

APOPKA PLANNING COMMISSION AGENDA

February 13, 2024 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 December 12, 2023
2. Meeting Minutes from January 9, 2024

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. Quasi-Judicial - Change of Zoning - Ordinance Number 3044 - 734 S Orange Blossom Trail
2. Quasi-Judicial - Change of Zoning - Ordinance Number 3045 - 135 Hermit Smith Road
3. Quasi Judicial - Special Exception - 2301 Coral Hills Road

SITE PLANS

1. Quasi-Judicial - Madison Oaks MF3 Parcel - Major Development Plan
2. Quasi-Judicial - 1291 S. Orange Blossom Trail Office/Warehouse - 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 DECEMBER 12, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

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

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: Bobby Howell – Planning Manager, Jun Sohn – Planner II, Amer Hamza – Planner I, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – IT Content Administrator and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: Larry Poliner, Doug Potts, Ahmed Almalt, Tara Tedrow, Mark Gilman, Mark Langford, Hunter Williams and Andrew Hamilton

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 October 10, 2023 at 5:30 p.m.

MOTION: Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on October 10, 2023 at 5:30 p.m. and seconded by Eric Mock. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Eric Mock, Butch Stanley and Mary Norwood (7-0).

QUASI JUDICIAL – ORDINANCE NUMBER 3033 – REZONING – 100 HERMIT SMITH ROAD

Chairperson Gusler read the item description.

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

Commissioner Ryan asked if Hermit Smith Rd was a city owner road.

Bobby Howell responded that it is a city road and it goes the terminus of the entrance to the property.

Tara Tedrow with Lowndes Law Firm located at 215 N Eola Drive Orlando, FL 32801 is here on behalf of the applicant. They concur with staff’s recommendation for approval and don’t have a presentation but is available for questions.

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 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, and recommends approval 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, Eric Mock, Butch Stanley and Mary Norwood (7-0).

LEGISLATIVE – SMALL SCALE FUTURE LAND USE AMENDMENT – 1700 W KEENE ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report and answered questions.

Commissioner Washington asked if this project would be sharing the small section on Keene Road.

Mr. Howell responded that it would only be on Ocoee Apopka Road.

Commissioner Ryan stated that the land use calculation from the November 14th agenda which was tabled until this meeting proposed 12.25 acres and the one for today says 18.8 acres. He asked which report was the correct one.

Mr. Howell responded that this report is the correct one. The applicant requested a change to mixed use which allows a floor area ratio of one. This future land use designation allows a floor area ratio maximum of .25. The current under Office allows .30 maximum FAR 30% of the site. The proposed is allowing .25 or a quarter of the site so a maximum amount of building area could be 204,732 square ft. This is because the comprehensive plan for commercial future land use category caps out the lower area ratio of .25. They can't build within the wetlands upon development part of the comprehensive plan in the water management district. They have to maintain a minimum of a 15-foot maximum 25-foot average upland buffer from the wetland.

Commissioner Dumey stated that there would be no entrance to this parcel if you're going westbound on Keene Road and feels like that's a bad plan. Mr. Howell deferred to the applicant to address his concerns and also reminded Commissioner Dumey that this is just for consideration of the future land use change and these concerns would be addressed at site development plan.

Doug Potts, 1263 Castlevecchio Loop, Orlando Fl 32825 is here on behalf of the applicant. He stated that the site has some grading constraints and so the clients decided it would be better to just have two entrances off of Ocoee Apopka Road instead of the one off of Keene Rd.

Commissioner Mock asked if they were going to try and line up at least one of those two entrance/exits on Ocoee Apopka Road. Mr. Potts responded yes.

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

MOTION: Howard Washington made a motion to 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, and recommends approval of the future land use amendment based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Eric Mock, Butch Stanley and Mary Norwood (7-0).

QUASI JUDICIAL – REZONING – 1700 W. KEENE ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report and answered questions.

Chairperson Gusler asked the city attorney if this item would be considered quasi-judicial.

Attorney Andrew Hand responded that small scale rezoning's are considered quasi-judicial when small scale. They are looking at some portions of the Apopka code that address hearings, but small-scale rezoning should be treated as quasi-judicial by the planning commission.

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

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex-parte communications regarding this item.

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 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, and recommends approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Butch Stanley. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Eric Mock, Butch Stanley and Mary Norwood (7-0).

LEGISLATIVE – SMALL SCALE - FUTURE LAND USE AMENDMENT – 1240 USTLER ROAD

Chairperson Gusler read the item description.

Staff Presentation: Amer Hamza presented the item based on the staff report and answered questions.

Commissioner Ryan asked staff about the width of the parcel and what would be the number of houses they can build on this property.

Mr. Hamza responded that the max number of houses they could build would be five dwelling units per acre. Mr. Howell stated that since it is in the Wekiva, the maximum they can do per the comprehensive plan is two units an acre. The future land use is in progress and transitional is a zoning designation. Right
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MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 12, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

now, we are considering the future land use. The property was annexed in at some point in time and never given a future land use designation so they just called it in progress. There are several properties like that in the city which shouldn't have been done, but it was so now we are here cleaning it up.

Andrew Hamilton with Canvas located at 3700 Grant Boulevard in Orlando is the applicant. He responded to Commissioner Ryan's question about the width which is 135 feet wide and is available for any other questions.

Commissioner Washington asked what the total depth would be. Mr. Hamilton responded that it would be 1600 feet.

Commissioner Dumey asked if they were planning on putting a garage on the property. Mr. Hamilton responded that the intent is to have a single-story residence that has a detached garage with the ability to build a future residence on the property as well.

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

MOTION: Butch Stanley made a motion to find the proposed Change of Coning 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 recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Wes Dumey. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Eric Mock, Butch Stanley and Mary Norwood (7-0).

QUASI JUDICIAL – REZONING – 1240 USTLER ROAD

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

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Chairperson Gusler read the item description.

Staff Presentation: Amer Hamza presented the item based on the staff report and answered questions.

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 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 recommends 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, Eric Mock, Butch Stanley and Mary Norwood (7-0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – BECLIMBING

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell presented the item based on the staff report and answered questions.

Applicant, Larry Poliner with RCE Consultants 617 Arvern Drive Altamonte Springs, FL stated that he does not have a presentation but is happy to answer any questions.

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 recommend approval of the BeClimbing – Major Development Plan subject to the findings and facts presented in the staff report and exhibits and it is consistent with the comprehensive plan. Motion seconded by Eric Mock. Aye votes were cast William Gusler, Howard Washington, Wes Dumey, Robert Ryan, Eric Mock, Butch Stanley and Mary Norwood (7-0).

OLD BUSINESS: Chairperson Gusler asked Commissioner Ryan if he wanted to ask a question about a presentation from last month. Commissioner Ryan asked the city attorney if they are just supposed to be considering the facts and not rumors or hypotheticals. Andrew Hand responded that is correct. If you are in a quasi-judicial hearing where you are considering competent substantial evidence the board has more leeway when it's in a legislative hearing. The requirement that the competent substantial evidence be considered is intrinsic to things like rezoning and that sort of thing. When we are talking about amendments to the future land use map, comprehensive plan amendments, then the board has a greater leeway of what to consider when making determinations. Commissioner Ryan said the reason he is asking is because developers come in and say things like this is not the best development for this parcel but it could be worse, it could be affordable housing. To him, that's not a fact that's a rumor or hear say. Mr. Hand responded that the idea is to consider the application and what it is for rather than whatever else it might be. That is more of a comment than a fact but it's not offered to prove anything else so it's just a comment. It is incumbent upon the applicant to present facts that support the criteria that would allow for the rezoning and so what it may be or what other use you know it could be is not a fact intrinsic to those criteria. The facts linked to those criteria are what to consider and it is that applicant's burden to prove those facts are met. Once the applicant has done that or offered evidence towards that list of criteria, if the city wants to deny recommendation of approval then it becomes incumbent upon the board to articulate a reason for doing so. At the end of the day, if your decision doesn't tend to prove something that's within the criteria then it really isn't particularly relevant.

Chairperson Gusler followed up with saying that they are going to make their decision based on what we think about it but if someone throws out a comment that isn't factual and is on the record, we have the ability to say that's not factual and not what we're discussing so you could refute that and put that on the record.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 12, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Commissioner Washington asked if when the public came forth about a project on Plymouth Sorrento Road and expressed their feelings about the amount of traffic that exists and more traffic that would occur, would that be an example of we hear what your saying but it doesn't matter. Mr. Hand said that if you have residents who are coming in who are not affected parties and they have comments that aren't evidentiary then those should not be considered. When it comes to "hey there's a lot of traffic you know this is just going to increase traffic" that is not a fact-based statement. It's not pegged to a study or competent substantial evidence. On the other hand, if you have neighbor next door to the development and the can point out something in the traffic study or they have their own traffic study and some sort of factual information to share, that needs to be considered because they are presenting evidence.

Chairperson Gusler said suppose there were 10 people that are affected parties and they come and they voice their concerns, then the applicant gets to come back and reply. If there is anything further than that, in that case would he need to ask if anyone would like to respond and give them the chance to come back up? It could turn into a ping pong match. He asked if he is just supposed to let the affected party that wants to speak come up and they just switch back and forth. He wants to understand the logistics of how that would happen because there have never been any instances of that happening. Mr. Hand said that the burden is on the applicant to prove their case so generally they have the last opportunity to speak but it depends on how much of a pressing issue it is and what the individuals are trying to get across. Affected parties typically don't understand their rights fully unless they are represented by council. Mr. Hand recommends just providing them the opportunity to participate. This really satisfies that due process requirement because they have had the ability to ask questions and make their comments. If the board wants to allow them to speak further for clarification after they have had one chance, then that is up to the board.

Commissioner Washington asked Mr. Hand how they should respond if someone says "yes" to the question has anyone had ex parte communication. Mr. Hand said the reason for asking for the disclosures is to provide an opportunity to make those disclosures. He gave the example that if an item is clearly quasi-judicial and you have a commissioner wants to go check things out and make a site visit and talk to someone, there's no bar against doing that. The court said back in the 1980's that if you do that it's presumed to prejudicial. The reason it's prejudicial is because the applicant and anybody else who may be interested in the matter who has those due process rights, they don't know who you've talked to or what's been said so if that individual is supposed to consider evidence, the problem is rather obvious because the applicant can't ask questions about what this individual found out on the board who is going to be making the decision that affects his application. The ex parte process is designed to provide all the members of the board the opportunity to make their disclosures and then the members of the public the applicant and so forth could ask questions. That is why we recommend that officials not have conversations outside because it removes that potential for a problem.

Chairperson Gusler asked how he should to handle situations where the applicant was someone that he also has a business relationship with and should he recuse himself. He wanted to know what state law applies to that. Mr. Hand mentioned that he will be giving a few more presentations about some of the ethics stuff and they could have that discussion then.

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:23 p.m.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON DECEMBER 12, 2023 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

William Gusler, Chairperson

James K. Hitt, FRA-RA Community Development Director

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 9, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Eric Mock and Mary Norwood.

ABSENT: Wes Dumey, Robert Ryan, Butch Stanley and 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, Amer Hamza – Planner I, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – IT Content Administrator and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: Matt Bourasca, Todd Watson, Sam Sebaali, George Aziz and Clarence Almono

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

ELECTION OF OFFICERS:

Chairperson:

MOTION: Howard Washington nominated William Gusler as Chairperson of the Planning Commission and seconded by Eric Mock. Aye votes were cast by William Gusler, Erick Mock, Mary Norwood and Howard Washington (4-0).

Vice - Chairperson:

MOTION: Eric Mock nominated Howard Washington as Vice-Chairperson of the Planning Commission and seconded by Mary Norwood. Aye votes were cast by William Gusler, Erick Mock, Mary Norwood and Howard Washington (4-0).

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of November 14, 2023 at 5:30 p.m.

MOTION: Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on November 14, 2023 at 5:30 p.m. and seconded by Eric Mock. Aye votes were cast by William Gusler, Erick Mock, Mary Norwood and Howard Washington (4-0).

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.

QUASI JUDICIAL – ORDINANCE NUMBER 3041 – CHANGE OF ZONING – 135 HERMIT SMITH ROAD

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell stated that the applicant requested a continuance to a date certain of February 13th. The applicant posted the sign on the wrong piece of property and informed city staff after the 14-day notification had expired.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 9, 2024 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: Howard Washington made a motion to postpone these items to the February 13, 2024 date. Motion seconded by Mary Norwood. Aye votes were cast William Gusler, Howard Washington, Mary Norwood, and Eric Mock (4-0).

QUASI JUDICIAL – SPECIAL EXCEPTION – SEMORAN SELF STORAGE – 1619 MCVILLA AVENUE

Chairperson Gusler read the item description.

Staff Presentation: Amer Hamza presented the item based on the staff report and answered questions.

Commissioner Mock asked staff why the project has taken this long and what the progression was.

Bobby Howell responded that the preliminary development plan was approved by the city council on August 1, 2018 then progressed through the final development plan stages construction plan and so plan approvals have been issued. The applicant came to staff needing a letter for their lender to be able to confirm that it is a permitted use so they could get financing for the project.

Chairperson Gusler opened the meeting for public hearing.

Rudy Garcia, 277 Saratoga Boulevard West Palm Beach Florida 33411 stated that he is here on behalf of Prime Storage and stated that they are opposed to this self-storage site coming up. He thinks that there are several options in Apopka for self-storage and there's not a need for another one.

Chairperson Gusler closed the public hearing.

MOTION: Mary Norwood made a motion to recommend approval of a Special Exception to allow a Self- Storage Facility within the C-R (Regional Commercial) zoning district, subject to the exhibits and finding in the staff report. Motion seconded by Howard Washington. Aye votes were cast William Gusler, Howard Washington, Mary Norwood, and Eric Mock (4-0).

QUASI JUDICIAL – MAJOR DEVELOPMENT PLAN – KELLY INDUSTRIAL PARK

Chairperson Gusler read the item description.

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. All commissioners responded no.

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

Commissioner Washington asked staff why the assigned address is 3620 W Kelly Park Road when the project starts on Sadler Road and continues south along Golden Gem Road.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 9, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Mr. Hitt responded that the whole site is part of the Wyld Oaks Developments which starts off at Kelly Park and addresses haven't been assigned yet.

Applicant, Sam Sebaali with Florida Engineering Group located at 5127 S Orange Ave Orlando Fl stated that he doesn't have a presentation but is happy to answer any questions or comments.

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 recommend approval of the Kelly Industrial Park – Major Development Plan subject to the findings and facts presented in the staff report. Motion seconded by Mary Norwood. Aye votes were cast William Gusler, Howard Washington, Eric Mock and Mary Norwood (4-0).

OLD BUSINESS: None

NEW BUSINESS: Commissioner Mock asked what defines a junkyard. Mr. Hitt responded that inoperable vehicles but the number would have to be determined by the code enforcement board. He also stated that unsheltered storage for a period of 30 days or more within the corporate city limits of Apopka, except as licensed junkyards, of old unused stripped junk or other automobiles not in good or safe operating conditions and of any other vehicles, machinery implements or equipment or personal property of any kind which is no longer safely usable for the purpose for which it was manufactured.

Mr. Hitt thanked each of the planning commission members for their time and dedication to their positions and wanted them to know how much they are appreciated.

ADJOURNMENT: The meeting adjourned at 5:53 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: February 13, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Change of Zoning - Ordinance Number 3044 - 734 S Orange Blossom Trail

REQUEST:

Recommend approval of the Change of Zoning from T (Transitional) to C-C (Community Commercial) for the Community Service Uses of the Place of Worship (as a principal use).

SUMMARY:

Owner(s): Servants of God Ministries, Inc.

Applicant: Servants of God Ministries, Inc.

Parcel Identification Number(s): 14-21-28-0000-00-005

Location: 734 S Orange Blossom Trail

Existing Future Land Use: Commercial (0.25 Floor Area Ratio (FAR) Maximum)

Proposed Future Land Use: N/A

Existing Use(s): Vacant

Existing Zoning: T (Transitional) Zoning District

Tract Size: 0.65 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Commercial	C-R	Retail Sales & Service / Eating or Drinking Establishment Uses
East	Commercial	C-C	Retail Sales & Service
South	Commercial	C-C	Place of Worship
West	Un-incorporated	C-1 / A-1	Retail Sales & Service / Single Family Housing

PROJECT SUMMARY:

The subject property, which is approximately 0.65 acres in size, is located at 734 S Orange Blossom Trail and is currently vacant. The applicant is requesting the rezoning of the property to develop a place of worship (as a principal use). A place of worship is permitted use in the C-C zoning district per Land Development Code Table 4.2.2.C. Land Development Code Section 10.3.1.E.2 defines a Place of worship (as a principal use) as follows:

“A structure, together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and related education. The structure and its accessory buildings and uses are maintained and controlled by a religious body. Places of worship include chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly. Accessory uses may include administrative offices, classrooms, meeting rooms, schools, day care facilities, and cooking and eating facilities. A place of worship may include other uses that generally exist as principal uses—e.g., day care center, school, or

recreational facility. Such uses are treated as principal uses and subject to the standards and limitations applicable to such uses.”

The proposed C-C zoning district is compatible with the surrounding areas, as the property to the north has zoning designations of Regional Commercial (C-R) that is currently used for commercial business and the property to the east and south has a zoning designation of Community Commercial (C-C) that is currently used as commercial business and a worship place.

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 proposed rezoning is consistent with the goals, objectives and policies of the comprehensive plan including meeting adopted levels of service for public facilities, being consistent with the future land use map and future land use designation, not contributing to urban sprawl, and protecting and/or mitigating natural resources located onsite.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;

- Applicant's response: Rezoning the subject property from Transitional to C-C is not in conflict with the City's LDC. Rezoning is allowable when they are consistent with the City's goals, are compatible with surrounding uses and provide an orderly and logical development pattern. This rezoning has demonstrated that it meets the City's review standards for a rezoning and will further the City's goals for development of under-utilized and vacant land, employment opportunity and tax revenue.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;

- Applicant's response: The rezoning from Transitional to C-C would permit church use on the property. The Applicant desires to use this property to operate their church, to teach and preach the word of God to enable you and your family to grow spiritually.
- Staff response: Staff has no objection.

d. Is required by changed conditions;

- Applicant's response: Yes
- 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 subject property is currently surrounded by mostly commercial land use and zoning districts. To the East across Sheeler Road and North Orange Blossom Trail, respectively, are Shopping complexes with C-C zoning districts. South and adjacent to the subject property is C-C zoning with a Thrift Store, Transmission Shop, Chiropractic Business, Gas Station, and Churches the same zoning designation requested for this property. The property to the North has a convenience store, gas station, and small retail shops; there is also some vacant commercial land and a stormwater pond. To the West across Sheeler Rd and North Orange Blossom Trail, there are properties with Agriculture land use, Residential and Vacant land with commercial zoning, The proposed rezoning to C-C is compatible with the surrounding commercial zoning districts of C-C. The proposed use of a church is also compatible with the existing uses of convenience stores, gas stations, Eyeglass and electronic business, retail stores, and churches as well as the vacant commercial properties, as there are no

adverse impacts with noise, dust, air, and traffic to the existing commercial business. Rezoning the subject property to C-C is appropriate and desirable.

- Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;

- Applicant's response: Once rezoned, development of the subject property for use as a church is compatible with the surrounding uses. Trinity Baptist Church with a Daycare, St Francis of Assisi Catholic Church and St Vincent Thrift Store to the south has a large community operation. East of Sheeler Road exist a Shopping complex including a restaurant operation. The convenience store and gas stations are located to the north and south of the property. Just west of the subject property adjacent to Sheeler Road are commercial vacant properties and residential communities. The area has a mix of commercial, residential and agriculture uses, with a large visibility of the subject site is logical and orderly with the existing development pattern and uses. While there are some vacant properties in the area, this development would not be considered a misfit as the area is firmly established with long-term and ongoing business operations.
- 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: Rezoning the subject property to allow for a church facility will not result in significantly adverse impacts on the natural environment. The property does not contain wetlands. Stormwater management will be retained onsite and meet all regulatory requirements. Impacts to trees and listed wildlife species will be permitted and mitigated according to the applicable required regulations including planting of replacement trees as required. There will be little impact to water, air, and noise, as most of the services provided by the church facility will be performed on Sundays 9:30 AM- 2:00 PM... Wednesdays 10:00 AM- 1:00 PM.... Thursdays 7:00 PM- 8:30 PM and Bi- Monthly Saturdays 12:00 NOON -3:00 PM Community Food Giveaway. Development under the existing zoning district of Community Commercial would also be required to mitigate any impacts to the natural environment and would be subject to the same requirements as the development under the proposed rezoning.
- 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 subject site will be serviced by City water and wastewater, which has adequate capacity in the area. There is an existing paved road that can provide access to the property. Stormwater management will be addressed on site. The proposed development will have no impact on schools or parks because it is a non-residential use. The property is in the existing City service area for police, fire, and emergency medical facilities. Any impacts to City services because of the proposed development will be addressed through the City's established concurrency management process.
- 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 November 29, 2023.

PUBLIC HEARING SCHEDULE:

February 13, 2024 – Planning Commission (5:30 P.M.)

March 6, 2024 – City Council (1:30 P.M.), First Reading

March 20, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

January 26, 2024 – Apopka Chief
January 22, 2024 – Posters placed on property
January 24, 2024 – Mailed notices to adjacent property owners

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) 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.

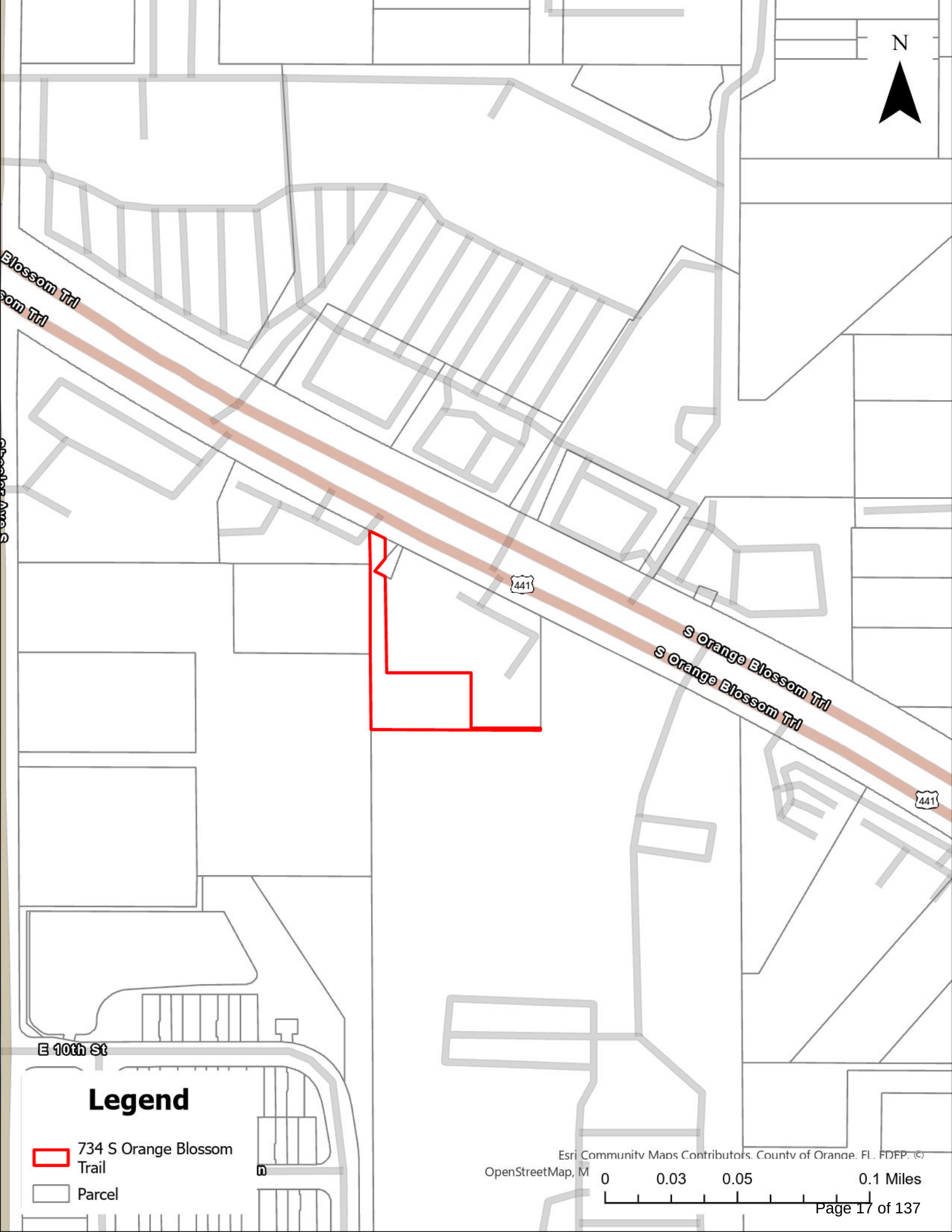
Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from T (Transitional) 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. Maps
2. Ordinance Number 3044 Rezoning
3. Ads 01-26-2024



Blossom Trl
om Trl

Shedden Ave S

441

S Orange Blossom Trl
S Orange Blossom Trl

441

E 10th St

Legend

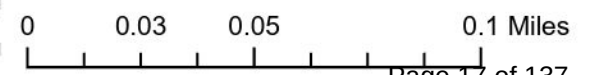


734 S Orange Blossom Trail



Parcel

Esri Community Maps Contributors. County of Orange, FL. FDEP. ©
OpenStreetMap, M





Legend



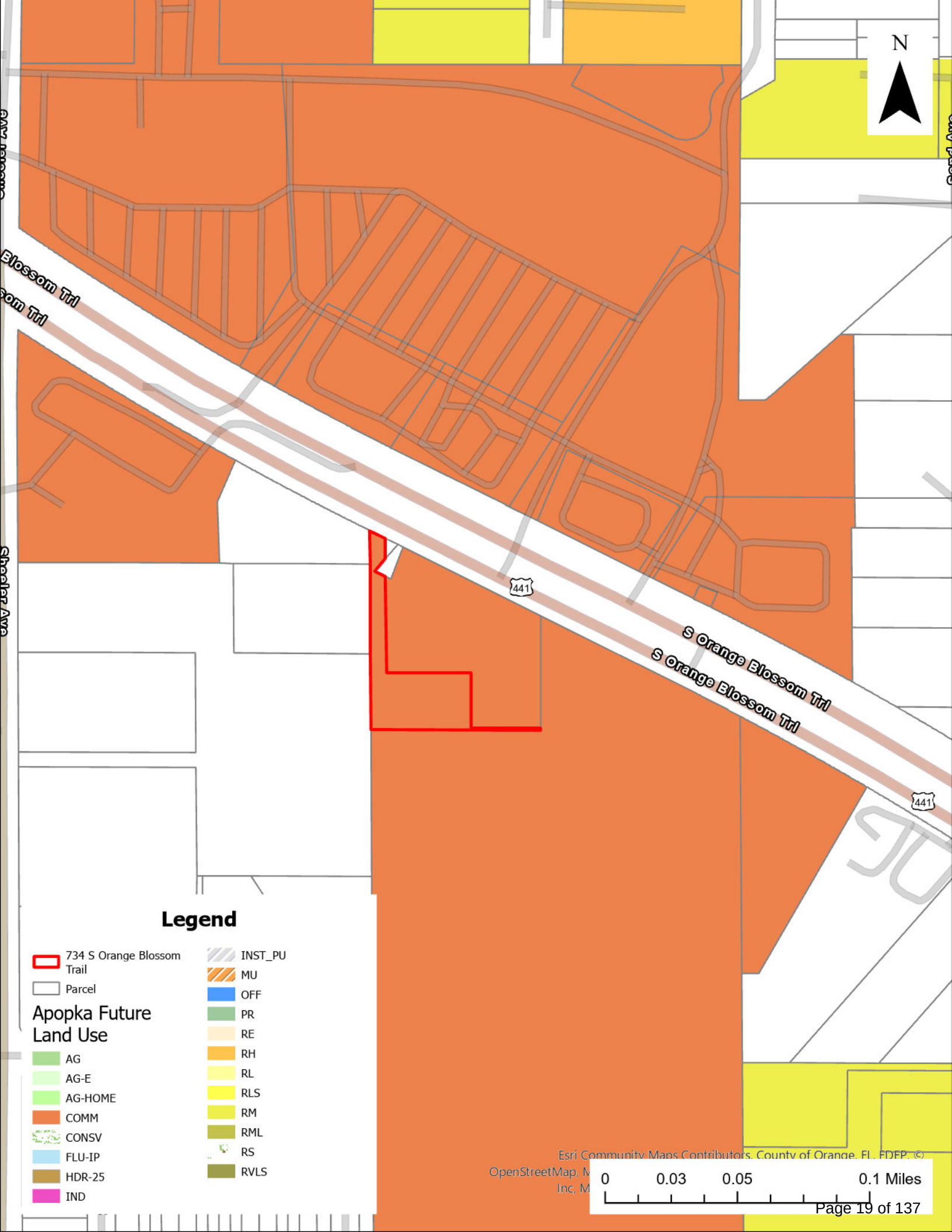
734 S Orange Blossom Trail



Parcel

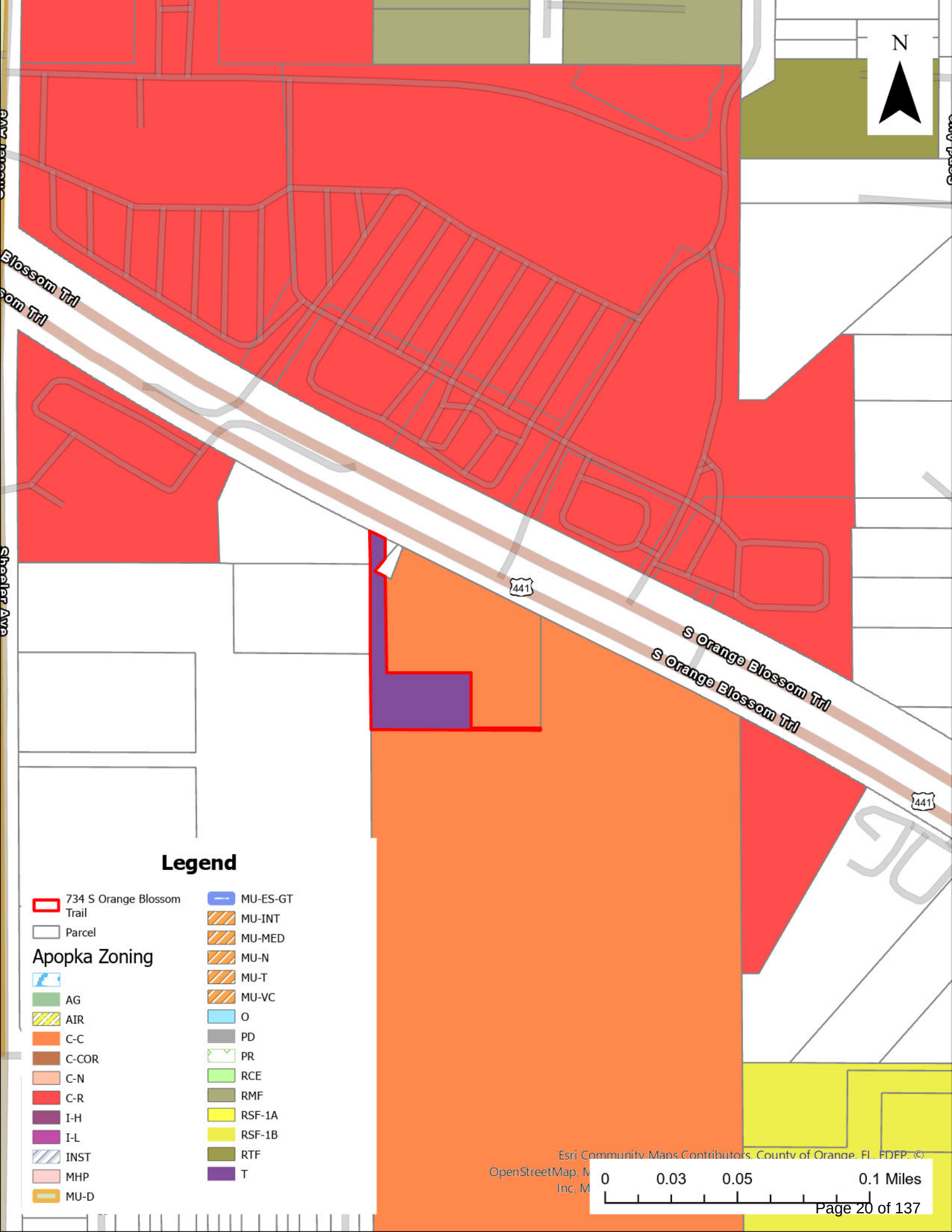
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnology, Inc., METI/NASA, USGS

0 0.03 0.05 0.1 Miles



Legend

- | | |
|-------------------------------|---------|
| 734 S Orange Blossom Trail | INST_PU |
| Parcel | MU |
| Apopka Future Land Use | |
| AG | OFF |
| AG-E | PR |
| AG-HOME | RE |
| COMM | RH |
| CONSV | RL |
| FLU-IP | RLS |
| HDR-25 | RM |
| IND | RML |
| | RS |
| | RVLS |



Legend

- | | |
|----------------------------|----------|
| 734 S Orange Blossom Trail | MU-ES-GT |
| Parcel | MU-INT |
| Apopka Zoning | |
| AG | MU-MED |
| AIR | MU-N |
| C-C | MU-T |
| C-COR | MU-VC |
| C-N | O |
| C-R | PD |
| I-H | PR |
| I-L | RCE |
| INST | RMF |
| MHP | RSF-1A |
| MU-D | RSF-1B |
| | RTF |
| | T |

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO C-C (COMMUNITY COMMERCIAL), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 734 S ORANGE BLOSSOM TRAIL; SERVANTS OF GOD MINISTRIES INC COMPRISING 0.65 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Servants of God Ministries, Inc., 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. 3044

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: March 6, 2024

READ SECOND TIME AND
ADOPTED: March 20, 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: January 26, 2024

EXHIBIT "A"

Parcel Identification Number(s): 14-21-28-0000-00-005



Vote: Remember dates of election

Continued from page 2A

mit voter registration information online when you renew your driver's license online through the Florida Department of Highway Safety and Motor Vehicles' online renewal system. For more information, visit GoRenew.com; Tax collector's office that issues driver licenses or Florida identification cards; Voter registration agency. For more information about who these agencies are, visit the National Voter Registration Act (NVRA) webpage.

* By mail or in person.

If you need to update your information on your registration before any of the upcoming elections, head to Register to Vote Florida.gov or reach out to your county Supervisor of Elections. In Orange County, the deadline to register for the March 19 elections is Tuesday February 20, which is 29 days before the local and PPP elections. Re-

member that Monday, February 19 is a national holiday and the OC-SOE office is closed.

Florida's statewide primary is on Tuesday, Aug. 20, for the purpose of nominating party nominees to be voted for in the general election to fill a national, state, county, or district office.

A primary election is held 11 weeks before the general election.

The General Election is on Tuesday, Nov. 5. This election is open to all voters regardless of party affiliation.

Again, the dates to be aware of before the national general election on Tuesday, November 5, are: Tuesday, March 19 for the City of Apopka city commission seats 3 and 4, and the Republican PPP election, the statewide primary on Tuesday, August 20, and then the general election nation-wide on Tuesday, November 5.

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **SARAH MAIER, Dewberry Engineers** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS THE PRIMARY USE IN THE REGIONAL COMMERCIAL (C-R) ZONING DISTRICT.**

This application relates to the following described property located at 2301 Coral Hills Road:



Parcel Identification Number(s): 22-21-28-0000-00-068
Contains: 6.33 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, February 13, 2024, beginning at 5:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

January 26, 2024
Publish: The Apopka Chief

Apopka Planning Commission
Community Development Department

175674

Moore: Safety on roadways noted

Continued from page 2A

committed to remedying dark roadways in the county. The projected amount to be spent in District 2 to increase arterial street lighting is \$4,514,200. While I'm excited, and I'm also a bit wary of the promised progress due to past delays and hold-ups I have experienced with Duke Energy.

Keep your fingers crossed these will all be

completed over the next five years.

In priority order, street lighting projects include: AD Mims Rd, E Votaw Rd, E Welch Rd, N Park Ave, Sheeler Ave, Wurst Rd, McCormick Rd, Old Hwy 441, Ponkan Rd, Sadler Rd, W Highland Ave, Ocoee Apopka Rd, Old Dixie Hy, Round Lake Rd, W Highland Ave, Binion Rd, Hempel Ave, Jones Ave, N Rock Springs Rd, Plymouth Sor-

rento Rd, Lake Breeze Dr, Lake View Dr, Old Dixie Hy, Ondich Rd, Pembroke Dr, Shader Rd, W Keene Rd, W Orange Ave, and Warrior Rd.

As always, I'm committed to bringing transportation safety improvements to District 2. If you have any questions, please do not hesitate to call my office at 407.836.5850 or email to District2@ocfl.net.

Byrd: Awards have been earned

Continued from page 2A

the program has been a magnet they have won numerous regional, state and national awards. They have grown to nearly 400 students and multiple classrooms, including a fully stocked bakery, industrial teaching kitchen, and cafe.

They also cater multiple private events each year.

Over the last few years, they have celebrated many firsts, including:

*First culinary arts magnet in OCPS and largest in Central Florida with over 375 students

*The only Florida culinary school to win a Top 10 spot at the NASA HUNCH Culinary Challenge, not once, but TWICE; they won two back-to-back second-place national trophies each time!

*First Central Florida school to win first place in the state and earn the right

to represent OCPS at the National ProStart Invitational in Washington, D.C.

*First Central Florida School to have an instructor honored with Florida Teacher of Excellence by the Florida Restaurant Association.

*ONLY Florida school to have an instructor honored with the National James Maynard Award for Excellence in Innovation by the National Restaurant Association

*First culinary school in the country to study, market/brand, and mass-produce coffee and chocolate; one of very few to make their own branded hot sauce – one so good a grocery store chain is in talks with Chef Bates to put it on their shelves.

And now, through a partnership with the Florida Dairy Council and Duke Energy, they have started the Mustang Creamery where they are developing

delicious ice creams and cheeses. They are also beginning a pizzeria with the help of the Central Florida Hotel and Lodging Association, and Domino's Pizza.

Students in this program earn certifications that they can use in a kitchen right away or can build upon in other culinary programs after graduation. They earn numerous scholarships in competitions, as well.

Besides cooking skills, they learn management skills, inventory and sales, budgeting, service skills, and more.

The possibilities are endless as we keep setting our sites higher for this tremendous program. If your child might be interested in the culinary program, contact the school for a tour; and remember that magnet applications are due by February 15 for next year. Go to ocps.net for more information.

Hayden: Vote to return our strengths

Continued from page 2A

according to their observations (not ours). The next step is a classless society where everyone is equal and will put into the warehouse what they can provide and only take out what their immediate needs are.

People being people with their own ideas of what is needed is the very reason Communism will not work. A lot of people talk about a classless society, but they cannot show you one. I agree there are a multitude of people who would be satisfied with being bound up in a society where they would be taken care of, but they would have their needs met according to how well they benefit the warehouse and what they could offer for use of others.

Karl Marx stated, "Nothing can have value without being an object of

utility." Meaning, if you do not produce, you are of no value, and therefore unnecessary.

Observe where we are today. The elites are buying their desires to be met by those who benefit from their donations to their electoral campaigns. Quid Pro Quo is not supposed to be utilized in our governmental decisions, but unfortunately where temptations arise, resolutions will fall. In the end, they who give the most, reap the most.

I am satisfied that most Americans are not willing to give up any more rights, and, even though the money collected seems to be the deciding factor, "We the People" have not spoken yet in our obligation to vote. I am trusting that those who have seen our rights trampled underfoot and our Constitution ignored will speak out with

their vote.

Let us go back to being a smaller government that recognizes the people of the United States of America as its employers and not subjects. We need to hold those accountable who would consider their role as one that lords it over we their servants and sovereign overseers of our rights and privileges as Americans.

Remember the steps Karl Marx attributed to society. They are Slavery, Feudalism, Mercantilism, Capitalism, Socialism, and Communism.

Open your eyes. We are free people! We can return our nation to Americanism!

It is up to you and me to stand together and make our nation one of the most exceptional in the world again. Smile Americans – happiness looks gorgeous on you!!

Everybody has an opinion.
Why not share yours?

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www.theapopkachief.com

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ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com



City of Apopka Telephone Numbers

City Hall 407-703-1700
Mayor's Office 407-703-1701
City Administrator 407-703-1649
City Clerk 407-703-1704
Community Devel. 407-703-1712
Code Enforcement 407-703-1738
Finance Dept. 407-703-1725
Fire (non-emerg.) 407-703-1756
Parks and Rec. Dept. 407-703-1741
Police Chief 407-703-1769
Police (non-emerg.) 407-703-1771
Job Line 407-703-1743
Solid Waste Collect. 407-703-1731
Street Maintenance 407-703-1731
Utility Billing 407-703-1727
Medical, fire emergency 911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net

Orange County Telephone Numbers

Animal Services 407-836-3111
Auto/Boat Tags 850-617-2000
Building Dept. 407-836-8550
County Mayor 407-836-7370
County Commission 407-836-7350
County Attorney 407-836-7320
Clerk of the Court 407-836-2065
Elections Supervisor 407-836-2070
Fire/Rescue 407-836-3111
Solid Waste 407-836-6601
Garbage Collection 407-703-1731
Health Dept. 407-836-2600
Hunting/Fishing Lic 888-347-4356
Parks and Rec. Dept. 407-836-6200
Property Appraiser 407-836-5044
Sheriff Administrative 407-254-7000
Non-Emerg. Complaint 407-836-4357
Utilities 407-836-5515
All other departments 407-836-3111
Medical, fire emergency 911
www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators
Rick Scott (Rep.) 202-224-5274
Marco Rubio (Rep.) 407-254-2573
U.S. Representative
Daniel Webster (Dist. 11) 352-241-9220
State Representatives
Doug Bankson 407-476-6787
Carolina Amesty (Dist. 45) unknown
State Senators
Geraldine Thompson (Dist. 11) 407-297-2045
Orange County Commissioner
Christine Moore 407-836-7350
Orange County Public Schools
Pupil assignment 407-317-3233
Bus routes 407-317-3800
Superintendent 407-317-3200
School Board 407-317-3200
Miscellaneous
The Apopka Chief 407-886-2777
Museum of the Apopkians 407-703-1707
Chamber of Commerce 407-886-1441

2023: City Center hotel listed for sale, manor is part of deal

Continued from page 5A

Apopka, the museum is open by appointment only and Wednesday and Saturday, 8-11 a.m.

Veterans of Foreign Wars Post 10147 organized its Veterans Day ceremony featuring a keynote address by Retired Lt. Commander Joshua A. Andrews on Veterans Day, Saturday, November 11, at Kit Land Nelson Park in downtown Apopka. ... Local barbecue restaurant Sonny's BBQ recognized the two police officers who helped deliver a baby last month after receiving a 911 call. ... The Apopka City Council learned about a new program that would help revitalize the downtown area, promote the area, bring economic vitality, and enhance residents' quality of life. The cost to launch is estimated to be \$205,000. ... The Miss Apopka Scholarship Competition welcomes Miss Florida 2023 Juliette Valle to the community as she hosts the Miss Apopka Scholarship Competition on Saturday, December 2, at Apopka High School.

Taurus Investment Holdings has listed Hilton Garden Inn at the Apopka City Center for sale and added Highland Manor as part of a packaged deal at an undisclosed price. ...

The Rotary Club of Apopka and Renewal Church of Apopka donated 40 food bags and turkeys to Zellwood Elementary School on the morning of Thursday, November 15. ... Seven qualities exemplify an exceptional leader, all which were eminent in Mayor John Land, said Pat Williams, co-founder of the NBA's Orlando Magic at the fifth annual John Land Apopka Community Trust Legacy Gala. ... The Miss Apopka Organization welcomes seven delegates from around the greater Central Florida area to the competition, which will take place at the Apopka High School Auditorium, 555 W. Martin St., Apopka, on Saturday, December 2. ... Apopka Mayor Bryan Nelson delivers the 2023 State of the City address on Friday, November 17, at the Apopka Community Center/VFW Building on South Central Avenue in Apopka.

December

The city of Apopka and the developer of the Apopka City Center Winn-Dixie are working out a plan so the city could extend the supermarket's temporary certificate of occupancy until February 1, 2024. ... The grand marshal for the 47th annual Apopka Christmas Parade will be Roger

Franklin Williams, local on-air radio personality and son of Apopka High School principal and educator Roger A. Williams, who served as Apopka Christmas Parade grand marshal in 2003. ... The Apopka City Council voted 5-0 to authorize the mayor to sign a professional services agreement with a Maitland mentorship program for male youth. ... A 76-year-old female pedestrian was killed after being struck by a car that an Apopka family was driving in Forest City, according to Florida Highway Patrol. ... A record-breaking number of over 300 registrants from 18 states and one Canadian province are visiting Lake Apopka North Shore during the eighth annual North Shore Birding Festival.

The Apopka City Council adopted, 5-0, a resolution extending the Community Redevelopment Agency and its redevelopment plan an additional three years until January 1, 2027, with the option for another seven-year extension. ... The Apopka Tree Lighting Ceremony took place on Friday, December 1, at Kit Land Nelson Park. The event included holiday music, photos with Santa, kids activities and meeting Santa and Mrs. Claus. ... Reilly Cardella took home the crown as Miss Apopka 2024 among the six young

women who competed for the title on Saturday, December 2, in the Apopka High School auditorium. ... The Apopka Police Department supported local families in need during the holidays with the department's annual Shop With a Cop. It is running for 10 days — December 4-8 and December 11-15 — at the Apopka Super Walmart on South Orange Blossom Trail.

Orange County Public Schools will launch a pilot program this month in seven randomly selected schools to test the use of a walk-through weapons detection system during arrival. The pilot program begins this month with full implementation at Wekiva High School beginning Monday, December 18, according to an OCPS news release. ... Between 2,000 and 3,000 people participated in the 47th annual Apopka Christmas Parade on Saturday, December 9, traversing approximately one mile on Park Avenue. ... On Monday, December 11, the Florida Department of Education announced the release of the 2022-2023 school and district grades, with Orange County Public Schools earning a "B" grade on the new district grading scale. ... The mother of the youth involved in a Pop Warner football practice shooting was arrested

Thursday, December 7, on a charge of culpable negligence. ... The Christmas concert "Hope Was Born" with Jonathan Cain, Hall of Fame songwriter and keyboardist from the rock band Journey, will premiere on Sunday, December 17, beginning at 6 p.m. at Story-Life Church, 505 E. McCormick Road, Apopka.

After debating what the next step would be in moving the annexation of South Apopka forward, the Council decided to come up with questions to put on a survey and submit to residents to get their opinion on annexing South Apopka. ... Defying the inclement weather, the community held its Wreaths Across America Day on Saturday, December 16, at the Edgewood-Greenwood Cemetery. There, community members laid wreaths on veterans' graves. ... Lake Apopka Natural Gas District has appointed Brent Haywood, as the company's next chief executive officer and general manager, effective January 8, 2024. ... Local businesses, entrepreneurs, and community leaders were honored for their community service, contributions to the community, and accomplishments at the 2023 annual Apopka Chamber Business Awards. ... The seniors of the Apopka High

School's Student Government Association visited Phillis Wheatley Elementary on Tuesday, December 19, to deliver presents to all the pre-K and kindergarten students as part of Dewey and Daisy's Holiday Wish.

Southeastern Grocers Inc., parent company and home of Fresco y Más, Harveys Supermarket and Winn-Dixie grocery stores, together with the SEG Gives Foundation, has donated more than \$3,727,000 back into the community to support neighbors in need in 2023. ... Trees and the grounds of Kit Land Nelson Park, located in downtown Apopka, have been aglow with holiday lights the entire month. The city had its tree lighting ceremony at the park on December 1. ... The Apopka Police Department added two new officers to its police force on Monday, December 18. The officers took an oath to serve and protect when they were sworn-in at Apopka City Hall by Apopka Police Chief Michael McKinley. ... City Hall released its schedule of upcoming meetings in January 2024. All will take place at Apopka City Hall, 120 E. Main St., Apopka. Meetings are live streamed on the city's YouTube channel.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Servants of God Ministries, Inc.** has made application relating to the following described property.

ORDINANCE NO. 3044

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO C-C (COMMUNITY COMMERCIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 734 S ORANGE BLOSSOM TRAIL; OWNED BY SERVANTS OF GOD MINISTRIES INC COMPRISING 0.65 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-21-28-0000-00-005
Contains: 0.65 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3044 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024

Publish: The Apopka Chief

175691

All public/legal
notices
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The Apopka Chief
are also loaded to
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www.
theapopkachief.com
as well as to the
state-wide
Florida Press
Association's website:
www.florida
publicnotices.
com
Both Websites have
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Mac: A graduate of FAMU

Continued from page 1B

to the field of competition. A lot of athletic scholarships have been offered to many of the athletes I have coached. There are just as many athletes who have gone onto successful careers in professional fields though. The athletes went on to earn college degrees, then made a successful career by continuing to carry the work ethic throughout their lives.”

McMillian has also served as a part of Apopka High School wrestling’s staff for over two decades.

Diversity is the hallmark of the careers chosen by the athletes coached by McMillian. McMillian listed police officer, firefighter, and serving in the military as a few of the career paths athletes that he once coached have taken. Careers without the structural ranks include education, law, and journalism.

Working the way up the ladder of success one rung at a time, but steadily in the chosen profession is the common factor among the careers chosen though.

Wrestling will always be thought of first and foremost when discussing McMillian’s coaching career. The award is also specifically for the sport of wrestling. Nonetheless, McMillian influence has been in all sports.

“Coaching has been my passion and love for most of my life,” McMillian said. “However, ath-

letics provide an opportunity for athletes to earn their high school diploma and then a college degree. Earning academic degrees is the same kind of success as on the athletic field and at the end of competition. An educated person is set up for lifelong success and thus why earning degrees is important to me. I push my athletes to prioritize education as much as the athletics.”

From an early age McMillian played sports and was an established as well as experienced athlete when entering high school. McMillian quickly developed a passion for the four mainstream (in Florida) sports of baseball, football, basketball, as well as track and field, being named MVP of several teams. However, McMillian saw football as the vehicle providing a ride to college and the end goal was playing in the NFL.

Then life cropped up with different plans for the defensive back.

Graduating from West Orange High School in 1979, McMillian never played a down of football at the collegiate level. McMillian attended college and pursued a bachelor’s degree on an athletic scholarship---in track and field instead of football. During 1985, McMillian graduated from Florida A&M with a Bachelor’s degree in Education and certification for the specific discipline of physical education.

While football schol-

arships were offered to McMillian, track and field coaches did so first. Within hours of placing second in the 300-meter hurdles at the state championship meet during 1979, McMillian was offered the scholarship by FAMU coaches. So when the football scholarships did come, McMillian had already gone through the process of changing gears. A second change of gears just didn’t match the value of staying the course McMillian had already decided to pursue.

Furthermore, part of changing gears was giving up summers spent at football practices and an opportunity to earn much-needed income.

The decision to pursue competing in track and field was also fueled by the FAMU coaches’ strong pursuit of signing McMillian and the subsequent close relationship which developed. Head coach Bobby Lang took the same path as a coach. The uncle of former Wekiva High School football coach Kennard Lang, not only had Bobby Lang switched the sports coaching. Lang and McMillian were deciding which sports to participate in at the same time.

Baseball came into the picture when the U.S. boycotted the 1980 Olympics (in Moscow). McMillian was stripped of the opportunity to at least try-out for the biggest internation-

See MAC Page 4B

No fishing or swimming on Lake Monroe, due to sewage

Hello Folks,

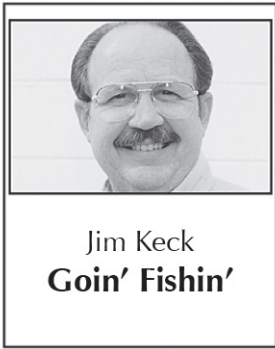
I hope y’all had a great week. We have been havin’ some up-and-down weather lately, and that has kinda put a damper on the fishin’.

When the weather is good-to-fair, folks have been gettin’ on the water and catchin’ a few fish. I know the specks are still bitin’, but Lake Monroe is out of the picture. There was a gear break, and 5 million gallons of partially treated human sewage was dumped into Lake Monroe. There are signs all around the lake warnin’ folks to not swim or fish the lake. They want folks to stay out of the water until the water samples show it’s safe for folks to go back on the lake.

You can fish the upper St. Johns River, say around Palatka or North of there, or fish in the SJR south of Lake Monroe. The St. Johns River runs North startin’ at the headwaters of Blue Cypress Lake, and empties into the Atlantic Ocean east of Jacksonville.

You can always fish other chains in our area for specks, too. The bass fishin’ has been good one day and a little slow the next day.

There was an MLF Phoenix Bass Fishing League tournament held on the Harris Chain over the weekend. Congrats to Laramy Strickland on his win this past Saturday. Laramy weighed in 5 bass that hit



the scales at 20 pounds-1 ounce. He beat Sean Wieda by 1 ounce for the win. Laramy won \$4,806 dollars for his win.

The Harris Chain was busy due to the 115 boat-field that fished the chain. The biggest bass caught durin’ the tournament was caught by Tyler Sheppard of Yulee. Tyler’s big bass weighed in at 9 pounds-4 ounces, and earned him the Berkley Big Bass Boat-er award of \$725 dollars. Congrats to James Brooks of Inverness. James won the Strike King co-angler’s side of the tournament. James’ 5 bass hit the scales at 15 pounds-15 ounces. James earned \$2,403 dollars for his win. So, there were some nice stringers of bass bein’ caught durin’ the tournament, even though there were a lot of boats on the chain.

I wanted to congratulate all the folks that live in the Fishing Capital of the World, i.e. the Great State of Florida. Governor Ron DeSantis launched a three-month Great Out-

doors initiative on October 14, 2023. That initiative ran until January 13, 2024. This initiative was providing a 50-percent discount on Gold Sportsman huntin’ and fishin’ licenses and Annual State Park Passes. The governor wanted to get folks outdoors to go fishin’ or huntin’, and he wanted folks to explore Florida’s natural resources by traveling around our great state.

Do you know that more than 75,000 Gold Sportsman licenses were sold which totaled \$24 million in revenue for the state. Also, there were 55,000 state park passes sold that generated \$2.86 million dollars. The one I like is the fact that there were 23,000 huntin’ and fishin’ licenses purchased durin’ that time, and those folks were first-time license holders. So, I just wanted to say thanks to the Governor and the folks that took advantage of the discount.

It was great to see the interest folks showed in gettin’ out in the Florida Outdoors, and enjoyin’ what Florida has to offer.

Well, that’s it for this week. I hope to see you on the water. See ya next week.

Tip of the week: Get outdoors!

Save a few and good luck.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Lowndes Law Firm c/o Logan Opsahl, Esq.** has made application relating to the following described property.

**ORDINANCE NO. 3045
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 135 HERMIT SMITH ROAD; OWNED BY MARILYN S BOUGHAN TRUST COMPRISING 7.23 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**



Parcel Identification Number(s): 01-21-27-0000-00-029
Contains: 7.23 +/- Acres
Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3045 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024
Publish: The Apopka Chief

175692

Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief*, P.O. Box 880, Apopka, 32704-0880.

In the period from January 14-20, the Apopka Police Department received 1,612 calls for service, responded to 24 crashes, issued 65 citations, and made 21 arrests. Juvenile was charged with carrying concealed weapon-unlawful carry of concealed firearm.

The following adults were arrested and charged:

Donald Cornelius Baker, 71, 537 W. Ella J Gilmore St., Apopka, moving traffic violation-driving while license suspended revocation equivalent status 3rd subsequent violation; moving traffic violation-reckless driving 1st offense.

Sakeinah Alisha Burgess, 32, transient, Apopka, possession of cocaine; drugs-possession of a controlled substance.

Heriberto Joselito Echeverria-Ramirez, 25, 469 Breezeway Dr., Apopka, moving traffic violation-operate motor vehicle without valid license.

David Michael Frisby, 37, 603 Bidwell St., Fruitland Park, burglary with assault or battery; resist officer with violence; damage property-criminal mischief over \$200 under \$1,000; battery on specified personnel; simple assault-in-

tent threat to do violence; burglary-dwelling/structure cause damage \$1,000+; burglary-travel commit F1 burglary outside county residence; damage property-criminal mischief \$1,000 or more.

Alyssa Nicole Ganaway, 27, 639 W. Central Blvd., Orlando, drugs-possession of controlled substance without prescription.

Ladarren Griggs, 40, 1501 Marden Meadows Ct., Apopka, failure to appear.

Julian Richard Guerrero, 31, 2923 Cedar Crest Dr., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Twananthony Lano Hodge, 48, 325 E. 15th St., Apopka, drugs-possession of controlled substance without prescription (meth).

Ronald Dee Hurt, 60, 41 Dora Dr., Tavares, drugs-possession of controlled substance without prescription.

Sebastian Icalmuz, 20, 904 Lake Drive, Apopka, moving traffic violation-operate motor vehicle without valid license.

Bernard Anthony Jean-ty, 51, 25224 Ironwedge Dr., Sorrento, hit and run-failure to stop, remain at crash involving injury other than serious bodily injury.

Yon Gilber Monasterio-Cuellar, 47, 1321 Fetter Way, Winter Garden, burglary with assault or battery.

Brandon Kyle Mosley, 36, confidential, Orlando, battery-touch or strike.

Marlyna Alana Oyola, 26, 1113 Bardwell Ct., Apopka, drugs-possession of controlled substance without prescription; mov-

ing traffic violation-drive with suspended revoked license.

Jesus Guadalupe Reyes, 43, 1154 S. Lake Ave., Apopka, drug equipment-possession and/or use; drugs-possession of controlled substance without prescription (Vyvanse 60mg); heroin-possession with intent to sell manufacture or deliver schedule I; possession of weapon or ammo by convicted United States felon; resist officer-obstruction without violence.

Anthony Dwayne Sangster, 56, transient, Apopka, drug equipment-possession and/or use; drugs-possession methamphetamine within 1000 ft specified area; resist officer-obstruction without violence.

James Roosevelt Seay, 52, 1571 Clarcona Road, Apopka, damage property-criminal mischief \$1,000 or more; larceny/grand theft-\$750 less than \$5,000; larceny-petit theft merchandise farm transit 2+ prior conviction.

Chatara Cherrell Thomas, 37, 121 E. 15th St., Apopka, larceny-other theft.

Eugene Turner, 44, confidential, Apopka, burglary of occupied dwelling unarmed; damage property-criminal mischief \$1,000 or more; stalking, following, harassing, cyberstalk another; trespassing-trespass occupied structure or conveyance.

Benjamin Lee Williams, 33, 3328 Dew Berry Ave., Apopka, drugs-possession of controlled substance without prescription (MDMA).

Dewayne V. Wood, 62, confidential, Apopka, battery-touch or strike.

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: February 13, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Change of Zoning - Ordinance Number 3045 - 135 Hermit Smith Road

REQUEST:

Recommend approval of the Change of Zoning from T (Transitional) to I-L (Light Industrial) for the operation of outdoor storage (as a principal use) for business.

SUMMARY:

Owner(s): Marilyn S Boughan Trust

Applicant: Lowndes Law Firm c/o Logan Opsahl, Esq

Parcel Identification Number(s): 01-21-27-0000-00-029

Location: 135 Hermit Smith Road

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

Proposed Future Land Use: N/A

Existing Use(s): Auto Repair Garage

Existing Zoning: T (Transitional) Zoning District

Tract Size: 7.23 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Industrial	PD	Vacant Retention
East	Industrial	PD	Warehouse (Distribution)
South	Industrial	I-L / PD	Vacant Industrial / Warehouse (Distribution)
West	Industrial	RSF-1A / T	Vacant Residential / Wetland

PROJECT SUMMARY:

The subject property, which is approximately 7.23 acres in size, is located at 135 Hermit Smith Road and is currently used as an auto repair garage. The applicant is requesting the rezoning of the property to develop outdoor storage (as a principal use) and improve a modular metal building and carport. A contractor's proposed use of repair garage and outdoor storage for construction equipment is a permitted use in the I-L zoning district with Special Exception per Land Development Code Table 4.2.2.C. Land Development Code. 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 south has zoning designations of Industrial (vacant), and the property to the east and south has a zoning designation of PD that is currently used as a distribution warehouse for industrial use. The applicant has applied for a Special Exception for outdoor storage for their business. 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 T (Transitional District) base district without a current zoning and intended to be amended to a different zoning district consistent with a Future Land Use ("FLU") designation plan pursuant to Section 3.2.4 of the Apopka Land Development Code (LDC) and pursuant to the goals, objective and policies of the comprehensive plan. The applicant is requesting that the Property be assigned to the I-L (Light Industrial) zoning district which provides for lands to accommodate a broad range of industrial uses in a place compatible with other similar uses and outdoor storage as a permitted accessory to the primary use. The Light Industrial zoning district is intended to provide land that accommodates 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 property in its current condition does meet the site development standards of the land development code under the existing Industrial future land use designation. In accordance with Apopka LDC Section 5.1.2 light industrial uses require space for processing wholesale distribution, storage and light manufacturing. The proposed rezoning would 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 subject property is currently zoned T (Transitional District) base district which is intended to be amended to a different zoning district consistent with a Future Land Use ("FLU") designation plan pursuant to Section 3.2.4 of the Apopka Land Development Code (LDC) and pursuant to the goals, objective and policies of the comprehensive plan. The proposed rezoning will allow continued use of the existing warehouse building and outdoor storage yard for equipment compliant with City code under the I-H zoning district. I-L would allow for outdoor storage of equipment and materials as an accessory use and maintenance of the equipment onsite. 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 Transitional zoning designation is intended for newly annexed property. The purpose of the Transitional district is to provide a base zoning district to accommodate lands that are annexed into the City without the concurrent adoption of another base zoning. The Land Development Code provides that lands within the transitional zoning district are intended to be amended at the appropriate time to a difference zoning district that is consistent with the Future Land Use Map and the goals, objectives and policies of the Comprehensive Plan. The subject property has a future land use designation of Industrial and is surrounded on all sides by parcels with a future land use designation of Industrial. In accordance with the LDC and Comprehensive Plan, the subject property should be zoned to a zoning district which is consistent with the Industrial future land use designation. Currently the property is used as a garage repair operation which is supported by the Light Industrial (I-L) zoning designation and Industrial future land use classification. The new intended use of the property is an industrial warehouse operation with outdoor storage.
 - 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 proposed Project is compatible with the character of the surrounding area, which is already built out for predominately industrial uses, as shown below. The surrounding area is already being utilized for industrial and outdoor storage uses.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
- Applicant's response: The current use of the property includes a warehouse building used as a repair garage and outdoor storage of construction equipment. The proposed change from T (Traditional) zoning district to I-L (Light Industrial) would facilitate compliance and a continued development pattern of industrial uses in an area which is developed with similar industrial operations and would ensure 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 contamination of the existing garage operation 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 to 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 November 29, 2023.

PUBLIC HEARING SCHEDULE:

February 13, 2024 – Planning Commission (5:30 P.M.)

March 6, 2024 – City Council (1:30 P.M.), First Reading

March 20, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

January 26, 2024 – Apopka Chief

January 29, 2024 – Mailed notices to adjacent property owners; Posters placed on the property

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Change of Zoning from T (Transitional) 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 T (Transitional) 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 3045 Rezoning
3. Ads 01-26-2024



McKay
Lake

Hermit
Lake

Hermit Smith Rd

General Electric Rd

General

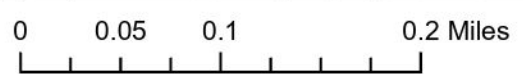
Shelby Industrial Dr

Legend



135 Hermit Smith Rd

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft





McKay Lake

Hermit Lake

General Electric Rd

General Electric Rd

Hermit Smith Rd

Shelby Industrial Dr

Legend



135 Hermit Smith Rd

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Hermit Smith Rd

General Electric Rd

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Shelby Industrial Dr

Legend

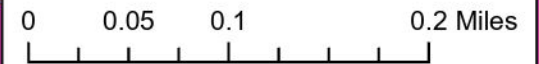
 135 Hermit Smith Rd

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

Esri Community Maps Contributors, County of Orange, FL, FDEP, ©

OpenStreetMap, Microso





McKay
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Hermit Smith Rd

General Electric Rd

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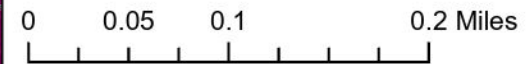
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 135 Hermit Smith Rd

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
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- INST_PU
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- RVLS

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MET/NASA, USGS, EPA,





McKay
Lake

Hermit
Lake

Hermit Smith Rd

General Electric Rd

General

Shelby Industrial Dr

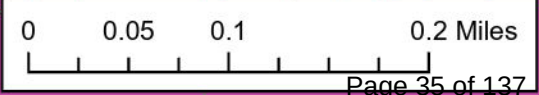
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 135 Hermit Smith Rd

Apopka Zoning

-  AG
-  AIR
-  C-C
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-  I-H
-  I-L
-  INST
-  MHP
-  MU-D
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-  MU-MED
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-  PR
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-  RMF
-  RSF-1A
-  RSF-1B
-  RTF
-  T

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OpenStreetMap, Microsoft





McKay
Lake

Hermit
Lake

Hermit Smith Rd

General Electric Rd

General Electric Rd

Shelby Industrial Dr

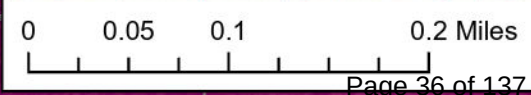
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 135 Hermit Smith Rd

Apopka Zoning

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-  INST
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-  MU-D
-  MU-ES-GT
-  MU-INT
-  MU-MED
-  MU-N
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-  MU-VC
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-  PD
-  PR
-  RCE
-  RMF
-  RSF-1A
-  RSF-1B
-  RTF
-  T

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



AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED AT 135 HERMIT SMITH ROAD; OWNED BY MARILYN S BOUGHAN TRUST COMPRISING 7.23 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Lowndes Law Firm 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. 3045

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: March 6, 2024

READ SECOND TIME AND
ADOPTED: March 20, 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: January 26, 2024

EXHIBIT "A"

Parcel Identification Number(s): 01-21-27-0000-00-029



Vote: Remember dates of election

Continued from page 2A

mit voter registration information online when you renew your driver's license online through the Florida Department of Highway Safety and Motor Vehicles' online renewal system. For more information, visit GoRenew.com; Tax collector's office that issues driver licenses or Florida identification cards; Voter registration agency. For more information about who these agencies are, visit the National Voter Registration Act (NVRA) webpage.

* By mail or in person.

If you need to update your information on your registration before any of the upcoming elections, head to Register to Vote Florida.gov or reach out to your county Supervisor of Elections. In Orange County, the deadline to register for the March 19 elections is Tuesday February 20, which is 29 days before the local and PPP elections. Re-

member that Monday, February 19 is a national holiday and the OC-SOE office is closed.

Florida's statewide primary is on Tuesday, Aug. 20, for the purpose of nominating party nominees to be voted for in the general election to fill a national, state, county, or district office.

A primary election is held 11 weeks before the general election.

The General Election is on Tuesday, Nov. 5. This election is open to all voters regardless of party affiliation.

Again, the dates to be aware of before the national general election on Tuesday, November 5, are: Tuesday, March 19 for the City of Apopka city commission seats 3 and 4, and the Republican PPP election, the statewide primary on Tuesday, August 20, and then the general election nation-wide on Tuesday, November 5.

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **SARAH MAIER, Dewberry Engineers** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS THE PRIMARY USE IN THE REGIONAL COMMERCIAL (C-R) ZONING DISTRICT.**

This application relates to the following described property located at 2301 Coral Hills Road:



Parcel Identification Number(s): 22-21-28-0000-00-068
Contains: 6.33 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, February 13, 2024, beginning at 5:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

January 26, 2024
Publish: The Apopka Chief

Apopka Planning Commission
Community Development Department

175674

Moore: Safety on roadways noted

Continued from page 2A

committed to remedying dark roadways in the county. The projected amount to be spent in District 2 to increase arterial street lighting is \$4,514,200. While I'm excited, and I'm also a bit wary of the promised progress due to past delays and hold-ups I have experienced with Duke Energy.

Keep your fingers crossed these will all be

completed over the next five years.

In priority order, street lighting projects include: AD Mims Rd, E Votaw Rd, E Welch Rd, N Park Ave, Sheeler Ave, Wurst Rd, McCormick Rd, Old Hwy 441, Ponkan Rd, Sadler Rd, W Highland Ave, Ocoee Apopka Rd, Old Dixie Hy, Round Lake Rd, W Highland Ave, Binion Rd, Hempel Ave, Jones Ave, N Rock Springs Rd, Plymouth Sor-

rento Rd, Lake Breeze Dr, Lake View Dr, Old Dixie Hy, Ondich Rd, Pembroke Dr, Shader Rd, W Keene Rd, W Orange Ave, and Warrior Rd.

As always, I'm committed to bringing transportation safety improvements to District 2. If you have any questions, please do not hesitate to call my office at 407.836.5850 or email to District2@ocfl.net.

Byrd: Awards have been earned

Continued from page 2A

the program has been a magnet they have won numerous regional, state and national awards. They have grown to nearly 400 students and multiple classrooms, including a fully stocked bakery, industrial teaching kitchen, and cafe.

They also cater multiple private events each year.

Over the last few years, they have celebrated many firsts, including:

*First culinary arts magnet in OCPS and largest in Central Florida with over 375 students

*The only Florida culinary school to win a Top 10 spot at the NASA HUNCH Culinary Challenge, not once, but TWICE; they won two back-to-back second-place national trophies each time!

*First Central Florida school to win first place in the state and earn the right

to represent OCPS at the National ProStart Invitational in Washington, D.C.

*First Central Florida School to have an instructor honored with Florida Teacher of Excellence by the Florida Restaurant Association.

*ONLY Florida school to have an instructor honored with the National James Maynard Award for Excellence in Innovation by the National Restaurant Association

*First culinary school in the country to study, market/brand, and mass-produce coffee and chocolate; one of very few to make their own branded hot sauce – one so good a grocery store chain is in talks with Chef Bates to put it on their shelves.

And now, through a partnership with the Florida Dairy Council and Duke Energy, they have started the Mustang Creamery where they are developing

delicious ice creams and cheeses. They are also beginning a pizzeria with the help of the Central Florida Hotel and Lodging Association, and Domino's Pizza.

Students in this program earn certifications that they can use in a kitchen right away or can build upon in other culinary programs after graduation. They earn numerous scholarships in competitions, as well.

Besides cooking skills, they learn management skills, inventory and sales, budgeting, service skills, and more.

The possibilities are endless as we keep setting our sites higher for this tremendous program. If your child might be interested in the culinary program, contact the school for a tour; and remember that magnet applications are due by February 15 for next year. Go to ocps.net for more information.

Hayden: Vote to return our strengths

Continued from page 2A

according to their observations (not ours). The next step is a classless society where everyone is equal and will put into the warehouse what they can provide and only take out what their immediate needs are.

People being people with their own ideas of what is needed is the very reason Communism will not work. A lot of people talk about a classless society, but they cannot show you one. I agree there are a multitude of people who would be satisfied with being bound up in a society where they would be taken care of, but they would have their needs met according to how well they benefit the warehouse and what they could offer for use of others.

Karl Marx stated, "Nothing can have value without being an object of

utility." Meaning, if you do not produce, you are of no value, and therefore unnecessary.

Observe where we are today. The elites are buying their desires to be met by those who benefit from their donations to their electoral campaigns. Quid Pro Quo is not supposed to be utilized in our governmental decisions, but unfortunately where temptations arise, resolutions will fall. In the end, they who give the most, reap the most.

I am satisfied that most Americans are not willing to give up any more rights, and, even though the money collected seems to be the deciding factor, "We the People" have not spoken yet in our obligation to vote. I am trusting that those who have seen our rights trampled underfoot and our Constitution ignored will speak out with

their vote.

Let us go back to being a smaller government that recognizes the people of the United States of America as its employers and not subjects. We need to hold those accountable who would consider their role as one that lords it over we their servants and sovereign overseers of our rights and privileges as Americans.

Remember the steps Karl Marx attributed to society. They are Slavery, Feudalism, Mercantilism, Capitalism, Socialism, and Communism.

Open your eyes. We are free people! We can return our nation to Americanism!

It is up to you and me to stand together and make our nation one of the most exceptional in the world again. Smile Americans – happiness looks gorgeous on you!!

Everybody has an opinion.
Why not share yours?

Send a letter to the Editor online
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ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com



City of Apopka Telephone Numbers

City Hall 407-703-1700
Mayor's Office 407-703-1701
City Administrator 407-703-1649
City Clerk 407-703-1704
Community Devel. 407-703-1712
Code Enforcement 407-703-1738
Finance Dept. 407-703-1725
Fire (non-emerg.) 407-703-1756
Parks and Rec. Dept. 407-703-1741
Police Chief 407-703-1769
Police (non-emerg.) 407-703-1771
Job Line 407-703-1743
Solid Waste Collect. 407-703-1731
Street Maintenance 407-703-1731
Utility Billing 407-703-1727
Medical, fire emergency 911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net

Orange County Telephone Numbers

Animal Services 407-836-3111
Auto/Boat Tags 850-617-2000
Building Dept. 407-836-8550
County Mayor 407-836-7370
County Commission 407-836-7350
County Attorney 407-836-7320
Clerk of the Court 407-836-2065
Elections Supervisor 407-836-2070
Fire/Rescue 407-836-3111
Solid Waste 407-836-6601
Garbage Collection 407-703-1731
Health Dept. 407-836-2600
Hunting/Fishing Lic 888-347-4356
Parks and Rec. Dept. 407-836-6200
Property Appraiser 407-836-5044
Sheriff Administrative 407-254-7000
Non-Emerg. Complaint 407-836-4357
Utilities 407-836-5515
All other departments 407-836-3111
Medical, fire emergency 911
www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators
Rick Scott (Rep.) 202-224-5274
Marco Rubio (Rep.) 407-254-2573
U.S. Representative
Daniel Webster (Dist. 11) 352-241-9220
State Representatives
Doug Bankson 407-476-6787
Carolina Amesty (Dist. 45) unknown
State Senators
Geraldine Thompson (Dist. 11) 407-297-2045
Orange County Commissioner
Christine Moore 407-836-7350
Orange County Public Schools
Pupil assignment 407-317-3233
Bus routes 407-317-3800
Superintendent 407-317-3200
School Board 407-317-3200
Miscellaneous
The Apopka Chief 407-886-2777
Museum of the Apopkans 407-703-1707
Chamber of Commerce 407-886-1441

2023: City Center hotel listed for sale, manor is part of deal

Continued from page 5A

Apopka, the museum is open by appointment only and Wednesday and Saturday, 8-11 a.m.

Veterans of Foreign Wars Post 10147 organized its Veterans Day ceremony featuring a keynote address by Retired Lt. Commander Joshua A. Andrews on Veterans Day, Saturday, November 11, at Kit Land Nelson Park in downtown Apopka. ... Local barbecue restaurant Sonny's BBQ recognized the two police officers who helped deliver a baby last month after receiving a 911 call. ... The Apopka City Council learned about a new program that would help revitalize the downtown area, promote the area, bring economic vitality, and enhance residents' quality of life. The cost to launch is estimated to be \$205,000. ... The Miss Apopka Scholarship Competition welcomes Miss Florida 2023 Juliette Valle to the community as she hosts the Miss Apopka Scholarship Competition on Saturday, December 2, at Apopka High School.

Taurus Investment Holdings has listed Hilton Garden Inn at the Apopka City Center for sale and added Highland Manor as part of a packaged deal at an undisclosed price. ...

The Rotary Club of Apopka and Renewal Church of Apopka donated 40 food bags and turkeys to Zellwood Elementary School on the morning of Thursday, November 15. ... Seven qualities exemplify an exceptional leader, all which were eminent in Mayor John Land, said Pat Williams, co-founder of the NBA's Orlando Magic at the fifth annual John Land Apopka Community Trust Legacy Gala. ... The Miss Apopka Organization welcomes seven delegates from around the greater Central Florida area to the competition, which will take place at the Apopka High School Auditorium, 555 W. Martin St., Apopka, on Saturday, December 2. ... Apopka Mayor Bryan Nelson delivers the 2023 State of the City address on Friday, November 17, at the Apopka Community Center/VFW Building on South Central Avenue in Apopka.

December

The city of Apopka and the developer of the Apopka City Center Winn-Dixie are working out a plan so the city could extend the supermarket's temporary certificate of occupancy until February 1, 2024. ... The grand marshal for the 47th annual Apopka Christmas Parade will be Roger

Franklin Williams, local on-air radio personality and son of Apopka High School principal and educator Roger A. Williams, who served as Apopka Christmas Parade grand marshal in 2003. ... The Apopka City Council voted 5-0 to authorize the mayor to sign a professional services agreement with a Maitland mentorship program for male youth. ... A 76-year-old female pedestrian was killed after being struck by a car that an Apopka family was driving in Forest City, according to Florida Highway Patrol. ... A record-breaking number of over 300 registrants from 18 states and one Canadian province are visiting Lake Apopka North Shore during the eighth annual North Shore Birding Festival.

The Apopka City Council adopted, 5-0, a resolution extending the Community Redevelopment Agency and its redevelopment plan an additional three years until January 1, 2027, with the option for another seven-year extension. ... The Apopka Tree Lighting Ceremony took place on Friday, December 1, at Kit Land Nelson Park. The event included holiday music, photos with Santa, kids activities and meeting Santa and Mrs. Claus. ... Reilly Cardella took home the crown as Miss Apopka 2024 among the six young

women who competed for the title on Saturday, December 2, in the Apopka High School auditorium. ... The Apopka Police Department supported local families in need during the holidays with the department's annual Shop With a Cop. It is running for 10 days — December 4-8 and December 11-15 — at the Apopka Super Walmart on South Orange Blossom Trail.

Orange County Public Schools will launch a pilot program this month in seven randomly selected schools to test the use of a walk-through weapons detection system during arrival. The pilot program begins this month with full implementation at Wekiva High School beginning Monday, December 18, according to an OCPS news release. ... Between 2,000 and 3,000 people participated in the 47th annual Apopka Christmas Parade on Saturday, December 9, traversing approximately one mile on Park Avenue. ... On Monday, December 11, the Florida Department of Education announced the release of the 2022-2023 school and district grades, with Orange County Public Schools earning a "B" grade on the new district grading scale. ... The mother of the youth involved in a Pop Warner football practice shooting was arrested

Thursday, December 7, on a charge of culpable negligence. ... The Christmas concert "Hope Was Born" with Jonathan Cain, Hall of Fame songwriter and keyboardist from the rock band Journey, will premiere on Sunday, December 17, beginning at 6 p.m. at Story-Life Church, 505 E. McCormick Road, Apopka.

After debating what the next step would be in moving the annexation of South Apopka forward, the Council decided to come up with questions to put on a survey and submit to residents to get their opinion on annexing South Apopka. ... Defying the inclement weather, the community held its Wreaths Across America Day on Saturday, December 16, at the Edgewood-Greenwood Cemetery. There, community members laid wreaths on veterans' graves. ... Lake Apopka Natural Gas District has appointed Brent Haywood, as the company's next chief executive officer and general manager, effective January 8, 2024. ... Local businesses, entrepreneurs, and community leaders were honored for their community service, contributions to the community, and accomplishments at the 2023 annual Apopka Chamber Business Awards. ... The seniors of the Apopka High

School's Student Government Association visited Phillis Wheatley Elementary on Tuesday, December 19, to deliver presents to all the pre-K and kindergarten students as part of Dewey and Daisy's Holiday Wish.

Southeastern Grocers Inc., parent company and home of Fresco y Más, Harveys Supermarket and Winn-Dixie grocery stores, together with the SEG Gives Foundation, has donated more than \$3,727,000 back into the community to support neighbors in need in 2023. ... Trees and the grounds of Kit Land Nelson Park, located in downtown Apopka, have been aglow with holiday lights the entire month. The city had its tree lighting ceremony at the park on December 1. ... The Apopka Police Department added two new officers to its police force on Monday, December 18. The officers took an oath to serve and protect when they were sworn-in at Apopka City Hall by Apopka Police Chief Michael McKinley. ... City Hall released its schedule of upcoming meetings in January 2024. All will take place at Apopka City Hall, 120 E. Main St., Apopka. Meetings are live streamed on the city's YouTube channel.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Servants of God Ministries, Inc.** has made application relating to the following described property.

ORDINANCE NO. 3044

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO C-C (COMMUNITY COMMERCIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 734 S ORANGE BLOSSOM TRAIL; OWNED BY SERVANTS OF GOD MINISTRIES INC COMPRISING 0.65 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-21-28-0000-00-005
Contains: 0.65 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3044 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024

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175691

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Mac: A graduate of FAMU

Continued from page 1B

to the field of competition. A lot of athletic scholarships have been offered to many of the athletes I have coached. There are just as many athletes who have gone onto successful careers in professional fields though. The athletes went on to earn college degrees, then made a successful career by continuing to carry the work ethic throughout their lives.”

McMillian has also served as a part of Apopka High School wrestling’s staff for over two decades.

Diversity is the hallmark of the careers chosen by the athletes coached by McMillian. McMillian listed police officer, firefighter, and serving in the military as a few of the career paths athletes that he once coached have taken. Careers without the structural ranks include education, law, and journalism.

Working the way up the ladder of success one rung at a time, but steadily in the chosen profession is the common factor among the careers chosen though.

Wrestling will always be thought of first and foremost when discussing McMillian’s coaching career. The award is also specifically for the sport of wrestling. Nonetheless, McMillian influence has been in all sports.

“Coaching has been my passion and love for most of my life,” McMillian said. “However, ath-

letics provide an opportunity for athletes to earn their high school diploma and then a college degree. Earning academic degrees is the same kind of success as on the athletic field and at the end of competition. An educated person is set up for lifelong success and thus why earning degrees is important to me. I push my athletes to prioritize education as much as the athletics.”

From an early age McMillian played sports and was an established as well as experienced athlete when entering high school. McMillian quickly developed a passion for the four mainstream (in Florida) sports of baseball, football, basketball, as well as track and field, being named MVP of several teams. However, McMillian saw football as the vehicle providing a ride to college and the end goal was playing in the NFL.

Then life cropped up with different plans for the defensive back.

Graduating from West Orange High School in 1979, McMillian never played a down of football at the collegiate level. McMillian attended college and pursued a bachelor’s degree on an athletic scholarship---in track and field instead of football. During 1985, McMillian graduated from Florida A&M with a Bachelor’s degree in Education and certification for the specific discipline of physical education.

While football schol-

arships were offered to McMillian, track and field coaches did so first. Within hours of placing second in the 300-meter hurdles at the state championship meet during 1979, McMillian was offered the scholarship by FAMU coaches. So when the football scholarships did come, McMillian had already gone through the process of changing gears. A second change of gears just didn’t match the value of staying the course McMillian had already decided to pursue.

