APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

January 3, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

REZONING

PLAT

SPECIAL EXCEPTION

1. 3716 Hogshead Road Outdoor Storage - Special Exemption, 1st Submittal

2. Semoran Self-Storage - Special Exemption, 1st Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

CONSTRUCTION SITE PLAN

1. BeClimbing - Construction Site Plan (CSP), 1st Submittal

2. Crossroads at Kelly Park - Park Tract FD-1 - Construction Site Plan (CSP), 1st Submittal

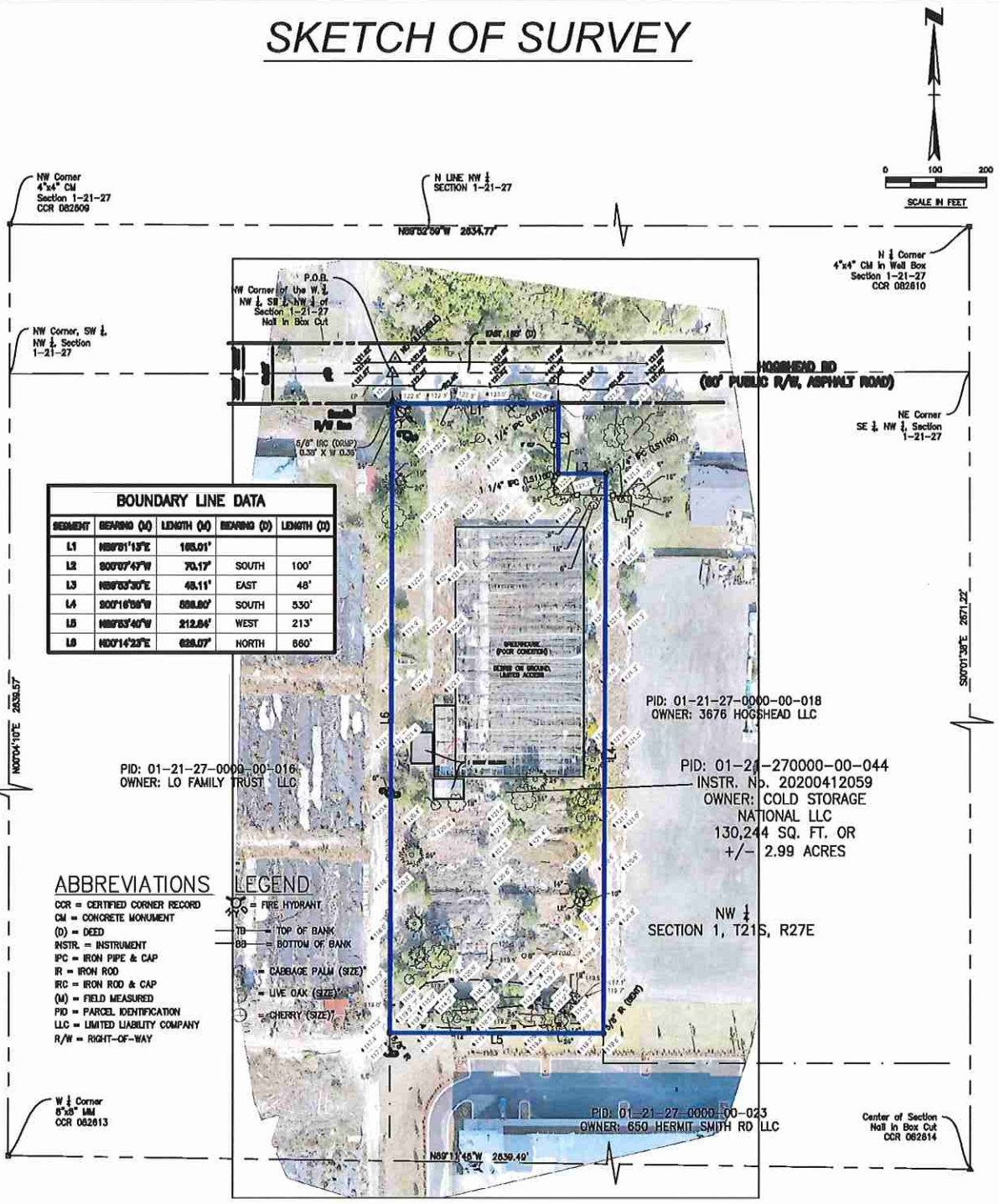
DISCUSSION

ADJOURNMENT

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

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

SKETCH OF SURVEY



ABBREVIATIONS

CCR = CERTIFIED CORNER RECORD
CM = CONCRETE MONUMENT
(D) = DEED
INSTR. = INSTRUMENT
IPC = IRON PIPE & CAP
IR = IRON ROD
IRC = IRON ROD & CAP
(M) = FIELD MEASURED
PID = PARCEL IDENTIFICATION
LLC = LIMITED LIABILITY COMPANY
R/W = RIGHT-OF-WAY

LEGEND

FH = FIRE HYDRANT
TB = TOP OF BANK
BB = BOTTOM OF BANK
CP = CABBAGE PALM (SIZE)"
LO = LIVE OAK (SIZE)"
CH = CHERRY (SIZE)"

SURVEYOR'S NOTES:

1. THIS IS A TOPOGRAPHIC, BOUNDARY AND TREE SURVEY AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, AS SET FORTH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

2. LEGAL DESCRIPTION PROVIDED BY THE CLIENT. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.

3. BEARINGS AND COORDINATES AS SHOWN HEREON ARE BASED ON FLORIDA EAST ZONE STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD83) ADJUSTMENT OF 2011 AND WERE ESTABLISHED BY REDUNDANT GPS OBSERVATIONS UTILIZING THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN).

