



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 11, 2023 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. 1240 Ustler Road - Small Scale Future Land Use, 2nd Submittal

REZONING

1. 1240 Ustler Road - Rezoning - 2nd Submittal

SPECIAL EXCEPTION

SITE PLAN:

MAJOR DEVELOPMENT PLAN

CONSTRUCTION SITE PLAN

1. Crossroads at Kelly Park Future Development Tracts FD-1 & FD-3 - Revision to Construction Site Plan (CSP), 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. Laurel Oaks - Revision to Construction Site Plan (CSP), 1st Submittal

DISCUSSION

ADJOURNMENT

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

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



*NO
FEE
Due*

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	
FEE PAID: \$	
CHECK #:	
RECEIPT #:	

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

PROJECT REFERENCE:
2021-097

RECEIVED

AUG 21 2023

PLANNING & ZONING

Check One	REQUEST	FEES
	Large Scale Future Land Use (FLU) Change (>50 acres)	\$4,000
X	Small Scale Future Land Use (FLU) Change (<50 acres)	\$2,000
X	Zoning Amendment	\$1,200

Owner of Record:		MARK GILMAN AND KAMOLTIP NORRASING			
Address:		497 WEKIVA PRESERVE DRIVE			
City:		APOPKA		State:	FL
Phone:		407.947.1355		E-Mail:	MARK@CHAMPIONSERVICES.COM
Applicant:		ANDREW HAMILTON			
Address:		3700 GRANT BLVD			
City:		ORLANDO		State:	FL
Phone:		407.910.1020		E-Mail:	ANDREW@CANVASARCHITECTS.COM
Subject Property Parcel I.D. #(s):		34-20-28-9550-00-200			
Subject Property Address:		1240 USTLER ROAD APOPKA, 32712			
Subject Property Size (acres):		5.07			
ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	X City	X County	RESIDENTIAL	T/RCE	RESIDENTIAL/AG
East	City	X County	RIGHT OF WAY		RIGHT OF WAY
South	X City	County	RESIDENTIAL	IP	RESIDENTIAL/AG
West	City	X County	C-C	C	VACANT

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Z.I.P.		Proposed Use:	RESIDENTIAL R1A			
FLU Amendment:	From:	T	To:	RLS			
Zoning Amendment:	From:	T	To:	RCE			
Number of Persons Residing on the Subject Property:			CURRENTLY 0				
Improvements Existing on Property:							
Additional Conditions Requested by Applicant:			APPLICANT IS REQUESTING APPROVAL FOR 1 SINGLE FAMILY RESIDENCE W/DETACHED GARAGE AND 1 FUTURE MODULAR OR SINGLE FAMILY HOME.				
Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:							
Paved Street Meeting City Standards:				X	Yes		No
Curb and Gutter:					Yes	X	No
Stormwater Drainage:					Yes		No
Water:				X	Yes		No
Sewer:					Yes		No
Street Lights:					Yes		No
Underwriter Approved Fire Hydrant:					Yes		No
Other:							

DOCUMENTS REQUIRED FOR SUBMITTAL

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
 - Signed & Sealed Boundary Survey
 - Location Map/Aerial Photo
 - Property Deed
 - Documents confirming required Community Meeting
 - Responses to zoning review standards below
-
1. *Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;*
 2. *Is not in conflict with any portion of this LDC;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 8. *Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and*

CERTIFICATION AND SIGNATURE

By: [Signature]
Owner(s) of Record (Signature)
MARK GILMAN
(Print Name)

By: [Signature]
Owner(s) of Record (Signature)
Kamoltip Norrasing
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