Furthermore, part of changing gears was giving up summers spent at football practices and an opportunity to earn much-needed income.

The decision to pursue competing in track and field was also fueled by the FAMU coaches’ strong pursuit of signing McMillian and the subsequent close relationship which developed. Head coach Bobby Lang took the same path as a coach. The uncle of former Wekiva High School football coach Kennard Lang, not only had Bobby Lang switched the sports coaching. Lang and McMillian were deciding which sports to participate in at the same time.

Baseball came into the picture when the U.S. boycotted the 1980 Olympics (in Moscow). McMillian was stripped of the opportunity to at least try-out for the biggest internation-

See MAC Page 4B

No fishing or swimming on Lake Monroe, due to sewage

Hello Folks,

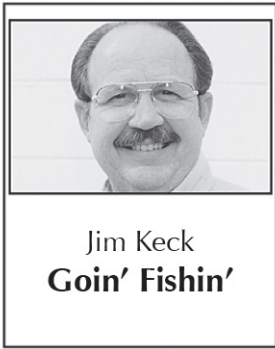
I hope y’all had a great week. We have been havin’ some up-and-down weather lately, and that has kinda put a damper on the fishin’.

When the weather is good-to-fair, folks have been gettin’ on the water and catchin’ a few fish. I know the specks are still bitin’, but Lake Monroe is out of the picture. There was a gear break, and 5 million gallons of partially treated human sewage was dumped into Lake Monroe. There are signs all around the lake warnin’ folks to not swim or fish the lake. They want folks to stay out of the water until the water samples show it’s safe for folks to go back on the lake.

You can fish the upper St. Johns River, say around Palatka or North of there, or fish in the SJR south of Lake Monroe. The St. Johns River runs North startin’ at the headwaters of Blue Cypress Lake, and empties into the Atlantic Ocean east of Jacksonville.

You can always fish other chains in our area for specks, too. The bass fishin’ has been good one day and a little slow the next day.

There was an MLF Phoenix Bass Fishing League tournament held on the Harris Chain over the weekend. Congrats to Laramy Strickland on his win this past Saturday. Laramy weighed in 5 bass that hit



the scales at 20 pounds-1 ounce. He beat Sean Wieda by 1 ounce for the win. Laramy won \$4,806 dollars for his win.

The Harris Chain was busy due to the 115 boat-field that fished the chain. The biggest bass caught durin’ the tournament was caught by Tyler Sheppard of Yulee. Tyler’s big bass weighed in at 9 pounds-4 ounces, and earned him the Berkley Big Bass Boat-er award of \$725 dollars. Congrats to James Brooks of Inverness. James won the Strike King co-angler’s side of the tournament. James’ 5 bass hit the scales at 15 pounds-15 ounces. James earned \$2,403 dollars for his win. So, there were some nice stringers of bass bein’ caught durin’ the tournament, even though there were a lot of boats on the chain.

I wanted to congratulate all the folks that live in the Fishing Capital of the World, i.e. the Great State of Florida. Governor Ron DeSantis launched a three-month Great Out-

doors initiative on October 14, 2023. That initiative ran until January 13, 2024. This initiative was providing a 50-percent discount on Gold Sportsman huntin’ and fishin’ licenses and Annual State Park Passes. The governor wanted to get folks outdoors to go fishin’ or huntin’, and he wanted folks to explore Florida’s natural resources by traveling around our great state.

Do you know that more than 75,000 Gold Sportsman licenses were sold which totaled \$24 million in revenue for the state. Also, there were 55,000 state park passes sold that generated \$2.86 million dollars. The one I like is the fact that there were 23,000 huntin’ and fishin’ licenses purchased durin’ that time, and those folks were first-time license holders. So, I just wanted to say thanks to the Governor and the folks that took advantage of the discount.

It was great to see the interest folks showed in gettin’ out in the Florida Outdoors, and enjoyin’ what Florida has to offer.

Well, that’s it for this week. I hope to see you on the water. See ya next week.

Tip of the week: Get outdoors!

Save a few and good luck.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Lowndes Law Firm c/o Logan Opsahl, Esq.** has made application relating to the following described property.

ORDINANCE NO. 3045

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 135 HERMIT SMITH ROAD; OWNED BY MARILYN S BOUGHAN TRUST COMPRISING 7.23 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 01-21-27-0000-00-029
Contains: 7.23 +/- Acres
Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3045 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024
Publish: The Apopka Chief

175692

Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief*, P.O. Box 880, Apopka, 32704-0880.

In the period from January 14-20, the Apopka Police Department received 1,612 calls for service, responded to 24 crashes, issued 65 citations, and made 21 arrests. Juvenile was charged with carrying concealed weapon-unlawful carry of concealed firearm. The following adults were arrested and charged:
Donald Cornelius Baker, 71, 537 W. Ella J Gilmore St., Apopka, moving traffic violation-driving while license suspended revocation equivalent status 3rd subsequent violation; moving traffic violation-reckless driving 1st offense.

Sakeinah Alisha Burgess, 32, transient, Apopka, possession of cocaine; drugs-possession of a controlled substance.

Heriberto Joselito Echeverria-Ramirez, 25, 469 Breezeway Dr., Apopka, moving traffic violation-operate motor vehicle without valid license.

David Michael Frisby, 37, 603 Bidwell St., Fruitland Park, burglary with assault or battery; resist officer with violence; damage property-criminal mischief over \$200 under \$1,000; battery on specified personnel; simple assault-in-

tent threat to do violence; burglary-dwelling/structure cause damage \$1,000+; burglary-travel commit F1 burglary outside county residence; damage property-criminal mischief \$1,000 or more.

Alyssa Nicole Ganaway, 27, 639 W. Central Blvd., Orlando, drugs-possession of controlled substance without prescription.

Ladarren Griggs, 40, 1501 Marden Meadows Ct., Apopka, failure to appear.

Julian Richard Guerrero, 31, 2923 Cedar Crest Dr., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Twananthony Lano Hodge, 48, 325 E. 15th St., Apopka, drugs-possession of controlled substance without prescription (meth).

Ronald Dee Hurt, 60, 41 Dora Dr., Tavares, drugs-possession of controlled substance without prescription.

Sebastian Icalmuz, 20, 904 Lake Drive, Apopka, moving traffic violation-operate motor vehicle without valid license.

Bernard Anthony Jean-ty, 51, 25224 Ironwedge Dr., Sorrento, hit and run-failure to stop, remain at crash involving injury other than serious bodily injury.

Yon Gilber Monasterio-Cuellar, 47, 1321 Fetter Way, Winter Garden, burglary with assault or battery.

Brandon Kyle Mosley, 36, confidential, Orlando, battery-touch or strike.

Marlyna Alana Oyola, 26, 1113 Bardwell Ct., Apopka, drugs-possession of controlled substance without prescription; mov-

ing traffic violation-drive with suspended revoked license.

Jesus Guadalupe Reyes, 43, 1154 S. Lake Ave., Apopka, drug equipment-possession and/or use; drugs-possession of controlled substance without prescription (Vyvanse 60mg); heroin-possession with intent to sell manufacture or deliver schedule I; possession of weapon or ammo by convicted United States felon; resist officer-obstruction without violence.

Anthony Dwayne Sangster, 56, transient, Apopka, drug equipment-possession and/or use; drugs-possession methamphetamine within 1000 ft specified area; resist officer-obstruction without violence.

James Roosevelt Seay, 52, 1571 Clarcona Road, Apopka, damage property-criminal mischief \$1,000 or more; larceny/grand theft-\$750 less than \$5,000; larceny-petit theft merchandise farm transit 2+ prior conviction.

Chatara Cherrell Thomas, 37, 121 E. 15th St., Apopka, larceny-other theft.

Eugene Turner, 44, confidential, Apopka, burglary of occupied dwelling unarmed; damage property-criminal mischief \$1,000 or more; stalking, following, harassing, cyberstalk another; trespassing-trespass occupied structure or conveyance.

Benjamin Lee Williams, 33, 3328 Dew Berry Ave., Apopka, drugs-possession of controlled substance without prescription (MDMA).

Dewayne V. Wood, 62, confidential, Apopka, battery-touch or strike.

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: February 13, 2024

Department: Community Development

SUBJECT:

Quasi Judicial - Special Exception - 2301 Coral Hills Road

REQUEST:

Approve a Special Exception Use Permit to allow the use of outdoor storage (as a principal use) for landscape business as the primary use in the C-R (Regional Commercial) Zoning District.

SUMMARY:

Owner: HCH Development, LLC

Applicant: Sarah Maier c/o Dewberry Engineers

Parcel Id Number: 22-21-28-0000-00-068

Location: 2301 Coral Hills Road

Future Land Use: Commercial

Existing Use: Vacant

Zoning: C-R (Regional Commercial)

Tract Size: 6.33 +/- Acres

Proposed Use: Outdoor storage for commercial vehicles, trailers, equipment, and tools for landscape business

Zoning Report:

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	N/A – SR 414	N/A	Limited Access Toll Road
East	Commercial	C-C	Vacant
South	Commercial	C-C / C-R	Convenience/Gas Station/Vacant
West	Agriculture / Commercial	AG / C-C	Horse Farm, Single-Family Residence/Vacant

PROJECT SUMMARY:

The applicant intends to utilize the site for Outdoor Storage (as a principal use) for commercial vehicles, trailers, equipment, and tools, which requires a Special Exception Use Permit within the C-R (Regional Commercial) zoning district. Prior to commencement of the use on the property, the applicant shall submit a Construction Site Plan which is required to comply with all site design and other standards to the greatest extent practicable as noted in the Land Development Code, including buffering. Buffering must be provided per the requirements of the Land Development Code, including landscaping buffer Type E, which is required for Special Exception uses under Land Development Code Table 5.2.5.B.3.D-2.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to comply with the following

standards:

a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;

- Applicant's response: The proposed special exception is consistent with the goals, objectives and policies of the comprehensive plan including meeting adopted levels of service for public facilities, being consistent with the future land use map and future land use designation, not contributing to urban sprawl, and protecting and/or mitigating natural resources located onsite. The property will be used as a corporate headquarters and operations center for a lawn care and landscape contractor. This use is consistent with the Commercial land use category of the Comprehensive Plan and is a permitted use of the C-R zoning district designated on the property. As part of the operation of the business, outdoor storage is needed for company vehicles, trailers and equipment. Appropriate screening is proposed for each boundary of the site to minimize and shield the outdoor storage from public views.
- Staff response: Staff has no objection.

b. Will comply with all applicable zoning district standards;

- Applicant's response: The request will comply with all applicable zoning district standards, meeting the required standards of the C-R zoning district, including setbacks, open space, buffers, building height and floor area ratio.
- Staff response: Staff has no objection.

c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;

- Applicant's response: The request will comply with standards in Sec. 4.2.3 applicable for Outdoor Storage as a Principle Use. Below are the standards of Sec. 4.2.3 and how the request meets the standard:
 1. Outdoor storage shall be screened from all public streets, residential development, and Residential districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet:
 - The request includes a proposed 8-foot-high opaque fence or wall along the two (2) road frontages, the east and west property lines, which will provide screening from the public streets. The north and south property lines may also include screening measures such as an 8-foot-high fence or wall. Trees, shrubs, or other plant material may be provided along the property lines and will be determined during the construction plan preparation. The specific fencing and materials to be used will be consistent with the requirements of the land development code and will be submitted for review and approval as part of the construction plan submittal.
 2. Stacked or stockpiled material located within 50 feet of a screening fence or wall shall not exceed the height of the screening fence or wall:
 - The request and proposed use will ensure compliance with this standard.
 3. Adjacent lots located within the I-H: Heavy Industrial district do not have to be screened:
 - This standard is not applicable.
 4. Outdoor storage areas shall be configured to allow vehicular circulation through and around the storage area:
 - On-site vehicular circulation will be finalized during the construction plan preparation, as additional engineering data is needed to determine final locations of stormwater management systems, drive lanes, and parking areas. A conceptual plan is included with this application to demonstrate the current proposed site layout and traffic circulation.
 5. Any repair of equipment shall be conducted within an enclosed building:
 - The request and proposed use will ensure compliance with this standard. Buildings will be proposed as part of the construction plan preparation and will be constructed upon permit issuance.

6. Customers and vehicles shall be allowed to circulate through the area(s) used for outdoor storage:
- On-site vehicular circulation will be designed during the construction plan preparation, as additional engineering data is needed to determine final locations of stormwater management systems, drive lanes and parking areas. The proposed use does not typically see customers onsite; services are performed at customer location. A conceptual plan is included with this application to demonstrate the current proposed site layout and traffic circulation.

- Staff response: Staff has no objection.

d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

- Applicant's response: The property will be used as a corporate headquarters and operations center for a lawn care and landscape contractor. This use is permitted in the C-R zoning district designated on the property. As part of the operation of the business, outdoor storage is needed for company vehicles, trailers and equipment. All outdoor storage will be appropriately screened from public views as demonstrated on the included Special Exception Plan included with this application. The surrounding area consists of a mixture of commercial, industrial, and agricultural uses. The surrounding uses also rely on the provision of outdoor storage for business operations. The subject location is appropriate and compatible with the general character of the surrounding lands and is permitted in the zoning district.
- Staff response: Staff has no objection.

e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

- Applicant's response: The request includes provisions to screen the use from public views and adjacent properties. Please see the proposed Special Exception Plan included with this application.
- Staff response: Staff has no objection.

f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

- Applicant's response: The request will comply with all applicable City standards for lighting.
- Staff response: Staff has no objection.

g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

- Applicant's response: The request will meet all traffic requirements as may be applicable by the City of Apopka and Orange County. Ingress, egress, and traffic circulation for vehicles and pedestrians will be reviewed as part of the construction plan submittal with the City. A conceptual plan is included with this application to demonstrate the current proposed site layout and traffic circulation.
- Staff response: Staff has no objection.

h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

- Applicant's response: The proposed use will avoid significant impacts on the surrounding area with regard to refuse collection, deliveries, parking and loading, lighting, signs and other site elements. Development of the property will comply with the City's standards for commercial uses. The use of outdoor storage will not significantly adversely impact the surrounding area; trash collection and deliveries will be consistent with other commercial and surrounding business operations.
- Staff response: Staff has no objection.

i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

- Applicant's response: The area is already established with a mix of commercial, industrial and agricultural uses with a large reliance of outdoor storage areas for the function of the operations. The addition of a lawn care contractor to the area would not adversely affect the properties in the vicinity. Development of the vacant commercial property will generate employment opportunities for City residents and tax revenue for the City.
- Staff response: Staff has no objection.

j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

- Applicant's response: The property does not contain wetlands, as such there are zero impacts to wetlands. Stormwater management will be retained onsite and meet all regulatory requirements. Impacts to trees will be permitted and mitigated according to the applicable required regulations including planting of replacement trees as feasible. There will be little impact to water, air and noise, as most of the services provided by the lawn maintenance facility are performed offsite at the customer's property.
- Staff response: Staff has no objection.

k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and

- Applicant's response: The subject site will be serviced by City water and wastewater, which has adequate capacity in the area. There are 2 existing paved roads that can provide access to the property. Stormwater management will be addressed on-site. The proposed development will have no impact on schools or parks because it is a non-residential use. The property is located in the existing City service area for police, fire and emergency medical facilities. Any impacts to City services as a result of the proposed development will be addressed through the City's established concurrency management process.
- Staff response: Staff has no objection.

l. Will comply with all other relevant City, State, and federal laws and regulations.

- Applicant's response: The request for special exception and the proposed use will comply with all other relevant City, State, and federal laws and regulations as applicable. All required permitting reviews and approvals will be sought and obtained for use of the property.
- Staff response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

February 13, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

January 26, 2024 – Apopka Chief

January 25, 2024 – Poster Placed on Property

January 18, 2024 – Mailed Notices to Adjacent Property Owners

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of a Special Exception to allow outdoor storage (as a principal use) for commercial vehicles, trailers, equipment, and tools for landscape business as a primary use in the C-R (Regional Commercial) Zoning District, subject to the exhibits and findings of the staff report.

Recommended Motion – Planning Commission:

Recommend approval of a Special Exception to allow outdoor storage (as a principal use) for commercial vehicles, trailers, equipment, and tools for landscape business as a primary use in the C-R (Regional Commercial) Zoning District, subject to the exhibits and findings of the staff report.

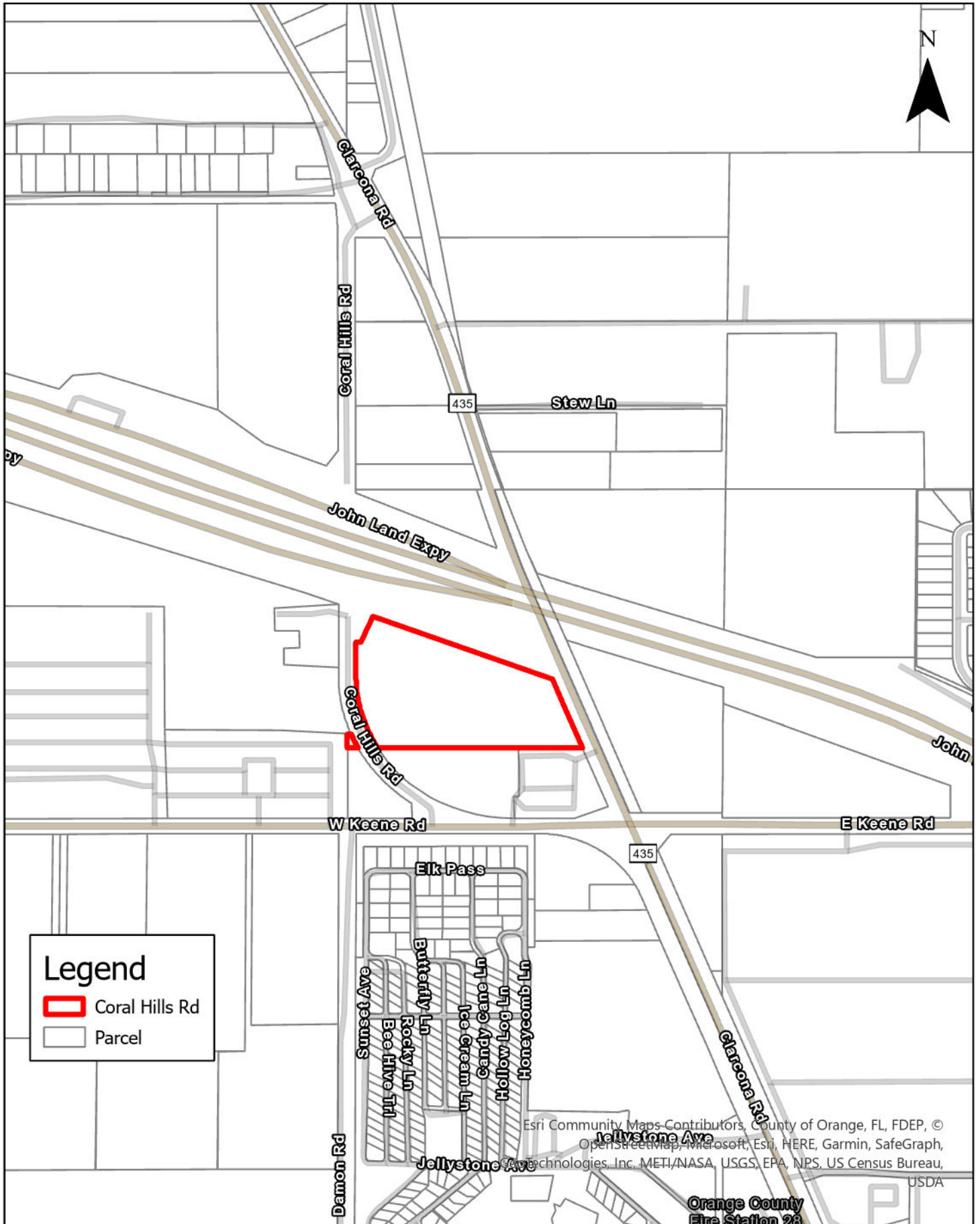
Planning Commission Role:

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to make decisions on special exception permits. Therefore, the Planning Commission may approve, deny, or approve this application with conditions. An applicant may appeal the Planning Commission action to the City Council.

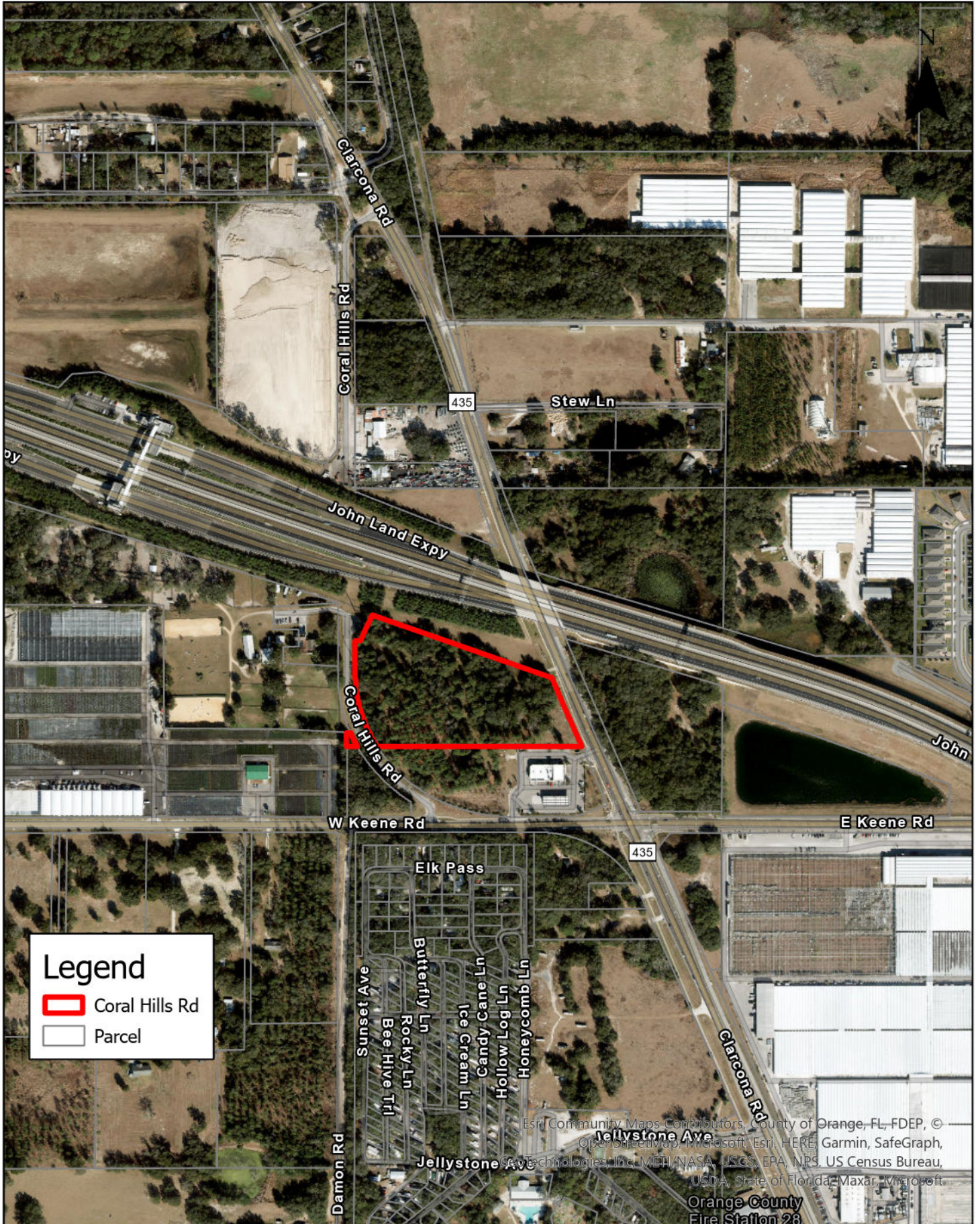
ATTACHMENTS:

1. Maps
2. Site Plan
3. Ads 01-26-2024

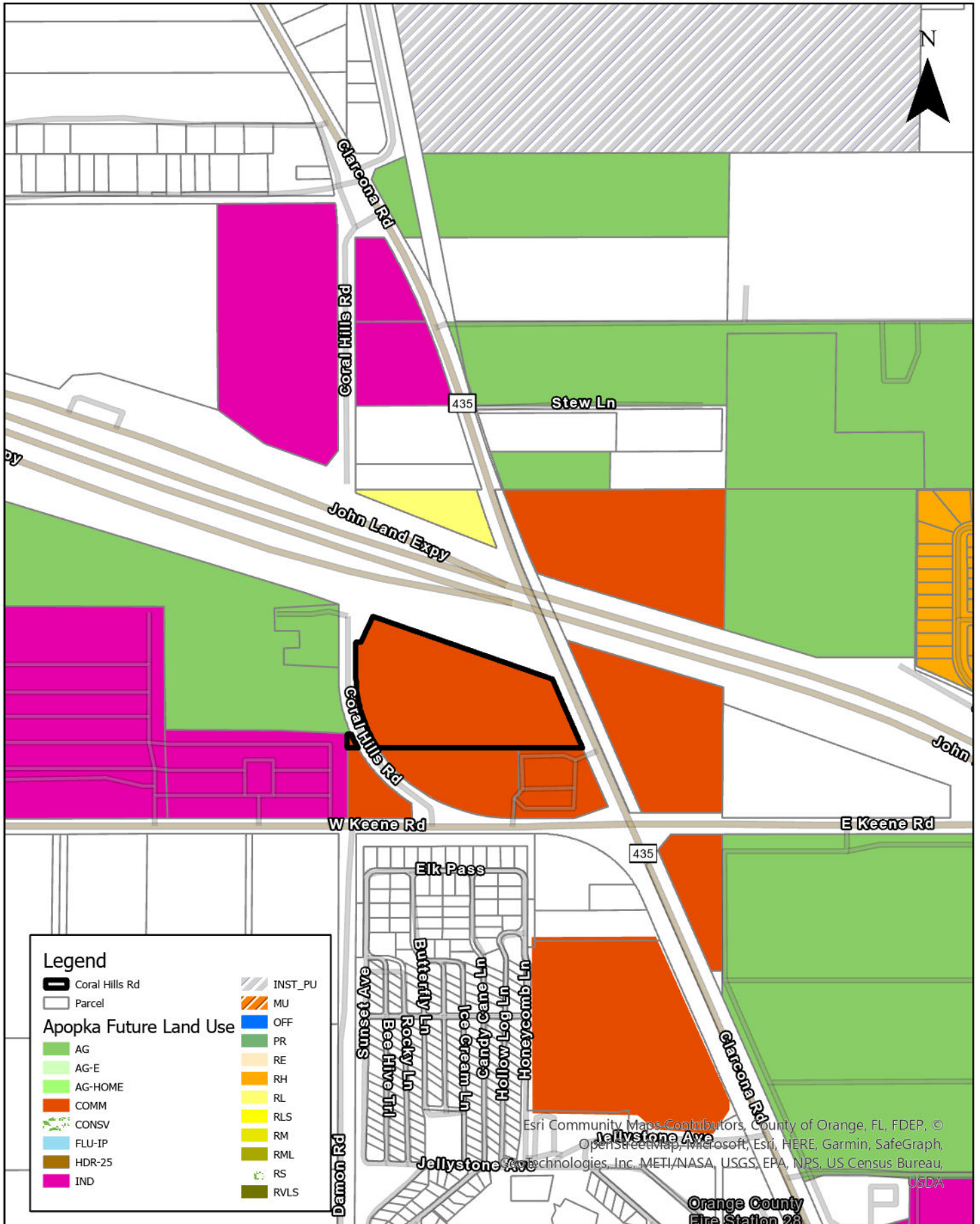
VICINITY MAP



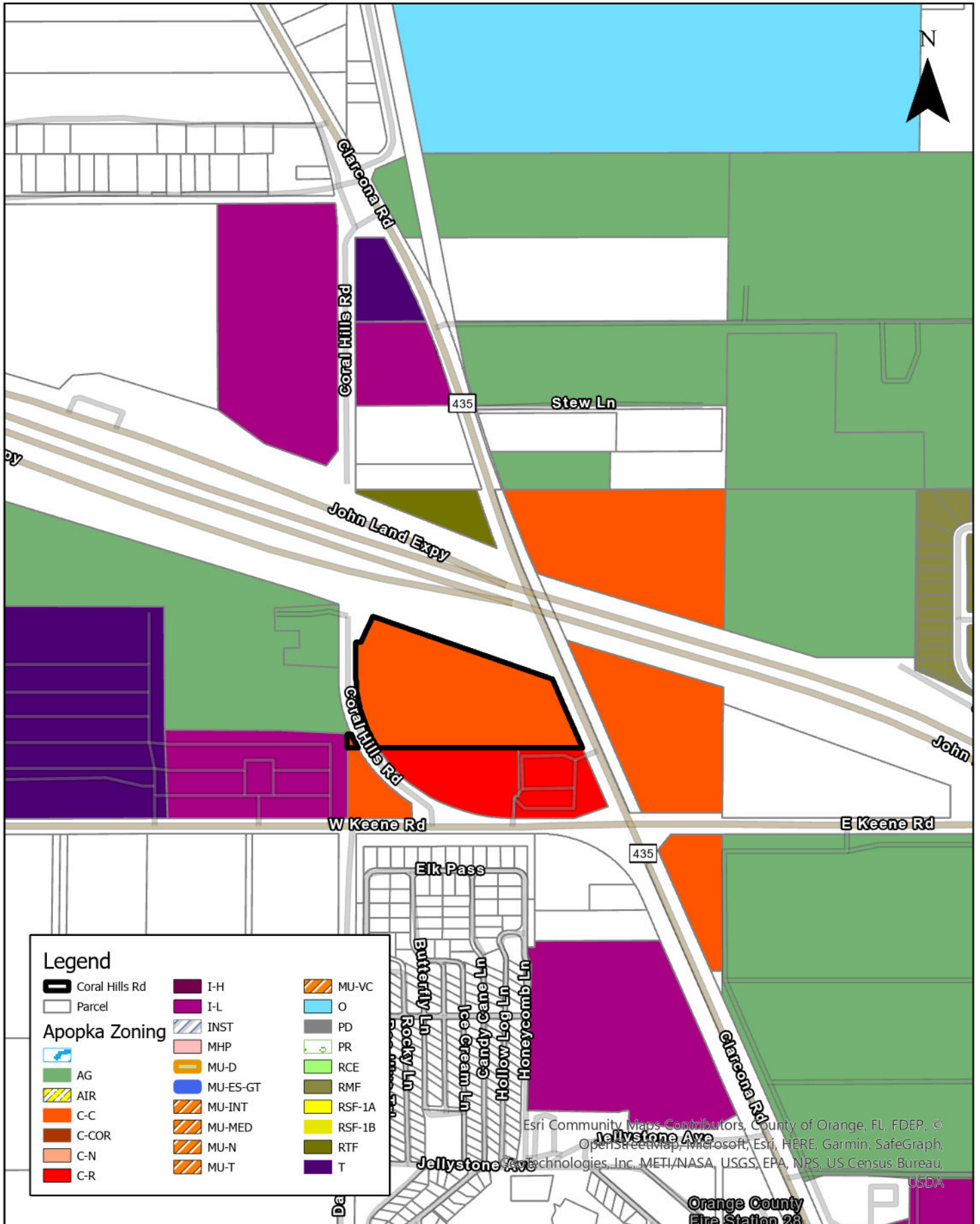
AERIAL MAP

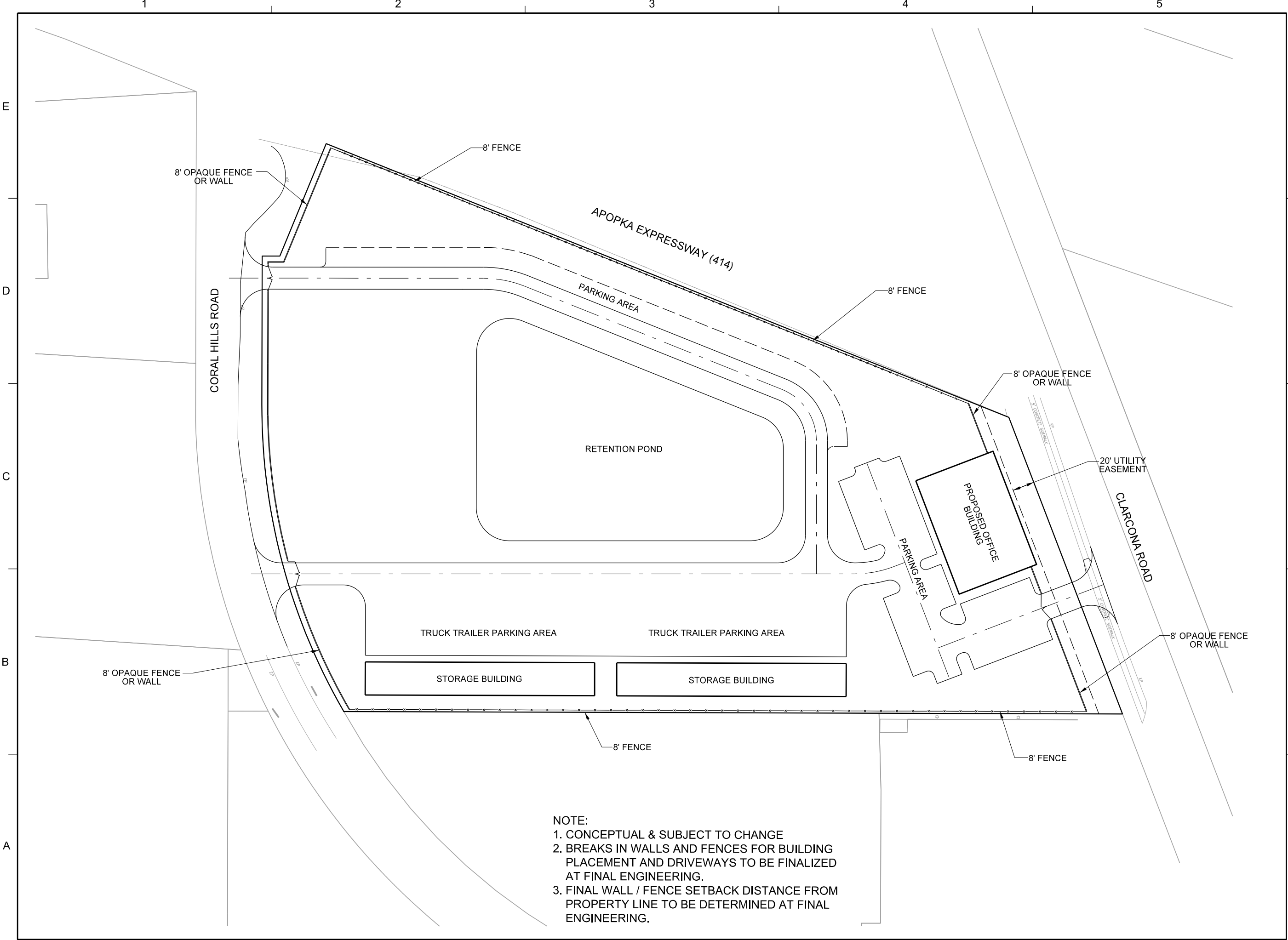


FUTURE LAND USE MAP



ZONING MAP





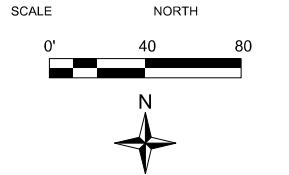
LANDSCAPE
OFFICE AND
STORAGE YARD

APOPKA, FLORIDA

SEAL

11/27/2023

KEY PLAN



REVISIONS			
No.	DATE	BY	Description

PROJECT # CEPRA-4

DRAWN BY DKO

APPROVED BY NPS

CHECKED BY STM

DATE DECEMBER

DATUM NAVD88

TITLE

**SPECIAL
EXCEPTION
PLAN**

PROJECT: (Q:)CEPRA-4_50164653\CAD\Civil\Final\CEPRA4_SitePlan01.dgn

SHEET NO.

Vote: Remember dates of election

Continued from page 2A

mit voter registration information online when you renew your driver's license online through the Florida Department of Highway Safety and Motor Vehicles' online renewal system. For more information, visit GoRenew.com; Tax collector's office that issues driver licenses or Florida identification cards; Voter registration agency. For more information about who these agencies are, visit the National Voter Registration Act (NVRA) webpage.

* By mail or in person.

If you need to update your information on your registration before any of the upcoming elections, head to Register to Vote Florida.gov or reach out to your county Supervisor of Elections. In Orange County, the deadline to register for the March 19 elections is Tuesday February 20, which is 29 days before the local and PPP elections. Re-

member that Monday, February 19 is a national holiday and the OC-SOE office is closed.

Florida's statewide primary is on Tuesday, Aug. 20, for the purpose of nominating party nominees to be voted for in the general election to fill a national, state, county, or district office.

A primary election is held 11 weeks before the general election.

The General Election is on Tuesday, Nov. 5. This election is open to all voters regardless of party affiliation.

Again, the dates to be aware of before the national general election on Tuesday, November 5, are: Tuesday, March 19 for the City of Apopka city commission seats 3 and 4, and the Republican PPP election, the statewide primary on Tuesday, August 20, and then the general election nation-wide on Tuesday, November 5.

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **SARAH MAIER, Dewberry Engineers** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW THE USE OF AN OUTDOOR STORAGE AS THE PRIMARY USE IN THE REGIONAL COMMERCIAL (C-R) ZONING DISTRICT.**

This application relates to the following described property located at 2301 Coral Hills Road:



Parcel Identification Number(s): 22-21-28-0000-00-068
Contains: 6.33 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, February 13, 2024, beginning at 5:30 P.M.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703; Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

January 26, 2024
Publish: The Apopka Chief

Apopka Planning Commission
Community Development Department

175674

Moore: Safety on roadways noted

Continued from page 2A

committed to remedying dark roadways in the county. The projected amount to be spent in District 2 to increase arterial street lighting is \$4,514,200. While I'm excited, and I'm also a bit wary of the promised progress due to past delays and hold-ups I have experienced with Duke Energy.

Keep your fingers crossed these will all be

completed over the next five years.

In priority order, street lighting projects include: AD Mims Rd, E Votaw Rd, E Welch Rd, N Park Ave, Sheeler Ave, Wurst Rd, McCormick Rd, Old Hwy 441, Ponkan Rd, Sadler Rd, W Highland Ave, Ocoee Apopka Rd, Old Dixie Hy, Round Lake Rd, W Highland Ave, Binion Rd, Hempel Ave, Jones Ave, N Rock Springs Rd, Plymouth Sor-

rento Rd, Lake Breeze Dr, Lake View Dr, Old Dixie Hy, Ondich Rd, Pembroke Dr, Shader Rd, W Keene Rd, W Orange Ave, and Warrior Rd.

As always, I'm committed to bringing transportation safety improvements to District 2. If you have any questions, please do not hesitate to call my office at 407.836.5850 or email to District2@ocfl.net.

Byrd: Awards have been earned

Continued from page 2A

the program has been a magnet they have won numerous regional, state and national awards. They have grown to nearly 400 students and multiple classrooms, including a fully stocked bakery, industrial teaching kitchen, and cafe.

They also cater multiple private events each year.

Over the last few years, they have celebrated many firsts, including:

*First culinary arts magnet in OCPS and largest in Central Florida with over 375 students

*The only Florida culinary school to win a Top 10 spot at the NASA HUNCH Culinary Challenge, not once, but TWICE; they won two back-to-back second-place national trophies each time!

*First Central Florida school to win first place in the state and earn the right

to represent OCPS at the National ProStart Invitational in Washington, D.C.

*First Central Florida School to have an instructor honored with Florida Teacher of Excellence by the Florida Restaurant Association.

*ONLY Florida school to have an instructor honored with the National James Maynard Award for Excellence in Innovation by the National Restaurant Association

*First culinary school in the country to study, market/brand, and mass-produce coffee and chocolate; one of very few to make their own branded hot sauce – one so good a grocery store chain is in talks with Chef Bates to put it on their shelves.

And now, through a partnership with the Florida Dairy Council and Duke Energy, they have started the Mustang Creamery where they are developing

delicious ice creams and cheeses. They are also beginning a pizzeria with the help of the Central Florida Hotel and Lodging Association, and Domino's Pizza.

Students in this program earn certifications that they can use in a kitchen right away or can build upon in other culinary programs after graduation. They earn numerous scholarships in competitions, as well.

Besides cooking skills, they learn management skills, inventory and sales, budgeting, service skills, and more.

The possibilities are endless as we keep setting our sites higher for this tremendous program. If your child might be interested in the culinary program, contact the school for a tour; and remember that magnet applications are due by February 15 for next year. Go to ocps.net for more information.

Hayden: Vote to return our strengths

Continued from page 2A

according to their observations (not ours). The next step is a classless society where everyone is equal and will put into the warehouse what they can provide and only take out what their immediate needs are.

People being people with their own ideas of what is needed is the very reason Communism will not work. A lot of people talk about a classless society, but they cannot show you one. I agree there are a multitude of people who would be satisfied with being bound up in a society where they would be taken care of, but they would have their needs met according to how well they benefit the warehouse and what they could offer for use of others.

Karl Marx stated, "Nothing can have value without being an object of

utility." Meaning, if you do not produce, you are of no value, and therefore unnecessary.

Observe where we are today. The elites are buying their desires to be met by those who benefit from their donations to their electoral campaigns. Quid Pro Quo is not supposed to be utilized in our governmental decisions, but unfortunately where temptations arise, resolutions will fall. In the end, they who give the most, reap the most.

I am satisfied that most Americans are not willing to give up any more rights, and, even though the money collected seems to be the deciding factor, "We the People" have not spoken yet in our obligation to vote. I am trusting that those who have seen our rights trampled underfoot and our Constitution ignored will speak out with

their vote.

Let us go back to being a smaller government that recognizes the people of the United States of America as its employers and not subjects. We need to hold those accountable who would consider their role as one that lords it over we their servants and sovereign overseers of our rights and privileges as Americans.

Remember the steps Karl Marx attributed to society. They are Slavery, Feudalism, Mercantilism, Capitalism, Socialism, and Communism.

Open your eyes. We are free people! We can return our nation to Americanism!

It is up to you and me to stand together and make our nation one of the most exceptional in the world again. Smile Americans – happiness looks gorgeous on you!!

Everybody has an opinion.
Why not share yours?

Send a letter to the Editor online
www.theapopkachief.com

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ALL ABOUT APOPKA

The Apopka Chief

Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is \$25 in Orange County and \$30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com



City of Apopka Telephone Numbers

City Hall 407-703-1700
Mayor's Office 407-703-1701
City Administrator 407-703-1649
City Clerk 407-703-1704
Community Devel. 407-703-1712
Code Enforcement 407-703-1738
Finance Dept. 407-703-1725
Fire (non-emerg.) 407-703-1756
Parks and Rec. Dept. 407-703-1741
Police Chief 407-703-1769
Police (non-emerg.) 407-703-1771
Job Line 407-703-1743
Solid Waste Collect. 407-703-1731
Street Maintenance 407-703-1731
Utility Billing 407-703-1727
Medical, fire emergency 911
The city of Apopka was chartered in 1882. It is located at 28°30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. www.apopka.net

Orange County Telephone Numbers

Animal Services 407-836-3111
Auto/Boat Tags 850-617-2000
Building Dept. 407-836-8550
County Mayor 407-836-7370
County Commission 407-836-7350
County Attorney 407-836-7320
Clerk of the Court 407-836-2065
Elections Supervisor 407-836-2070
Fire/Rescue 407-836-3111
Solid Waste 407-836-6601
Garbage Collection 407-703-1731
Health Dept. 407-836-2600
Hunting/Fishing Lic 888-347-4356
Parks and Rec. Dept. 407-836-6200
Property Appraiser 407-836-5044
Sheriff Administrative 407-254-7000
Non-Emerg. Complaint 407-836-4357
Utilities 407-836-5515
All other departments 407-836-3111
Medical, fire emergency 911
www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators
Rick Scott (Rep.) 202-224-5274
Marco Rubio (Rep.) 407-254-2573
U.S. Representative
Daniel Webster (Dist. 11) 352-241-9220
State Representatives
Doug Bankson 407-476-6787
Carolina Amesty (Dist. 45) unknown
State Senators
Geraldine Thompson (Dist. 11) 407-297-2045
Orange County Commissioner
Christine Moore 407-836-7350
Orange County Public Schools
Pupil assignment 407-317-3233
Bus routes 407-317-3800
Superintendent 407-317-3200
School Board 407-317-3200
Miscellaneous
The Apopka Chief 407-886-2777
Museum of the Apopkians 407-703-1707
Chamber of Commerce 407-886-1441

2023: City Center hotel listed for sale, manor is part of deal

Continued from page 5A

Apopka, the museum is open by appointment only and Wednesday and Saturday, 8-11 a.m.

Veterans of Foreign Wars Post 10147 organized its Veterans Day ceremony featuring a keynote address by Retired Lt. Commander Joshua A. Andrews on Veterans Day, Saturday, November 11, at Kit Land Nelson Park in downtown Apopka. ... Local barbecue restaurant Sonny's BBQ recognized the two police officers who helped deliver a baby last month after receiving a 911 call. ... The Apopka City Council learned about a new program that would help revitalize the downtown area, promote the area, bring economic vitality, and enhance residents' quality of life. The cost to launch is estimated to be \$205,000. ... The Miss Apopka Scholarship Competition welcomes Miss Florida 2023 Juliette Valle to the community as she hosts the Miss Apopka Scholarship Competition on Saturday, December 2, at Apopka High School.

Taurus Investment Holdings has listed Hilton Garden Inn at the Apopka City Center for sale and added Highland Manor as part of a packaged deal at an undisclosed price. ...

The Rotary Club of Apopka and Renewal Church of Apopka donated 40 food bags and turkeys to Zellwood Elementary School on the morning of Thursday, November 15. ... Seven qualities exemplify an exceptional leader, all which were eminent in Mayor John Land, said Pat Williams, co-founder of the NBA's Orlando Magic at the fifth annual John Land Apopka Community Trust Legacy Gala. ... The Miss Apopka Organization welcomes seven delegates from around the greater Central Florida area to the competition, which will take place at the Apopka High School Auditorium, 555 W. Martin St., Apopka, on Saturday, December 2. ... Apopka Mayor Bryan Nelson delivers the 2023 State of the City address on Friday, November 17, at the Apopka Community Center/VFW Building on South Central Avenue in Apopka.

December

The city of Apopka and the developer of the Apopka City Center Winn-Dixie are working out a plan so the city could extend the supermarket's temporary certificate of occupancy until February 1, 2024. ... The grand marshal for the 47th annual Apopka Christmas Parade will be Roger

Franklin Williams, local on-air radio personality and son of Apopka High School principal and educator Roger A. Williams, who served as Apopka Christmas Parade grand marshal in 2003. ... The Apopka City Council voted 5-0 to authorize the mayor to sign a professional services agreement with a Maitland mentorship program for male youth. ... A 76-year-old female pedestrian was killed after being struck by a car that an Apopka family was driving in Forest City, according to Florida Highway Patrol. ... A record-breaking number of over 300 registrants from 18 states and one Canadian province are visiting Lake Apopka North Shore during the eighth annual North Shore Birding Festival.

The Apopka City Council adopted, 5-0, a resolution extending the Community Redevelopment Agency and its redevelopment plan an additional three years until January 1, 2027, with the option for another seven-year extension. ... The Apopka Tree Lighting Ceremony took place on Friday, December 1, at Kit Land Nelson Park. The event included holiday music, photos with Santa, kids activities and meeting Santa and Mrs. Claus. ... Reilly Cardella took home the crown as Miss Apopka 2024 among the six young

women who competed for the title on Saturday, December 2, in the Apopka High School auditorium. ... The Apopka Police Department supported local families in need during the holidays with the department's annual Shop With a Cop. It is running for 10 days — December 4-8 and December 11-15 — at the Apopka Super Walmart on South Orange Blossom Trail.

Orange County Public Schools will launch a pilot program this month in seven randomly selected schools to test the use of a walk-through weapons detection system during arrival. The pilot program begins this month with full implementation at Wekiva High School beginning Monday, December 18, according to an OCPS news release. ... Between 2,000 and 3,000 people participated in the 47th annual Apopka Christmas Parade on Saturday, December 9, traversing approximately one mile on Park Avenue. ... On Monday, December 11, the Florida Department of Education announced the release of the 2022-2023 school and district grades, with Orange County Public Schools earning a "B" grade on the new district grading scale. ... The mother of the youth involved in a Pop Warner football practice shooting was arrested

Thursday, December 7, on a charge of culpable negligence. ... The Christmas concert "Hope Was Born" with Jonathan Cain, Hall of Fame songwriter and keyboardist from the rock band Journey, will premiere on Sunday, December 17, beginning at 6 p.m. at Story-Life Church, 505 E. McCormick Road, Apopka.

After debating what the next step would be in moving the annexation of South Apopka forward, the Council decided to come up with questions to put on a survey and submit to residents to get their opinion on annexing South Apopka. ... Defying the inclement weather, the community held its Wreaths Across America Day on Saturday, December 16, at the Edgewood-Greenwood Cemetery. There, community members laid wreaths on veterans' graves. ... Lake Apopka Natural Gas District) has appointed Brent Haywood, as the company's next chief executive officer and general manager, effective January 8, 2024. ... Local businesses, entrepreneurs, and community leaders were honored for their community service, contributions to the community, and accomplishments at the 2023 annual Apopka Chamber Business Awards. ... The seniors of the Apopka High

School's Student Government Association visited Phillis Wheatley Elementary on Tuesday, December 19, to deliver presents to all the pre-K and kindergarten students as part of Dewey and Daisy's Holiday Wish.

Southeastern Grocers Inc., parent company and home of Fresco y Más, Harveys Supermarket and Winn-Dixie grocery stores, together with the SEG Gives Foundation, has donated more than \$3,727,000 back into the community to support neighbors in need in 2023. ... Trees and the grounds of Kit Land Nelson Park, located in downtown Apopka, have been aglow with holiday lights the entire month. The city had its tree lighting ceremony at the park on December 1. ... The Apopka Police Department added two new officers to its police force on Monday, December 18. The officers took an oath to serve and protect when they were sworn-in at Apopka City Hall by Apopka Police Chief Michael McKinley. ... City Hall released its schedule of upcoming meetings in January 2024. All will take place at Apopka City Hall, 120 E. Main St., Apopka. Meetings are live streamed on the city's YouTube channel.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Servants of God Ministries, Inc.** has made application relating to the following described property.

ORDINANCE NO. 3044

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO C-C (COMMUNITY COMMERCIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 734 S ORANGE BLOSSOM TRAIL; OWNED BY SERVANTS OF GOD MINISTRIES INC COMPRISING 0.65 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 14-21-28-0000-00-005
Contains: 0.65 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3044 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024

Publish: The Apopka Chief

175691

All public/legal
notices
printed in
The Apopka Chief
are also loaded to
our website:
www.
theapopkachief.com
as well as to the
state-wide
Florida Press
Association's website:
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searchable capabilities.
The Apopka Chief,
legals@
theapopkachief.com
407-886-2777

400 N. Park Ave., Apopka FL 32712

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Mac: A graduate of FAMU

Continued from page 1B

to the field of competition. A lot of athletic scholarships have been offered to many of the athletes I have coached. There are just as many athletes who have gone onto successful careers in professional fields though. The athletes went on to earn college degrees, then made a successful career by continuing to carry the work ethic throughout their lives.”

McMillian has also served as a part of Apopka High School wrestling’s staff for over two decades.

Diversity is the hallmark of the careers chosen by the athletes coached by McMillian. McMillian listed police officer, firefighter, and serving in the military as a few of the career paths athletes that he once coached have taken. Careers without the structural ranks include education, law, and journalism.

Working the way up the ladder of success one rung at a time, but steadily in the chosen profession is the common factor among the careers chosen though.

Wrestling will always be thought of first and foremost when discussing McMillian’s coaching career. The award is also specifically for the sport of wrestling. Nonetheless, McMillian influence has been in all sports.

“Coaching has been my passion and love for most of my life,” McMillian said. “However, ath-

letics provide an opportunity for athletes to earn their high school diploma and then a college degree. Earning academic degrees is the same kind of success as on the athletic field and at the end of competition. An educated person is set up for lifelong success and thus why earning degrees is important to me. I push my athletes to prioritize education as much as the athletics.”

From an early age McMillian played sports and was an established as well as experienced athlete when entering high school. McMillian quickly developed a passion for the four mainstream (in Florida) sports of baseball, football, basketball, as well as track and field, being named MVP of several teams. However, McMillian saw football as the vehicle providing a ride to college and the end goal was playing in the NFL.

Then life cropped up with different plans for the defensive back.

Graduating from West Orange High School in 1979, McMillian never played a down of football at the collegiate level. McMillian attended college and pursued a bachelor’s degree on an athletic scholarship---in track and field instead of football. During 1985, McMillian graduated from Florida A&M with a Bachelor’s degree in Education and certification for the specific discipline of physical education.

While football schol-

arships were offered to McMillian, track and field coaches did so first. Within hours of placing second in the 300-meter hurdles at the state championship meet during 1979, McMillian was offered the scholarship by FAMU coaches. So when the football scholarships did come, McMillian had already gone through the process of changing gears. A second change of gears just didn’t match the value of staying the course McMillian had already decided to pursue.

Furthermore, part of changing gears was giving up summers spent at football practices and an opportunity to earn much-needed income.

The decision to pursue competing in track and field was also fueled by the FAMU coaches’ strong pursuit of signing McMillian and the subsequent close relationship which developed. Head coach Bobby Lang took the same path as a coach. The uncle of former Wekiva High School football coach Kennard Lang, not only had Bobby Lang switched the sports coaching. Lang and McMillian were deciding which sports to participate in at the same time.

Baseball came into the picture when the U.S. boycotted the 1980 Olympics (in Moscow). McMillian was stripped of the opportunity to at least try-out for the biggest internation-

See MAC Page 4B

No fishing or swimming on Lake Monroe, due to sewage

Hello Folks,

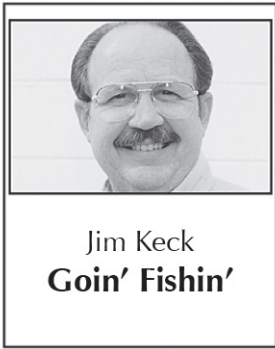
I hope y’all had a great week. We have been havin’ some up-and-down weather lately, and that has kinda put a damper on the fishin’.

When the weather is good-to-fair, folks have been gettin’ on the water and catchin’ a few fish. I know the specks are still bitin’, but Lake Monroe is out of the picture. There was a gear break, and 5 million gallons of partially treated human sewage was dumped into Lake Monroe. There are signs all around the lake warnin’ folks to not swim or fish the lake. They want folks to stay out of the water until the water samples show it’s safe for folks to go back on the lake.

You can fish the upper St. Johns River, say around Palatka or North of there, or fish in the SJR south of Lake Monroe. The St. Johns River runs North startin’ at the headwaters of Blue Cypress Lake, and empties into the Atlantic Ocean east of Jacksonville.

You can always fish other chains in our area for specks, too. The bass fishin’ has been good one day and a little slow the next day.

There was an MLF Phoenix Bass Fishing League tournament held on the Harris Chain over the weekend. Congrats to Laramy Strickland on his win this past Saturday. Laramy weighed in 5 bass that hit



the scales at 20 pounds-1 ounce. He beat Sean Wieda by 1 ounce for the win. Laramy won \$4,806 dollars for his win.

The Harris Chain was busy due to the 115 boat-field that fished the chain. The biggest bass caught durin’ the tournament was caught by Tyler Sheppard of Yulee. Tyler’s big bass weighed in at 9 pounds-4 ounces, and earned him the Berkley Big Bass Boat-er award of \$725 dollars. Congrats to James Brooks of Inverness. James won the Strike King co-angler’s side of the tournament. James’ 5 bass hit the scales at 15 pounds-15 ounces. James earned \$2,403 dollars for his win. So, there were some nice stringers of bass bein’ caught durin’ the tournament, even though there were a lot of boats on the chain.

I wanted to congratulate all the folks that live in the Fishing Capital of the World, i.e. the Great State of Florida. Governor Ron DeSantis launched a three-month Great Out-

doors initiative on October 14, 2023. That initiative ran until January 13, 2024. This initiative was providing a 50-percent discount on Gold Sportsman huntin’ and fishin’ licenses and Annual State Park Passes. The governor wanted to get folks outdoors to go fishin’ or huntin’, and he wanted folks to explore Florida’s natural resources by traveling around our great state.

Do you know that more than 75,000 Gold Sportsman licenses were sold which totaled \$24 million in revenue for the state. Also, there were 55,000 state park passes sold that generated \$2.86 million dollars. The one I like is the fact that there were 23,000 huntin’ and fishin’ licenses purchased durin’ that time, and those folks were first-time license holders. So, I just wanted to say thanks to the Governor and the folks that took advantage of the discount.

It was great to see the interest folks showed in gettin’ out in the Florida Outdoors, and enjoyin’ what Florida has to offer.

Well, that’s it for this week. I hope to see you on the water. See ya next week.

Tip of the week: Get outdoors!

Save a few and good luck.

CITY OF APOPKA PUBLIC HEARING NOTICE CHANGE OF ZONING

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Lowndes Law Firm c/o Logan Opsahl, Esq.** has made application relating to the following described property.

**ORDINANCE NO. 3045
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY LOCATED AT 135 HERMIT SMITH ROAD; OWNED BY MARILYN S BOUGHAN TRUST COMPRISING 7.23 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**



Parcel Identification Number(s): 01-21-27-0000-00-029
Contains: 7.23 +/- Acres
Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3045 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 6, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk’s Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 26, 2024
Publish: The Apopka Chief

175692

Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief*, P.O. Box 880, Apopka, 32704-0880.

In the period from January 14-20, the Apopka Police Department received 1,612 calls for service, responded to 24 crashes, issued 65 citations, and made 21 arrests. Juvenile was charged with carrying concealed weapon-unlawful carry of concealed firearm.

The following adults were arrested and charged:

Donald Cornelius Baker, 71, 537 W. Ella J Gilmore St., Apopka, moving traffic violation-driving while license suspended revocation equivalent status 3rd subsequent violation; moving traffic violation-reckless driving 1st offense.

Sakeinah Alisha Burgess, 32, transient, Apopka, possession of cocaine; drugs-possession of a controlled substance.

Heriberto Joselito Echeverria-Ramirez, 25, 469 Breezeway Dr., Apopka, moving traffic violation-operate motor vehicle without valid license.

David Michael Frisby, 37, 603 Bidwell St., Fruitland Park, burglary with assault or battery; resist officer with violence; damage property-criminal mischief over \$200 under \$1,000; battery on specified personnel; simple assault-in-

tent threat to do violence; burglary-dwelling/structure cause damage \$1,000+; burglary-travel commit F1 burglary outside county residence; damage property-criminal mischief \$1,000 or more.

Alyssa Nicole Ganaway, 27, 639 W. Central Blvd., Orlando, drugs-possession of controlled substance without prescription.

Ladarren Griggs, 40, 1501 Marden Meadows Ct., Apopka, failure to appear.

Julian Richard Guerrero, 31, 2923 Cedar Crest Dr., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs.

Twananthony Lano Hodge, 48, 325 E. 15th St., Apopka, drugs-possession of controlled substance without prescription (meth).

Ronald Dee Hurt, 60, 41 Dora Dr., Tavares, drugs-possession of controlled substance without prescription.

Sebastian Icalmuz, 20, 904 Lake Drive, Apopka, moving traffic violation-operate motor vehicle without valid license.

Bernard Anthony Jean-ty, 51, 25224 Ironwedge Dr., Sorrento, hit and run-failure to stop, remain at crash involving injury other than serious bodily injury.

Yon Gilber Monasterio-Cuellar, 47, 1321 Fetter Way, Winter Garden, burglary with assault or battery.

Brandon Kyle Mosley, 36, confidential, Orlando, battery-touch or strike.

Marlyna Alana Oyola, 26, 1113 Bardwell Ct., Apopka, drugs-possession of controlled substance without prescription; mov-

ing traffic violation-drive with suspended revoked license.

Jesus Guadalupe Reyes, 43, 1154 S. Lake Ave., Apopka, drug equipment-possession and/or use; drugs-possession of controlled substance without prescription (Vyvanse 60mg); heroin-possession with intent to sell manufacture or deliver schedule I; possession of weapon or ammo by convicted United States felon; resist officer-obstruction without violence.

Anthony Dwayne Sangster, 56, transient, Apopka, drug equipment-possession and/or use; drugs-possession methamphetamine within 1000 ft specified area; resist officer-obstruction without violence.

James Roosevelt Seay, 52, 1571 Clarcona Road, Apopka, damage property-criminal mischief \$1,000 or more; larceny/grand theft-\$750 less than \$5,000; larceny-petit theft merchandise farm transit 2+ prior conviction.

Chatara Cherrell Thomas, 37, 121 E. 15th St., Apopka, larceny-other theft.

Eugene Turner, 44, confidential, Apopka, burglary of occupied dwelling unarmed; damage property-criminal mischief \$1,000 or more; stalking, following, harassing, cyberstalk another; trespassing-trespass occupied structure or conveyance.

Benjamin Lee Williams, 33, 3328 Dew Berry Ave., Apopka, drugs-possession of controlled substance without prescription (MDMA).

Dewayne V. Wood, 62, confidential, Apopka, battery-touch or strike.

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City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: February 13, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Madison Oaks MF3 Parcel - Major Development Plan

REQUEST:

Recommend approval of the Madison Oaks - Major Development Plan

SUMMARY:

Owner(s): Kelly Park VB Development, LLC c/o Kevin Barry

Applicant(s): Kimley-Horn & Associates, Inc. c/o Kevin M. Roberson, P.E.

Location: 3434 West Kelly Park Road

Project: Multifamily development

Density/Intensity: 325 multifamily units proposed; 26.9 dwelling units/acre

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	KPI-MU (Kelly Park Interchange - Mixed Use)	Wyld Oaks Development - Interchange District
East	Mixed Use	KPI-MU	Laurel Oaks Residential Subdivision
South	Mixed Use	KPI-MU	Kelly Industrial Park
West	Mixed Use	KPI-MU	Wyld Oaks Development - Transition District

PROJECT SUMMARY:

The Madison Oaks MF3 Parcel – Major Development Plan (MDP) proposes the development of nine apartment buildings totaling 325 multifamily units and four stories high on 12.07 acres within the Interchange District Overlay of the Wyld Oaks Development. This Interchange District Overlay is permitted a maximum of 1,008 residential units to be constructed in a single phase. As noted in the Wyld Oaks development agreement, development shall be calculated based on the total gross acreage of each district overlay. Therefore, there are 683 units remaining within the Wyld Oaks Interchange District Overlay, as calculated in the following table:

Wyld Oaks Interchange District	
Maximum Residential Units	1,008
Residential Units Previously Allocated to Other Projects in the Interchange District	0
Residential Units Allocated to this Project (Madison Oaks)	325
Residential Units Remaining in Interchange District	683

At the Planning Commission meeting on April 11, 2023, the Planning Commission granted a Special Exception Use permit for multifamily uses in the Interchange District, as required by the Form-Based Code. The site design comprises of apartment buildings adjacent to the Sadler Road and Effie Drive rights-of-ways and abuts the Wyld Oaks' 10-acre open space/amenity/recreation area on the southwest corner of SR 429 and Sadler Road. The parking lot is located internally, screened by the apartment buildings. Madison Oaks includes its own amenity package that includes a clubhouse, pool and a large passive green area centrally located within the development. Sidewalks are located on the perimeter of the project area that connect to walkways to unit entrances. A pedestrian connection is provided on the northern portion of the complex that promotes pedestrian movement to the commercial pods of the Wyld Oaks development.

The site is currently vacant and mostly devoid of trees. The landscape plan proposes a diverse variety of trees that includes Red Maple, Buttonwood and Southern Magnolia Trees in the perimeter of the project area. Accent and parking lot trees consist of Crape Myrtle, Japanese Privet and Red Maple Trees. A variety of Palm Trees are sprinkled internally and adjacent to the buildings.

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 points are on Sadler and Golden Gem Road.

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:

February 13, 2024 – Planning Commission (5:30 P.M.)
 March 6, 2024 – City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the Madison Oaks MF3 Parcel - Major Development Plan, subject to the findings in the staff report.

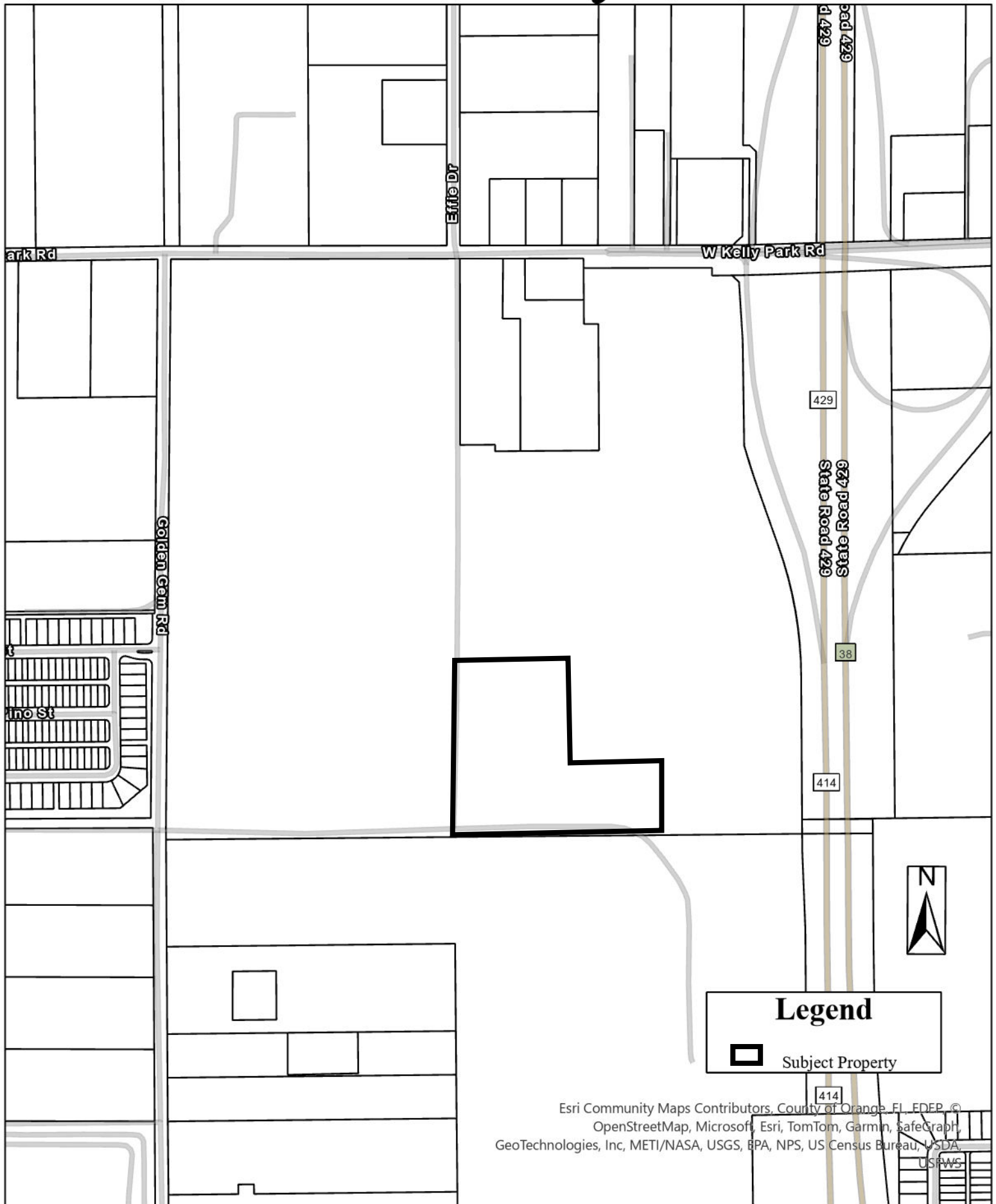
Recommended Motion – Planning Commission:

Recommend approval of the Madison Oaks MF3 Parcel - Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

1. Maps
2. Madison Oaks - MDP

Vicinity

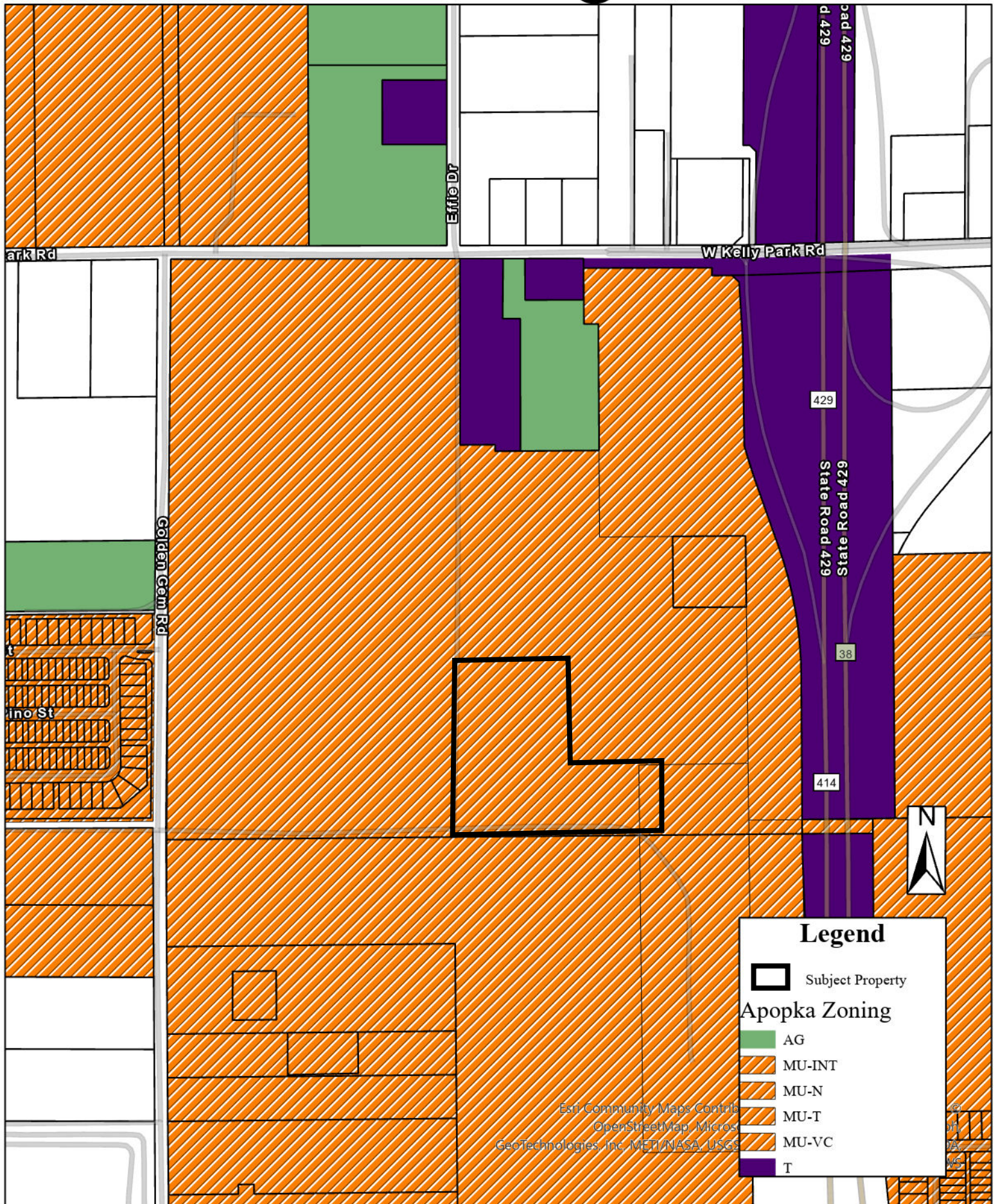


Legend

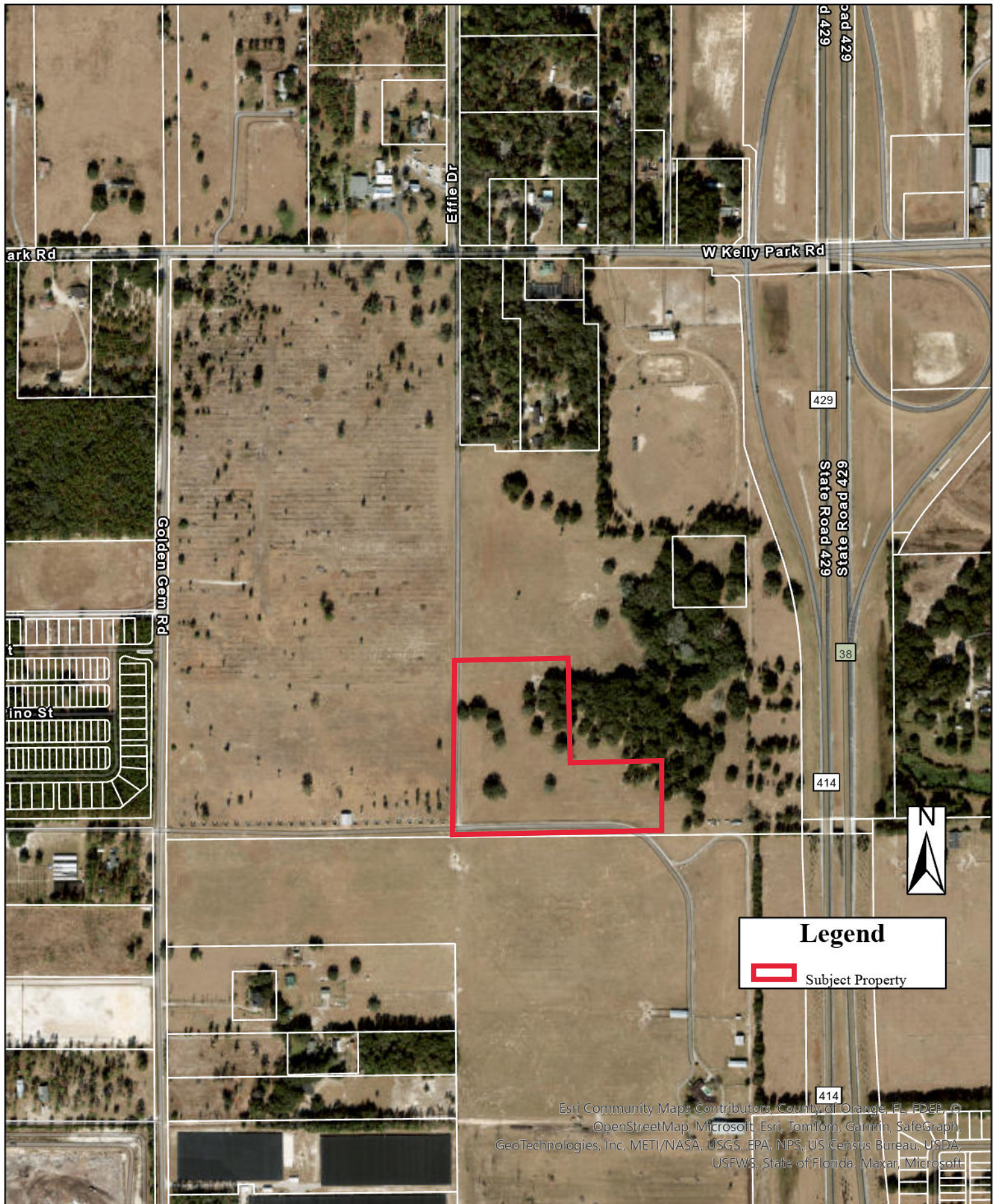
- Subject Property
- Apopka Future Land Use
 - FLU-IP
 - MU
 - RS

Esri Community Maps Controls
OpenStreetMap, Microsoft, GeoTechnologies, Inc, METI/NASA, USGS

Zoning

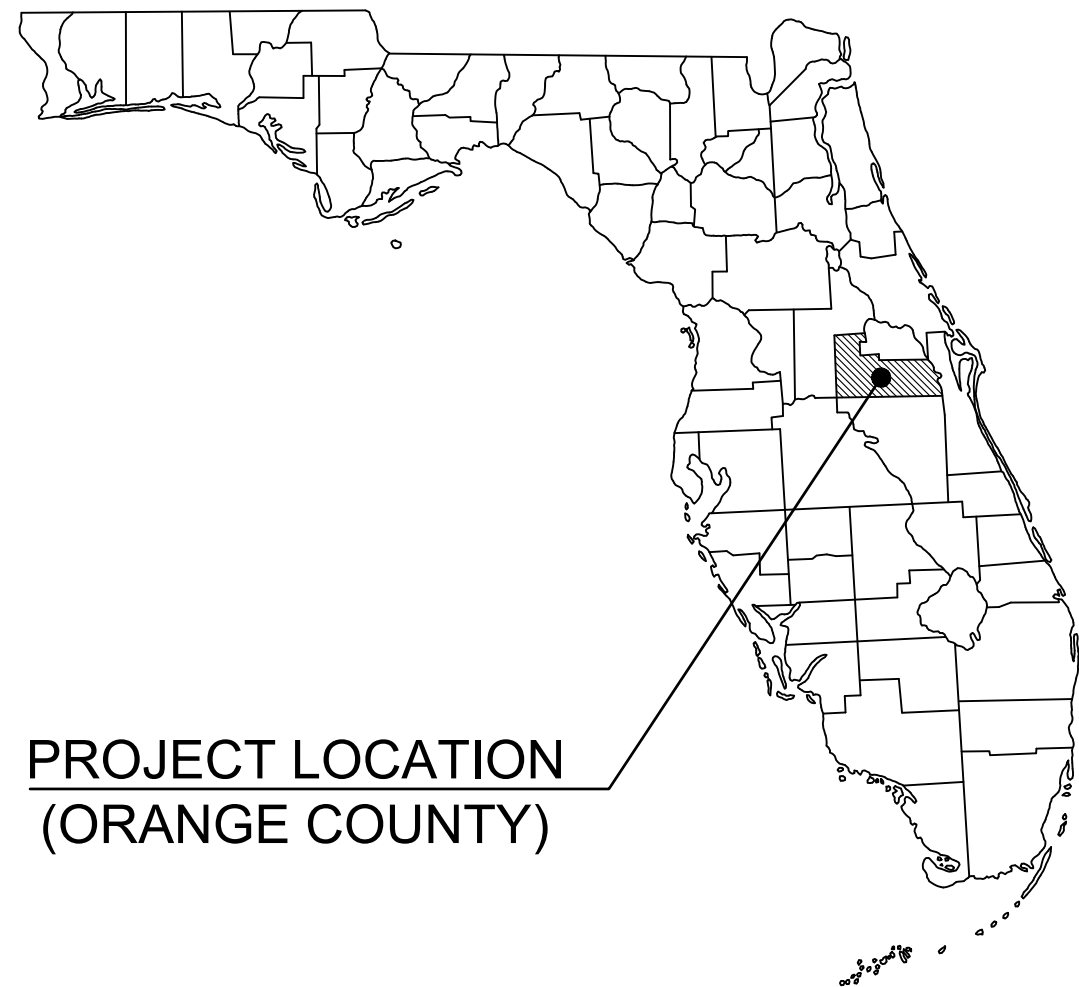


Aerial



Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA,
USFWS, State of Florida, Maxar, Microsoft

Plotted By: Santiago, Noni - Sheet Set: MADISON OAKS - Layout: C-000 COVER SHEET - December 19, 2023 02:34:11pm K:\VRB-LDEV\147922000_wld oaks.mf-3\CADD\plant\sheet\c-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PROJECT LOCATION
(ORANGE COUNTY)

PROJECT TEAM

OWNER/DEVELOPER

RONNIE MACEJEWSKI
MADISON CAPITAL GROUP
1095 W MORSE BLVD., STE 200
WINTER PARK, FL 32789
(407) 766-8543

ARCHITECT

RICHARD KEMP
RULE JOY TRAMMELL & RUBIO, LLC
300 GALLERIA PARKWAY, SUITE 740
ATLANTA, GA 30339
(770) 661-1492

SURVEYOR

JIM SHANNON
SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE 2045
ALTAMONTE SPRINGS, FL 32714
(407) 774-8372

CIVIL ENGINEER

KEVIN M. ROBERSON, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT

BEN JOHNSON, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

GEOTECHNICAL CONSULTANT

PHILIP ERBLAND, P.E.
S&M, INC.
1615 EDGEWATER DRIVE, SUITE 200
ORLANDO, FL 32804
(407) 975-1273

LIST OF CONTACTS

STORMWATER

ST. JOHN'S RIVER WATER MGT. DIST.,
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

WATER

CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

SANITARY SEWER

CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

FIRE PREVENTION

CITY OF APOPKA FIRE DEPARTMENT
175 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1756
CONTACT: SEAN WYLAM

PLANNING AND ZONING

CITY OF APOPKA PLANNING AND ZONING
120 E. MAIN STREET
SECOND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JAMES HITT

BUILDING DIVISION

CITY OF APOPKA BUILDING-SAFETY DIVISION
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1713

LANDSCAPING AND TREE PRESERVATION

CITY OF APOPKA PARKS AND RECREATION
120 E. MAIN STREET
APOPKA, FL 32703
(407) 703-1700

ELECTRIC PROVIDER

DUKE ENERGY
275 W PONKAN RD
CITY OF APOPKA, FL 32712
(407) 464-1279
CONTACT: SHAWN CARROLL

TELEPHONE PROVIDER

LUMEN (CENTURYLINK)
555 LAKE BORDER DR.
APOPKA, FL 32703
(407) 814-5310

CABLE PROVIDER

SPECTRUM
3301 E STATE RD 436
APOPKA, FL 32703
(407) 532-8509

NATURAL GAS PROVIDER

LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
(407) 656-2734

MAJOR DEVELOPMENT PLANS

FOR

MADISON OAKS

LOCATED IN

CITY OF APOPKA, FLORIDA

SECTION 13, TOWNSHIP 20S, RANGE 27E

3434 WEST KELLY PARK ROAD, APOPKA, FL 32712



VICINITY
N.T.S.



PROJECT SCOPE:

THIS PROJECT INCLUDES THE DEVELOPMENT OF 325 MULTIFAMILY APARTMENT UNITS AND ASSOCIATED AMENITIES. 9 BUILDINGS TOTALING 114,533 SF ARE PROPOSED. CONSTRUCTION IS EXPECTED TO BE COMPLETED IN A SINGLE PHASE.

