



**City of Apopka
Planning Commission
Meeting Agenda
March 12, 2019
5:30 PM @ City Council Chambers**

I. CALL TO ORDER

If you wish to appear before the Planning Commission, please submit a "Notice of Intent to Speak" card to the Recording Secretary.

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES:

- 1 Approve minutes of the Planning Commission meeting held February 12, 2019.

IV. PUBLIC HEARING:

1. Legislative – Comprehensive Plan – Small Scale – Future Land Use Amendment Phil Martinez
From "County" Commercial (Max. FAR 1.5) to "City" Commercial (Max. FAR 0.25)
Project: Mary F. Reid Estate
Location: 1506 Rock Springs Road

V. SITE PLANS:

1. Quasi-Judicial – Final Development Plan – Lake Gem Lot 6 Jean Sanchez
Project: Property Industrial Enterprises LLC, c/o Michael R. Cooper
Location: 605 Gem Commerce Court
2. Quasi-Judicial – Final Development Plan – Lake Gem Lot 12 Jean Sanchez
Project: Property Industrial Enterprises LLC, c/o Michael R. Cooper
Location: 755 Gem Commerce Court
3. Quasi-Judicial – Final Development Plan – Re•New•Al Church Jean Sanchez
Project: Donald J. Sabiston
Location: 2335 Appy Lane

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON FEBRUARY 12, 2019, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: John Sprinkle, Orange County Public Schools (Non-voting)

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

OTHERS PRESENT: Joshua Searcy, D. Lewis, Ron Riggs, Mark Poorbaugh, Monica Poorbaugh, Ashish Kapadia, Julie Kendig, Kate Rodriguez, Daniel Benibett, Debbie MacLaughlin, Jennifer Zarpes-Mackey, Minnie Nully, Synorvia Jennet, Teresa Sargeant, Mark McIntosh, Brian Hail, Samantha Howe, Chad Pugsley, Frank Delaorra, Norma Delaorra, Zane Beard, Althea McRoy, Ismany Pavdez, Tim MacLaughlin, Francina Boykin, Mike Teufel, Patricia Teufel, Jose Guadalupe Perez-Reyes, Lisa Rose Mozzillo, Miranda Fitzgerald, Darline Che, Mike Tolson, Debbie Tolson, Jamie Tolson, Jason Henderson, Judy Henderson, Matthew Owen, Larry Everly, Sr., Sandre Conti, Brett Tobler, Marian Sabiston, Lauren Dor, Kathryn Phillis, James Young, Shelley Young, Dayne M. Morris, Jeff Gray, Brent Spain, Claude Cassagnol, Robbie Manley, Robbie Redde, Amanda Redde, Bobby Reid, Tenita Reid, Larry Daniel, Jonathan Faulk, Amy Alvarez, Adrian Alvarez, Alyssa Alvarez, Aaron Alvarez, Randy Beu, Sharon Beu, Eric Sandhaus, Barry Sandhaus, Dwight Byrd, Rod Olson, Daniel Young, Lauiangela Jadisernia, Al Coleman, Roberto Rodriguez

OPENING AND INVOCATION: Mr. 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 January 8, 2019, at 5:30 p.m.

Motion: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on January 8, 2019, at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0).

LEGISLATIVE – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – CHS MANAGEMENT CORP. - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Rural (FLU-IP) to “City” Mixed Use, subject to the findings of the staff report for the property owned by CHS Management Corporation and located east of Plymouth Sorrento Road, north of Ponkan Pines Drive.

Staff Presentation: Phil Martinez, Planner I, stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from “County” Rural (FLU-IP) to “City” Mixed Use, subject to the findings of the staff report for the property owned by CHS Management Corporation and located east of Plymouth Sorrento Road, north of Ponkan Pines Drive. The existing use is a single family home. The proposed uses are 13 Dwelling Units; or 182,167 sq. ft. of commercial space; or a combination of the two. The current zoning is “County” A-1 (ZIP) & A-R (ZIP) and the proposed zoning is “City” Mixed-CC. The existing maximum allowable development is 2 dwelling units and the proposed maximum allowable development is 13 Dwelling Units and/or 182,167 sq. ft. commercial space. The tract size is 6.97 +/- acres.

The subject parcels were annexed in the city on December 19, 2018 by Ordinance No. 2696. Presently, the subject parcels do not have a “City” future land use designation or a “City” zoning classification assigned. The applicant requests “Mixed Use” Future Land Use, with the compatible “Mixed-CC” zoning. An abutting 32.3-

acre parcel (parcel no. 19-20-28-0000-00-013) is also owned by the applicant, whose desire is to combine the three parcels into a single developable parcel.

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 FLUM designation at the subject site:

Future Land Use Element

1. 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.

2. Policy 3.5

Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

School capacity determination must be completed with Orange County Public Schools prior to the adoption hearing for this Future Land Use Amendment application.

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 November 7, 2018.

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 Future Land Use Designation of Mixed-Use for the properties owned by CHS Management Corp., and located east of Plymouth Sorrento Road and north of Ponkan Pines Drive.

Staff recommended the Planning Commission find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the change of Future Land Use Designation from "County" Rural to "City" Mixed-Use for both parcels, subject to the findings of the Staff Report.

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

In response to a question by Ms. Laurendeau, Mr. Moon stated that based on the proposed land use there can be a combination of residential and commercial uses on the property.

Miranda Fitzgerald of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N Eola Drive, Orlando, stated she did not have a presentation but was available to answer any questions.

Debbie MacLaughlin, 3347 Plymouth Sorrento Road, stated that her property was surrounded by the proposed project on three sides. She expressed her concerns regarding the destruction of the ecosystem on the site; their privacy; impacts to the wells in the area, and traffic impacts. She added for the record that she and her husband have a legal right to ingress and egress.

Ms. Fitzgerald advised the Planning Commission that the subject site and Ms. MacLaughlin's property have the same land use designation. She added that when development occurs on the subject site, there will be studies required during the site plan process that addresses traffic impacts and species mitigation.

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 Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the change of Future Land Use Designation from "County" Rural (FLU-IP) to "City" Mixed Use, subject to the findings of the staff report for the property owned by CHS Management Corporation and located east of Plymouth Sorrento Road, north of Ponkan Pines Drive. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

LEGISLATIVE – COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – EMERSON POINTE PHASE II, LLC - Chairperson Greene stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend acceptance of the change of Future Land Use Designation from Commercial and Residential Medium to Mixed Use, and submittal to the Florida Department of Economic Opportunity, subject to the findings of the staff report for the property owned by Emerson Point Phase II, c/o Mike Wright and located north of SR 414, east of Marden Road.

Staff Presentation: Mr. Martinez stated this is a request to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend acceptance of the change of Future Land Use Designation from Commercial and Residential Medium to Mixed Use, and submittal to the Florida Department of Economic Opportunity, subject to the findings of the staff report for the property owned by Emerson Point Phase II, c/o Mike Wright and located north of SR 414, east of Marden Road. The existing use is vacant land and the potential development is a maximum of 1,044 Dwelling Units or 3,033,082 sq. ft. commercial space or combination of the two. The current zoning is C-1 (Commercial Retail), R-3 (Residential Multi-Family), and A-1 (ZIP). The proposed zoning is to be determined but may be Planned Unit Development (PUD/PD) or Mixed EC\Mixed East Shore. The existing maximum allowable development is 190 Dwelling Units and 532,538 Sq. Ft. Commercial Space. The proposed maximum allowable development is a maximum of 1,044 Dwelling Units or 3,033,082 sq. ft. commercial space or combination of the two. The tract size is 69.63 +/- acres.

The western parcel was annexed in 1991 via Ordinance No. 694, the center parcel in 1993 via Ordinance No. 768, and the eastern parcel in 2019 via Ordinance No. 2701. The three parcels total to an estimated 69.63 acres. Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies. A request to assign a Future Land Use Designation of Mixed Use is compatible with the designations assigned to abutting properties.

A road right-of-way at the southern tip of the property is proposed to be vacated, and City Council has a hearing schedule for the ROW vacate at its February 20, 2019 hearing. If vacated, the ROW will be absorbed into the parcels to the north and south, which are part of this FLUM amendment application.

Applicant has submitted a Concept Plan for the subject property to illustrate the developer's proposed development interest. The Concept Plan is for information purposes and does not represent approval or endorsement by the Development Review Committee. As depicted in the Concept Plan, the applicant's intent for the Large Scale Future Land Use Amendment is to develop a horizontal, mixed-use development with commercial uses along

The subject property was included within the Ocoee-Apopka Road Small Area Study. Based on that study, the Mixed-EC (or Mixed East Shore –Gateway) or PUD zoning categories will be the most compatible with this

site and compatible with Policy 3.1.r., Mixed Use, within the Future Land Use Element of the Comprehensive Plan.

The proposed use of the property is consistent with the Mixed Use designation. Comprehensive Plan. Chapter 1. Future Land Use. 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.

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

School Capacity determination must be addressed with Orange County Public Schools prior to adoption of the future land use amendment. The applicant must provide a capacity enhancement agreement or a letter of capacity determination from OCPS prior to the City Council adoption hearing.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Commercial and Residential Medium to Mixed Use for the properties owned by Emerson Point Phase II, LLC.

Staff recommended the Planning Commission find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; to recommend acceptance of the amendment to the Future Land Use Map designation from Commercial and Residential Medium to Mixed Use and transmittal to the Florida Department of Economic Opportunity.

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

In response to a question by Mr. Stanley, Pamela Richmond, AICP, Senior Planner, stated that extending Harmon Road is being planned. The City is currently seeking an appropriation from the Legislature to cover the cost of the extension.

Chairperson Greene opened the meeting for public hearing.

Francina Boykin, 1484 Elderton Drive, expressed her concerns that the residents in Lake Opal Subdivision would no longer have a view of Lake Opal; impacts to the environmentally sensitive area around the lake; and questioned whether the lake would be renamed.

Richard Earp, P.E., City Engineer, stated that the United States Interior Department is the only agency with the authority naming bodies of water.

James Hitt, FRA-RA, Community Development Director, stated that the concept plan includes open space on either side of Lake Opal.

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

Motion: Robert Ryan made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend acceptance of the change of Future Land Use

Designation from Commercial and Residential Medium to Mixed Use, and submittal to the Florida Department of Economic Opportunity, subject to the findings of the staff report for the property owned by Emerson Point Phase II, c/o Mike Wright and located north of SR 414, east of Marden Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – CHANGE OF ZONING – SPRINGS RIDGE GARDENS SUBDIVISION –

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 areas; and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU (Kelly Park Interchange Mixed Use); the Kelly Park Interchange Neighborhood Overlay District; and the Master Plan\Preliminary Development Plan subject to the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU (Kelly Park Interchange Mixed Use); the Kelly Park Interchange Neighborhood Overlay District; and the Master Plan\Preliminary Development Plan subject to the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road. The existing use is vacant land and the proposed use is a residential development with 124 single family homes. The current future land use designation is Mixed Use Interchange. The tract size is 39.47 +/- acres.

The owner of the subject property is requesting a rezoning of 35 acres of property from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU), with a Neighborhood character zone to develop a single-family residential subdivision subject to the requirements of the Kelly Park Interchange Form Based Code. The subject property is comprised of two parcels and is located at 2309 and 2405 W. Kelly Park Road, approximately three-quarters of a mile east of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The owner of the properties is Landco Development Group, LLC.

Development Profile:

No. of residential lots: 124 single family homes

Minimum lot width: 55 feet

Minimum lot depth: 120 feet

Minimum lot size: 6,600 square feet (FBC has no minimum lot size)

Minimum house livable area: 1,600 square feet

Setbacks:

Front: 20-feet

Rear: 20-feet

Side: 5-feet

Garage: Same as front

Parking: Two space per house within the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided

Proposed Density: 3.14 du\ac

Max. Density Allowed: 5 du\acre

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted

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a Master Plan in conjunction with the rezoning application detailing the development of 124 single-family homes on approximately 35 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

The Master Plan/Preliminary Development Plan proposes development of the property with a total of 124 single-family homes on 55-foot by 120-foot wide lots and a minimum living area of 1,600 square feet. There are no minimum and maximum lot size and living area requirements in the Form Based Code. Notes provided on the Master Plan indicate the project may be developed in multiple phases, with each phase determined upon submittal of the Final Development Plan. The Master Plan/Preliminary Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone, which primarily allows single-family homes as permitted uses. The surrounding properties consist of single-family residential and agricultural uses.

Access to the site is proposed via Kelly Park Road. A dedication of a 15-foot wide strip for future right-of-way needs for Kelly Park Road is detailed on the Master Plan. Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Behind this strip, a tract (Tracts C and E) are reserved for recreation and open space to be owned and maintained by the homeowners association. The master stormwater pond is located in the northeastern corner of the site. In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. The Master Plan/Preliminary Development Plan reserves 28-percent of the site as open space.

Common recreation elements include a clubhouse with a pool, an internal trail system, and passive open space/recreation areas.

The Master Plan/Preliminary Development Plan details the design of the internal street system with public streets utilizing a walkable street design with pedestrian connections to the west via a proposed street connection and through the proposed multi-use trail along Kelly Park Road. One roadway connection will be provided to allow cross-access to the property to the west at such time it develops. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Kelly Park Road to help facilitate the construction of the regional trail system that is conceptually proposed within the Kelly Park Form Based Code area.

That the zoning classification of the following described property be designated as Kelly Park Interchange Mixed-Use (KPI-MU), Neighborhood character zone, as defined in the Kelly Park Interchange Form Based Code, and with the following provisions:

1. Development of the property is subject to the requirements of the Kelly Park Interchange Form Based Code, Neighborhood character zone.
2. The architectural design of the buildings must be consistent with Section K.2.g, and Appendix A of the Kelly Park Interchange Form Based Code.
3. A 12-foot wide multi-purpose trail will be constructed along the portion of the development abutting Kelly Park Road to facilitate the construction of a regional trail system. (Policy 20.19, FLUE; Sec. Q, FBC). The trail shall be placed in a tract that is dedicated to the City of Apopka.
4. Perpetual easements dedicated to the City of Apopka shall be provided over the internal pedestrian pathways and trail networks to allow public access.
5. A minimum living area of 1,600 square feet shall be provided for the proposed single family homes.

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.

A School Capacity Enhancement Agreement has been approved by OCPS. 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.

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Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on November 5, 2018.

The Development Review Committee finds the proposed rezoning to Kelly Park Interchange Mixed-Use (KPI-MU), and assignment of a Neighborhood character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Springs Ridge Gardens Master Plan/Preliminary Development Plan.

Staff recommended the Planning Commission find the proposed Rezoning, Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code and Neighborhood Overlay District, and recommend to approve the rezoning of the subject parcels from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU), and to assign the KPC Neighborhood Overlay District, and to approve the Master Plan/Preliminary Development Plan, based on the findings and facts presented in the staff report and exhibits.

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.

Geoff Summit, GL Summit Engineering, Inc., 3667 Simonton Place, Lake Mary, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and recommend approval of the proposed Change of Zoning from “County” A-1 (ZIP) to “City” KPI-MU (Kelly Park Interchange Mixed Use); the Kelly Park Interchange Neighborhood Overlay District; and the Master Plan/Preliminary Development Plan subject to the findings of the staff report for the property owned by Landco Development Group, LLC and located at 2309 and 2405 West Kelly Park Road. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – VARIANCE – JOSE GUADALUPE PEREZ-REYES AND LISA ROSE MOZZILLO – Chairperson Greene stated this is a request to approve a variance of the Apopka Code of Ordinances, Part III, Land Development Code, Article VII, Section 7.01.03(A), to reduce the rear yard setback requirement from ten feet to six feet for the property owned by Jose Guadalupe Perez-Reyes and Lisa Rose Mozzillo and located at 2437 Dodge Court in the Piedmont Lake Estates Subdivision.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to approve a variance of the Apopka Code of Ordinances, Part III, Land Development Code, Article VII, Section 7.01.03(A), to reduce the rear yard setback requirement from ten feet to six feet for the property owned by Jose Guadalupe Perez-Reyes and Lisa Rose Mozzillo and located at 2437 Dodge Court in the Piedmont Lake Estates Subdivision. The future land use is Residential Low and the zoning is R-1A (Residential Single-Family District). The existing use is a single family residence. The tract size is 0.22 +/- acre.

Applicant is requesting a variance from Section 7.01.03(A) –Attached screen room, screen enclosure, and/or decks shall be restricted to the rear yard as accessory structure in accordance with the following:

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- A. Rear and side yard setback shall be a minimum of ten feet, measured from the rear and side lot lines to the screen room or any portion thereof.

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

Per Land Development Code Section 10.02.00, the Planning Commission must follow two steps to approve a variance:

- Step 1: Section 10.02.02.A, Limitations on Granting Variances. The Planning Commission “shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved.” This is known as a physical hardship. If the Planning Commission makes this determination, then it must take action on the seven variance criteria set forth in Section 10.02.02.B.
- Step 2: Section 10.02.02.B, Required Findings. Once a “physical hardship” has been determined, the Planning Commission shall not vary from the requirements of any provision of the LDC unless it makes a positive finding, based on substantial competent evidence, on the seven variance criteria.

The applicable City Code is Section 7.01.03(A) – Attached screen room, screen enclosure, and/or decks shall be restricted to the rear yard as accessory structure. Rear and side yard setback shall be a minimum of ten feet, measured from the rear and side lot lines to the screen room or any portion thereof.

Variance Hardship Determination (Step 1): The first step of the variance determination process is to determine if a hardship occurs pursuant to Section 10.02.02.A, “whether the need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved.”

Seven Variance Criteria Findings (Step 2): If the Planning Commission accepts the hardship in Paragraph A. above, the second step is to make a finding on the seven criteria below. The Planning Commission must make a positive finding, based on substantial competent evidence, on each of the following seven criteria:

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

Applicant’s Response: Screen room only.

Staff’s Response: No objection. The lot has an odd shape that appears to have required the front of the house to be set back 35 feet from the front property line, leaving less room in the rear yard. The screen room will not encroach is not any utility or drainage easement.

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

Applicant’s Response: None.

Staff’s Response: No objection.

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

Applicant’s Response: None

Staff’s Response: No objection.

4. The proposed variance will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site.

Applicant's Response: Not that we know of.

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

5. The effect of the proposed variance is in harmony with the general intent of this code and the specific intent of the relevant subject area(s) of the code.

Applicant's Response: Correct.

Staff Response: No objection.

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

Applicant's Response: No. The house is set back from the property 22 feet from the back property line.

Staff Response: No objection.

7. That the variance granted is the minimum variance which will make possible the reasonable use of the land, building or structure. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: Yes, it is the minimum amount needed to get appropriate space to have wheelchair access, where a 48"-wide door is required.

Staff Response: No objection.

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

The Planning Commission has the authority to approve, deny, or approve with conditions the requested variance.

Action to be taken:

1. Determine that sufficient information indicates a need for the proposed variance arising out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the property.
2. Is a hardship is found, then to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and to approve, deny, or approve with conditions the requested variance.

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

In response to a question by Mr. Ryan, Mr. Perez-Reyes stated that the hardship is that he had recently had hip replacement surgery and will eventually need a wheel chair. He stated that they were requesting the variance to be able to make the screen room wheel chair accessible.

Mr. Moon added that due to the irregular shape of the lot, the limited space in the back yard makes it difficult to have a screened room on the property.

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

Motion: William Gusler made a motion that the Planning Commission has determined that sufficient information indicates a need for the proposed variance arising out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the property owned by Jose Guadalupe Perez-Reyes and Lisa Rose Mozzillo and located at 2437 Dodge Court in the Piedmont Lake Estates Subdivision. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

Motion: William Gusler made a motion to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and to approve a variance of the Apopka Code of Ordinances, Part III, Land Development Code, Article VII, Section 7.01.03(A), to reduce the rear yard setback requirement from ten feet to six feet for the property owned by Jose Guadalupe Perez-Reyes and Lisa Rose Mozzillo and located at 2437 Dodge Court in the Piedmont Lake Estates Subdivision. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – SPECIAL EXCEPTION – RE•NEW•AL CHURCH – Chairperson Greene stated this is a request to approve an amendment to the Re•new•al Church Special Exception Site Plan to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards; and to assure that the final development plan demonstrates that outdoor illumination does not encroach on to abutting properties for the property owned by Donald J. Sabiston located at 2335 Appy Lane.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item.

Staff Presentation: Mr. Martinez stated this is a request to approve an amendment to the Re•new•al Church Special Exception Site Plan to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards; and to assure that the final development plan demonstrates that outdoor illumination does not encroach on to abutting properties for the property owned by Donald J. Sabiston located at 2335 Appy Lane. The future land use is Residential Very Low Suburban and the zoning is Agriculture-Estates (AG-E). The existing use is vacant land with a mobile home and wood shed. The proposed use is a place of worship. The tract size is 4.96 +/- acres.

On June 26, 2018, the Planning Commission approved a Special Exception to allow a place of worship, subject to the Special Exception Conditions of Use, at 2335 Appy Lane (the subject property).

The applicant requests to amend the Special Exception Site Plan approved by the Planning Commission on June 26, 2018 to address:

1. Replace the six-foot high brick or decorative wall along the east and west project line with a continuous hedge, planted at a height of 36 inches, and a split rail fence.

No other conditions of approval have changed from when the original special exception request was approved on June 26, 2018.

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The proposed place of worship is intended to be constructed in two phases. Phase 1 calls for a 10,400 sq. ft. building, with a seating capacity of 250, and 2 employees. Phase 2 results in a total building square footage of 15,500 sq. ft., a total seating capacity of 475, and a total of 3 employees. The Parking Area is planned to be constructed, in its entirety, during the construction of Phase 1.

The property is presently assigned a Future Land Use Designation of “Residential Very Low Suburban.” Institutional Uses, of five acres or less, are allowed as a Special Exception in the Comprehensive Plan, per Policy 3.1.C.

- A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the attached exhibits. 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)	Residential Very Low Suburban	PUD	Woodlands/HOA Tract
East (City)	Residential Very Low Suburban	PUD	Vacant Lands & 1 Single Family Home
South (City)	Residential Very Low Suburban & Institutional/Public Use	PO/I	Northwest Recreation Fields
West (City)	Residential Very Low Suburban	AG-E	Single Family Houses

- B. Special Exception Distance Separation Standard. “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed place of worship is more than 1,500 feet from any other place of worship.
- C. Special Exception Development Standards. None of the below development standards have changed from the June 26, 2018 special exception approval by the Planning Commission. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.

The parking requirement for this use is one space for each 3 fixed seats provided for patron use, plus 1 space per employee. With 161 parking spaces depicted on the development plan, the applicant meets the requirement for off-street parking.

Fifteen (15) feet wide buffer yards have been provided on the western and eastern boundary lines. Each buffer yard is proposed to contain a split-rail fence and hedge-line. The original Special Exception Site Plan depicted 6’ tall masonry walls in the western and eastern boundary lines. The west and east adjacent lands are currently used, or zoned for, residential development. While a buffer yard and wall were not provided on the northern boundary, the proposed conditions of this development, as well as the existing conditions of the north-adjacent parcel, counter the need for a buffer yard and wall. The northern area of the subject property is planned to have a conservation area with a depth longer than 50 feet. The north-adjacent parcel is a heavily wooded HOA tract belonging to the Orchid Estates Subdivision.

A lighting plan, landscape plan, sign plan, and architectural elevations will be provided during the Site Plan Approval Process (i.e. Preliminary Development Plan and/or Final Development Plan).

- C. Special Exception Conditions of Use. (Underscore - New conditions)

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1. Day Cares or Schools functioning as a primary use (Monday through Friday) will require an amendment to the Special Exception.
2. Hedges must be planted and maintained in the western and eastern bufferyards, from the front property line, to the rear property line. The hedges must be three feet in height at the time of planting and must create and maintain a solid, opaque screening measure for the parking lot. A split rail fence will also be provided within the side bufferyards.
3. The Final Development Plan shall include an outdoor illumination plan that demonstrates that outdoor lighting does not adversely encroach on to adjacent properties.
- 4.. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days. The site shall development consistent with the Special Exception Site Plan.

The Development Review Committee recommends approval of the amendment to the Renewal Church Special Exception Site Plan to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards and to assure that the final development plan demonstrate that outdoor illumination does not encroach on to abutting properties.

Staff recommended the Planning Commission approve the amendment to the Special Exception Site Plan to incorporate the two new conditions of use set forth in the Special Exception Conditions of Use.

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. 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.

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.

Donald Sabiston, 322 Kentucky Blue Circle, Apopka, stated that they are requesting the special exception to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards because they believe this would be more compatible with the character of the surrounding area that a masonry wall.

Ms. Laurendeau stated that Mr. Agraciano Laines' letter, included with the staff report, elegantly explained why a masonry wall would be inappropriate for this area.

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

Motion: Butch Stanley made a motion to approve an amendment to the Re•new•al Church Special Exception Site Plan to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards; and to assure that the final development plan demonstrates that outdoor illumination does not encroach on to abutting properties for the property owned by Donald J. Sabiston located at 2335 Appy Lane. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – SPECIAL EXCEPTION – WASH CITY – Chairperson Greene stated this is a request to approve a Special Exception and Special Exception Site Plan to allow a car wash in the C-1 Zoning District subject to the Special Exception Conditions of Use, for the property owned by Felice Ladesernia Revocable Trust, c/o S. Brent Spain, Esq., and located at 1860 & 1880 East Semoran Boulevard.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item.

Staff Presentation: Mr. Martinez stated this is a request to approve a Special Exception and Special Exception Site Plan to allow a car wash in the C-1 Zoning District subject to the Special Exception Conditions of Use, for the property owned by Felice Ladesernia Revocable Trust, c/o S. Brent Spain, Esq., and located at 1860 & 1880 East Semoran Boulevard. The future land use is Commercial and the zoning is C-1 (Retail Commercial). The existing use is vacant land and the proposed use is a car wash. The tract size is 2.04 +/- acres.

The property is presently assigned a Future Land Use Designation of “Commercial”. Within the C-1 (Retail Commercial District) zoning category, a car wash facility is a use that requires an approved Special Exception. The proposed car wash facility is comprised of 5,510 sq. ft. of building space, amounting to a floor area ratio (FAR) of .062. Vacuum Spaces and Employee parking spaces are located north of the car wash building. The development is proposed to be accessed from S.R. 436, leading to a private driveway, defined as a private, cross access easement on the recorded “Summerset Wadarville Lot 2 Replat”. A 10’ bufferyard is proposed at the front property line, with 5 feet bufferyard required on the side lot lines. The applicant is proposing a 6’ wide bufferyard on the west side and a 7.5’ wide bufferyard on the east side.

- A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the below exhibits. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zonin g</i>	<i>Present Use</i>
North (County)	Low Density Residential	R-1	Wekiwa Manor Section 2 Single Family Res.
East (City)	Commercial	C-1	Long John Silver’s restaurant\Pep Boys Auto
South (City)	Residential High	R-3	Willow Lake Apartments
West (City)	Commercial	C-1	Vacant Commercial Lot

- B. Special Exception Distance Separation Standard. “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed car wash is more than 1,500 feet from any other car wash businesses.
- C. Special Exception Development Standards. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.

The parking requirement for this use is one space for each 200 sq. ft. of office plus 3 spaces per bay.

A lighting plan, landscape plan, and sign plan, will be provided during the Site Plan Approval Process (i.e. Preliminary Development Plan and/or Final Development Plan).

Hedges are proposed at the north, west, and east property lines while a 6’ masonry wall exists on the southern property line.

- C. Special Exception Conditions of Use.

1. Hours of operation are limited to 6 am to 10 pm.

2. Hedges and trees, in accordance with code, must be planted and maintained on the north, west, and east bufferyards. Hedges must 36 inches in height and on center at time of planting.
3. The vacuum service area canopy shall have a hard roof, and all landscaping shall be maintained to screen the vacuum service area from adjacent properties and public roads.
4. If the car wash business has vacated the parcel for more than 180 consecutive days, the property owner shall remove the equipment and canopy within the vacuum service area within thirty (30) days after receiving written notice from the City.
5. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days.

The Development Review Committee recommends approval for a Special Exception and Special Exception Site Plan to allow a car wash within the C-1 zoning district, subject to the Special Exception conditions within the staff report and the site plan.

Staff recommended the Planning Commission approve a Special Exception and Special Exception Site Plan to allow a car wash, subject to the Special Exception Conditions of Use, at 1860 and 1880 E. Semoran Blvd.

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. 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.

Mr. Moon requested that Item 3 of the conditions of use be pulled from consideration and would be presented at the time of the site plan process. Item three has to do with the vacuum service area canopy and would require a hard roof, and all landscaping shall be maintained to screen the vacuum service area from adjacent properties and public roads.

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.

Brent Spain, Theriaque and Spain, 9100 Conroy Windermere Road, Suite 200, Windermere, stated he represented the owner, supported the staff report, and was available to answer any questions.

Based on discussions with David Moon and City Attorney Joseph Byrd, Mr. Spain requested that the following condition be included in the record:

“The site plan approval process, for this Special Exception, including the lighting plan, landscape plan, sign plan, and Final Development Plan, shall be governed by the City’s existing Land Development Code in effect as of the date of the Planning Commission’s approval hereof.”

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

Motion: William Gusler made a motion to approve a Special Exception and Special Exception Site Plan to allow a car wash in the C-1 Zoning District subject to the Special Exception Conditions of Use 1, 2, 4, 5 and the site plan approval process, for this Special Exception, including the lighting plan, landscape plan, sign plan, and Final Development Plan, shall be governed by the City’s existing Land Development Code in effect as of the date of the

Planning Commission's approval hereof, for the property owned by Felice Ladesernia Revocable Trust, c/o S. Brent Spain, Esq., and located at 1860 & 1880 East Semoran Boulevard. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – PLAT – BRIDLE PATH RESIDENTIAL SUBDIVISION - Chairperson Greene stated this is a request to find the Bridle Path Residential Subdivision Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by BB Bridle Path, LLC and located west of Plymouth-Sorrento Road and east of SR 429, approximately one-half (½) mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Howell stated this is a request to find the Bridle Path Residential Subdivision Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by BB Bridle Path, LLC and located west of Plymouth-Sorrento Road and east of SR 429, approximately one-half (½) mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The applicant is VHB (Vanasse Hangen Brustlin, Inc.), c/o Leah Fitzpatrick, P.E. The existing uses are vacant land, an abandoned two story house and horse stables. The proposed development is 152 single family homes. The future land use and change of zoning is Mixed-Use Interchange. The property is designated in the Kelly Park Form Based Code Neighborhood District. The tract size is 51 +/- acres.

The applicant is requesting approval of a Plat for a 152 unit, single-family detached subdivision located east of SR 429 and west of Plymouth-Sorrento Road, approximately one-half mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange and is subject to the requirements of the Kelly Park Interchange Form Based Code, including architectural standards for single family homes.

Development Profile:

Number of residential lots:	152	single family homes, detached
Minimum lot width:	50	feet
Minimum lot depth:	110	feet
Minimum lot size:	5,500	square feet
Minimum house livable area:	1,600	square feet

Setbacks:

Front:	Min. 15 feet – Max. 30 feet
Rear:	Min. 20 feet
Side:	Min. 5 feet
Garage:	Same as front

Amenities:

- Pool house with cabana; on-street parking spaces
- Concrete walking paths around stormwater ponds
- Regional Trails: one along Plymouth-Sorrento Road, and one internal along stormwater pond and wetland edges.

The Plat proposes development of the property with a total of 152 single-family homes with a minimum lot

size of 50-feet by 110-feet and a minimum living area of 1,600 square feet. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange and is subject to the requirements of the Kelly Park Interchange Form Based Code. There are no minimum and maximum lot size and living area requirements in the Kelly Park Interchange Form Based Code. The Final Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone, which primarily allows single-family homes as permitted uses. The surrounding properties consist of single-family residential and agricultural uses.

Access to the site is proposed via Plymouth-Sorrento Road. A dedication of a 30-foot wide strip for future right-of-way needs for Plymouth-Sorrento Road is detailed on the Final Development Plan and Plat. Behind this strip, a 30-foot area is reserved for a landscape buffer along Plymouth-Sorrento Road. Three roadway connections will be provided to allow cross-access to the properties to the north and south at such time they develop. The Final Development Plan details the design of the internal street system with public streets utilizing a walkable grid design, which is a fused grid design that includes varied street, sidewalk and pedestrian pathways throughout a development. The subdivision will consist of public roads and infrastructure that is owned and maintained by the City. A cul-de-sac is provided in the southwestern corner of the site, adjacent to the park and stormwater pond, and is provided to create an open space corridor along the stormwater pond system and wetland area adjacent to the cul-de-sac. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Plymouth-Sorrento Road to help facilitate the construction of a regional trail system.

Two stormwater retention ponds are located on the western portion of the site in tracts that are owned and maintained by the homeowners association. Four foot wide concrete walking paths are provided around the perimeter of the ponds.

Common recreation elements include a clubhouse with a pool, preserved wetlands, upland buffers, and a park/stormwater facility. A 10-foot wide trail will be constructed within the development, and connections to the properties to the north and south will be provided to facilitate development of a regional trail system. The plat dedicates a public access easement over the internal trail system. The trail will be owned and maintained by the homeowners association. A wetland area exists in the northwest corner of the development. A spring is located within the wetland area. Per the Comprehensive Plan, a 300-foot buffer will be provided around the spring. Twenty percent of the total site area will remain as open space in accordance with the requirements of the Form Based Code. A 6-foot tall wall and a landscape buffer will be provided along the Plymouth-Sorrento Road frontage.

The developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School.

The County was notified at the time of plat application for this property through the DRC agenda distribution.

The Development Review Committee recommended approval of the Bridle Path Final Development Plan and Plat.

Staff recommended the Planning Commission find the proposed Plat consistent with the Land Development Code and Final Development Plan, and recommend approval of the Bridle Path subdivision plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat.

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.

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 a question by Ms. Laurendeau, Mr. Howell stated that the City's surveyor is a consultant and not an employee of the City.

Jimmy Hoffman, VHB, 225 E Robinson Street, Suite 300, Orlando, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the Bridle Path Residential Subdivision Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by BB Bridle Path, LLC and located west of Plymouth-Sorrento Road and east of SR 429, approximately one-half (½) mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – PLAT – MID-FLORIDA LOGISTICS PARK - Chairperson Greene stated this is a request to find the Mid-Florida Logistics Park Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Mid-Florida Freezer Warehouses LTD, Florida Express Trucking, Inc., Eagles Landing at Ocoee, LLC and located on the west side of SR 429, south of General Electric Road, and east of Hermit Smith Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Howell stated this is a request to find the Mid-Florida Logistics Park Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Mid-Florida Freezer Warehouses LTD, Florida Express Trucking, Inc., Eagles Landing at Ocoee, LLC and located on the west side of SR 429, south of General Electric Road, and east of Hermit Smith Road. The existing use is vacant land and the proposed development is 2,342,566 square feet industrial buildings; developed in multiple phases. The future land use is Industrial and the zoning is Planned Unit Development (PUD). The tract size is 189.00 +/- acres.

The applicant is requesting approval of a Plat for a five (5) lot industrial subdivision located west of SR 429, south of General Electric Road and east of Hermit Smith Road. The plat is consistent with the PUD Master Plan, Preliminary Development Plan, and Preliminary Development Plan which details the development of the property as a 2,342,566 square foot industrial subdivision.

The Plat proposes the creation of a five industrial lot subdivision on 188.893 acres of property. The surrounding properties consist primarily of industrial uses. The plat is consistent with the approved lot sizes in the Mid-Florida Logistics Park PUD Master Plan, Preliminary Development Plan, and Preliminary Development Plan.

Access to the site is proposed via an ingress/egress point on Hermit Smith Road, two ingress/egress points on General Electric Road, and a yet to be constructed road that is dedicated to the public that is referred to as Shelby Industrial Drive, which is proposed to be constructed in a north-south configuration. An unimproved platted right-of-way known as Peterson Road currently bisects the property from east to west. This right-of-way will be vacated via the recording of the plat, and the plat details the right-of-way of Peterson Road being relocated to the south to allow access to the property owners located to the south of the subdivision. The new right-of-way of Peterson Road is proposed at 80-feet in width on the plat, and will be dedicated to the public. Shelby Industrial Drive will terminate at Lot 5, and will intersect with Peterson Road, which is proposed to run in an east-west direction. Peterson Road will extend to the east and will cross under SR 429, which will facilitate roadway connections to properties located on the east side of SR 429. The plat details the dedication

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of 25-feet of public right-of-way to the east of Lot 5 to allow future access to the properties to the south. In addition, three railroad spurs are proposed to lead into Lots 1, 2, and 3. The railroad spurs will be located along the right-of-way of Shelby Industrial Drive, and will be in 40-foot easements that are owned and maintained by the property owners association.

Consistent with the PUD Master Plan, Preliminary Development Plan, and Preliminary Development Plan, four stormwater retention areas are proposed within the subdivision that are in tracts that are owned and maintained by a property owners association.

The County was notified at the time of plat application for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Mid-Florida Logistics Park Final Plat, finding it consistent with the Master Plan\ Preliminary Development Plan.

Staff recommended the Planning Commission find the proposed Final Plat consistent with the Land Development Code and PUD Master Plan, Preliminary Development Plan, and Preliminary Site Plan, and recommend approval of the Mid-Florida Logistics Park subdivision plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Final Plat based on consistency with the Comprehensive Plan and Land Development Code, and the PUD Master Plan, Preliminary Development Plan, and Preliminary Site Plan.

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 a question by Mr. Ryan, Mr. Hitt stated that Hermit Smith Road dead ends at the entrance of the Bonus Transportation trucking company located at 135 Hermit Smith Road.

Julie Kendig, GreenbergTraurig, 450 South Orange Avenue, Suite 650, Orlando, stated she represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: William Gusler made a motion to find the Mid-Florida Logistics Park Plat consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat and the findings of the staff report for the property owned by Mid-Florida Freezer Warehouses LTD, Florida Express Trucking, Inc., Eagles Landing at Ocoee, LLC and located on the west side of SR 429, south of General Electric Road, and east of Hermit Smith Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN – GATEWAY PLAZA - Chairperson Greene stated this is a request to find the Gateway Plaza Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Master Plan/Preliminary Development Plan, subject to Ordinance No. 2630; and the Conditions of Approval and findings of the staff report for the property owned by VBRO Enterprises LLC, c/o Ashish Kapadia, and located at 2006, 2014, 2022, 2030 and 2038 Rock Springs Road and 41 East Lester Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

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Staff Presentation: Ms. Sanchez stated this is a request to find the Gateway Plaza Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Master Plan/Preliminary Development Plan, subject to Ordinance No. 2630; and the Conditions of Approval and findings of the staff report for the property owned by VBRO Enterprises LLC, c/o Ashish Kapadia, and located at 2006, 2014, 2022, 2030 and 2038 Rock Springs Road and 41 East Lester Road. The engineer is Burkett Engineering, Inc. c/o William E. Burkett, P.E. The future land use is Commercial and the zoning is Planned Unit Development (PUD). The existing use is vacant land and the proposed uses are general business; a restaurant and a multi-tenant Commercial Center. The proposed building size is 32,430 square feet with a proposed flood area ratio of 0.22 with a maximum of 0.25. The tract size is 3.36 +/- acres or 146,476 +/- square feet.

The Gateway Plaza Master Plan/Preliminary Development Plan is a site plan proposing a four buildings for a total of 32,430 square feet of general business, restaurant and commercial uses on a total of 3.36 acres. Buildings 1, 2 and 4 have proposed uses of general commercial businesses. Building 1, on the northwest corner of Rock Springs Road and Lester Road, is intended for restaurant use with an outdoor seating area/patio. Two additional patios are placed Building 2, adjacent to Rock Springs Road. This project is subject to the standards set forth in PUD Ordinance No. 2630.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front	50' from Centerline of ROW/ 10' from the property line
Side	10'
Rear	10'

A total of 179 parking spaces are proposed including six ADA-compliant and van accessible spaces while 173 are required.

Access to the site will be provided on both Rock Springs Road and Lester Road. The access on Rock Springs Road will be a full access driveway located approximately 300 feet north of Lester Road. The access on Lester Road will be a full access driveway located approximately 300 feet west of Lester Road.

A Transportation Impact Analysis (TIA) was conducted for this project to assess its impacts on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. The study evaluated the project assuming 33,600 square feet of development that includes a mixture of retail development and restaurants.

Roadways analyzed in the study included segments of Rock Springs Road, Lester Road, Vick Road and Welch Road. Intersections analyzed were Rock Springs Road and Ponkan Road; Rock Springs Road and Lester Road; Rock Springs Road and Welch Road; Vick Road and Lester Road; and the site entrances on Rock Springs Road and Lester Road. Right and left turn lane warrant studies for both site entrances were also conducted.

The project will generate 5,738 daily and 300 P.M. Peak Hour Net New trips. The addition of these project trips to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS standard.

Right and left turn warrant analyses were conducted for the site entrances on Rock Springs Road and Lester Road. These analyses concluded that a right turn deceleration lanes are not warranted at either site entrance or a left turn deceleration lane is not warranted at the Lester Road site entrance. Rock Springs Road is a five lane segment adjacent to the project and the center lane serves as a left turn lane.

The study intersections were analyzed with and without the addition of project traffic. The intersection of Vick Road and Lester Road will experience additional delay and the overall conditions will degrade from "D", the City's adopted Level of Service standard, to "E." To address the impacts of this project, the applicant is

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required to construct a northbound left turn lane on Vick Road. Design and engineering of the intersection improvement and construction schedule for the intersection improvement will be determined at the time of the Final Development Plan application.

The stormwater management system includes an on-site retention area, on the northern most portion of the site. The stormwater pond design meets the City's Land Development.

Landscaping/Buffer:

- a. Along Rock Springs Road and Lester Road – A ten-foot wide landscape buffer with a mixture of Live Oaks, Magnolias, Elms, Crepe Myrtles and Cabbage Palms adjacent to the right-of-ways.
- b. North boundary line abutting residential zoning districts – A six-foot-high masonry wall within a ten-foot landscaped bufferyard that includes Elms and Magnolias.
- c. Internal Parking Areas –Elms and Live Oaks are sprinkled on the parking landscape islands, with one tree per island.
- d. Retention/Stormwater Pond – Elms, Lives Oaks and Magnolias are placed on the perimeter.
- e. Monument Sign – A landscaped island shall be provided around the base of the sign at least ten feet in width to include shrubs three feet on center and at least 36 inches tall at time of planting.

A condition of approval is that the developer shall construct a northbound left turn lane on Vick Road at Lester Road. Design and engineering of the intersection improvement, and construction schedule for the intersection improvement will be determined at the time of the Final Development Plan application

The County was notified at the time of the site plan review for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Gateway Plaza Master Plan/Preliminary Development Plan subject to Ordinance No. 2630 and the findings of this staff report.

The City Council, at its meeting on March 7, 2018, adopted Ordinance No. 2630, changing the zoning to Planned Unit Development (PUD) for the Gateway Plaza.

Staff recommended the Planning Commission find the Gateway Plaza Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Master Plan/Preliminary Development Plan, subject to Ordinance No. 2630 subject to the Conditions of Approval and findings of this staff report.

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

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.

Bill Burkett, Burkett Engineering, Inc., 105 East Robinson Street, Orlando, stated he represented the owner, supported the staff report, and was available to answer any questions.

In response to a question by Ms. Laurendeau, Mr. Burkett stated that the hours of operation will depend on the types of business. A restaurant will probably have the typical hours of most restaurants. Retail will probably from 10:00 a.m. to 9:00 p.m. and an office will be 9:00 a.m. to 5:00 p.m.

Mr. Burkett addressed to Ms. Laurendeau's concern regarding the associated noise and odor coming from the dumpster being located directly adjacent to residential property on the northwest corner of the property. He said there would be a masonry wall between the residential property and the plaza; however, they would look

into possibly relocating the dumpster on the site.

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 Gateway Plaza Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Master Plan/Preliminary Development Plan, subject to Ordinance No. 2630; and the Conditions of Approval and findings of the staff report for the property owned by VBRO Enterprises LLC, c/o Ashish Kapadia, and located at 2006, 2014, 2022, 2030 and 2038 Rock Springs Road and 41 East Lester Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – LEGACY HILLS SUBDIVISION -

Chairperson Greene stated this is a request to find the Legacy Hills Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Preliminary Development Plan subject to the findings in the staff report for the property owned by JEL Land Development LLC, c/o Dustin Lucas, and located south of Schopke Road and west of Schopke Lester Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Martinez stated this is a request to find the Legacy Hills Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Preliminary Development Plan subject to the findings in the staff report for the property owned by JEL Land Development LLC, c/o Dustin Lucas, and located south of Schopke Road and west of Schopke Lester Road. The engineer is GTC Engineering Corporation, c/o Claude L. Cassagnol, P.E. The existing use is vacant land. The proposed use is a Single-Family Residential Subdivision (48 Lots; min. 7,500 sq. ft. lot area, 60 ft. min. lot width; lot size varies as set forth in the PUD Master Plan). The future land use is Residential Low (Max. 5 du/ac) and the zoning is Planned Unit Development (PUD). The proposed density is 2.78 du/ac. The overall tract size is 19.6 +/- acres of which 17.24 +/- acres is developable.

This Preliminary Development Plan is in accordance with the PUD (Planned Unit Development) Zoning and Master Plan approved by the City Council on August 1, 2018 via Ordinance No. 2660. A 48 lot single-family subdivision is proposed, with lot widths ranging from 60 to 85 feet wide. The 60' wide lots are reserved for the interior of the subdivision and along the western boundary. Lots with larger lot widths are proposed to abut existing subdivisions such as Fisher Plantation, Partnership Hills, and Ariane Hills.

A 10 feet landscape/wall buffer is proposed on the western and northern boundary lines of Legacy Hills, while a 5.37 acre retention/conservation area is proposed at the southern end of the subdivision. In addition, tracts for a playground and a picnic area are provided on the Preliminary Development Plan. The surrounding properties consist primarily of single-family, residential, subdivisions, including Partnership Hills and Ariane Hills to the East, Fisher Plantation to the North, vacant woodlands to the south, and single family homes to the west.

Lot Width Table:

Typical Lot Width	Number of units	Percentage of development
60-feet	32	66.7%
70-feet	10	20.8%
85-feet	6	12.5%
Total	48	100%

Proposed Setbacks:

Setback	Min. Standard
Front*	25'
Side	7.5'
Rear	25'
Corner	25'

*Front-entry garage must be setback 30 feet.

The access point for the subdivision, known as “Legacy Hills”, is proposed off of Schopke Road.

The stormwater management system includes an on-site retention area, located on the southern portion of the project area.

Tract E, located at the Southwestern end of the subdivision is dedicated for recreation. Playground equipment is proposed on Tract E. A passive recreation area is also provided in Tract B just to the south of the entrance to the community.

Tree types proposed throughout the subdivision include Highrise Oaks, Live Oaks, Southern Magnolias, and Bald Cypresses. Each lot shall have two, 3” DBH shade trees at time of individual construction. An irrigation plan is required with the submittal of a Final Development Plan.

School concurrency shall be required at Final Development Plan approval, and no development activity can occur until such time that a concurrency mitigation agreement has been approved by OCPS.

The County was notified of the public hearings on January 4, 2019 and through the Development Review Committee meeting notifications.

The Development Review Committee recommended finding the Legacy Hills PDP to be consistent with the approved Master Plan and Land Development Code, and recommends approval of the Legacy Hills Subdivision – Preliminary Development Plan, subject to the findings of this staff report.

Staff recommended the Planning Commission find the Legacy Hills PDP to be consistent with the approved Master Plan and with the Land Development Code, and recommend approval of the Legacy Hills Subdivision – Preliminary Development Plan, subject to the findings of the staff report.

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.

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.

Claude Cassagnol, GTC Engineering Corporation, 98 South Semoran Boulevard, Orlando, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Butch Stanley made a motion to find the Legacy Hills Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Preliminary Development Plan subject to the findings in the staff report for the property owned by JEL Land Development LLC, c/o Dustin Lucas, and located south of Schopke Road and west of Schopke Lester Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau,

William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – PRELIMINARY DEVELOPMENT PLAN – PONKAN RESERVE RESIDENTIAL SUBDIVISION - Chairperson Greene stated this is a request to find the Ponkan Reserve Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ponkan Reserve Subdivision Preliminary Development Plan, subject to the findings of this staff report for the property owned by Ponkan Reserve South, LLC, c/o Chuck Hiott, P.E. and located at 318 and 326 West Ponkan Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Ms. Sanchez stated this is a request to find the Ponkan Reserve Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ponkan Reserve Subdivision Preliminary Development Plan, subject to the findings of this staff report for the property owned by Ponkan Reserve South, LLC, c/o Chuck Hiott, P.E. and located at 318 and 326 West Ponkan Road. The engineer is BESH, Inc., c/o Charles Hiott, P.E. The future land use is Residential Low Suburban (up to 3.5 du/ac) and the zoning is R-1AA (Residential Single-Family District). The existing use is vacant land and the proposed use is 14 Single Family Residential Lots (Min. 12,500 sq. ft.). The proposed density is 1.87 du/ac. The tract size is 7.49 +/- acres.

The Ponkan Reserve Subdivision – Preliminary Development Plan proposes the development of 14 single family residential lots. The minimum typical lot width is 95 feet with a typical lot size of 13,500 square feet. The required minimum living area for a house in this zoning district is 1,700 sq. ft. square feet as set forth in Chapter 2 of the Land Development Code for single-family lots located within the R-1AA zoning. The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	20'
Corner	25'

*Front-entry garage must be setback 30 feet.

Ingress/egress access points for the development will be via full access onto Ponkan Road.

Per Code, a transportation impact analysis (TIA) was not required for this development as it generates under 400 daily trips.

The stormwater management system includes an on-site retention area and located on the southern portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

The applicant proposes a total of 1.67 acres to be open space/recreation. 1.27 of the open space area will also service as retention area. There is no requirement to provide a pocket park for those subdivisions with less than 20 units. Additionally, the applicant is dedicating 20-foot wide for right-of-way, approximately 0.16 acre in size, to the City adjacent to and on its entire frontage on Ponkan Road.

As required by the Land Development Code, three canopy-type trees shall be planted on each single family lot such as Live Oak and Red Maple trees. River Birch trees and Live Oak trees will be planted within Tract "A" Recreation/Retention Area. A six-foot high wall will be located adjacent to Ponkan Road within a 10-foot wide landscaped buffer that includes Live Oak and Foxtail Palms.

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A school concurrency mitigation agreement has been executed and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff.

The County was notified at the time of the plat for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Ponkan Reserve Subdivision Preliminary Development Plan subject to the findings of this staff report.

Staff recommended the Planning Commission find the Ponkan Reserve Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ponkan Reserve Subdivision Preliminary Development Plan, subject to the findings of this staff report.

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

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.

Brett Tobias, BESH, Inc. (Booth, Ern, Straughan & Hiott, Inc.), 902 North Sinclair Avenue, Tavares, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Linda Laurendeau made a motion to find the Ponkan Reserve Subdivision Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ponkan Reserve Subdivision Preliminary Development Plan, subject to the findings of the staff report. Motion seconded by Mary Norwood. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN/PLAT – OAK POINTE SOUTH - Chairperson Greene stated this is a request to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, the Land Development Code, and approved PUD Master Plan, and recommend approval of the Oak Pointe South Final Development Plan and Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC, and located east of SR 429, north of McCormick Road.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Mr. Howard stated this is a request to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, the Land Development Code, and approved PUD Master Plan, and recommend approval of the Oak Pointe South Final Development Plan and Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC, and located east of SR 429, north of McCormick Road. The applicant is Evans Engineering, c/o David Evans, P.E. The existing uses are vacant, abandoned single-family homes. The proposed uses are 238 total units consisting of 118 single family homes and 120 townhome units. The current zoning is Planned Unit Development (PUD). The tract size is 69.38 +/- acres total PUD, residential portion 60.50 +/- acres.

The applicant is requesting approval of a Final Development Plan and Plat for a 238 unit residential development that consists of 118 single family homes and 120 townhome units on 69.38 acres. The property is zoned Planned Unit Development, and a PUD Master Plan was approved for the development in 2017. Of the 69.38 acres, 8.88 acres are reserved for commercial uses and are not subject to this application. The total residential portion of the PUD is 60.50 acres. The subject property is located east of State Road 429 and north of McCormick Road.

Apopka Woods, a 76 lot, single family residential neighborhood is located to the east of the site. Typical lots within Apopka Woods have a minimum width of 70 feet and a minimum land area of 7,500 square feet. The Orange County Northwest Reclamation Water Facility is located on portions of the northern and northwest boundaries of the property. Directly to the south of Oak Pointe is a private gated residential community located in the City of Ocoee; McCormick Woods, with typical lot sizes of 70 x 125 (8,750 square feet). As detailed in the approved PUD Master Plan, typical lot widths for the single-family units are 70-feet, with a lot area of 8,400 square feet provided. Consistent with the approved PUD Master Plan, minimum living areas are 1,500 square feet for the single-family units, and 1,350 square feet for the townhome units.

The Final Development Plan and Plat details the construction of a subdivision that consists of 120 townhomes and 118 single family homes within a gated community with private streets. One master homeowners association will serve both the single family homes and townhomes. Consistent with the approved PUD Master Plan, single family lots typically have a minimum width of 70-feet and a minimum lot area of 8,400 square feet, a minimum livable area of 1,500 square feet, and a minimum two-car enclosed garage. A small percentage of single family lots (6.8% totaling 8 lots) have a minimum typical lot width of 65-feet and a minimum lot area of 7,800 square feet, and a minimum house livable area of 1,500 square feet and a minimum two-car enclosed garage. No three-car garages are permitted Townhomes will have a minimum lot width of 23-feet and a minimum lot area of 2,530 square feet. All townhome units offer a one-car enclosed garage. No two-car enclosed garages are proposed by the developer. Seventy-five (75) units have a one-car driveway; 31 units have a two-car driveway.

Access to the Oak Pointe community will occur through a road connection to McCormick Road and a future road connection to Ocoee-Apopka Road that is located to the north of the townhome portion of the site. A gate will be located at both the northern and southern entrances. An emergency gate will be located on the eastern boundary, adjacent to Rory Oak Lane, connecting to Pelock Drive within the Apopka Woods community.

Three stormwater retention ponds are located within the project boundaries that are in tracts that are owned and maintained by the homeowners association. Two ponds are located between the single-family and the townhome portion of the development. One retention pond is located within the townhome area.

Consistent with the PUD Master Plan, two parks are provided and will be accessible to all residents. A community swimming pool and a cabana with a parking lot will be provided adjacent to lots 45 and 52. A second community park provides outdoor recreation and includes a fenced-in dog park. Perimeter buffers include a ten foot buffer with a six-foot high brick wall along the western property line adjacent to SR 429, a ten foot buffer next to the Apopka Woods community with an existing six-foot high vinyl fence, and a ten foot buffer with a six foot tall opaque vinyl fence adjacent to the Orange County Northwest Reclamation facility.

The developer has obtained a school concurrency mitigation agreement with Orange County Public Schools to address school impacts generated by this residential development. The location is served by the following schools: Wheatley Elementary, Piedmont Lakes Middle, and Wekiva High School.

The County was notified at the time of plat application for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Oak Pointe South Final Development Plan and Plat.

Staff recommended the Planning Commission find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, the Land Development Code, and approved PUD Master Plan, and recommend approval of the Oak Pointe South Final Development Plan and Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat.

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, Land Development Code, and approved PUD Master Plan.

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.

The petitioner did not have a presentation.

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

Motion: William Gusler made a motion to find the proposed Final Development Plan and Plat consistent with the Comprehensive Plan, the Land Development Code, and approved PUD Master Plan, and recommend approval of the Oak Pointe South Final Development Plan and Plat, subject to final review by the City Surveyor and City Engineer prior to recording the plat for the property owned by Thompson Hills Estates, LLC, and located east of SR 429, north of McCormick Road. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – RAMIREZ CAR SALES - Chairperson Greene stated this is a request to find the Ramirez Car Sales Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ramirez Car Sales Final Development, subject to the findings of the staff report for the property owned by Francisco Ramirez & Juana Nuesi, c/o Ken Ehlers, P.E. and located at 124 West Main Street.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the Ramirez Car Sales Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ramirez Car Sales Final Development, subject to the findings of the staff report for the property owned by Francisco Ramirez & Juana Nuesi, c/o Ken Ehlers, P.E. and located at 124 West Main Street. The engineer is Ken Ehlers, P.E. The future land use is Commercial and the zoning is C-3 (Wholesale Commercial). The existing use is vacant land and the proposed use is automotive sales and repair. The proposed building size is 1,960 square feet with a proposed floor area ratio of 0.19 with a maximum of 0.25. The tract size is 0.51 +/- acre or 22,060 +/- square feet.

