



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

November 29, 2023 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

SPECIAL EXCEPTION

1. 135 Hermit Smith Road - Special Exception, 1st Submittal

ANNEXATION

1. Investments Alliance LLC - Annexation, 1st Submittal

FUTURE LAND USE AMENDMENT

1. 2584 West Kelly Park Road - Small Scall Future Land Use, 1st Submittal
2. Leon Property - Small Scale Future Land Use, 2nd Submittal
3. Investments Alliance LLC - Small Scale Future Land Use, 1st Submittal

REZONING

1. 135 Hermit Smith Road - Rezoning, 1st Submittal
2. Leon Property - Rezoning, 2nd Submittal
3. Investments Alliance LLC - Rezoning, 1st Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. Madison Oaks MF3 Parcel (Wyld Oaks MF) - Major Development Plan (MDP), 2nd Submittal

CONSTRUCTION SITE PLAN

1. O2B Kids Apopka - Construction Site Plan (CSP), 2nd Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

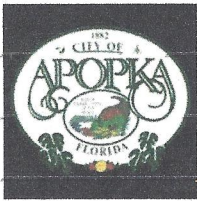
1. Lee Terrace - Construction Site Plan (CSP), 2nd Submittal

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.



CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E. MAIN STREET, 2nd Floor, APOPKA, FLORIDA 32703
407-703-1712 (Phone)

APPLICATION FOR ANNEXATION
(Future Land Use and Zoning Amendments Required with this Application)

Date Submitted:				Fee Paid:	NONE REQUIRED
Owner of Record: INVESTMENTS ALLIANCE LLC					
Address	Street: 7512 DR. PHILLIPS BLVD	City: ORLANDO	State: FL	ZIP: 32819	
Phone:	321-750-9566		E-Mail:	rftcontractors@gmail.com	
Applicant: ROMMEL FONTANA					
Address	Street: 7097 CARRICKBEND LN.	City: ORLANDO	State: FL	Zip: 32819	
Phone:	321-750-9566		E-Mail:	rommel fontana@gmail.com	

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED - Parcel Number(s):		07-20-28-0000-00-025	
BEG NE COR OF NE 1/4 OF NW 1/4 RUNS 1326.1' W 170' N 1326.1' E 170' FT TO POB (LESS N 30' E 30' 70' RD)			
Subject Property Address:		IN SEC 07-20-28 SEE 5005/38 28	
2518 HAAS RD, APOPKA FL 32712		SIZE OF PROPERTY	
Acreage:	4.17 ACRES	+/-	OR Square Feet: 181,538 ft²
Existing Use:	RURAL AGRICULTURE	Proposed Use:	RESIDENTIAL SINGLE FAMILY DETACHED

**ANNEXATION AFFIDAVIT
CITY OF APOPKA**

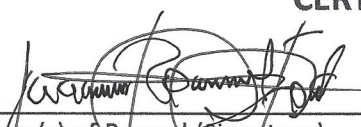
Parcel Identification No(s): 07-20-29-0000-00-025

Property Owner(s) Name(s): INVESTMENTS ALLIANCE LLC / ROMMEL FONTANA
YUMIRI TORRES / GENEROUS FONTANA

I (We), the undersigned owner(s) of the above described property, understand that after a property is annexed into the jurisdiction of the City of Apopka, a future land use designation and zoning category must be assigned to the property pursuant to Florida law and consistent with a joint planning agreement established between the City of Apopka and Orange County government. If an applicant for annexation fails to submit an application for a future land use designation and zoning category within six (6) months of the effective date of the applicable annexation ordinance, the City of Apopka may proceed with an administrative process to make such assignments to the property.

I (We), the undersigned owner(s) of the above described property, agree that in the event an application for a future land use and zoning amendment are not submitted within six (6) months from the effective date of the annexation ordinance, I/we do not object to the City of Apopka assigning a future land use designation and zoning comparable to that which was assigned by Orange County government to the same property.

CERTIFICATION AND SIGNATURE

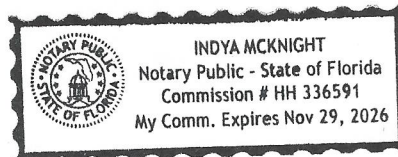
By: 
Owner(s) of Record (Signature)
Rommel Fontana
(Print Name)

By: _____
Owner(s) of Record (Signature)

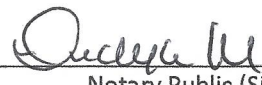
(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 16th day of May, 2023, by Rommel Fontana I am a who is personally known to me or has produced FL DL as Identification and who did / did not (circle one) take an oath.



My Commission Expires: NOV 29, 2026


Notary Public (Signature)
Indya mcknight
Notary Public (Print Name)

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 10/25/2023

Applicant:
HallDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Post Office 0252
Winter Garden, FL
34777-0252

Sheet Index:

- Page 1: Cover
- Page 2: Aerial
- Page 3: Wetlands
- Page 4: Environmental Conditions
- Page 5: Land Use Plan
- Page 6: Survey

Hall Development Services Inc.