SCREEN READER TECHNOLOGY TAG:

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

Sheet List Table

C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EROSION CONTROL PLAN
C-150	EROSION CONTROL DETAILS
C-200	OVERALL PLAN
C-201	SITE PLAN
C-202	SITE PLAN
C-203	SITE PLAN
C-300	PAVING, GRADING AND DRAINAGE PLAN
C-301	PAVING, GRADING AND DRAINAGE PLAN
C-302	PAVING, GRADING AND DRAINAGE PLAN
C-310	APPROVED MASTER PLAN
C-311	MASTER DRAINAGE PLAN
C-350	PAVING, GRADING AND DRAINAGE DETAILS
C-400	UTILITY PLAN
C-401	UTILITY PLAN
C-402	UTILITY PLAN
C-450	UTILITY PLAN DETAILS
C-451	UTILITY PLAN DETAILS
C-500	DRY UTILITY PLAN
C-501	DRY UTILITY PLAN
C-502	DRY UTILITY PLAN
SLC-01	SITE LIGHTING PLAN
SLC-02	SITE LIGHTING PLAN
L-100	TREE INVENTROY PLAN
L-101	TREE INVENTROY SCHEDULE
L-110	TREE DISPOSITION PLAN
L-150	TREE DISPOSITION NOTES & DETAILS
L-151	TREE DISPOSITION SCHEDULE
L-200	OVERALL LANDSCAPE PLAN
L-201	LANDSCAPE PLAN
L-202	LANDSCAPE PLAN
L-203	LANDSCAPE PLAN
L-250	LANDSCAPE DETAILS
L-251	LANDSCAPE NOTES & SPECIFICATIONS
L-300	OVERALL LANDSCAPE PLAN
L-301	AMENITY HARDSCAPE PLAN
L-351	HARDSCAPE DETAILS
L-352	MANUFACTURER DETAILS
L-353	MANUFACTURER DETAILS
L-354	MANUFACTURER DETAILS

PREPARED BY:

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
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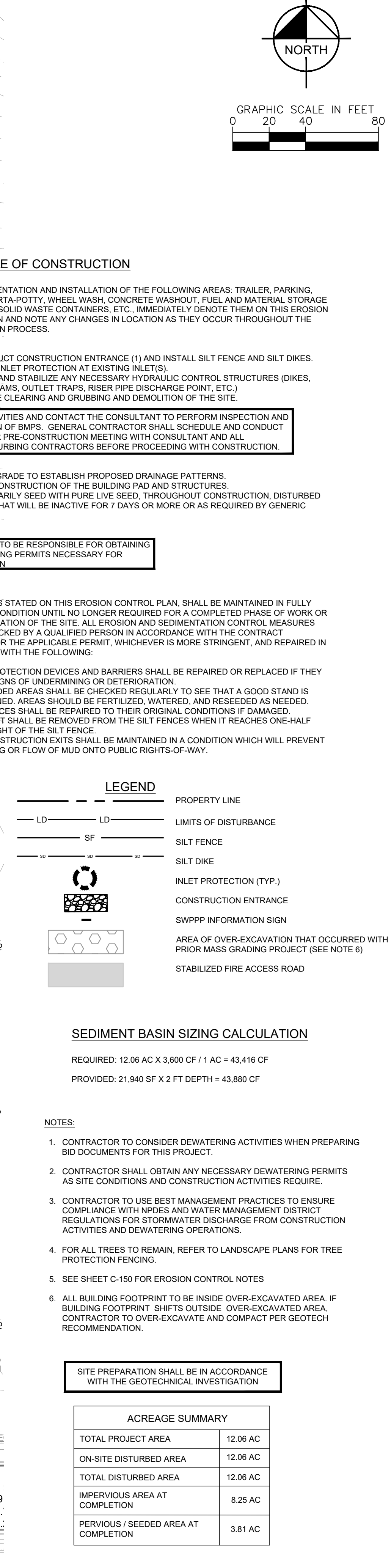
KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

COVER SHEET

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-000

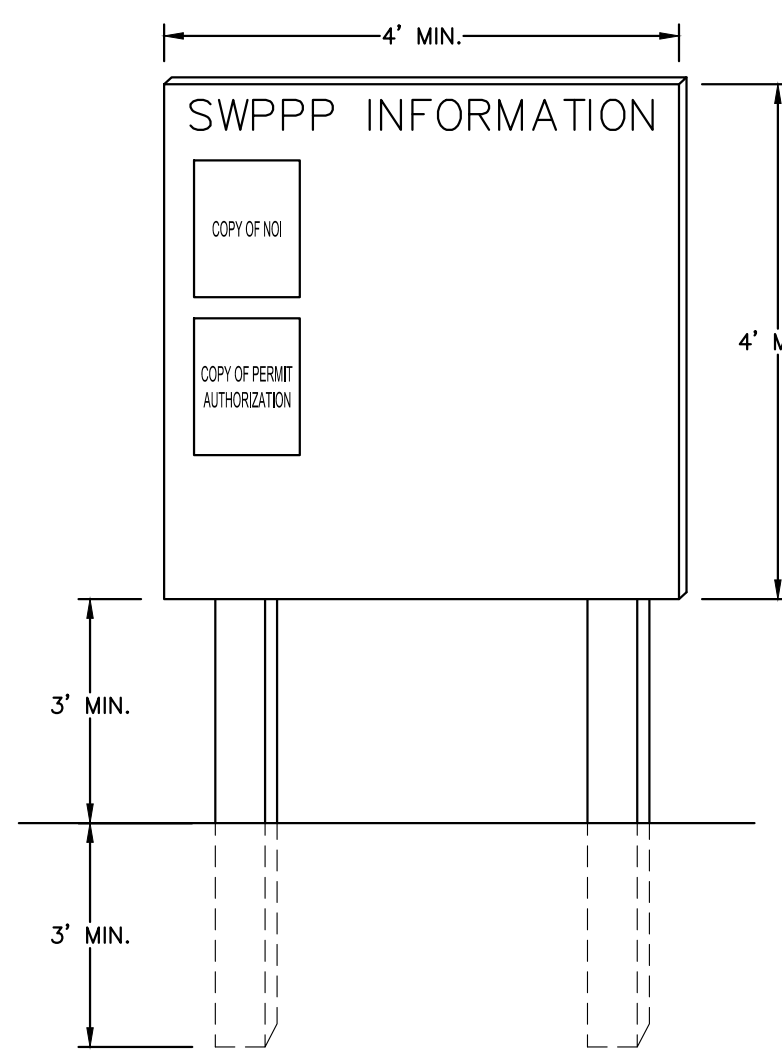


SHEET NUMBER C-100	MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC
CITY OF APOPKA	FLORIDA

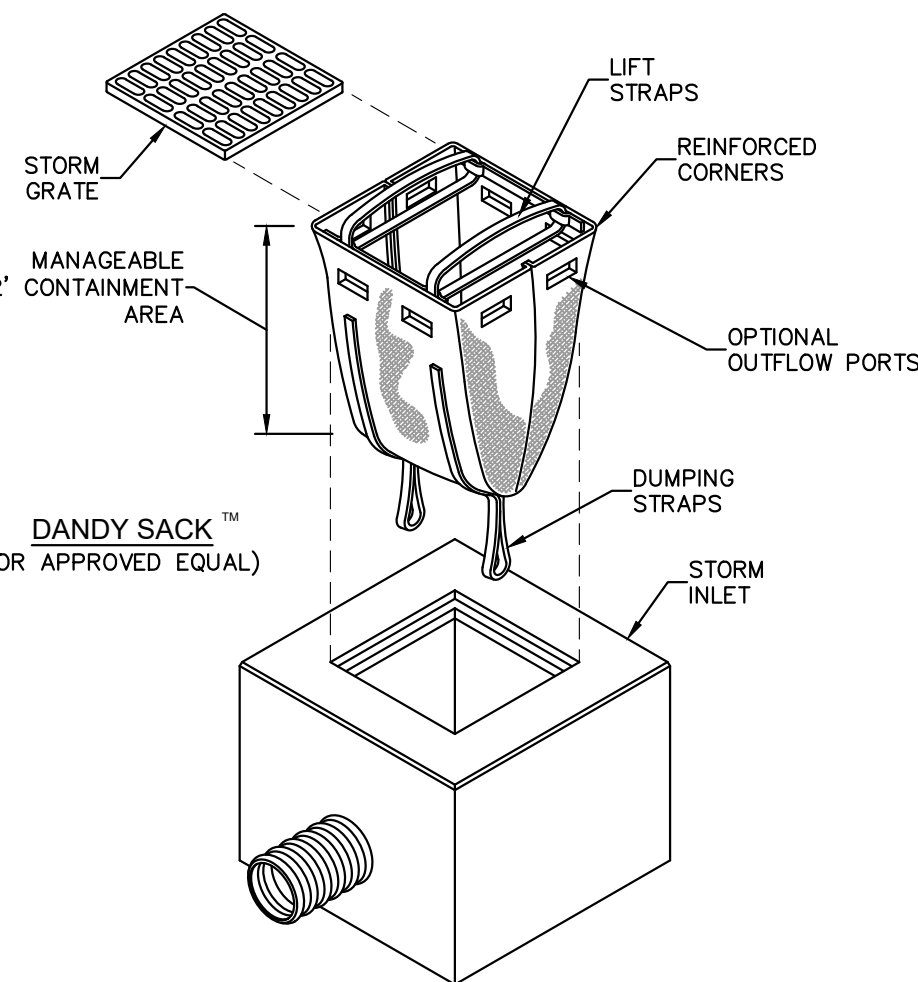
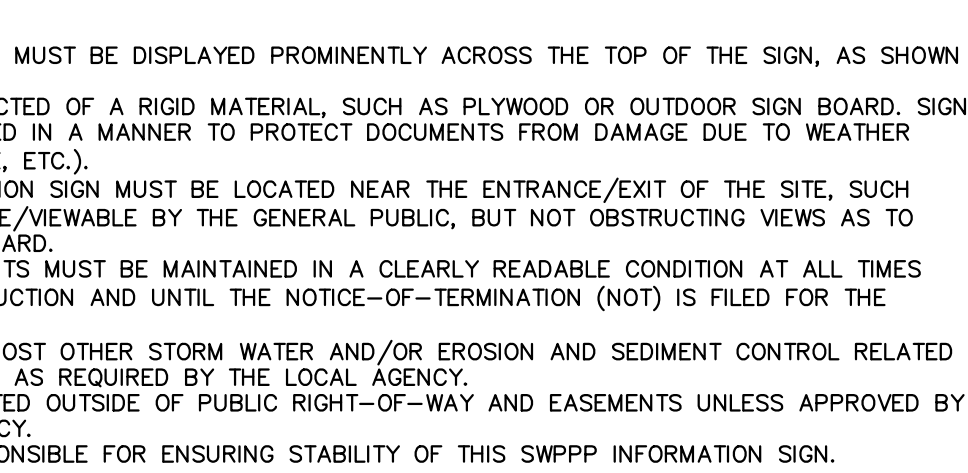
Section 1	Project Name and location information:	Madison Oaks
Section 2	Describe the nature of the construction activity:	CONSTRUCTION OF INFRASTRUCTURE FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Section 3	Describe the intended sequence of major soil disturbing activities:	REFER TO CONSTRUCTION SEQUENCE ON SHEET C-100
Section 4	Total area of the site:	12.06 AC.
Section 5	Total area of the site to be disturbed:	12.06 AC.
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	BASED ON THE SOIL SURVEY OF ORANGE COUNTY, FLORIDA, AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE (FORMERLY THE SOIL CONSERVATION SERVICE), THE PROPERTY IS UNDERLAIN BY BROAD AREAS OF SANDY SOILS IDENTIFIED AS VARIANTS OF "CANDLER FINE SANDS". THESE SANDY SOILS ARE COMMONLY FOUND ON KNOLLS AND RIDGES ON MARINE TERRACES. THESE SOILS REPORTEDLY ARE MODERATELY TO STEEPLY SLOPING AND EXCESSIVELY WELL DRAINED. DEPTHS TO GROUNDWATER ARE TYPICALLY MORE THAN 80 INCHES BELOW THE NATURAL GROUND SURFACE FOR MOST OF THE YEAR.
Section 7	Estimate the drainage area size for each discharge point:	DISCHARGE POINT SW# 10.06 AC DISCHARGE POINT NW#2.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MSA for each discharge point:	DISCHARGE POINT: WYLD OAKS MASTER DEVELOPMENT SYSTEM LAT: 28°49'45" N LONG: 81°34'20" W
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented.	NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.
	SILT FENCE AND SILT DIKE SHALL BE INSTALLED AROUND PERIMETER OF THE CONSTRUCTION SITE	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, soil stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE PROJECT SITE UNTIL LANDSCAPE HAS BEEN INSTALLED.
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	SILT FENCE/SILT DIKE
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre that are drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	SEE THE EROSION CONTROL PLAN
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	N/A

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be burned on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlets(s), surface waters and wetlands. No vehicle maintenance shall be conducted on site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufacturers' instructions. • Mulch and soil that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, construction areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	N/A
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared hereunder."

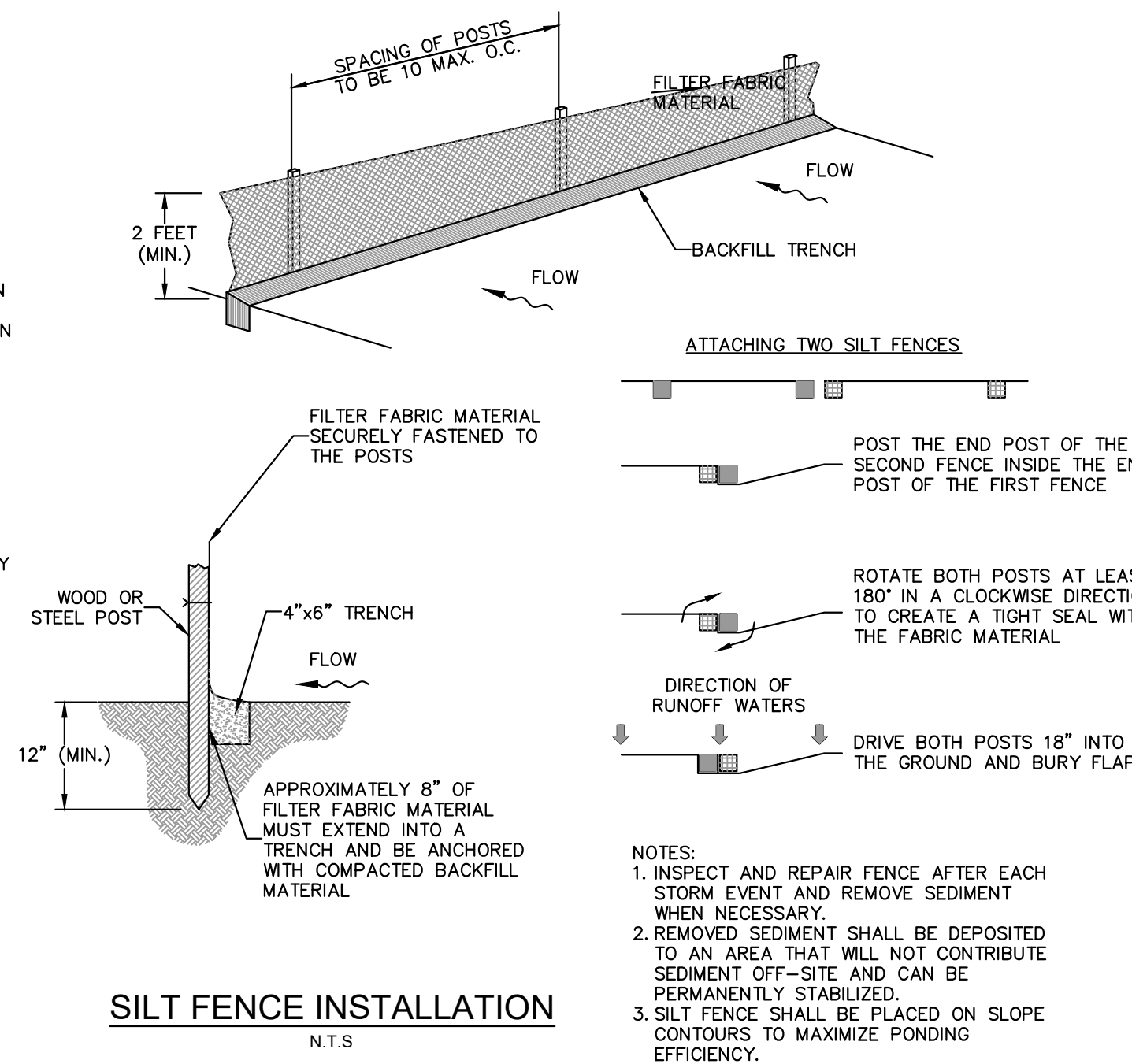
Section 22	Name	Title	Company Name, Address and Phone Number	Date



SWPPP INFORMATION SIGN
NTS



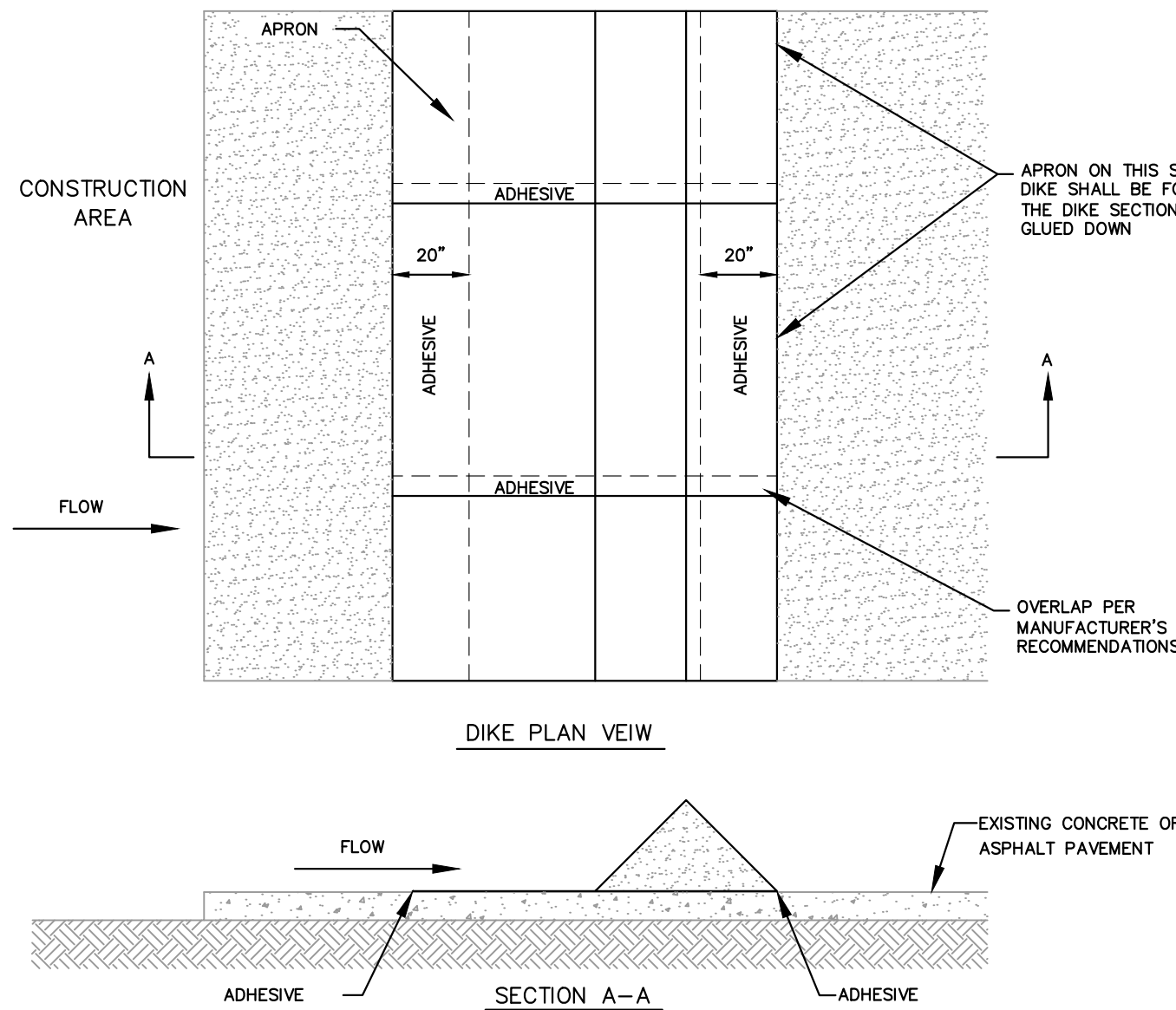
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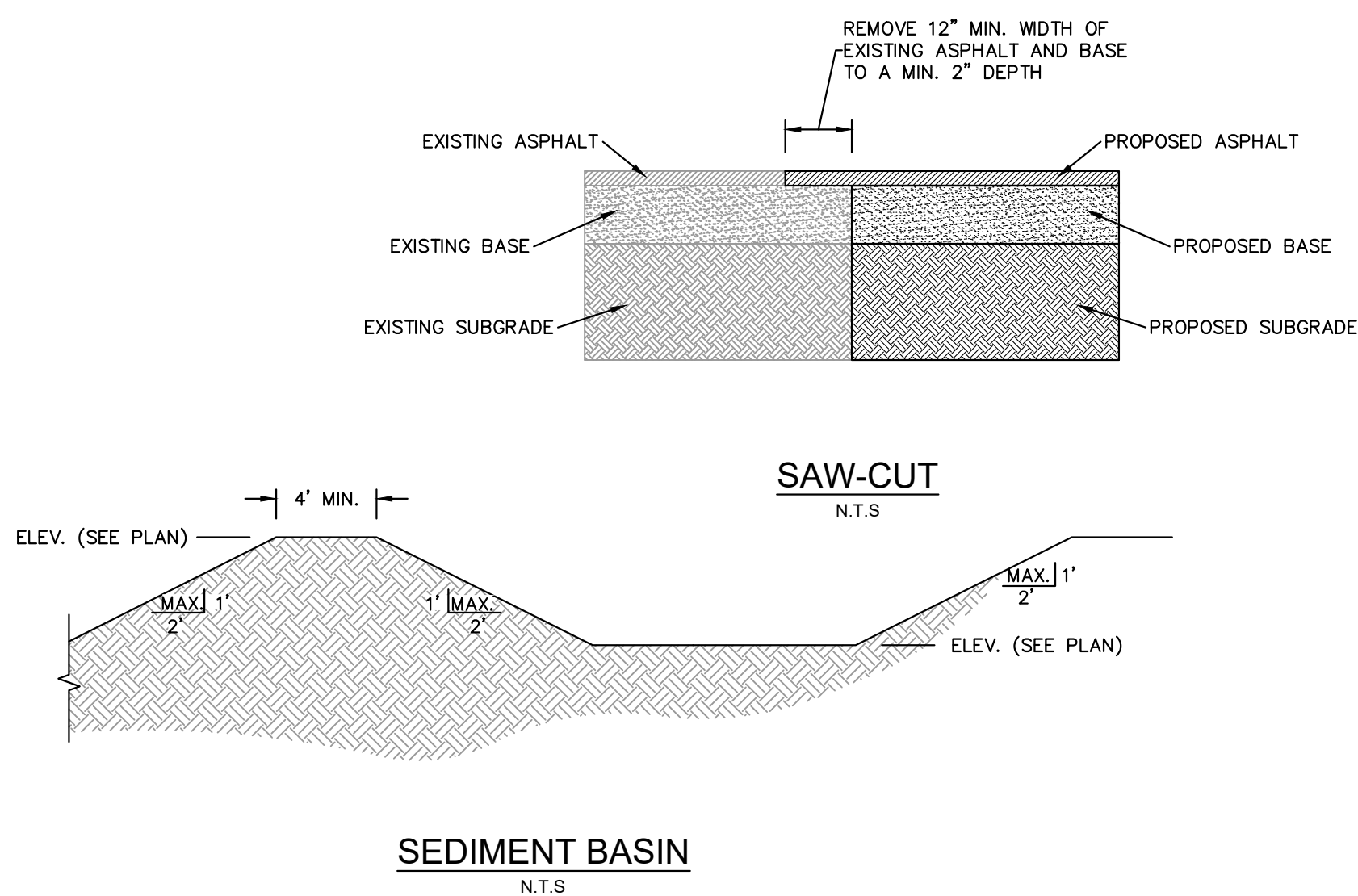
SILT FENCE INSTALLATION
NTS



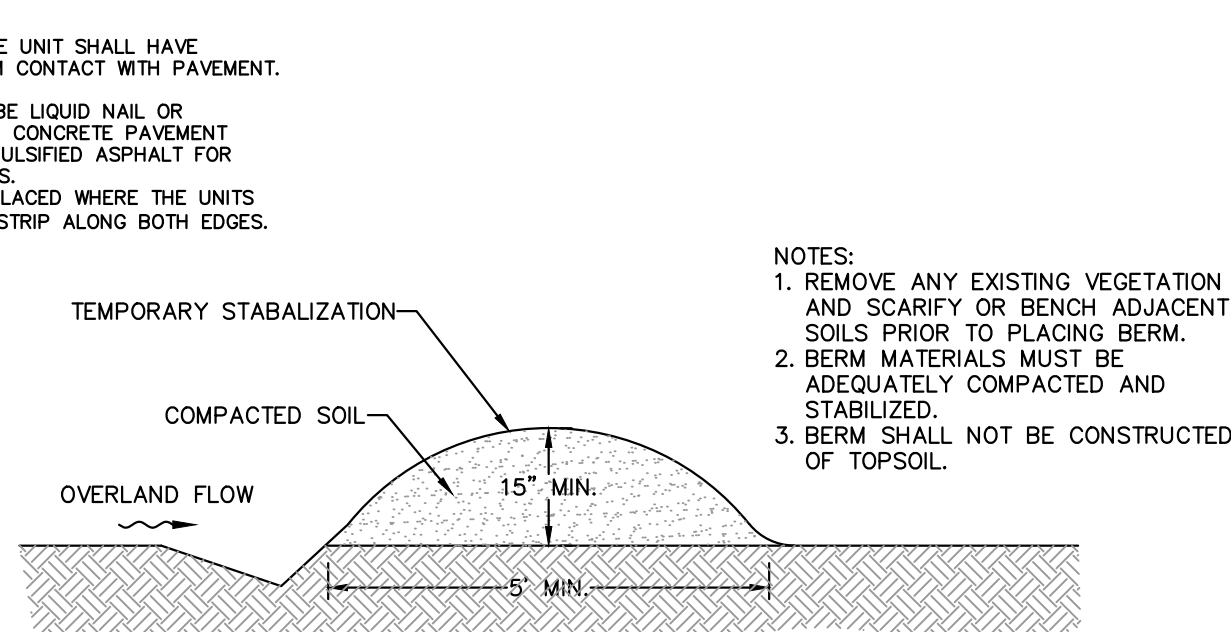
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IF ANY LAND DISTURBING ACTIVITY SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN FIFTEEN (15) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONSTRUCTION SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERWAY IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE OBSTRUCTION OF CHANNEL, CONTROL TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, SEDIMENT SHALL BE MAINTAINED WITHIN THE TRANSPORT OF SEDIMENT BY TRACKS OR TOWNSHIP ON THE PAVED SURFACE. WHERE SEDIMENT IS INTERCEPTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SCREEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL, DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.



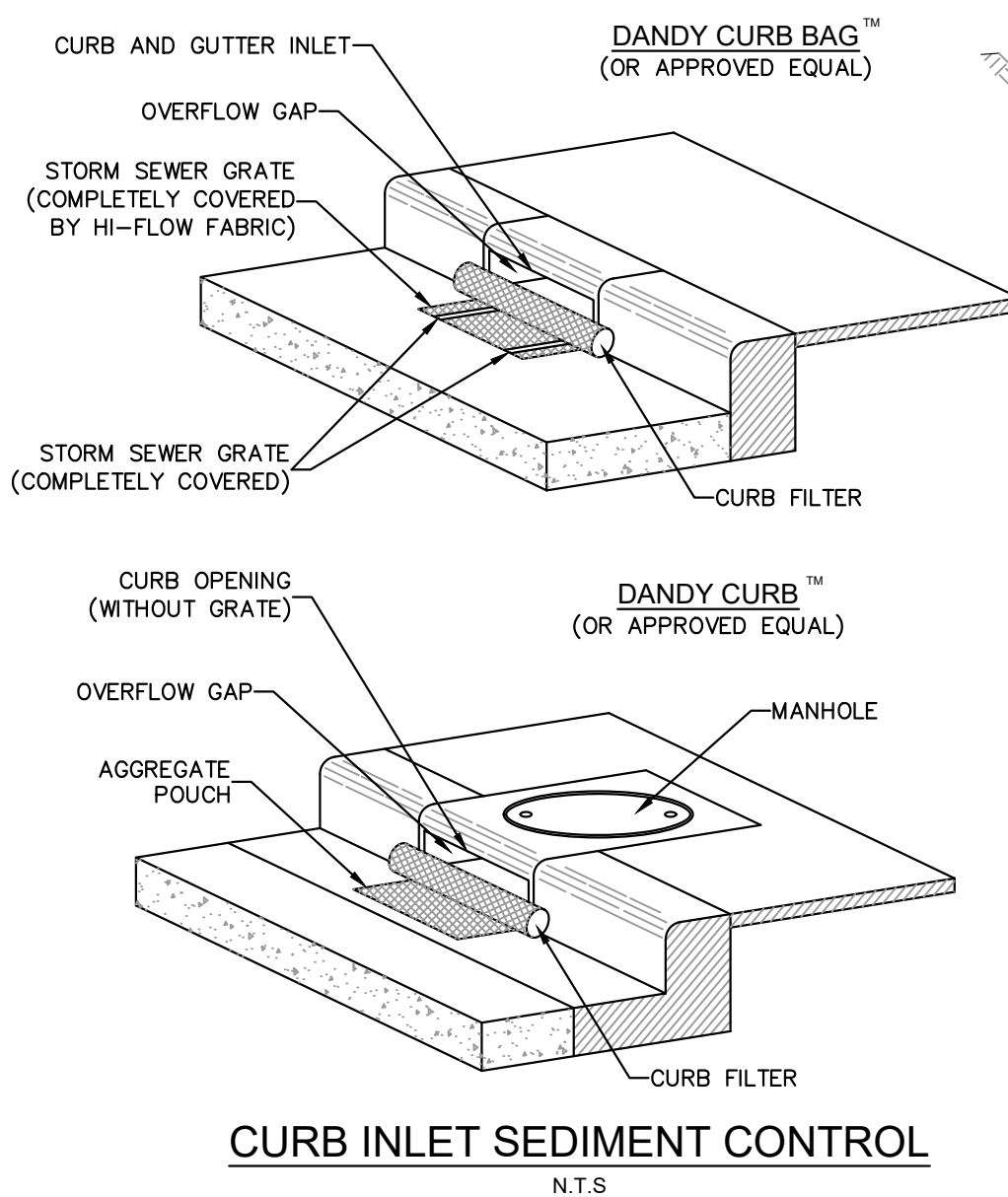
SILT DIKE ON EXISTING PAVEMENT



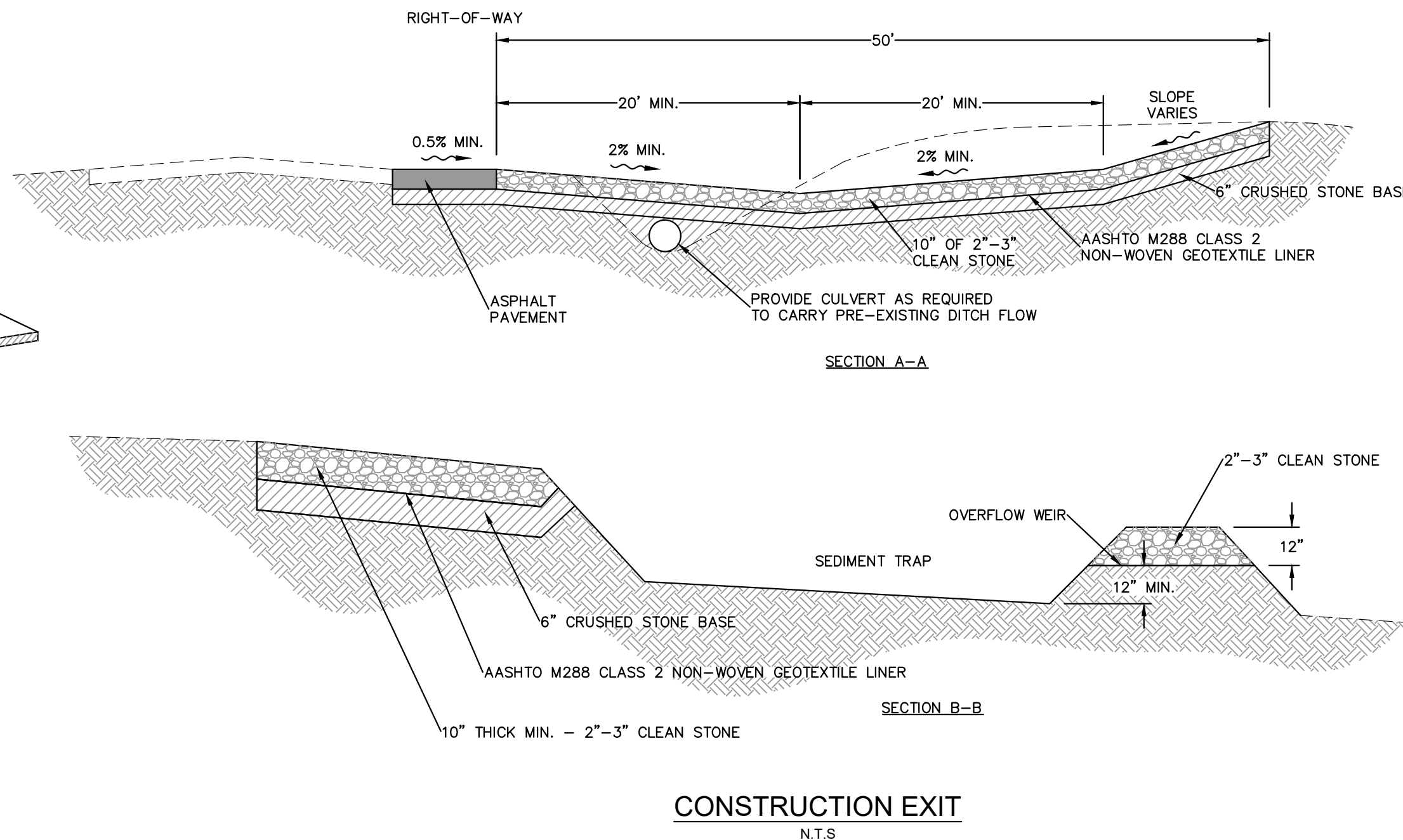
SEDIMENT BASIN
N.T.S.



TEMPORARY DIVERSION DITCH



CURB INLET SEDIMENT CONTROL



CONSTRUCTION EXIT
N.T.S.

[illegible]

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KHA PROJECT	DATE
147922000	08/31/2023
SCALE AS SHOWN	
DESIGNED BY ESM	
DRAWN BY ESM	
CHECKED BY KMR	

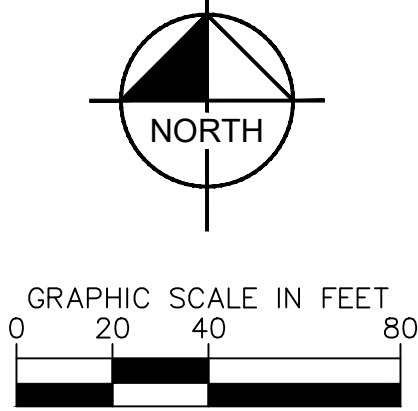
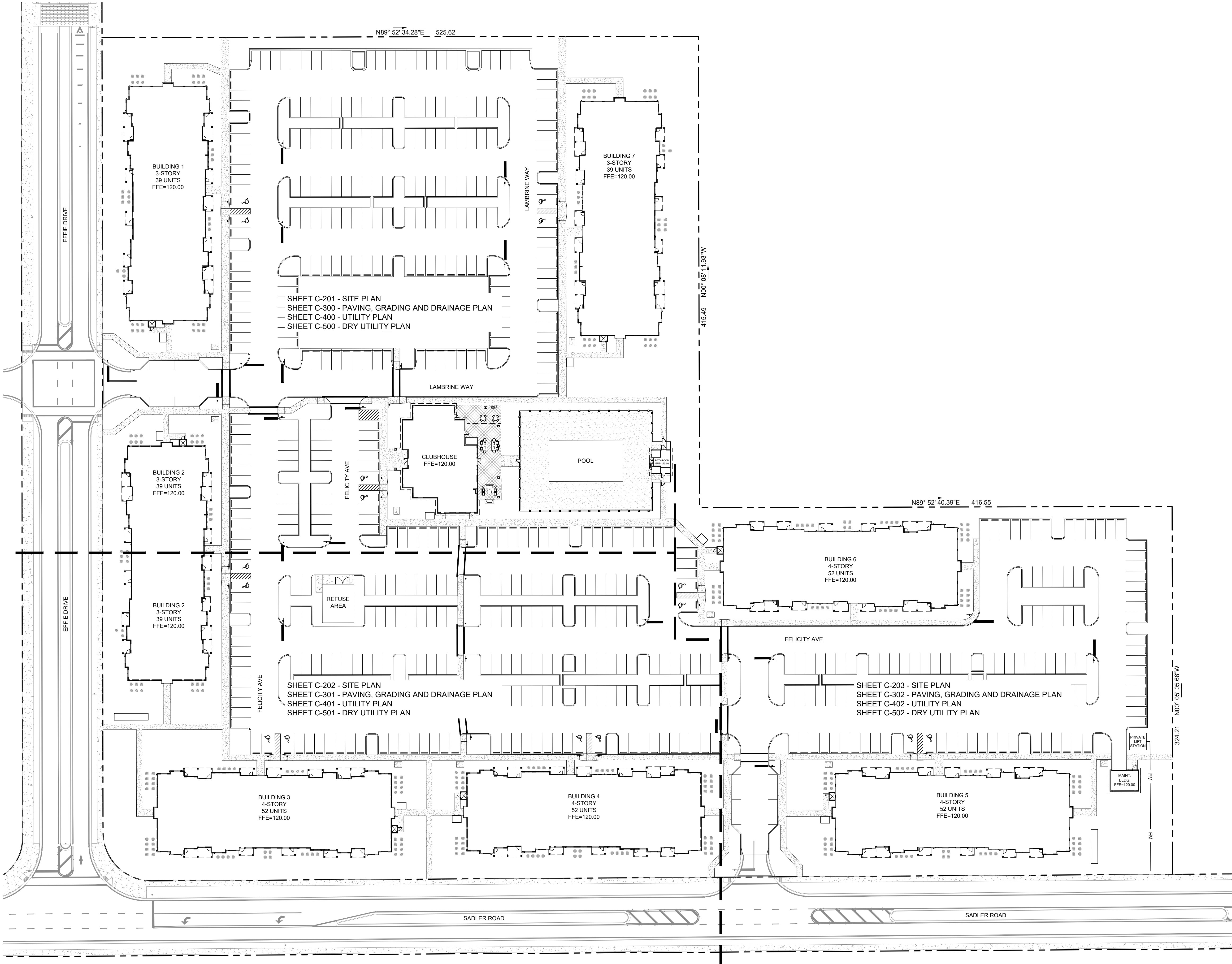
EROSION CONTROL DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

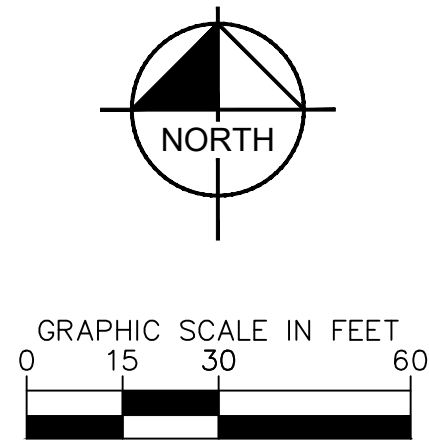
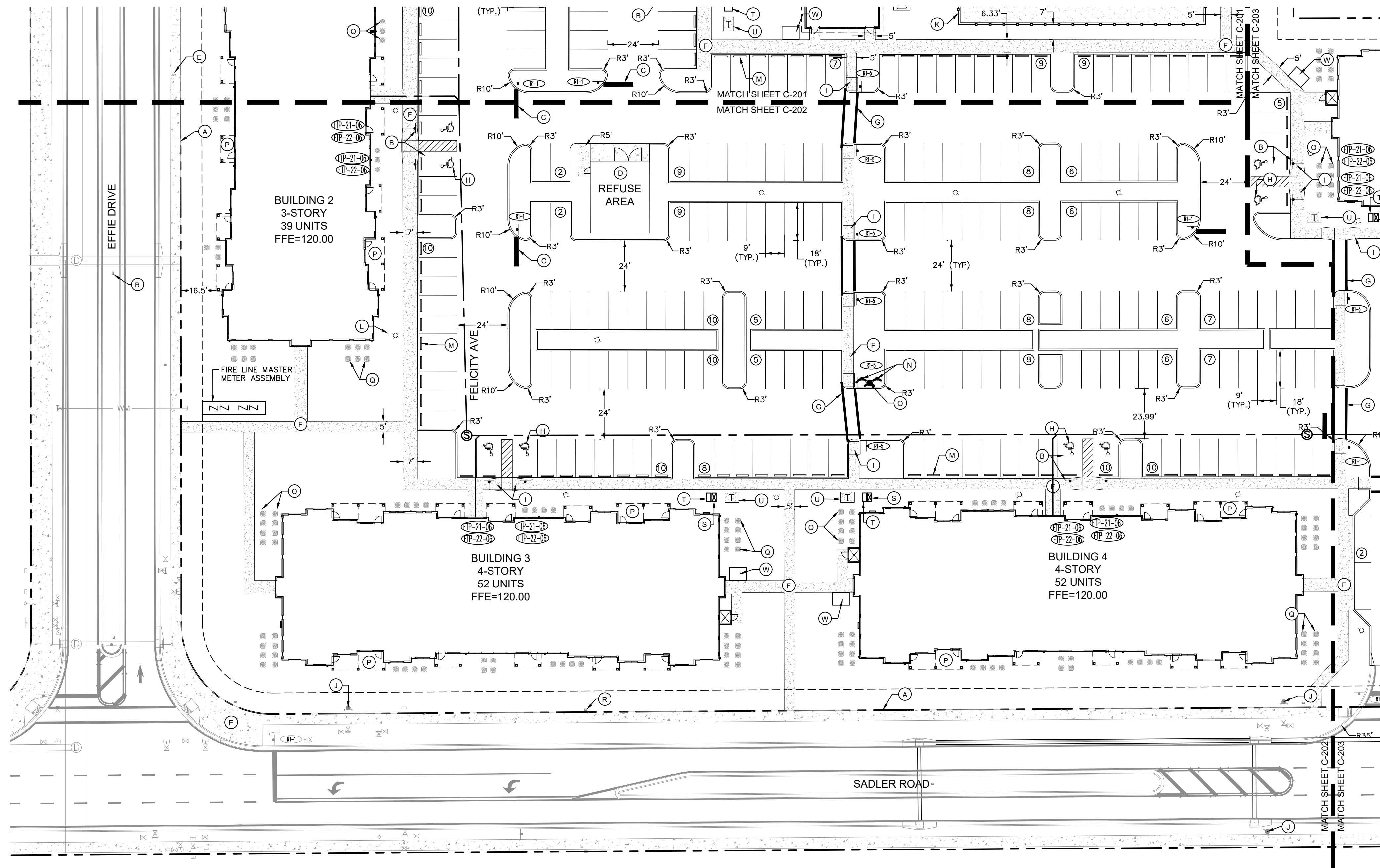
SHEET NUMBER
C-150

Plotted By: Thimmer, Cassidy Sheet Set: MADISON OAKS Layout: C-200 OVERALL PLAN January 09, 2024 11:12:22am K:\VRE-IDEV\147922000_wvd oaks mtf-3\CADD\plansheets\C-200 OVERALL PLAN.dwg

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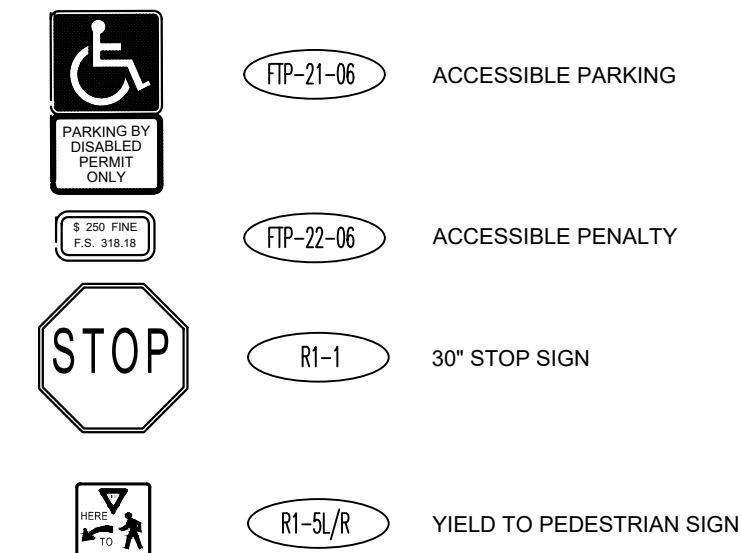
SHEET NUMBER		C-200		MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC		OVERALL PLAN		KHA PROJECT 147922000		Kimley»»Horn		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
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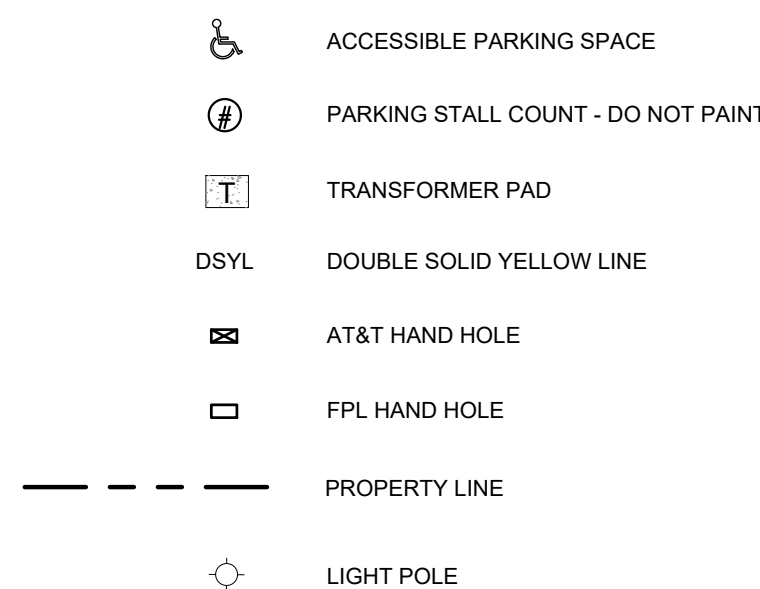
NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL LANDSCAPE (ISLAND RADI) ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADI ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
7. PHOTOMIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SAGLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLYE OAKS INFRASTRUCTURE CSP.

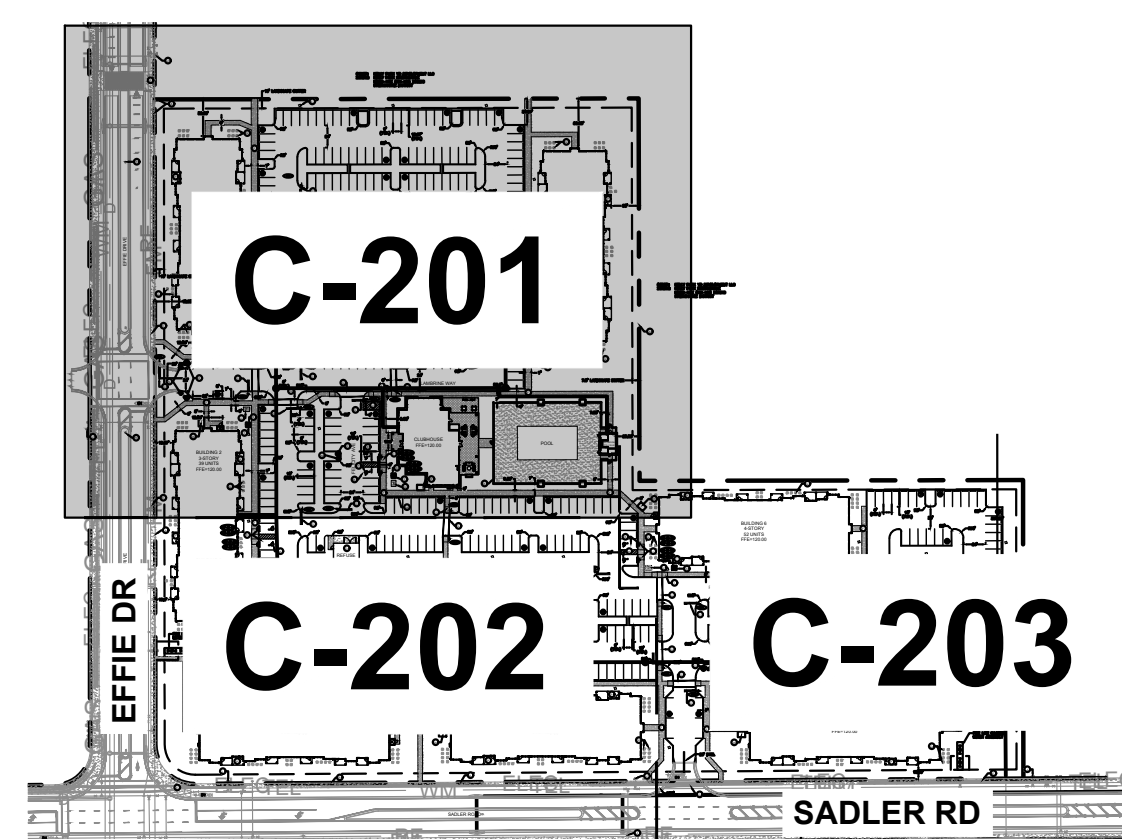
SIGN LEGEND



SYMBOL LEGEND



KEY MAP



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) SCREENED AND GATED REFUSE AREA, C-202 (REFER TO ARCH. DRAWINGS)
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-350)
- (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) ACCESSIBLE CURB RAMP (TYP.). SEE DETAIL SHEET C-350.
- (J) EXISTING FIRE HYDRANT
- (K) FENCE
- (L) LIGHT POLE (TYP). REFER TO PHOTOMETRIC PLANS
- (M) WHEEL STOP (TYP)
- (N) FIRE HYDRANT
- (O) FIRE DEPARTMENT CONNECTION
- (P) PATIO (TYP)
- (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCHMEP
- (R) EXISTING LIGHT POLE (TYP.)
- (S) AT&T HAND HOLE
- (T) FPL HAND HOLE
- (U) TRANSFORMER PAD
- (V) POST OFFICE DROP OFF (SHEET C-201)
- (W) BIKE RACK

SITE PLAN

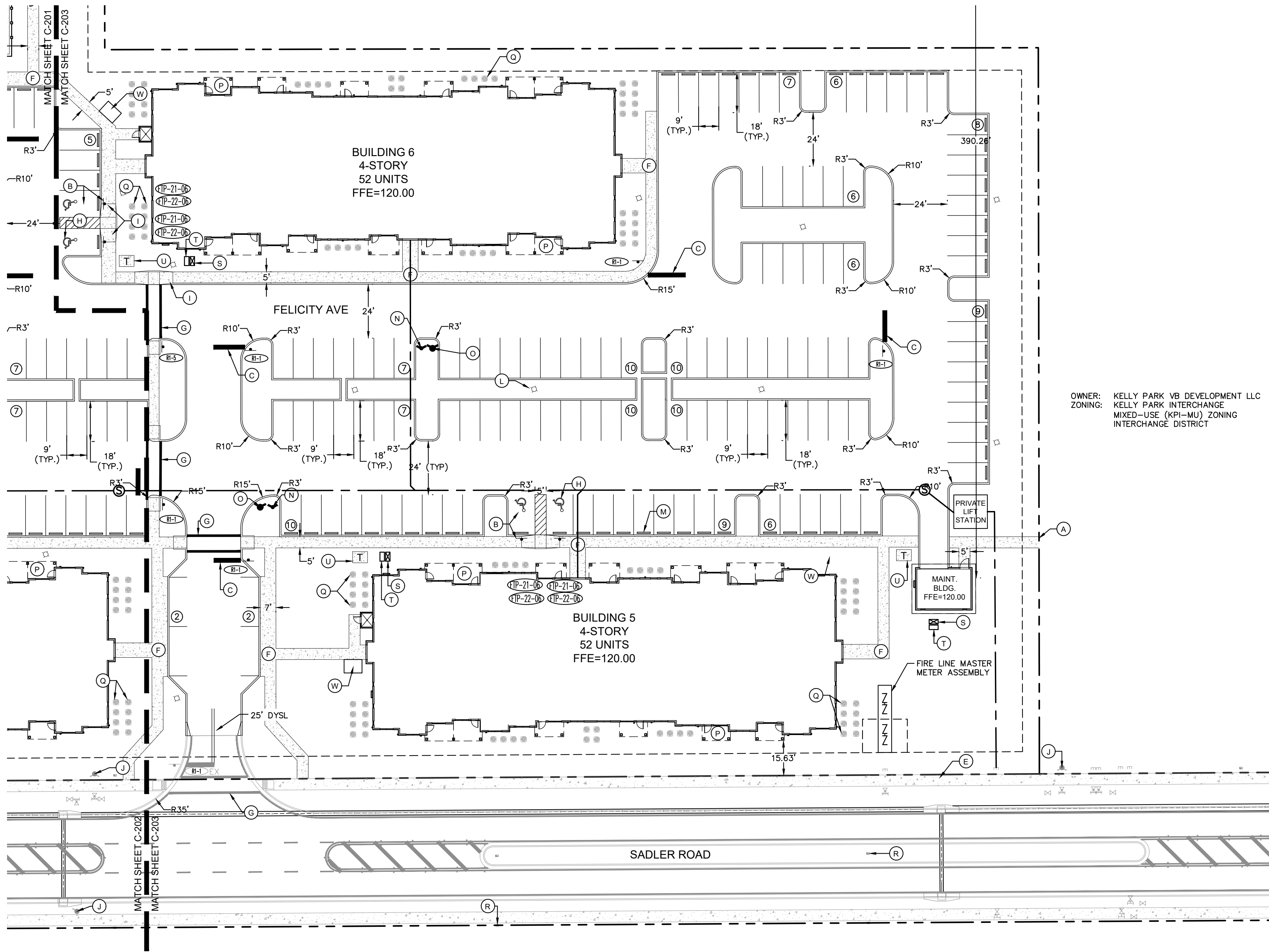
MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

SHEET NUMBER
C-202

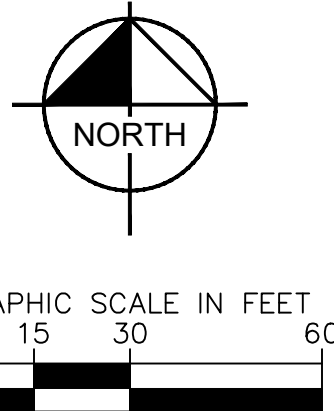
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]



OWNER: KELLY PARK VB DEVELOPMENT LLC
ZONING: KELLY PARK INTERCHANGE
MIXED-USE (KPI-MU) ZONING
INTERCHANGE DISTRICT



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
- (C) 24" PAINTED STOP BAR WITH STOP SIGN
- (D) SCREENED AND GATED REFUSE AREA, C-202 (REFER TO ARCH. DRAWINGS)
- (E) EXISTING SIDEWALK
- (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-350)
- (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
- (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (I) ACCESSIBLE CURB RAMP (TYP), SEE DETAIL SHEET C-350.
- (J) EXISTING FIRE HYDRANT
- (K) FENCE
- (L) LIGHT POLE (TYP), REFER TO PHOTOMETRIC PLANS
- (M) WHEEL STOP (TYP)
- (N) FIRE HYDRANT
- (O) FIRE DEPARTMENT CONNECTION
- (P) PATIO (TYP)
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- (V) POST OFFICE DROP OFF (SHEET C-201)
- (W) BIKE RACK

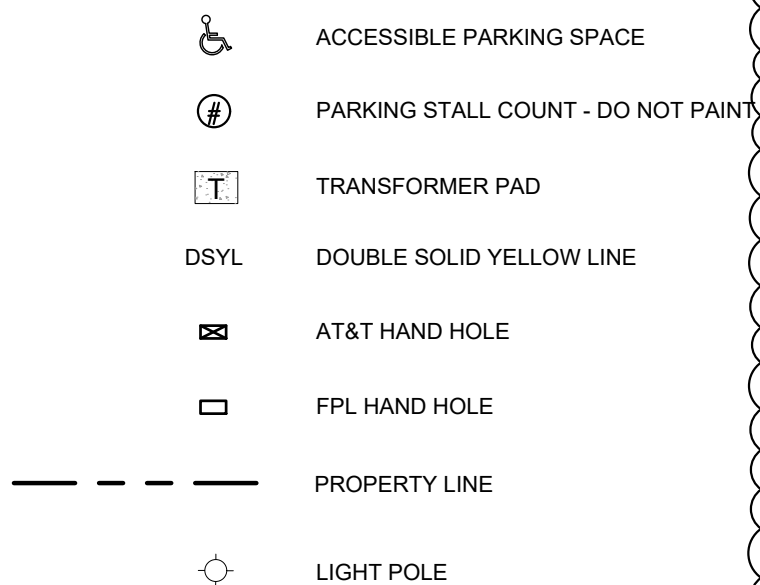
NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, ISLAND STRIPING) SHALL BE THERMOPLASTIC.
4. ALL LANDSCAPE PLANTING RADII ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADII ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
7. PHOTOMIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SWANER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OAKS INFRASTRUCTURE CSP.

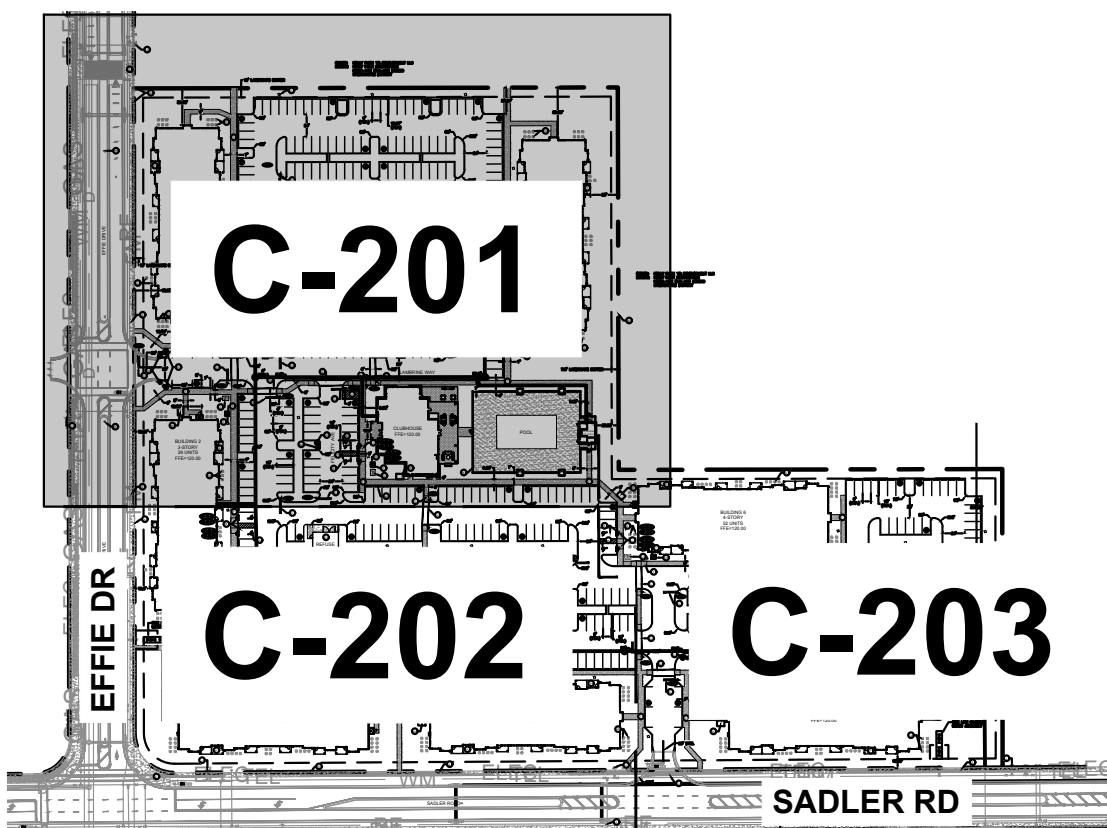
SIGN LEGEND



SYMBOL LEGEND



KEY MAP



SITE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP. LLC

SHEET NUMBER
C-203

Kimley»»Horn

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PHONE: 772-794-4100
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1/9/2024

Plotted By: Santiago, Nomi Sheet Set: MADISON OAKS Layout: C-300 PAVING, GRADING AND DRAINAGE PLAN December 19, 2023 02:35:51pm K:\WEB-IDEV\147922000_wld\ods_mts\3\CADD\plansheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg
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DRAINAGE STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	
D-01	TYPE C	RIM: 120.38	117.32(W)	
D-02	TYPE C	RIM: 119.84	116.77(E) 114.04(W)	
D-03	TYPE C	RIM: 118.02	113.20(E) 113.10(W)	
D-3A	TYPE C	RIM: 117.86	112.75(S) 112.89(E) 114.81(W)	
D-3B	TYPE C	RIM: 117.49	114.05(N)	
D-04	TYPE C	RIM: 117.68	114.44(E) 114.34(W)	
D-05	TYPE C	RIM: 117.87	113.84(E) 113.74(W)	
D-06	TYPE C	RIM: 118.30	113.09(E) 112.99(W) 112.90(N)	
D-07	TYPE C	RIM: 117.86	114.09(W)	
D-08	TYPE C	RIM: 117.48	113.34(E) 113.24(S)	
D-09	TYPE C	RIM: 118.53	112.45(E) 112.45(S)	

DRAINAGE STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	
D-10	MH	RIM: 119.47	112.45(N) 111.87(W)	
D-11	MH	RIM: 119.34	111.45(E) 112.41(N)	
D-12	MH	RIM: 119.13	112.41(S) 112.41(W)	
D-20	TYPE 9 (C)	RIM: 117.58	114.02(W)	
D-21	TYPE 9 (C)	RIM: 116.99	113.25(E) 113.15(W)	
D-22	MH	RIM: 118.53	112.31(S) 112.21(W)	
D-23	TYPE 9 (C)	RIM: 117.49	113.72(W)	
D-24	TYPE 9 (C)	RIM: 117.39	113.00(E) 111.63(W) 111.73(S)	
D-25	MH	RIM: 119.09	111.72(E) 111.72(W)	
D-26	MH	RIM: 118.22	111.71(E) 111.71(W)	

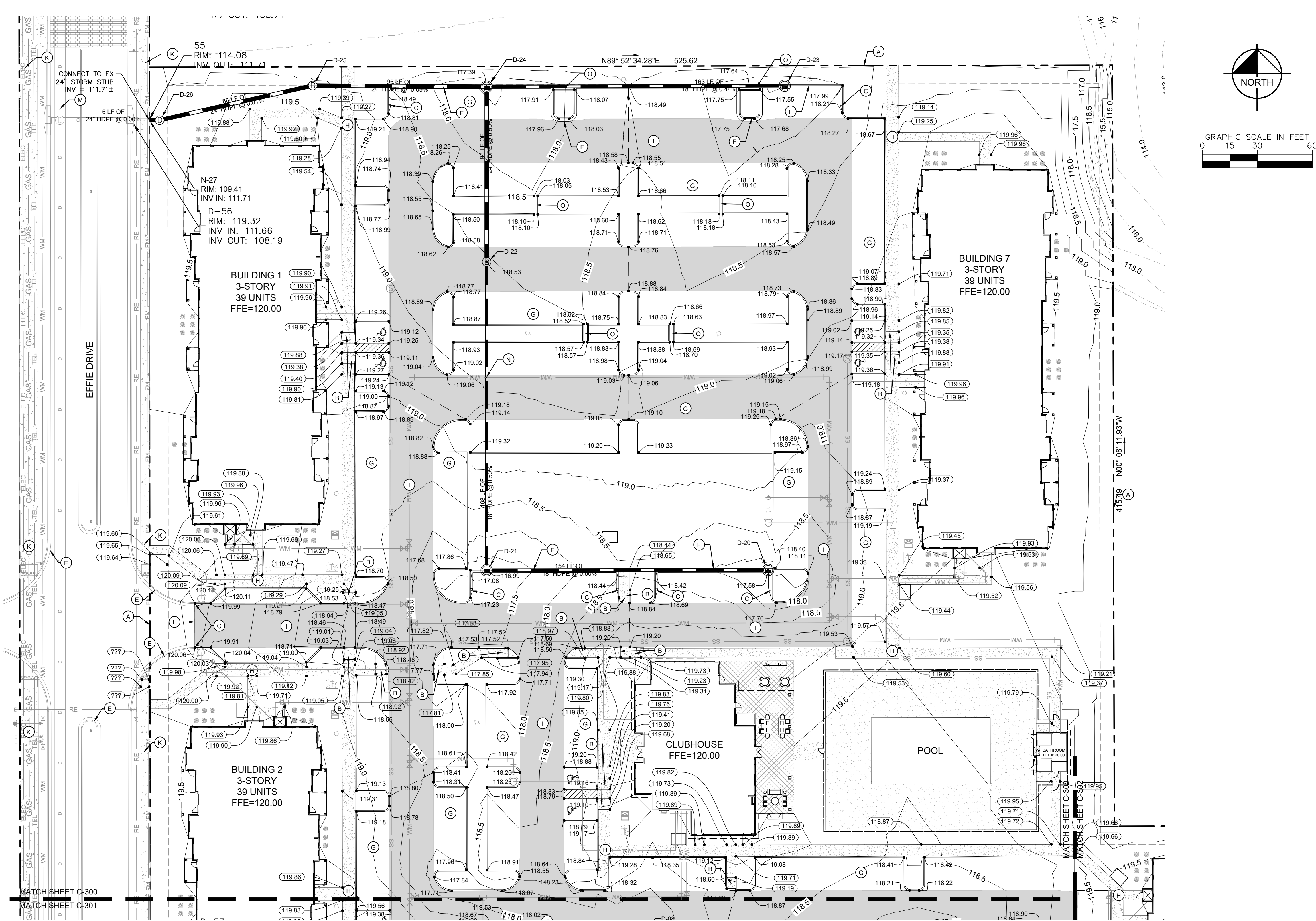
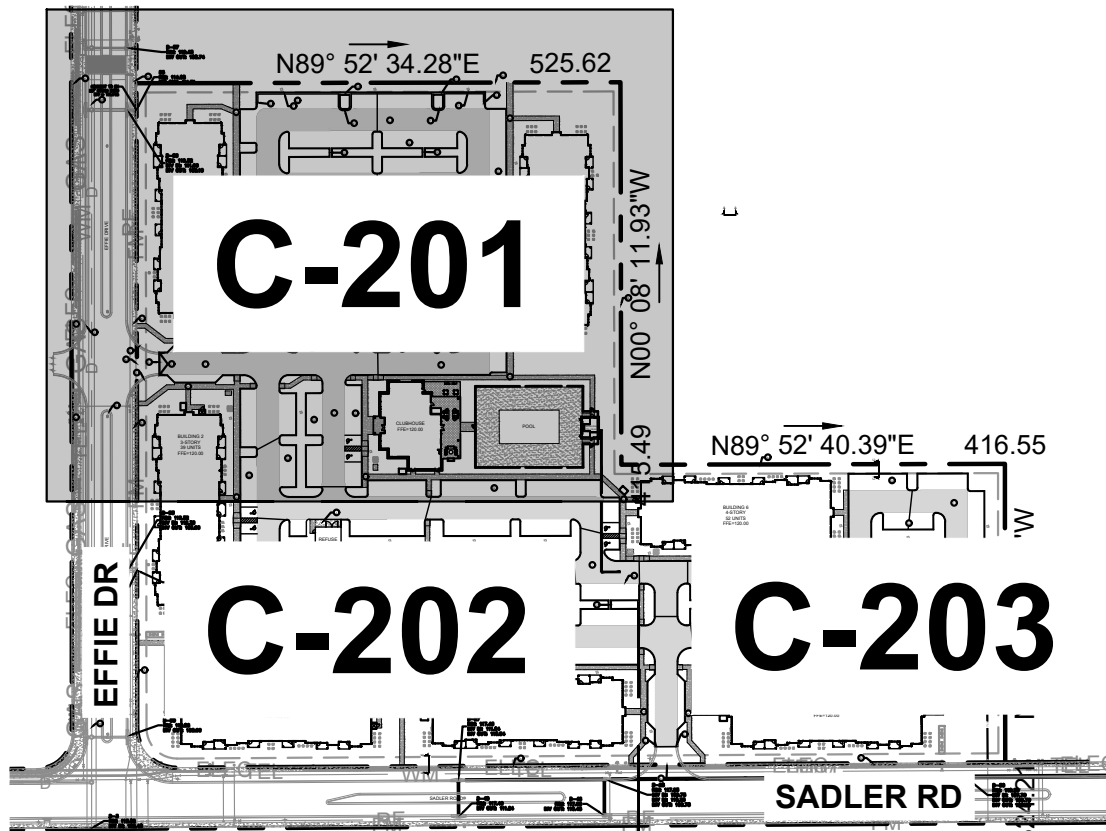
SYMBOL LEGEND

	STANDARD DUTY ASPHALT PAVEMENT		DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
	HEAVY DUTY CONCRETE PAVEMENT		DRAINAGE INLET
	STANDARD CONCRETE SIDEWALK		DRAINAGE MANHOLE
	HEAVY DUTY ASPHALT		DRAINAGE PIPE
	PROPOSED GRADE		WATER MAIN
	TOP OF SIDEWALK GRADE		GRAVITY SEWER MAIN
	DRAINAGE FLOW DIRECTION		PROPERTY LINE
	DENOTES EXISTING FEATURE		PROPOSED CONTOUR
			GRADE BREAK

DRAINAGE NOTES

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
- CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEXES 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
- ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
- SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 6'x6'0" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
- ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
 - FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4" 24" DIAMETER.
 - FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL.
 - NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
- ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
- EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
- PRECAST STRUCTURES MUST BE USED AT CONTRACTORS OPTION.
- ALL STORM PIPES ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
- ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
- CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
- ALL DRAINAGE STRUCTURES TO INCLUDE 2' OF SUMP DEPTH.
- ALL BUILDINGS ROOF DRAINS DOWNSPOUTS TO CONNECT TO SITE DRAINAGE MAIN.

KEY MAP



PAVING AND GRADING NOTES

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
- WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
- THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.

