



APOPKA PLANNING COMMISSION AGENDA

December 12, 2023 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Meeting Minutes from October 10, 2023

PUBLIC COMMENT PERIOD

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

PUBLIC HEARING

1. Ordinance Number 3033 – First Reading – Change of Zoning – 100 Hermit Smith Road
2. 1700 W. Keene Road - Small-Scale Future Land Use Amendment
3. 1700 W. Keene Road - Rezoning
4. 1240 Ustler Road - Small-Scale Future Land Use Amendment
5. 1240 Ustler Road - Rezoning

SITE PLANS

1. BeClimbing - Major Development Plan

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 10, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Butch Stanley, Mary Norwood and Eric Mock.

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn – Planner II, Pamela Richmond – Transportation Coordinator, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – IT Content Administrator and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: Albert Mckimmie, Michael Nilssa, Sarah Maier, Mike Dennis and Jennie Dennis.

OPENING AND INVOCATION: Chairperson Gusler called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of September 12, 2023 at 5:30 p.m.

Motion: **Wes Dumey made a motion to approve the Planning Commission minutes from the regular meeting held on September 12, 2023 at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Butch Stanley, Mary Norwood and Eric Mock (7-0).**

TRANSPORTATION ELEMENT UPDATE – COMPREHENSIVE PLAN

Chairperson Gusler ready the item description.

Staff Presentation: Pamela Richmond provided each planning commission member with the draft version of the goals, objectives & policies as well as the data and analysis which shows all the roadways in the city and their existing conditions. Mrs. Richmond states that this is a mini presentation just as an introduction to the transportation element. The Community Development Department is updating the comprehensive plan and she is presenting only the transportation element because she had a different funding source. Metroplan has provided funding for this. She has coordinated with them the data sources and the forecast for population. They chose 2027 as the near-term year and chose the horizon year to be 2050. They did a forecast for what traffic will look like in 2027 and then in 2050. She is using this meeting as the kick off for public involvement. They will be doing in person opportunities, lots of things online and media rooms. The next meeting, she stated that she will present the ordinance and ask that they recommend that City Council send it for transmittal to DEO. She is hoping that final adoption will be in January. The technical analysis had some anomalies in the data that Mrs. Richmond was not comfortable with so she will be adjusting those before the commission members see them. This plan doesn’t have a lot of roadway modifications, but it shows the needs for access management signals and

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 10, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

turn lanes. The transportation element of the comp plan hasn't been modified since the 90's so things have changed and priorities are different. She would like for the commission members to provide her with anything that they think she is missing and what they might want to see be different.

Commissioner Ryan mentioned that he didn't see anything about a road safety audit. The last one that was done in Orange County District 2 was 2010.

Mrs. Richmond asked Commissioner Ryan to please define what he means by "road safety audit". Chairperson Gusler stated that it was a traffic study but Orange County uses different terminology.

Mr. Hitt explained that it was probably a capacity study to show what roads were over capacity and what roads were not well. Two things that Orange County and the state have that the city does not have are arterials in primary connectors. We have a few roads Like Kelly Park and portions of Park Avenue, but the majority of those are all Orange County roads. We would not do a road study or a capacity study for major roads. We have local roads primarily that we are responsible for and limitations. We have the data analysis for our transportation element and are working with the county for their study that will be forthcoming.

Commissioner Ryan asked if it was true that Orange County offered the City \$2 million to annex Golden Gem Road. He said that Christine Moore told him that.

Mr. Hitt stated that nothing has been presented in writing with that information.

Commissioner Norwood stated that Orange County is doing a safety grant program with FDOT that allows them to make contact with pedestrians and cyclists and give them information on how to use things like the crosswalk and other things and wanted to know if this update will include something like that.

Mrs. Richmond responded that we are very involved in Vision Zero and we work with Best Foot Forward and do a lot of safety audits like what Commissioner Norwood is describing.

Chairperson Gusler asked if there were any further questions and there were none.

LEGISLATIVE – SMALL SCALE FUTURE LAND USE AMENDMENT – 3585 AND 3603 GOLDEN GEM ROAD

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez presented the item based on the staff report and answered questions.

Albert Mckimmie, part owner of the property, stated that he didn't have a presentation but is available for any questions.

Chairperson Gusler asked the applicant if he was present a while back at another meeting for something else on Golden Gem and told the commission that nothing else should be developed until the road is improved. Mr. Mckimmie responded yes.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 10, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Chairperson Gusler asked what has changed so much.

Mr. Mckimmie responded that changes to the road will come about at some point in the near future between 2 to 5 years and that they would be able to place about 100 units which would provide a significant amount of impact fees that would be useful to upgrade Golden Gem Road.

Chairperson Gusler stated to Mr. Mckimmie that he was previously against another project on this road because it was going to overload the road but they would have impact fees too. The only thing that changes is this now benefits him and it didn't benefit him before.

Mr. Mckimmie said that he has been arguing for the past five years that Golden Gem Road required to be changed.

Chairperson Gusler responded that Golden Gem Road belongs to Orange County and his question was that Mr. Mckimmie said specifically that there should be no further development until the road is improved. Now the applicant is saying that Orange County is going to do it between 2-5 years which is information that has not been passed to the city. Chairperson Gusler said that it seems hypocritical of the applicant to come in here and complain and then 30 days later come back and now it's okay because it benefits him.

Mr. Mckimmie said that the impact fees from this property would be a blessing to Golden Gem Road and a blessing to the city. He is offering a solution because impact fees can be used to widen a road or improve a road.

When Chairperson Gusler asked Mr. Mckimmie where he got the information regarding the 2-5 years that the street would be improved, Mr. Mckimmie responded that his understanding was that there was a pioneering agreement between the city and the developers and he has been in contact with the developers which is where he got that information.

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

MOTION: Eric Mock made a motion to find the proposed change in future land use designation from Rural Settlement to Mixed Use compatible with the character of the surrounding areas, and recommended approval of the future land use amendment, subject to the findings and facts presented in the staff report. Motion seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Butch Stanley, Mary Norwood and Eric Mock (7-0).

QUASI JUDICIAL – CHANGE OF ZONING – 2301 CORAL HILLS ROAD

Chairperson Gusler read the item description.

Staff Presentation: Jun Sohn presented the item based on the staff report and answered questions.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON OCTOBER 10, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

MOTION: Wes Dumey made a motion to find the proposed change of zoning from C-C (Community Commercial) to C-R (Regional Commercial), consistent with the Comprehensive Plan and Land Development Code and compatible with the character of the surrounding areas, and recommend approval of the proposed change of zoning based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Butch Stanley, Mary Norwood and Eric Mock (7-0).

OLD BUSINESS: None

NEW BUSINESS: Commissioner Ryan would like to request that a recommendation be made to the City Council about when the city annexes both sides of a road that they should annex the road itself. That was they can ensure adequate infrastructure for those developments.

Mr Hitt stated that in accordance with the joint planning agreement that is in place, the city already does.

Mrs. Richmond responded that there are 3 kinds of roads. There are local neighborhood roads. There are functionally classified roads which are governed by Florida statute and in order for us to them over we have to have an agreement with Orange County. Anything after 1995, if the property gets annexed we have no responsibilities for the maintenance of the right of way which is why we have no responsibilities on Golden Gem Road. We can't just annex those roads. Then there is the 50% rule for local roads. If we annex more than 50% or more of the properties along that road we automatically assume responsibility for those roads. Taking over responsibility and annexing the road are two different things.

Chairperson Gusler asked if there was something that the commission could present to the City Council members asking them to please go after Orange County and make them fix our roads or is that not in our oversight. Mr. Hitt stated that it is not something that the planning commission can make the city council do.

Further discussion was had about traffic problems and how people can let the county know that there is a problem in the city with roads that are maintained by them.

Mr. Hitt shared the latest statistical information for growth as of April of this year, and the City of Apopka has a population of 58,293 which does not include the people who have come in over the last few months.

ADJOURNMENT: The meeting adjourned at 6:27 p.m.

William Gusler, Chairperson

James K. Hitt, FRA-RA Community Development Director



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

Ordinance Number 3033 – Change of Zoning – 100 Hermit Smith Road

REQUEST:

Recommend approval of the Change of Zoning from PD (Planned Development) to I-L (Light Industrial) for the operation of outdoor storage (as a principal use) for industrial equipment rental and repair service.

SUMMARY:

Owner(s): 100 Hermit Smith, LLC

Applicant: Lowndes c/o Logan Opsahl, Esq

Parcel Identification Number(s): 2201-21-27-0000-00-080

Location: 100 Hermit Smith Road

Existing Future Land Use: Industrial (0.60 Floor Area Ratio (FAR) Maximum)

Proposed Future Land Use: N/A

Existing Use(s): Outdoor Mulch Manufacturing, Outdoor Storage of Raw Materials

Existing Zoning: PD (Planned Development) Zoning District

Tract Size: 4.15 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Industrial	RSF-1A / T	Vacant Lot / Warehouse
East	Industrial	I-L	Vacant Industrial
South	Industrial	PD	Vacant / Retention Pond (Mid-Florida)
West	Industrial	PD	Vacant Industrial

PROJECT SUMMARY:

The subject property, which is approximately 4.15 acres in size, is located at 100 Hermit Smith Road and is currently used for outdoor mulch manufacturing and outdoor storage of raw materials. The applicant is requesting the rezoning of the property to develop outdoor storage (as a principal use) and improve existing facilities for industrial equipment rental and repair service. A contractor's proposed use of outdoor storage for industrial equipment rental and repair services is permitted use in the I-L zoning district with special exception per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.G.4 defines a contractor's outdoor storage (as a principal use) as follows:

"Outdoor storage as a principal use is the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage yard or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use."

The proposed I-L zoning district is compatible with the surrounding areas, as the property to the east has zoning designations of Industrial, and the property to the west has a zoning designation of PD that is currently used as vacant industrial. The applicant has indicated to staff that they plan to apply for a Special Exception for outdoor storage for their industrial equipment to be stored on-site. Per Land Development Code Section 2.5.1.G, Special Exceptions require Planning Commission approval.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

- a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The subject Property is currently zoned within an approved Planned Unit Development (PUD / I-2) as established by Ordinance No. 2471 ("Existing PUD"). A copy is attached. It is approved for industrial uses with certain outdoor storage rights. The applicant is requesting that the Property be assigned to the I-L (Light Industrial) zoning district with a Future Land Use ("FLU") designation of Industrial to provide lands that accommodate a broad range of industrial uses including the outdoor storage of equipment and materials permitted accessory to the primary use. The Light Industrial zoning district is intended to provide lands that accommodate light industrial operations and support development.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: The existing properties in their current condition do not meet site development standards of the land development code or the PD requirements under the existing PUD. In accordance with Ordinance 2471 Section I(A)(4) any use of the Property other than the permitted use shall require an amendment to the PUD through the rezoning process. The Existing PUD encumbers properties with different ownership and existing/planned uses. The proposed rezoning would therefore remove the Property from the Existing PUD to allow redevelopment of Property in compliance with the I-L zoning district as defined in Land Development Code Section 3.5.3.
 - Staff response: Staff has no objection.
- c. Addresses a demonstrated community need;
 - Applicant's response: The proposed rezoning will allow use of the Property compliant with City code, including for the existing warehouse building and storage yard for outdoor storage of equipment, such as front end loaders and scissor lifts, allow for maintenance of the equipment onsite, and permit outdoor storage of materials related to the equipment rental business as an accessory use. This use is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning district for the land.
 - Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The current condition of the Property does not comply with Code requirements. Ordinance 2471 – which governs the existing PUD affecting the Property – provides that any uses of the Property that is not permitted under the Ordinance, shall require an amendment to the PUD through the City's rezoning process. As the condition and use of the Property is not permitted under the PUD Ordinance, the Property must now go through the rezoning process to allow for the Property to be in compliance with the I-L zoning district pursuant to Sec. 3.5.3 of the Code.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The surrounding area of the property has various industrial uses and includes Light Industrial zoning on the adjoining parcels to the north and east of the Property. City Code provides that Light Industrial zoning is intended to provide lands that accommodate light industrial operations and support development. The rezoning of the Property will allow use of the Property in accordance with the Light Industrial zoning district while providing for a compatible use with existing and proposed uses surrounding the Property. This use is compatible with existing and proposed uses surrounding the Property and is the appropriate zoning district for the land.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;

- Applicant's response: The Property is currently zoned PUD / I-2 with existing industrial uses. The proposed change from an outdoor mulching operation and outdoor storage of raw materials to an equipment rental operation, which will be a cleaner use of the Property. The area is developed with similar industrial operations, and this request is in keeping with such uses.
- Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: The proposed use will not cause adverse impacts on the natural environment, including, but not limited to, water and air resources, stormwater management, wildlife, vegetation, wetlands, and natural functioning of the environment. In fact, the proposed equipment, vehicles and building materials will reduce the amount of debris and contamination than the existing mulch operation and outdoor raw materials that currently exist at the Property.
- Staff response: Staff has no objection.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

- Applicant's response: The proposed use will not cause any additional burden on existing public facilities and services including streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management and police and fire protection facilities. The proposed rezoning would allow the use of the existing buildings and improvements will be made to the infrastructure at the Property. No additional intensity of use is proposed from the historic uses of the Property.
- Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 27, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)
 January 3, 2024 – City Council (1:30 P.M.), First Reading
 January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 24, 2023 – Apopka Chief
 November 17, 2023 – Mailed notices to adjacent property owners; Posters placed on property

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from PD (Planned Development) to I-L (Light Industrial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from PD (Planned Development) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:

1. Maps
2. Ordinance Number 3033



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend



100 Hermit Smith Rd



Parcel

.03 0.05 0.1 Miles

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Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend



100 Hermit Smith Rd



Parcel

0.03 0.05 0.1 Miles

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Microsoft



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

100 Hermit Smith Rd

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L



INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T

MU-VC



O



PD



PR



RCE



RMF



RSF-1A



RSF-1B

RTF

T

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0 0.03 0.05 0.1 Miles



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

100 Hermit Smith Rd

Parcel

Apopka Zoning

-  AG
-  AIR
-  C-C
-  C-COR
-  C-N
-  C-R
-  I-H
-  I-L
-  INST
-  MHP
-  MU-D
-  MU-ES-GT
-  MU-INT
-  MU-MED
-  MU-N
-  MU-T
-  MU-VC
-  O
-  PD
-  PR
-  RCE
-  RMF
-  RSF-1A
-  RSF-1B
-  RTF
-  T

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Microsoft

0 0.03 0.05 0.1 Miles



Hermit Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

-  100 Hermit Smith Rd
-  Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

0.03 0.05 0.1 Miles

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Hermit
Lake

Hermit Smith Rd

Hermit Smith Rd

Legend

 100 Hermit Smith Rd

 Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

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Microsoft

0.03 0.05 0.1 Miles

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM PD (PLANNED DEVELOPMENT) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 100 HERMIT SMITH ROAD; OWNED BY 100 HERMIT SMITH, LLC COMPRISING 4.15 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Lowndes c/o Logan Opsahl, Esq. has requested a change in zoning on said property as identified in Section I of this ordinance; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3033

PAGE 2

49 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
50 ____ day of _____, 2024.
51

READ FIRST TIME: January 3, 2024

READ SECOND TIME AND
ADOPTED: January 17, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: November 24, 2023

EXHIBIT "A"

Parcel Identification Number(s): 01-21-27-0000-00-080





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

1700 W. Keene Road - Small-Scale Future Land Use Amendment

REQUEST:

Recommend approval of the Future Land Use Map Amendment from Office to Commercial for 1700 W. Keene Road.

SUMMARY:

Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust

Applicant(s): Bryan Potts, P.E.

Location: 1700 W. Keene Road

Project: 1700 W. Keene Road SSFLUM

Density: N/A

Project Manager: Bobby Howell, AICP

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD (Planned Development)	Currently vacant – proposed grocery store with commercial outparcels and multifamily development
East	“County” Institutional	“County” A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from Office to Commercial for an 18.8 acre parcel located at 1700 W. Keene Road. The parcel is currently vacant. The applicant is requesting the Small-Scale Future Land Use Amendment to potentially develop retail, medical office and fast food restaurant uses on the property. A companion rezoning from O (Office) to C-C (Community Commercial) is proposed to allow the proposed uses to be permitted uses on the subject property. A Commercial future land use designation is compatible with the proposed C-C zoning, thus the request for the future land use amendment. The proposed Commercial future land use designation is compatible with the area as property to the north and south have a

future land use designation of Mixed-Use.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: We believe the proposed project serves the goals, objectives and policies of the City.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed Development is not in conflict with the LDC.
 - Staff response: Staff has no objection.
3. Addresses a demonstrated community need;
 - Applicant's response: The project will provide retail and medical office to serve the hospital and local community.
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: The change is to allow drive thru restaurant which isn't allowed in Office. Mixed use future land use is currently already located on the north side of Keene Road.
 - Staff response: Staff has no objection.
5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.
 - Staff response: Staff has no objection.
6. Would result in a logical and orderly development pattern;
 - Applicant's response: The project would fill the last corner of this intersection with Retail/Commercial.
 - Staff response: Staff has no objection.
7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The project will be served with Potable and wastewater, as well as Ocoee-Apopka Road and Keene Road.
 - Staff response: Staff has no objection.
8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.
 - Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

As the subject property is used for non-residential purposes, school capacity is not applicable.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 18, 2023.

PUBLIC HEARING SCHEDULE:

November 14, 2023 – Planning Commission (5:30 P.M.) - continued to a date certain of December 12, 2023
December 6, 2023 – City Council (1:30 P.M.), First Reading - continued to a date certain of January 3, 2024
January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

October 24, 2023, November 22, 2023 – Poster Placed on Property
October 24, 2023, November 22, 2023 – Mailed Notices to Adjacent Property Owners
October 27, 2023, November 24, 2023 – Advertised in the Apopka Chief

DEVELOPMENT REVIEW COMMITTEE:

Recommends approval of the change in Future Land Use from Office to Commercial and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

LAND USE REPORT

RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD (Planned Development)	Currently vacant – proposed grocery store with commercial outparcels and multifamily development
East	“County” Institutional	“County” A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

LAND USE ANALYSIS

Commercial uses exist in this area of the City, and are located to the north and south of the subject property. Development must comply with the Commercial future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property is currently undeveloped and is approximately 18.8 acres in size. This future land use amendment is being requested to allow for the potential development of retail, medical office and fast food restaurant uses on the subject property. The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: No

Wekiva River Protection Area: No

Area of Critical State Concern: No

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

City of Apopka Comprehensive Plan Policies:

Future Land Use Element: Policy 3.1.i states that the 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. .

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property may be accessed from the northeast via an access easement.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service. The property currently has access to City water. City wastewater and reclaimed water are available for future connection. Additional demand can be provided by the City.

Conservation Element:

Policy 4.1 states that a habitat study is required for developments ten (10) acres or more in size. Therefore, a habitat study will be required for any proposed development on this parcel.

Land Use Calculations:

CURRENT: Office (0.3 floor area ratio)

0.3 X 18.8 Acres (818,928) square feet = 245,678 square feet of non-residential area maximum building area.

PROPOSED: Commercial (0.25 FAR maximum)

0.25 X 18.8 acres (818,928) square feet = 204,732 square feet of non-residential maximum building area

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

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Find the proposed change in Future Land Use from Office to Commercial consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Supporting documentation

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM OFFICE TO COMMERCIAL FOR CERTAIN REAL PROPERTY LOCATED AT 1700 WEST KEENE ROAD, OWNED BY M.L. CARTER SERVICES, INC., TRUSTEE OF THE CARTER-KEENE ROAD LAND TRUST, COMPRISING 18.8 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Apopka's Local Planning Agency (Planning Commission) has, in preparation of the amended version of the Apopka Comprehensive Plan, analyzed the proposed amendment pursuant to Chapter 163, Part II, F.S., found it to be consistent with the intent of the Apopka Comprehensive Plan, and held public hearings providing for full public participation.

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become

ORDINANCE NO. 3034

PAGE 2

1 effective after the state land planning agency or the Administration Commission, respectively,
2 issues a final order determining that the adopted small-scale development amendment is in
3 compliance.
4

5 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
6 _____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

1

EXHIBIT "A"

Parcel Identification Number(s): 29-21-28-0000-00-003

Location Map

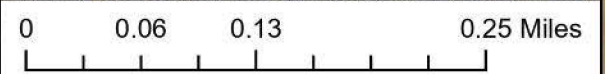


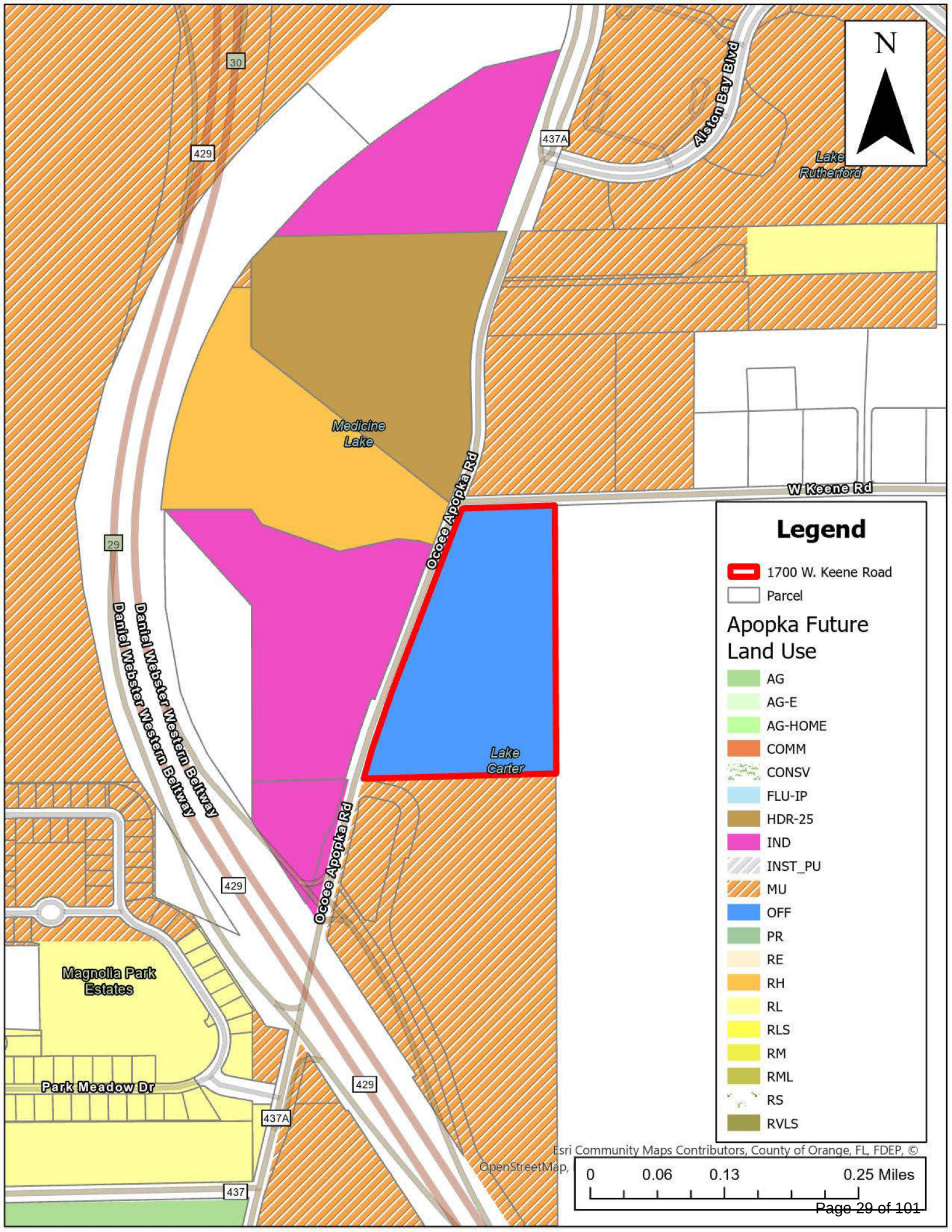


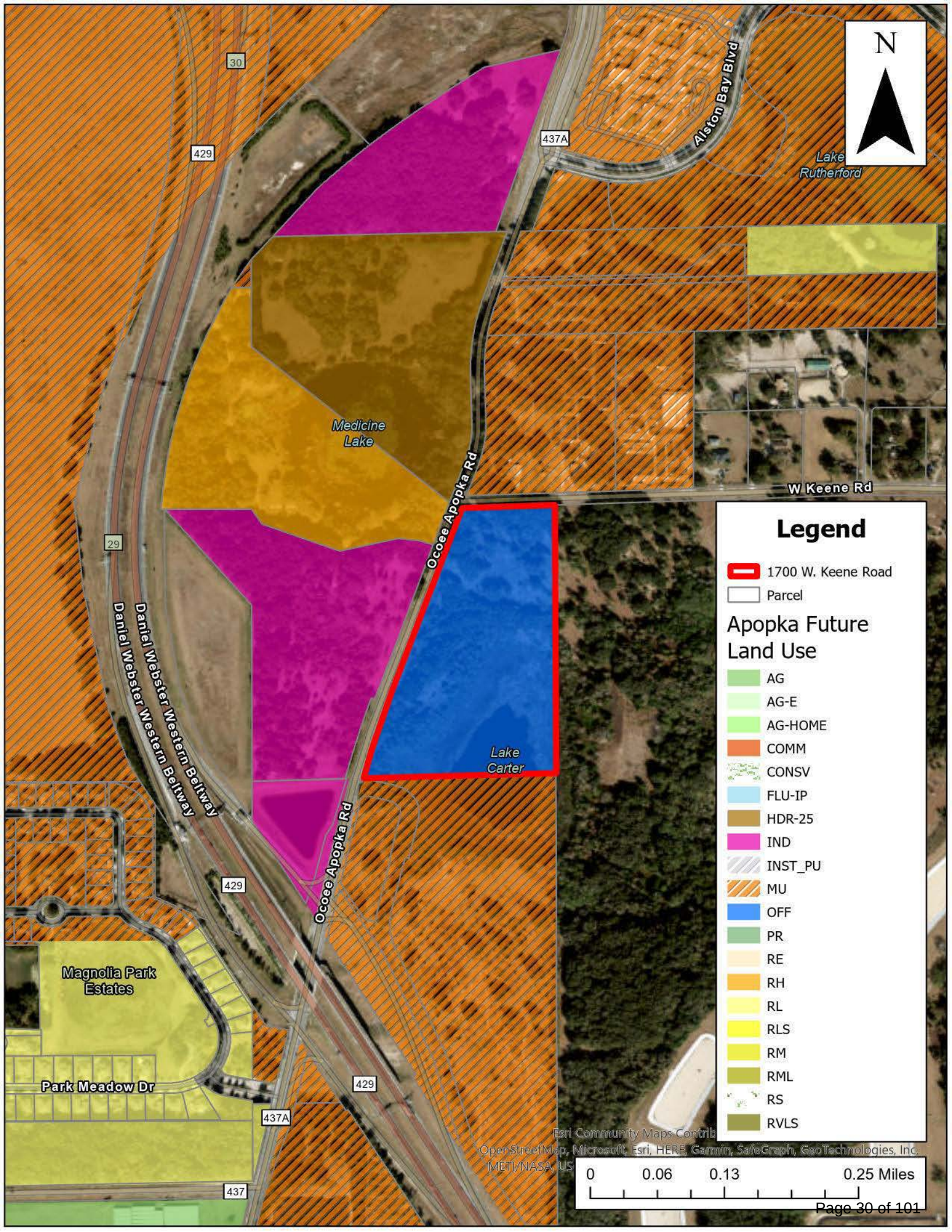
Legend

 1700 W. Keene Road

Esri Community Maps Contributor
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.
METI/NASA, US







Legend

 1700 W. Keene Road

 Parcel

Apopka Future Land Use

 AG

 AG-E

 AG-HOME

 COMM

 CONSV

 FLU-IP

 HDR-25

 IND

 INST_PU

 MU

 OFF

 PR

 RE

 RH

 RL

 RLS

 RM

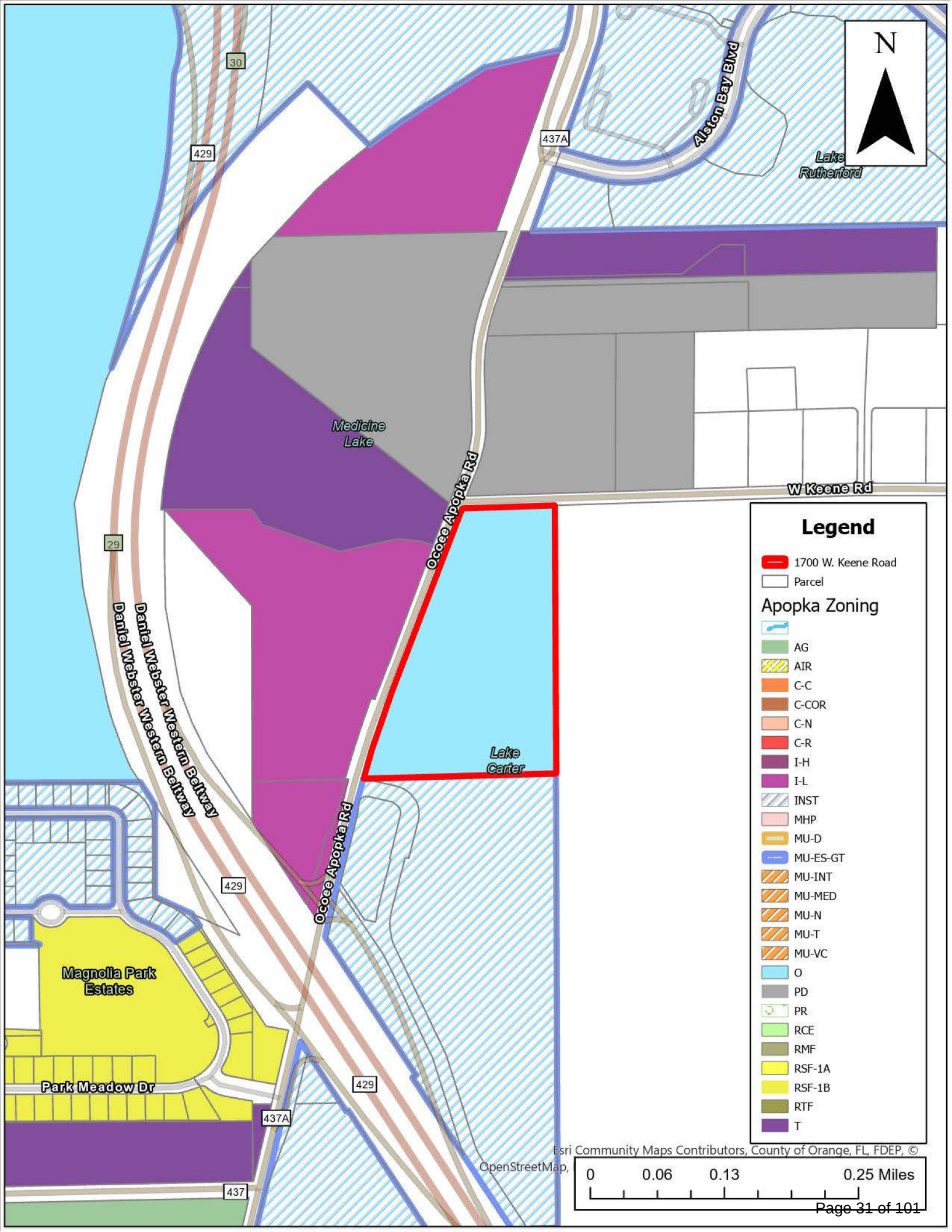
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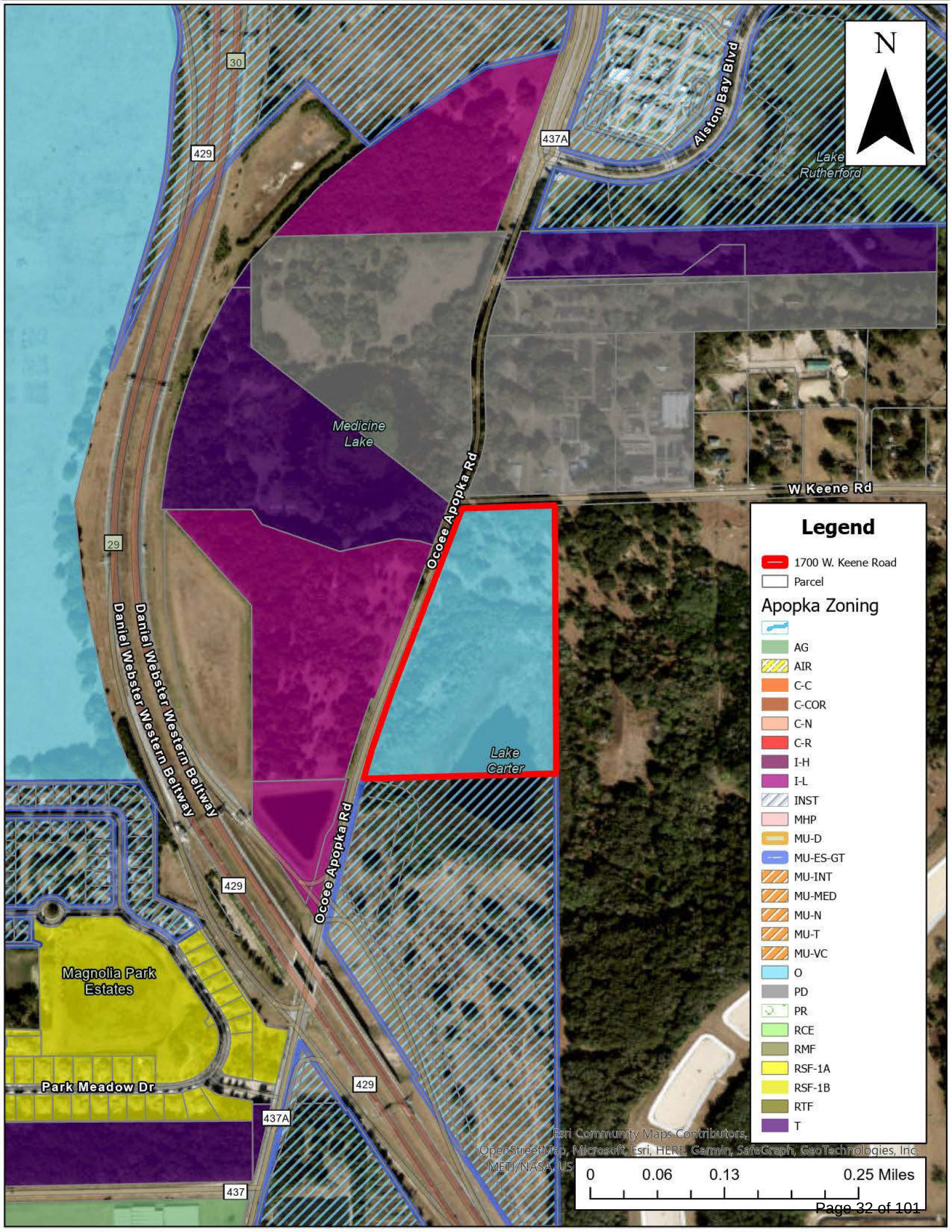
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 RVLS

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OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc.
METI/NASA, US

0 0.06 0.13 0.25 Miles







City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

1700 W. Keene Road - Rezoning

REQUEST:

Recommend approval of the Change of Zoning from O (Office) to C-C (Community Commercial) for 1700 W. Keene Road

SUMMARY:

Owner(s): M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust

Applicant(s): Bryan Potts, P.E.

Location: 1700 W. Keene Road

Project: 1700 W. Keene Road Rezoning

Density: N/A

Project Manager: Bobby Howell, AICP

ZONING REPORT:

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	PD(Planned Development)	Currently vacant - proposed grocery store with commercial outparcels and multifamily development
East	"County" Industrial	"County" A-1	Orange County Northwest Water Reclamation Facility
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore-Gateway)	Ascend Oakpointe apartments
West	Industrial	I-L (Light Industrial)	Industrial warehouse buildings

PROJECT SUMMARY:

The subject property is approximately 18.8 acres in size and is located at 1700 W. Keene Road, and is currently vacant. This application is being processed simultaneously with an application to amend the Future Land Use designation from Office to Commercial. The parcel is currently vacant. The applicant is requesting the Rezoning for the potential development of retail, medical office and fast food restaurant uses on the property. Per Land Development Code Table 4.2.2.C, Retail sales and services (with the exception of bank and other financial institution and drug store and pharmacy), and fast food restaurants are not permitted uses in the O (Office) zoning district, thus the request for the rezoning. The proposed C-C zoning district is compatible with the area as the

property to the north, located on the north side of Keene Road has a zoning of PD (Planned Development), which permits MU-ES-GT uses including fast food restaurants.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: We believe the proposed project serves the goals, objectives and policies of the City.
 - Staff response: Staff has no objection.
2. Is in conflict with any provisions of the LDC;
 - Applicant's response: The proposed Development is not in conflict with the LDC.
 - Staff response: Staff has no objection.
3. Addresses a demonstrated community need;
 - Applicant's response: The project will provide retail and medical office to serve the hospital and local community.
 - Staff response: Staff has no objection.
4. Is required by changed conditions;
 - Applicant's response: The change is to allow drive thru restaurant which isn't allowed in Office. Mixed use future land use is currently already located on the north side of Keene Road.
 - Staff response: Staff has no objection.
5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.
 - Staff response: Staff has no objection.
6. Would result in a logical and orderly development pattern;
 - Applicant's response: The project would fill the last corner of this intersection with Retail/Commercial.
 - Staff response: Staff has no objection.
7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The project will be served with Potable and wastewater, as well as Ocoee-Apopka Road and Keene Road.
 - Staff response: Staff has no objection.
8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.
 - Staff response: Staff has no objection.

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change of Zoning from O (Office) to C-C (Community Commercial), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 18, 2023.

