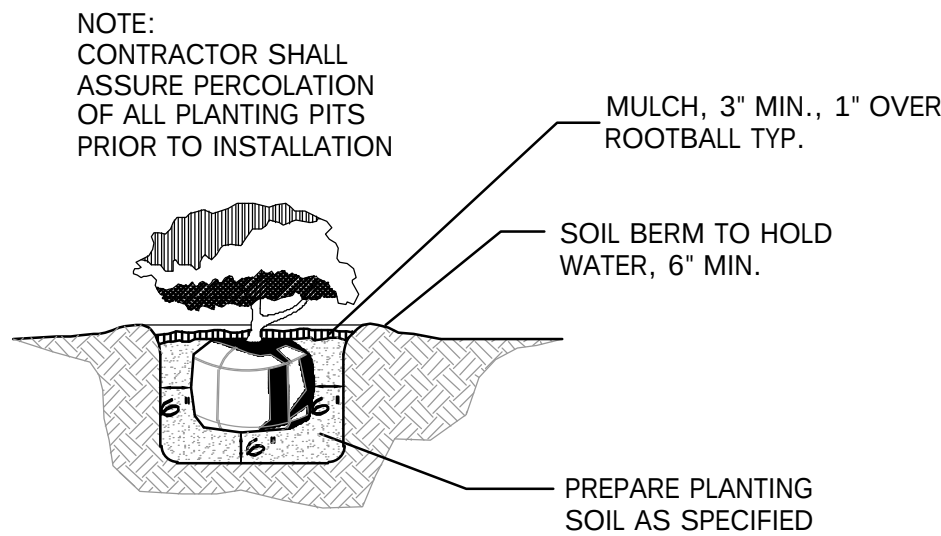


PLANT SPACING DETAIL

Scale: N.T.S. 2 LS-84

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	16	Acer rubrum 'October Glory' TM	'October Glory' Maple	65 gal	3" DBH	15' HT.	
	38	Liquidambar styraciflua	Sweet Gum	65 gal	3" DBH	15' HT.	
	26	Taxodium distichum	Bald Cypress	65 gal	3" DBH	15' HT.	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	78	Pinus elliotti 'Densa'	Slash Pine	65 gal	3" DBH	12' HT.	
	66	Prunus caroliniana	Carolina Laurel Cherry	65 gal	3" DBH	10'-12' HT.	
	22	Quercus virginiana	Southern Live Oak	65 gal	3" DBH	12' HT.	
	41	Quercus virginiana 'Sky Climber'	Sky Climber Southern Live Oak	65 gal	3" DBH	12' HT.	
FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	8	Magnolia grandiflora 'Majestic Beauty' TM	Southern Magnolia	65 gal	3" DBH	10'-12' HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
	18	Carissa macrocarpa 'Emerald Carpet'	Dwarf Natal Plum	3 gal			24" ht. x 18"-24" spd., 24" O.C.
	88	Galphimia glauca	Thryalis	3 gal			24"-30" ht. x 24"-30" spd., 36" O.C.
	171	Viburnum obovatum	Walter's Viburnum	3 gal			24" ht. x 24"-30" spd., 30" O.C.
SOD & MISCELLANEOUS ITEMS							
MULCH		Mini Pine Bark Nuggets					
SOD		Paspalum notatum-Bahia Sod					



SHRUB DETAIL

Scale: N.T.S. 3 LS-84

- COUNTY NOTES:
- STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
 - LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
 - LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
 - IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
 - ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
 - A TREE REPLACEMENT MITIGATION OF \$58,800 IS REQUIRED TO BE PAID PRIOR TO CONSTRUCTION.



Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

NOTTINGHAM SUBDIVISION

City of Apopka
Florida

Applan Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA



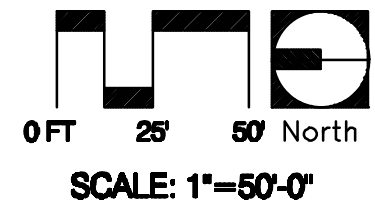
REG.#: 0001764

PROJECT NO. APP17.01
DESIGNED BY CJK
DRAWN BY CJK
CHECKED BY CJK
DATE 11/02/20

ISSUED FOR:

01/13/21 City Comments
03/08/21 City Comments

DRAWING SCALE



DRAWING TITLE

LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-04

SHEET 17 OF 22



Landscape Designs, LLC

- Landscape Architecture
- Site Planning

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PROJECT AND OWNER

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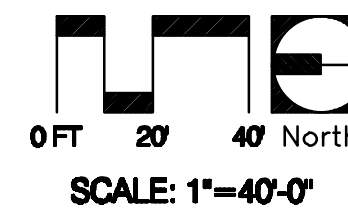
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01/13/21 City Comments
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DRAWING SCALE



DRAWING TITLE

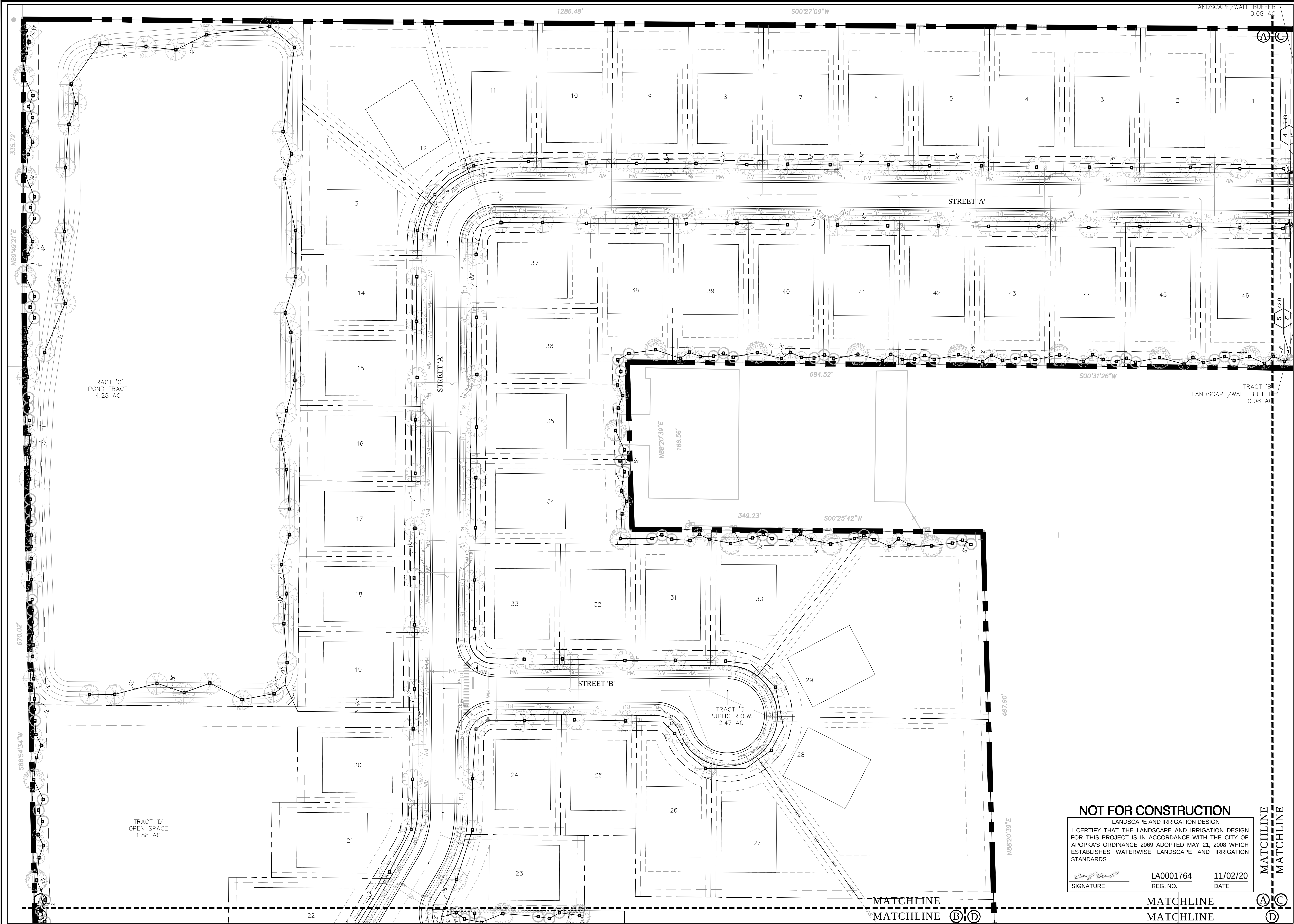
**IRRIGATION
SITE PLAN**

DRAWING NUMBER

IR-01

SHEET **18** OF **22**

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NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN
FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF
APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH
ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION
STANDARDS.

Carl J. Kelly Jr.
SIGNATURE

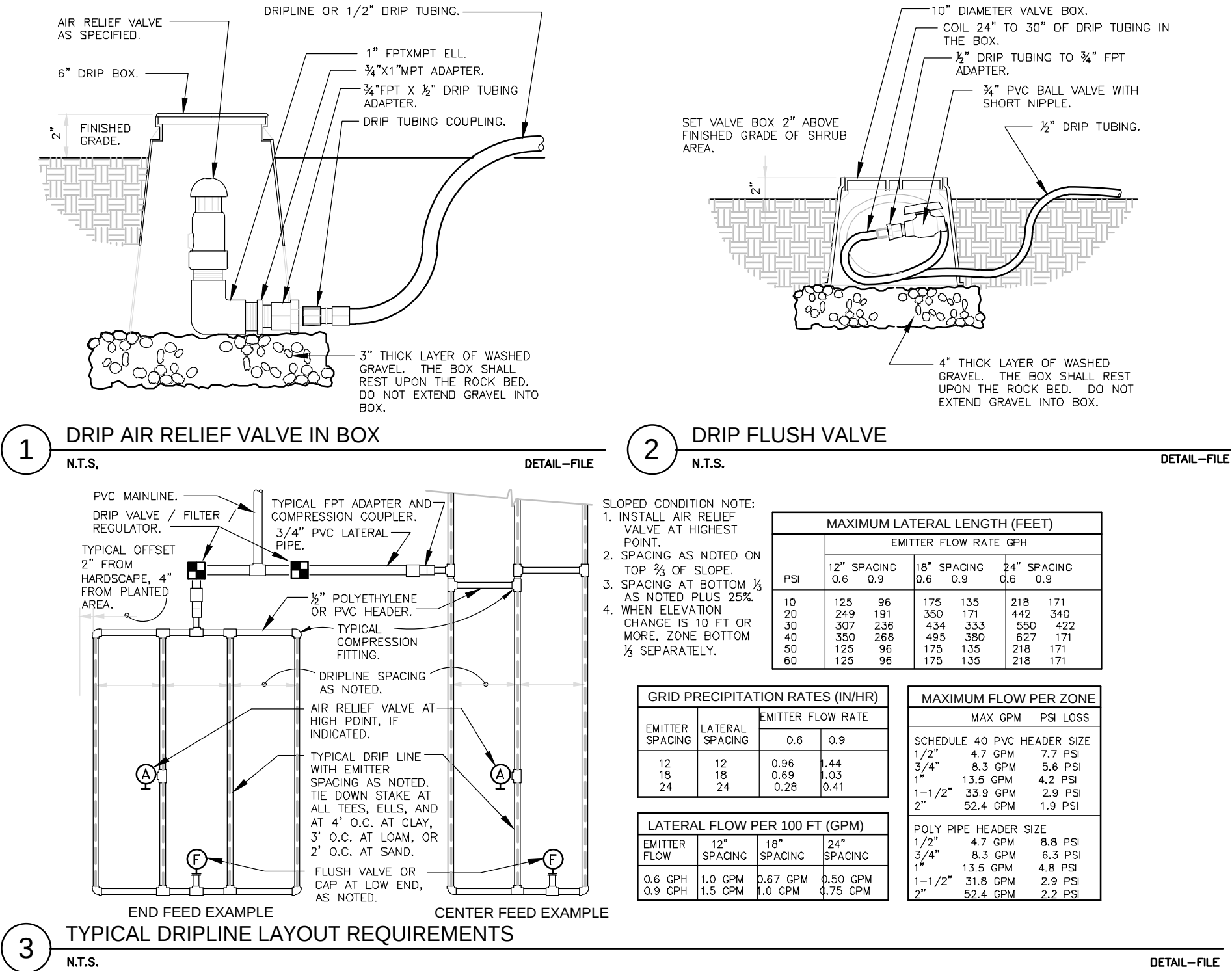
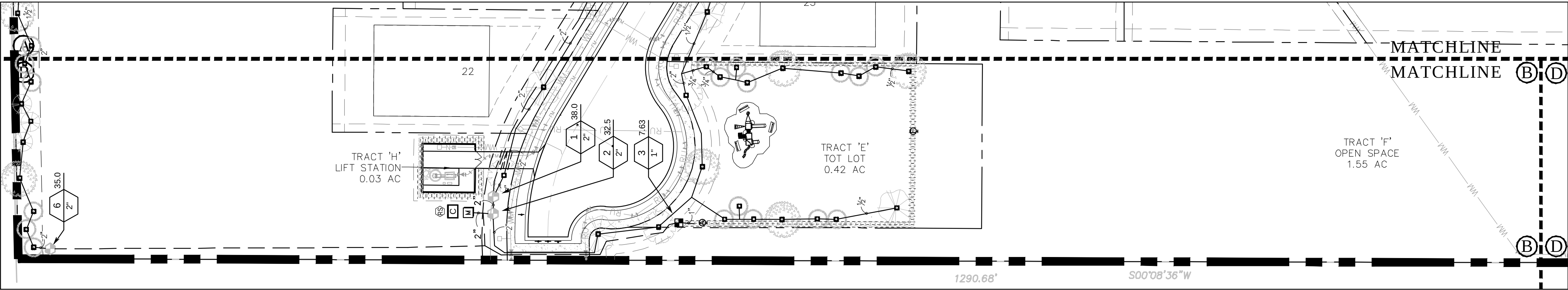
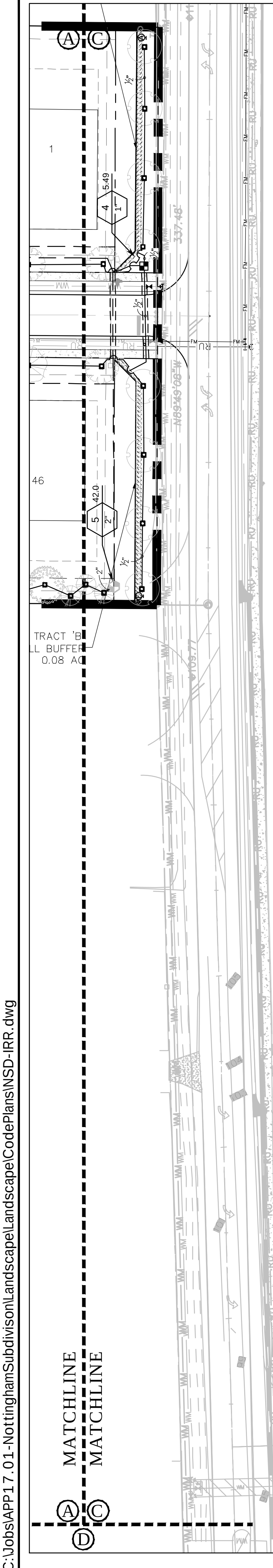
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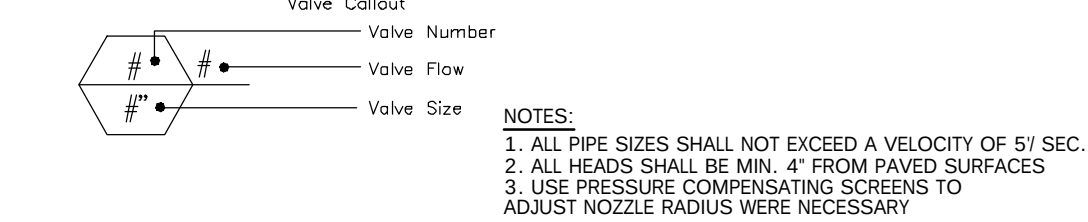
GENERAL NOTES

- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL BEDLINES, SOD LIMITS AND PLANT LOCATIONS.
- ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
- UNLESS SPECIFICALLY STATED IN THE DOCUMENTS, ALL MAINLINE PIPING AND WIRING PASSING UNDER PAVED SURFACES SHALL BE SLEEVED WITH SCH. 40 PVC, SIZED TWO SIZES LARGER THAN THE CONTAINED PIPE, OR 1" OR LARGER AS NEEDED FOR CONTROL WIRING. LATERAL PIPING PASSING UNDER TRAFFIC-BEARING PAVEMENT OF ANY WIDTH, OR UNDER SIDEWALKS 5' IN WIDTH OR GREATER, SHALL BE SLEEVED IN A SIMILAR MANNER. IT SHALL BE ASSUMED THAT ALL SLEEVING IS TO BE PART OF THIS WORK, UNLESS SPECIFICALLY EXCEPTED IN THE DOCUMENTS. ANY NEEDED SLEEVES WHICH ARE UNUSABLE OR CANNOT BE FOUND SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER. ROADWAY/DRIVEWAY SLEEVES ARE SHOWN ON THIS DRAWING. SIDEWALK SLEEVES ARE NOT SHOWN, BUT ARE UNDERSTOOD.
- CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW-VOLTAGE WIRING SHALL BE UF14-1 PVC JACKETED, SINGLE CONDUCTOR CABLE, COLORED RED FOR "HOT" WIRES, WHITE FOR VALVE COMMON, AND BLUE FOR SPARES. A MINIMUM OF TWO OF WHICH SHALL BE RUN FROM THE CONTROLLER LOCATION TO THE FARTHEST ZONE VALVE IN EACH DIRECTION. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPICED ONLY IN VALVE BOXES, USING SPEARS "DRI-SPICE" WIRE CONNECTORS AND SEALANT, OR OTHER WATERPROOF TYPE, IF PRIOR APPROVAL IS OBTAINED.
- ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE PLANT MATERIAL WHERE LOCATED, AND SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND PLANT HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.
- EACH CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED AND HOOKED UP BY THE INSTALLER OR HIS DESIGNATED ELECTRICIAN. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD OR RODS SHALL BE INSTALLED, WHICH PROVIDE A RESISTANCE OF NO GREATER THAN 10 OHMS TO EARTH.
- EACH CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SHUTOFF DEVICE (MINI-CLIK II), WHICH SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBTSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.
- THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS 65 GPM AT 65 PSI
- SIXTY FIVE (65) PSI WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY 65 PSI WATER PRESSURE IS AVAILABLE AT EACH POC LOCATION PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE OWNER IF THE MINIMUM WATER PRESSURE IS NOT AVAILABLE PRIOR TO STARTING THE IRRIGATION INSTALLATION.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.
- THE INSTALLER SHALL BE SUPPLIED BY RECLAIMED WATER. THE WORK SHALL INCLUDE ANY AND ALL MATERIALS AND METHODS REQUIRED FOR THE APPROVED INSTALLATION THEREOF, WHETHER OR NOT SPECIFICALLY INDICATED WHETHER OR NOT SPECIFICALLY INDICATED IN THE DOCUMENTS, INCLUDING THE INSTALLATION OF ANY REQUIRED WARNING SIGNAGE.

ALL IRRIGATION EQUIPMENT MAY BE CHANGED TO APPROVED EQUAL IN HUNTER PRODUCTS

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1482 1481	Rain Bird 1800-1400 Flood Flood Bubbler	295	30	
1481	Rain Bird XZC-100-PRF-BF Drip Control Kit, 1" DV valve, 1" pressure regulating back flush filter.	2		
1481	Rain Bird MDCPPCAP Dripline Flush Valve purple cap in compression fitting coupler.	2		
1481	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" drip valve box.	2		
1481	Area to Receive Dripline Rain Bird LD-06-24 Landscape Dripline with 0.61gph emitters at 24" o.c. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern.	2,862 s.f.		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		
1481	Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	4		
1481	Rain Bird ESP-LXMEF-MP Metal pedestal controller with 8 to 48 stations adjusted modularly in four station increments, with SM4, SM8, and SM12 station modules. Supply number of stations as required for project at one station per valve. With Flow Smart Module flow sensor.	1		
1481	Rain Bird RSD-Bex (2) Rain Sensor, with bracket, extension wire	1		
1481	Water Meter 2" RE-USE METER	1		
1481	Irrigation Lateral Line: PVC Class 160 SDR 26	8,528 l.f.		
1481	Irrigation Mainline: PVC Class 200 SDR 21	2,328 l.f.		
1481	Pipe Sleeve: PVC Schedule 40	121.6 l.f.		

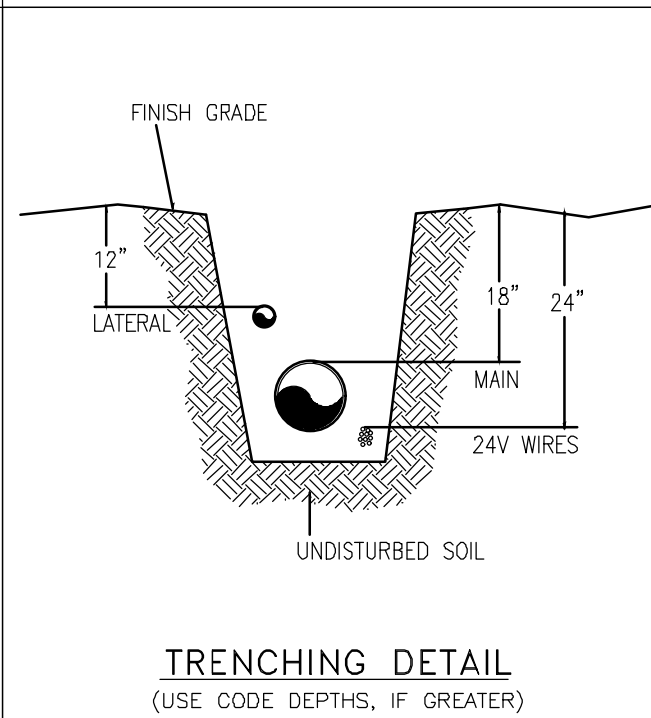
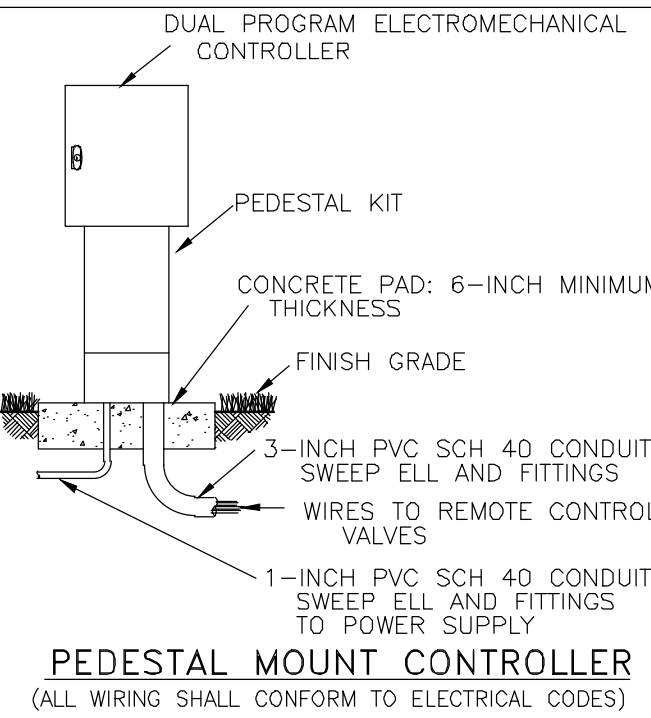
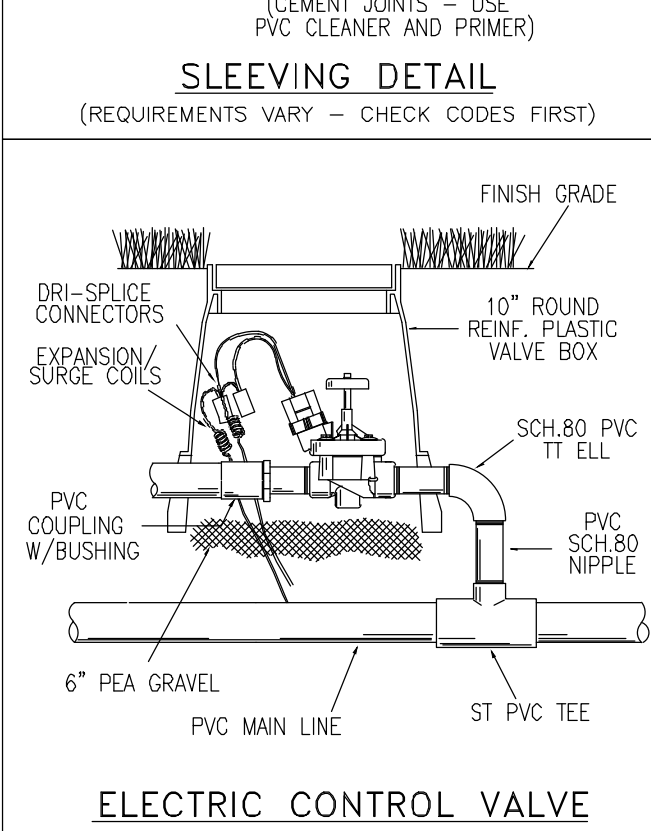
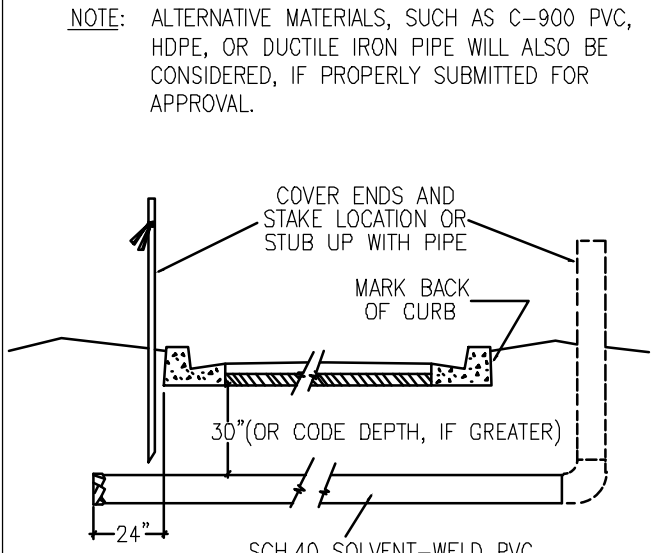
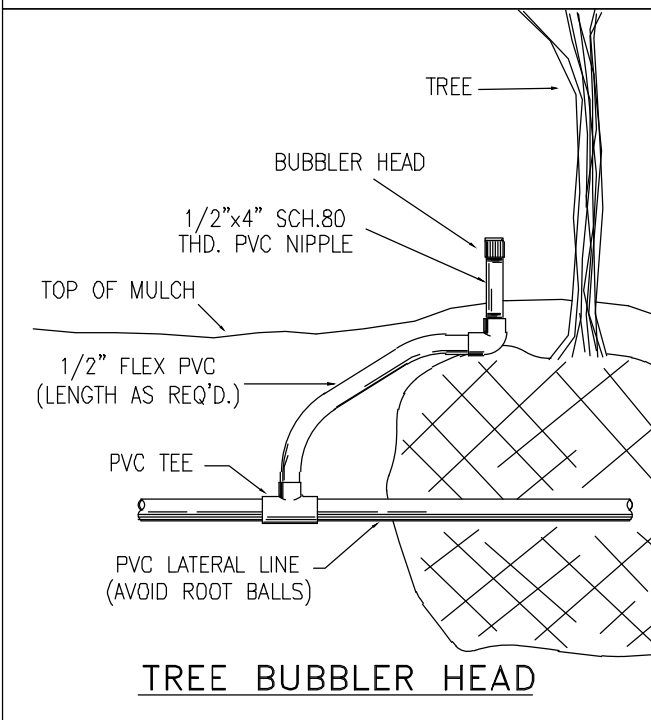
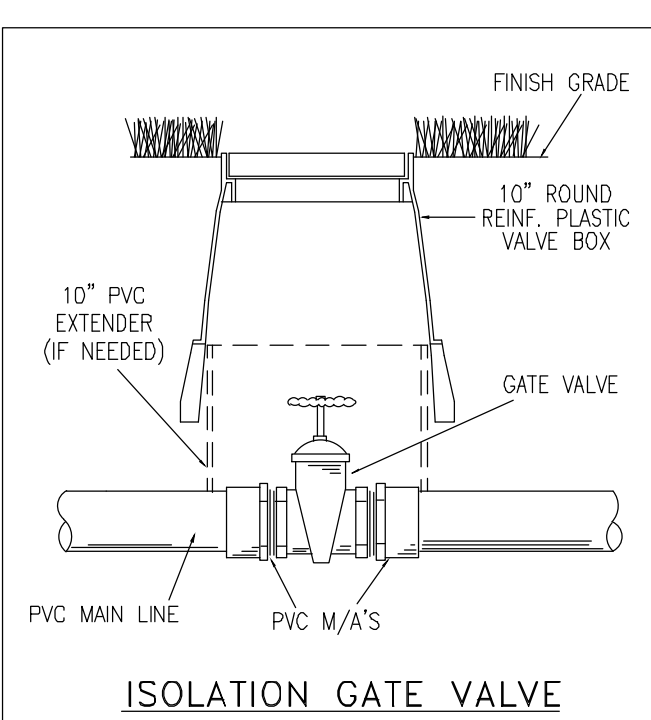


WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	304	101.3
2	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	260	86.7
3	Rain Bird XZC-100-PRF-BF	Area for Dripline	0.54 in/h	1.80	201	1,533	511.0
4	Rain Bird XZC-100-PRF-BF	Area for Dripline	0.54 in/h	1.80	201	1,103	367.5
5	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	336	112
6	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	280	93.3
	TOTALS:				434	3,816	1,272

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PESB-PRS-D	2"	Bubbler	38.00	37.8	65.25		15.32 in/h
2	Rain Bird PESB-PRS-D	2"	Bubbler	32.50	27.4	82.82	83.84	15.32 in/h
3	Rain Bird XZC-100-PRF-BF	1"	Area for Dripline	7.63	167.8	30.17	35.16	0.54 in/h
4	Rain Bird XZC-100-PRF-BF	1"	Area for Dripline	5.49	1,746	32.47	61.93	0.54 in/h
5	Rain Bird PESB-PRS-D	2"	Bubbler	42.00	1,911	52.68		15.32 in/h
6	Rain Bird PESB-PRS-D	2"	Bubbler	35.00	304.5	50.23		15.32 in/h
	Common Wire				2,328			



NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE: *Carl J. Kelly Jr.* REG. NO. LA0001764 DATE: 11/02/20



Landscape Designs, LLC

- Landscape Architecture
- Site Planning

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Oviedo, FL 32765
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PROJECT AND OWNER

NOTTINGHAM SUBDIVISION

City of Apopka
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CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA



REG.#: 0001764

PROJECT NO. APP17.01

DESIGNED BY CJK

DRAWN BY CJK

CHECKED BY CJK

DATE 11/02/20

ISSUED FOR:

01/13/21 City Comments

03/08/21 City Comments

STRUCTURAL DESIGN CRITERIA:

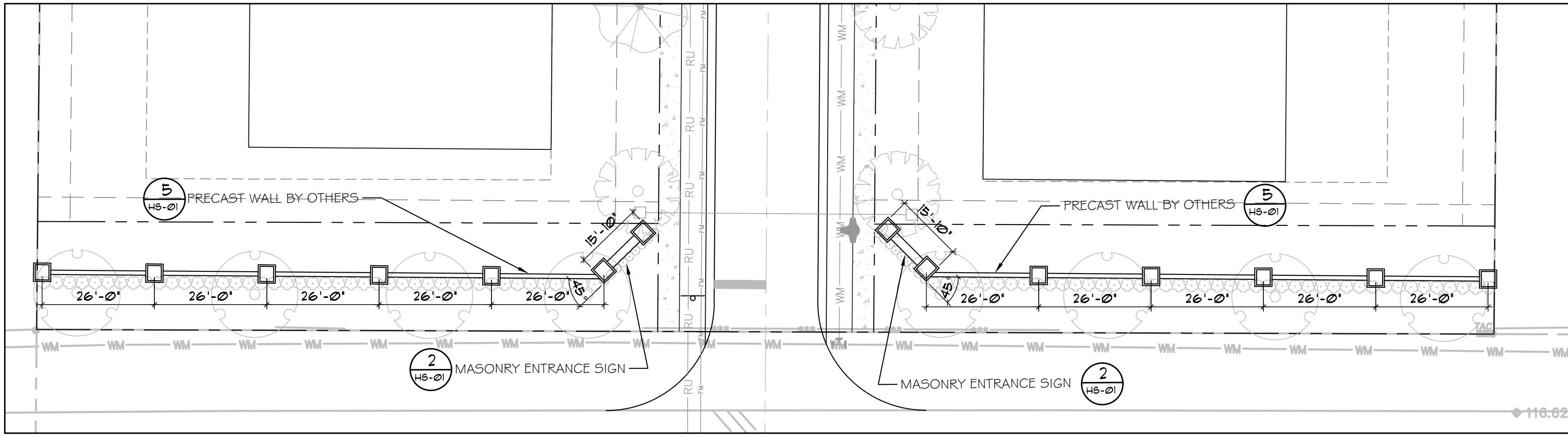
- A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS.
1. FLORIDA BUILDING CODE - 2020 EDITION
 2. ASCE 7-22 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
 3. ACI 318-02, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
 4. ACI 530-09, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
 5. AISI SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, A.S.D., NINTH EDITION.
 6. AWS D11 STRUCTURAL WELDING CODE - STEEL.
 7. SPECIFICATIONS FOR ALUMINUM STRUCTURES, FOURTH EDITION.
 8. AWS D12 STRUCTURAL WELDING CODE - ALUMINUM
- B. SUPERIMPOSED DESIGN LOADS:
- LIVE LOADS (MIN): DEAD LOADS:
- GENERAL: 20 PSF DEAD WEIGHT
- WIND LOADS: DESIGN WIND SPEED: 140 MPH
- MEAN ROOF HEIGHT: +15 FEET
- EXPOSURE = B
- STRUCTURE: SIGN, CF=12, G=25
- DESIGN WIND PRESSURE: 22 PSF
- C. FOUNDATIONS:
1. ASSUMED SAFE BEARING PRESSURE = 2,000 PSF.
 2. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN STRUCTURAL FILL PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 95% (ASTM D698 - STANDARD PROCTOR) OF MAX. DRY DENSITY.
 3. CONTRACTOR SHALL PREPARE THE SUBSURFACE SOILS PER THE GEOTECHNICAL REQUIREMENTS STIPULATED IN GEOTECHNICAL REPORT.

- GENERAL:
- A. ALL DIMENSIONS AND PLACEMENTS SPECIFIED WITHIN THIS DRAWING ARE TO BE VERIFIED BY OWNER PRIOR TO INSTALLATION.
- B. ALL ELEVATIONS ARE REFERENCED TO FINISHED GRADE EL. +000.00' ± 0'-0". ALL ELEVATIONS SHOWN ON PLANS ARE REFERENCED TO THIS DATUM UNLESS NOTED.
- C. THE GENERAL CONTRACTOR SHALL FIELD MEASURE ALL DIMENSIONS MARKED (V.I.F.) PRIOR TO FABRICATION OR START OF CONSTRUCTION.
- D. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH WITHOUT THE PRIOR NOTIFICATION OF THE STRUCTURAL ENGINEER.
- E. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OTHER DISCIPLINES FOR ANY ITEMS WHICH EFFECT THE STRUCTURAL DRAWINGS.
- F. TEMPORARY BRACING, GUY WIRES, ETC. SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL CONSTRUCTION LOADS.
- G. INSURE POSITIVE DRAINAGE IN ALL AREAS.
- H. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED WALLS/COLUMNS AND EXISTING UTILITIES.