RAINFALL EVENT	MAX STAGE AT THE POND (NAVD 88)
100 YEAR 24 HR	116.23 FT
25 YEAR 24 HR	115.04 FT
10 YEAR 24 HR	114.14 FT

PROPOSED BUILDINGS FFE = 120 FT NAVD 88
MIN INLET ELEVATION = 116.99 FT NAVD 88

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

**PAVING, GRADING
AND DRAINAGE PLAN**

**MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC**

SHEET NUMBER
C-300

CITY OF APOPKA

FLORIDA

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Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-301 PAVING, GRADING AND DRAINAGE PLAN December 19, 2023 02:36:01pm K:\VRB-LDEV\147922000 wld pads mtl-3\CADD\plan\sheet\19-2023-02-36-01pm.k

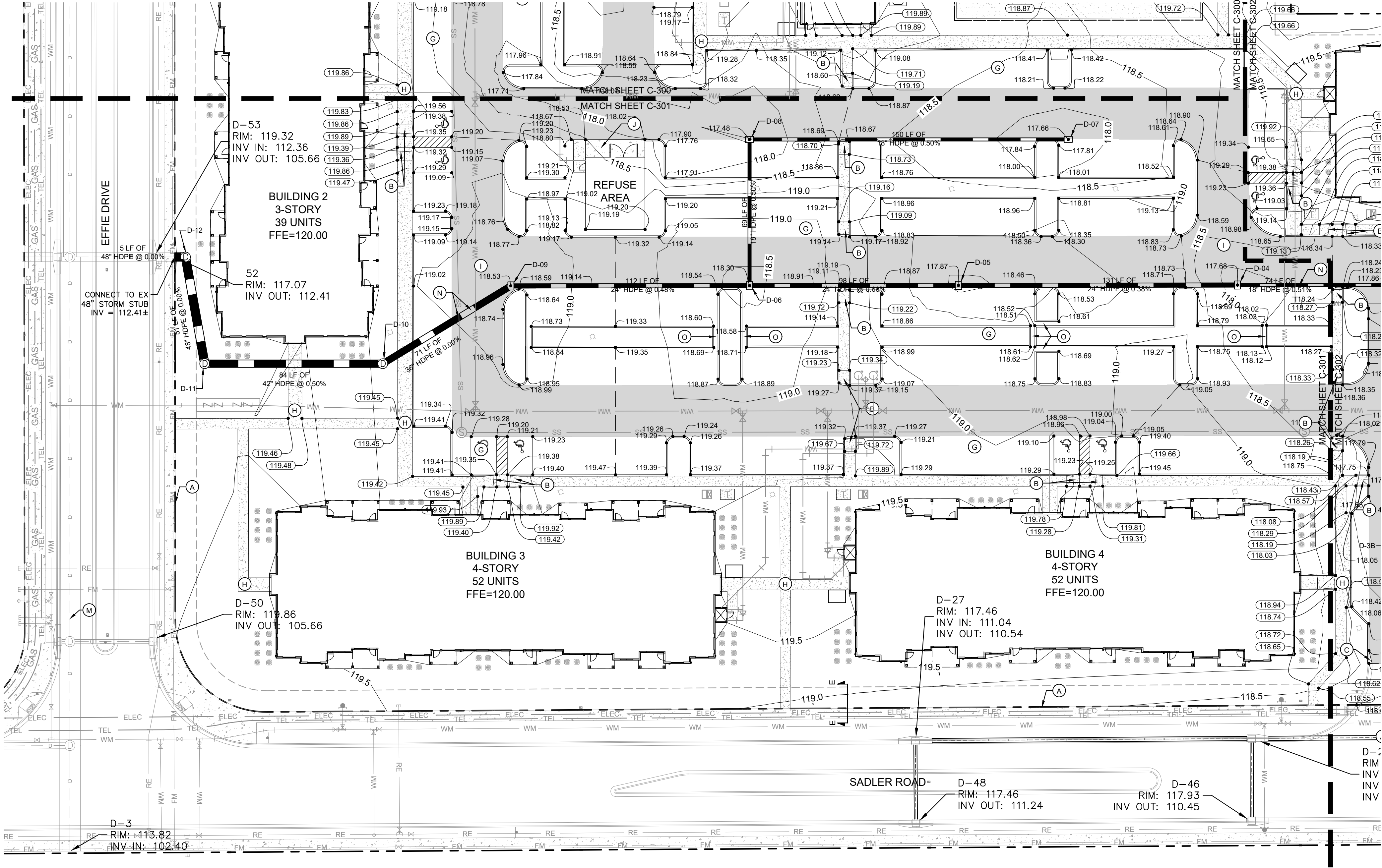
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DRAINAGE STRUCTURE TABLE			
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-01	TYPE C	RIM: 120.38	117.32(W)
D-02	TYPE C	RIM: 119.84	116.77(E) 114.04(W)
D-03	TYPE C	RIM: 118.02	113.20(E) 113.10(W)
D-3A	TYPE C	RIM: 117.86	112.75(S) 112.89(E) 114.81(W)
D-3B	TYPE C	RIM: 117.49	114.05(N)
D-04	TYPE C	RIM: 117.68	114.44(E) 114.34(W)
D-05	TYPE C	RIM: 117.87	113.84(E) 113.74(W)
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DRAINAGE STRUCTURE TABLE			
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D-23	TYPE 9 (C)	RIM: 117.49	113.72(W)
D-24	TYPE 9 (C)	RIM: 117.39	113.00(E) 111.63(W) 111.73(S)
D-25	MH	RIM: 119.09	111.72(E) 111.72(W)
D-26	MH	RIM: 118.22	111.71(E) 111.71(W)

SYMBOL LEGEND

	STANDARD DUTY ASPHALT PAVEMENT		DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
	HEAVY DUTY CONCRETE PAVEMENT		DRAINAGE INLET
	STANDARD CONCRETE SIDEWALK		DRAINAGE MANHOLE
	HEAVY DUTY ASPHALT		DRAINAGE PIPE
	PROPOSED GRADE		WATER MAIN
	TOP OF SIDEWALK GRADE		GRAVITY SEWER MAIN
	DRAINAGE FLOW DIRECTION		PROPERTY LINE
	DENOTES EXISTING FEATURE		PROPOSED CONTOUR
			GRADE BREAK



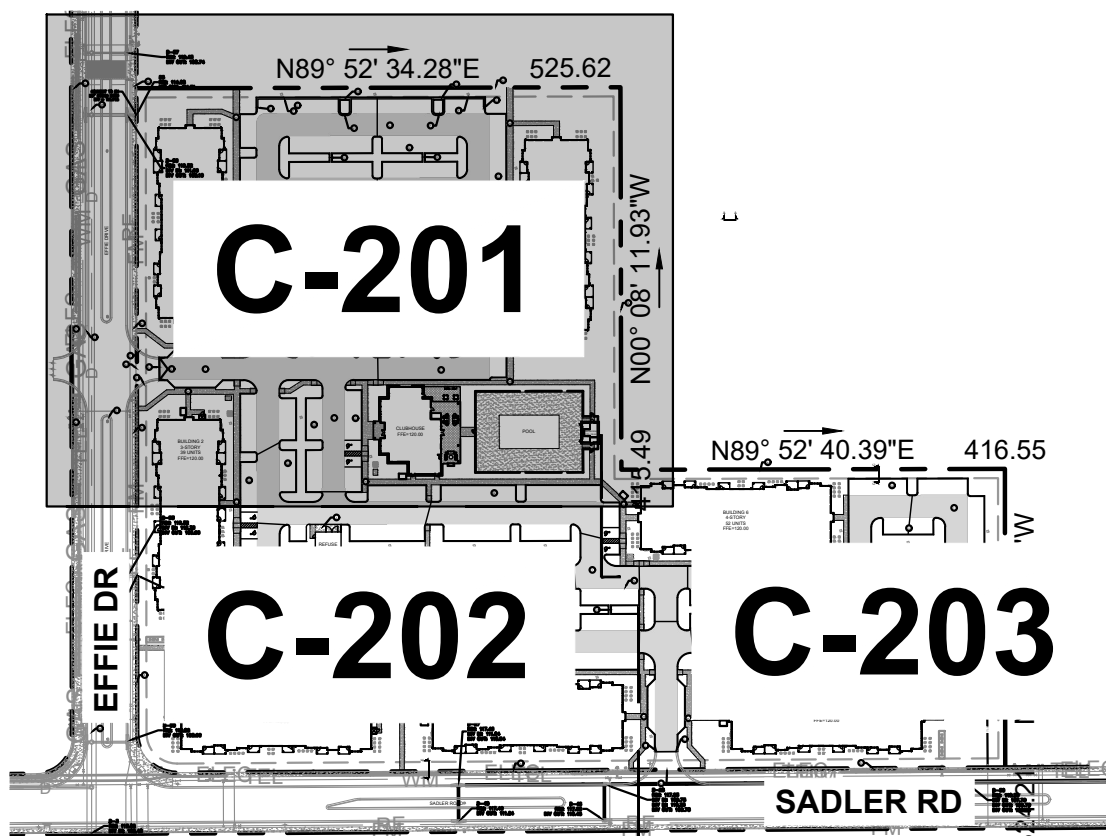
LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3' CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (I) HEAVY DUTY ASPHALT (SEE DETAIL 3 SHEET C-350)
- (J) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2' DRAINAGE CHASE

NOTE:

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

KEY MAP



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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

PAVING, GRADING
AND DRAINAGE PLAN

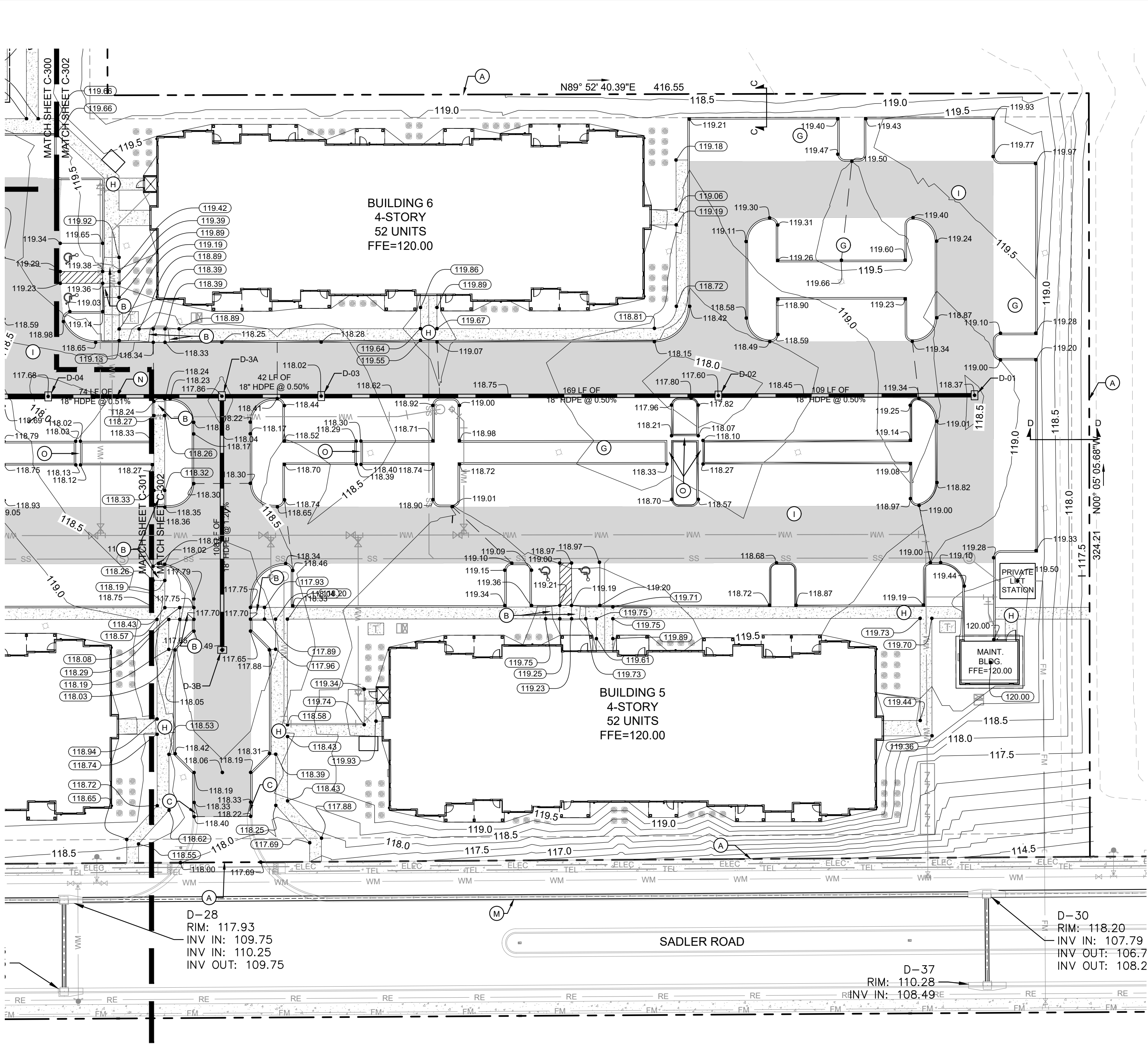
MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER
C-301

12/19/2023

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-302 PAVING, GRADING AND DRAINAGE PLAN December 19, 2023 02:36:13pm K:\V\RE-LDEX\147922000 wld oaks m-3\CADD\plan\sheet\c-302 PAVING, GRADING AND DRAINAGE PLAN.dwg
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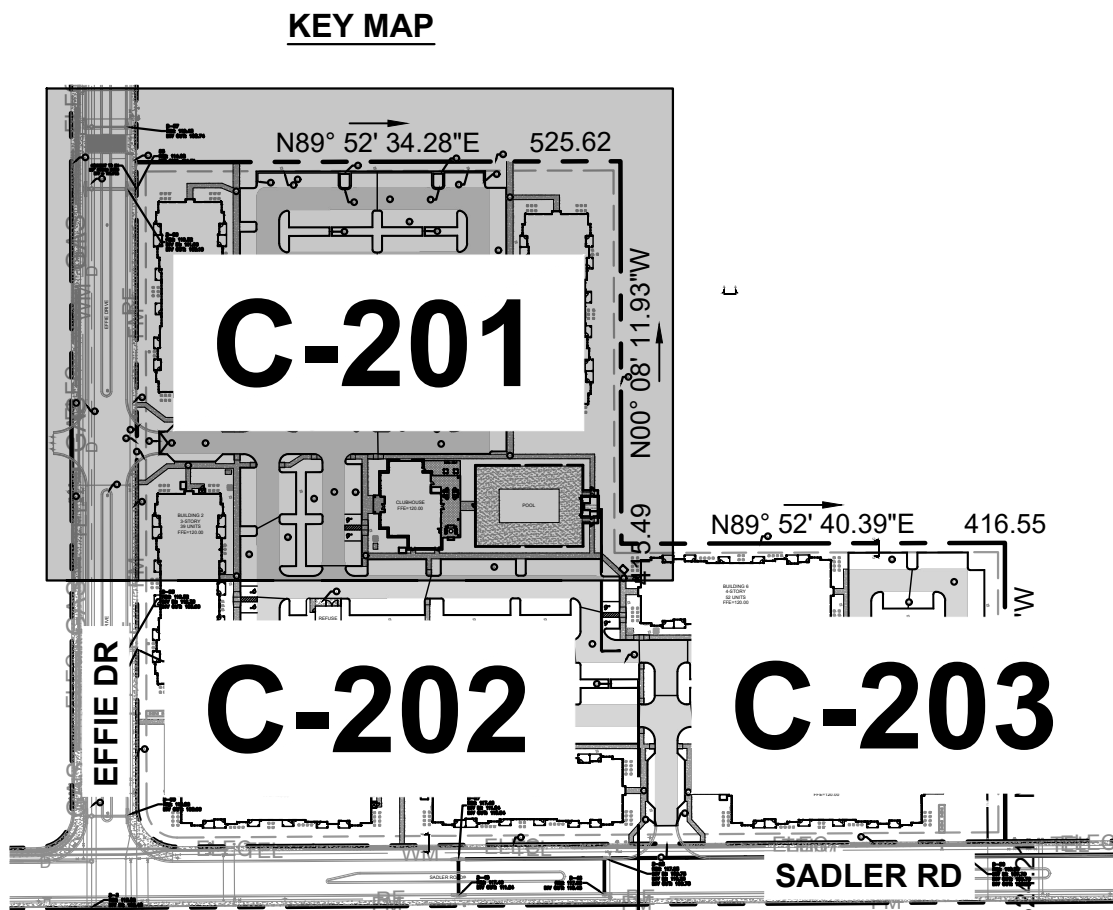


DRAINAGE STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	
D-01	TYPE C	RIM: 120.38	117.32(W)	
D-02	TYPE C	RIM: 119.84	116.77(E) 114.04(W)	
D-03	TYPE C	RIM: 118.02	113.20(E) 113.10(W)	
D-3A	TYPE C	RIM: 117.86	112.75(S) 112.88(E) 114.81(W)	
D-3B	TYPE C	RIM: 117.49	114.05(N)	
D-04	TYPE C	RIM: 117.68	114.44(E) 114.34(W)	
D-05	TYPE C	RIM: 117.87	113.84(E) 113.74(W)	
D-06	TYPE C	RIM: 118.30	113.09(E) 112.99(W) 112.90(N)	
D-07	TYPE C	RIM: 117.66	114.09(W)	
D-08	TYPE C	RIM: 117.48	113.34(E) 113.24(S)	
D-09	TYPE C	RIM: 118.53	112.45(E) 112.45(SW)	

DRAINAGE STRUCTURE TABLE				
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)	
D-10	MH	RIM: 119.47	112.45(NE) 111.87(W)	
D-11	MH	RIM: 119.34	111.45(E) 112.41(N)	
D-12	MH	RIM: 119.13	112.41(S) 112.41(W)	
D-20	TYPE 9 (C)	RIM: 117.58	114.02(W)	
D-21	TYPE 9 (C)	RIM: 116.99	113.25(E) 113.15(N)	
D-22	MH	RIM: 118.53	112.31(S) 112.21(N)	
D-23	TYPE 9 (C)	RIM: 117.49	113.72(W)	
D-24	TYPE 9 (C)	RIM: 117.39	113.00(E) 111.63(W) 111.73(S)	
D-25	MH	RIM: 119.09	111.72(E) 111.72(W)	
D-26	MH	RIM: 118.22	111.71(E) 111.71(W)	

SYMBOL LEGEND

	STANDARD DUTY ASPHALT PAVEMENT		DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
	HEAVY DUTY CONCRETE PAVEMENT		DRAINAGE INLET
	STANDARD CONCRETE SIDEWALK		DRAINAGE MANHOLE
	HEAVY DUTY ASPHALT		DRAINAGE PIPE
	PROPOSED GRADE		WM WATER MAIN
	TOP OF SIDEWALK GRADE		SS GRAVITY SEWER MAIN
	DRAINAGE FLOW DIRECTION		PROPERTY LINE
	EX DENOTES EXISTING FEATURE		PROPOSED CONTOUR
			GRADE BREAK



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3' CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (I) HEAVY DUTY ASPHALT (SEE DETAIL 3 SHEET C-350)
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- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2' DRAINAGE CHASE

NOTE:

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

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KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

**PAVING, GRADING
AND DRAINAGE PLAN**

**MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC**

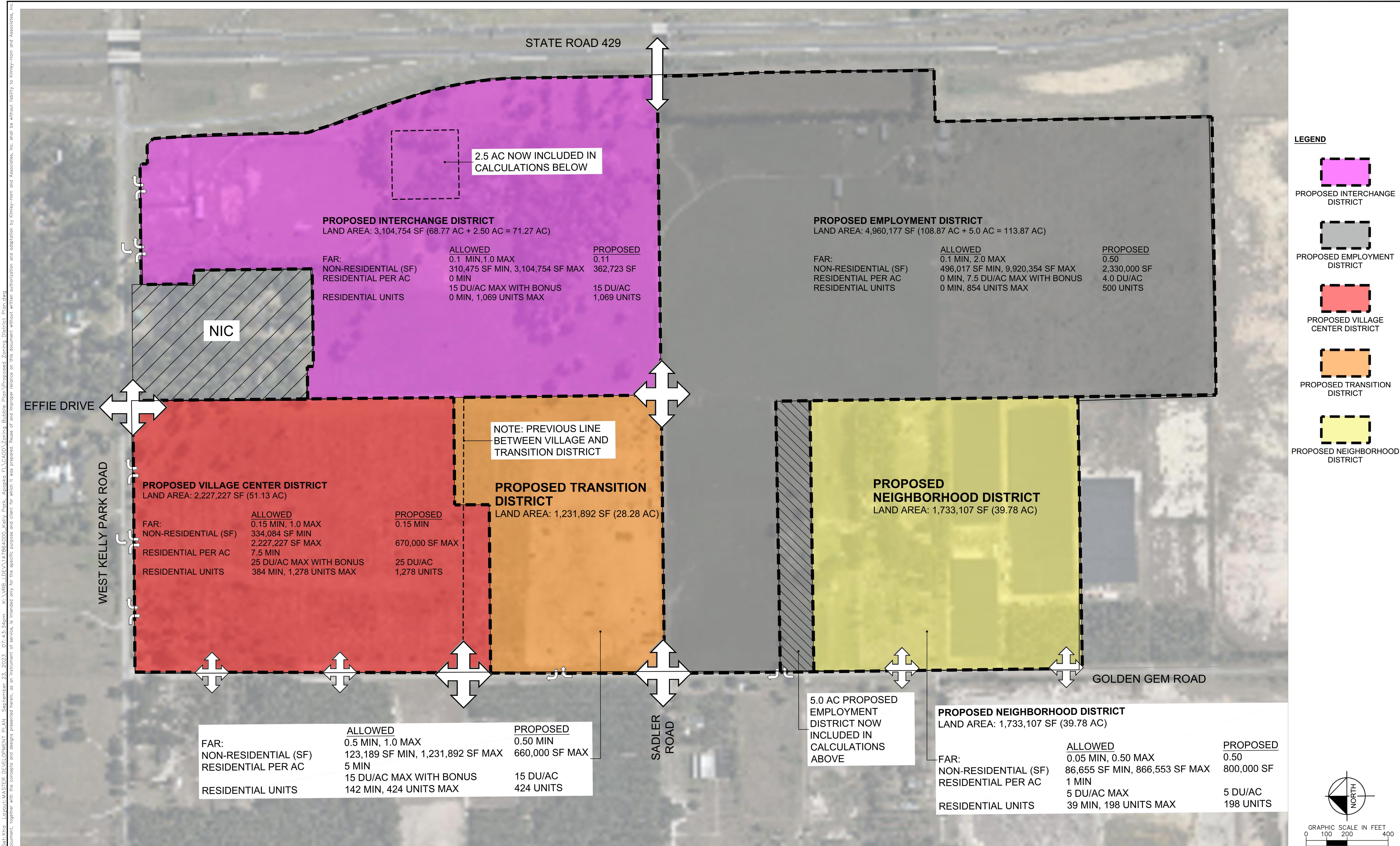
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-302

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12/19/2023

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-310 APPROVED MASTER PLAN December 19, 2023 02:35:30pm K:\VRB_LDEV\147922000 wyld oaks mfc-3\CADD\plansheets\C-250 APPROVED MASTER PLAN.dwg
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WYLD OAKS

KPI-MU REZONING
MASTER DEVELOPMENT PLAN
OVERLAY ZONING DISTRICT BUBBLE PLAN

DATE: 03-09-2023

SHEET NUMBER

MDP-1A

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC
CITY OF APOPKA FLORIDA

APPROVED MASTER
PLAN

KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

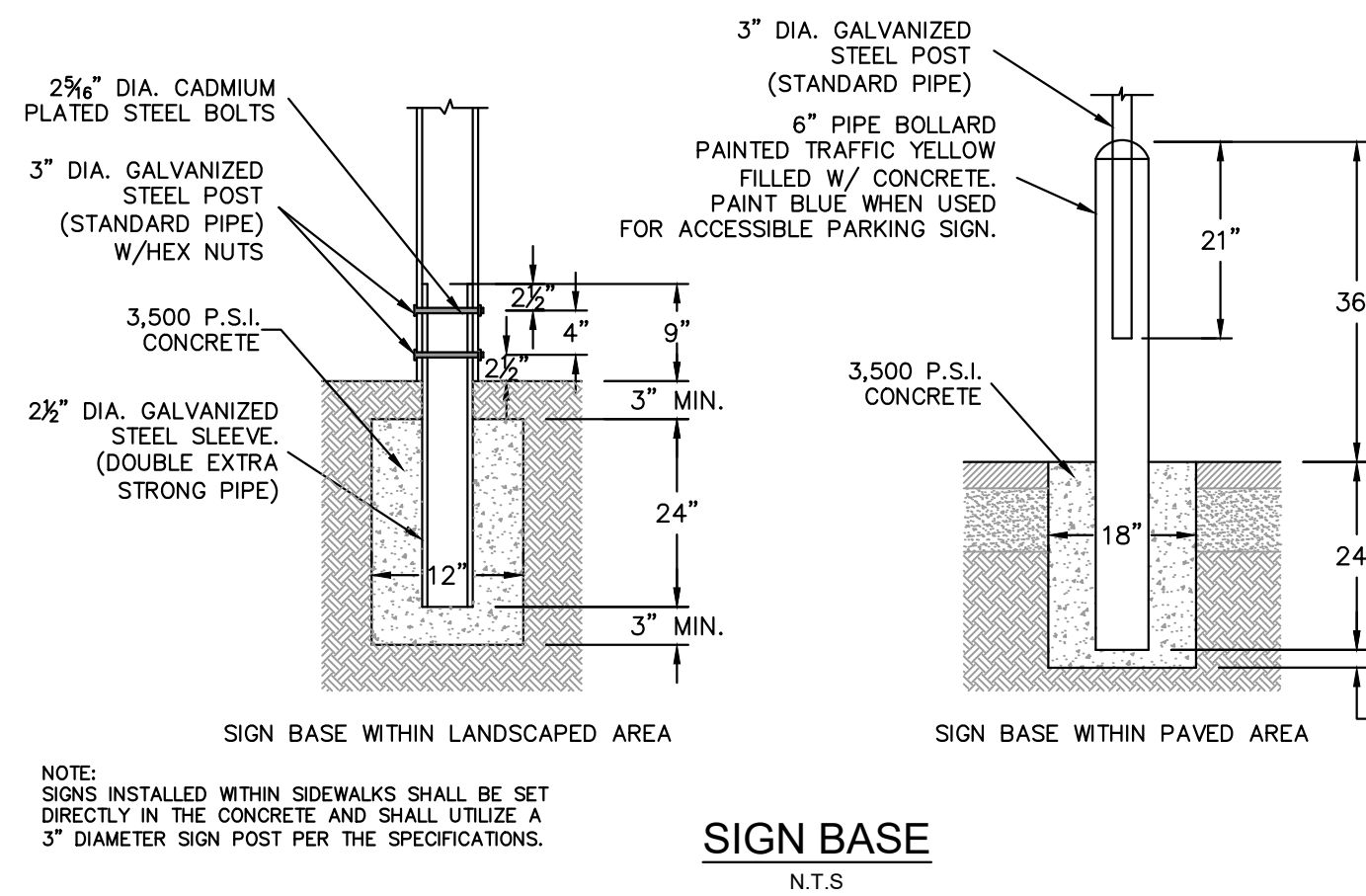
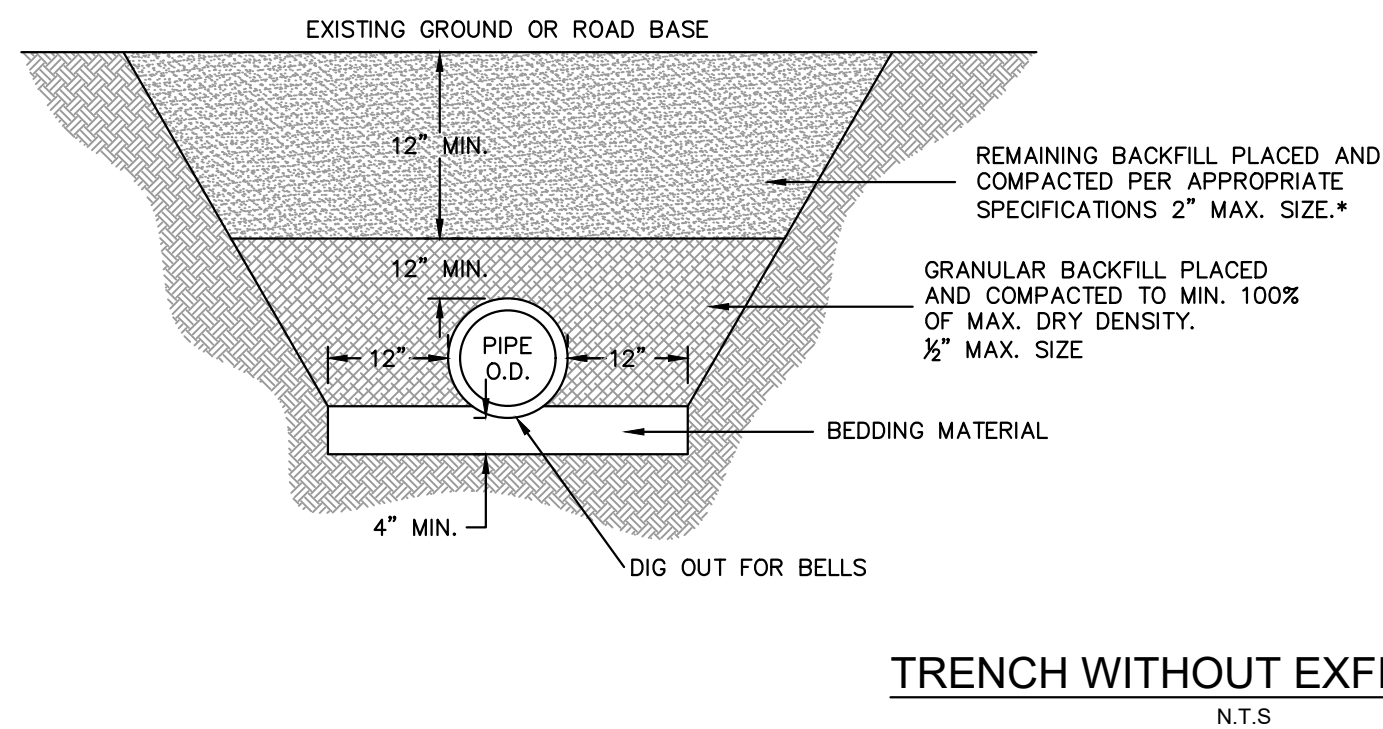
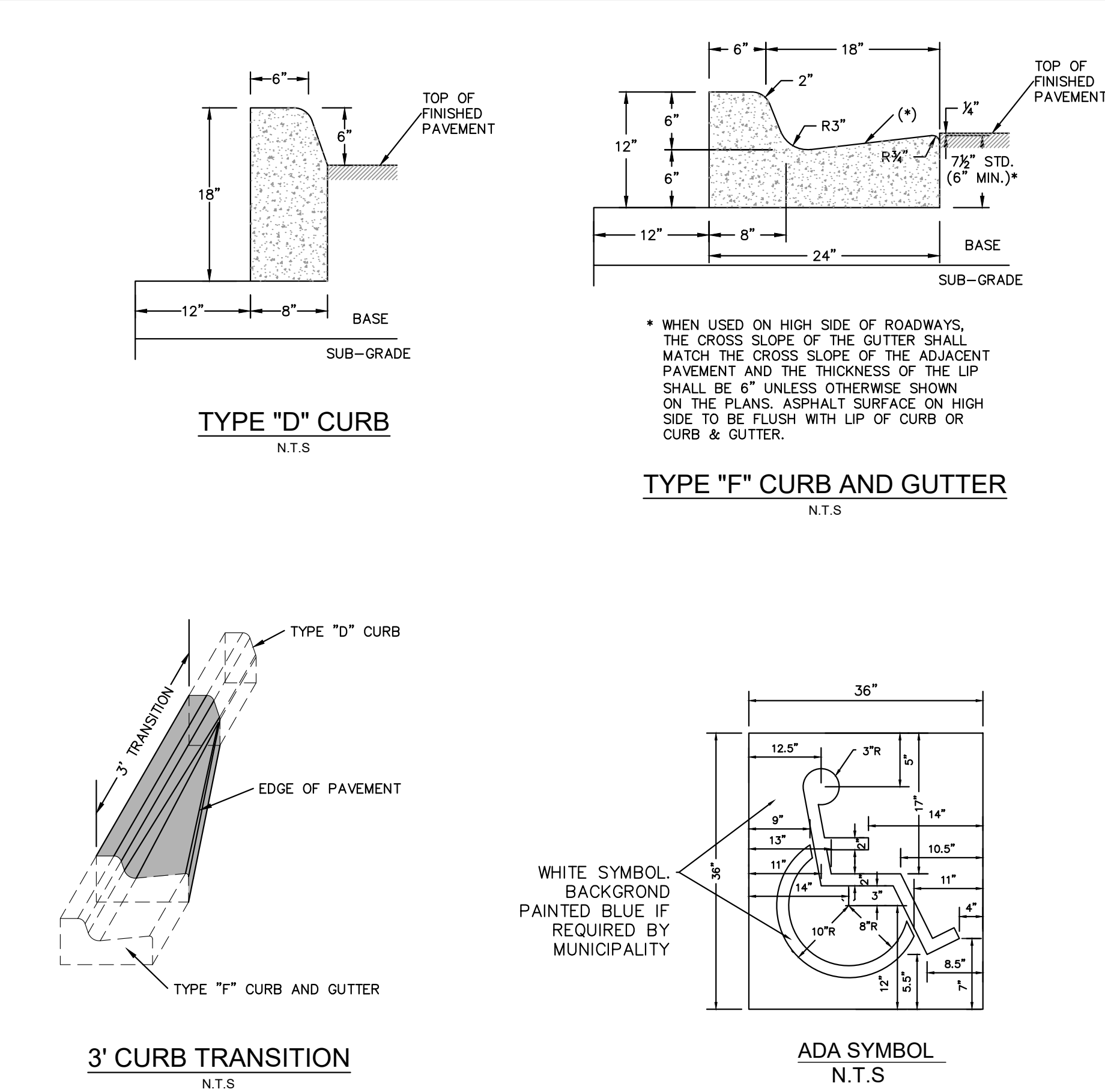
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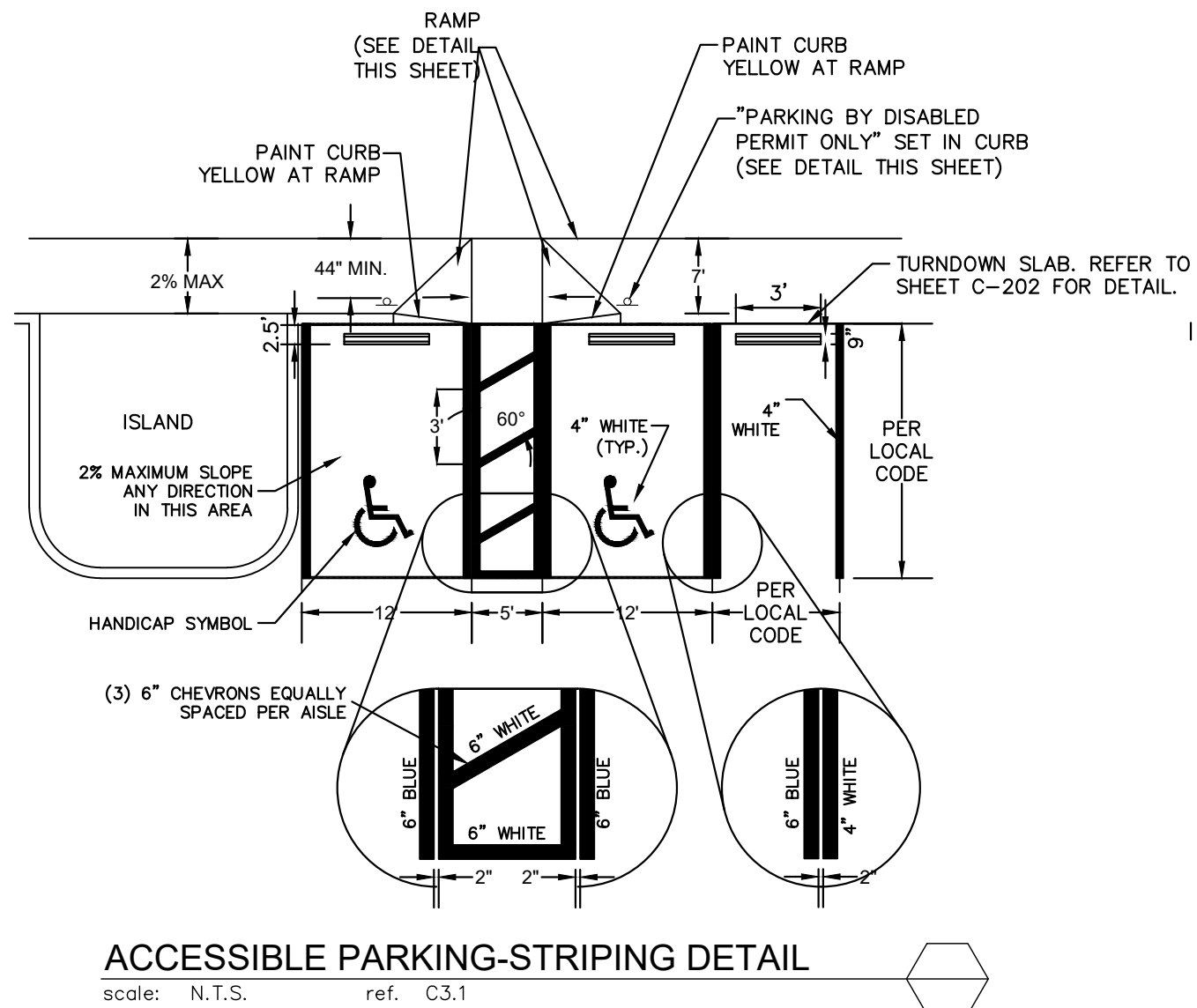
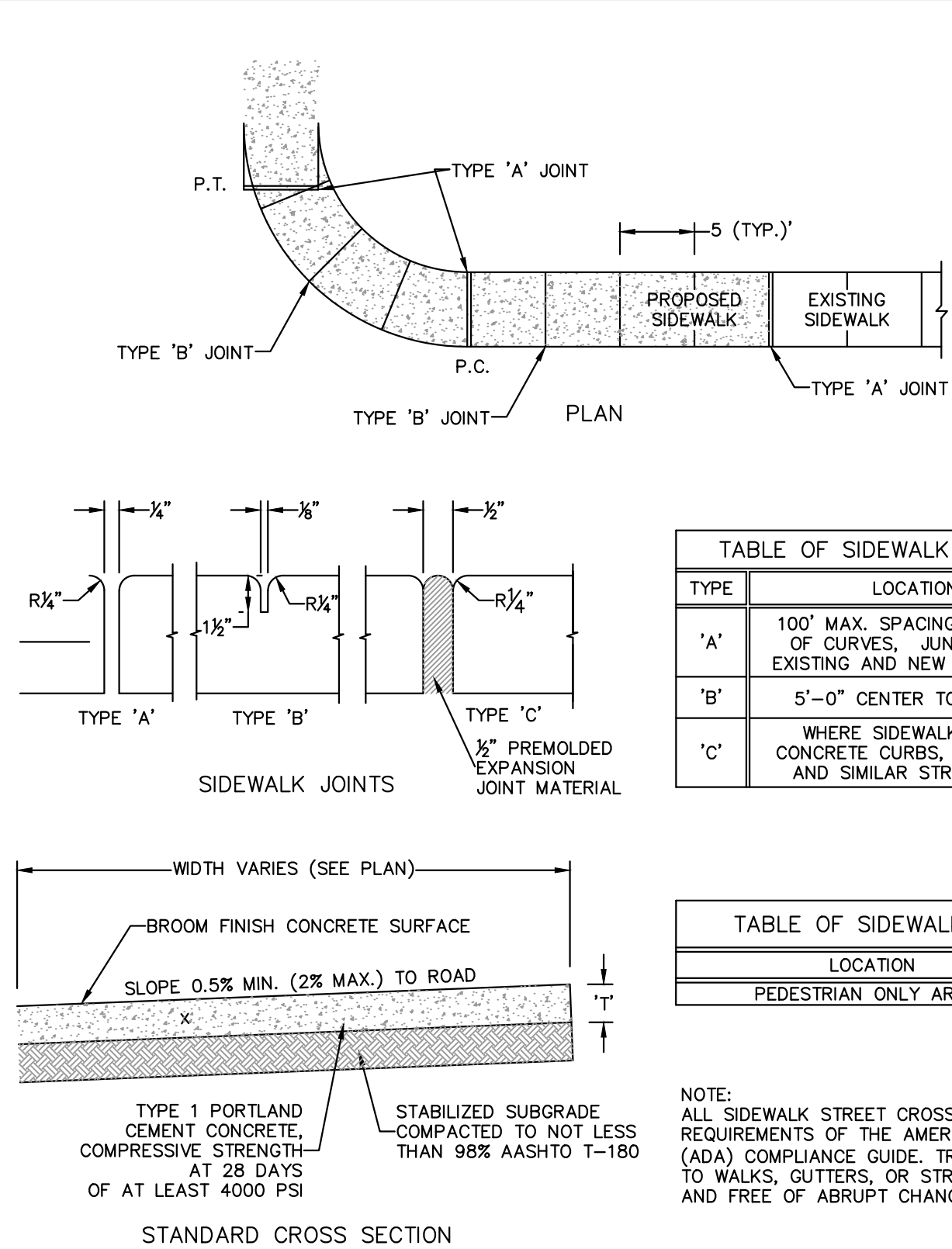
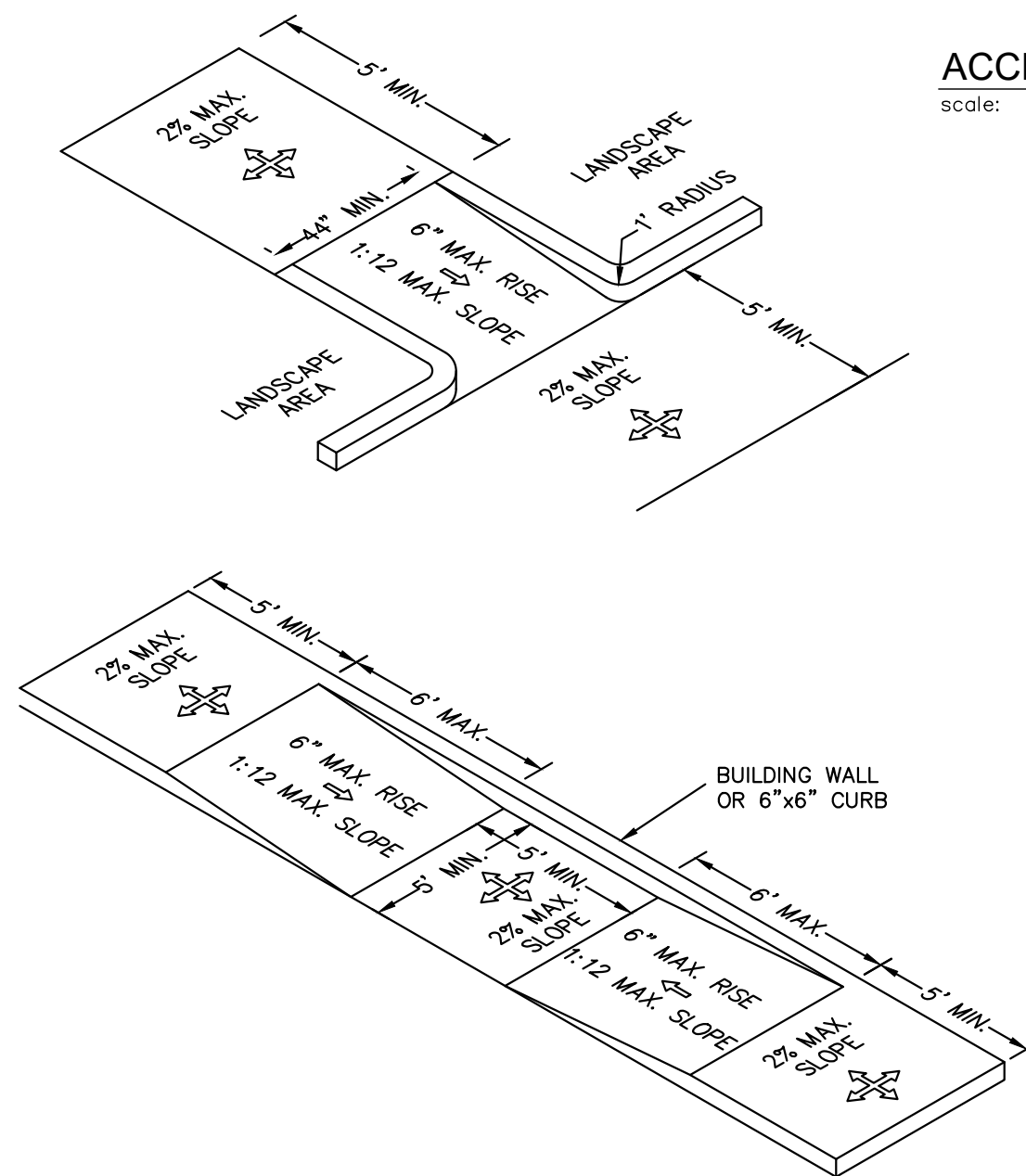
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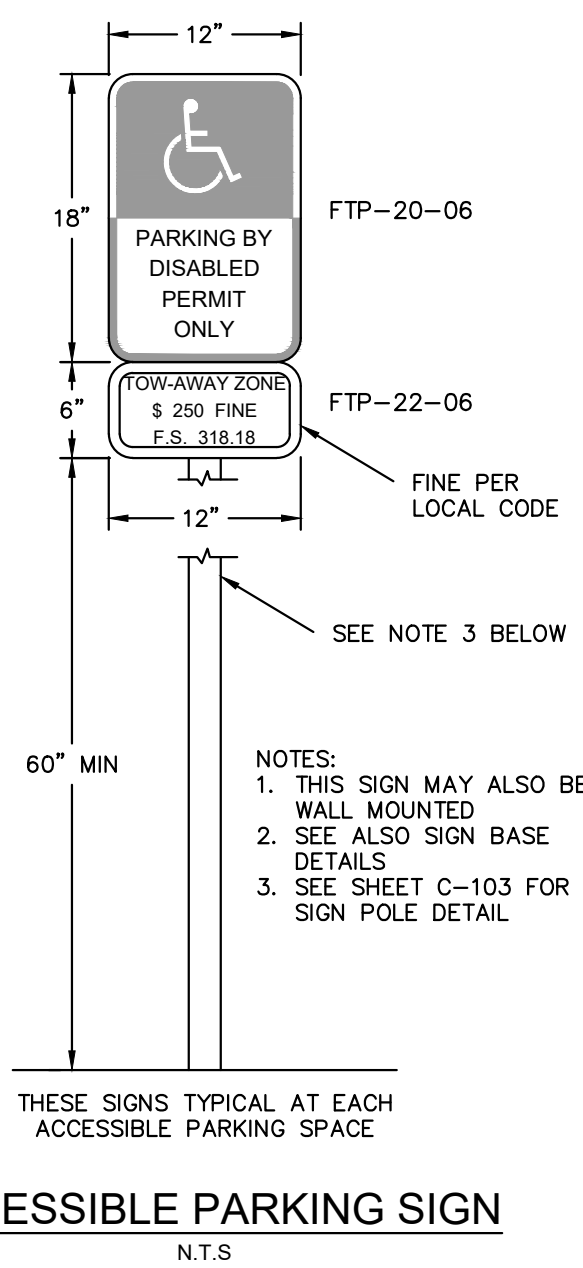
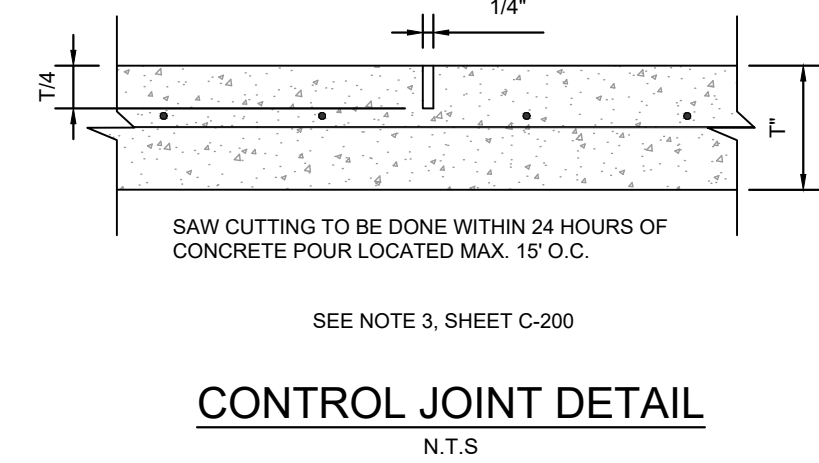
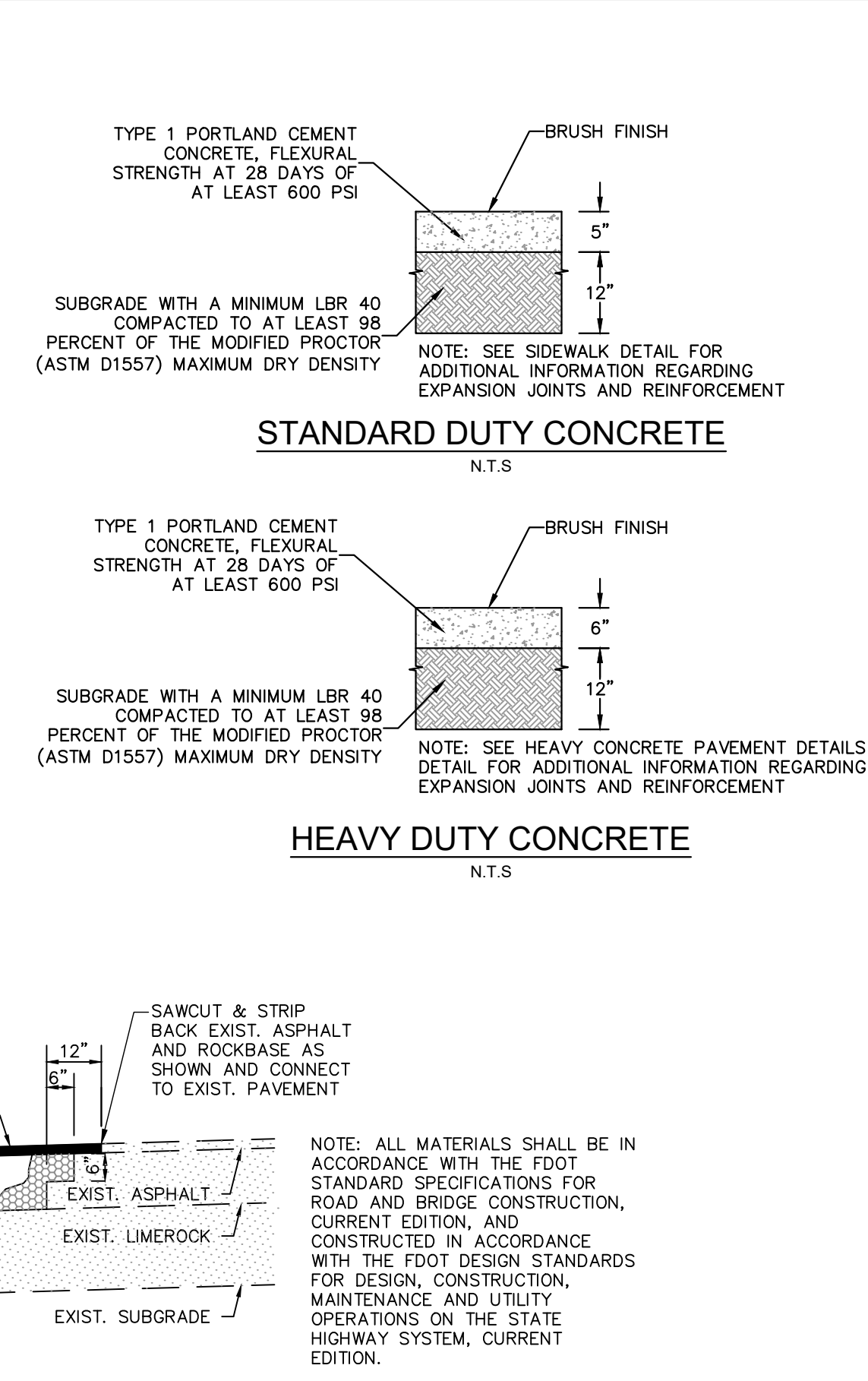
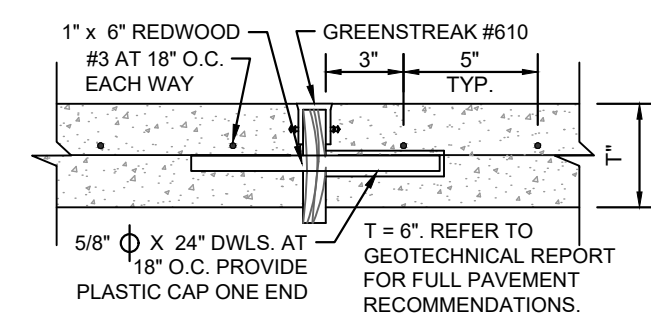
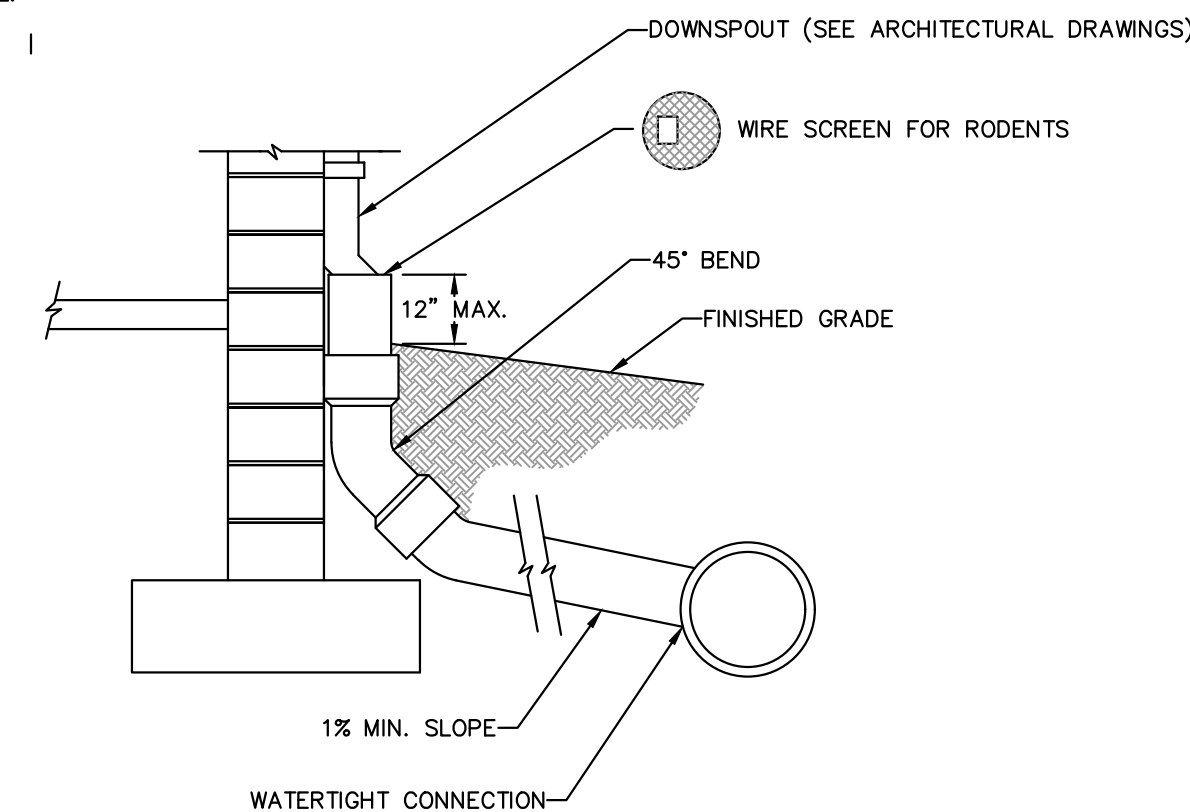
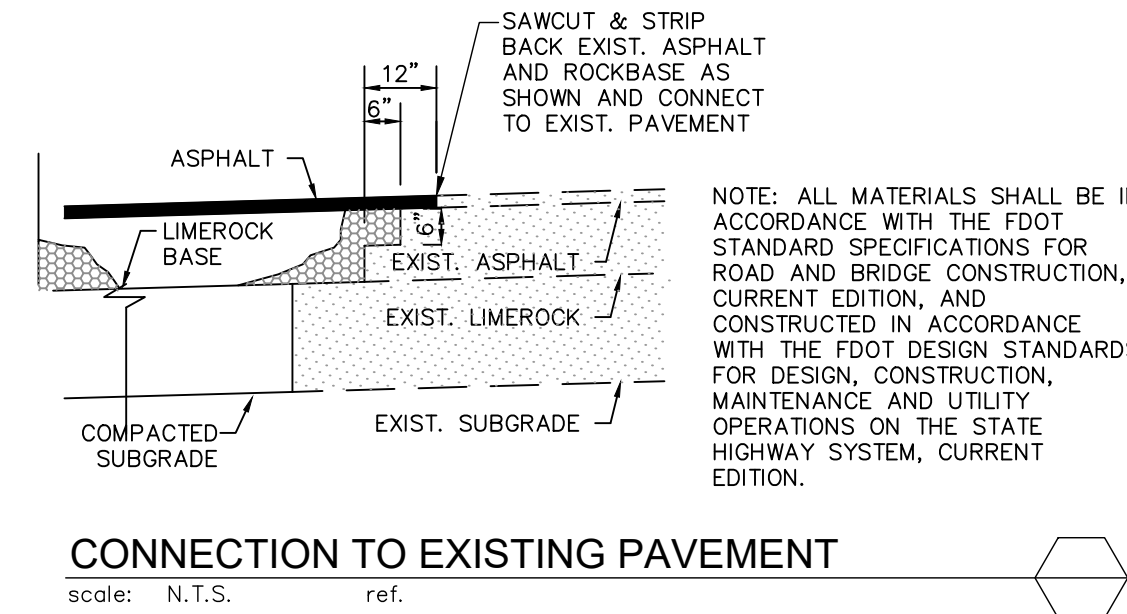
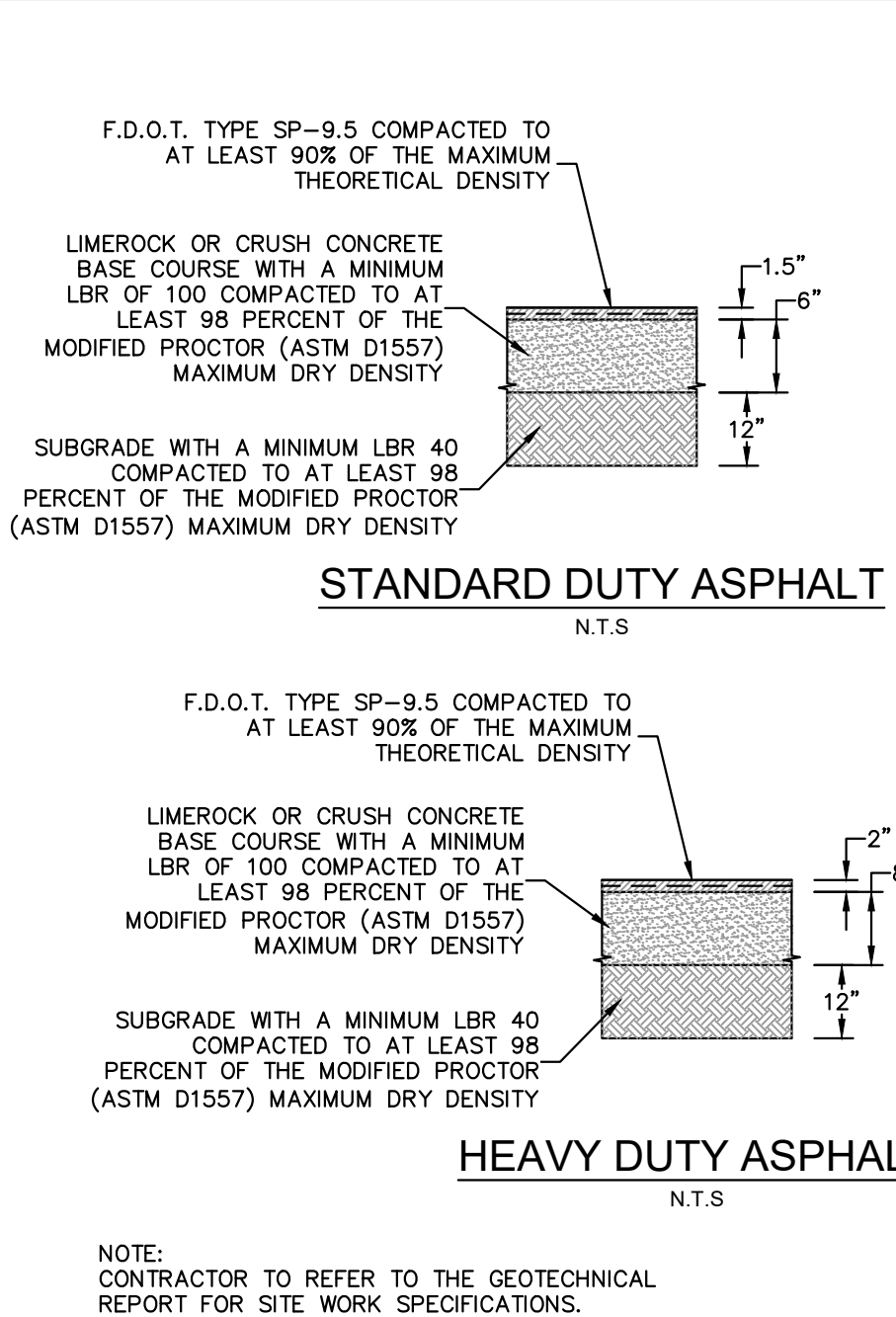
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- NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX. SIZE). UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
 2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
 3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
 4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
 5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.
- * COMPACT TO 98% OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..



1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL- IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C.11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT- OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
8. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
9. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED 1/4" WITHOUT A RAMP PER SECTION 11-4.3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.



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KHA PROJECT
147922000

DATE
08/31/2023

SCALE
AS SHOWN

DESIGNED BY
ESM

DRAWN BY
ESM

CHECKED BY
KMR

PAVING, GRADING
AND DRAINAGE
DETAILS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

FLORIDA
CITY OF APOPKA

SHEET NUMBER
C-350

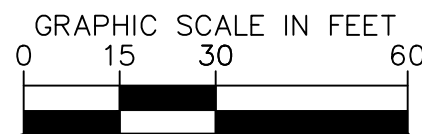
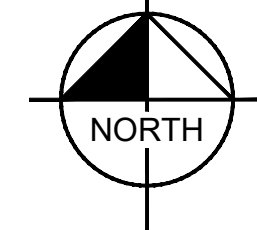
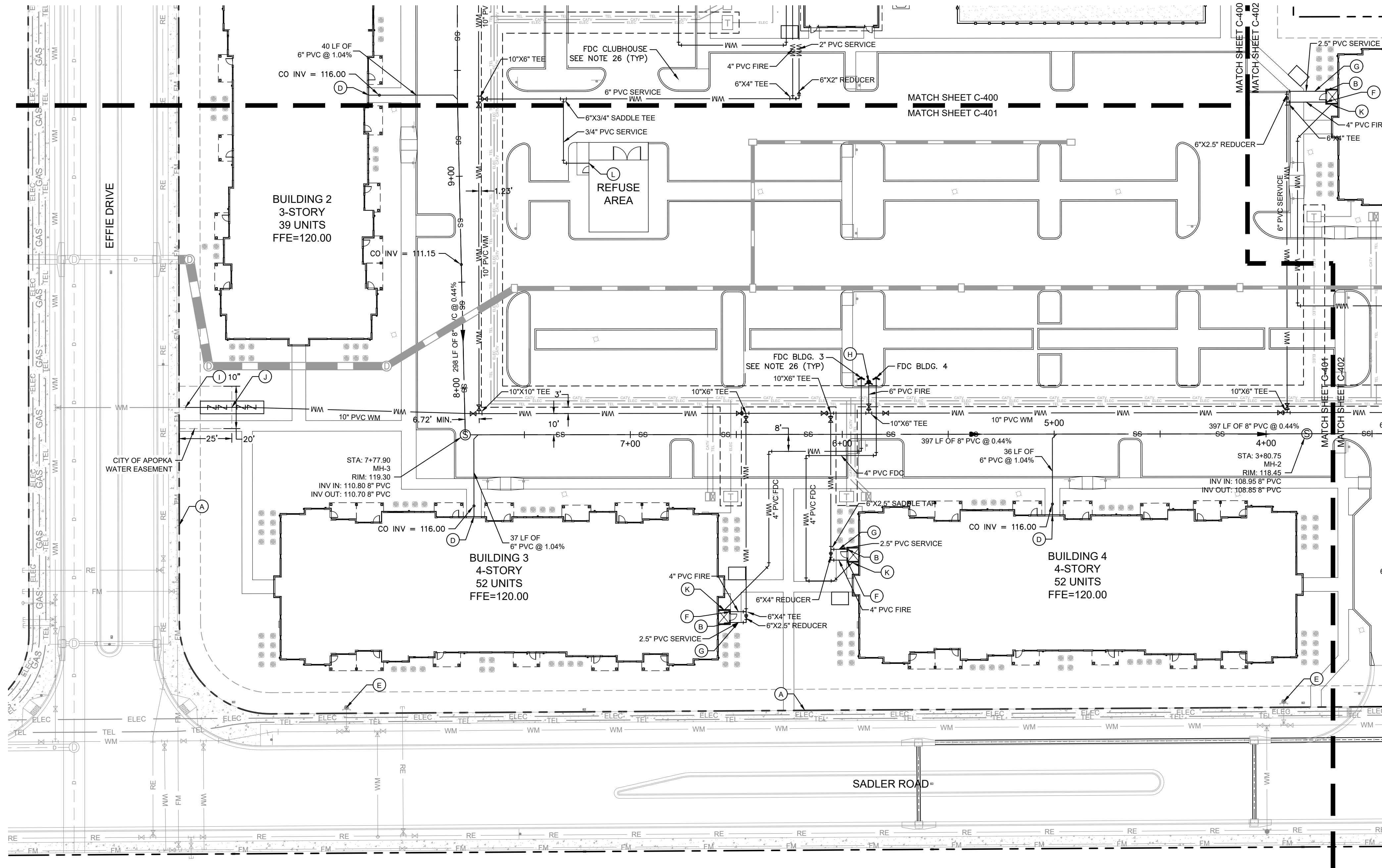
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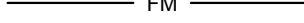
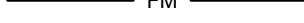
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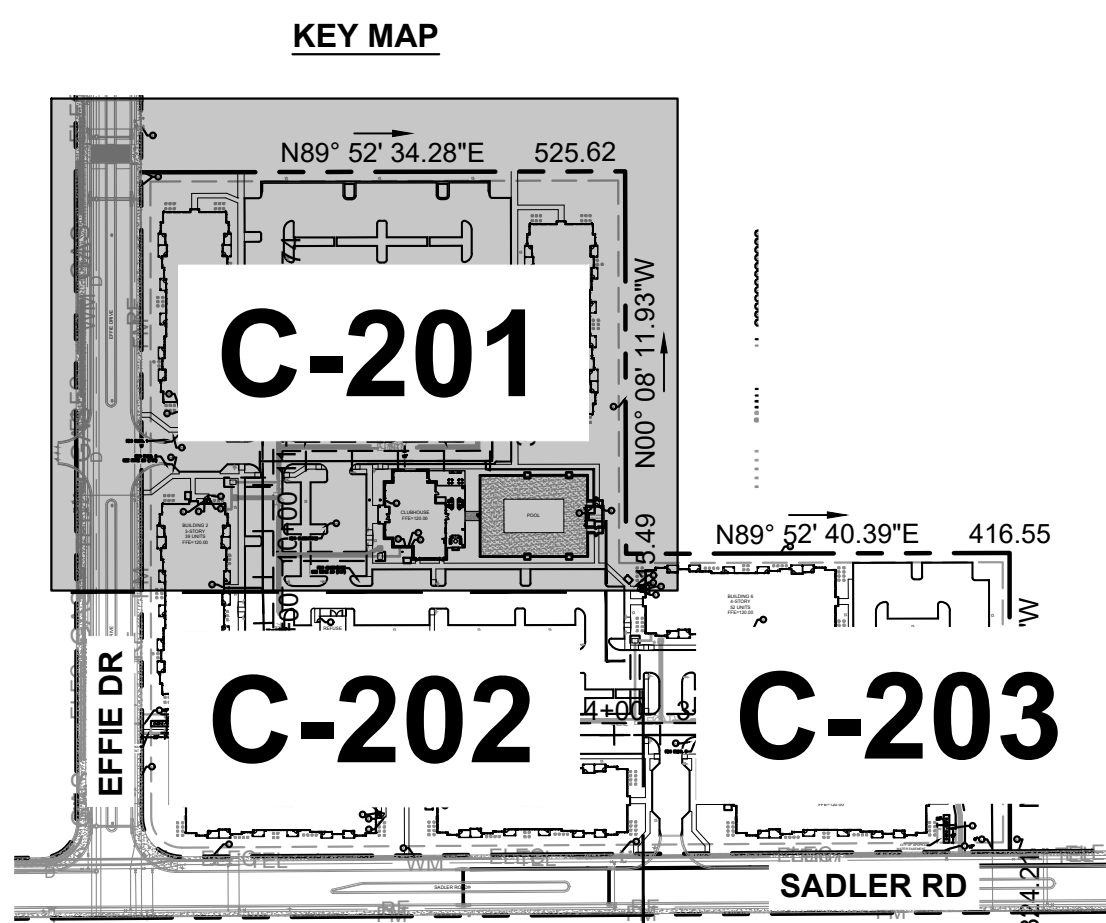
- (A) PROPERTY LINE
- (B) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) SANITARY SEWER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (E) EXISTING FIRE HYDRANT
- (F) FIRE LINE CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (G) SAMPLE POINT
- (H) FIRE HYDRANT
- (I) CONTRACTOR TO REMOVE EXISTING CAP AND CONNECT (SIZE NOTED)
- (J) FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-45)
- (K) FIRE DEPARTMENT CONNECTION (FDC) (REFER TO MEP PLANS FOR CONTINUATION)
- (L) HOSE BIB

LEGEND

- | | | |
|---|------|--|
|  | WM | WATER LINE |
|  | WIM | EXISTING WATER MAIN |
|  | | PROPOSED GATE VALVE |
| | | |
|  | | MASTER METER ASSEMBLY PER CITY DETAILS |
| | | |
|  | | FIRE HYDRANT |
|  | | FIRE DEPARTMENT CONNECTION (FDC) |
|  | | REDUCER (SIZE NOTED) |
| | | |
|  | FM | PROPOSED SANITARY FORCE MAIN |
|  | SS | PROPOSED GRAVITY SANITARY SEWER |
|  | FM | EXISTING SANITARY FORCE MAIN |
|  | RE | EXISTING RECLAIM LINE |
|  | | EXISTING DRAINAGE |
|  | | PROPOSED DRAINAGE (REFER TO PGD PLANS) |
| | | |
|  | | EXISTING LIGHT POLE |
| | | |
|  | | TRANSFORMER ON CONCRETE PAD |
| | | |
|  | ELEC | EXISTING ELECTRIC LINE |
|  | GAS | EXISTING GAS LINE |
| | | |
|  | ELEC | PROPOSED ELECTRIC LINE |
|  | TEL | PROPOSED TELECOMMUNICATIONS LINE |
|  | CATV | PROPOSED CATV LINE |

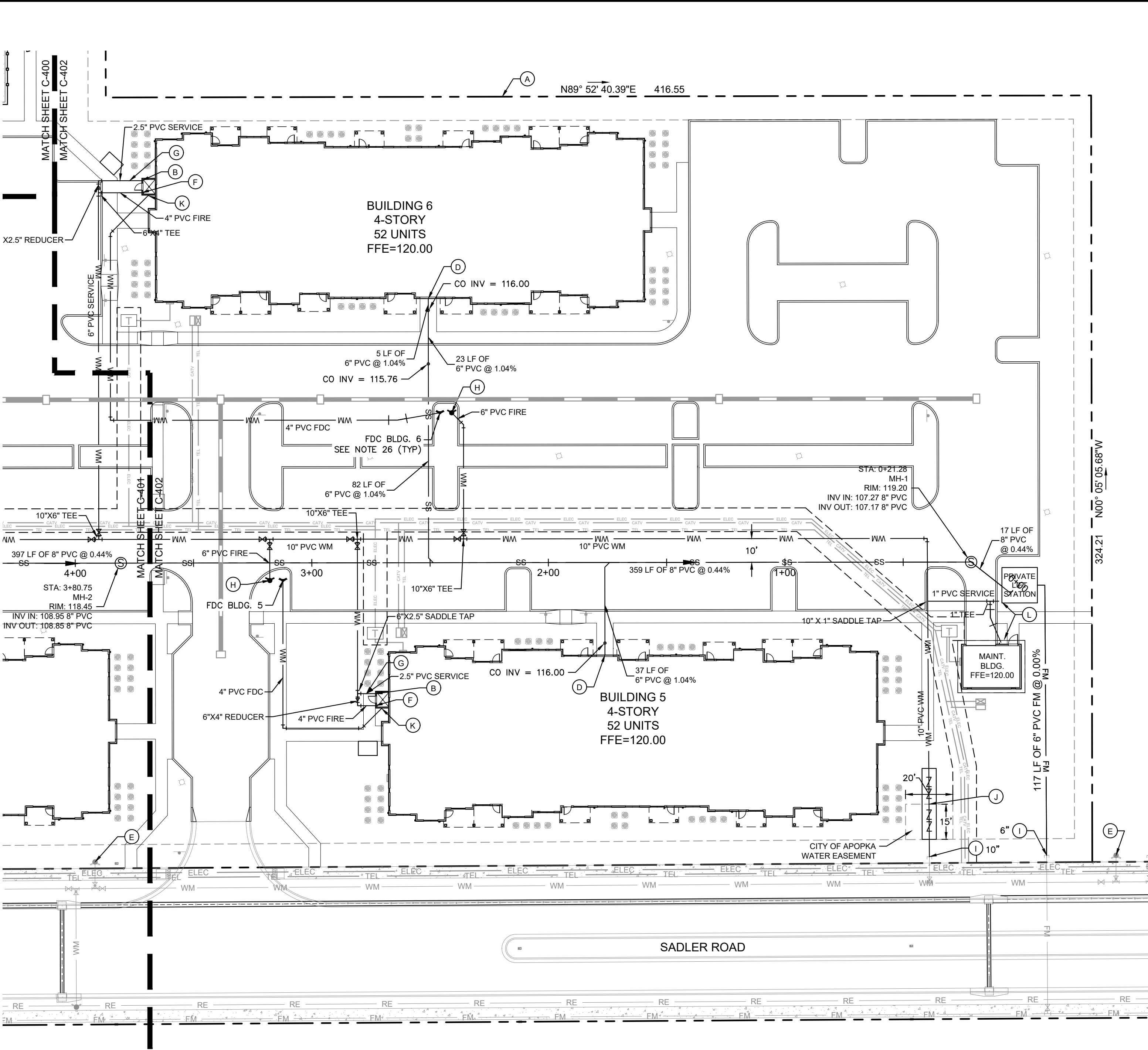
UTILITY NOTES

1. SEE NOTES, SHEET C-400
2. FIRE FLOW CALCULATIONS FOUND ON SHEET C-400

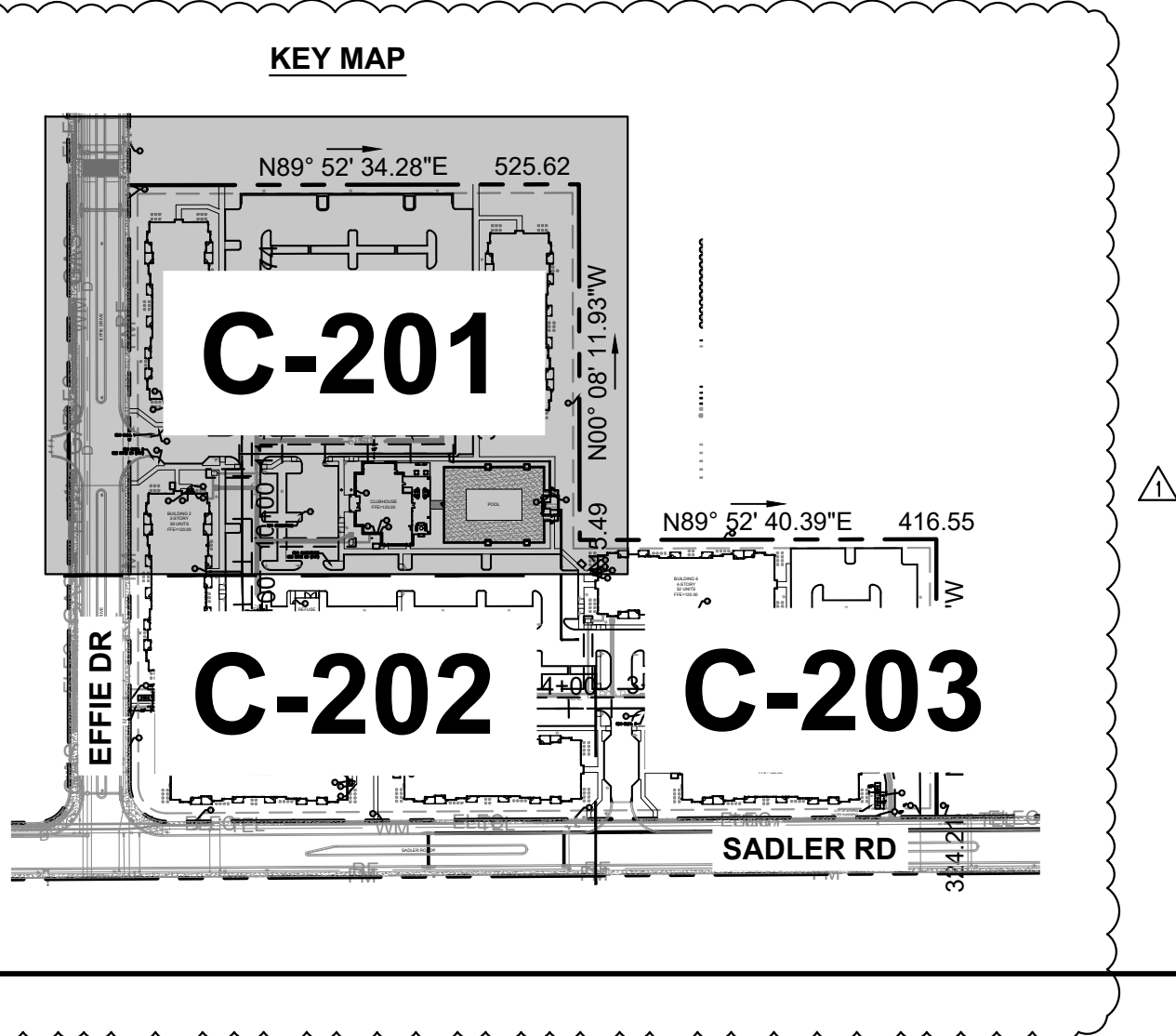


NOTE:
PRIVATE FIRE SERVICE MAIN SHOWN
FOR ALIGNMENT PURPOSES ONLY. FIRE
SERVICE MAIN TO BE DESIGNED BY A
LICENSED FIRE SERVICE DESIGNER.
PRIVATE FIRE SYSTEM MAIN DESIGN
INSTALLATION IS PER NFPA 24.
PLUMBING CONTRACTOR MUST SECURE
FIRE SERVICE PERMIT.

Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: C-402 UTILITY PLAN December 19, 2023 02:37:07pm K:\VRB-LDEV\147922000.wld coks m\3-CADD\plant\sheet\C-400 UTILITY PLAN.dwg
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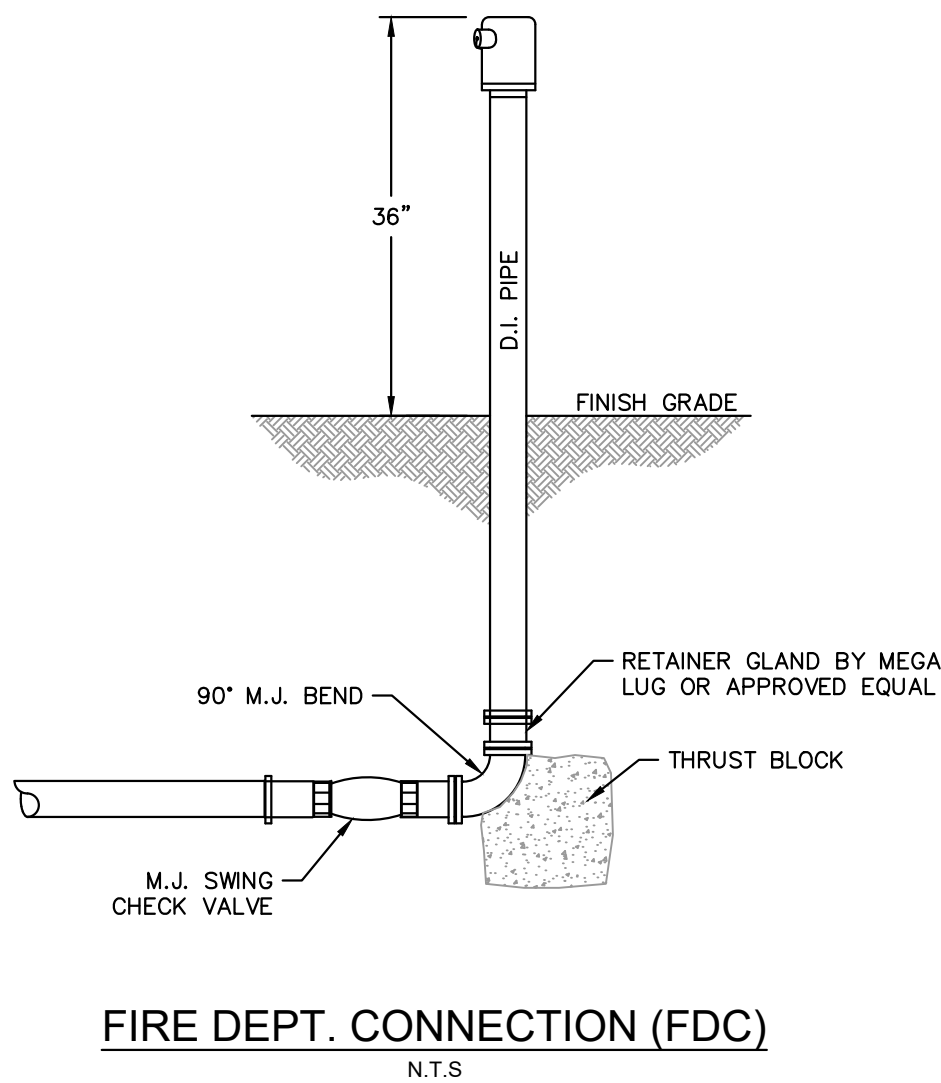
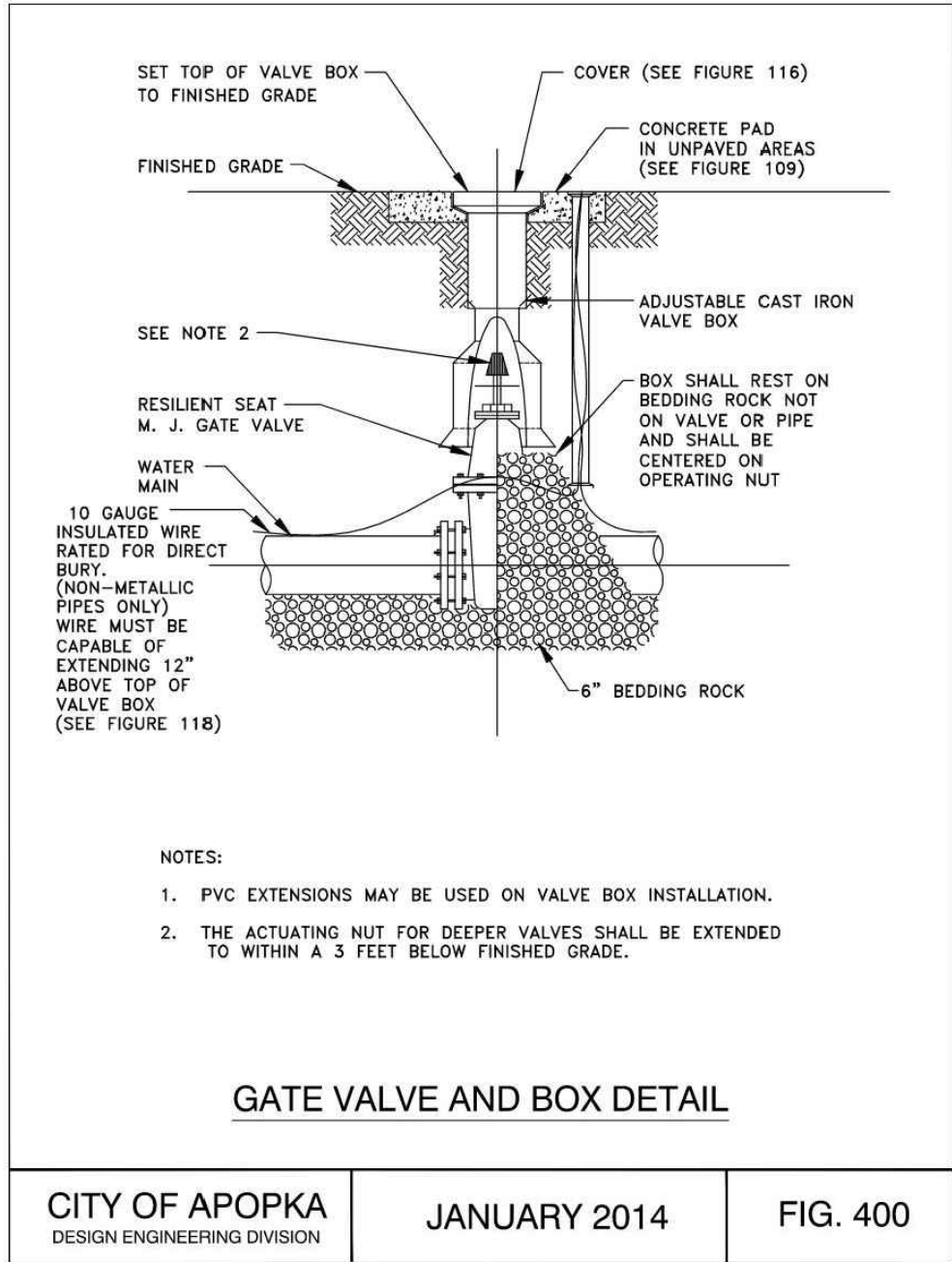
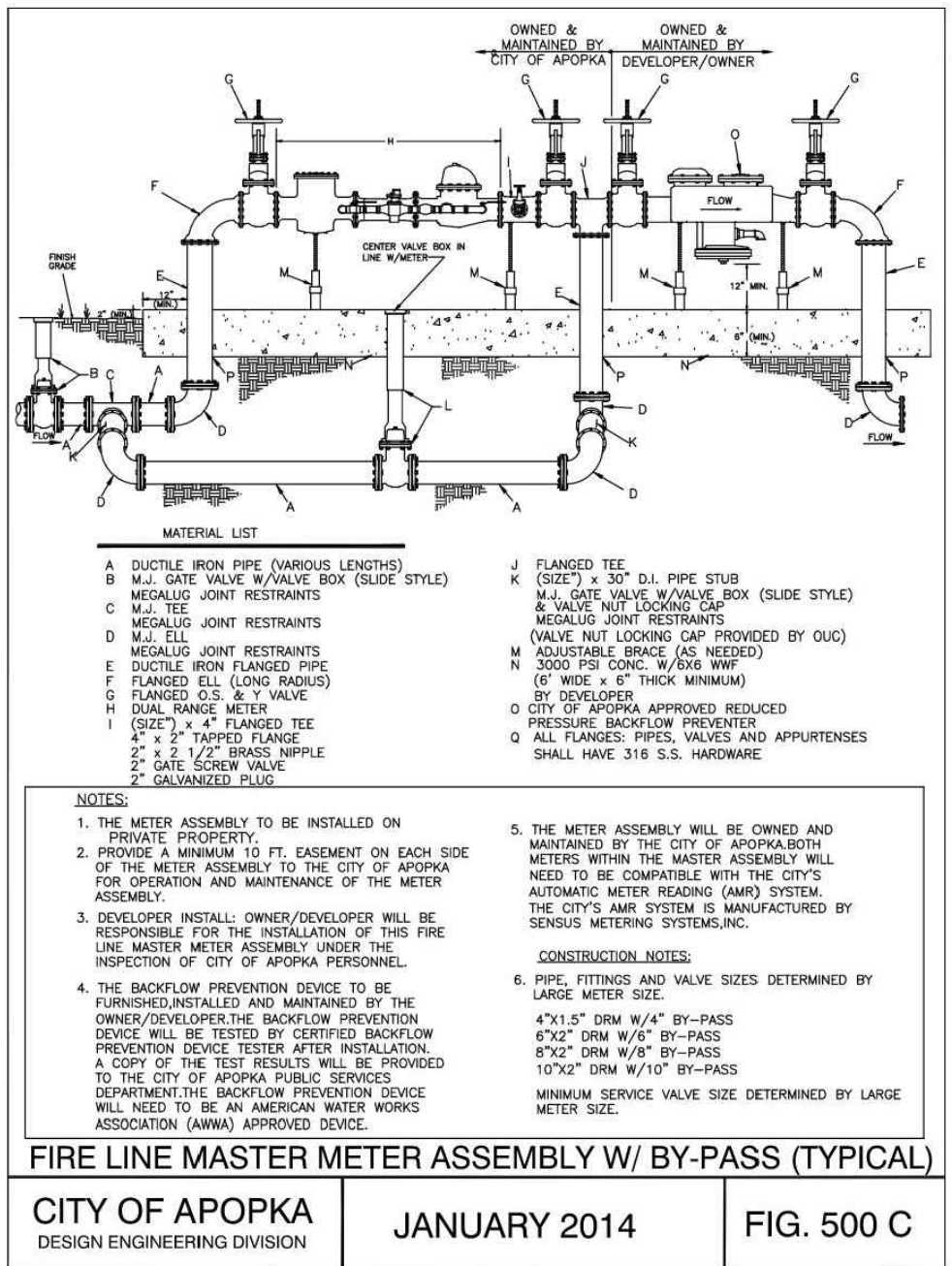
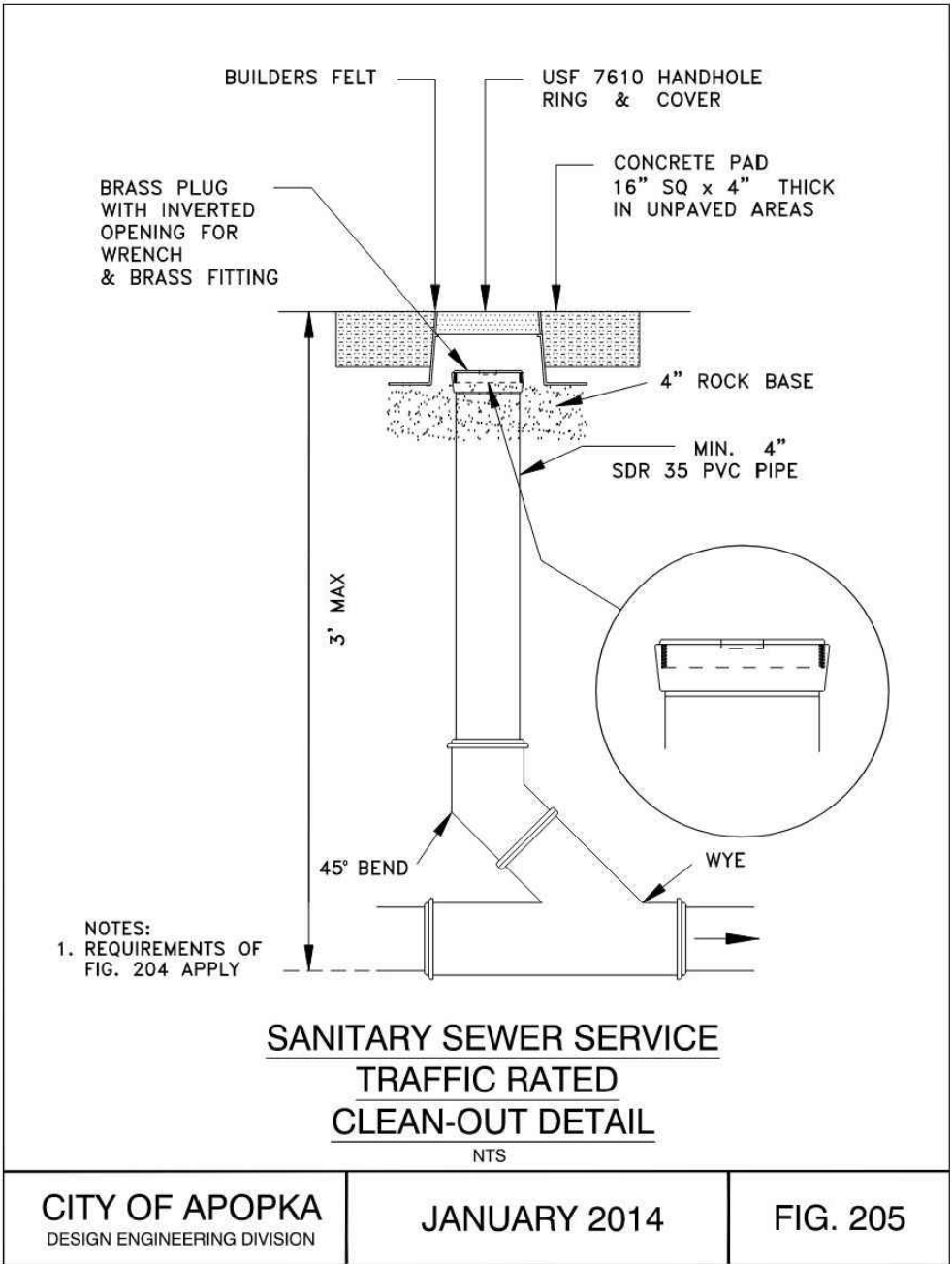
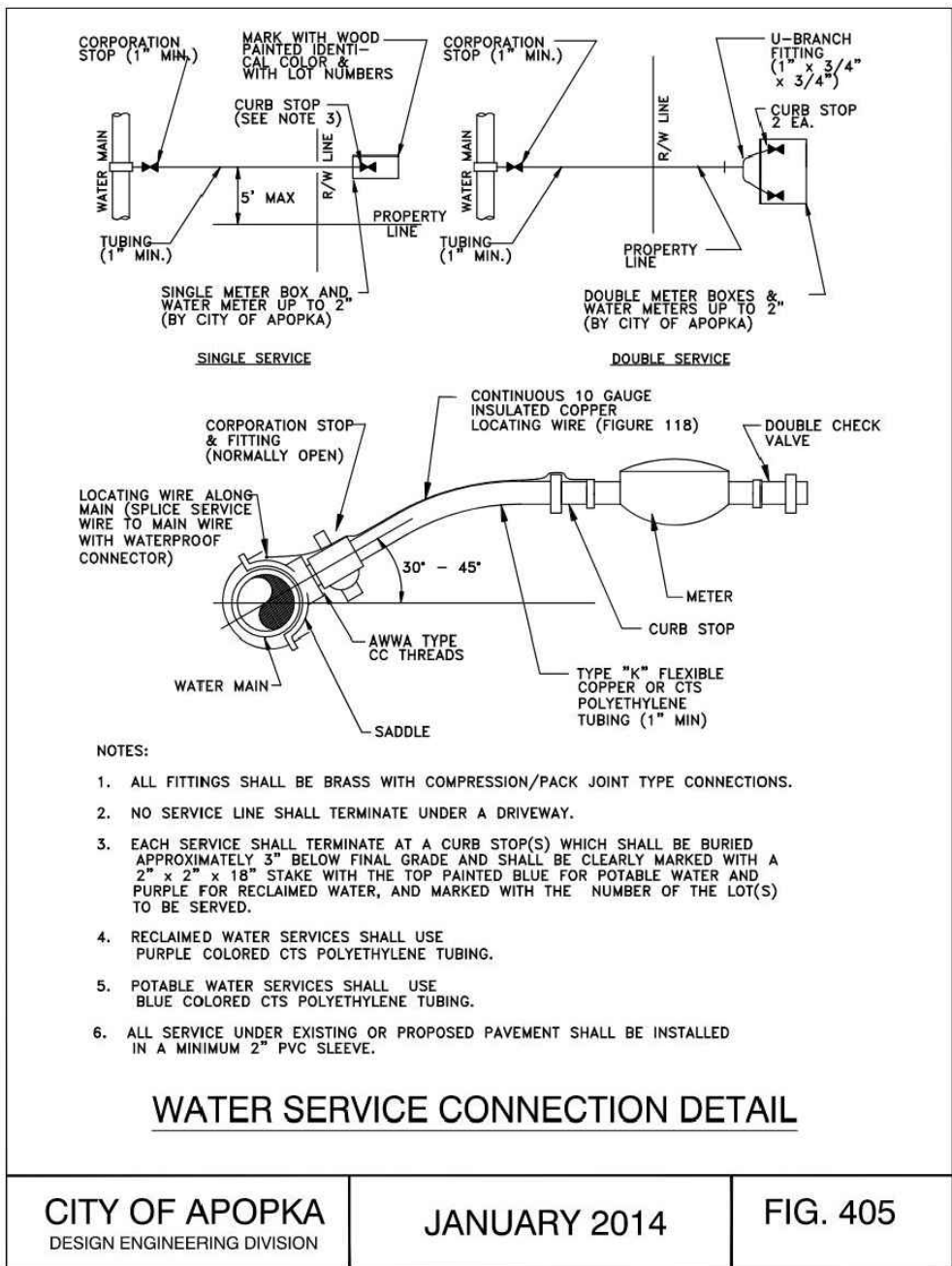
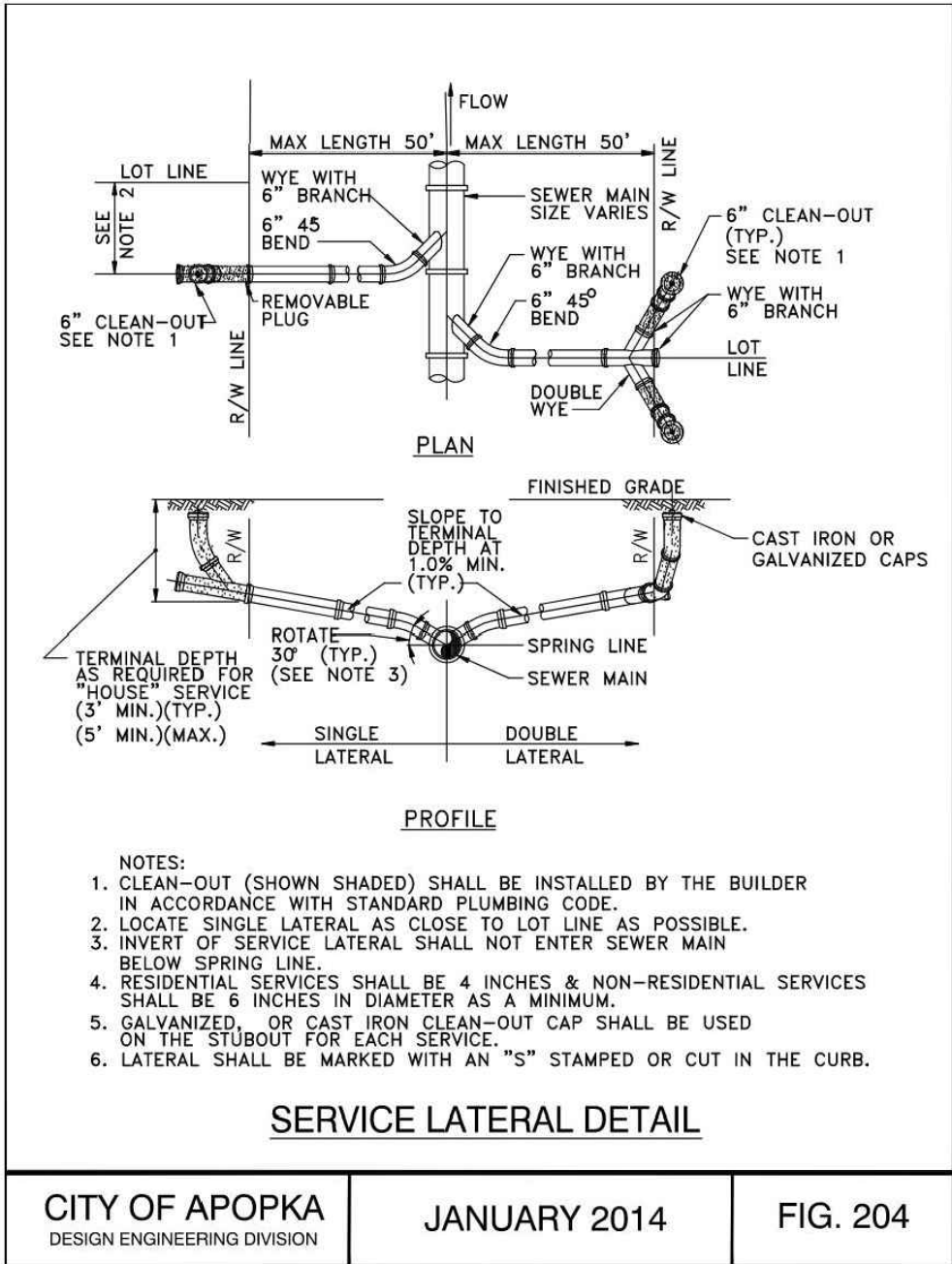
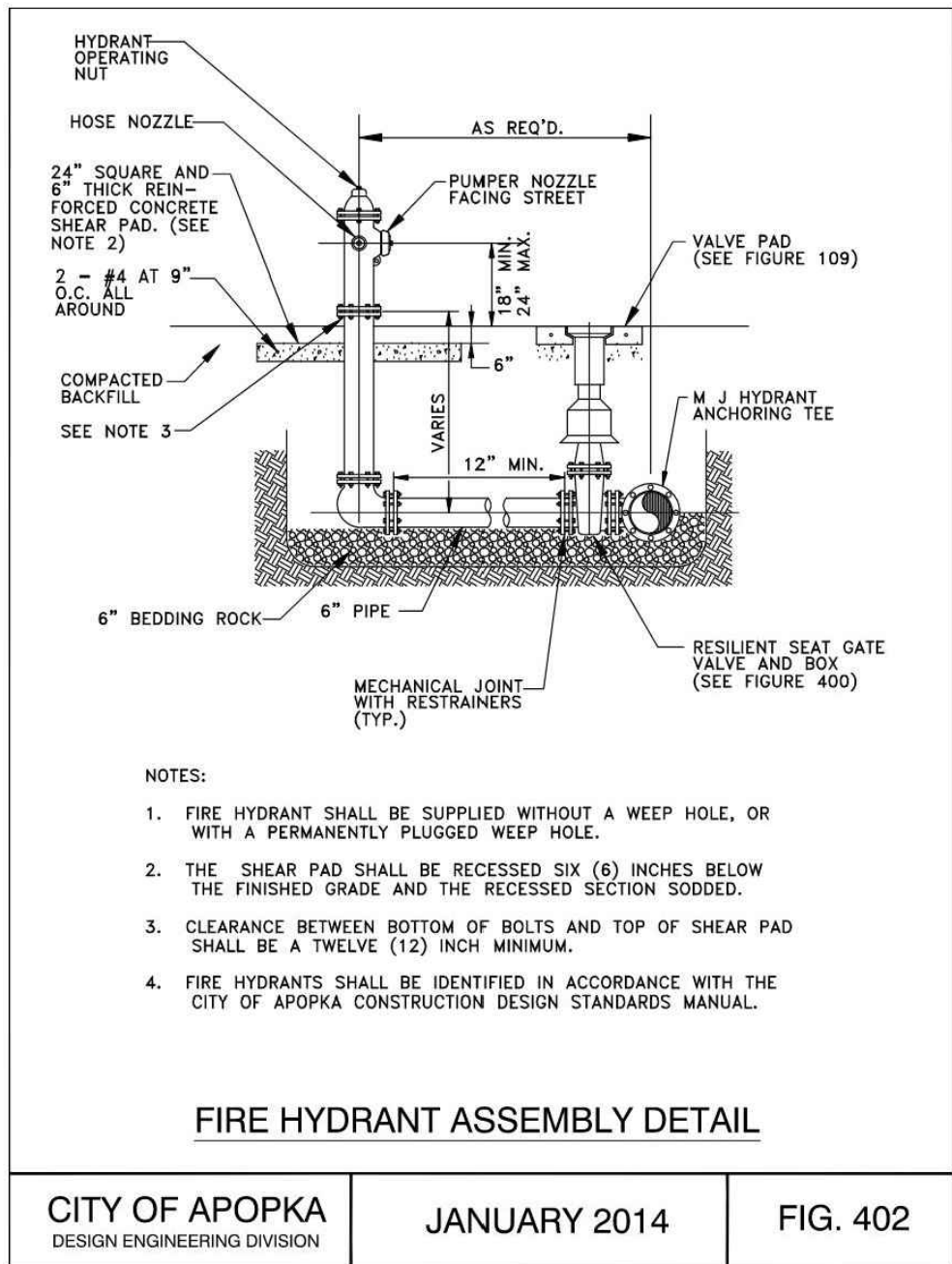
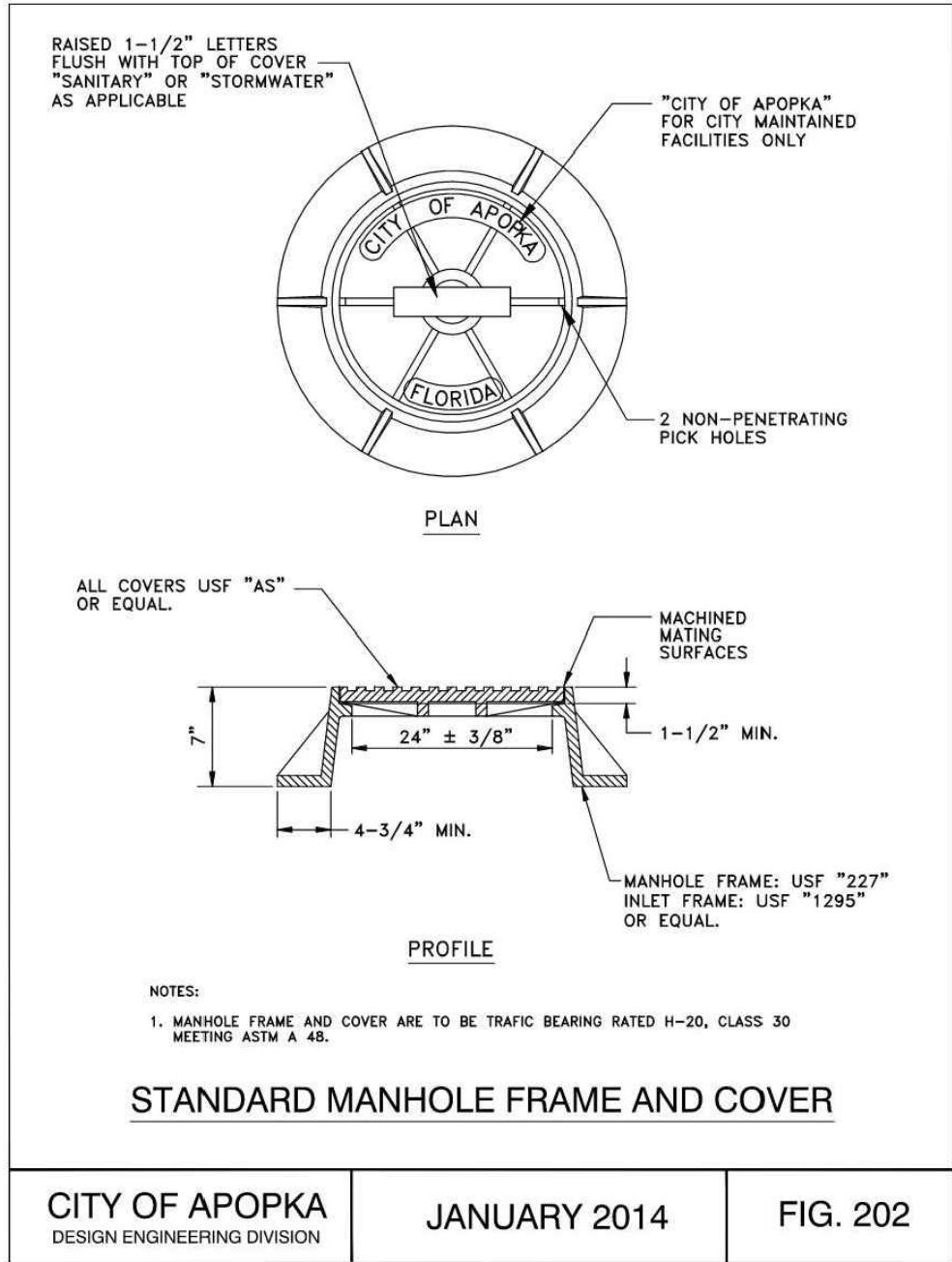