4. LOCATION OF IMPROVEMENTS SHOWN HEREON WERE OBSERVED UTILIZING REAL TIME KINEMATIC (RTK) GPS PROCEDURES WHICH MEET OR EXCEED THIRD ORDER CLASS 1 SPECIFICATIONS AS WELL AS A TRIMBLE S-6 ROBOTIC TOTAL STATION.

5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED FROM NATIONAL GEODETIC SURVEY PUBLISHED BENCHMARK "L 706 038", ELEVATION = 120.43'.

6. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP(S) IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. SUBJECT PARCEL IS WITHIN ZONE "X" PER FIRM MAP PANEL NO. 12095C0125F DATED 09-25-09.

Legal Description:

Begin at the the NW corner of the West 3/4 of the NW 1/4 of the SE 1/4 of the NW 1/4, thence run East 165 feet, thence South 100 feet, thence East 48 feet, thence South 530 feet, more of less to the South Boundary of the NW 1/4 of the SE 1/4 of the NW 1/4, thence run West along said line, 213 feet, more or less to the SW corner of the NW 1/4 of the SE 1/4 of the NW 1/4, thence run North 660 feet, more or less to the P.O.B. Less the North 30 feet of the West 165 feet for road, all being in Section 1, Township 21 South, Range 27 East, Public Records of Orange County, Florida.

Containing 2.99 acres, more or less.

SURVEYOR'S CERTIFICATION:

Digitally signed by Christopher Lindstedt
Date: 2022.03.21 06:42:19 -04'00'

I hereby certify that I have prepared this sketch in accordance with the "Standards of Practice" as set forth in Rule 5J-17 of the Florida Administrative Code.

SIGNATURE — 12/8/2021 Date of Last Field Work

Chris J. Lindstedt
Florida Surveyor and Mapper No. 6372
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

Base Line Land Surveyors, Inc.
Florida Certificate of Authorization Number 2828
(LB 2828 = Licensed Business Number 2828)