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Planning, Real Estate, and Entitlement Strategies
www.halldsi.com

Leon Property

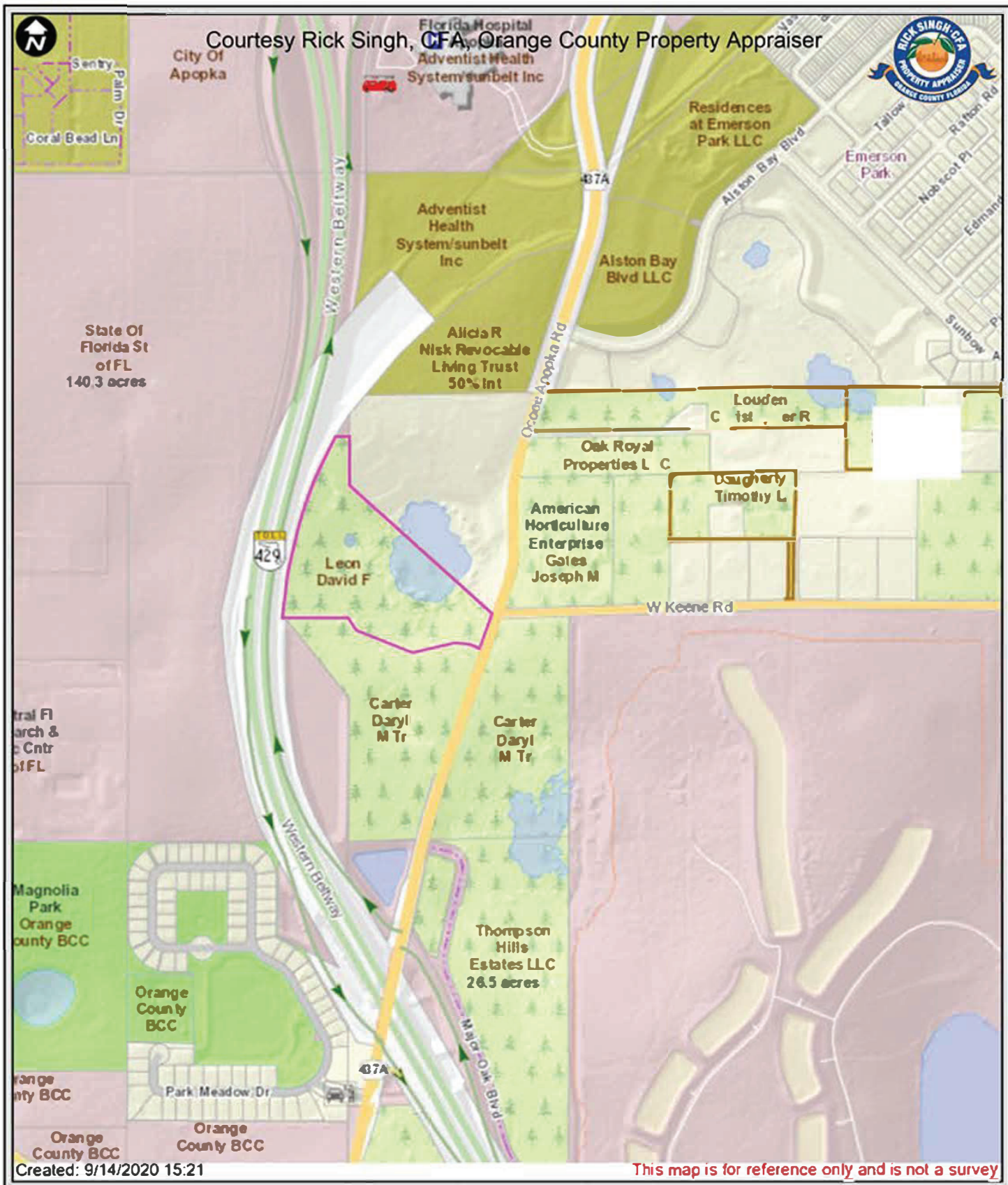
Apopka, FL

Parcel ID: 19-21-28-0000-00-005

Request: 300 residential units midrise building

Legal Description:

PART OF SE1/4 SEC 19-21-28 & SW1/4 SEC 20-21-28 & NW1/4 SEC 29-21-28 DESC AS
BEG AE SE COR SEC 19 RUN S 28 DEG E 86.32 FT S 66 DEG E 361.46 F N 78 DEG E
258.68 FT S 8 DEG E 96.67 F S 9 DEG E 1.23 FT N 18 DEG E 219.46 FT N DEG W
TO A PT LYING 238.63 F S OF NW COR SW1/4 OF SW1/4 OF SEC 20 N 288 F M/L TO
EXPWY W 83.97 F SWLY 988.04 F HE 392.06 F O POBR



Prior Park House t. James, Barbados
Ph: (246) 1-6875
Geospatial Project Management, Application Development, Base Mapping
www.geoorbis.com



Title:
AERIAL

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\MXD\SiteMap_Leon24x36L.mxd

SHEET NO.