NOTE:
PRIVATE FIRE SERVICE MAIN SHOWN
FOR ALIGNMENT PURPOSES ONLY. FIRE
SERVICE MAIN TO BE DESIGNED BY A
LICENSED FIRE SERVICE DESIGNER.
PRIVATE FIRE SYSTEM MAIN DESIGN
INSTALLATION IS PER NFPA 24.
PLUMBING CONTRACTOR MUST SECURE
FIRE SERVICE PERMIT.

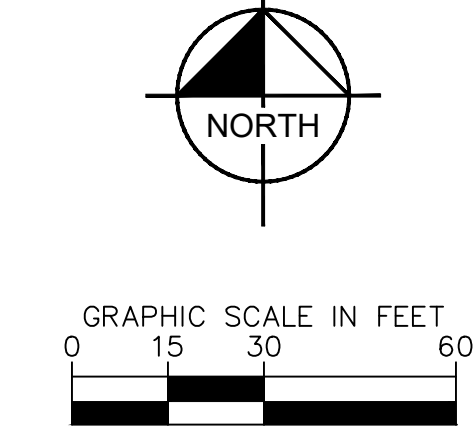
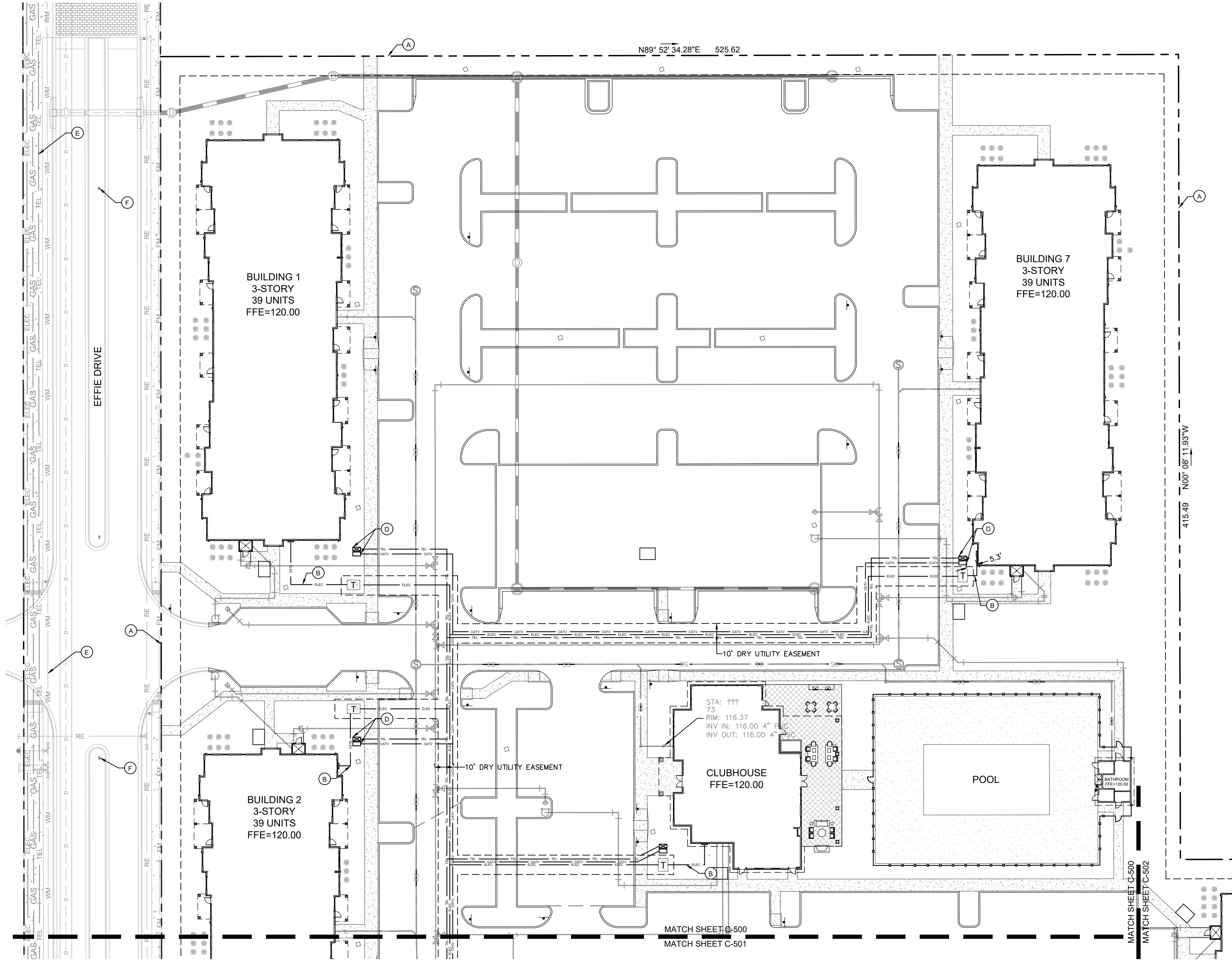


SHEET NUMBER										C-402										MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC										CITY OF APOPKA FLORIDA										UTILITY PLAN										KHA PROJECT 147922000										DATE 08/31/2023										SCALE AS SHOWN										DESIGNED BY ESM										DRAWN BY ESM										CHECKED BY KMR										KIMLEY»»Horn										© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106										APOPKA DRC COMMENTS										REVISIONS										DATE										BY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			

Plotted By: Santiago, Noni - Sheet Set: MADISON OAKS - Layout: C-451 UTILITY PLAN DETAILS - December 19, 2023 - 02:37:24pm - K:\VRB-LEDA\147922000\wild oaks m-3\CADD\plansheets\C-450 UTILITY PLAN DETAILS.dwg
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 - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES.
 - PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OKAS INFRASTRUCTURE CSP.



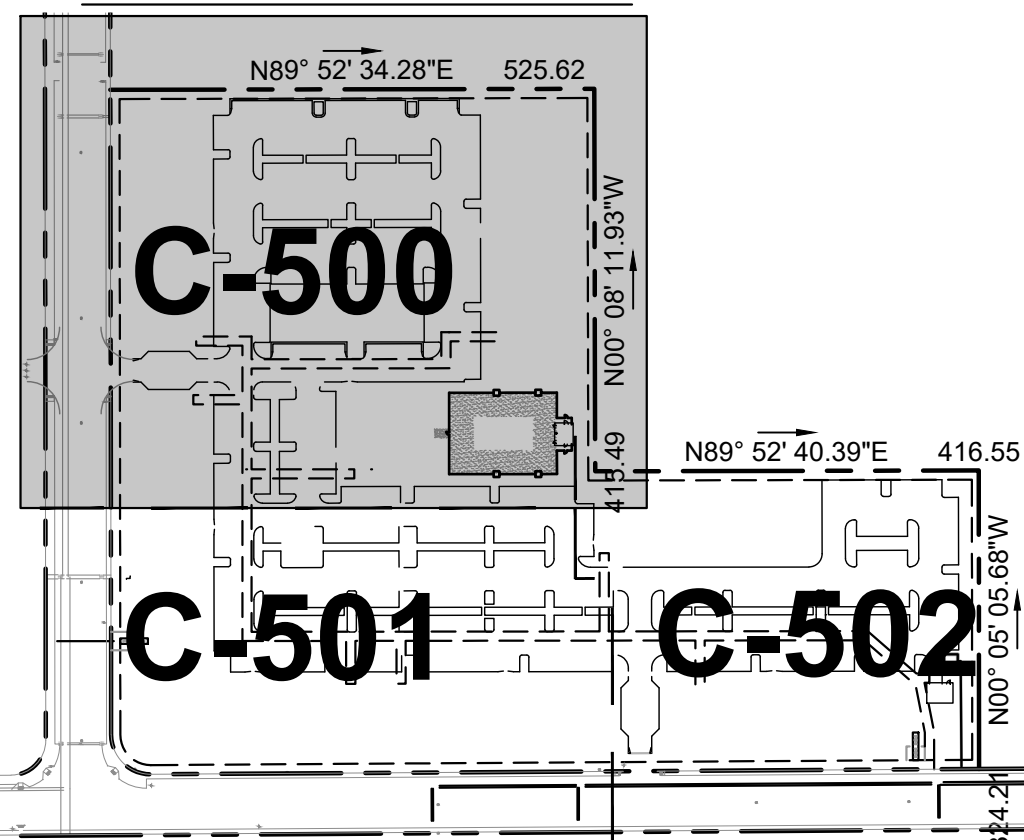
LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
- (E) EXISTING DRY UTILITIES
- (F) EXISTING LIGHT POLE (TYP)

SYMBOL LEGEND

- WM WATER LINE
- FM SANITARY FORCEMAIN
- SS GRAVITY SANITARY SEWER
- RE EXISTING SANITARY SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- ELEC PROPOSED ELECTRIC CONDUIT
- TEL PROPOSED COMMUNICATION CONDUIT
- CATV PROPOSED CATV CONDUIT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- TRANSFORMER ON CONCRETE PAD

KEY MAP



Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

DRY UTILITY PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

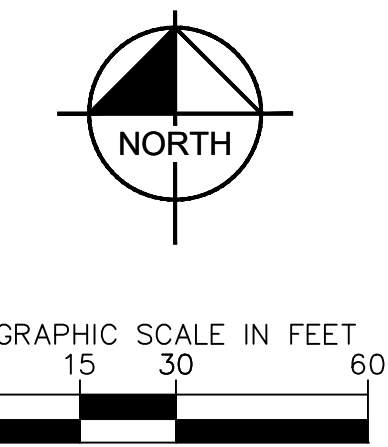
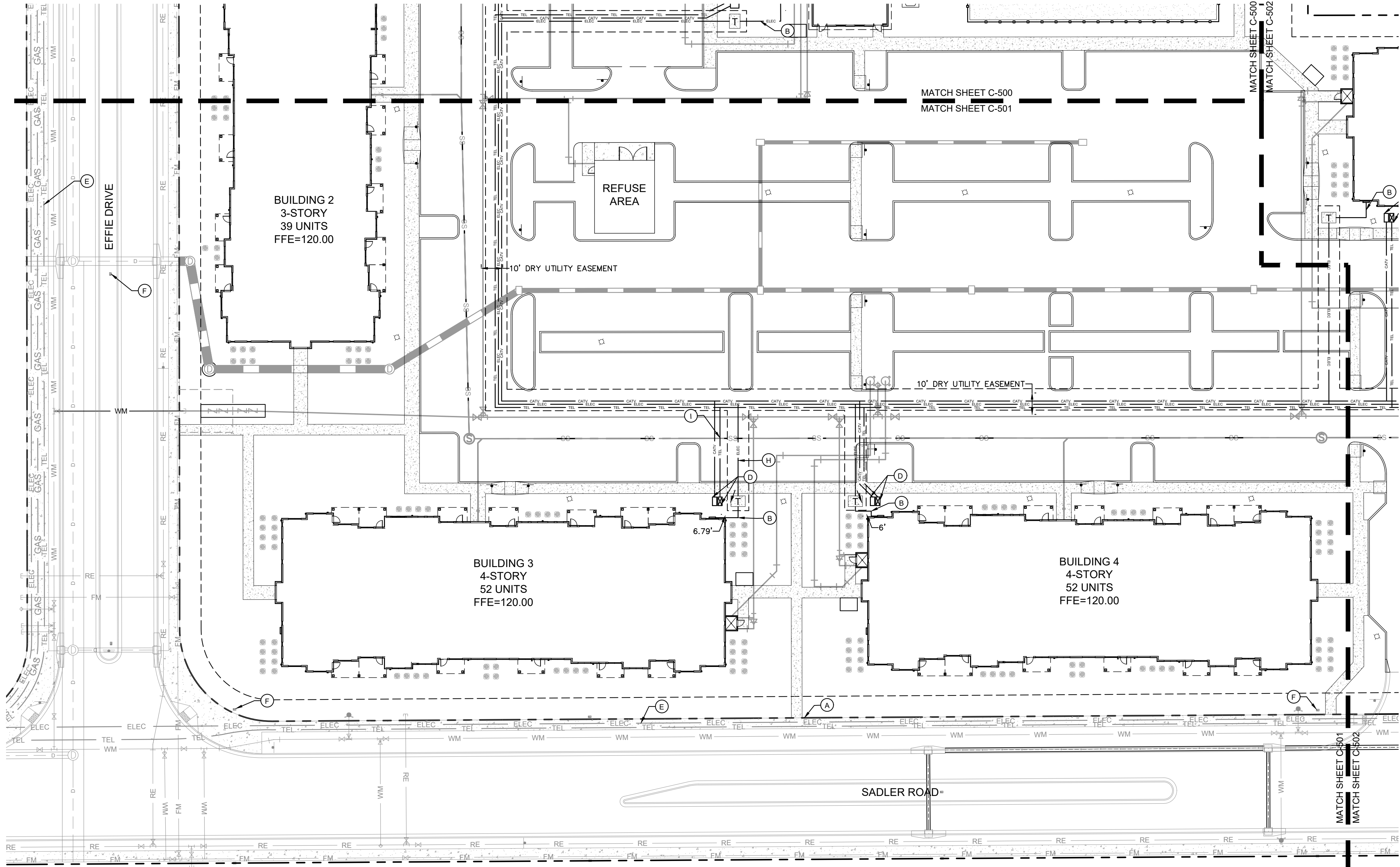
CITY OF APOPKA FLORIDA

SHEET NUMBER
C-500

APOPKA DRC COMMENTS	10-04-24 CET
REVISIONS	DATE
No.	BY

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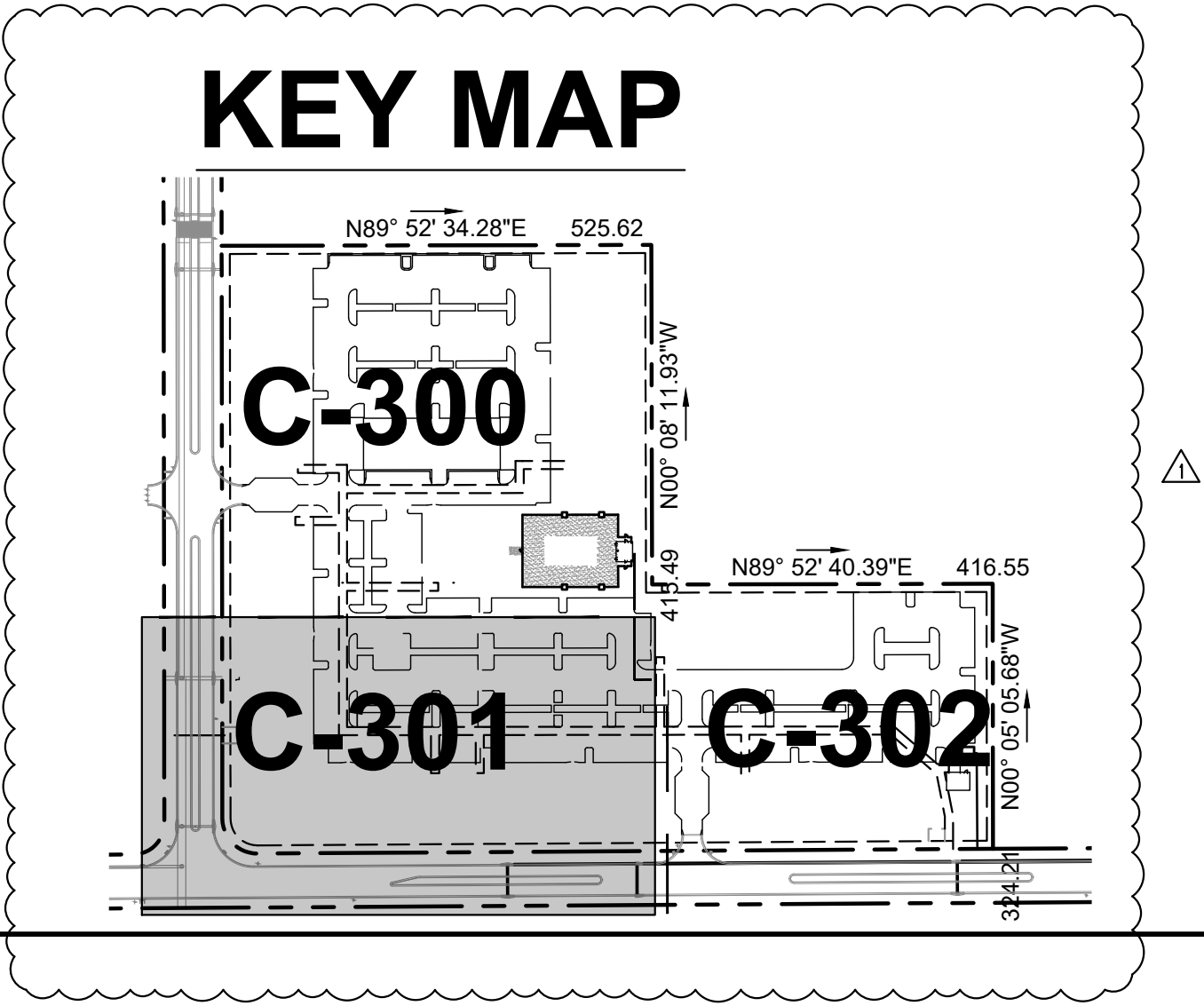
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 - (E) EXISTING DRY UTILITIES
 - (F) EXISTING LIGHT POLE (TYP)

- SYMBOL LEGEND**
- | | | |
|------|------|--|
| WM | WM | WATER LINE |
| FM | FM | SANITARY FORCEMAIN |
| SS | SS | GRAVITY SANITARY SEWER |
| RE | RE | EXISTING SANITARY SEWER MAIN |
| | | EXISTING DRAINAGE |
| | | PROPOSED DRAINAGE (REFER TO PGD PLANS) |
| ELEC | ELEC | PROPOSED ELECTRIC CONDUIT |
| TEL | TEL | PROPOSED COMMUNICATION CONDUIT |
| CATV | CATV | PROPOSED CATV CONDUIT |
| | | PROPOSED LIGHT POLE |
| | | EXISTING LIGHT POLE |
| | | TRANSFORMER ON CONCRETE PAD |

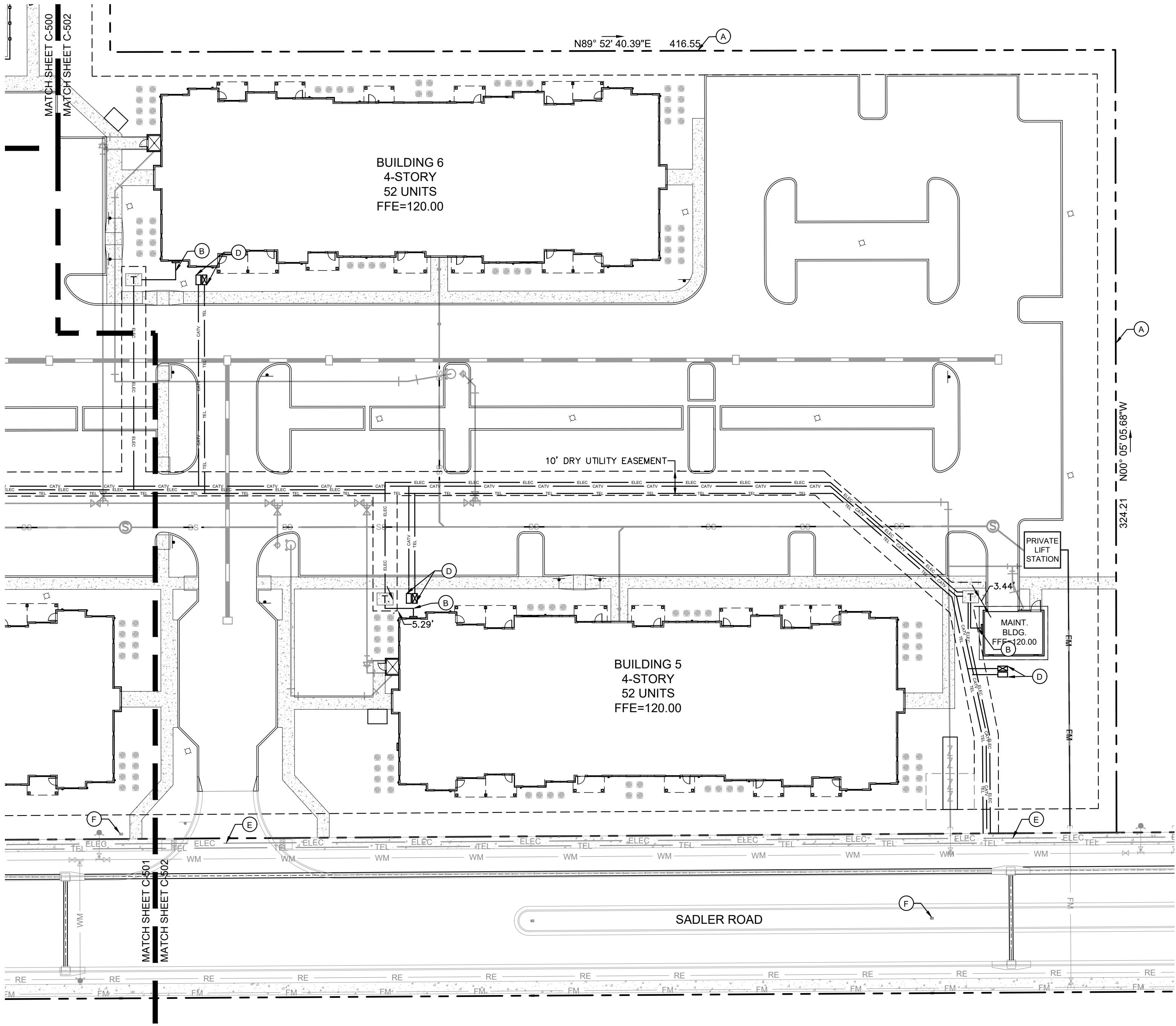
- NOTES:**
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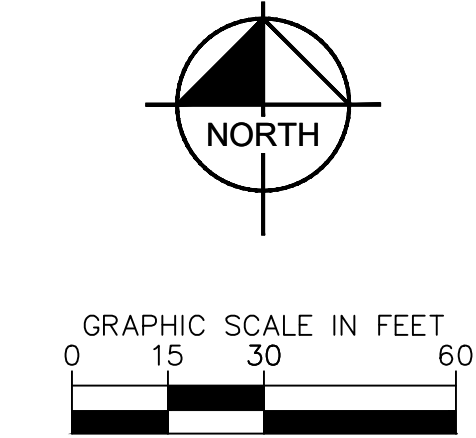
KHA PROJECT 147922000		DATE 08/31/2023		SCALE AS SHOWN		DESIGNED BY ESM		DRAWN BY ESM		CHECKED BY KMR		MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC		FLORIDA		CITY OF APOPKA		SHEET NUMBER C-501	
KIMLEY»HORN		© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM		REGISTRY NO. 35106		REVISIONS		DATE		BY		APOPKA DRC COMMENTS		10-04-24 CET					

Plotted By: Santiago, Noni - Sheet Set: MADISON OAKS - Layout: C-502 DRY UTILITY PLAN - December 19, 2023 - 02:37:49pm - K:\WEB_LDEV\147922000 wylid oaks m\3\CADD\plansheets\C-500 DRY UTILITY PLAN.dwg

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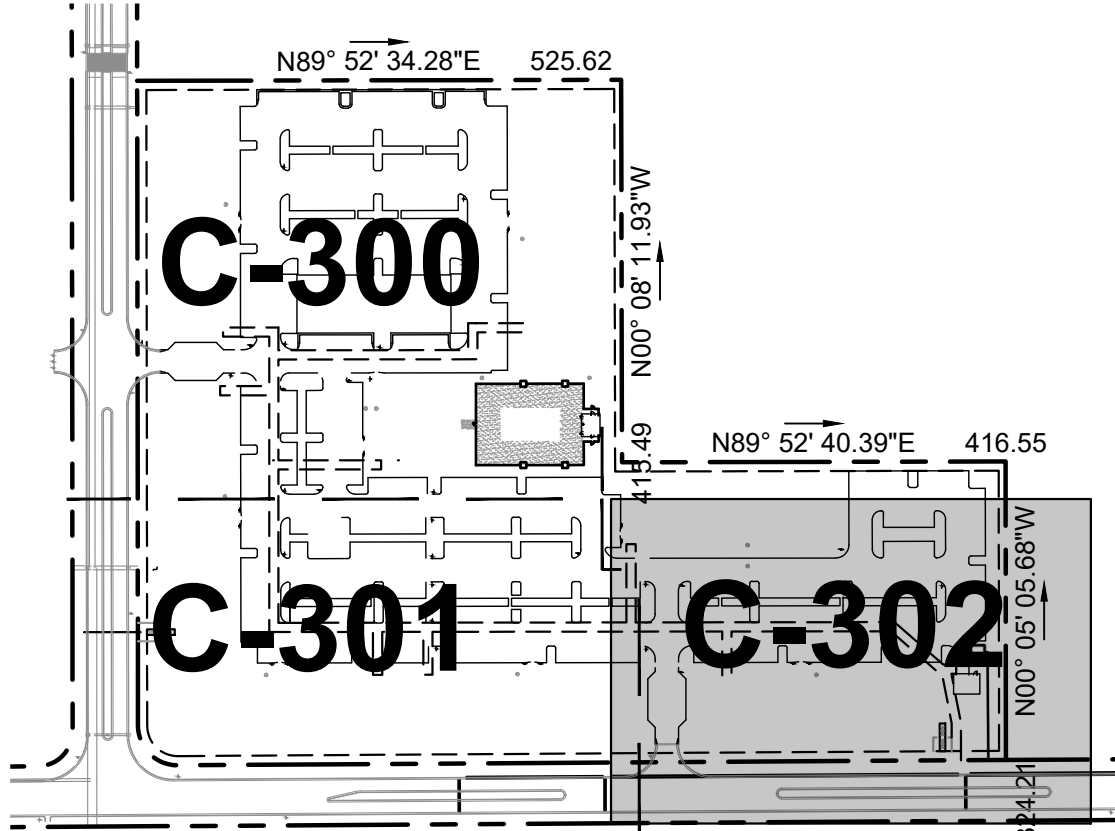
LEGEND

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- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
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- (E) EXISTING DRY UTILITIES
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SYMBOL LEGEND

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- TEL PROPOSED COMMUNICATION CONDUIT
- CATV PROPOSED CATV CONDUIT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- TRANSFORMER ON CONCRETE PAD

KEY MAP



SHEET NUMBER C-502										MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC										CITY OF APOPKA FLORIDA									
KHA PROJECT 147922000										DATE 08/31/2023										SCALE AS SHOWN									
																				DESIGNED BY ESM									
																				DRAWN BY ESM									
																				CHECKED BY KMR									
DRY UTILITY PLAN																													
MADISON OAKS										KIMLEY»Horn										© 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106									
																				APOPKA DRC COMMENTS									
																				No.									
																				REVISIONS									
																				DATE									
																				BY									
																				10-04-24 CET									



General Notes:

-

Madison Apopka Apartments - Site Lighting Plan

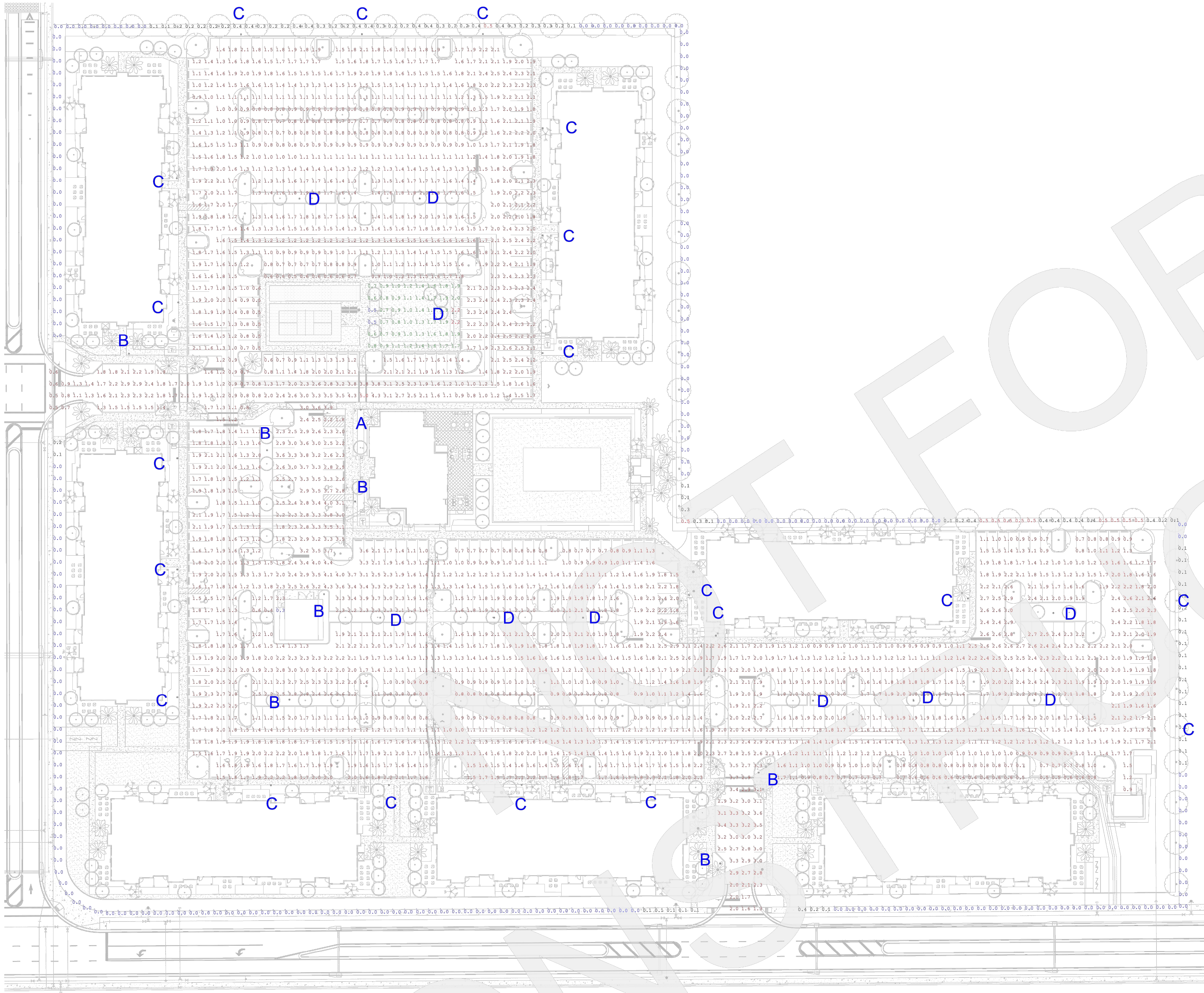
Designer
Christopher Cordell

Date
September 03, 2022

Scale
1" = 50'

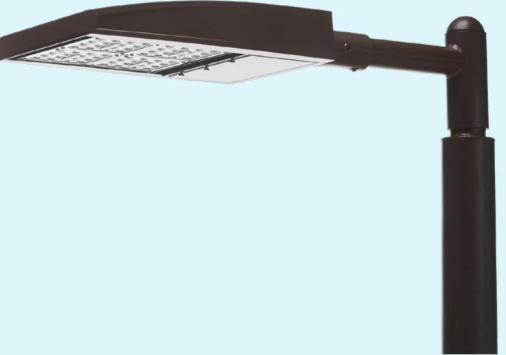
Drawing No.
SLC-01

1 of 2



Site Photometry Plan
Scale : 1" = 50'

Calculation Summary							
Label	Symbol	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drives	+	Fc	1.68	5.0	0.3	5.60	16.67
Dog Park Area	+	Fc	1.28	2.2	0.5	2.56	4.40
Property Line	+	Fc	0.07	0.5	0.0	N.A.	N.A.



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 210 420 watts
Mounting height	25'-35'
Color	Bronze Black
Pole	Promenade concrete Static Cast concrete Tenon Top concrete
Applications	Neighborhoods Roadways Shopping centers

Light source: LED (w/hte)
Wattage: 150 | 210 | 420 watts
Light pattern: IES Type V | Type IV (forward throw) | Type III
IESNA cutoff classification: Full-cutoff
BUG rating: Type III, IV, V = B3U0G4 / B5U0G3
Type IV, V = B4U0G5 / B5U0G5
Color temperature: 3,000K | 4,000K

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Promenade concrete	25'-35'	Bronze, Black
Static Cast concrete	25'-40'	Gray
Tenon Top concrete	25'-40'	Gray

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at ODLFlorida@duke-energy.com.



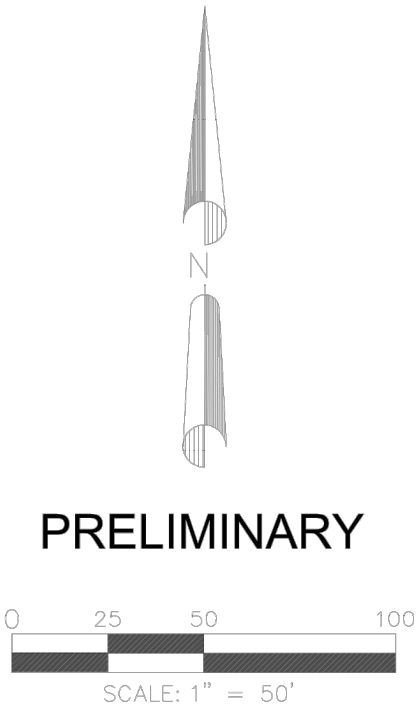
BUILDING A SMARTER ENERGY FUTURE®

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Light Fixture Information

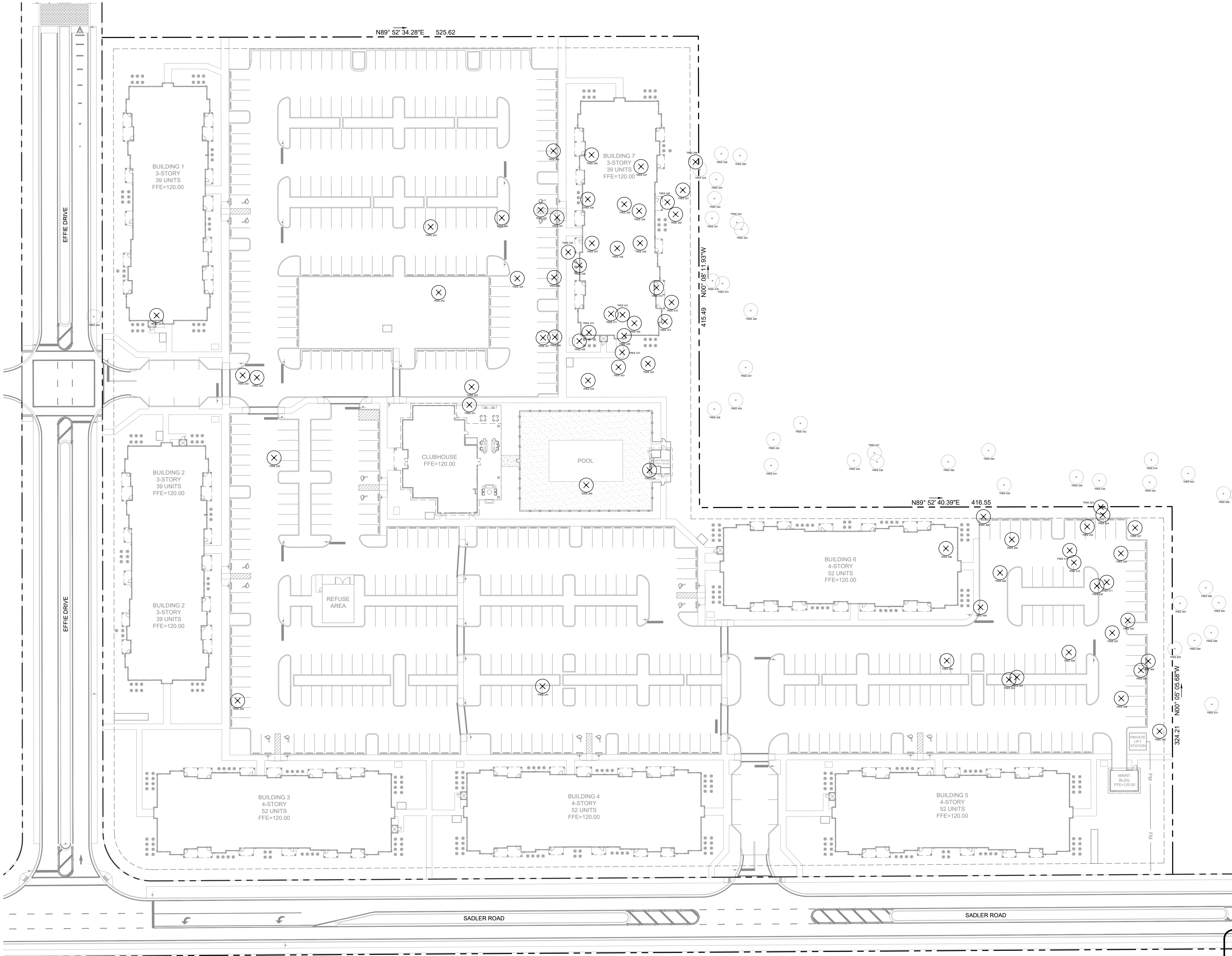
Lighting Design Reference: Circulated footcandle values in this lighting design are based on the assumption that the lighting system is properly designed and installed. The information provided is for informational purposes only and does not constitute a contract. The information is provided as a guide only and is not intended to be used as a basis for any legal action. The information is provided as a guide only and is not intended to be used as a basis for any legal action. The information is provided as a guide only and is not intended to be used as a basis for any legal action.

Madison Apopka Apartments - Site Lighting Plan
Apopka, Florida



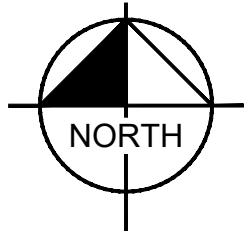
Plotted By: Santiago, Noni Sheet Set: MADISON OAKS Layout: TREE DISPOSITION PLAN December 19, 2023 02:38:33pm K:\VRB-LDEV\147922000\wld oaks.m\1-3\CADD\plansheets\1-11 TREE DISPOSITION PLAN.dwg

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TREE DISPOSITION
GRAPHIC LEGEND

- | SYMBOL | DESCRIPTION |
|--------|----------------------------|
| | TREE TO BE REMOVED |
| | EXISTING TREE NOT IN SCOPE |



CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

TREE DISPOSITION
PLAN

SHEET NUMBER
L-110

LICENSED PROFESSIONAL
BENJAMIN V. JOHNSON, PLA

FL LICENSE NUMBER
LA6667524
(OR SELECT ENGINEER OF
RECORD FOR SEAL)

KHA PROJECT
147922000

DATE
08/31/2023

SCALE AS SHOWN

DESIGNED BY ESM

DRAWN BY ESM

CHECKED BY KMP

Kimley»Horn

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PHONE: 772-794-4100
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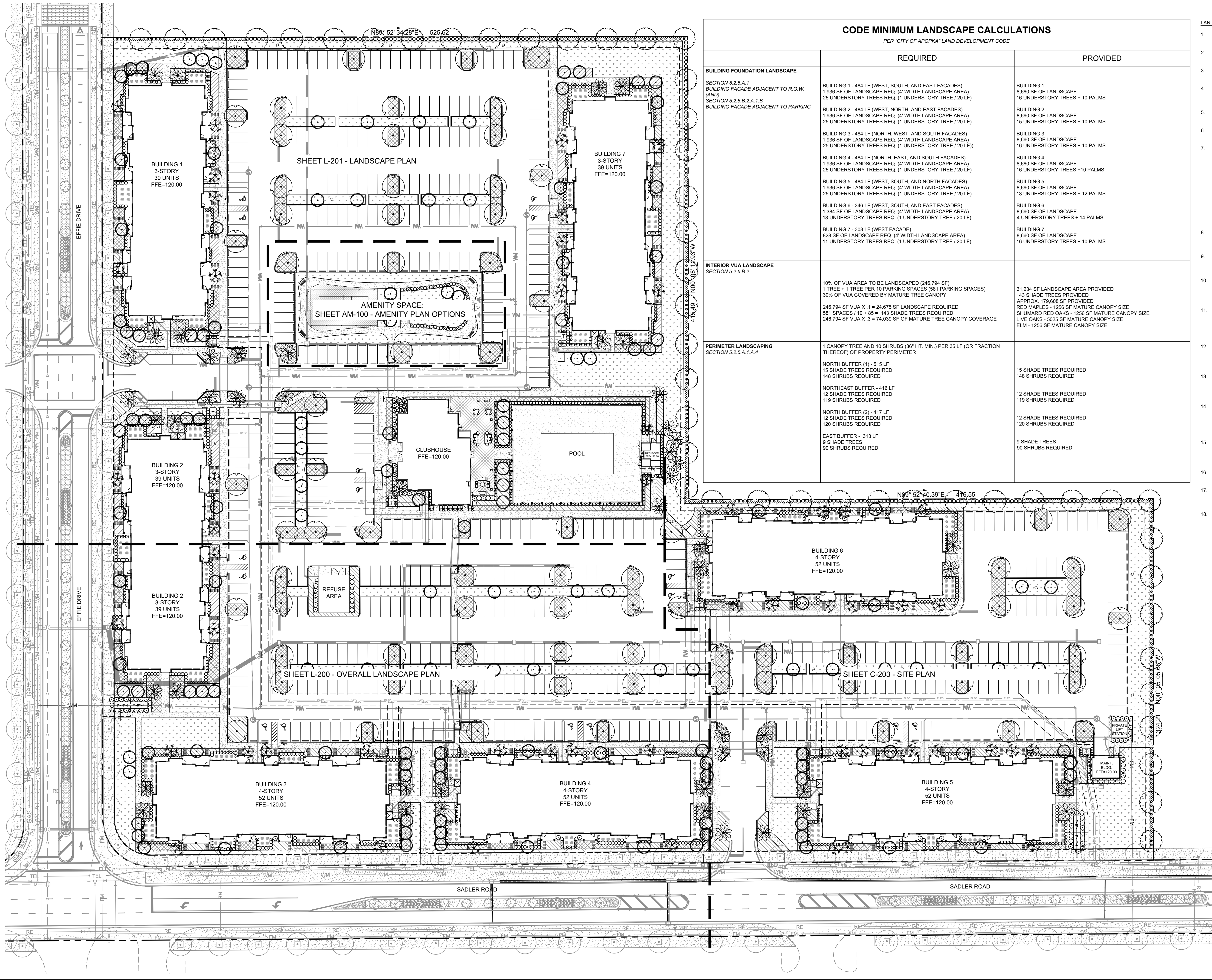
REVISIONS

No.	DATE	BY

12/19/2023

Page 89 of 137

Plotted By: Santiago, Nomi. Sheet Set: MADISON OAKS. Layout: OVERALL LANDSCAPE PLAN. December 19, 2023. 02:39:03pm. K:\VRB\DEVA\147922000\wld oaks m-3\CADD\landshets\L-200 OVERALL LANDSCAPE PLAN.dwg
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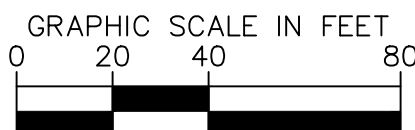
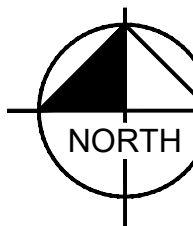
CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE <i>SECTION 5.2.5.A.1</i> BUILDING FACADE ADJACENT TO R.O.W. (AND) <i>SECTION 5.2.5.B.2.A.1.B</i> BUILDING FACADE ADJACENT TO PARKING	BUILDING 1 - 484 LF (WEST, SOUTH, AND EAST FACADES) 1,936 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 25 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 2 - 484 LF (WEST, NORTH, AND EAST FACADES) 1,936 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 25 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 3 - 484 LF (NORTH, WEST, AND SOUTH FACADES) 1,936 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 25 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 4 - 484 LF (NORTH, EAST, AND SOUTH FACADES) 1,936 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 25 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 5 - 484 LF (WEST, SOUTH, AND NORTH FACADES) 1,936 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 25 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 6 - 346 LF (WEST, SOUTH, AND EAST FACADES) 1,384 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 18 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 7 - 308 LF (WEST FACADE) 628 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 11 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	BUILDING 1 8,660 SF OF LANDSCAPE 16 UNDERSTORY TREES + 10 PALMS BUILDING 2 8,660 SF OF LANDSCAPE 16 UNDERSTORY TREES + 10 PALMS BUILDING 3 8,660 SF OF LANDSCAPE 16 UNDERSTORY TREES + 10 PALMS BUILDING 4 8,660 SF OF LANDSCAPE 16 UNDERSTORY TREES + 10 PALMS BUILDING 5 8,660 SF OF LANDSCAPE 13 UNDERSTORY TREES + 12 PALMS BUILDING 6 8,660 SF OF LANDSCAPE 4 UNDERSTORY TREES + 14 PALMS BUILDING 7 8,660 SF OF LANDSCAPE 16 UNDERSTORY TREES + 10 PALMS
INTERIOR VUA LANDSCAPE <i>SECTION 5.2.5.B.2</i>	10% OF VUA AREA TO BE LANDSCAPED (246,794 SF) 1 TREE + 1 TREE PER 10 PARKING SPACES (581 PARKING SPACES) 30% OF VUA COVERED BY MATURE TREE CANOPY 246,794 SF VUA X .1 = 24,679 SF LANDSCAPE REQUIRED 581 SPACES / 10 + 85 = 143 SHADE TREES REQUIRED 246,794 SF VUA X .3 = 74,039 SF OF MATURE TREE CANOPY COVERAGE	31,234 SF LANDSCAPE AREA PROVIDED 143 SHADE TREES PROVIDED APPROX. 175,608 SF PROVIDED RED MAPLES - 1256 SF MATURE CANOPY SIZE SHUMARD RED OAKS - 1256 SF MATURE CANOPY SIZE LIVE OAKS - 5025 SF MATURE CANOPY SIZE ELM - 1256 SF MATURE CANOPY SIZE
PERIMETER LANDSCAPING <i>SECTION 5.2.5.A.1.A.4</i>	1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN.) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER NORTH BUFFER (1) - 515 LF 15 SHADE TREES REQUIRED 148 SHRUBS REQUIRED NORTHEAST BUFFER - 416 LF 12 SHADE TREES REQUIRED 119 SHRUBS REQUIRED NORTH BUFFER (2) - 417 LF 12 SHADE TREES REQUIRED 120 SHRUBS REQUIRED EAST BUFFER - 313 LF 9 SHADE TREES 90 SHRUBS REQUIRED	15 SHADE TREES REQUIRED 148 SHRUBS REQUIRED 12 SHADE TREES REQUIRED 119 SHRUBS REQUIRED 12 SHADE TREES REQUIRED 120 SHRUBS REQUIRED 9 SHADE TREES 90 SHRUBS REQUIRED

LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR (1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA (2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD (3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.



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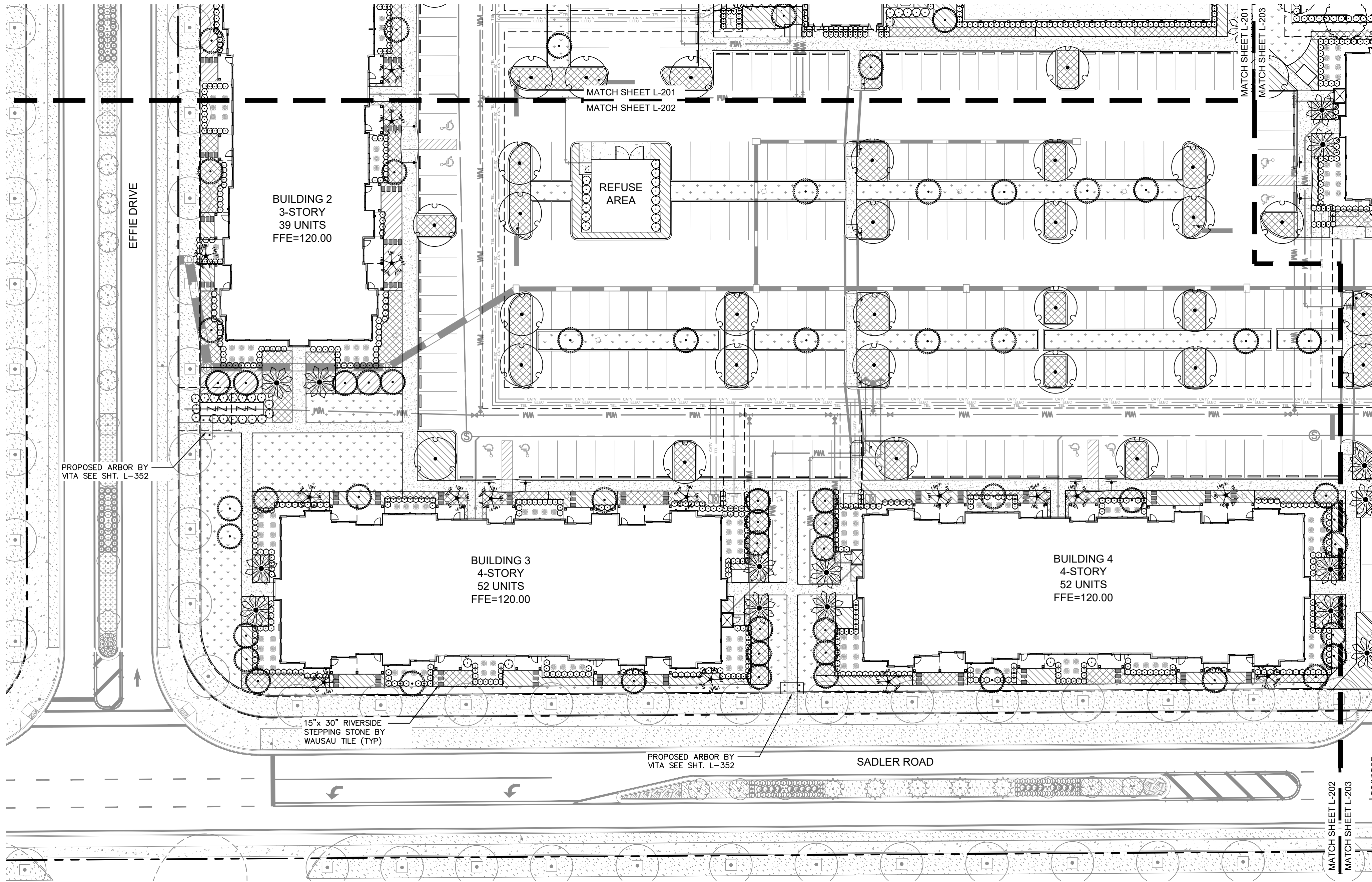


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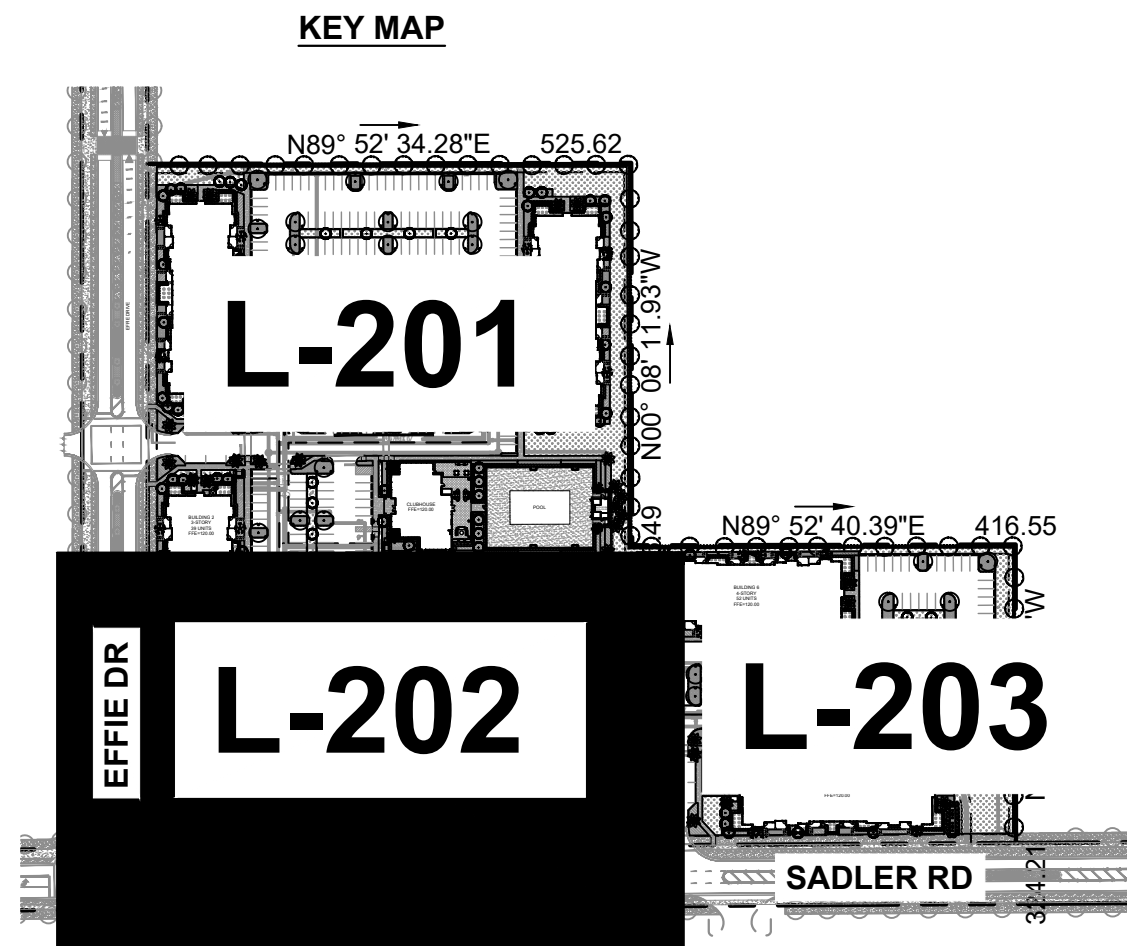
MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP, LLC	FLORIDA	CITY OF APOPKA	SHEET NUMBER L-200	No.	REVISIONS	DATE	BY
OVERALL LANDSCAPE PLAN				Kimley»Horn			
KHA PROJECT 147922000				LICENSED PROFESSIONAL BENJAMIN V. JOHNSON, PLA			
DATE 08/31/2023				FL LICENSE NUMBER LA6667524			
SCALE AS SHOWN				(OR SELECT ENGINEER OF RECORD OR SEAL)			
DESIGNED BY KPD				PHONE: 772-794-4100			
DRAWN BY KPD				WWW.KIMLEY-HORN.COM			
CHECKED BY BVJ				REGISTRY NO. 35106			
				12/19/2023			

Plotted By: Santiago, Noni - Sheet Set: MADISON OAKS - Layout: L-202 LANDSCAPE PLAN - December 19, 2023 - 02:39:57pm - K:\VRB\LOEV\147922000_wld oaks m-3\CADD\plan sheets\L-201 LANDSCAPE PLAN.dwg - This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



CONCEPT PLANT SCHEDULE

	PERIMETER TREES FLORIDA FLAME RED MAPLE / ACER RUBRUM 'FLORIDA FLAME' GUMBO LIMBO / BURSERA SIMARUBA BRIDAL VEIL TREE / CAESALPINIA GRANADILLO GREEN BUTTWOOD / CONOCARPUS ERECTUS LITTLE GEM DWARF SOUTHERN MAGNOLIA / MAGNOLIA GRANDIFLORA 'LITTLE GEM' SHUMARD OAK / QUERCUS SHUMARDII SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	48
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	PERIMETER SHRUBS RED TIP COCO PLUM / CHRYSOBALANUS ICACO 'RED TIP' SMALL LEAF CLUSIA / CLUSIA GUTTIFERA PODOCARPUS / PODOCARPUS MACROPHYLLUS SWEET VIBURNUM / VIBURNUM ODORATISSIMUM SANDANKWA VIBURNUM / VIBURNUM SUSPENSUM	474
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	GROUNDCOVERS LILY OF THE RILEY / AGAPANTHUS AFRICANUS PERENNIAL PEANUT / ARACHIS GLABRATA ROYAL PURPLE LILY TURF / LIRIOPE MUSCARI 'ROYAL PURPLE' WART FERN / MICROSRUM SCOLOPENDRIA SUNSHINE MIMOSA / MIMOSA STRIGILLOSA BURLE MARX PHILODENDRON / PHILODENDRON X 'BURLE MARX' CONFEDERATE JASMINE / TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE'	34,377 SF 15,879 15,879
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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
BENJAMIN V. JOHNSON, PLA

FL LICENSE NUMBER
LA6667524
(OR SELECT ENGINEER OF RECORD OR SEAL)

KHA PROJECT
147922000

DATE
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SCALE AS SHOWN

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DRAWN BY KPD

CHECKED BY BVJ

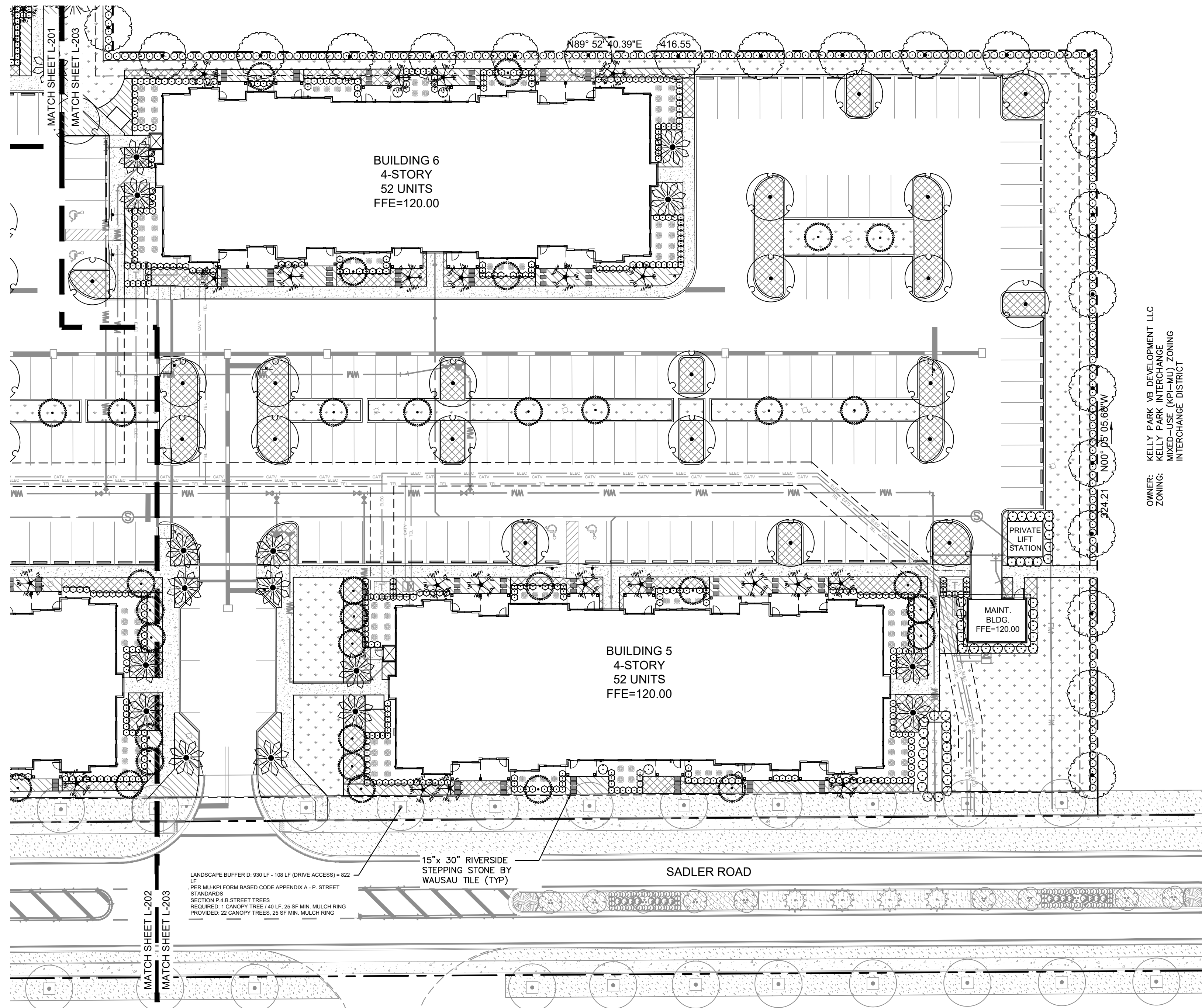
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LANDSCAPE PLAN

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP, LLC

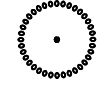
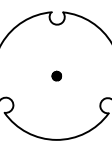
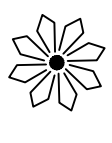
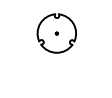
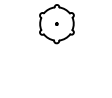
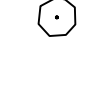
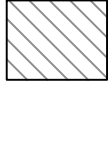
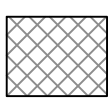
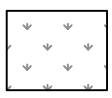
CITY OF APOPKA FLORIDA

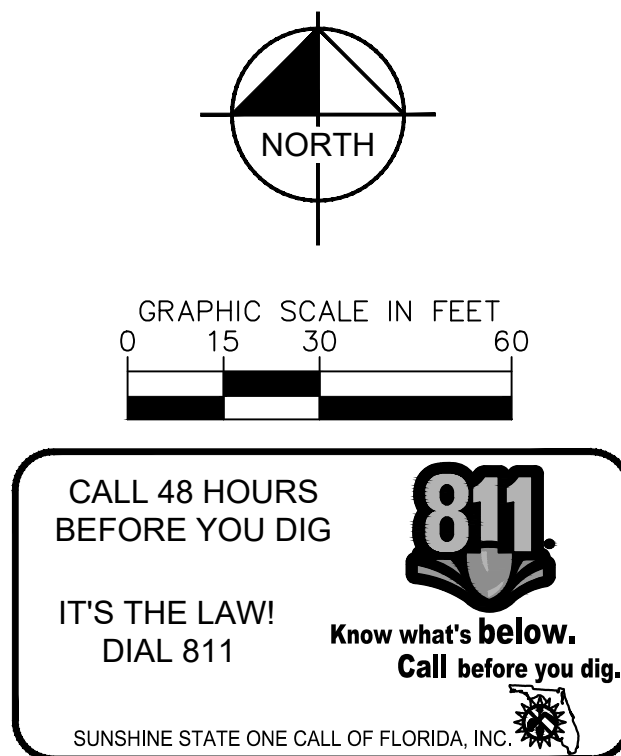
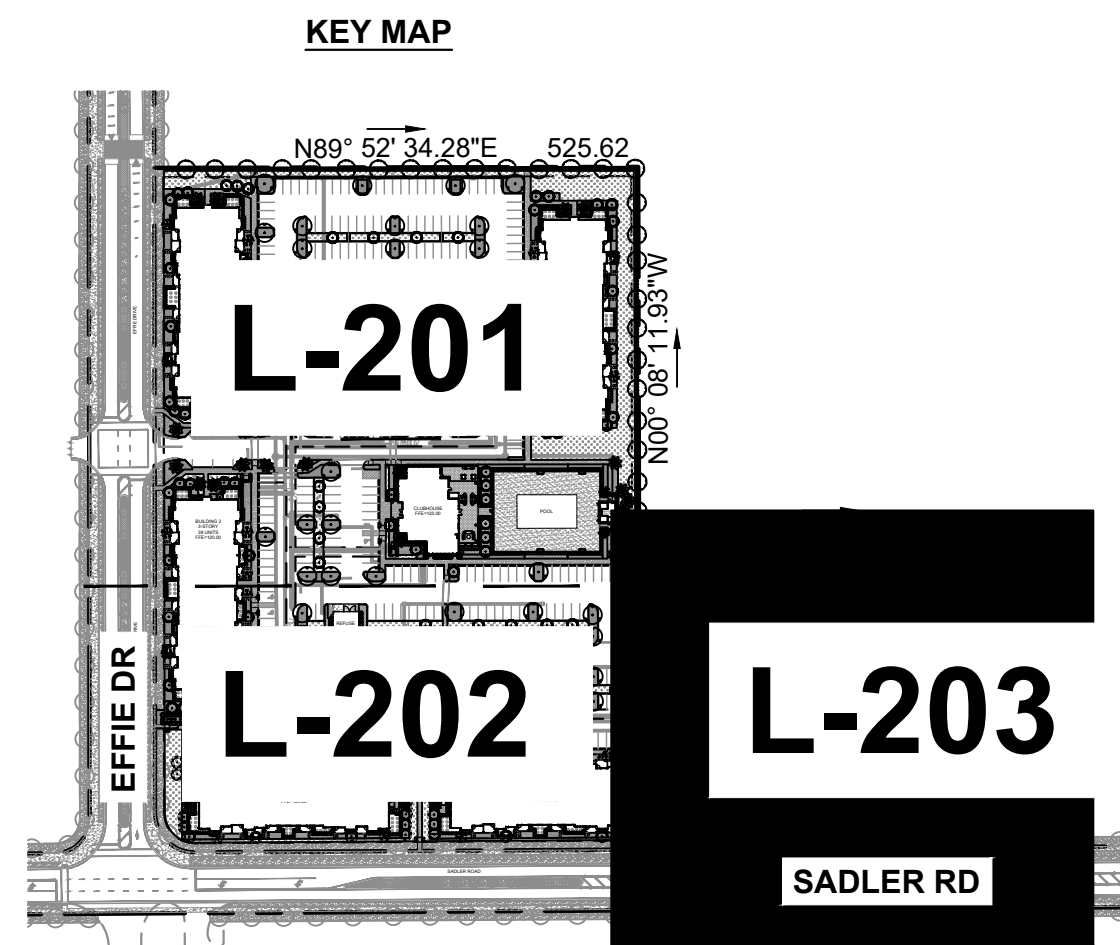
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L-202



OWNER: KELLY PARK VB DEVELOPMENT LLC
ZONING: KELLY PARK INTERCHANGE
MIXED-USE (KPI-MU) ZONING
INTERCHANGE DISTRICT

CONCEPT PLANT SCHEDULE

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Kimley»»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
BENJAMIN V. JOHNSON, PLA

FL LICENSE NUMBER
LA6667524

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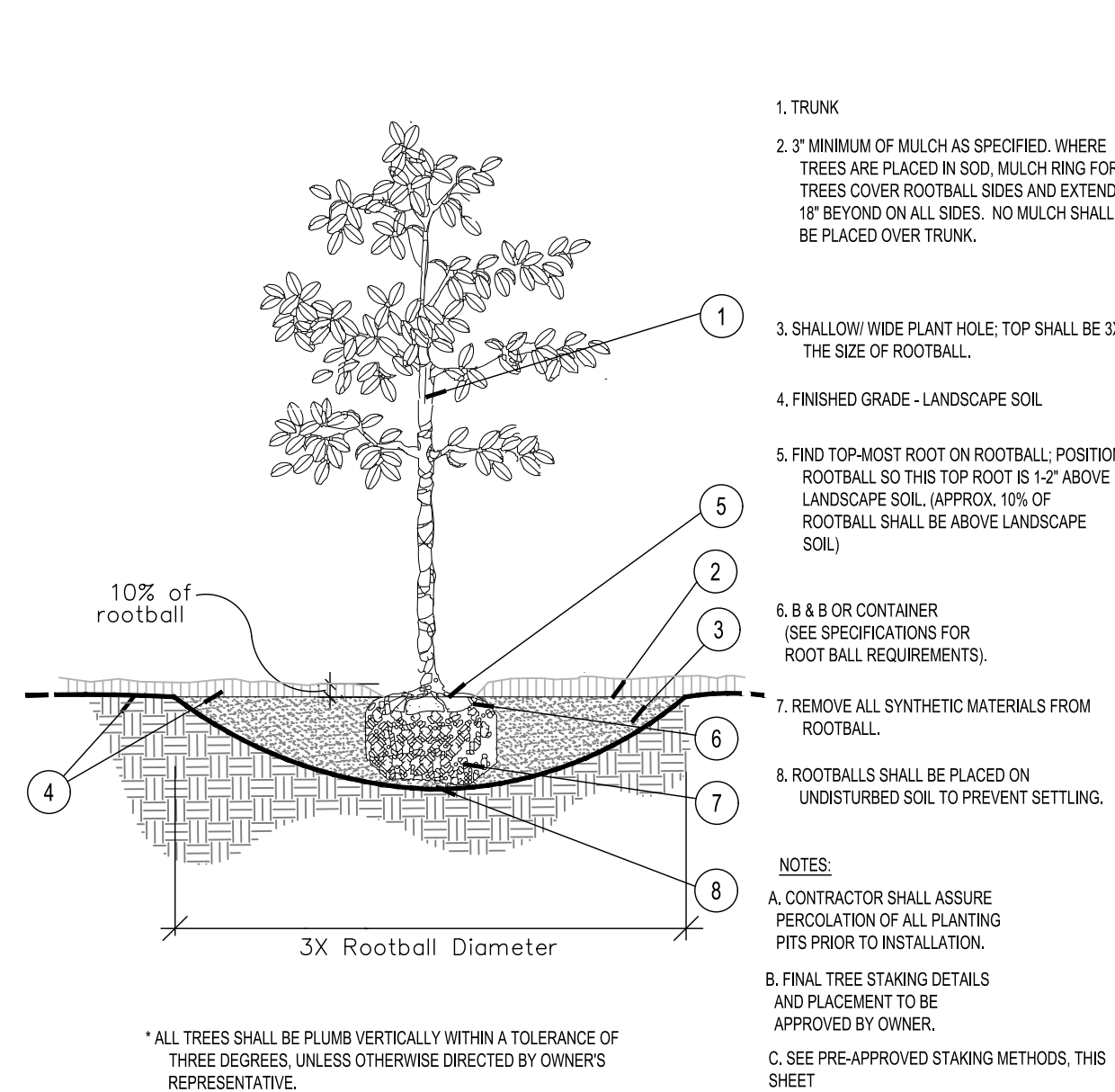
12/19/2023