Date:	14DEC21
Drawn:	DJI
Checked:	CJL
Approved:	CJL
Project No.:	N/A

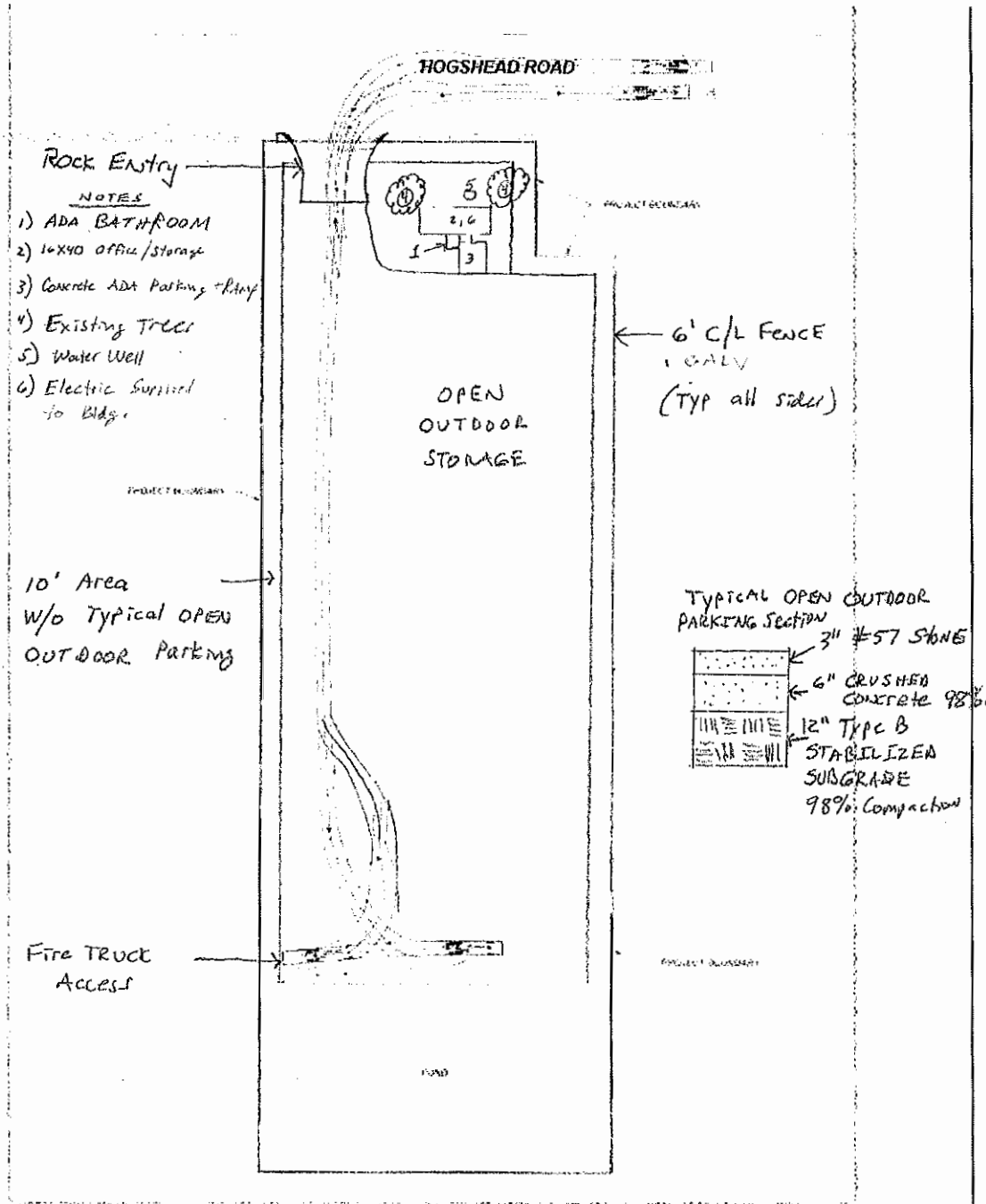
3761 Hogshead Rd
Apopka, FL 32703

BOUNDARY & TOPOGRAPHIC SURVEY

BLS Base Line Land Surveyors
15351 Amberbeam Blvd.
Winter Garden, FL. 34787
321.377.0393 · L.B. 2828

C:\Users\Chris\Desktop\projects\S. A. Casey Construction, Inc\Hogshead_Apopka - Standard\Hogshead_Apopka.dwg, Plotted: March 21, 2022