02



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

2510 Ocoee Apopka Road
Orange County, Florida
Figure
Wetland Map

180 Feet
Project #: 1215-296
Produced By: LPM
Date: 8/26/2021



Wetlands

Legend

- Subject Property
- Wetlands

Notes:

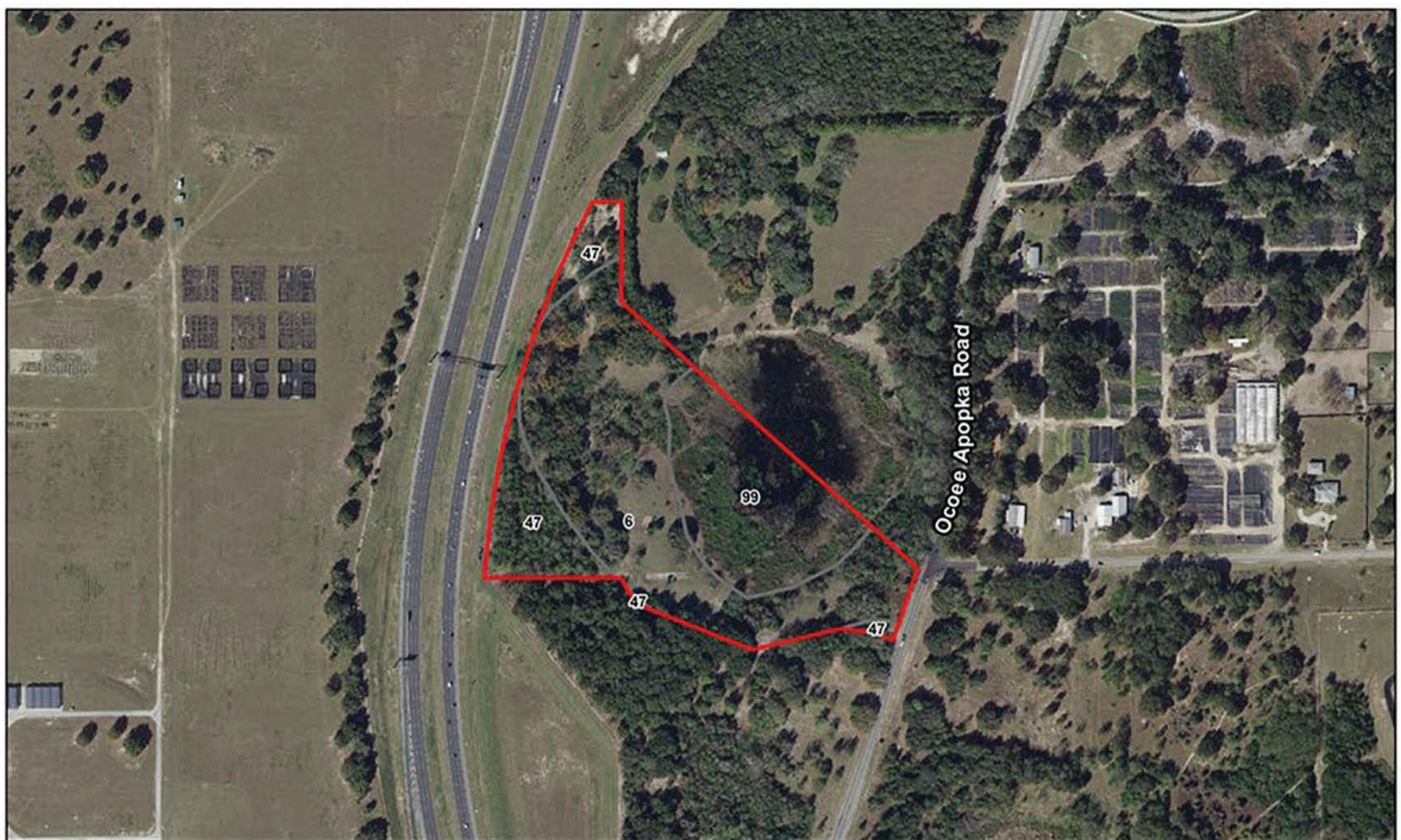


Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property
- Fema Flood Zones
 - AE
 - X

Source:
Topography - SFWMD 5 ft.
Boundary - Orange County Property Appraiser
Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



Soils Map

Legend

- Subject Property
- Map Unit Symbol - Map Unit Name
 - 1 - Tavares-Millhopper fine sands, 0 to 12 percent slopes
 - 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
 - 8 - Not Classified

Source:
Soil Survey of Orange County, Florida
National Cooperative Soil Survey,
Issued August 1989



Aerial & Existing Land Use

Legend

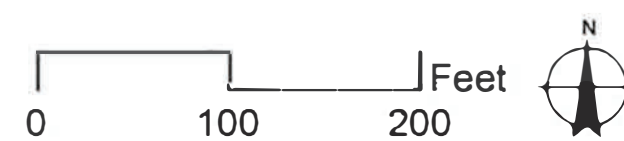
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 - 420 - Upland Hardwood Forests
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 - 641 - Freshwater Marshes
 - 643 - Wet Prairies
 - 814 - Roads and Highways

Source:
Aerial - FDOT - 2017 Orange County Orthophotos
FLUCFCS - Statewide Land Use Land Cover
4-2017

Title:
**ENVIRONMENTAL
CONDITIONS**

Project:
LEON

Property:
Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\X\GIS\Map_Leon24x36.mxd

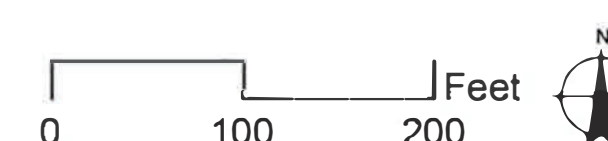
SHEET NO.

04



Project: LEON

ERTY
Location:
APOPKA, FL



ISSUED

DATE: OR:

KEY PLAN

Aerial photography source: DOT 2017

S T NO.