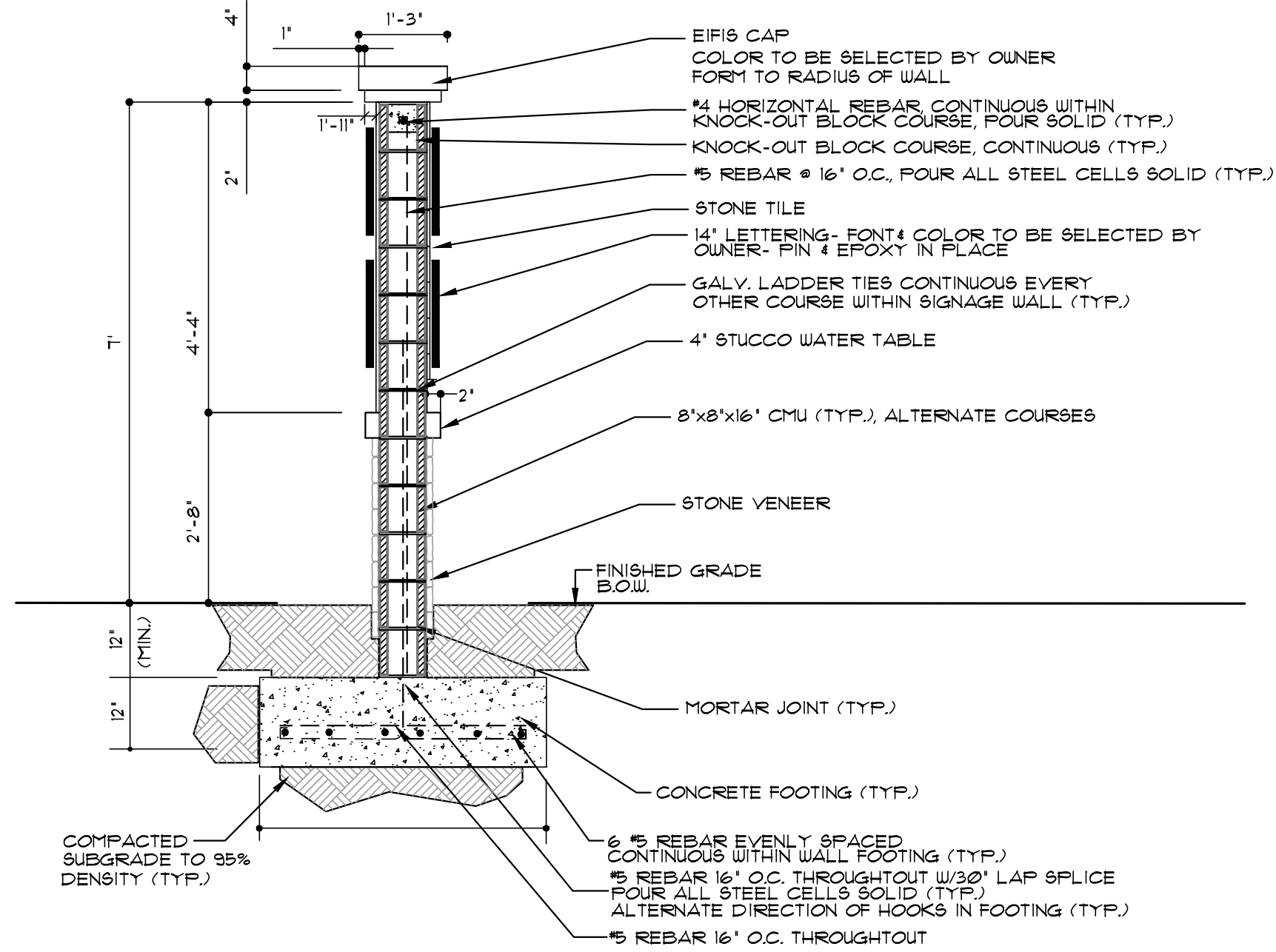
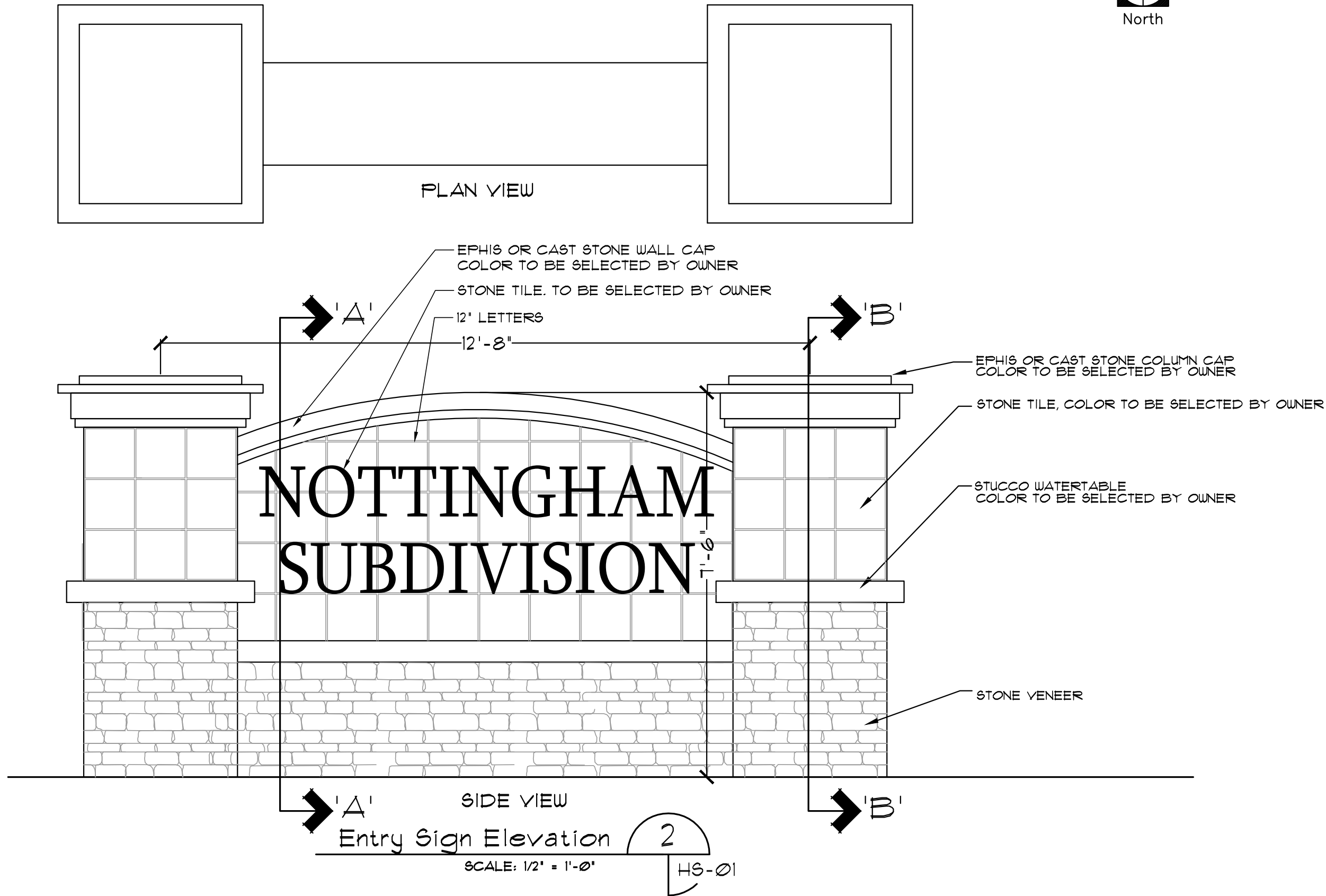
- CAST-IN-PLACE REINFORCED CONCRETE:
- A. ALL CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02/318R-02).
- B. ALL CONCRETE WORK SHALL ALSO CONFORM TO ALL APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- C. MINIMUM 28 DAY COMPRESSIVE STRENGTH:
- CONCRETE WALKS, SIDEWALK BANDING, BENCH FOUNDATIONS AND HANDICAP RAMPS: CLASS I
 - CONCRETE SIDEWALKS SUBSLABS AND INTEGRAL BANDING: CLASS I
 - CONCRETE CURBS, CURBS AND GUTTER, 6" DRIVEWAY BANDING, HEADER CURB AND VALLEY GUTTERS: CLASS I
 - CONCRETE STREET LIGHT POLE AND TRAFFIC POLE BASES, AND TREE GRATE COLLARS: CLASS II
- D. SLUMPS PER F.D.O.T. STANDARD SPECIFICATIONS.
- E. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (6"x6", 21 W.W.F.)
- F. TERMINATE ALL DISCONTINUED TOP BARS WITH 180 DEGREE STANDARD HOOK UNLESS OTHERWISE NOTED.
- G. AT CHANGES IN DIRECTION OF CONCRETE WALLS, STRIP FOOTINGS AND BOND BEAMS, PROVIDE CORNER BARS AT SAME SIZE AND SPACING AS HORIZONTAL STEEL.
- H. METAL EXPANSION CAPS: TO BE FURNISHED WITH ONE END OF EACH DOVEL BAR IN EXPANSION JOINTS. CAPS TO BE A MINIMUM OF 3" IN LENGTH, WITH ONE END CLOSED, TO ALLOW BAR MOVEMENT OF NOT LESS THAN 1 INCH, UNLESS OTHERWISE INDICATED. PLASTIC COATED DOVEL BARS MAY BE USED IF APPROVED BY ENGINEER.
- I. JOINT MATERIAL: JOINT SEALER IS TO BE GRAY SONOLASTIC SL1, MANUFACTURED BY REXNORD CHEMICAL PRODUCTS, INC, MINNEAPOLIS, MN, OR APPROVED EQUAL.
- J. CONTRACTION JOINTS: TO BE PROVIDE TO A DEPTH 1/4 OF CONCRETE THICKNESS, AS FOLLOWED.
1. TOOLED JOINTS:
 2. SAWED JOINTS IF REQUIRED TO BE CUT INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRASED, OR OTHERWISE DAMAGED BY CUTTING ACTION.
 3. CONTRACTION JOINTS ARE TO BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB FOR WALKS, INTERVALS NOT TO EXCEED 10 FEET.
 4. CONTRACTION JOINTS FOR CONCRETE BANDING IN THE STREET AND SIDEWALK SHALL BE AT 10 FOOT INTERVALS (MAX).
- K. CONSTRUCTION JOINTS:
- WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH JOINTS TERMINATE AT EXPANSION JOINTS.
- L. EXPANSION JOINTS:
1. PROVIDE EXPANSION JOINTS BETWEEN ABUTTING CONCRETE CURBS, WALKS, WALLS, COLUMNS, AND OTHER NON YIELDING MATERIALS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS.
 2. FOR CURB AND GUTTER WORK EXPANSION JOINTS SHALL BE PLACED AT EVERY ONE HUNDRED LINEAR FEET.
 3. ALL EXPOSED EXPANSION JOINT MATERIALS SHALL BE RECESSED 1/4 INCH AND SEALED WITH THE JOINT SEALER AS SPECIFIED.

- M. CONCRETE FINISHES:
1. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, SMOOTH THE SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST THE FLOATING TO COMPACT THE SURFACE AND PRODUCE A UNIFORM TEXTURE. THE USE OF ADDITIONAL WATER WILL BE PROHIBITED IN ALL PHASES OF THE FINISHING.
 2. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10 FOOT STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.
 3. WORK EDGES OF GUTTERS, BACK TOP EDGE OF CURB, SCORE LINES AND FORMED JOINTS WITH AN EDGING TOOL, AND ROUND TO 1/2" RADIUS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILING. ELIMINATE ANY TOOL MARKS ON CONCRETE SURFACE.
 4. AFTER COMPLETION OF FLOATING, AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE SURFACE FINISHING AS SPECIFIED ON DETAIL(S).
 5. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS.
- N. GENERAL: CONSTRUCT EXPANSION JOINTS AT THE END OF CURBS, WALLS AND AT 10' MAX. PERPENDICULAR TO SURFACE OF CONCRETE, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

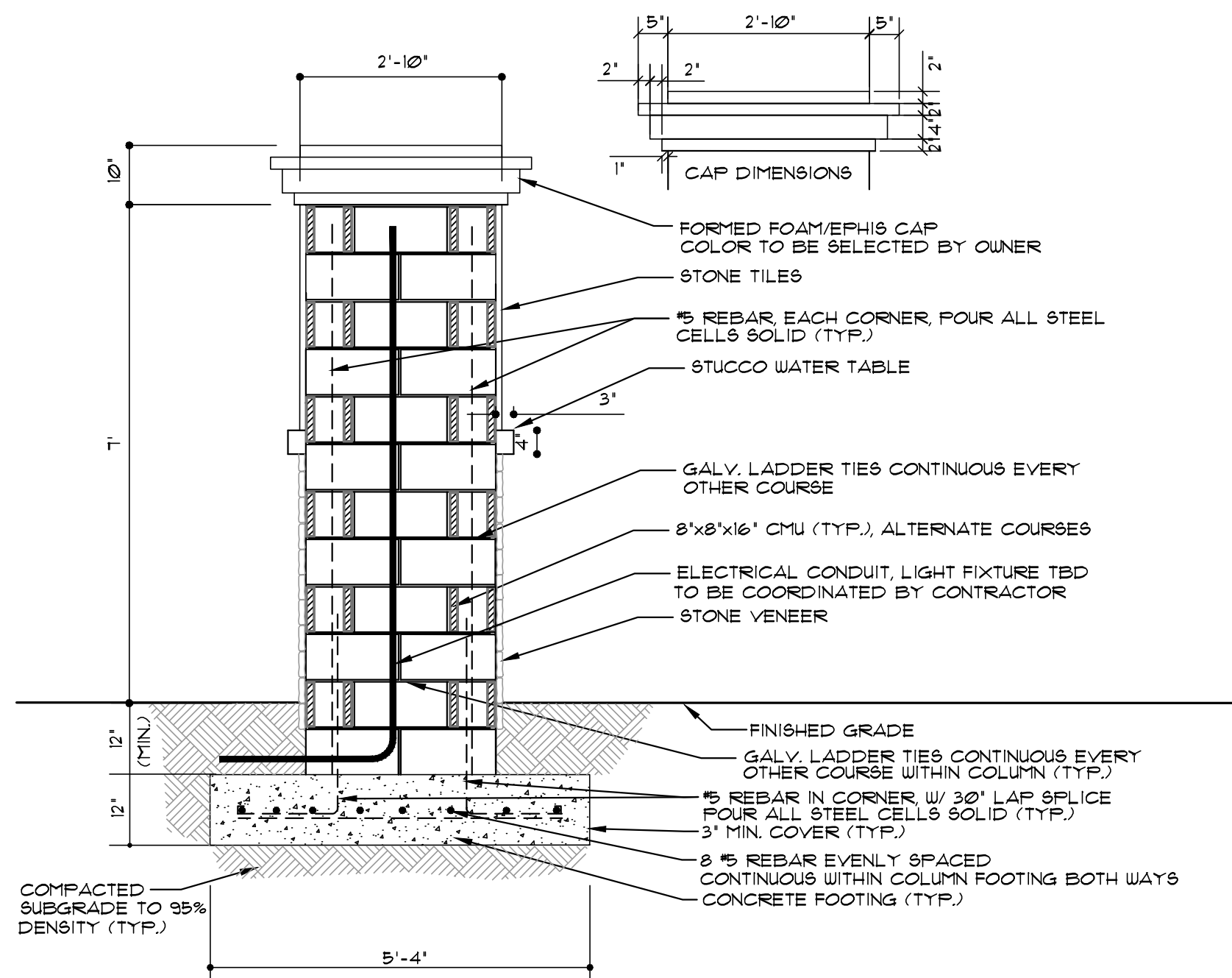
- CONCRETE MASONRY
- A. DESIGN CRITERIA: ACI 530-09/ASCE 5-99, ACI 530.1-99/ASCE 6-99.
- B. HOLLOW UNITS: MIN. 4,000 PSI ± 20 DAYS, MIN. 45% SOLID, ASTM C 90, GRADE N, HIGH STRENGTH BLOCK. NORMAL WEIGHT. f'm ± 2,500 PSI.
- C. MORTAR: ASTM C 210, TYPE S, MIN. 1800 PSI ± 20 DAYS, 3/8" FULL BEDDING, REMOVE MORTAR PROTRUDING INTO CELL CAVITIES TO BE REINFORCED AND GROUTED.
- D. GROUT: ASTM C 416, MIN. 2500 PSI ± 20 DAYS, 3/8" AGGREGATE MAX., 8"-10" SLUMP.
- E. REINFORCEMENT:
1. HORIZONTAL JOINTS: STD. DUR-O-WALL ± 16" O.C. USE PREFABRICATED CORNERS AND TEES ± WALL INTERSECTIONS, OVERLAP DISCONTINUED ENDS AND EXTEND INTO COLUMNS 12" MIN.
 2. VERTICAL AND HORIZONTAL REINFORCEMENT: ASTM 615, GRADE 60, TYP. ± WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND ± WALL ENDS, HOOK TOP OF ALL DISCONTINUED BARS, LAP CONT. REINF. 48 BAR DIA. UNO.
 3. USE BAR SPACERS IN EVERY 4TH COURSE WHERE CELLS ARE TO BE GROUTED.
 4. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL. G. HIGH LIFT GROUTING SHALL BE USED WITH A MAXIMUM FOUR OF 12"-0" IN 4" MAX. LIFTS WITH ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT. VERTICAL CORES TO BE FILLED WITH GROUT 93% MIN. H. HAVE EXPANSION CLEAR DIMENSION OF 3"x3" MIN. H. HAVE EXPANSION ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.