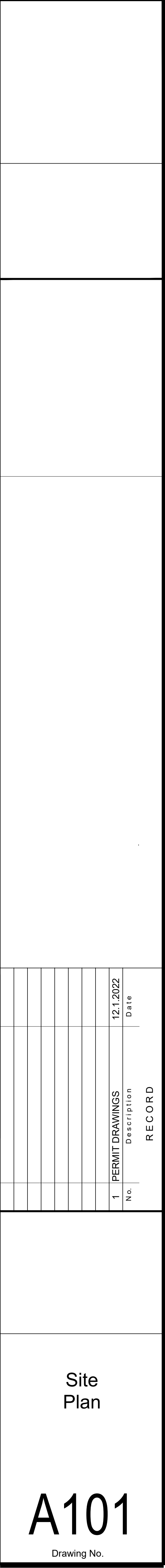
The foregoing instrument was acknowledged before me on this 7th day of August, 2023,
by Mark Gilman who is personally known to me or has produced
as identification and who did (circle one) take an
oath.

My Commission Expires: May 22, 2026

[Signature]
Notary Public (Signature)
Laura Perry
Notary Public (Print Name)



LAURA J. PERRY
Commission # HH 266646
Expires May 22, 2026





*NO
FEE
Due*

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

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Other:					

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(Print Name)

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STATE OF FLORIDA
COUNTY OF ORANGE

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by Mark Gilman who is personally known to me or has produced
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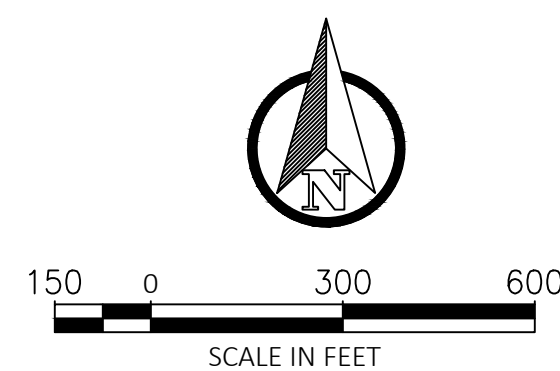
My Commission Expires: May 22, 2026

[Signature]
Notary Public (Signature)
Laura Perry
Notary Public (Print Name)



LAURA J. PERRY
Commission # HH 266646
Expires May 22, 2026

Consultant:



LEGEND

- MASTER PLAN BOUNDARY
--- PHASE LINE
--- RIGHT-OF-WAY
--- LOT LINE

- ↔ FULL ACCESS
- 52' x 110' MIN. LOTS
- 40' x 110' MIN. ALLEY LOTS
- OPEN SPACE
- PARK
- FUTURE DEVELOPMENT
- IMPACTED WETLAND

Development Data (Ph 3 Acreages Not Included)

Gross Site Area	205.04 Acres
Kelly Park Character District	Neighborhood & Transition
Neighborhood	181.28 Acres
Impacted Wetland	0.08 Acres
Net Developable Area	181.20 Acres
Transition	23.76 Acres
Net Developable Area	23.76 Acres

Proposed Development Program (Ph 3 Units Not Included)

Neighborhood District	
Dwelling Units	651 Units
52' x 110' Minimum	498 Units
40' x 110' Minimum	153 Units
Maximum Density	5 Du/Ac.
Proposed Density	3.59 Du/Ac.
Transition District ¹	
Dwelling Units	319 Units
52' x 110' Minimum	6 Units
40' x 110' Minimum	13 Units
Future Multi-Family ²	300 Units
Maximum Density ³	15 Du/Ac.
Proposed Density	13.43 Du/Ac.
Total Number of Dwelling Units	970 Units

Notes:

- Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.
- Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.
- To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.
- Future Development Track will be require separate development plan.
- The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.
- The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

1 09/14/23 FIELD REVISION #1 TO CITY OF APOPKA

05/05/23 SUBMIT TO CITY OF APOPKA & SJRWMD

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 22-140

DESIGNED BY: JMT

DRAWN BY: JWW

CHECKED BY: RAO

APPROVED BY: JMT

SCALE IN FEET: 1" = 300'

Project Name:

CROSSROADS AT
KELLY PARK
FUTURE
DEVELOPMENT
TRACTS FD-1 & FD-3

Submittal To:

CITY OF APOPKA, FL

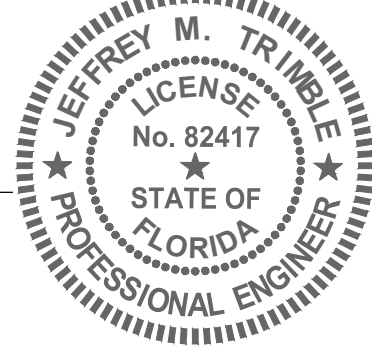
Sheet Title:

OVERALL MASTER
PLAN

Sheet No.:

C1.01

Seal:



JEFFREY M. TRIMBLE
P.E. NO. 0082417
September 14, 2023
DATE:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

SITE DATA

PROJECT LOCATION: CITY OF APOPKA, ORANGE COUNTY FLORIDA
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST

TOTAL SITE AREA: ±41.20 AC. (1,794,550 SF)

R.O.W. AREA TO BE VACATED: ±0.19 AC. (8,428 SF)

WETLAND/SURFACE WATER AREA : 1.54 AC

WETLAND/SURFACE WATER IMPACTS: 1.54 AC

DEVELOPABLE AREA: ±41.01 AC (1,786,395 SF)

EXISTING ZONING: 'MU-KP1' MIXED USE KELLY PARK INTERCHANGE

ADJACENT ZONING: 'MU' MIXED USE

FUTURE LAND USE: MIXED USE

EXISTING USE: RESIDENTIAL

PROPOSED USE: RESIDENTIAL

PARCEL I.D.'s: 13-20-27-0000-00-010, 13-20-27-0000-00-031, 13-20-27-0000-00-039, 13-20-27-0000-00-040, 13-20-27-0000-00-041, 13-20-27-0000-00-042, 13-20-27-0000-00-043, 13-20-27-0000-00-044, AND 13-20-27-0000-00-049

BUILDING SETBACKS:

FRONT: 15 FT
REAR: 20 FT
SIDE: 5 FT
SIDE CORNER: 15 FT

BUILDING SUMMARY

PROPOSED LOTS: 121 DUs
MIN. PROPOSED LOT SIZE: 6,600 SF
MINIMUM LOT WIDTH: 55 FT
MIN. PROPOSED LOT DEPTH: 120 FT
MAXIMUM ALLOW. DENSITY: 5 DUs/AC
PROPOSED DENSITY: 121 DUs / 41.01 AC = 2.95 DUs/AC

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:
41.01 AC x 20% = 8.20 AC

PROVIDED OPEN SPACE:

OPEN SPACE TRACTS: 0.20 ac
LANDSCAPE BUFFER TRACTS: 2.98 AC
RECREATION TRACT: 0.38 AC
STORMWATER TRACTS: 6.15 AC (75% MAX)

TOTAL PROVIDED: 9.71 AC (23.7%)

GREEN BUILDING STANDARDS

MINIMUM GREEN BUILDING POINTS:
MORE THAN 30 DUs = 4.0 PT

PROPOSED GREEN BUILDING STANDARDS:

LOCATION:
-DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND 0.50 PT
THAT IS NOT CONTAMINATED (SITE RE-USE)

ENERGY CONSERVATION:
-USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED 0.50 PT

PASSIVE SOLAR:
-ORIENT A MINIMUM OF 25 PERCENT OF RESIDENTIAL DWELLINGS OR LOTS IN THE DEVELOPMENT WITHIN 20 PERCENT OF EAST-WEST AXIS FOR MAXIMUM PASSIVE SOLAR EXPOSURE 1.00 PT

VEGETATION:
-PRESERVE 1-5 LARGE, NON-EXOTIC TREES ON SITE (LARGE TREE DEFINED AS 20 FEET OR GREATER IN HEIGHT AND 24 INCHES OR GREATER DBH) 0.50 PT