05

Page 12 of 25

<u>SITE DATUM</u>	
Gross acreage:	17.85
Net acreage:	12.07
Current Use on the Property:	Vacant
Current Future Land Use Designation:	RH
Requested Future Land Use Designation:	HDR-25
Current Zoning:	T
Requested Zoning:	PUD
Proposed Use & Development Program:	300 residential units

DEVELOPMENT						
Land Use	GRAM	ITE	Acres	Units	Trip Gen Rate	Trips
Apartments mid rise		221	12.07	300	4.64	1,392

Permitted land uses	Apartments
Prohibited uses	All other uses

Max Residential density	25 du/acre
Proposed Residential density	16.8 du/acre

SCHOOL AGE POPULATION				
Land Use	Units	Elementary	Middle	High
Mid rise	300	42	20	24

Total School Children	86
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DEVELOPMENT STANDARDS

Perimeter building setback	10'
Ocoee-Apopka Road building setback	18'
Beltway building setback	25'
Perimeter paving setback	7.5'

RESIDENTIAL STANDARDS

Min. living area	500 SF
Max. lot coverage	75%
Building separation	20'
Building Height	65'

Parking	1/studio and 1 bedroom for residents; 1.35 for all other units for residents; 0.1/resident space for visitors; 20% of spaces over 100 spaces shall be pervious
Vehicle Parking	15 spaces
Bicycle Parking	

Landscaping	per 5.2.5. - Landscaping and Buffer Standards B.
Tree Protection	per Section 5.3. - Tree Protection Standards
Open Space	30%

ACCESS

Ocoee-Apopka Road will provide vehicle access.

SIGNAGE

Will comply with Section 5.10. - Signs of the LDC.
Billboards shall be prohibited

PHASING

One phase

STORMWATER

Will comply with City and Water Management District standards

SERVICE PROVIDERS

Water Service	Apopka
Wastewater	Apopka

NOTES

1. Ownership of storm water management facilities shall be determined at PDP.
2. Open space to be owned and maintained by the POA.

ENTITIES

Bicycle storage

These development standards will meet City standards:

1. Off-Street Parking, Bicycle Parking, and Loading Standards;
2. Landscaping and Buffer Standards
3. Tree Protection Standards;
4. Open Space Set-Aside Standards;
5. Fences and Walls;
6. Exterior Lighting;
7. Development Design Guidelines;
8. Neighborhood Compatibility Standards, if applicable;
9. Agricultural Compatibility Standards, if applicable;
10. Signs;
11. Green Building Standards;
12. Green Building Incentives, if applicable;
13. Roads, Streets, Sidewalks, and Bikeways;
14. Utilities;
15. Guarantees and Sureties; and
16. Miscellaneous Standards