LANDSCAPE PLAN

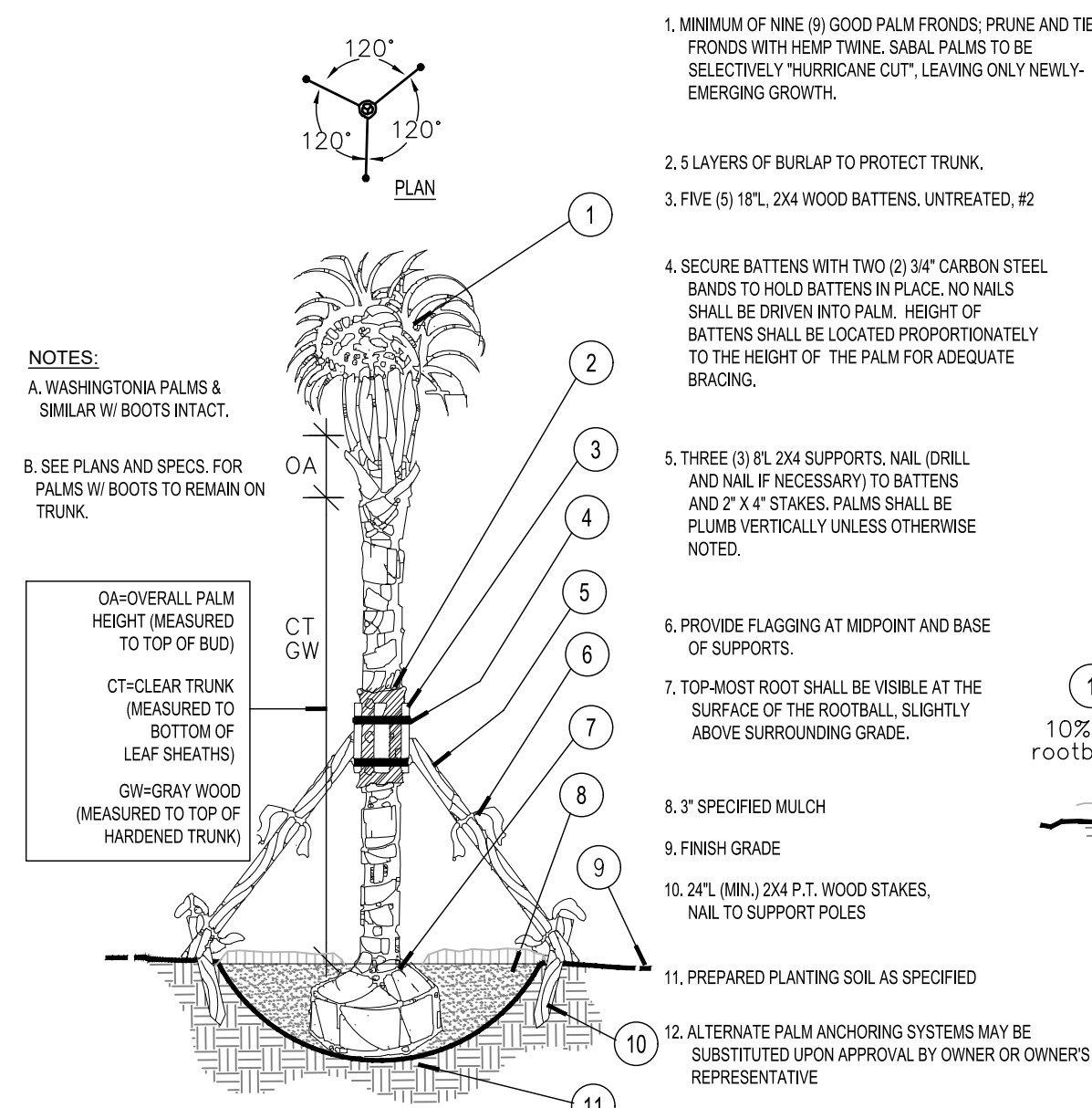
MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP

CITY OF APOPKA
FLORIDA

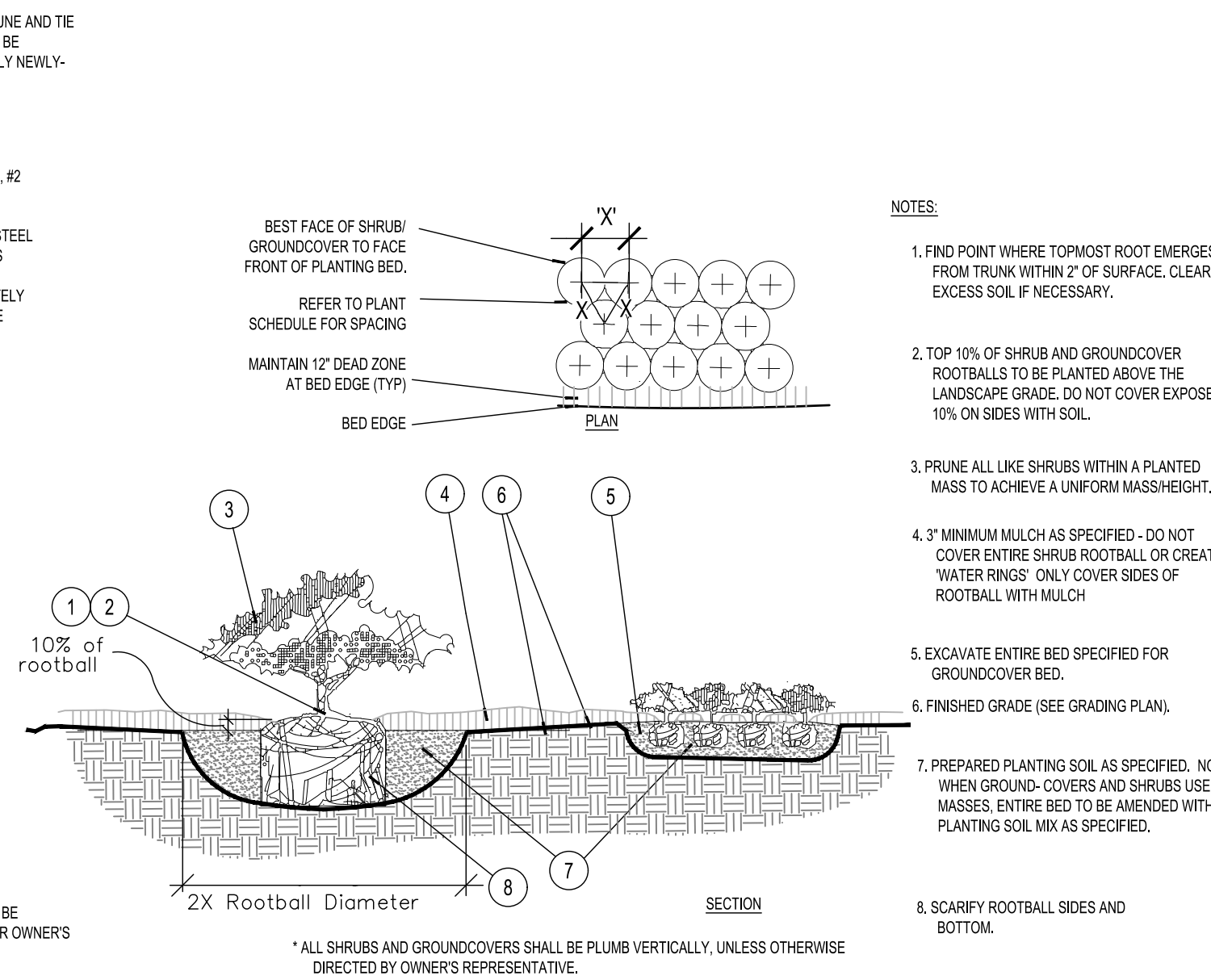
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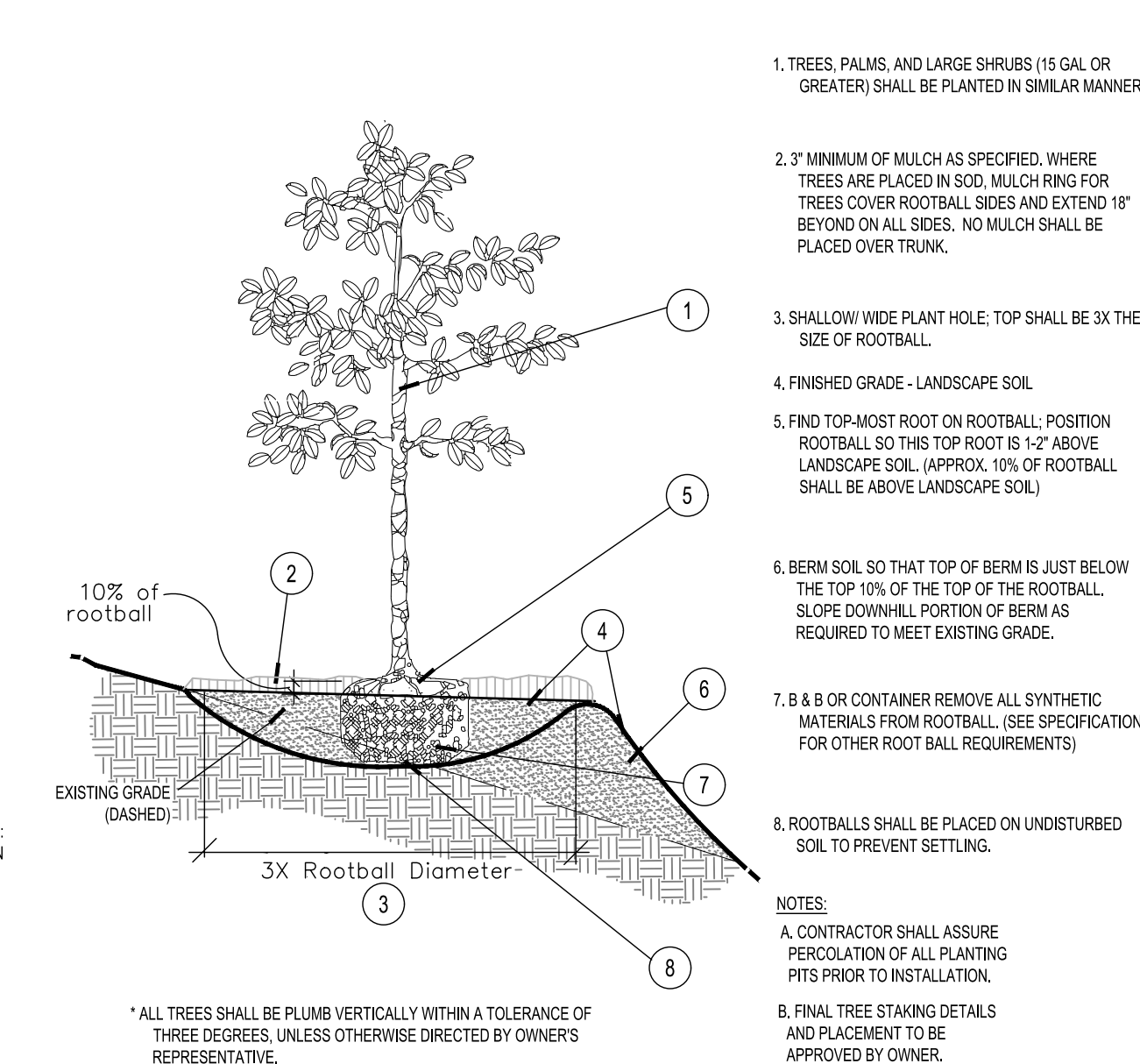
A Tree Planting SECTION NTS



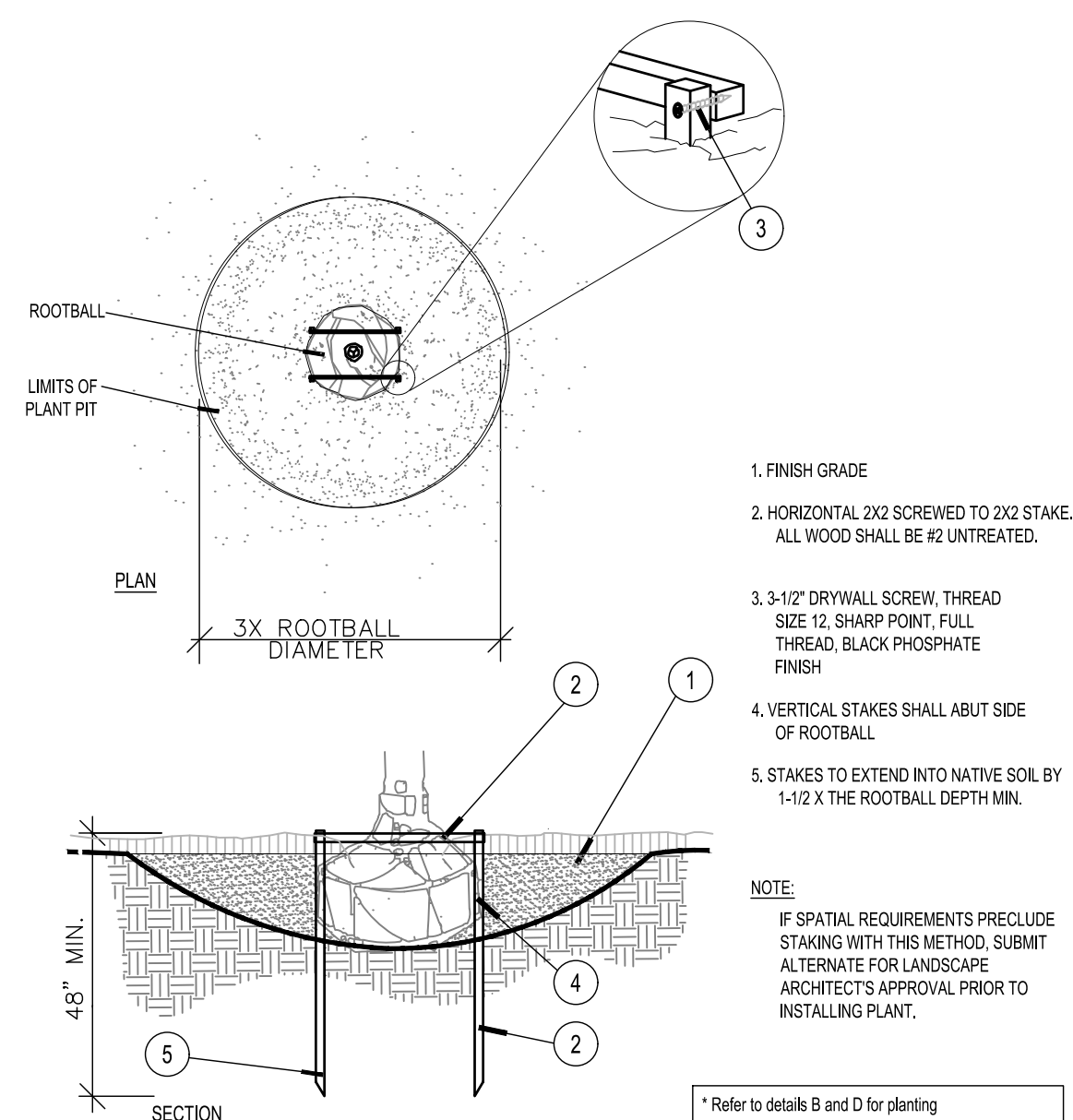
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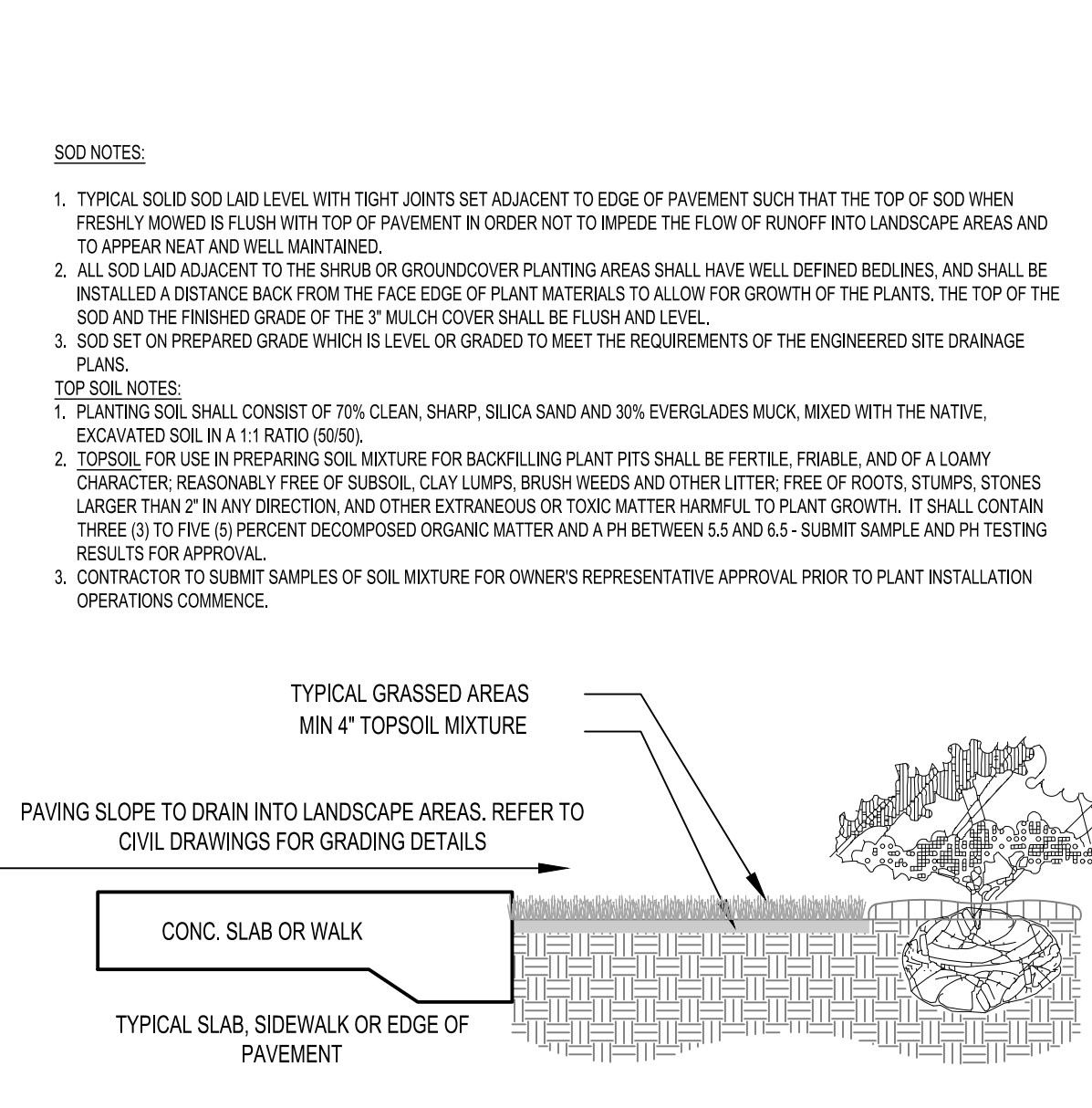

 Shrub / Groundcover Planting
 PLAN/SECTION
NTS



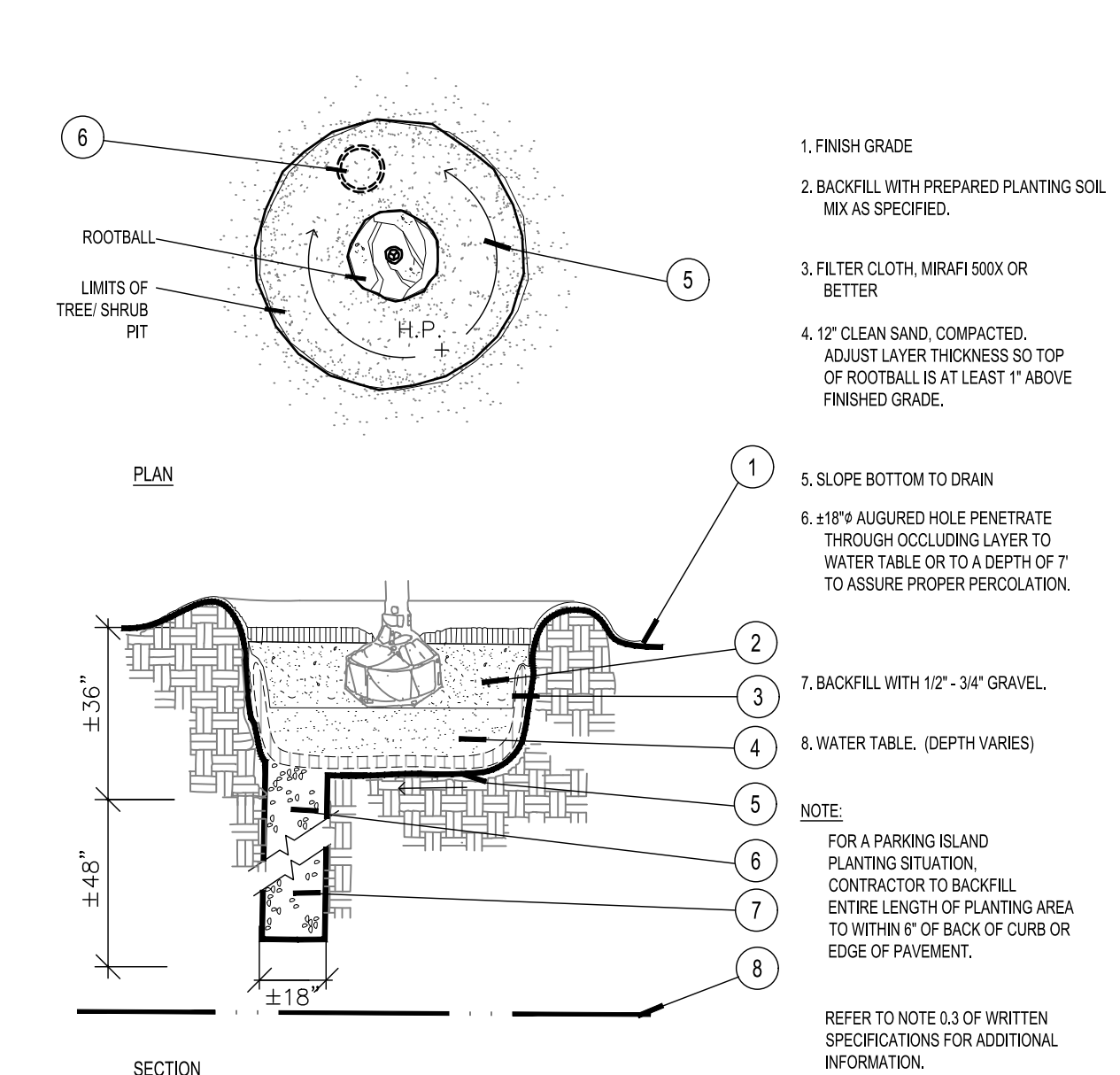
D Planting on a Slope SECTION NTS



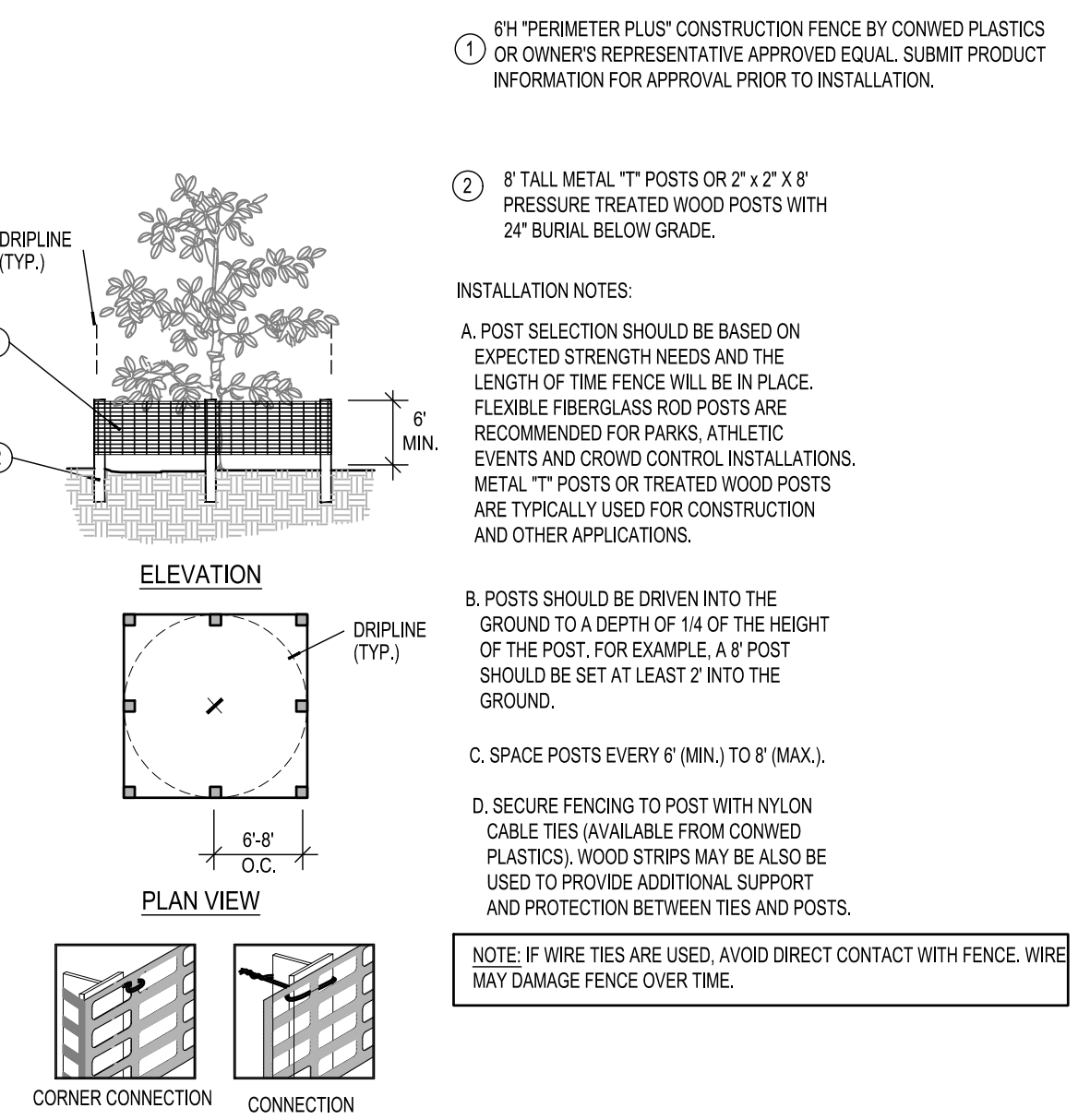
(E) Staking - up to 65 gal. or B&B to 3-1/2" Cal.



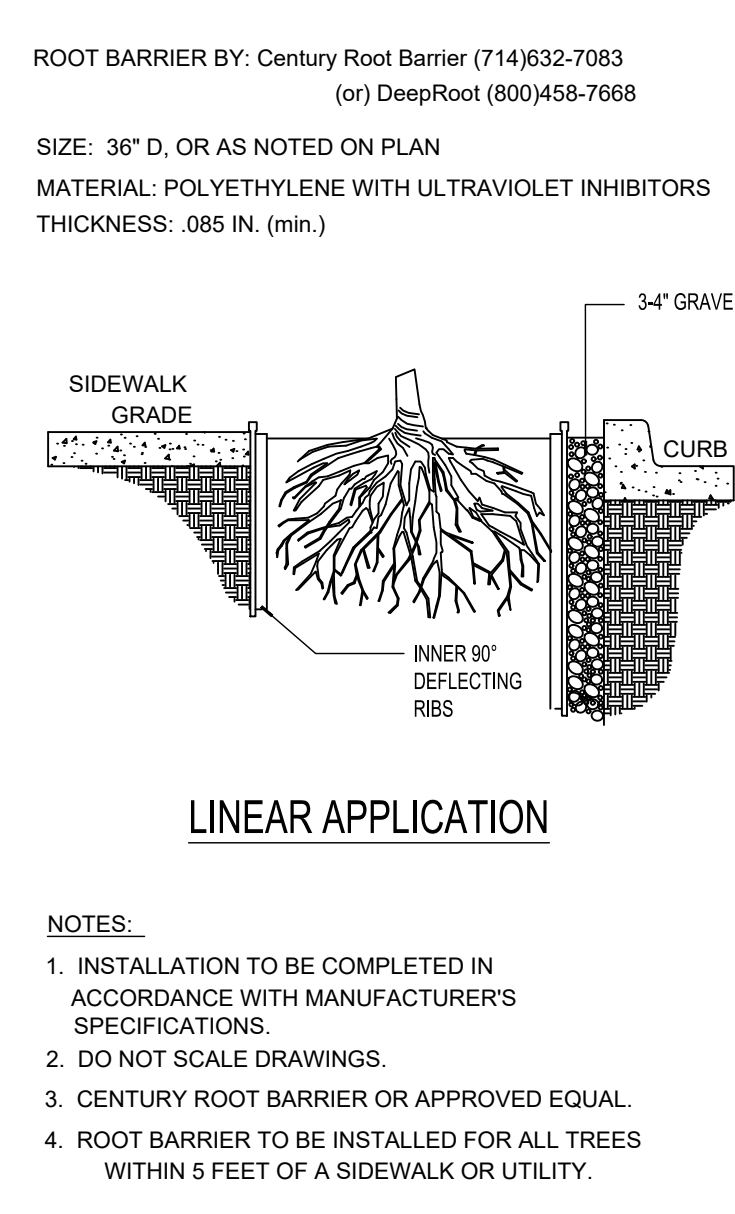
F
 SOD SECTION NTS



G Poor Drainage Condition

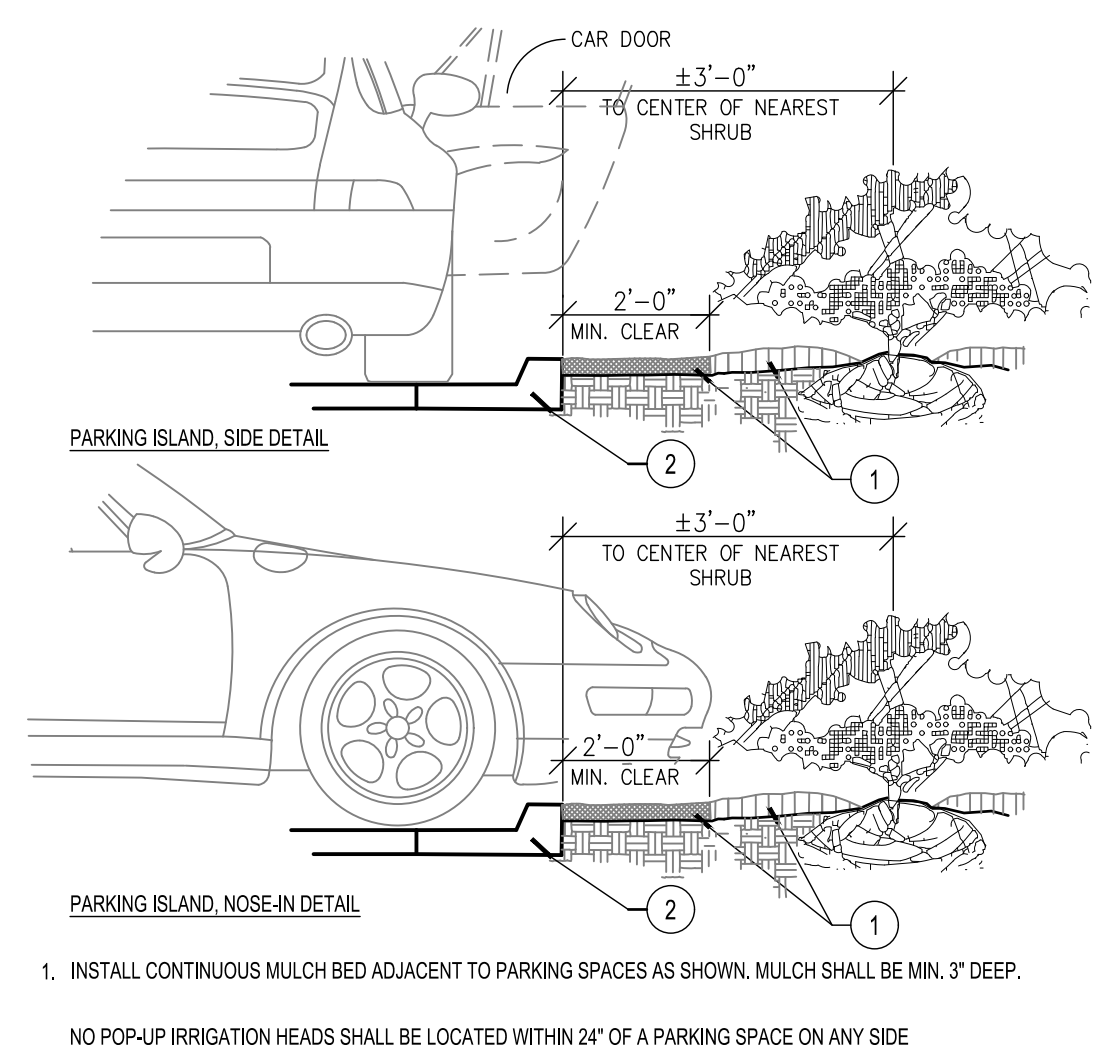


H Tree/Shrub Protector

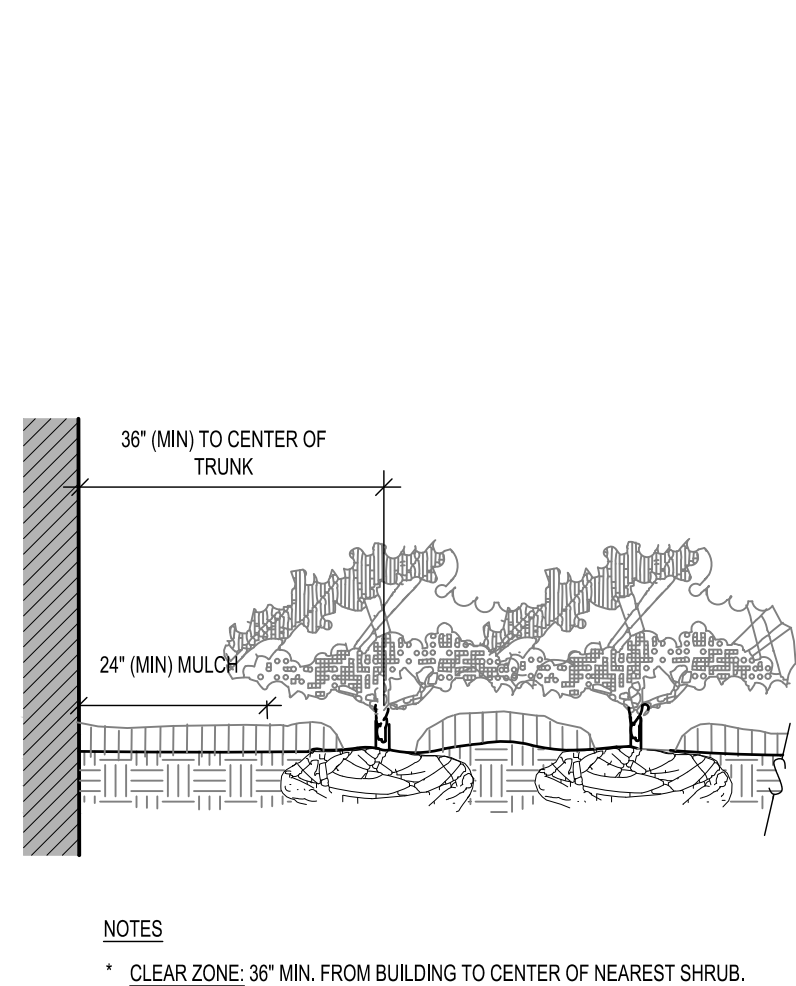


Root Barrier

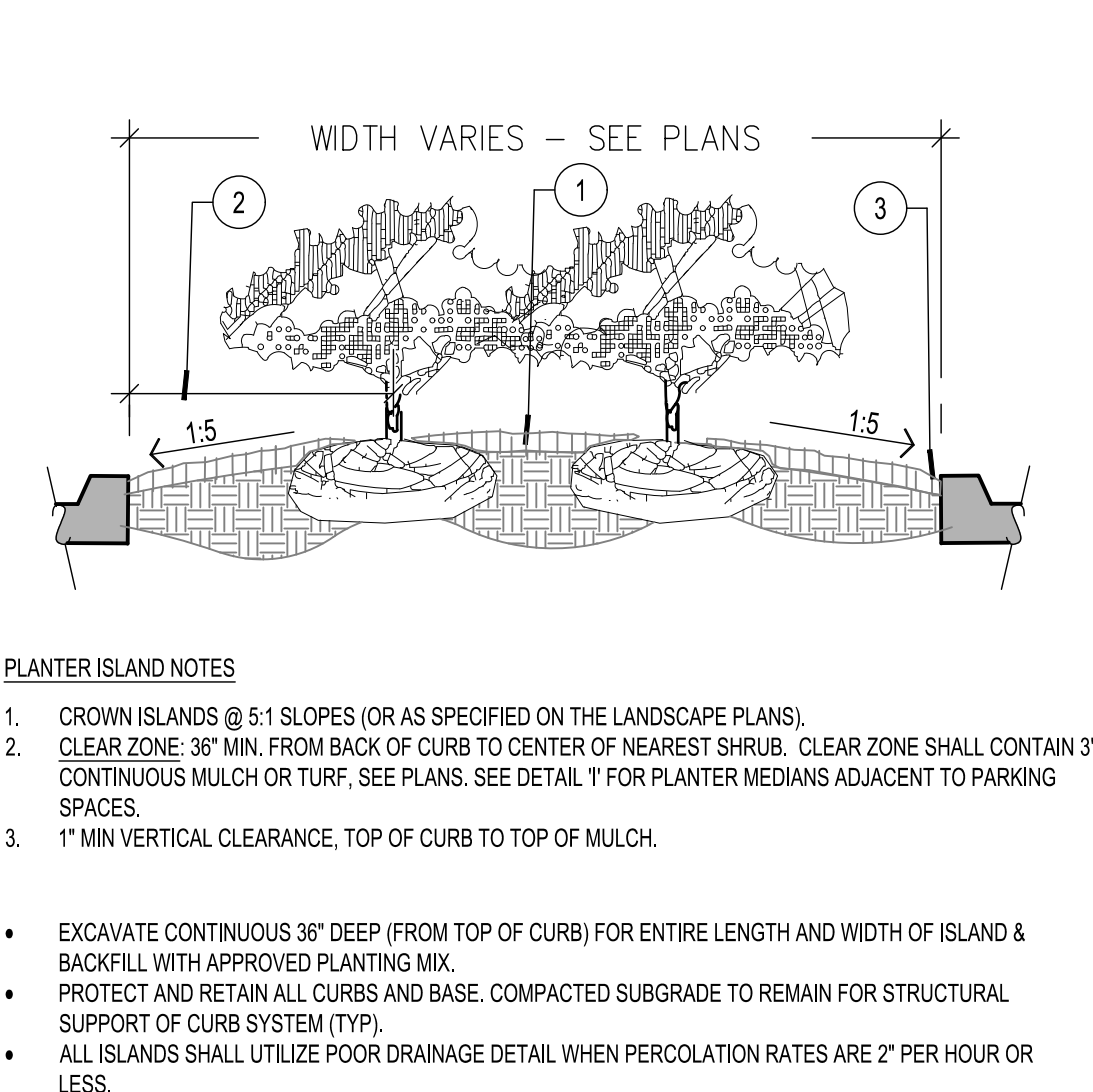
Barrier Detail NTS



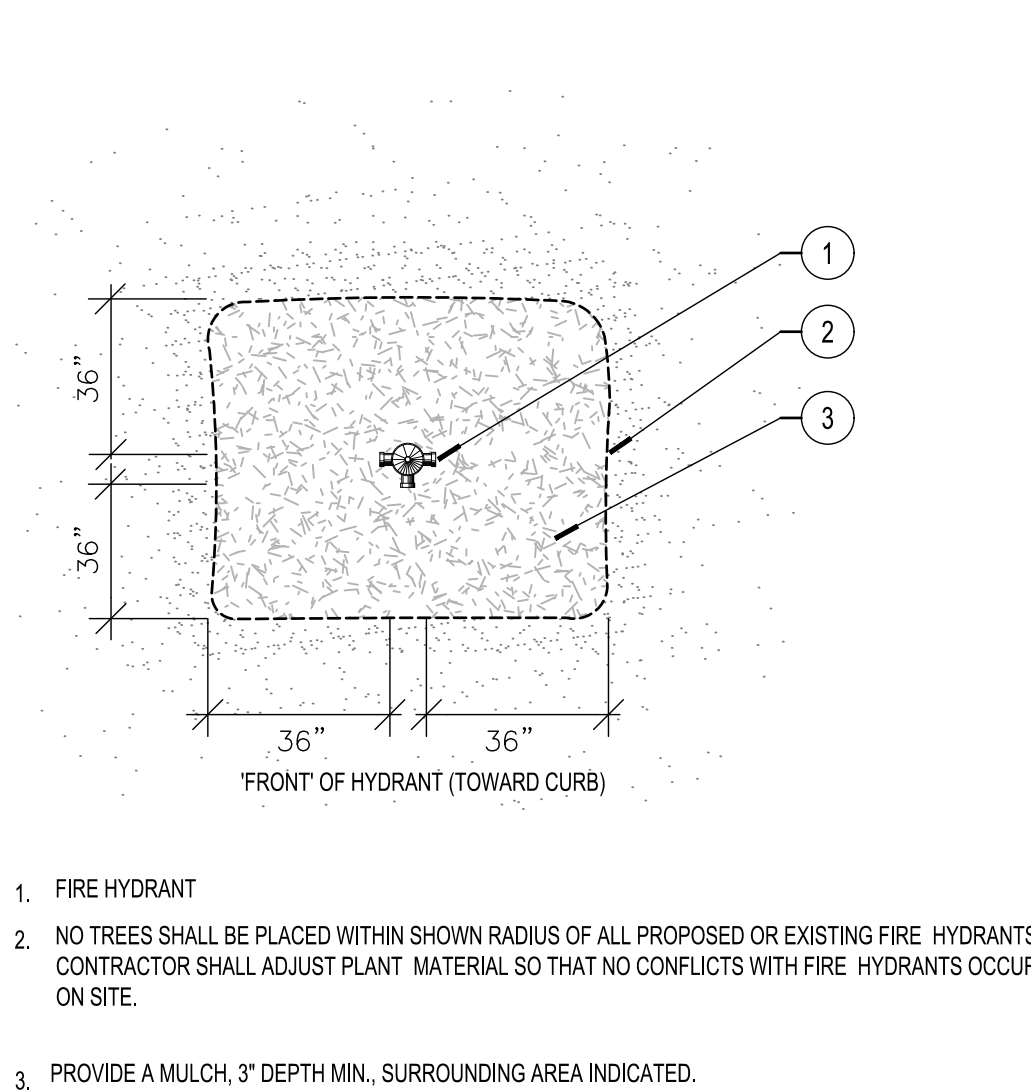
J Parking Space/Curb Planting NTS



K Plantings Adjacent to Buildings SECTION NTS



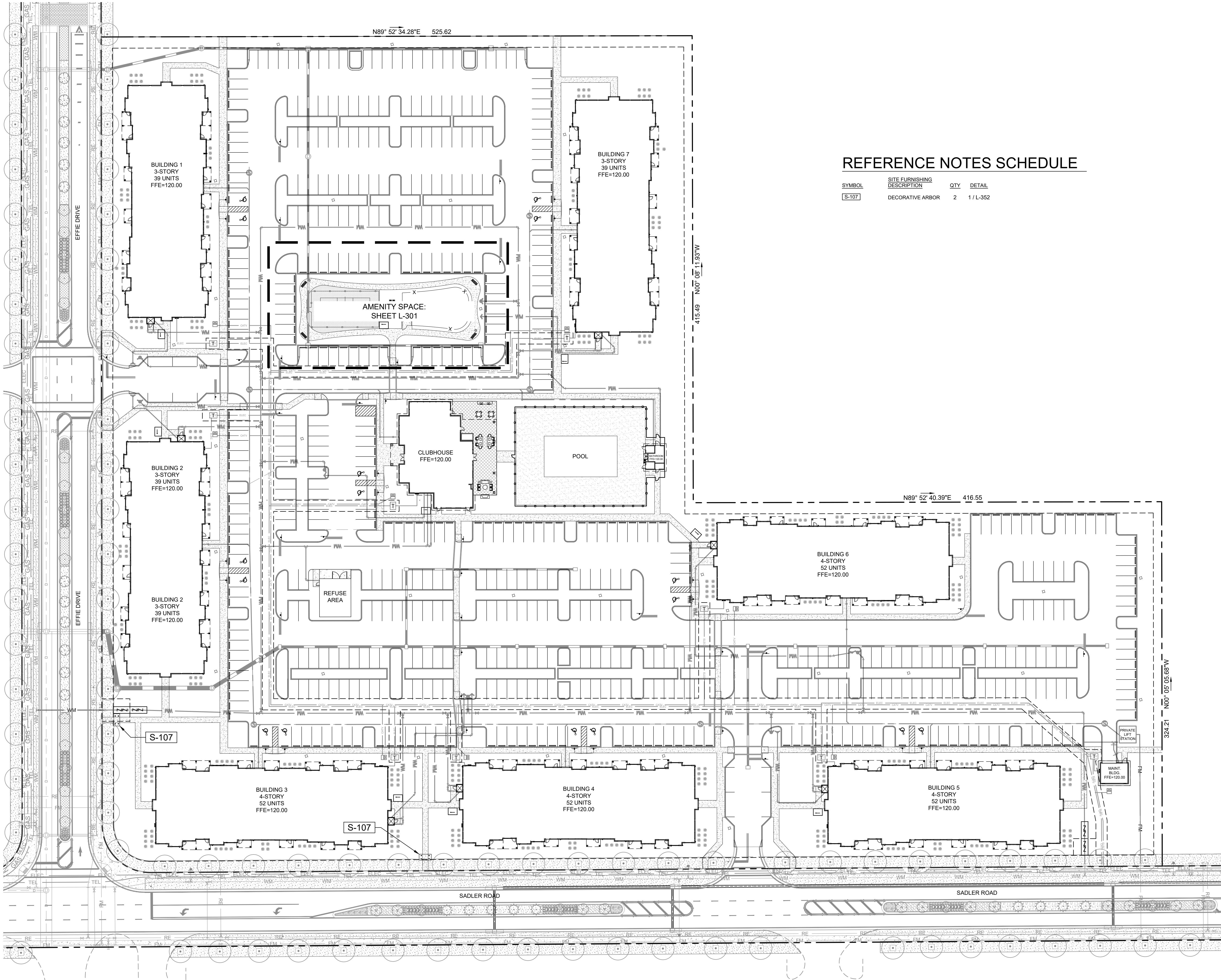
SECTION NTS



Fire Hydrant Clear Zone

Plotted By: Santiago, Noni. Sheet Set: MADISON OAKS. Layout: OVERALL HARDSCAPE PLAN. December 19, 2023. 02:40:53pm. K:\VRB\LOE\147922000\wyld oaks mfc-3\CADD\plansheets\L-300 OVERALL HARDSCAPE PLAN.dwg

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REFERENCE NOTES SCHEDULE

SYMBOL	SITE FURNISHING DESCRIPTION	QTY	DETAIL
S-107	DECORATIVE ARBOR	2	1 / L-352

NORTH

0

20

40

80

GRAPHIC SCALE IN FEET

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

Know what's below. Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MADISON OAKS

PREPARED FOR

MADISON CAPITAL GROUP, LLC

CITY OF APOPKA

FLORIDA

OVERALL HARDSCAPE PLAN

KHA PROJECT

147922000

DATE

08/31/2023

SCALE

AS SHOWN

DESIGNED BY

ESM

DRAWN BY

ESM

CHECKED BY

KMP

DATE

12/19/2023

LICENSED PROFESSIONAL

BENJAMIN V. JOHNSON, PLA

FL LICENSE NUMBER

LA6667524

(OR SELECT ENGINEER OF RECORD OR SEAL)

Kimley»Horn

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960

PHONE: 772-794-4100

WWW.KIMLEY-HORN.COM

REGISTRY NO. 35106

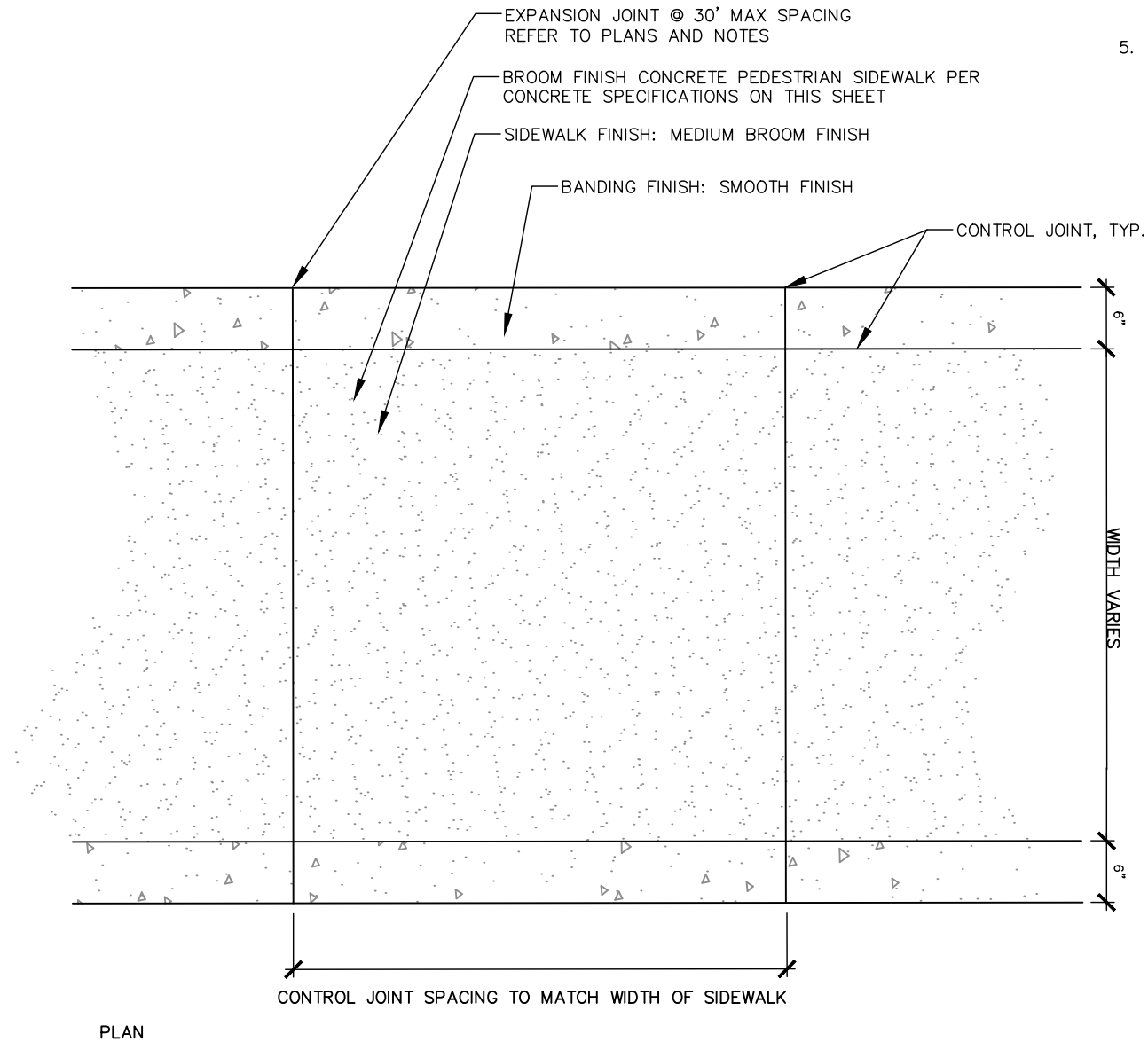
REVISIONS

No.	DATE	BY

Page 98 of 137

Plotted By: Santiago, Noni - Sheet Set: MADISON OAKS - Layout: Hardscape Details - December 19, 2023 - 02:41:32pm - K:\V\RB_LDEV\147922000 w\yd oaks m\3\CADD\plansheets\L-350 Hardscape Details.dwg

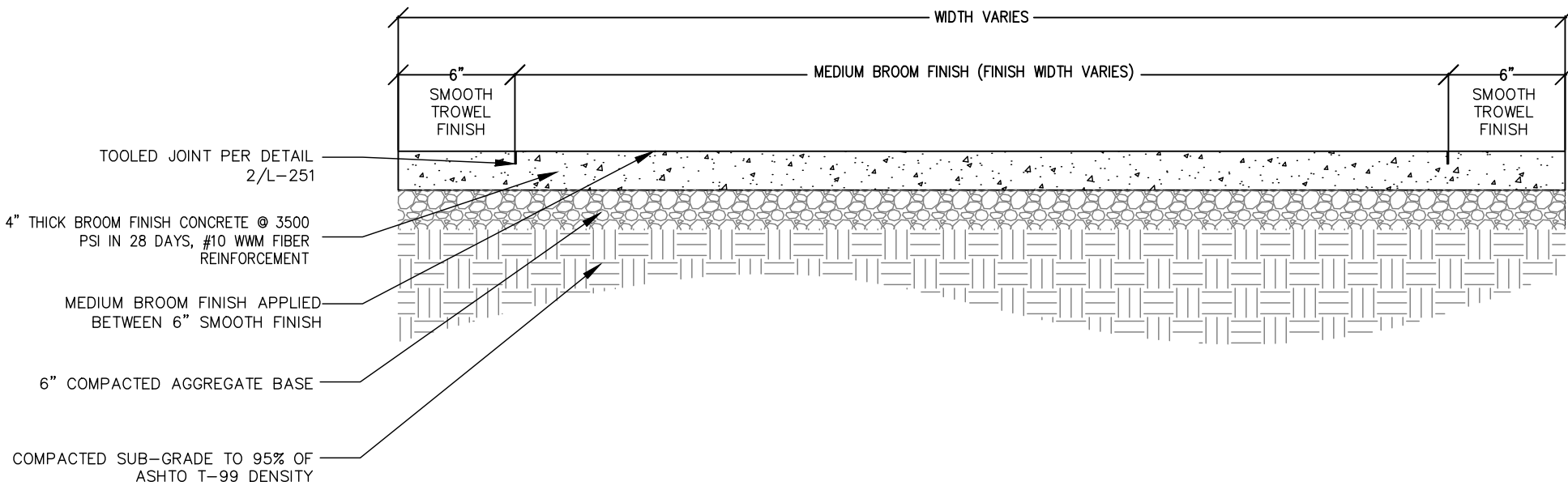
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GENERAL NOTES:

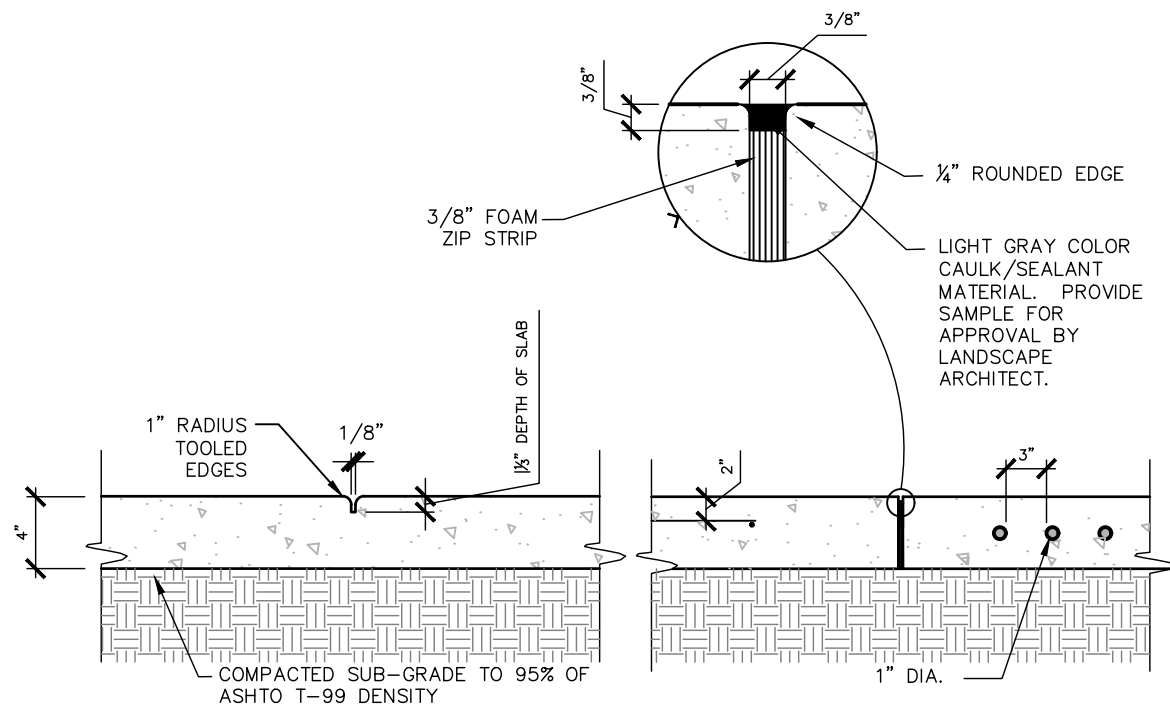
1. CONTRACTOR SHALL SUBMIT DETAILED ENGINEERED SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
2. A 10" X 10" MOCKUP SHALL BE PROVIDED BY THE CONTRACTOR TO BE APPROVED BY LANDSCAPE ARCHITECT, SHOWING SMOOTH SPONGE, SANDBLAST/TOP CAST FINISHES. PRECAUTIONS SHALL BE TAKEN IN HOT WEATHER TO PREVENT PLASTIC CRACKING RESULTING FROM EXCESSIVELY RAPID DRYING AT SURFACES DESCRIBED IN CIP 5 "PLASTIC SHRINKAGE CRACKING" PUBLISHED BY THE NATIONAL READY MIXED CONCRETE ASSOCIATION.
3. CONTRACTOR SHALL PROVIDE MOCK-UP FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION. MOCK-UP SHALL BE ITERATIVE AND RE-WORKED UP TO (2) TWO TIMES BY CONTRACTOR AT NO ADDITIONAL COST TO OWNER UNTIL APPROVED BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES, PRODUCT DATA, AND COLOR CHARTS FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.
4. ALL HORIZONTAL SURFACES FINISHES SHALL BE SUP RESISTANT WITH A COEFFICIENT OF FRICTION THAT MEETS ALL FEDERAL, STATE AND LOCAL CODE CRITERIA. (SLIP COEFFICIENT: 0.6 FOR SLOPES LESS THAN 5%, 0.8 FOR SLOPES EQUAL OR GREATER THAN 5%, AS MINIMUM OR AS REQUIRED TO MEET CODE CRITERIA, WHICHEVER IS GREATER.)

SECTION



CONCRETE NOTES:

1. CONTRACTOR TO LAYOUT PATTERN FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO TEXTURING CONCRETE.
2. CONTRACTOR SHALL REFER AND ADHERE TO CITY OF WEST MELBOURNE STANDARD SIDEWALK AND CONCRETE DETAILS.
3. ALL CONCRETE MUST BE BATCHED FROM SAME LOCATION
4. MIXTURE:
 - FLY ASH: ASTM C 618, CLASS F
 - WATER: ASTM C 94
 - SIDEWALK COLOR: INTEGRAL COLOR U22 - SALT MARCH GRAY (OR APPROVED EQUAL)
 - SIDEWALK FINISH: BROOM FINISH TEXTURE



NOTES:

1. JOINTS LOCATION SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. CONSTRUCTION JOINTS SHALL BE KEY JOINTED WITH REINFORCING ACROSS JOINT.
2. STRUCTURAL ENGINEER TO PROVIDE LOCATION OF SAW CUTS, AND SPACING AND SIZE OF REBAR. SAW CUTS DEPTH NO MORE THAN 1/3 THICKNESS OF SLAB.
3. CONTROL JOINTS/CONSTRUCTION JOINTS SHALL CREATE PANELS OF 400 SQ. FEET (MAXIMUM)

1 BROOM FINISH CONCRETE SIDEWALK – PEDESTRIAN

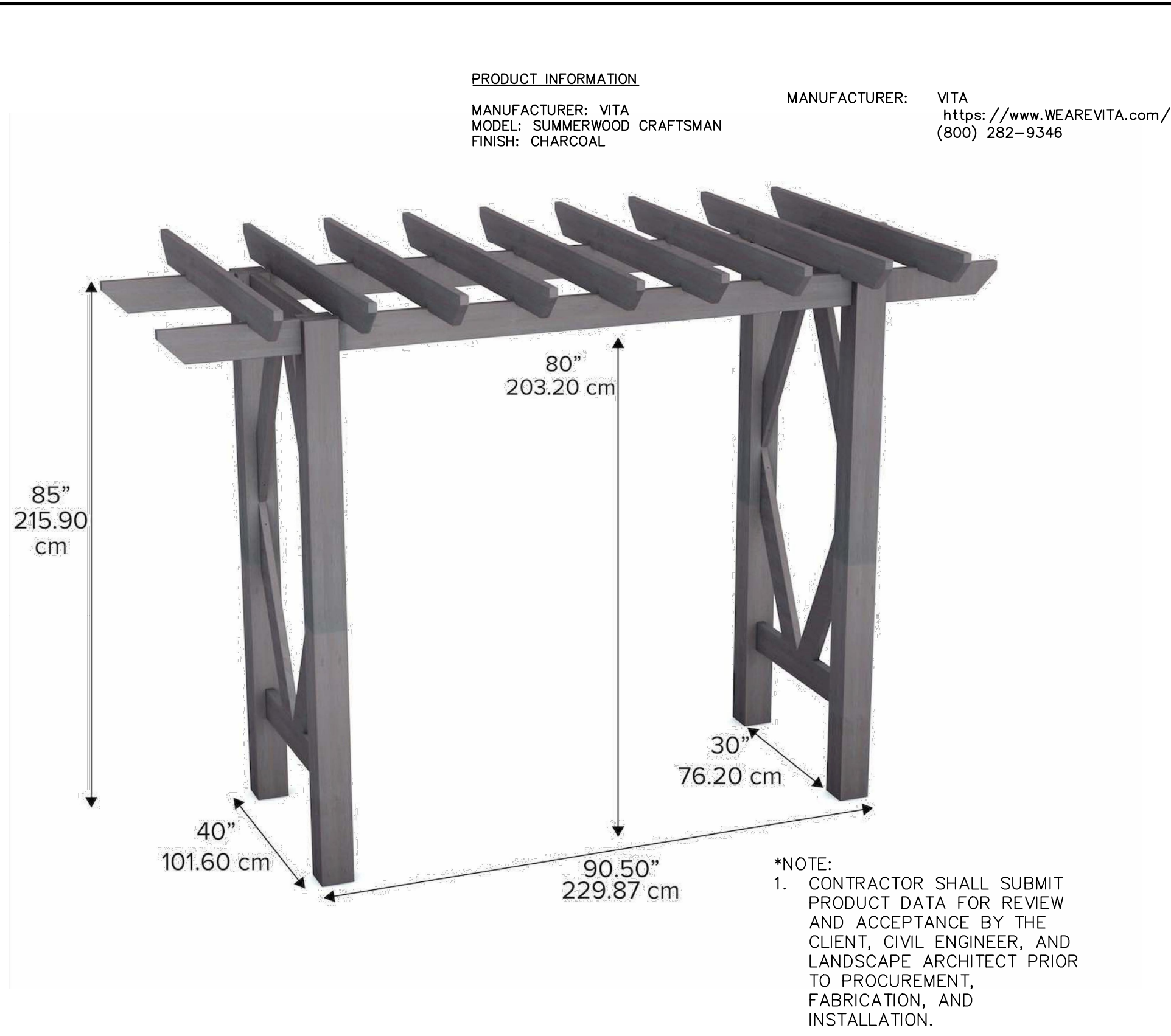
NTS

2 EXPANSION/CONTROL JOINTS ON GRADE

NTS

SHEET NUMBER L-351		MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP. LLC CITY OF APOPKA FLORIDA		HARDSCAPE DETAILS		KHA PROJECT 147922000 DATE 08/31/2023 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY KMR		LICENSED PROFESSIONAL BENJAMIN V. JOHNSON, PLA FL LICENSE NUMBER LA6667524 (OR SELECT ENGINEER OF RECORD OR SEAL) DATE: 12/19/2023		Kimley»»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960 PHONE: 772-794-4100 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106		No.		REVISIONS		DATE		BY	

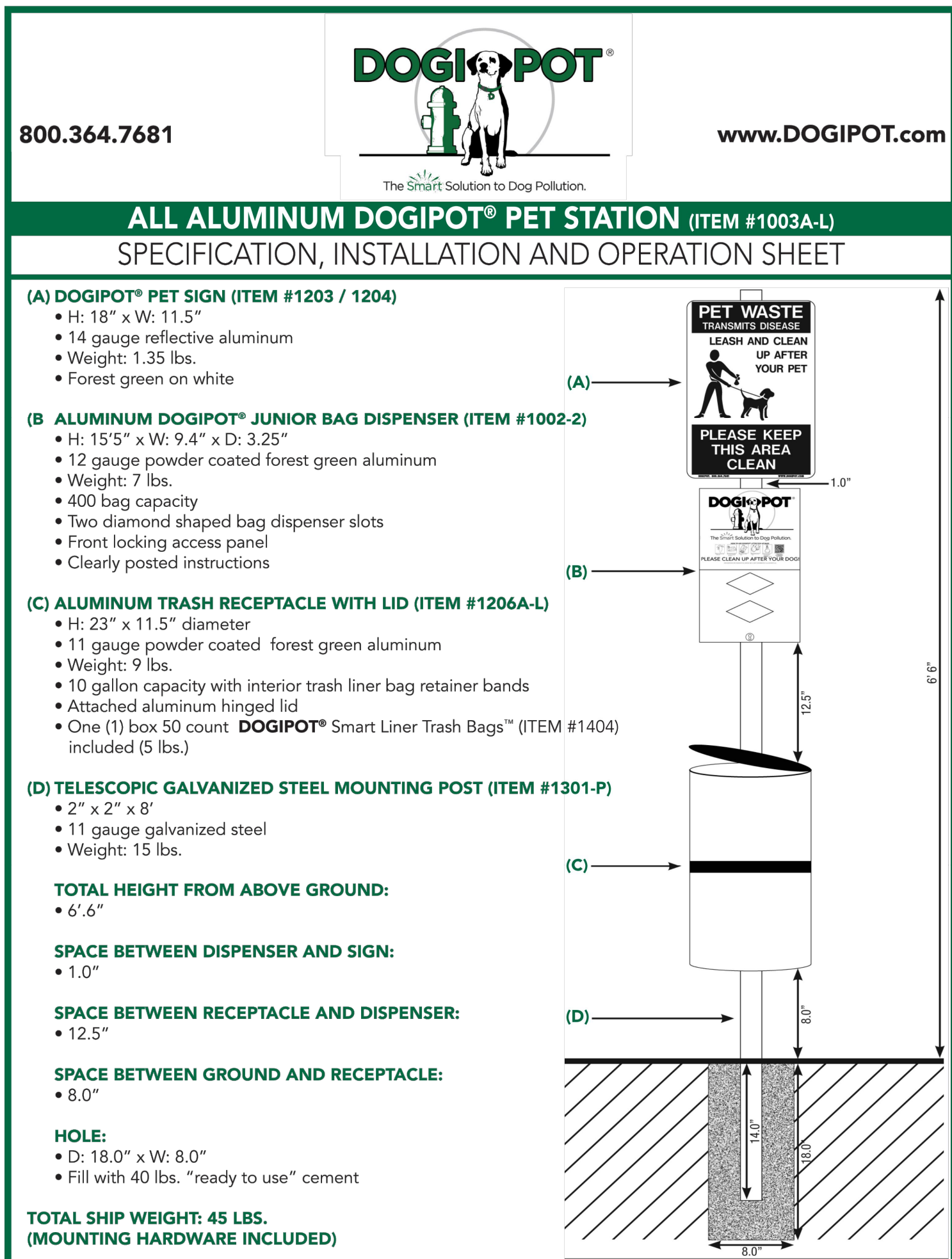
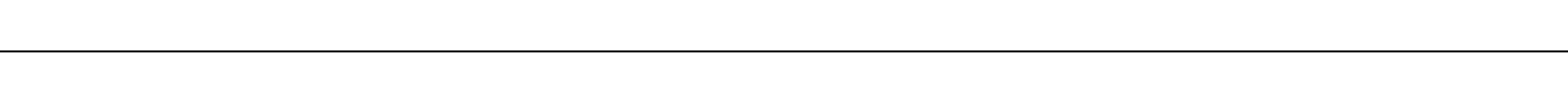
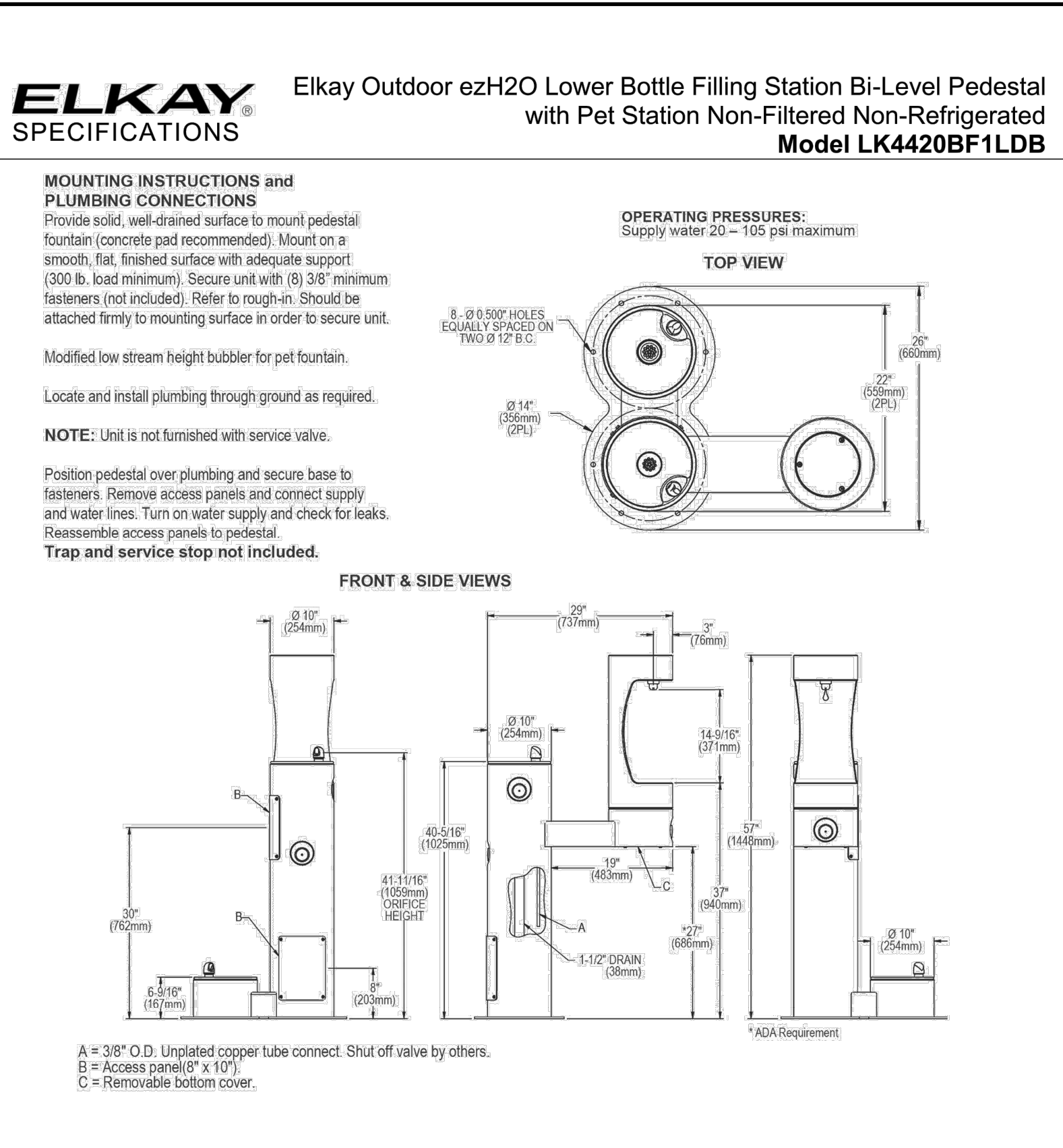
HARDSCAPE DETAILS



1 DECORATIVE ARBOR (OR APPROVED EQUAL)
NTS



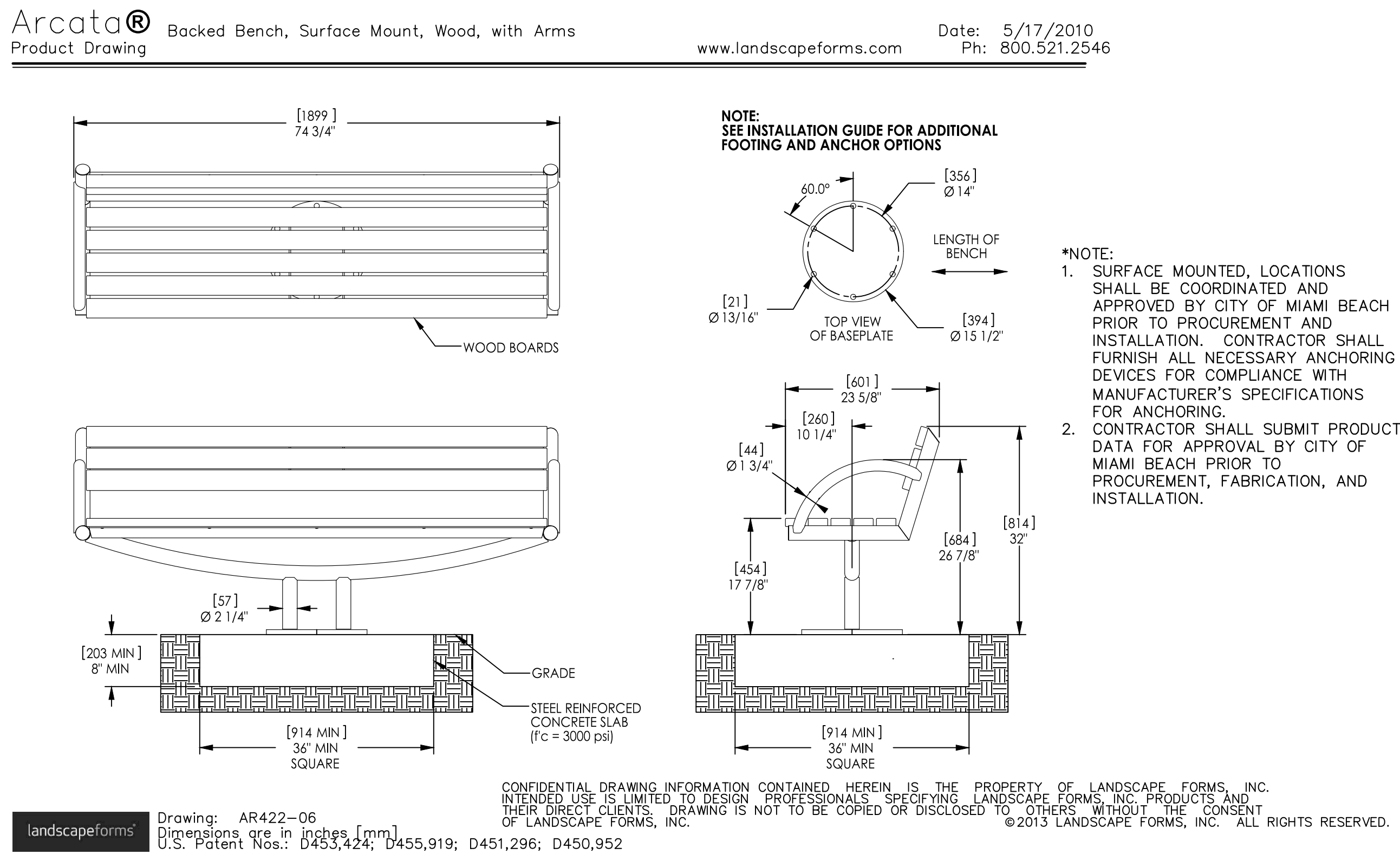
OUTDOOR PET AND WATER BOTTLE FOUNTAIN (OR APPROVED EQUAL)



*NOTE:
1. CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

MANUFACTURER: DOGIPOT
<https://www.dogipot.com/>
 (800) 364-7681
 DOGIPOT PET STATION

3 PET WASTE STATION – DOGIPOT (OR APPROVED EQUAL)
NTS

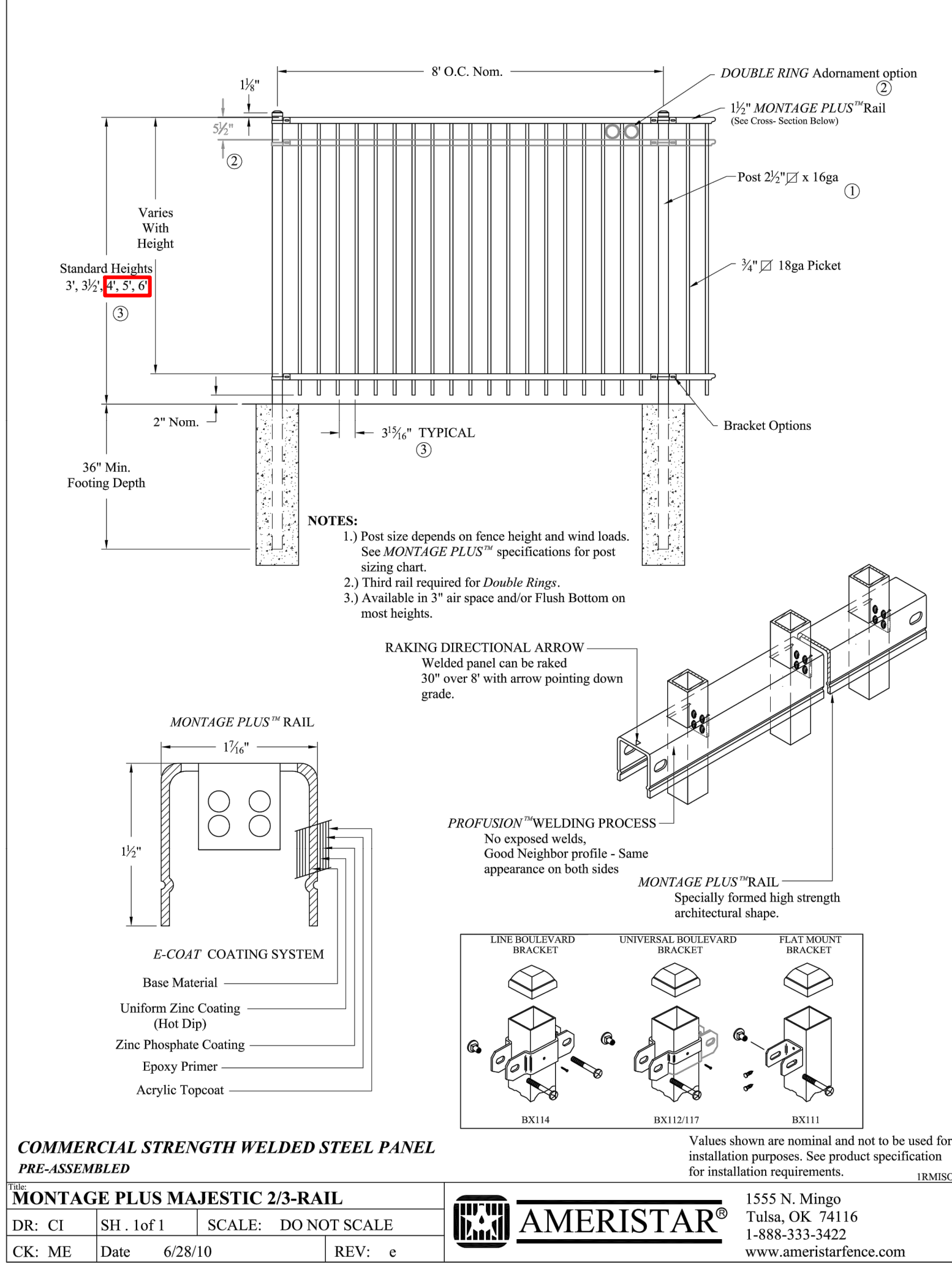


4 BENCH SEATING (OR APPROVED EQUAL)
NTS

SHEET NUMBER L-352	MADISON OAKS PREPARED FOR MADISON CAPITAL GROUP. LLC CITY OF APOPKA FLORIDA	MANUFACTURER DETAILS	KHA PROJECT 147922000 DATE 08/31/2023 SCALE AS SHOWN DESIGNED BY ESM DRAWN BY ESM CHECKED BY KMR														No.	REVISIONS	DATE	BY
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1

72" HEIGHT BLACK STEEL PICKET FENCE (OR APPROVED EQUAL)

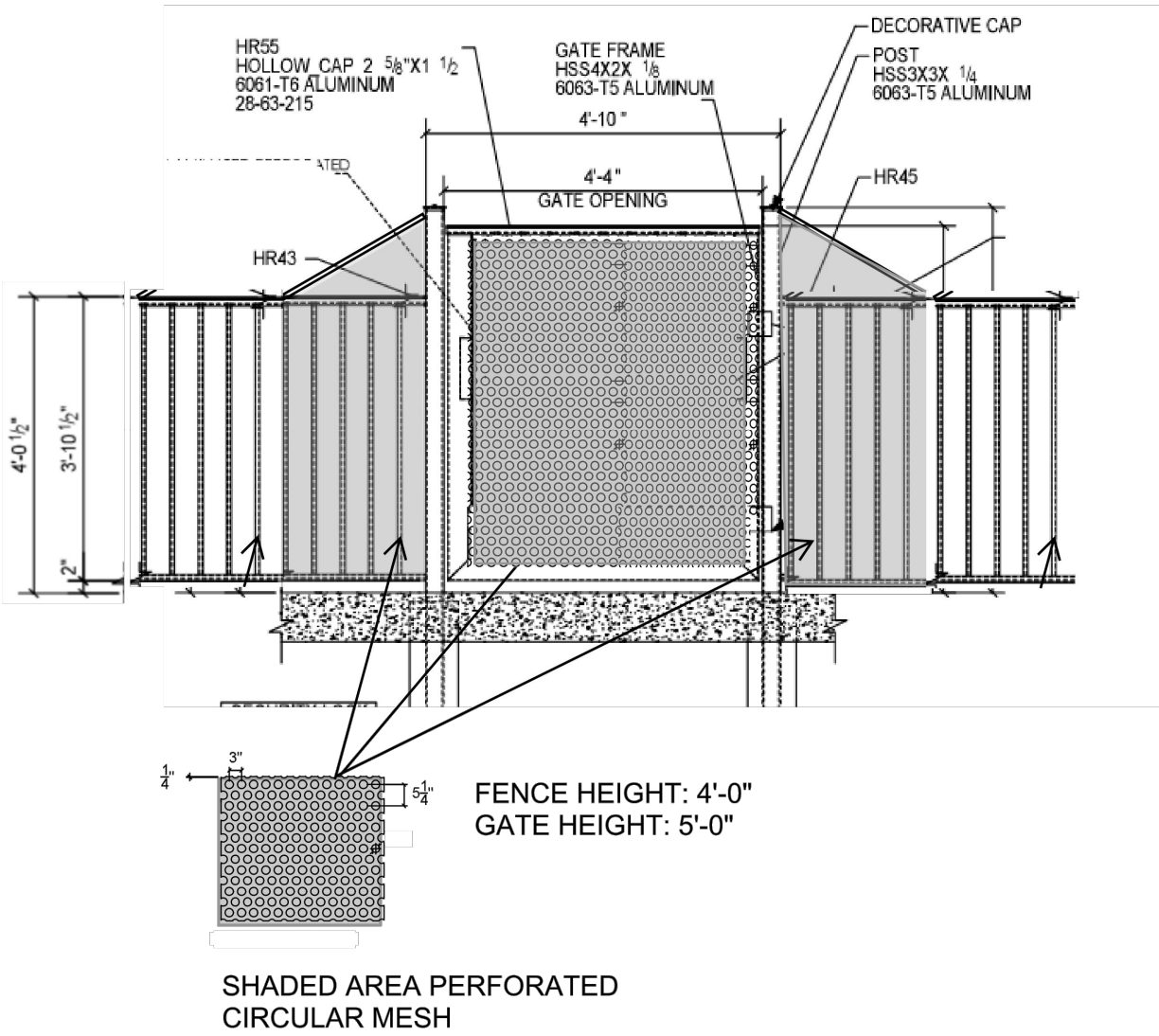


MANUFACTURER: AMERISTAR
<https://ameristarfence.com>
(888) 333-3422
MONTAGE PLUS MAJESTIC

SIZE: 48" & 72" HEIGHT FENCES

COLOR: BLACK STEEL

*NOTE:
1. CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR REVIEW AND ACCEPTANCE BY THE CLIENT, CIVIL ENGINEER, AND LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT, FABRICATION, AND INSTALLATION.