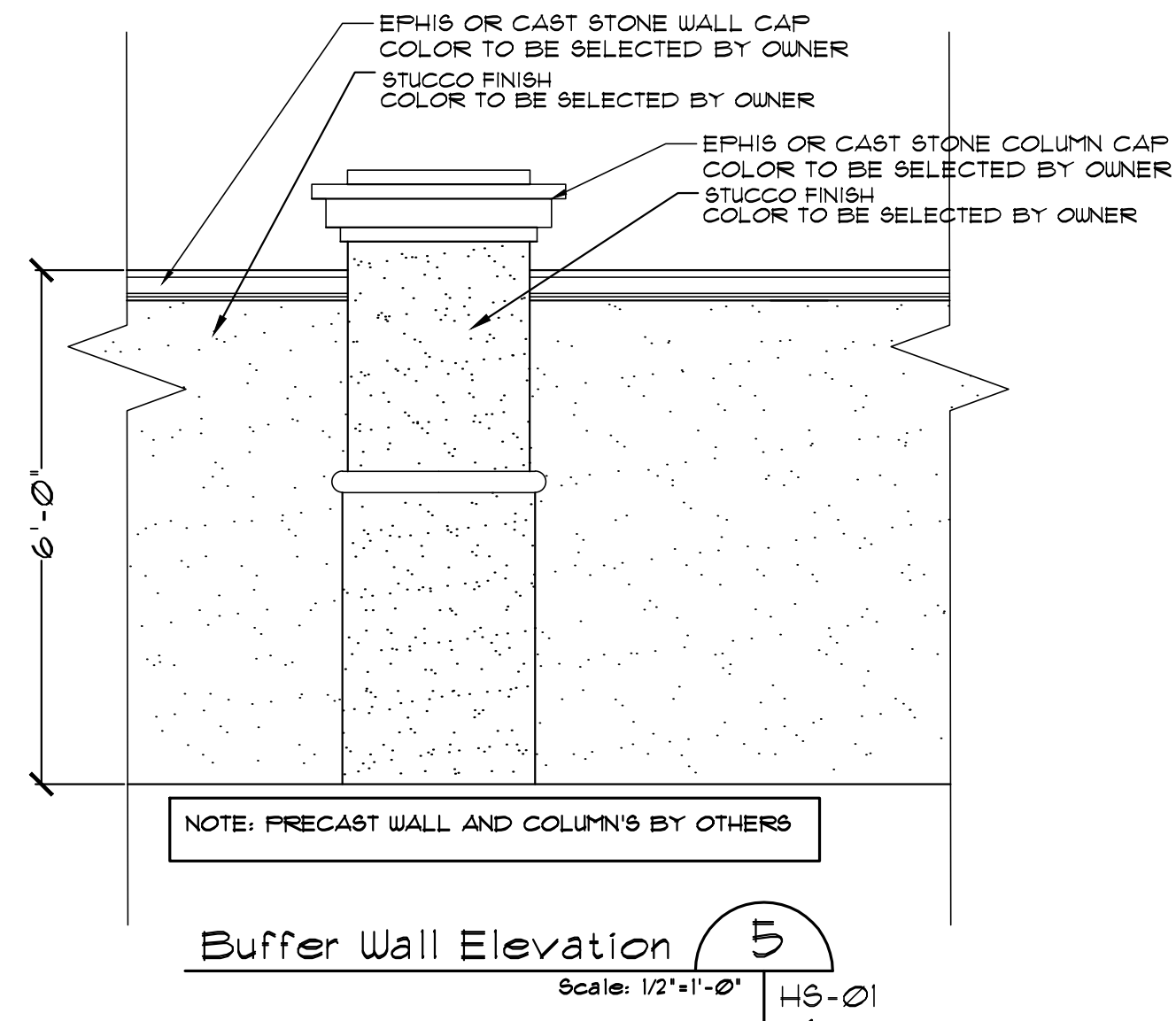
RESIDENTIAL ENTRANCE DETAIL 1
Scale: 1"=20' HS-01



Entry Sign (Section 'A'-A') 3
Scale: 1/2" = 1'-0" HS-01



Decorative Column (Section 'B'-B') 4
Scale: 1/2"=1'-0" HS-01



Buffer Wall Elevation 5
Scale: 1/2"=1'-0" HS-01



Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

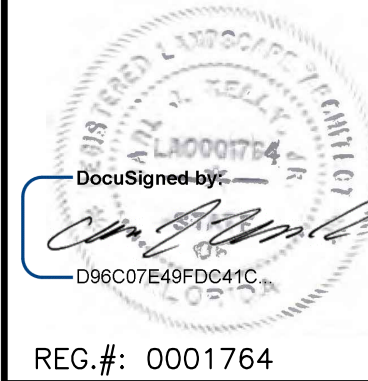
PROJECT AND OWNER
NOTTINGHAM SUBDIVISION

City of Apopka
Florida

Applan Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA



REG.#: 0001764

PROJECT NO. APP17.01
DESIGNED BY CJK
DRAWN BY CJK
CHECKED BY CJK
DATE 11/02/20

ISSUED FOR:

DRAWING SCALE

SCALE: AS SHOWN

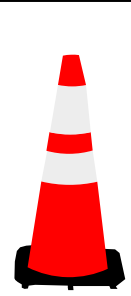
DRAWING TITLE

HARDSCAPE DETAILS

DRAWING NUMBER

HS-01

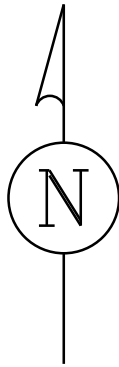
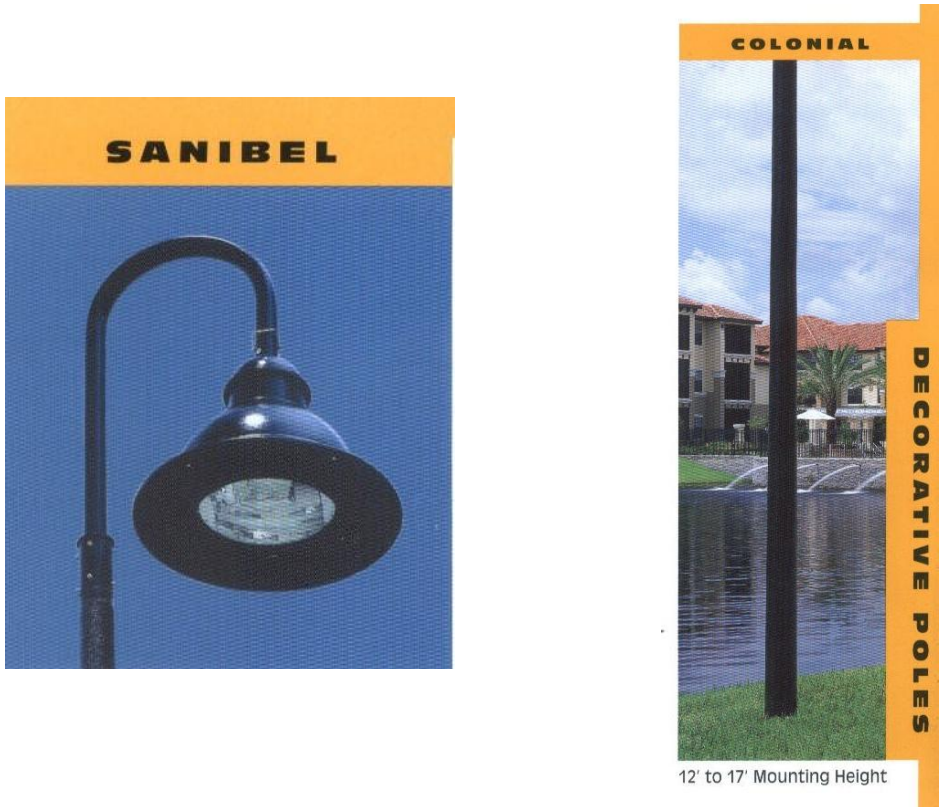
SHEET 20 OF 22



REMEMBER: Work zone area conditions may have changed for this job! Everyone is responsible for verifying the above safety information is correct prior to any work being performed each day.



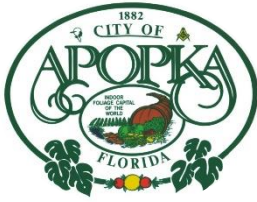
2



Work Order Number	N/A
Customer/Contact	BRIAN KILLELA
Contact Phone	407-960-568 x103
Job Site Address	3400 W PONKAN RD
City	AOPKA
County	ORANGE
State, Zip	FL, 32712
Designer	GERALD ROOKS
Designer Phone	407-942-9392

Circuit ID	M563
Primary Voltage	7.2
Permit Required	Yes___ No___
Permit Type/No.	_____
Permit Type/No. 2	_____
Permit Type/No. 3	_____
Permit Type/No. 4	_____

DATE OF PLAT OR MAP: DECEMBER 7, 2020
ARON D. BISHMAN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER LS 5668



CITY OF APOPKA PLANNING COMMISSION

☐	PUBLIC HEARING	MEETING OF:	April 13, 2021
☐	SITE PLAN	FROM:	Community Development
☐	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒	OTHER: Plat		Plat

<u>SUBJECT & REQUEST:</u>	RECOMMEND APPROVAL OF THE RAMJIT ESTATE SUBDIVISION PLAT
--------------------------------------	---

SUMMARY:

OWNERS:	Ramjit Bhoodram Life Estate, Ramjit Ethl R Life Estate
APPLICANT:	True Engineering & Consulting Group, c/o Amr T. Gawad, P.E.
LOCATION:	2378 Marden Road
PARCEL ID NUMBER:	20-21-28-0000-00-022
EXISTING USE:	Vacant
FLUM DESIGNATION:	Residential Low (0-5 du/ac)
CURRENT ZONING:	RSF-1B (Residential Single-Family – Large Lot)
PROPOSED DEVELOPMENT:	3 single family homes
TRACT SIZE:	4.98 acres +/-

RECOMMENDED ACTION:

Recommend approval of the Ramjit Estates subdivision Plat.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	“County” A-1	Vacant
East (City)	“City”	“City” AG	Dewar nursery
South (County)	“County” Rural	“County” A-1	Single-family residence
West (County)	“County” Rural	“County” A-1	Vacant

PROJECT SUMMARY: The applicant has submitted a Plat for consideration for 3 single-family units on an estimated 4.98 acres. Lots 1 and 2 are proposed at 1.25 acres in size, Lot 3 is proposed at 2.48 acres in size. There is an existing manufactured home on the proposed Lot 3. Single-family residences are proposed for construction on Lots 1 and 2.

ACCESS: Each lot will be accessed via Marden Road.

STORMWATER: Stormwater swales will be constructed on Lots 1 and 2.

SCHOOL CAPACITY REPORT: School concurrency is applicable per Orange County Public Schools as the project will generate more than one student.