The Ramirez Car Sales Final Development Plan is a site plan proposing a 1,960 square feet, one-story building for automotive sales and repair use. Two garage bays are located in the rear of the building for oil and lube services, which will be performed indoor. Outdoor repair is prohibited.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	50' from ROW or 10' from the property line
Side	10'
Rear	15'

Ingress/egress access will be via U.S. 441/Main Street. A total of 25 parking spaces are proposed. Three parking spaces, including one ADA-compliant parking space, two spaces for employees and 20 spaces for inventory are proposed.

There is no increase of the impervious area (from the previous buildings), therefore, there is no requirement for a stormwater treatment.

Landscaping/Buffer:

- a. Along U.S. 441 – A ten-foot wide landscape buffer with a mixture of yaupon holly, juniper, and two live oak trees with ground cover and a 36" tall viburnum hedge.
- b. Internal Parking Areas – One elm tree is provided for each parking landscape island, with a minimum island width of eight-feet (measured from inside curb to inside curb) and matches the length of adjacent parking stalls.

The County was notified at the time of the site plan for this property through the DRC agenda distribution.

The Development Review Committee finds the Final Development Plan consistent with the Comprehensive Plan and Land Development Code recommends approval of the Ramirez Car Sales Final Development Plan subject to the findings of this staff report.

Staff recommended the Planning Commission find the Ramirez Car Sales Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ramirez Car Sales Final Development, subject to the findings of this staff report.

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

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.

Ken Ehlers, Professional Engineering, Services, 6034 Falconbridge Place, Mount Dora, stated he represented the owner, supported the staff report, and was available to answer any questions.

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

Motion: Butch Stanley made a motion to find the Ramirez Car Sales Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Ramirez Car Sales Final Development, subject to the findings of the staff report for the property owned by Francisco Ramirez & Juana Nuesi, c/o Ken Ehlers, P.E. and located at 124 West Main Street. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

QUASI-JUDICIAL – FINAL DEVELOPMENT PLAN – ZAXBY’S RESTAURANT - Chairperson Greene stated this is a request to find the Zaxby's Restaurant Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan, subject to the findings of the staff report for the property owned by Fletcher MCO, LLC, c/o Kevin Pomet, and located at 920, 928, and 936 East Semoran Boulevard.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item. No one spoke.

Staff Presentation: Ms. Sanchez stated this is a request to find the Zaxby's Restaurant Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan, subject to the findings of the staff report for the property owned by Fletcher MCO, LLC, c/o Kevin Pomet, and located at 920, 928, and 936 East Semoran Boulevard. The engineer is CHW, Inc., c/o Travis Hastay, P.E. The future land use is Commercial and the zoning is C-1 (Retail Commercial). The existing use is vacant land and the proposed use is a restaurant. The proposed building size is 3,113 square feet and the proposed floor area ratio is 0.06 with a maximum of 0.25. The tract is 1.26 +/- acres or 54,143 +/-

square feet.

The Zaxby's Restaurant Final Development Plan is a site plan proposing a building for restaurant use that is 3,113 square feet in size on a total of 1.26 acres. The site layout is designed to accommodate a single drive-through lane that can stack of up to 17 cars, which is higher than the number of cars that can be stacked per the Code minimum drive-through aisle length of 120 feet (accommodating up to eight cars). Applicant requested a longer drive-through aisle to avoid cars lining up within the Semoran Boulevard. However, to accommodate additional stacking, the drive-through window has to face Semoran Boulevard. With the Development Design Guidelines discouraging drive-through windows at the front of the building, additional landscaping has been placed within the front buffer yard to provide additional screening of the drive-aisle and service window. Also, a canopy covers the drive-through window to augment the architectural appearance of the building.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front	50' from Centerline of ROW/ 10' from the property line
Side	10'
Rear	10'

A total of 29 parking spaces are proposed and as required by Code including two ADA-compliant spaces.

Full access to the site will be provided on S.R. 436/Semoran Boulevard. As part of their efforts to support connectivity, a cross access easement has been produced that allows access between the project parcels, as well as, the western and southern parcels. The cross access easement allows for a secondary access on and from Sheeler Road.

A transportation impact analysis (TIA) was conducted for this project to assess its impacts on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Included in the analysis were segments of U.S. 441, S.R. 436, CR 424 (Alabama Avenue/Apopka Boulevard), Sheeler Avenue, Roger Williams Road, Thompson Road, and Votaw Road. The intersection of S.R. 436 and Sheeler Road and the site entrances located on S.R. 436 and Sheeler Avenue were also included in the study.

The project will generate 1,460 daily trips and 50 P.M. Peak Hour net new trips. The analysis demonstrates sufficient capacity exists on the study roadways segments and study intersections to accommodate the addition of trips generated by this project. All study roadway segments and intersections will continue to operate at or above the City's adopted Level of Service.

The stormwater management system includes an on-site underground retention area to the east of the building. The stormwater pond design meets the City's Land Development.

Live oaks are planted on each landscaped Parking Island and the building entrance. Sabal Palms are sprinkled around the building. The landscaped area intended to screen the drive-through window also includes Sabal Palms and Viburnum hedges that shall be at least 36 inches in height at the time of planting. A landscaped island shall be provided around the base of the monument sign at least ten feet in width to include shrubs three feet on center and at least 36 inches tall at time of planting.

The County was notified at the time of the site plan review for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Zaxby's Restaurant Final Development Plan subject to the findings of this staff report.

Staff recommended the Planning Commission find the Zaxby's Restaurant Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final

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Development Plan, subject to the findings of this staff report.

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

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 a question by Mr. Ryan, Daniel Young, CHW Inc., 11801 Research Drive, Alachua, stated that based on the Florida Building Code, they are permitted to share an access isle between van accessible parking spaces for angled parking spaces. Mr. Young stated that access isles are only required when van accessible parking is in a parking structure. In this situation, it is considered a guideline and not a requirement.

Mr. Ryan disagreed and a discussion ensued between Planning staff, the City Attorney, Mr. Young, and Mr. Ryan.

Mr. Gusler interjected that the last time this issue came up he did extensive research and found that until the Florida Department of Business and Professional Regulations Florida Building Commission updates the Florida Building Code, which is certified as being ADA Compliant, to include any amendments of the Federal ADA Code, all jurisdictions within the State of Florida must abide by the Florida Building Code regardless of what is in the Federal ADA Code.

City Attorney Byrd confirmed the information Mr. Gusler provided and added that the Building Official must enforce the Florida Building Code.

In response to a question by Mr. Ryan, Mr. Young stated that the adjacent property owner, Sun Trust Bank, required a cross access that allows access between the project parcels, as well as, the western and southern parcels. There will be full access on Semoran Boulevard.

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 Zaxby's Restaurant Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan, subject to the findings of the staff report for the property owned by Fletcher MCO, LLC, c/o Kevin Pomet, and located at 920, 928, and 936 East Semoran Boulevard. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Butch Stanley; and Robert Ryan voted nay. (5-1). (Vote taken by poll.)

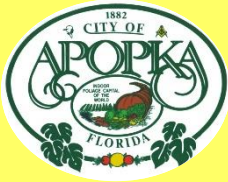
OLD BUSINESS: None.

NEW BUSINESS: None.

ADJOURNMENT: The meeting was adjourned at 7:21 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: March 12, 2019
FROM: Community Development
EXHIBITS: Land Use Report
Vicinity Map
Future Land Use Map
Zoning Map
Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN: SMALL SCALE FUTURE LAND USE
AMENDMENT – MARY F. REID ESTATE**

REQUEST: **RECOMMEND APPROVAL OF THE SMALL SCALE FUTURE LAND USE
AMENDMENT:
FROM: “COUNTY” COMMERCIAL
TO: “CITY” COMMERCIAL**

SUMMARY:

OWNER: Mary F. Reid Estate

APPLICANT: AVID Group, Peter Pensa, AICP

LOCATION: 1506 Rock Springs Road

PARCEL ID NUMBER: 33-20-28-0000-00-029

EXISTING USE: Vacant Single Family Home

CURRENT ZONING: “County” A-1

PROPOSED ZONING: “City” PUD (Planned Unit Development).

TRACT SIZE: 3.99 +/- acres

MAXIMUM ALLOWABLE
DEVELOPMENT: 43,451 square feet commercial space

APPLICABLE CODE: 1993 Land Development Code for zoning

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

ADDITIONAL COMMENTS: The subject parcel was annexed in the City on March 6, 2019 via Ordinance No. 2713. Presently, the subject parcels do not have a “City” future land use designation or a “City” zoning classification assigned. The applicant is requesting a Small-Scale Future Land Use Amendment to change the future land use designation from “County” Commercial to “City” Commercial to facilitate the development of a four (4) lot commercial development on the property. A rezoning request to PUD (Planned Unit Development) is currently being processed and will be presented for City Council consideration at a yet to be determined date.

COMPREHENSIVE PLAN COMPLIANCE: Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff has determined that the following policies support a Commercial FLUM designation at the subject site:

Future Land Use Element - Policy 3.1.i, Commercial

“Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres. The expansion of strip commercial areas shall be prohibited except in infill areas.”

SCHOOL CAPACITY REPORT: School capacity determination is not necessary for this proposed future land use amendment as the request is to allow a Commercial future land use designation on the subject property. No residential development is proposed as part of this application.

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 January 25, 2019.

PUBLIC HEARING SCHEDULE:

March 12, 2019 - Planning Commission (5:30 pm)

March 20, 2019 - City Council (7:00 pm) - 1st Reading

April 3, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

March 1, 2019 – Public Notice and Notification (Apopka Chief, letter to property owner)

RECOMMENDATION ACTION:

The Development Review Committee: Finds the proposed Small-Scale Future Land Use Amendment from “County” Commercial to “City” Commercial consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommends approval of the proposed Future Land Use Designation of Commercial for the property owned by Mary Reid Estate, and located north of West Welch Road and west of Rock Springs Road.

Planning Commission Recommended Motion: Find the proposed Small-Scale Future Land Use Amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the change of Future Land Use Designation from “County” Commercial to “City” Commercial, subject to the findings of the Staff Report.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Commercial	“County” C-1	Commercial Building
East (City)	“City” Commercial	“City” PUD	Wekiva Plaza & Gas Station/Convenience Store
South (City)	“City” Commercial	“City” PUD	Walgreens
West (County)	“County” Low-Medium Density Residential	“County” R-T	Rock Springs & Palm Isle Mobile Home Park

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 “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Commercial to “City” Commercial is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject properties are proposed to be accessed from West Welch Road and Rock Springs Road.

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 a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial. With 2.659 persons per household, the population for the subject parcel is estimated to increase by 0 persons.

CALCULATIONS:

ADOPTED: “County” Commercial (with A-1 Zoning, 1 du/2.5 ac) = 1 dwelling units

PROPOSED: 173,750 sq. ft. x 0.25 (FAR) = 43,437 sq. ft. commercial 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: A habitat study is not required for developments less than ten (10) acres in size.

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 90 GPD/1,000sf ; 81 GPD / Capita

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

2. Projected total demand under existing designation: 243 GPD
3. Projected total demand under proposed designation: 3,909 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 90 GPD/1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

Potable Water Analysis

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

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

2. Projected total demand under existing designation: 522 GPD
3. Projected total demand under proposed designation: 8,687 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 174 GPD / Capita
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:
None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: 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/ Capita
4. Projected LOS under proposed designation: 4 lbs / day/ 1,000sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3480200

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: 100 year – 24 hour design storm
3. Projected LOS under proposed designation: 100 year – 24 hour design storm
4. Improvement/expansion: On site retention / detention ponds

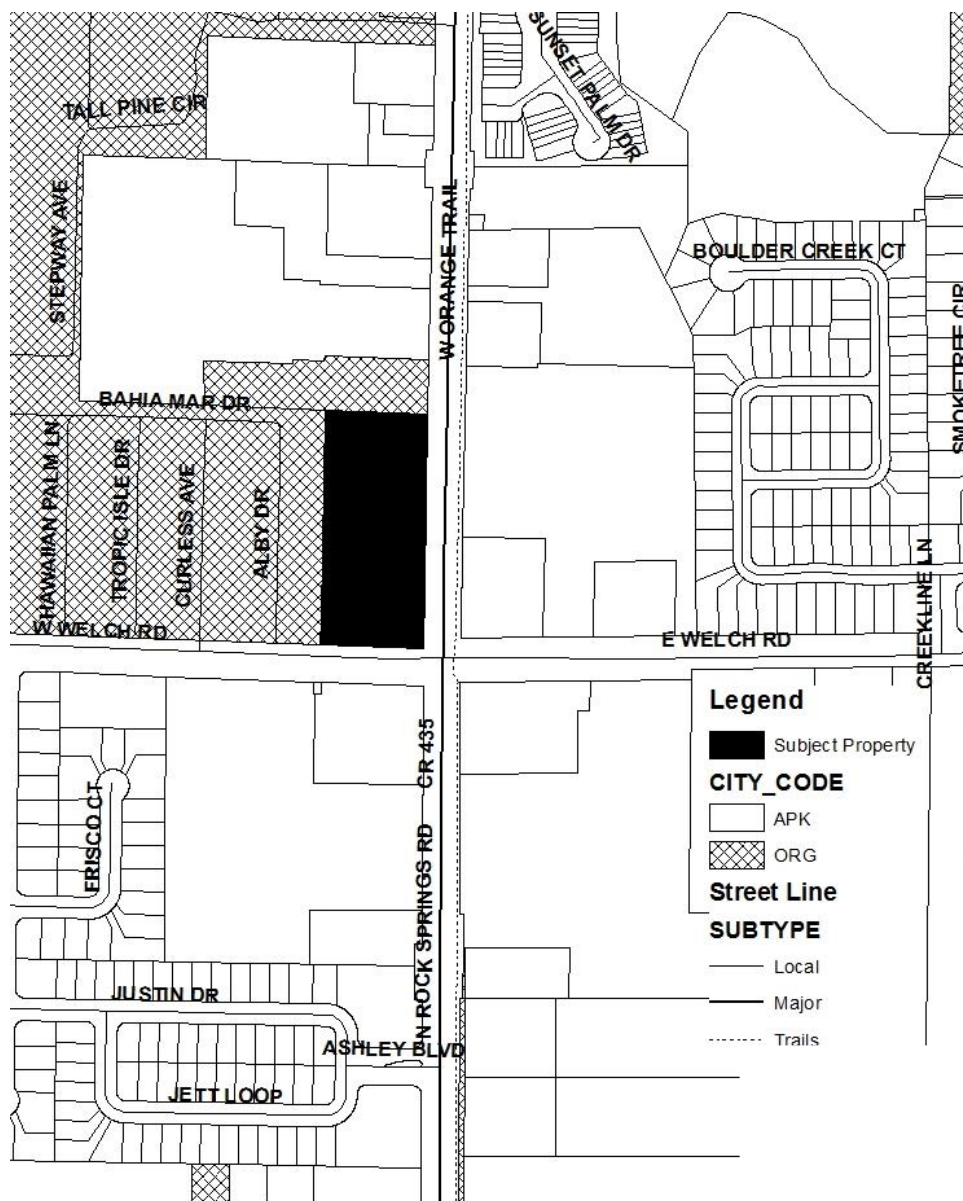
Recreation

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



Mary F. Reid Estate
3.99 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: “County” Commercial
To: “City” Commercial
Proposed Change of Zoning:
From: “County” A-1
To: “City” Planned Unit Development
Parcel ID #: 33-20-28-0000-00-029

VICINITY MAP



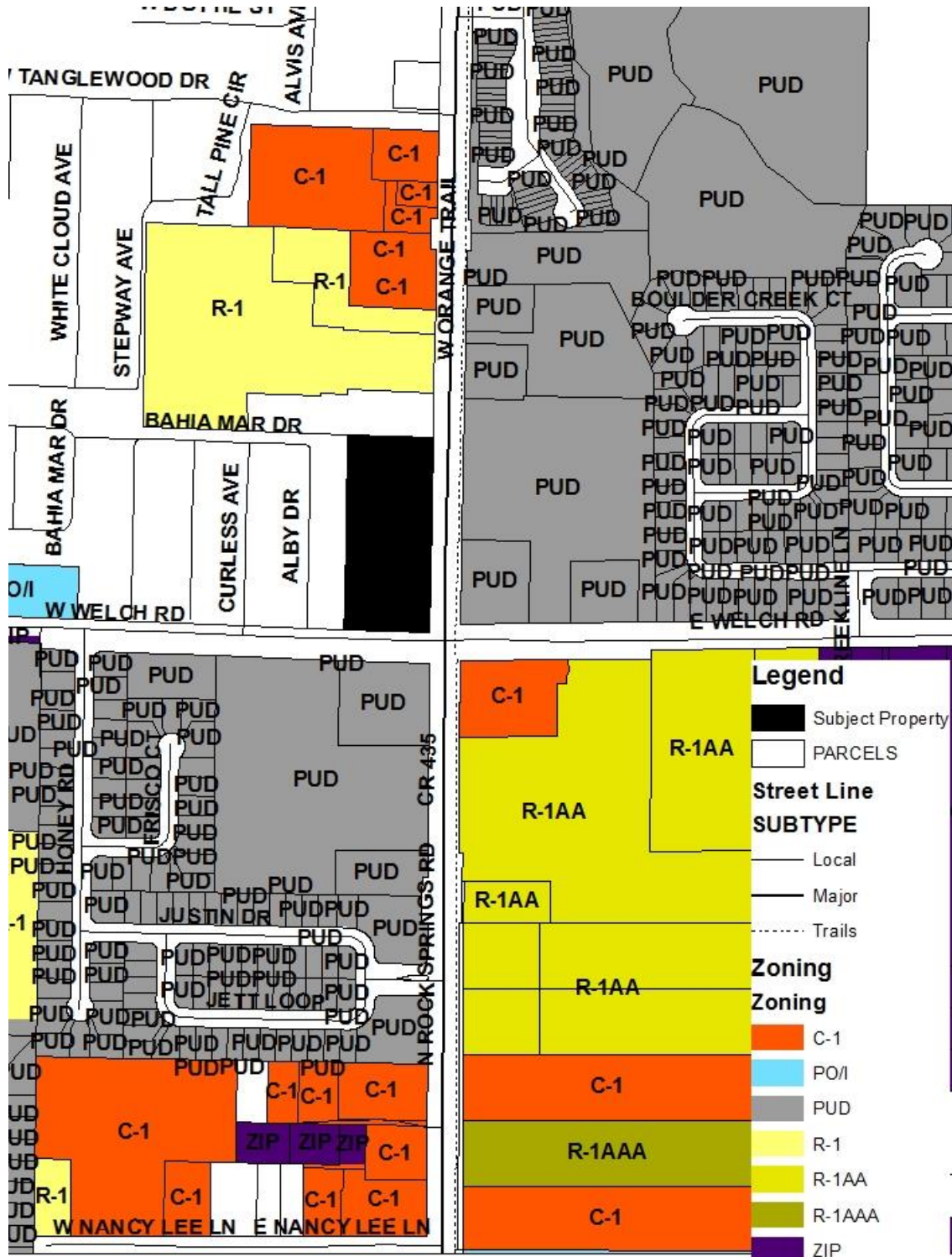


FUTURE LAND USE MAP





ADJACENT ZONING





ADJACENT USES



Source: Orange County Property Appraiser Aerial, January 2019



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 12, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Site Location Map
Aerial Map
Final Development Plan

SUBJECT: LAKE GEM LOT 6 – FINAL DEVELOPMENT PLAN

REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN
FOR LAKE GEM LOT 6

SUMMARY:

OWNER/APPLICANT: Property Industrial Enterprises, LLC c/o Michael R. Cooper
ENGINEER: Ken Ehlers, P.E.
LOCATION: 605 Gem Commerce Court
PARCEL ID #: 09-21-28-4453-06-000
FUTURE LAND USE: Industrial
ZONING: PUD (Planned Unit Development)/I-1
EXISTING USE: Vacant
PROPOSED USE: Industrial/Lot 6 of the Lake Gem Commerce Center
TRACT SIZE: 0.83 +/- acre(s); 36,080 square feet
BUILDING SIZE: 7,490 square feet
FLOOR AREA RATIO: Proposed 0.20; Maximum 0.60
APPLICABLE LDC: 1993 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	PUD/I-1	Tract C (Lift Station, Lake Gem Commerce Center)
East (City)	Industrial	PUD/I-1	Lot 7, Lake Gem Commerce Center
South (City)	Industrial	PUD/I-1	Lot 3, Lake Gem Commerce Center
West (City)	Conservation/Industrial	PUD/I-1	Tract B Lake Gem Commerce Center (Conservation Area)

PROJECT SUMMARY: The Lake Gem Commerce Center Lot 6 Final Development Plan is a Site Plan proposing a 7,490 square foot, one-story building comprised of 6,545 square feet of warehousing uses and 945 square feet for office uses. Located within the PUD/I-1 zoning district, Lot 6 contains 0.83 acres. Lake Gem Commerce Center complies with the development standards for the I-1 zoning district but allows for a building height of up to 50-feet, subject to all other standards within PUD Ordinance No. 2447.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	10'*
Corner	25'

*30-foot setback from residential uses or zoning districts.

ACCESS/PARKING: Ingress/egress access points for the development will be via the spine road, Gem Commerce Court with full access onto Marshall Lake Road. The Land Development Code requires 17 parking spaces, while the Site Plan provides 19 spaces, including one ADA-compliant space.

TRANSPORTATION: A transportation impact analysis (TIA) was conducted for the Lake Gem Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Marshall Lake Building Lot 10 is one of twelve lots located in the 90,000 square feet Lake Gem Industrial Park project, representing about 8% of the total project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and West 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance were also analyzed.

The Lake Gem Industrial Park project will generate 627 daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 daily trips and 7 P.M. Peak Hour Trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

STORMWATER: The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Park. The stormwater pond design has been previously reviewed

PLANNING COMMISSION – MARCH 12, 2019
LAKE GEM LOT 6 – FINAL DEVELOPMENT PLAN
PAGE 3

under the Lake Gem Commerce Park and meets the City's Land Development Code requirements.

BUFFER: A mixture of Loblolly Pines and Magnolias are planted within the 25-foot wide landscaped buffer provided along Gem Commerce Court. A Loblolly Pine tree is provided in the parking landscape island, which is a minimum of 8-feet in width and matches the length of the adjacent parking spaces.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

March 12, 2019 - Planning Commission, 5:30 p.m.

March 20, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** finds the final development plan consistent with the 1993 Land Development Code and recommends approval of the Lake Gem Lot 6 Final Development Plan subject to the findings of this staff report.

Planning Commission: Find the Lake Gem Lot 6 Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Lake Gem Lot 6 Final Development Plan, subject to the findings of this staff report.

Planning Commission Role: 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.

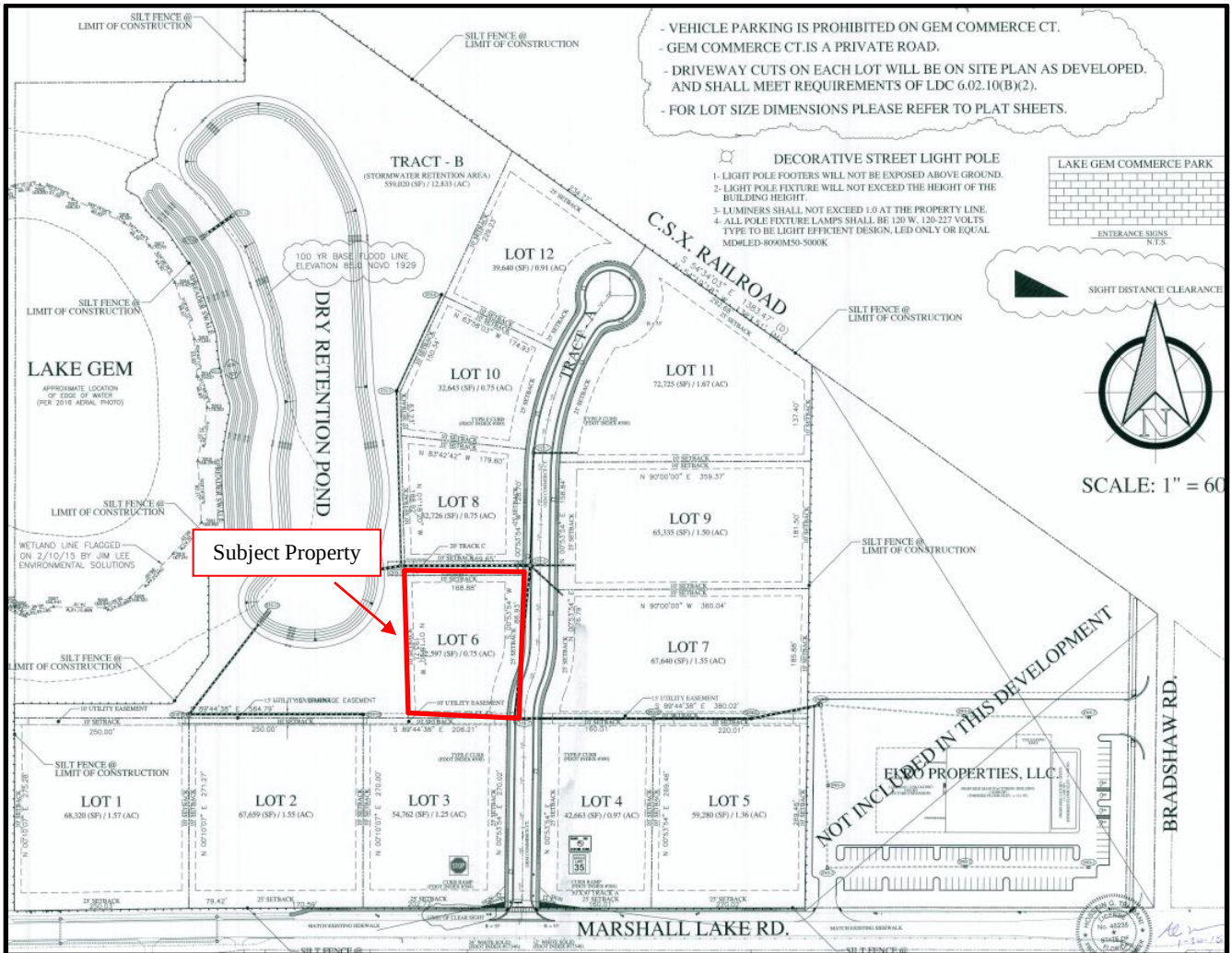
PLANNING COMMISSION – MARCH 12, 2019
LAKE GEM LOT 6 – FINAL DEVELOPMENT PLAN
PAGE 4

Project Name: Lake Gem Lot 6 Final Development Plan
Owner: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Engineer: Ken Ehlers, P.E.
Parcel I.D. No: 09-21-28-4453-06-000
Location: 605 Gem Commerce Court
Total Acres: 0.83 +/- Acre(s)

VICINITY MAP



SITE LOCATION MAP

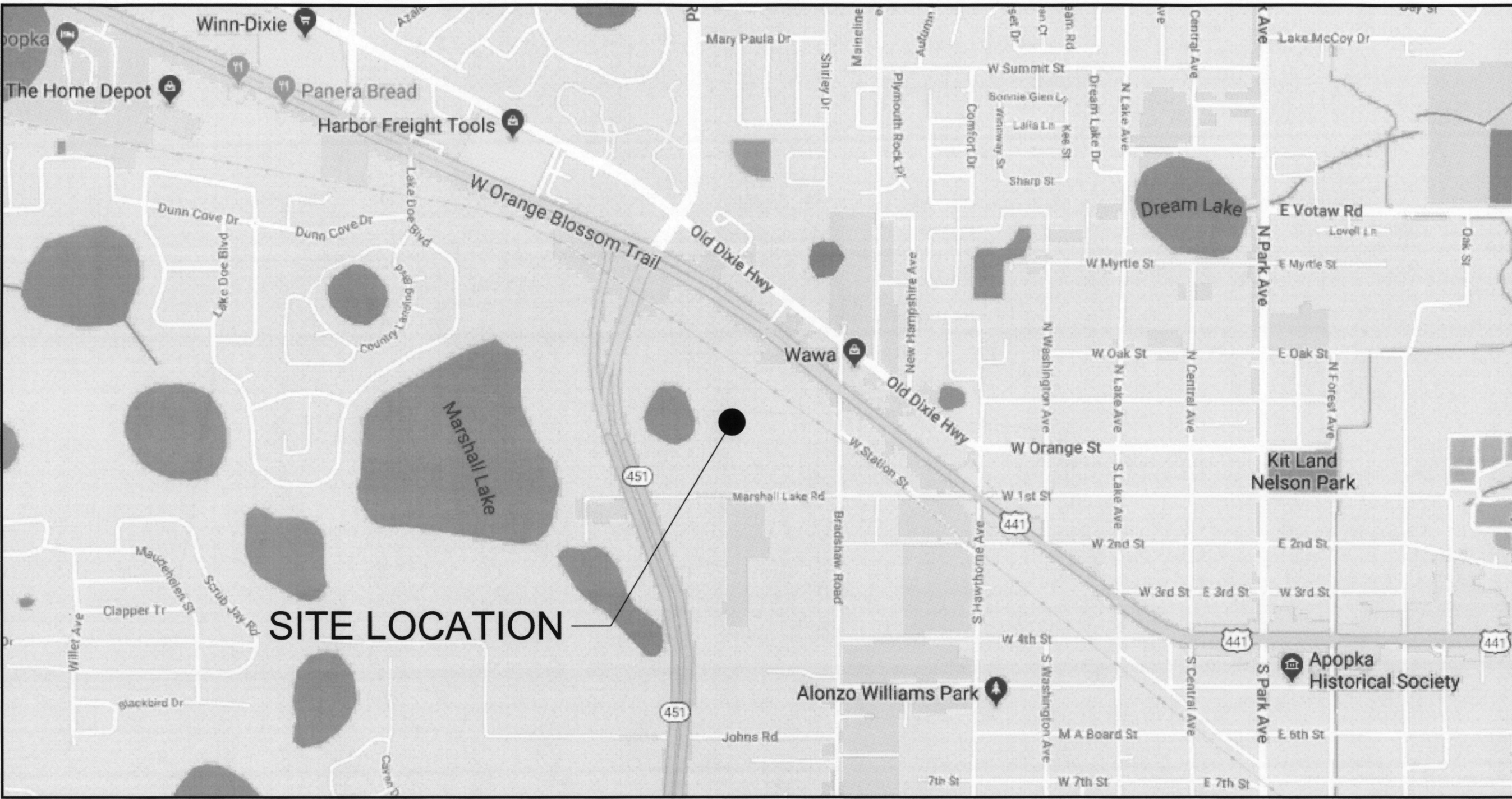


AERIAL MAP



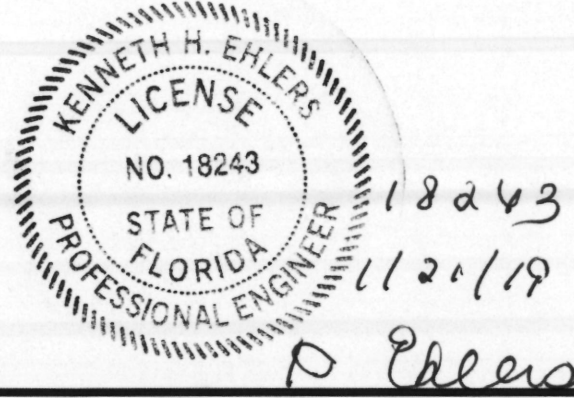
SUBDIVISION PLAN INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER
S - 1	SITE PLAN WITH BOUNDARY SURVEY
L - 1	LANDSCAPE PLAN
I - 1	IRRIGATION PLAN

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER
REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".



VICINITY MAP
NTS

FINAL DEVELOPMENT PLAN
FOR JEREMY SHOEMAKER
BUSINESS / WAREHOUSE
LAKE GEM COMMERCE PARK
SUBDIVISION PLAN
PARCEL ID: 09-21-28-4453-06-000
LOT #6
ADDRESS: 605 GEM COMMERCE COURT
CITY OF APOPKA
JANUARY, 2019



PLAN NOTES

COVER

NO.	REVISION/ISSUE	DATE

ENGINEER OF RECORD
KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

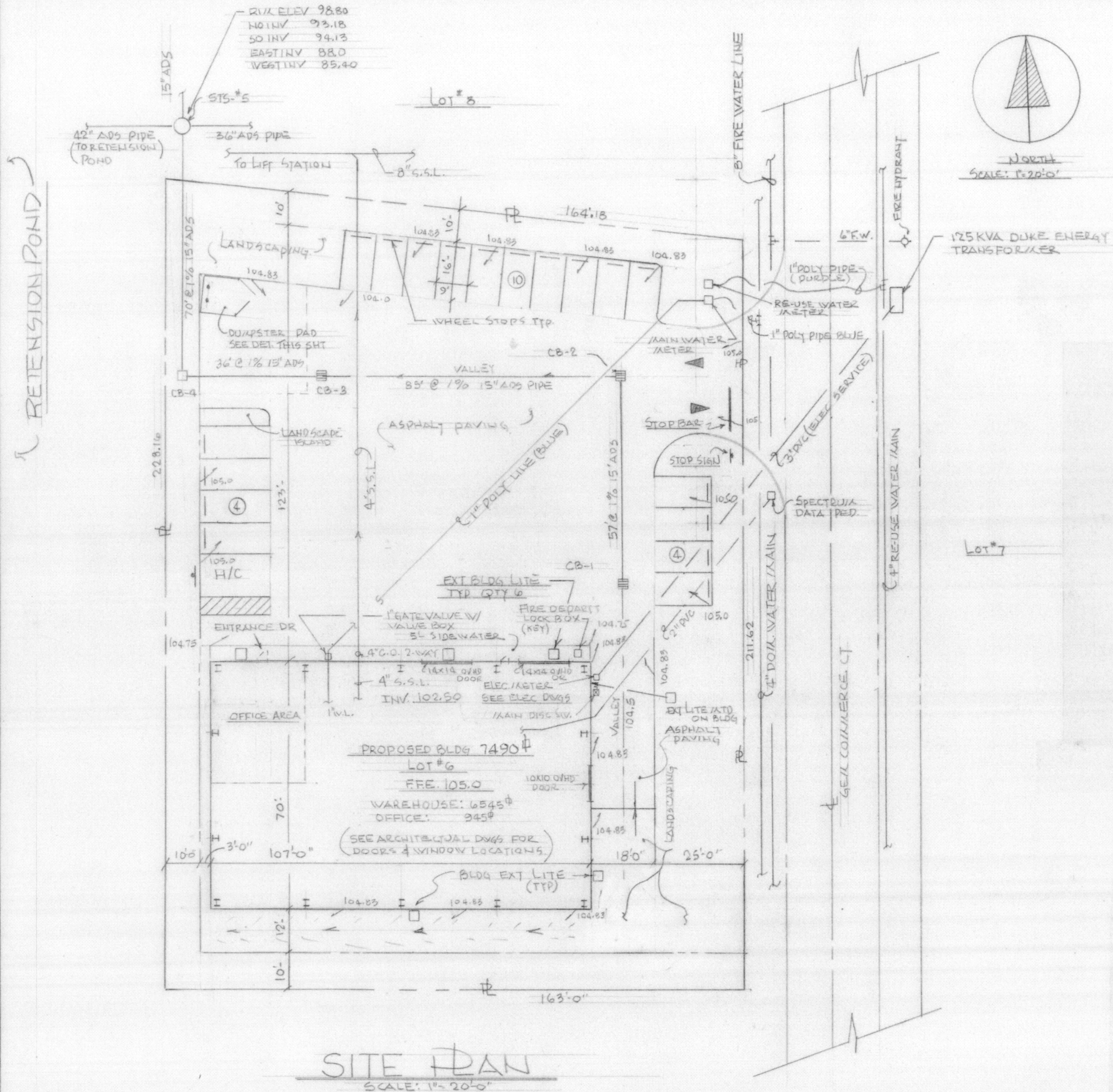
PROJECT NAME

JEREMY
SHOEMAKER
LOT #6

DWG
SHEET 1-3
DATE
JANUARY, 2019
SCALE
AS SHOWN

SHEET

1



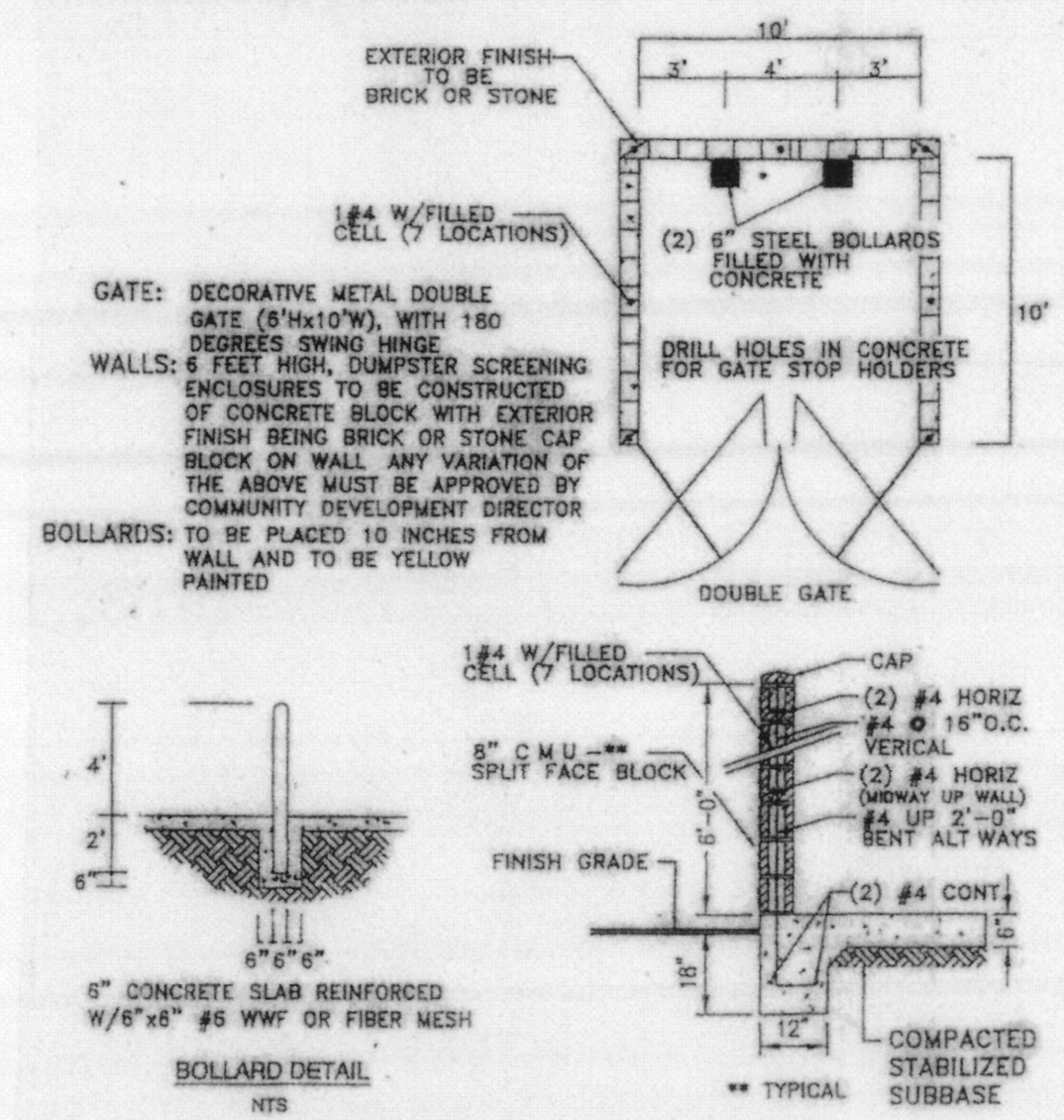
SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-06-000
FUTURE LAND USE	PUD
ZONING	PUD
ACREAGE/SQURE FOOTAGE	.83 ACRE/ 36,080 SQFT
OVERLAY DISTRICT	
ADJACENT LAND USE	North: Industrial, East: Vacant, South: Vacant, West: Retention Pond
ADJACENT ZONING	North: PUD East: PUD South: PUD West: PUD
BUILDING HEIGHT	Proposed: 28' Max: 75
FLOOR AREA RATIO	Proposed: .20 Max: .60
BUILDING SETBACKS	Proposed: Front: 43' No Side: 133' So Side: 22' Rear: 13' Corner: N/A Required: Front: 25' Side: 10' Rear: 10' Corner: N/A
PARKING SPACES	Provided: 19 Required: 17
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

Parking Requirements:
Warehouse 6,545 SqFt = 6.5 x 2 = 13 Spaces
Office 945 SqFt/250 SqFt = 4 Spaces
Total Parking Spaces Required: 17 (Provided 19)
Handicap Required: 1

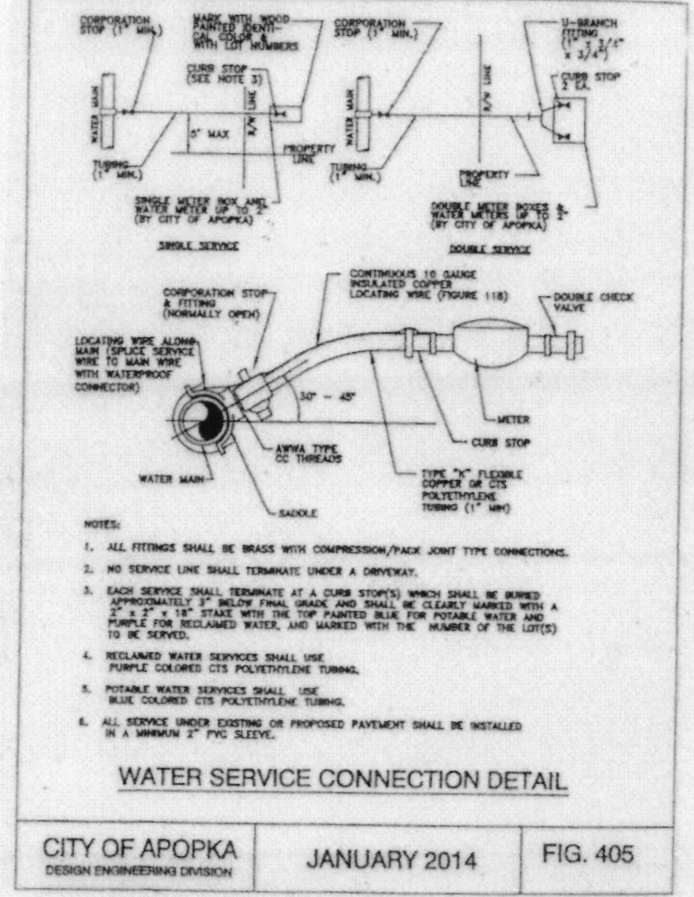
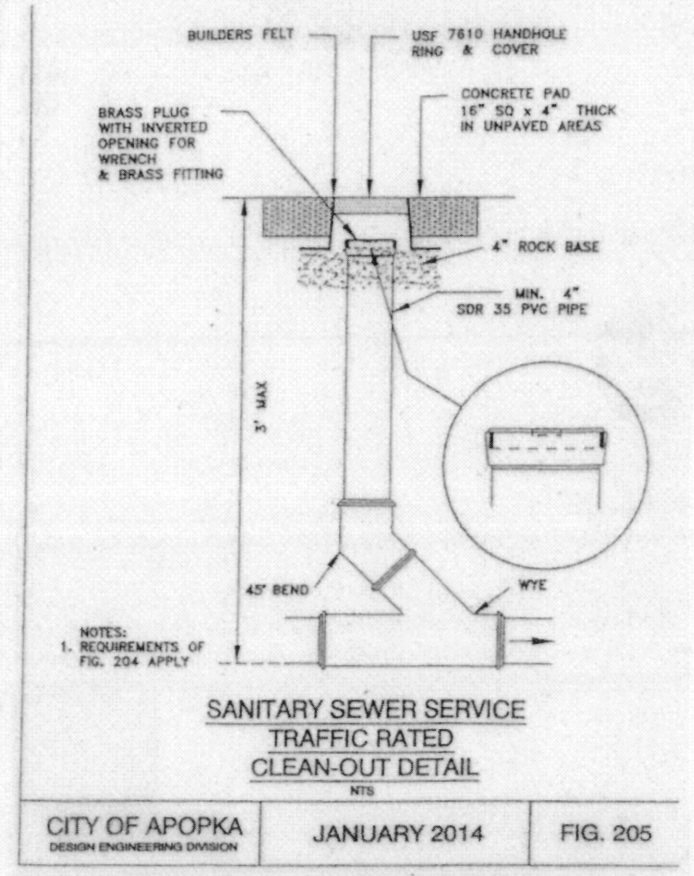
CB-1:	CB-2:	CB-3:	CB-4:
Rim - 104.42	Rim - 103.83	Rim - 103.33	Rim - 103.08
No. Inv. - 99.84	So. Inv. - 99.26	East Inv. - 98.31	East Inv. - 97.85
	West Inv. - 99.16	West Inv. - 98.21	No. Inv. - 97.75

- Notes:**
- All piping is manufactured by Advance Drainage systems.
 - All concrete structures manufactured by Mack Concrete.

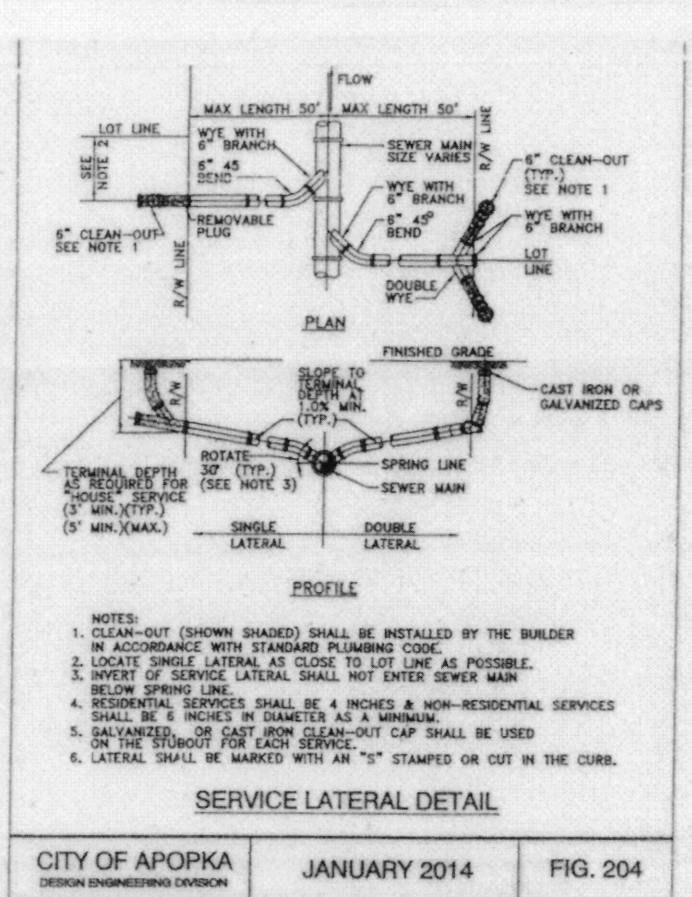
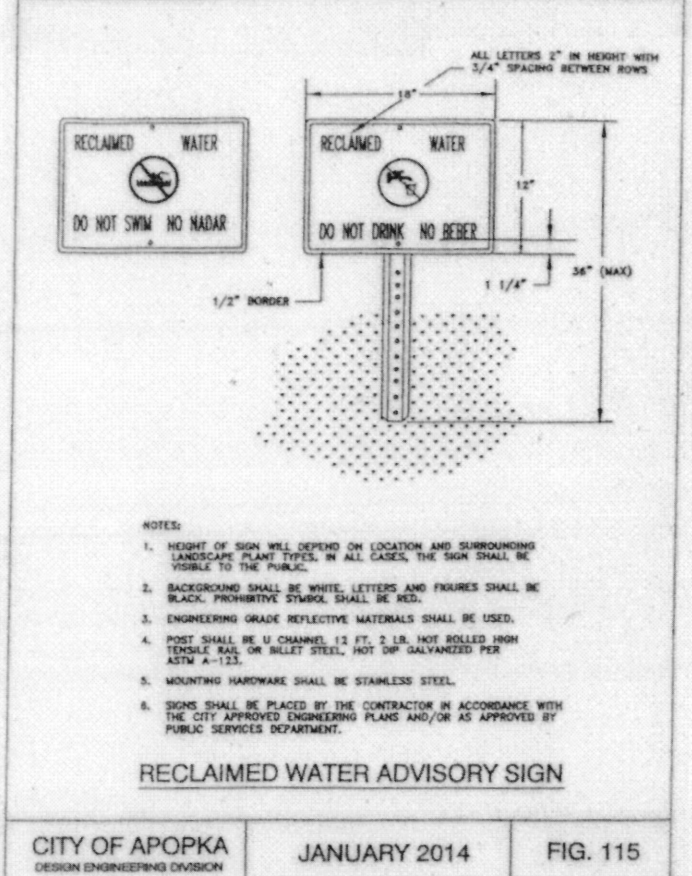
Storm Water Pervious/Impervious Requirements:
Approved by SJRWMD
Pervious 20%
Impervious 80%
Property = 36,080 Sq Ft
Pervious = 11,550 Sq Ft/ 32%
Impervious = 24,580 Sq Ft/ 68%



DUMPSTER ENCLOSURE DETAIL
NTS
CITY OF APOPKA JANUARY 2014 FIG. 601



SANITARY SEWER SERVICE CLEAN-OUT DETAIL
NTS
CITY OF APOPKA JANUARY 2014 FIG. 205



RECLAIMED WATER ADVISORY SIGN
NTS
CITY OF APOPKA JANUARY 2014 FIG. 115

See Final Development Plans for Lake Gem Commerce Park for Sanitary Sewer, Fire Water, Domestic Water and Storm Water details.

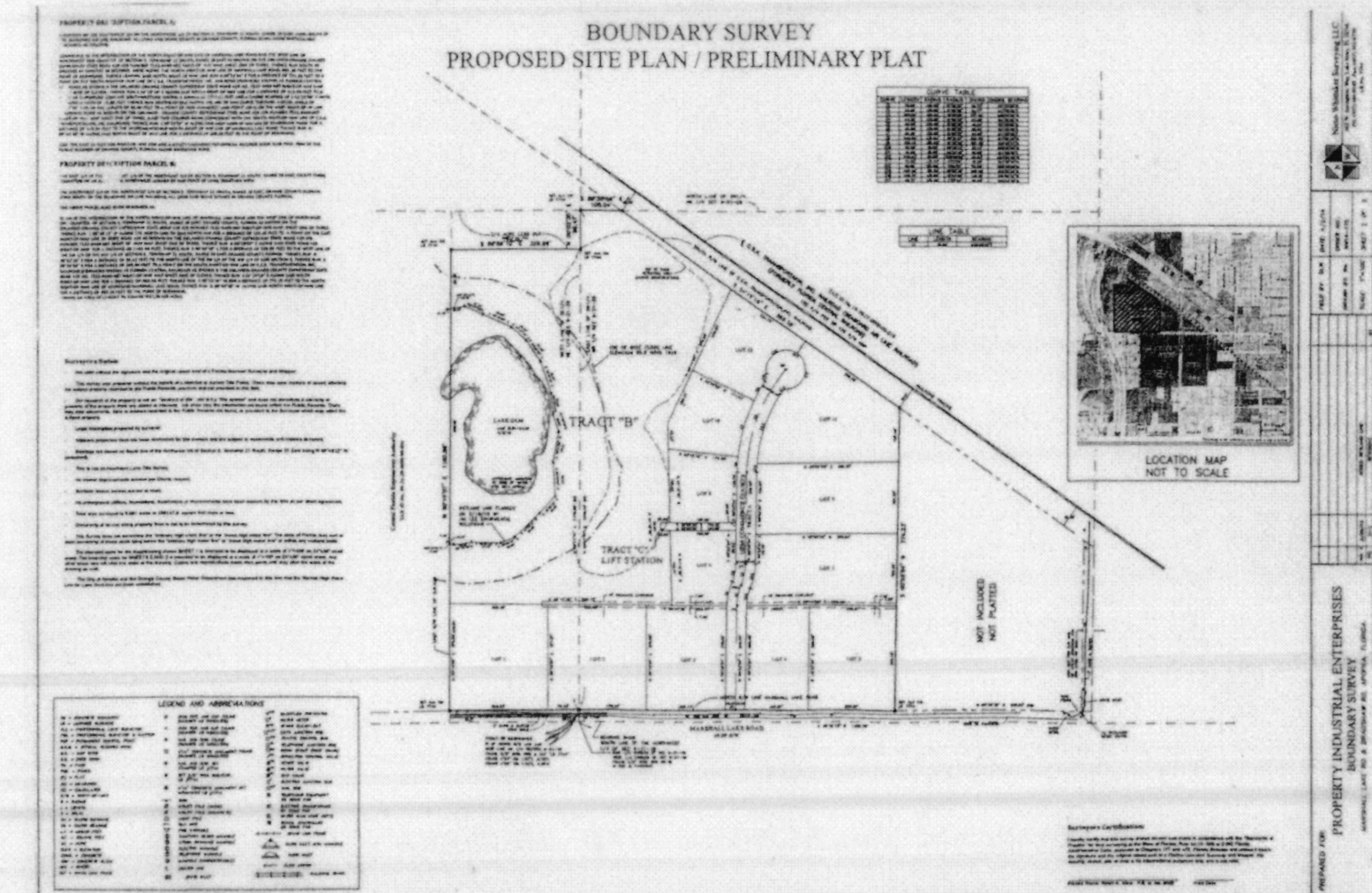
PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER

REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".

Vehicle parking is prohibited on the spine road (Gem Commerce Court).

See Final Development Plans for Lake Gem Commerce Park, Dated August 2017, Signed and Sealed, and approved by City of Apopka on March 21, 2018.

- Ref. Notes:**
- Potable and reclaimed water meters to be installed by the developer and not C.O.A.
 - All equipment (including roof top), water mains, lift stations, backflow preventers and utility boxes must be fully screened (including the rear of the building).
 - Paving: 12" stabilized sub-grade compacted to 98% modified proctor, concrete fines/limestone; 6" base compacted to 98% modified proctor. Asphalt; 1 1/2 Type 5-111.