PUBLIC HEARING SCHEDULE:

November 14, 2023 – Planning Commission (5:30 P.M.) - Continued to a date certain of December 12, 2023.
December 6, 2023 – City Council (1:30 P.M.), First Reading - Continued to a date certain of January 3, 2024
January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

October 24, 2023, November 22, 2023 – Poster Placed on Property
October 24, 2023, November 22, 2023 – Mailed Notices to Adjacent Property Owners
October 27, 2023, November 24, 2023 – Advertised in the Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Find the proposed Change of Zoning from O (Office) to C-C (Community Commercial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:

1. Rezoning supporting documentation

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM O (OFFICE) TO C-C (COMMUNITY COMMERCIAL DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 1700 WEST KEENE ROAD; OWNED BY M.L. CARTER SERVICES, INC., TRUSTEE OF THE CARTER-KEENE ROAD LAND TRUST COMPRISING 18.8 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Bryan Potts, P.E. has requested a change in zoning on said property as identified in Section I of this ordinance; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3035

PAGE 2

49
50
51
52

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

EXHIBIT "A"

Parcel Identification Number(s): 29-21-28-0000-00-003

Location Map





W Keene Rd

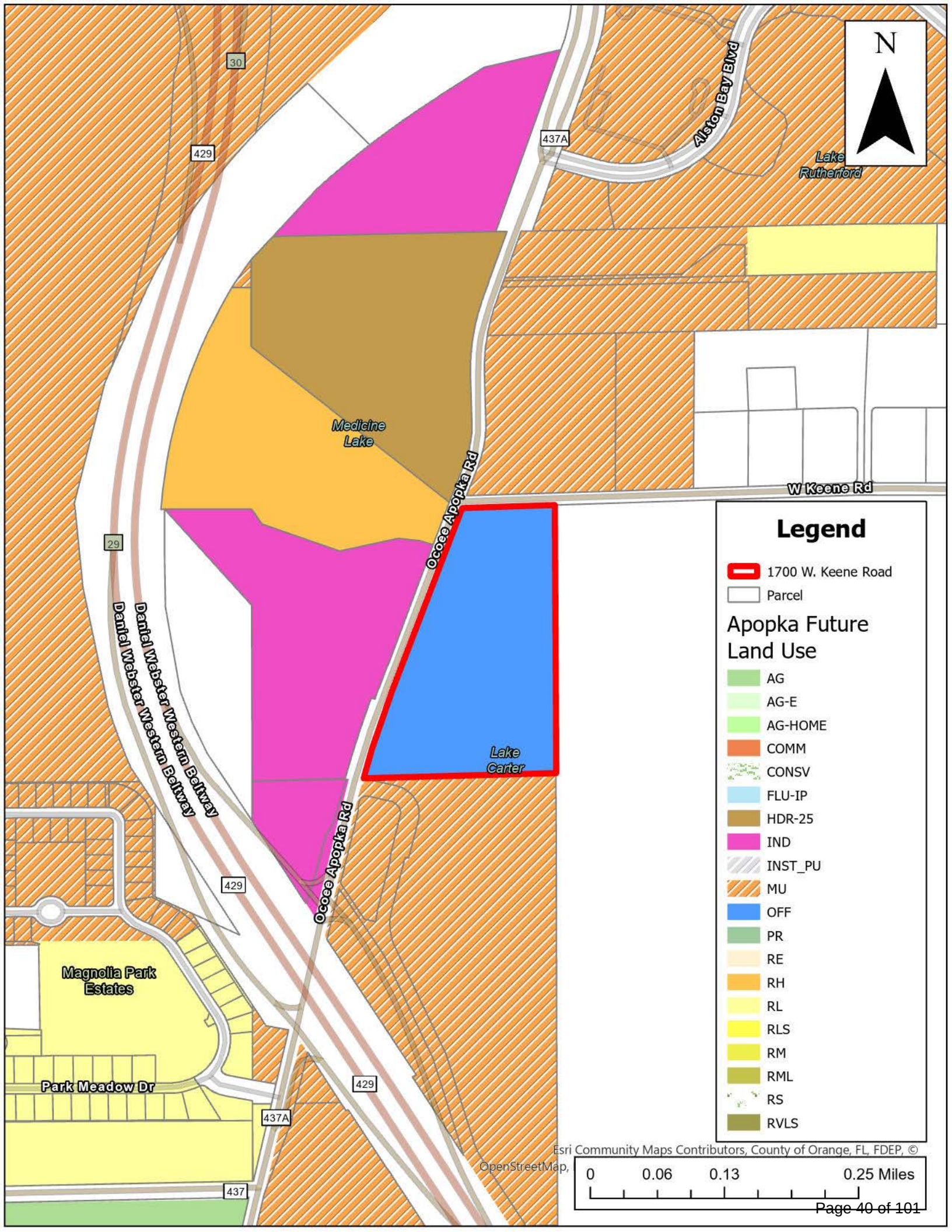
Medicine Lake

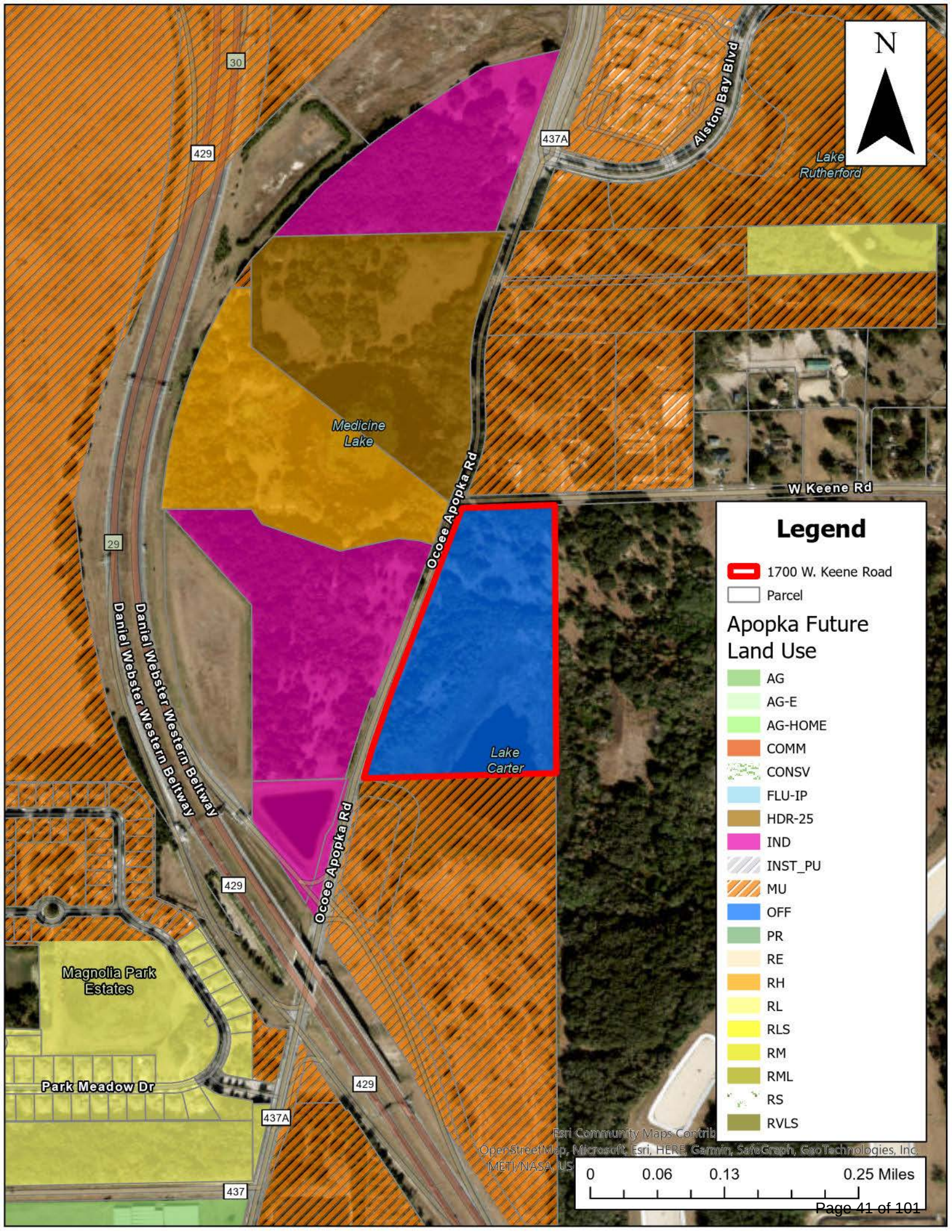
Lake Carter

Legend

 1700 W. Keene Road

0 0.06 0.13 0.25 Miles





Legend

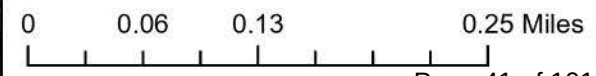
 1700 W. Keene Road

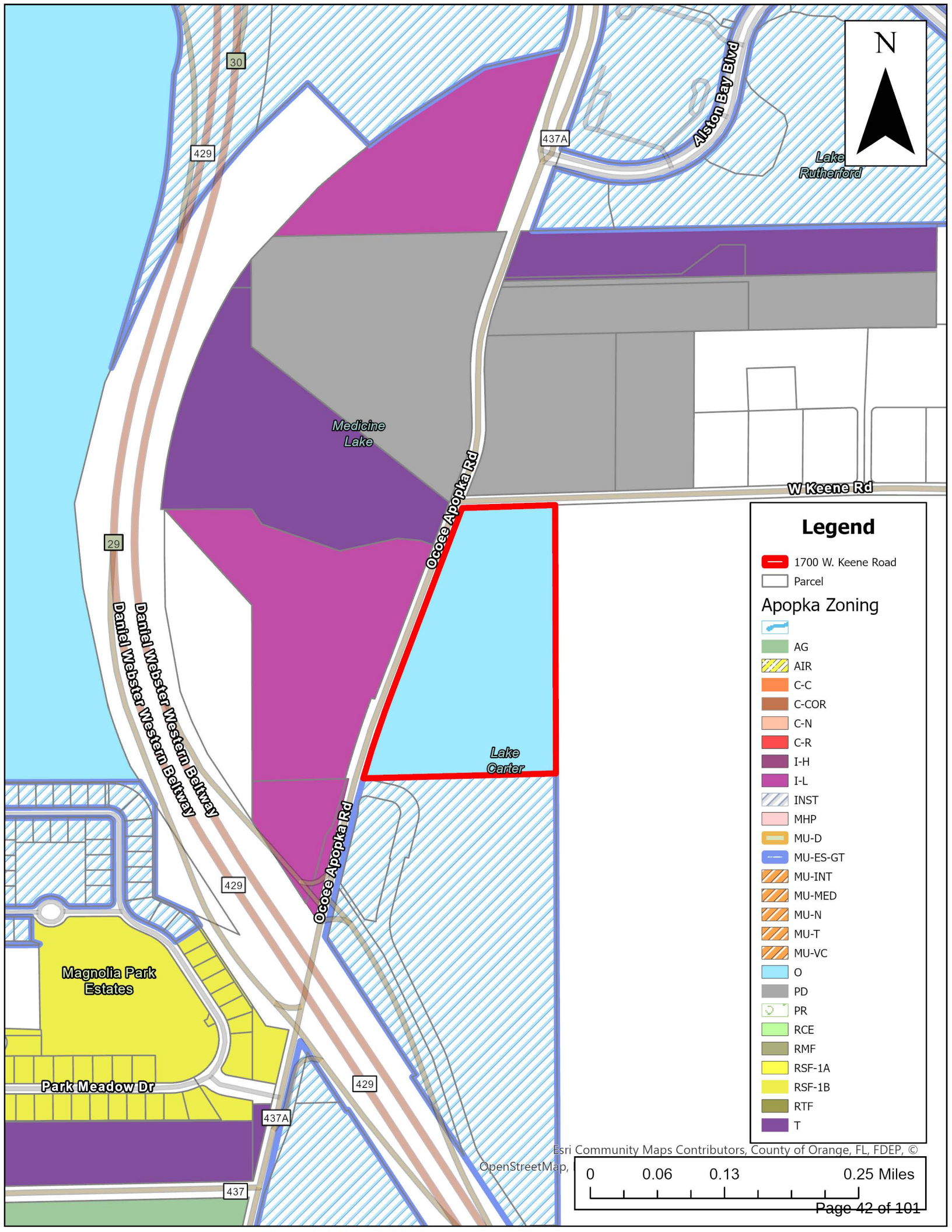
 Parcel

Apopka Future Land Use

-  AG
-  AG-E
-  AG-HOME
-  COMM
-  CONSV
-  FLU-IP
-  HDR-25
-  IND
-  INST_PU
-  MU
-  OFF
-  PR
-  RE
-  RH
-  RL
-  RLS
-  RM
-  RML
-  RS
-  RVLS

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Lake Rutherford

Medicine Lake

Ocoee Apopka Rd

W Keene Rd

29

Daniel Webster Western Beltway

429

Ocoee Apopka Rd

429

437A

437

Magnolia Park Estates

Park Meadow Dr

Lake Carter

Legend

1700 W. Keene Road

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L



INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T



MU-VC



O



PD



PR



RCE



RMF



RSF-1A



RSF-1B

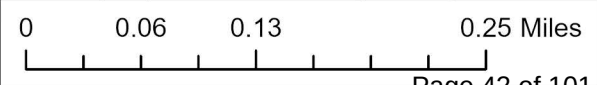


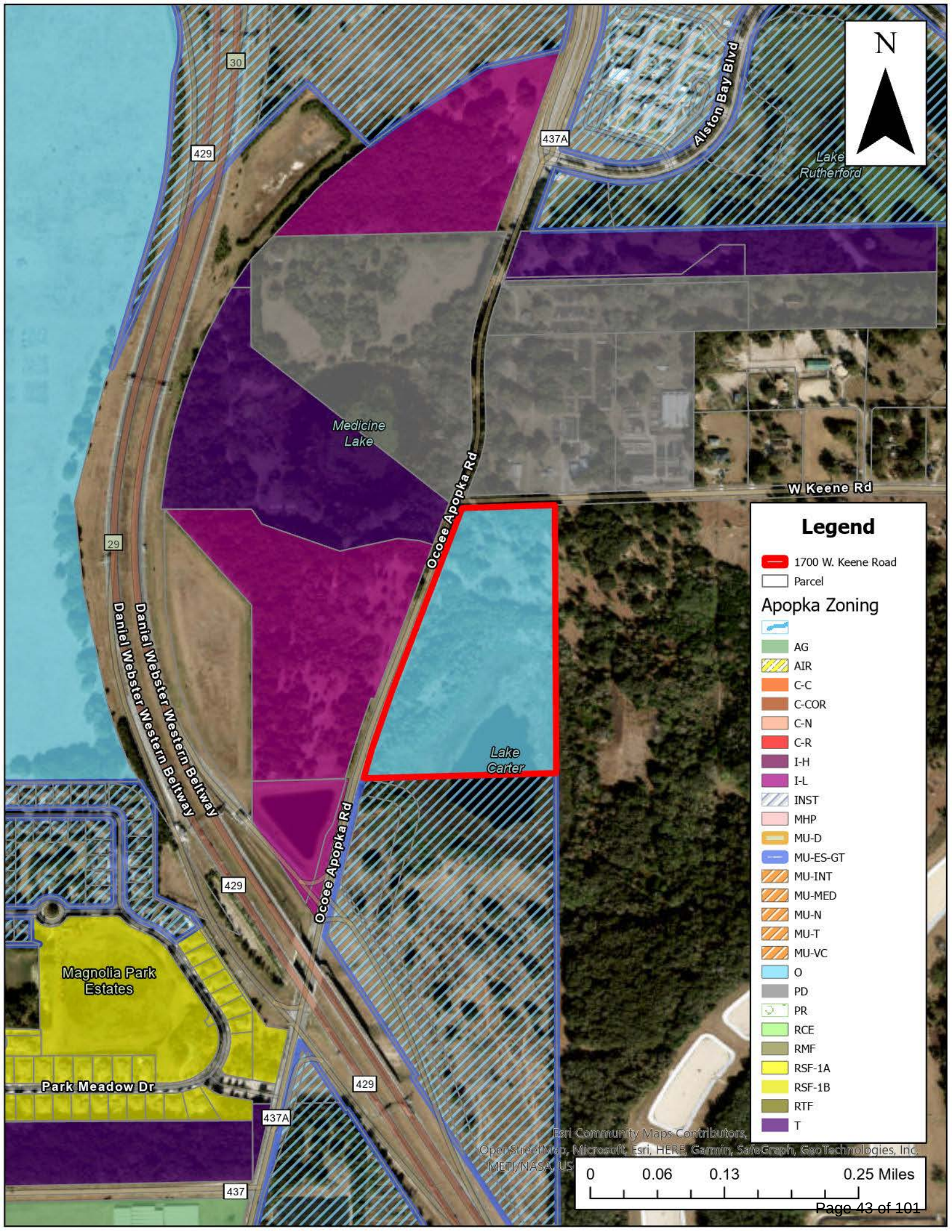
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OpenStreetMap,





Lake Rutherford

W Keene Rd

Legend

1700 W. Keene Road

Parcel

Apopka Zoning



AG



AIR



C-C



C-COR



C-N



C-R



I-H



I-L

INST



MHP



MU-D



MU-ES-GT



MU-INT



MU-MED



MU-N



MU-T



MU-VC



O



PD



PR



RCE



RMF



RSF-1A



RSF-1B

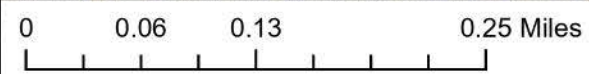


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METI/NASA, US





City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 4.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

1240 Ustler Road - Small-Scale Future Land Use Amendment

REQUEST:

Recommend approval of the Future Land Use Map Amendment from In Progress to Residential Very Low Suburban for 1240 Ustler Road.

SUMMARY:

Owner(s): Mark Gilman and Kamoltip Norrasing

Applicant: Andrew Hamilton

Parcel Identification Number(s): 34-20-28-9550-00-200

Location: 1240 Ustler Road

Existing Future Land Use: Transitional (Maximum Density 0.4 du/acre)

Proposed Future Land Use: Residential Very Low Suburban (Maximum Density 2 du/ac)

Existing Use(s): Single Family Residence

Existing Zoning: T (Transitional)

Tract Size: 5.068 +/- Acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from In Progress to Residential Very Low Suburban for a 5.068 acre parcel located at 1240 Ustler Road. The parcel currently has one single family residence that is vacant. The applicant is requesting the Small-Scale Future Land Use

Amendment to potentially develop one single family residence on the property, and to demolish the existing single-family residence. A companion rezoning from T (Transitional) to RCE (Residential County Estate) is proposed to allow the proposed uses to be permitted uses on the subject property. Residential Very Low Suburban future land use designation is compatible with the proposed RCE zoning, thus the request for the future land use amendment. The proposed Residential Very Low Suburban future land use designation is compatible with the surrounding area as properties to the north and south have a future land use designations of Residential Low Suburban, and In Progress. Per Objective 10 Future Land Use Element of the Apopka Comprehensive Plan, all new development within the Wekiva River Protection Area shall be Very Low Suburban Residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources. Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed zoning amendment matches the goals of the comprehensive plans and all other applicable city-adopted plans.
 - Staff response: Staff is in agreement as the property has not had a proper future land use designation and zoning since it was annexed into the City.
2. Is in conflict with any portion of the LDC;
 - Applicant's response: The proposed amendment is not in conflict with the LDC.
 - Staff response: Staff is in agreement as the property will receive a proper future land use designation and all future development will be required to be in compliance with all applicable requirements of the Residential Very Low Suburban future land use category if the small-scale future land use amendment is approved.
3. Addresses a demonstrated community need;
 - Applicant's response: The proposed zoning of the property for residential use matches a need for additional residential development.
 - Staff response: Staff does not object.
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object.
5. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object, the property will receive a proper future land use designation if the small-scale future land use amendment is approved.
6. Would not adversely affect the property values of the area;

- Applicant's response: The proposed use would positively affect the property values of the area and not adversely affect them.
 - Staff response: Staff does not object. The applicant has indicated they plan on the future construction of a single-family residence on the property.
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;
- Applicant's response: The proposed use would be adequately served by existing public facilities.
 - Staff response: Staff does not object.
8. Would not result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- Applicant's response: The proposed use would not result in significantly adverse impacts of the environment.
 - Staff response: Staff does not object. The property is located within the Wekiva Protection Area. Per Objective 10 of the Future Land Use Element of the Comprehensive Plan, development is limited to no more than 2 units per acre.

Development Review Committee:

Recommends approval of the change in Future Land Use from In Progress to Residential Very Low Suburban and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level, and is deficient by 0.399 seats. The project, based on its location, is served by the following schools: Rock Springs Elementary, Apopka Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 12, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)

January 3, 2024 – City Council (1:30 P.M.), First Reading

January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

November 21, 2023 – Poster Placed on Property

November 27, 2023 – Mailed Notices to Adjacent Property Owners

December 1, 2023 – Advertised in the Apopka Chief

LAND USE REPORT

1. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

LAND USE ANALYSIS

The subject property is located in the northeast portion of the Joint Planning Area in the Wekiva River Protection Area. Residential Very Low Suburban parcels exist in the northeast area of the City, and Residential Low Suburban parcels are located to the north and south of the subject property. Development must comply with the Residential Very Low Suburban future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property currently has an existing single-family residence that is vacant and is approximately 5.068 acres in size. This future land use amendment is being requested to allow for the potential development of one single family residence with a detached garage on the subject property. The parcel is not located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: No
Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from In Progress to Residential Very Low Suburban is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) High schools
- 3) Supporting infrastructure and public facilities of two acres or more
- 4) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Objective 10, Policy 10.1, 10.2, and 10.3 of the Comprehensive Plan states that “all new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources. The subdivisions of land which interfere with the required setbacks of protection zones pursuant to s. 373.415 F.S. shall be prohibited. The density/intensity of any development on parcels of property adjacent to the waterways or wetlands of the Wekiva River System shall be concentrated on those parcels farthest from waterways, wetlands or public lands. Upon annexation, Future Land Use designations of properties within the Wekiva River Protection Area shall be consistent with the established Orange County’s intensity or density and allowable use shall be consistent with those allowed by the Orange County Comprehensive Plan. City Land Use amendments shall not exceed the intensity or density upon annexation.”

Transportation Element:

Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property already has existing access from Ustler Road.

Infrastructure Element:

Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City’s wastewater and water systems as well as the City’s solid waste collection service.

Conservation Element:

A habitat study will not be required as the development is less than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – in Progress (no density)
0 DU X 5.068 ac = 0 dwelling units

PROPOSED: Residential Very Low Suburban (2 dwelling Units Per Acre)
2 DU X 5.068 ac = 10 dwelling units

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

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

Attachments:

- Maps

- Ordinance Number 3036

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Find the proposed Change of Zoning from In Progress to Residential Very Low Suburban, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Supporting Documents - 1240 Ustler Road Small Scale Future Land Use

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM IN PROGRESS TO RESIDENTIAL VERY LOW SUBURBAN FOR CERTAIN REAL PROPERTY LOCATED AT 1240 USTLER ROAD; OWNED BY MARK GILMAN AND KAMOLTIP NORRASING, COMPRISING 5.068 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City of Apopka's Local Planning Agency (Planning Commission) has, in preparation of the amended version of the Apopka Comprehensive Plan, analyzed the proposed amendment pursuant to Chapter 163, Part II, F.S., found it to be consistent with the intent of the Apopka Comprehensive Plan, and held public hearings providing for full public participation.

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become

ORDINANCE NO. 3036

PAGE 2

1 effective after the state land planning agency or the Administration Commission, respectively,
2 issues a final order determining that the adopted small-scale development amendment is in
3 compliance.

4
5 ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
6 _____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Sheppard, City Attorney

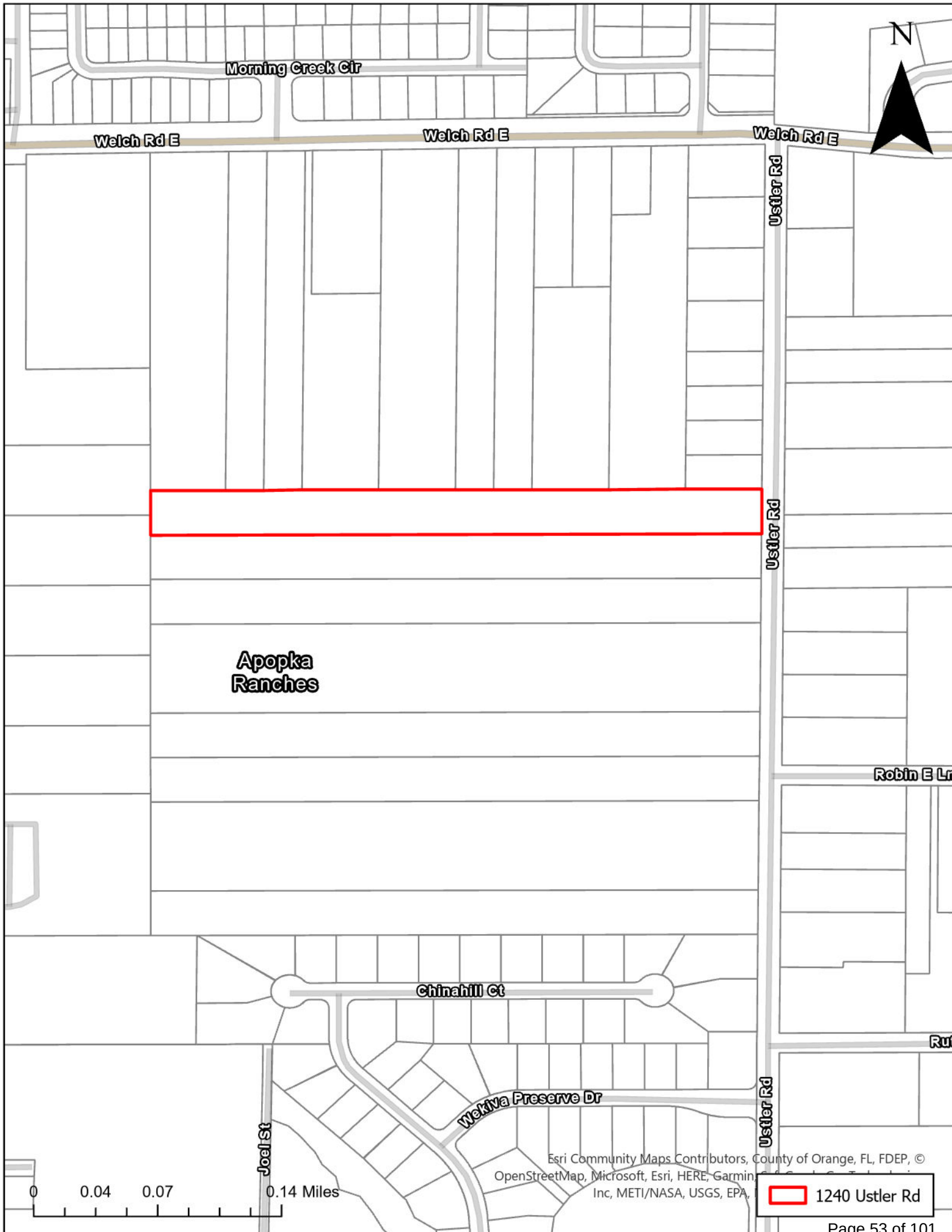
DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

1

EXHIBIT "A"
Parcel Identification Number(s): 34-20-28-9550-00-200

Location Map





N

Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

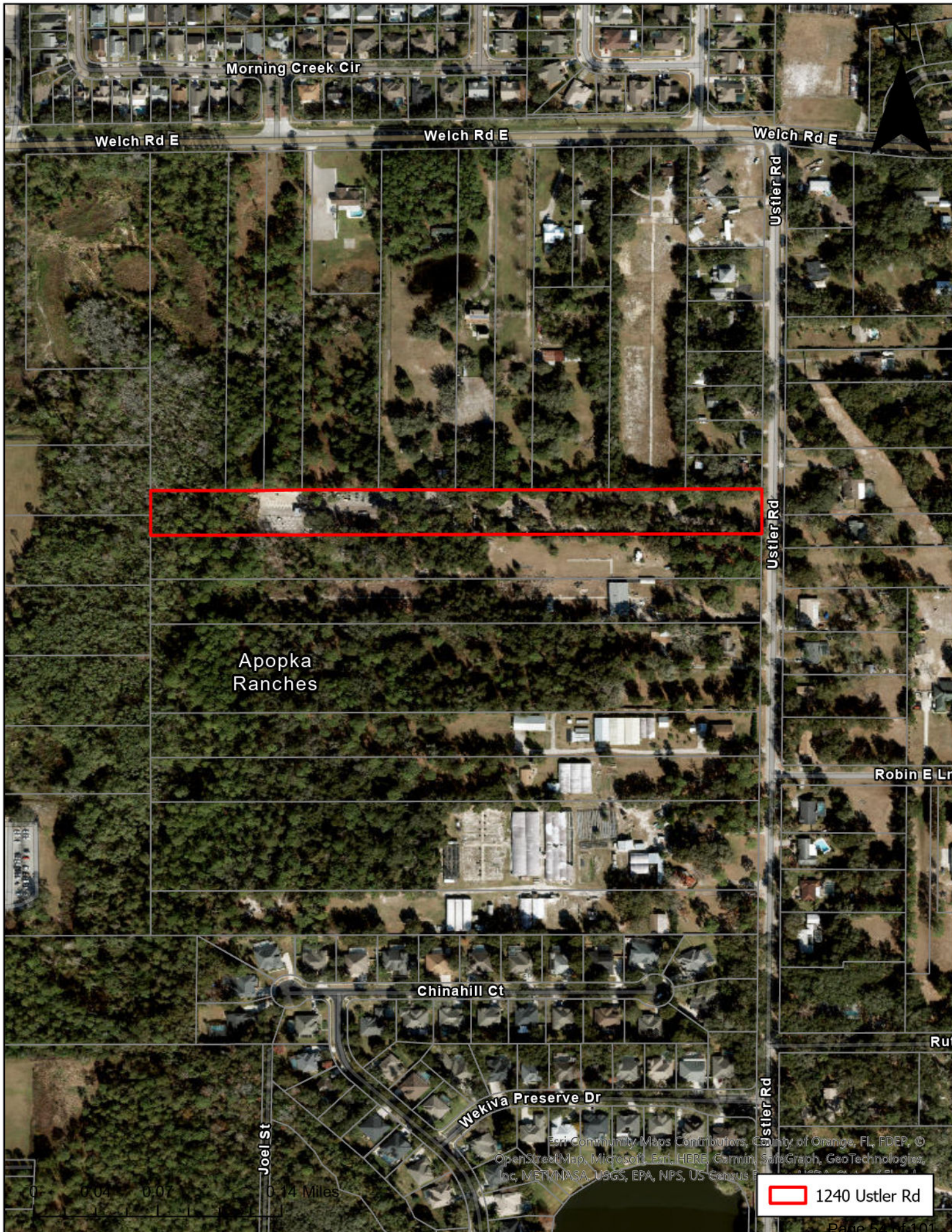
Joel St

Ustler Rd

Ruf

0 0.04 0.07 0.14 Miles

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, Inc, METI/NASA, USGS, EPA,
 1240 Ustler Rd



Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

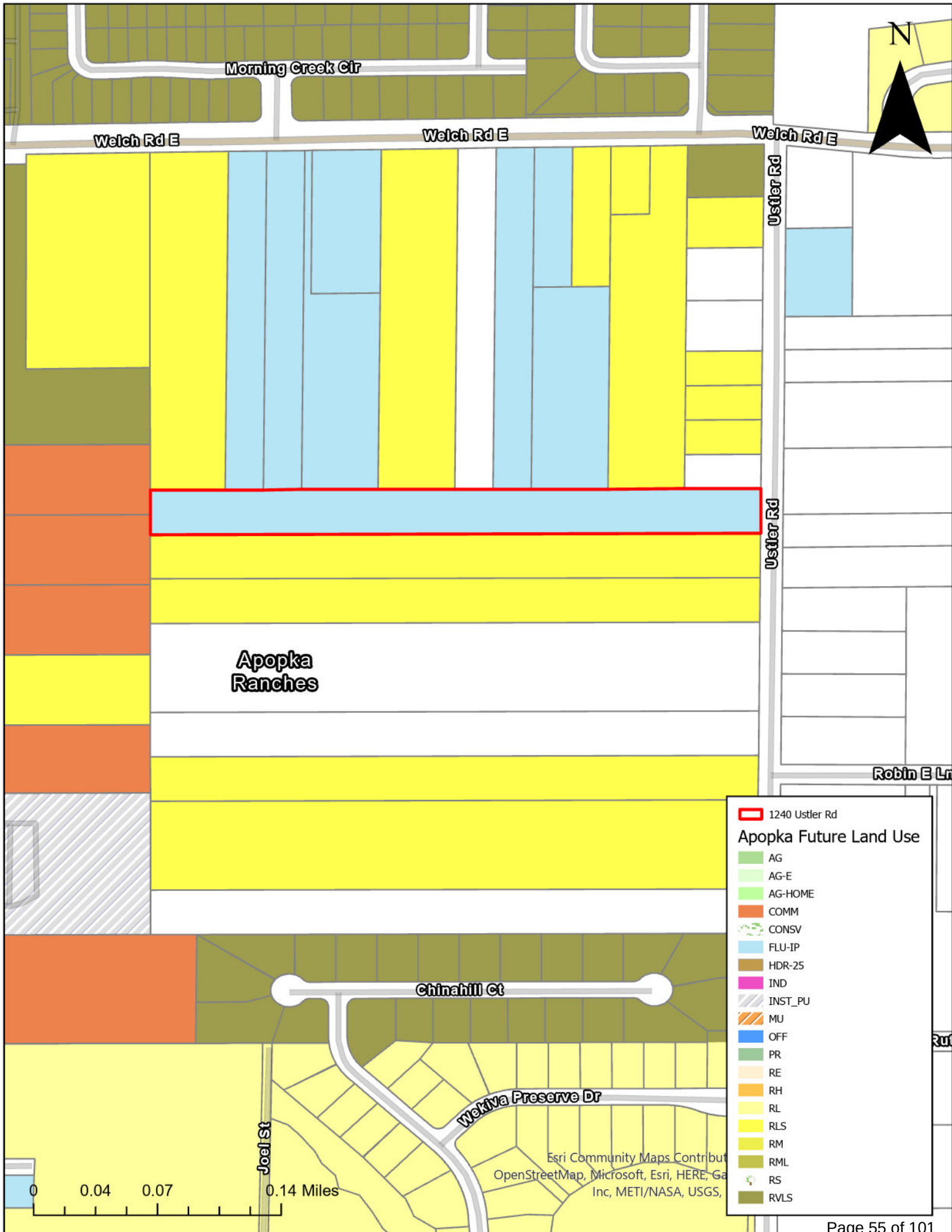
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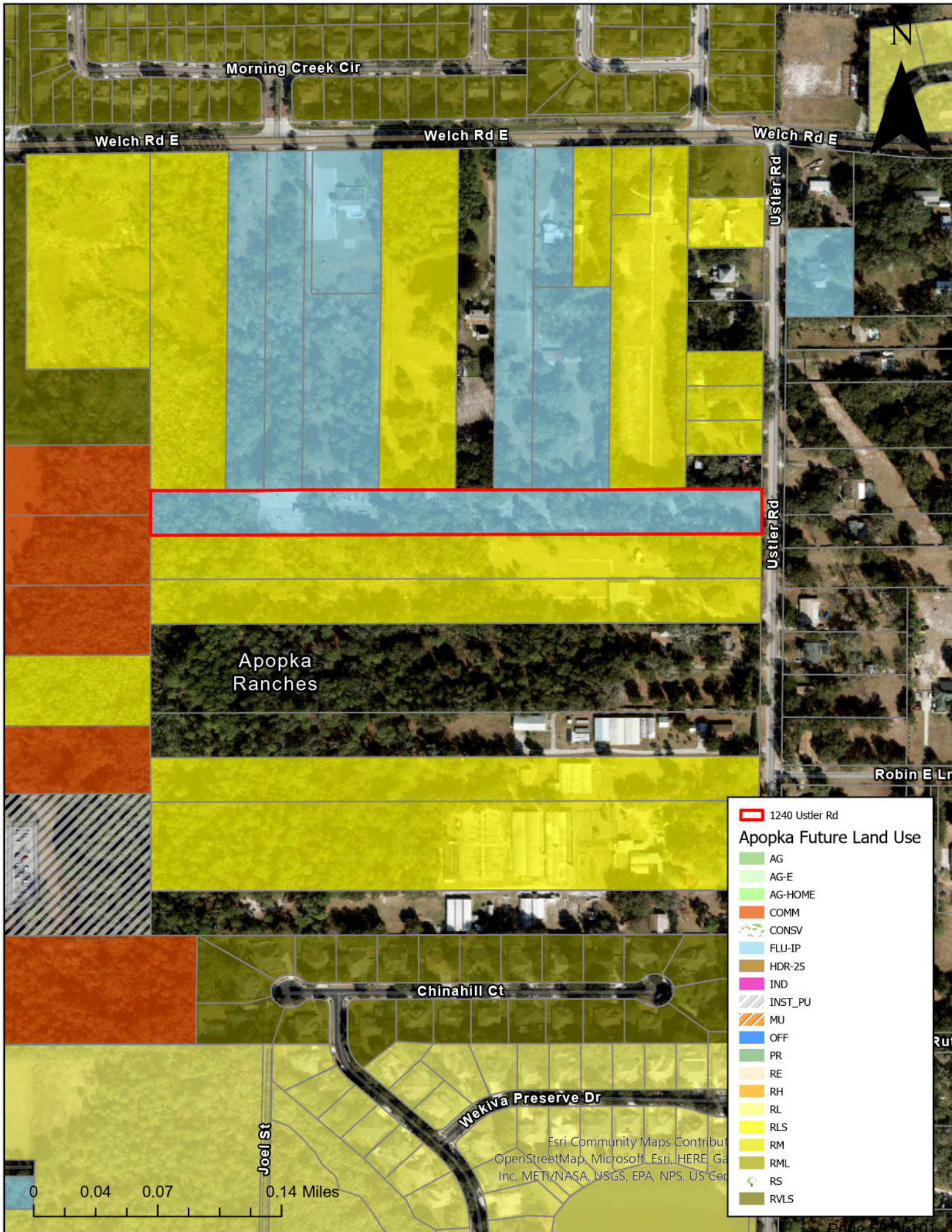
Ustler Rd

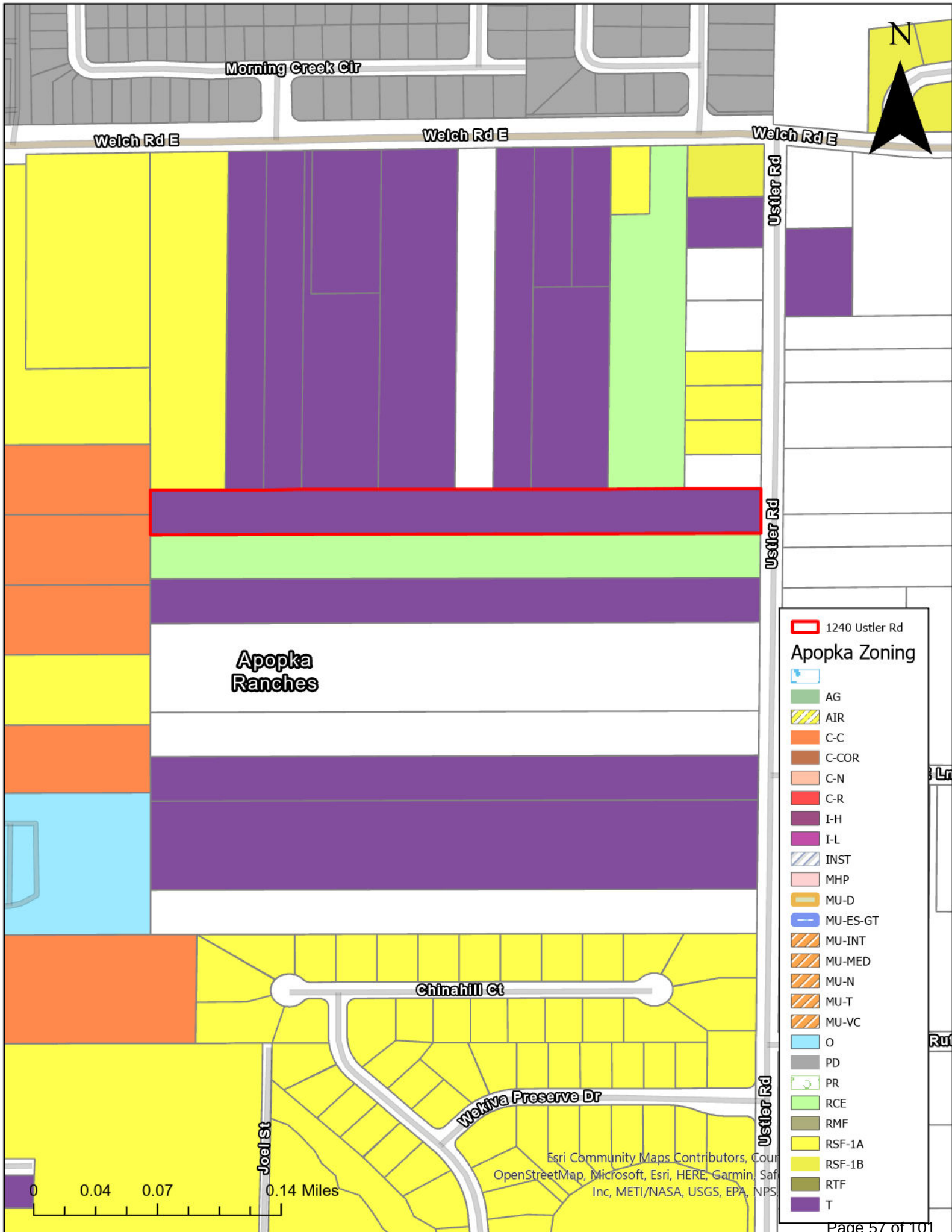
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 1240 Ustler Rd











City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 5.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

1240 Ustler Road - Rezoning

REQUEST:

Recommend approval of the Change of Zoning from T (Transitional) to RCE (Residential County Estate) for 1240 Ustler Road.