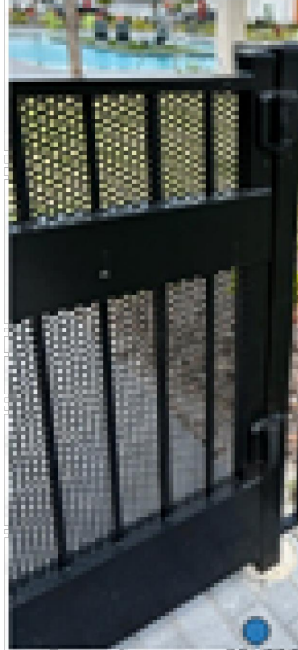
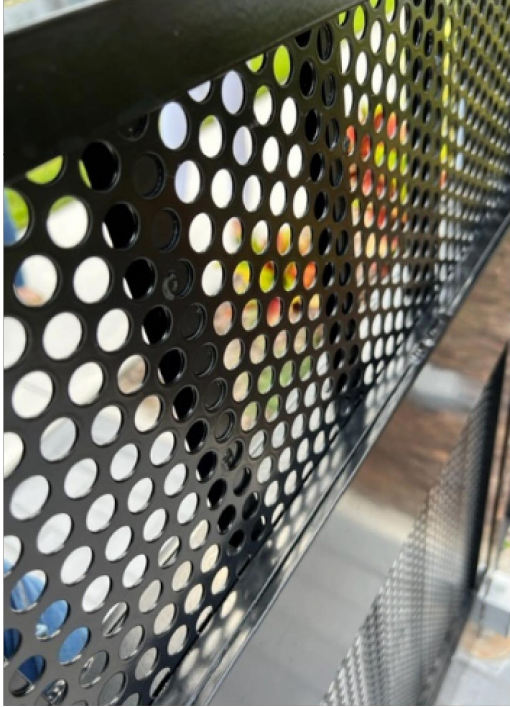


WAYPOINT POOL FENCE & POOL GATES
DESIGN STANDARD

FENCE HEIGHT: 4'-0" (or as required by jurisdiction)
GATE HEIGHT: 5'-0"
GATE & FENCE PANEL SCREEN: PERFORATED CIRCULAR PATTERN
FLANKING FENCE PANELS: TAPERED FROM 5'-0" TO 4'-0"
FENCE MATERIAL/COLOR: ALUMINUM BLACK
ALL FENCE MATERIAL TO MEET LOCAL CODE REQUIREMENTS

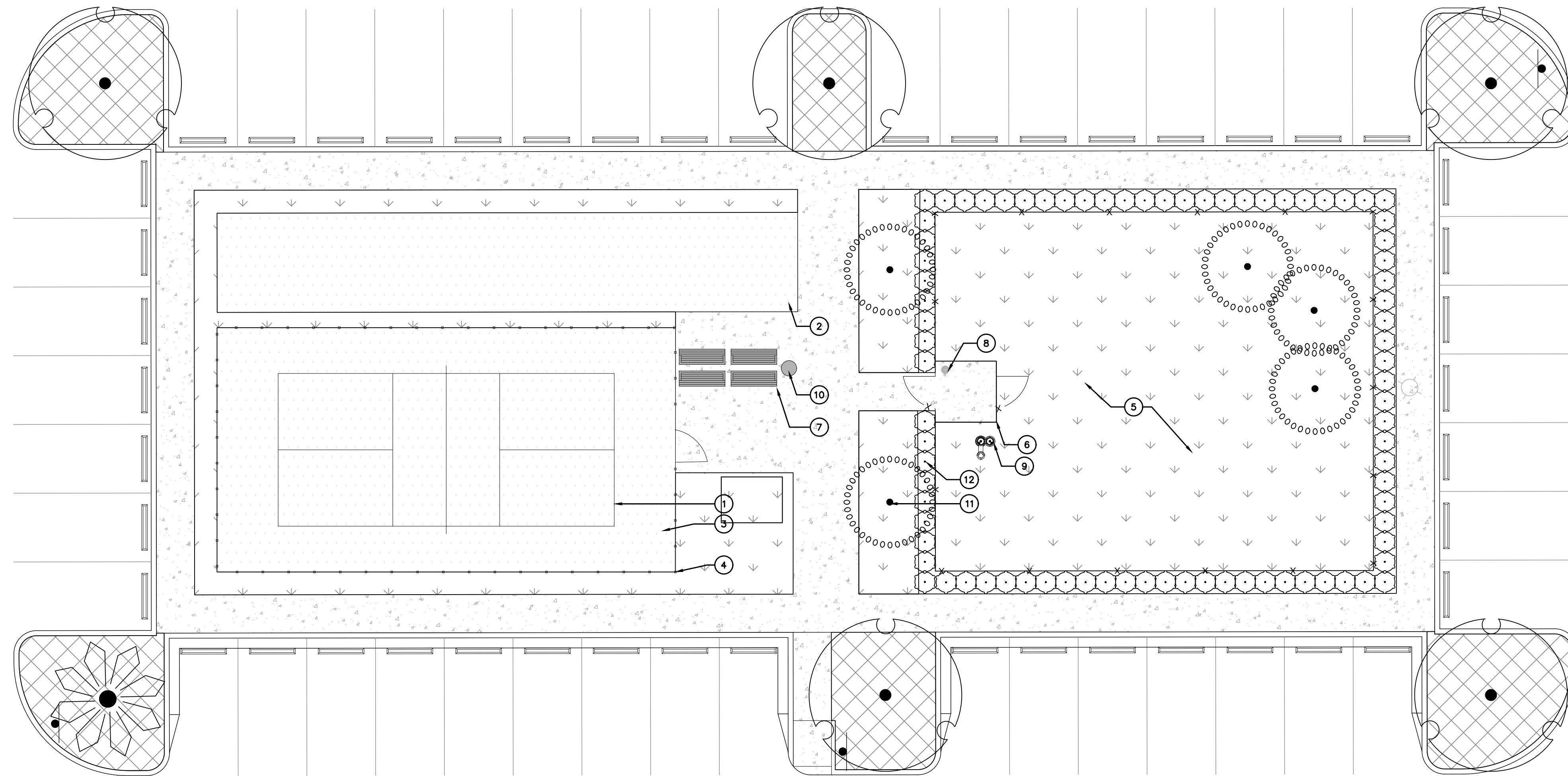
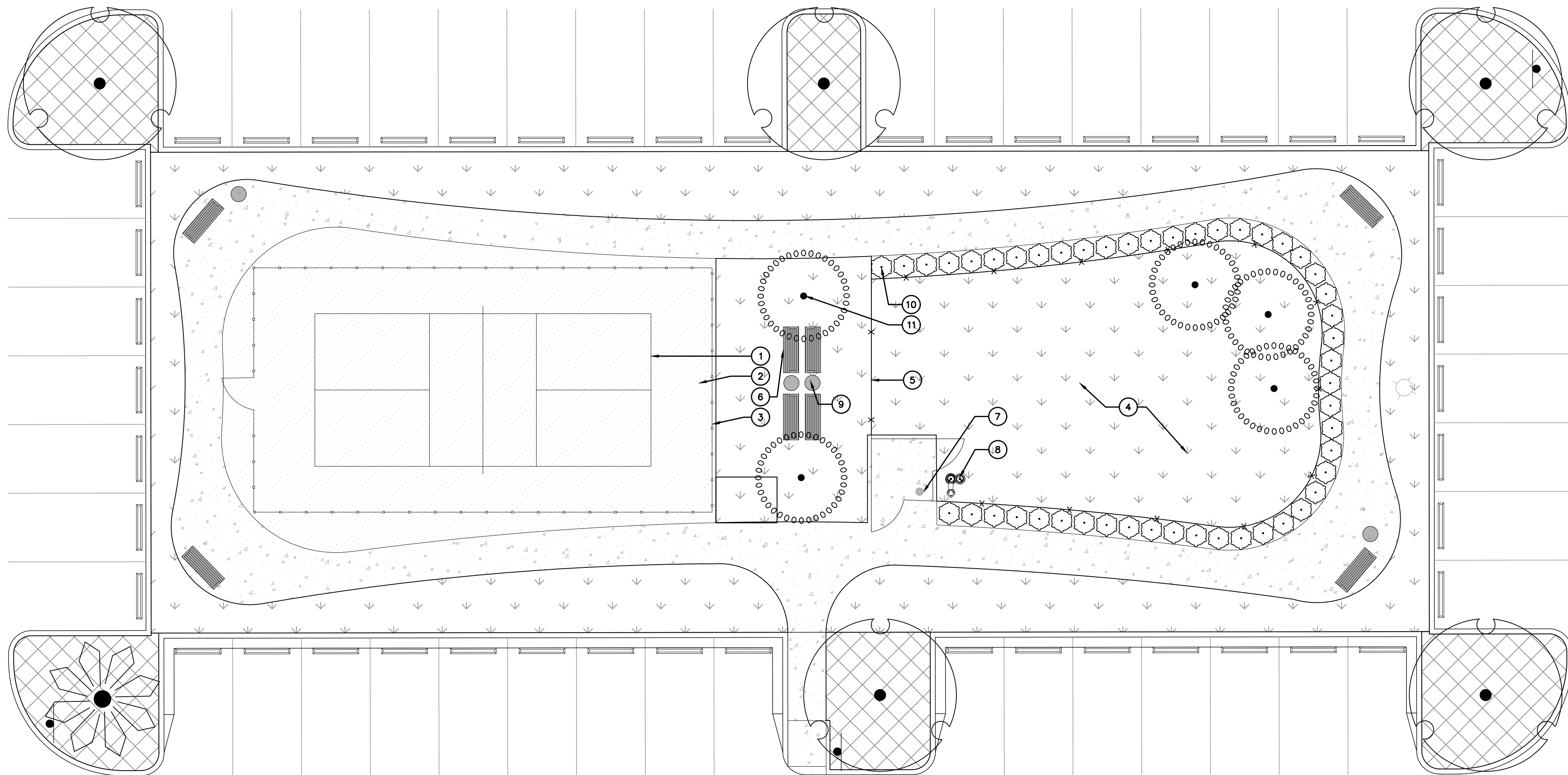


5'-0" GATE / FLANKING FENCE PANELS TRANSITION FROM 5'-0" TO 4'-0"



GATE / FENCE PANEL MESH PATTERN: PERFORATED CIRCULAR MESH

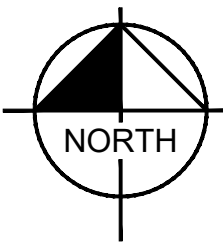
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 AMENITY SPACE OPTION A

PLAN ENLARGEMENT

NTS

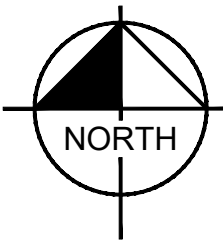


1. PICKLEBALL COURT
2. SPORTS PAVING
3. 8' FENCE
4. DOG PARK (+/- 1,830 SF)
5. 6' DECORATIVE FENCE
6. DECORATIVE BENCH SEATING
7. WASTE STATION
8. DOG & WATER BOTTLE FOUNTAIN
9. TRASH RECEPTACLE
10. ORNAMENTAL TREE
11. SHRUB HEDGE

AMENITY SPACE OPTION B

PLAN ENLARGEMENT

NTS



1. PICKLEBALL COURT
2. BOCCY BALL COURT
3. SPORTS PAVING
4. 8' FENCE
5. DOG PARK (+/- 2,695 SF)
6. 6' DECORATIVE FENCE
7. DECORATIVE BENCH SEATING
8. WASTE STATION
9. DOG & WATER BOTTLE FOUNTAIN
10. TRASH RECEPTACLE
11. ORNAMENTAL TREE
12. SHRUB HEDGE

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

811

Know what's **below.**
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

[illegible]

Kimley»»Horn

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
BENJAMIN V. JOHNSON, PLA

BENJAMIN V. JOHNSON, PLA

FL LICENSE NUMBER
LA6667524

FL LICENSE NUMBER

(OR SELECT ENGINEER OF
RECORD FOR

SELECT ENGINE
RECORD FOR
SEAL)

12/19/2023

AMENITY PLAN OPTIONS

MADISON OAKS
PREPARED FOR
MADISON CAPITAL GROUP LLC

CITY OF APOPKA
FLORIDA

SHEET NUMBER
AM-100



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 2.

Meeting Date: February 13, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - 1291 S. Orange Blossom Trail Office/Warehouse - Major Development Plan

REQUEST:

Recommend approval of the 1291 S. Orange Blossom Trail Major Development Plan.

SUMMARY:

Zoning Report

This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Industrial	I-L (Light Industrial)	Florida Utility Trailers
East	Residential Medium	T (Transitional)	Vacant
South	Industrial	I-L (Light Industrial)	Vacant
West	Commercial	C-R (Regional Commercial)	Vacant

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for consideration for a 103,449 square foot office/warehouse development located at 1291 S. Orange Blossom Trail. The subject property has an Industrial future land use designation and a zoning designation of I-L (Light Industrial). The subject property is 11.2 acres in size. Of the 11.2 acres, 3.5 acres are wetlands which will be preserved. 43% of the site is set aside as open space. There are a total of 7 buildings that are proposed for development on site.

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:

- The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
- 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;
- 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;
- The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ACCESS/PARKING: Access is proposed via a full access located on US 441. A left turn lane leading into the site from US 441 is proposed, and a right turn lane leading into the site from US 441 is proposed. A 5-foot wide sidewalk will be constructed along the portion of the site that is located along US 441. Additionally, a stabilized access point has been provided by the applicant to allow access for the property owner to the east to gain access to US 441.

A total of 184 parking spaces are provided on site. Of the 184, 7 are accessible spaces. LDC Table 5.1.5.J requires

6 accessible spaces.

STORMWATER: Stormwater retention is proposed on the southern portion of the site.

LANDSCAPING/OPEN SPACE: Landscape buffers are provided along US 441, and the northern and eastern property lines. Plant materials such as Red Maple, Magnolia, Red Oak, Live Oak and Viburnum are provided. A total of 4.77 acres, 43-percent of the site is reserved as open space. Per LDC Section 5.4.4, 5-percent open space is required. The open space set asides consist of the stormwater retention area, the preservation of the existing wetland area on the site, and site landscaping.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Major Development Plan is consistent with the Industrial Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

ORANGE COUNTY NOTIFICATION: The County was notified through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

February 13, 2024 – Planning Commission (5:30 pm)

March 6, 2024 – City Council (1:30 pm)

FUNDING SOURCE:

Not applicable

RECOMMENDED MOTION:

Development Review Committee: The Development Review Committee (DRC) recommends approval of the 1291 S. Orange Blossom Trail Major Development Plan.

Planning Commission: Recommend approval of the 1291 S. Orange Blossom Trail Major Development Plan.

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. 1291 SOBT Plan Set 1-2024
2. Map series

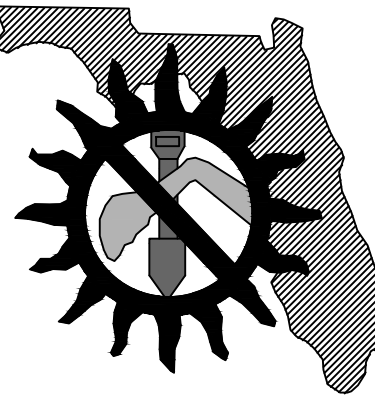
1291 SOUTH ORANGE BLOSSOM TRAIL OFFICE/WAREHOUSE MAJOR DEVELOPMENT PLAN

APOPKA, FLORIDA 32703
PARCEL ID: 14-21-28-0000-00-092

JANUARY 2024

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:
GEORGE KELLY
G.T KELLY GENERAL CONTRACTORS, INC.
1935 COMMERCE LN, SUITE 5
JUPITER, FL. 33458
GEOTKIV@AOL.COM
561.308.7947

CIVIL ENGINEER:
LAURENCE POLINER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
407.452.8633

ARCHITECT:
MICHAEL MOREL
MOREL DE GUIRAMOND ARCHITECTURE, LLC
14080 MAHOGANY AVENUE
JACKSONVILLE, FLORIDA 32258
561.758.8454

UTILITY SERVICE PROVIDERS

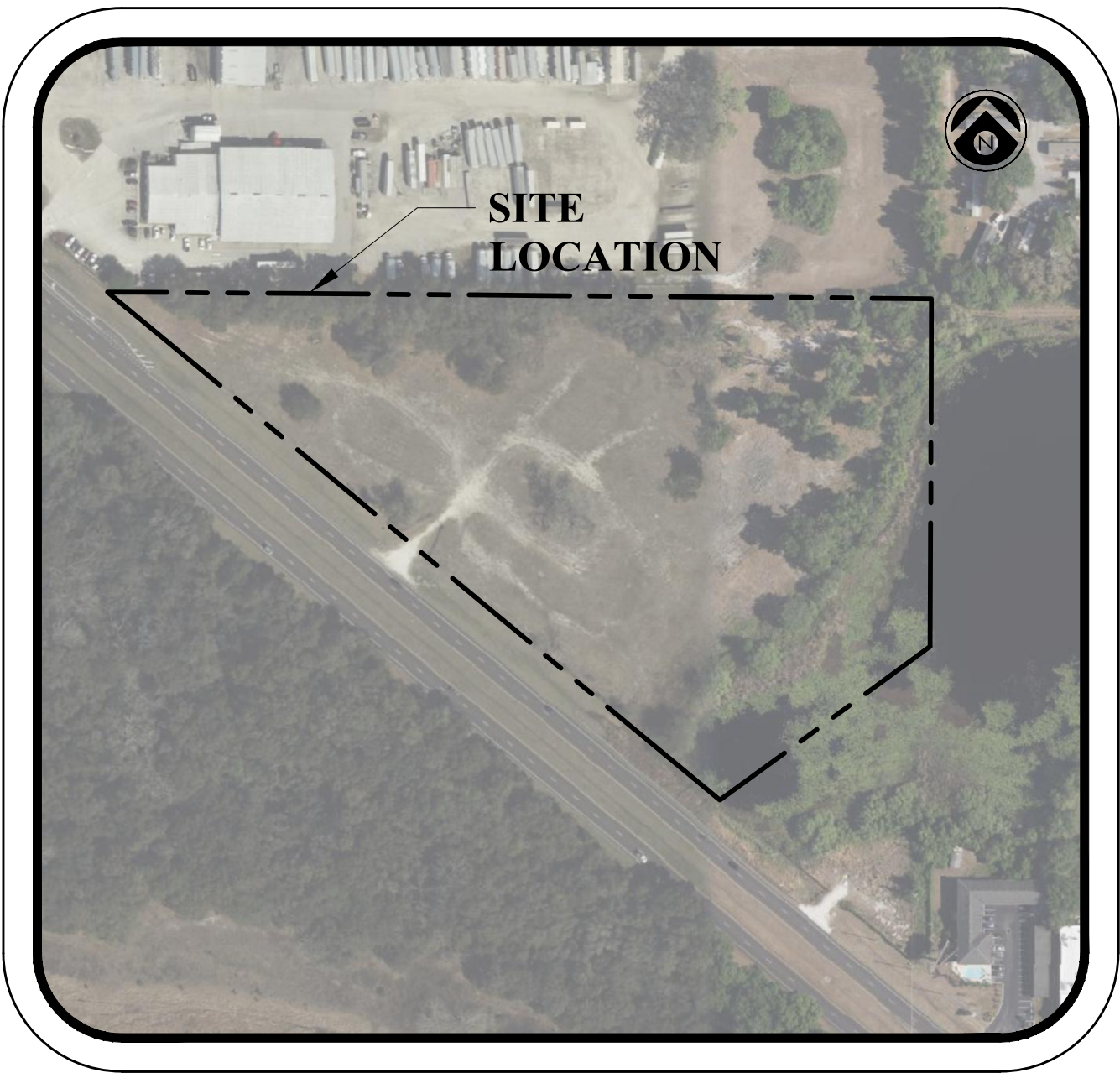
POTABLE WATER	CITY OF APOPKA
NON-POTABLE WATER	CITY OF APOPKA
WASTEWATER	CITY OF APOPKA
POWER	DUKE ENERGY
TELECOMMUNICATIONS	SPECTRUM
GAS	LAKE APOPKA

PROJECT NARRATIVE

PURPOSE OF PROJECT IS TO DEVELOP
THE SITE FOR FLEX OFFICE/STORAGE
SPACES.



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1
LEGAL DESCRIPTION: (AS FURNISHED)

TRACT 1
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 00°09'04" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE RUN WESTERLY, SOUTH OF, AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 18°17'58" EAST, A DISTANCE OF 157.80 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4, WHICH POINT IS 25.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1,137.06 FEET; THENCE RUN SOUTH 50°33'04" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 441, A DISTANCE OF 1,305.96 FEET; THENCE RUN NORTH 00°09'04" WEST, A DISTANCE OF 804.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
TRACT 2
BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH ALONG THE SECTION LINE 150 FEET, THENCE WEST 75 FEET, RUNNING THENCE NORTHEASTERLY TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THEN RUN EAST 25 FEET TO THE POINT OF BEGINNING.

LESS: (AS FURNISHED)

PARCEL 2
Description: That part of the Southeast 1/4 of Section 14, Township 21 South, Range 28 East, Orange County, Florida lying Northerly of and contiguous to the Northerly right of way of U.S. Highway No. 441 (Also known as State Road No. 500 and North Orange Blossom Trail) and being more particularly described as: Begin at the intersection of the Northerly right of way line of said U.S. Highway No. 441 and the Easterly line of the Southeast 1/4 of said Section 14; Thence N50°18'41"W, 384.00 feet along said Northerly right of way; Thence leaving said Northerly right of way run N53°50'22"E, 368.22 feet to the Easterly line of said Southeast 1/4 of Section 14; Thence S00°13'19"W, 462.50 feet along said Easterly line to the Point of Beginning.

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-3.2	TRUCK ROUTE PLAN
C-3.3	PARKING 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-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	OFFSITE 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

10/25/2024	CITY COMMENTS
12/21/2023	CITY COMMENTS
REV.	DATE
	DESCRIPTION

1291 SOBT OFFICE/WAREHOUSE

COVER SHEET

DRAWN:
LMP

DESIGNED:
DM

CHECKED
LMP

PROJECT #
12.2023



Laurence Poliner
#56974
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

PROJECT DATA:

PARCEL ID: 14-21-28-0000-00-092
EXISTING ZONING: I-L (LIGHT INDUSTRIAL)
FUTURE LAND USE DESIGNATION: INDUSTRIAL
PROPOSED USE: OFFICE/WAREHOUSE
MAX BUILDING HEIGHT: 45 FT
PROPERTY AREA: 11.20 Acres (487,867 SF)
FAR: 0.21 (103,449 SF/487,867 SF), MAXIMUM- 0.60

BUILDING SETBACKS (REQUIRED):
FRONT (441) = 25 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT
LANDSCAPE BUFFER:
FRONT (441) = 20 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT

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)

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)

DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (0.5 PT)

PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY (0.5 FOR ADDITIONAL 5%)

PER APOPKA LDC 5.1.12

OFF-STREET LOADING AREAS
REQUIRED = 11 SPACES

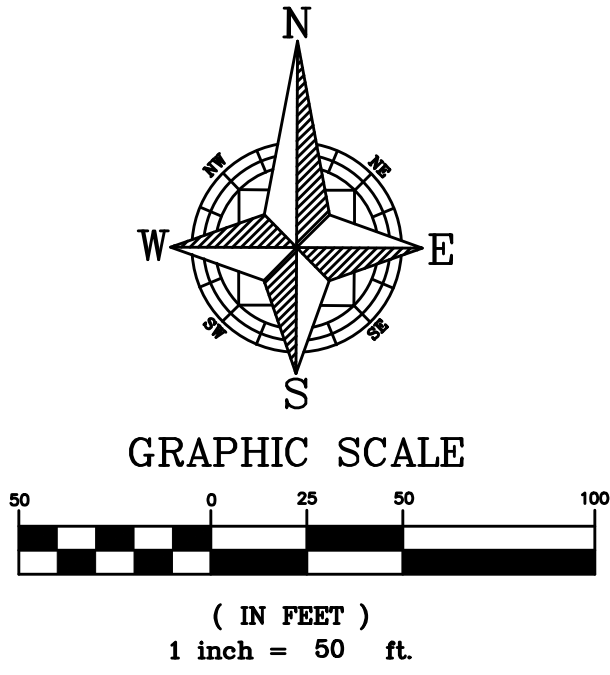
SITE SHALL BE CONSTRUCTED IN A SINGLE PHASE.

*OPEN SPACE SET ASIDE CALCULATION
PER LDC SECTION 5.4.4, 5.0% IS REQUIRED

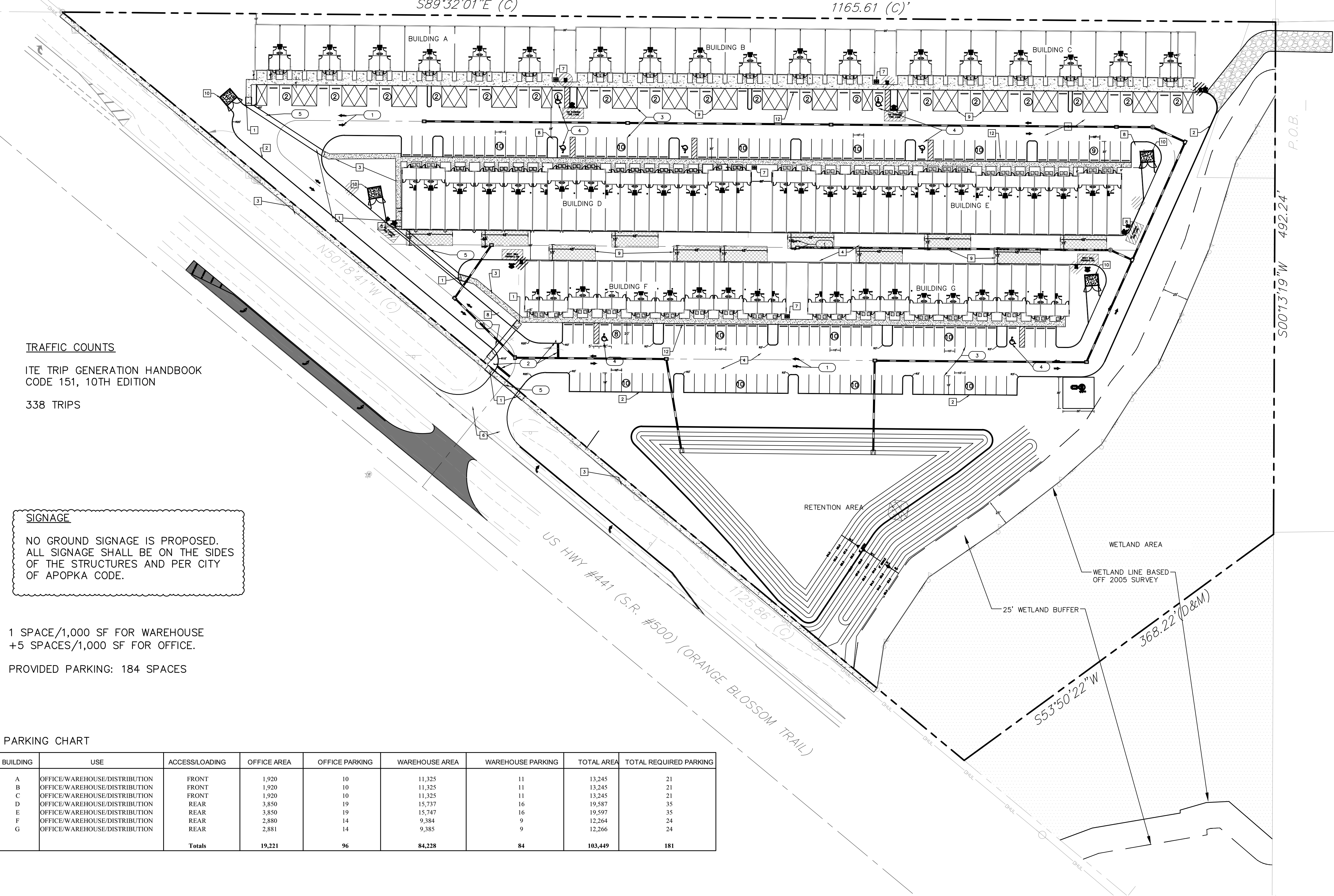
BUILDING	PAVING/SIDEWALK	STORMWATER	*WETLAND/BUFFER	*LANDSCAPE/OPEN	TOTAL
103,449 SF	146,303 SF	30,356 SF	104,420 SF	103,339 SF	487,867 SF

*TOTAL SET ASIDE: 207,759 SF = 43%

TOTAL OPEN/PERVIOUS SPACE = (WETLAND BUFFER + STORMWATER +LANDSCAPE) = 151,628 SF/ 3.48 ACRES/ 31.1%



1291 SOUTH ORANGE BLOSSOM TRAIL
SITE PLAN
CITY OF APOPKA, FLORIDA



TRAFFIC COUNTS

ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION
338 TRIPS

SIGNAGE

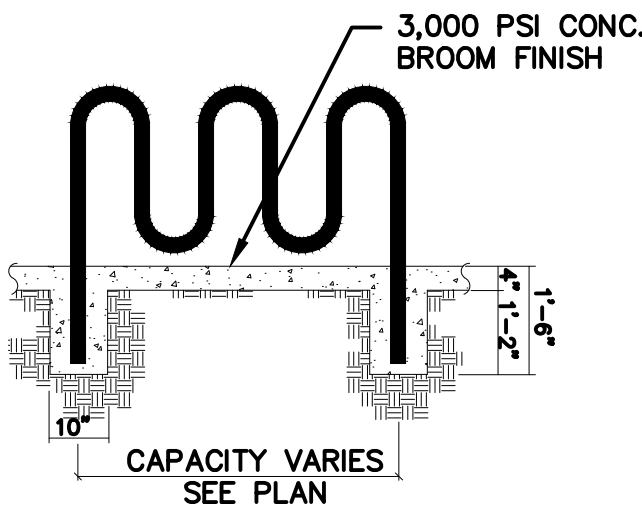
NO GROUND SIGNAGE IS PROPOSED.
ALL SIGNAGE SHALL BE ON THE SIDES
OF THE STRUCTURES AND PER CITY
OF APOPKA CODE.

1 SPACE/1,000 SF FOR WAREHOUSE
+5 SPACES/1,000 SF FOR OFFICE.

PROVIDED PARKING: 184 SPACES

PARKING CHART

BUILDING	USE	ACCESS/LOADING	OFFICE AREA	OFFICE PARKING	WAREHOUSE AREA	WAREHOUSE PARKING	TOTAL AREA	TOTAL REQUIRED PARKING
A	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
B	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
C	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
D	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	3,850	19	15,737	16	19,587	35
E	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	3,850	19	15,747	16	19,597	35
F	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	2,880	14	9,384	9	12,264	24
G	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	2,881	14	9,385	9	12,266	24
Totals			19,221	96	84,228	84	103,449	181



PAVEMENT MARKINGS & SIGNAGE

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

SITE NOTES

- 1 SIDEWALK RAMP
- 2 FDOT TYPE D CURB
- 3 SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 BIKE RACK (4 BIKE)
- 8 FIRE HYDRANT
- 9 LOADING ZONE
- 10 RETAIL DUMPSTER ENCLOSURE
- 11 FIRE DEPARTMENT CONNECTION
- 12 WHEEL STOP

LEGEND:

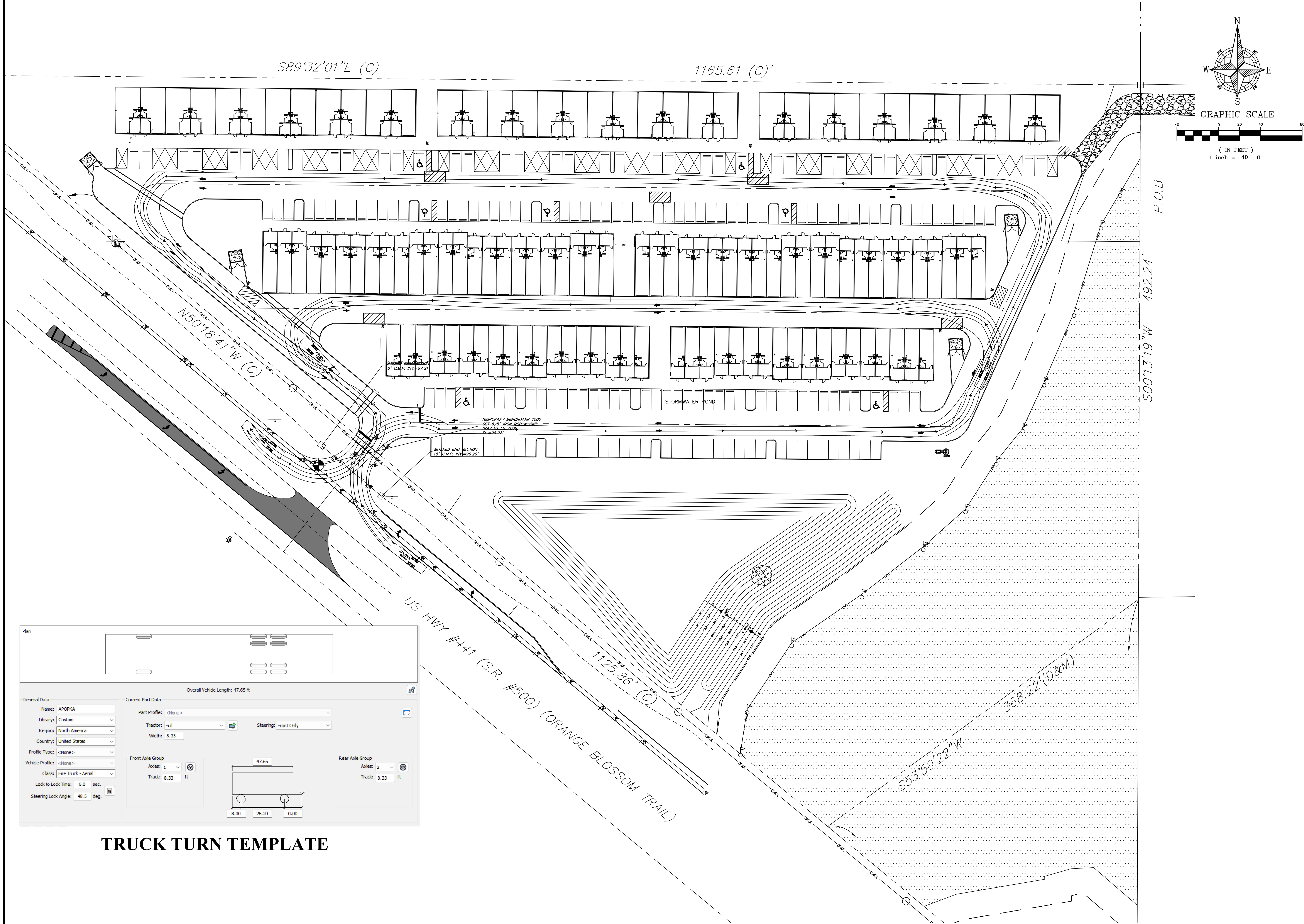
NUMBER OF PARKING SPACES

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record
2/1/2024
Laurence Palmer
#56974
This item has been electronically signed and sealed by Laurence Palmer, P.E., on the date indicated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #:
12.2023
DRAWN: LMP CHECKED: LMP
DATE: APRIL 2023 SHEET: C-3.0
SCALE: 1"=50'
SITE PLAN



Plan

General Data

Name: APOPKA

Library: Custom

Region: North America

Country: United States

Profile Type: <None>

Vehicle Profile: <None>

Class: Fire Truck - Aerial

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 48.5 deg.

Current Part Data

Part Profile: <None>

Tractor: Full

Width: 8.33

Steering: Front Only

Front Axle Group

Axes: 1

Track: 8.33 ft

Rear Axle Group

Axes: 2

Track: 8.33 ft

Overall Vehicle Length: 47.65 ft

Diagram showing vehicle dimensions: 47.65, 8.00, 26.20, 0.00

TRUCK TURN TEMPLATE

RCE
Consultants
Engineering Real Solutions

**1291 SOUTH ORANGE BLOSSOM TRAIL
FIRE TRUCK ROUTE PLAN
CITY OF APOPKA, FLORIDA**

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS
1	10/25/2023		

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polner
#56974
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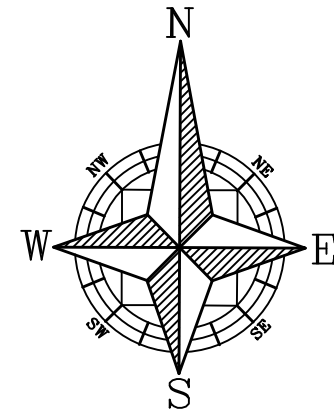
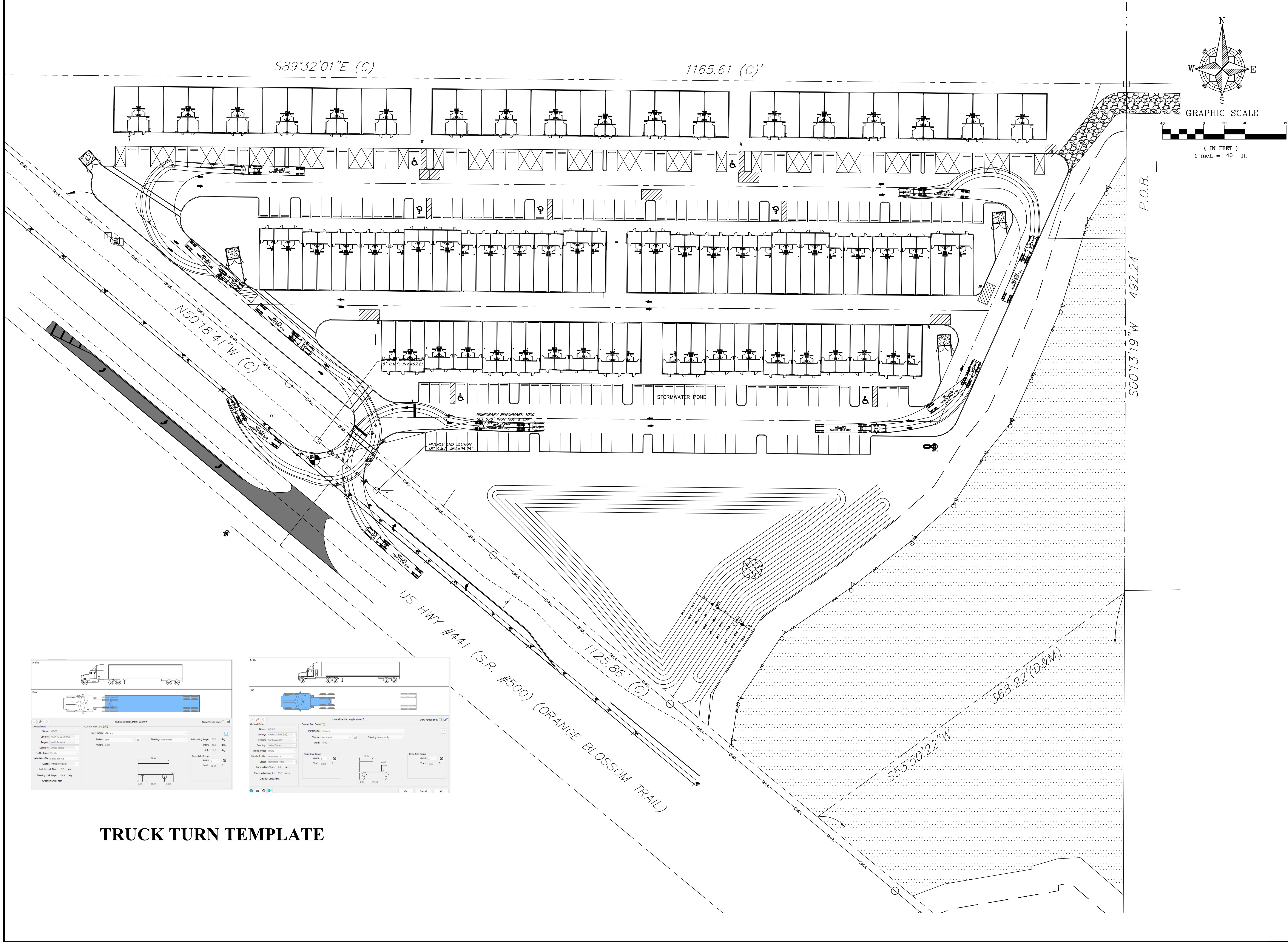
PROJECT #:
12.2023

DRAWN/LMP CHECKED: LMP

DATE: APRIL 2023
SHEET: C-3.1

SCALE: 1"=40'

FIRE TRUCK ROUTE PLAN



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



1291 SOUTH ORANGE BLOSSOM TRAIL
TRUCK ROUTE PLAN
CITY OF APOPKA, FLORIDA

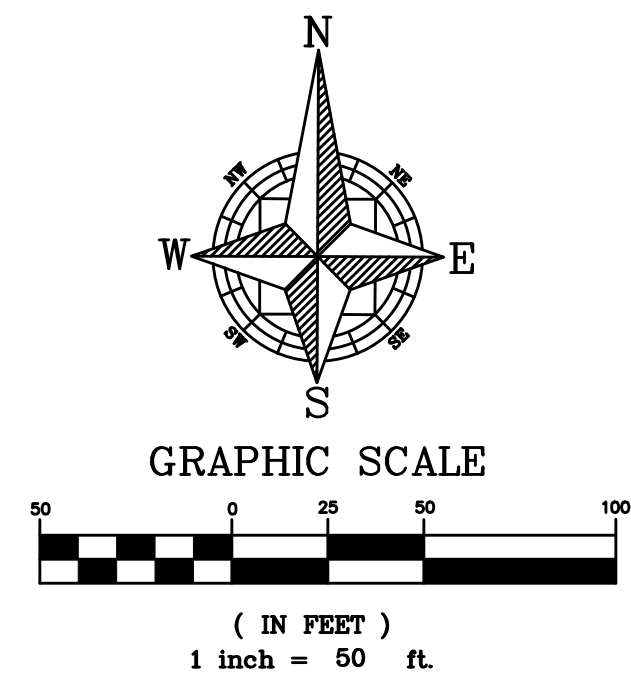
NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:
1	10/25/2023			LMP

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record
Laurence Polner
#56974
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PROJECT #:
12.2023
DRAWN/LMP CHECKED: LMP
DATE: APRIL 2023
SCALE: 1"=40'
SHEET: C-3.2
TRUCK ROUTE PLAN

TRUCK TURN TEMPLATE



**1291 SOUTH ORANGE BLOSSOM TRAIL
PARKING PLAN
CITY OF APOPKA, FLORIDA**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

1/7/2024

Laurence Poline
#56974

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PROJECT #:
12.2023

DRAWN: LMR CHECKED: LMR

DATE:

DATE: APRIL 2023

SCALE:

 $1''=50$

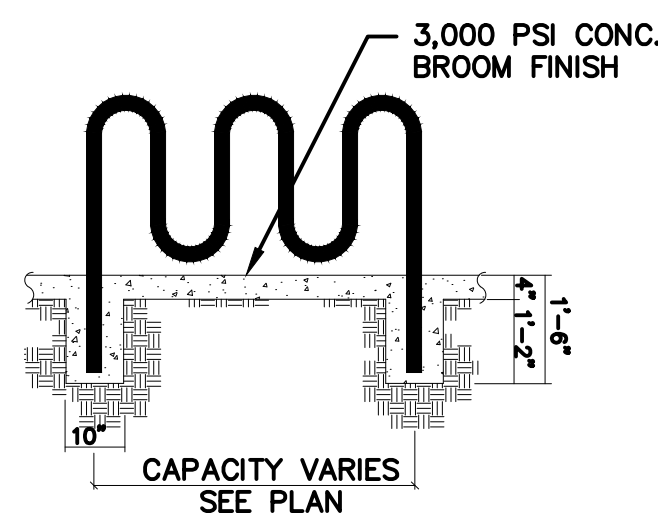
PARKING PLAT

1 SPACE/1,000 SF FOR WAREHOUSE
+5 SPACES/1,000 SF FOR OFFICE.

PROVIDED PARKING: 184 SPACES

PARKING CHART

BUILDING	USE	ACCESS/LOADING	OFFICE AREA	OFFICE PARKING	WAREHOUSE AREA	WAREHOUSE PARKING	TOTAL AREA	TOTAL REQUIRED PARKING
A	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
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		Totals	19,221	96	84,228	84	103,449	181



LEGEND:

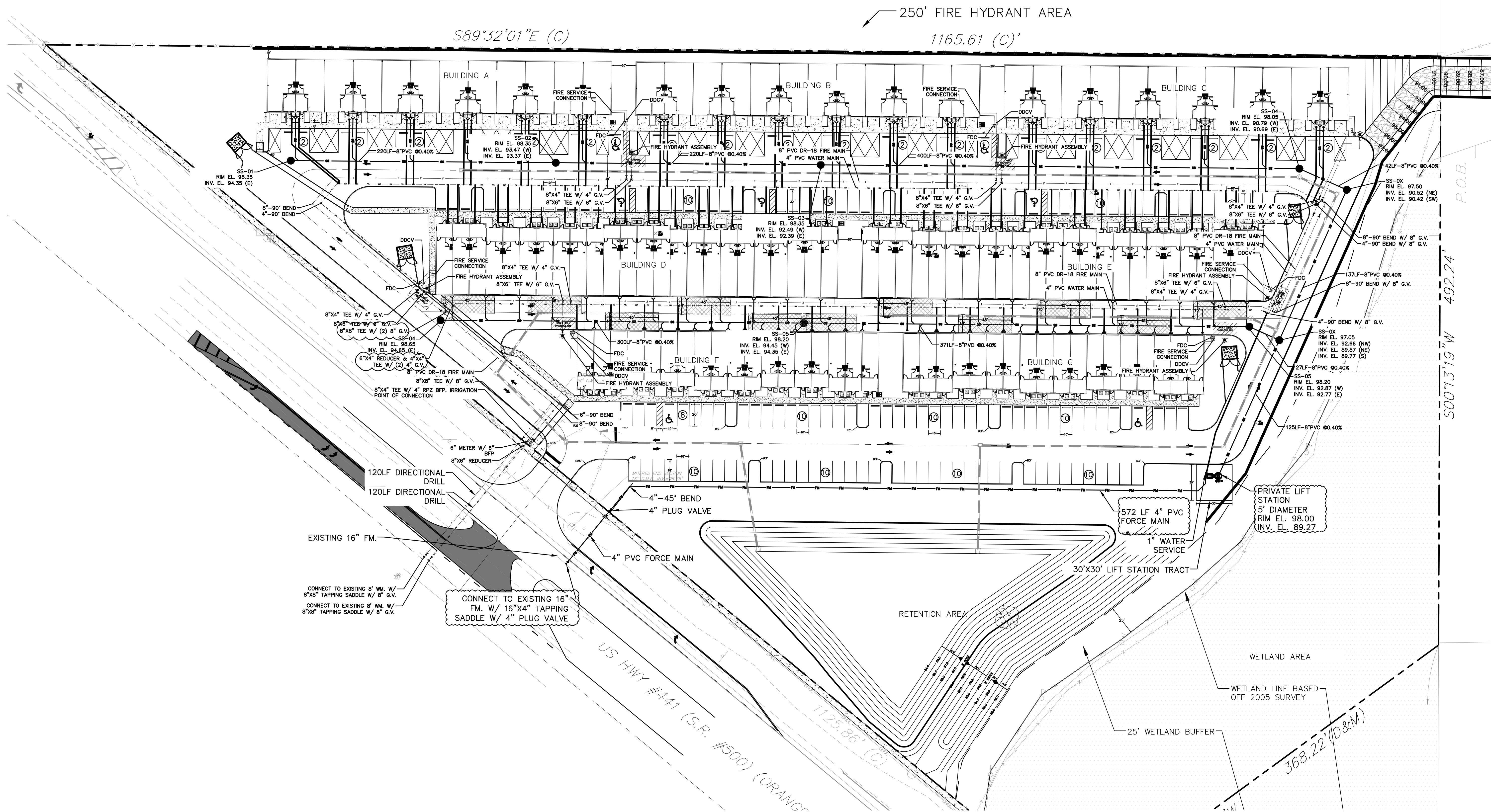
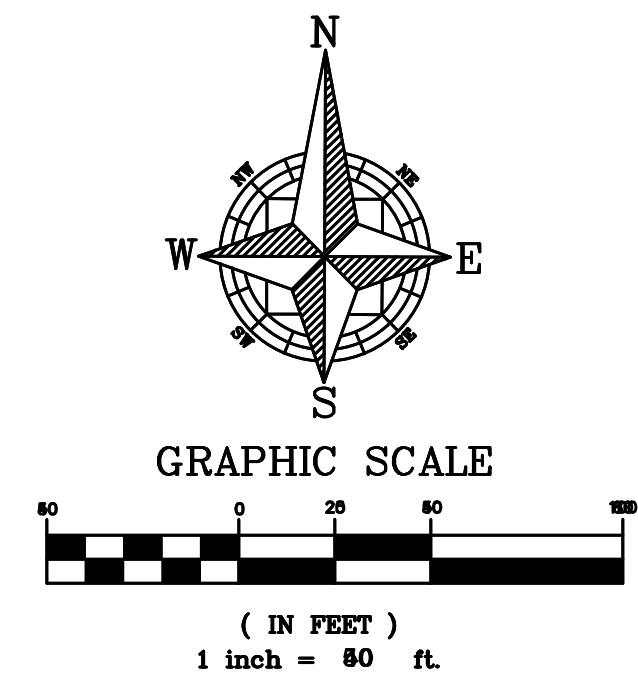
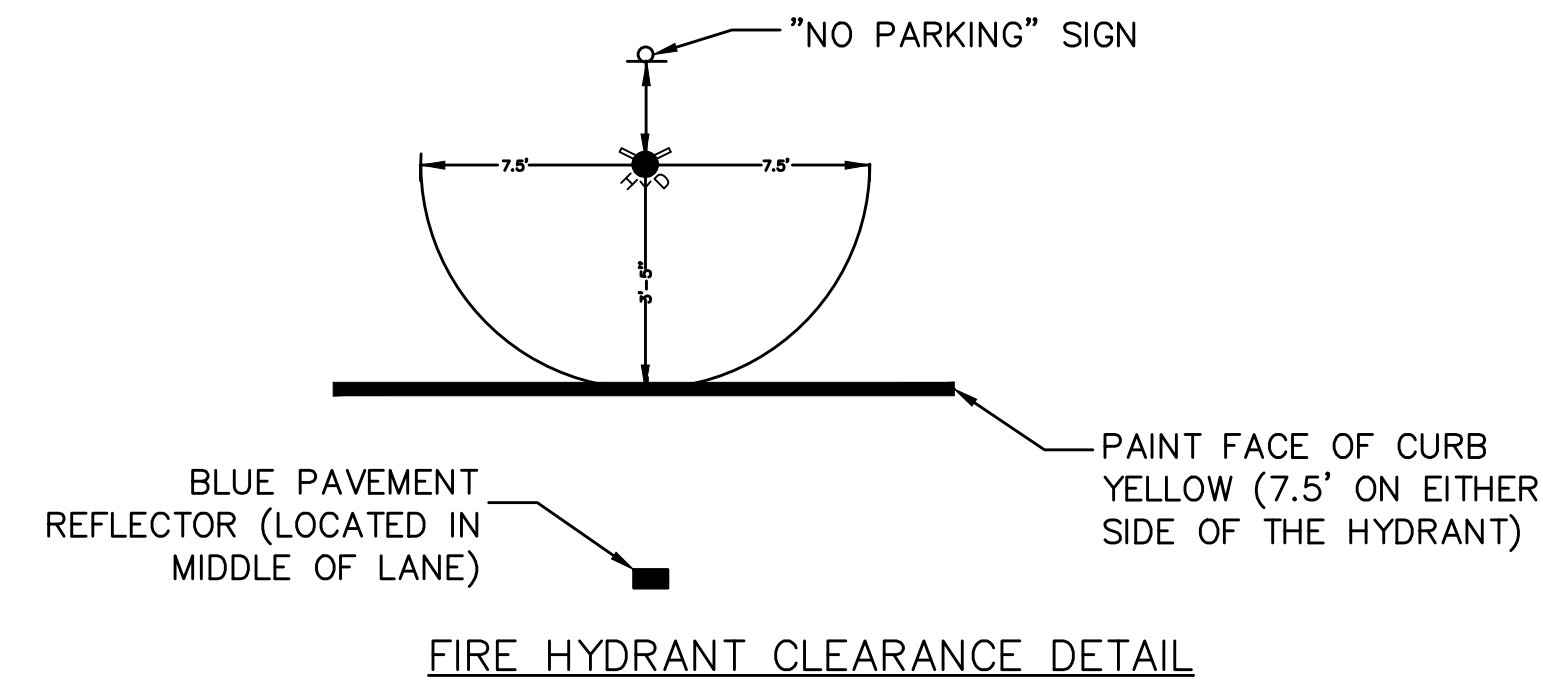
(#) NUMBER OF PARKING SPACES

LEGEND

SANITARY SEWER MAIN
SANITARY MANHOLE
SS SINGLE SERVICE
RECLAIMED WATER MAIN
WATER MAIN
TEE
GATE VALVE
FIRE HYDRANT
BEND — 45°
BEND — 22.5°
BEND — 90°
BEND — 11.25°
TAPPING SADDLE W/ GATE VALVE
BACK FLOW PREVENTER

FIRE NOTES

KNOX BOXES SHALL BE PROVIDED FOR EACH BUILDING.



**1291 SOUTH ORANGE BLOSSOM TRAIL
UTILITY PLAN
CITY OF APOPKA, FLORIDA**

[illegible]

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record
1/7/2024

Laurence Poliner
#56974

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PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LMP	
DATE: APRIL 2023	SHEET: C-4.0
SCALE: 1"=40'	
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 FLYGT Model NP3102. 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 HDPE 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 RCB5AH 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

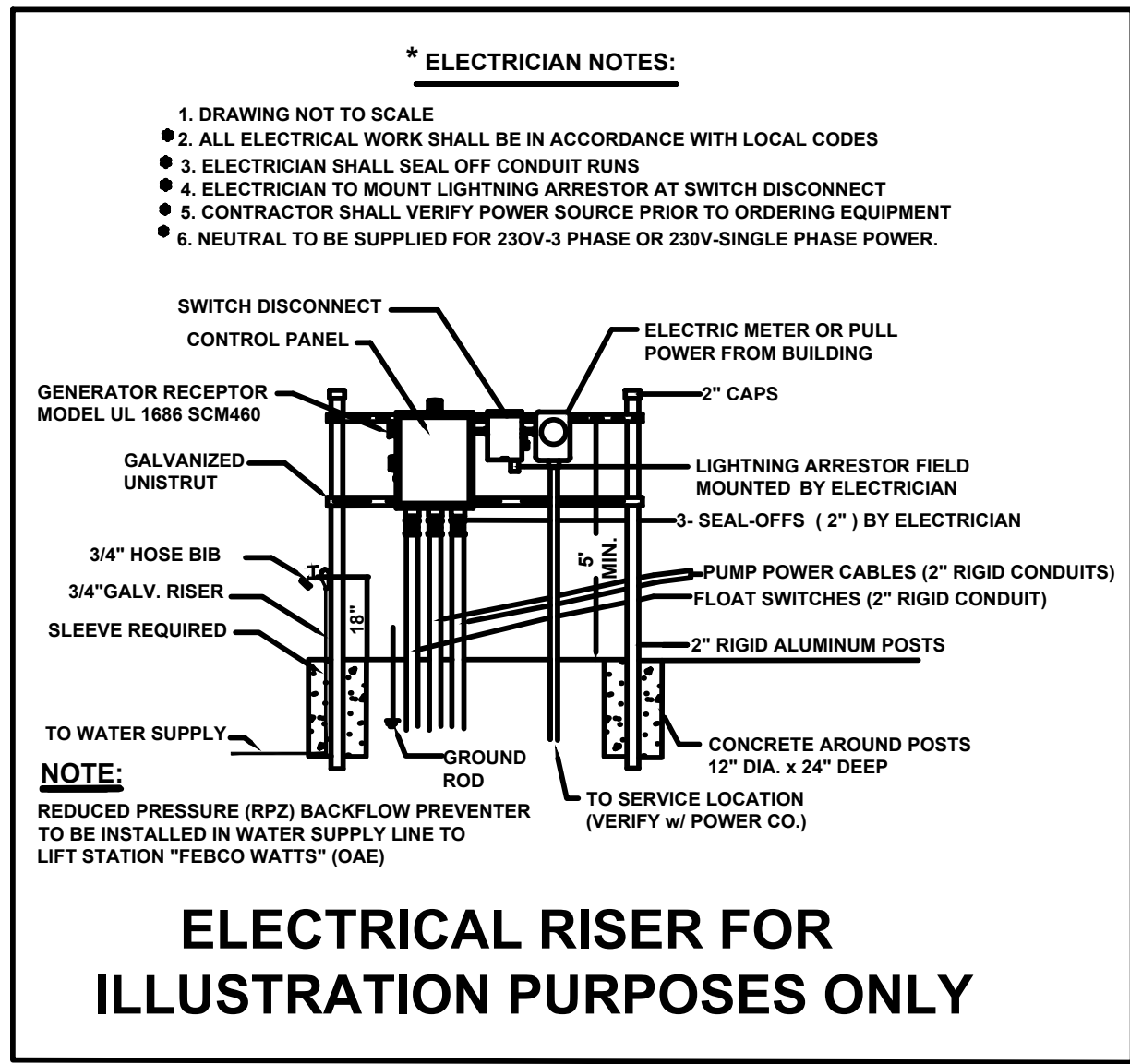
The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

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

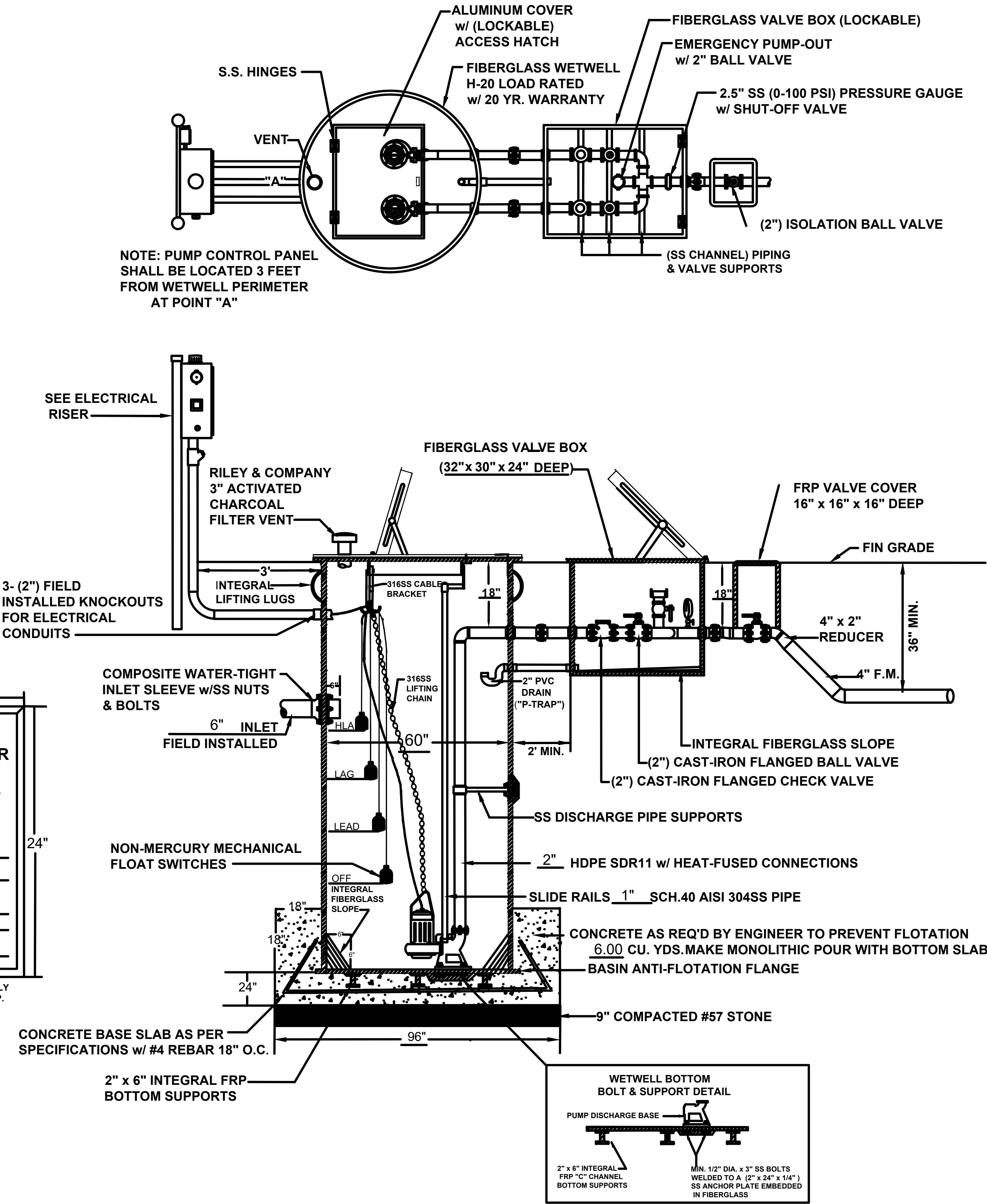
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	98 GPM	TOP OF WETWELL	98.00
PRIMARY TDH	93 'TDH	INLET INVERT	89.27
PUMP MANUFACTURER	FLYGT	HIGH LEVEL ALARM (HLA)	88.77
PUMP MODEL #	NP3102	2nd PUMP ON (LAG)	88.27
R.P.M.	3450	1st PUMP ON (LEAD)	87.77
HORSEPOWER	7.20	PUMPS OFF (OFF)	84.77
IMPELLER DIAMETER	135mm	BOTTOM OF WETWELL	82.00
ELECTRICAL/ VOLTS / PHASE	230V/3	WETWELL DIAMETER	60"
FULL LOAD AMPS/ PER PUMP	17.00		
PUMP DISCHARGE SIZE	3"		



NOTES:

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

08-17-2023



18" 24"

PRIVATE
SANITARY SEWER
PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

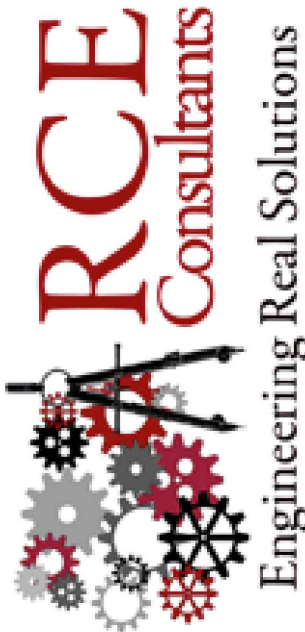
FACILITY OWNED BY: _____
NAME: _____
PHONE NUMBER: _____

FACILITY MAINTAINED BY: _____
NAME: _____
PHONE NUMBER: _____
STATION NUMBER: _____

NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

ELECTRICAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY THE PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL ELECTRICAL ENGINEER.

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1291 SOUTH ORANGE BLOSSOM TRAIL
LIFT STATION PLAN
CITY OF APOPKA, FLORIDA

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

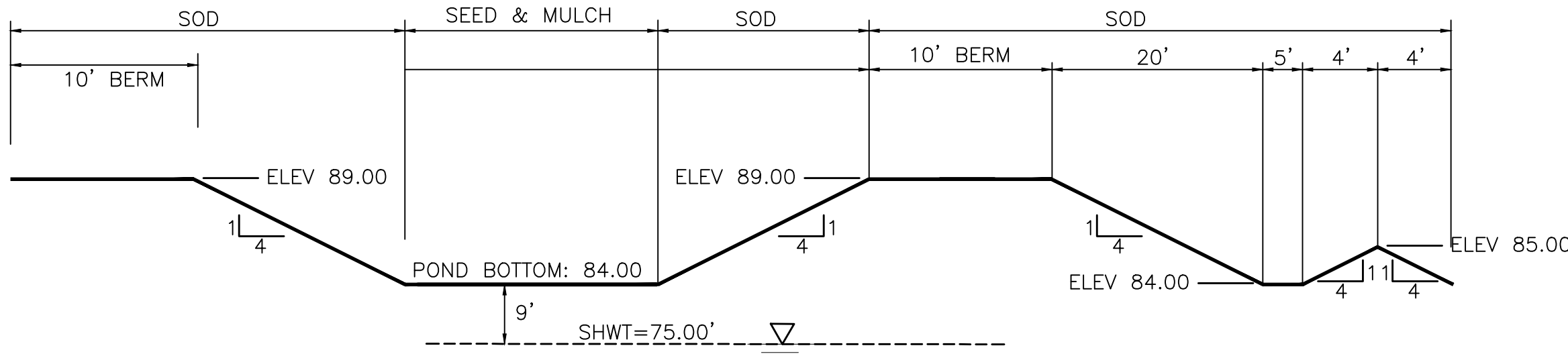
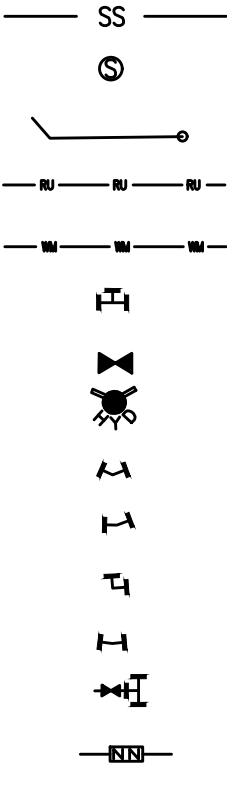
RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record
1/7/2024
Laurence Palmer
#50974
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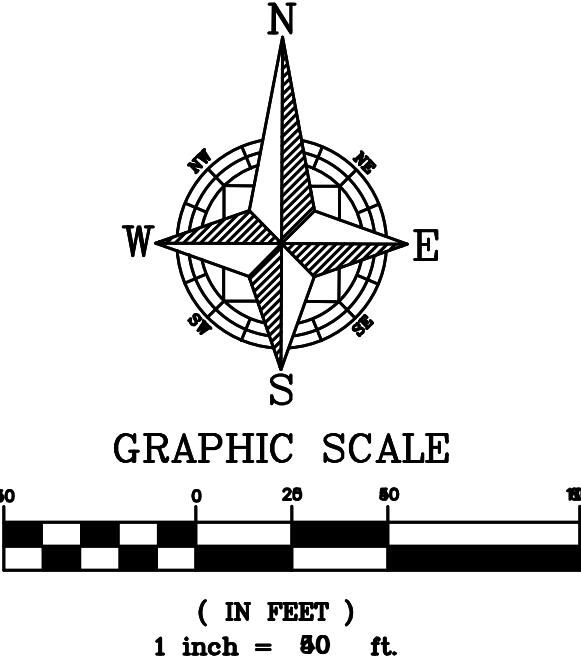
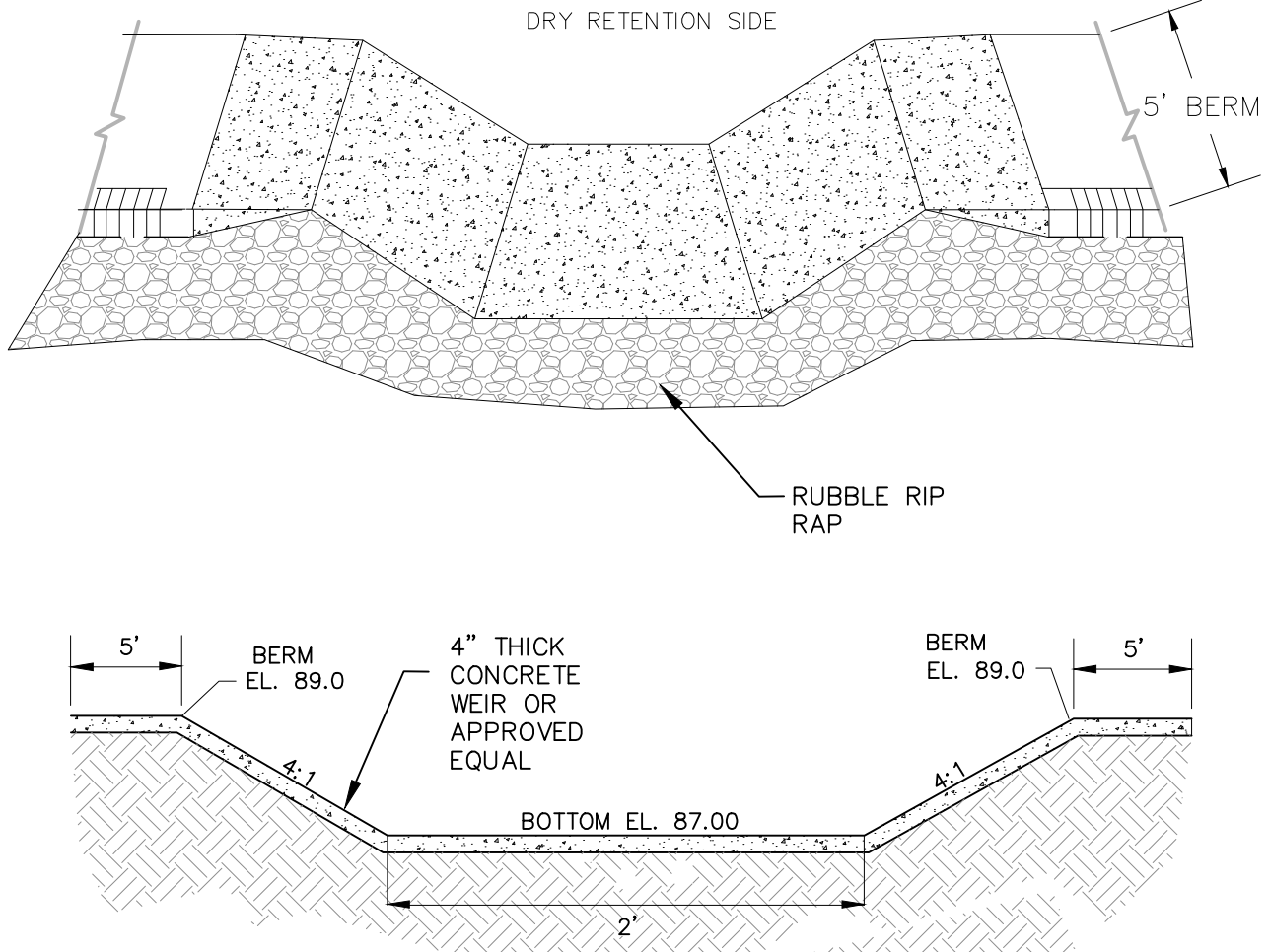
PROJECT #: 12.2023	DRAWN:LMP CHECKED: LMP
DATE: APRIL 2023	SHEET: C-4.2
SCALE: 1"=40'	LIFT STATION PLAN

LEGEND

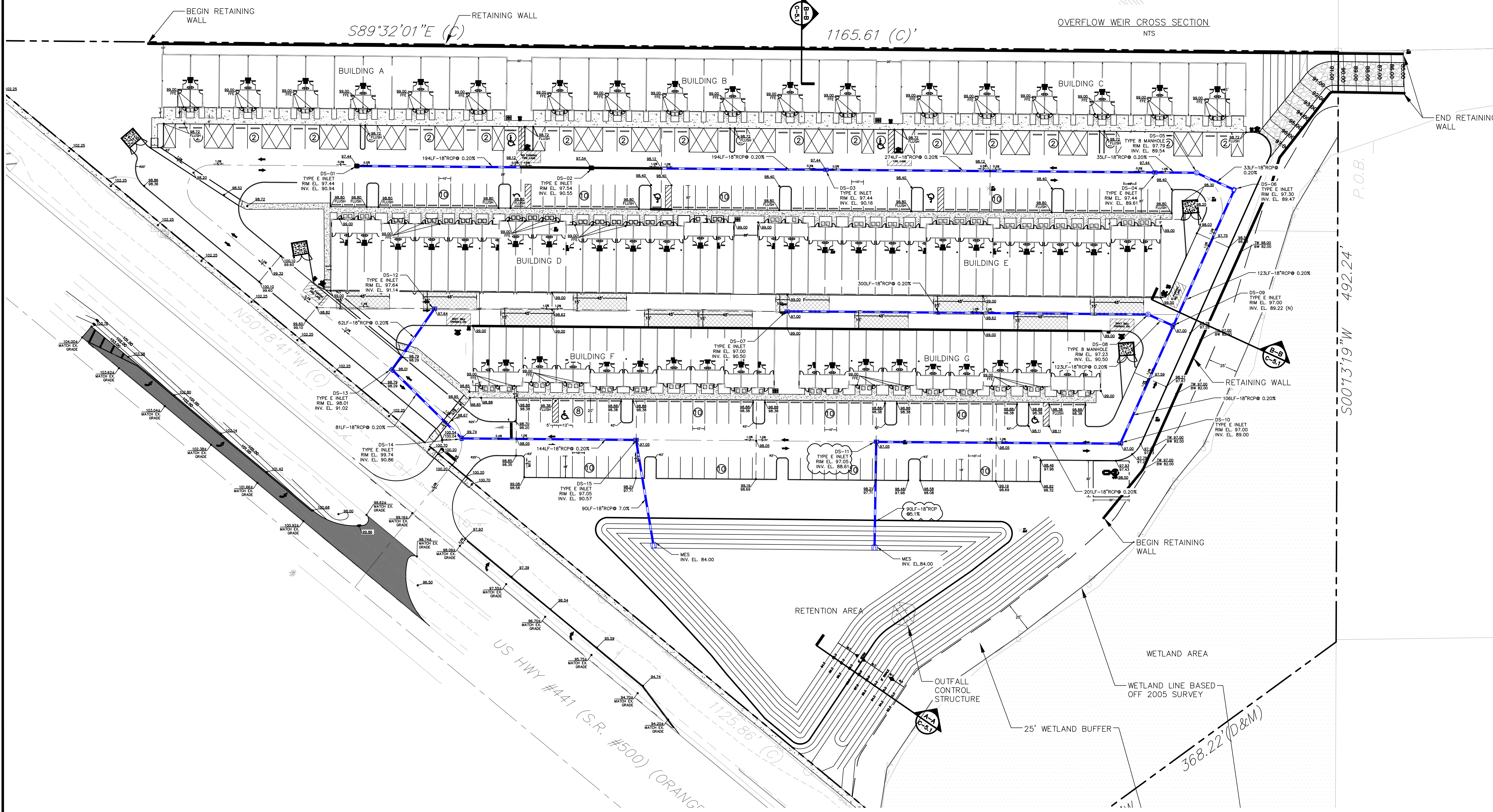
SANITARY SEWER MAIN
SANITARY MANHOLE
SS SINGLE SERVICE
RECLAIMED WATER MAIN
WATER MAIN
TEE
GATE VALVE
FIRE HYDRANT
BEND - 45°
BEND - 22.5°
BEND - 90°
BEND - 11.25°
TAPPING SADDLE W/ GATE VALVE
BACK FLOW PREVENTER



NOTE: ENTIRE POND TRACT, EXCEPT POND BOTTOM SHALL BE SODDED



P.O.C.
P.O.B.