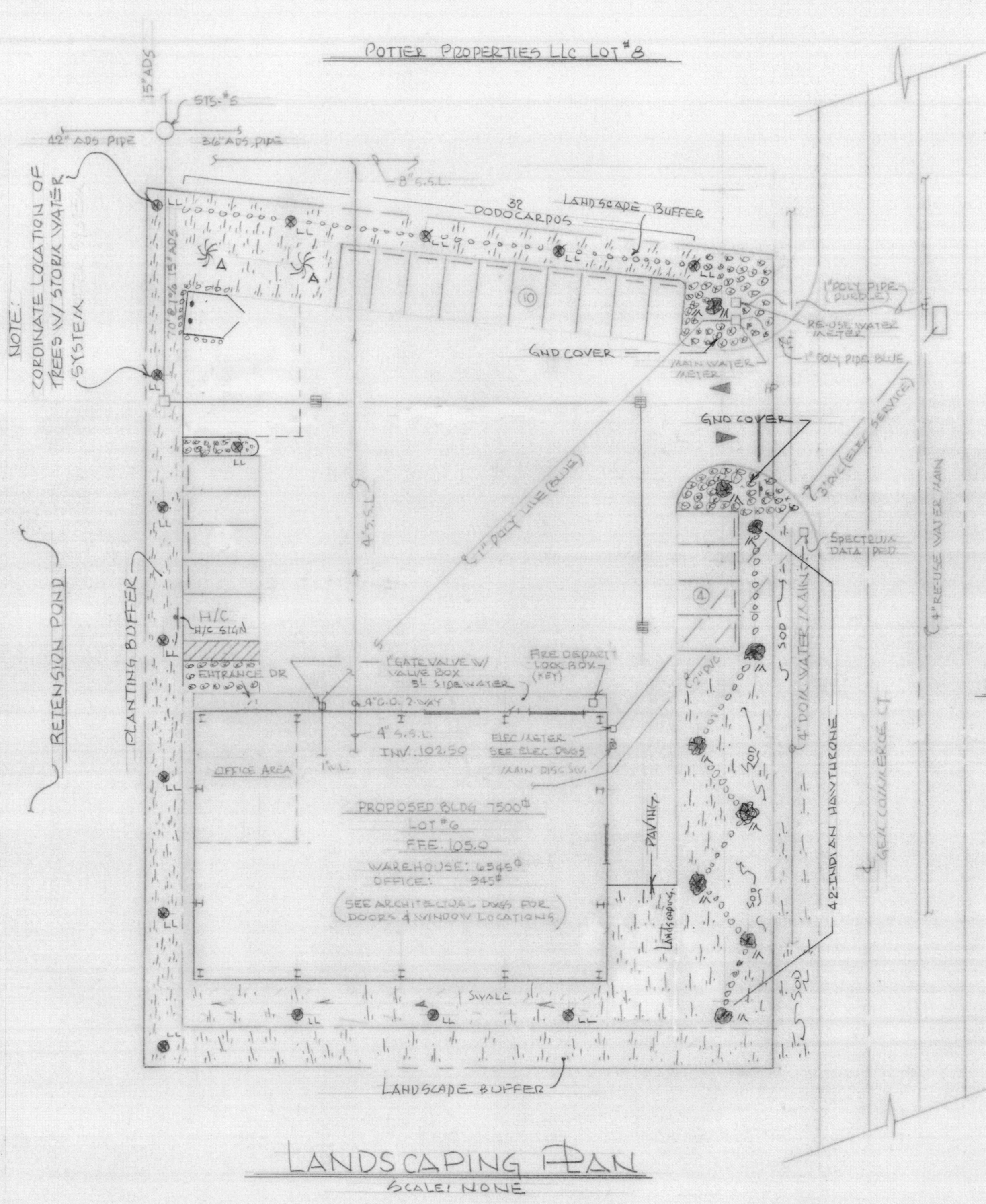
KENNETH H. EBERS
LICENSE
NO. 18243
STATE OF FLORIDA
PROFESSIONAL ENGINEER
18243
1/21/19
P. Ebers

REVISIONS	BY
1. ISSUED FOR C.O.A.	1/18/19
2. REVISED BY PERMIT	

JEREMY SHOELAKER
605 GEM COMMERCE CT
APOPKA, FL 32703 LOT # 6

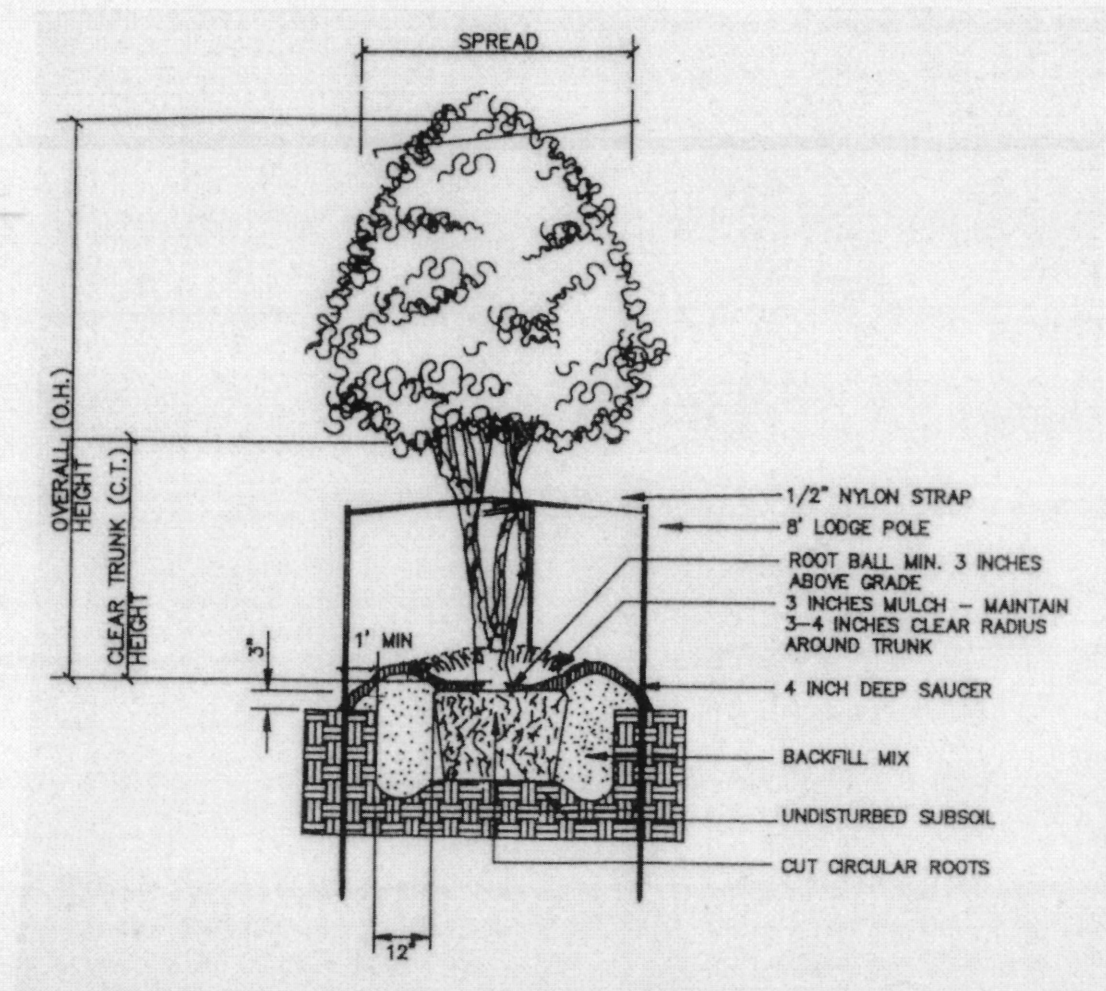
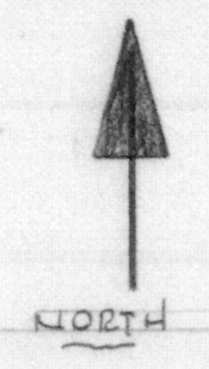
LAKE GEM COMMERCE PARK
MARSHALL LAKE ROAD
APOPKA, FL 32703

DRAWN	1/18/19
CHECKED	1/21/19
DATE	1/21/19
SCALE	AS NOTED
JOB NO.	19-002
SHEET	S-1
OF 3	SHEETS

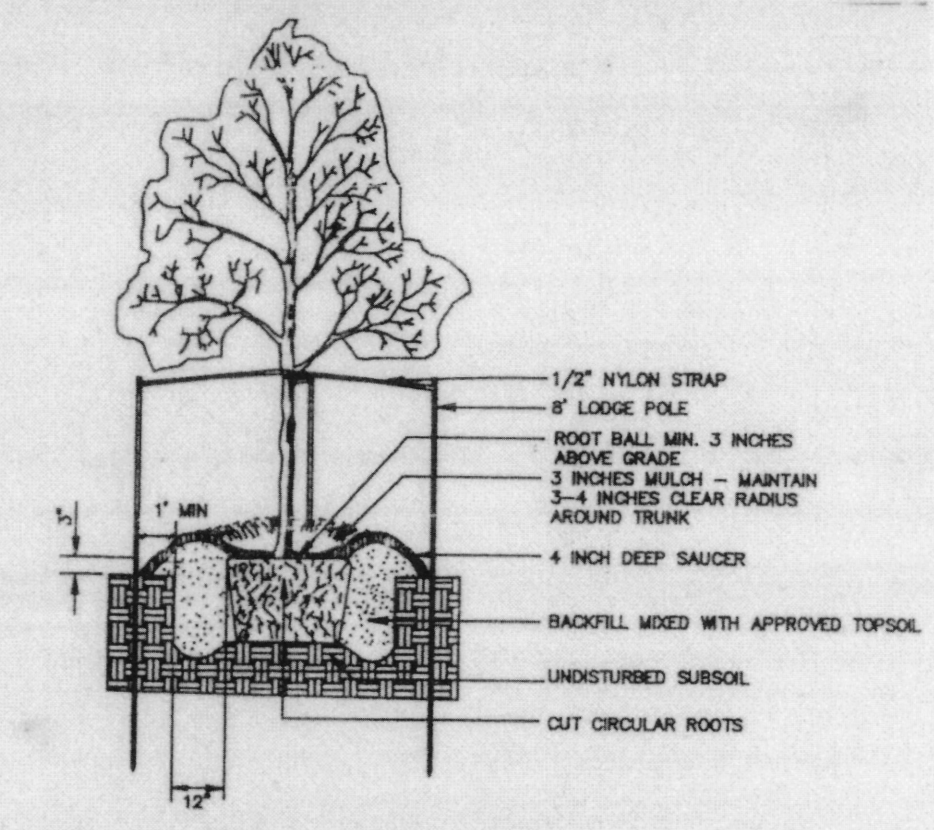


LANDSCAPING PLAN
SCALE: NONE

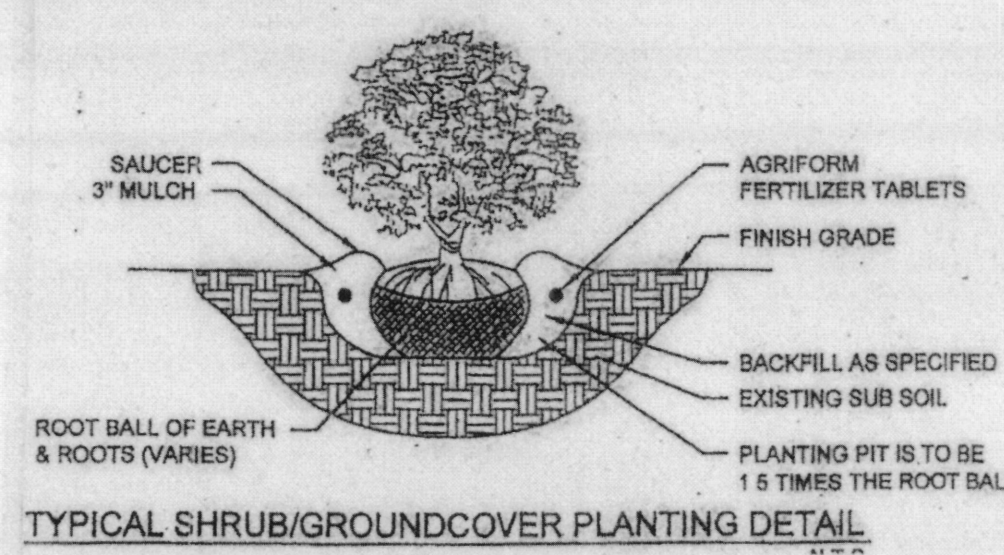
LOT #3 VACANT



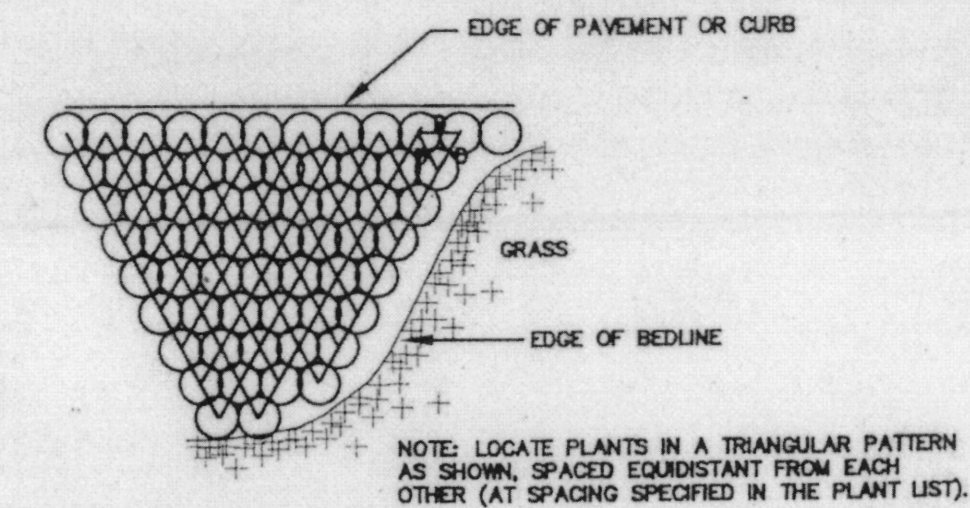
MULTI-TRUNK CONTAINER TREE PLANTING DETAIL



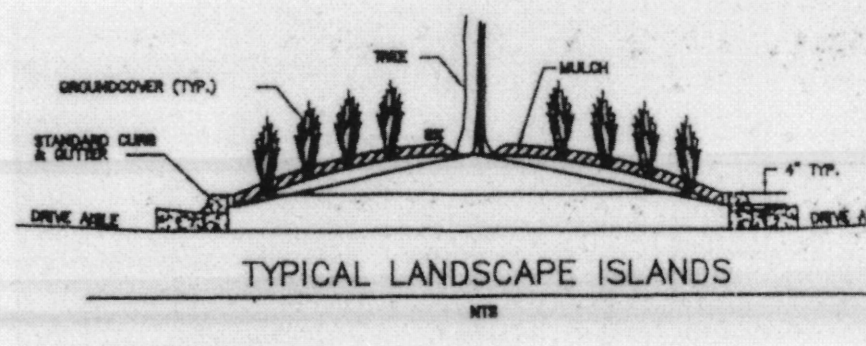
CONTAINER TREE PLANTING DETAIL
N.T.S.



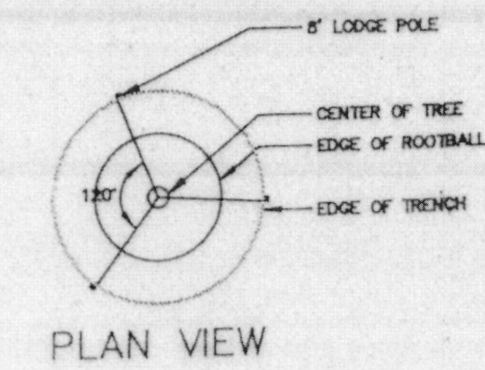
TYPICAL SHRUB/GROUNDCOVER PLANTING DETAIL
N.T.S.



SHRUB/GROUNDCOVER SPACING PLAN
N.T.S.



TYPICAL LANDSCAPE ISLANDS
N.T.S.



PLAN VIEW

SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-06-000
FUTURE LAND USE	PUD
ZONING	PUD
ACREAGE/SQURE FOOTAGE	.83 ACRE/ 36,080 SQFT
OVERLAY DISTRICT	-
ADJACENT LAND USE	North: Industrial, East: Vacant, South: Vacant, West: Retention Pond
ADJACENT ZONING	North: PUD East: PUD South: PUD West: PUD
BUILDING HEIGHT	Proposed: 28' Max: 75'
FLOOR AREA RATIO	Proposed: .20 Max: .60
BUILDING SETBACKS	Proposed: Front: 43' No.Side: 133' So.Side: 22' Rear: 13' Corner: N/A Required: Front: 25' Side: 10' Rear: 10' Corner: N/A
PARKING SPACES	Provided: 19 Required: 17
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO ☒
VARIANCE REQUEST	YES NO ☒

Landscape Material Schedule

- Trees:**
A - Oak - 3" cal. minimum, Live Oaks - Qty 2
M - Magnolia - 3" cal. minimum, Brackens Brown - Qty 9
P - Palms-Sable - 3" cal. minimum, Cabbage Palm - Qty 0
LL - Lob-Lolly - 3" cal. - Qty 14
- Hedge Row:**
VO - Viburnum - Obovatum Walter's Desha - Qty 0
PO - Podocarpus - Macrophyllus - Qty 32
PP - Pampus Grass - Qty 40
- Planters:**
IH - Indian Hawthorne - Qty 42
Ground Cover:
DU - Duranta - Gold Mound - Qty 50
SH - Shilling - Dwarf Yaupon Holly - Qty 50

- Notes:**
- The landscape contractor shall review site drawings to determine the location of all underground utilities and coordinate placement of landscape materials accordingly.
 - All plant materials shall be located at 36" on center.
 - All plants to be No. 1 or better and meet City of Apopka Codes and Ordinances.
 - All green areas of trees, plants and sod to be irrigated accordingly.
 - All plants and beds shall receive mulch accordingly.
 - All trees shall be braced/staked to withstand nature's wind forces. Type of brace shall be of type not to injure the trees trunk.
 - All trees shall receive the necessary irrigation until the root systems and tree itself can sustain its own growth through nature's irrigation system.
 - All sod shall be Argentina Bahia.
 - All equipment (including roof top equipment) and utility boxes must be fully screened (including back of building).

LANDSCAPE AND IRRIGATION DESIGN:
I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.
Note: Irrigation risers are not allowed.
Michael R. Cooper, Developer

- Request permission to waive the requirement for landscape drawings to be signed and sealed by a Registered Landscape Architect, and in place have Mr. William Stuhrike, PhD, a Licensed State of Florida Professional Engineer, Reg. # 22150, sign and seal Landscape and Irrigation drawings. Please note that all landscape and irrigation will be in accordance with City of Apopka, Ordinance #2069.

William F. Stuhrike, PhD
Professional Engineer
Florida Registration #22150

[Signature]
1/18/19

REVISIONS	BY
ISSUED FOR COO. REVIEW & PERMIT	ARC

JEREMY SHOEMAKER
605 GAIL COX/KERCE CT
APOPKA, FL 32703 LOT #6

LAKE GAIL COX/KERCE PARK
MARSHALL LAKE ROAD
APOPKA FL 32703

DRAWN	1/18/19
CHECKED	(S)
DATE	1/18/19
SCALE	AS NOTED
JOB NO.	19-002
SHEET	L-1
OF 3 SHEETS	





CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: March 12, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Site Location Map
Aerial Map
Final Development Plan

SUBJECT: LAKE GEM LOT 12 – FINAL DEVELOPMENT PLAN

REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN
FOR LAKE GEM LOT 12

SUMMARY:

OWNER/APPLICANT: Property Industrial Enterprises, LLC c/o Michael R. Cooper
ENGINEER: Ken Ehlers, P.E.
LOCATION: 755 Gem Commerce Court
PARCEL ID #: 09-21-28-4453-12-000
FUTURE LAND USE: Industrial
ZONING: PUD (Planned Unit Development)/I-1
EXISTING USE: Vacant
PROPOSED USE: Industrial/Lot 12 of the Lake Gem Commerce Center
TRACT SIZE: 0.91 +/- acre(s); 39,640 square feet
BUILDING SIZE: 7,490 square feet
FLOOR AREA RATIO: Proposed 0.19; Maximum 0.60
APPLICABLE CODE: 1993 Land development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Railroad/Commercial	Railroad/I-1	Railroad/Vacant
East (City)	Industrial	PUD/I-1	Lot 11, Lake Gem Commerce Center
South (City)	Industrial	PUD/I-1	Lot 10, Lake Gem Commerce Center
West (City)	Conservation/Industrial	PUD/I-1	Tract B Lake Gem Commerce Center (Conservation Area)

PROJECT SUMMARY: The Lake Gem Commerce Center Lot 12 Final Development Plan is a Site Plan proposing a 7,490 square foot, one-story building with 5,600 square feet for warehousing uses and 250 square feet office uses. Located within the PUD/I-1 zoning district, Lot 12 contains 0.91 acres. Lake Gem Commerce Center complies with the development standards for I-1 zoning district but allows for a building height of up 50-feet subject to all other standards within PUD Ordinance No. 2447.

The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	10'*
Corner	25'

*30-foot setback from residential uses or zoning districts.

ACCESS/PARKING: Ingress/egress access points for the development will be via the spine road, Gem Commerce Court with full access onto Marshall Lake Road. The Land Development Code requires 19 parking spaces, while the Site Plan provides 20 spaces, including one ADA-compliant space.

TRANSPORTATION: A transportation impact analysis (TIA) was conducted for the Lake Gem Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Marshall Lake Building Lot 10 is one of twelve lots located in the 90,000 square foot Lake Gem Industrial Park project, representing about 8% of the total project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and West 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance were also analyzed.

The Lake Gem Industrial Park project will generate 627 daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 daily trips and 7 P.M. Peak Hour Trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

STORMWATER: The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Park. The stormwater pond design has been previously reviewed under the Lake Gem Commerce Park and meets the City's Land Development Code requirements.

PLANNING COMMISSION – MARCH 12, 2019
LAKE GEM LOT 12 – FINAL DEVELOPMENT PLAN
PAGE 3

BUFFER: A mixture of Loblolly Pines, Sabal Palms and Japanese Blueberries are planted within the 25-foot wide landscaped buffer provided along Gem Commerce Court. A Japanese Blueberry tree is provided within the parking landscape island, which is a minimum of 8-feet in width and matches the length of the adjacent parking spaces.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

March 12, 2019 - Planning Commission, 5:30 p.m.

March 20, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** finds the final development plan consistent with the Land Development code and recommends approval of the Lake Gem Lot 12 Final Development Plan subject to the findings of this staff report.

Planning Commission: Find the Lake Gem Lot 12 Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Lake Gem Lot 12 Final Development, subject to the findings of this staff report.

Planning Commission Role: 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.

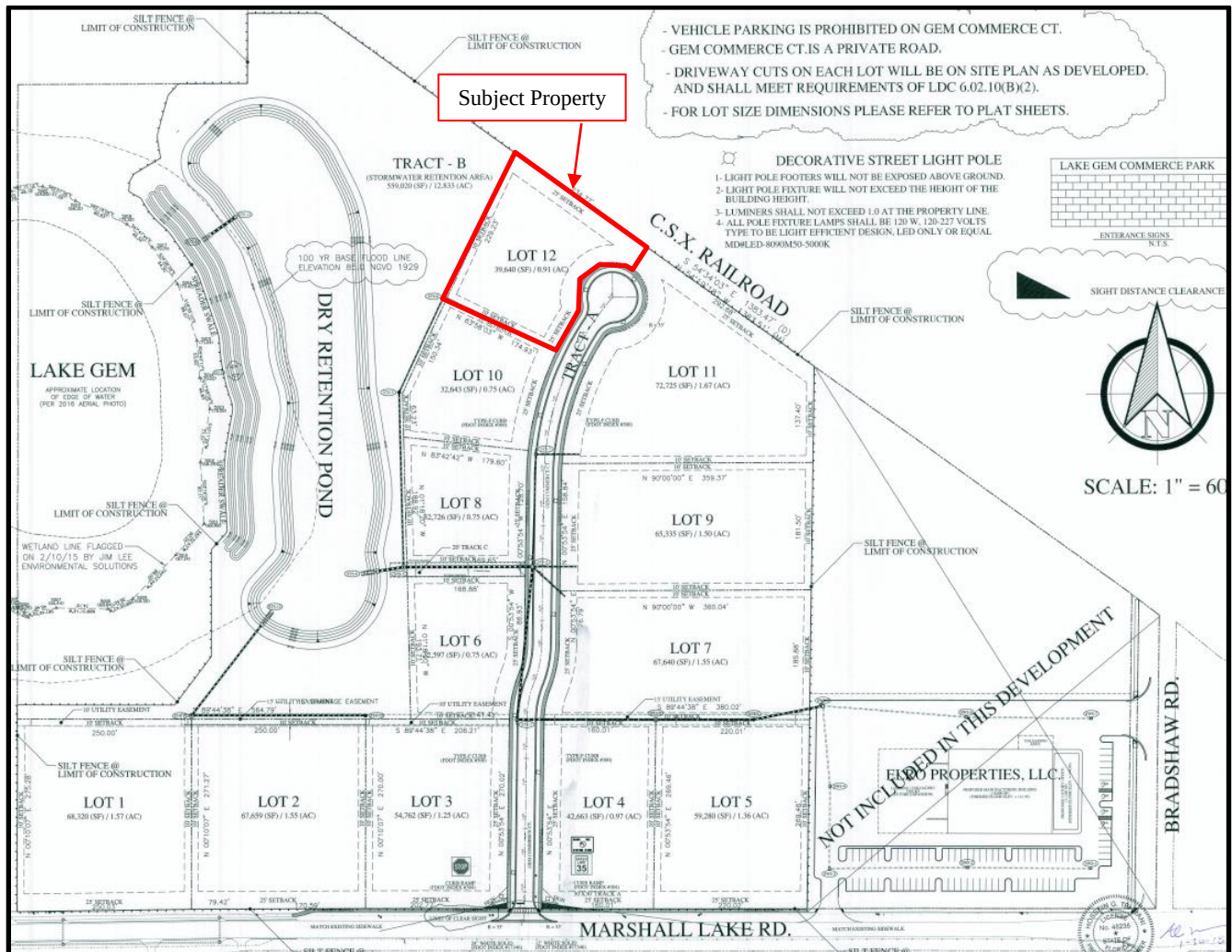
**PLANNING COMMISSION – MARCH 12, 2019
LAKE GEM LOT 12 – FINAL DEVELOPMENT PLAN
PAGE 4**

Project Name: Lake Gem Lot 12 Final Development Plan
Owner: Property Industrial Enterprises, LLC c/o Michael R. Cooper
Engineer: Ken Ehlers, P.E.
Parcel I.D. No: 09-21-28-4453-12-000
Location: 755 Gem Commerce Court
Total Acres: 0.91 +/- Acre(s)

VICINITY MAP



SITE LOCATION MAP



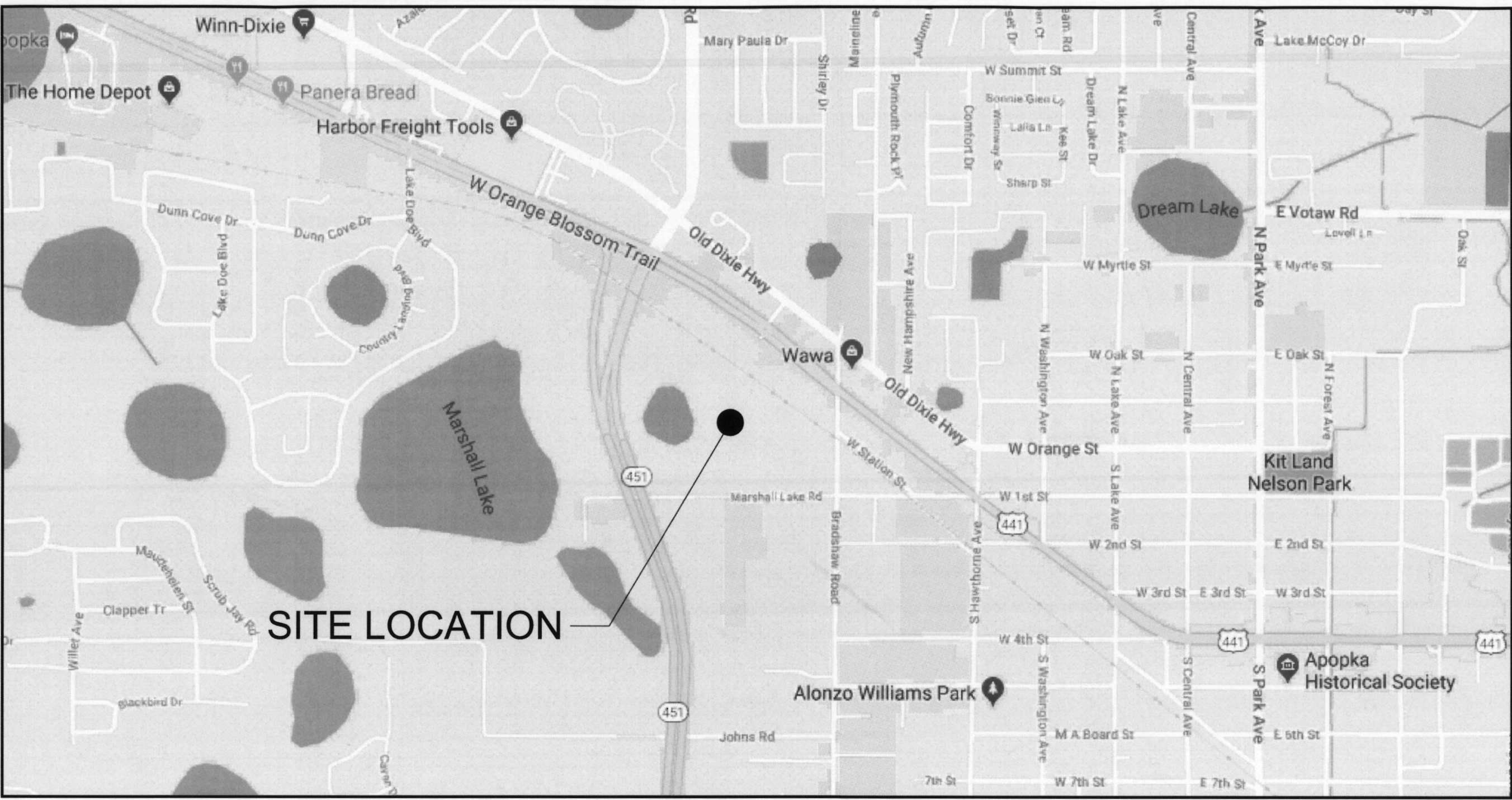
AERIAL MAP



SUBDIVISION PLAN INDEX OF DRAWINGS	
SHEET NO.	SHEET DESCRIPTION
1	COVER
S - 1	SITE PLAN WITH BOUNDARY SURVEY
L - 1	LANDSCAPE PLAN
I - 1	IRRIGATION PLAN

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER

REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".



FINAL DEVELOPMENT PLAN

VICINITY MAP
NTS

FOR MICHAEL R. COOPER
CONSTRUCTION COMPANY

BUSINESS / WAREHOUSE

LAKE GEM COMMERCE PARK
SUBDIVISION PLAN

PARCEL ID: 09-21-28-4453-12-000

LOT #12

ADDRESS: 755 GEM COMMERCE COURT

CITY OF APOPKA
JANUARY, 2019



1/21/19
18243
K Ehlers

PLAN NOTES

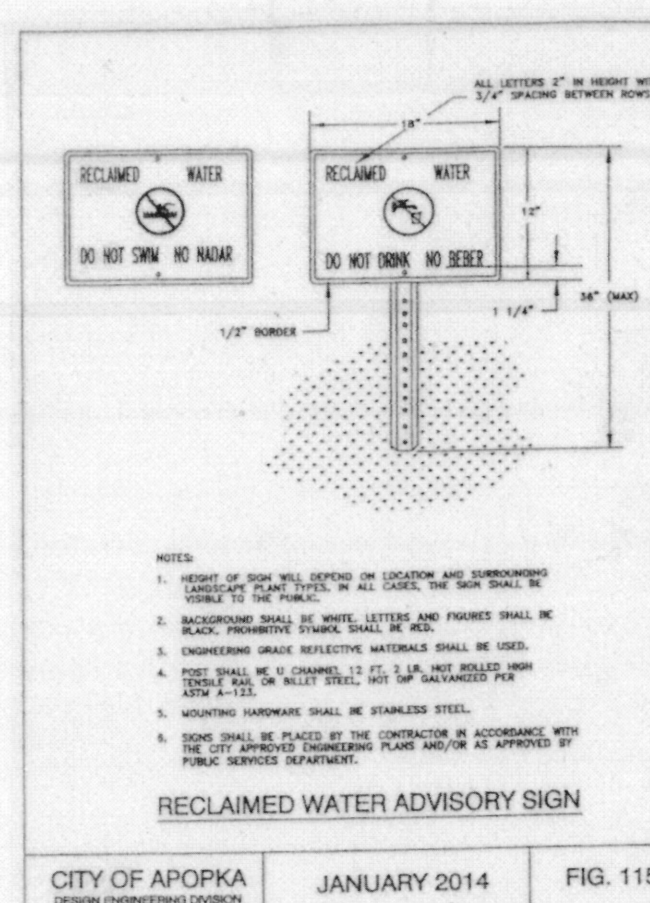
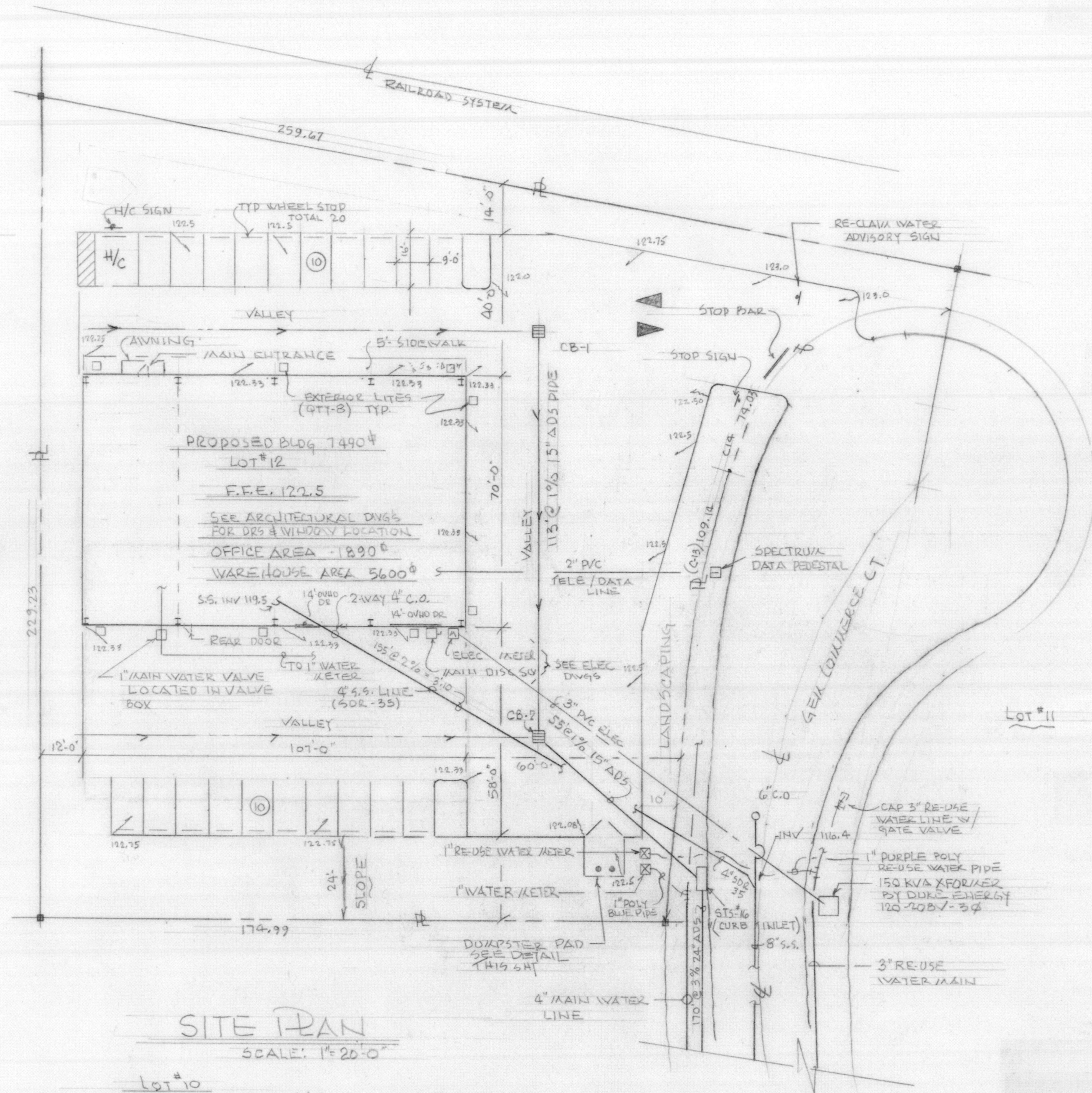
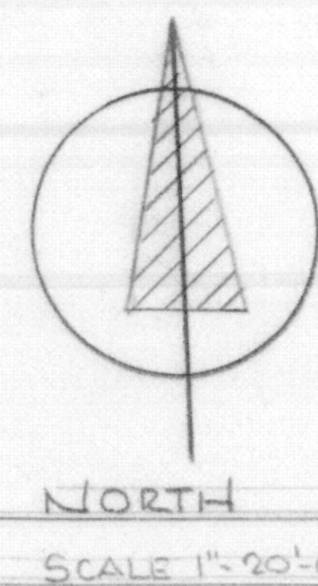
COVER

NO.	REVISION/ISSUE	DATE

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MICHAEL R. COOPER
CONSTRUCTION
COMPANY
LOT #12

DWG SHEET 1-3	SHEET
DATE JANUARY, 2019	1
SCALE AS SHOWN	

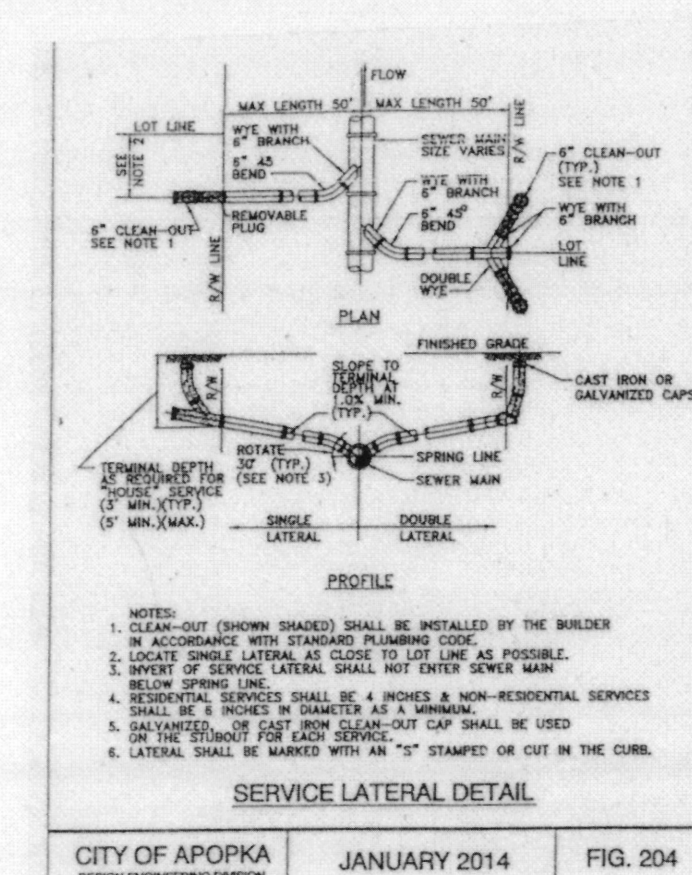
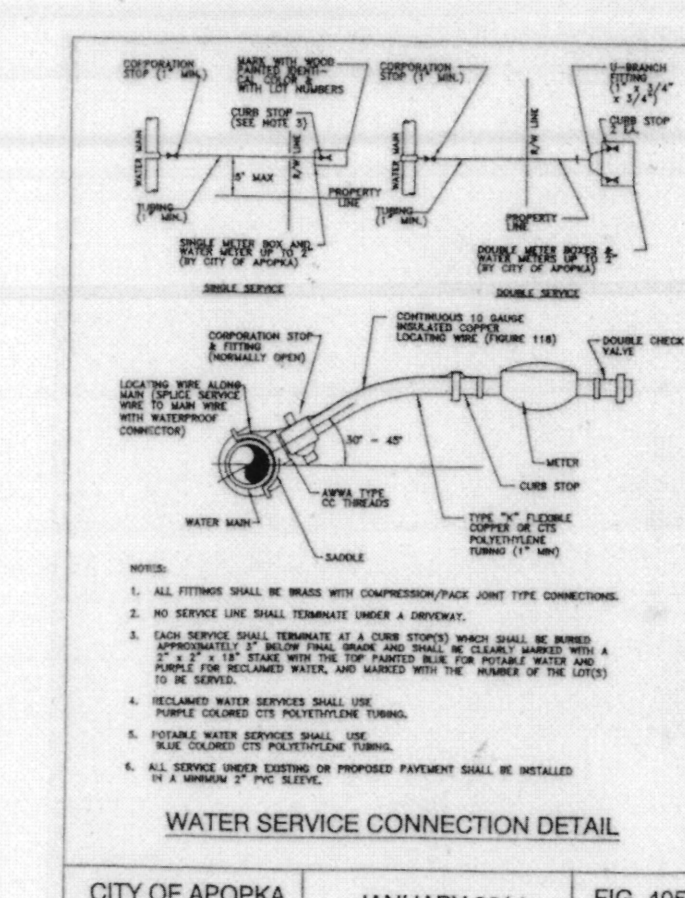
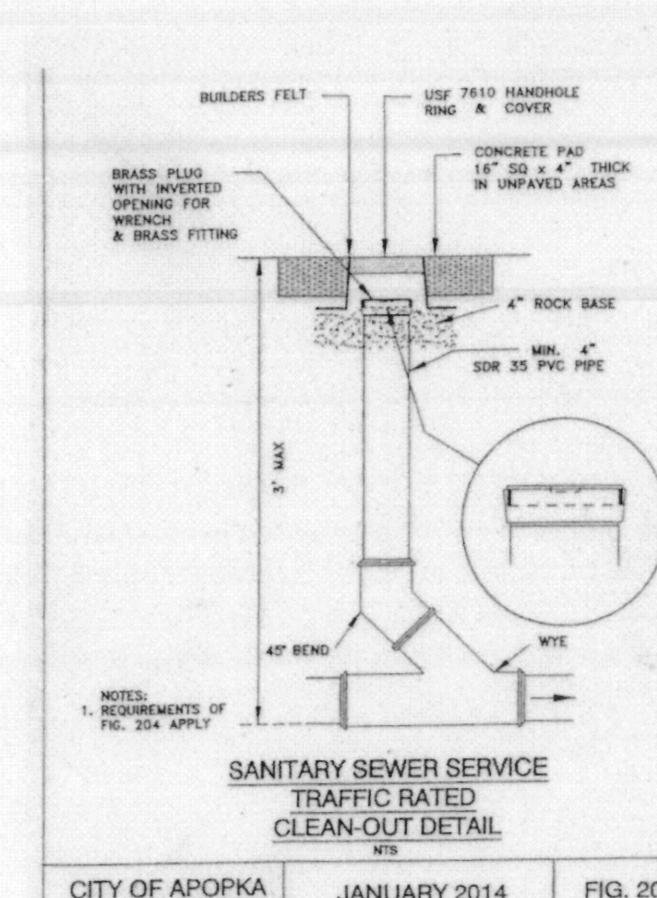


Parking Requirements:
Warehouse 5,600 SqFt = 5.6 x 2 = 11 Spaces
Office 1,890 SqFt/250 SqFt = 8 Spaces
Total Parking Spaces Required: 19 (Provided 20)
Handicap Required: 1

CB-1: Rim - 121.75 So. Inv. - 117.25
CB-2: Rim - 121.0 No. Inv. - 116.12 So/East Inv. - 116.0
STS: Rim - 120.00 No. No/West Inv. - 115.42 So. Inv. - 112.42 East Inv. - 115.42

Notes:
1. All piping is manufactured by Advance Drainage systems.
2. All concrete structures manufactured by Mack Concrete.

Storm Water Pervious/Impervious Requirements:
Approved by SJRWMD
Pervious 20%
Impervious 80%
Property = 39,640 Sq Ft
Pervious = 11,330 Sq Ft/ 28%
Impervious = 28,310 Sq Ft/ 72%



See Final Development Plans for Lake Gem Commerce Park, Dated August 2017, Signed and Approved by C.O.A. on March 21, 2018.

Ref. Notes:

1. Potable and reclaimed water meters to be installed by the Developer and not C.O.A.
2. All equipment (including roof top), water mains, lift stations, backflow preventers and utility boxes must be fully screened (including the rear of the building).
3. Paving: 12" stabilized sub-grade compacted to 98% modified proctor, concrete fines/limestone; 6" base compacted to 98% modified proctor. Asphalt; 1 1/2 Type S-111.

See Final Development Plans for Sanitary Sewer, Fire Water, Domestic Water and Storm Water details.

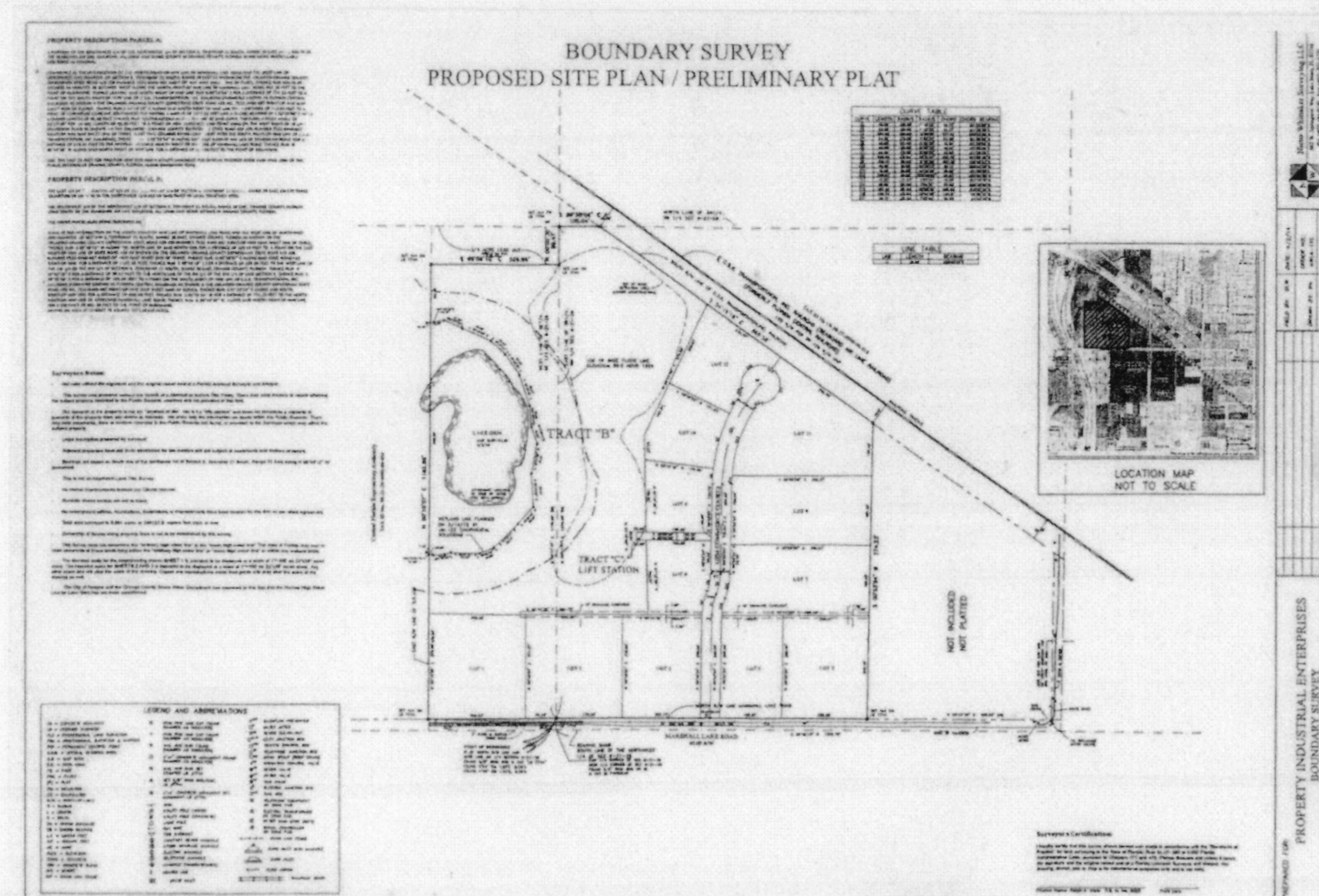
See Final Development Plans for Lake Gem Commerce Park for Sanitary Sewer, Fire Water, Domestic Water and Storm Water details.

PROPERTY OWNER: PROPERTY INDUSTRIAL ENTERPRISES, LLC
MICHAEL R. COOPER

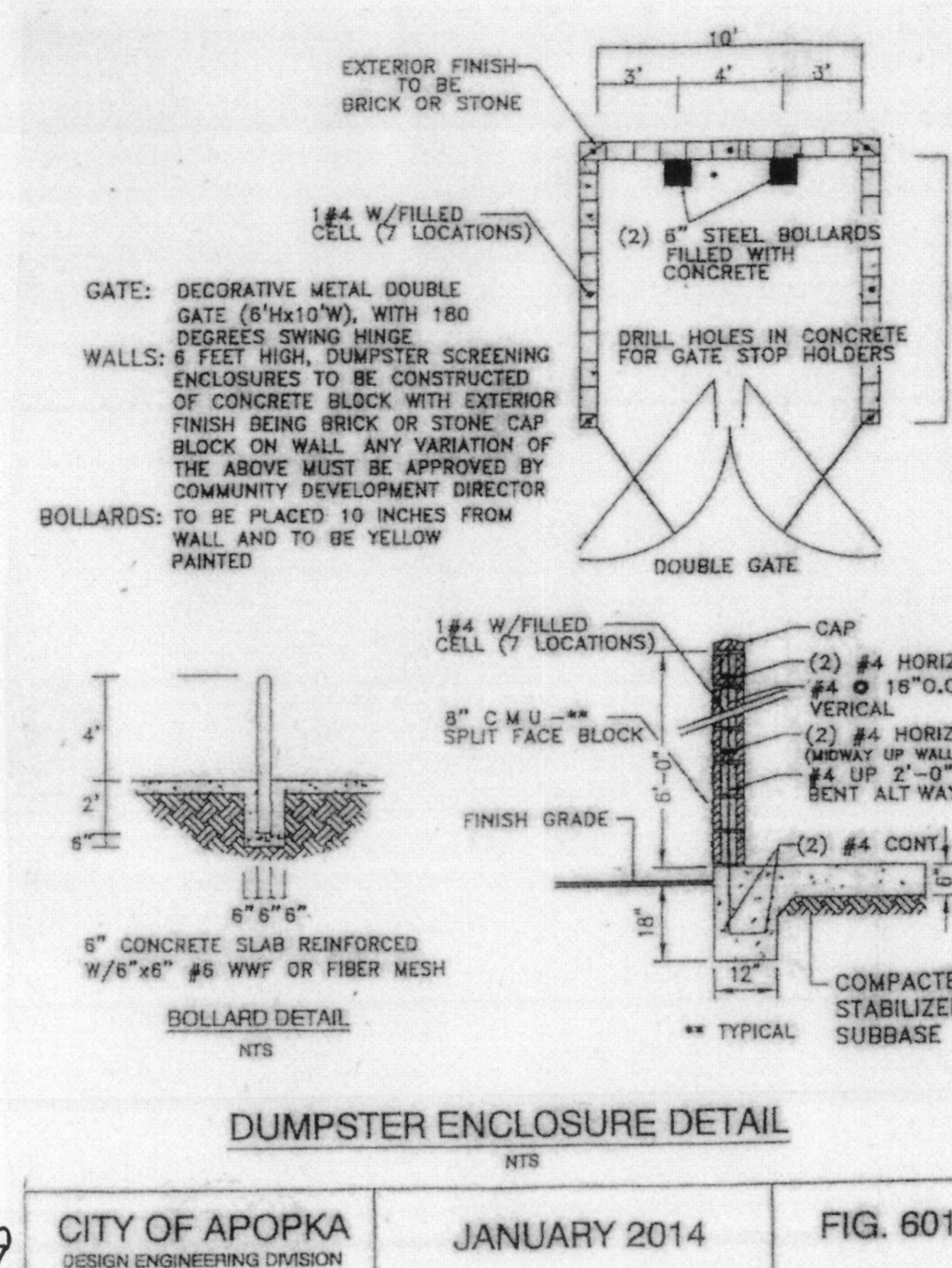
REFERENCE: CITY OF APOPKA ORDINANCE #2447
"CHANGE OF ZONING".

Vehicle parking is prohibited on the spine road (Gem Commerce Court).

SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-12-000, LOT #12
FUTURE LAND USE	PUD
ZONING	PUD
ACREAGE/SQURE FOOTAGE	.91 ACRE/ 39,640 SQFT
OVERLAY DISTRICT	"
ADJACENT LAND USE	North: Railroad, East: Vacant, South: Industrial, West: Retention Pond
ADJACENT ZONING	North: PUD East: PUD South: PUD West: PUD
BUILDING HEIGHT	Proposed: 28' Max: 75
FLOOR AREA RATIO	Proposed: .19 Max: .60
BUILDING SETBACKS	Proposed: Front: 67' No.Side: 54' So.Side: 82' Rear: 12' Corner: N/A Required: Front: 25' Side: 10' Rear: 10' Corner: N/A
PARKING SPACES	Provided: 20 Required: 19
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	4
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X



1/21/19
18243
Ehlers

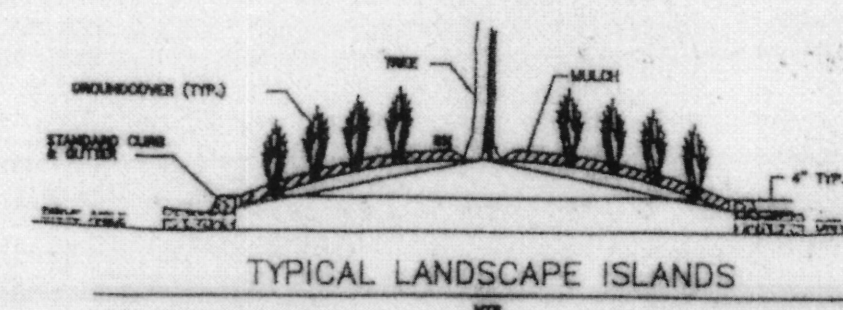
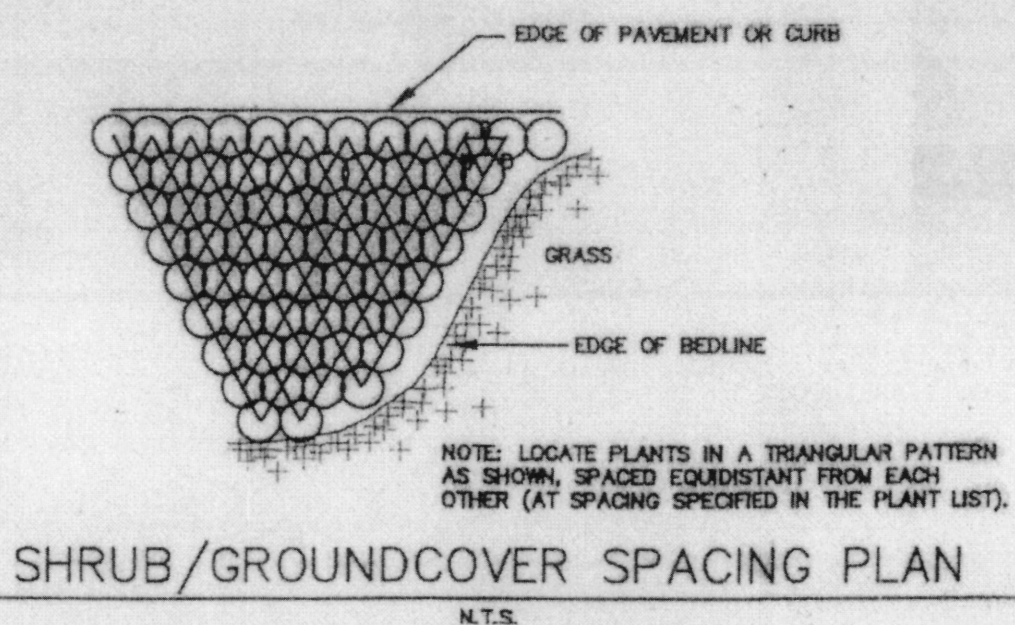
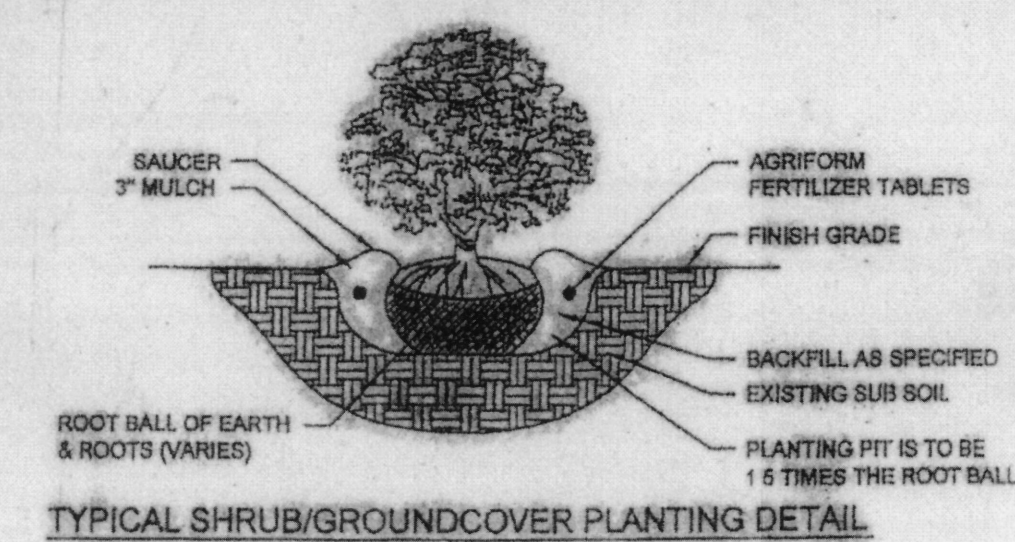
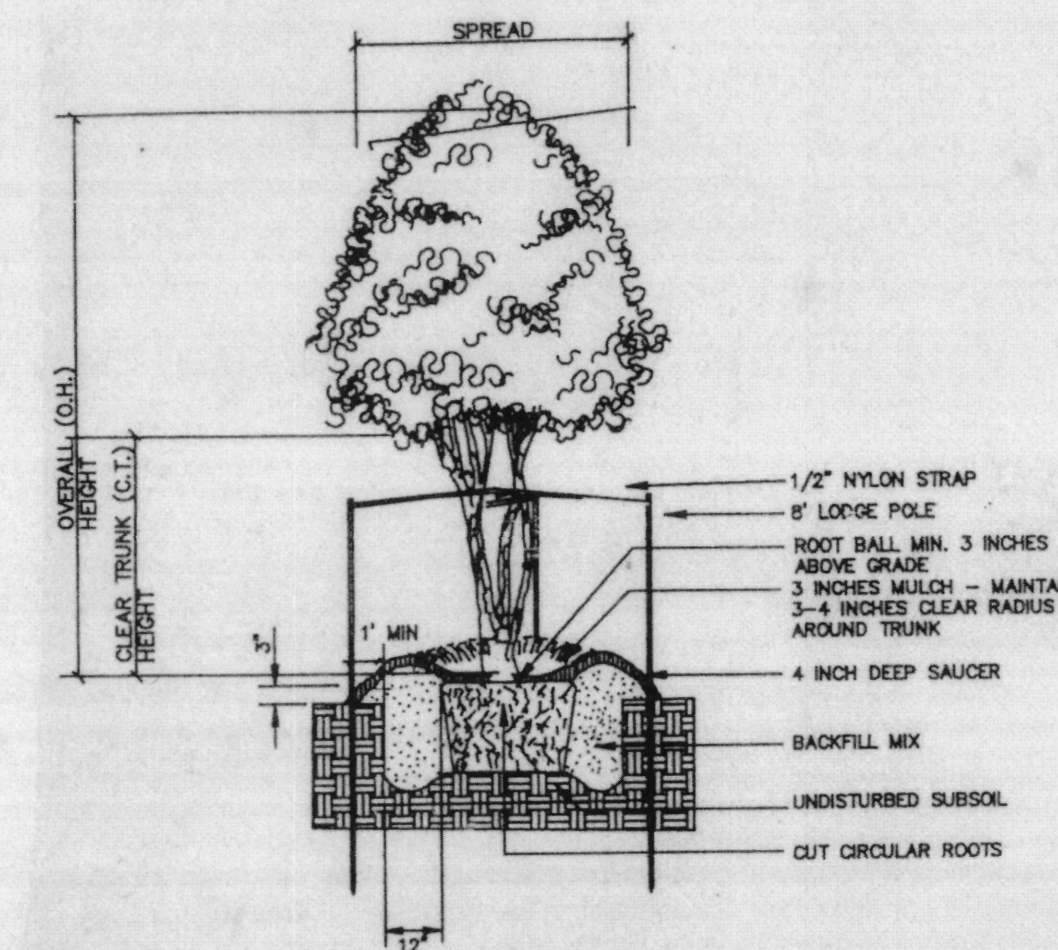
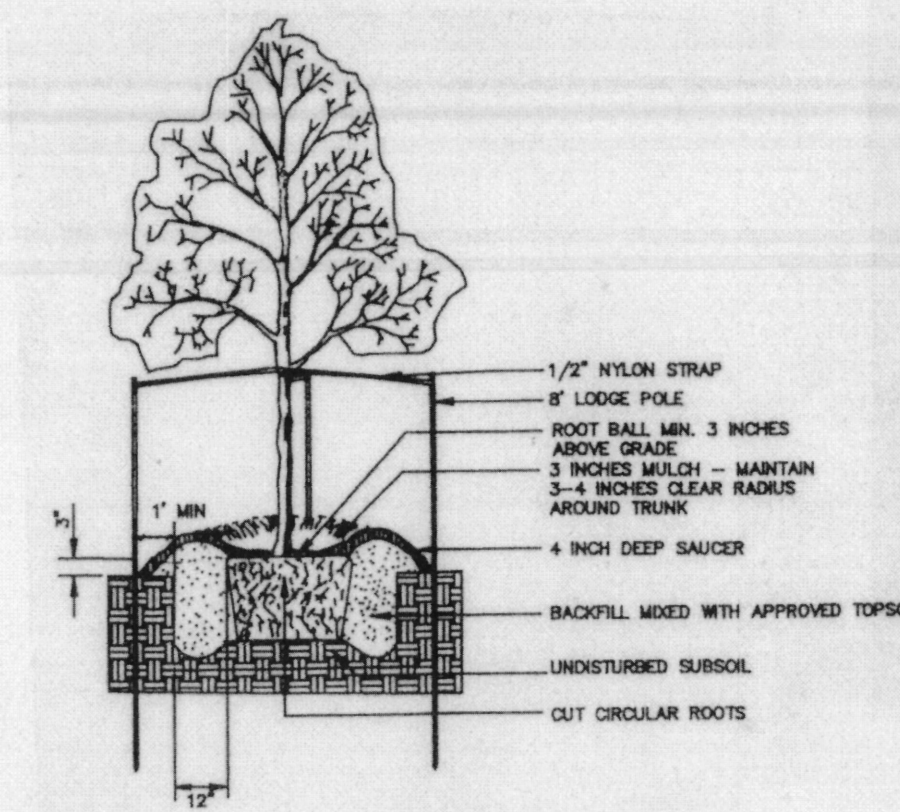
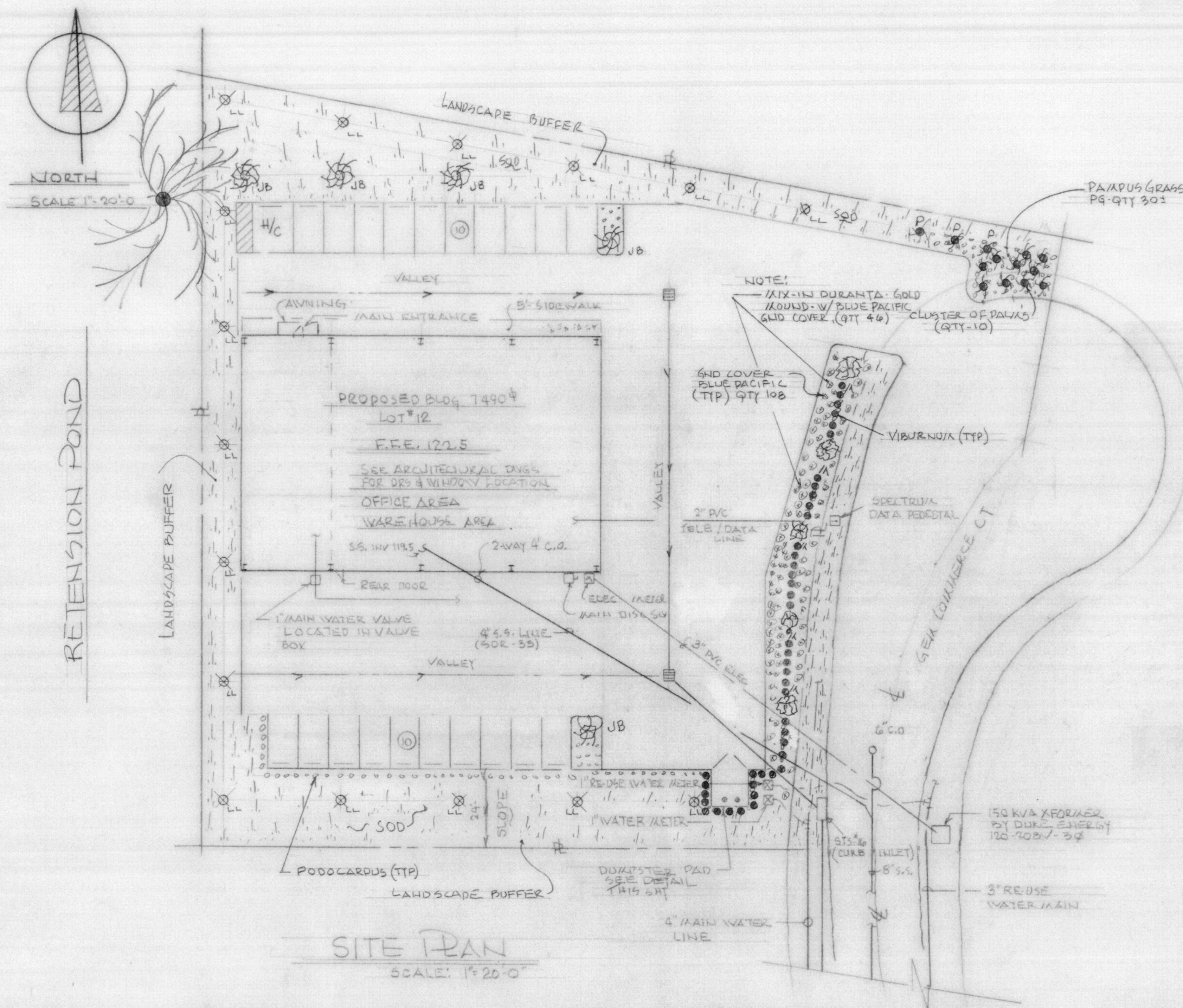


REVISIONS	BY
ISSUED FOR PERMIT	ARC

MICHAEL COOPER CONST CO INC
755 GEM COMMERCE CT LOT#12
APOPKA FL 32703

LAKE GEM COMMERCE PARK
MARSHALL LAKE ROAD
APOPKA, FL 32703

DRAWN	ARC
CHECKED	ARC
DATE	
SCALE	AS NOTED
JOB NO.	19-001
SHEET	5-1
OF 3 SHEETS	



SITE DATA TABLE	
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PARKING SPACES	Provided: 20 Required: 19
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	4
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

Landscape Material Schedule

Trees:

- ☐ A - Oak - 3" cal. minimum, Live Oaks - Qty 0
☐ M - Magnolia - 3" cal. minimum, Brackens Brown - Qty 5
☐ P - Palms-Sable - 3" cal. minimum, Cabbage Palm - Qty 13
☐ LL - Lob Lolly - 3" cal. minimum - Qty 16

Hedge Row:

- VO – Viburnum – Obovatum Walter's Desha – Qty 45
- PO – Podocarpus – Macrophyllus - Qty 50
- ♂ PP – Pampus Grass – Qty 30

Planters:

- ⓧ GC – Ground Cover – Qty 108
DU – Duranta – Gold Mound - Qty 46

Notes:

1. The landscape contractor shall review site drawings to determine the location of all underground utilities and coordinate placement of landscape materials accordingly.
2. All plant materials shall be located at 36" on center.
3. All plants to be No. 1 or better and meet City of Appoka Codes and Ordinances.
4. All green areas of trees, plants and sod to be irrigated accordingly.
5. All plants and beds shall receive mulch accordingly.
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7. Type of brace shall be of type not to injure the trees trunk.
8. All trees shall receive the necessary irrigation until the root systems and tree itself can sustain its own growth through nature's irrigation system.
9. All sod shall be Argentina Bahia.
10. All equipment (including roof top equipment) and utility boxes must be fully screened (including back of building).

LANDSCAPE AND IRRIGATION DESIGN:

I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and Irrigation standards.

Note: Irrigation risers are not allowed.

Michael R. Cooper, Developer

1. Request permission to waive the requirement for landscape drawings to be signed and sealed by a Registered Landscape Architect, and in place have Mr. William Stuhrk, PHD, a Licensed State of Florida Professional Engineer, Reg. # 22150, sign and seal Landscape and Irrigation drawings. Please note that all landscape and irrigation will be in accordance with City of Apopka, Ordinance #2069.

William F. Stuhrke, PhD
Professional Engineer
Florida Registration #22150

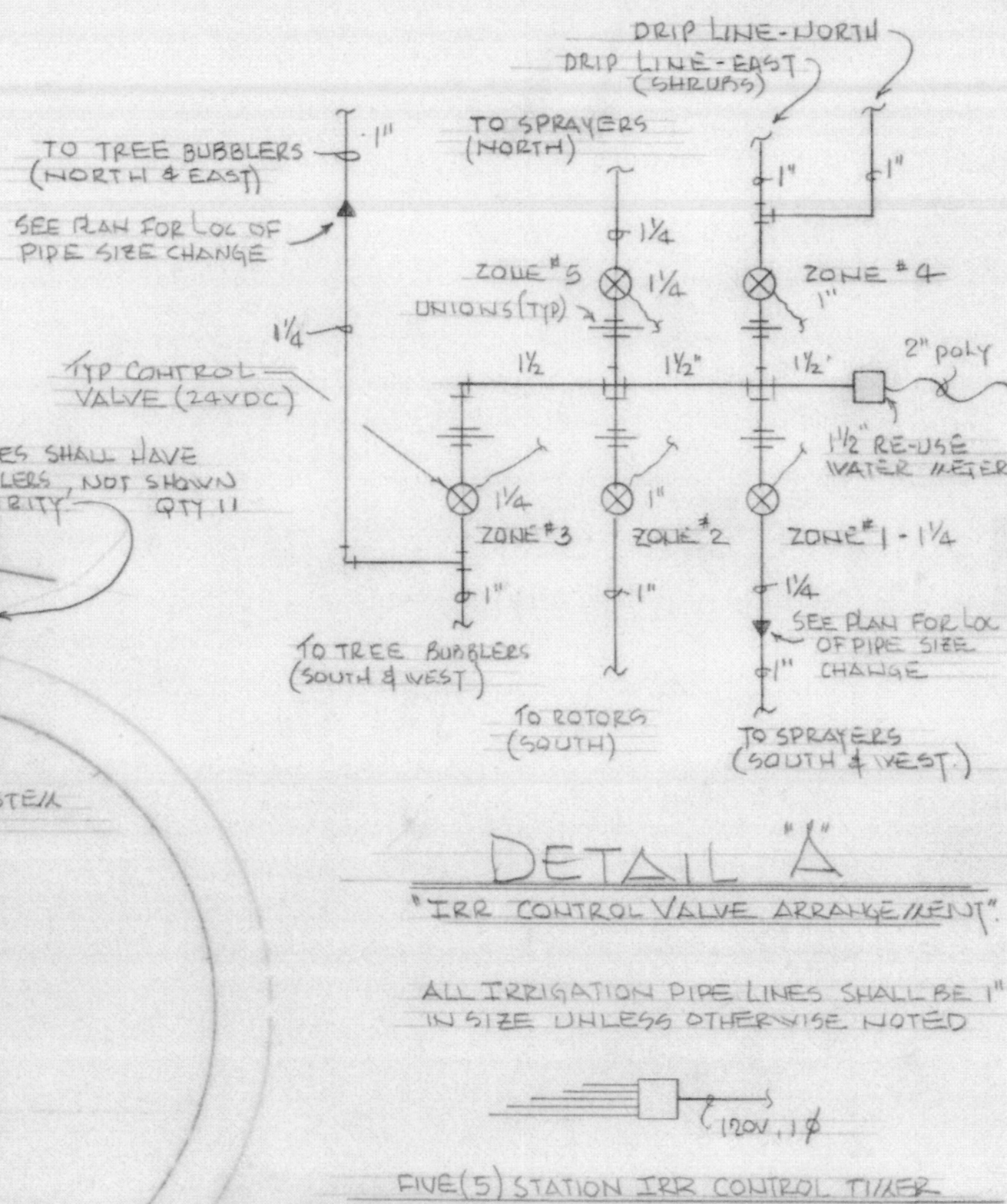
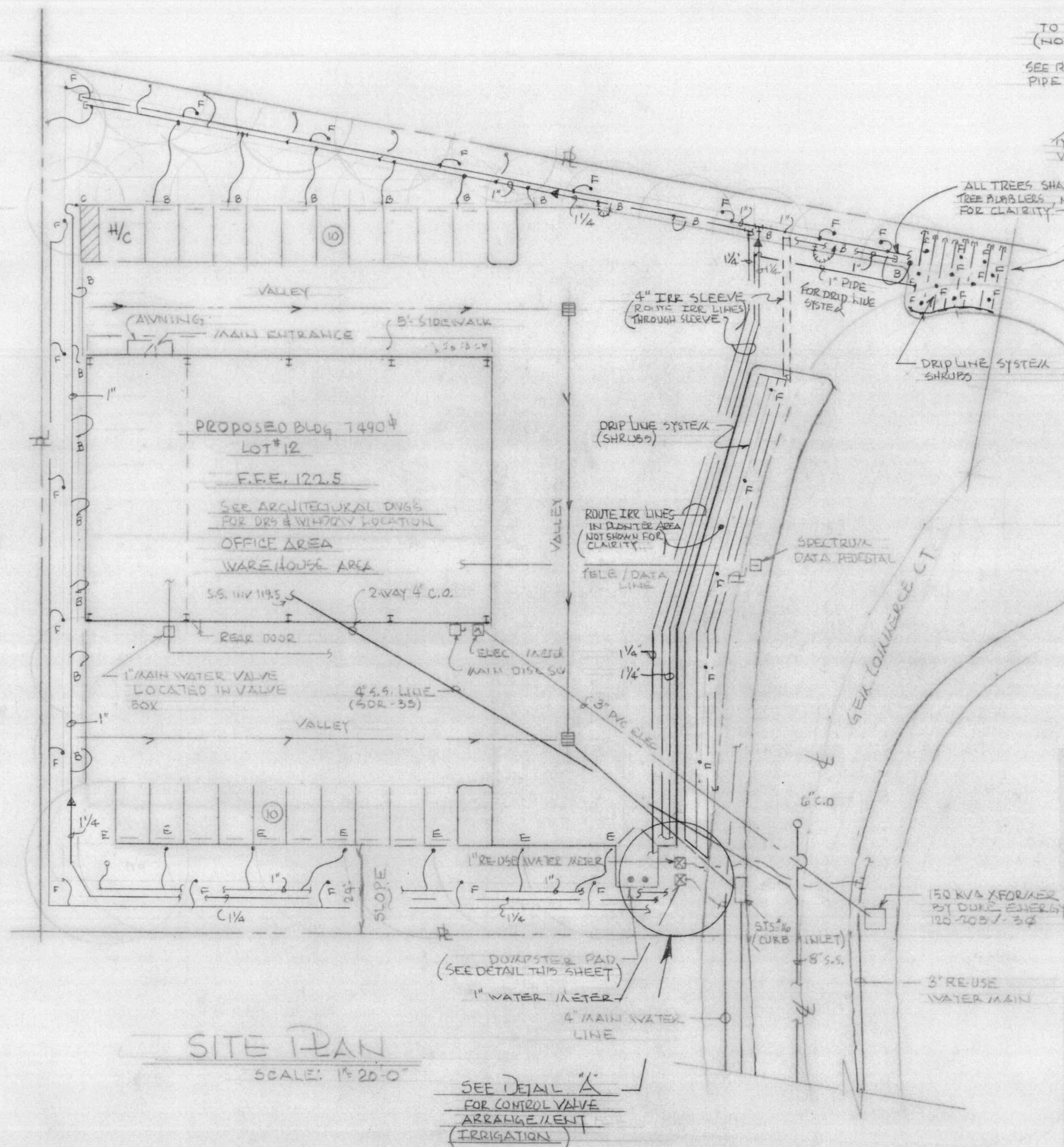
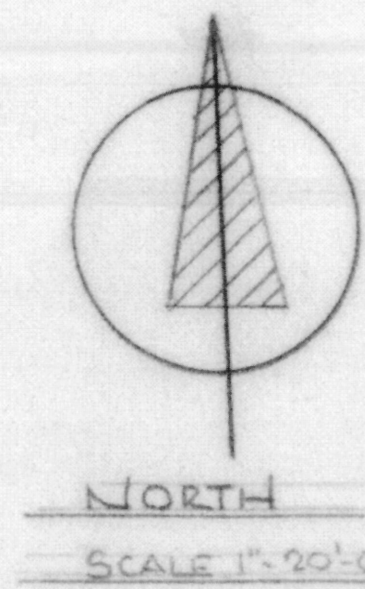
1/18/19

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MICHAEL COOPER CONST CO INC
755 GEA COMMERCE CT LOT12
APOPKA FL 32703

LAKE GEM COMMERCE PARK
MARSHALL LAKE ROAD
APODKA FL 32703

DRAWN /ARC
CHECKED <i>(Signature)</i>
DATE
SCALE
AS NOTED
JOB NO. 19-001
SHEET
L-1
OF 3 SHEETS



Provide Rain Sensor Mtd on Bldg,
Mount Sensor Whereas Rain Fall
Will Not Interfere with Gutters,
Downspouts, Roof Run Off, etc...

IRRIGATION RISERS ARE NOT ALLOWED.

Plant beds must be irrigated with drip, micro-spray or bubblers.

- ZONE #1 - South & West - Sod and Shrubs - Sprayers
ZONE #2 - South - Sod - Rotors
ZONE #3 - South & West - Trees - Bubblers
ZONE #4 - North & East - Shrubs - Drip Line System
ZONE #5 - North - Sod - Sprayers

- LEGEND:
A - 1/4\"/>

- IRRIGATION NOTES:
1. All pipe shall be the purple re-use type.
2. All valve boxes shall have purple lids to indicate the presence of re-use water.
3. All equipment shall be installed as per all local, county and state codes. Provide and install all required re-use signs.
4. Refer to the landscape plans when trenching to avoid trees and shrubs. Hand dig around any existing trees and do not cut any roots over 2\"/>

- PV / DVF Series**
Diaphragm Valve - The Industry Leader for Over 25 Years
- Features**
• Double-filtered (diaphragm and solenoid) pilot-flow design for maximum reliability and grit resistance
• Buna-N, balanced pressure diaphragm with self-cleaning 90 mesh (200 micron) pilot water filter and captive spring
• Energy-efficient, low-power encapsulated solenoid with captured plunger and 90 mesh (200 micron) solenoid filter
• Unique, easy-to-tune patented pressure assisted flow control mechanism (DVF models only)
• External bleed to manually flush system of dirt and debris during installation and system start-up
• Internal bleed for spray-free manual operation
• Accepts Rain Bird TBOS latching solenoid for use with most battery-operated controllers
• Operates in low-flow and Landscape Drip applications when a 200 mesh filter is installed upstream
• Not recommended for use with two-wire control systems
- Specifications**
• Pressure: 15 to 150 psi (1.0 to 10.4 bar)
• 0.75-DVF Non-Flow Control Model: 0.2 to 22 GPM (0.05 to 5.0 m³/h; 0.01 to 1.30 US) For flows below 3 GPM (0.68 m³/h; 0.19 US) or any Landscape Drip application, use a 200 mesh filter installed upstream
• 100-DVF Non-Flow Control Model: 0.2 to 40 gpm (0.05 to 0.985 m³/h; 0.01 to 2.52 US) For flows below 3 gpm (0.68 m³/h; 0.19 US) or any Landscape Drip application, use a 200 mesh filter installed upstream
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• Water Temperature: up to 110° F (43° C)
• Ambient air temperature: up to 125° F (52° C)
• 24 VAC 50/60 Hz (cycles per second) solenoid power requirement:
0.450A inrush current; 0.250A holding current
• Solenoid coil resistance: 38 Ohms

LANDSCAPE AND IRRIGATION DESIGN

I certify that the Landscape and Irrigation design for this project is in accordance with City of Apopka Ordinance 2069, adopted May 21, 2008, which establishes water wise landscape and irrigation standards.

Michael R. Cooper

Water velocity will not exceed five (5) feet/second. (will be provided with each lot submittal)
Irrigation must be installed 24\"/>

SITE DATA TABLE	
PARCEL ID NUMBER	09-21-28-4453-06-000
FUTURE LAND USE	PUD
ZONING	PUD
ACREAGE/SQURE FOOTAGE	.83 ACRE/ 36,080 SQFT
OVERLAY DISTRICT	~
ADJACENT LAND USE	North: Industrial, East: Vacant, South: Vacant, West: Retention Pond
ADJACENT ZONING	North: PUD East: PUD South: PUD West: PUD
BUILDING HEIGHT	Proposed: 28' Max: 75
FLOOR AREA RATIO	Proposed: .20 Max: .60
BUILDING SETBACKS	Proposed: Front: 43' No.Side: 133' So.Side: 22' Rear: 13' Corner: N/A Required: Front: 25' Side: 10' Rear: 10' Corner: N/A
PARKING SPACES	Provided: 19 Required: 17
TREE BANK MITIGATION FEE	N/A
NUMBER OF EMPLOYEES	10
WAIVER REQUEST	YES NO X
VARIANCE REQUEST	YES NO X

1. Request permission to waive the requirement for landscape drawings to be signed and sealed by a Registered Landscape Architect, and in place have Mr. William Stuhre, PHD, a Licensed State of Florida Professional Engineer, Reg. # 22150, sign and seal Landscape and Irrigation drawings. Please note that all landscape and irrigation will be in accordance with City of Apopka, Ordinance #2069.

ESP-RZX Series Controller
A 4, 6, 8, 10, 12, 16, 20, 24, 32, 48, 64, 96, 128, 192, 256, 512, 1024, 2048, 4096, 8192, 16384, 32768, 65536, 131072, 262144, 524288, 1048576, 2097152, 4194304, 8388608, 16777216, 33554432, 67108864, 134217728, 268435456, 536870912, 1073741824, 2147483648, 4294967296, 8589934592, 17179869184, 34359738368, 68719476736, 137438953472, 274877906944, 549755813888, 1099511627776, 2199023255552, 4398046511104, 8796093022208, 17592186044416, 35184372088832, 70368744177664, 140737488355328, 281474976710656, 562949953421312, 1125899906842624, 2251799813685248, 4503599627370496, 9007199254740992, 18014398509481984, 36028797018963968, 72057594037927936, 144115188075855872, 288230376151711744, 576460752303423488, 1152921504606846976, 2305843009213693952, 4611686018427387904, 9223372036854775808, 18446744073709551616, 36893488147419103232, 73786976294838206464, 147573952589676412928, 295147905179352825856, 590295810358705651712, 1180591620717411303424, 2361183241434822606848, 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CITY OF APOPKA PLANNING COMMISSION

X PUBLIC HEARING
 SITE PLAN
 SPECIAL REPORTS
X OTHER: Final Development Plan

MEETING OF: March 12, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Final Development Plan
SPX 18-01 Staff Report
SPX 18-01 Site Plan

SUBJECT: RENEWAL CHURCH – FINAL DEVELOPMENT PLAN

**REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT
PLAN FOR RENEWAL CHURCH**

SUMMARY:

OWNER/APPLICANT: Faithfull Creations, LLC c/o Donald Sabiston, P.E.

ENGINEER: Tri3 Civil Engineering Design Studio, Inc. c/o Constance D. Silver, P.E.,
LEED AP

LOCATION: 2335 Appy Lane

PARCEL ID NUMBER: 18-20-28-0000-00-112

FUTURE LAND USE: Residential Very Low Suburban

ZONING: Agriculture-Estates (AG-E)

EXISTING USE: Single Family Residence

PROPOSED USE(S): Religious Institution/Church

TRACT SIZE: 4.96 +/- acres; 216,255 +/- square feet

BUILDING SIZE: 10,400 square feet

FLOOR AREA RATIO: Proposed 0.08

APPLICABLE LDC: 1993 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Very Low Suburban	PUD	Tract F Open Space for Orchid Estates Subdivision
East (City)	Residential Very Low Suburban	PUD	Vacant
South (City)	Residential Very Low Suburban	PO/I	Northwest Recreation Complex
West (City)	Residential Very Low Suburban	R-1AAA	Single Family Residence

PROJECT SUMMARY: The Renewal Church Final Development Plan is a Site Plan proposing a building 10,400 square feet in size for a church/institutional use. On June 26, 2018, the Planning Commission approved a Special Exception on this site for a church use in a residential zoning district. An amendment to the Special Exception was approved on February 12, 2019.

The minimum setbacks applicable to this project, and as approved by the Special Exception are:

Setback	Min. Standard
Front	45'
Side	35'
Rear	50'

PARKING: A total of 161 parking spaces are required and proposed including seven ADA-compliant and van accessible spaces.

ACCESS: Full access to the site will be provided on Appy Lane.

TRANSPORTATION IMPACTS: Per the Land Development Code, a transportation impact analysis (TIA) was not required for this development as it generates under 400 daily trips.

STORMWATER: The stormwater management system includes an on-site retention area on the northern most portion of the site. The stormwater pond design meets the requirements of the City's Land Development Code.

LANDSCAPING/BUFFER: There are 15-foot wide landscaped bufferyards adjacent to the western, eastern and southern boundary lines. Bufferyards include Magnolias, Live Oaks and Red Cedars placed at minimum of every 30 feet on-center. The Special Exception requires a split rail fence with a continuous hedge, at least 36-inches in height at the time of planting along the eastern and western boundaries, as shown on the landscape plans. Cathedral Live Oaks are provided within parking lot landscaped islands.

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:

March 12, 2019 - Planning Commission, 5:30 p.m.

March 20, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** finds the site plan consistent with the Land development Code and Special Exception and recommends approval of the Renewal Church Final Development Plan subject to the Conditions of Use for Special Exception - SPX18-01, and the findings of this staff report.

Planning Commission: Find the Renewal Church Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan, subject to the Conditions of Use for Special Exception - SPX18-01, and the findings of this staff report.

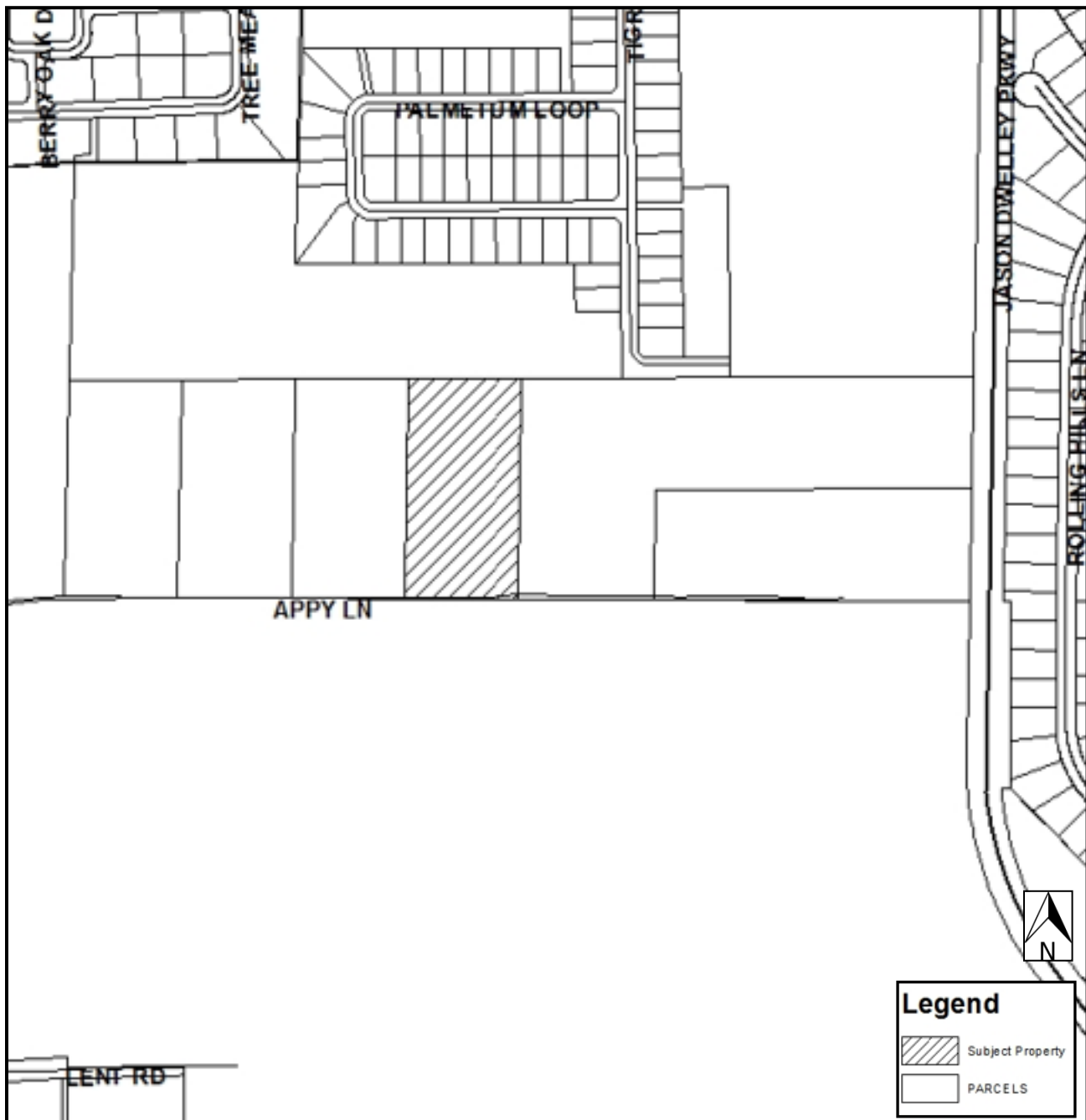
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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.

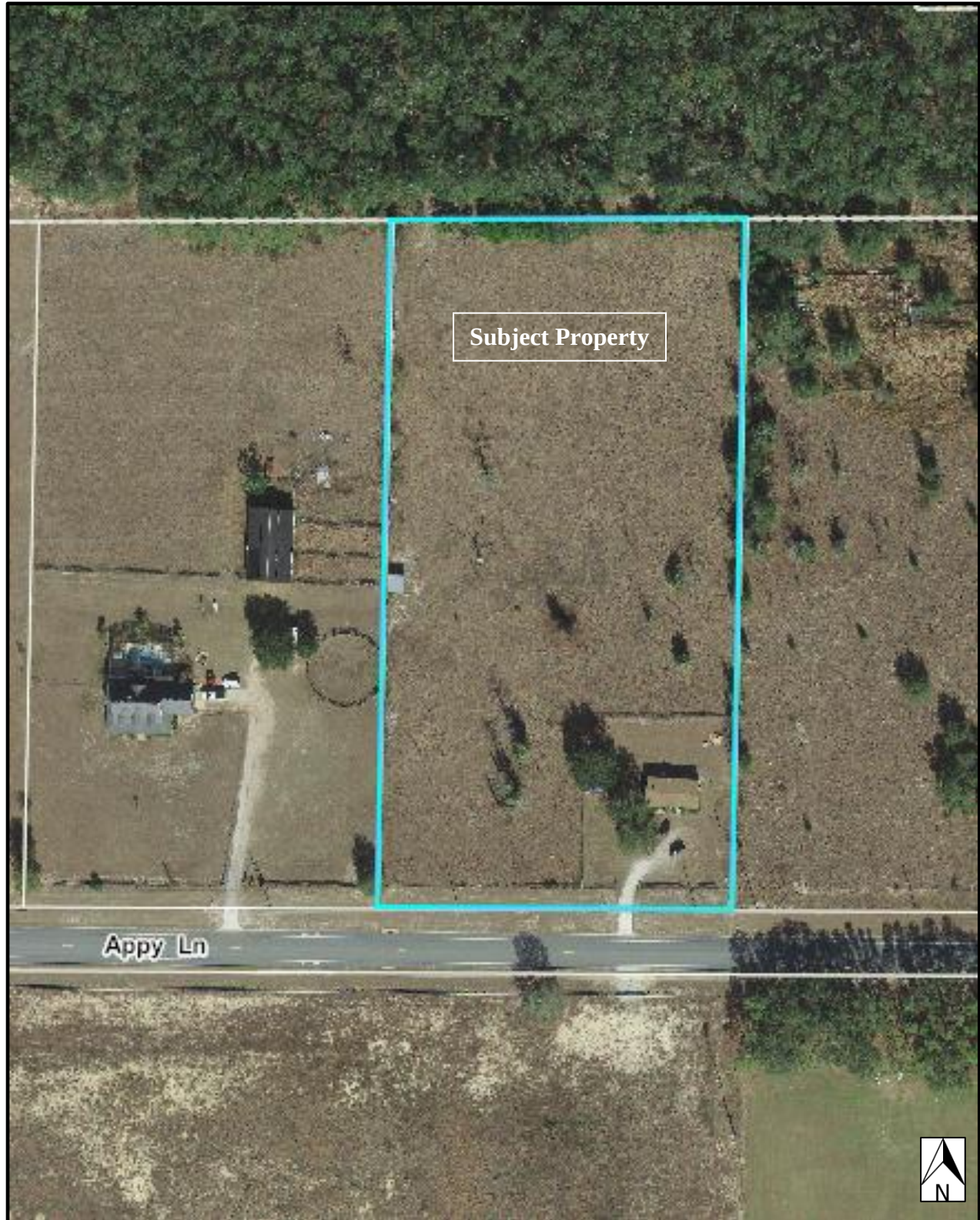
PLANNING COMMISSION – MARCH 12, 2019
RENEWAL CHURCH – FINAL DEVELOPMENT PLAN
PAGE 4

Project Name: Renewal Church Final Development Plan
Owner: Faithful Creations, LLC c/o Donald Sabiston, P.E.
Engineer: Constance D. Silver, PE, LEED AP
Parcel I.D. Number: 18-20-28-0000-00-112
Property Address: 2335 Appy Lane
Total Acreage: 4.96 +/- acres

VICINITY MAP



AERIAL MAP



DWG NAME: C:\TRISHARE\PROJECTS\2018\012 RENEWAL CHURCH\TRISHARE\000 2018012 - COVER.DWG
PRINT DATE: 01/26/2019 @ 09:26:37 PM
REVISED DATE: 01/26/2019 @ 09:26:36 PM
REVISED BY: TIM

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FINAL DEVELOPMENT PLAN FOR RENEWAL CHURCH

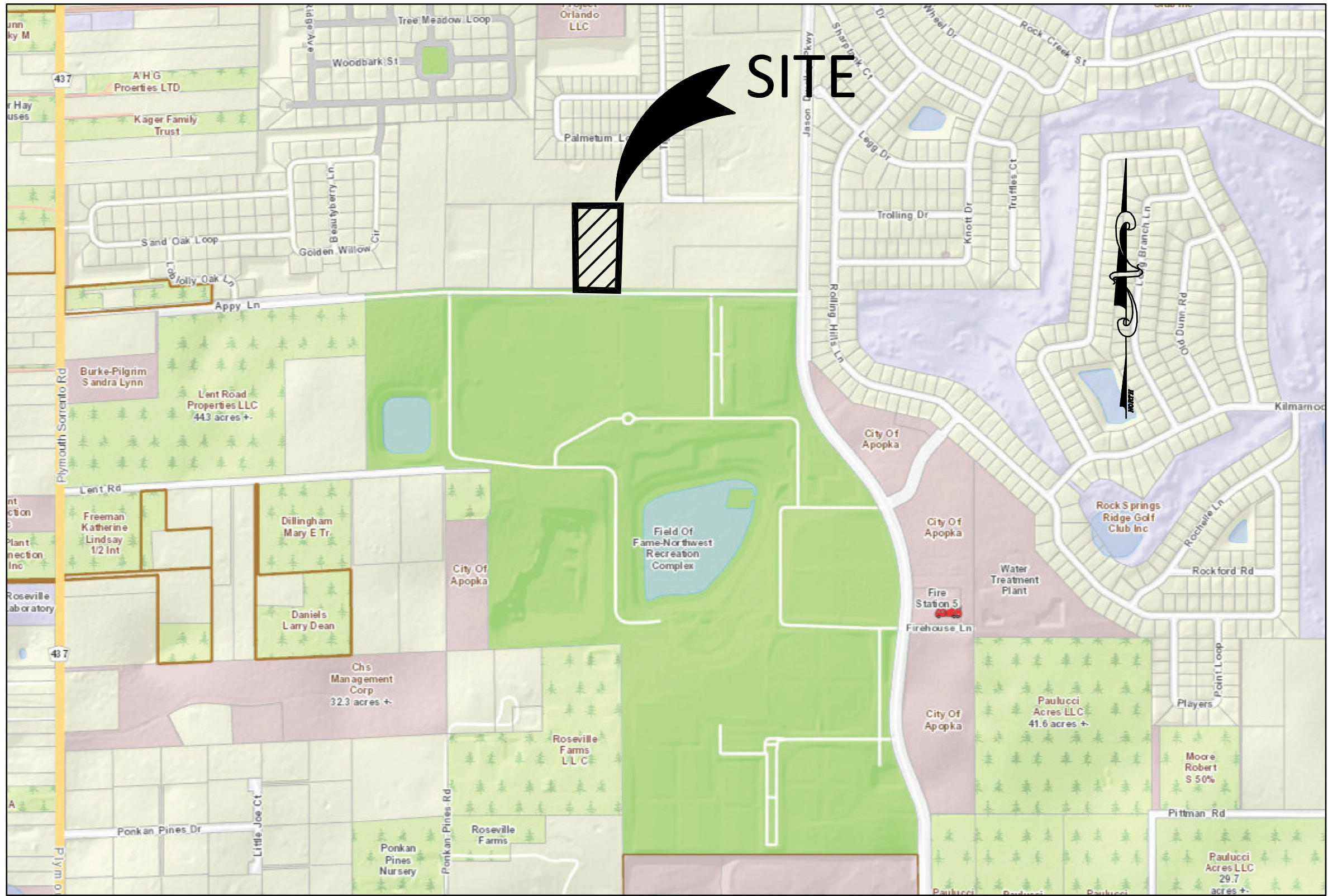
PARCEL ID# 18-20-28-0000-00-112
2335 APPY LANE, APOPKA FLORIDA

INDEX OF SHEETS

C-000	COVER SHEET
C-100	BOUNDARY/TOPOGRAPHIC SURVEY
C-101	GENERAL NOTES
C-102	DEMOLITION & EROSION CONTROL PLAN
C-103	SWPPP NOTES & DETAILS
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-301	GRADING AND DRAINAGE PLAN
C-400	SITE UTILITY PLAN
C-500	LIFT STATION SITE PLAN
C-501	LIFT STATION NOTES
C-502	LIFT STATION SANITARY DETAILS
C-503	LIFT STATION SANITARY DETAILS
C-504	LIFT STATION PLAN
C-600	SITE DETAILS
C-601	DRAINAGE DETAILS
C-700	CITY OF APOPKA STANDARD DETAILS
C-701	CITY OF APOPKA STANDARD DETAILS
C-702	CITY OF APOPKA STANDARD DETAILS
C-703	CITY OF APOPKA STANDARD DETAILS
L0.21	TREE SURVEY, PRESERVATION & MITIGATION TABLE
L0.22	TREE PROTECTION NOTES & DETAILS
L1.01	PLANTING PLAN & LDC REQUIREMENTS
L1.02	PLANTING SCHEDULES, DETAILS & NOTES
L2.01	IRRIGATION WATER USE PLAN, LEGEND & NOTES
L2.02	IRRIGATION PLAN & NOTES
L2.03	IRRIGATION DETAILS & ZONE CHART
SP-1	SITE PHOTOMETRIC CALCULATIONS

Legal Description:

East 1/2 of the East 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida. Together with an easement of ingress and egress upon, over and through the North 15 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 20 South, Range 28 East, Orange County, Florida. Together with that certain 2000 mobile homes, Make WAVE, with VIN #: FLFLX70A27441WC21 and ID #: FLFLX70B27441WC21; along with Title #: 79638544 and Title #: 79638508



VICINITY MAP
N.T.S.

OCTOBER 2, 2018
NOVEMBER 27, 2018

REVISED JANUARY 28, 2019

PREPARED FOR:

DONALD J. SABISTON

Utility Companies:

POWER:	DUKE ENERGY
WATER:	CITY OF APOPKA
SANITARY SEWER:	CITY OF APOPKA
RECLAIMED:	CITY OF APOPKA

Civil Engineer:

TRI³ CIVIL ENGINEERING
DESIGN STUDIO, INC.

P.O. BOX 520062
LONGWOOD, FL 32752-0062
PHO: 407-488-9456
FAX: 407-641-9993
ATTN: CONSTANCE A. OWENS, PE, LEED AP
COWENS@TRI3-ENG.COM

Landscape Architect:

DANIEL A. ROGERS

1775 MOHAWK TRAIL
MAITLAND, FL 32751
PHO: 407-353-0112
ATTN: DANIEL A. ROGERS, RLA
DARLANDSCAPEARCHITECTURE@GMAIL.COM

Surveyor:

FIRST CHOICE SURVEYING, INC.

PO BOX 470978
LAKE MONROE, FL 32747
ATTN: ALAN POZON JR., PSM
PHO: (407) 951-3425

Geotechnical Engineer:

MIKE TANNOUS ENGINEERING, INC.

5703 REDBUG LAKE ROAD, SUITE #312
WINTER SPRINGS, FL 32708
PHO: (407) 332-8688
ATTN: MIKE TANNOUS, PE
MTE@MIKETANNOUSENGINEERING.COM

SPECIAL EXCEPTION SPEX18-01 has been approved for church use on June 26, 2018 with the following conditions:

- Day Care or Schools functioning as a primary use (Monday through Friday) will require an amendment to the Special Exception
- This Special Exception authorization expires if (i) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (ii) the Special Exception Use has vacated the parcel for more than 180 consecutive days.

NO OUTDOOR STORAGE OF PARTS, SUPPLIES, MATERIALS, EQUIPMENT SHALL BE ALLOWED.



Civil Engineering
Design Studio, Inc.

P.O. Box 520062
Longwood, Florida 32752-0062
Ph: 407-488-9456 Fax: 407-641-9993
CERTIFICATE OF AUTHORIZATION #28312

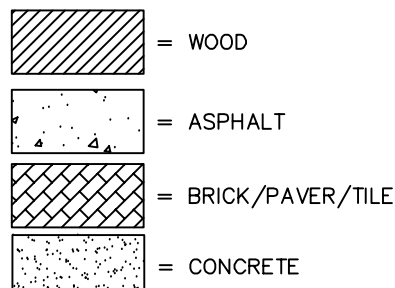
CONSTANCE D. SILVER, P.E., LEED AP
FLORIDA LICENSE # 54842

BOUNDARY/TOPOGRAPHIC SURVEY



NORTH

East 1/2 of the East 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida. Together with an easement of ingress and egress upon, over and through the North 15 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 20 South, Range 28 East, Orange County, Florida. Together with that certain 2000 mobile homes, Make WAVE, with VIN #: FLFLX70A27441WC21 and ID #: FLFLX70B27441WC21; along with title #: 79638544 and Title #: 79638508



SURVEYOR'S NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON
THE FLORIDA F.D.O.T. GPS NETWORK WITH A
PUBLISHED ELEVATION DATUM OF NORTH
AMERICAN VERTICAL DATUM DATED 1988

DEMOLITION AND EROSION CONTROL NOTES:

- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES PRIOR TO START ANY CONSTRUCTION ACTIVITY TO OBTAIN ALL PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS, AS APPLICABLE. CONTRACTOR SHALL ALSO COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES ON THE EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITY COMPANIES SHALL BE NOTIFIED A MINIMUM OF SEVEN (7) WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES PROVIDED ON THESE PLANS WERE DEPICTED FROM ACTUAL FIELD MEASUREMENTS AND/OR DERIVED FROM RECORD DRAWINGS THAT WERE VERIFIED FROM THE BEST AVAILABLE SOURCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE LOCATION OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED CONSTRUCTION AND TO COORDINATE WITH UTILITY OWNERS, PROPERTY OWNER, AND ENGINEER OF RECORD TO RESOLVE THESE CONFLICTS. ALL UTILITIES SHALL BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.
3. EXISTING ROADWAY BASE MATERIALS, SUCH AS SHELL OR LIMEROCK, MAY BE UTILIZED IN STABILIZATION IF SUITABLE FOR MIXING, AS APPROVED BY THE GEOTECHNICAL ENGINEER.
4. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION ACTIVITIES OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, INCIDENTAL CONSTRUCTION WORK, EARTHWORK, AND HAULING WASTE MATERIALS AS REQUIRED BY THE CITY OF APOPKA/OR FDEP. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 5.
6. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING AS REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR TO MINIMIZE TRENCH WIDTH AS NECESSARY. SHEETING AND SHORING SHALL BE DESIGNED BY A STATE OF FLORIDA REGISTERED P.E., RETAINED BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS".
8. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED AT ALL TIMES, UNLESS APPROVED OTHERWISE BY THE LOCAL CITY, COUNTY, OR STATE FOOT. IF DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS CHANGED, THE CONTRACTOR SHALL NOTIFY THE GOVERNING AGENCY A MINIMUM OF THREE (3) WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO. 600 OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) ROADWAY AND TRAFFIC DESIGN STANDARDS.
9. SILT SCREENS AND TURBIDITY BARRIERS INSTALLED MUST REMAIN IN PLACE AND MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN ON THE APPROVED EROSION CONTROL PLAN AND THE APPROVED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
10. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED BY THE CITY OF APOPKA, FDEP, SJRWMD, OR FDOT BEYOND THAT WHICH HAS BEEN SPECIFIED ON THE PLANS SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT. 10.
11. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF APOPKA, SJRWMD, FDEP, AND THE FDOT.
12. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO START OF CONSTRUCTION. SEDIMENTATION CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF OF THE SITE.
13. SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR DISCHARGE INTO WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND POND.
14. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
15. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES, DUE TO CONSTRUCTION SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
17. THE CONTRACTOR SHALL MAINTAIN TREE PROTECTION MEASURES THROUGHOUT DURATION OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR MAY NOT BE ALLOWED TO STORE MATERIALS OR EQUIPMENT, INCLUDING VEHICULAR PARKING, UNDER THE CANOPY OF TREES OR WITHIN TREE PROTECTED AREAS.
18. INGRESS AND EGRESS TO THE SITE DURING CONSTRUCTION IS ALLOWED ONLY THROUGH APPROVED SITE DRIVEWAYS.
19. THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE AVAILABLE ON-SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PREPARE WEEKLY INSPECTION REPORTS PER FDEP.

GENERAL UTILITY NOTES

1. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
2. ALL UTILITIES INCLUDING PUMP STATION LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.

NOTES PERTAINING TO AIR QUALITY CONTROL MEASURES

1. NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONFINED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICULAR MOVEMENT; TRANSPORTATION OF MATERIALS; CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING; OR INDUSTRIALLY RELATED ACTIVITIES SUCH AS LOADING, UNLOADING, STORING, OR HANDLING; WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS.

SITE UTILITY NOTES

- THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. IT IS ADVISED THAT THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FORTY- EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ORDER TO HAVE THE UTILITIES MARKED AND LOCATED IN THE FIELD PRIOR COMMENCEMENT OF ANY WORK.
2. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY-EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
3. ALL UNSUITABLE MATERIALS UNDER WATER PIPES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-EIGHT PERCENT (98%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2.0%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).
4. ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES AND SERVICES AT A MINIMUM OF THIRTY-SIX INCHES (36") BELOW FINISHED GRADE TO TOP OF PIPE UNLESS INDICATED OTHERWISE ON THE PLANS.
6. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN ACCORDANCE WITH CITY, STATE, AND COUNTY STANDARDS AND SPECIFICATIONS.
7. ALL SANITARY SEWER GRAVITY PIPE SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM-3034, SDR 35 AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
8. SANITARY SEWER PRESSURE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C900 WITH DIMENSION RATIO (DR) OF TWENTY FIVE (25) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED POUNDS PER SQUARE INCH (100 P.S.I.).
9. WHERE APPLICABLE, SIX INCH (6") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF ONE PERCENT (1.0%) AND FOUR INCH (4") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF TWO PERCENT (2.0%).
10. WATER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 P.S.I.).
11. ALL WATER PIPE SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS C651, C600 OR M23 FOR POLY VINYL CHLORIDE AND COUNTY SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
12. FULLY RESTRAINED DUCTILE IRON PIPING SHALL BE USTR FLEX OR APPROVED EQUAL.
13. PVC JOINT RESTRAINT SHALL BE UNI-FLANGE SERIES 1350 OR APPROVED EQUAL.
14. SITE LIGHTING SHALL BE INSTALLED AS TO NOT ILLUMINATE OR SHADOW ADJACENT PROPERTIES.
15. ALL "ON-SITE" WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY THE OWNER IN CONFORMANCE WITH THE LOCAL UTILITY PROVIDER. ALL "OFF-SITE" WATER AND SANITARY SEWER IMPROVEMENTS (IF APPLICABLE) SHALL BE INSTALLED BY THE OWNER AND MAINTAINED BY THE LOCAL UTILITY PROVIDER.
16. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
17. ELECTRICAL, TELEPHONE, GAS AND CABLE TELEVISION SERVICE WILL BE PROVIDED BY THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SERVICES FOR THESE UTILITIES WITH THE ENTITIES INVOLVED.
18. THE ON-SITE WASTEWATER COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. THE CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA UTILITIES DEPARTMENT FORTY-EIGHT (48) HOURS PRIOR TO START OF ANY UTILITIES CONSTRUCTION.
20. ALL PROPOSED UTILITIES CONSTRUCTION THAT WILL BE CONNECTING TO THE CITY OF APOPKA WATER, RECLAIMED WATER, AND WASTEWATER SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA'S UTILITIES DESIGN AND CONSTRUCTION MANUAL FOR WASTEWATER AND WATER MAIN CONSTRUCTION, LATEST EDITION.

UTILITY SEPARATION NOTES

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

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING ● CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	3 FT. MINIMUM	12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM
VACUUM SANITARY SEWER	10 FT. PREFERRED 3 FT. MINIMUM	12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	10 FT. PREFERRED 6 FT. MINIMUM (3)	12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT. MINIMUM	---	---

- (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.

GRADING AND DRAINAGE NOTES

- EXISTING TOPOGRAPHY AND ROADWAY RIGHT-OF-WAY DATA SHOWN ARE BASED UPON TOPOGRAPHIC SURVEY BY FIRST CHOICE SURVEYING, INC.
2. ALL GRADING AND SITE PREPARATION WILL CONFORM TO SPECIFICATIONS AS RECOMMENDED IN THE REPORT OF GEOTECHNICAL INVESTIGATION PREPARED BY MIKE TANNOUS ENGINEERING, INC., DATED AUGUST 28, 2018.
3. THE CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA LOCATIONS OF EXISTING UTILITIES, AND ALL OTHER SITE CONDITIONS PRIOR TO START OF CONSTRUCTION.
4. ALL CONSTRUCTION WITHIN STREET RIGHTS-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED, AND RIP RAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION (WHERE APPLICABLE).
6. THE CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. THE CONTRACTOR ALSO RESPONSIBLE FOR SPREADING 4" OF TOPSOIL ON LANDSCAPE AREAS AND REMOVING ALL EXCESS TOPSOIL FROM THE SITE.
7. CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED, TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
8. FOR BENCHMARK INFORMATION REFER TO SHEET C-100.
9. ALL GRADES SHOWN ARE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. INLET ELEVATIONS AND MANHOLE ELEVATIONS ARE TOP OF RIM.
11. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA FLORIDA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE THE SPECIFICATIONS CONFLICT, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
12. COORDINATE VALUES, IF SHOWN, ARE BASED ON A LOCAL GRID ESTABLISHED BY THE SURVEYOR.
13. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES AND FINISHED WITH ARGENTINE BAHIA SOD UNLESS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
14. SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS AT TIME OF CONSTRUCTION. INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENT EXISTING CONDITIONS AT THE SPECIFIC BORING LOCATIONS AND AT THE TIME THE BORINGS WERE PERFORMED.
15. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
16. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR ARCHITECT OF RECORD, IN WRITING, AND WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE OR SHE FAILS TO PROVIDE WRITTEN NOTIFICATION.
17. ANY WORK PERFORMED WITHIN THE CITY OF APOPKA PUBLIC R/W SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. THIS INCLUDES ALL SIDEWALKS AND GRASS AREAS. ADD DISTURBED AREAS SHALL BE RESTORED WITH BAHIA SOD.

STORMWATER POND CONSTRUCTION AND MAINTENANCE PROCEDURES

- 1) THE CONTRACTOR SHALL ENSURE THAT ALL UNSUITABLE SOILS MATERIAL, SUCH AS ROAD BASE AND CONSTRUCTION DEBRIS DOES NOT DISCHARGE INTO THE STORMWATER POND DURING CONSTRUCTION. SILT FENCING SHOULD BE PLACED AROUND THE PERIMETER OF THE POND AT ALL TIMES DURING SITE WORK CONSTRUCTION ACTIVITIES. FILTER FABRIC SHALL BE PLACED BENEATH ALL INLET GRATES OF THOSE INLETS AND STORMWATER PIPING HAVING DIRECT CONNECTION TO A STORMWATER MANAGEMENT FACILITY.
- 2) ANY UNSUITABLE SOILS FOUND WITHIN THE STORMWATER MANAGEMENT FACILITY AS A RESULT OF CONSTRUCTION WASHOUT FAILURE BY THE CONTRACTOR TO MAINTAIN PROPER EROSION CONTROL AND PROTECTION OF THE STORMWATER MANAGEMENT FACILITY SHALL BE REMOVED AT THE CONTRACTOR'S EXPENSE AND AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- 3) THE STORMWATER MANAGEMENT SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED. THE FOLLOWING OPERATION AND MAINTENANCE SCHEDULE SHALL BE STRICTLY ENFORCED.
 - a. WEEKLY MOVING AND INSPECTION FOR TRASH AND DEBRIS WITHIN THE STORMWATER POND AND/OR OUTFALL CONTROL STRUCTURE. ANY SIGNS OF OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY, INCLUDING VEGETATION THAT MAY INHIBIT SYSTEM OPERATION.
 - b. YEARLY INSPECTION OF SEDIMENTATION BUILD-UP THAT MAY OCCUR AT THE BOTTOM OF ALL INLET STRUCTURES, INFLOW PIPES AND OUTFALL PIPE.
 - c. MONTHLY INSPECTION OF EROSION OF THE POND BANKS AND SIDESLOPES. PREVENTATIVE MEASURES SHALL BE TAKEN TO ENSURE THAT PROPER GROUND COVER IS PROVIDED (SEEDING OR SOD) IN ORDER TO INHIBIT EROSION.
 - d. MINIMIZE USE OF PESTICIDES AND FERTILIZERS IN AND AROUND THE STORMWATER POND.
 - e. MOVING - COLLECT ALL GRASS CLIPPINGS AND TRIMMINGS AND REMOVE OFF-SITE.