SUMMARY:

Owner(s): Mark Gilman and Kamoltip Norrasing

Applicant: Andrew Hamilton

Parcel Identification Number(s): 34-20-28-9550-00-200

Location: 1240 Ustler Road

Existing Future Land Use: Transitional (Maximum 0.4 du/acre)

Proposed Future Land Use: Residential Very Low Suburban (Maximum 2 du/ac)

Existing Use(s): Single Family Residence

Existing Zoning: T (Transitional)

Tract Size: 5.068 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban, In Progress	T, RCE, RSF-1A (Transitional/Residential County Estate, Residential Single-Family Estate)	Single family residences, and vacant parcels
East	N/A	N/A	Ustler Road Right of Way
South	Residential Low Suburban	RCE (Residential Country Estate)	Vacant
West	Commercial	C-C (Community Commercial)	Vacant

PROJECT SUMMARY:

The subject property is approximately 5.068 acres in size and is located at 1240 Ustler Road. The subject property is currently the location of a single-family residence that is vacant. This application is being processed simultaneously with an application to amend the Future Land Use designation from Transitional to Residential Very Low Suburban. The applicant is requesting the Rezoning for the approval of developing one single family residence with a detached garage in addition to one future modular or single-family home on the property. According to the applicant, the existing single-family residence will be demolished. The proposed RCE zoning is compatible with the area as the property to the south adjacent properties to the north have a zoning designation of RCE.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
 - Applicant's response: The proposed zoning amendment matches the goals of the comprehensive plans and all other applicable city-adopted plans.
 - Staff response: Staff is in agreement as the property has not had a proper future land use designation and zoning since it was annexed into the City.
2. Is in conflict with any portion of the LDC;
 - Applicant's response: The proposed amendment is not in conflict with the LDC.
 - Staff response: Staff is in agreement as the property will receive a proper zoning designation and all future development will be required to be in compliance with all applicable requirements of the RCE zoning district if the rezoning amendment is approved.
3. Addresses a demonstrated community need;
 - Applicant's response: The proposed zoning of the property for residential use matches a need for additional residential development.
 - Staff response: Staff does not object.
4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object.
5. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed use would result in a logical and orderly development pattern.
 - Staff response: Staff does not object, the property will receive a proper zoning designation if the rezoning amendment is approved.
6. Would not adversely affect the property values of the area;
 - Applicant's response: The proposed use would positively affect the property values of the area and not adversely affect them.

- Staff response: Staff does not object. The applicant has indicated they plan on the future construction of a single-family residence on the property.
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;
- Applicant's response: The proposed use would be adequately served by existing public facilities.
 - Staff response: Staff does not object.
8. Would not result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- Applicant's response: The proposed use would not result in significantly adverse impacts of the environment.
 - Staff response: Staff does not object. The property is located within the Wekiva Protection Area. Per Objective 10 of the Future Land Use Element of the Comprehensive Plan, development is limited to no more than 2 units per acre.

SCHOOL CAPACITY REPORT:

Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level and is deficient by 0.399. The project, based on its location, is served by the following schools: Rock Springs Elementary, Apopka Middle, and Apopka High School.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on September 12, 2023.

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)

January 3, 2024 – City Council (1:30 P.M.), First Reading

January 17, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

Apopka Chief – December 1, 2023

Mailed notices to adjacent property owners; Posters placed on property – November 27, 2023

DEVELOPMENT REVIEW COMMITTEE (DRC):

Recommends approval of the Change of Zoning from T (Transitional) to RCE (Residential County Estate), finding the proposed change consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:

- Maps (PDF)
- Ordinance Number 3037

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Find the proposed Change of Zoning from T (Transitional) to RCE (Residential County Estate), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Supporting Documents - 1240 Ustler Road Rezoning

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RCE (RESIDENTIAL COUNTRY ESTATE), FOR CERTAIN REAL PROPERTY LOCATED AT 1240 USTLER ROAD; OWNED BY MARK GILMAN AND KAMOLTIP NORRASING, COMPRISING 5.068 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Andrew Hamilton, has requested a change in zoning on said property as identified in Section I of this ordinance; and

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ORDINANCE NO. 3037

PAGE 2

49
50
51
52

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this
____ day of _____, 2024.

READ FIRST TIME:

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

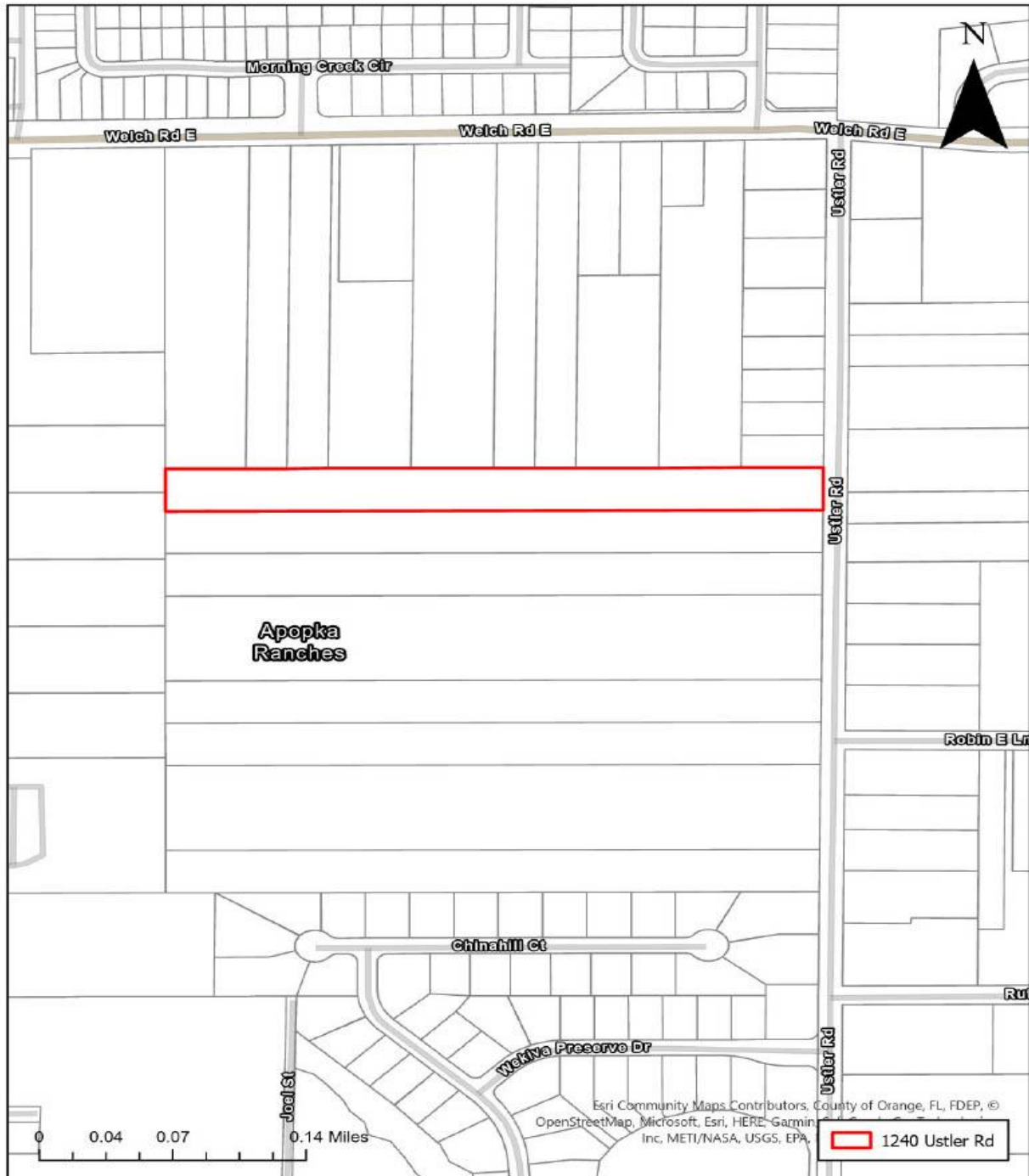
Cliff Sheppard, City Attorney

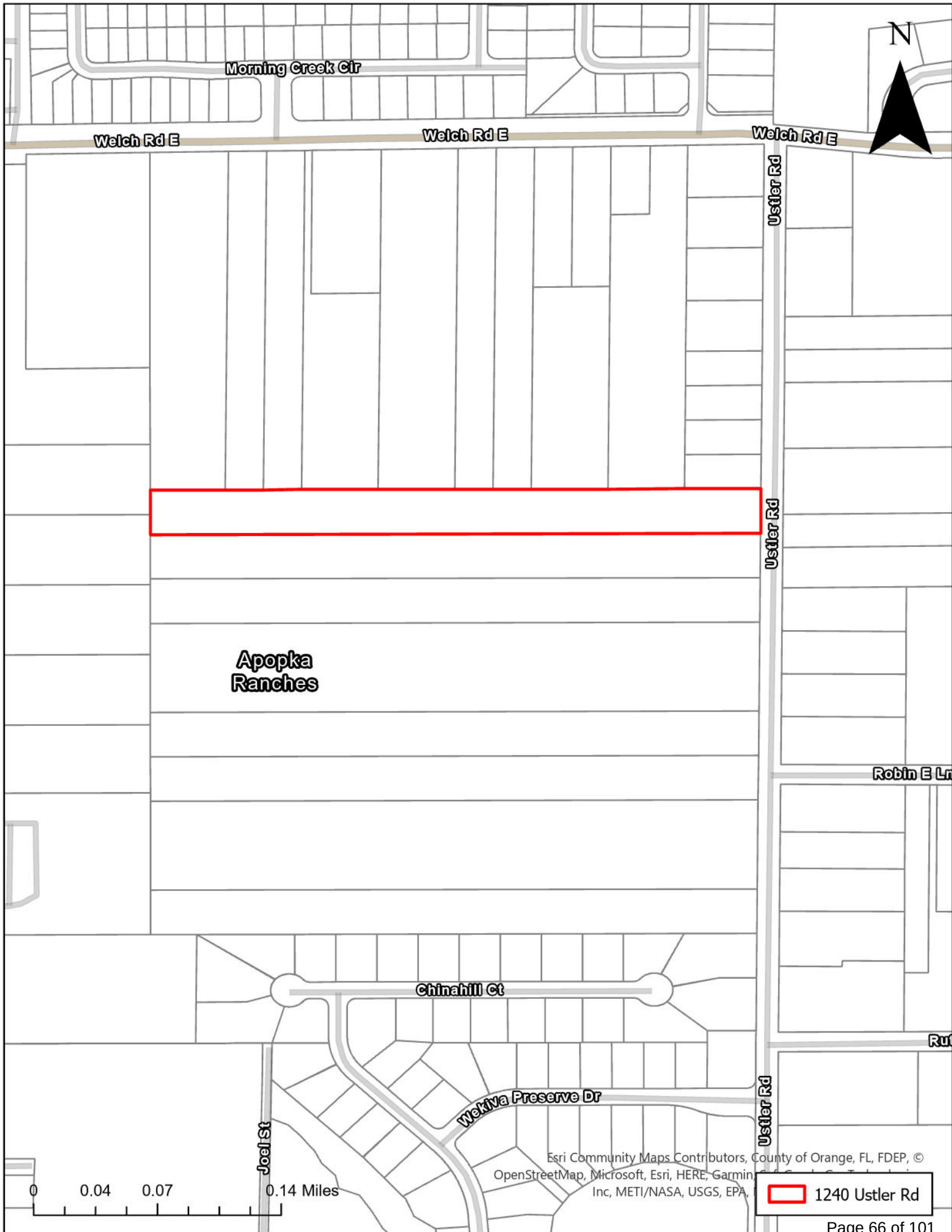
DULY ADVERTISED FOR PUBLIC HEARING: December 1, 2023

EXHIBIT "A"

Parcel Identification Number(s): 34-20-28-9550-00-200

Location Map





N

Morning Creek Cir

Welch Rd E

Welch Rd E

Welch Rd E

Ustler Rd

Ustler Rd

Apopka
Ranches

Robin E Ln

Chinahill Ct

Wekiva Preserve Dr

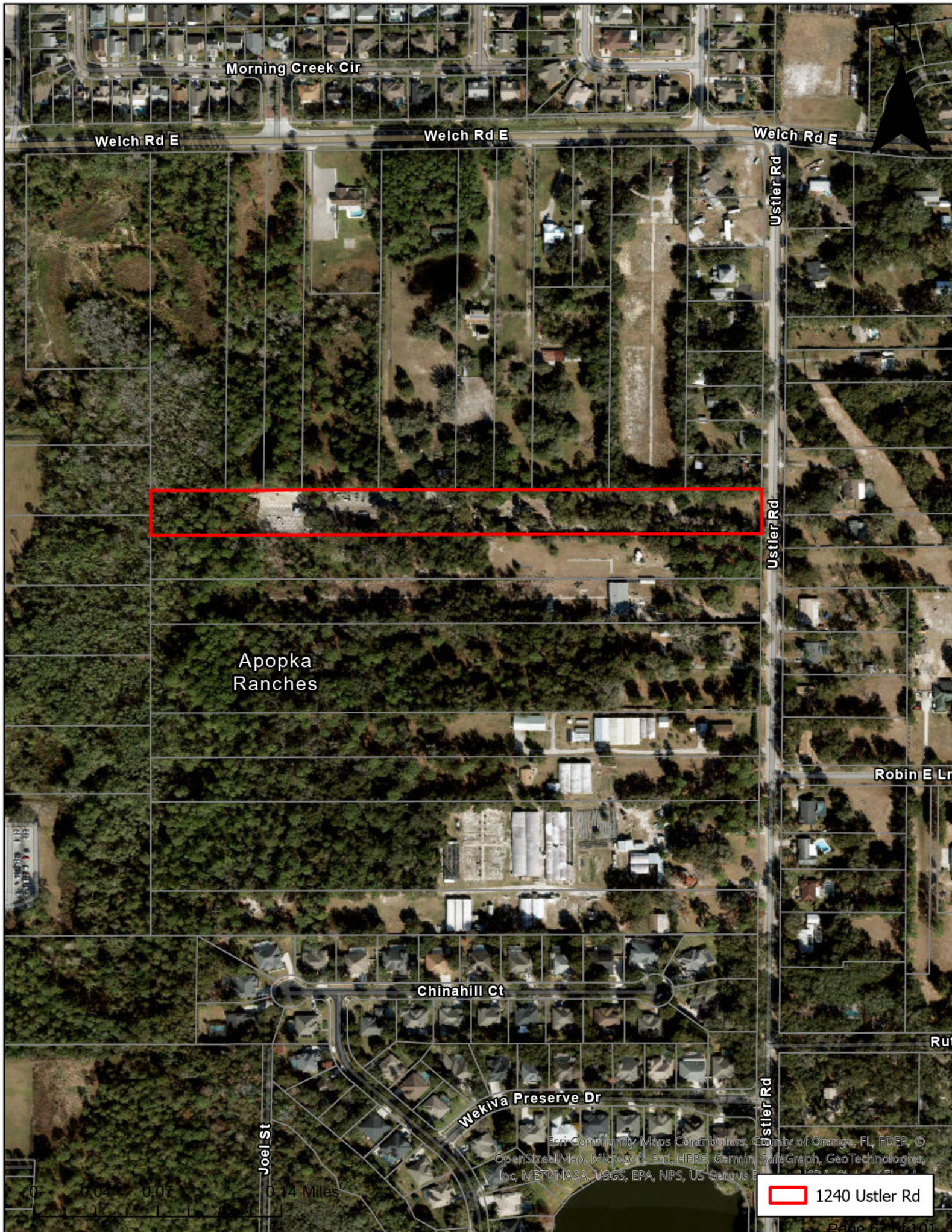
Joel St

Ustler Rd

Ruf

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Inc, METI/NASA, USGS, EPA,

1240 Ustler Rd



Morning Creek Cir

Welch Rd E

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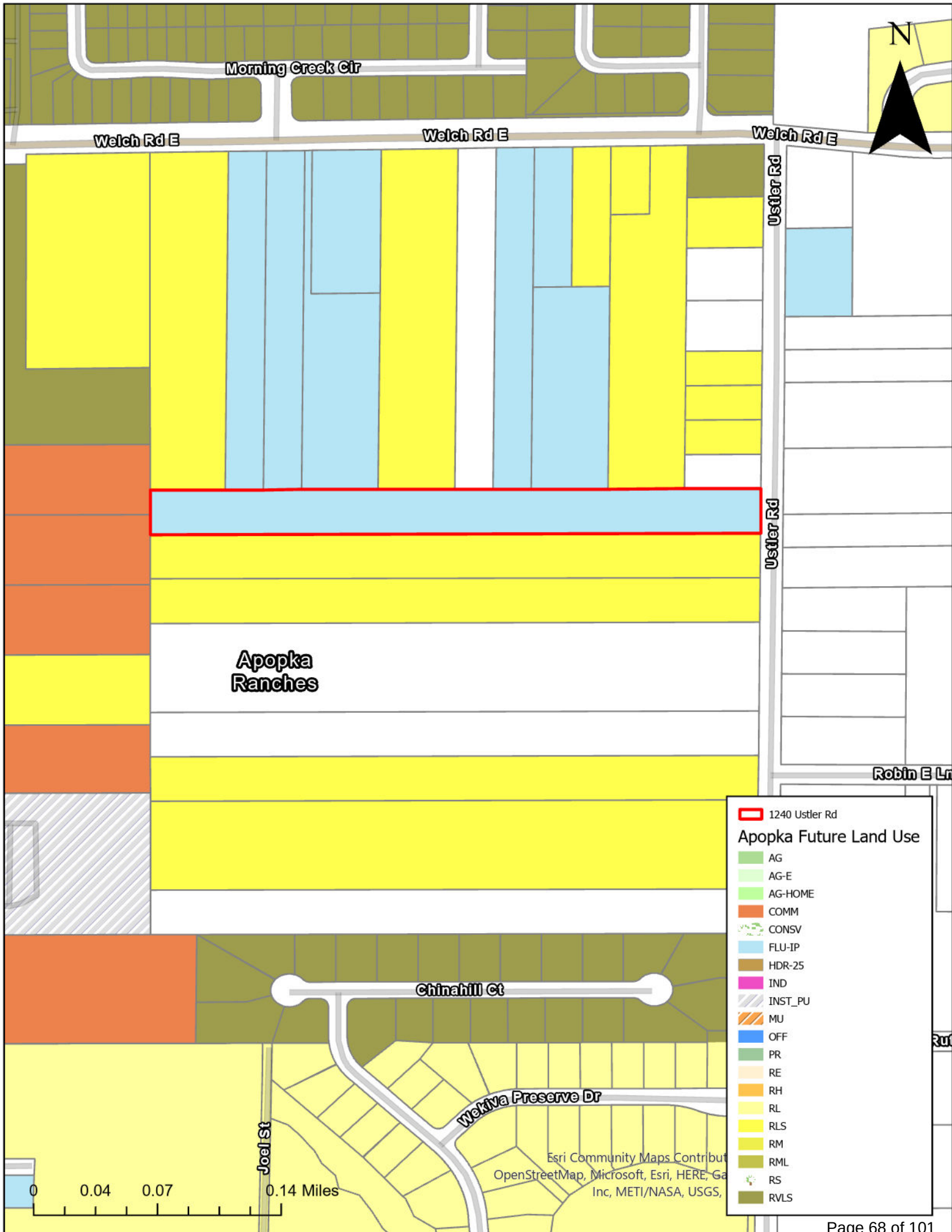
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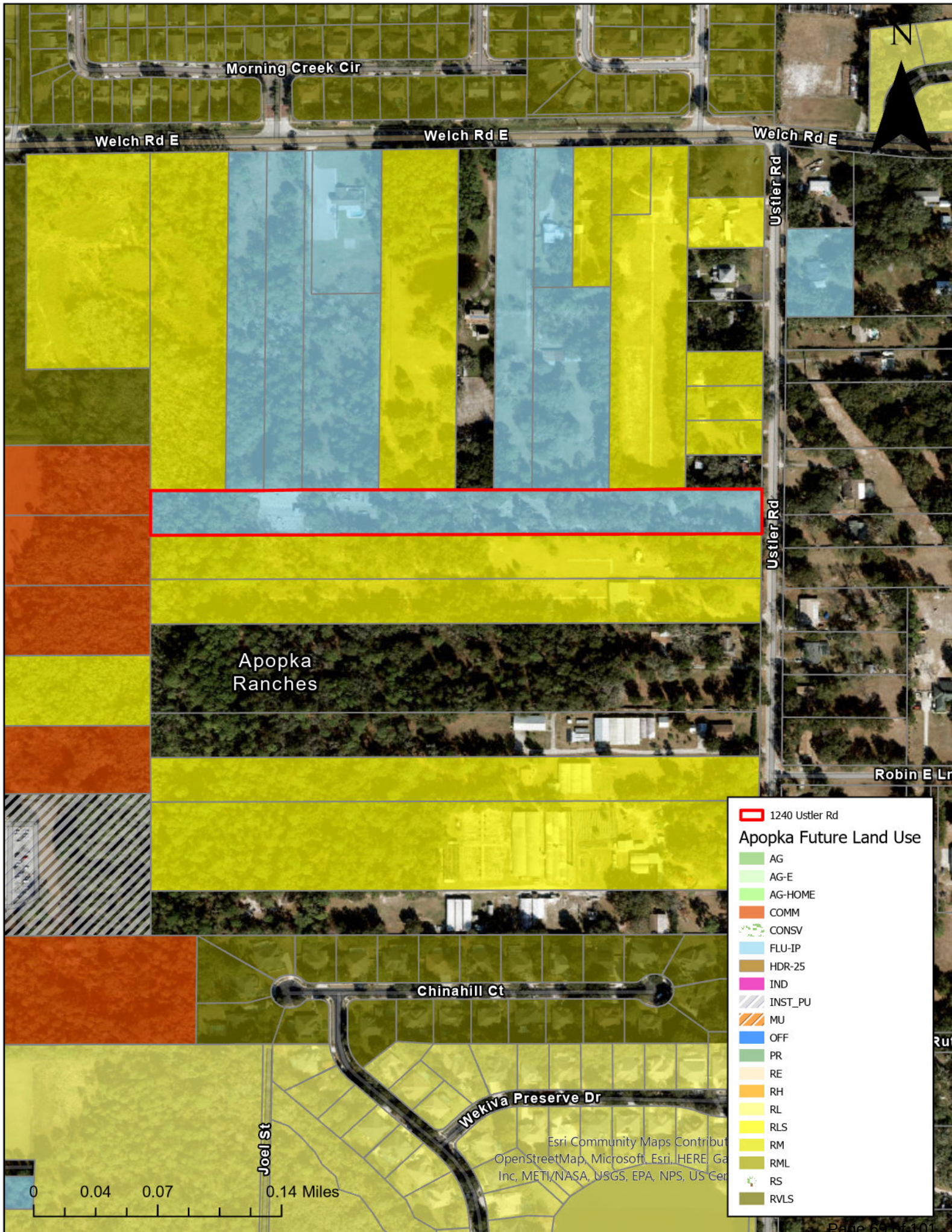
Ustler Rd

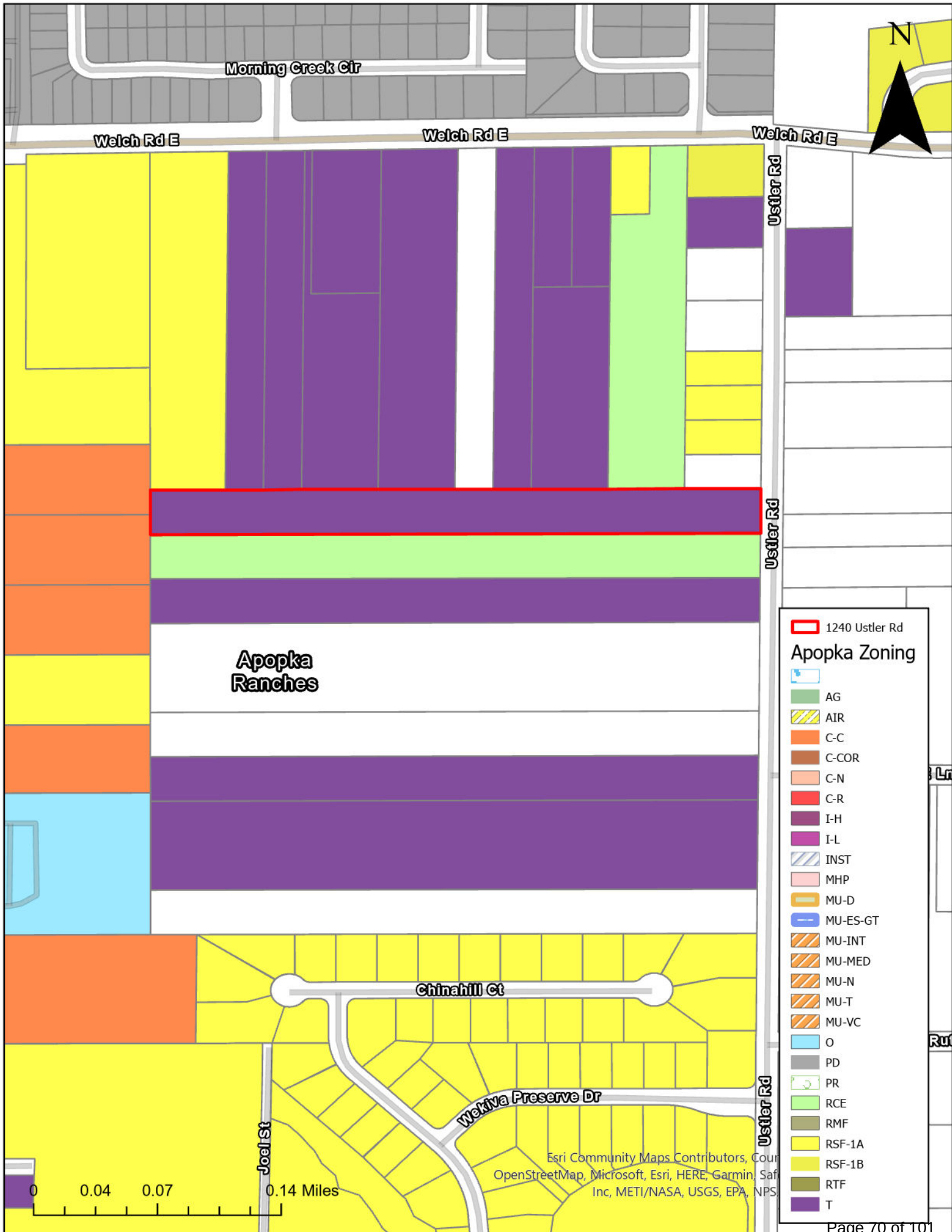
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1240 Ustler Rd











City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: December 12, 2023

Department: Community Development

SUBJECT:

BeClimbing - Major Development Plan

REQUEST:

Recommend approval of the BeClimbing - Major Development Plan

SUMMARY:

Owner(s): Be Climbing, Inc.

Applicant(s): RCE Consultants, LLC c/o Larry Poliner, P.E.

Location: Northeast corner of SR 414 and Clarcona Road

Project: Recreational climbing facility

Density/Intensity: 0.10 floor area ratio (FAR) proposed; 0.25 FAR maximum permitted

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Agriculture and County Rural	AG (Agriculture) and County A-1 (Citrus Rural)	Single-family residence
East	Agriculture	AG	Agricultural facilities
South	Commercial	C-C (Community Commercial)	Vacant
West	Residential Low	RTF (Residential Two-Family)	Vacant

PROJECT SUMMARY:

The BeClimbing – Major Development Plan (MDP) proposes the development of 30,000 square feet of area for a rock climbing facility on approximately 7.02 acres. The proposed use requires a minimum of 180 parking spaces, while the applicant is proposing a total of 143 parking spaces and five accessible spaces. Staff has approved the proposed reduction in parking spaces based on the parking study submitted by the applicant, justifying the reduction and allowed by Land Development Code (LDC) Section 5.1.8.

At the Planning Commission meeting on February 9, 2022, the Planning Commission granted a variance to allow a maximum height of 75-feet in lieu of the 35-foot maximum height for the climbing facility. The proposed open space set-aside is 56% while 7.5% is required. Picnic tables are scattered around the stormwater pond. The site is currently wooded and has a significant wetland area on much of the southeastern portion of the property that will remain undeveloped and buffered by the stormwater pond. The landscape plan proposes Live Oaks, Magnolia,

and Crape Myrtle trees within landscaped parking islands and the rest of the project area. Live Oak trees specifically embellish the frontage along Clarcona Road and the northern boundary.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
- b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
- d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ACCESS/TRANSPORTATION:

The ingress/egress is on Clarcona Road, including a left-turn lane.

ORANGE COUNTY NOTIFICATION:

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

PUBLIC HEARING SCHEDULE:

December 12, 2023 – Planning Commission (5:30 P.M.)
January 3, 2024 – City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the BeClimbing - Major Development Plan, subject to the findings in the staff report.

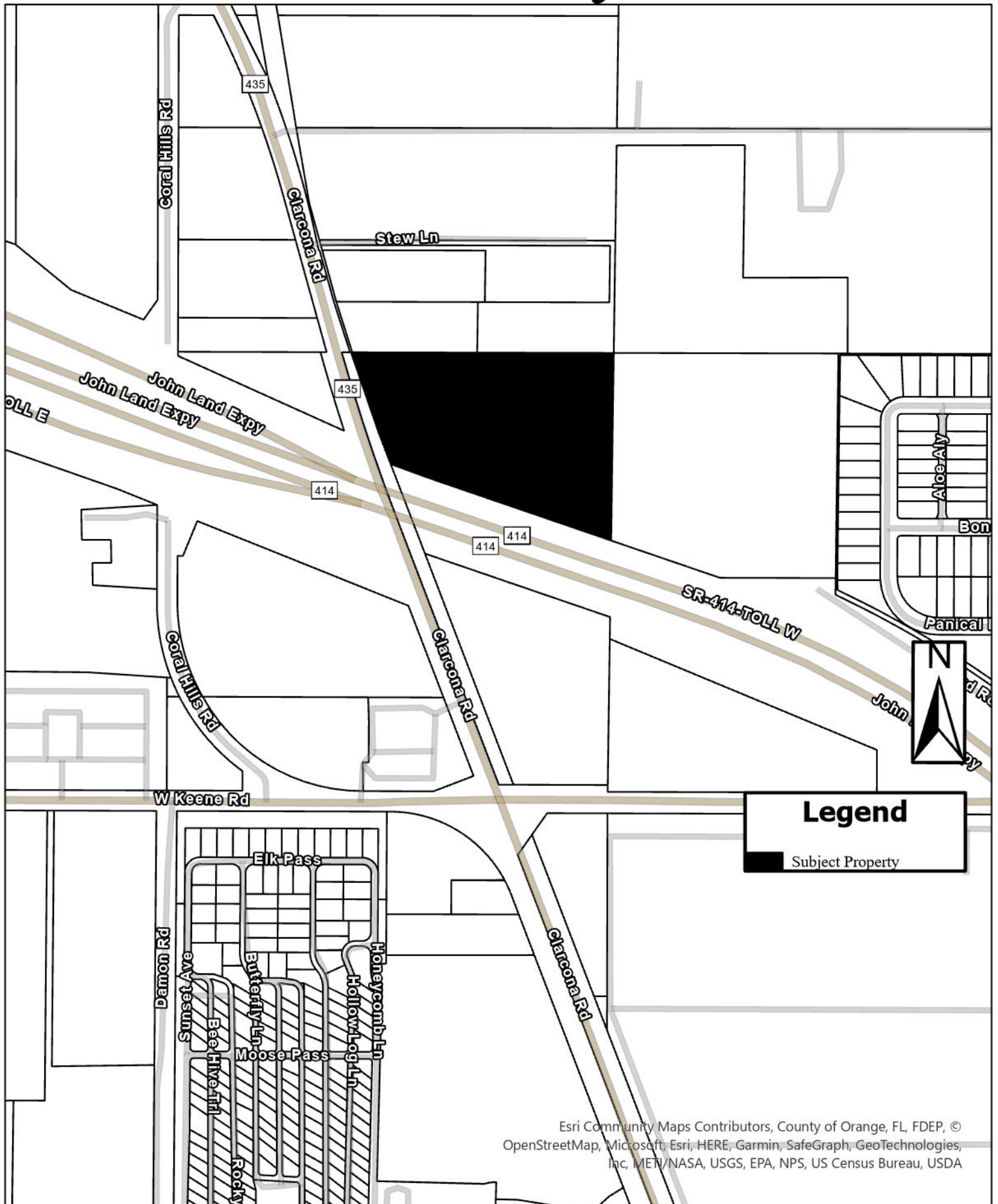
Recommended Motion – Planning Commission:

Recommend approval of the BeClimbing - Major Development Plan, subject to the findings in the staff report.