SHEET_1 OF 1

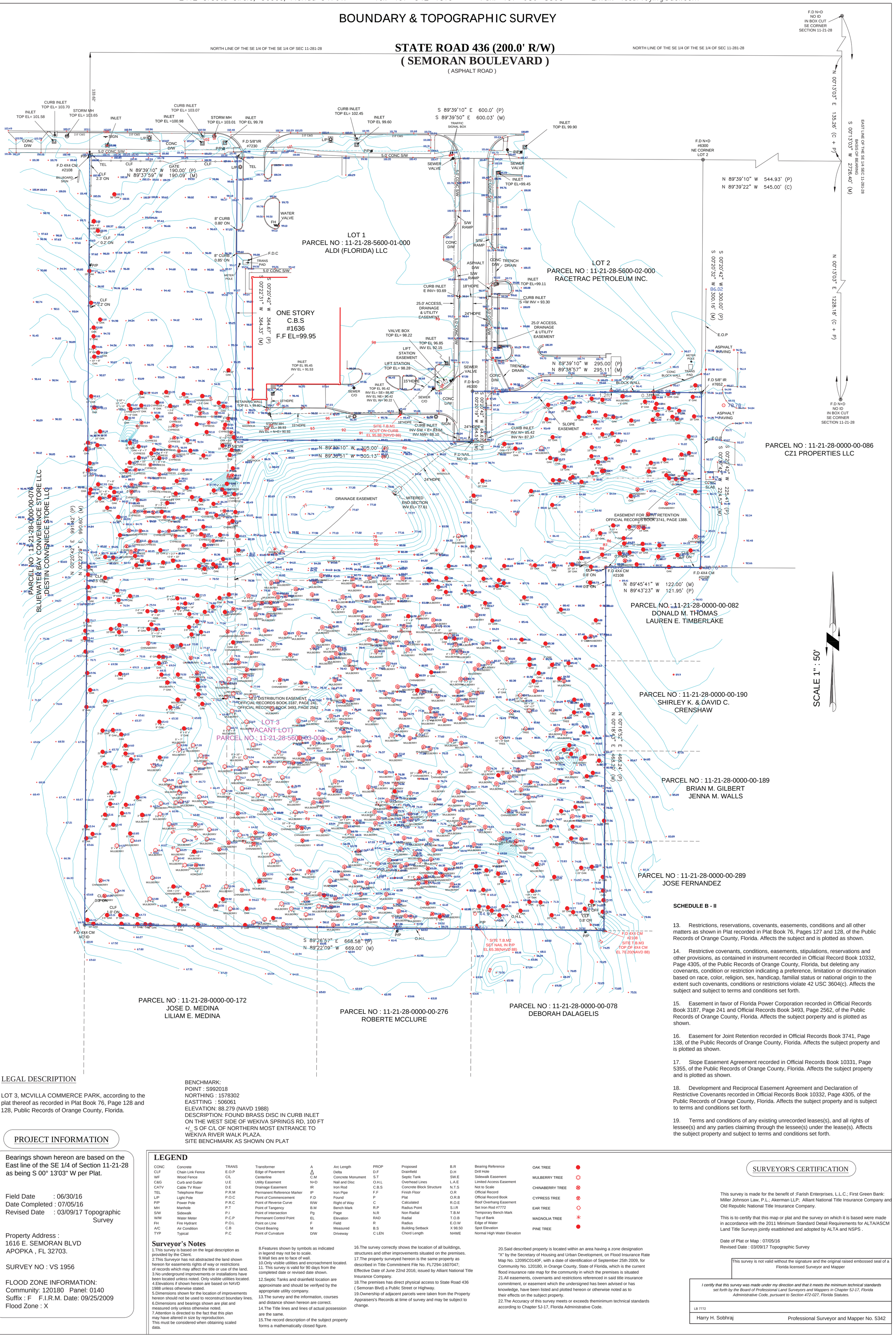


DESCRIPTION	DAVID M. SCHMITT FLORIDA REG. NUMBER 45274	3716 HOGSHEAD ROAD APOPKA, FLORIDA	DATE: FEBRUARY 2022
			PROJECT NO.: SAC-2
			DRAWN BY: JCK
			CHECKED BY: DMS
REVISIONS			SCALE: 1" = 30'
			SHEET: 09 OF 12

V & S SURVEYING, INC.

2412 Orsota Circle, Ocoee, Florida 34761. Tel: 407-342-1510 Fax: 407-656-8365 Email: vssurveying@aol.com

BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

LOT 3, MCVILLA COMMERCE PARK, according to the plat thereof as recorded in Plat Book 76, Page 128 and 128, Public Records of Orange County, Florida.