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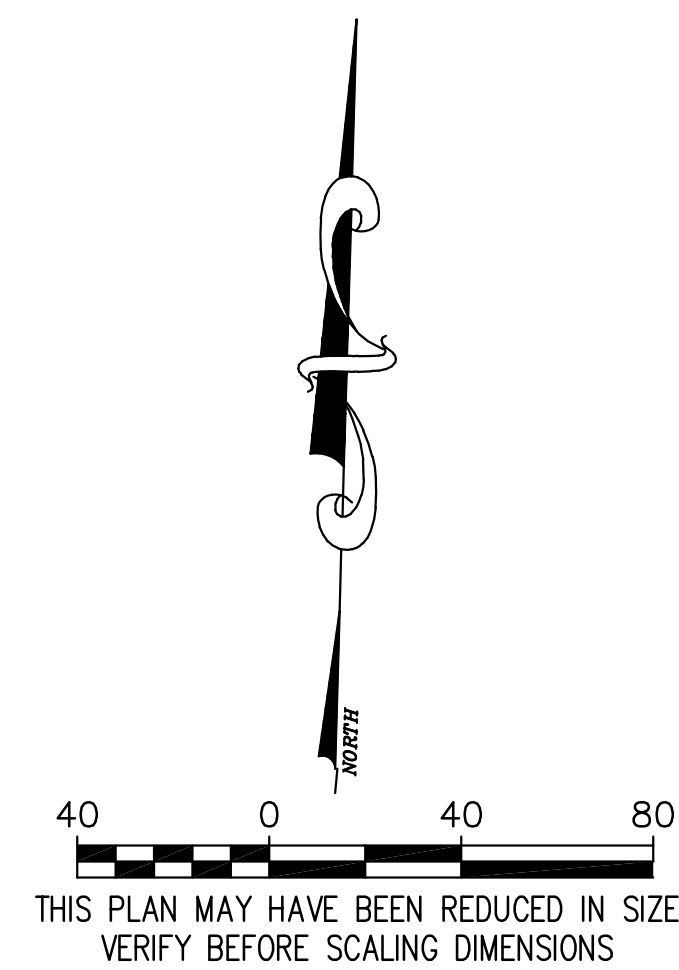
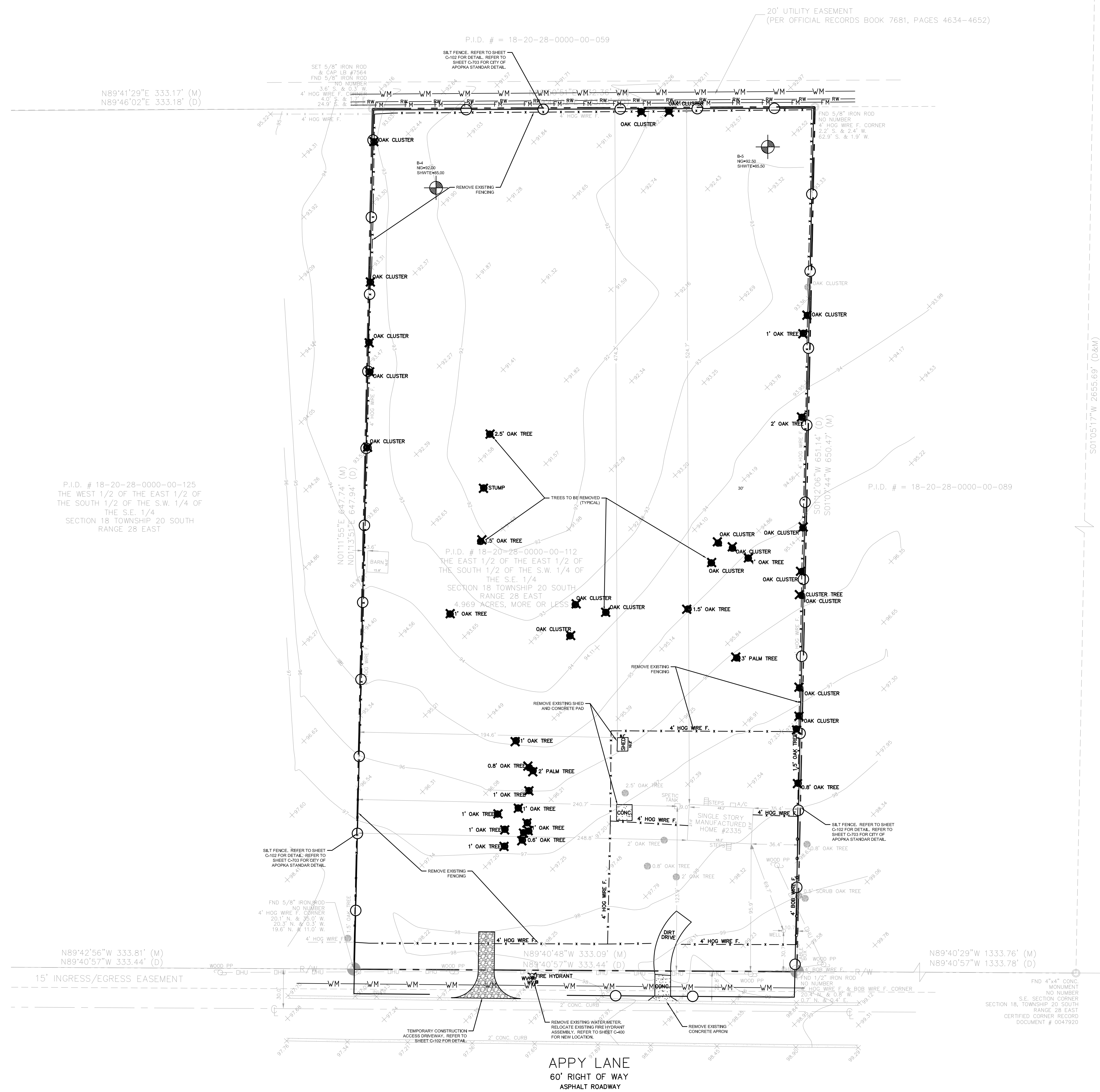
GENERAL NOTES

Sheet Title

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DEMOLITION & EROSION CONTROL PLAN

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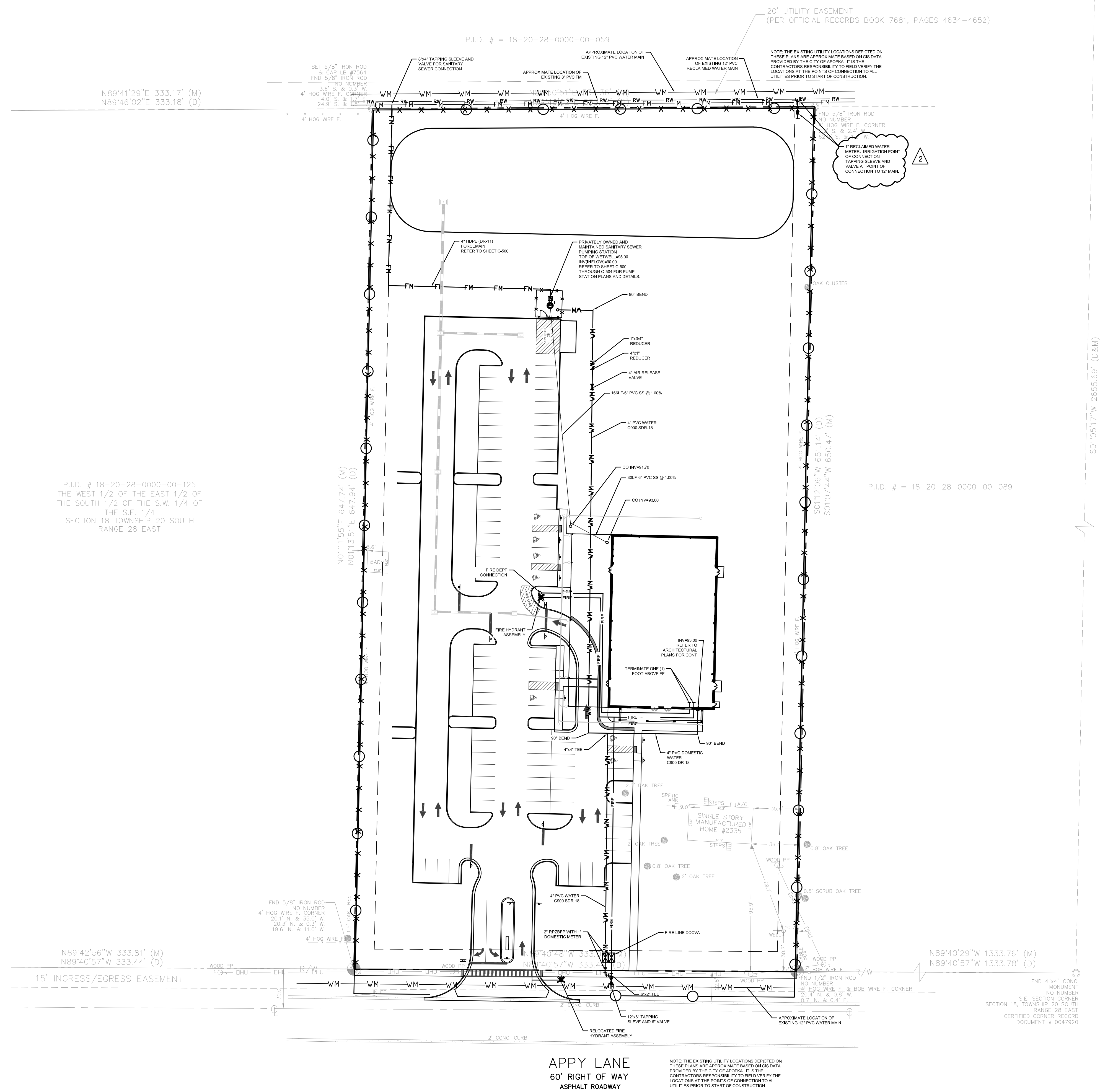
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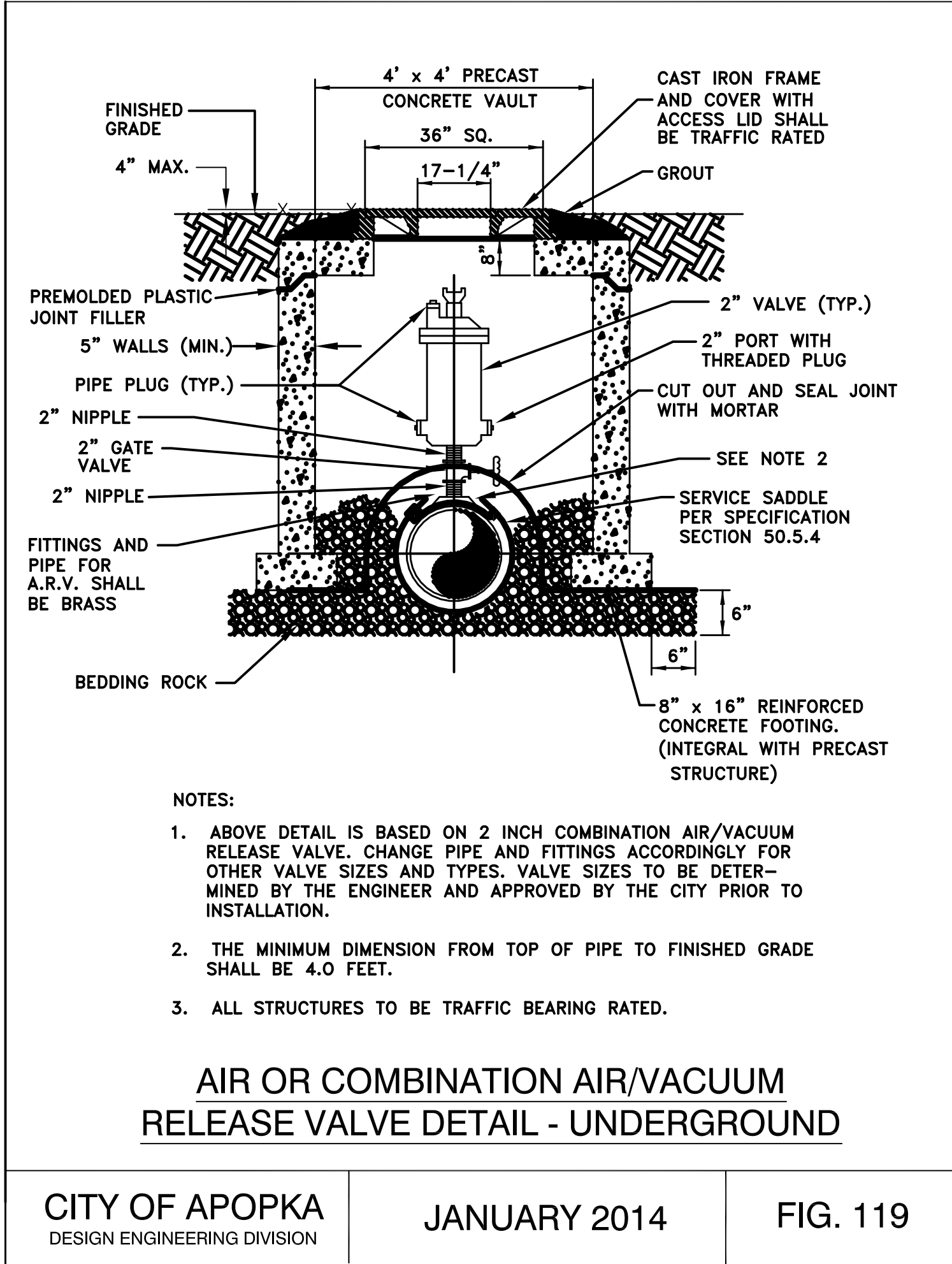
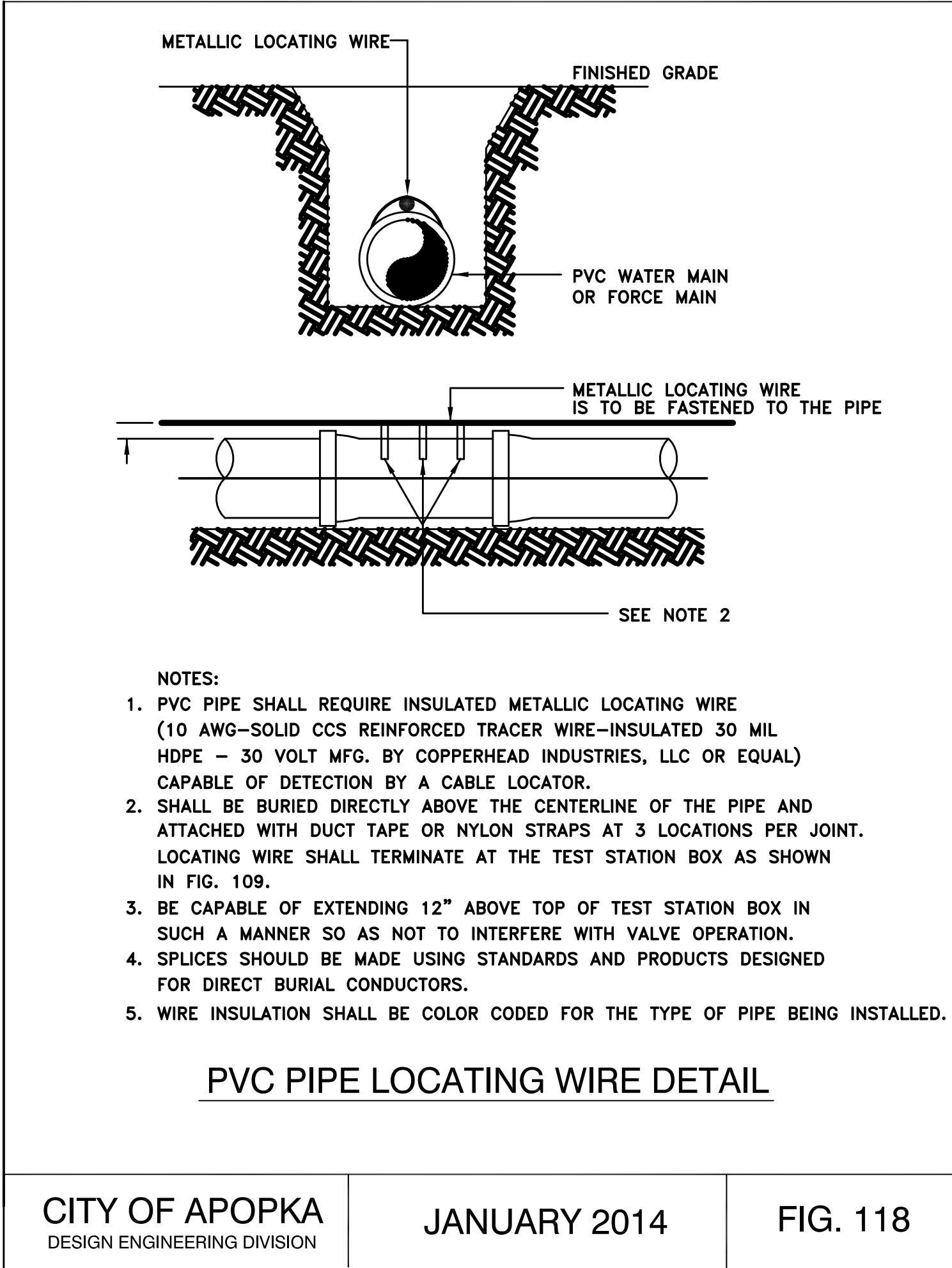
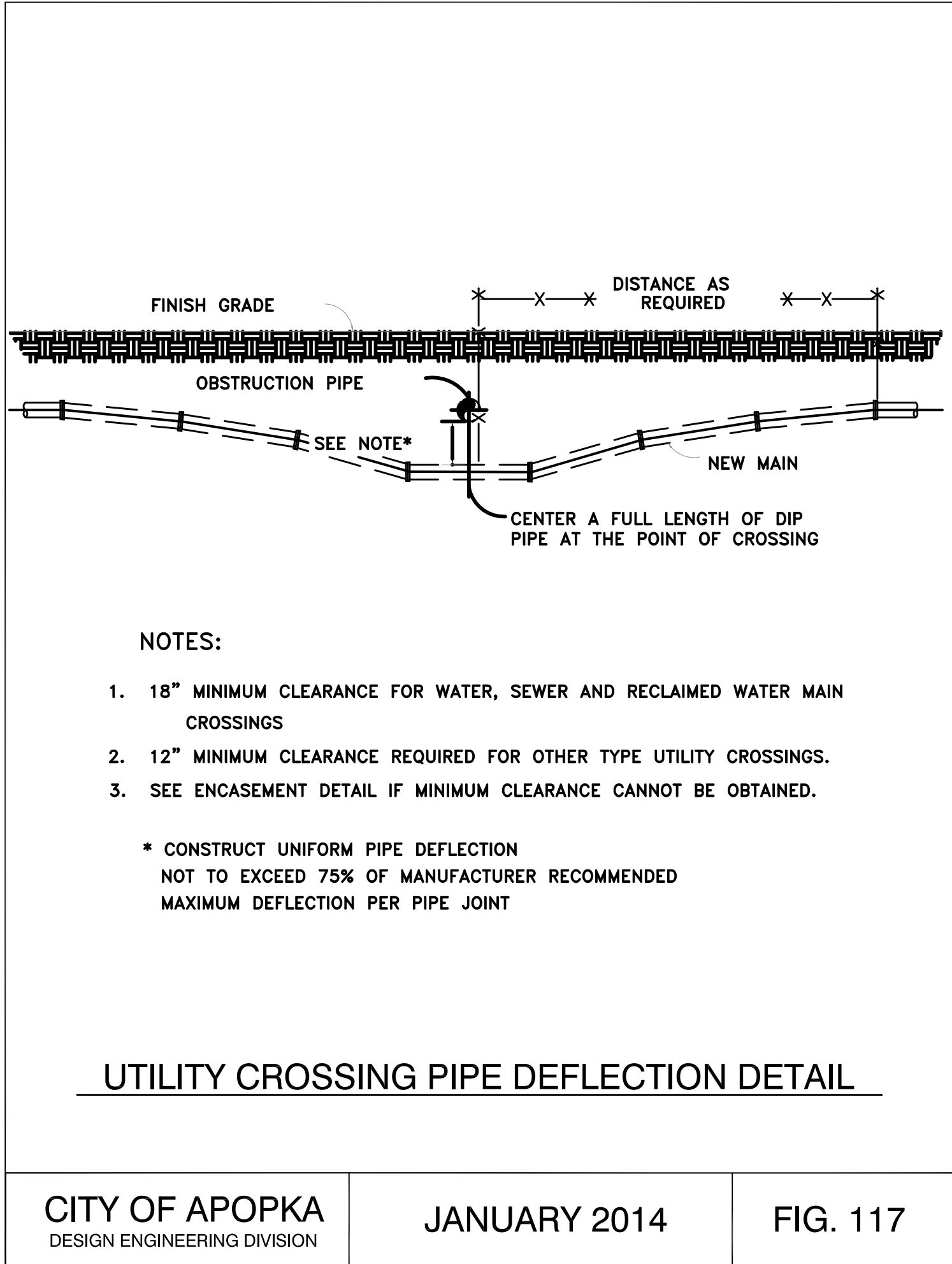
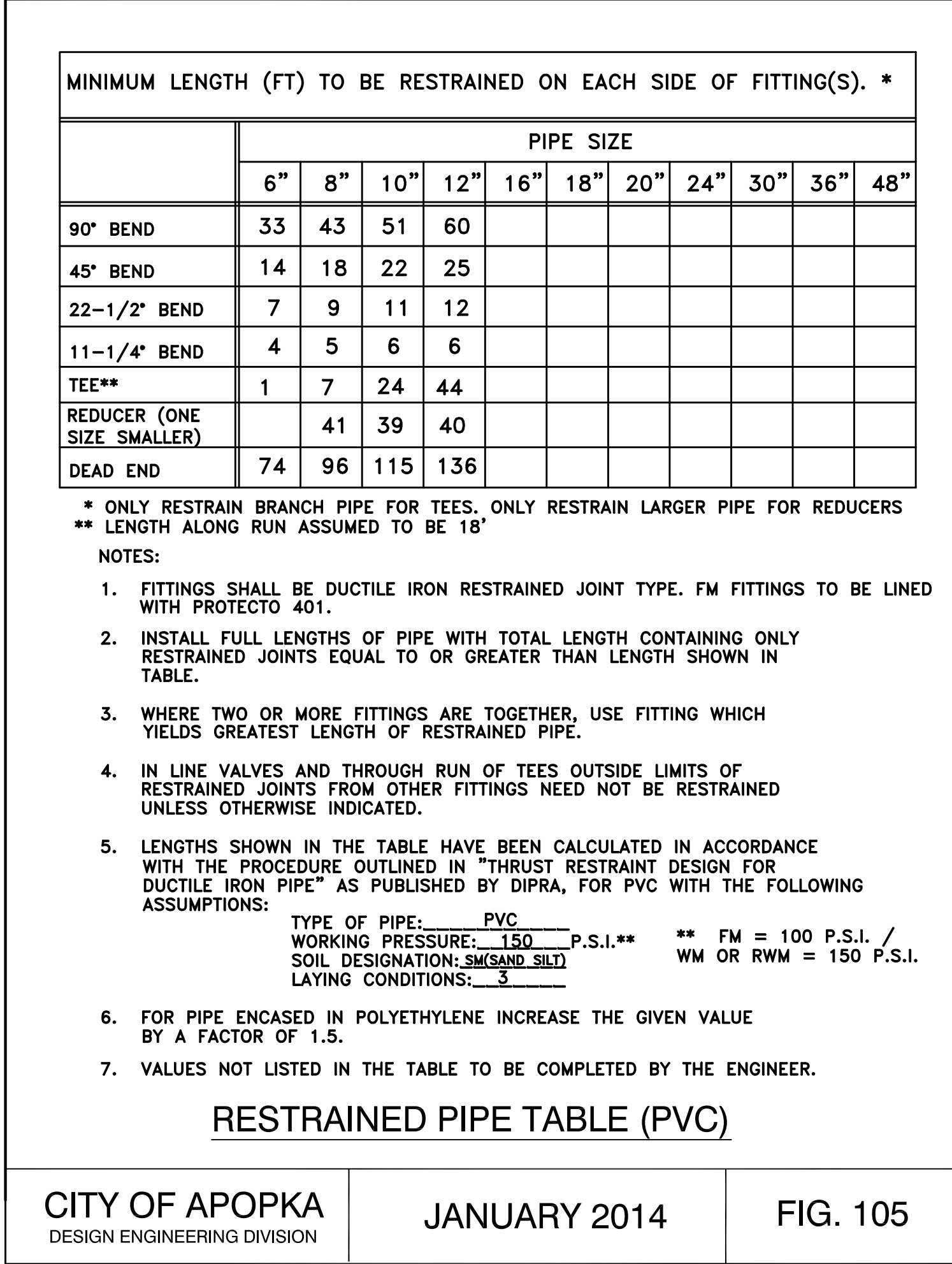
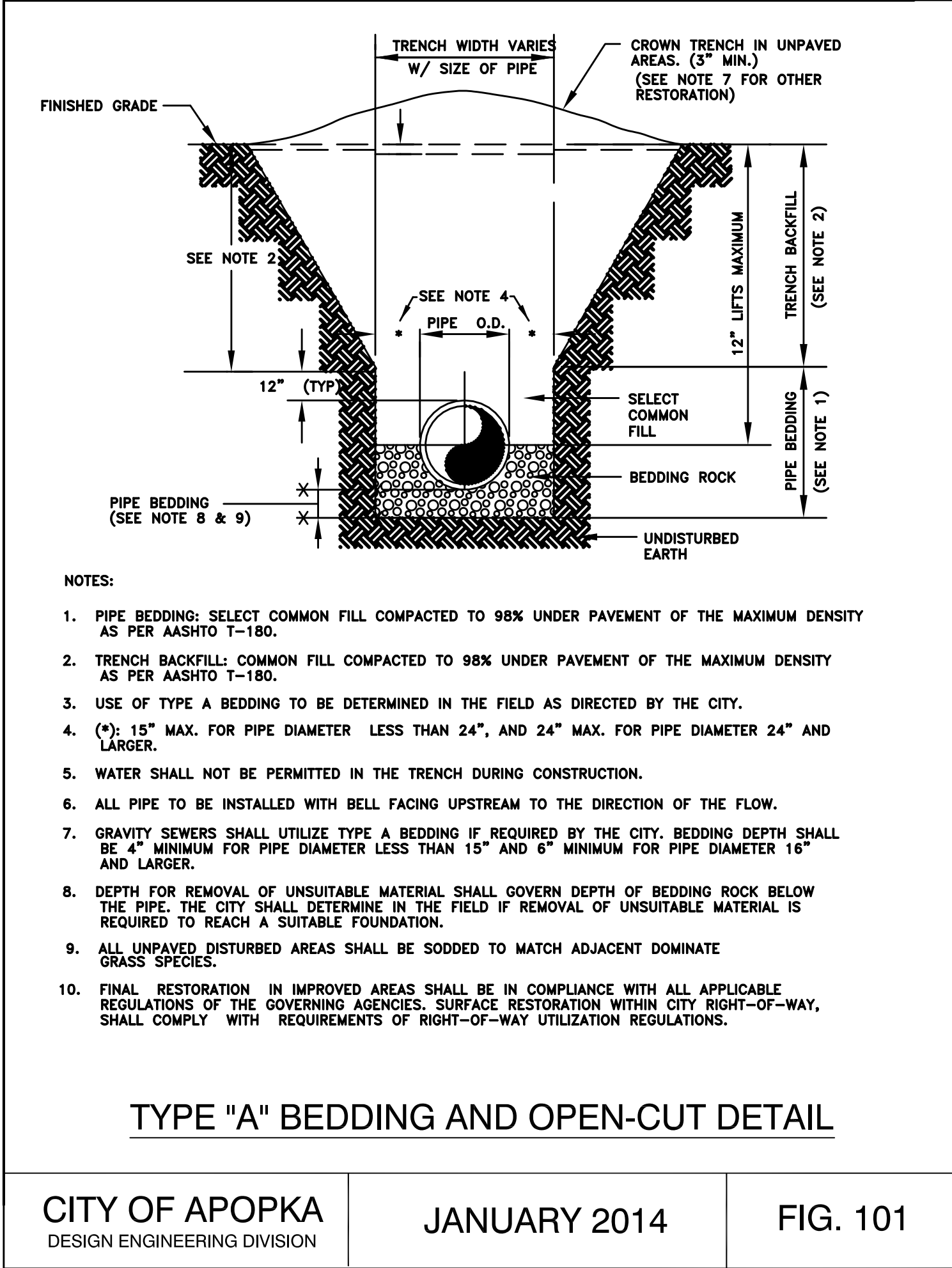
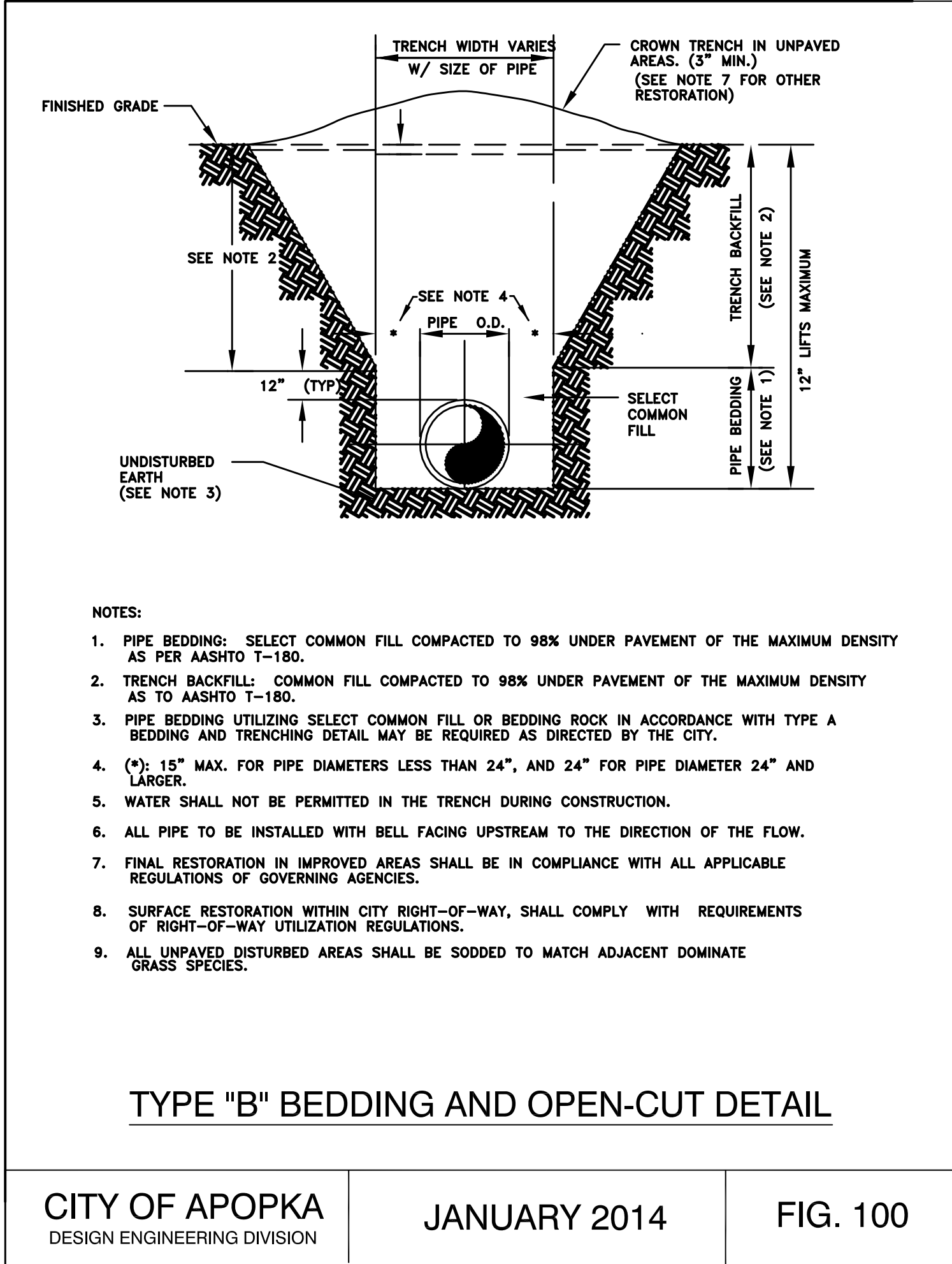
SITE UTILITY PLAN

Sheet Title

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C-500



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ISSUED: DATE:
CITY OF APOPKA 10/02/18

REV.

REV. DATE DESCRIPTION

LIFT STATION SANITARY DETAILS

Sheet Title

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C-503



JANUARY 2014

FIG. 206

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NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

The submersible grinder pumps shall be manufactured by HOMA. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. Each grinder pump shall contain special cutters to reduce sewage to a fine slurry. The stationary cutter shall consist of hardened 316 "L" stainless steel and the rotary cutter shall consist of chrome alloy cast iron.

The pump shall be provided with a dual mechanical seal. The upper and lower seals shall be silicon carbide.

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

The diagram illustrates the H-20 Wetwell Assembly, a rectangular unit with a circular access hatch on the left side. The hatch is labeled "ALUMINUM COVER w/ (LOCKABLE) ACCESS HATCH" and is hinged with "S.S. HINGES". Inside the hatch is the "FIBERGLASS WETWELL H-20 LOAD RATED w/ 20 YR. WARRANTY". The wetwell has two circular openings at the bottom. To the right of the wetwell is a "FIBERGLASS VALVE BOX (LOCKABLE)" containing an "EMERGENCY PUMP-OUT w/ BALL VALVE" and a "2.5\" SS (0-60 PSI) PRESSURE GAUGE w/ SHUT-OFF VALVE". An "ISOLATION BALL VALVE" is located at the far right. A "VENT" pipe is connected to the top of the wetwell. The entire assembly is shown with various pipes and fittings, including a 1/2" pipe labeled "A" near the vent.

SEE ELECTRICAL RISER

2-(2") FIELD INSTALLED KNOCKOUTS FOR ELECTRICAL CONDUITS

3" INTEGRAL LIFTING LUGS

3" INTEGRAL LIFTING LUGS

COMPOSITE WATER-TIGHT INLET SLEEVE w/SS NUTS & BOLTS

6" INLET FIELD INSTALLED

RILEY & COMPANY 3" ACTIVATED CHARCOAL FILTER VENT

ALUMINUM HATCH (LOCKABLE)

FIBERGLASS VALVE BOX (48" x 48" x 36" DEEP)

ALUMINUM HATCH (LOCKABLE)

FRP VALVE COVER 16" x 16" x 18" DEEP

FIN GRADE

36" MIN.

4" F.M.

CAST-IRON BALL VALVE

CAST-IRON FLANGED BALL VALVE

CAST-IRON FLANGED CHECK VALVE

INTEGRAL FIBERGLASS SLOPE

2" PVC DRAIN ("P-TRAP")

HDPE SDR11 PIPING & FITTINGS

BRASS BALL VALVE

4" HDPE SDR11 w/ HEAT-FUSED CONNECTIONS

SLIDE RAILS 1.5" SCH.40 AISI 304SS PIPE

4" x 2" REDUCER

CONCRETE AS REQ'D BY ENGINEER TO PREVENT FLOTATION 6.25 CU. YDS. MAKE MONOLITHIC POUR WITH BOTTOM SLAB

BASIN ANTI-FLOTATION FLANGE

CONCRETE BASE SLAB AS PER SPECIFICATIONS w/ #4 REBAR 18" O.C.

Dimensions: 96", 60", 18", 24", 24", 2" MIN., 4", 18", 18"

Labels: 316SS CABLE BRACKET, 316SS LIFTING CHAIN, HLA, LAG, LEAD, OFF INTEGRAL FIBERGLASS SLOPE

**WETWELL BOTTOM
BOLT & SUPPORT DETAIL**

PUMP DISCHARGE
BASE

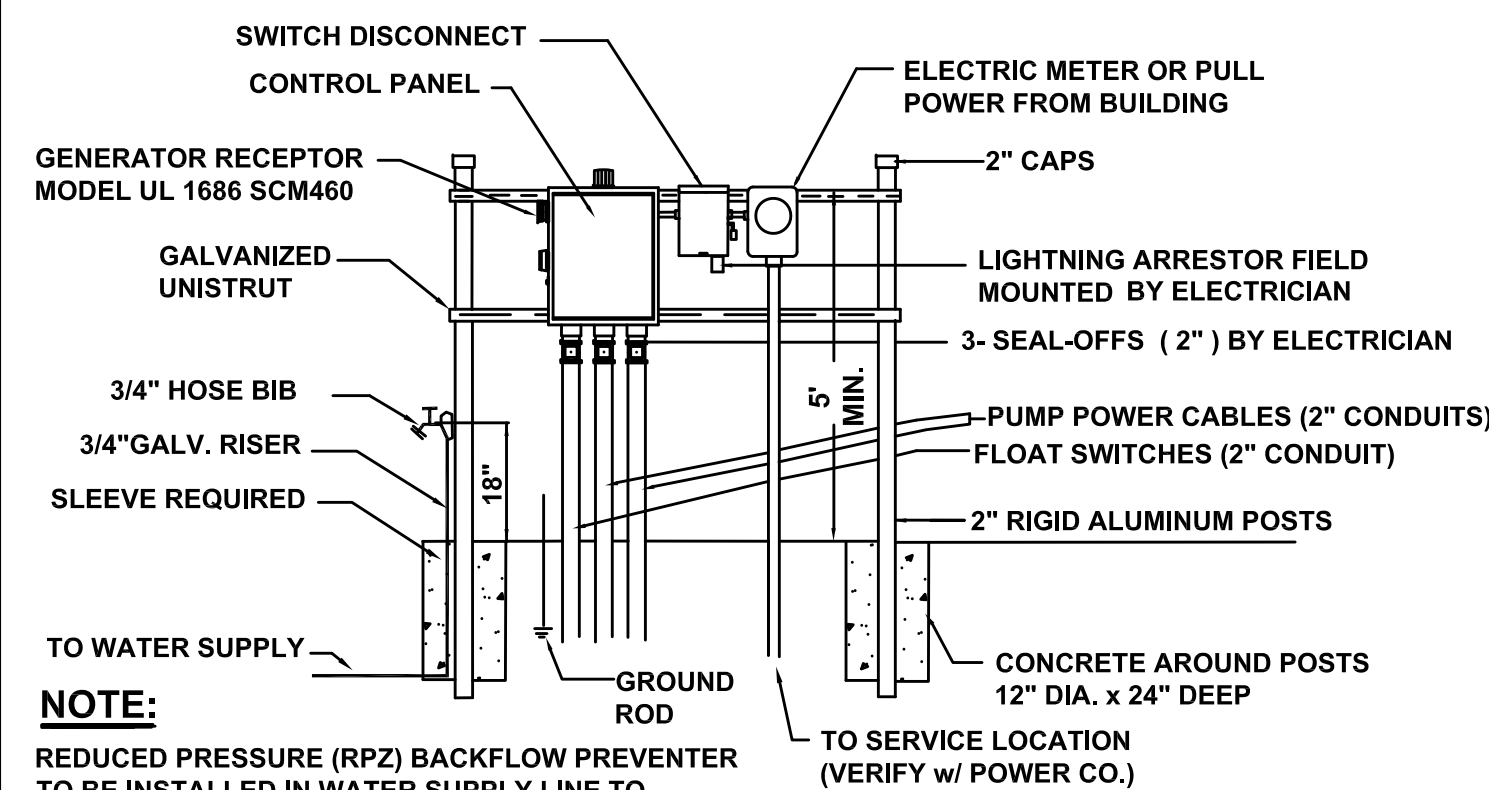
2" x 6" INTEGRAL
FRP "C" CHANNEL
BOTTOM SUPPORTS

MIN. 1/2" DIA. x 3" SS
BOLTS WELDED TO A
(2" x 18" x 1/4")
SS ANCHOR PLATE
EMBEDDED IN FIBERGLASS

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	100 GPM	TOP OF WETWELL	95.00
PRIMARY TDH	75 'TDH	INLET INVERT	90.00
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	90.00
PUMP MODEL #	GRP59/3	2nd PUMP ON (LAG)	89.50
R.P.M.	3450	1st PUMP ON (LEAD)	89.00
HORSEPOWER (SHAFT)	5.0	PUMPS OFF (OFF)	87.50
IMPELLER DIAMETER	140mm	BOTTOM OF WETWELL	85.00
ELECTRICAL/ VOLTS / PHASE	230V/3	WETWELL DIAMETER	60"
FULL LOAD AMPS/ PER PUMP	22.0		
PUMP DISCHARGE SIZE	2"		

1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
3. Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
4. A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
5. **INSPECTION & TESTING:** A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.

1. DRAWING NOT TO SCALE
- * 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- * 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- * 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- * 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- * 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.



**ELECTRICAL RISER FOR
ILLUSTRATION PURPOSES ONLY**

09-18-18

The logo for TRI3, featuring the letters "TRI" in a serif font with a superscript "3", all contained within a stylized triangle formed by two dark red lines meeting at a point at the bottom.

P.O. Box 520062
Longwood, Florida 32752-0062
PHONE: 407.488.9456 FAX: 407.641.9993
CERTIFICATE OF AUTHORIZATION # 28312

**RENEWAL
CHURCH**

ENGINEERS SEAL

ISSUED:	DATE:
CITY OF APOPKA	10/04/18

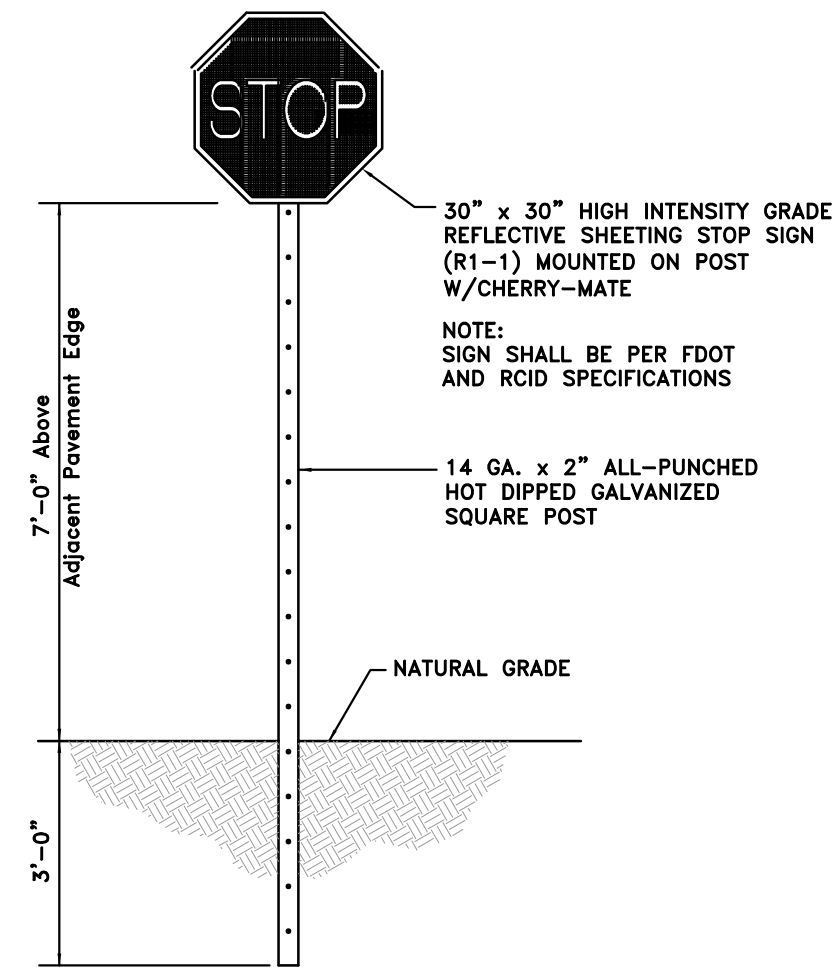
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LIFT STATION PLAN

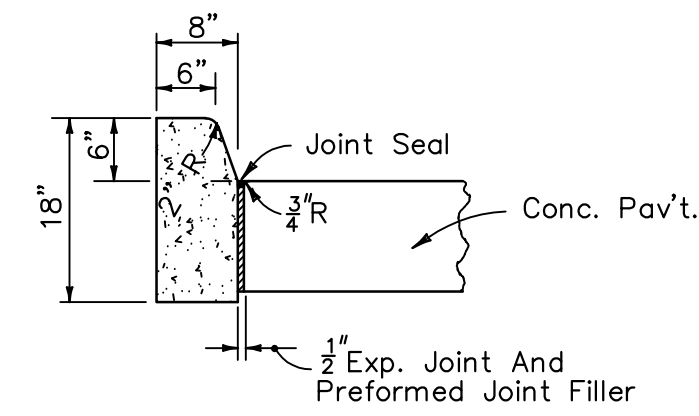
JOB NO.	2018.012
SCALE:	AS SHOWN
DATE:	09/03/18
DESIGN	TWS
DRAWN:	TWS
CHECKED:	TWS

TSW
Timothy W. Schutz, P.E.
111 Suffolk Court
Longwood, Florida
32779
Cell: 407.595.7314
fax: 407.358.5035
Tim.Schutz.pe@gmail.com

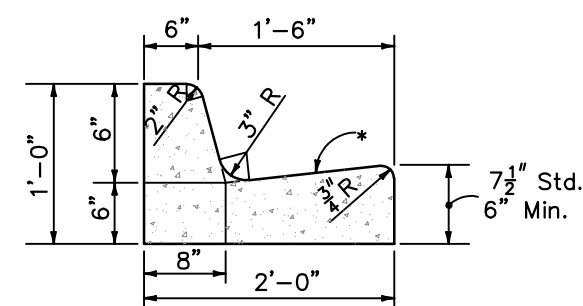
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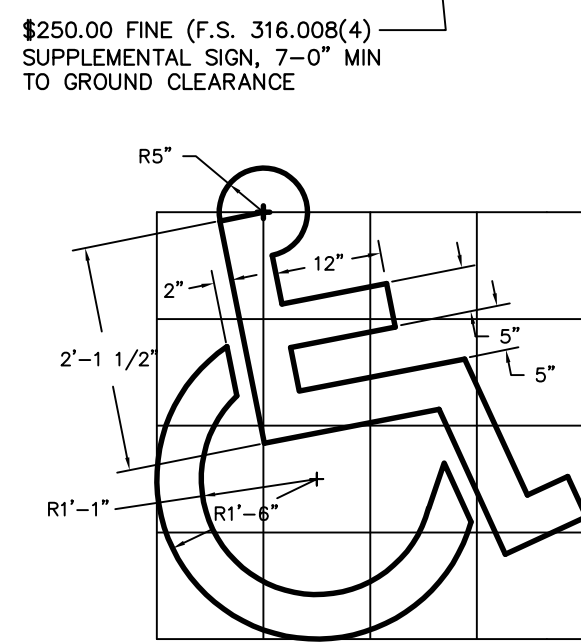
STOP SIGN DETAILS



TYPE "D" CURB
 (FDOT INDEX #300)^{N.T.S.}



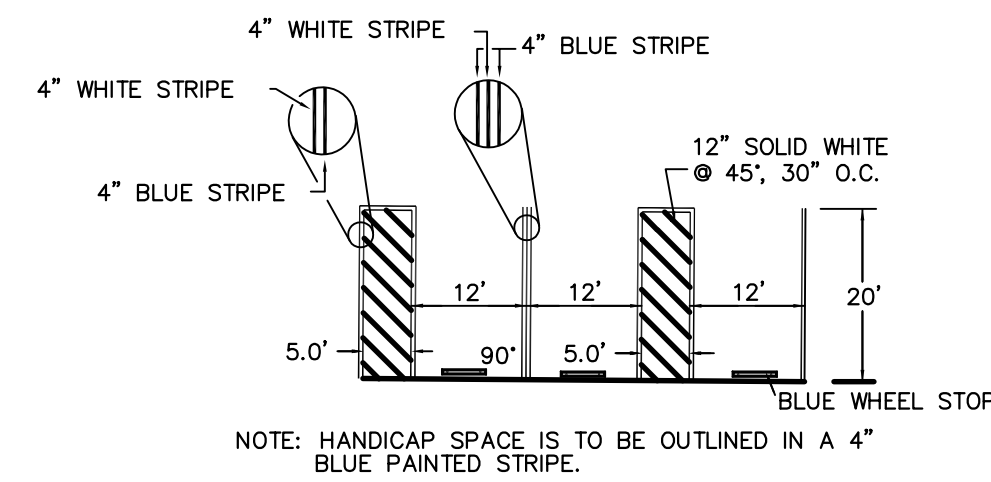
TYPE "F" CURB
(FDOT INDEX #300)^{N.T.S.}



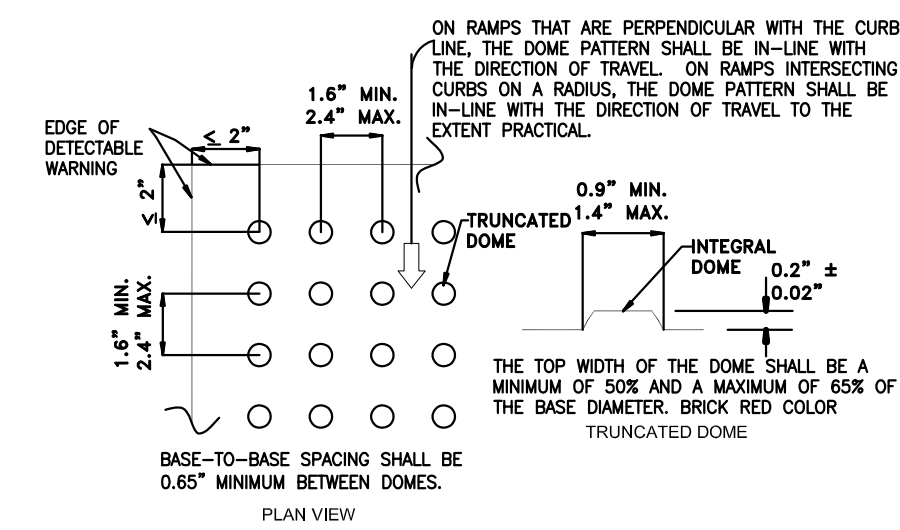
HANDICAP SYMBOL DETAIL

N.T.S.

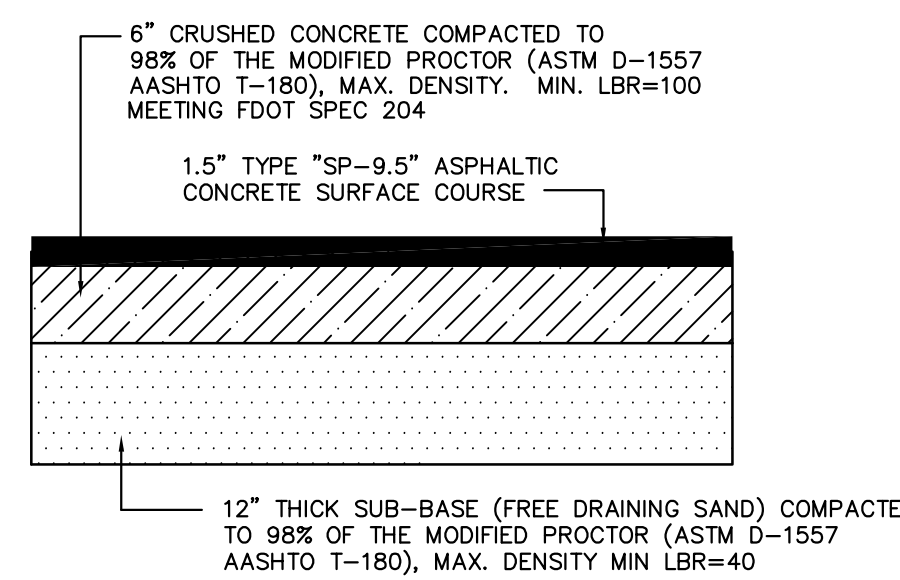
- NOTES:
1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
 4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
 5. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



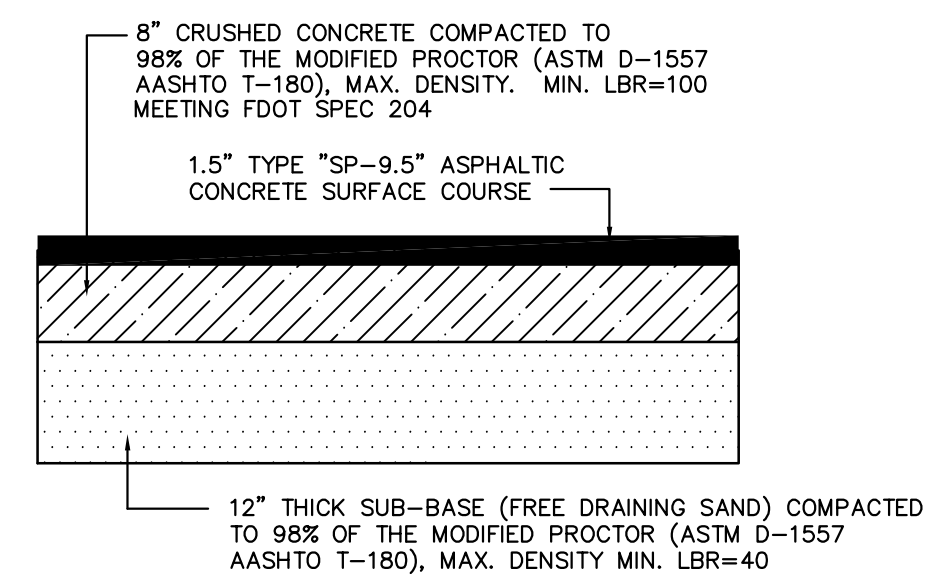
TYPICAL DISABLED
PARKING SECTION
N.T.S.



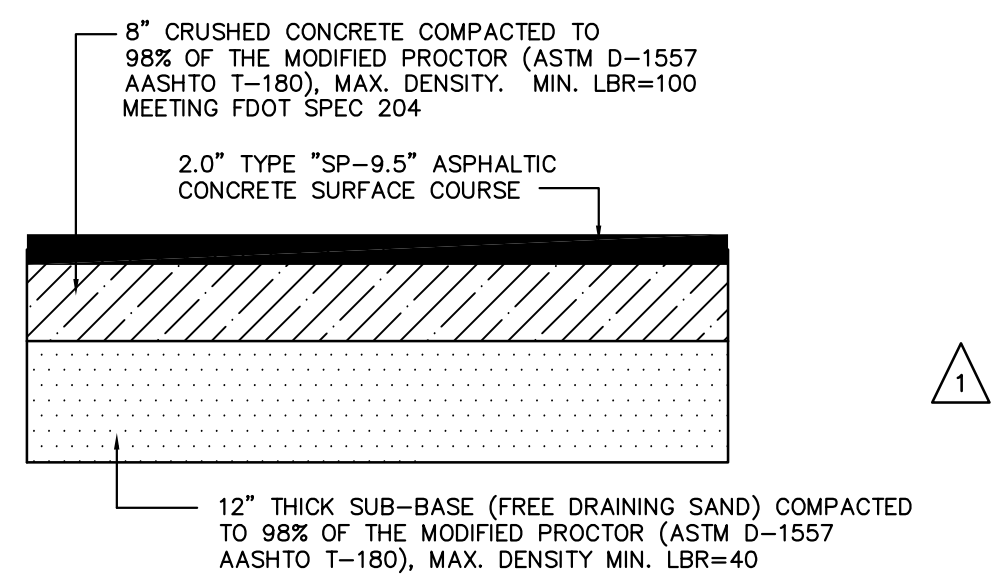
DETECTABLE WARNING DETAIL
N.T.S.