ORANGE COUNTY NOTIFICATION: Orange County was notified at the time of the plat submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

April 13, 2021 - Planning Commission, 5:30 pm

May 5, 2021 - City Council, 1:30 pm

RECOMMENDATION ACTION:

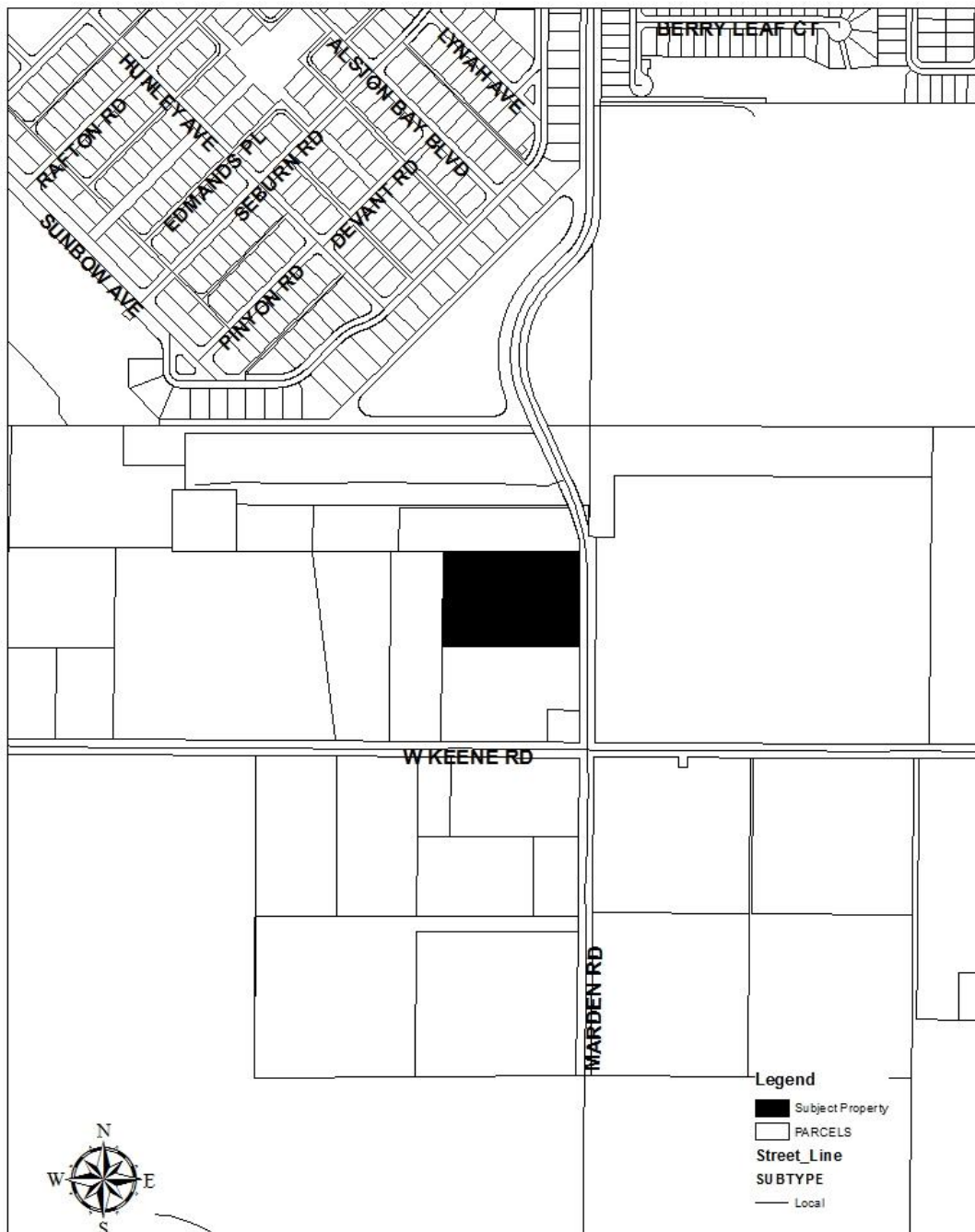
Development Review Committee: Finds the plat to be consistent with the Land Development Code.

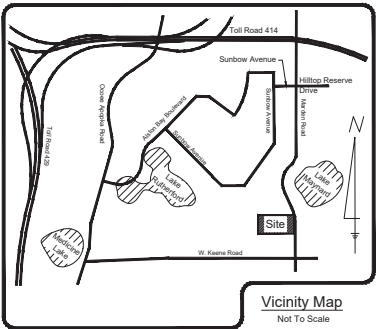
Recommended Motion: Find the Plat consistent with the Land Development Code and recommend approval of the Ramjit Estates Plat.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

Project: Ramjit Estates Plat
Location: 2378 Marden Road
Parcel ID#: 20-21-28-0000-00-022

VICINITY MAP



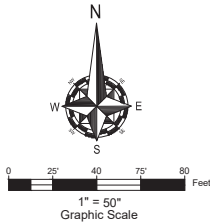


NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVIVED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

RAMJIT ESTATES

LYING IN
SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1



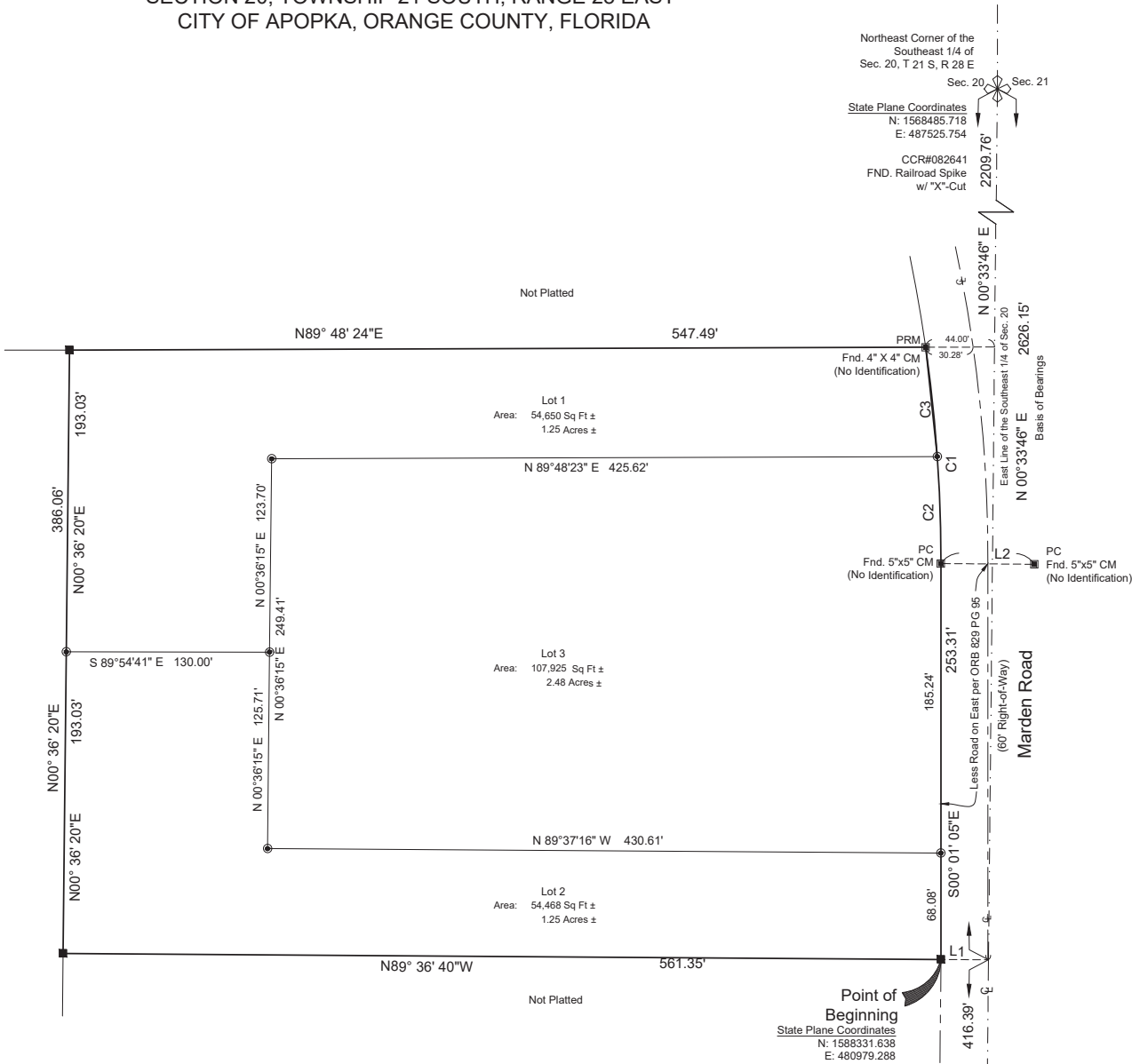
LEGAL DESCRIPTION:

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20 NORTH 00°06'00" EAST, A DISTANCE OF 416.96; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°53'00" WEST, A DISTANCE OF 30.37 FEET A POINT ON THE WEST RIGHT-OF-WAY LINE OF MARDEN ROAD, SAID POINT BEING THE POINT OF BEGINNING;

RUN THENCE NORTH 89°36'00" WEST, A DISTANCE OF 561.35 FEET, THENCE RUN NORTH 00°36'20" EAST, A DISTANCE OF 386.06 FEET; THENCE RUN SOUTH 89°48'24" EAST, A DISTANCE OF 547.49 FEET TO A POINT ON THE AFORESAID WEST RIGHT-OF-WAY LINE OF MARDEN ROAD, SAID POINT BEING A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 966.45 FEET, TOGETHER WITH A CHORD BEARING OF SOUTH 04°00'26" EAST, AND CHORD DISTANCE OF 138.72 FEET, THROUGH A CENTRAL ANGLE OF 08°13'53"; THENCE ALONG SAID CURVE RUN SOUTHERLY 138.84 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°01'05" EAST, A DISTANCE OF 253.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 217,042.96 SQ FT ± OR 4.98 ACRES ±.



Legend-

- SEC. - Section
- FND. - Found
- SQ FT - Square Foot
- N.R. - Non-Radial
- P.I. - Point of Intersection
- R/W - Right-of-Way
- R.P. - Radius Point
- Set Iron Rod & Cap LB# 7623
- Set 4"x4" Concrete Monument With Disk Stamped (P.R.M. - LB# 7623)
- Fnd. Concrete Monument as Denoted on Face of Plat
- CCR - Certified Corner Record
- C.M. - Concrete Monument
- P.R.M. - Permanent Reference Monument

NOTES:

- ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING NORTH 00°33'46" EAST. BASED UPON FLORIDA STATE PLANE COORDINATES, NAD 83 DATUM.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION, SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

C1
R=966.45'
Δ=08°13'53"
L=138.84'
C= S 04°00'26" E
138.72'

C2
R=966.45'
Δ=03°45'42"
L=68.50'
C= S 01°55'20" E
68.49'

C3
R=966.45'
Δ=04°28'10"
L=70.34'
C= S 06°02'16" E
70.33'

L1
N 89°36'40" W 30.37'
L2
S 89d34'21" E 60.00'

Point of

Commencement
Southeast Corner of
Sec. 20, T 21 S, R 28 E

State Plane Coordinates
N: 1589732.670
E: 482332.440

CCR#082648
FND. 4"x4" CM
w/ 3.5" Orange County Engineering Department Disk
(In Well Box)

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOLLOWING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____

AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY _____

PLAT BOOK: PAGE:

RAMJIT ESTATES

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT MYSTIC INVESTMENTS, INC., BEING OWNER IN FEE SIMPLE OF THE LANDS SHOWN AND DESCRIBED HEREON AS THE PLAT ENTITLED "RAMJIT ESTATES", LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, HEREBY DEDICATES THE SAID LANDS AND PLAT, FOR THE USES AND PURPOSES HEREON EXPRESSED.

IN WITNESS WHEREOF,

HAS CAUSED THESE PRESENTS TO BE SIGNED, SEALED, AND ATTESTED TO, BY THE PERSONS NAMED BELOW:

IN WITNESS THEREOF, has caused these presents to be signed and attested to or witnessed this _____ day of _____, 2021

By: _____
Printed Name

Attest: _____
Printed Name

Signed in the presence of:

By: _____
Printed Name

By: _____
Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above named Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized and that said dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____
My Commission Expires _____

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Surveyor's Signature _____ Date _____

Ireland & Associates Surveying
800 Currency Circle, Suite 1020
Lake Mary, Florida 32746

Patrick K. Ireland : PSM
Florida Registration Number 6637
Licensed Business No. 7623

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

RICHARD EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN _____ DATE

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081 FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR MEASUREMENTS SHOWN ON THIS PLAT.

Surveyor's Signature _____ Date _____

Surveyor's Name _____ Registration No. _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

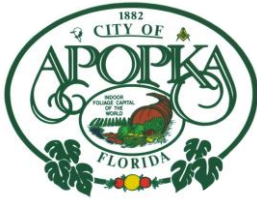
THIS IS TO CERTIFY THAT ON _____, THE CITY COUNCIL OF THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.

BRYAN NELSON, MAYOR _____ CITY CLERK

Ireland & Associates
Surveying, Inc.

Patrick K. Ireland, PSM 6637/LB 7623
800 Currency Circle // Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366
Fax-407.320.8165



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: April 13, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Plat

SUBJECT & REQUEST:

**RECOMMEND APPROVAL OF THE PLAT FOR RETAIL AT SWC
ROCK SPRINGS ROAD AND EAST TANGLEWOOD DRIVE**

SUMMARY:

APPLICANT: AVID Group, LLC c/o Ronald Henson II, P.E.