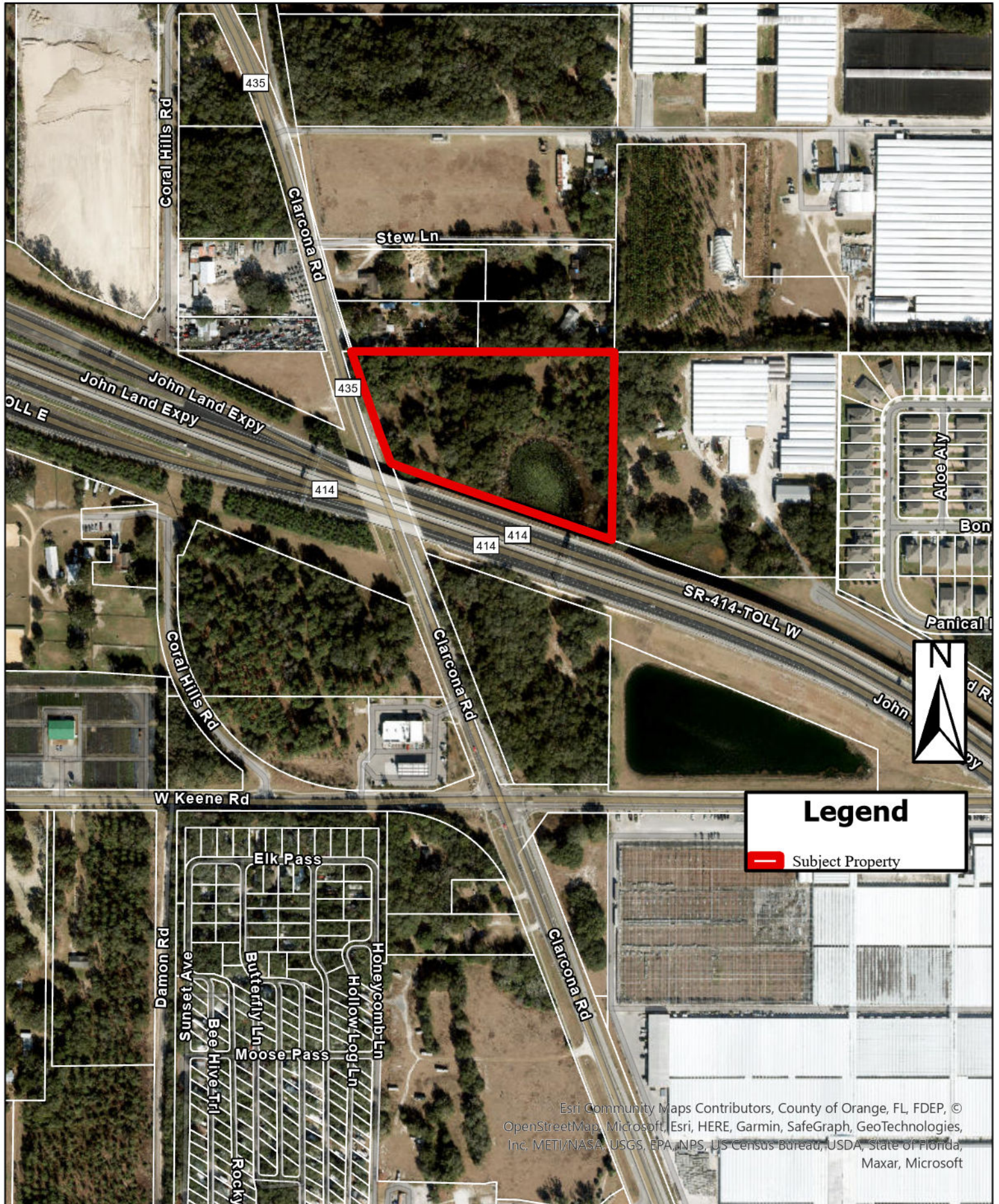
ATTACHMENTS:

- 1. Maps
- 2. BeClimbing - MDP
- 3. BeClimbing - Parking Study

Vicinity

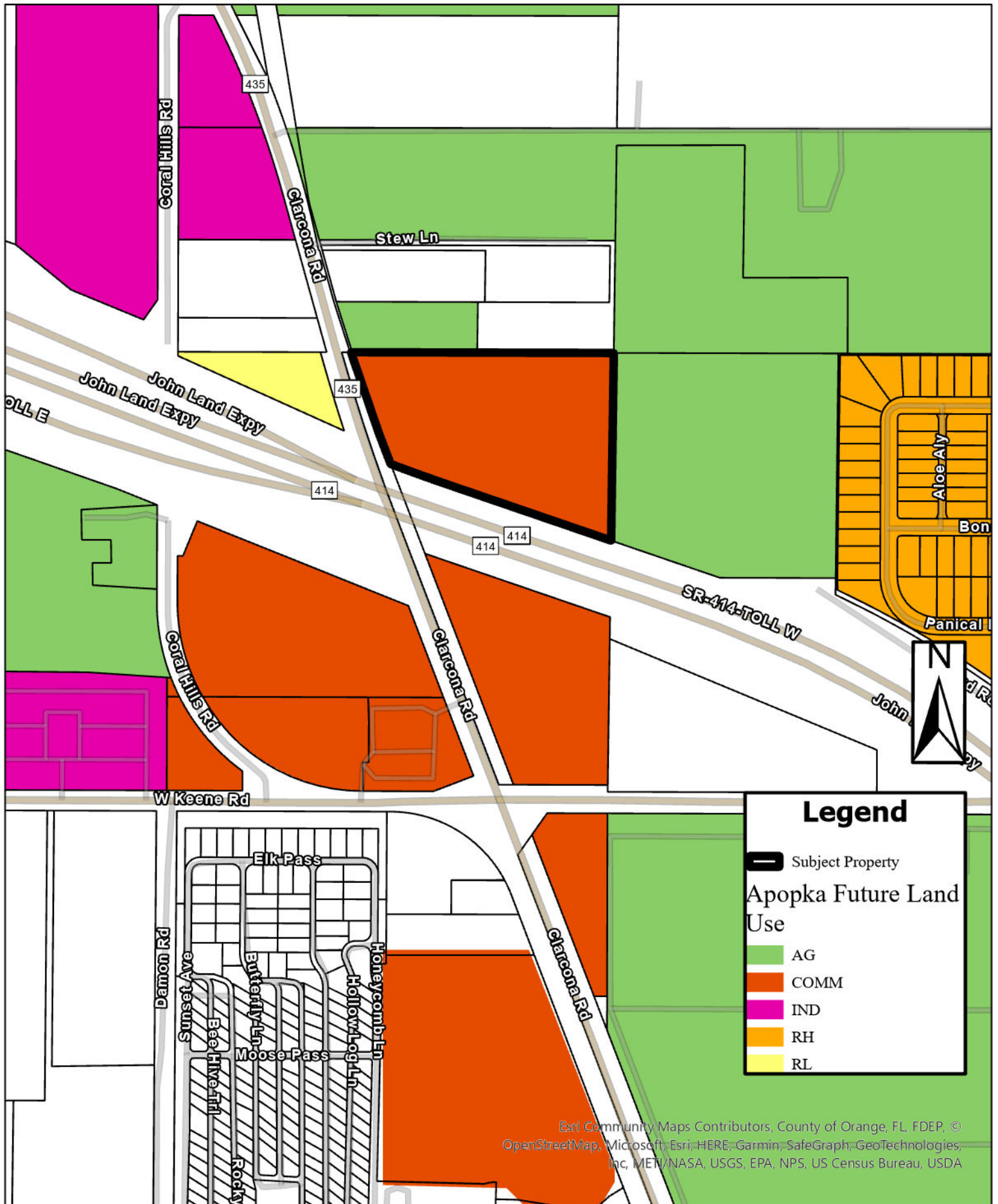


Aerial

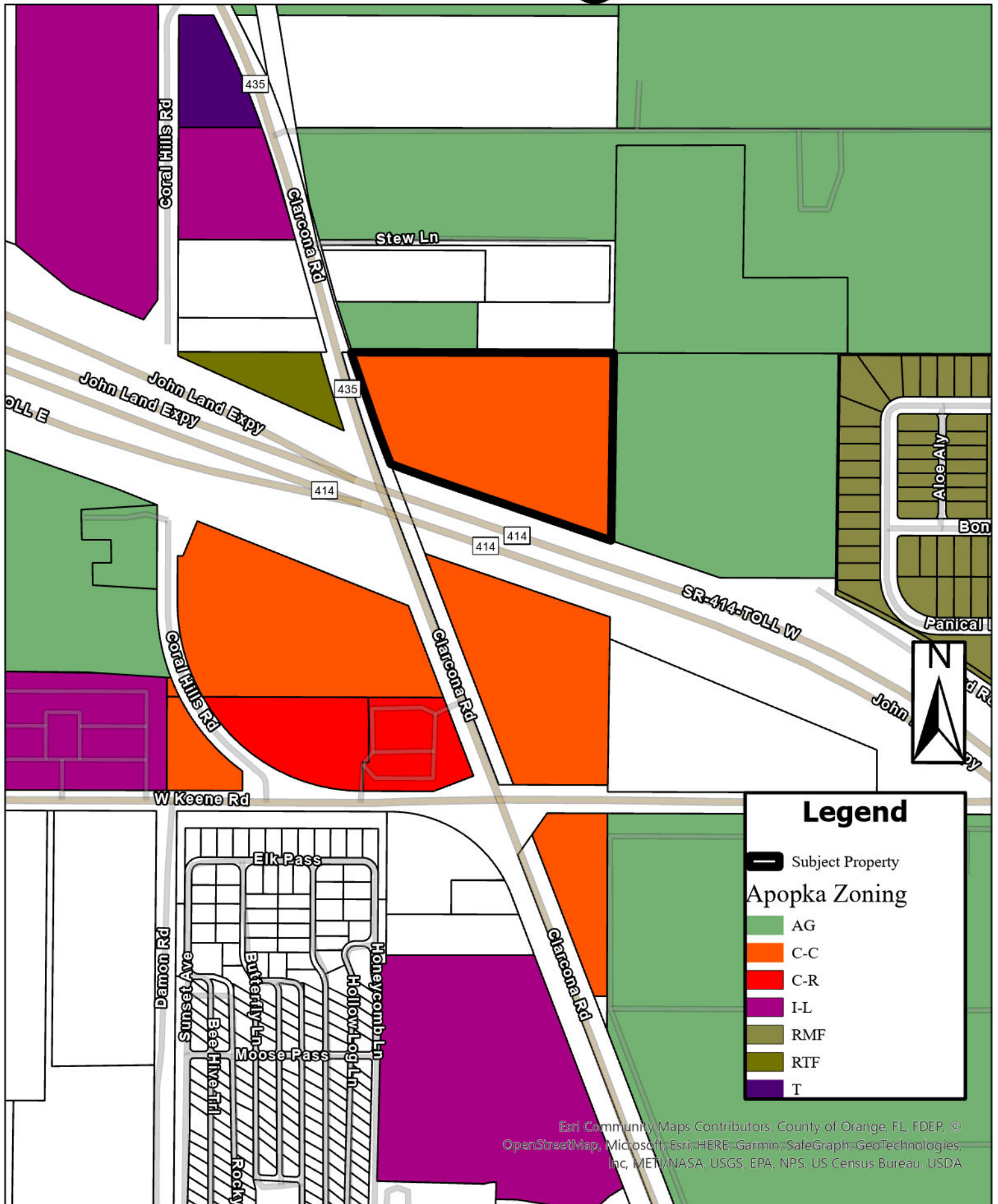


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Future Land Use



Zoning



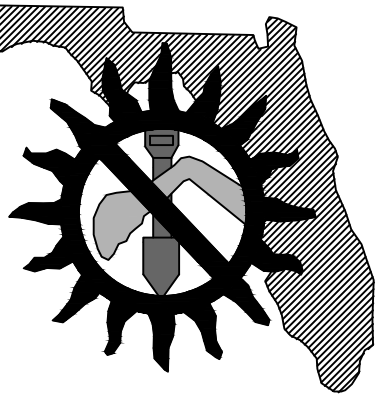
Be CLIMBING, INC. MAJOR DEVELOPMENT PLAN

APOPKA, FLORIDA 32703
PARCEL ID: 22-21-28-0000-00-224

JANUARY 2023

CALL BEFORE YOU DIG:

Sunshine State One Call
11 Plantation Road
DeBary, FL 32713
Admin: (800) 638-4097
Locates: 811 or (800) 432-4770



PROJECT TEAM:

LAND OWNER/APPLICANT:
Be CLIMBING, INC.
STEPHEN CARNES- PRESIDENT
STEVE6600@AOL.COM

CIVIL ENGINEER:
LAURENCE POLINER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
407-452-8633

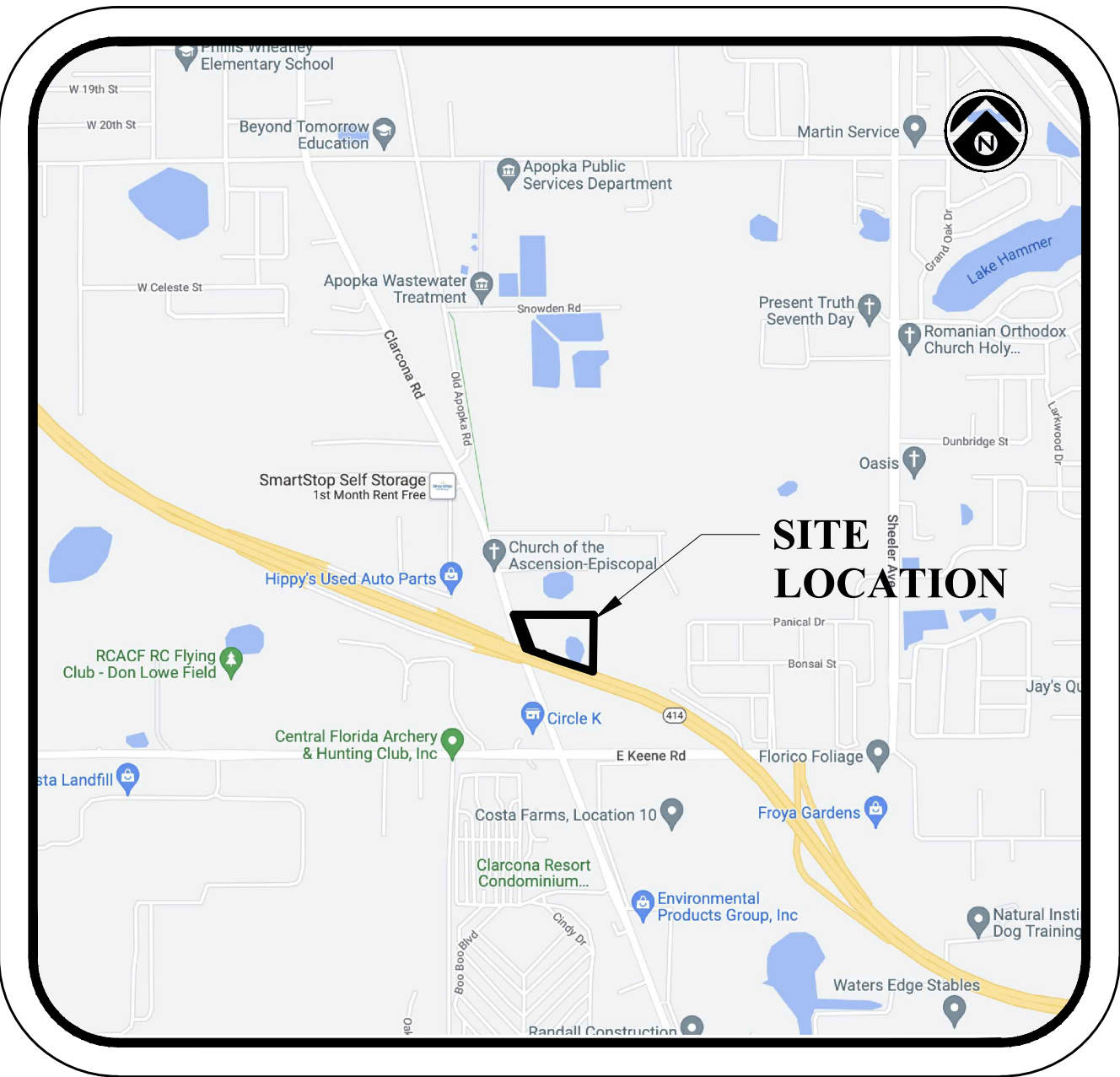
SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1020
LAKE MARY, FL 32746
407-678-3366

UTILITY SERVICE PROVIDERS

POTABLE WATER	CITY OF APOPKA
NON-POTABLE WATER	CITY OF APOPKA
WASTEWATER	CITY OF APOPKA
POWER	DUKE ENERGY
TELECOMMUNICATIONS	SPECTRUM
GAS	LAKE APOPKA

PROJECT NARRATIVE:

THE PURPOSE OF THIS PROJECT IS TO DEVELOP THE PROPERTY TO FACILITATE A 30,000 SF STRUCTURE TO BE UTILIZED AS A RECREATIONAL AND COMPENSATIVE ROCK CLIMBING FACILITY.



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; SAID POINT IS ALSO THE CENTERLINE OF KEENE ROAD; THENCE DEPARTING SAID CENTERLINE RUN NORTH 00°48'06" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 766.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 414, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN NORTH 71°04'33" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 505.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 5684.08 FEET, A CENTRAL ANGLE OF 01°50'06" AND A CHORD DISTANCE OF 182.03 FEET; WITH A CHORD BEARING OF NORTH 70°09'29" WEST; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 182.04 FEET TO A POINT INTERSECTION OF THE NORTH LINE OF HIGHWAY 414 AND THE EAST RIGHT OF WAY LINE OF CLARCONA ROAD/WEST ORANGE TRAIL; THENCE NORTH 20°58'51" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 96.32 FEET TO A POINT; THENCE NORTH 19°00'59" WEST, STILL ALONG THE EAST RIGHT OF WAY LINE OF CLARCONA ROAD/WEST ORANGE TRAIL, A DISTANCE OF 249.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°50'46" EAST A DISTANCE OF 773.05 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°48'06" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 549.96 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
THOSE TWO (2) SEPARATE AND NONCONTIGUOUS EASEMENTS FOR INGRESS AND EGRESS, DRAINAGE, AND UTILITIES AS SET FORTH IN OFFICIAL RECORDS BOOK 4977, PAGE 2078 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SHEET INDEX

SHEET	DESCRIPTION
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	SITE PLAN
C-3.1	FIRE TRUCK ROUTE PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY NOTES
C-4.2	LIFT STATION PLAN
C-5.0	GRADING AND DRAINAGE PLAN
C-5.1	GRADING AND DRAINAGE PLAN
C-5.2	GRADING CROSS SECTIONS
C-6.0	SWPPP PLAN
C-6.1	EROSION CONTROL DETAILS
C-7.0	CONSTRUCTION DETAILS
C-7.1-7.3	UTILITY DETAILS
C-8.0	OFF SITE IMPROVEMENT PLAN
PH-1	SITE PHOTOMETRIC PLAN
PH-2	SITE PHOTOMETRIC DETAILS
L-1	LANDSCAPE PLAN
TM-1 - TM-2	TREE MITIGATION PLANS
	BOUNDARY/TOPOGRAPHIC SURVEY



RCE CONSULTANTS, LLC

617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
LARRY@RCECONSULTANTS.NET

03/15/2023 CITY DRC COMMENTS

09/15/2023 CITY DRC COMMENTS

REV. DATE DESCRIPTION

Be CLIMBING, INC.

COVER SHEET

DRAWN:

LMP

DESIGNED:

DM

CHECKED

LMP

PROJECT #

23.2022



Laurence Poliner

#56974

RCE CONSULTANTS, LLC

Certificate of Authorization 29397

I. GENERAL NOTES

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL PERMIT CONDITIONS. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS BE REQUIRED TO SIGN A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME, IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.

CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND / OR THE APPROPRIATE POWER CORPORATION ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.

CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.

ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL OTHER THAN THE OWNERS SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.

ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER.

THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT.

NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS. WORK SHALL BE PERFORMED IN ACCORDANCE WITH BOTH THE CITY OF SANFORD STANDARDS & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FOOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FOOT STANDARD INDEXES AND SPECIFICATIONS.

CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.

CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKE-OUT, AND SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, PIPE BANK MATERIAL, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

SSOCCOF CHAPTER 666, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (SSOCCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSOCCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.

TRENCH SAFETY- CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. S. 1926.650, SUBPART P, AND ALL SUBSEQUENT-ESNT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA

II. PRE-CONSTRUCTION RESPONSIBILITIES

UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK.

PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR THE FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

SUNSHINE STATE ONE CALL OF FLORIDA, INC., CALL TWO FULL BUSINESS DAYS (BUT NOT MORE THAN FIVE) BEFORE TO FIND OUT WHERE BURIED FACILITIES (ELECTRICAL, GAS, TELEPHONE, CABLE, WATER) ARE LOCATED.

III. PROJECT CLOSEOUT

DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, THE CITY OF SANFORD OR THE GOVERNING AGENCY, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK. EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS FOR SUCH RESTORATION.

WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED.

ALL REQUIRED TESTING RESULTS PROVIDED TO THE ENGINEER.

ALL REQUIRED AS-BUILT INFORMATION PROVIDED TO THE ENGINEER.

IV. REQUIRED AS-BUILT INFORMATION

CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT DRAWING DOCUMENTATION CERTIFIED BY A REGISTERED FLORIDA LAND SURVEYOR DEPICTING THE FOLLOWING INFORMATION AT A MINIMUM:

UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING: SIZE AND MATERIAL OF CROSSING PIPES TOP ELEVATION OF BOTTOM PIPE BOTTOM ELEVATION OF TOP PIPE FINISH SURFACE ELEVATION OVER UTILITY CROSSING

SANITARY SEWER

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER.

INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE / STRUCTURE

LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (INVERT TO INVERT)

ACTUAL GRADE OF PIPE BETWEEN MANHOLES.

LOCATE ALL SERVICE WYES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE

LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

STORM DRAINAGE

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).

INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.

INVERTS OF ALL MITERED END SECTIONS.

ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES. (INVERT TO INVERT)

INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.

CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE IMPROVEMENTS CONSTRUCTED.

IMMEDIATELY AFTER FINAL GRADING AND PRIOR TO SEEDING OR SODDING OF THE SLOPES, AT A MINIMUM, THE CONTRACTOR SHALL PROVIDE CROSS SECTIONS ON ALL SIDES OF THE WATER MANAGEMENT AREAS AT 100-FOOT INTERVALS. THE CROSS SECTIONS SHALL BE PROVIDED FROM TOP OF BANK TO THE SLOPE BREAK BELOW CONTROL ELEVATION. THE ENGINEERS APPROVAL IS REQUIRED PRIOR TO GRASSING OR THE BANKS. IF ANY MODIFICATIONS ARE SPECIFIED, ADDITIONAL AS-BUILTS MAY BE REQUIRED.

PRESSURE SYSTEMS (WATER, RECLAIMED, AND FORCE MAINS):

ACTUAL LENGTHS BETWEEN BRANCHES AND VALVES ALONG THE MAIN RUN.

LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

AS-BUILT INFORMATION ON THE FORCE MAIN, RECLAIMED AND WATER SYSTEMS SHALL INCLUDE LOCATIONS OF ALL FIRE HYDRANTS, WATER SERVICES AND TOP OF PIPE ELEVATIONS AT ALL FITTINGS AND AT A MINIMUM OF 100 FEET SPACING ALONG THE LENGTH OF MAINS.

ALL "AS-BUILT" INFORMATION SUBMITTED TO THE ENGINEER SHALL BE SUFFICIENTLY ACCURATE, CLEAR AND LEGIBLE TO SATISFY THE ENGINEER THAT THE INFORMATION PROVIDES A TRUE REPRESENTATION OF THE IMPROVEMENTS CONSTRUCTED.

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

V. SHOP DRAWINGS AND SUBMITTALS

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, 7 SETS OF SHOP DRAWINGS AND CATALOGUE LITERATURE SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY SEWER, POTABLE WATER AND STORM SEWER FACILITIES.

INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS. SIX (6) SETS OF APPROVED SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR FOR DISSEMINATION TO OWNER, UTILITY, LOCAL JURISDICTIONAL AGENCIES, ETC. THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWINGS AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

VI. CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

VII. TRENCH SAFETY ACT

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5 FEET) ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM B TO THE ENGINEER PRIOR TO STARTING WORK.

VIII. SURVEY DATA

ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAV8).

THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS FROM ANY CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE PROPOSED PLAT WAS PROVIDED BY A FLORIDA REGISTERED SURVEYOR.

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

IX. TEMPORARY FACILITIES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND FDOT.

ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR SIDEWALKS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OR RESPECTIVE GOVERNING AGENCY.

X. INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY, THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUT DOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

XI. EROSION CONTROL PLAN NOTES

FOR EROSION CONTROL NOTES PLEASE REFERENCE SHEETS 6 & 7.

XII. EARTHWORK

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE, THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF SITE AND MATERIALS TO BE DISPOSED OF OFF SITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED DURING CONSTRUCTION MAY BE REQUIRED TO BE IMPORTED PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS. MATERIALS SHALL BE PROTECTED FROM DAMAGE TO AT THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

XIII. SIGNING AND PAVEMENT MARKING NOTES

ALL PAVEMENT MARKINGS WITHIN FDOT, OR CITY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ALL STOP BARS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING SHALL BE PAINTED UNLESS OTHERWISE SPECIFIED.

ALL PAINT USED FOR PAVEMENT MARKINGS SHALL CONFORM TO SECTION 971-13 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (SSRBC). ALL PAINTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 710 OF THE FOOT SSRBC AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAINT MAY ONLY BE USED FOR PRIVATE DEVELOPMENT IMPROVEMENTS OR AS TEMPORARY MARKINGS.

THERMOPLASTIC TRAFFIC MARKINGS SHALL CONFORM TO SECTION 711-2 OF THE FOOT SSRBC. ONLY ALKYD BASED MATERIALS SHALL BE USED. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FOOT SSRBC AND THE MUTCD.

ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 706 OF THE FOOT SSRBC.

ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MUTCD.

STOP BARS TO BE A MINIMUM OF 4 FEET CLEAR BEHIND CROSSWALKS.

HANDICAP PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGNS.

XIV. PAVING, GRADING AND DRAINAGE NOTES

CONTRACTOR ACCEPTS SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE AND STRIPING SHALL BE INCLUDED IN THE BID PRICE.

ALL CURB RADI AND DIMENSIONING ARE TO EDGE OF PAVEMENT.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LOCAL JURISDICTIONAL AGENCIES FOR INSPECTION.

ALL EXISTING AND PROPOSED UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

ALL UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.

GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING (SEE NOTE IV.C.6).

IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, IT SHALL HAVE A MINIMUM LBR VALUE OF 40 OR A FBV OF 75 AND SHALL BE IN ACCORDANCE WITH THE F.D.O.T. SPECIFICATIONS, SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL, THE MATERIAL TO BE USED FOR THE SUBGRADE, AND THEIR PROPORTIONS AND LABORATORY LBR, BEFORE DELIVERY TO THE SITE. QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN-PLACE CONDITION. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A 3-1/2 INCH SIEVE.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING BASE COURSE MATERIAL.

IF THE PLANS INDICATE A LIME/ROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIME/ROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIME/ROCK BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-160, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

IF THE PLANS INDICATE A SOIL CEMENT BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 270. THE SOIL CEMENT BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE, AASHTO T-154, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

THE APPLICATION OF THE PRIME AND TACK COATS:

IF THE SUBGRADE IS TO BE USED, OVER BASE PREVIOUSLY PLACED IF PRACTICABLE, AND DUMPED ON THE END OF THE PRECEDING SPREAD, HAULING IT TO BE USED OVER THE SUBGRADE AND DUMPING ON THE SUBGRADE WILL BE PERMITTED ONLY WHEN, IN THE ENGINEERS OPINION, THESE OPERATIONS WILL NOT BE DETRIMENTAL TO THE SUBGRADE.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR BASE COURSE SHALL BE PROVIDED TO THE ENGINEER & THE CITY OF SANFORDS ENGINEERING DEPARTMENT PRIOR TO PLACING ASPHALT.

THE PRIME COAT BITUMINOUS MATERIAL SHALL BE APPLIED BY MEANS OF PRESSURE DISTRIBUTOR. THE AMOUNT OF BITUMINOUS MATERIAL APPLIED SHALL BE AT A RATE NOT LESS THAN 0.15 GALS / SY FOR LIME/ROCK BASES AND NOT LESS THAN 0.25 GALS / SY FOR SOIL CEMENT BASES. THE RATE OF APPLICATION SHALL BE COAT THE SURFACE THOROUGHLY AND UNIFORM. MATERIALS SHALL HAVE ANY EXCESS TO FORM POOLS OR FLOW OFF THE BASE. THE PRIME SHALL BE ALLOWED TO STAND WITHOUT COVER MATERIAL FOR A PERIOD OF 48 HOURS UNLESS OTHERWISE ORDERED BY THE ENGINEER.

NO BITUMINOUS MATERIAL SHALL BE APPLIED WHEN THE TEMPERATURE OF THE AIR IS LESS THAN 40 DEGREES FAHRENHEIT IN THE SHADE, AND FALLING, OR WHEN IN THE OPINION OF THE ENGINEER, THE WEATHER CONDITIONS OR THE CONDITION OF THE EXISTING SURFACE IS UNSUITABLE.

THE SURFACE TO BE PRIMED SHALL BE CLEAN AND DRY. FOR LIME/ROCK BASES, THE GLAZED FINISH SHALL BE REMOVED BEFORE THE APPLICATION OF PRIME COAT. THE TEMPERATURE OF THE PRIME MATERIAL SHALL BE BETWEEN 100 DEGREES FAHRENHEIT AND 150 DEGREES FAHRENHEIT.

ALL EXPOSED ENDS OF CURB SHALL TRANSITION TO FINISHED GRADE.

ALL CONCRETE CURBS, SIDEWALKS, INLET TOPS, ETC., SHALL BE 3000 PSI CONCRETE, UNLESS OTHERWISE SPECIFIED.

CONTRACTOR IS RESPONSIBLE FOR GRADING DRAIN PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL TRANSITION TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE BE OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION CAN BE MADE.

PAVEMENT GRADIES AT HANDICAP PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION.

PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT, RAMPS SHALL NOT EXCEED A 12 HORIZONTAL TO 1 VERTICAL, SLOPE.

SIDEWALK RAMPS SHALL BE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE OR IF INDICATED OTHERWISE ON THE PLANS. CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND THE MUNICIPAL AUTHORITY FOR FORM BOARD AND PRE FOUR INSPECTIONS PRIOR TO ANY SIDEWALK AND /OR CONCRETE RAMP

C. INSTALLATION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA STANDARDS.

D. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION OR BETTER.

E. ALL LANDSCAPE ISLANDS SHALL CONTAIN SUITABLE LANDSCAPE MATERIAL FOR LANDSCAPE INSTALLATION.

F. ELEVATIONS OF GRASSED AREAS ARE GIVEN AT FINISHED SOD / SEED GRADE.

G. ELEVATIONS GIVEN ADJACENT TO CURB OR FRONT OF SIDEWALK ARE CONSIDERED EDGE OF PAVEMENT GRADES.

H. SUBGRADE SHALL BE FREE OF MUCK, STUMPS, ROOTS, UNDERBRUSH, VEGETATIVE MATTER, GARBAGE, TRASH OR ANY MATERIAL THAT WILL NOT PROVIDE A SUITABLE STABLE, CLEAN SUBGRADE.

I. ALL SUBGRADE, BASE COURSE, PRIME BASE/AT, TACK COAT AND ASPHALT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS (LATEST EDITION).

J. BEFORE CONSTRUCTION OF ASPHALT SURFACE, A JOB MIX FORMULA SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER.

K. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF DEBRIS AND SILT WHERE TIE-INS TO EXISTING DRAINAGE STRUCTURES OR SWALES ARE TO BE PERFORMED.

L. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND /OR MITERED END SECTIONS.

M. JOINTS FOR REINFORCED CONCRETE STORM DRAINS AND CULVERTS SHALL BE FOR ROUND PIPE. RUBBER GASKETS MEETING THE REQUIREMENTS OF SECTION 4307-2.2, 941-1.5 AND 942-1, FLORIDA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, SHALL BE USED.

N. REINFORCED CONCRETE PIPE SHALL BE PER ASTM C-76 CLASS II, UNLESS OTHERWISE SPECIFIED. INSTALLATION OF REINFORCED CONCRETE PIPE SHALL BE IN ACCORDANCE WITH FOOT SSRBC (LATEST EDITION).

O. ALL STORM STRUCTURES SHALL BE CONSTRUCTED AND INSTALLED PER FOOT SSRBC. GRATES SHALL BE CAST IRON. GRATES IN PAVEMENT SHALL BE FRAME AND GRATE CONSTRUCTION UNLESS OTHERWISE SPECIFIED OR APPROVED.

P. ALL TYPE P STORMS WITH BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED AND SHALL HAVE A 4-FOOT MINIMUM DIAMETER.

Q. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF F.D.O.T. STANDARD SPECIFICATIONS SECTION 941. CONCRETE PIPE SHALL BE CLASS III OR AS SHOWN ON THE PLANS. PIPE GASKETS SHALL MEET F.D.O.T. STANDARD SPECIFICATIONS SECTION 942.

R. ALL PIPE JOINTS SHALL BE WRAPPED PER FOOT STANDARD INDEX NUMBER 280.

S. ALL PIPE SHALL BE CAREFULLY LAID, TRUE TO THE LINES AND GRADES GIVEN, WITH HUB UPGRADE AND TONGUE END FULLY ENTERED INTO THE HUB. WHEN PIPE WITH QUADRANT REINFORCEMENT OR CIRCULAR PIPE WITH ELLIPTICAL REINFORCEMENT IS USED, THE PIPE SHALL BE INSTALLED IN A POSITION SUCH THAT THE MANUFACTURER'S MARKS DESIGNATING TOP AND BOTTOM OF THE PIPE SHALL NOT BE MORE THAN 18 INCHES FROM THE HORIZONTAL PLANE THROUGH THE LONGITUDINAL AXIS OF THE PIPE. ANY PIPE THAT IS NOT TRUE IN ALIGNMENT OR WHICH SHOWS ANY SETTLEMENT AFTER LAYING SHALL BE TAKEN UP AND RELAID WITHOUT ADDITIONAL COMPENSATION.

T. PVC PIPE SHALL CONFORM TO ASTM D3034 SDR 35 WITH ELASTOMERIC JOINTS, NON-PERFORATED. PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE UNIFORM CITY PLASTIC PIPE INSTALLATION PRACTICE FOR INSTALLATION OF PVC "STANDARD PIPE".

U. SDR 35 PVC DRAINAGE PIPE SHALL BE CONNECTED TO THE CATCH BASIN WALLS WITH A COATED PVC ADAPTER, CEMENT CULVERT, RUBBER BOOT, OR AS APPROVED BY THE ENGINEER.

V. POLYETHYLENE PIPE SHALL BE HDPE CONFORMING TO AASHTO M252 AND AASHTO M294 (WHERE APPLICABLE) EQUAL TO ADS WITH PIPE AND FITTINGS BY THE SAME MANUFACTURER. YARD INLETS SHALL BE ADS NYLOPLAST WITH 12-INCH DIAMETER CAST IRON GRATES (UNLESS OTHERWISE SPECIFIED).

W. ROOF DRAIN CONNECTIONS SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE.

X. ALL CONNECTIONS WITH FDOT CITY RIGHTS-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE JURISDICTION.

Y. ALL STORM STRUCTURES ARE TO BE PLACED ON A 12 INCH BED OF CRUSHED STONE OR EQUAL A PROVIDED BY THE CITY OF SANFORD ENGINEER AND FULLY ENVELOPED WITH FILTER FABRIC.

XV. WATER AND SEWER DISTRIBUTION & COLLECTION SYSTEM NOTES

A. ALL WATER DISTRIBUTION SYSTEM, SANITARY SEWER AND RECLAIMED WATER MATERIALS (INCLUDING SERVICES) AND INSTALLATION SHALL CONFORM TO THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY AS PROVIDED IN THEIR STANDARD SPECIFICATIONS MANUAL.

B. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE MOST RECENT MATERIAL AND INSTALLATION SPECIFICATIONS FROM THE APPLICABLE MUNICIPALITY. ALL WATER AND SEWER MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE MOST RECENT SPECIFICATIONS PROVIDED BY THE MUNICIPALITY. THE MUNICIPALITY UTILITY DEPARTMENT SHALL BID THE PROJECT AS SUCH. WHENEVER LOCAL SPECIFICATIONS DIFFER FROM THESE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

C. WATER, SEWER AND REUSE PIPES SHALL HAVE A MINIMUM OF 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED.

D. WATER SERVICES SHALL BE POLYETHYLENE TUBING COMPLYING WITH APPLICABLE REQUIREMENTS OF PE-3034. MATERIAL SHALL BE AS DESCRIBED IN ASTM D-2737 AND HAVE A STANDARD DIMENSION RATIO (SDR) OF 9.0 AND SHALL CONFORM TO ANSI / AWWA STANDARD C-901.

E. CONTRACTOR SHALL COORDINATE WITH THE APPROPRIATE UTILITY COMPANY FOR CONNECTION OF WATER SYSTEM AND FOR CONNECTION OF SANITARY SEWER AND RECLAIMED SYSTEM.

F. JOINTS FOR THE POLYETHYLENE TUBING SHALL BE OF THE COMPRESSION TYPE, UTILIZING A TOTALLY CONFINED GRIP SEAL AND COUPLING NUT. STAINLESS STEEL TUBING JOINTS SHALL ALSO BE USED FOR P.E. TUBING SERVICES.

G. CONTRACTOR SHALL PROVIDE DISINFECTION, HYDROSTATIC PRESSURE AND LEAKAGE TESTING IN ACCORDANCE WITH AWWA C600, C605 AND C651 AS APPLICABLE AND BACTERIOLOGICAL TEST REPORTS, ALL IN ACCORDANCE WITH GOVERNING SPECIFICATIONS, FDEP PERMIT CONDITIONS AND AWWA STANDARDS.

H. CONTRACTOR SHALL NOT AVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

I. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.

J. WATER MAIN TAPS SHALL BE WITNESSED BY THE GOVERNING MUNICIPALITY; WATER METER VALVES SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY. WATER METERS SHALL BE INSTALLED BY THE GOVERNING MUNICIPALITY UNLESS OTHERWISE SPECIFIED; BACKFLOW PREVENTERS SHALL BE INSTALLED BY THE CONTRACTOR.

K. EXISTING WATER MAINS SHALL BE PROTECTED FROM DAMAGE DURING FILLING, FLUSHING AND TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA C651-92. SEE JUMPER DETAIL.

L. ALL FITTINGS 3 INCHES AND OVER SHALL BE PROPERLY ANCHORED W/REINFORCED TIE FITTINGS, CONFORMING WITH THE DETAILS OF THE PLANS.

M. ALL PIPE SHALL BE LAID TO LINE AND GRADE WITH VALVES AND HYDRANT STEMS PLUMB. ALL PIPE MAINS SHALL BE INSTALLED.

N. THE WATER SYSTEM SHALL BE TESTED FOR A PERIOD OF NOT LESS THAN 2 HOURS AT 150 PSI IN ACCORDANCE WITH ANSI / AWWA STANDARD C500-99 AND PER AWWA MANUAL M25 WITH AN ALLOWABLE LEAKAGE AS DETERMINED BY THE FOLLOWING FORMULA FOR PVC MAINS:

$$L = SD \times D \times 0.5 / 133 \times 200 \text{ WHERE}$$
$$L = \text{ALLOWABLE LEAKAGE IN GALLONS PER HOUR}$$
$$S = \text{PIPE LENGTH IN FEET}$$
$$D = \text{NOMINAL DIAMETER OF PIPE IN INCHES}$$
$$P = \text{AVERAGE TEST PRESSURE IN PSI}$$

O. SITE UTILITY WORK SHALL TERMINATE 5 FEET OUTSIDE THE BUILDING ENVELOPE UNLESS OTHERWISE SPECIFIED.

P. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINES OF MANHOLE STRUCTURES.

Q. UNLESS OTHERWISE NOTED OR APPROVED, ALL GRAVITY MAINS AND SERVICES SHALL BE UNPLASTICIZED POLYVINYL CHLORIDE (PVC) NON-PRESSURE PIPE CONFORMING TO ASTM D-3034 AND SDR 35 WITH INTEGRAL BELL AND SPOGOT JOINTS FOR PUSH-ON RUBBER GASKET TYPE JOINT SEALS CONFORMING TO ASTM D-1869.

R. ALL GRAVITY MAINS ARE 8 INCHES PVC PIPE AT 0.40% MINIMUM SLOPE AND ALL LATERALS ARE 6 INCHES PVC AT 1/8 INCHES PER FOOT MINIMUM SLOPE, UNLESS OTHERWISE SHOWN ON THE PLANS.

S. MINIMUM COVER ON SANITARY SEWER MAIN SHALL BE 80 INCHES TO INVERT; MINIMUM COVER ON LATERALS SHALL BE 18 INCHES AT HIGH END OR AS SHOWN ON PLANS.

T. ALL MANHOLES SHALL HAVE THE WORDS "SANITARY SEWER" CAST IN THE LIDS. CASTINGS SHALL BE CLEAN AND COATED WITH A COAL TAR OR BITUMEN VARNISH WHICH IS TOUGH WHEN COLD BUT NOT TACKY OR BRITTLE. PICK TYPE LIFTING HOLES WILL BE CAST INTO LIDS, BUT SHALL NOT GO CLEAR THROUGH THE LID.

U. CONTRACTOR SHALL INSTALL ONE LENGTH OF DR14 PVC FOR ALL SANITARY SEWER MAINS OR LATERALS HAVING LESS THAN 18 INCHES SEPARATION FROM WATER MAINS (SEE STANDARD SEWER SEPARATION STATEMENT AND DETAILS ON INSTALLATION).

V. THERE SHALL BE NO DETECTABLE LEVEL OF INFILTRATION OR EXFILTRATION WITHIN THE SANITARY SEWER SYSTEM AT THE TIME OF INSPECTION. ANY EVIDENCE OF LEAKAGE MUST BE CORRECTED PRIOR TO ACCEPTANCE.

W. ALL VISIBLE LEAKS, REGARDLESS OF RESULTS OF INFILTRATION OR EXFILTRATION TESTS, SHALL BE REPAIRED. ALL REPAIRS SHOWN NECESSARY BY THE TESTS ARE TO BE MADE. BROKEN OR CRACKED PIPE REPLACED. ALL DEPOSITS REMOVED. THE SEWER LEFT TRUE TO LINE AND GRADE AND ENTIRELY CLEAN, FREE FROM LUMPS OF CEMENT, PROTRUDING GASKETS, BULKHEADS, ETC., AND READY FOR USE BEFORE FINAL ACCEPTANCE IS MADE.

X. REPAIR OF ANY DEFECTS FOUND IN THE SYSTEM ARE TO BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.

Y. BEDDING OF THE PIPE SHALL BE F.D.O.T. CLASS "C" OR BETTER, REQUIRING THE BOTTOM OF THE TRENCH TO BE SHAPED TO FIT THE BOTTOM OF THE PIPE FOR A DISTANCE EQUAL TO ONE-HALF OF THE OUTSIDE DIAMETER OF THE PIPE. BELL HOLES SHALL BE DEEP ENOUGH TO INSURE PROPER BEARINGS OF THE PIPE BARREL ON THE BEDDING.

Z. CONTRACTOR SHALL IDENTIFY AND PAINT ALL FIRE HYDRANTS IN ACCORDANCE WITH THE UTILITY PROVIDING SERVICE AND NFPA SPECIFICATIONS.

AA. FIRE LINES TO BE TESTED AT 200 PSI.

AB. FLOW AND COLOR WILL BE BASED ON ACTUAL FLOW TEST CONDUCTED BY THE FIRE INSPECTOR. THIS ACTIVITY SHALL BE COORDINATED BY THE CONTRACTOR, THE OWNER AND ENGINEER SHALL BE GIVEN PRIOR NOTICE OF TESTING AND PROVIDED COPIES OF ALL TEST REPORTS.

AC. FIRE LINE MATERIAL TO BE C900 CLASS 200 PIPING.