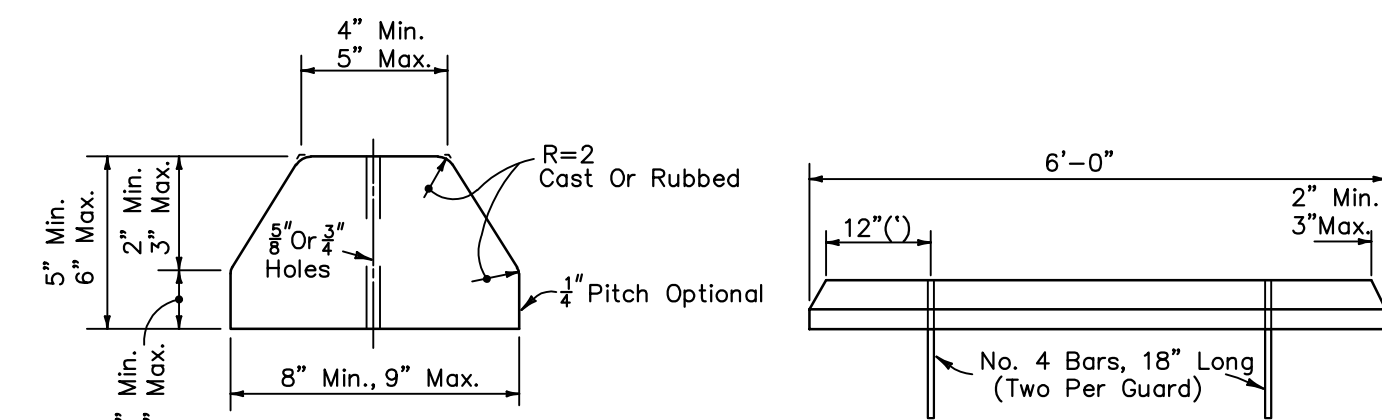
TYPICAL PAVEMENT SECTION
(PARKING SPACE)



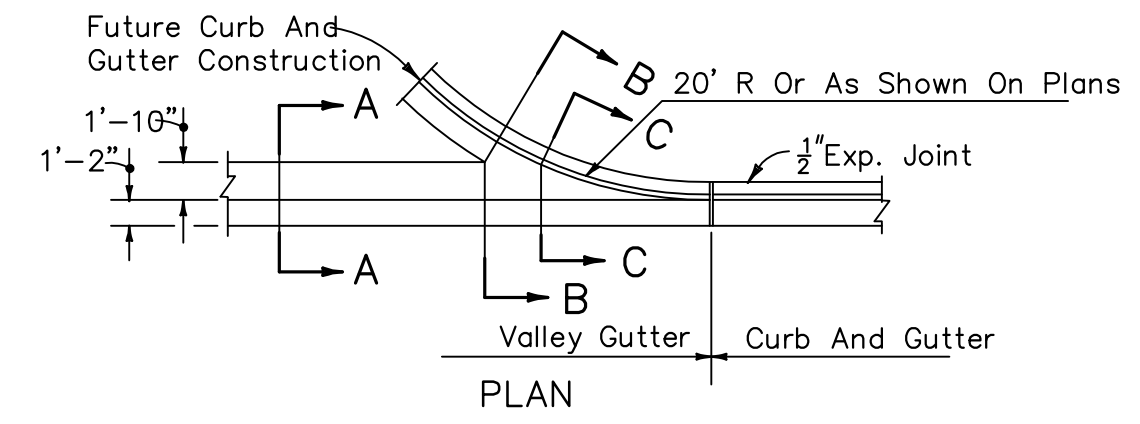
TYPICAL PAVEMENT SECTION
(DRIVEWAYS) N.T.S.



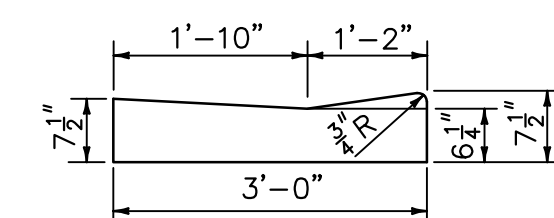
TYPICAL PAVEMENT SECTION
(WITHIN PUBLIC R/W) N.T.S.



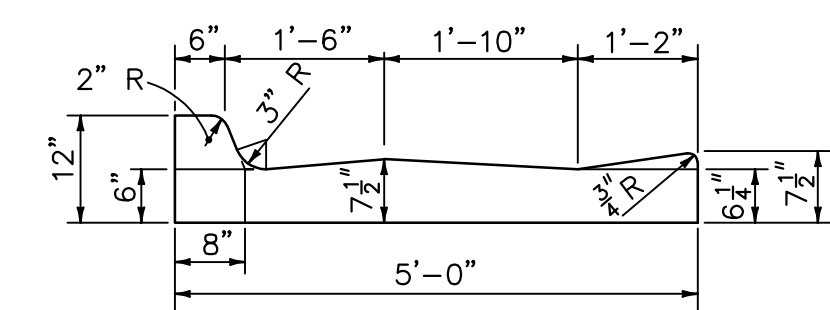
CONCRETE WHEEL STOP
N.T.S.



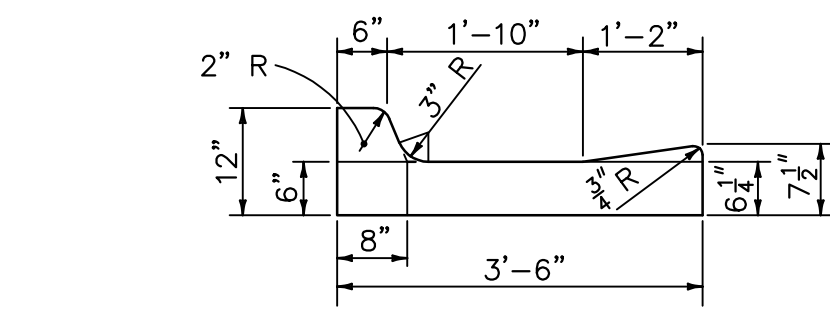
PLAN



SECTION AA

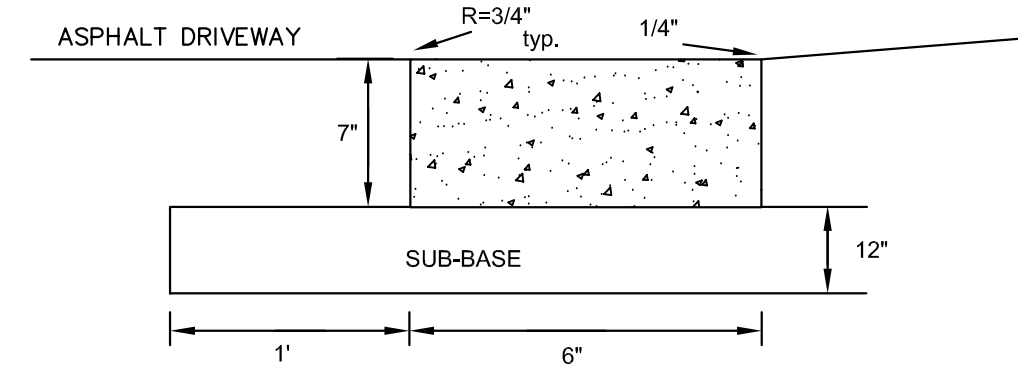


SECTION BB



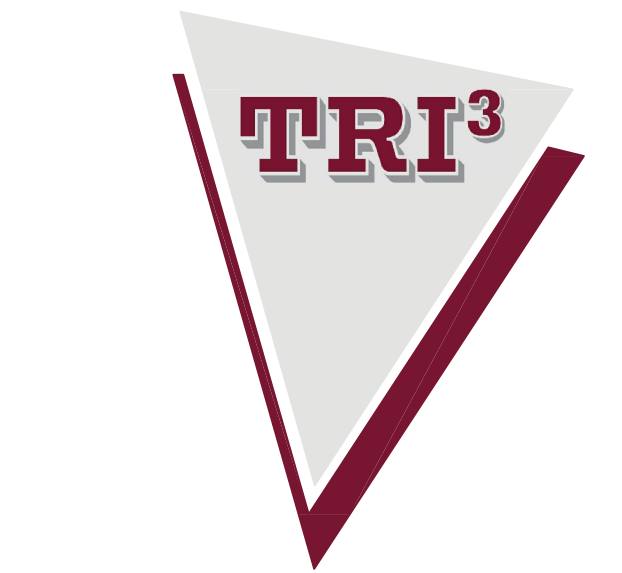
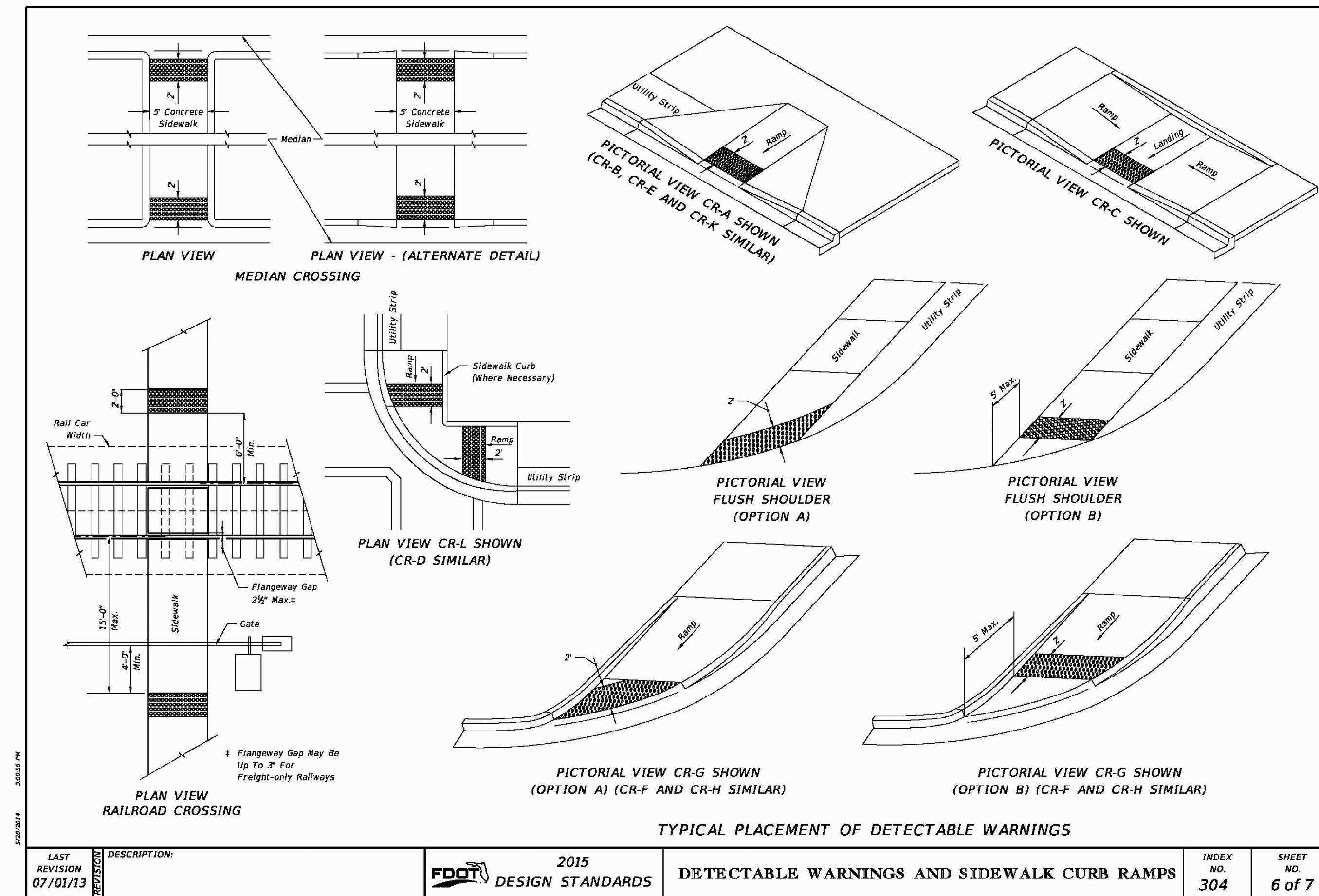
SECTION C

VALLEY GUTTER
 (FDOT INDEX #300)^{N.T.S.}



- NOTES:**
1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3,000 P.S.I. CONCRETE
 2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500' CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4' MINIMUM).
 3. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
 4. SUB-BASE TO BE COMPACTED AND TESTED TO 98% MINIMUM DENSITY WITH MINIMUM L.B.R. 40 BASED ON AASHTO T-180 MODIFIED PROCTOR TEST.
 5. EXPANSION JOINT MATERIAL MUST COVER THE ENTIRE CROSS SECTION OF CURB.

CONCRETE RIBBON CURB
N.T.S.



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**RENEWAL
CHURCH**

Apopka, Florida

ENGINEERS SEAL

CONSTANCE D. SILVER, P.E., LEED AP
FLORIDA LICENSE #54842

ISSUED:	DATE:
CITY OF APOPKA	10/02/18

[illegible]

SITE DETAILS

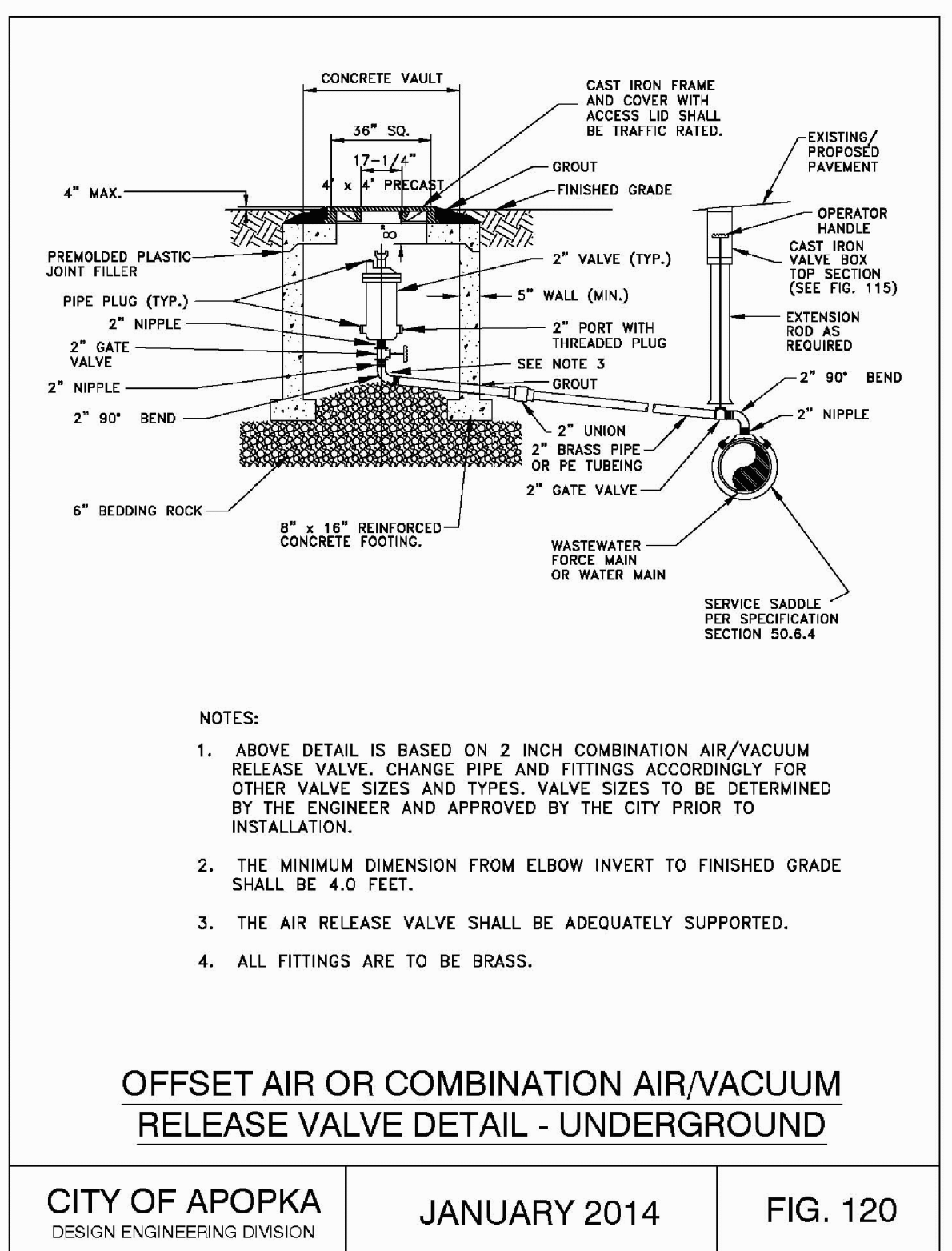
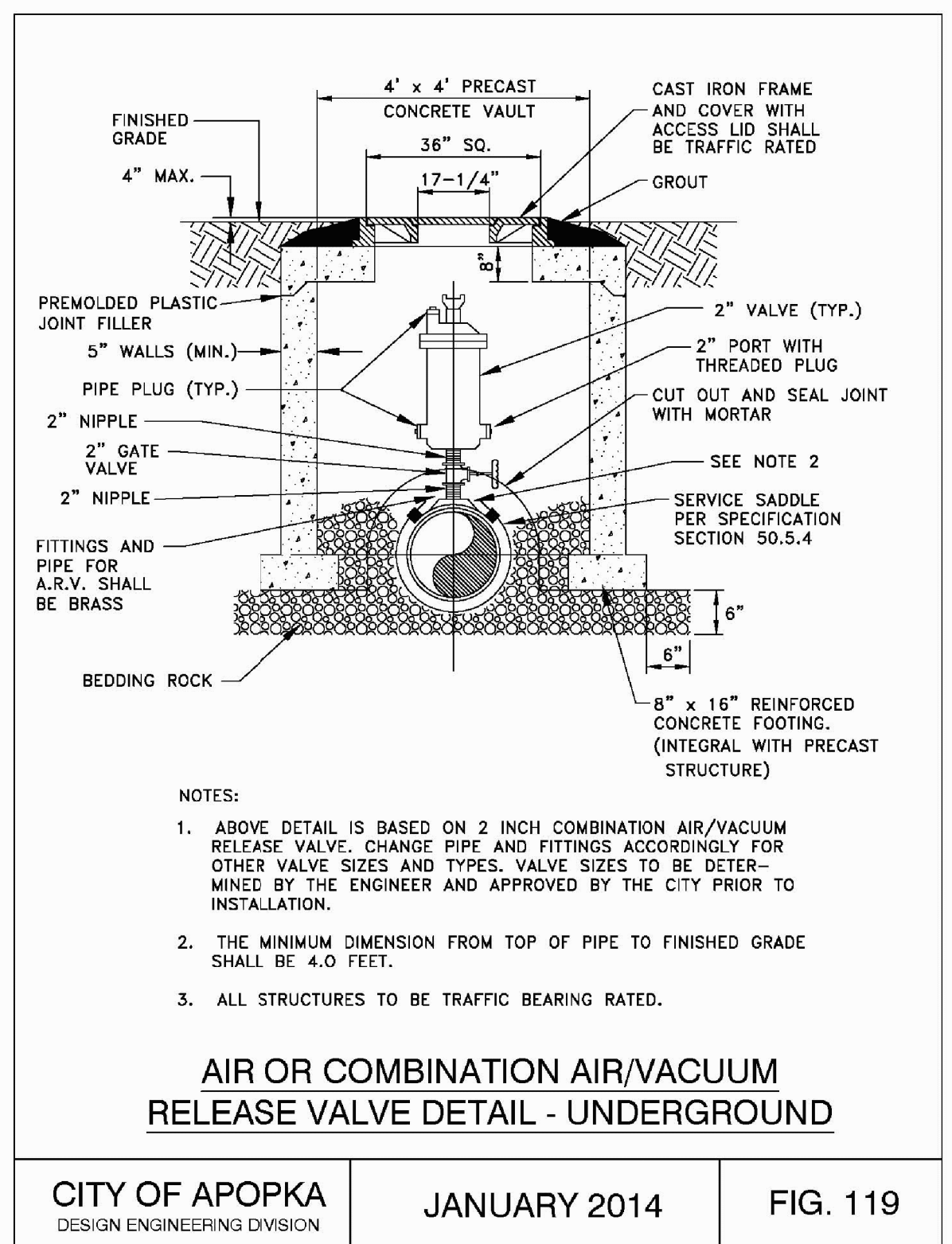
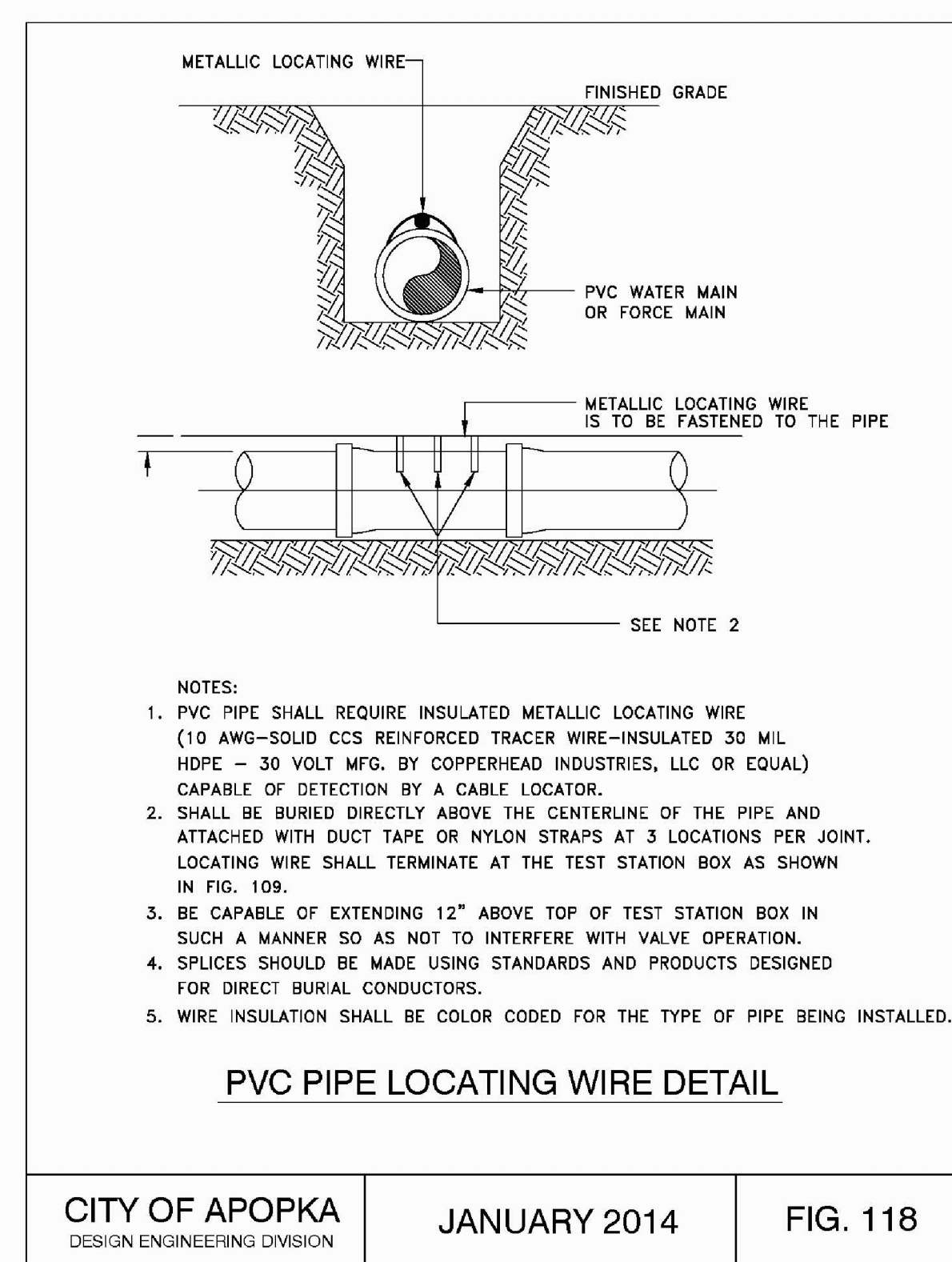
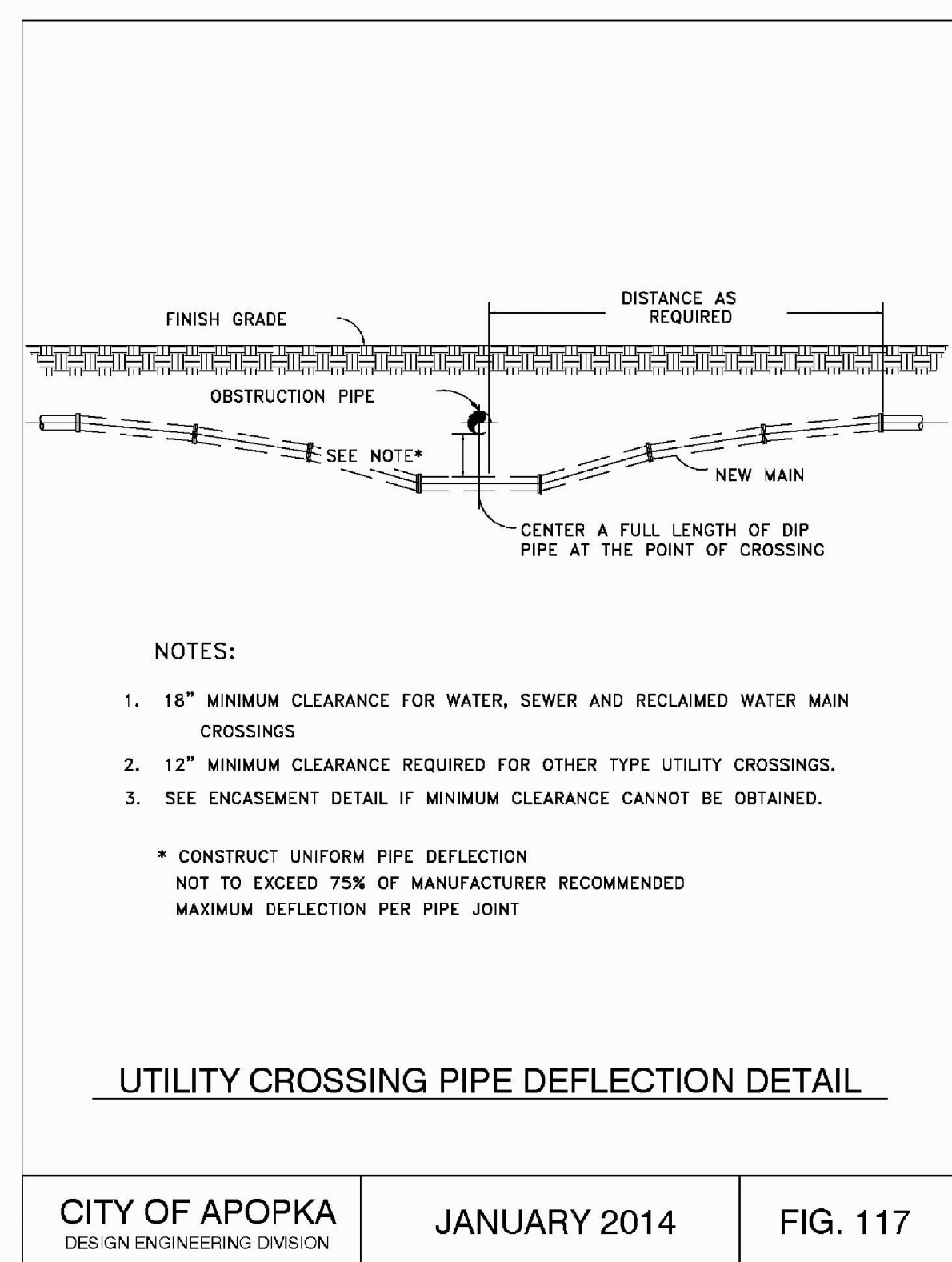
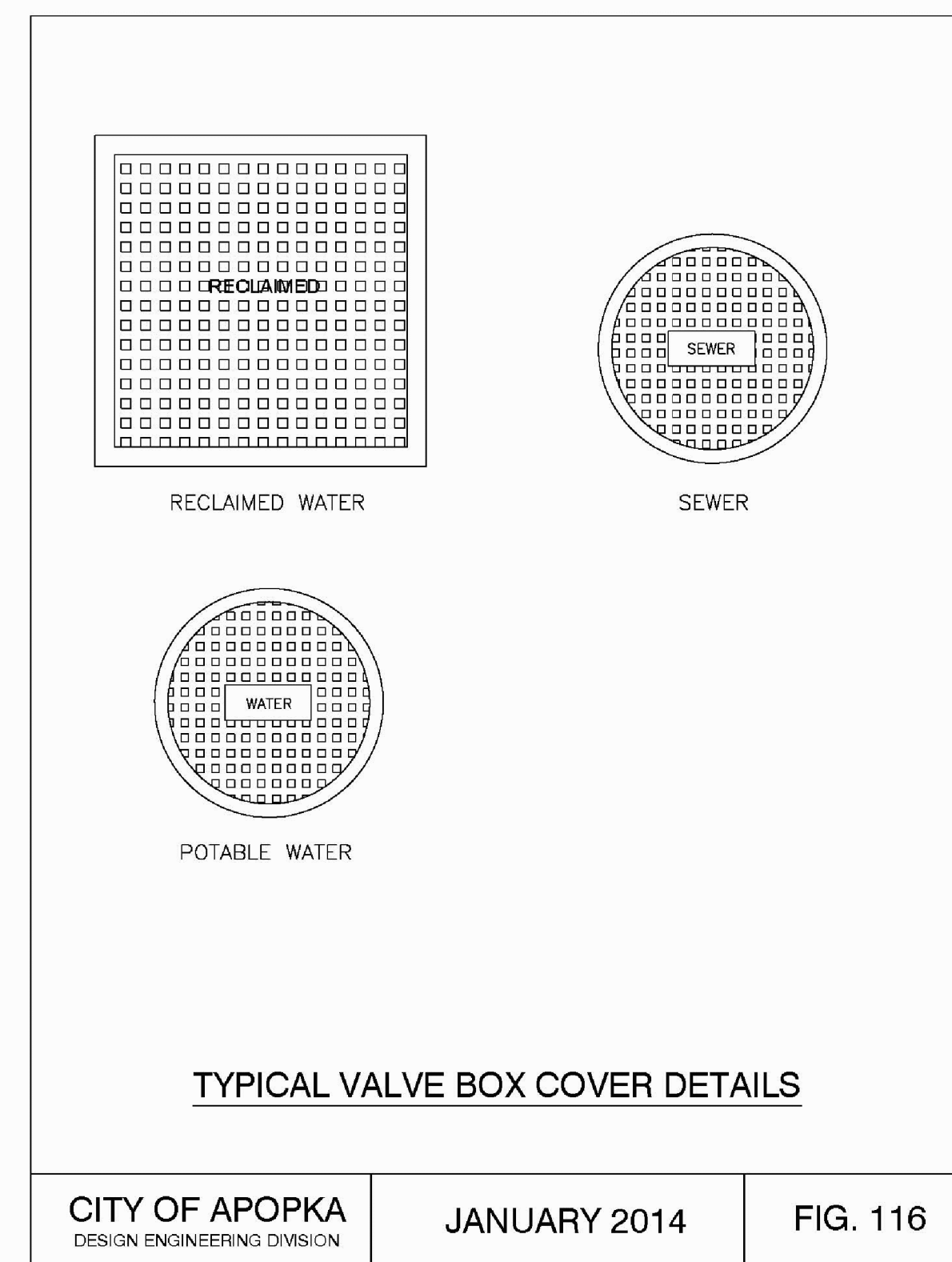
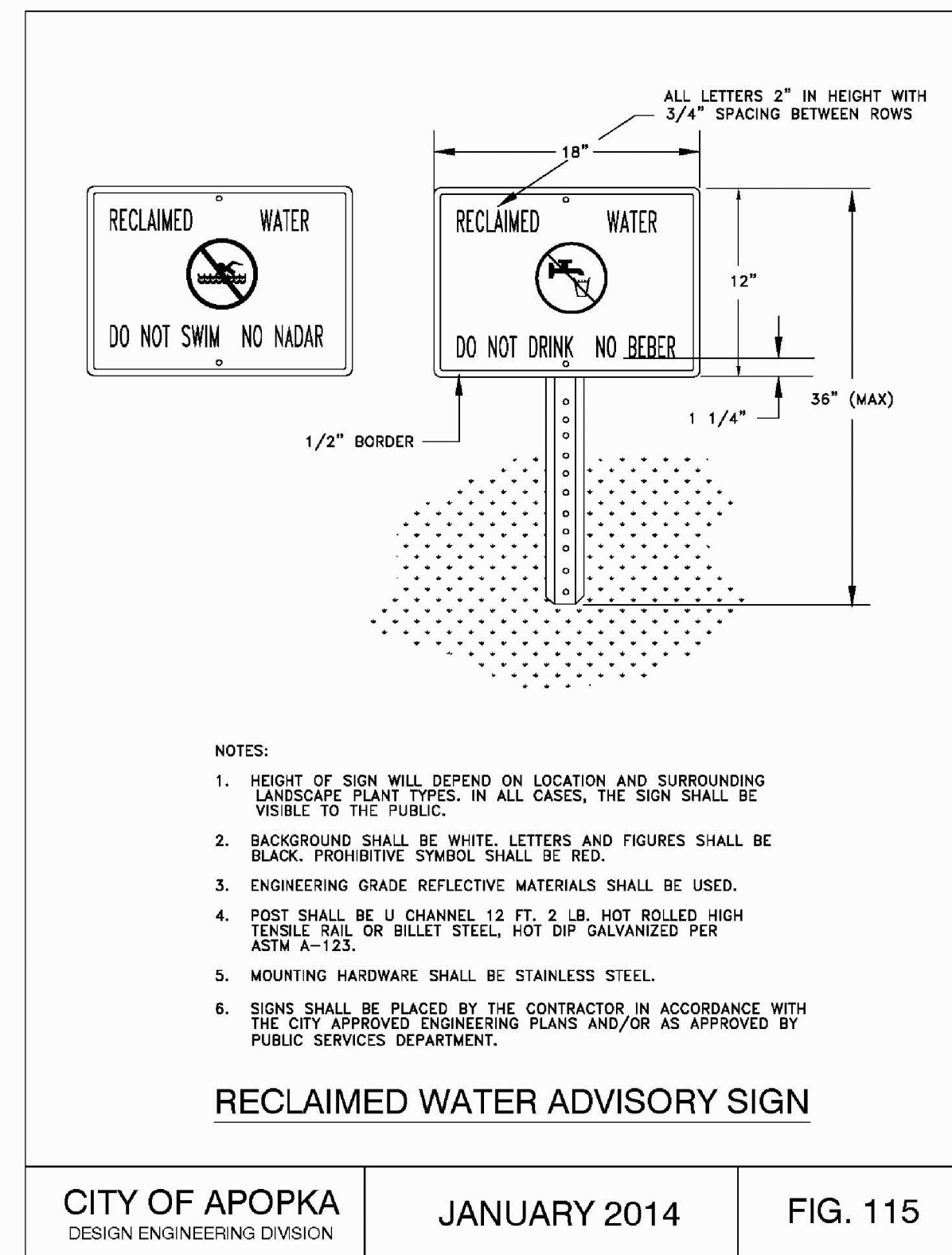
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DATE: 09/03/18
DESIGN CAO
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C-600

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ENGINEER'S CERTIFICATION EXCLUSIONS

THE DETAILS PROVIDED ON THIS SHEET ARE STANDARD DETAILS FOR THE CITY OF APOKA. THE ENGINEER OF RECORD (EOR) SHALL NOT CERTIFY TO THE DESIGN OF STRUCTURAL ELEMENTS AND/OR ELECTRICAL COMPONENTS NOTED ON SUCH DETAILS.

PARAMETERS SPECIFIED ON THESE PLANS THAT PERTAIN TO THE ENGINEERING DESIGN AND USE OF THESE STRUCTURES ARE PROVIDED FOR THE SITE CONTRACTOR'S USE WHEN PREPARING SHOP DRAWING FOR THE EOR'S REVIEW AND APPROVAL.



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ISSUED:	DATE:
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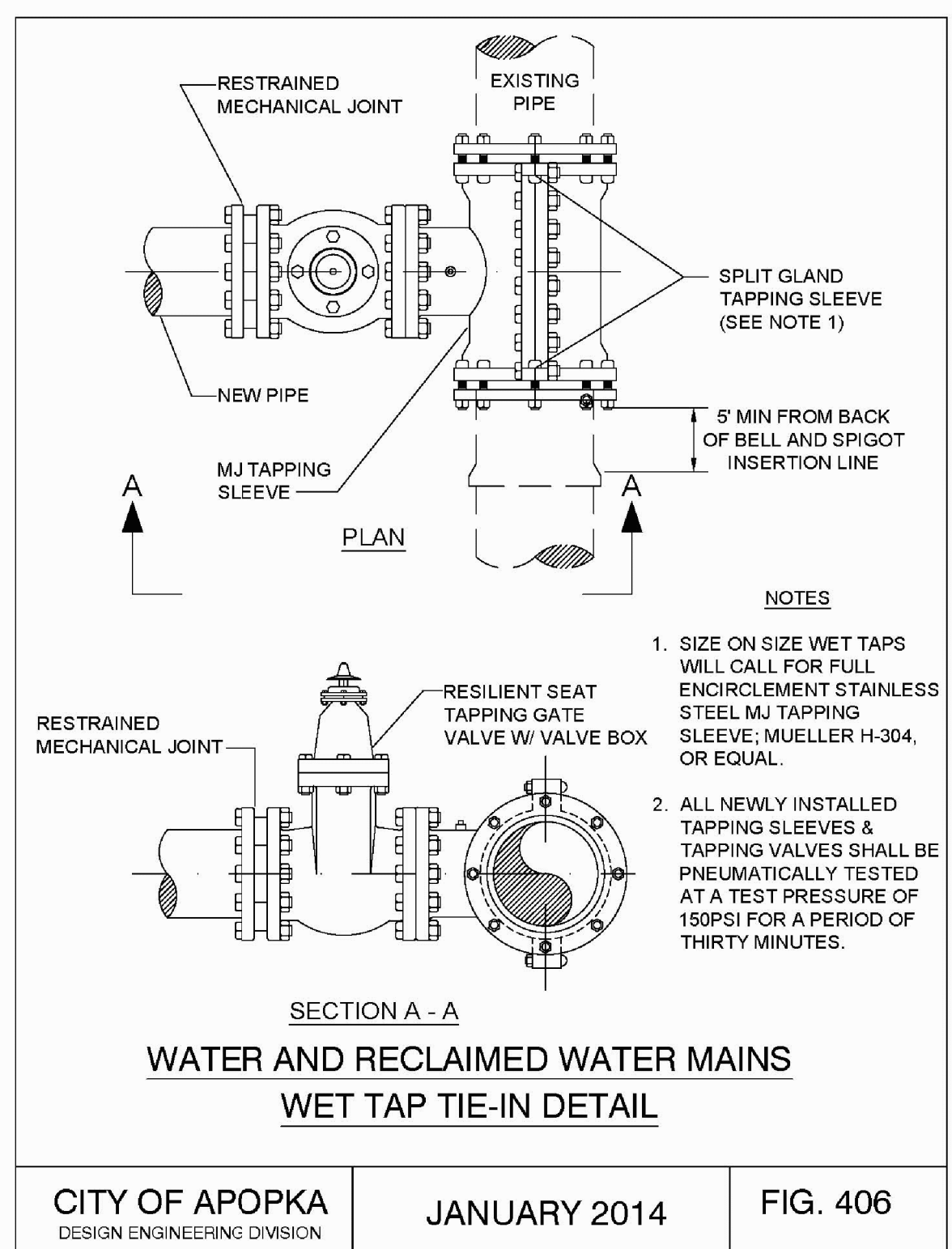
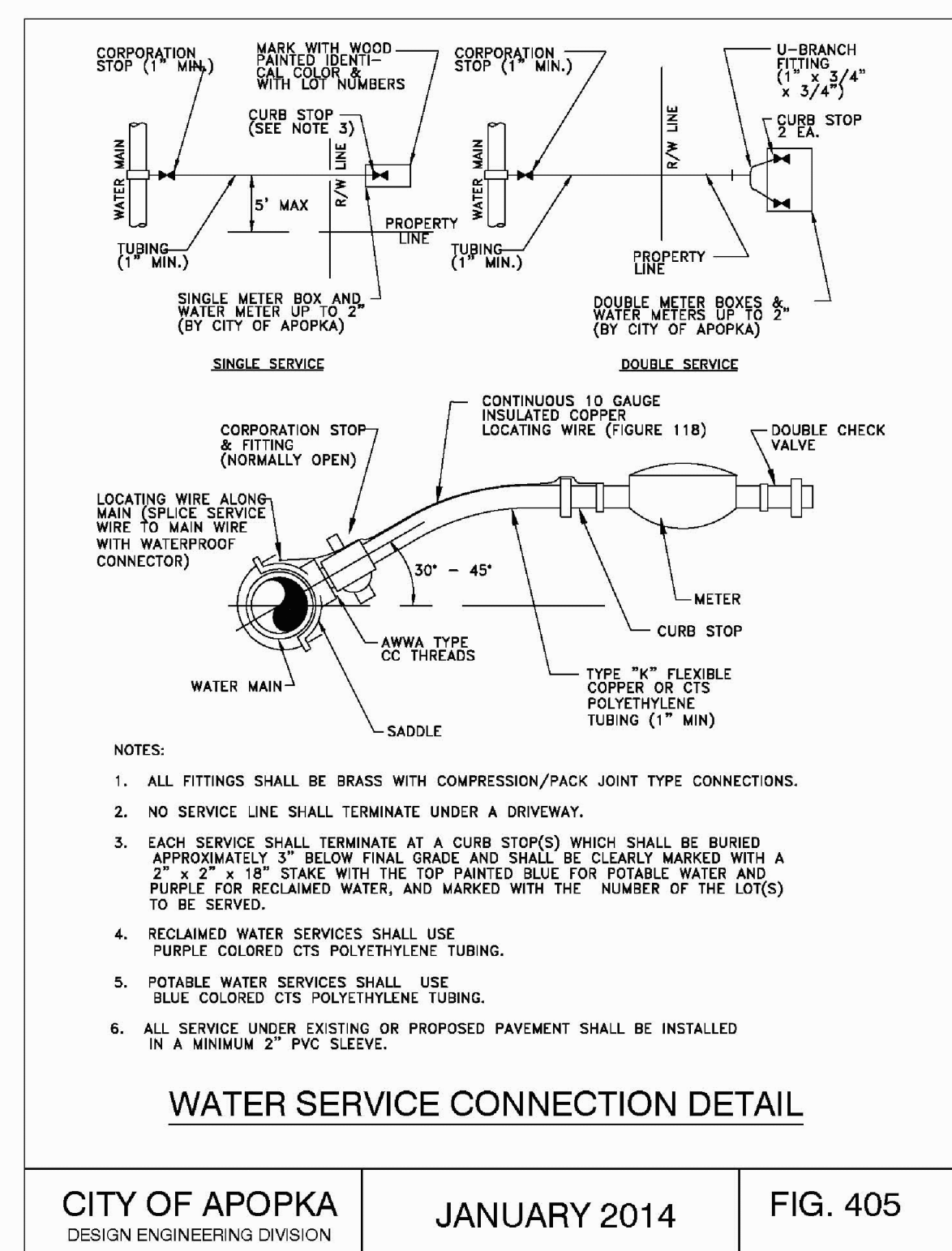
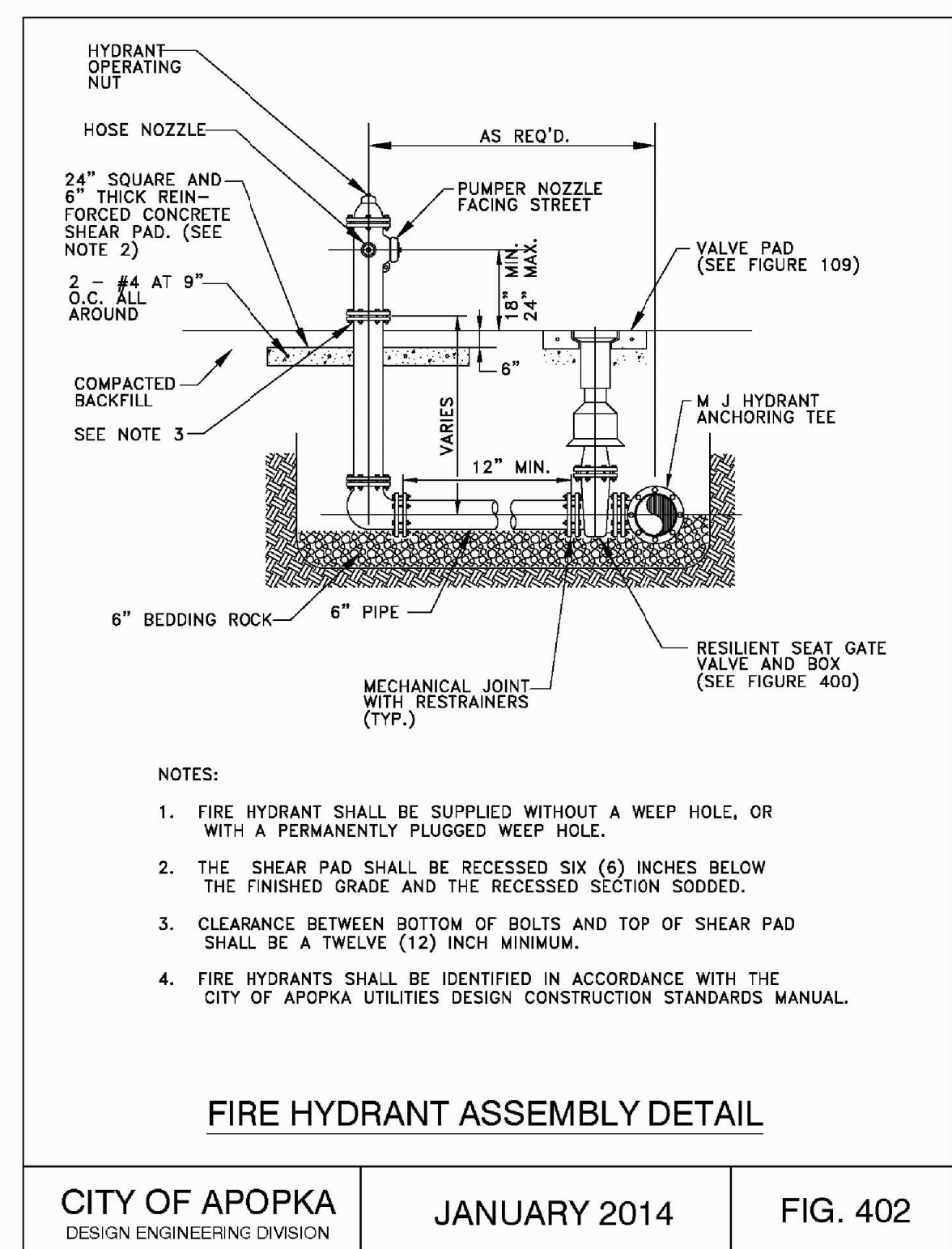
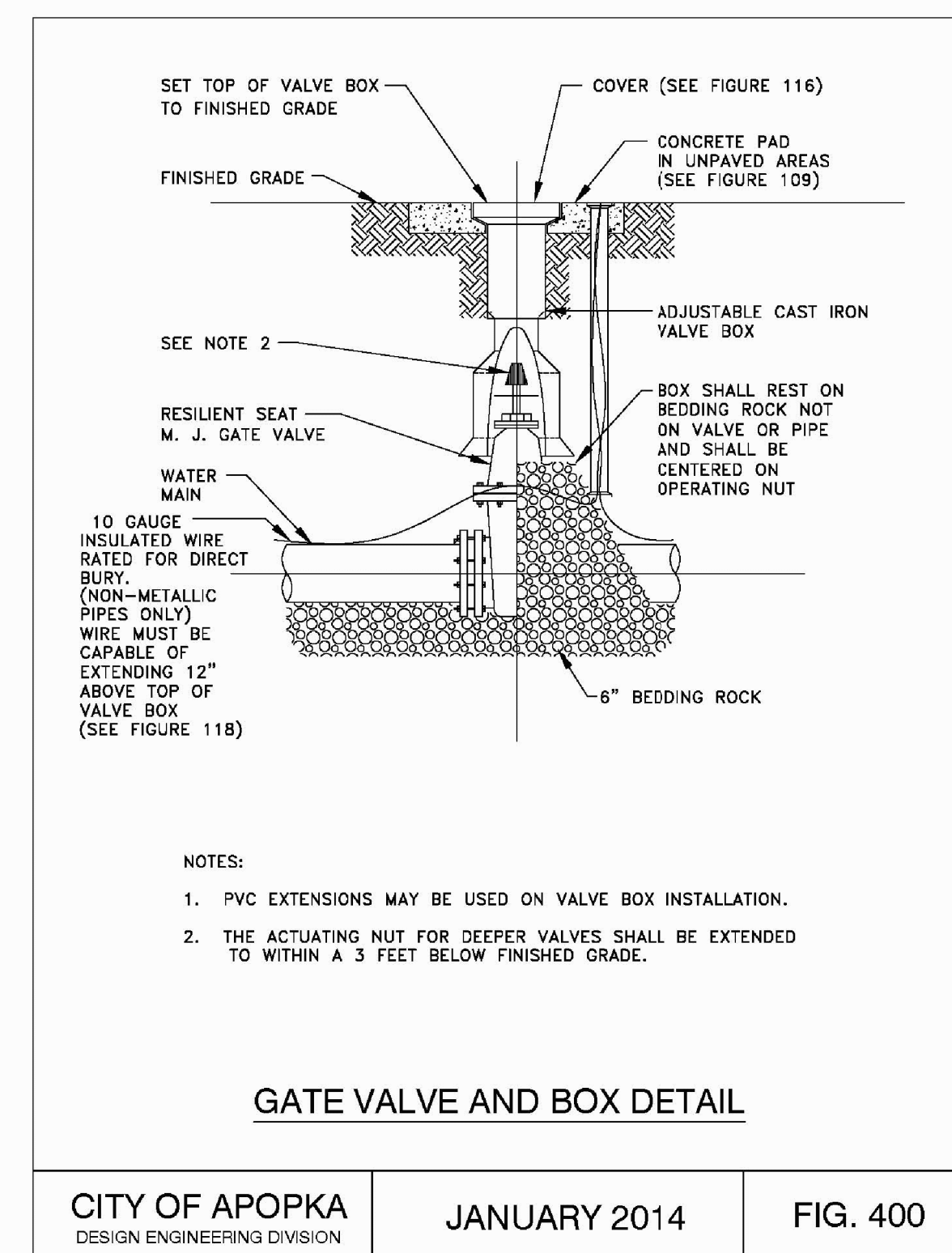
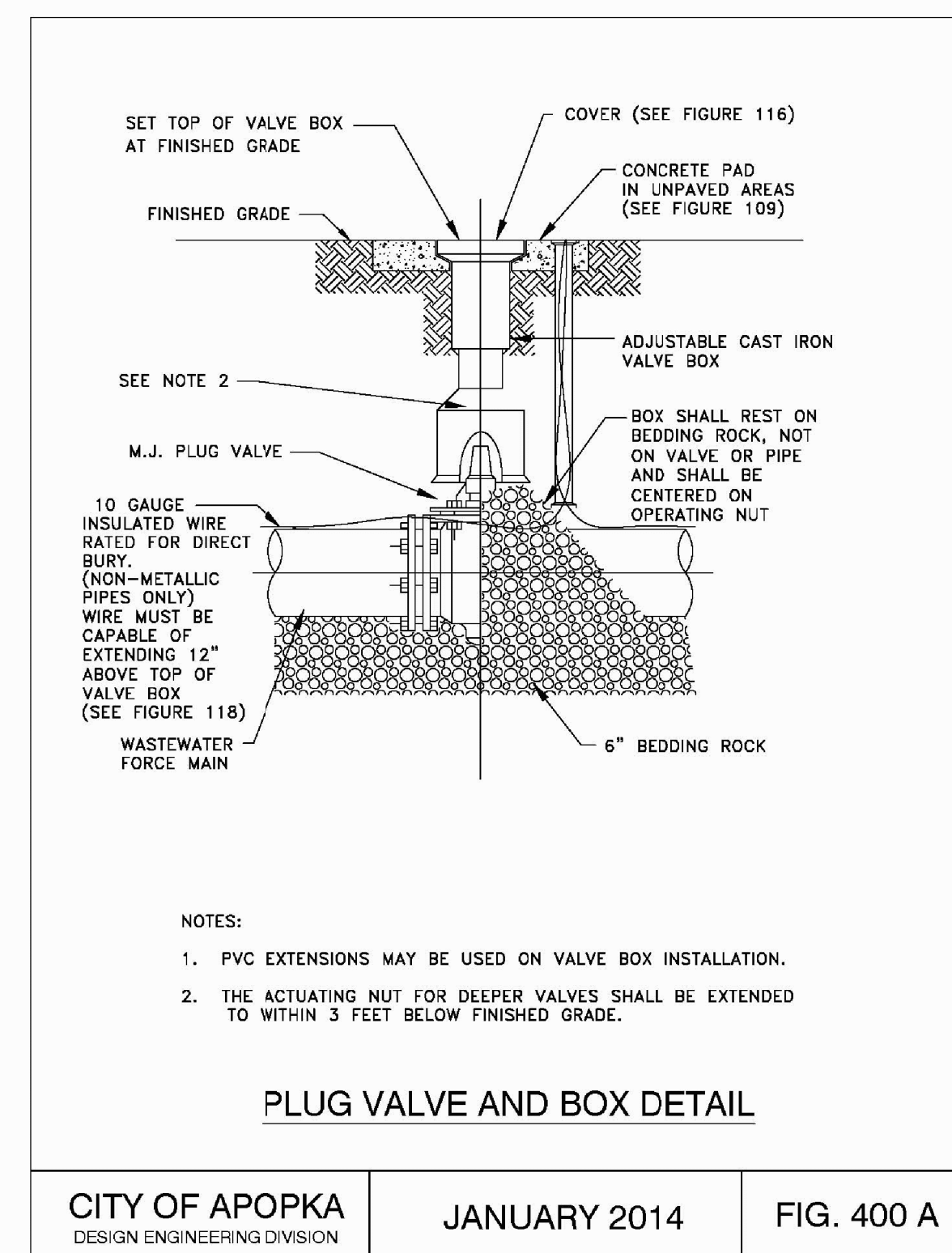
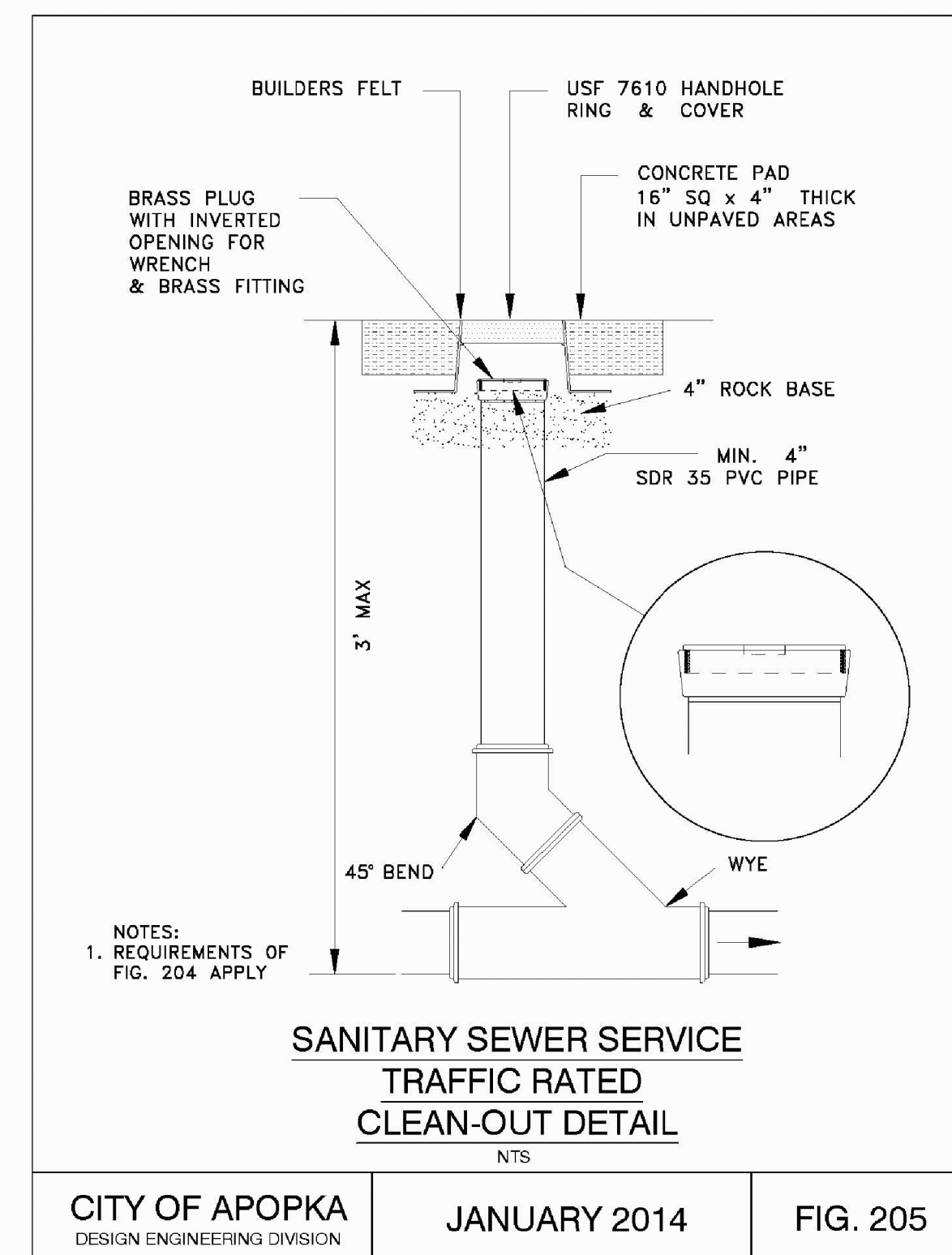
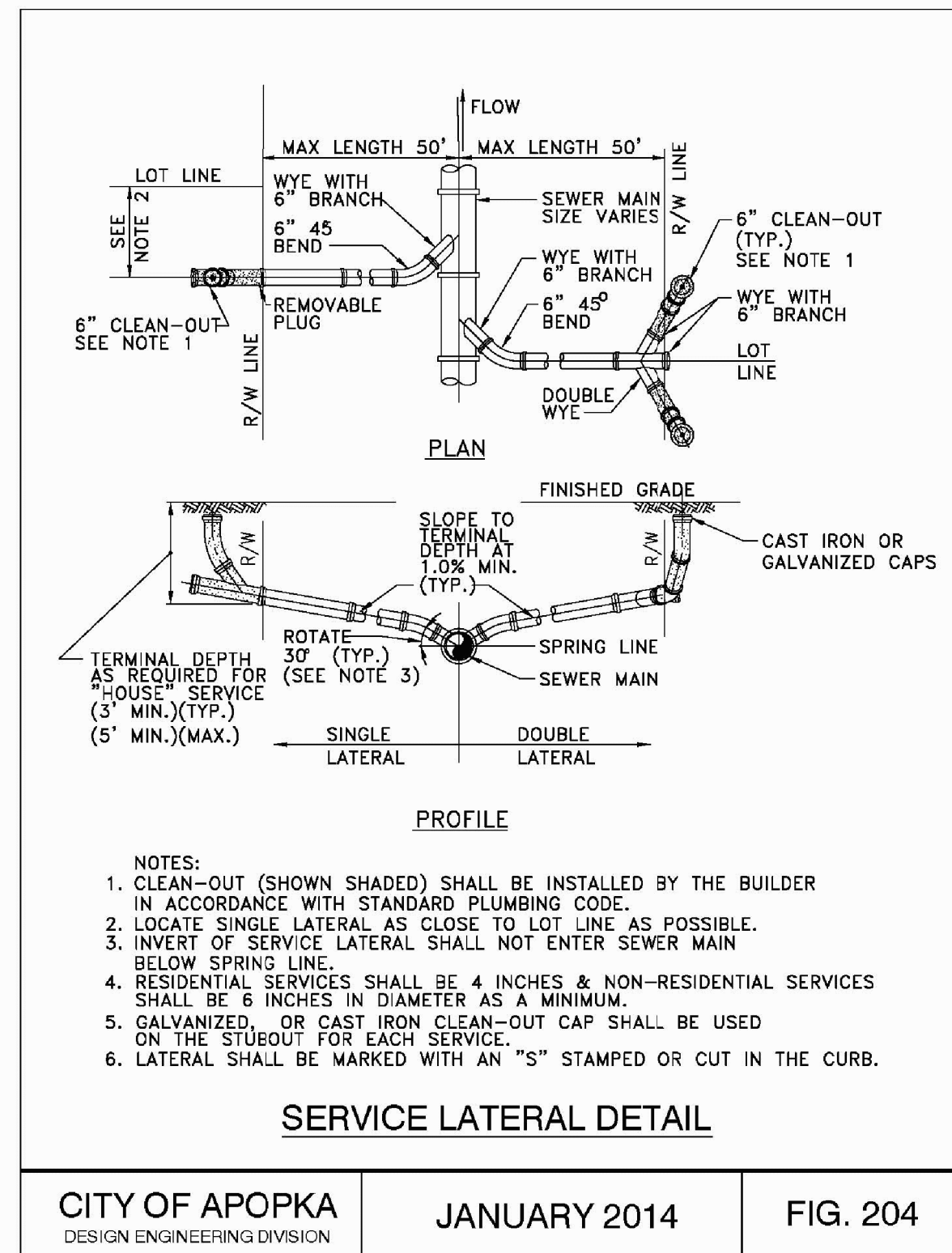
CITY OF APOPKA STANDARD DETAILS