30' ROW RESERVATION

W/Keene Road

Turn Lane Required

12' Trail

Right in - Right out

ENTRY DRIVE, OPEN PACE & PED CONNECTION

RESIDENTIAL

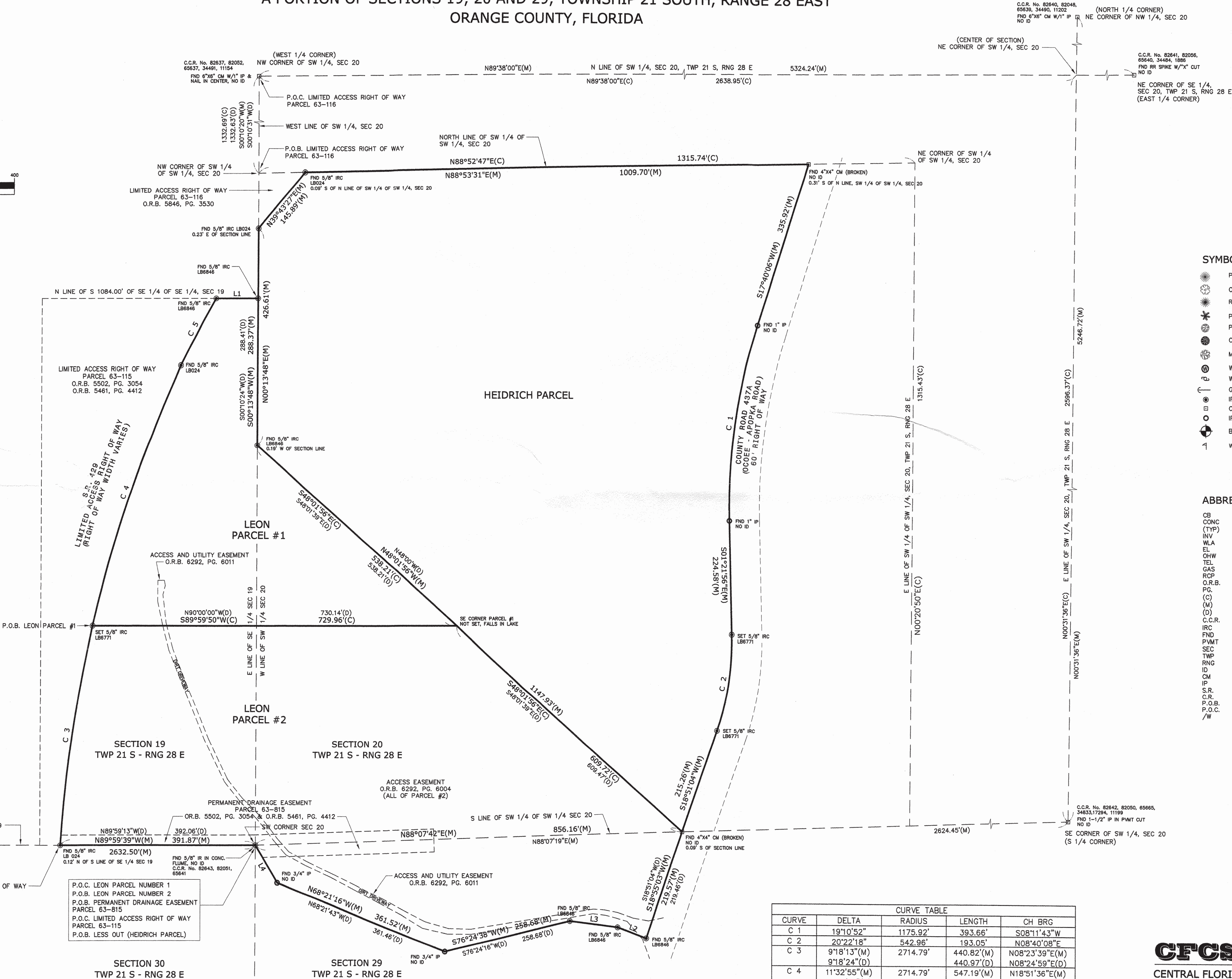
ETLAND

OPEN SPACE

Legend

- Subject Property
-  Orange County Parcels

A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



LAND AREA CALCULATIONS	
21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'18"	542.96'	193.05'	N08°40'09"E
C 3	9°18'37"(M) 9°18'24"(D)	2714.79'	440.82'(M) 440.97'(D)	N08°23'39"E(M) N08°24'58"E(D)
C 4	11°32'55"(M) 11°32'51"(D)	2714.79'	547.19'(M) 547.14'(D)	N18°51'36"E(M) N18°50'36"E(D)
C 5	3°04'34"(M) 3°04'45"(D)	2774.00'	148.93'(M) 149.08'(D)	N28°07'51"E(M) N28°11'21"E(D)

- # SYMBOL LEGEND
- | | |
|---|---------------------------|
|  | PINE TREE |
|  | OAK TREE |
|  | RAIN TREE |
|  | PALM TREE |
|  | PECAN TREE |
|  | CAMPHOR TREE |
|  | MAGNOLIA TREE |
|  | WELL |
|  | WOOD POWER POLE |
|  | GUY ANCHOR |
|  | IRON ROD AND CAP |
|  | CONCRETE MONUMENT |
|  | IRON PIPE |
|  | BENCHMARK |
|  | WETLANDS DELINEATION FLAG |

- # ABBREVIATIONS
- | | |
|--------|------------------------------|
| CB | CONCRETE BLOCK |
| CONC | CONCRETE |
| (TYP) | TYPICAL |
| INV | INVERT |
| WLA | WETLAND LOCATION FLAG |
| EL | ELEVATION |
| QH | OVERHEAD WIRE |
| TEL | BURIED TELEPHONE LINE |
| GAS | BURIED GAS LINE |
| RCP | RIBBON FORDONE CONCRETE PIPE |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.G. | PAGE |
| (C) | CALCULATED |
| (M) | FIELD MEASURED |
| (D) | PER LEGAL DESCRIPTION |
| C.C.R. | CERTIFIED CORNER RECORD |
| IRC | IRON ROD AND CAP |
| FND | FOUND |
| PVMT | PAVEMENT |
| SEC | SECTION |
| TWP | TOWNSHIP |
| RNG | RANGE |
| ID | IDENTIFICATION |
| CM | CONCRETE MONUMENT |
| IP | IRON PIPE |
| S.R. | STATE ROAD |
| C.R. | COUNTY ROAD |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| /W | WITH |

CFCs

CENTRAL FLORIDA CONSULTING SURVEYORS
629 Maitland Avenue - Altamonte Springs, FL 32701
Tel: (407) 767-0166 Fax: (407) 767-8558
email: cfc6771@cfl.rr.com
Certificate of Authorization No. LB6771

Legal Description:

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 126176, DATED 2021-09-24.
CERTIFIED TO:
INVESTMENTS, ALLIANCE I LLC

-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

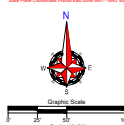
-Site Benchmark Information-

End Rebar (No Identification)
Elevation: 95.77'

 #2
Fnd. Nail & Disk (No Identification)
Elevation: 86.23'



Readings are based on GPS Observations
State Space Coordinates, Epochs: Jan 2000 - Jan 2001

[illegible][illegible]

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 10/25/2023

Applicant:
HallDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Post Office 0252
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34777-0252