AD. FIRE HYDRANTS WITH A BREAKABLE FEATURE THAT WILL BREAK CLEANLY UPON IMPACT, THIS SHALL CONSIST OF A TWO PART BREAKABLE SAFETY FLANGE WITH A BREAKABLE STEM COUPLER. THE UPPER AND LOWER BARRELS SHALL BE FLUTED AND RIBBED ABOVE AND BELOW THE SAFETY FLANGE OR HAVE AN EXTRA STRENGTH LOWER BARREL.

AE. ALL FIRE HYDRANTS SHALL MEET THE LOCAL JURISDICTIONAL AGENCIES AND APPROVED MANUFACTURERS LIST AS STATED IN THE DEVELOPMENT CODE.

AF. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED OPPOSITE FIRE HYDRANTS IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

AG. ALL FIRE HYDRANTS SHALL COMPLY WITH ANSI / AWWA STANDARD C502-94.

XVI. UTILITY SEPARATION NOTES

A. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE: (FAC 62-553.3141)(8/2); EXCEPTIONS ALLOWED UNDER FAC 62-553.31(4)(5)

1. A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.;

2. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED HORIZONTAL-TYPE SANITARY SEWER (OR SEWER HAVING A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER).

3. A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED WASTEWATER-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND

4. A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

B. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT:

1. THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY, OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND

2. THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

C. AT THE UTILITY CROSSINGS DESCRIBED IN PART A, ABOVE:

1. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST 12 INCHES FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND

2. AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY, OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

PROJECT DATA:

PARCEL ID: 22-21-28-0000-00-224

EXISTING ZONING: C-C

FUTURE LAND USE DESIGNATION: COMMERCIAL

PROPOSED USE: RECREATIONAL CLIMBING FACILITY

BUILDING HEIGHT: 75 FT

PROPERTY AREA: 6.63 Acres (288,883 SF)

FAR: 0.10 (30,000 SF/288,883 SF)

HOURS OF OPERATION:

MONDAY – THURSDAY: NOON TO 10:00 PM

FRIDAY–SATURDAY: 9:00 AM TO 10:00 PM

SUNDAY: NOON TO 8:00 PM

BUILDING SETBACKS (REQUIRED):

FRONT (CLARCONA ROAD) = 10 FT

SIDE (NORTH) = 10 FT

SIDE (SOUTH) = 10 FT

REAR (WEST) = 10 FT

LANDSCAPE BUFFER:

FRONT (CLARCONA ROAD) = 20 FT

SIDE (NORTH) = 10 FT

SIDE (SOUTH) = 10 FT

REAR (WEST) = 10 FT

REQUIRED PARKING:

6 SPACES/1,000 SF

180 SPACES REQUIRED

143 SPACES PROVIDED

GREEN BUILDING STANDARDS

PER LDC SECTION 5.11.4, THE FOLLOWING ARE TO BE PROVIDED (4 PTS REQUIRED)

ALL CENTRAL CONDITIONERS ARE TO BE ENERGY STAR QUALIFIED (0.5 PTS)
STORMWATER POND SHALL INFILTRATE RUNOFF FROM THE 100 YEAR STORM EVENT (1 PT)
TURF GRASS SHALL BE LIMITED TO 40% OF THE LANDSCAPED AREA (0.5 PT)
SOURCE A MINIMUM OF 25 PERCENT, BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE (1.5 PTS)
ALL PROPOSED STRUCTURES SHALL BE GREATER THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (0.5 PT)

TRAFFIC COUNTS

ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION

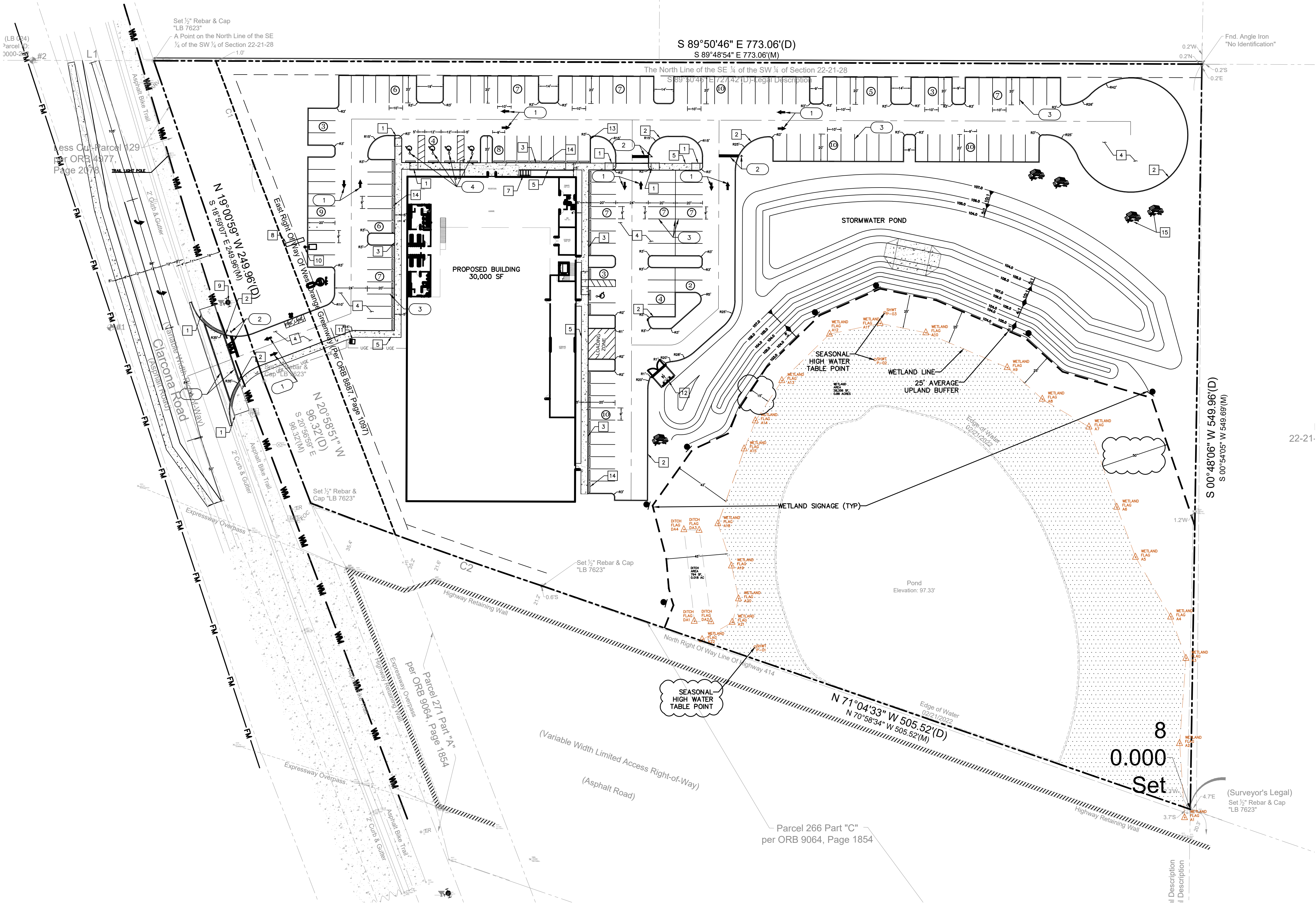
338 TRIPS

*OPEN SPACE SET ASIDE CALCULATION
PER LDC SECTION 5.4.4, 7.5% IS REQUIRED

BUILDING	PAVING	STORMWATER	*WETLAND/BUFFER	*LANDSCAPE	TOTAL
30,000 SF	72,366 SF	24,799 SF	102,322 SF	59,315 SF	288,883 SF

*TOTAL SET ASIDE: 161,637 SF = 56%

PROPOSED PERVIOUS AREA
TOTAL = 141,313 SF OR 3.2 AC. (36%)



PAVEMENT MARKINGS & SIGNAGE

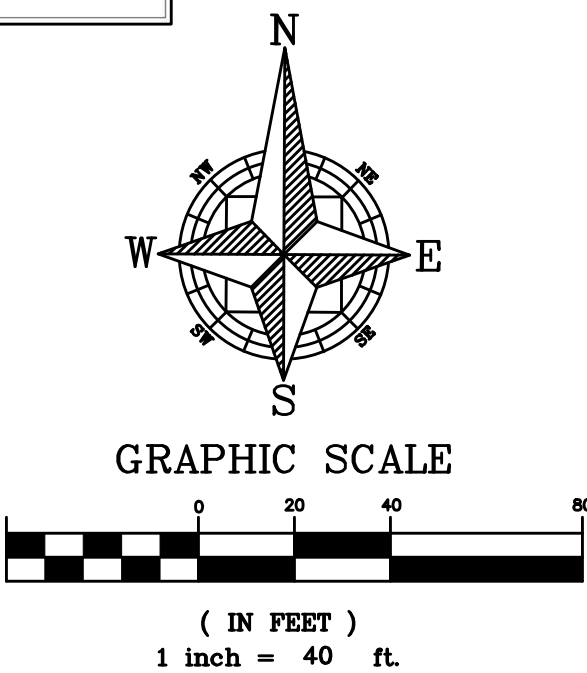
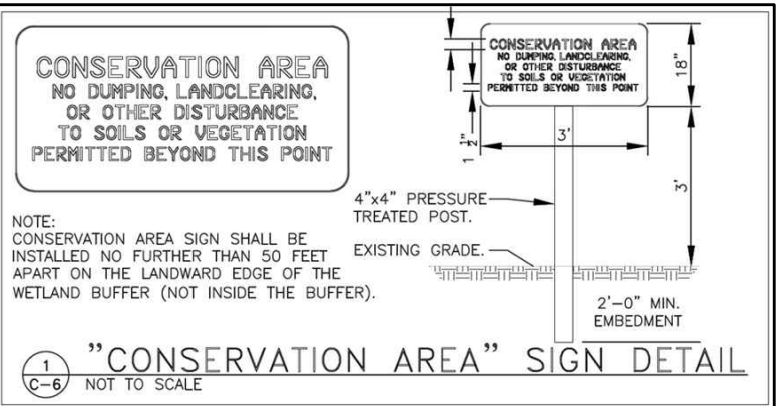
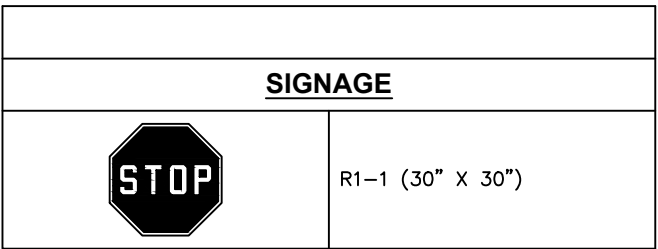
- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
- 5 PEDESTRIAN CROSSWALK

SITE NOTES

- 1 SIDEWALK RAMP
- 2 FDOT TYPE D CURB
- 3 MONOLITHIC CURB AND SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 BIKE RACK
- 8 MONUMENT SIGN
- 9 FIRE HYDRANT
- 10 LIGHT POLE
- 11 TRANSFORMER PAD
- 12 RETAIL DUMPSTER ENCLOSURE
- 13 FIRE DEPARTMENT CONNECTION
- 14 WHEEL STOP
- 15 PICNIC TABLE

LEGEND:

- # NUMBER OF PARKING SPACES



Be CLIMBING, INC.
SITE PLAN
APOPKA, FLORIDA 32703

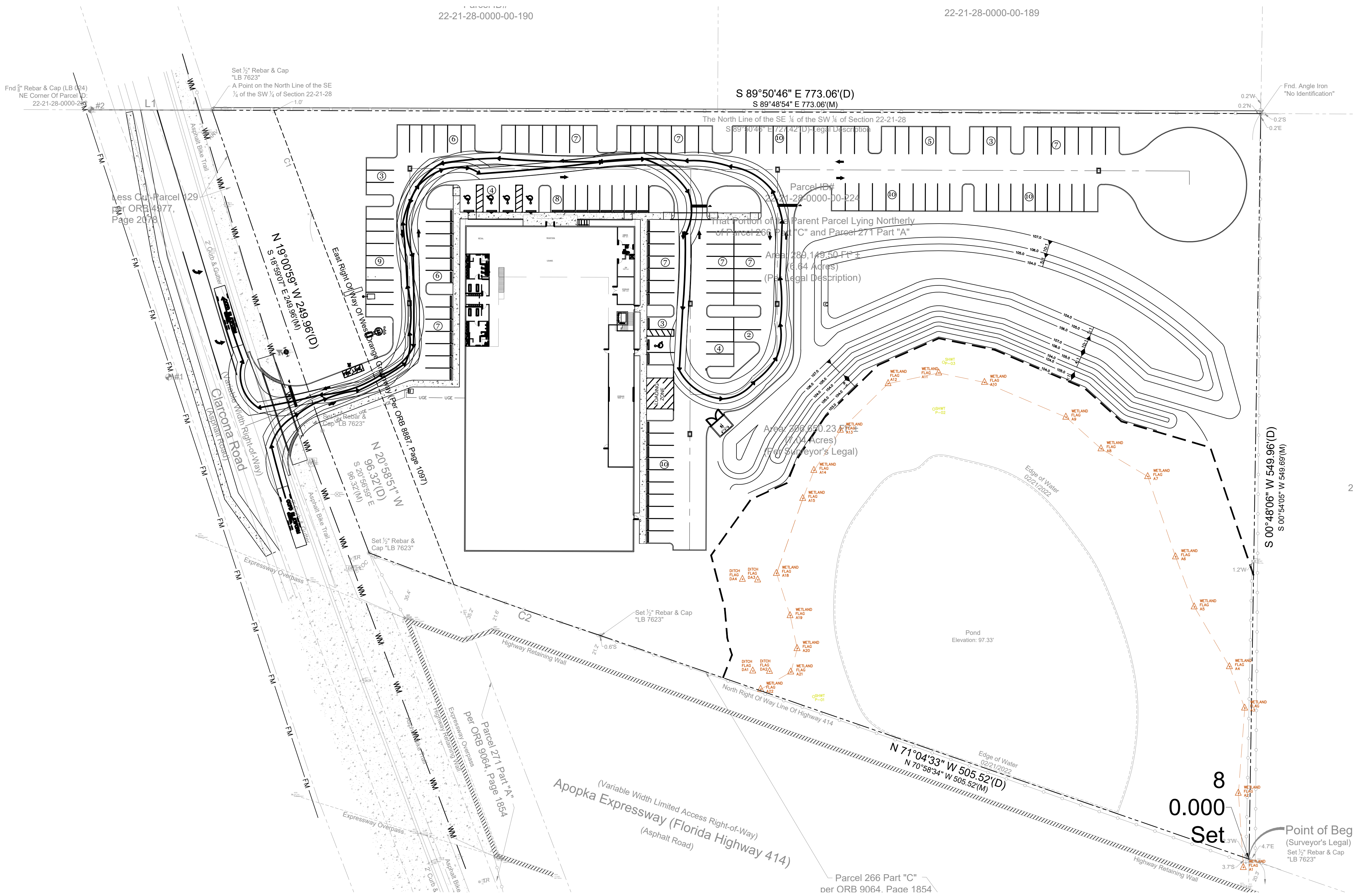
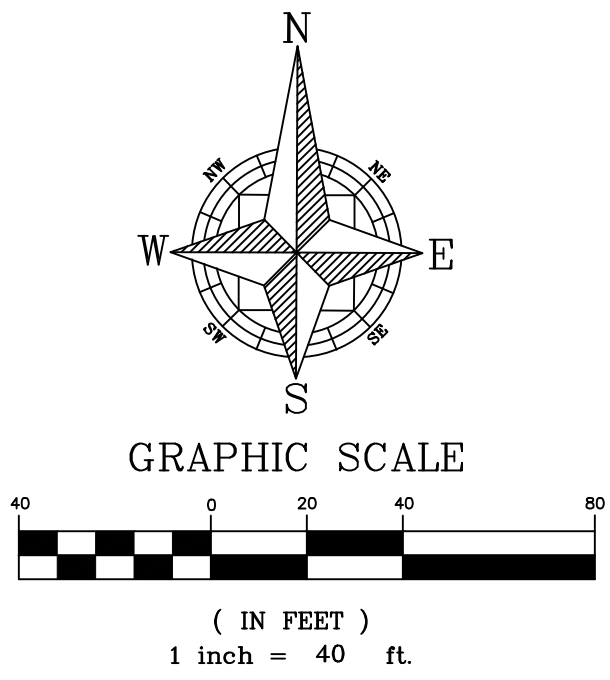
NO.	DATE	REVISION / ISSUE DATE	BY:	LMP	LMP
1	03/15/2023	CITY COMMENTS			
2	09/15/2023	CITY COMMENTS			

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTIMONTE SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE:
NOV 2022
SHEET:
C-3.0
SCALE:
1"=40'
SITE PLAN

TRUCK TURN TEMPLATE



**Be CLIMBING, INC.
TRUCK TURN ANALYSIS
APOPKA, FLORIDA 32703**

[illegible]

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

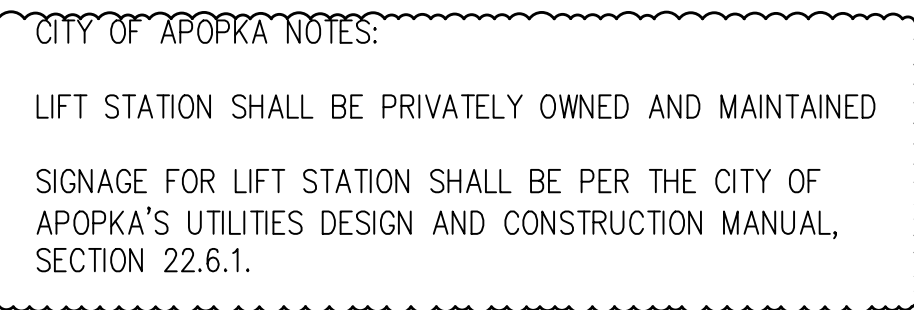
ENGINEER OF RECORD

 8/24/2023

LAURENCE M. POLINER, P.E.
#56974

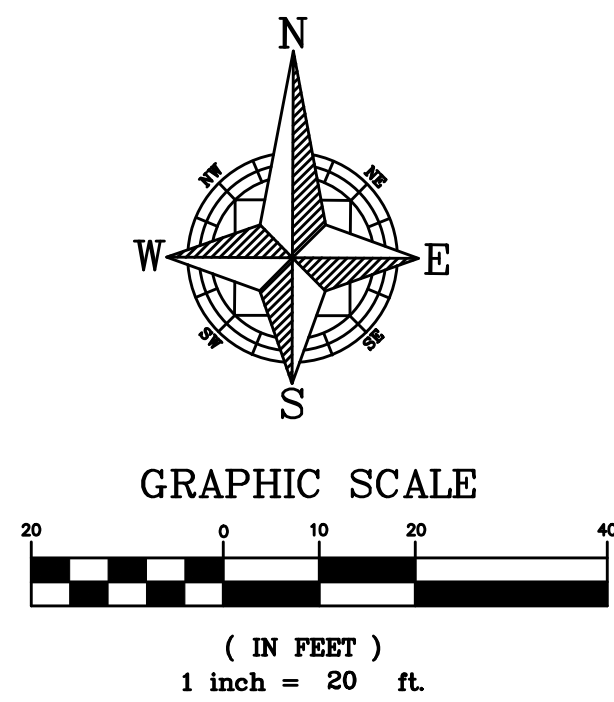
RCE CONSULTANTS, LLC

PROJECT #: 23.2022	
DRAWN: LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-3.1
SCALE: 1"=40'	
TRUCK TURN ANALYSIS	



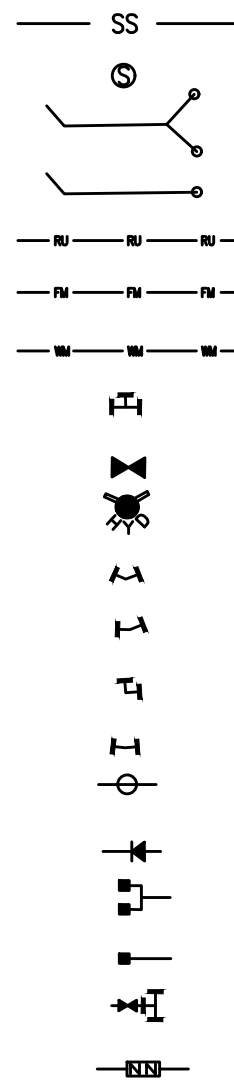
BUILDING TYPE	TYPE IIB (000)
BUILDING AREA	30,000 SF
TABLE 18.4.5.1.2 NFF	3,750 G.P.M.
75% REDUCTION FOR AUTOMATIC SPRINKLERS = 938, 1,000 G.P.M MIN	
NUM. OF HYDRANTS PER TABLE E.3.	1

FIRE FLOW CALCULATIONS
(REF. NFPA 1, CHAPTER 18 2021 ED.)



LEGEND

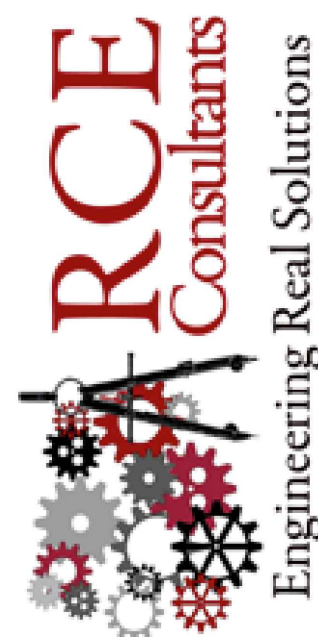
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SANITARY MANHOLE
SS DOUBLE SERVICE
SS SINGLE SERVICE
RECLAIMED WATER MAIN
FORCE MAIN
WATER MAIN
TEE
GATE VALVE
FIRE HYDRANT
BEND - 45°
BEND - 22.5°
BEND - 90°
BEND - 11.25°
BLOW OFF VALVE
REDUCER
DOUBLE SERVICE
SINGLE SERVICE
TAPPING SADDLE W/ GATE VALVE
BACK FLOW PREVENTER



Be CLIMBING, INC.

UTILITY PLAN

APOPKA, FLORIDA 32703

[illegible]

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD
10/25/2023

LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022

DRAWN:LMP CHECKED: LMP

DATE:

NOV 2022
SCALE:

 $1'' = 20$

UTILITY PLAN

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

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

PUMPS: (3 YR. WARRANTY)

Submersible grinder pumps shall be LIBERTY Model RCLGV05. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 10 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
- 1- ea. Alarm Silence Pushbutton

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

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Lightning Arrestor
- 1- ea. Silence Relay Module
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

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

RILEY & Company, Inc. (H-20 GP)

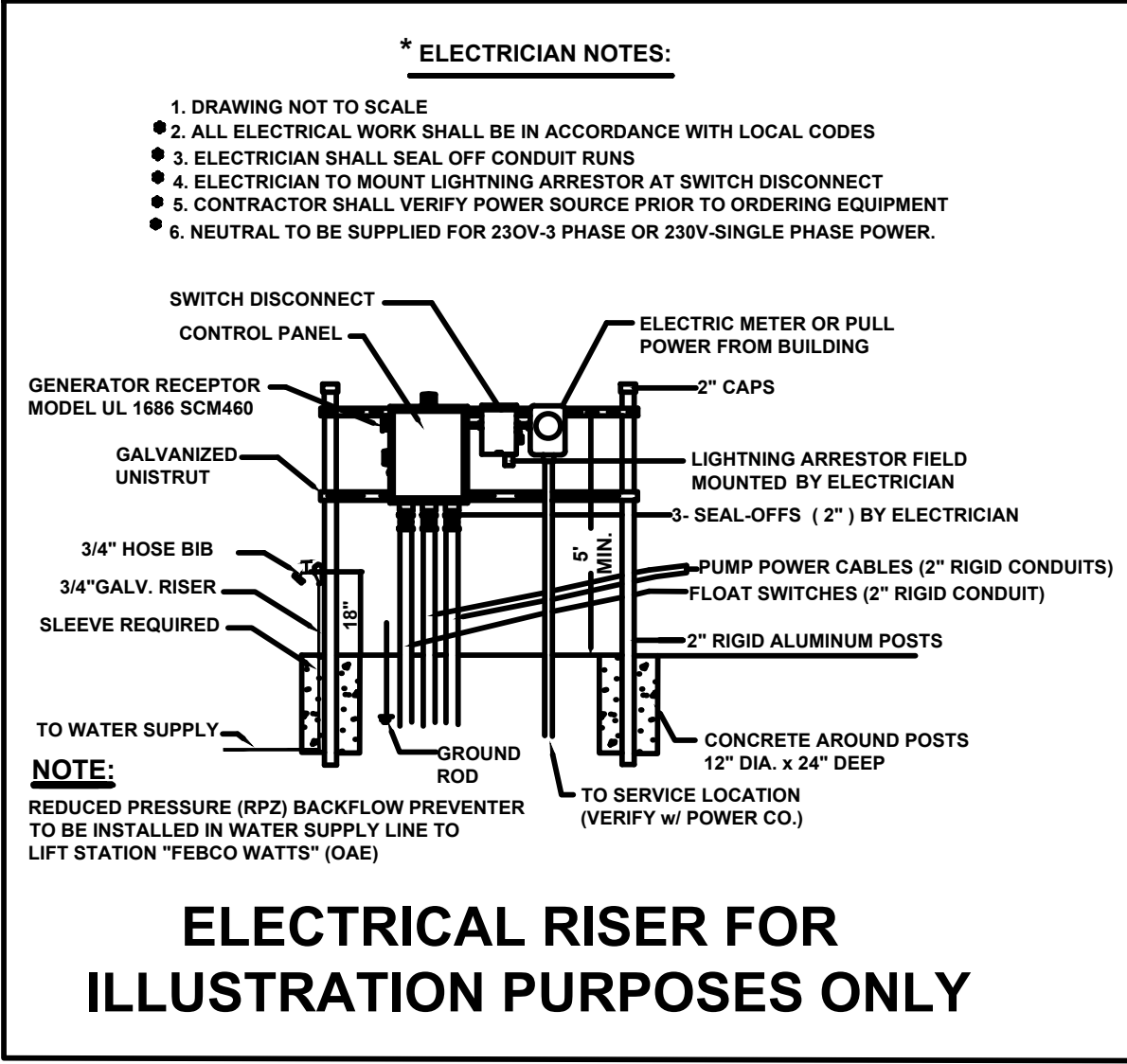
w/ BATTERY BACK-UP FOR AUDIO - VISUAL ALARMS ©

CITY OF APOPKA NOTES:

LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED

SIGNAGE FOR LIFT STATION SHALL BE PER THE CITY OF APOPKA'S UTILITIES DESIGN AND CONSTRUCTION MANUAL, SECTION 22.6.1.

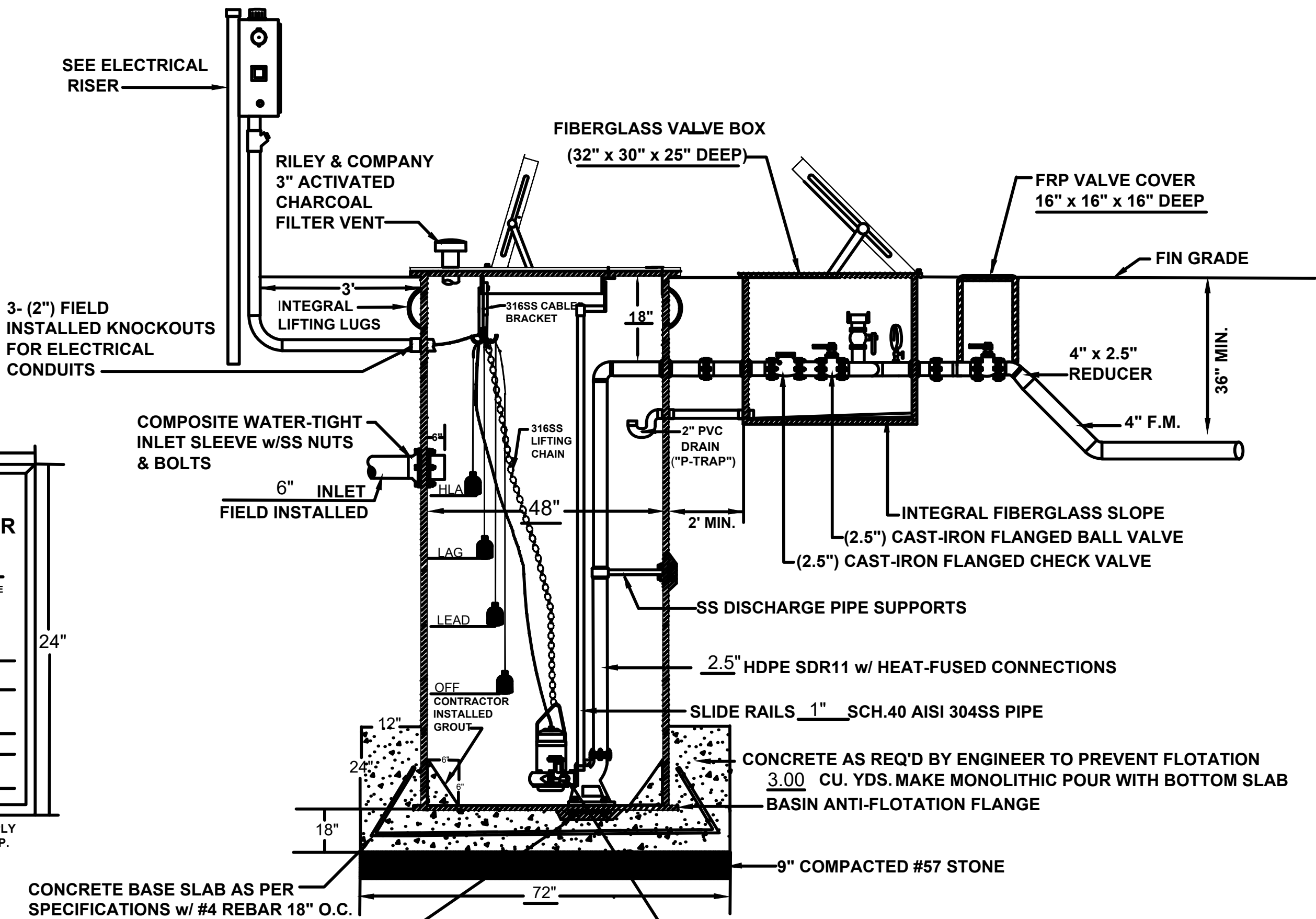
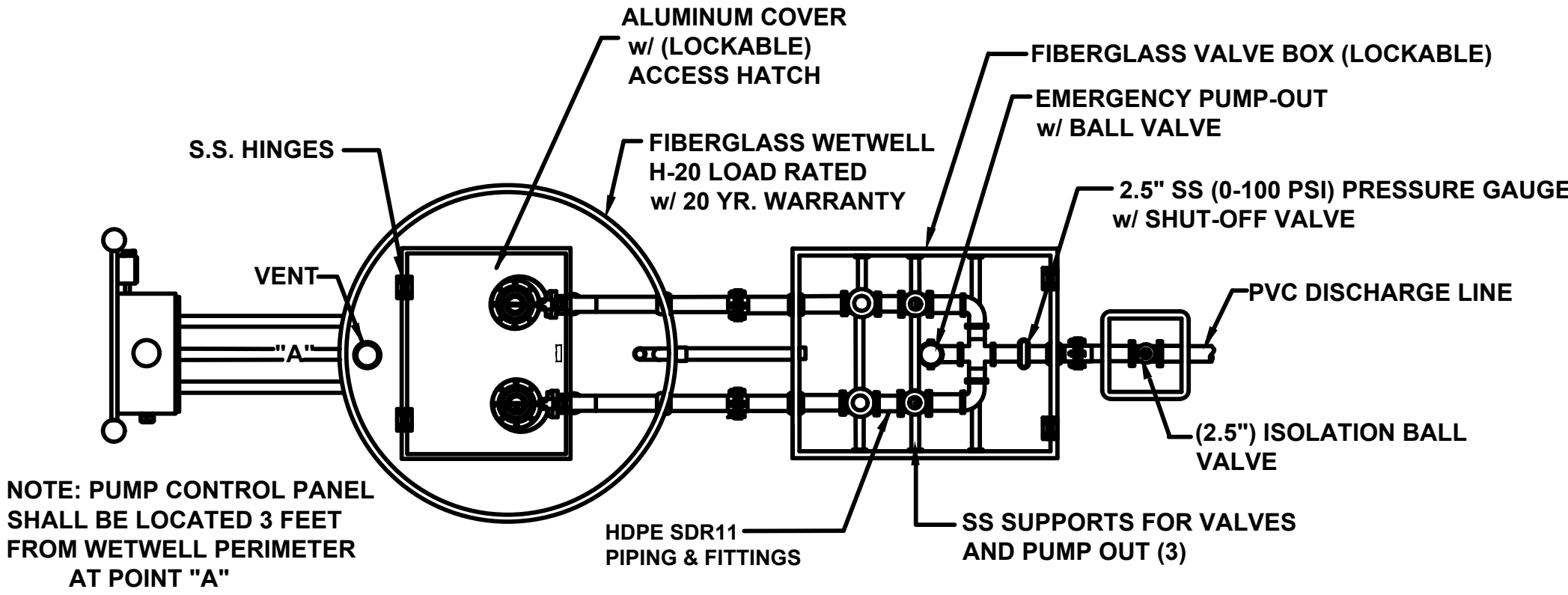
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	102 GPM	TOP OF WETWELL	110.00
PRIMARY TDH	75 'TDH	INLET INVERT	106.35
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	105.85
PUMP MODEL #	RCLGV05	2nd PUMP ON (LAG)	105.35
R.P.M.	3450	1st PUMP ON (LEAD)	104.85
HORSEPOWER	5.0	PUMPS OFF (OFF)	104.35
IMPELLER DIAMETER	5.4"	BOTTOM OF WETWELL	101.00
ELECTRICAL/ VOLTS / PHASE	230V/3	WETWELL DIAMETER	48"
FULL LOAD AMPS/ PER PUMP	17.50		
PUMP DISCHARGE SIZE	2"		

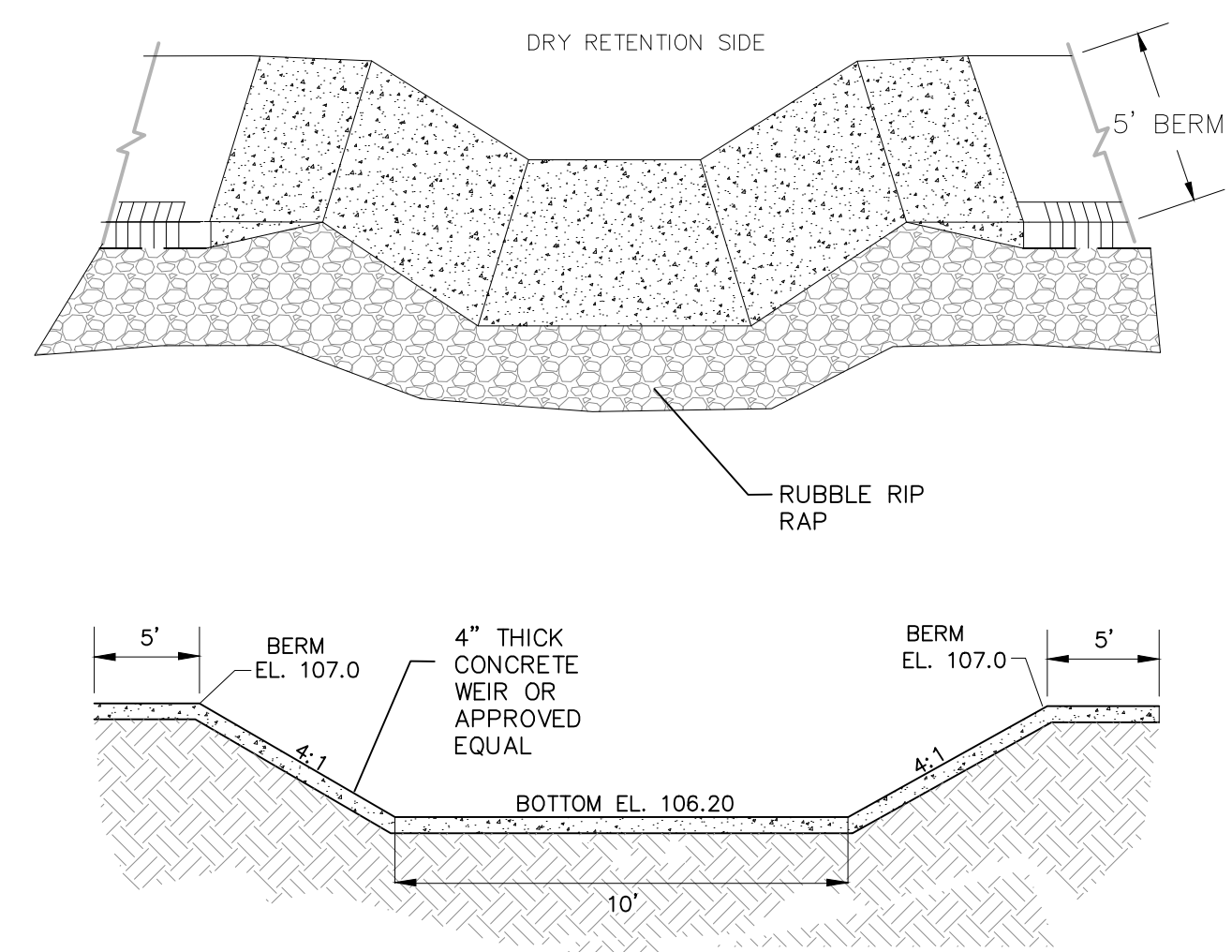
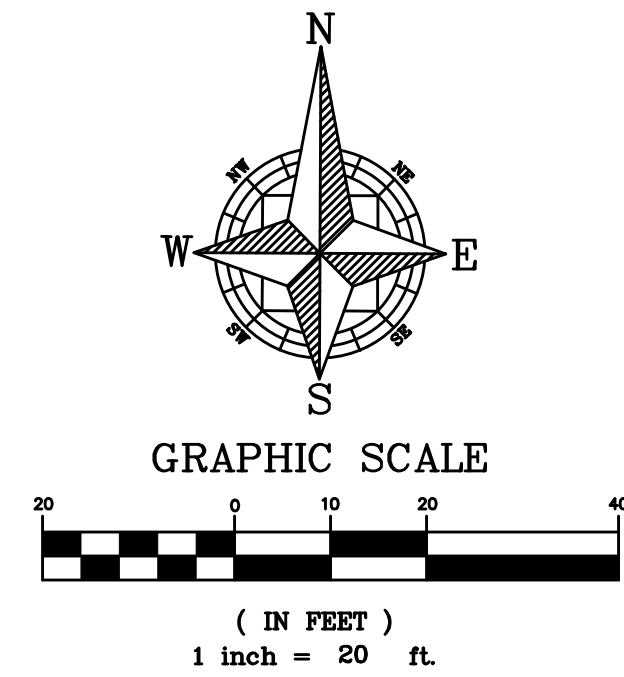
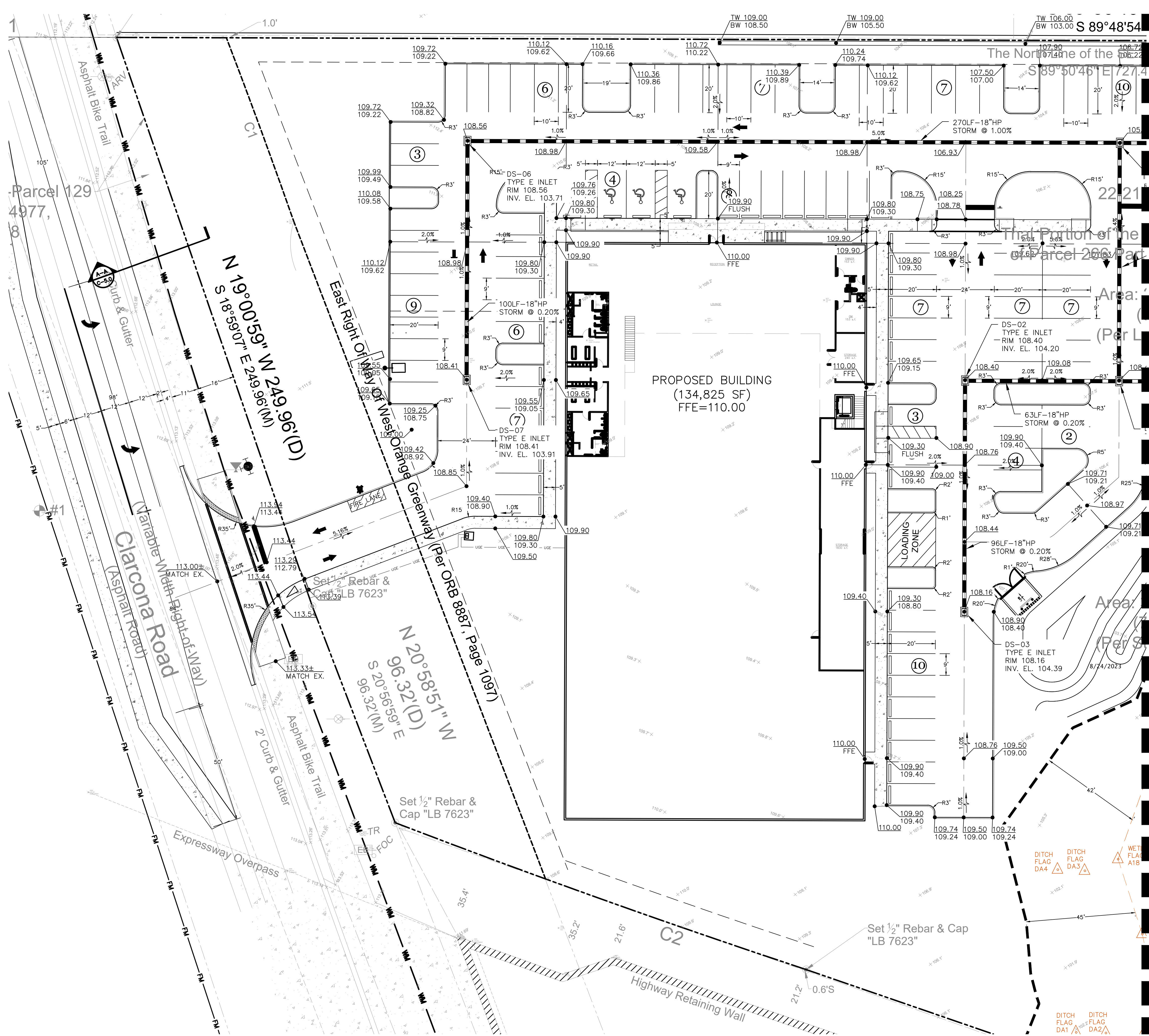


NOTES:

- Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
- System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
- Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
- 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.
- 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.