Sheet Title

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C-701

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CITY OF APOPKA STANDARD DETAILS

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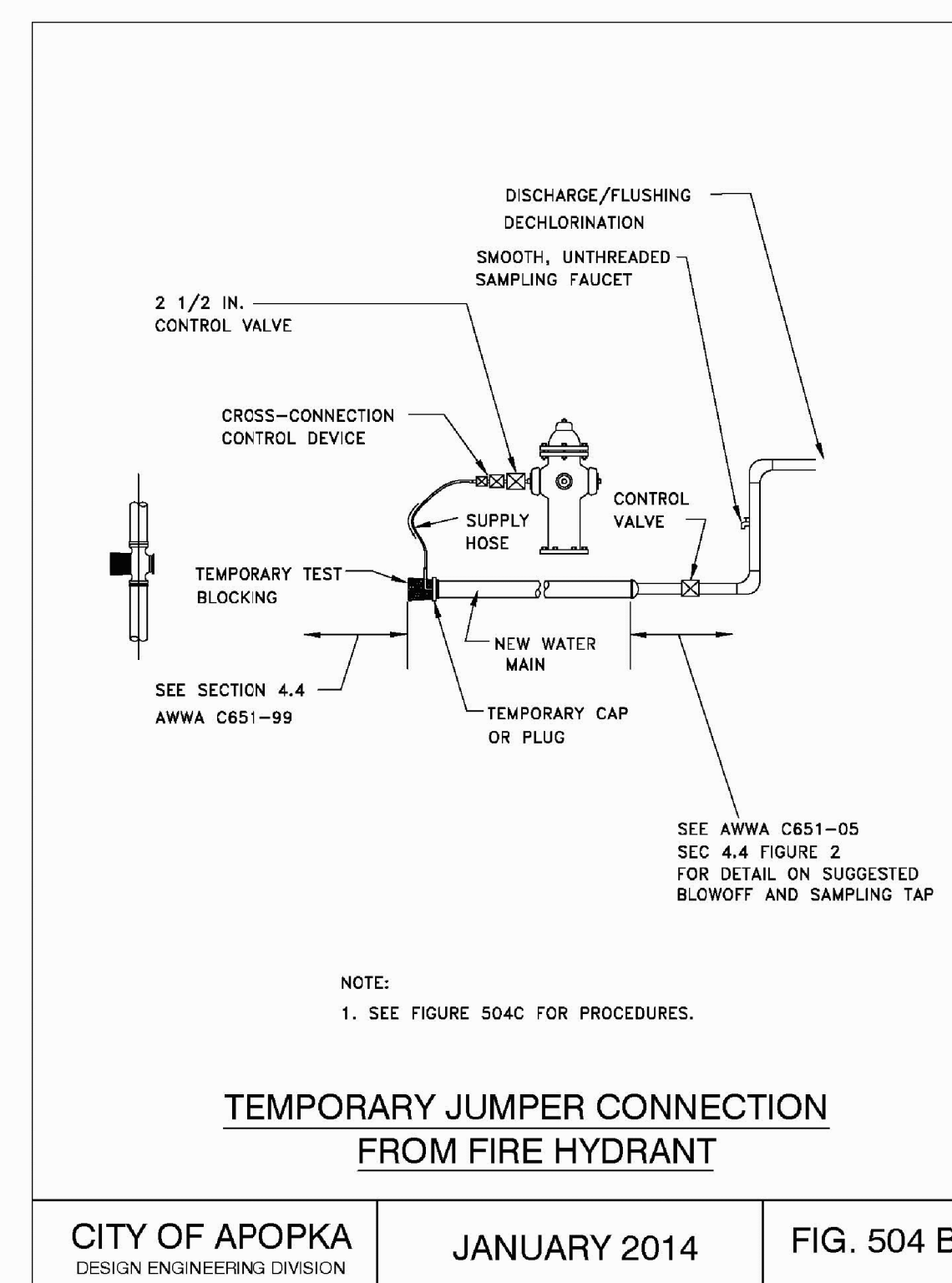
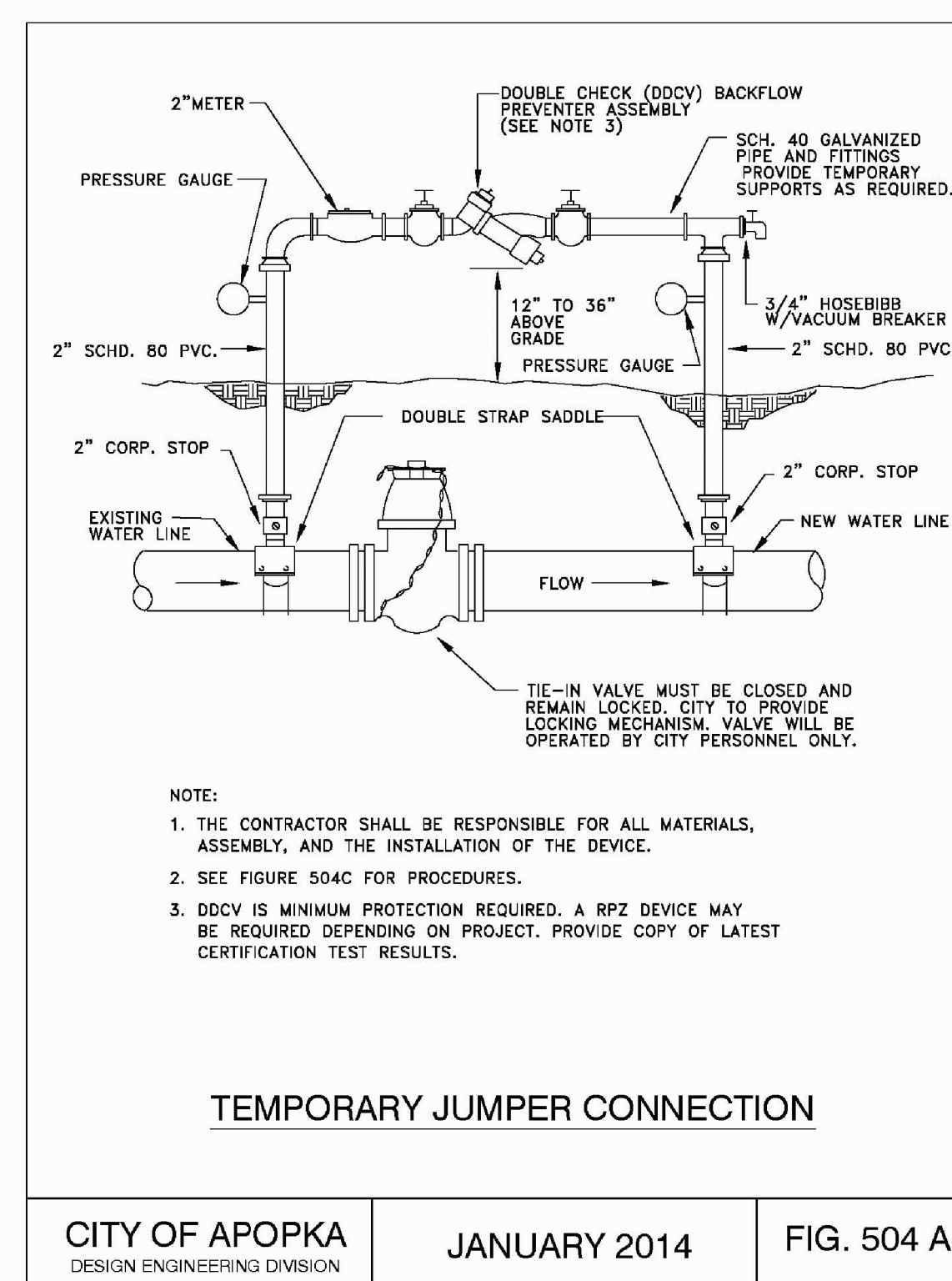
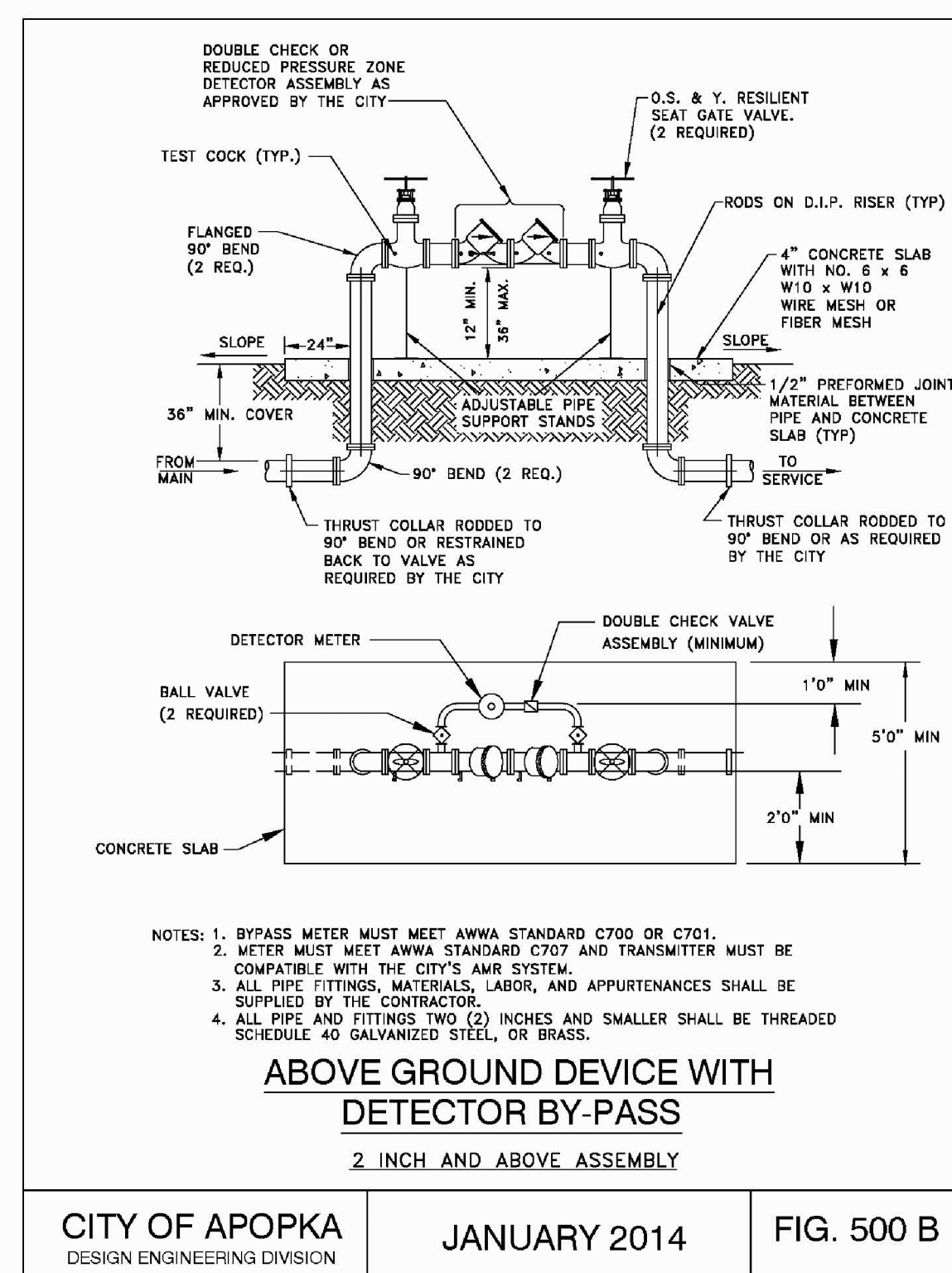
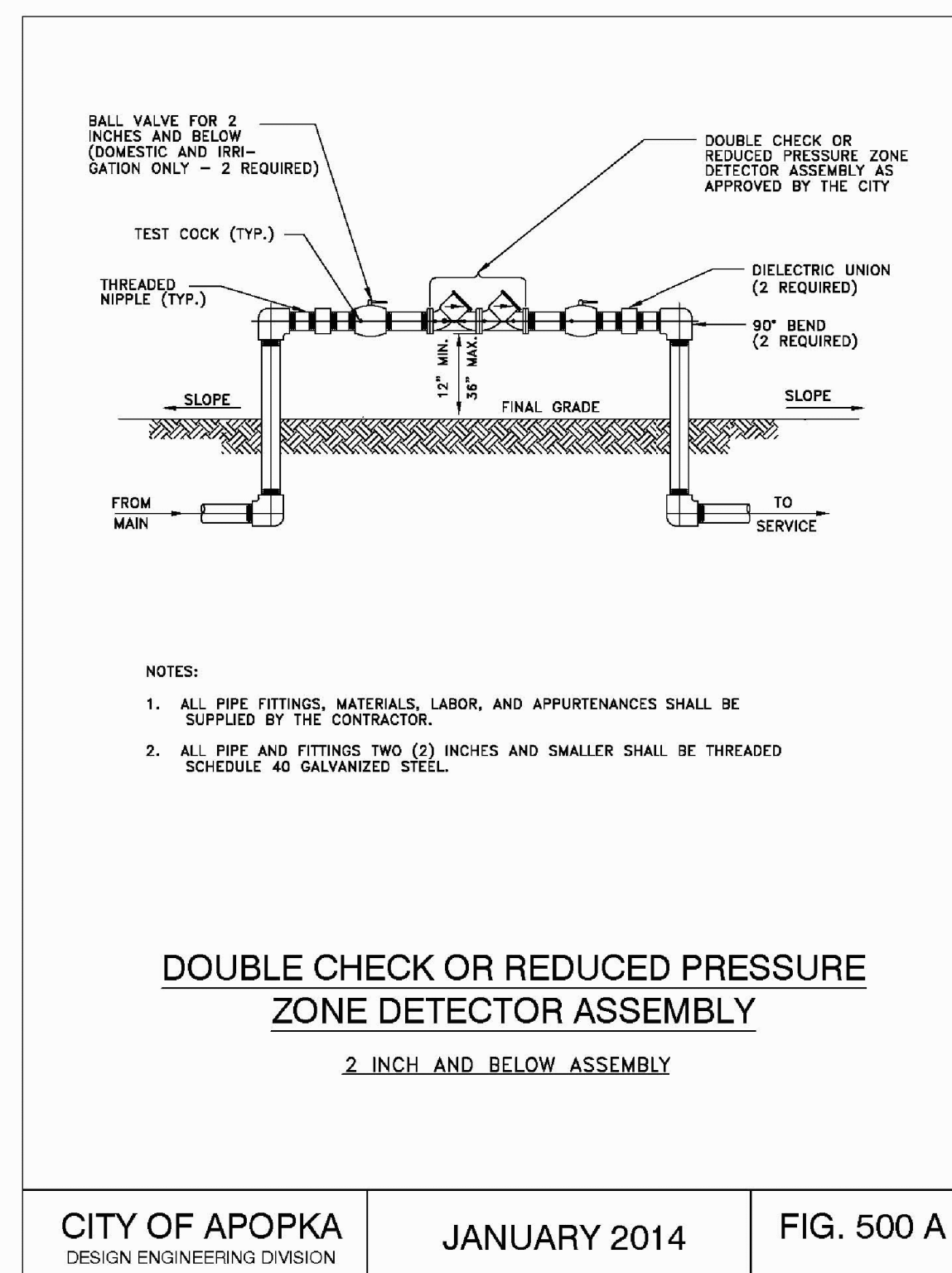
ENGINEER'S CERTIFICATION EXCLUSIONS

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C-702

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CITY OF APOPKA STANDARD DETAILS

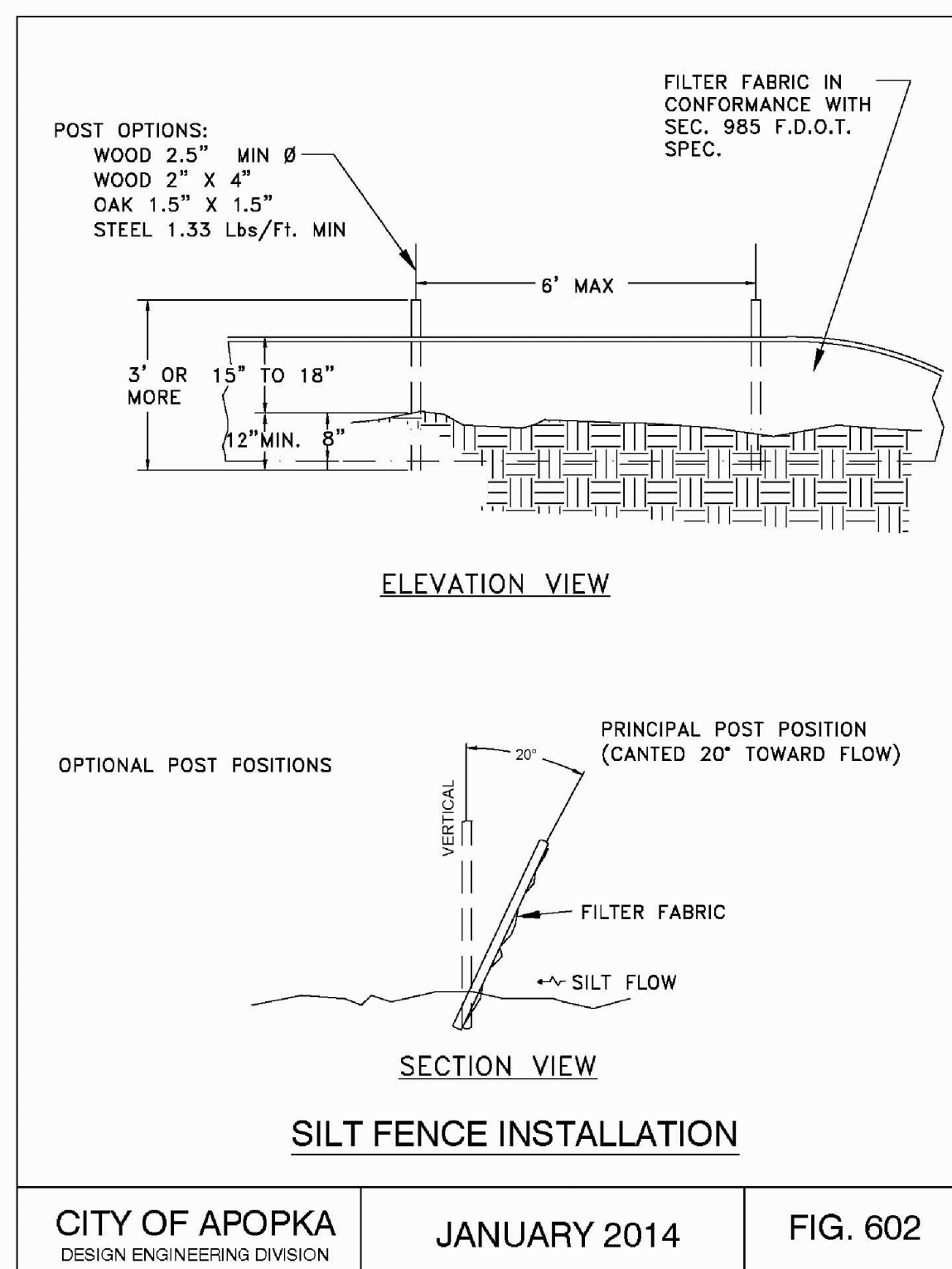
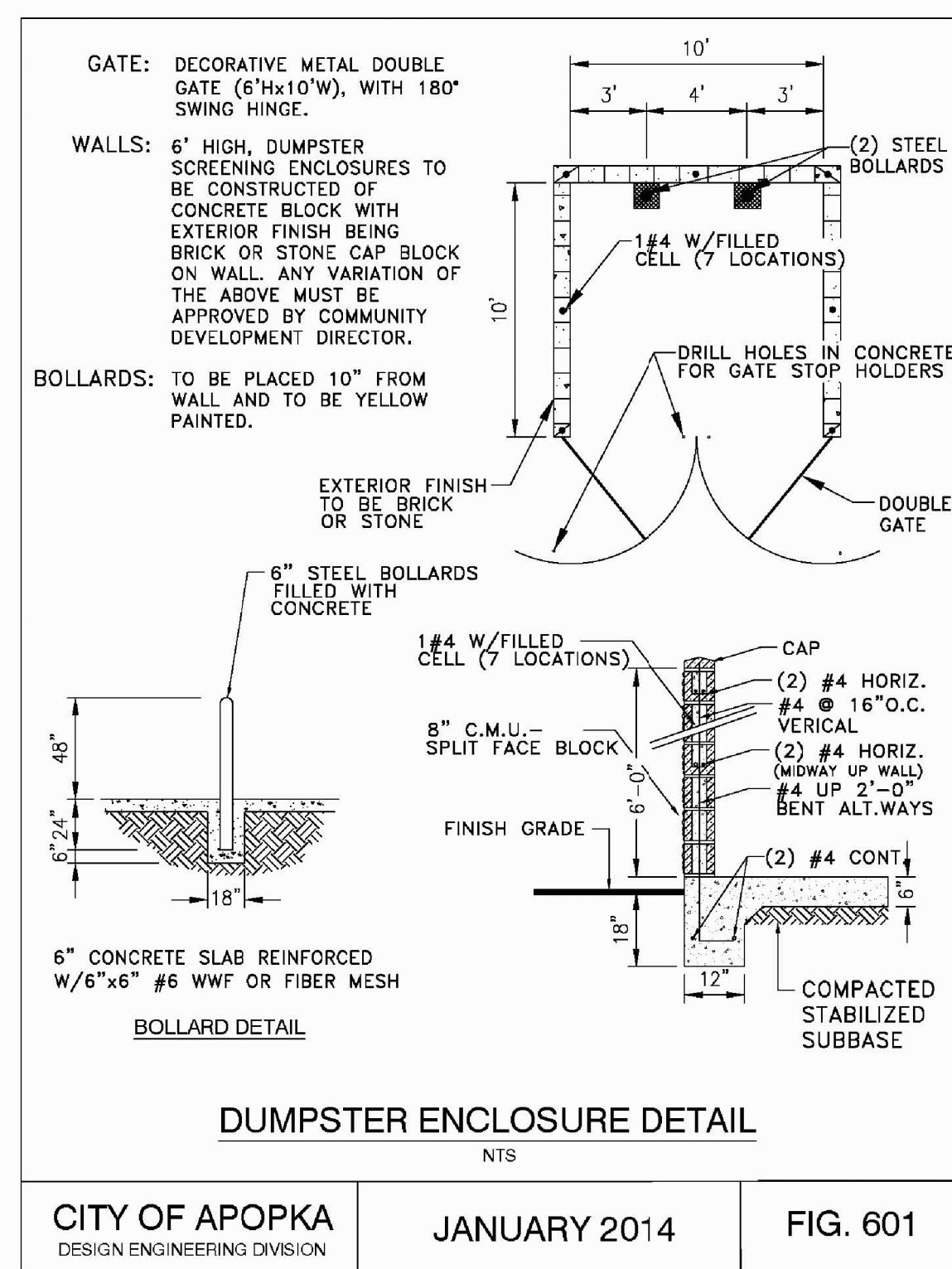
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PERMIT SET

C-703

REFER TO SHEET L1.01 & L1.02 FOR TREE PROVISIONS

- 1.) TOTAL INCHES ON-SITE: 217
- 2.) TOTAL NUMBER OF SPECIMEN TREES: 0
- 3.) TOTAL INCHES REMOVED: 146
- 4.) TOTAL INCHES RETAINED: 71
- 5.) TOTAL SPECIMEN INCHES RETAINED: 0
- 6.) TOTAL INCHES REQUIRED: 23
- 7.) TOTAL INCHES REPLACED: 23
- 8.) TOTAL INCHES POST DEVELOPMENT: 320 (249" PROVIDED / 71" RETAINED)
- 9.) MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:
216,058 SF - 6,000 SF= 210,058 SF
 $210,058 / 1,000 = 210$
 $210 \times 3.5' = 735$
- 10.) SITE CLEARING AREA IN SQUARE FEET AND ACRES= 216,058 ; 4.96 AC



20' UTILITY EASEMENT
(PER OFFICIAL RECORDS BOOK 7681, PAGES 4634-4652)

P.I.D. # = 18-20-28-0000-00-059



SCALE: 1"=40'-0"

ESTIMATED TREE DRIP-LINE

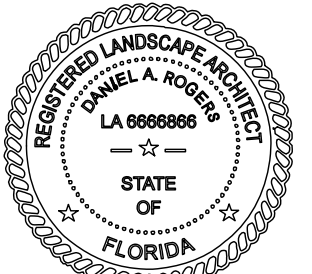
TREE TO BE PRESERVED & PROTECTED
NOTE: REFER TO L0.22 FOR TREE PROTECTION DETAILS & NOTES

TREE TO BE REMOVED—REFER TO TREE MITIGATION TABLE, THIS SHEET FOR ALL MITIGATION REQUIREMENTS & PROVISIONS

PROPERTY LINE. REFER TO CIVIL ENGINEER'S DRAWINGS FOR ALL SILT FENCE LOCATIONS & DETAILS

1775 Mohawk Trail
Maitland, Florida 32751
darlandscapearchitecture@gmail.com
P: 407.353.0112

LANDSCAPE ARCHITECT SEAL



DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

[illegible]

JOB NO. 2018.001
SCALE: AS SHOWN
DATE: 02/18/19
DESIGN DAR
DRAWN: DAR
CHECKED: DAR

PERMIT DOCUMENTS

MINIMUM PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

1.) PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON SITE.

A.) TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIFLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 48 INCHES IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIFLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIFLINE. THE CANOPY DRIFLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIP OF THE TREE'S BRANCHES TO THE GROUND.

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 4"x4" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 2"x4" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY.

B.) NATURAL AREAS – TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 48 INCHES IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:
UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25'
APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT
REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE
CONSIDERED DEPENDING ON THE CHARACTERISTICS OF THE SITE.

GENERAL TREE PROTECTION NOTES

1) LAND ALTERATION AND CONSTRUCTION ACTIVITIES SHALL ONLY BE APPROVED WITHIN THE DRIPLINE OF A PRESERVED TREE, PROVIDED THAT DESIGN TECHNIQUES ARE USED THAT MINIMIZE DAMAGE TO THE ROOT SYSTEM OF THE TREE (E.G., RETAINING WALLS, TREE WELLS, ROOT AERATION DEVICES, PERVIOUS PAVERS, PERVIOUS CONCRETE, GREEN SPACE, AS APPROPRIATE). WHERE IT IS NOT PRACTICAL FOR UNDERGROUND UTILITY LINES TO BE ROUTED AROUND THE DRIPLINE, TUNNELING SHALL BE EMPLOYED TO ROUTE THE LINES THROUGH THIS AREA.

2) THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A 300 PRUNING STANDARDS, REFERENCED AS SECTION 4.1.6.1.8 (NATURAL RESOURCES) OF THE DEVELOPMENT REVIEW MANUAL ARE THE STANDARDS TO BE UTILIZED FOR ALL TREE PRUNING ACTIVITIES. FAILURE TO COMPLY WITH THE ANSI A 300 PRUNING STANDARDS MAY RESULT IN PROSECUTION UNDER THIS CODE FOR EFFECTIVE TREE REMOVAL UNLESS A LAND ALTERATION PERMIT AUTHORIZING THE REMOVAL HAS BEEN OBTAINED.

3) THE PRUNING OF A HISTORIC TREE, WITH THE EXCEPTION OF MINOR PRUNING IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI A 300 PRUNING STANDARDS AS PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR ONSITE SUPERVISE ALL PRUNING ACTIVITIES, SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A HISTORIC TREE. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A HISTORIC TREE SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.

GENERAL TREE PROTECTION NOTES CONT'D.

1) NO ATTACHMENTS OTHER THAN FLAGGING OR SIMILAR MATERIAL IDENTIFYING PROTECTED TREES SHALL BE ATTACHED TO TREES DESIGNATED TO REMAIN ON SITE.

2) IT SHALL BE UNLAWFUL TO UNDERTAKE THE FOLLOWING ACTIVITIES WITHIN THE DRIFLINE OF A TREE REMAINING ON THE SITE, UNLESS OTHERWISE APPROVED BY THE ADMINISTRATOR: REMOVE VEGETATION, EXCEPT BY HAND, OR PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR EQUIPMENT OF ANY KIND, OR UNDERTAKE ANY OTHER LAND ALTERATION OR CONSTRUCTION ACTIVITY WHICH WOULD CAUSE THE TREE TO DIE WITHIN A PERIOD OF TWO YEARS.

3) THE COMPACTION, FILLING OR REMOVAL OF SOIL OR THE USE OF CONCRETE, ASPHALT OR OTHER PAVING MATERIAL SHALL BE PROHIBITED WITHIN THE DRIPLINE OF A TREE THAT IS TO REMAIN ON THE SITE, UNLESS OTHERWISE APPROVED BY THE ADMINISTRATOR.

4) ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEAN AT THE BOUNDARY OF THE AREA TO BE PRESERVED AROUND THE TREE.

5) TRIMMING OF PROTECTED TREES SHALL BE UNDERTAKEN IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A 300 PRUNING STANDARDS.

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
 - UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
 - SKINNING AND BRUISING OF BARK
 - SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
 - EXCESS FOOT OR VEHICULAR TRAFFIC
 - PARKING VEHICLES WITHIN DRIP-LINE

2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET, REFER TO DETAIL. BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING, FENCE TO BE 4' HIGH MINIMUM. WITH 4X4 POSTS AND (2) 2X4 RAILS, WITH 30" MAXIMUM SPACING AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20" DBH, BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.

3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.

4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN CUT MUST BE A CLEAN CUT. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.

5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.

6. INTERFERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, BY A QUALIFIED TREE SURGEON.

7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.

8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS. IF TREES ARE HARMED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.

9. PRIOR TO LAND CLEARING, THE OWNER OR OWNER'S REPRESENTATIVE SHALL INSPECT THE SITE TO VERIFY THAT THE TREE PRESERVATION BARRIERS ARE CORRECTLY INSTALLED.

10. PRIOR TO LAND CLEARING, LANDSCAPE ARCHITECT SHALL COORDINATE ON SITE WITH A CERTIFIED ARBORIST ALL TREE PRUNING AND VERTICUT ROOT PRUNING TO BE PERFORMED IN PREPARATION FOR LAND CLEARING.



- 1.) IN NO EVENT SHALL THE PROTECTED AREA EXCEED THE DRIPLINE OF THE CANOPY AREA, NOR SHALL THE PROTECTED AREA BE LESS THAN AN AREA MEASURED FIVE FEET RADIALY FROM THE CENTER OF THE TREE AT IT'S BASE.
- 2.) A PROTECTIVE BARRIER SHALL BE PLACED AROUND ALL PROTECTED TREES PRIOR TO LAND PREPARATION OR CONSTRUCTION ACTIVITIES ACCORDING TO THE FOLLOWING:
 - A.) AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED PINE TREES AND PALM TREES.
 - B.) AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED TREES.
 - C.) PROTECTIVE BARRIERS SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
 - D.) NO EQUIPMENT, CHEMICALS, SOIL DEPOSITS OR CONSTRUCTION MATERIALS SHALL BE PLACED WITHIN SUCH PROTECTIVE BARRIERS.
- 3.) RESTRICTIONS ON MACHINERY USE
LAND CLEARING AND LANDSCAPING ACTIVITIES CONDUCTED PRIOR TO THE INSTALLATION OF OR SUBSEQUENT TO THE REMOVAL OF PROTECTED BARRIERS SHALL BE ACCOMPLISHED WITH LIGHT MACHINERY (WEIGHT UNDER FIVE 5,000 POUNDS OR HAND LABOR. SUCH LIGHT MACHINERY SHALL NOT PENETRATE OR SEVERELY COMPACT THE SOIL IN CLEARING UNDERSTORY VEGETATION WITHIN PROTECTED AREAS WHERE PROTECTIVE BARRIERS ARE NOT IN PLACE.

Daniel A. Rogers
Landscape Architect
 1775 Mohawk Trail
 Maitland, Florida 32751
 darlandscapearchitecture@gmail.com
 P: 407.353.0112

Apopka, Florida

LANDSCAPE ARCHITECT SEAL



ISSUED:	DATE:
CITY OF APOPKA	10/02/18

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Sheet Title

JOB NO. 2018.001
SCALE: AS SHOWN
DATE: 02/18/19
DESIGN DAR
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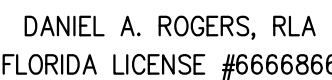
Landscape design shall be in compliance with Water Wise Ordinance 2069.

SHEET NOTES

1. NEWLY INSTALLED "SHADE" TREES SHALL HAVE THEIR DBH MEASURED 4.5" ABOVE THE TOP OF THE ROOT BALL. ALL NEWLY INSTALLED "UNDERSTORY" TREES SHALL HAVE THEIR D.B.H. MEASURED 6" ABOVE THE TOP OF THE ROOT BALL.
2. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE STANDARDS OF FLORIDA NO. 1 AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS 2015," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
3. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY OR APPEARANCE.
4. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3" PINE STRAW MULCH, MAINTAIN A 4" CLEAR SPACE BETWEEN MULCH AND THE PLANT STEM.
5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. IF BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL, THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS. THESE DOCUMENTS ARE ACCOMPANIED BY 8 1/2 X 11 SPECIFICATIONS.
7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FEET DEEP RANDOMLY AROUND THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.

RENEWAL CHURCH

LANDSCAPE ARCHITECT SEAL



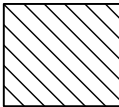
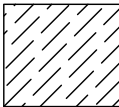
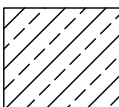
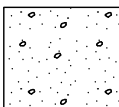
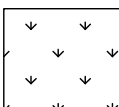
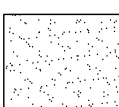
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CITY OF APOPKA	10/02/18

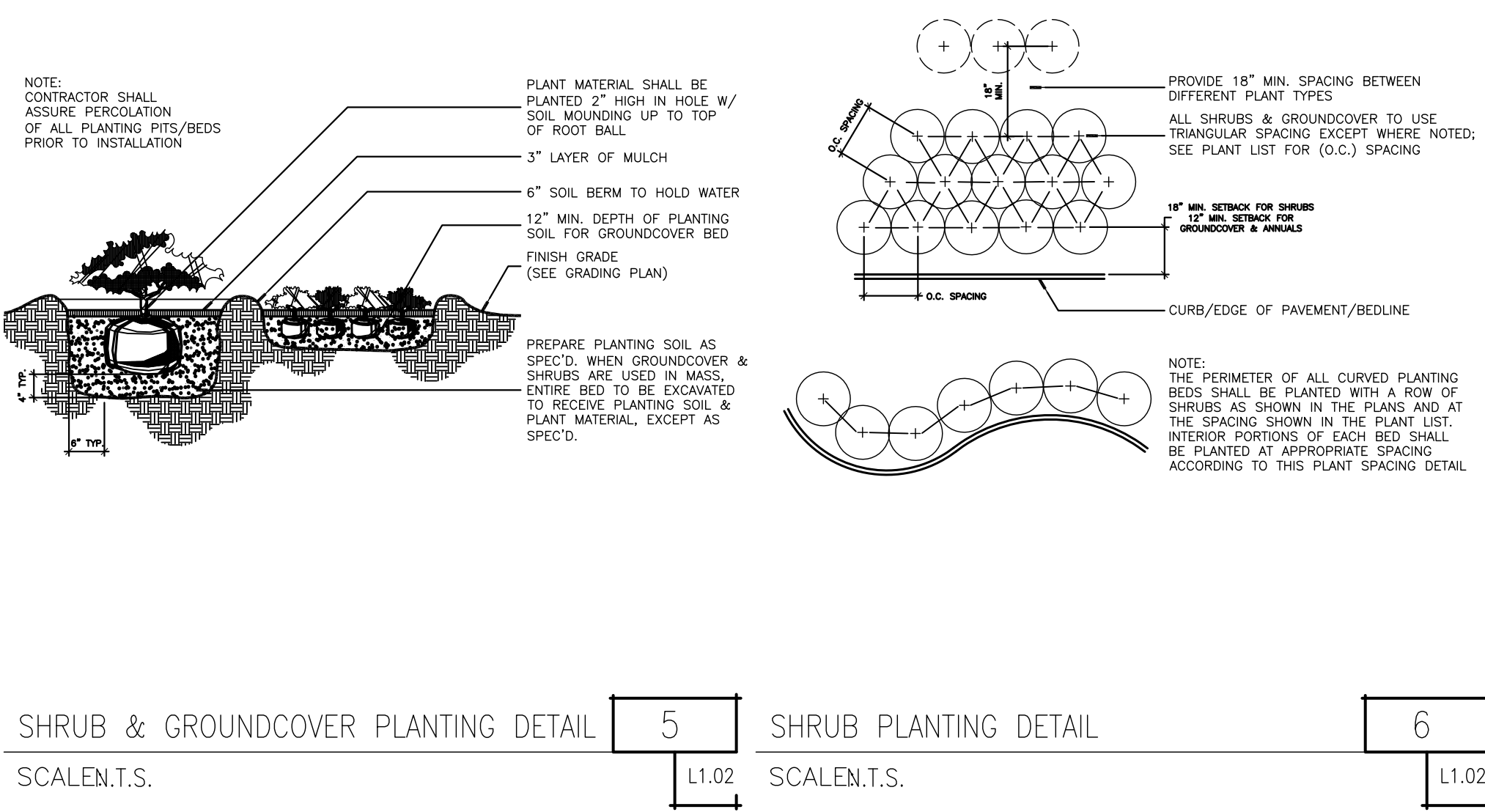
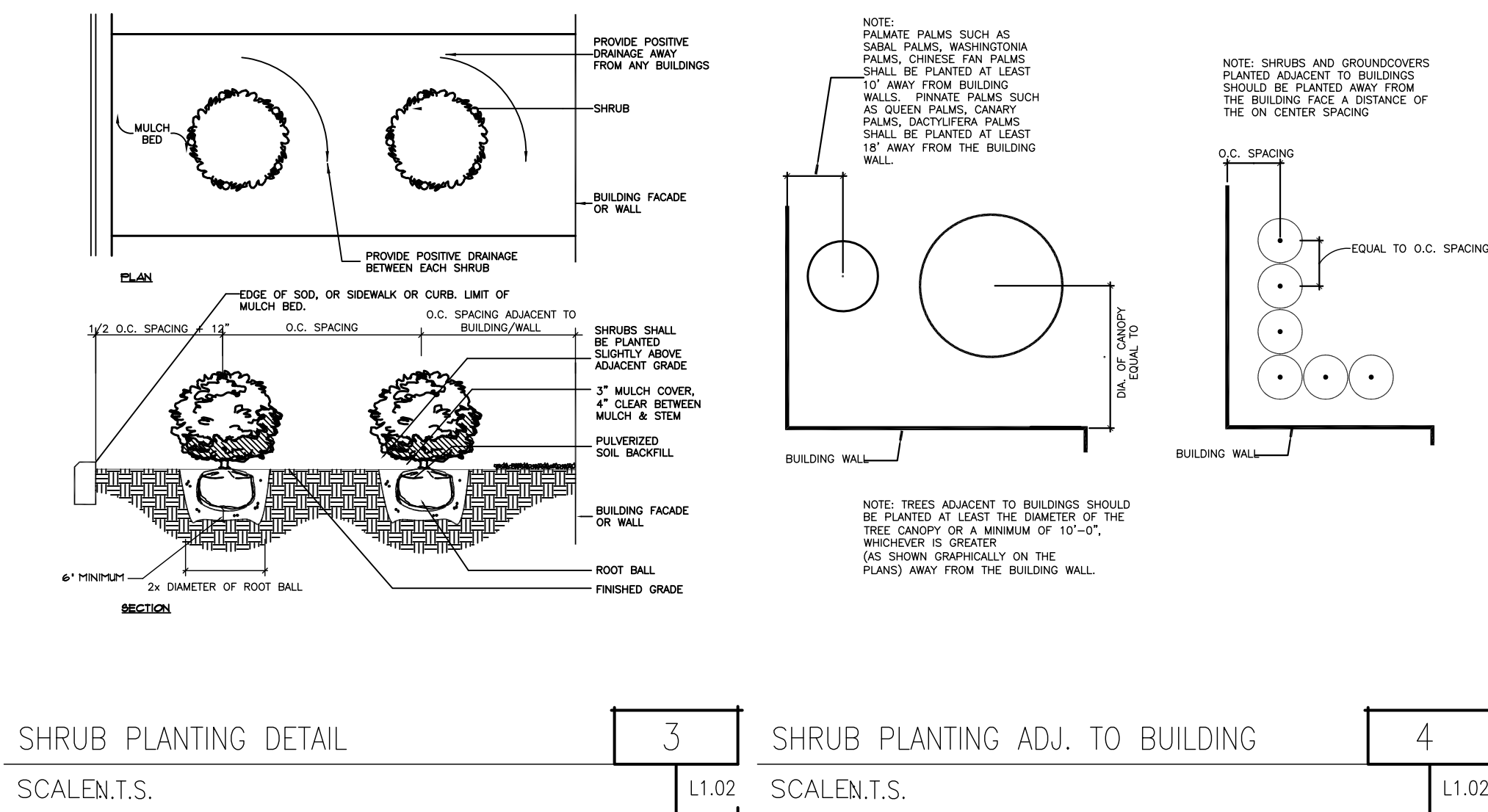
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PLANTING PLAN & LDC REQUIREMENTS

JOB NO. 2018.001
SCALE: AS SHOWN
DATE: 02/18/19
DESIGN DAR
DRAWN: DAR
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L1.01

PLANTING SCHEDULE- SHRUBS & GROUND COVERS									
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HT. / SPRD.	SPACING	DROUGHT TOLERANT	NATIVE	
	HAP	244	Hamelia patens Fire Bush	7 gal	36"—42" Ht., Full	42"	Yes		
	ILL	323	Illicium floridanum Purple Anise	7 gal	36" Ht., Min.	42"	Yes		
	PAQ	35	Paspalum quadrifarium Evergreen Paspalum	7 gal	36" Ht., Min.	42"	Yes		
	SER	9	Serenoa repens 'Cinerea' Silver Saw Palmetto	15 gal	Full	36"	Yes		
	VBS	43	Viburnum suspensum Sandankwa Viburnum	7 gal	24"—28" Ht., Full	24"	Yes		
									
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HT. / SPRD.	SPACING	DROUGHT TOLERANT	NATIVE	
	ZAP	128  	Zamia pumila Coontie	3 gal	15"—18" Ht., Full	30"	Yes		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HT. / SPRD.	SPACING	DROUGHT TOLERANT	NATIVE	
	ARA	1,126	Arachis glabrata 'Ecoturf' Perennial Peanut	1 gal	Full in Pot, 5—7 Runners, Min.	18" OC	Yes		
	DIA	80	Dianella tasmanica Flax Lily	1 gal	Full in Pot	24" O.C.	Yes		
MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HT. / SPRD.	SPACING	DROUGHT TOLERANT	NATIVE	
	PBM	13,998 sf	Pine Straw Mulch	None	3" Depth	N/A	N/A		Square
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HT. / SPRD.	SPACING	DROUGHT TOLERANT	NATIVE	
	PNS	51,605 sf	Paspalum notatum 'Argentine' Bahia Grass	seed	N/A	N/A	Yes		Square
	PAS	66,785 sf	Paspalum notatum 'Argentine' Bahia Grass	sod	N/A	N/A	Yes		Square



- ## SHEET NOTES
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 5. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. JUTE BURLAP SHALL BE REMOVED FROM THE TOP ONE-THIRD OF THE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES ABOVE THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
 6. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS, THESE DOCUMENTS ARE ACCOMPANIED BY 8 1/2 x 11 SPECIFICATIONS.
 7. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FOOT DEEP ANYWHERE ABOUT THE SITE. HE SHALL PERFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE SOILS MUST RETAIN WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMMODATE POOR DRAINING SOILS.
 8. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN FOUR LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS. IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
 9. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
 10. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN BY THE OWNER. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
 11. THE CONTRACTOR SHALL BERM ALL PARKING LOT ISLANDS 12" ABOVE TOP CURB ELEVATION WITHOUT EXCEEDING A 4:1 SLOPE (TYPICAL).
 12. WHERE LIGHT POLES AND TREES BOTH OCCUR IN A PARKING LOT ISLANDS, THE TREE SHALL BE SPACED AN ADEQUATE DISTANCE FROM THE POLE.
 13. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF ROAD THAT WILL NOT SMOOTHLY APPLIED TO EXISTING GRADE. SMALL IRREGULARITIES IN GRADES, LARGE IRREGULARITIES IN GRADE WILL REQUIRE REGRADING & RESODDING.
 14. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING & SPRAYING OF PESTICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER.
 15. A LANDSCAPE MAINTENANCE CHECKLIST AND INSTRUCTIONS REGARDING THE PLANTS INSTALLED SHALL BE PROVIDED TO THE PROPERTY OWNER BY THE CONTRACTOR.
 16. IN ADDITION TO THE NOTES PROVIDED ABOVE, THE LANDSCAPE CONTRACTOR SHALL ADHERE TO ALL PLANT MATERIAL INSTALLATION STANDARDS SET FORTH IN THE CITY OF APOPKA LDC, SECTION 5.01.DB.1.
 17. IN ADDITION TO THE NOTES PROVIDED ABOVE, THE LANDSCAPE MAINTENANCE CONTRACTOR SHALL ADHERE TO ALL MAINTENANCE STANDARDS FOR CULTIVATED PLANTS SET FORTH IN THE CITY OF APOPKA LDC, SECTION 5.01.DB.8.J WITHIN THE CITY OF APOPKA LDC.

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1. The site will be provided with a 100% automatic irrigation system.
2. The water source will be from a reuse connection.
3. Final irrigation design shall be submitted by the landscape contractor for review and permit prior to installation of the system.
4. Irrigation system shall be designed and will be installed in conformance with all City of Apopka & SJRWMD regulations.
5. **Irrigation system design shall be in compliance with Water Wise Ordinance 2069.**

Irrigation systems shall be designed and constructed in accordance with the technical standards contained in Appendix F of the plumbing volume of the Florida Building Code, the most recent edition of the Florida Irrigation Standards manual and the following:

3. Irrigation systems are to be designed and installed at a pressure of 40 p.s.i.
2. A rain sensing shutoff device shall be required on all irrigation systems to avoid irrigation during periods of sufficient rainfall. Equipment shall consist of an automatic sensing device or switch which will override the irrigation cycle when adequate rainfall has occurred. It must be placed where it is exposed to unobstructed natural rainfall and in compliance with F.S. § 373.62, as amended.
3. The use of irrigation risers shall be prohibited.
4. Check valves which are capable of holding a minimum of a five foot head shall be used in low-lying areas to prevent head drainage.
5. Back-flow into any water source shall be prevented as provided in Rule 62-555, Florida Administrative Code, as amended. Any back-flow prevention device that is testable, shall be tested by a certified back-flow technician upon installation, whenever the device is repaired and annually, when connected to municipal or investor-owned drinking water systems. Back-flow prevention devices are required on irrigation systems connected to private wells when also used as a private drinking water source.
6. Irrigation design with the appropriate uniformity for the type of plant being grown and for the type of soil.
7. Irrigation system equipment shall be installed in accordance with manufacturer's specifications.
8. Irrigation zones divided according to:
 - a. Available flow rate
 - b. Vegetated groupings (i.e., turf, shrubs, native plants, etc.)
 - c. Sprinkler types (i.e., sprinklers with matching precipitation rates)
 - d. Soil characteristics
9. Spray heads and rotors shall not be mixed in the same zone.
10. Narrow areas, four feet or less, are not to be irrigated unless low volume/micro-irrigation is used.
11. Low volume irrigation is required for all trees, shrubs, and groundcover beds. The city may waive this requirement if special circumstances exist.
12. Distribution equipment in a given zone shall have matched precipitation rates.
13. Application rates shall be calculated and programmed into irrigation timer to avoid runoff and to permit uniform water infiltration into the soil, considering land slope, soil hydraulic properties, vegetative ground cover, and prevailing winds.
14. A minimum separation of four inches between distribution equipment and pavement.
15. A minimum separation of 24 inches between distribution equipment and buildings and other vertical structures.
16. No direct spray onto walkways, buildings, roadways, and drives.
17. Rotors and sprays in turf areas shall be spaced to provide head to head coverage.
18. Water conveyance systems with a flow velocity of five feet per second or less.
19. Pipelines designed to provide the system with the appropriate pressure required for maximum irrigation uniformity.
20. Pressure regulating heads shall be identifiable from the top of the head.

21.A maintenance checklist shall be provided to the property owner by the irrigation contractor (affixed to or near controller) accompanied by a recommended maintenance schedule, proper irrigation system settings according to season, recommendations for checking rain sensor device, filter cleaning recommendations and information on the current water restrictions within the City of Apopka.

22. Upon completion of the irrigation system, a tag or sticker shall be affixed to the timer box if it is an automatic system. If it is a manual system, a sticker or tag shall be affixed to the outside main electrical breaker box on the inside of the door. The tag or sticker shall include the permit number (for nonresidential), a copy of the landscape and irrigation certification and checklist, date installed, number of zones, and the installer's names.

23. Any irrigation system which is used for the application of chemicals shall be equipped with an anti-siphon device constructed in accordance with the most current version of F. S. §§ 487.021 and 487.064, as amended.

24.All irrigation system underground piping shall have minimum soil cover of six inches.

25.Irrigation system piping and fittings shall be approved by National Sanitation Foundation for potable water use when upstream of the back-flow device.

26. All low voltage wiring used for system controls shall be installed in accordance with the most recent edition of the National Electric Code.

27. Reclaimed irrigation water and application facilities located on private properties, including residential properties, shall be lavender in color. Routine repairs covering less than 12 inches on residential systems may use any color pipe. Irrigation heads shall be lavender in color if available from manufacturer. A sign must be posted indicating reclaimed water is being used as irrigation (in English and Spanish). A warning sign prohibiting be posted at any hose bib dispensing reuse water. Irrigation using reclaimed water rather than potable water when reclaimed water is reasonably available is strongly encouraged.

System layout.

1. A high volume irrigation area shall not exceed 50 percent of the landscaped area, but shall not, in any case, cover more than one-half acre on single-family residential lots. Low or medium volume irrigation areas may be utilized in lieu of any high volume irrigation area.
2. A medium volume irrigation area shall not exceed 25 percent of the landscaped area. However, the landscaped area may contain up to 75 percent medium volume irrigation area, if no high volume irrigation area is utilized on site.
3. A low volume irrigation area may be utilized for an entire landscaped area, however, no less than 25 percent of the area covered shall utilize low volume irrigation. Zones in this area shall have a pressure regulator and a filter with a mesh smaller than the emitter openings.
4. Irrigation system operation and maintenance.
 - a. Irrigation systems shall be operated properly and in compliance with this section and all automatic controllers shall be programmed to maximize water conservation. Automatic irrigation systems shall be operated in accordance with city administrative rules or St. John's River Water Management District in compliance with section 82-194, Apopka City Code.
 - b. Irrigation systems shall be maintained to meet the requirements of this section and the spirit of water conservation. Systems shall be routinely examined to prevent waste of water due to loss of heads, broken pipes or misadjusted nozzles.
 - c. Reducing or removing the required 25 percent low volume irrigation area is prohibited.
 - d. Expanding high volume irrigation area above the maximum 50 percent is prohibited.



LOW VOLUME
IRRIGATION- TREE
BUBBLER LOCATIONS

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS. HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE FLEX.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES TO MINIMUM AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.