OWNER: Unicorp Companies c/o Charles Whittall

ENGINEER: AVID Group, LLC c/o Ronald Henson II, P.E.

LOCATION: 1752, 1760, 1774 and 1788 Rock Springs Road

PARCEL ID NUMBERS: 33-20-28-0000-00-033, 33-20-28-0000-00-042, 33-20-28-0000-00-048 and 33-20-28-0000-00-034

FUTURE LAND USE: Commercial

ZONING: C-C (Community Commercial)

EXISTING USE: Vacant, Nursery and Single-Family Residences

PROPOSED USE(S): Retail

TRACT SIZE: 4.59 +/- acres

LAND DEVELOPMENT CODE: 2019

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 (County)	Low Medium Density Residential	R-1 (Single Family Dwelling)	Rock Springs Mobile Home Park
East (City)	Residential Very Low Suburban and Rock Springs Road Public Right-of-Way (ROW)	PD (Planned Development)	ROW and Wekiva Park Townhomes
South (City)	Commercial and Residential Medium	C-C and RSF-1B (Residential Single-Family – Large Lot)	Retail and Vacant
West (City)	Low Medium Density Residential	R-1 (Single Family Dwelling)	Rock Springs Mobile Home Park

PROJECT SUMMARY: The Retail at SWC Rock Springs Road and Tanglewood Road – Plat proposes the platting of four parcels into three lots with a 53-foot wide common area tract. The common area tract, Tract A, will serve as the cross access, private drainage, private utility easement and open space for the development. Access to the development is via Tract A to Rock Springs Road. Lot 3 has been approved for retail use. Lots 1 and 2 will be developed at a later date.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the site plan review for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

April 13, 2021 – Planning Commission, 5:30 P.M.

April 21, 2021 – City Council, 7:00 P.M.

RECOMMENDATION ACTION:

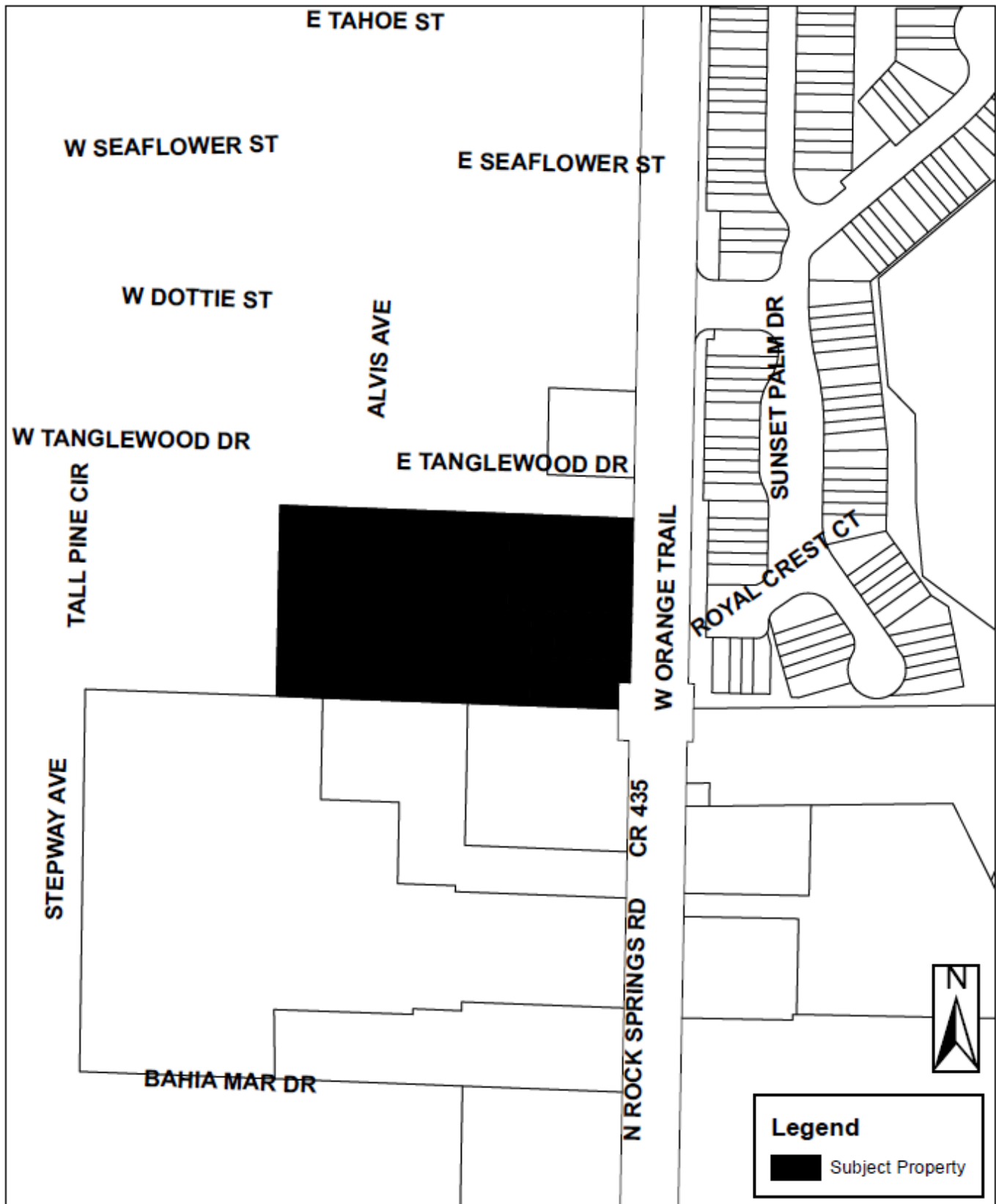
Development Review Committee: Recommends approval of the Retail at Rock Springs Road and Tanglewood Drive – Plat to the findings of this staff report.

Recommended Motion: Find the Retail at Rock Springs Road and Tanglewood Drive – Plat consistent with the Land Development Code and recommend approval of the plat, subject to the findings of this staff report.

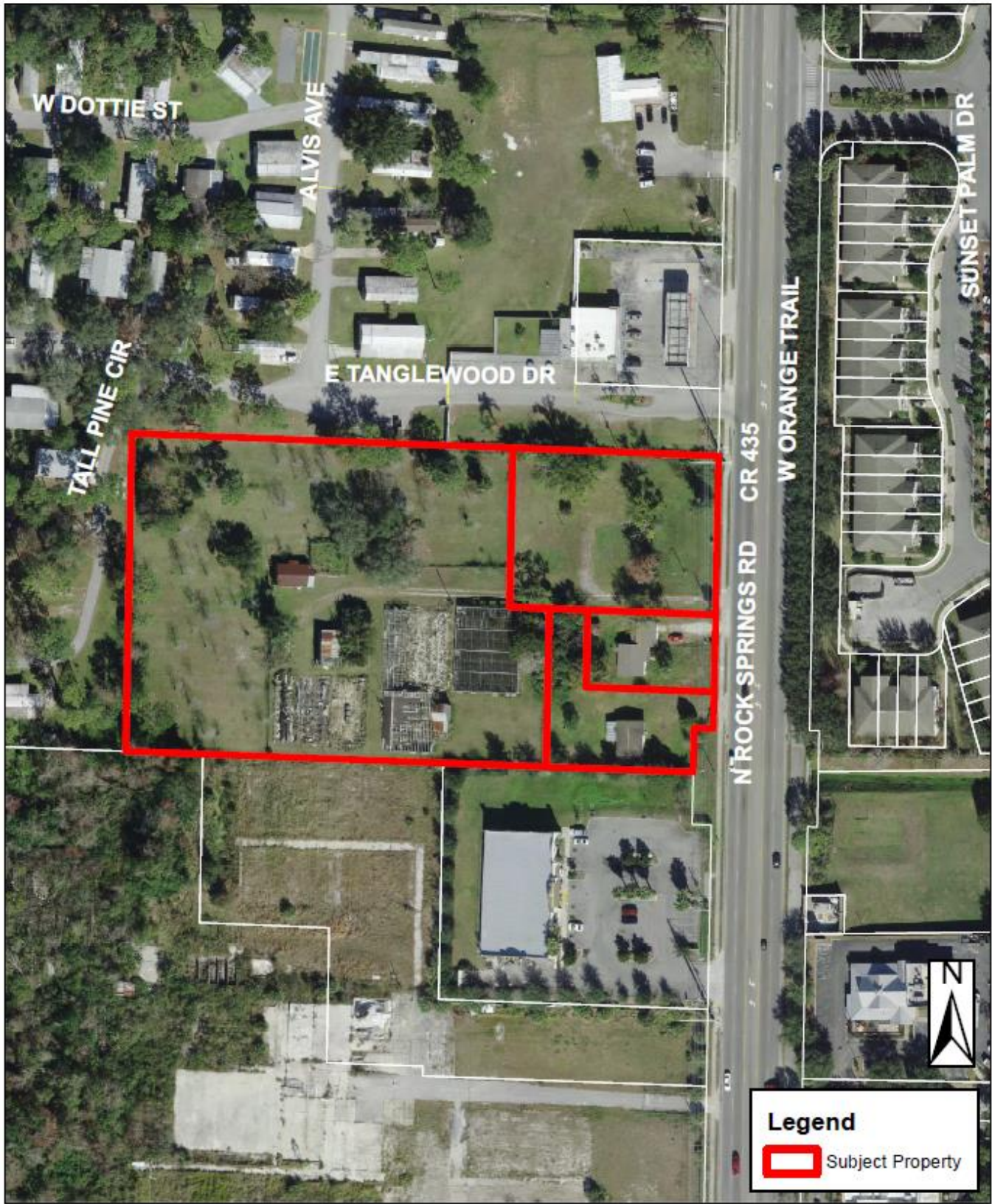
Planning Commission role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code.

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

Vicinity



Aerial



ROCK SPRINGS RETAIL

A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 2
ROCK SPRINGS RETAIL

PLAT BOOK:

PAGE:

ROCK SPRINGS RETAIL

PLAT DEDICATION
KNOW ALL MEN BY THESE PRESENTS, That RS RETAIL I, LLC, a Florida limited liability company, under the laws of the State of Florida being the owner in fee simple of the lands described in the attached plat, entitled ROCK SPRINGS RETAIL, located in City of Apopka, Orange County, Florida, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Tract A (Private Common Area, Private Drainage and Utility Easement and Private Access Easement) (See note # 2), and Private Parking Easement (See note # 3).

IN WITNESS WHEREOF, RS RETAIL I, LLC, a Florida limited liability company, has caused these presents to be signed on this _____ day of _____, 2021.
Signed and sealed in the presence of: RS RETAIL I, LLC, a Florida limited liability company

By: Unicorp Investors XI, LLC, a Florida limited liability company, its sole Member

By: CW Family, LLLP, a Florida limited liability limited partnership, its Manager

By: CW Family, LLC, a Florida limited liability company, its General Partner

By: Charles Whittall, Manager

STATE OF FLORIDA
COUNTY OF _____

The foregoing Dedication was acknowledged before me () by physical presence or () online notarization this _____ day of _____, 2021 by CHARLES WHITTALL as Manager of CW Family, LLC, a Florida limited liability company, in its capacity as General Partner of CW Family, LLLP, a Florida limited liability limited partnership, as Manager of Unicorp Investors XI, LLC, a Florida limited liability company, in its capacity as sole Member and Manager of RS RETAIL I, LLC, a Florida limited liability company, on behalf of the company, and he () is personally known to me or () has produced _____ as identification.

Notary Public – State of Florida

Printed Name: _____

Commission Number: _____

Commission Expiration: _____

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT ON _____, HE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS WERE SET ON FEBRUARY 1, 2021 AS SHOWN HEREON; AND THE LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING AND THIS PLAT COMPLIES WITH THE SURVEY REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA

BY: _____ DATED: _____

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR
LS NO. 4270
AVID GROUP
2300 CURLEW ROAD, SUITE 201
PALM HARBOR, FLORIDA
CERTIFICATE OF AUTHORIZATION NO. LB 7345

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL APPROVED THE FOREGOING PLAT.

BY: _____ DATE: _____
MAYOR

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND
APPROVED: _____ DATE: _____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW BOARD

THIS IS TO CERTIFY, THAT ON _____,
THE FOREGOING PLAT WAS APPROVED BY THE APOPKA LAND DEVELOPMENT REVIEW COMMITTEE.