BENCHMARK:
POINT : S992018
NORTHING : 1578302
EASTTING : 506061
ELEVATION: 88.279 (NAVD 1988)
DESCRIPTION: FOUND BRASS DISC IN CURB INLET ON THE WEST SIDE OF WEKIVA SPRINGS RD, 100 FT +/_ S OF C/L OF NORTHERN MOST ENTRANCE TO WEKIVA RIVER WALK PLAZA.
SITE BENCHMARK AS SHOWN ON PLAT

PROJECT INFORMATION

Bearings shown hereon are based on the East line of the SE 1/4 of Section 11-21-28 as being S 00° 13'03" W per Plat.

Field Date : 06/30/16
Date Completed : 07/05/16
Revised Date : 03/09/17 Topographic Survey

Property Address :
1616 E. SEMORAN BLVD
APOPKA , FL 32703.

SURVEY NO : VS 1956

FLOOD ZONE INFORMATION:
Community: 120180 Panel: 0140
Suffix : F F.I.R.M. Date: 09/25/2009
Flood Zone : X

LEGEND

CONC	Concrete	TRANS	Transformer	A	Arc Length	PROP	Proposed	B.R	Bearing Reference
CLF	Chain Link Fence	E.O.P	Edge of Pavement	Δ	Delta	D.F	Drainfield	D.H	Drill Hole
WF	Wood Fence	C/L	Centerline	C.M	Concrete Monument	S.T	Septic Tank	SW.E	Sidewalk Easement
C&G	Curb and Gutter	U.E	Utility Easement	N+D	Nail and Disc	O.H.L	Overhead Lines	L.A.E	Limited Access Easement
CATV	Cable TV Riser	D.E	Drainage Easement	IR	Iron Rod	C.B.S	Concrete Block Structure	N.T.S	Not to Scale
TEL	Telephone Riser	P.R.M	Permanent Reference Marker	IP	Iron Pipe	F.F	Finish Floor	O.R	Official Record
L/P	Light Pole	P.O.C	Point of Commencement	F.D	Found	P	Plat	O.R.B	Official Record Book
P/P	Power Pole	P.R.C	Point of Reverse Curve	R/W	Right of Way	C	Calculated	R.O.E	Roof Overhang Easement
MH	Manhole	P.T	Point of Tangency	B.M	Bench Mark	R.P	Radius Point	S.I.R	Set Iron Rod #7772
S/W	Sidewalk	P.I	Point of Intersection	Pg	Page	N.R	Non Radial	T.B.M	Temporary Bench Mark
W/M	Water Meter	P.C.P	Permanant Control Point	EL	Elevation	RAD	Radial	T.O.B	Top of Bank
FH	Fire Hydrant	P.O.L	Point on LIne	F	Field	R	Radius	E.O.W	Edge of Water
A/C	Air Condition	C.B	Chord Bearing	M	Measured	B.S	Building Setback	X 98.50	Spot Elevation
TYP	Typical	P.C	Point of Curvature	D/W	Driveway	C LEN	Chord Length	NHWE	Normal High Water Elevation

OAK TREE
MULBERRY TREE
CHINABERRY TREE
CYPRESS TREE
EAR TREE
MAGNOLIA TREE
PINE TREE

Surveyor's Notes

1.This survey is based on the legal description as provided by the Client.
2.This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title or use of the land.
3.No underground improvements or installations have been located unless noted. Only visible utilities located.
4.Elevations if shown hereon are based on NAVD 1988 unless otherwise stated.
5.Dimensions shown for the location of improvements hereon should not be used to reconstruct boundary lines.
6.Dimensions and bearings shown are plat and measured only unless otherwise noted.
7.Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
8.Features shown by symbols as indicated in legend may not be to scale.
9.Wall ties are to face of wall.
10.Only visible utilities and encroachment located.
11. This survey is valid for 90 days from the completed date or revised date shown.
12.Septic Tanks and drainfield location are approximate and should be verifyed by the appropriate utility company.
13.The survey and the information, courses and distance shown hereon are correct.
14.The Title lines and lines of actual possession are the same.
15.The record description of the subject property forms a mathematically closed figure.
16.The survey correctly shows the location of all buildings, structures and other improvements situated on the premises.
17.The property surveyed hereon is the same property as described in Title Commitment File No. FL7294-1607047; Effective Date of June 22nd 2016; issued by Alliant National Title Insurance Company.
18.The premises has direct physical access to State Road 436 (Semoran Blvd) a Public Street or Highway.
19.Ownership of adjacent parcels were taken from the Property Appraisers's Records at time of survey and may be subject to change.
20.Said described property is located within an area having a zone designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12095C0140F, with a date of identification of September 25th 2009, for Community No. 120180, in Orange County, State of Florida, which is the current flood insurance rate map for the community in which the premises is situated
21.All easements, covernants and restrictions referenced in said title insurance commitment, or easement which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effects on the subject property.
22.The Accuracy of this survey meets or exceeds theminimum technical standards according to Chapter 5J-17, Florida Administrative Code.