11-17-2022



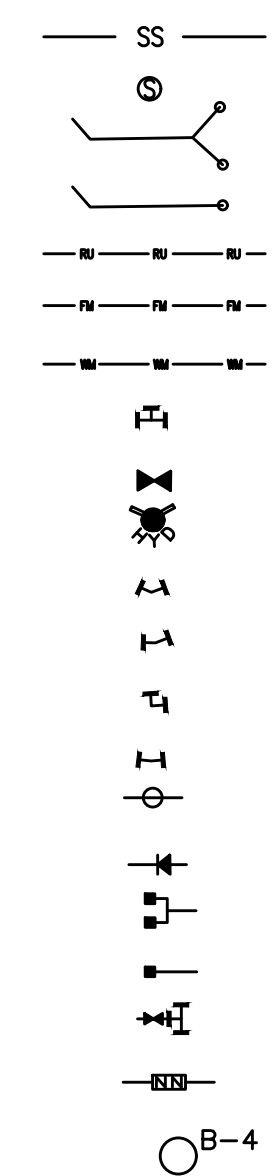


POND STAGES:
MEAN ANNUAL - 104.62
25 YEAR - 24 HOUR - 106.20
25 YEAR - 96 HOUR - 106.23

MATCHLINE C-5.1

LEGEND

- SANITARY SEWER MAIN
- SANITARY MANHOLE
- SS DOUBLE SERVICE
- SS SINGLE SERVICE
- RECLAIMED WATER MAIN
- FORCE MAIN
- WATER MAIN
- TEE
- GATE VALVE
- FIRE HYDRANT
- BEND - 45°
- BEND - 22.5°
- BEND - 90°
- BEND - 11.25°
- BLOW OFF VALVE
- REDUCER
- DOUBLE SERVICE
- SINGLE SERVICE
- TAPPING SADDLE W/ GATE VALVE
- BACK FLOW PREVENTER
- BORING LOCATIONS



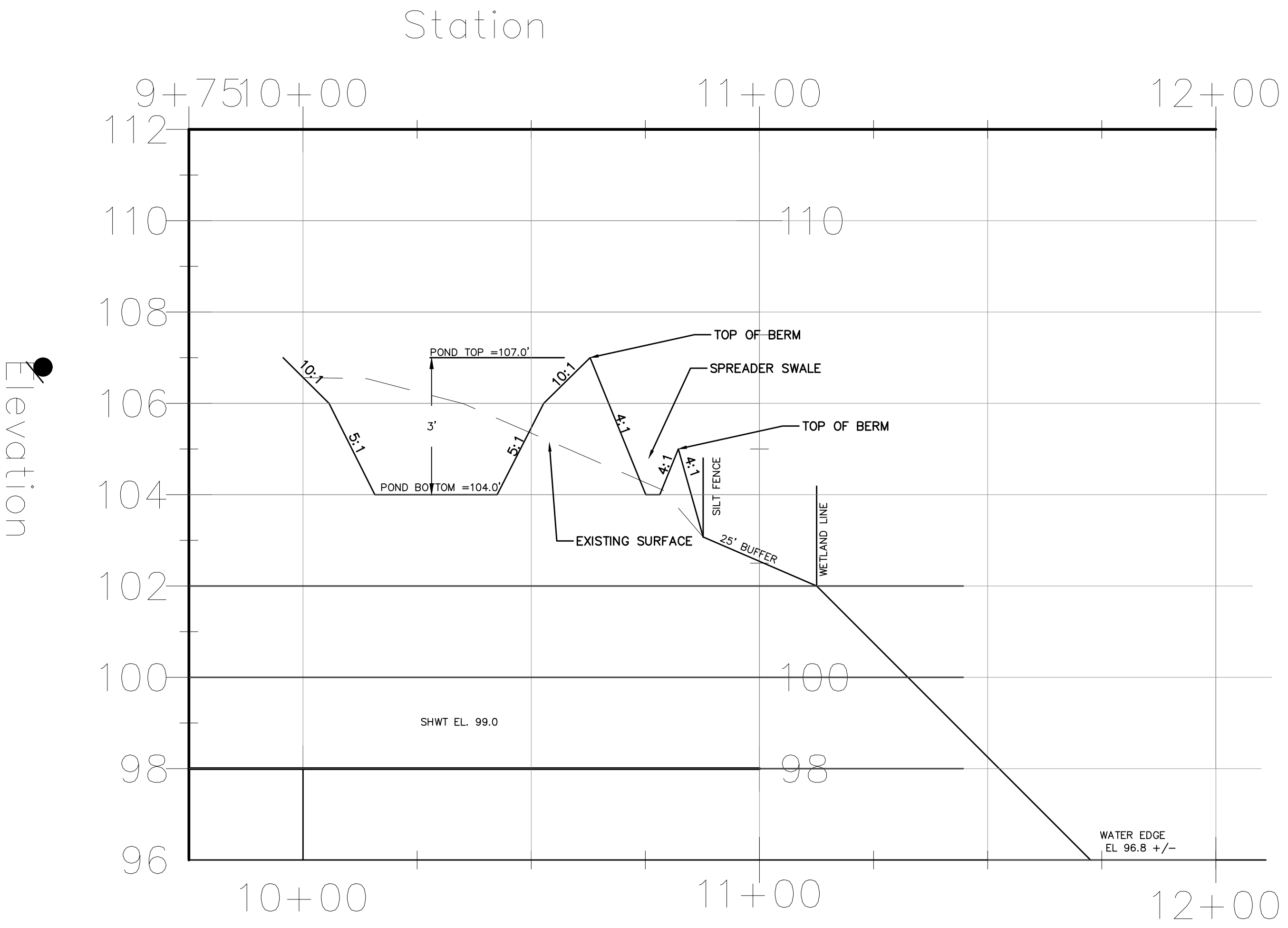
Be CLIMBING, INC. GRADING AND DRAINAGE PLAN APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	CITY COMMENTS
1	03/15/2023		

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTI SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

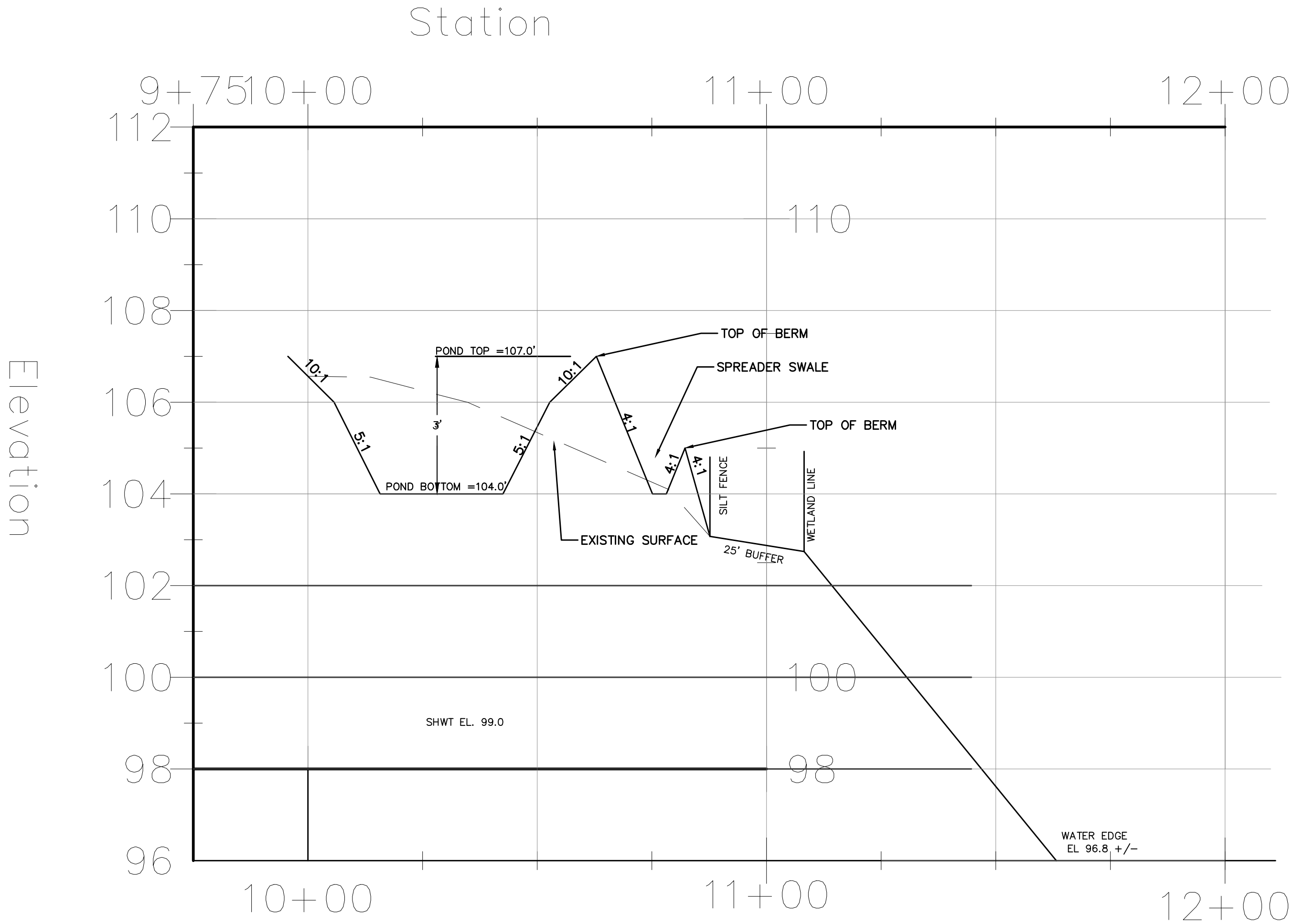
ENGINEER OF RECORD
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE:
NOV 2022
SHEET:
C-5.0
SCALE:
1"=20'
GRADING AND
DRAINAGE PLAN



CROSS SECTION (A-A)

1 inch = 20ft. (HORIZONTAL)
1 inch = 2ft. (VERTICAL)



CROSS SECTION (B-B)

1 inch = 20ft. (HORIZONTAL)
1 inch = 2ft. (VERTICAL)



Be CLIMBING, INC.
CROSS SECTIONS
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:										
				LMP	LMP								
1	03/15/2023	CITY COMMENTS											
2	09/15/2023	CITY COMMENTS											

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD
10/25/2023
LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-5.2
SCALE: 1"=20'	
CROSS SECTIONS	

GENERAL NOTES

GENERAL EROSION SITES

CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

THE STORMWATER POLLUTION PREVENTION PLAN IS COMPOSED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS AND THE PLAN NARRATIVE INCLUDED IN SPECIFICATIONS PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH THEIR CONTENTS.

CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS INDICATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL CONFORM TO FEDERAL STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLotation BUOYS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

DUST ON THE SITE SHALL BE CONTROLLED BY WATERING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORMWATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 30 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ROCK BAGS, ETC.) TO PREVENT EROSION.

ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

CONTRACTOR SHALL PROVIDE TREE PROTECTION MEASURES AS NEEDED.

DEWATERING IS NOT ANTICIPATED FOR THE INSTALLATION OF UTILITIES.

ALL WORK SHALL BE IN COMPLIANCE WITH NPDES.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED SEDIMENT SHALL BE REMOVED FROM THE FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

THE CONSTRUCTION ENTRANCE(S) SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING ON THE TEMPORARY PARKING AS CONDITIONS

DEMAND.

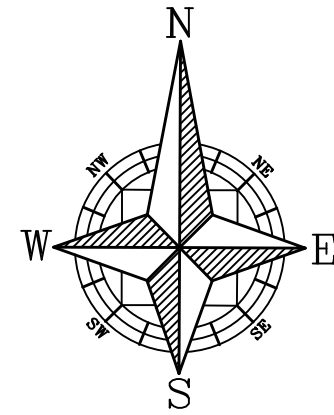
OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

SEQUENCE OF CONSTRUCTION

1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

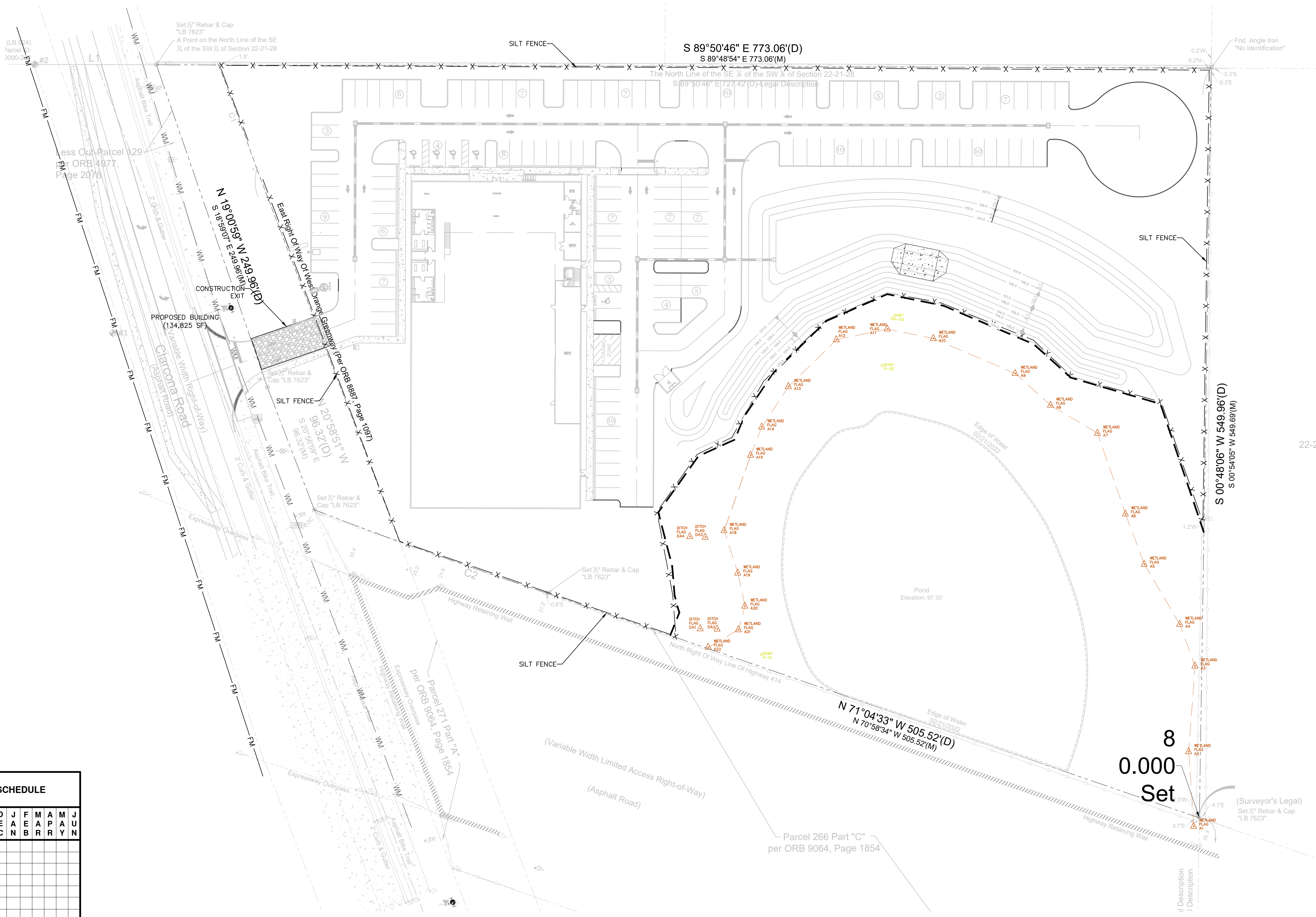
1. TEMPORARY SEED DEMUCKED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED).



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.



DEVELOPER / OWNER

SITE OPERATOR / GENERAL CONTRACTOR:

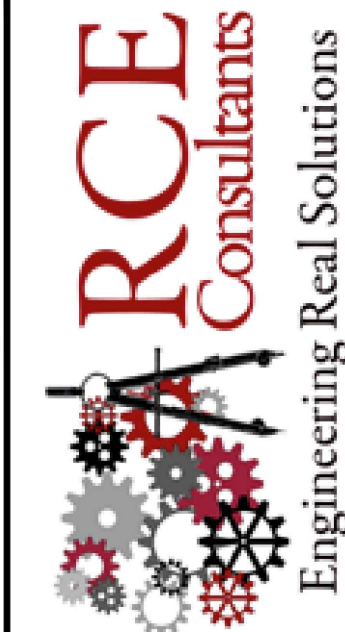
NAME

SUPERINTENDENT:

NAME

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE											
CONSTRUCTION SEQUENCE	J	F	M	A	M	J	J	A	S	O	N
	A	E	A	P	A	U	U	E	C	O	E
	N	B	R	R	Y	N	L	G	P	T	V
ROUGH GRADE / SEDIMENT CONTROL											
TEMPORARY CONTROL MEASURES											
STRIP & STOCKPILE TOPSOIL											
STORM FACILITIES											
TEMPORARY CONSTRUCTION ROADS											
FOUNDATION / BUILDING CONSTRUCTION											
SITE CONSTRUCTION											
PERMANENT CONTROL STRUCTURES											
FINISH GRADING											
LANDSCAPING / SEED / FINAL STABILIZATION											
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE											

SYMBOLS LEGEND	
	DOUBLE SILT FENCE
	SINGLE SILT FENCE
	SCM-1 ROCK BAGS (USED ON ASPHALT SURFACES)



Be CLIMBING, INC.
SWPP PLAN
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:
1	03/15/2023	LMP COMMENTS	LMP
2	09/15/2023	CITY COMMENTS	LMP

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTI SPRINGS, FL 32701
PHONE NO. 407-453-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE: NOV 2022
SHEET: C-6.0
SCALE: 1"=40'
SWPP PLAN

**BeCLIMBING
EROSION CONTROL DETAILS
APOPKA, FLORIDA 32703**

[illegible]

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

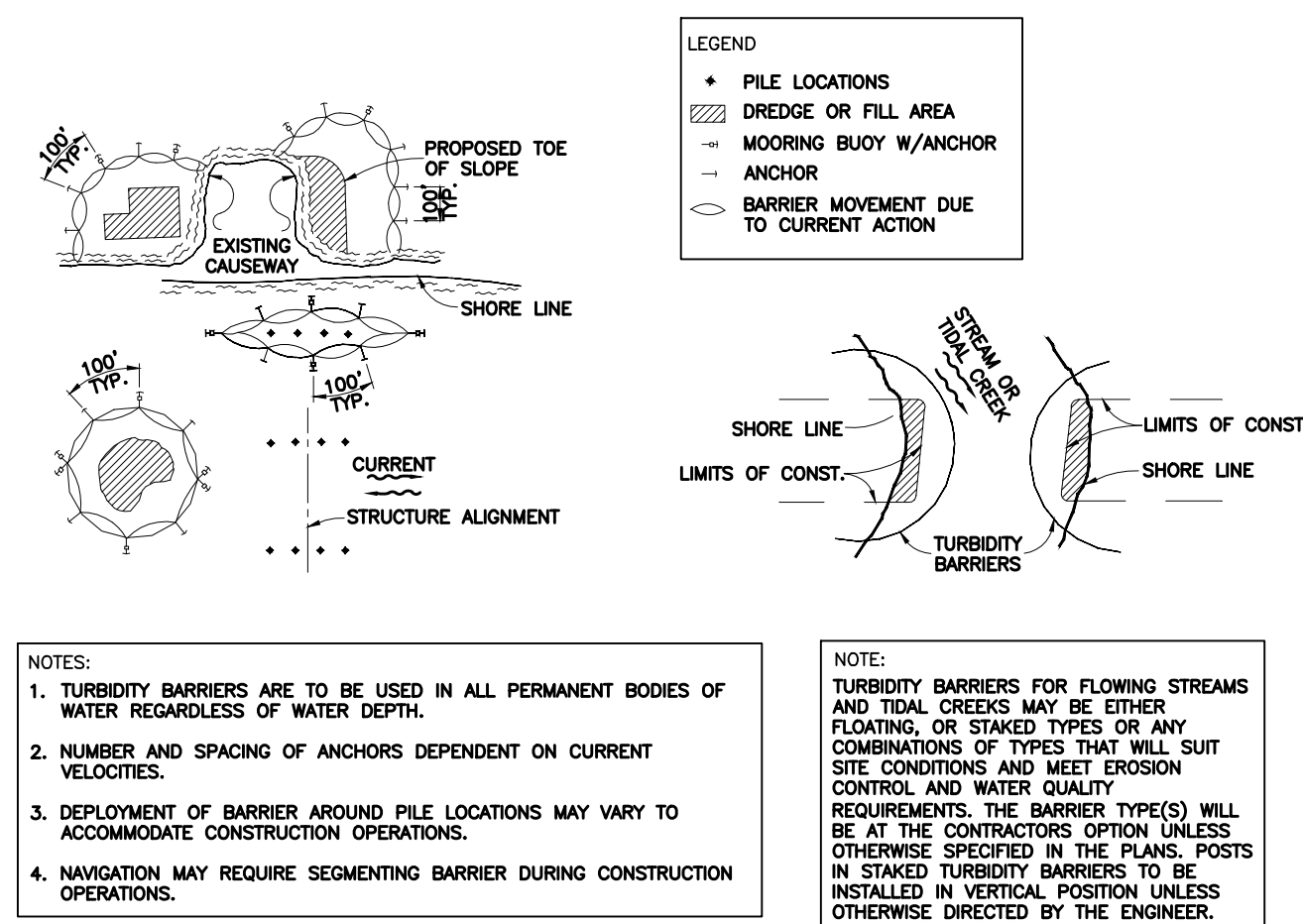
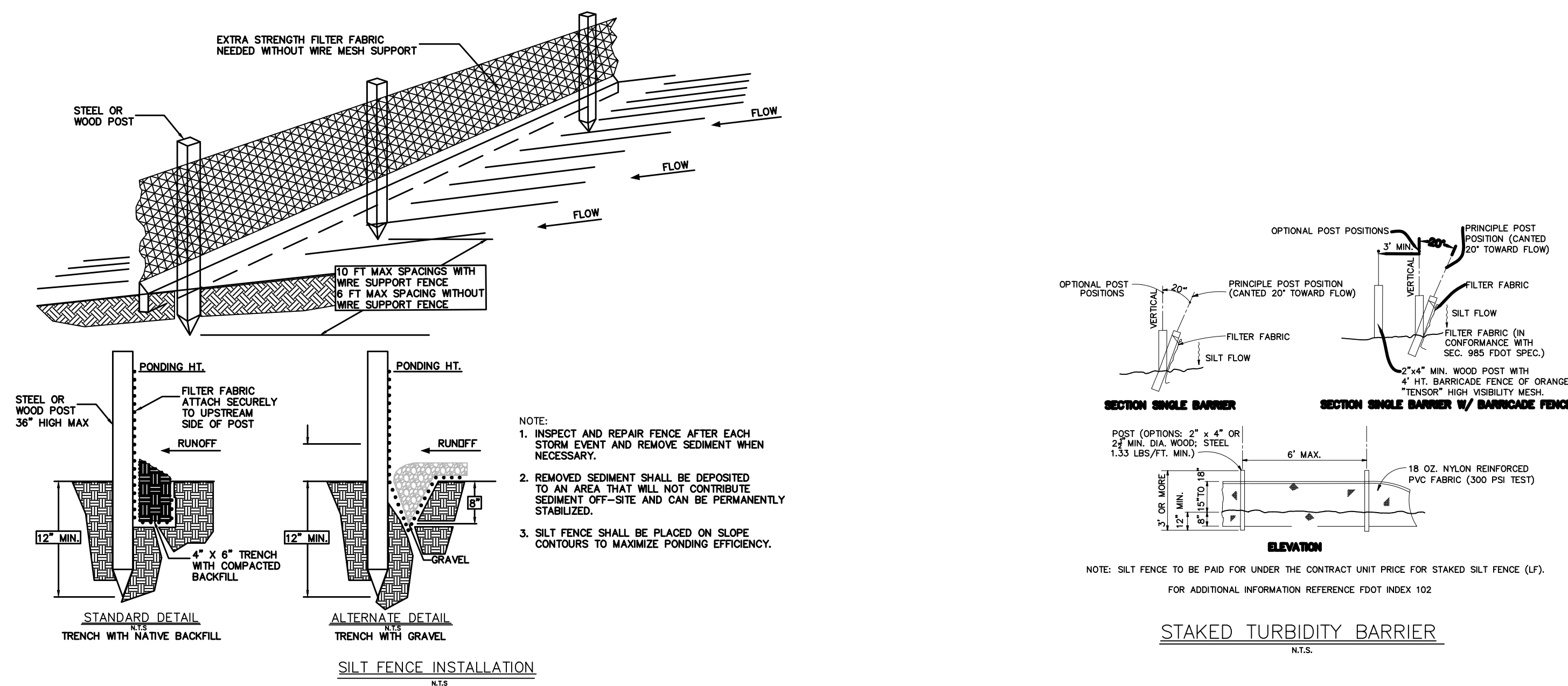


LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

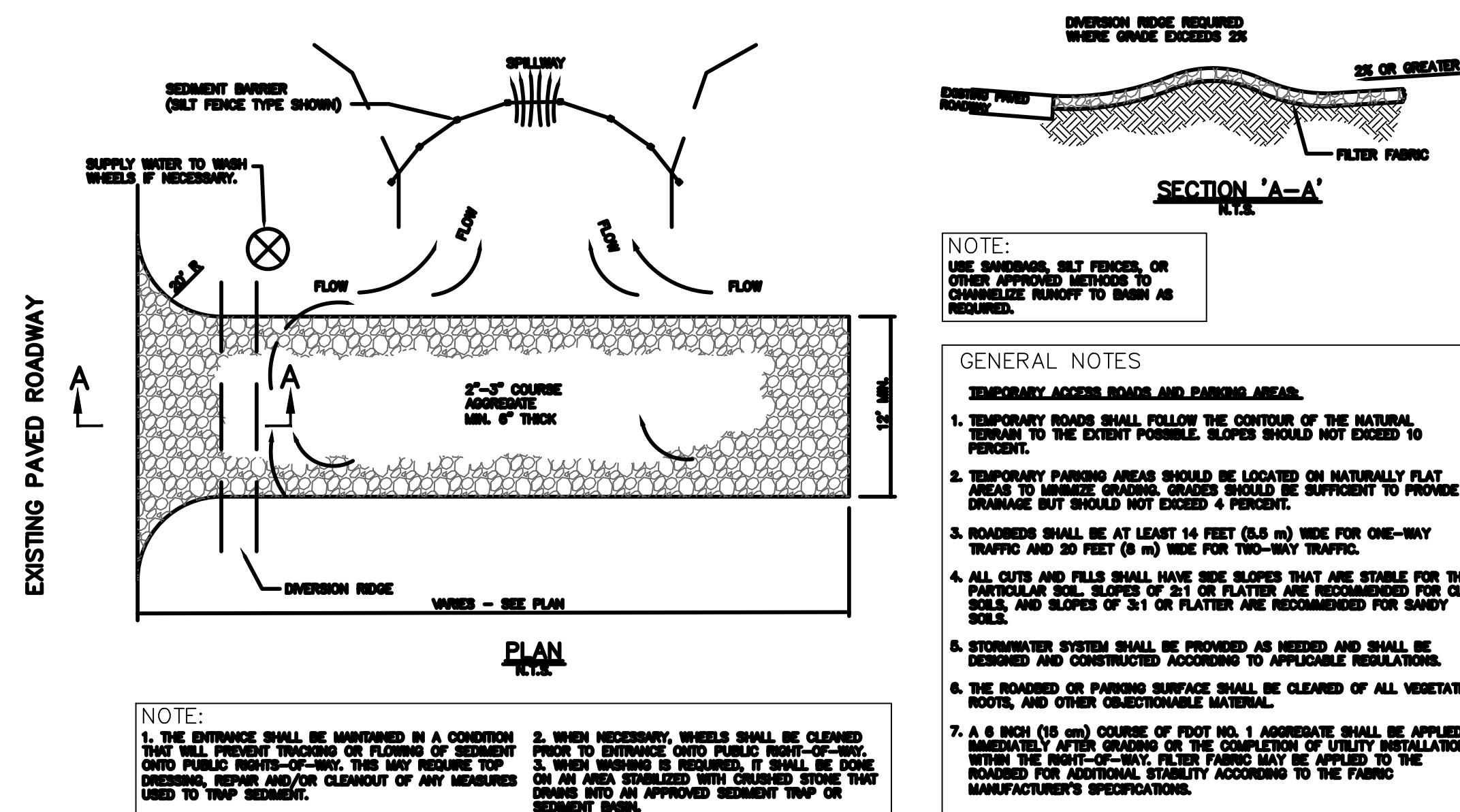
PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-6.0
SCALE: 1"=50'	
EROSION CONTROL DETAILS	

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

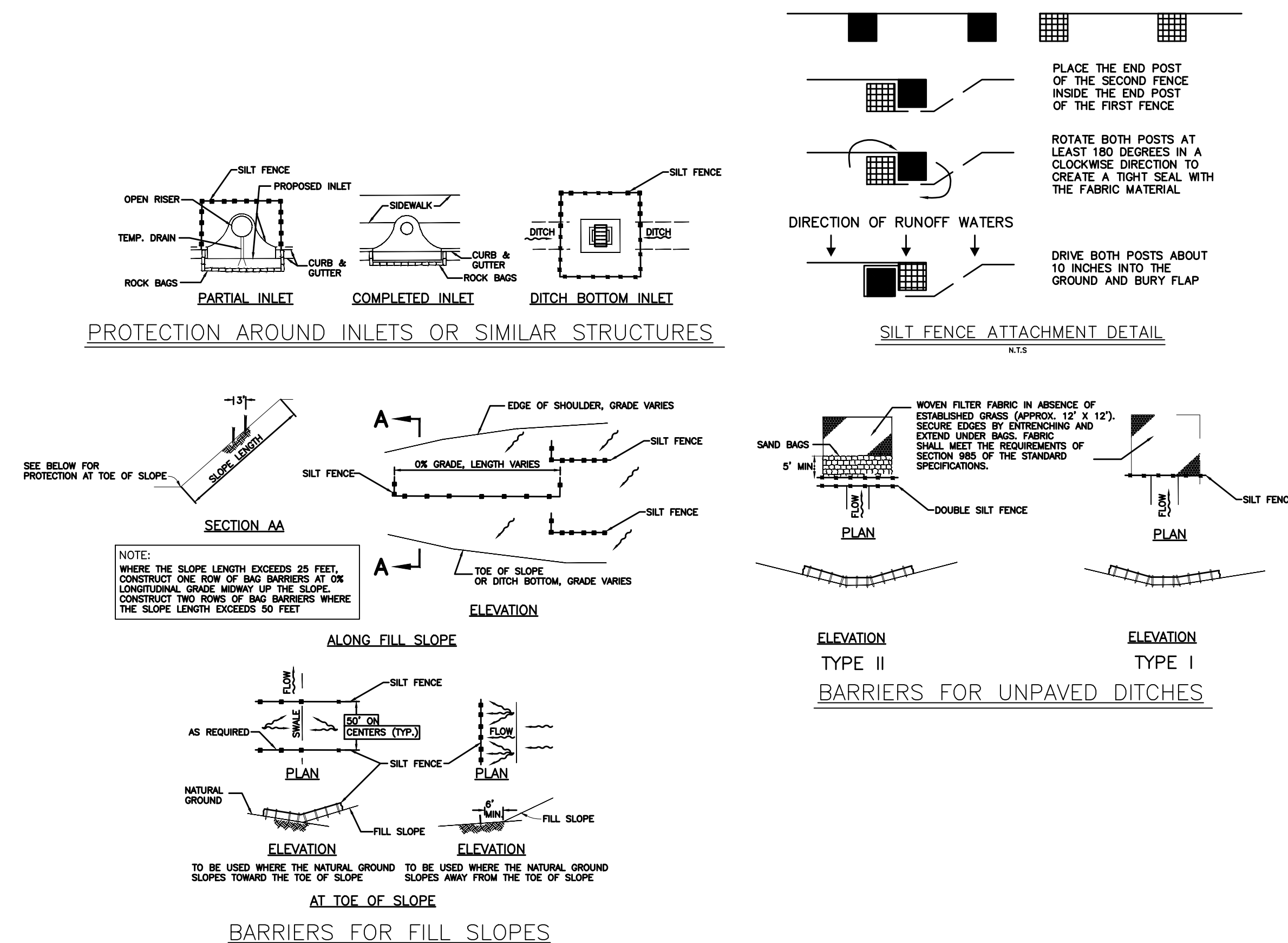
- | | |
|-----------------------|---|
| A. SURFACE PROTECTION | <p>1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.</p> <p>2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWWETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.</p> |
| B. RUN-OFF CONTROL | <p>1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.</p> |
| C. SEDIMENT TRAPPING | <p>1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.</p> <p>2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.</p> <p>3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.</p> <p>4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.</p> |
| D. SOIL MOISTURE | <p>1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.</p> |
| E. RESPONSIBILITY | <p>1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.</p> |



TURBIDITY BARRIER APPLICATIONS
N.T.S.