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Leon Property

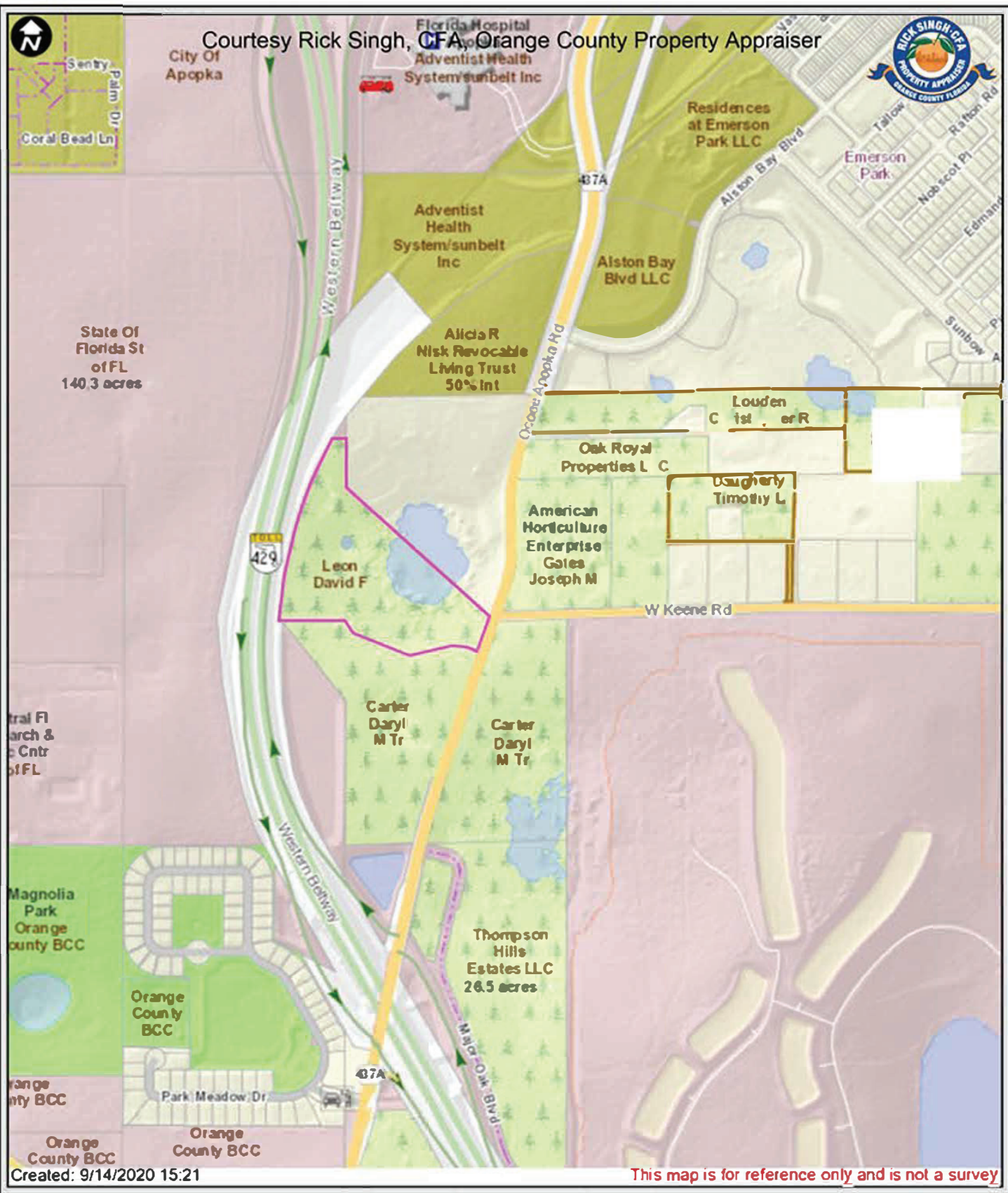
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Prior Park House t. James, Barbados
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Geospatial Project Management, Application Development, Base Mapping
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Title:
AERIAL

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

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 Environmental and Permitting Services
 3025 E. South Street Orlando, FL 32803
 Ph: 407-894-5969 Fax: 407-894-5970
 www.bio-techconsulting.com

2510 Ocoee Apopka Road
 Orange County, Florida
 Figure
 Wetland Map



180 Feet
 Project #: 1215-296
 Produced By: LPM
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Wetlands

Legend

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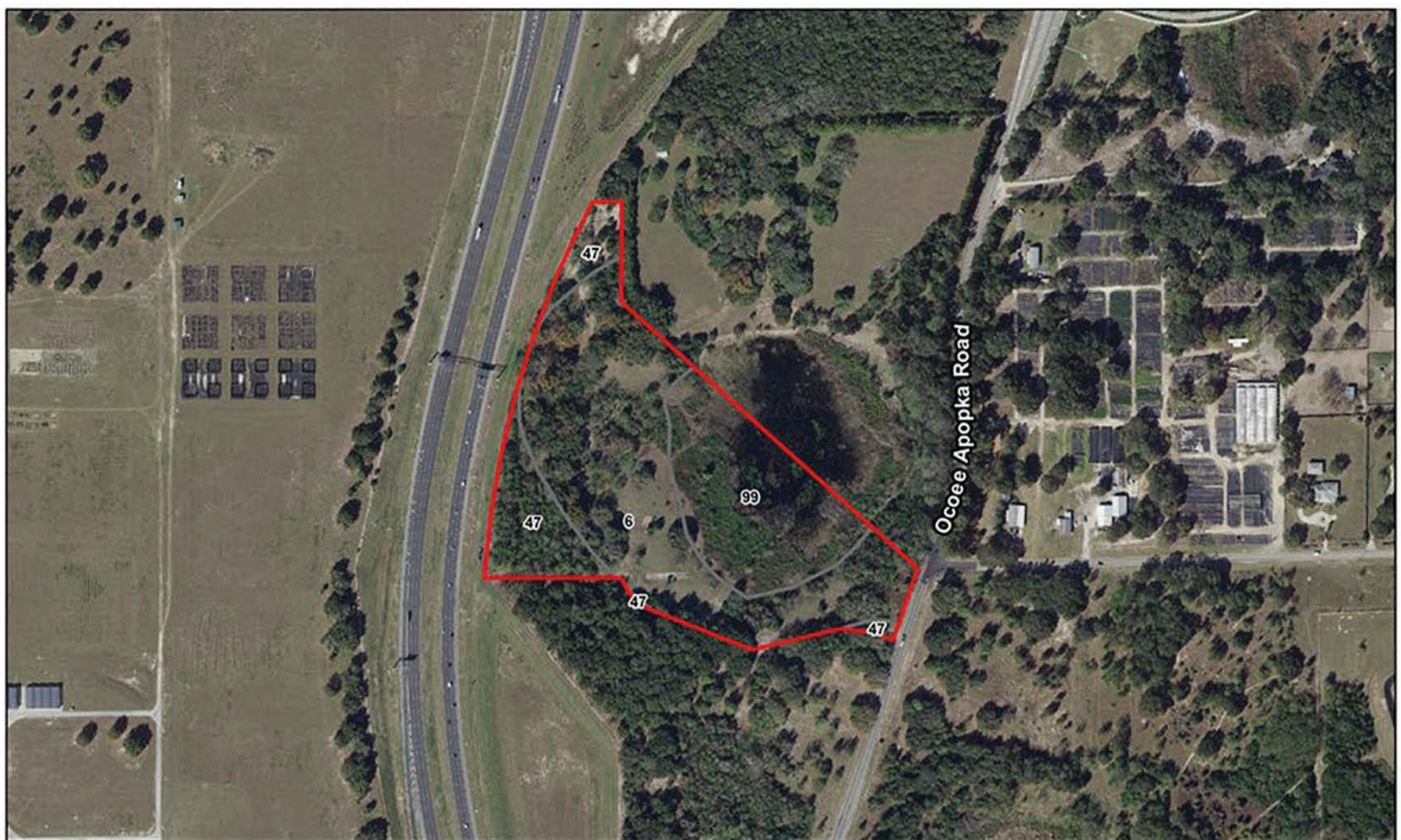


Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property
- Fema Flood Zones
 - AE
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Source:
Topography - SFWMD 5 ft.
Boundary - Orange County Property Appraiser
Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



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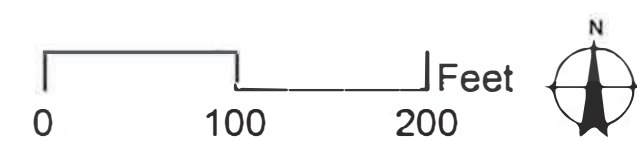
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**ENVIRONMENTAL
CONDITIONS**

Project:
LEON

Property:
ERTY
Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

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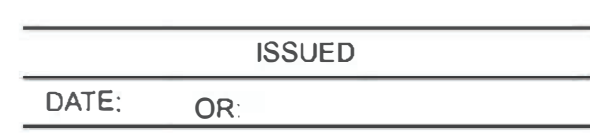
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SERVICE PROVIDERS

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Water Service	Apopka
Wastewater	Apopka

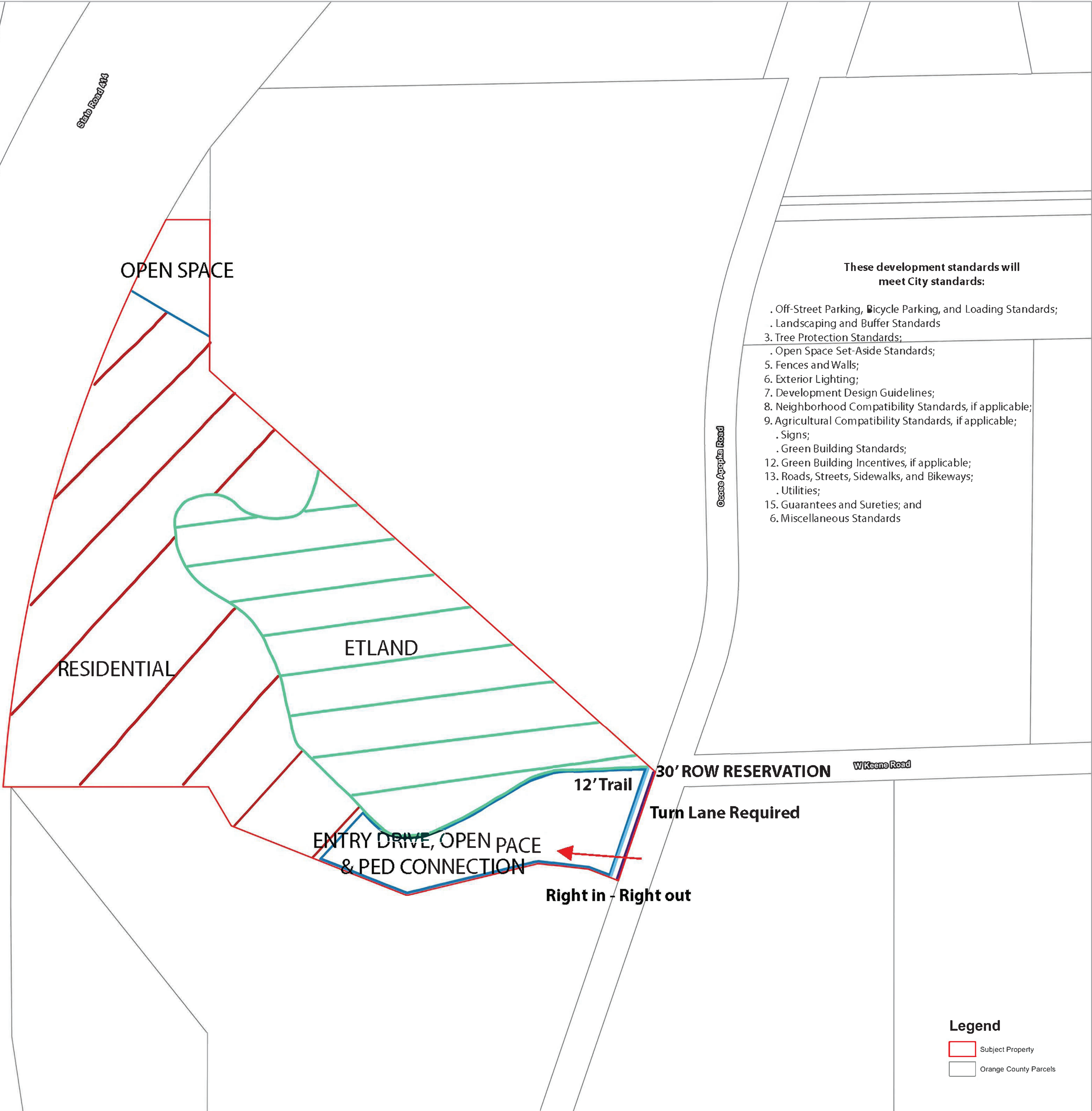
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- NOTES**
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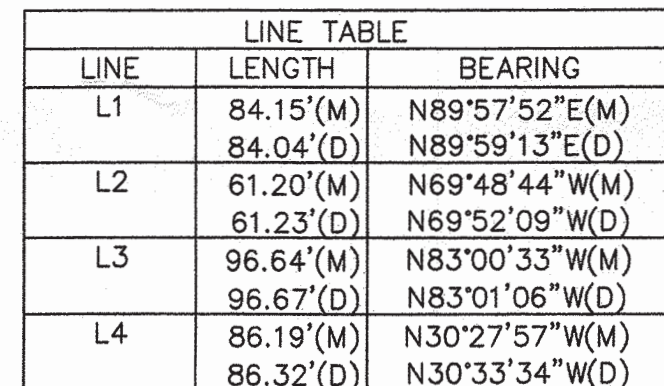
- | | |
|---|--|
| <ul style="list-style-type: none"> . Off-Street Parking, Bicycle Parking, and Loading Standards; . Landscaping and Buffer Standards <p>3. Tree Protection Standards;</p> <ul style="list-style-type: none"> . Open Space Set-Aside Standards; <p>5. Fences and Walls;</p> <p>6. Exterior Lighting;</p> <p>7. Development Design Guidelines;</p> <p>8. Neighborhood Compatibility Standards, if applicable;</p> <p>9. Agricultural Compatibility Standards, if applicable;</p> <ul style="list-style-type: none"> . Signs; <p>12. Green Building Standards;</p> <p>12. Green Building Incentives, if applicable;</p> <p>13. Roads, Streets, Sidewalks, and Bikeways;</p> <ul style="list-style-type: none"> . Utilities; <p>15. Guarantees and Sureties; and</p> <p>6. Miscellaneous Standards</p> | |