SCHEDULE B - II

13. Restrictions, reservations, covenants, easements, conditions and all other matters as shown in Plat recorded in Plat Book 76, Pages 127 and 128, of the Public Records of Orange County, Florida. Affects the subject and is plotted as shown.

14. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 10332, Page 4305, of the Public Records of Orange County, Florida, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects the subject and subject to terms and conditions set forth.

15. Easement in favor of Florida Power Corporation recorded in Official Records Book 3187, Page 241 and Official Records Book 3493, Page 2562, of the Public Records of Orange County, Florida. Affects the subject porperty and is plotted as shown.

16. Easement for Joint Retention recorded in Official Records Book 3741, Page 138, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

17. Slope Easement Agreement recorded in Official Records Book 10331, Page 5355, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

18. Development and Reciprocal Easement Agreement and Declaration of Restrictive Covenants recorded in Official Records Book 10332, Page 4305, of the Public Records of Orange County, Florida. Affects the subject property and is subject to terms and conditions set forth.

19. Terms and conditions of any existing unrecorded leases(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Affects the subject property and subject to terms and conditions set forth.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of :Farish Enterprises, L.L.C.; First Green Bank: Miller Johnson Law, P.L.; Akerman LLP; Alliant National Title Insurance Company and Old Republic National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ASCM Land Title Surveys jointly esatblished and adopted by ALTA and NSPS .

Date of Plat or Map : 07/05/16
Revised Date : 03/09/17 Topographic Survey

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

I certify that this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472-027, Florida Statutes.