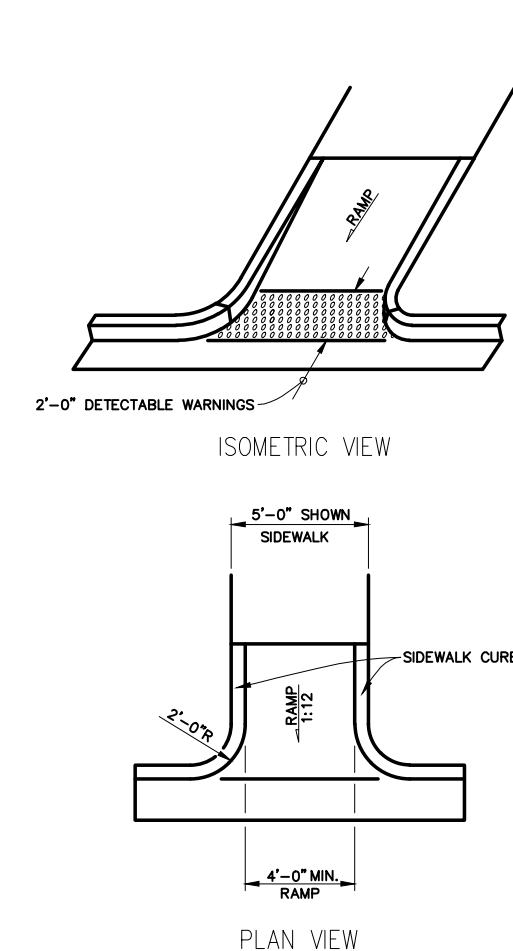


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

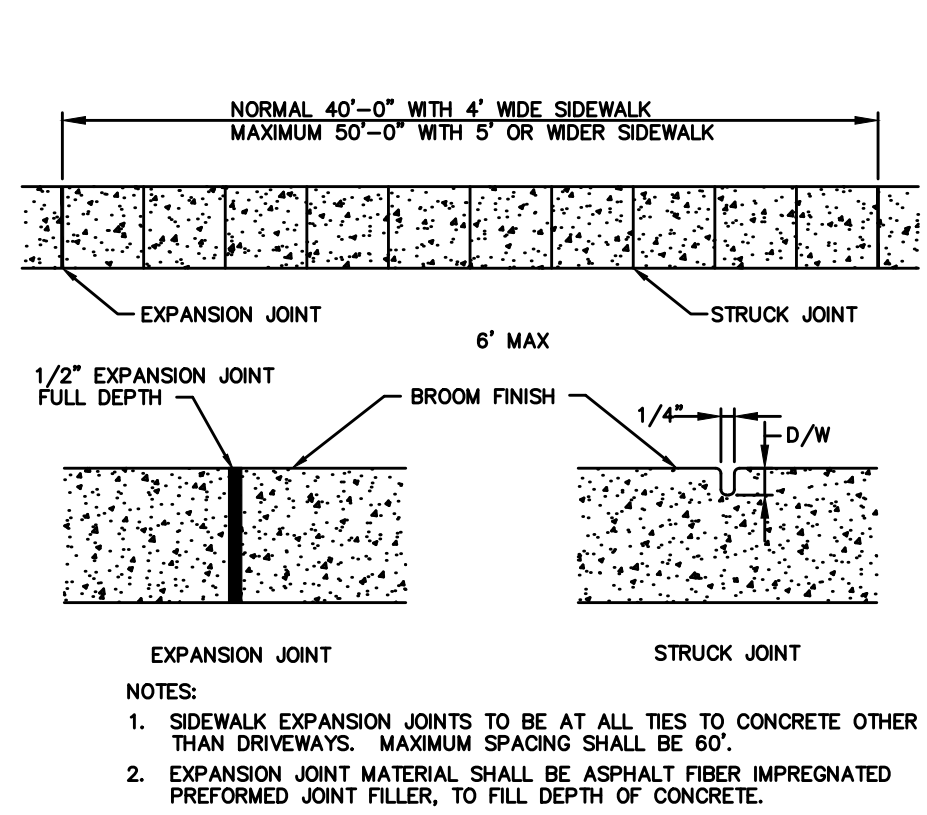


BARRIERS LAYOUT DETAIL

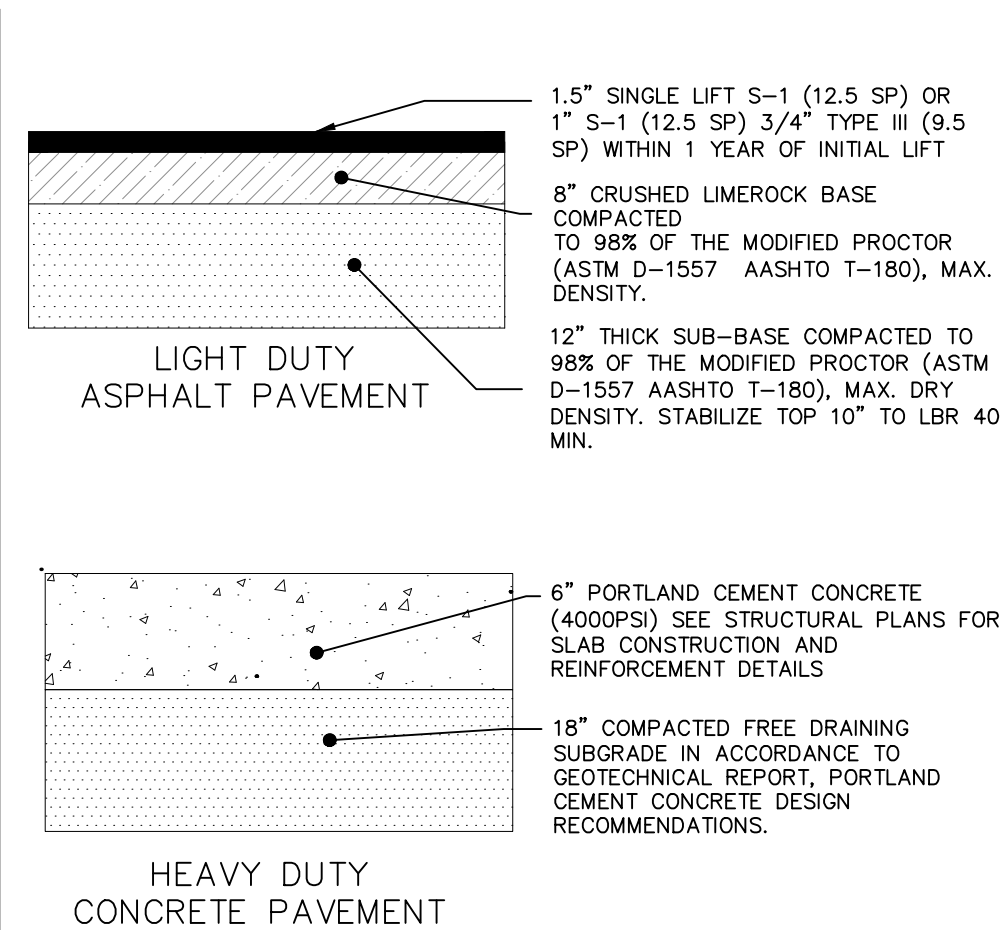
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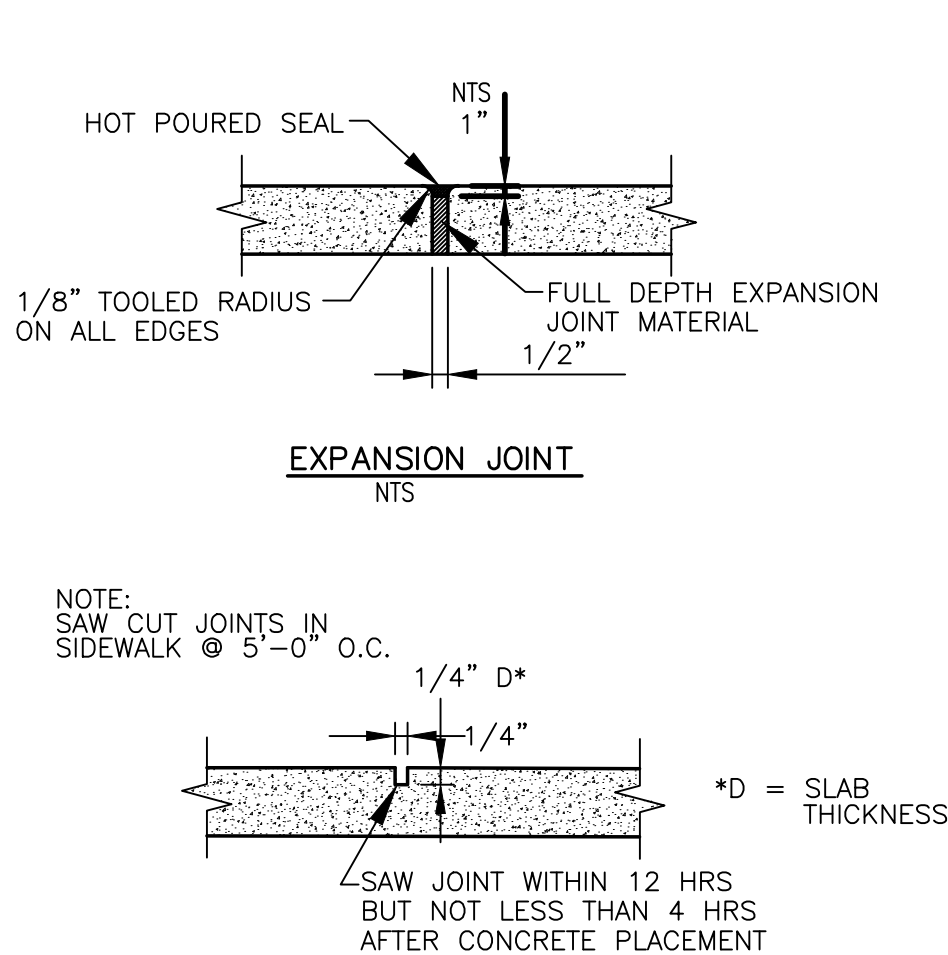
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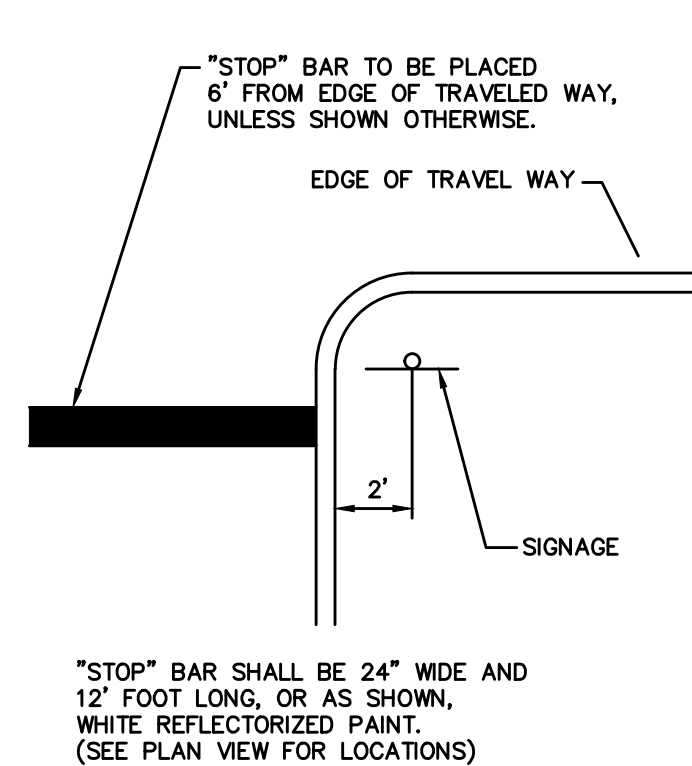
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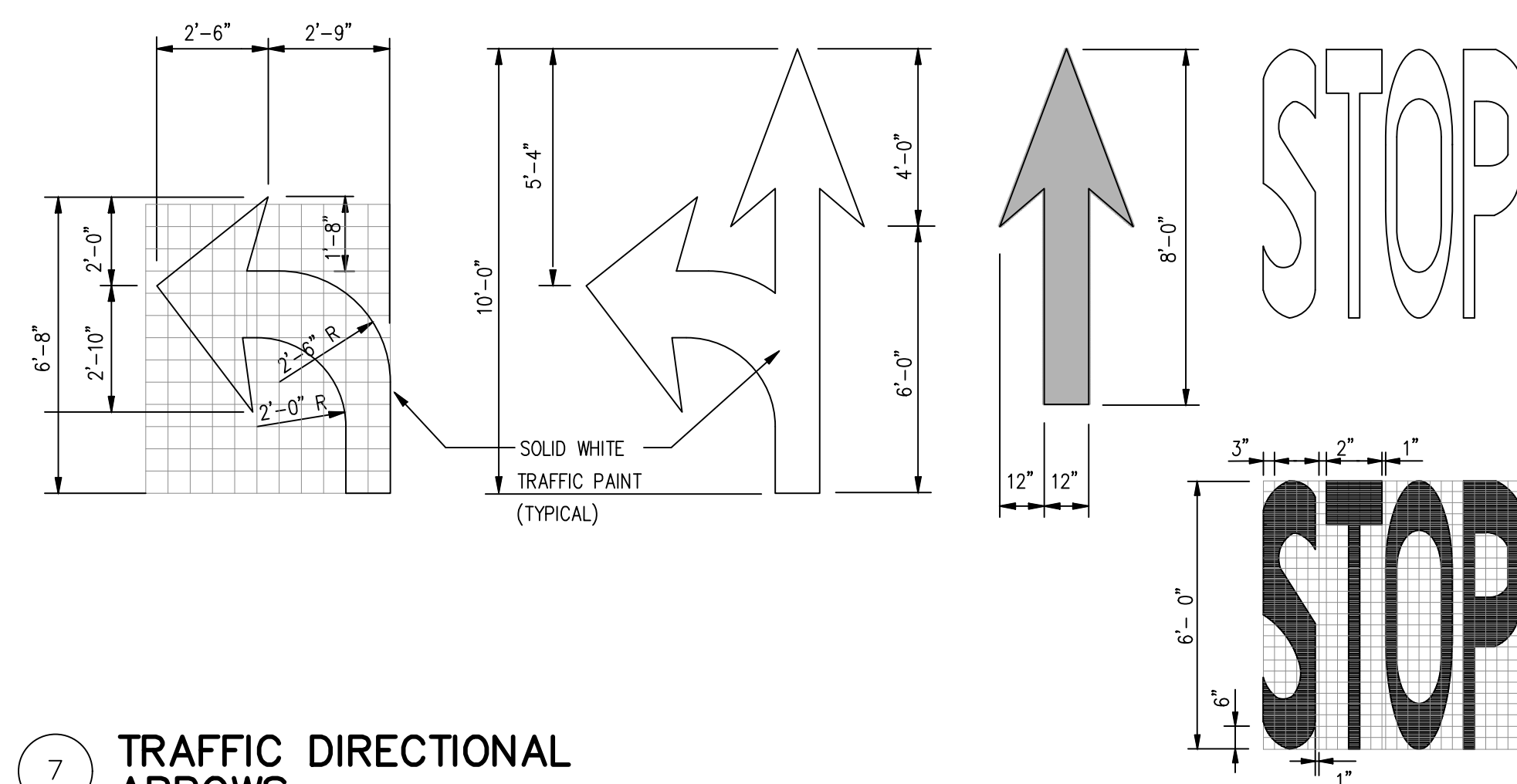
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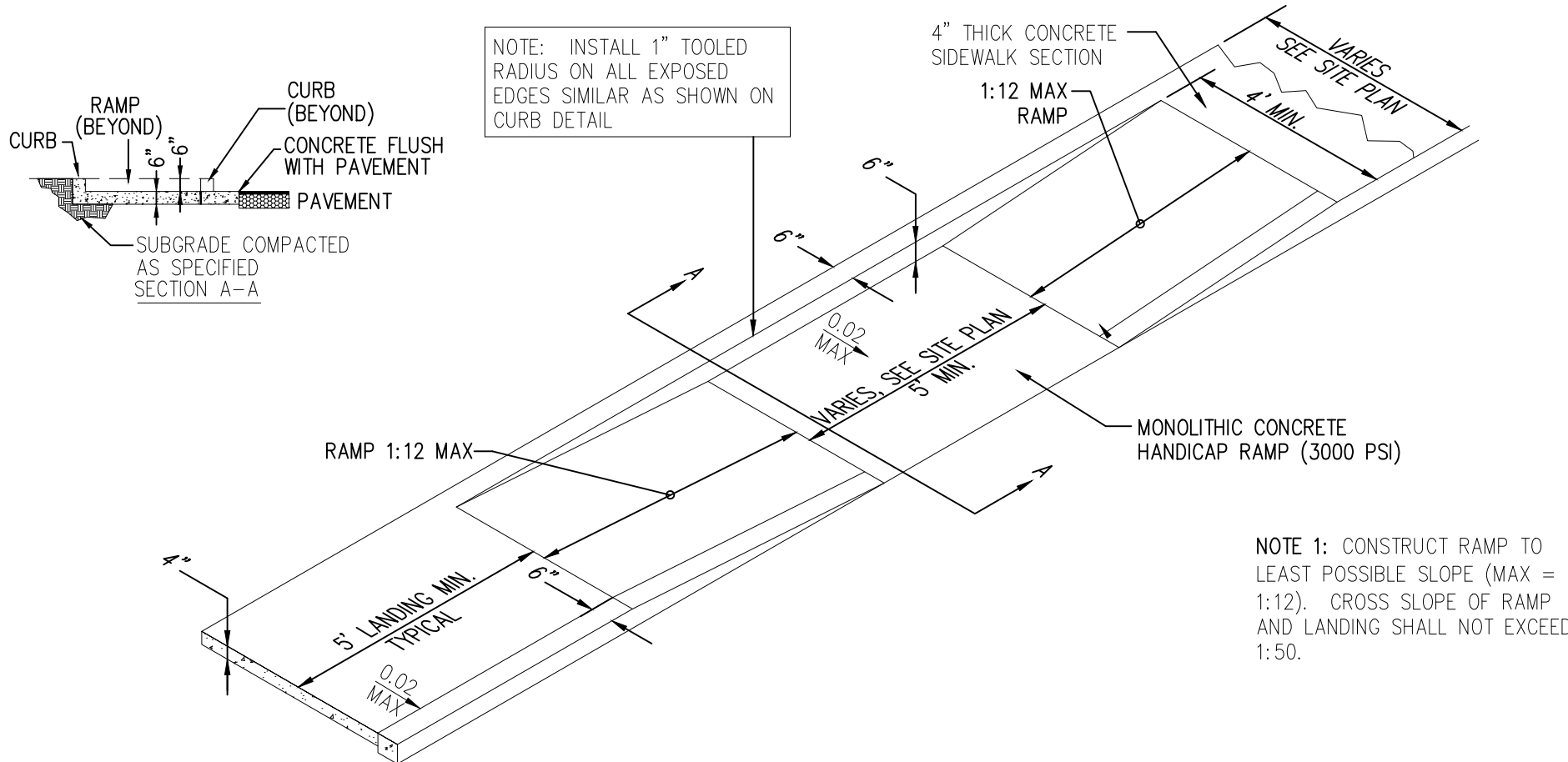
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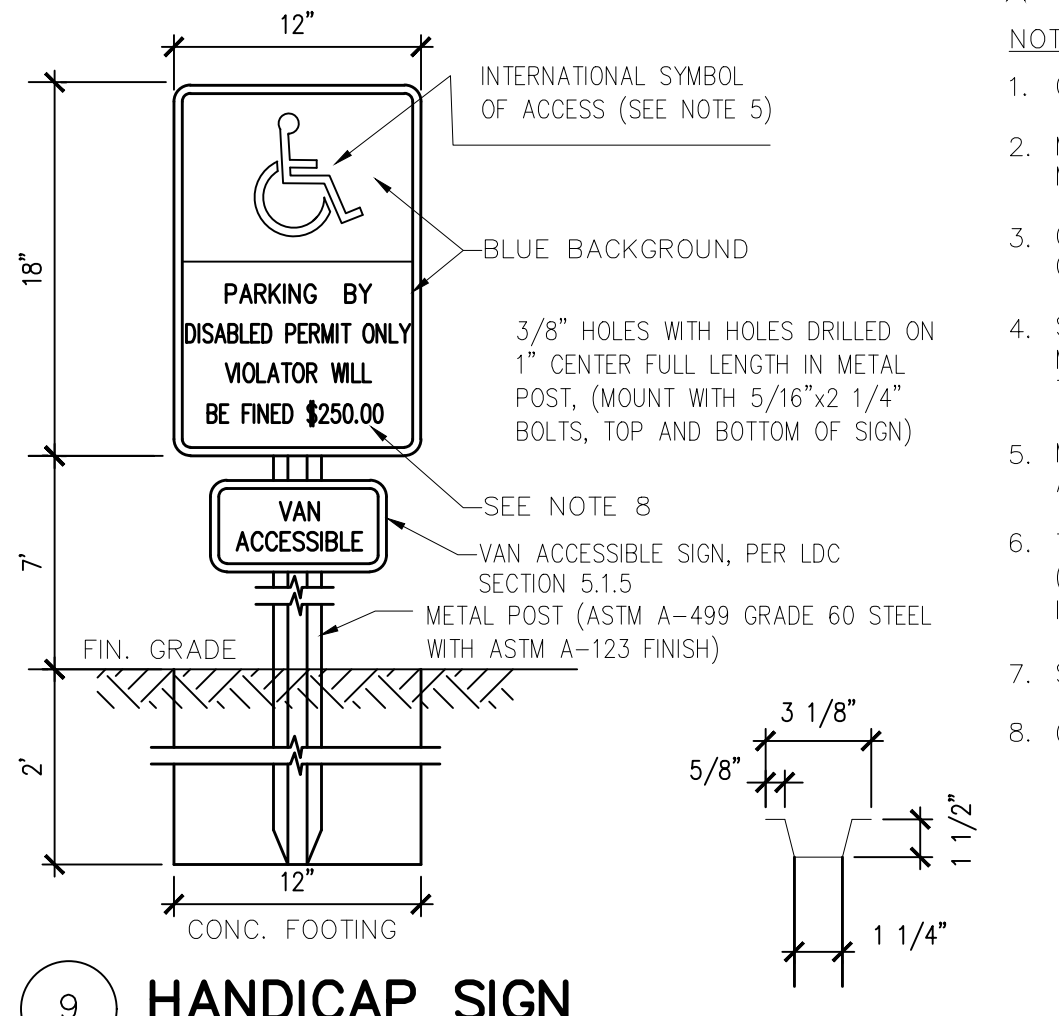
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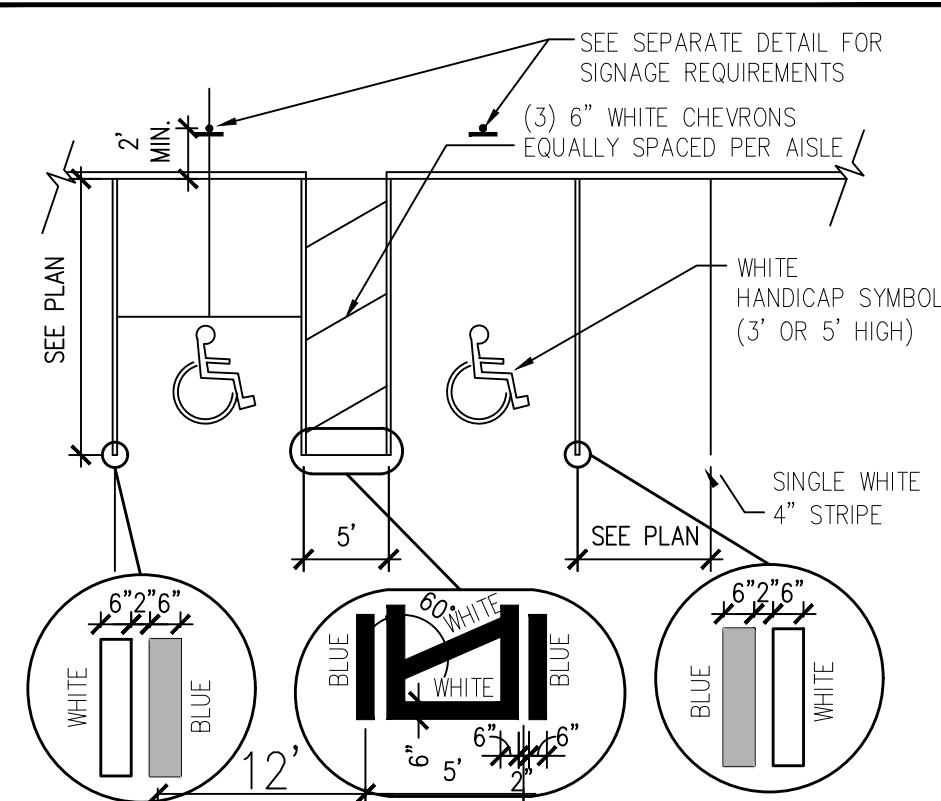
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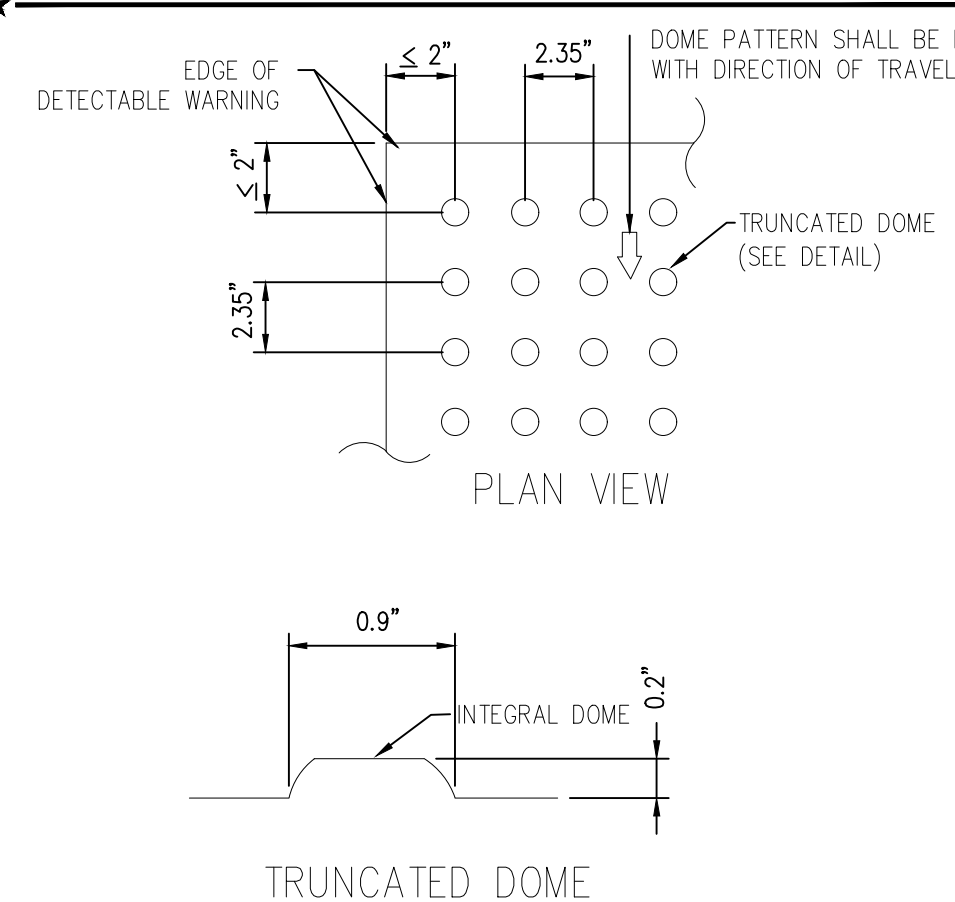
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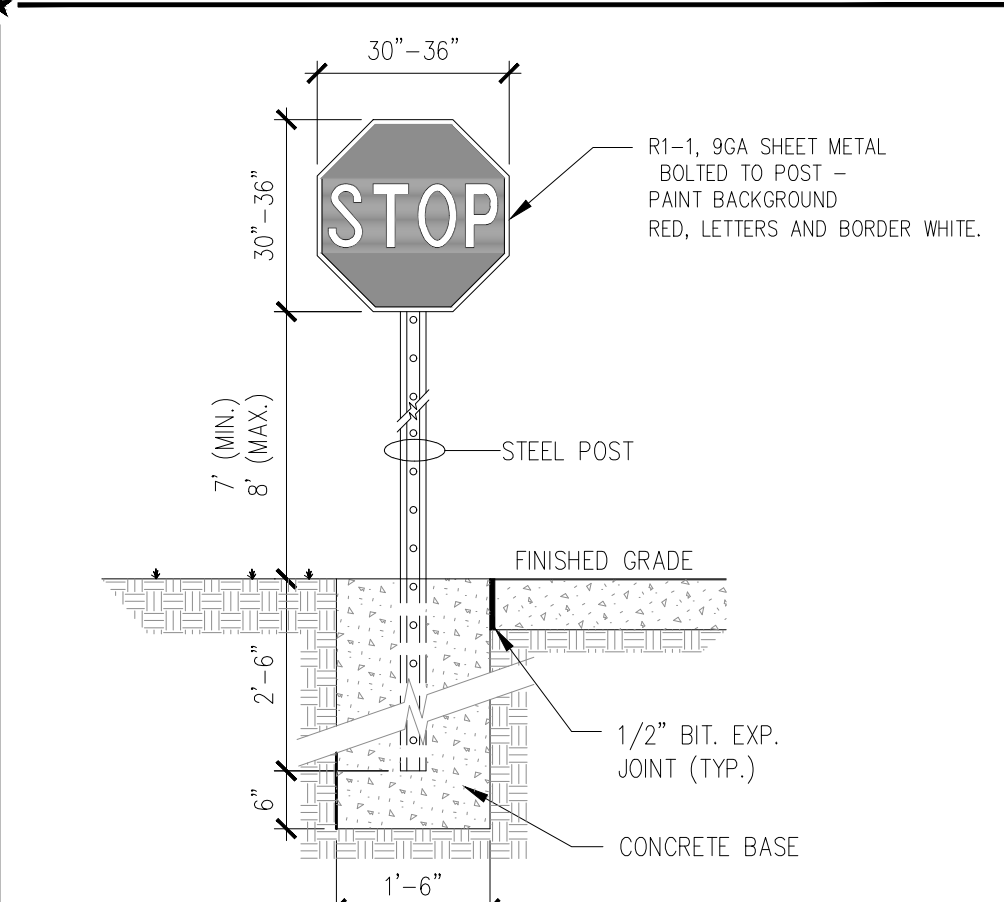


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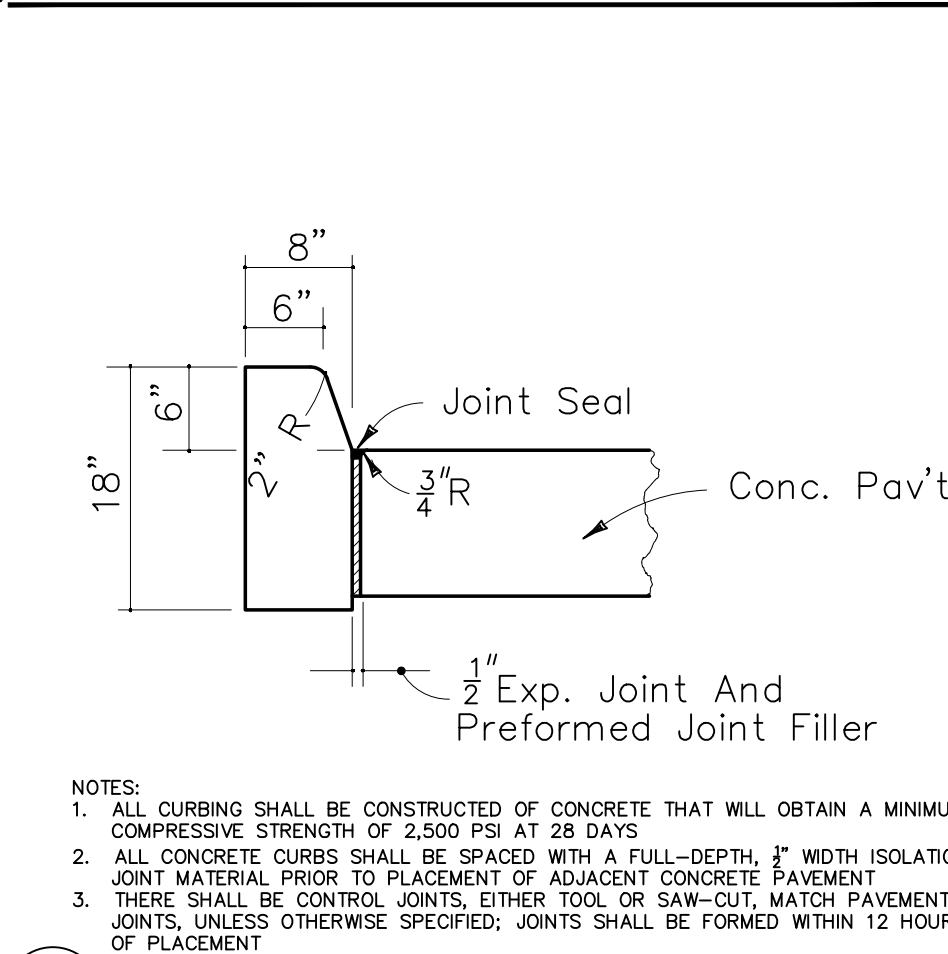
NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JUNT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JUNT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK, (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE)
6862 TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