ISSUED:	DATE:
CITY OF APOPKA	10/02/18

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IRRIGATION WATER USE PLAN, LEGEND & NOTES

Sheet Title

JOB NO. 2018.001
SCALE: AS SHOWN
DATE: 02/18/19
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PERMIT DOCUMENTS

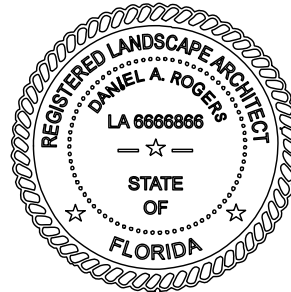
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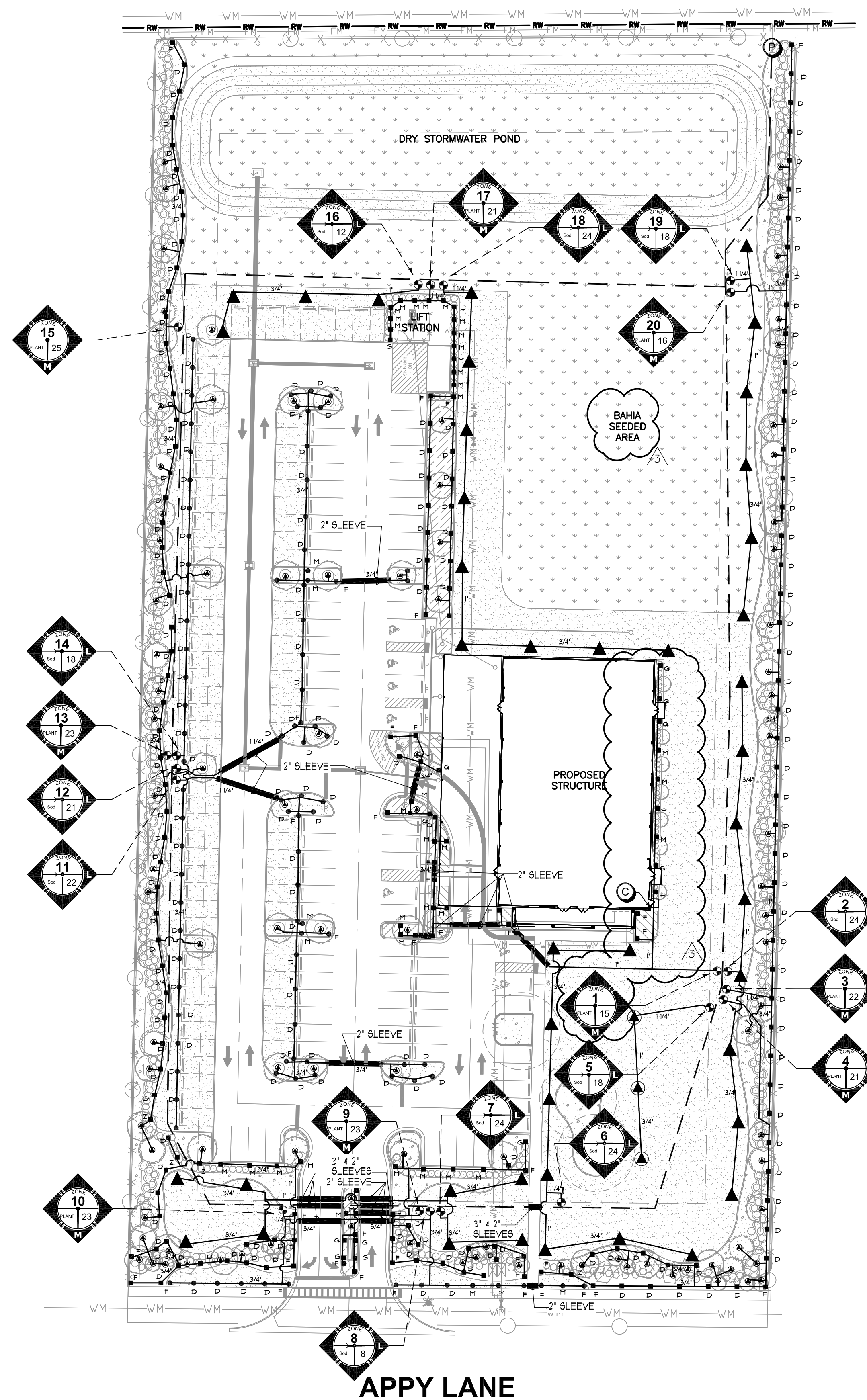
RENEWAL CHURCH

Apopka, Florida

LANDSCAPE ARCHITECT SEAL

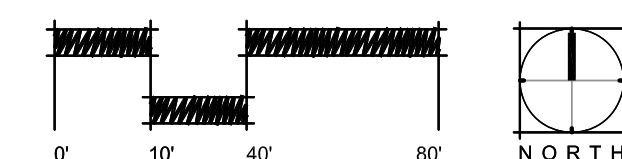


DANIEL A. ROGERS, RLA
FLORIDA LICENSE #666686



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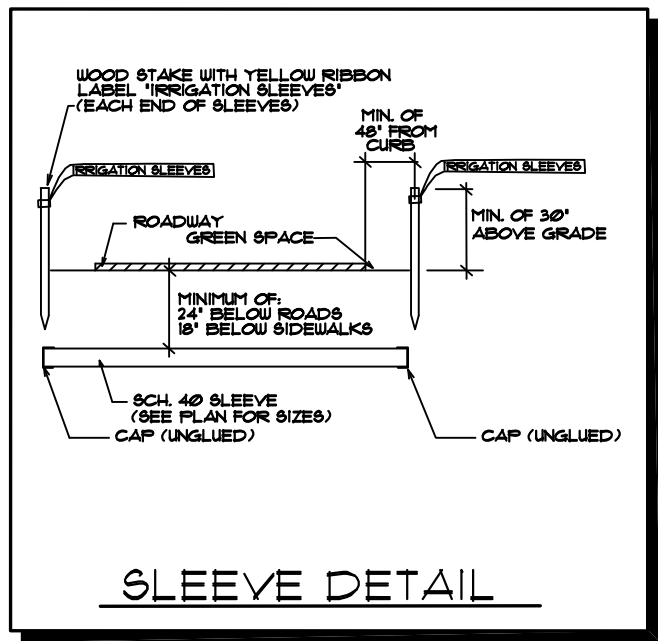
- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS, HAND DIG AROUND ANY EXISTING TREES. DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES & BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOWS.
- 5) ALL CONTROL WIRE SPICES SHALL BE MADE IN VALVE BOXES USING KING "ONE STEP" CONNECTORS AND SEALANT WITH WIRE NUTS OR AS DETAILED ON THE DECODER DETAIL FOR TWO-WIRE.
- 6) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL ALSO LOCATE ALL MAINLINE AND VALVE LINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN.
- 7) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE PURPLE WHEN USING RECLAIMED WATER.
- 8) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 9) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL AND A MINIMUM OF 12" FROM ANY SIDEWALK INTO THE PROPERTY. THE CONTRACTOR SHALL VERIFY THERE ARE NO BUMPER STOPS) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD.
- 10) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 11) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP. (OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS)
- 12) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL, OR PUMP SHALL BE PROVIDED TO A JUNCTION BOX OR DISCONNECT AT THE EQUIPMENT LOCATION BY THE ELECTRICAL CONTRACTOR OR BY OTHER WHEN NOT SHOWN ON THE HEADS PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 13) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCALE THE PLAN AND CHECK NOZZLE TYPES TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SCALE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN. ANY CHANGES TO THE HEAD SPACING OR LAYOUT, WITHOUT THE CONSENT OF THE LANDSCAPE ARCHITECT OR OWNER, SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 14) 48 HOURS BEFORE DIGGING, CALL 1-800-432-4370 (SUNSHINE STATE ONE CALL CENTER)



PERMIT DOCUMENTS

JOB NO. 2018.001
SCALE: AS SHOWN
DATE: 02/18/19
DESIGN DAR
DRAWN: DAR
CHECKED: DAR

L2.02



- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCING TO AVOID TREES AND SHRUBS, HAND DIG AROUND ANY EXISTING TREES, DO NOT CUT ANY ROOTS OVER 2" IN DIAMETER.
- 2) ALL MAINLINE PIRING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIRING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- 3) ALL POP-UP ROTORS AND SPRAYS SHALL BE INSTALLED USING AN 'B' P.V.C. FLEX PIPE CONNECTION. DO NOT USE POLYETHYLENE PIPE. USE WELDON 321 WITH A PURPLE PRIMER OR RED HOT CHRISTY'S BLUE GLUE ON ALL CONNECTIONS.
- 4) ADJUST ALL VALVES TO REDUCE WATER WASTE ON HARD SURFACES, WINDOVS AND BLDG. WALLS. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING. USE ADJUSTABLE NOZZLES WHERE REQUIRED TO AVOID ANY WATER ON BUILDING WINDOVS.
- 5) NO RISERS SHALL BE USED ON THIS PROJECT AS PER CITY OF APOPKA CODE.
- 6) ALL CONTROL WIRE CONNECTIONS SHALL BE MADE IN VALVE BOXES USING 3M DBRY-7 WIRE CONNECTORS AND SEALANT WITH WIRE NUTS.
- 7) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATION. THE CONTRACTOR SHALL NEATLY MARK IN RED INK ON A WHITE BOND PAPER COPY OF THE IRRIGATION PLAN ANY INSTALLATION THAT DEVIATES FROM THE PLAN. THE AS-BUILT DRAWING SHALL SHOW ALL LOCATIONS OF ALL IRRIGATION EQUIPMENT LOCATIONS FROM HARD SURFACES. MEASUREMENTS SHALL BE MARKED ON THE PLAN EVEN WHEN THE EQUIPMENT IS INSTALLED IN THE EXACT LOCATION AS THE PLAN. PROVIDE THE OWNER A PDF OF THE AS-BUILT PLAN.
- 8) ALL VALVES, GATE VALVES AND CHECK COUPLERS SHALL BE INSTALLED IN VALVE BOXES. THE VALVE BOXES SHALL BE INSTALLED WITHIN THE IRRIGATION RIGHT-OF-WAY.
- 9) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS OR INSIDE A SCH. 40 SLEEVE.
- 10) ALL HEADS SHALL BE INSTALLED A MINIMUM OF 24" FROM ANY WALL, AND A MINIMUM OF 6" FROM ANY CURB OR DRIVE. IF THERE ARE ANY WALLS OR CURBS, THE CONTRACTOR SHALL DETERMINE THE EXACT HEIGHT OF ANY 2" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE OWNER'S REPRESENTATIVE IN THE FIELD. INSTALL THE 1" POP-UP HIGHER WHERE BLOCKED BY TALL SHRUBS.
- 11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE 60-40 NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY THEIR WORK.
- 12) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP OR AS OUTLINED IN THE WRITTEN SPECIFICATIONS.
- 13) ELECTRICAL SERVICE TO LOCATION OF THE CONTROLLER, WELL OR PUMP SHALL BE PROVIDED TO THE INSTALLATION LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ELECTRICAL CONTRACTOR OR BY OWNER WHEN IT IS NOT PART OF THE BID PACKAGE. CONFIRM THE LOCATION OF THE CONTROLLER WITH THE OWNER OR GENERAL CONTRACTOR BEFORE ANY INSTALLATION.
- 14) THE CONTRACTOR SHALL BE RESPONSIBLE TO COME TO THE PROJECT SITE TO MEET WITH THE OWNER TO DETERMINE THE CORRECT SPACING OF THE HEADS. THE CONTRACTOR SHALL NOT SPACE THE HEADS FURTHER APART OR USE LESS HEADS THAN SHOWN ON THE PLAN, ANY CHANGES TO THE HEADS SHALL BE APPROVED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO HOLD THE IRRIGATION CONTRACTOR RESPONSIBLE FOR WARRANTY OF THE PLANTS AND OR SOD IN THESE AREAS.
- 15) 48 HOURS BEFORE DIGGING, CALL 1-800-495-4710 (SUNSHINE STATE ONE CALL CENTER).
- 16) THE CONTRACTOR SHALL EXTRA CONTRACT WILLS TO MATCH TERMINATION OF THE MAIN. ALL CONTROL WIRES SHALL BE INSTALLED INSIDE OF SCH. 40 GRAY PVC CONDUIT WHERE THEY CANNOT BE UNDER THE MAIN.

	HUNTER PRS40 9PRAY SERIES 6' POP-UP
	HUNTER PRS40 9PRAY SERIES 12' POP-UP
	TWO HUNTER AFB ADJUSTABLE FLOOD BUBBLERS PER TREE.
	HUNTER FGP ULTRA ROTOR HEAD - 6 GPM
	HUNTER FGP ULTRA ROTOR HEAD - 3 GPM
	CLASS 200 PURPLE PVC MAINLINE-1 1/2'
	CLASS 200 PVC PURPLE LATERAL LINE - SIZE AS SHOWN UNTIL A SMALLER SIZE IS SHOWN. MINIMUM SIZE OF 3/4" (EXCEPT RISERS AND FLEX PIPE)
	SCH. 40 SLEEVE (MINIMUM OF 24" DEPTH AND 2 SIZES LARGER THAN THE PIPE SIZE OR AS LABELED ON THE PLAN)
	HUNTER ICV ELECTRIC VALVE. SIZE AS SHOWN BELOW. INSTALL VALVE IN A 11"x11" PURPLE VALVE BOX AND COVER 0-25 GPM±1" 26-50 GPM±1 1/2" 51 AND HIGHER GPM±2"
	CONTROLLER- HUNTER ICC2 24 STATION. WHERE SHOWN ON THE PLAN. INSTALL WITH A HUNTER WIRELESS MINI-CLIK RAIN SENSOR. GROUND WITH A MINIMUM 8' COPPER CLAD ROD. SLEEVE TO AS REQUIRED.
	POINT OF CONNECTION TO A 1" RECLAIMED WATER METER. REFER TO THE UTILITY PLAN FOR THE EXACT LOCATION AND DETAILS.

LETTER	SPEC.	COLOR	GP IN PSI	DISTANCE	RADIUS	ZONE LABELS
A	MP2000	RED	1.47	19'	FULL	360
B	MP CORNER	TURQUOISE	.45	14'	CORNER	105
C	MP CORNER	TURQUOISE	.45	14'	CORNER	45
D	MP2000	BLACK	.74	19'	HALF	180
E	MP2000	BLACK	.41	19'	QUARTER	90
G	MP END STRIP	IVORY CORNER	.22	5' X 15'	END STRIP	
H	RAIN, KPEN	BLACK	.23	4.5'	HALF PATTERN	
M	MP SIDE S	BROWN	.44	5' X 30'	SIDE STRIP	
N	MP15-40	GRAY	49-93	13'-16"		
V	MP3000	BLUE	.86	30'	QUARTER	90
W	MP3000	BLUE	1.82	30'	HALF	180
X	MP3000	YELLOW	2.73	30'	THREE QTR.	270
Y	MP40	GRAY	3.84	30'	FULL	360
Z	MP2000	GREEN	1.10	19'	THREE QTR.	270

THE NOZZLES LISTED SHOW THE TYPE OF MP ROTATOR NOZZLE THAT SHOULD BE USED, THE CONTRACTOR SHOULD INSTALL CORRECT NOZZLE IN EACH HEAD AS SHOWN BY THE LETTER BESIDE THE HEAD ON THE PLAN. DO NOT USE MP1000 SERIES NOZZLES, THE GPM, DISTANCE AND ANGLE ON THE NOZZLE CHART ARE APPROXIMATE. THE CONTRACTOR SHALL ADJUST ALL NOZZLES TO PROVIDE THE 100% COVERAGE, BUT LIMIT OVERTHROW OUT TO BUILDINGS, WALLS, PAVEMENT, ETC. THE HEADS SHALL BE USED AS SHOWN ON THE PLAN. THE CONTRACTOR SHALL FOLLOW THE PRECIPITATION RATE FOR EACH NOZZLE AS LISTED AS A CONVENTIONAL SPRAY HEADS, THE PRECIPITATION RATE FOR THESE NOZZLES IS LESS THAN A CONVENTIONAL SPRAY NOZZLE. FOLLOW THE ZONE CHART FOR AN APPROXIMATE RUN TIME FOR EACH ZONE, BUT SET THE RUN TIME ON THE CONTROLLER BASED ON THE SPECIFIC SITE CONDITIONS. DO NOT SUBSTITUTE WITH STANDARD NOZZLES.

- 1) ALL PIPE SHALL BE THE PURPLE RECLAIMED WATER TYPE.
- 2) ALL SPRINKLER HEADS SHALL HAVE PURPLE INDICATORS.
- 3) ALL MANUAL AND ELECTRIC VALVES SHALL HAVE TAGS TO INDICATE RECLAIMED WATER.
- 4) ALL VALVE BOXES SHALL BE PURPLE WITH PURPLE LIDS TO INDICATE THE PRESENCE OF RECLAIMED WATER.
- 5) ALL EQUIPMENT SHALL BE INSTALLED AS PER ALL LOCAL, COUNTY, STATE, AND FEDERAL CODES. PROVIDE AND INSTALL ALL REQUIRED RECLAIMED WATER SIGNS. COORDINATE PLACEMENT AND TYPE WITH THE RECLAIMED WATER PROVIDER.
- 6) ALL CROSSINGS OF IRRIGATION PIPING AND POTABLE WATER LINES SHALL HAVE THE VERTICAL CLEARANCE VISUALLY VERIFIED AND THIS VERIFICATION MUST BE SHOWN ON THE AS-BUILT DRAWINGS BY DOCUMENTED VERTICAL MEASUREMENTS AT THE SEPARATING POINT.
- 7) THE VERTICAL SEPARATION BETWEEN THE POTABLE AND RECLAIMED WATER LINES SHALL BE A MINIMUM OF 18". THIS SEPARATION SHALL BE VERIFIED AND DOCUMENTED IN A SET OF AS-BUILT DRAWINGS AS PER SPECIFICATIONS. THE HORIZONTAL SEPARATION SHALL BE 5' CENTER TO CENTER AND 3' OUTSIDE TO OUTSIDE. A MINIMUM OF 18" IS NOT MET, REFER TO THE SPECIFIC CODE IF THESE SEPARATIONS CAN NOT BE MET.

ZONE CHART								
ZONE	PLANT	IRRIGATION	WATER	PRECIP.	APPLIC.	ZONE	MINUTES	TOTAL
	(TYPE)	(TYPE)	(DEMAND)	(RATE)	(IN. PER WEEK REQ.)	(GPM)	(PER CYCLE)	(PER CYCLE)
1	PLANT	Spray	MEDIUM	0.75	1.0	15	40	600
2	SOD	Rotor	LOW	0.5	0.5	24	30	720
3	PLANT	Spray	MEDIUM	0.75	1.0	22	40	880
4	PLANT	Spray	MEDIUM	0.75	1.0	21	40	840
5	SOD	Rotor	LOW	0.5	0.5	18	30	540
6	SOD	Rotor	LOW	0.5	0.5	24	30	720
7	SOD	Rotor	LOW	0.5	0.5	24	30	720
8	SOD	Spray	LOW	0.75	0.5	8	20	160
9	PLANT	Spray	MEDIUM	0.75	1.0	23	40	920
10	PLANT	Spray	MEDIUM	0.75	1.0	23	40	920
11	SOD	Spray	LOW	0.75	0.5	22	20	440
12	SOD	Spray	LOW	0.75	0.5	21	20	420
13	PLANT	Spray	MEDIUM	0.75	1.0	23	40	920
14	SOD	Spray	LOW	0.75	0.5	18	20	360
15	PLANT	Spray	MEDIUM	0.75	1.0	25	40	1,000
16	SOD	Rotor	LOW	0.5	0.5	12	30	360
17	PLANT	Spray	MEDIUM	0.75	1.0	21	40	840
18	SOD	Rotor	LOW	0.5	0.5	24	30	720
19	SOD	Rotor	LOW	0.5	0.5	18	30	540
20	PLANT	Spray	MEDIUM	0.75	1.0	16	40	640
TOTAL GPM PER RUN CYCLE						398	650	13,280
TOTAL GPM PER WEEK (PEAK WEEKLY DEMAND)								26,520

THE RUN TIMES SHOWN FOR THE ZONE IS FOR ONE RUN CYCLE AND WILL PROVIDE HALF THE REQUIRED AMOUNT OF WATER NEEDED PER WEEK. TWO RUN CYCLES PER WEEK ARE REQUIRED TO PROVIDE THE TOTAL WEEKLY REQUIREMENT. ALL RUN TIMES SHALL BE SET TO FOLLOW THE CURRENT WATER MANAGEMENT DISTRICT REGULATIONS AND REDUCED TO ONLY ONE RUN TIME PER WEEK WHEN RESTRICTED BY DAYLIGHT SAVING TIME OR WATER RESTRICTIONS. THE ZONE CHART IS PROVIDED AS A GENERAL OUTLINE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE TO SET THE RUN TIMES BASED ON THE SPECIFIC SITE CONDITIONS AND PLANT REQUIREMENTS. THIS SHALL INCLUDE, BUT NOT LIMITED TO, SOLAR POSITION, CLOSER SUN EXPOSURE AND THE ESTABLISHMENT PERIOD. THE TOTAL GPM REQUIRED PER YEAR WILL BE LESS THAN THE PEAK DEMAND PER WEEK TIMES 52 WEEKS, BASED ON THE RUN TIMES BEING REDUCED BY SENSORS AND A REDUCED WATER DEMAND IN THE WINTER MONTHS.

DANIEL A. ROGERS, RLA
FLORIDA LICENSE #6666866

ISSUED:	DATE:
CITY OF APOPKA	01/28/19

[illegible]

PERMIT DOCUMENTS

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area Overall	Illuminance	Fc	0.72	7.6	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.
Paved Parking	Illuminance	Fc	2.61	7.6	0.6	4.35	12.67

Illuminance (Fc)
 Average = 2.61
 Maximum = 7.6
 Minimum = 0.6
 Avg/Min Ratio = 4.35
 Max/Min Ratio = 12.67

renewal church
2335 Appy Lane
Apopka, Florida

Engineer of Record
Donald J. Sabiston, P.E., State of Florida No. 54889

SP-1

ORDERING INFORMATION													
VPL													
SERIES	LED ENGINE	CGT/CI*	ROTATION	VOLTAGE	COLOR	OPTIONS							
VPL Viper	60-130 130W LED array 64L-135 135W LED array 68L-235 235W LED array 68L-230 230W LED array 68L-280 280W LED array 98L-315 315W LED array 98L-395 395W LED array	3K7 3000K, 700 mcd 4K1 4000K, 1000 mcd 5K7 5000K, 700 mcd 5K7 5000K, 1000 mcd FR Type I Front Row Type 2 Type 3 Type 4 4W Type 4 wide 50M Type 50M 50M Type 50M SR SR (rectangular) 5W 5W (round wide) TC Teems Court	Leave blank for no rotation L ¹ Optic rotation left R ¹ Optic rotation right	120 120V 200 200V 240 240V 277 277V 347 347V 480 480V	BL Black Matte DB Dark Bronze Textured DYS Dark Bronze PS Platinum Silver Smooth PM White Matte CC Custom Color	F Fusing BSR Best Sipes BC Backlight (available for PR 2, 3, 4, 4W Options)							
DISTRIBUTION													
MOUNTING													
A Rectangular Arm (formerly RA) for square or round pole MAF Mast Arm (formerly SP2) for 3" or 4" horizontal arm K Kneads Removable P20 (used to 20' or 20' 6" horizontal arm or vertical tension) U Universal Arm for square pole A Universal Arm for 2.4" - 5.3" round pole A Universal Arm for 4.2" - 5.3" round pole A Universal Arm for 5.5" - 5.9" round pole A Universal Arm for 6.0" - 6.5" round pole													
CONTROL OPTIONS													
7PR 7-Pin Necolux® only (starting cap, photo control, or wireless control only) (phases) DYS 1-Pin Necolux® on/Off control cap SCVP, P, A, B Programmable Necolux® Lock photo control Dial control (120-277 volt only) GEN-XC™ ENERGY SWP+ A SafetySync™ Pro-Commission SWP+ A SafetySync™ Pro-Commission w/ Serial Control													
ACCESSORIES													
HS/EVP-L-60-130-XXXX 60' shield from back HS/EVP-L-64-135-XXXX 64' shield from back HS/EVP-L-68-235-XXXX 68' shield from back HS/EVP-L-68-230-XXXX 68' shield from front HS/EVP-L-68-280-XXXX 68' shield from front HS/EVP-L-98-315-XXXX 98' shield from front HS/EVP-L-98-395-XXXX 98' shield from front													
(Please see XXX with mounting base notes) (Please see page 7 for shield lengths)													
MOUNTING ACCESSORIES													
VPL-AD-RP34 2.4" - 4.1" Round Pole Adapter for AD arm VPL-AD-RP44 4.2" - 5.3" Round Pole Adapter for AD arm VPL-AD-RP45 5.5" - 5.9" Round Pole Adapter for AD arm VPL-AD-RP46 6.0" - 6.5" Round Pole Adapter for AD arm													
Not available with the following series: 1. 60' shield from back 2. Specialty mounting (2.4" - 5.9" mcd, 6" or 8" mcd) 3. Specialty mounting and arm in one piece 4. Specialty mounting and arm in one piece with ball and socket 5. Specialty mounting and arm in one piece with ball and socket 6. Specialty mounting and arm in one piece with ball and socket 7. Specialty mounting and arm in one piece with ball and socket 8. Specialty mounting and arm in one piece with ball and socket 9. Specialty mounting and arm in one piece with ball and socket 10. Specialty mounting and arm in one piece with ball and socket 11. Specialty mounting and arm in one piece with ball and socket 12. Specialty mounting and arm in one piece with ball and socket 13. Specialty mounting and arm in one piece with ball and socket 14. Specialty mounting and arm in one piece with ball and socket 15. Specialty mounting and arm in one piece with ball and socket 16. 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valmont 
ALUMINUM
 STRUTS

**8' TO 30' ROUND TAPERED
 EMBEDDED (DIRECT BURIAL) POLES**

- 8' to 30' mounting heights.
- Tenons, brackets, and arms designed for single or multiple luminaire mounting.
- Luminaire may be mounted on tenons, brackets or shaft may be drilled to manufacturer's mounting specifications.

SPECIFICATIONS

All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

Shaft: The shaft shall be spun tapered from all new seamless 6063 alloy aluminum tubing and shall be heat treated to produce a T6 temper. Each shaft shall have a minimum of 6" straight length at the top. Top straight section serves as a splittier for a luminaire or for the hub of the appropriate Valmont bracket or tapered arm. Alternatively, the straight section may be drilled for mounting luminaires. The shaft shall be cone tapered to the base diameter. All Valmont shafts shall be polished with fine grain aluminum oxide cloths, resulting in a highly quality circumferential satin brushed finish. After finishing, each pole shall be wrapped for protection in shipment.

Direct Embedment: Unless otherwise specified, the length of the embedded section of a 4" diameter shaft shall be 4' 7" and 6" for 4", 7" and 8" diameter. 5" A 1-1/2" diameter gronommetted wire inlet hole located 1' 6" below grade shall be included. The embedded section of the pole shall be coated inside and outside with zinc rich paint.

Special Finishes: Natural anodize, duranodic, or painted finishes may be specified as an addition to the satin brushed finish, if required. All luminaire parts and accessories shall receive a finish similar to that specified.

Ground Lug: Each pole shall include a 5/16" x 18 tapped provision for ground connector.

Handhole: Available on a option.

Anti-Rotation Device: Available as an option.

CATALOG LOGIC

Feet and Inches	Top Diameter	Base Diameter	Wall Thickness	Shape of Shaft	Size or Mounting	Flange Mounting	Finishes	Options
					T	E		
Feet & Inches*	Diameter*	Wall Thickness*	Shape of Shaft	Size or Mounting	Flange Mounting	Finishes	Options	
0708 - 8'	TOP TAPERED	INCHES IN WALL	END OF AN ARM	T - Spurred Round	E - Embedded	D1 - 160°	POSSIBLE POWERS	D08 - Bright Red
0908 - 10'	TOP TAPERED	40 - 4"	4 - 4/22"	4 - 4"	4 - 4"	D2 - 90°	D02 - Charcoal Gray	D04 - Dark Bronze
1108 - 12'	TOP TAPERED	40 - 4"	4 - 4/22"	4 - 4"	4 - 4"	D04 - Steel Blue	D04 - Natural Anod.	D04 - Natural Anod.
1308 - 14'	TOP TAPERED	45 - 4 1/2"	5 - 5/22"	5 - 5"	5 - 5"	D08 - Steel Blue	D08 - Steel Blue	D08 - Steel Blue
1508 - 16'	TOP TAPERED	45 - 4"	5 - 5/22"	5 - 5"	5 - 5"	D10 - 90°	D10 - Steel Blue	D10 - Steel Blue
1708 - 18'	TOP TAPERED	45 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D12 - 90°	D12 - Steel Blue	D12 - Steel Blue
1908 - 20'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D14 - 90°	D14 - Steel Blue	D14 - Steel Blue
2108 - 22'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D16 - 90°	D16 - Steel Blue	D16 - Steel Blue
2308 - 23'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D18 - 90°	D18 - Steel Blue	D18 - Steel Blue
2508 - 25'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D20 - 90°	D20 - Steel Blue	D20 - Steel Blue
2708 - 27'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D22 - 90°	D22 - Steel Blue	D22 - Steel Blue
2908 - 29'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D24 - 90°	D24 - Steel Blue	D24 - Steel Blue
3108 - 31'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D26 - 90°	D26 - Steel Blue	D26 - Steel Blue
3308 - 33'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D28 - 90°	D28 - Steel Blue	D28 - Steel Blue
3508 - 35'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D30 - 90°	D30 - Steel Blue	D30 - Steel Blue
3708 - 37'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D32 - 90°	D32 - Steel Blue	D32 - Steel Blue
3908 - 39'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D34 - 90°	D34 - Steel Blue	D34 - Steel Blue
4108 - 41'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D36 - 90°	D36 - Steel Blue	D36 - Steel Blue
4308 - 43'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D38 - 90°	D38 - Steel Blue	D38 - Steel Blue
4508 - 45'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D40 - 90°	D40 - Steel Blue	D40 - Steel Blue
4708 - 47'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D42 - 90°	D42 - Steel Blue	D42 - Steel Blue
4908 - 49'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D44 - 90°	D44 - Steel Blue	D44 - Steel Blue
5108 - 51'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D46 - 90°	D46 - Steel Blue	D46 - Steel Blue
5308 - 53'	TOP TAPERED	50 - 4"	6 - 6/22"	6 - 6"	6 - 6"	D48 - 90°	D48 - Steel Blue	D48 - Steel Blue
5								



SITE PHOTOMETRIC CALCULATIONS

SCALE: 1" = 40'-0"



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: February 12, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Proposed Site Plan
Existing Site Plan
Written Public Comments

SUBJECT: SPECIAL EXCEPTION – RENEWAL CHURCH

REQUEST: APPROVAL OF THE SPECIAL EXCEPTION REQUEST FOR RENEWAL CHURCH

SUMMARY:

OWNER/APPLICANT: Donald J. Sabiston
LOCATION: 2335 Appy Lane
PARCEL ID NUMBER: 18-20-28-0000-00-112
LAND USE: Residential Very Low Suburban
ZONING: Agriculture-Estates (AG-E)
EXISTING USE: Vacant, with a mobile home and wood shed.
PROPOSED USE: Place of Worship
TRACT SIZE: 4.96 +/- acres

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

ADDITIONAL COMMENTS: On June 26, 2018, the Planning Commission approved a Special Exception to allow a place of worship, subject to the Special Exception Conditions of Use, at 2335 Appy Lane (the subject property).

The applicant requests to amend the Special Exception Site Plan approved by the Planning Commission on June 26, 2018 to address:

1. Replace the six-foot high brick or decorative wall along the east and west project line with a continuous hedge, planted at a height of 36 inches, and a split rail fence.

No other conditions of approval have changed from when the original special exception request was approved on June 26, 2018.

The proposed place of worship is intended to be constructed in two phases. Phase 1 calls for a 10,400 sq. ft. building, with a seating capacity of 250, and 2 employees. Phase 2 results in a total building square footage of 15,500 sq. ft., a total seating capacity of 475, and a total of 3 employees. The Parking Area is planned to be constructed, in its entirety, during the construction of Phase 1.

The property is presently assigned a Future Land Use Designation of “Residential Very Low Suburban.” Institutional Uses, of five acres or less, are allowed as a Special Exception in the Comprehensive Plan, per Policy 3.1.C.

- A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the attached exhibits. 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)	Residential Very Low Suburban	PUD	Woodlands/HOA Tract
East (City)	Residential Very Low Suburban	PUD	Vacant Lands & 1 Single Family Home
South (City)	Residential Very Low Suburban & Institutional/Public Use	PO/I	Northwest Recreation Fields
West (City)	Residential Very Low Suburban	AG-E	Single Family Houses

- B. Special Exception Distance Separation Standard. “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed place of worship is more than 1,500 feet from any other place of worship.
- C. Special Exception Development Standards. None of the below development standards have changed from the June 26, 2018 special exception approval by the Planning Commission. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.

The parking requirement for this use is one space for each 3 fixed seats provided for patron use, plus 1 space per employee. With 161 parking spaces depicted on the development plan, the applicant meets the requirement for off-street parking.

15 feet wide buffer yards have been provided on the western and eastern boundary lines. Each buffer yard is proposed to contain a split-rail fence and hedge-line. The original Special Exception Site Plan depicted 6' tall masonry walls in the western and eastern boundary lines. The west and east adjacent lands are currently used, or zoned for, residential development. While a buffer yard and wall were not provided on the northern boundary, the proposed conditions of this development, as well as the existing conditions of the north-adjacent parcel, counter the need for a buffer yard and wall. The northern area of the subject property is planned to have a conservation area with a depth longer than 50 feet. The north-adjacent parcel is a heavily wooded HOA tract belonging to the Orchid Estates Subdivision.

A lighting plan, landscape plan, sign plan, and architectural elevations will be provided during the Site Plan Approval Process (i.e. Preliminary Development Plan and/or Final Development Plan).

C. Special Exception Conditions of Use. (Underscore - New conditions)

1. Day Cares or Schools functioning as a primary use (Monday through Friday) will require an amendment to the Special Exception.
2. Hedges must be planted and maintained in the western and eastern bufferyards, from the front property line, to the rear property line. The hedges must be three feet in height at the time of planting and must create and maintain a solid, opaque screening measure for the parking lot. A split rail fence will also be provided within the side bufferyards.
3. The Final Development Plan shall include an outdoor illumination plan that demonstrates that outdoor lighting does not adversely encroach on to adjacent properties.
- 4.. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days. The site shall development consistent with the Special Exception Site Plan.

DULY ADVERTISED:

January 25, 2019 - Public Hearing Notice

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the amendment to the Renewal Church Special Exception Site Plan to allow a continuous hedge and split rail fence along the eastern and western landscape bufferyards, and to assure that the final development plan demonstrate that outdoor illumination does not encroach on to abutting properties..

Recommended Motion: Approve the amendment to the Special Exception Site Plan to incorporate the two new conditions of use set forth in the Special Exception Conditions of Use.

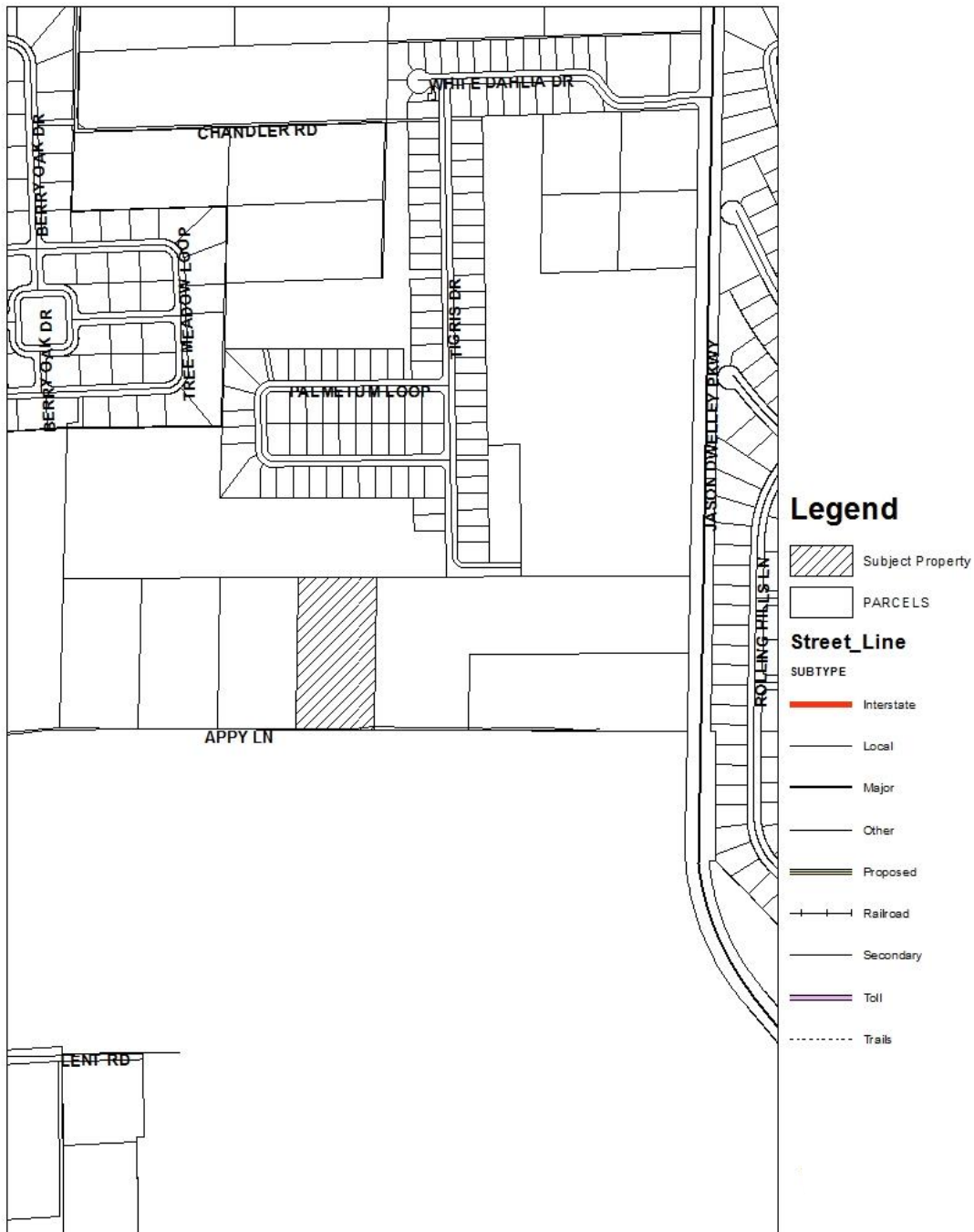
Planning Commission Role - Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. Therefore, the Planning Commission may approve, deny or approve with 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.



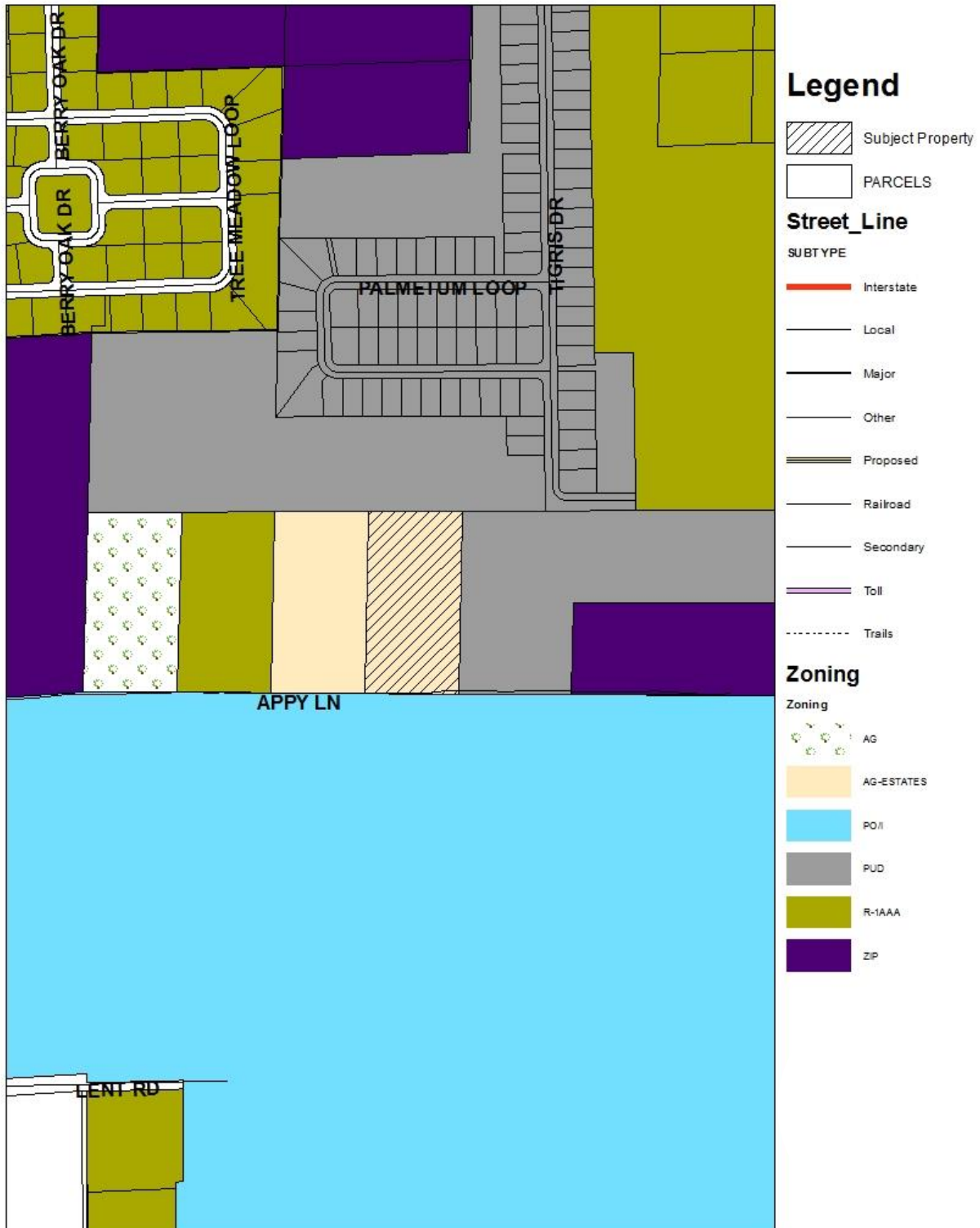
Donald Sabiston/Renewal Church
Special Exception Amendment
Located on property assigned an Agriculture Estates Zoning Designation
4.96 +/- Acres
Parcel ID #: 18-20-28-0000-00-112

VICINITY MAP





ADJACENT ZONING MAP





ADJACENT USES



re•new•al church

Development Site Plan

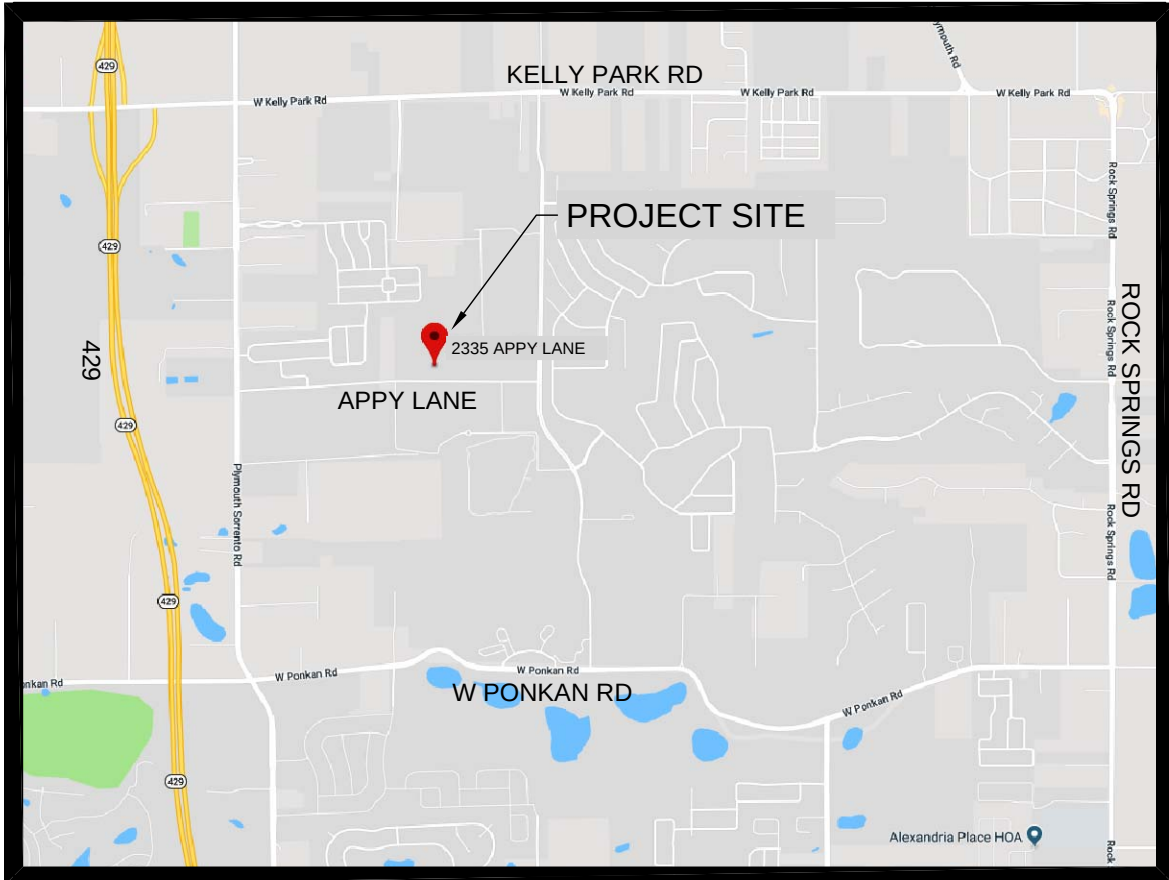
Revisions	
1	SE AMENDMENT
	12/3/2018

renewal church
2335 Appy Lane
Apopka, Florida

Zoning Exception Submittal - 6/11/2018

Board Members

- Mr. Jason Henderson, Pastor
- Mr. Adrian Alvarez
- Mr. Jorge Arce
- Mr. Bill Arrowsmith
- Mr. Matthew Owen
- Mr. Robbie Redder
- Mr. Don Sabiston
- Mr. Mike Tolson



Drawing Index	
Sheet	Title
	COVER SHEET
	BOUNDARY SURVEY
DS-1	DEVELOPMENT SITE PLAN

PROJECT ADDRESS :
2335 Appy Lane
Apopka, FL 32712

LOCATION MAP



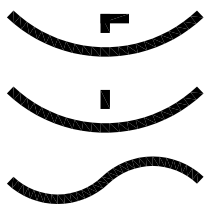
OWNER :
Faithful Creations, LLC
322 Kentucky Blue Circle
Apopka, FL 32712
Phone: 407-884-6769

APPLICANT :
Donald Sabiston
322 Kentucky Blue Circle
Apopka, FL 32712
Phone: 407-884-6769

Project

Engineer of Record

SABISTON ENGINEERING GROUP, INC.
322 KENTUCKY BLUE CIRCLE, APOPKA, FL 32712
P: 407.884.6769 F: 407.884.6764
WWW.SABISTONENGINEERING.COM
STATE OF FLORIDA CERTIFICATE NO. 9811
SEG PROJECT NO. 18003



Sheet Title

Zoning Exception Submittal - 6/11/2018

Consultants

Number

AERIAL VIEW



BOUNDARY SURVEY



Legal Description:

East 1/2 of the East 1/2 of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 18, Township 20 South, Range 28 East, Orange County, Florida. Together with an easement of ingress and egress upon, over and through the North 15 feet of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 20 South, Range 28 East, Orange County, Florida. Together with that certain 2000 mobile homes, Make WAVE, with VIN #: FLFLX70A27441WC21 and ID #: FLFLX70B27441WC21; along with Title #: 79638544 and Title #: 79638508

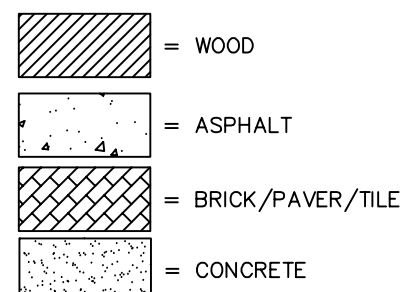
PROPERTY ADDRESS: 2335 APPY LANE - APOKA, FLORIDA 32712

P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING P.I. = PLAT M = MEASURE P.I. = POINT OF INTERSECTION C = CENTER LINE N&D = NAIL AND DISK R/W = RIGHT OF WAY C.L.F. = CHAIN LINK FENCE W.F. = WOOD FENCE P.C.P. = PERMANENT CONTROL POINT P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY D = DISK R = RADIAL L = ARC LENGTH C = CHORD C.B. = CHORD BEARING D.U.E. = DRAINAGE UTILITY EASEMENT CONC. = CONCRETE P.R.C. = POINT OF REVERSE CURVATURE P.C.C. = POINT OF COMPOUND CURVATURE W.M. = WATER METER P.R.M. = PERMANENT REFERENCE MONUMENT D.M. = DRAINAGE MONUMENT C.N.A. = CORNER NOT ACCESSIBLE FND = FOUND CS = CONCRETE SLAB D.E. = DRAINAGE EASEMENT P.E. = PUBLIC UTILITY EASEMENT W.V. = WATER VALVE	LEGEND LIST OF POSSIBLE ENCROACHMENTS: GRAPHIC SCALE: 1" = 50' 0' 25' 50' 100'	Legal Description: SEE ABOVE CERTIFIED TO: DON SABISTON (EXCLUSIVELY) CLIENT NO: N/A JOB NO: 28443 FIELD DATE: 04/25/18 APPROVED BY: AER CHECKED BY: AER DRAWN BY: GS DRAWN DATE: 04/26/18 I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.053, Florida Administrative Code, Pursuant to Chapter 472.027, Florida Statutes. CERTIFIED BY: ALAN B. ROZMAN, F.S.M. No. 6513 DATED 04/26/2018 FIRST CHOICE SURVEYING, INC. P.O. BOX 470978, LAKE MONROE, FL 32747 407.951.3425 (Office); 407.520.5453 (Fax); LB #7564 NOT VALID WITHOUT THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. <table><tr><th>DATE</th><th>REVISION</th><th>DATE</th><th>REVISION</th></tr><tr><td></td><td></td><td></td><td></td></tr></table>	DATE	REVISION	DATE	REVISION				
DATE	REVISION	DATE	REVISION							

Spot Elevation

NOTE: - THE DISTANCE BETWEEN SEPTIC TANK AND WELL IS 123.2'.

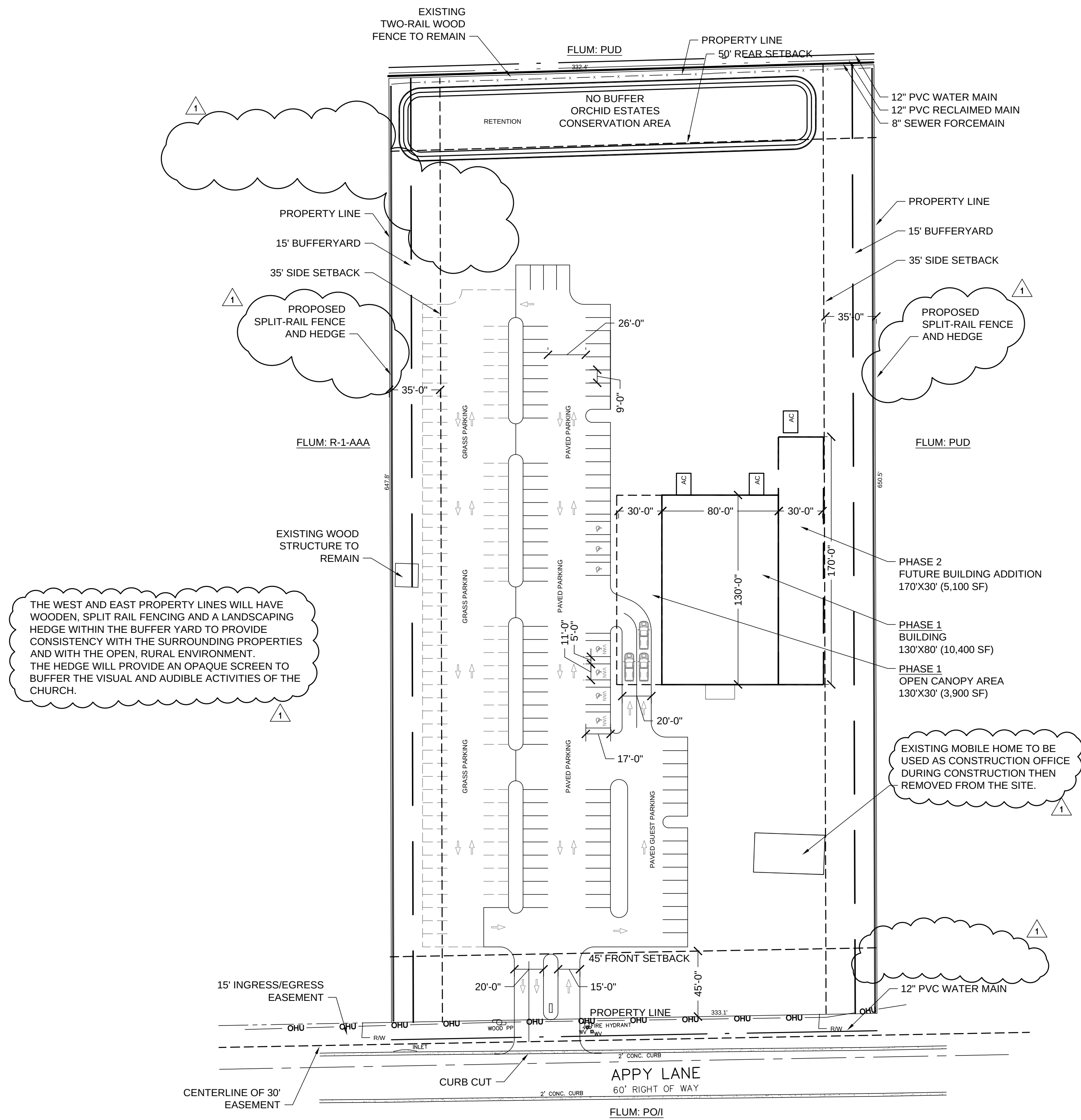
P.I.D. # = PARCEL IDENTIFICATION NUMBER



SITE BENCHMARK #1:
TOP OF IRON ROD AT THE S.E. PROPERTY CORNER
ELEVATION = 99.76'

SITE BENCHMARK #1:
TOP OF IRON ROD AT THE S.W. PROPERTY CORNER
ELEVATION = 98.36'

SURVEYOR'S NOTE:
ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA F.D.01 GPS NETWORK WITH A PUBLISHED ELEVATION DATUM OF NORTH AMERICAN VERTICAL DATUM DATED 1988



Site Data Table		
Address	2335 Appy Lane	
Total Land Area	4,969 Acres m/i	
Section/Township/Range	18-20-28	
Parcel ID	18-20-28-0000-00-112	
Future Land Use	Res. Estates	
Current Zoning	AG-E	
Proposed Zoning	AG-E	
Proposed Use	7100 - Religious	
Maximum Building Height	35'	
People Calculations		
Sq Ft (Under Air)	Phase 1	Phase 2
Attendee Seating Provided	10,400	15,500
Part time employees	250	475
Part time employees	2	3
Total Onsite (Attendees + Employees)	252	478
Parking Calculations		
Attendee Parking Required (1:3)	83	158
Employee Parking Required (1:1)	2	3
Total Spaces Required	85	161
Parking Spaces Provided		
Handicap Provided (Paved)	7	7
Parking Provided (Paved)	74	74
Parking Provided (Grass)	80	80
Total Spaces Provided	161	161
Accessible Parking		
Total Required	4	6
Total Provided	7	7
Van Accessible Required	1	1
Van Accessible Provided	4	4

DEVELOPMENT SITE PLAN
SCALE: 1" = 50'

Zoning Exception Submittal - 6/11/2018

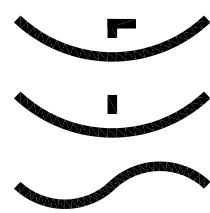
Revisions	
1	SE AMENDMENT 12/3/2018

renewal church
2335 Appy Lane
Apopka, Florida

Project

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Sheet Title
DEVELOPMENT
SITE
PLAN

Number

DS-1