LB 7772

Harry H. Sobhraj Professional Surveyor and Mapper No. 5342

DocuSign Envelope ID: F8FF7909-CC42-4EA3-88C2-D5D71E662B68

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

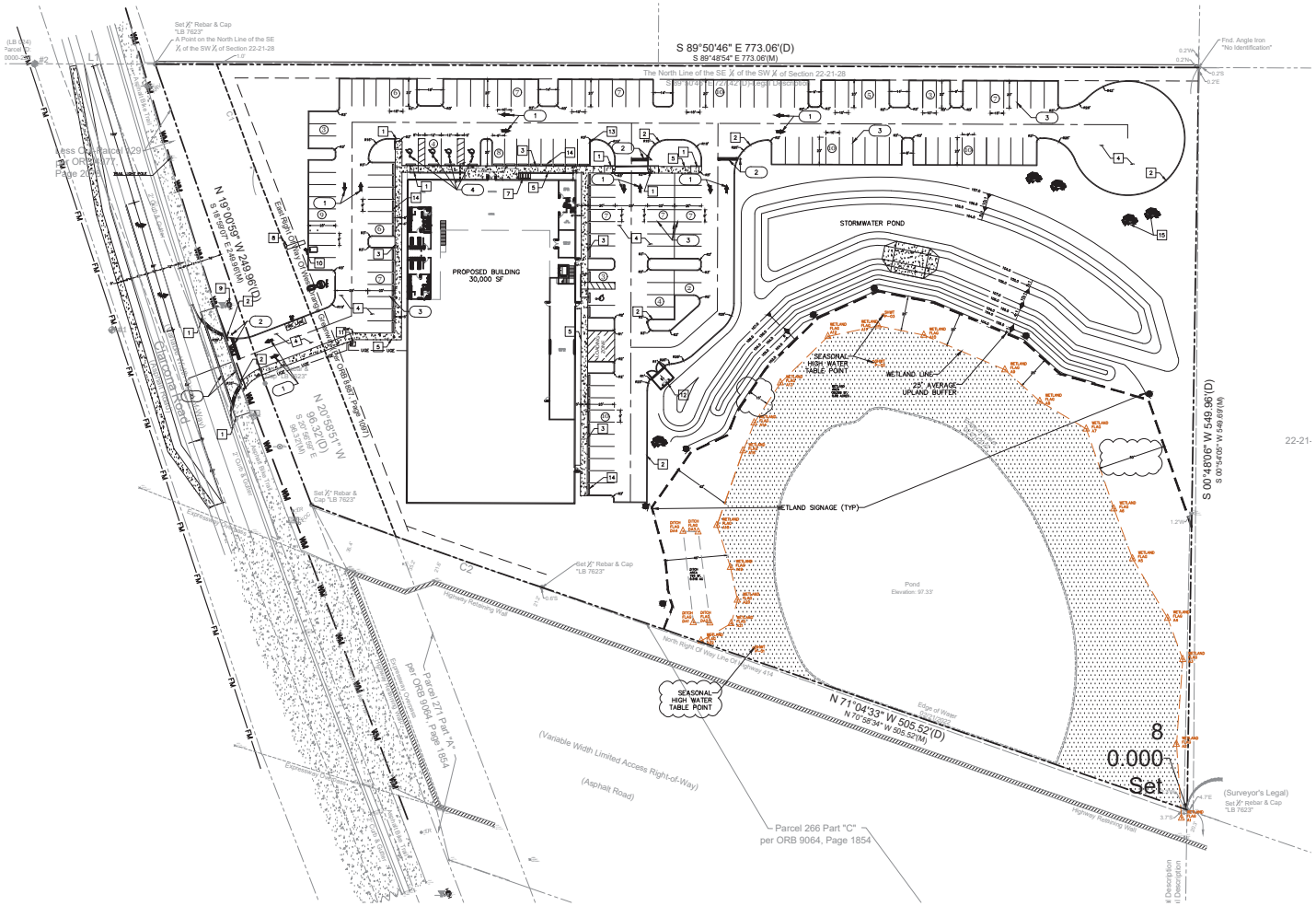
338 TRIPS

*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

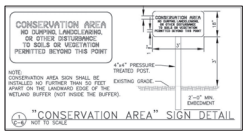
SITE NOTES

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

SIGNAGE	
STOP	R1-1 (30" X 30")