|---|--|

Legend

- ☐ Subject Property

☐ Orange County Parcels

A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

	PINE TREE
	OAK TREE
	RAIN TREE
	PALM TREE
	PECAN TREE
	CAMPHOR TREE
	MAGNOLIA TREE
	WELL
	WOOD POWER POLE
	GUY ANCHOR
	IRON ROD AND CAP
	CONCRETE MONUMENT
	IRON PIPE
	BENCHMARK
	WETLANDS DELINEATION FLAG

CB	CONCRETE BLOCK
CONC	CONCRETE
(TYP)	TYPICAL
(INV)	INVERT
WLA	WETLAND LOCATION FLAG
EL	ELEVATION
TEL	TELEPHONE WIRE
PHW	BURIED TELEPHONE LINE
EL	BURIED GAS LINE
RCP	REINFORCED CONCRETE PIPE
D.B.B.	DEED, RECORD BOOK
P.G.	PAGE
(C)	CALCULATED
(M)	MEASURED
(P)	PER LEGAL DESCRIPTION
C.C.R.	CERTIFIED CORNER RECORD
IRC	IRON ROD AND CAP
FND	FOUND
P.W.MT	PAVEMENT
SEC	SECTION
TWP	TOWNSHIP
RNG	RANGE
CD	IDENTIFICATION
CM	CONCRETE MONUMENT
IP	IRON PIPE
B.R.	STATE ROAD
C.R.	COUNTY ROAD
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
/W	WITH

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'15"	542.96'	193.05'	N08°40'08"E
C 3	9°18'13"(M)	2714.79'	440.92'(M)	N08°23'39"E(M)
	9°18'24"(M)		440.97'(M)	N08°24'55"E(M)
C 4	11°32'55"(M)	2714.79'	547.19'(M)	N18°51'36"E(M)
	11°32'51"(D)		547.14'(D)	N18°50'36"E(D)
C 5	3°04'34"(M)	2774.00'	148.93'(M)	N28°07'51"E(M)
	3°04'45"(D)		149.08'(D)	N28°11'31"E(D)

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Certificate of Authorization No. LB6771

CERTIFIED TO:
INVESTMENTS ALLIANCE LLC

 #2
End. Nail & Disk (No Identification)
Elevation: 86.23'



Graphic Scale

Office-407.678.3366 Fax-407.320.8165