BY: _____
CHAIRMAN

CERTIFICATE OF REVIEW BY CITY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED HOWEVER THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNED: _____ DATE: _____

PRINTED NAME: _____

REGISTRATION NUMBER: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

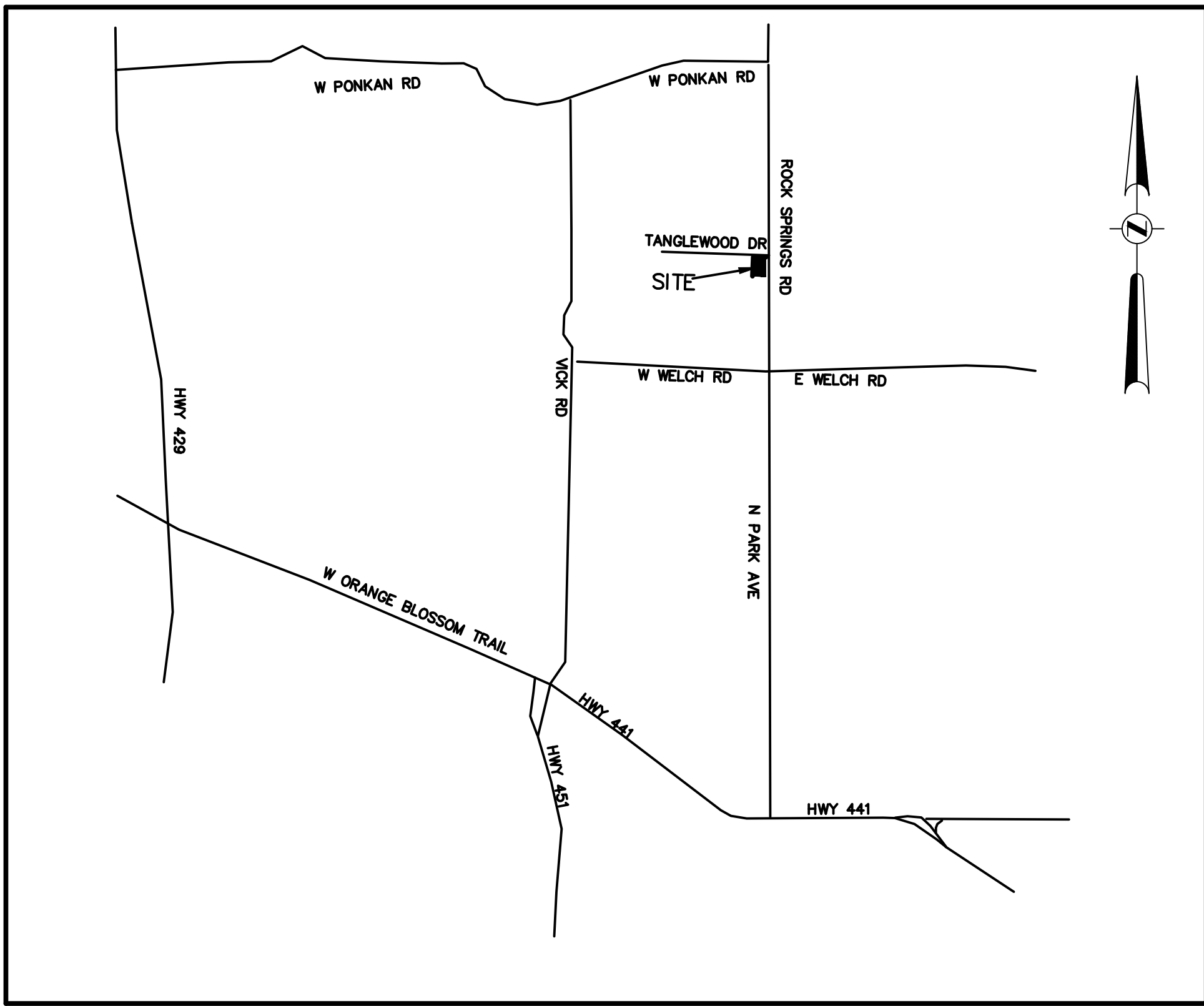
BY: _____

LEGAL DESCRIPTION :

A PARCEL OF LAND LYING IN A PORTION THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 01°07'07" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 FOR 1,320.18 FEET TO THE SOUTH EAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID NORTH EAST 1/4 OF SECTION 33; THENCE NORTH 87°52'59" WEST ALONG SAID SOUTH LINE FOR 70.22 FEET TO THE WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD AND POINT OF BEGINNING; THENCE CONTINUE NORTH 87°52'59" WEST, ALONG SAID LINE, FOR 588.86 FEET TO THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4; THENCE NORTH 00°57'06" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4 FOR 329.22 FEET; THENCE SOUTH 87°58'19" EAST FOR 609.87 FEET TO INTERSECT THE AFORESAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°08'10" WEST FOR 283.42 FEET; (2) NORTH 88°51'50" WEST FOR 19.97 FEET; (3) SOUTH 01°08'10" WEST FOR 46.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,933 SQUARE FEET OR 4.5898 ACRES, MORE OR LESS.



VICINITY MAP
—NOT TO SCALE—

NOTES

1. BEARINGS ARE BASED UPON THE WESTERN RIGHT OF WAY OF ROCK SPRINGS ROAD AS BEING N 01°07'07"E AS ESTABLISHED BASED ON STATE PLANE COORDINATES EAST ZONE NAD 83 (2011) ADJUSTMENT AND IS SHOWN ON THE MAP OF SURVEY.
2. THE PRIVATE COMMON AREA, PRIVATE DRAINAGE EASEMENT, PRIVATE UTILITY EASEMENT AND PRIVATE CROSS-ACCESS EASEMENT DEPICTED ON TRACT A IS DEDICATED TO AND SHALL BE MAINTAINED BY THE OWNERS OF LOT 1, LOT 2 AND LOT 3.
3. THE 18.00 FOOT PRIVATE PARKING EASEMENT IS DEDICATED TO AND MAINTAINED BY THE OWNERS OF LOT 2.
4. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
5. AN EMERGENCY ACCESS EASEMENT TO THE RETENTION PONDS AND ALL DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED TO THE CITY OF APOPKA, FLORIDA FOR EMERGENCY MAINTENANCE PURPOSE. AN EMERGENCY ACCESS EASEMENT WILL NOT IMPOSE ANY OBLIGATION, BURDEN, OR RESPONSIBILITY OF LIABILITY UPON THE CITY OF APOPKA, FLORIDA TO ENTER UPON THE PROPERTY IT DOES NOT OWN OR TAKE ANY ACTION TO MAINTAIN OR REPAIR THE DRAINAGE SYSTEM ON THE PROPERTY.



2300 CURLEW ROAD STE 201
PALM HARBOR, FLORIDA 34688
PHONE (727) 789-9500
FAX (727) 784-6662

AVIDGROUP.COM
STATE OF FLORIDA AUTHORIZATION
NUMBER FOR SURVEYING AND
MAPPING LB #7345

SHEET INDEX:

- SHEET 1 OF 2 – LEGAL DESCRIPTION, DEDICATION AND NOTES
SHEET 2 OF 2 – BOUNDARY INFORMATION, LOT GEOMETRY AND LEGEND

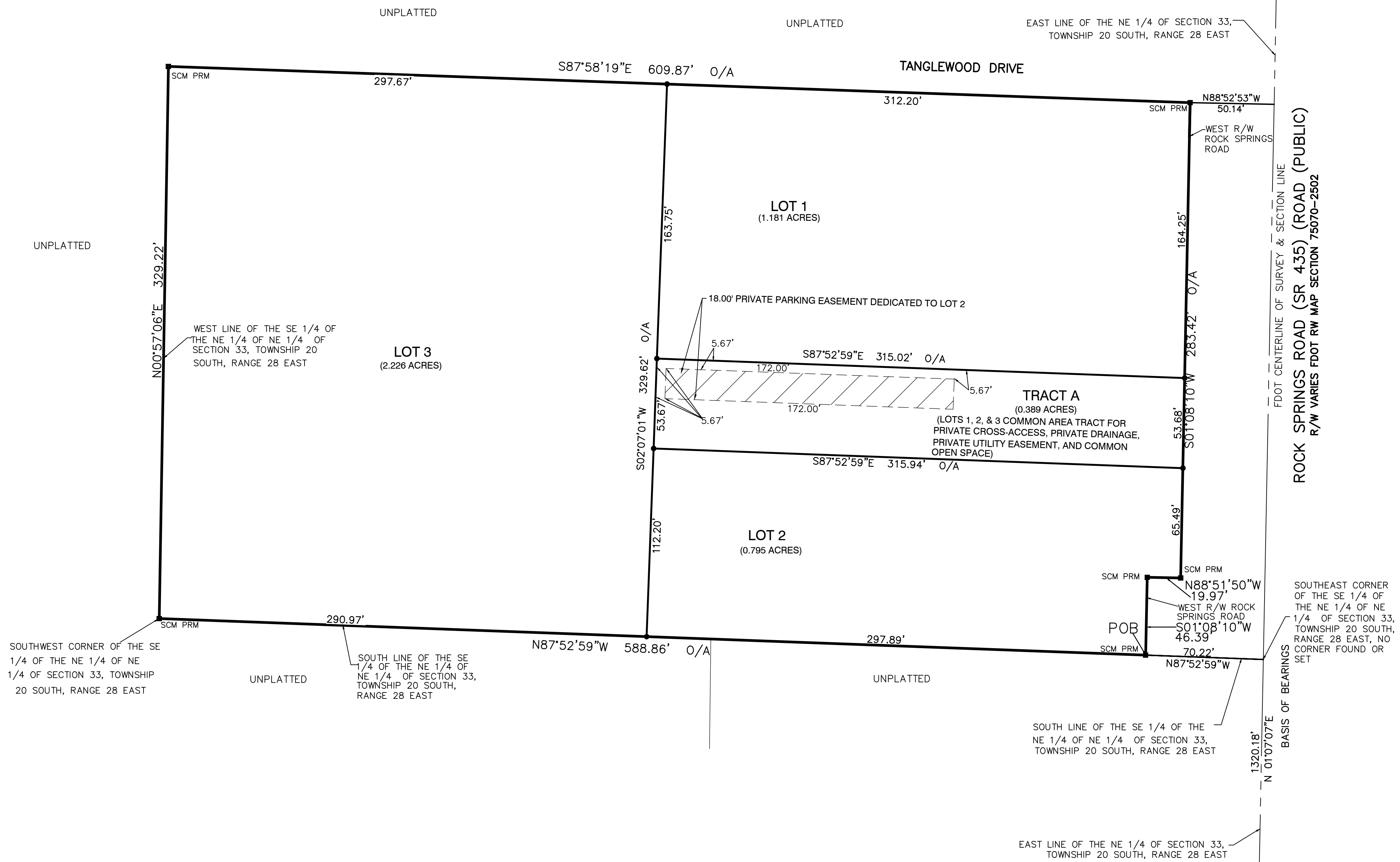
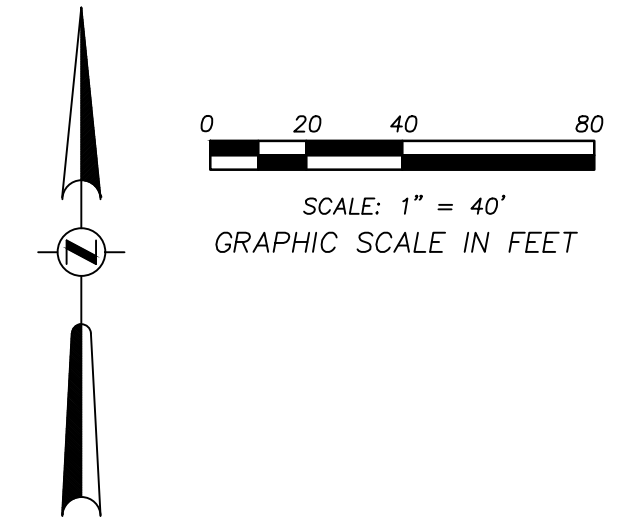
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ROCK SPRINGS RETAIL
A PORTION OF THE NORTHEAST 1/4 OF THE SECTION 33,
TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2
ROCK SPRINGS RETAIL

PLAT BOOK:

PAGE:



ABBREVIATIONS LEGEND

CCR = CERTIFIED CORNER RECORD
DOC# = DOCUMENT NUMBER OF THE PUBLIC RECORDS ORANGE COUNTY, FLORIDA
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FN&D = FOUND NAIL AND DISK
ILL = ILLEGIBLE
IR = IRON ROD
LB = LICENSE BUSINESS
LPSDU = LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE AND UTILITY
NO ID = NO IDENTIFICATION
NR = NON RADIAL
N.C.S = NO CORNER SET
NTS = NO IDENTIFICATION
NR = NON RADIAL
O/A = OVERALL

ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
SCM = SET CONCRETE MONUMENT
SN&D = SET NAIL AND DISK
WIT = WITNESS
R = RADIUS
ARC = ARC LENGTH
CH = CHORD LENGTH
CB = CHORD BEARING
Δ = CENTRAL ANGLE

○ = FOUND IRON ROD (AS NOTED)
● = SIR, SET 5/8" IRON ROD WITH CAP "AVID LB 7345" (UNLESS OTHERWISE NOTED)
□ = FCM, FOUND CONCRETE MONUMENT 4"x4" WITH DISK
■ = SCM, PRM, SET CONCRETE MONUMENT 4"x4" WITH DISK MARKED "PRM LB 7345" (UNLESS OTHERWISE NOTED)
★ = SN&D, SET NAIL AND DISK "PRM LB 7345" (UNLESS OTHERWISE NOTED)

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