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

RCE Consultants
Engineering Real Solutions

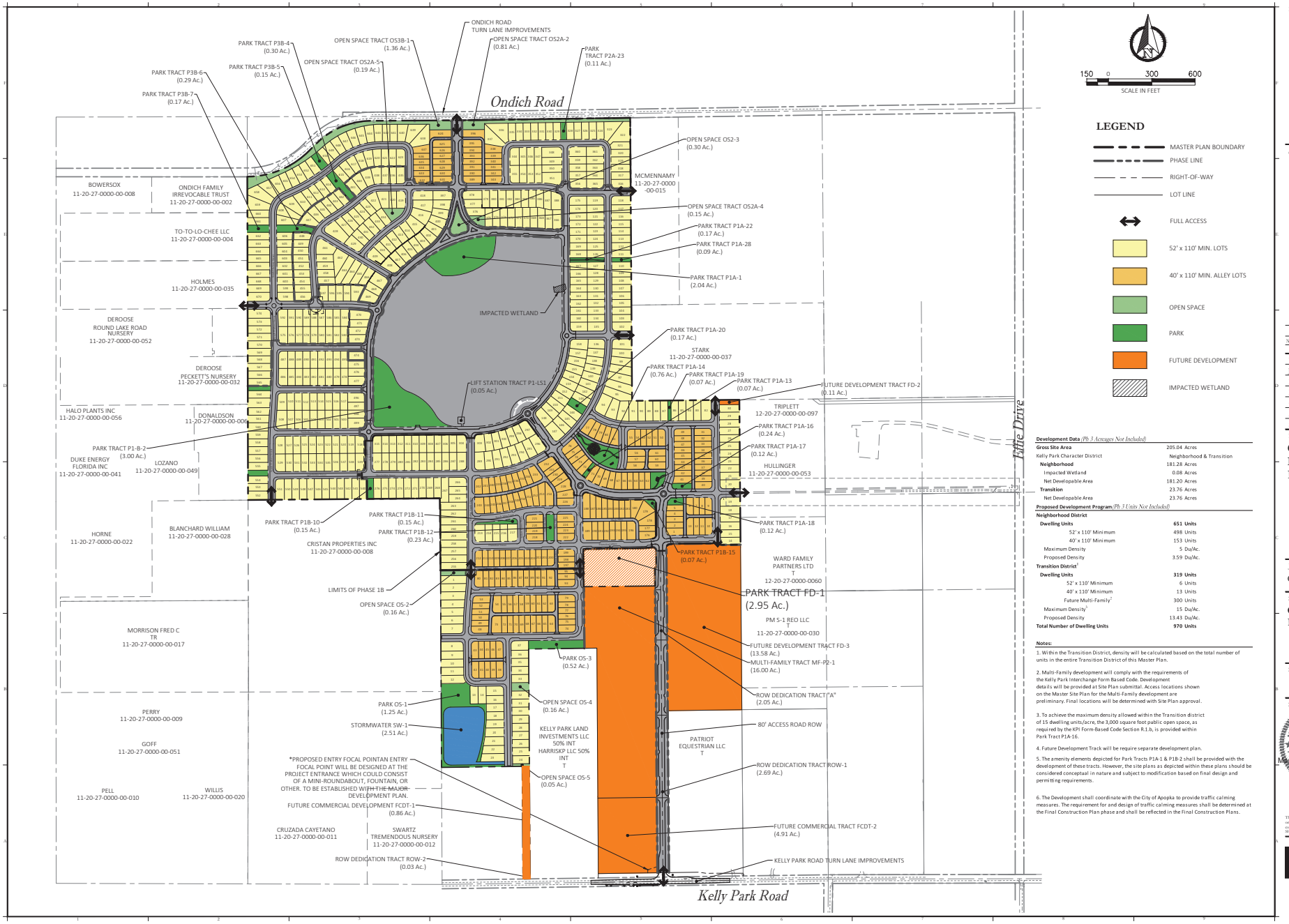
Be CLIMBING, INC.
SITE PLAN
APOPKA, FLORIDA 32703

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

RCE CONSULTANTS, LLC
617 ARWEN 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-3.0
SCALE: 1"=40'
SITE PLAN



Development Data *(Ph 3 Acreages Not Included)*

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

Proposed Development Program *(Ph 3 Units Not Included)*

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

Notes:

1. Within the Transition District, density will be calculated based on the total number of units in the entire Transition District of this Master Plan.

2. Multi-Family development will comply with the requirements of the Kelly Park Interchange Form Based Code. Development details will be provided at Site Plan submittal. Access locations shown on the Master Site Plan for the Multi-Family development are preliminary. Final locations will be determined with Site Plan approval.

3. To achieve the maximum density allowed within the Transition district of 15 dwelling units/acre, the 3,000 square foot public open space, as required by the KPI Form-Based Code Section R.1.b, is provided within Park Tract P1A-16.

4. Future Development Track will be require separate development plan.

5. The amenity elements depicted for Park Tracts P1A-1 & P1B-2 shall be provided with the development of these tracts. However, the site plans as depicted within these plans should be considered conceptual in nature and subject to modification based on final design and permitting requirements.

6. The Development shall coordinate with the City of Apopka to provide traffic calming measures. The requirement for and design of traffic calming measures shall be determined at the Final Construction Plan phase and shall be reflected in the Final Construction Plans.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTION:
1	12/07/2021	SUBMIT TO CITY OF APOPKA & SJRWMD

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD 88
JOB NO.:	21-027B
DESIGNED BY:	MDS
DRAWN BY:	YR/KL
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

CROSSROADS AT KELLY PARK - PARK TRACT FD-1

Jurisdiction:

CITY OF APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STELL LICENSE No. 52781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STELL P.E. No. 52781

DATE: December 7, 2023

This item has been electronically signed and sealed by Marc Daniel Stelli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT

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

Z:\2021\21-027 GALVN - KELLY PARK PARCELS\CAD\FINAL\CIVIL\SHARED PARK\21-027-SHARED PARK-MSP