TRANSPORTATION:
-PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC.5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET (6 BICYCLE PARKING SPACES PROPOSED @ 1.5 PTS PER 4 SPACES) 1.50 PT

RESILIENCE TO NATURAL HAZARDS
- ELEVATE NEW AND/OR STRUCTURES MORE THAN 3 FT ABOVE BASE FLOOD ELEVATION 0.50 PT
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES 0.25 PT

TOTAL PROVIDED: 4.75 PT

GENERAL:

PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS. SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C005H & 12095C0110H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"

SITE LIGHTING:

SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE. (LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:

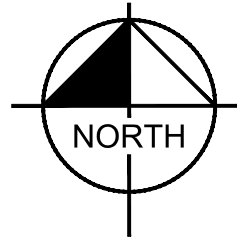
1. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
2. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FPPC 7TH EDITION.

FIRE PROTECTION:

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

STEM WALL/THICKENED EDGE NOTES:

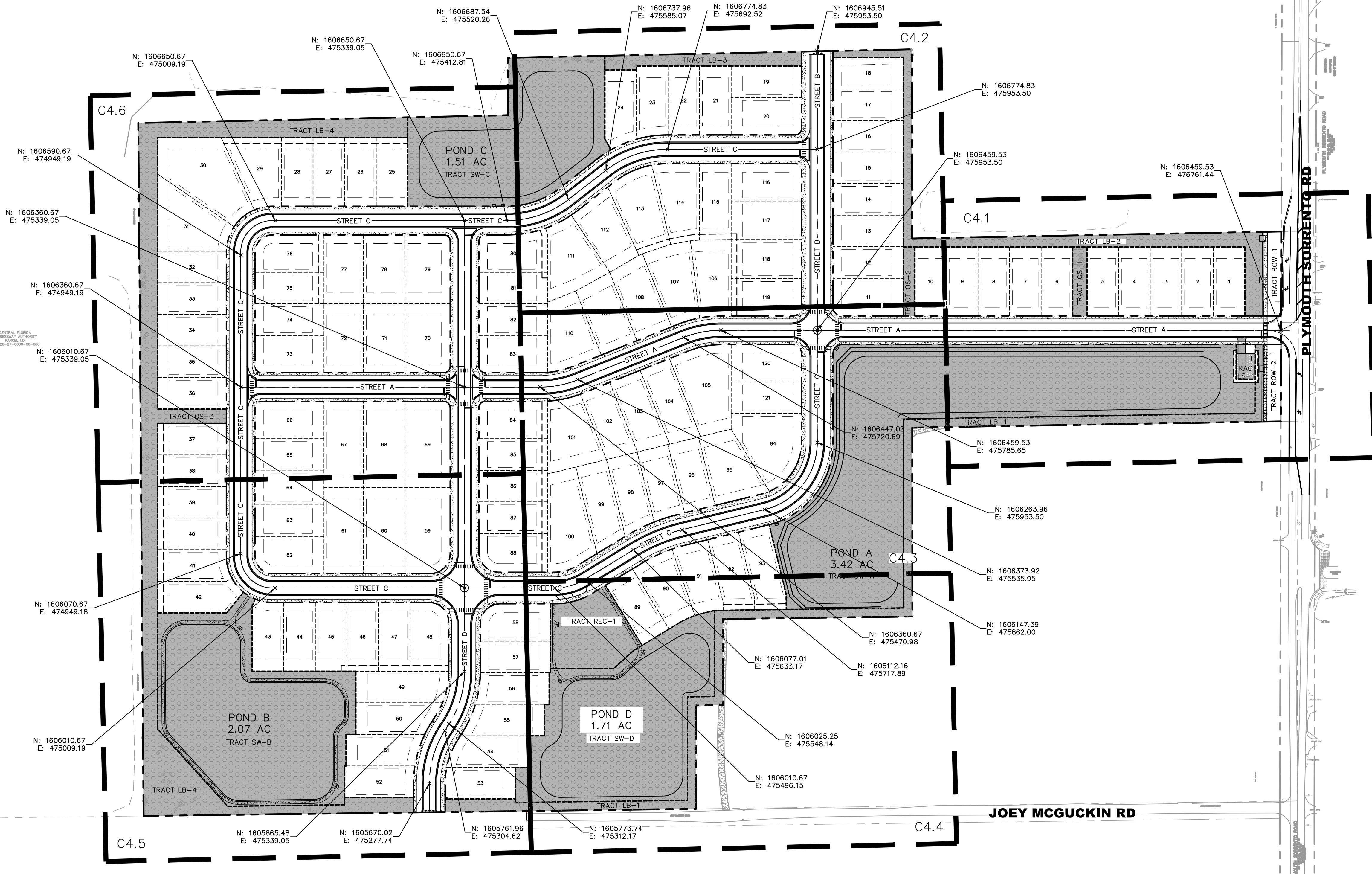
1. ALL STEM WALL/THICKENED EDGE ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO STEM WALL/THICKENED EDGE IS PRESENT SHALL BE THE FINISHED FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL STEM WALL/THICKENED EDGE SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE STEM WALL SHALL NOT EXCEED 25.0%.



GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

--- PROPERTY BOUNDARY
--- LOT LINES
--- TRACT LINES
--- DRAINAGE EASEMENT
--- BUILDING SETBACKS
--- BOT BOTTOM OF BANK
--- TOB TOP OF BANK
CONCRETE SIDEWALK (SEE SHEET C9.0 FOR DETAIL)
OPEN SPACE



TRACT AREA TABLE				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT LB-1	LANDSCAPE BUFFER	0.78	33,928 SF	H.O.A.
TRACT LB-2	LANDSCAPE BUFFER	0.54	23,413 SF	H.O.A.
TRACT LB-3	LANDSCAPE BUFFER	0.18	7,750 SF	H.O.A.
TRACT LB-4	LANDSCAPE BUFFER	1.48	64,432 SF	H.O.A.
TRACT LS-1	LIFT STATION	0.05	1,981 SF	CITY OF APOPKA
TRACT OS-1	OPEN SPACE / LANDSCAPE	0.07	3,000 SF	H.O.A.
TRACT OS-2	OPEN SPACE / LANDSCAPE	0.06	2,400 SF	H.O.A.
TRACT OS-3	OPEN SPACE / LANDSCAPE	0.07	3,000 SF	H.O.A.
TRACT REC-1	AMENITY CENTER	0.38	16,531 SF	H.O.A.
TRACT ROW-1	R.O.W. DEDICATION	0.10	4,406 SF	ORANGE COUNTY
TRACT ROW-2	R.O.W. DEDICATION	0.09	4,017 SF	ORANGE COUNTY
TRACT SW-B	STORMWATER / LANDSCAPE	2.03	88,250 SF	H.O.A.
TRACT SW-C	STORMWATER / LANDSCAPE	1.51	65,648 SF	H.O.A.
TRACT SW-D	STORMWATER / LANDSCAPE	1.71	74,521 SF	H.O.A.

LAUREL OAKS SINGLE FAMILY

OVERALL SITE PLAN

FLORIDA

CITY OF APOPKA

SHEET NUMBER C4.0

Kimley»Horn

189 S ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER
BRITANN S. ASHBY
STATE OF FLORIDA
PROFESSIONAL ENGINEER NO. 12046
DATE: 09/06/2023

K-H PROJECT 049903206
DATE 09/06/2023
SCALE AS SHOWN
DESIGNED BY RMG
DRAWN BY RMG
CHECKED BY BSA

1. REVS PER CITY OF APOPKA COMMENTS 09/12/23/RMG
2. REVS PER AGENCY COMMENTS 03/10/23/RMG
3. REVS PER CLIENT COORDINATION 08/14/23/RMG

REVISIONS
No. DATE BY