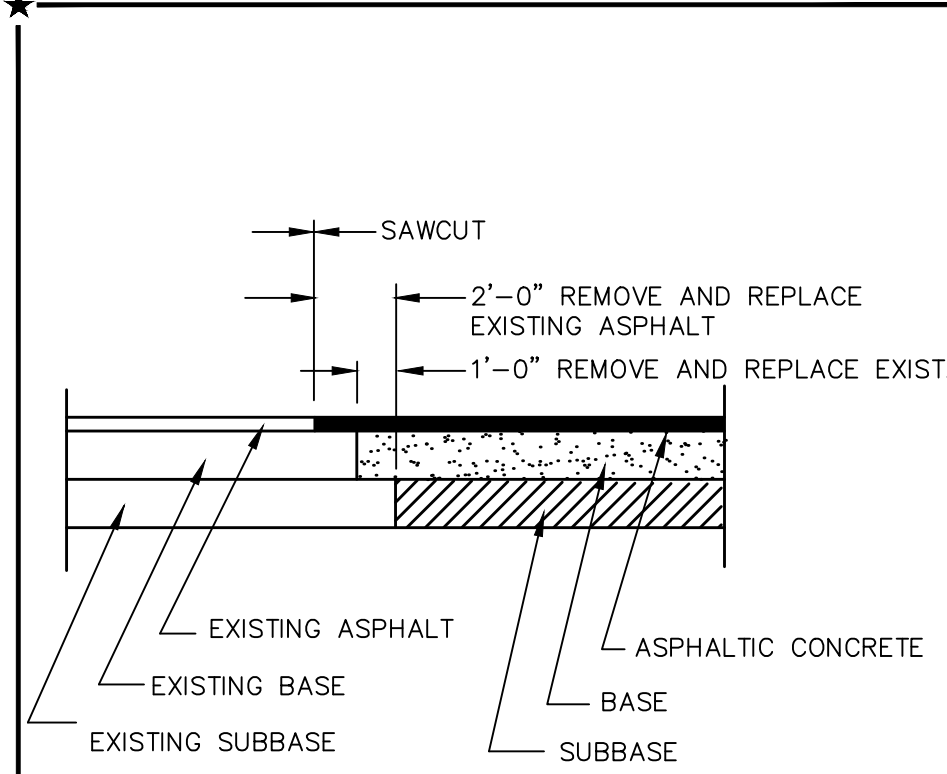
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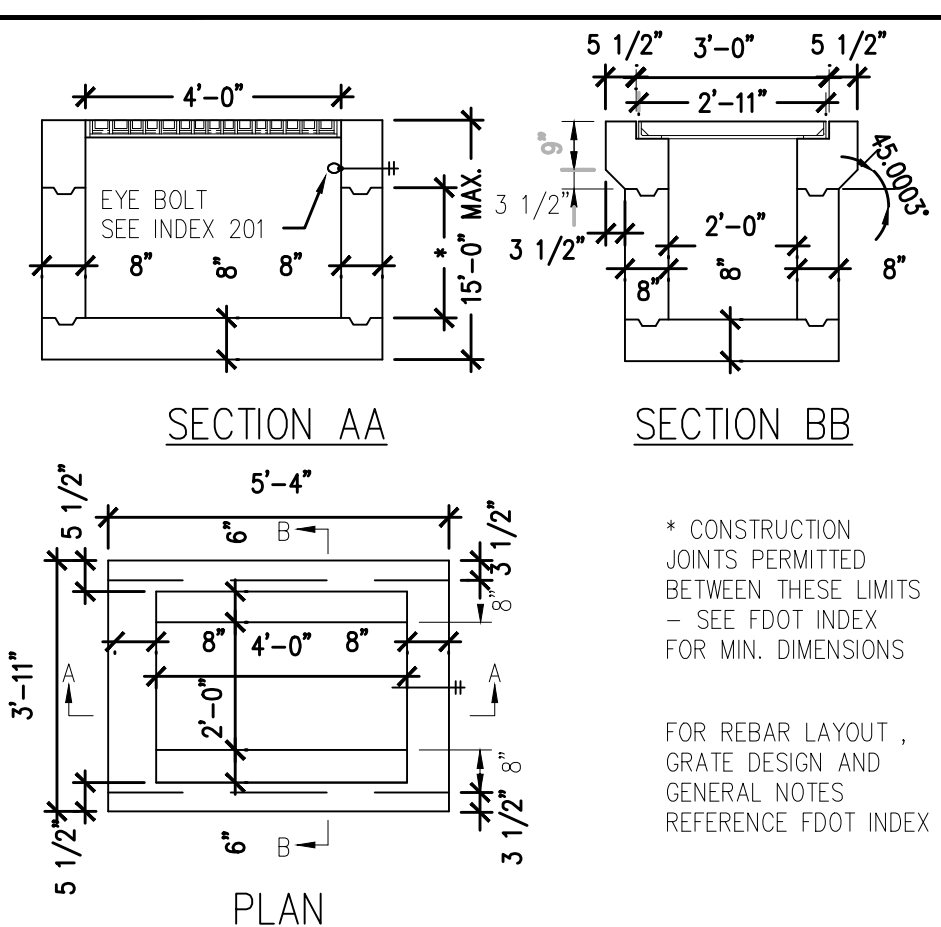
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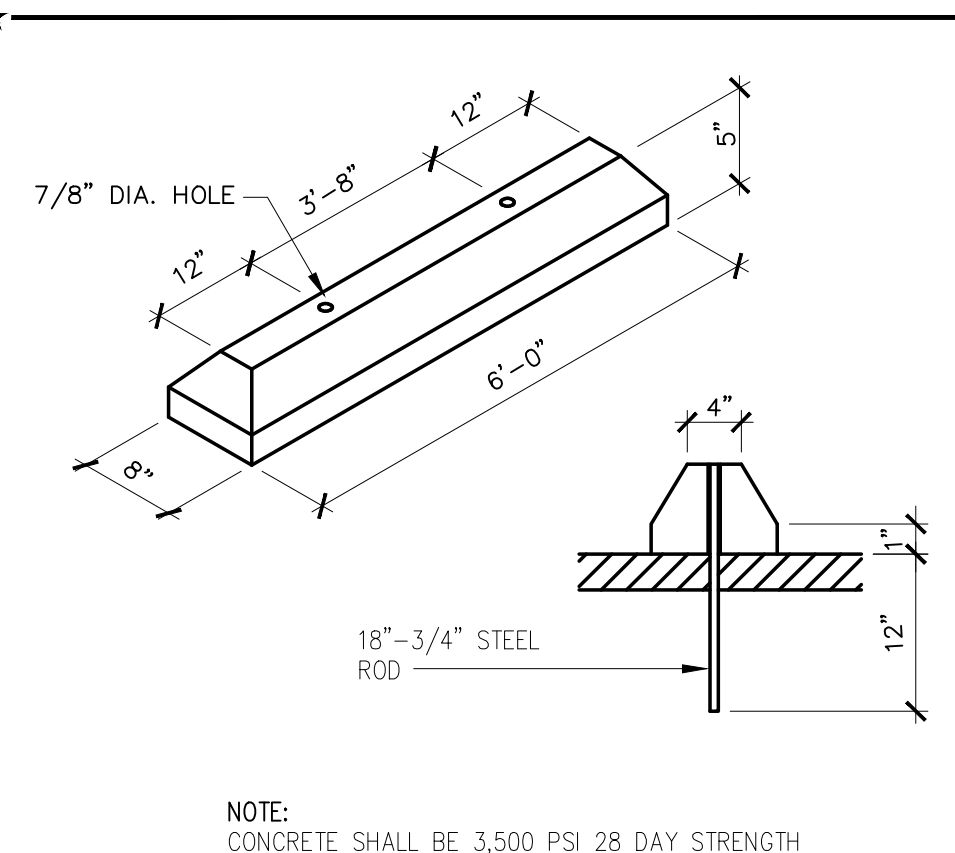
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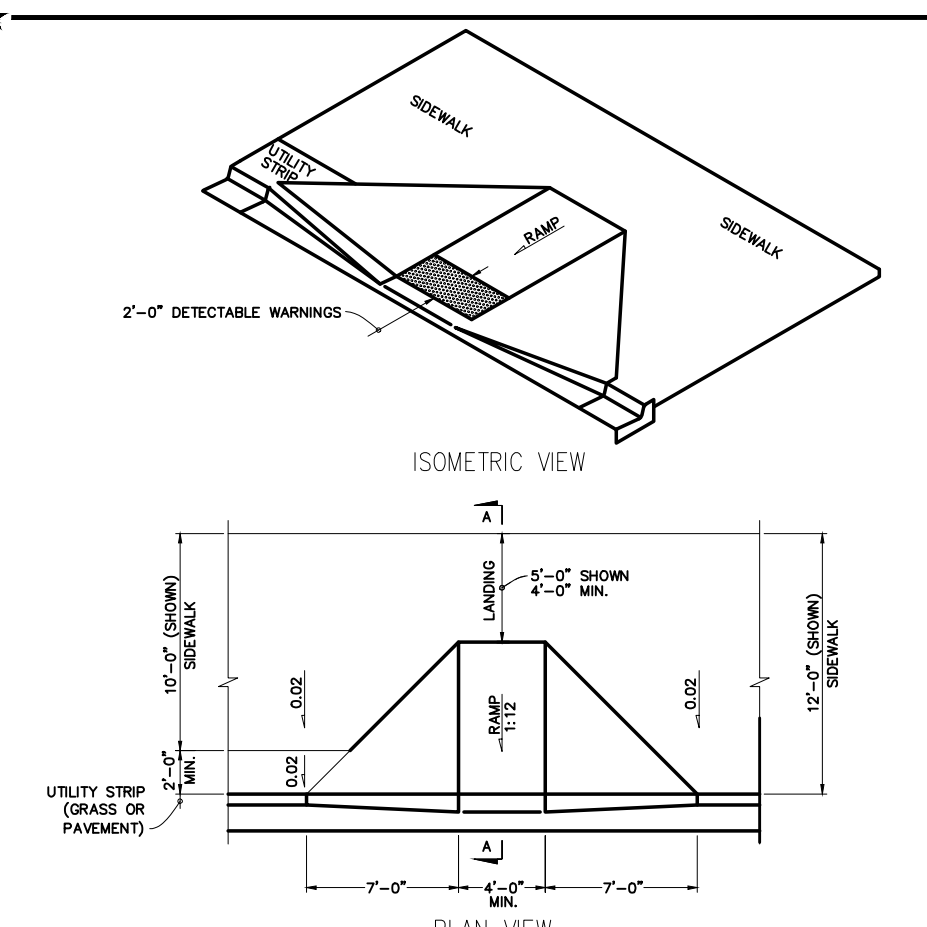
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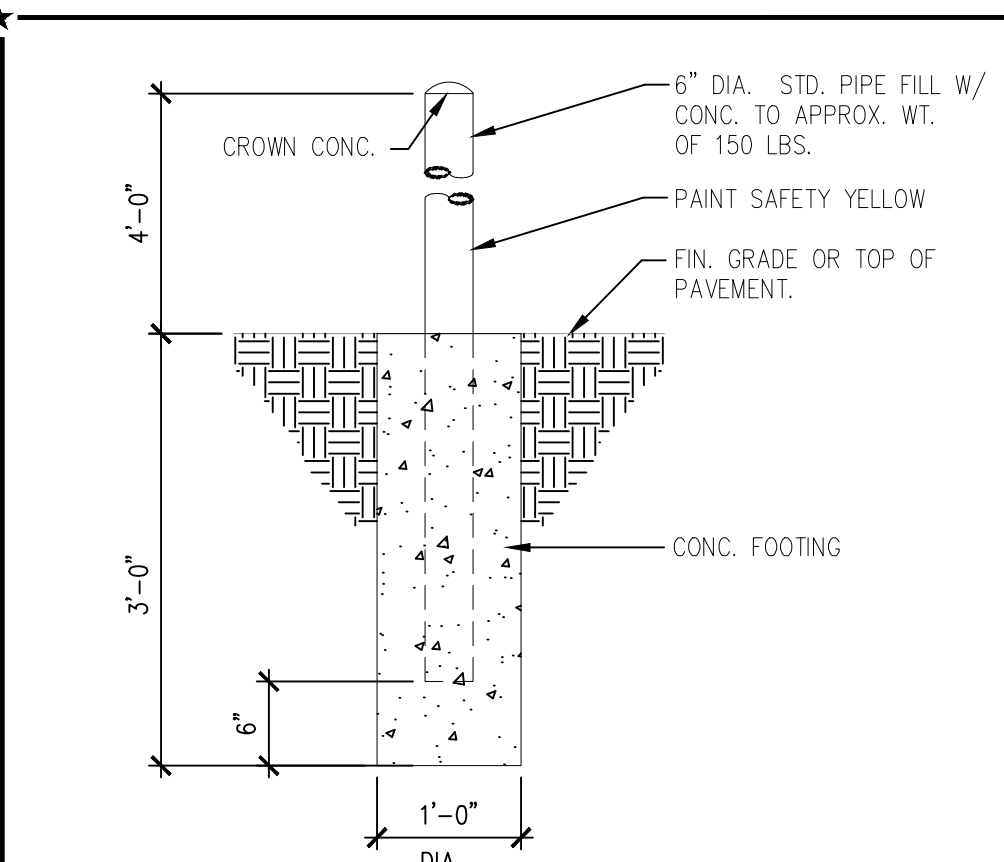
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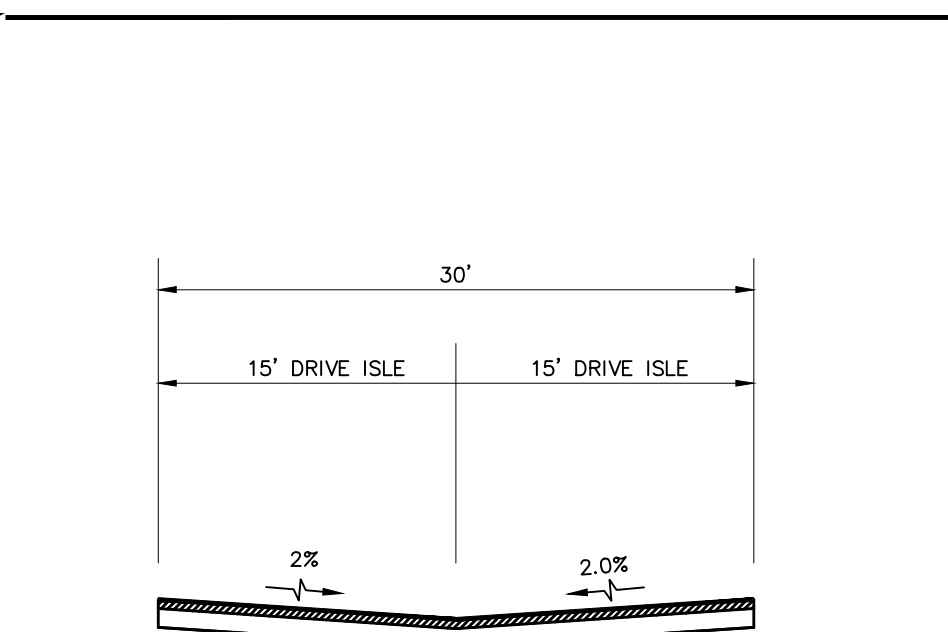
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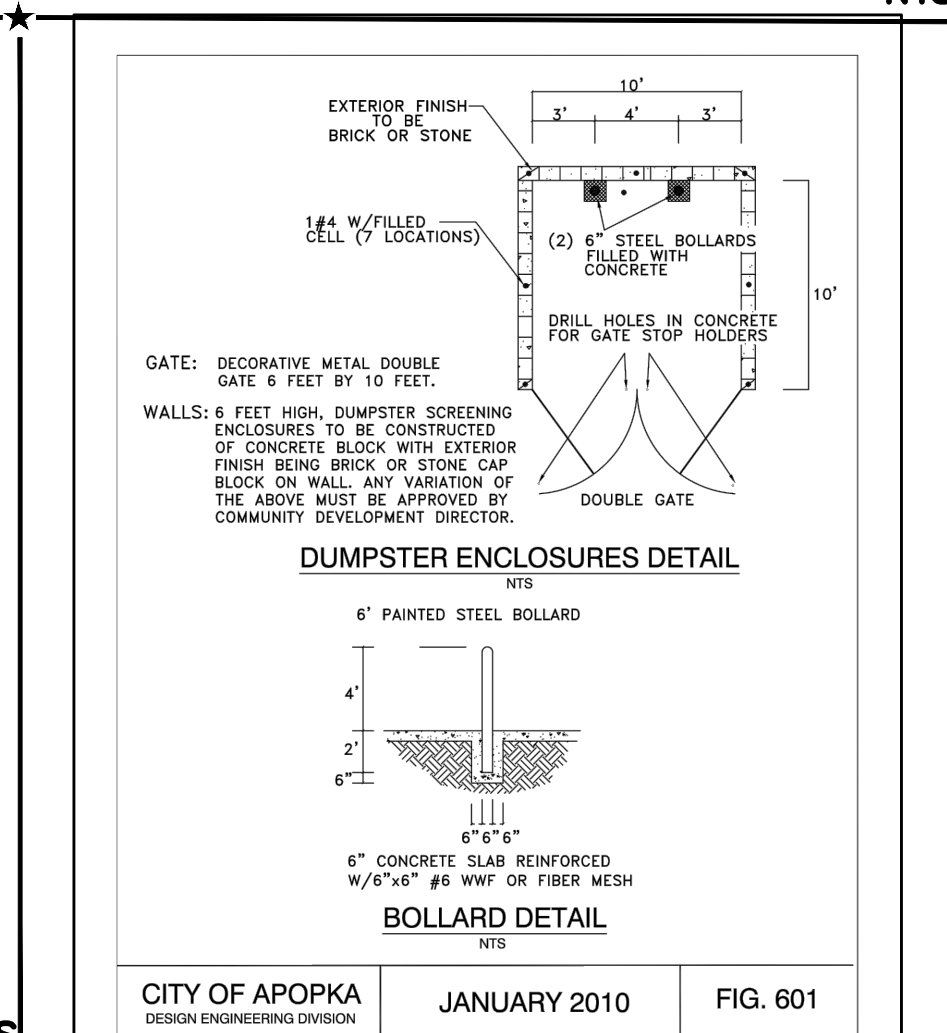
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NTC



**BeCLIMBING
UTILITY DETAILS
APOPKA, FLORIDA 32703**

[illegible]

RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 3270
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NE

ENGINEER OF RECORD



LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-7.2
SCALE: N/A	

UTILITY DETAILS

**Be CLIMBING, INC.
OFFSITE IMPROVEMENT PLAN
APOPKA, FLORIDA 32703**

[illegible]

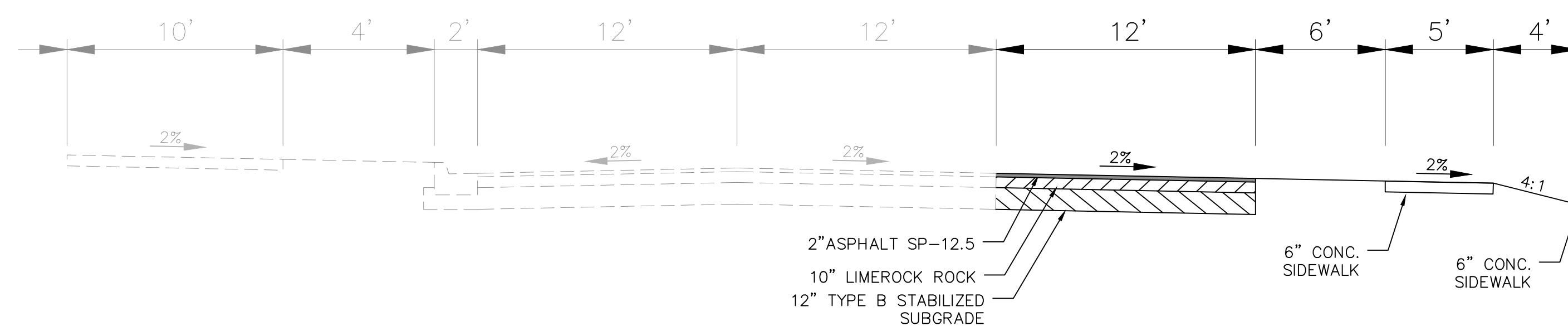
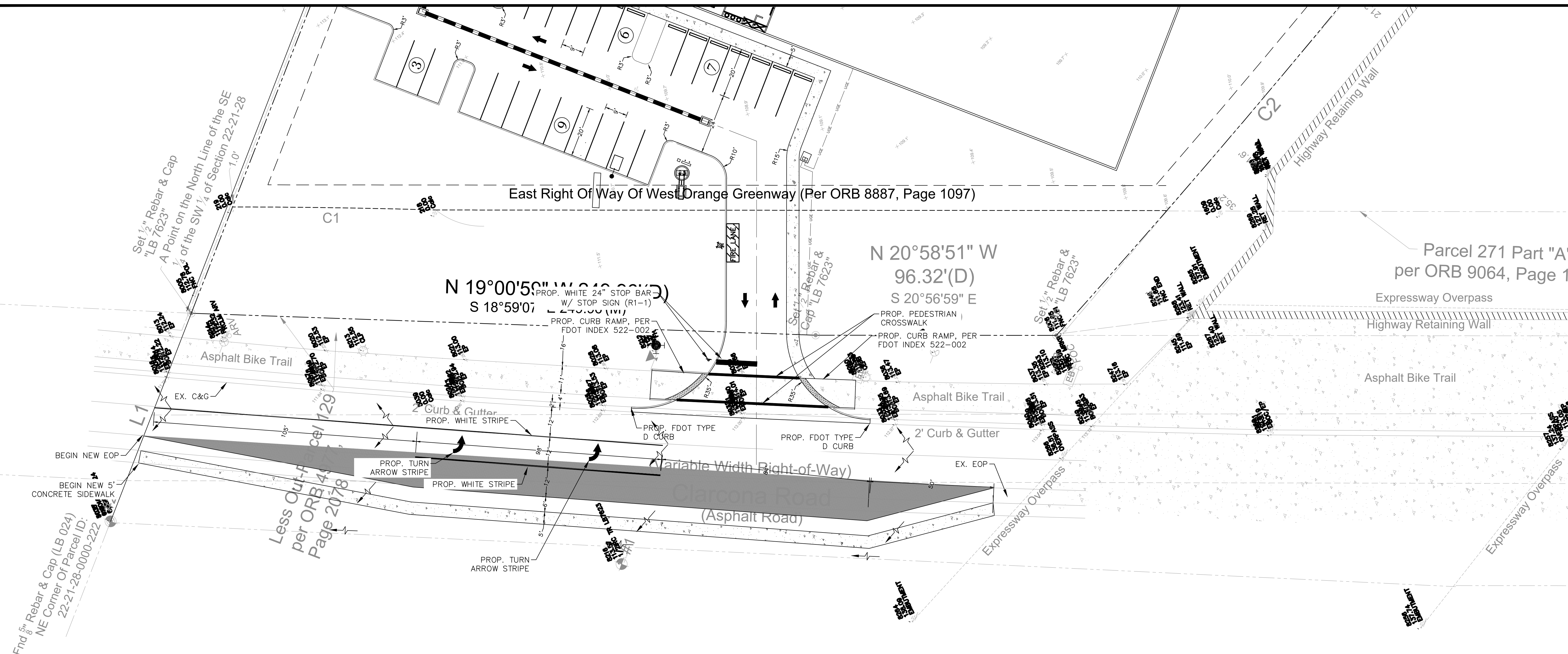
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 3270
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NE

ENGINEER OF RECORD



LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

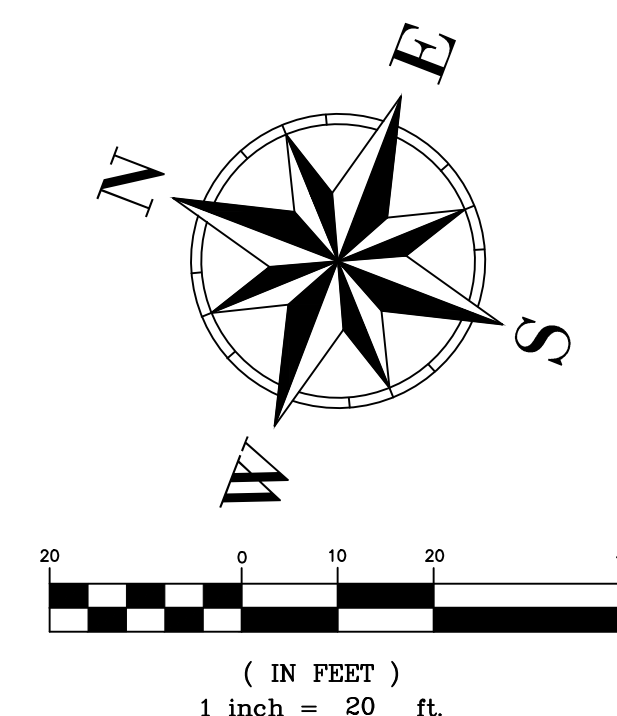
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DRAWN: LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: C-8.0
SCALE: 1"=20'	
OFFSITE IMPROVEMENT PLAN	



ROADWAY IMPROVEMENT SECTION A-A

POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED LIMIT = 30 MPH

- NOTE:
- ALL STRIPING WITHIN COUNTY R/W SHALL BE THERMOPLASTIC
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS. MAXIMUM CROSS SLOPE IS 2%.
 - ALL WORK PERFORMED WITHIN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE 2023–2024 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION , AND THE 2017 UTILITY ACCOMMODATION MANUAL
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES, EVEN IF THE EOR AND/OR COUNTY HAVE NOT SHOWN THE NEEDED CHANGES



LEGEND



PROPOSED NEW PAVEMENT

**Be CLIMBING, INC.
LANDSCAPE PLAN
APOPKA, FLORIDA 32703**

[illegible]

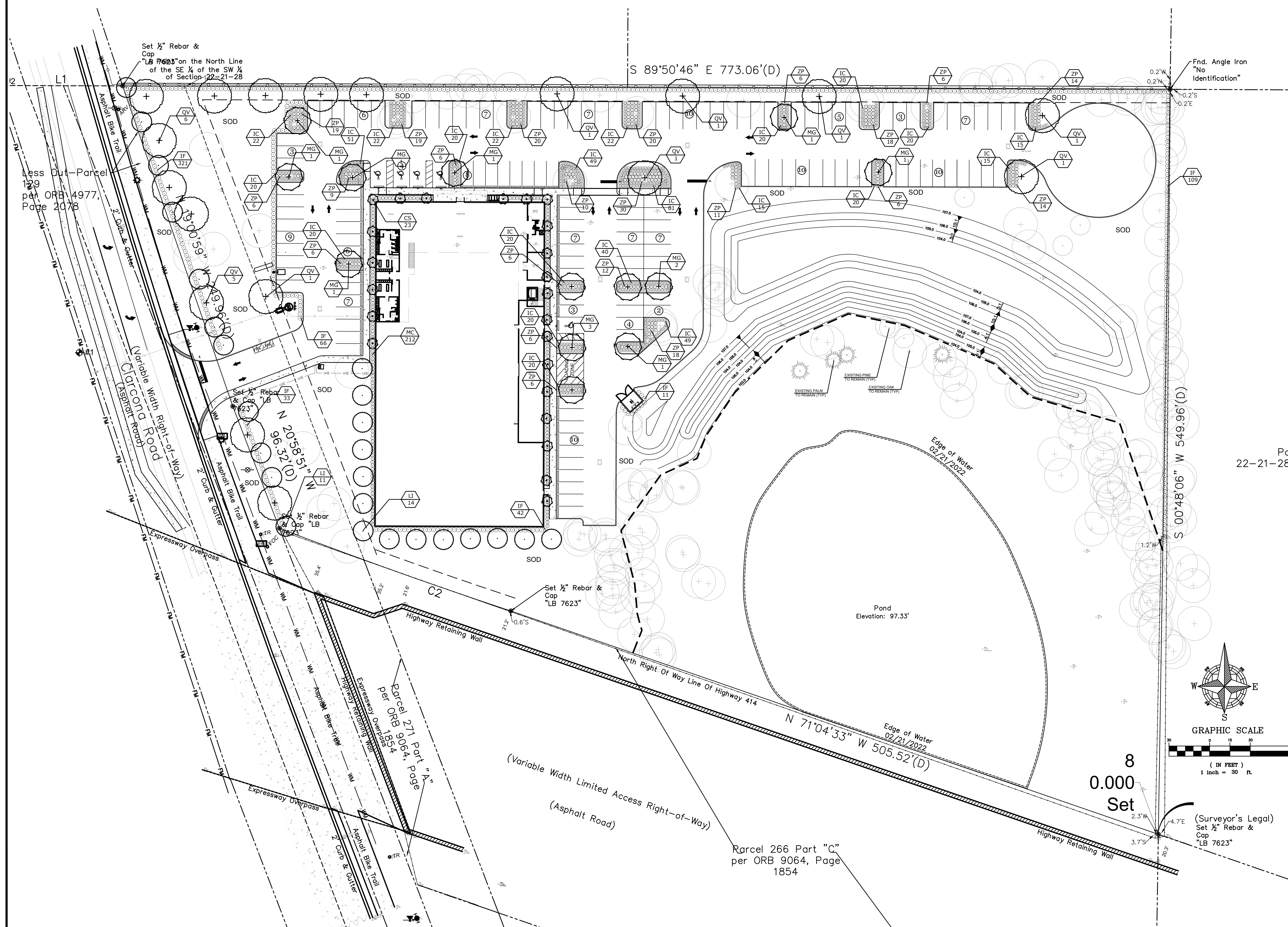
**Landscape Architect
of Record**

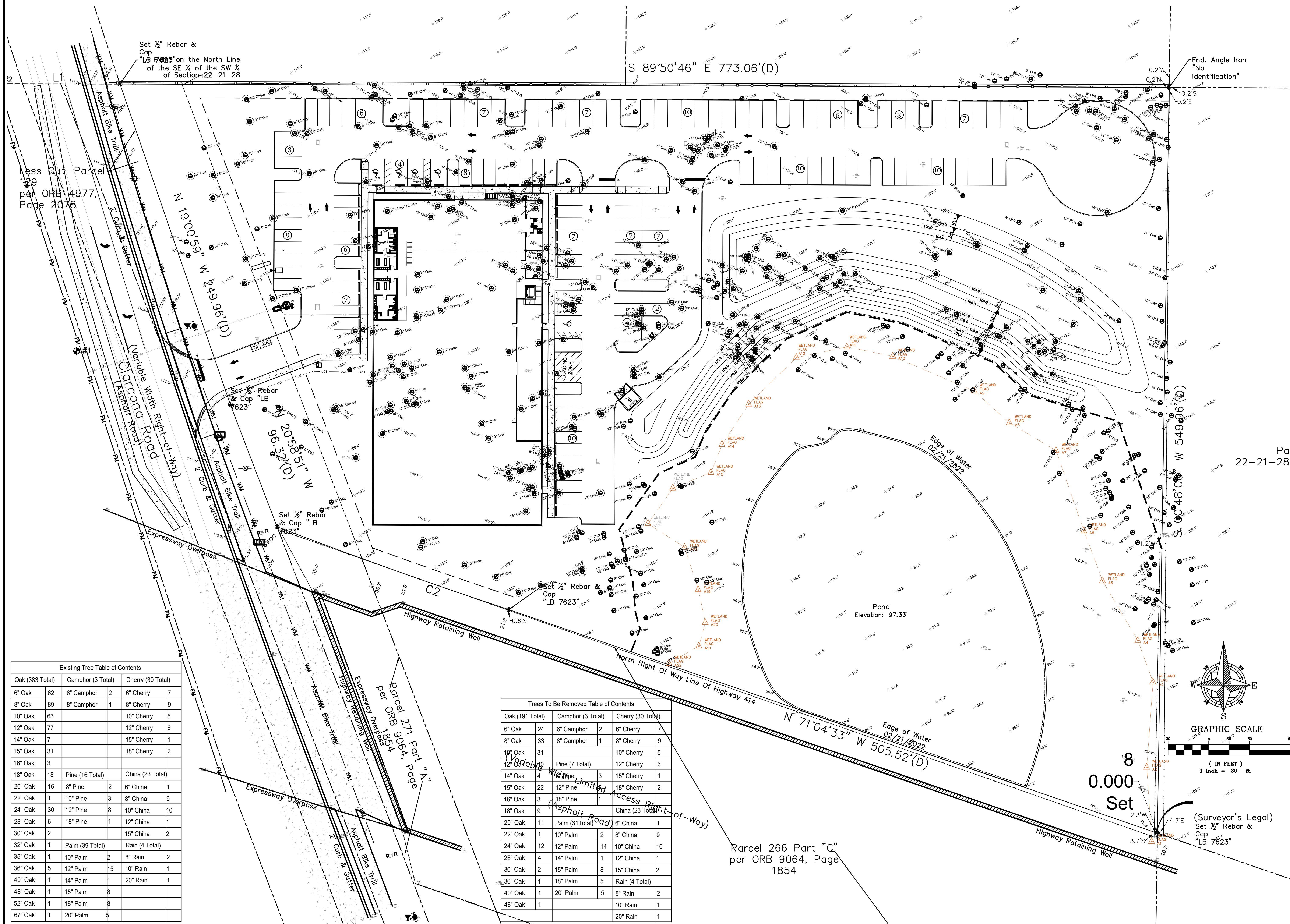
DocuSigned by:

C005A37B772444D...

Christopher M. Kennedy
#6666855

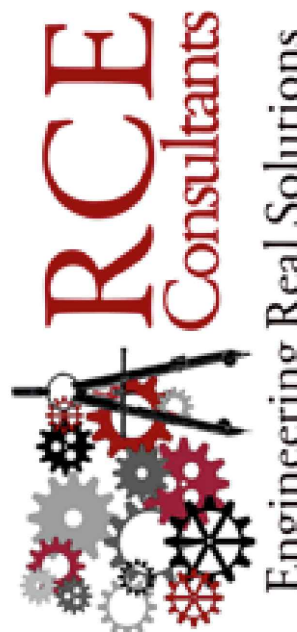
PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
NOV. 2022	SHEET: L1.0
SCALE: 1"=30'	
LANDSCAPE PL	





Existing Tree Table of Contents						
Oak (383 Total)	Camphor (3 Total)		Cherry (30 Total)			
6" Oak	62	6" Camphor	2	6" Cherry	7	
8" Oak	89	8" Camphor	1	8" Cherry	9	
10" Oak	63			10" Cherry	5	
12" Oak	77			12" Cherry	6	
14" Oak	7			15" Cherry	1	
15" Oak	31			18" Cherry	2	
16" Oak	3					
18" Oak	18	Pine (16 Total)		China (23 Total)		
20" Oak	16	8" Pine	2	6" China	1	
22" Oak	1	10" Pine	3	8" China	9	
24" Oak	30	12" Pine	8	10" China	10	
28" Oak	6	18" Pine	1	12" China	1	
30" Oak	2			15" China	2	
32" Oak	1	Palm (39 Total)		Rain (4 Total)		
35" Oak	1	10" Palm	2	8" Rain	2	
36" Oak	5	12" Palm	15	10" Rain	1	
40" Oak	1	14" Palm	1	20" Rain	1	
48" Oak	1	15" Palm	8			
52" Oak	1	18" Palm	8			
67" Oak	1	20" Palm	5			

Trees To Be Removed Table of Contents						
Oak (191 Total)	Camphor (3 Total)		Cherry (30 Total)			
6" Oak	24	6" Camphor	2	6" Cherry	7	
8" Oak	33	8" Camphor	1	8" Cherry	9	
10" Oak	31			10" Cherry	5	
12" Oak	40	Pine (7 Total)		12" Cherry	6	
14" Oak	4			15" Cherry	1	
15" Oak	22	12" Pine	3	18" Cherry	2	
16" Oak	3	18" Pine	1			
18" Oak	9			China (23 Total)		
20" Oak	11	Palm (31 Total)		6" China	1	
22" Oak	1	10" Palm	2	8" China	9	
24" Oak	12	12" Palm	14	10" China	10	
28" Oak	4	14" Palm	1	12" China	1	
30" Oak	2	15" Palm	8	15" China	2	
36" Oak	1	18" Palm	5	Rain (4 Total)		
40" Oak	1	20" Palm	5	8" Rain	2	
48" Oak	1			10" Rain	1	
				20" Rain	1	

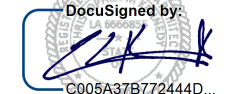


RCE
Consultants
Engineering Real Solutions

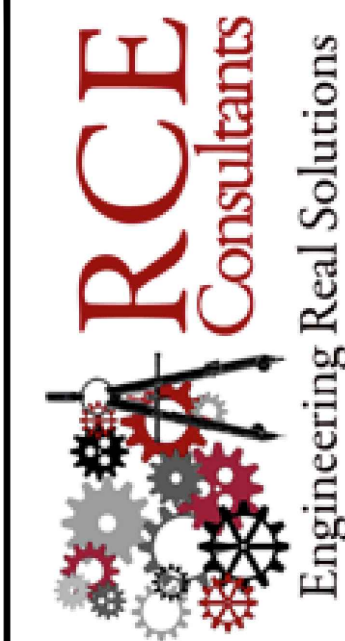
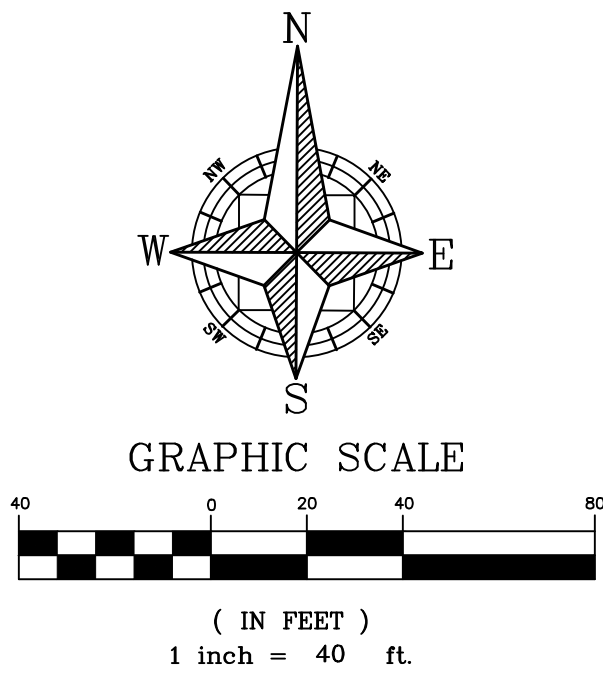
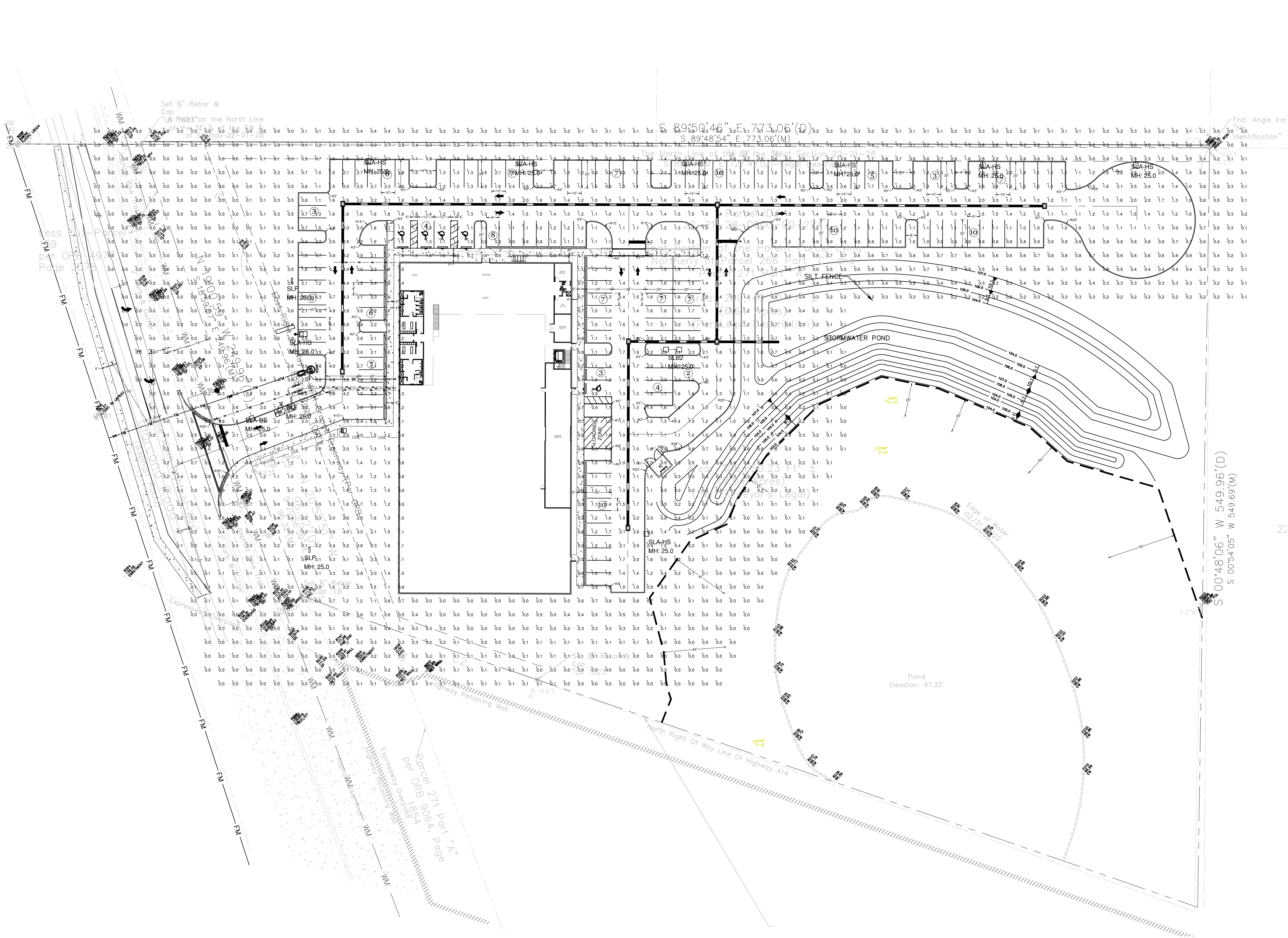
Be CLIMBING, INC.
TREE REMOVAL PLAN
APOKA, FLORIDA 32703

NO:	
DATE:	
REVISION / ISSUE DATE:	

RCE CONSULTANTS, LLC
617 Arvon Drive
Altamonte Springs, FL 32701
Phone No. 407-453-8633
larry@rceconsultants.net

Landscape Architect
of Record

Christopher M. Kennedy
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT #:
23.2022
DRAWN:LMP CHECKED: LMP
NOV. 2022
SCALE:
1"=30'
SHEET:
T1.0
TREE REMOVAL PLAN



Be CLIMBING, INC.
PHOTOMETRIC PLAN
APOPKA, FLORIDA 32703

NO.	DATE	REVISION / ISSUE DATE	BY:
1	03/15/2023	CITY COMMENTS	LMP

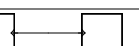
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
AUTAMONTE SPRINGS, FL 32701
PHONE NO. 407-452-8633
LARRY@RCECONSULTANTS.NET

ENGINEER OF RECORD

LAURENCE M. POLINER, P.E.
#56974
RCE CONSULTANTS, LLC

PROJECT #:
23.2022
DRAWN: LMP
CHECKED: LMP
DATE: NOV 2022
SHEET: P-1
SCALE: 1"=40'
PHOTOMETRIC
PLAN

Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	8	SLA-HS	Single	DSX0 LED P6 35K 80CRI TFTM MVOLT RPA NLTAIR2 PIRHN HS FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	13209	B1-U0-G3
	Lithonia Lighting	1	SLB2	Back-Back	DSX0 LED P6 35K 80CRI T5W MVOLT RPA NLTAIR2 PIRHN FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	137	16353	B5-U0-G3
	Lithonia Lighting	3	SLF	Single	TFX4 LED 40K MVOLT IS DDBXD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	295.4	40315	B5-U2-G4

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
35'-75' Wall	Illuminance	Fc	2.6	3.6	1.2	2.1	3.0
Parking Lot	Illuminance	Fc	1.5	6.5	0.6	2.5	10.8

 **LITHONIA
LIGHTING**
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SEER (9378) • www.lithonia.com
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CGN-LED
Rev. 11/13/12
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LIGHTING.** One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-765-SERV (3787) • www.lithonia.com
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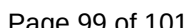
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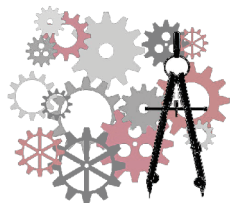
 One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SEER (378) • www.lithonia.com
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PROJECT #: 23.2022	
DRAWN:LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: P-2
SCALE: 1"=40'	
PHOTOMETRIC	

L1
N 89°48'54" W 89.34'(M)

CERTIFIED TO:
BE CLIMBING, INC.





RCE Consultants, LLC

Larry Poliner, P.E.
Civil/Environmental Engineer

617 Arvern Drive
Altamonte Springs, FL 32701
407.452.8633

larry@rceconsultants.net

October 1, 2023

RE: BeClimbing
Apopka, Florida 32703
Parcel 22-21-28-0000-00-224
Parking Study



This report provides justification for the requested parking reduction for the proposed BeClimbing Rock Climbing Facility. The site is located in the City of Apopka, parcel ID 22-21-28-0000-00-224 and more specifically on the south east corner of Clarcona Road and SR 414. The proposed project consist of a 30,000 rock climbing recreational facility

A successful development requires adequate parking supply to meet the project's demand, Overparking a site leads to vacate parking spas that do not provide any benefit to the project or community, but have a negative impact on the build environment and unnecessary high expenses. Using the City's parking ratios per the City of Apopka Land Development Code, 6 spaces per 1,000 sf or 180 spaces area required. Since these ratios apply a default parking requirement for each use and do not take into account the specific characteristics of the project, it is believed that this requirement is overstated.

Research was performed utilizing the parking generation rates published by the Institute of Transportation Engineers (ITE) in the document, Parking Generation, 5th Edition and there is not exact match to this use. Therefor the parking demand for this development was calculated using similar sites within proximity of the site.

This study is to support the proposed 143 spaces or 4.77 spaces per 1,000 sf.

Site investigated:

The Edge Rock Climbing Gym- 200 West Drive, Melbourne, Florida: 11,428 SF/ 52 provided spaces = 4.6 spaces/1,000 sf.

The Edge Rock Climbing Gym -3563 Philips Highway, Jacksonville, Florida: 26,500 Sf/ 122 spaces provided= 4.69 spaces/1,000 sf.

The Edge Rock Climbing Gym -13972 SW 139 CT, Miami, Florida : 14,000 SF/ 54 spaces provided= 3.86 spaces/1,000 sf.

DynoClimb- 528 S Woodland Blvd, DeLand, FL: 9,100 SF / 28 spaces= 3.0 spaces/1,000 sf.

As indicated from this data, the average parking required is 4 spaces /1,000 SF and therefore the amount of parking is adequate for this use.

It should be noted that a facility with this use typically has 15-20% of users that are dropped off by parents and as such would reduce the parking requirement further.

From the owner:

“While I will answer the question directly, I want to add that it isn't just youth climbers being dropped off that help keep the number of cars in the lot down, it is the car pooling of people and families that assist as well. For instance we have one family where both husband and wife climb along with their 4 kids, so we have 6 check-ins from one family and one car. We also have lots and lots of couples as well as friends that ride together. But to answer the question on drop off and no car stays, I'd guess on an average night it is probably around 15-20%. We have around 25 kids on team and only about 4 or 5 parents stay while the others drop off. Of course we have other non-team members on the same evenings but again many of them arrive in pairs or more. On a typical day I'd say almost half arrive with a friend/partner in the same car rather than on their own”