1291 SOUTH ORANGE BLOSSOM TRAIL
GRADING AND DRAINAGE PLAN
CITY OF APOPKA, FLORIDA

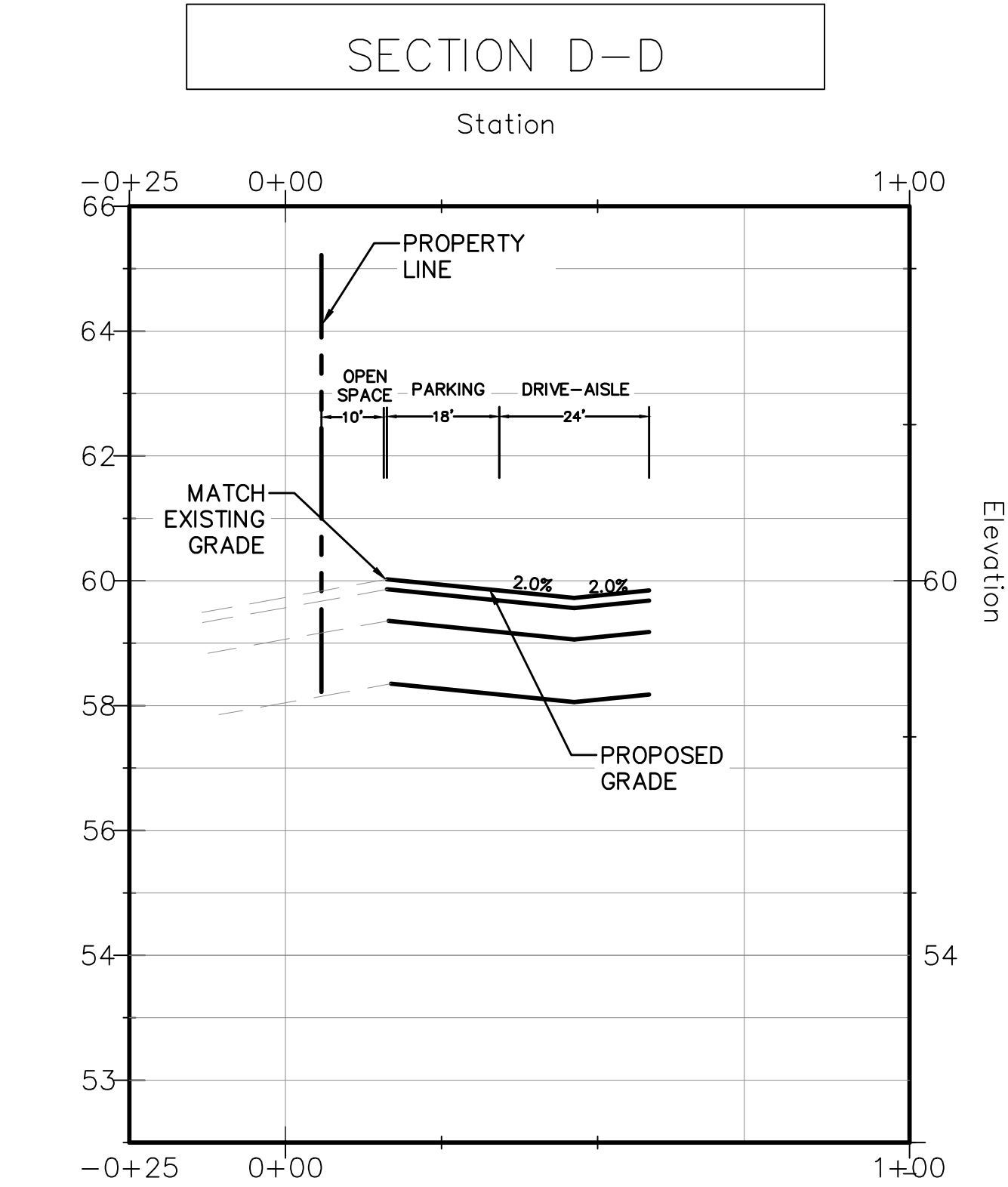
NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

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PROJECT #:
12.2023
DRAWN: LMP
CHECKED: LMP
DATE:
APRIL 2023
SCALE:
1"=40'
SHEET:
C-5.0
GRADING AND DRAINAGE PLAN

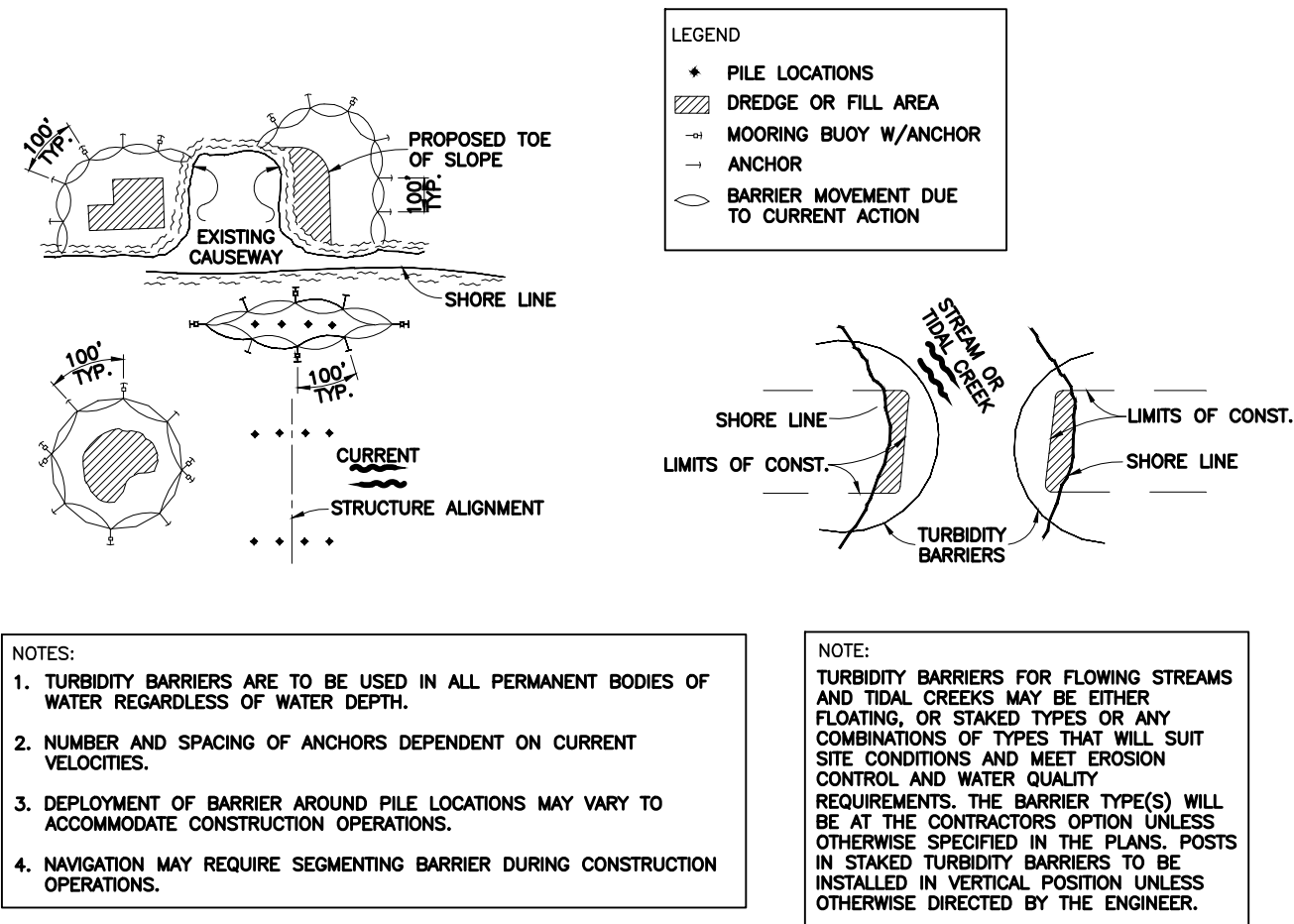
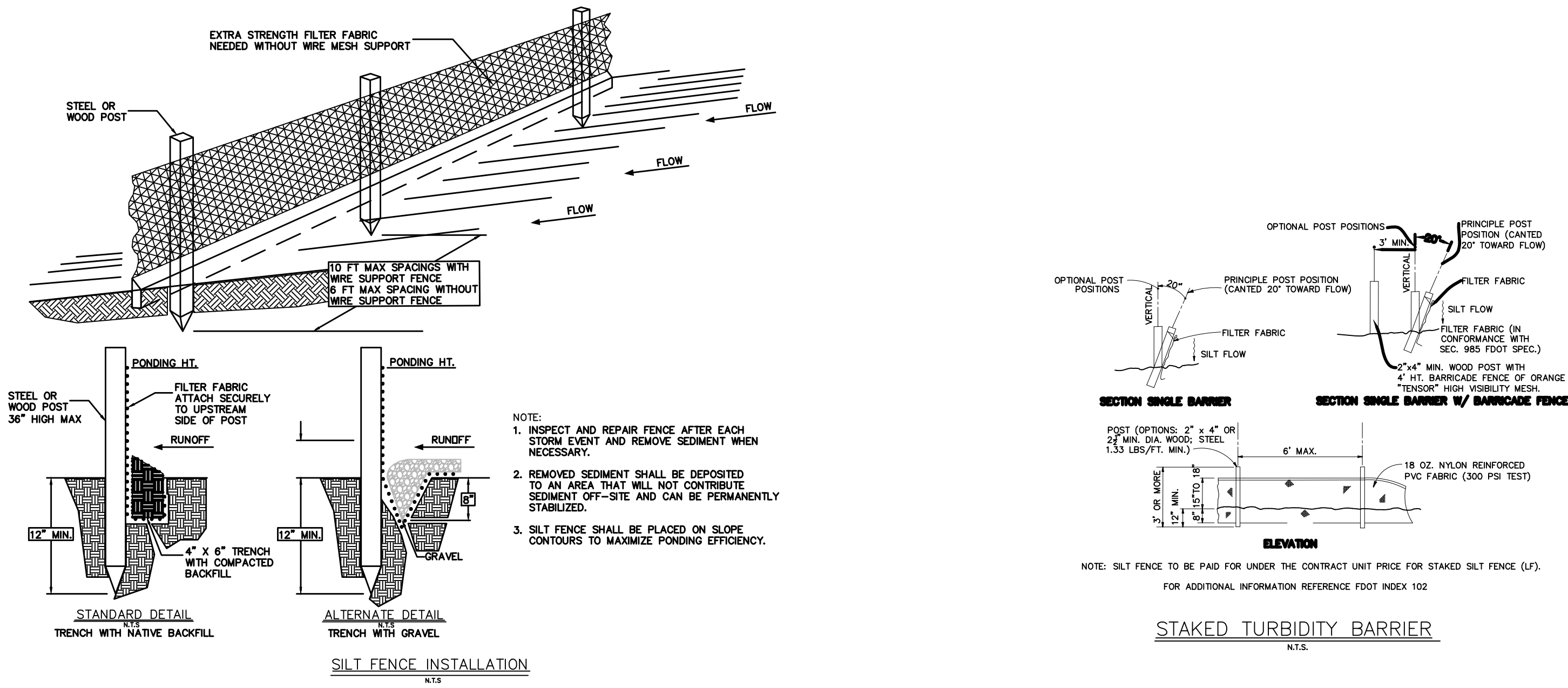
**1291 SOUTH ORANGE BLOSSOM TRAIL
DRAINAGE DETAILS
CITY OF APOPKA, FLORIDA**

[illegible]

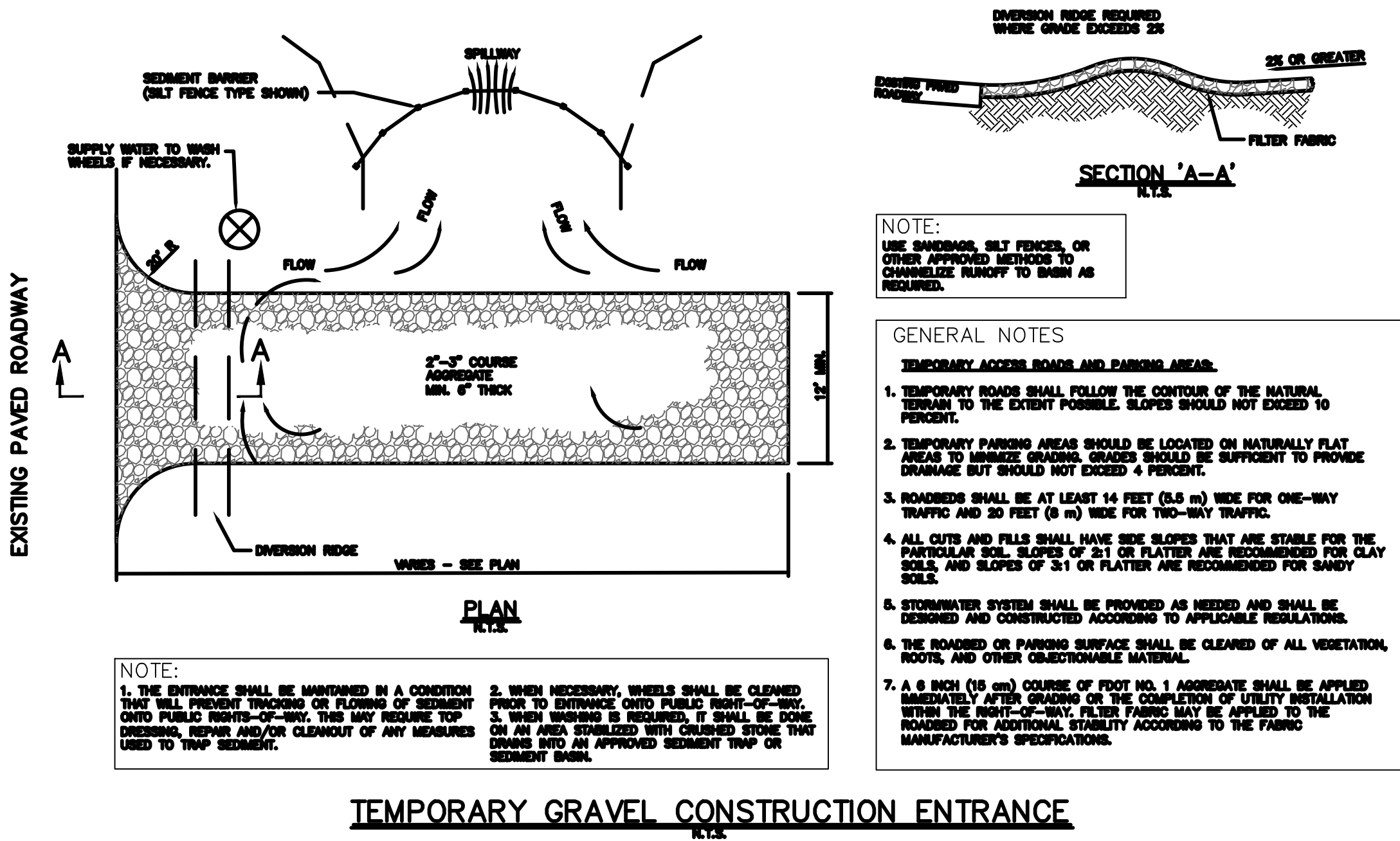
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617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

The image shows a circular professional engineer seal for the State of Florida. The outer ring contains the text "STATE OF FLORIDA" at the top and "PROFESSIONAL ENGINEER" at the bottom. Inside the ring, the name "LAURENCE POLINER" is written. Below the name, the license number "#56974" is displayed. To the right of the license number, the expiration date "4/7/2024" is stamped. The seal is partially overlapping a document page.

PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LMP	
DATE: APRIL 2023	SHEET: C-5.
SCALE: 1"=40'	
DRAINAGE DETAILS	



TURBIDITY BARRIER APPLICATIONS
N.T.S.

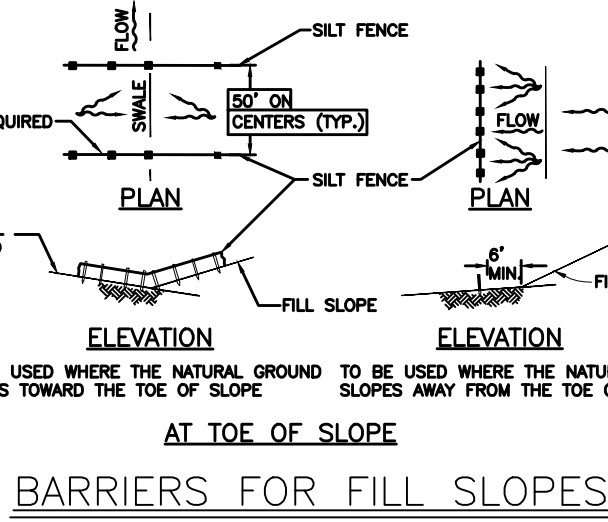
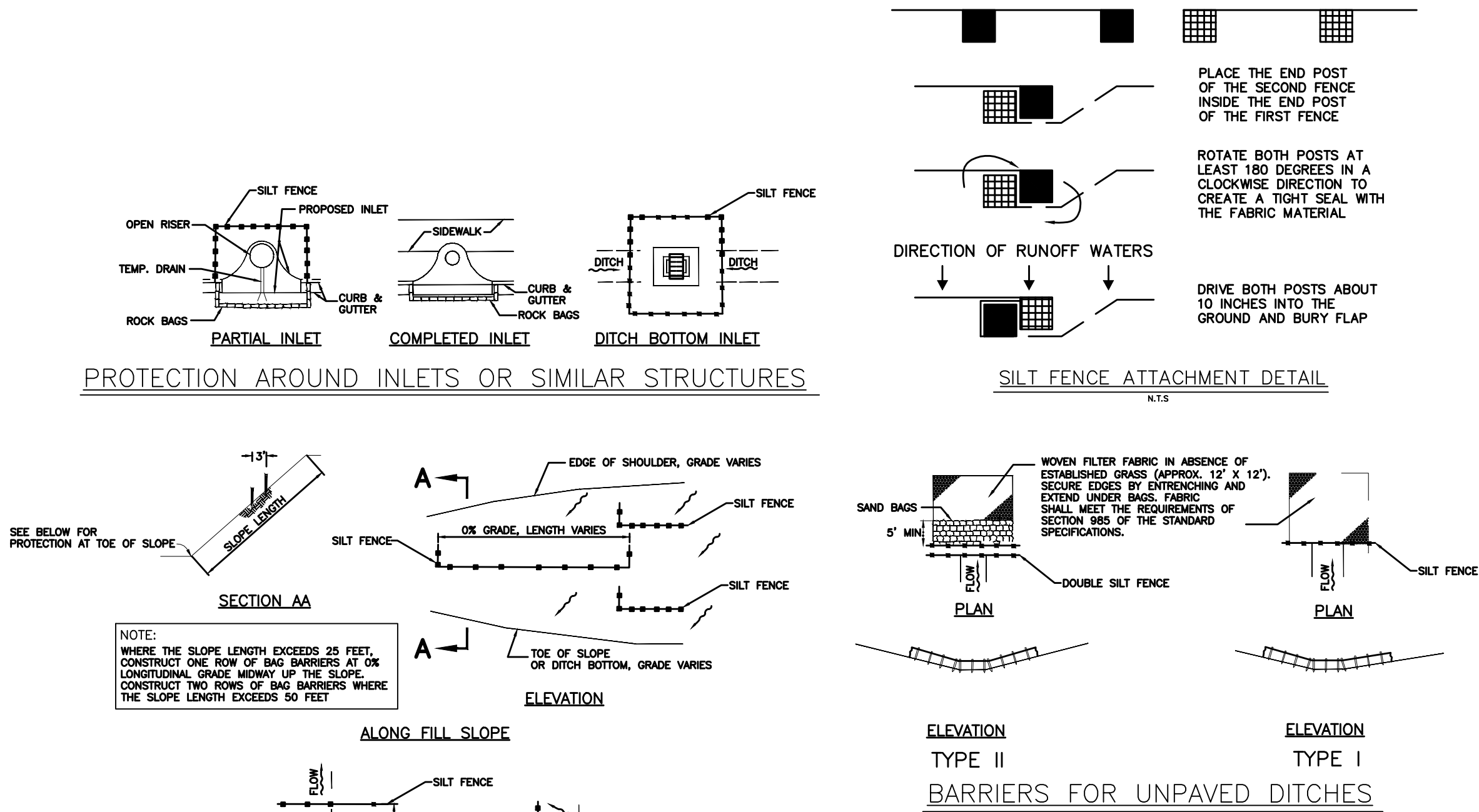


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

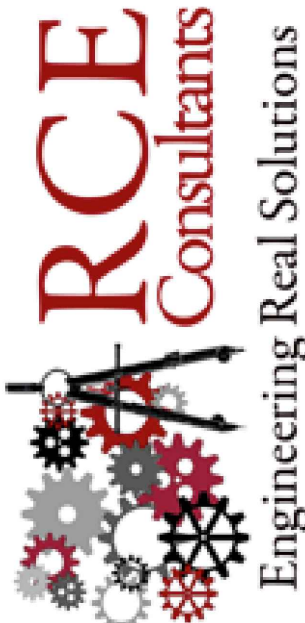
EROSION CONTROL NOTES

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**
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
 2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWWEATCH, 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.
- B. RUN-OFF CONTROL**
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.
- C. SEDIMENT TRAPPING**
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.
 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.
 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.
 4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.
- D. SOIL MOISTURE**
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.
- E. RESPONSIBILITY**
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.



BARRIERS LAYOUT DETAIL
NOT TO SCALE



1291 SOUTH ORANGE BLOSSOM TRAIL
EROSION CONTROL DETAILS
CITY OF APOPKA, FLORIDA

BY:	LMP
DATE:	10/25/2023
REVISION / ISSUE DATE:	COUNTY COMMENTS
NO:	1

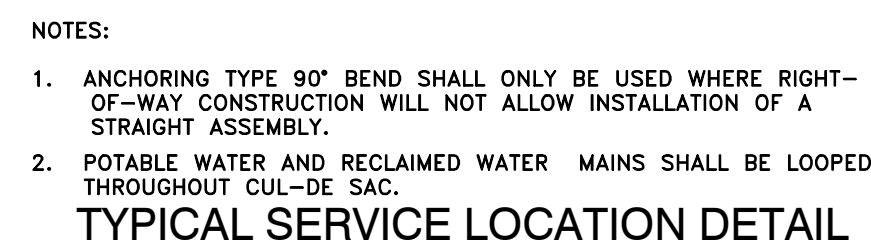
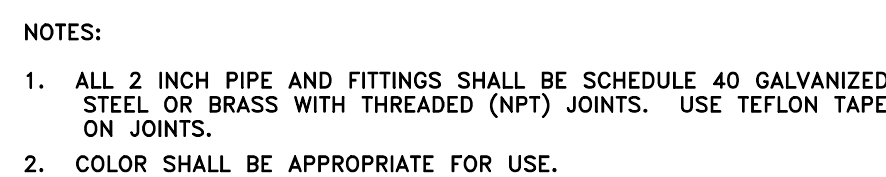
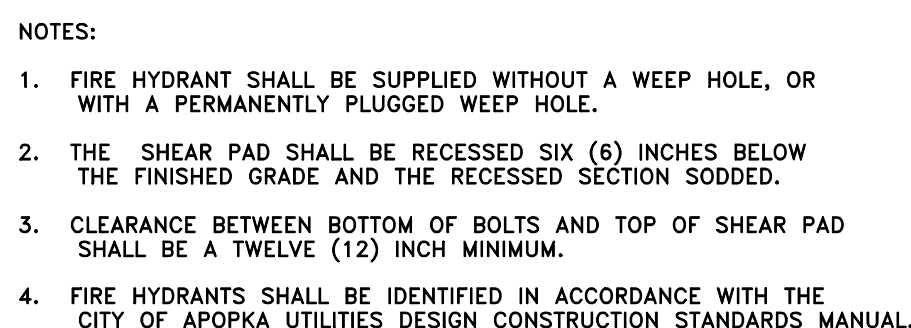
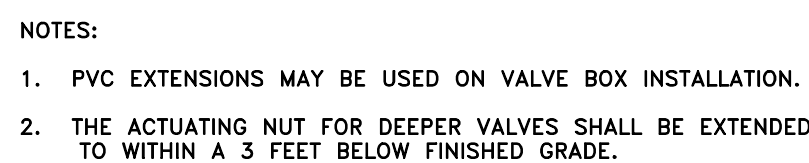
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617 Arvern Drive
Altamonte Springs, FL 32701
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Engineer of Record

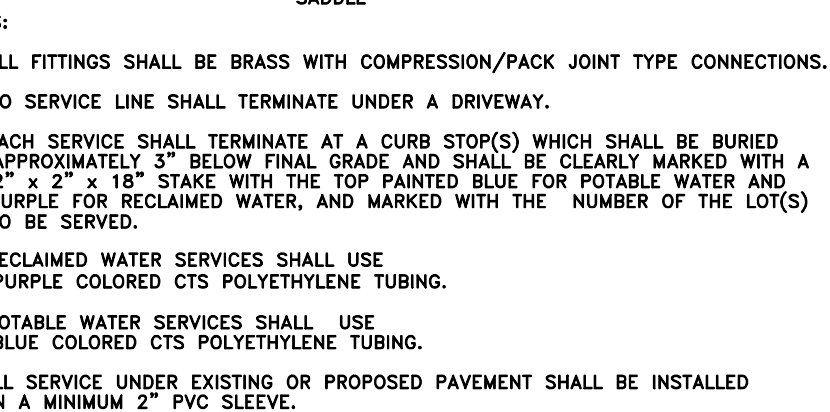
Laurence Polner
#50974
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SCALE:	1"=50'
EROSION CONTROL	DETAILS

**1291 SOUTH ORANGE BLOSSOM TRAIL
UTILITY DETAILS
CITY OF APOPKA, FLORIDA**



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 404
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WATER SERVICE CONNECTION DETAIL



NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED, A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION



1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505
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[illegible]

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1/17/2024

Laurence P
#5607

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PROJECT #

12.2023

RAWN:LMP CHECKED: LM

DATE: _____

DATE: _____
PAGE: 555

APRIL 2022

SCALE:
1/100

N/A

UTILITY DETAILS

**1291 SOUTH ORANGE BLOSSOM TRAIL
OFFSITE IMPROVEMENT PLAN
CITY OF APOPKA, FLORIDA**

[illegible]

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617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

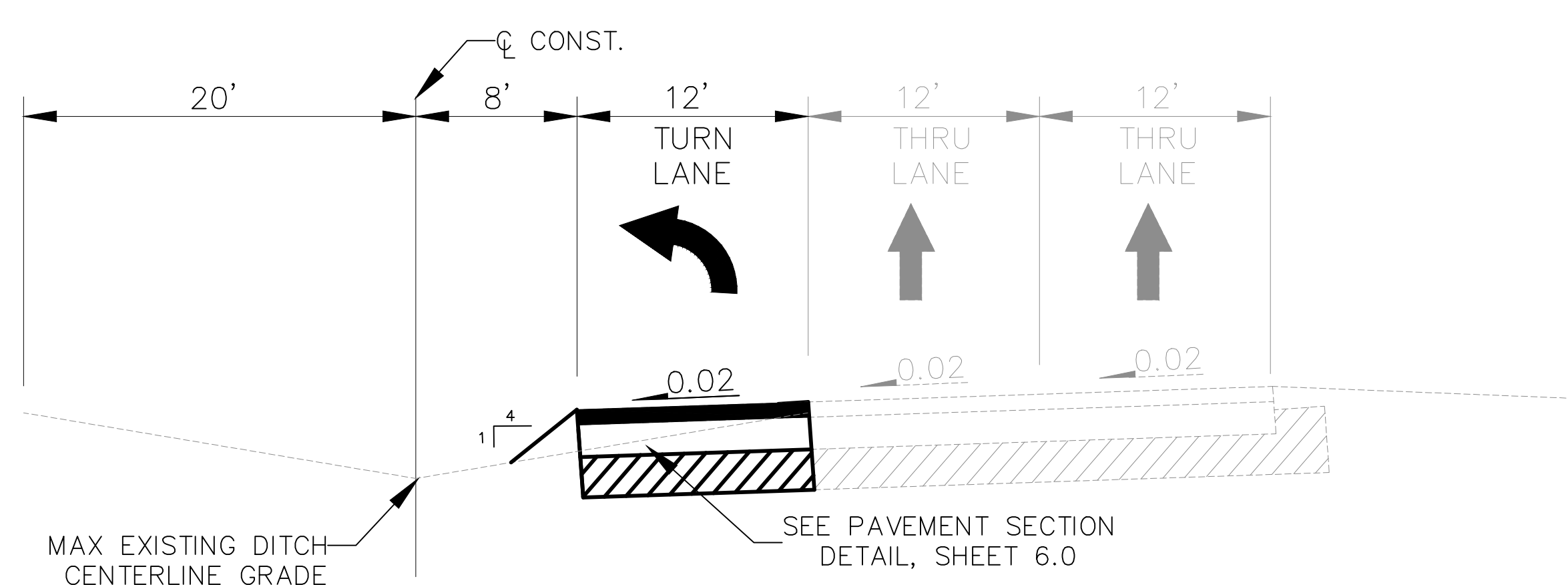
Engineer of Record



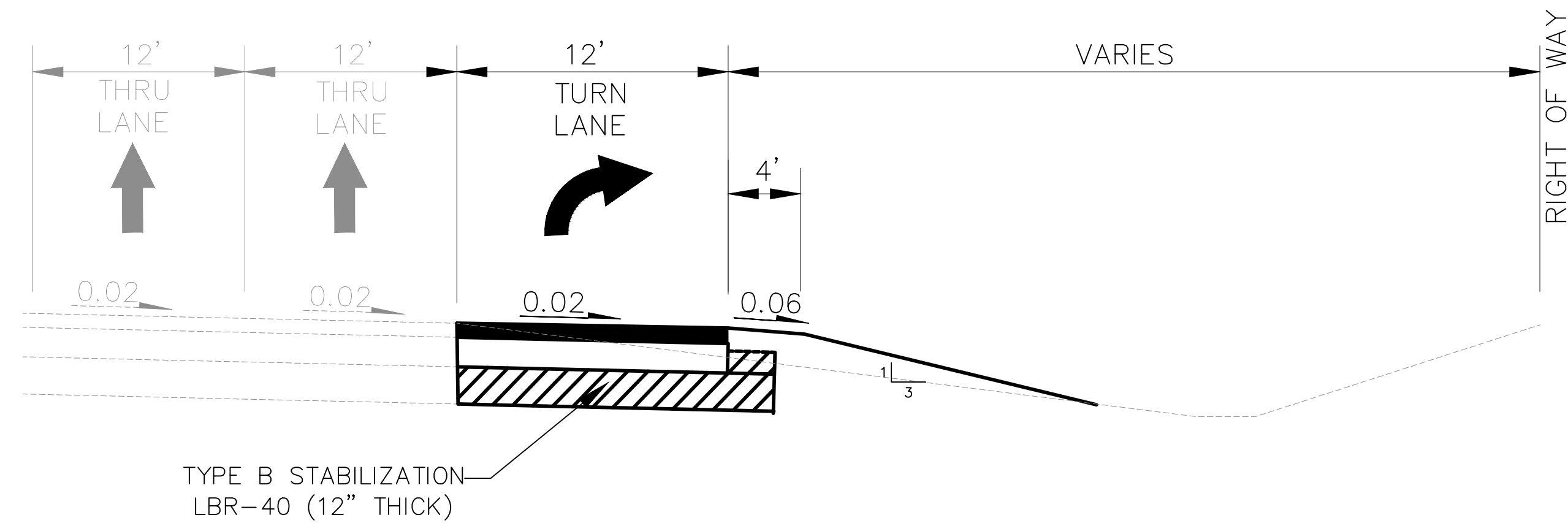
Laurence Poliner
#56974

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PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LMP	
DATE: APRIL 2023	SHEET: C-8.0
SCALE: N/A	
OFFSITE IMPROVEMENT PLAN	

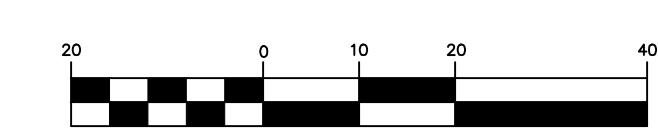
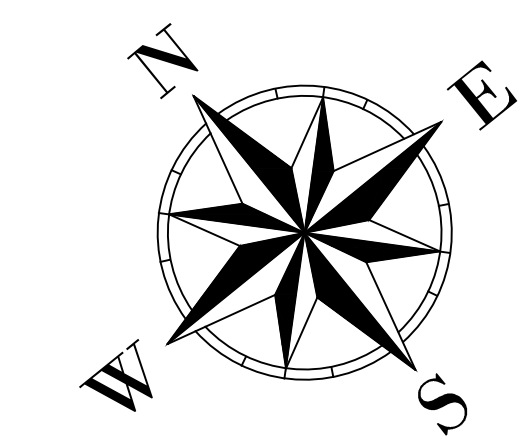


MEDIAN WIDENING DETAIL



RIGHT TURN LANE WIDENING DETAIL

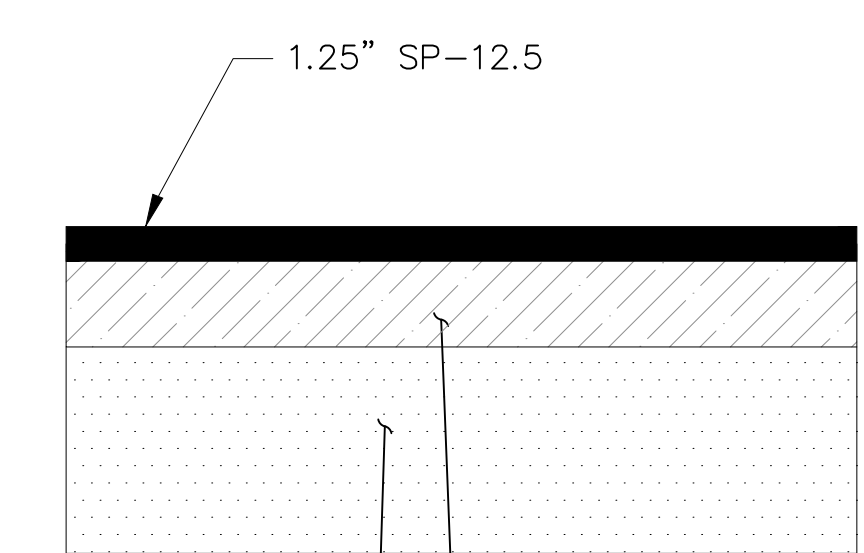
- NOTE:
- ALL STRIPING WITHIN COUNTY R/W SHALL BE THERMOPLASTIC
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS. MAXIMUM CROSS SLOPE IS 2%.
 - ALL WORK PERFORMED WITHIN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE 2023-2024 EDITIONS 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

Page 10

PROPOSED PAVEMENT



12" FDOT TYPE B STABILIZED SUBGRADE LBR
40, FDOT 160-2
(compacted to 95% Modified Proctor
Maximum Dry Density, per ASTM D 1557)

10" LIMEROCK
(Compacted to 98
percent Modified
Proctor maximum dry
density)

OFFSITE PAVEMENT SECTION

N.T.S.



**1291 SOUTH ORANGE BLOSSOM TRAIL
PHOTOMETRIC PLAN
CITY OF APOPKA, FLORIDA**

[illegible]

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Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LMP	
DATE: APRIL 2023	SHEET: P-1
SCALE: 1"=50'	
PHOTOMETRIC PLAN	

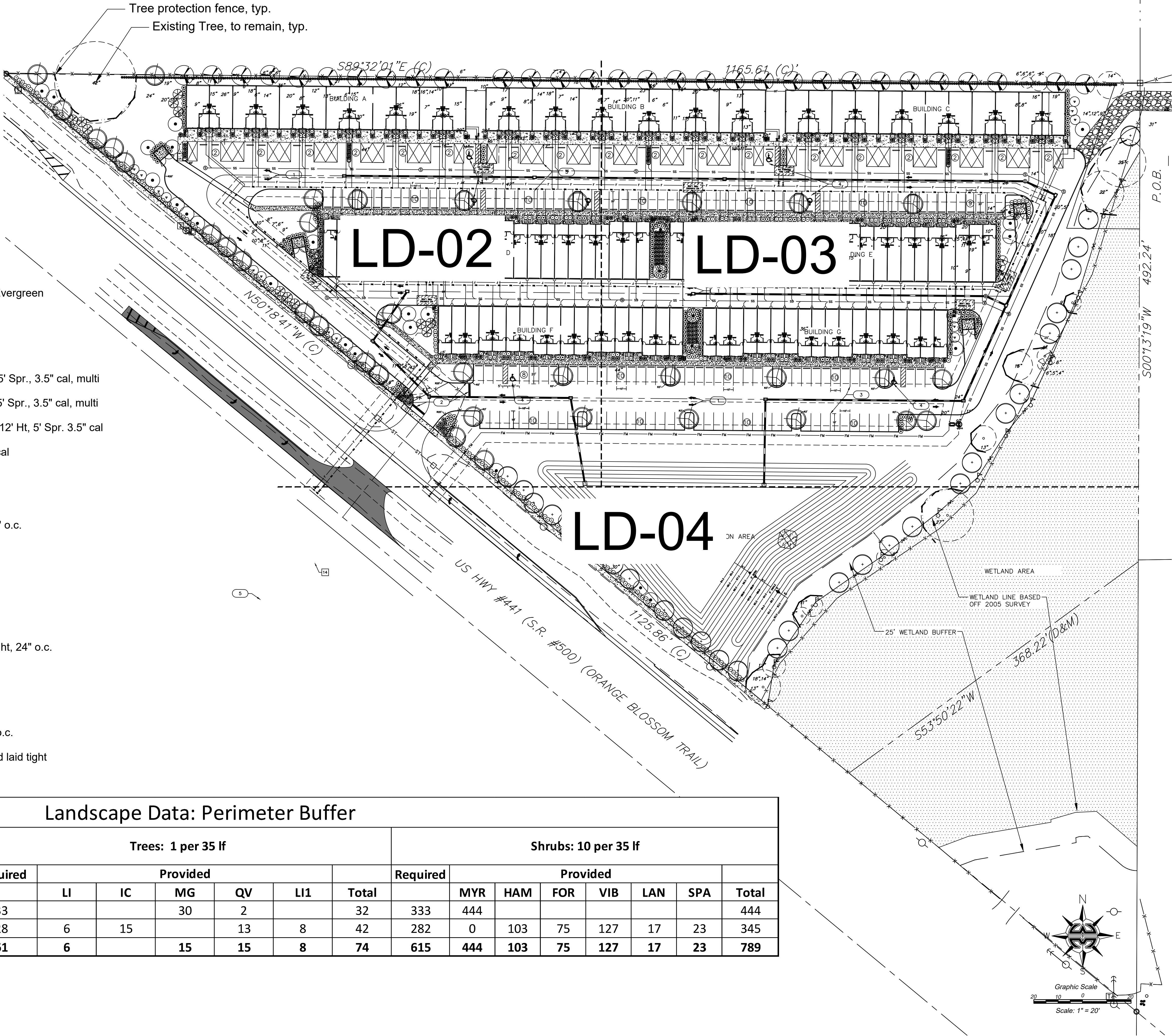
Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	11	SLA	Single	DSX0 LED P5 40K 70CRI BLC3 MVOLT RPA NLTAIR2 PIRH FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	90.12	8793	B0-U0-G2
	Lithonia Lighting	61	SLW	Single	WDGE2 LED P4 40K 70CRI TFTM MVOLT NLTAIR2 PIR FINISH TBD; WALL MOUNTED @ 12' AFG	1.000	46.6589	4742	B1-U0-G2
	Lithonia Lighting	7	SLW1	Single	WDGE2 LED P4 40K 70CRI T2M MVOLT NLTAIR2 PIR FINISH TBD; WALL MOUNTED @ 12' AFG	1.000	46.6589	4815	B1-U0-G1

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Isles	Illuminance	Fc	2.0	5.4	0.5	4.0	10.8

- General Notes:
- No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
 - No landscaping shall be planted in a manner that would adversely affect utility easements.
 - All landscape areas to receive automatic irrigation. Water source to be potable or well and will be determined at time of building permit application.
 - Sod around buildings to be Argentine Bahia grass. Sod to be weed and disease free and laid tight.
 - Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-06 for installation details.
 - Where trees are to be installed within 10' of a drainage structure or pipe, root barrier must be installed as noted in Note 5.
 - The use of Cypress mulch is prohibited.
 - All plant material to be Florida Grade No.1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2", by Division of Plant Industry, Florida, Department of Agriculture and Consumer Services, latest edition.

Landscape Legend:

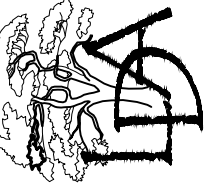
Symb	Qty	Tag	WU	Name	(N) Native	(F) Flowering Tree	(E) Evergreen
Trees:							
	28	AR		Red Maple (N)(F)			
	37	IC		Acer rubrum, FG, 12' Ht, 5' Spr., 3.5" cal			
	14	LI		Dahoon Holly (N)(E)			
	17	LI1		Ilex cassine, FG, 12' ht, 5' Spr., 3.5" cal			
	31	MG		Crape Myrtle(F)			
	37	QV		Lagerstromia indica 'Muskogee', FG, 12' Ht, 5' Spr., 3.5" cal, multi			
				Crape Myrtle(F)			
				Lagerstromia indica 'Tuscarora', FG, 12' Ht, 5' Spr., 3.5" cal, multi			
				Southern Magnolia (N)(E)(F)			
				Magnolia grandiflora 'Brackens Beauty', FG, 12' Ht, 5' Spr. 3.5" cal			
				Live Oak (N)(E)			
				Quercus virginiana, FG, 12' Ht, 5' Spr., 3.5" cal			
Shrubs:							
	204	FOR		Florida Privet (N)			
	176	HAM		Foresteria segregata, 3 gal, 24" ht, 36" o.c.			
	112	MUH		Dwarf Firebush (N)(F)			
	444	MYR		Hamelis patens 'Compacta', 3 gal, 18" ht, 36" o.c.			
	90	SPA		Muhly Grass			
	41	TRI		Muhlenbergia capillaris, 3 gal, 36" oc			
	272	VIB		Wax Myrtle (N) (E)			
	186	ZAM		Myrica cerifera, 7 gal, 36"x18", 36" o.c.			
	80	LAN		Sand Cordgrass (N)			
	189	LIR		Spartina patens, 3 gal, 24" oc			
				Fakahatchee Grass (N)			
				Tripsacum dactyloides, 3 gal, 36" oc			
				Dwarf Walters Viburnum (N)			
				Viburnum obovatum 'Mrs Schiller', 3 gal, 24" ht, 24" o.c.			
				Coontie (N)(E)			
				Zamia pumila, 3 gal, 36" oc			
Groundcover:							
	80	LAN		Pineland Lantana (N)			
	189	LIR		Lantana depressa, 1 gal, 6"x12", 36" o.c.			
				Liriope			
				Liriope muscari 'Green Empress', 1 gal, 18" o.c.			
				Argentine Bahia			
				Paspalum notatum 'Argentine', weed free and laid tight			



Landscape Data: Perimeter Buffer

				Trees: 1 per 35 lf							Shrubs: 10 per 35 lf						
				Required	Provided					Total	Required	Provided					Total
Perimeter	LF	Drives	Length		LI	IC	MG	QV	LI1			MYR	HAM	FOR	VIB	LAN	SPA
N	1165		1165	33			30	2		32	333	444					
W	1016	30	986	28	6	15		13	8	42	282	0	103	75	127	17	23
			Total	61	6		15	15	8	74	615	444	103	75	127	17	23

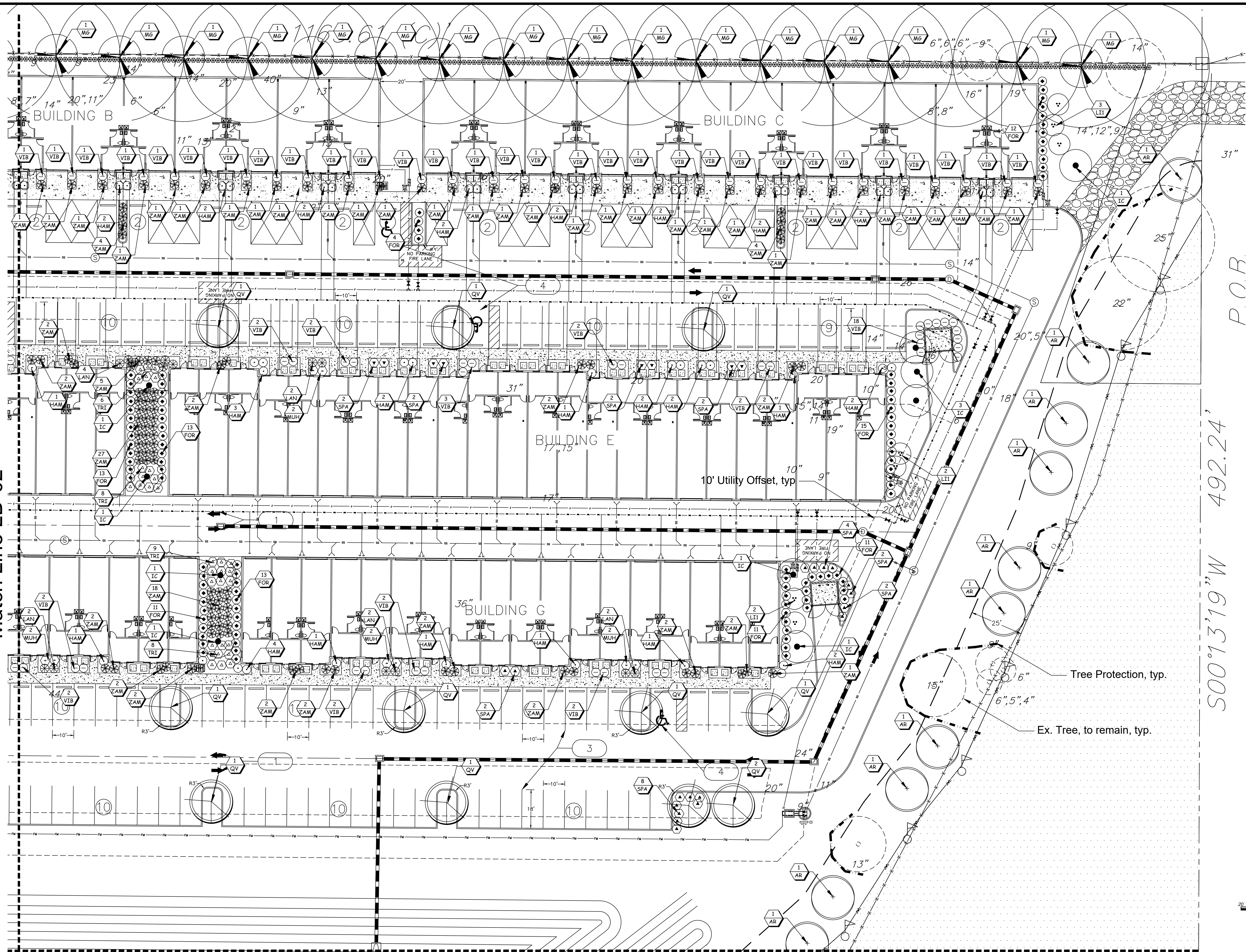
Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com



Scale:	Drawn by: SM	Checked by: SM	CADD No.: 23-052 lp.dwg	Date: 9.7.23
Revisions	Comments	Date		

1291 S OBT
City of Apopka
Overall Landscape Plan


11.22.23
LD-01



Graphic Scale

20 10 0

Scale: 1" = 20'

City of Apopka Landscape Plan

<i>Drawn by:</i>	SM
<i>Checked by:</i>	SM
<i>CADD No.:</i>	23-052 lp.dwg
<i>Date:</i>	9.7.23

Revisions	
Date	Comments

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T plan

S O B
Apopka
ape F

1291 City of Grand

1



11.22.23

LD-03

FERTILIZER

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

SUBSTITUTIONS

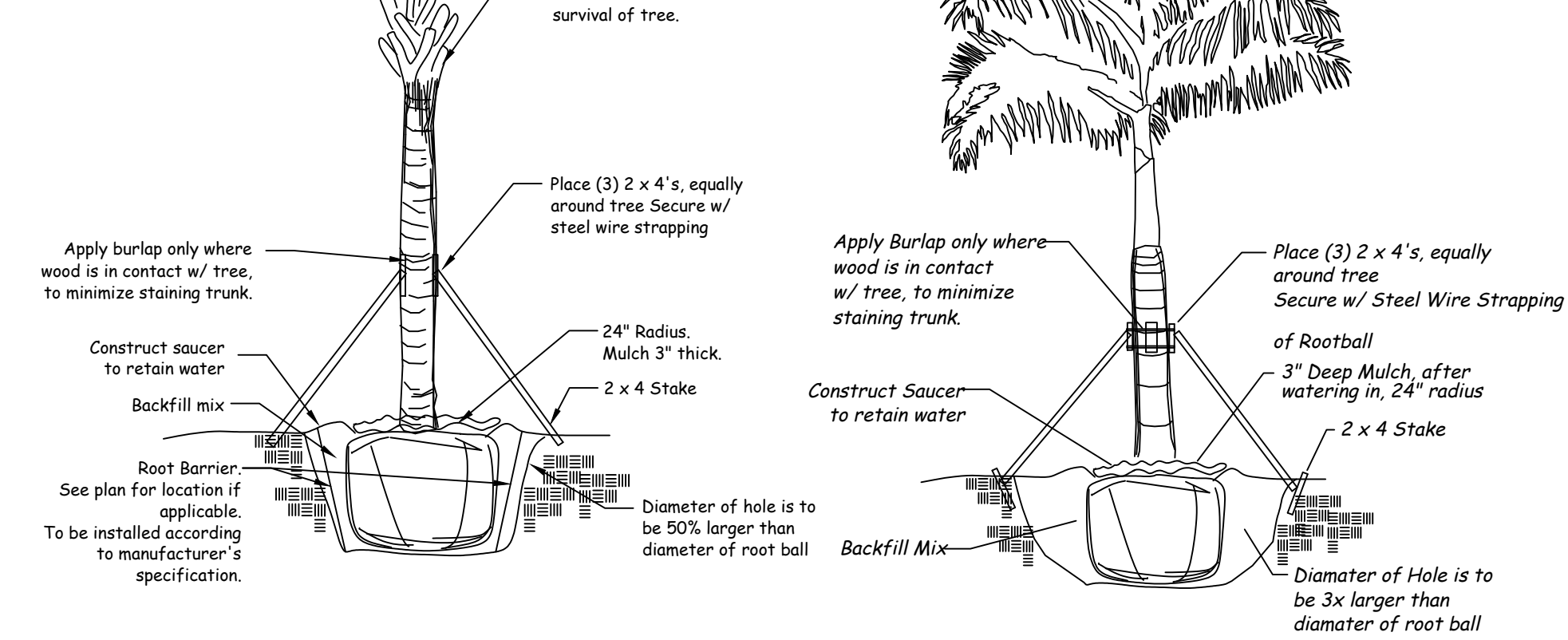
MEASUREMENTS

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

Tree Stakes are to be removed between 6-12 months by the Owner.



BACKFILL: ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITS. WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE ESTABLISHED PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED. IN EXCEPTION ARE PLANTING PITS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

PLANT MATERIALS

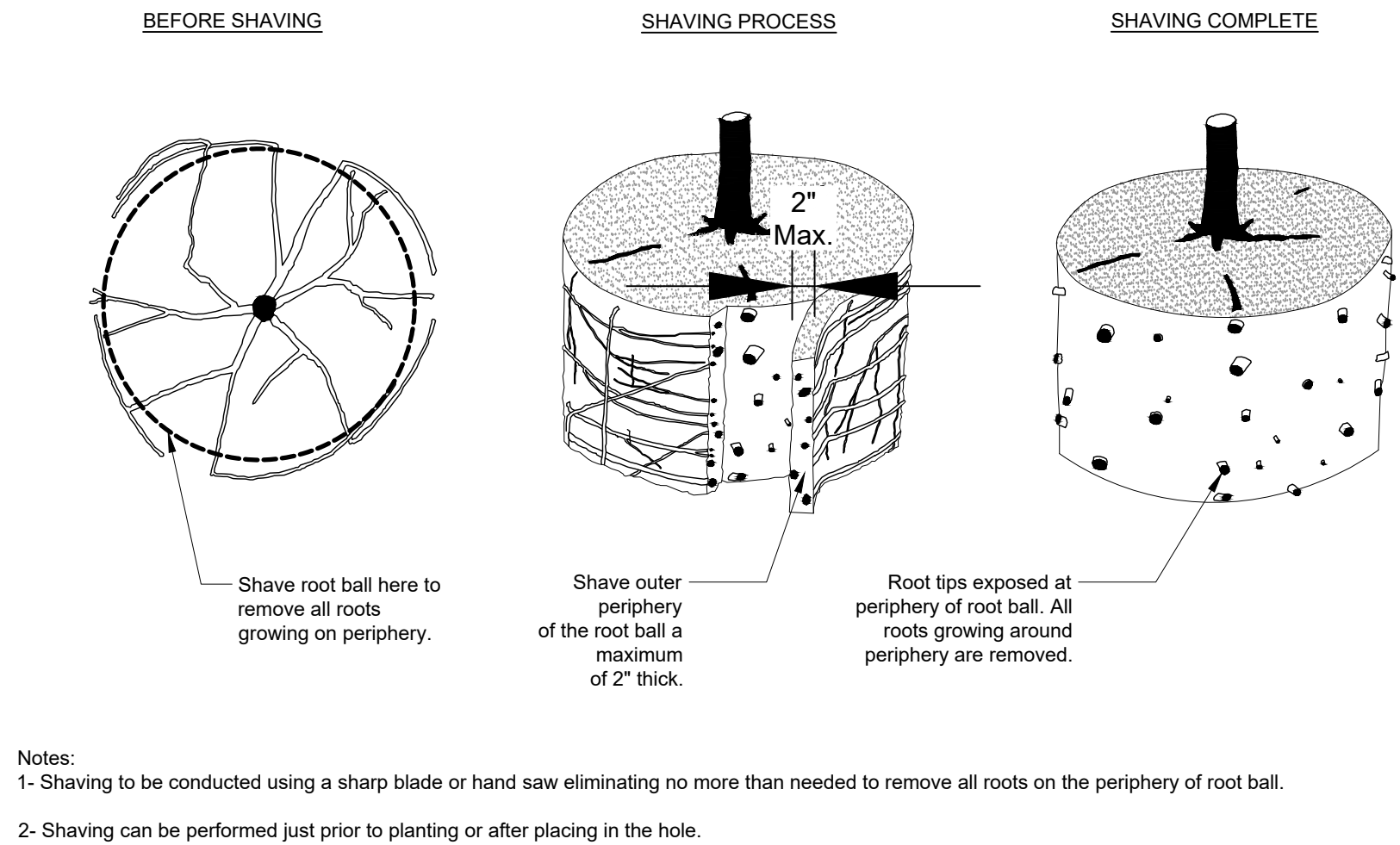
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

PECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT LANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST PPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN ORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL-PLANTED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

PLANT CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE OLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECT'S DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
11. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
12. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
13. MAINTAIN THE ORIGINAL GRADE OF THE TREE BASE.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOIL. UPON COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT, SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



Watering Schedule			
Item	Water	Month	No. of Applications
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			45

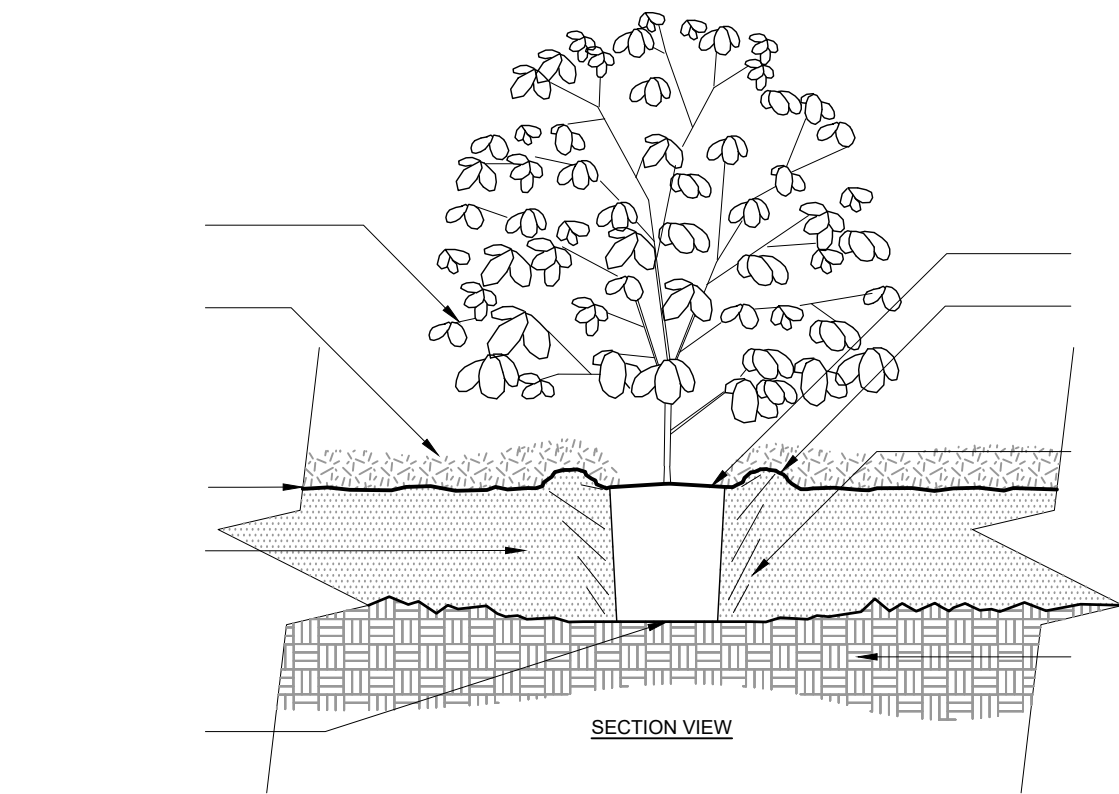
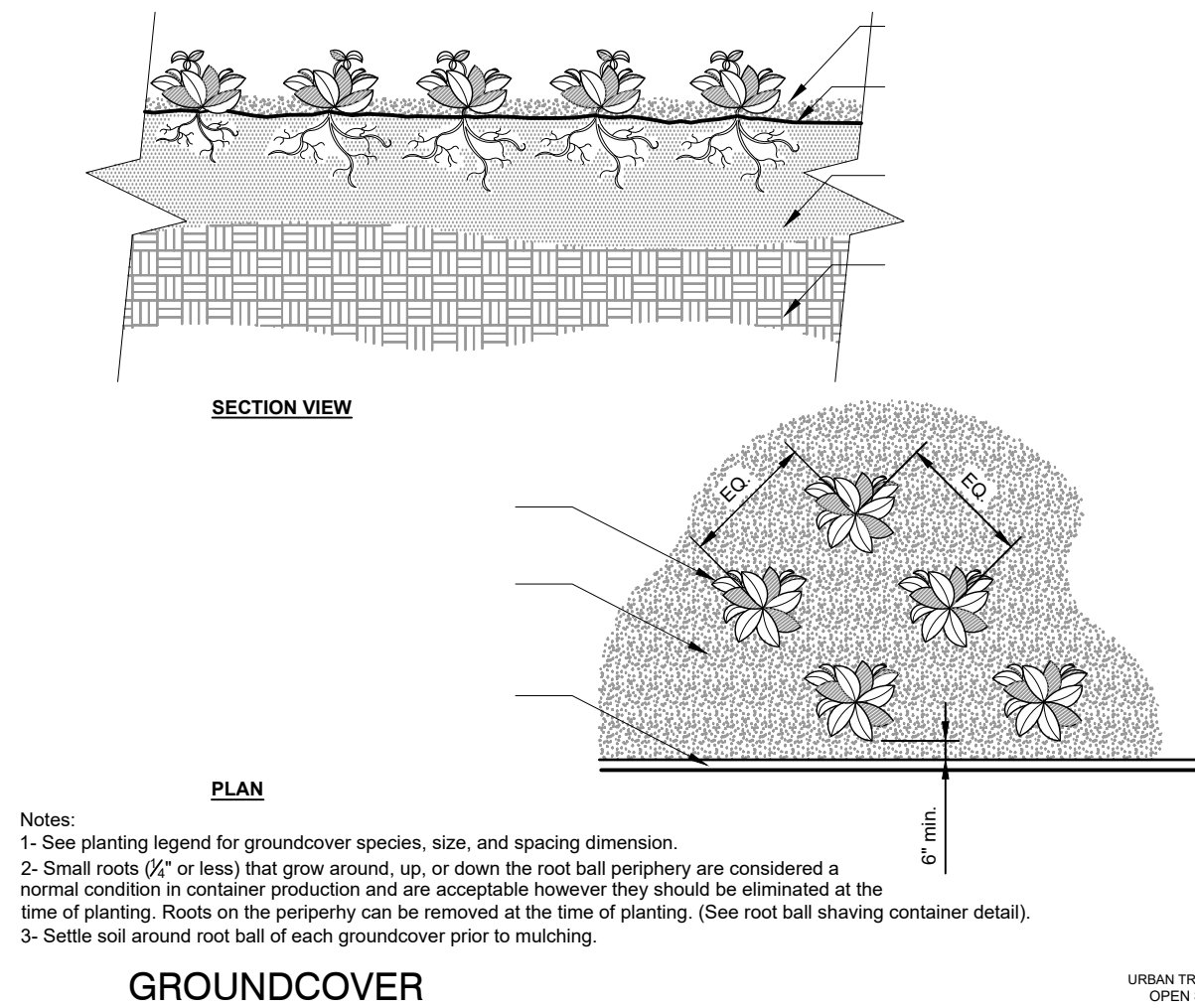
NTS

3" Mulch

4" Shovel Cut

4" to 12" Depth of Prepared Planting Soil

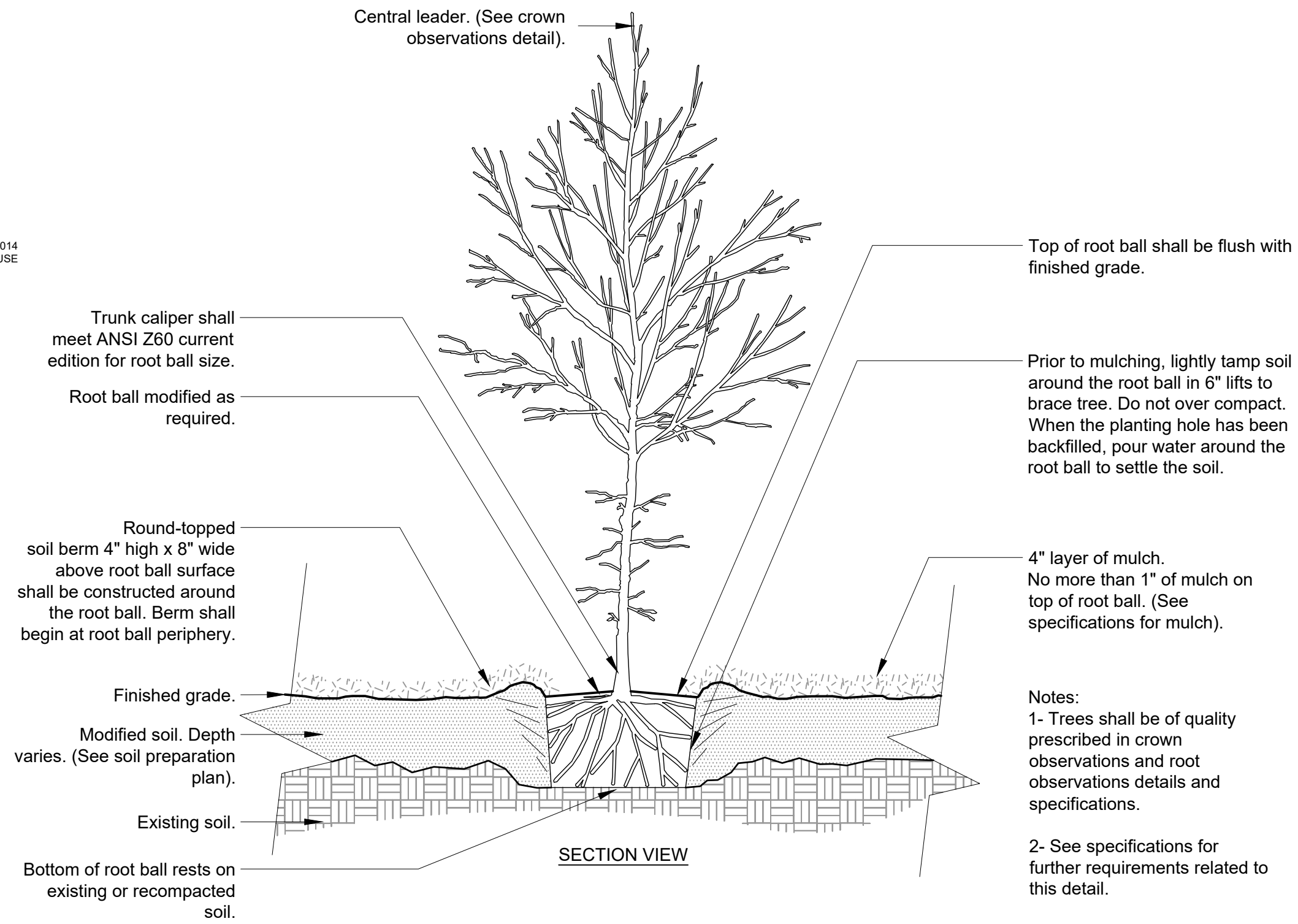
Existing Soil



Notes:

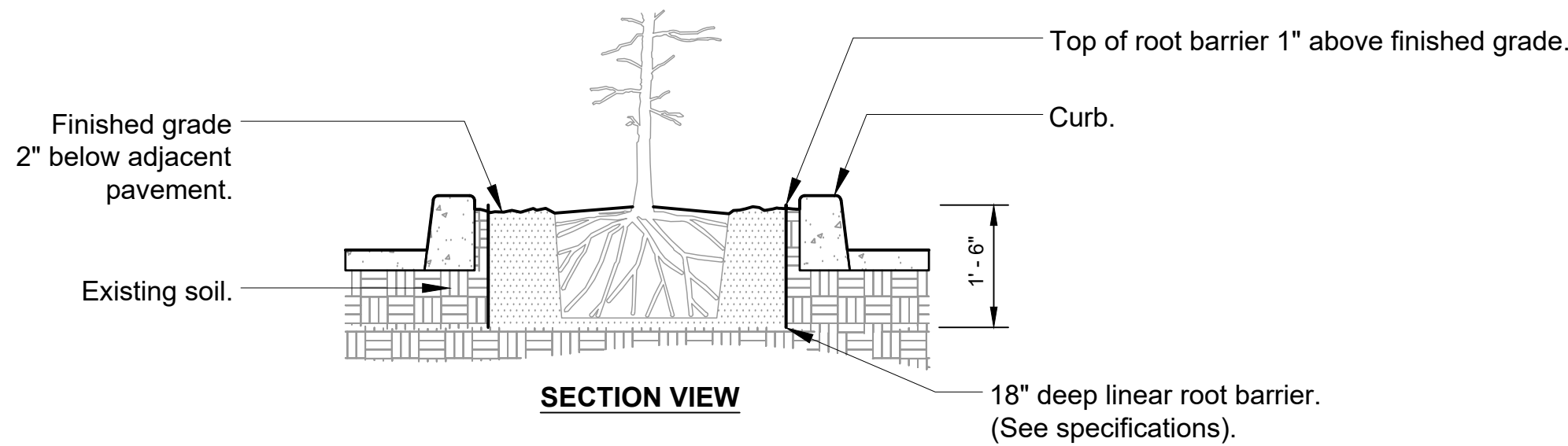
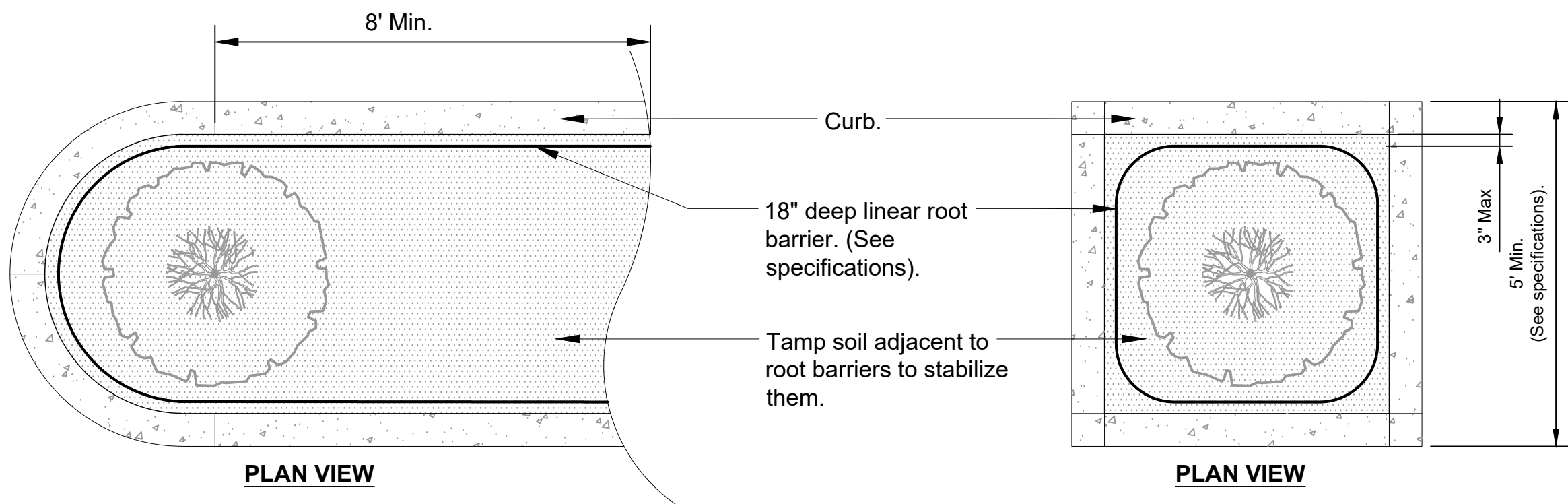
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
- 2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL



TREE w/ BERM (EXISTING SOIL MODIFIED)

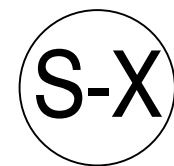
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- Notes:
- 1- Root barriers shall be installed per manufacturer's specifications and recommendations.
 - 2- Root barriers shall be installed when root ball is located within 6' of pavement.

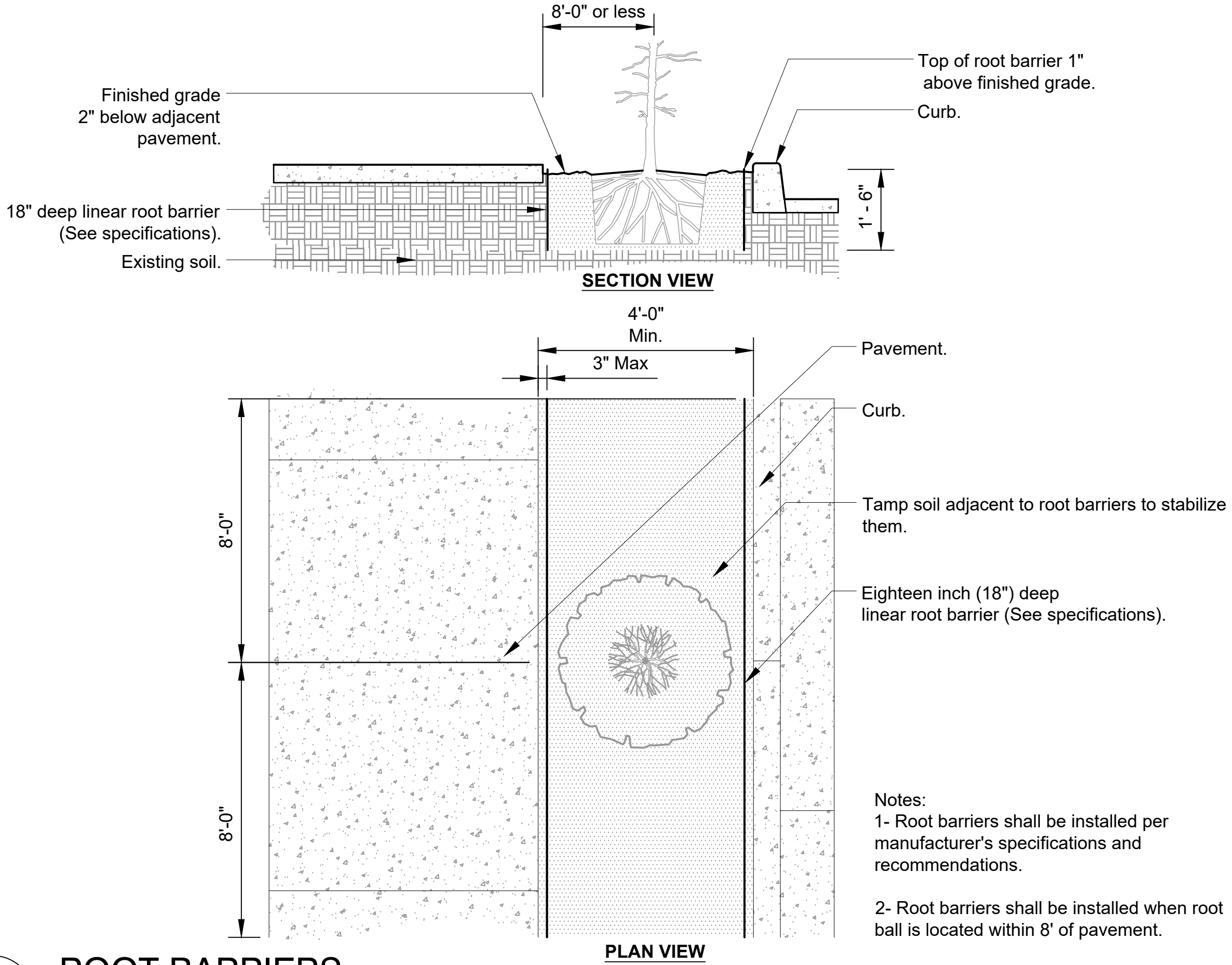
ROOT BARRIERS - PARKING LOT ISLANDS

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ROOT BARRIERS

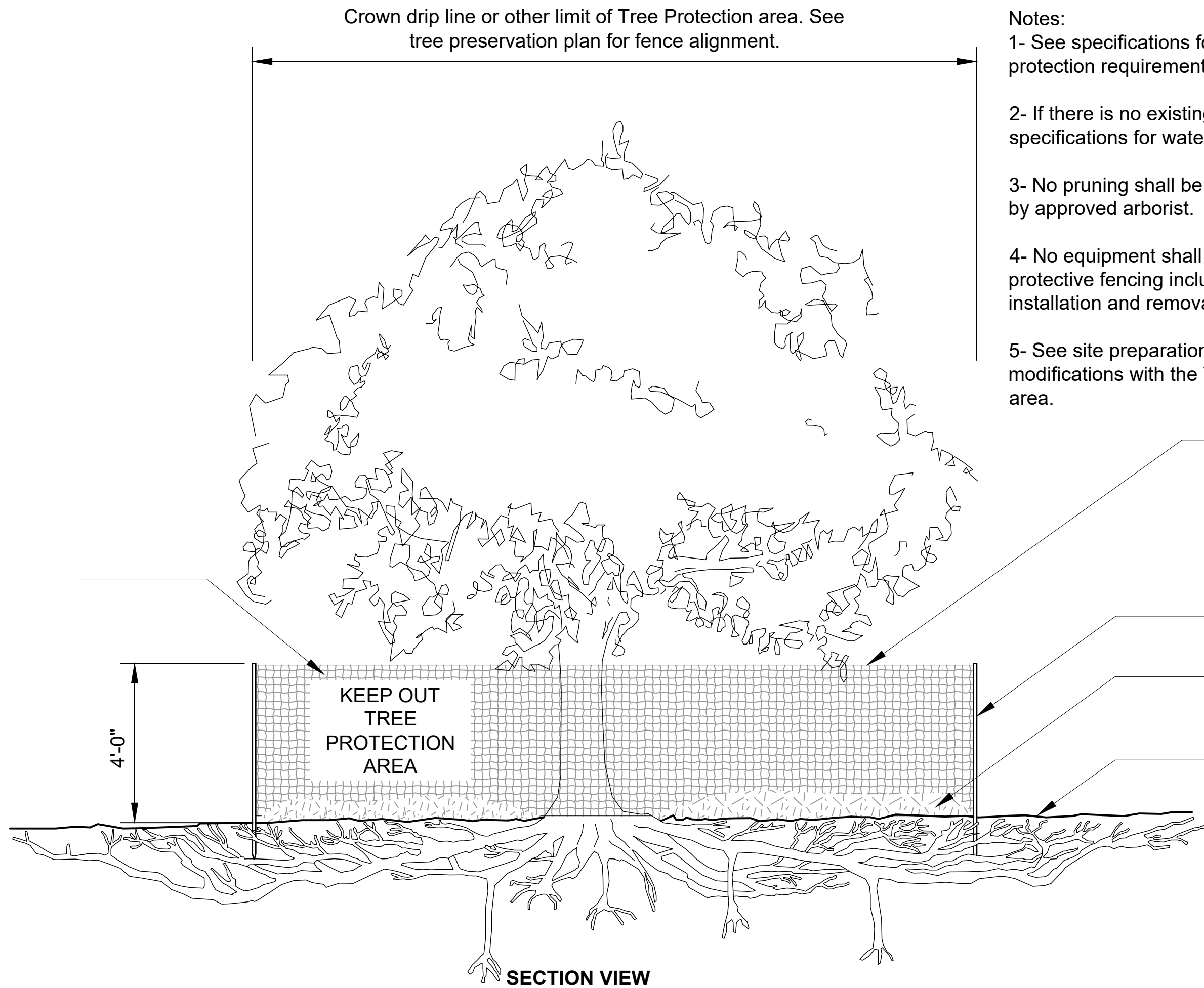
3/8" = 1'-0"



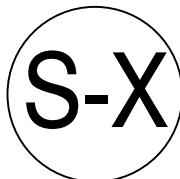
- Notes:
- 1- Root barriers shall be installed per manufacturer's specifications and recommendations.
 - 2- Root barriers shall be installed when root ball is located within 8' of pavement.

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L_site preparation_rootbarriers



- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.

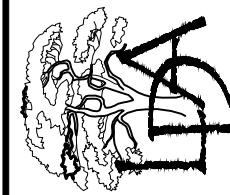


TREE PROTECTION

1/4" = 1'-0"

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L_tree protection_safety netting



Scale:	NTS
Drawn by:	SM
Checked by:	SM
CADD No.:	23-052 lp.dwg
Date:	9.7.23

Revisions	Comments	Date

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AND SPECIFICATIONS
SHOWN HEREIN ARE
THE PROPERTY OF
LANDSCAPE DESIGN
ASSOCIATES AND
SHALL NOT BE REPRODUCED OR USED
FOR ANY OTHER PROJECT OR
PURPOSE WITHOUT THE WRITTEN
CONSENT OF LANDSCAPE DESIGN
ASSOCIATES.



2 Trees

Remaining Mitigation required:

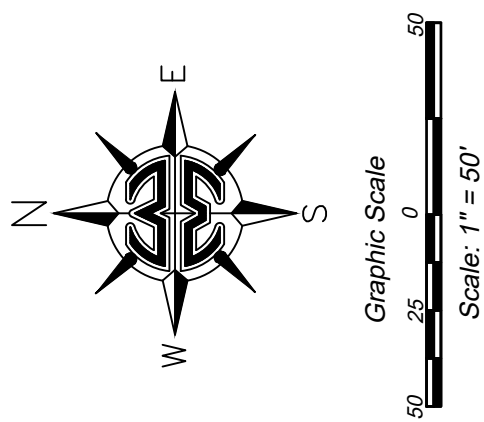
2,097 inches

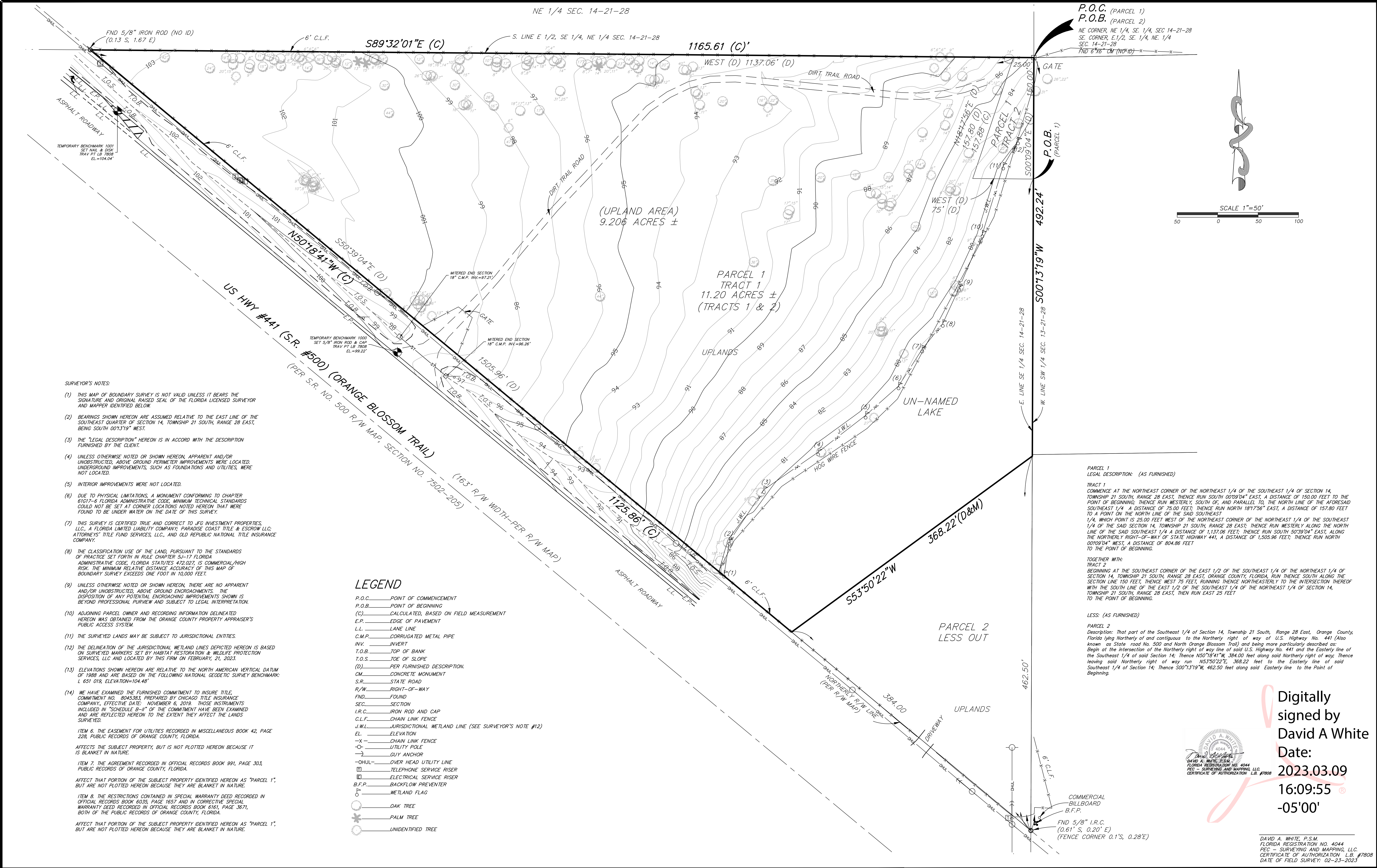
Mitigation to be accomplished by payment into mitigation fund.

Existing Tree Table of Contents				
	Oak Tree:	Palm Tree:		UK Tree:
		13" Palm	1	
6" Oak	8	13" Palm	1	6"
7" Oak	2	14" Palm	1	7"
8" Oak	10	15" Palm	1	8"
9" Oak	17			9"
10" Oak	5			10"
11" Oak	9			11"
12" Oak	6			13"
13" Oak	5			27"
14" Oak	14			30"
15" Oak	6			
16" Oak	6			
17" Oak	7			
18" Oak	6			
19" Oak				
20" Oak	13			
21" Oak				
22" Oak	2			
23" Oak	1			
24" Oak	2			
25" Oak	2			
26" Oak	4			
28" Oak	1			
30" Oak	2			
31" Oak	2			
35" Oak	1			
36" Oak	3			
40" Oak	1			
42" Oak	2			
44" Oak	2			
47" Oak	1			
Total	145		3	30

Trees To Be Removed Table of Contents				
Oak Tree:	Inches	UK Tree:	Inches	
6' Oak	5	6"	12	72
7' Oak	2	14	7"	2
8' Oak	8	64	8"	4
9' Oak	15	135	9"	2
10' Oak	4	40	10"	2
11' Oak	9	99	11"	2
12' Oak	5	60	13"	2
13' Oak	3	39	27"	0
14' Oak	12	168	30"	1
15' Oak	5	75		
16' Oak	6	96		
17' Oak	7	119		
18' Oak	6	108		
19' Oak	4	76		
20' Oak	13	260		
21' Oak	1	21		
22' Oak	1	22		
23' Oak	1	23		
24' Oak	2	48		
25' Oak	1	25		
26' Oak	4	104		
28' Oak	1	28		
30' Oak	2	60		
31' Oak	2	62		
35' Oak	1	35		
36' Oak	3	108		
40' Oak	1	40		
42' Oak	1	42		
44' Oak	2	88		
47' Oak	1	47		
Total:	128	2136	27	216

	Measurement	Calculation	Percentage
Total Canopy Area	487896	-	-
Existing Canopy	162090	$162090 / 487896 = 0.3322$	33.22%
Preserved Canopy Required	6% (see table 5.3.7.B.2.C)	$6 * (7 * .05) = 6.35\%$ $6.35\% * 33.22\% = 2.11\%$ (10,293 sf)	2.11% (10,293 sf)
Preserved Canopy Provided	86160	$86160 / 487896 = 0.1766$	17.66%





DATE	BY	REVISIONS
3-9-2023	R.J.G./J.L.M.	REVISED MAP OF TOPOGRAPHIC SURVEY

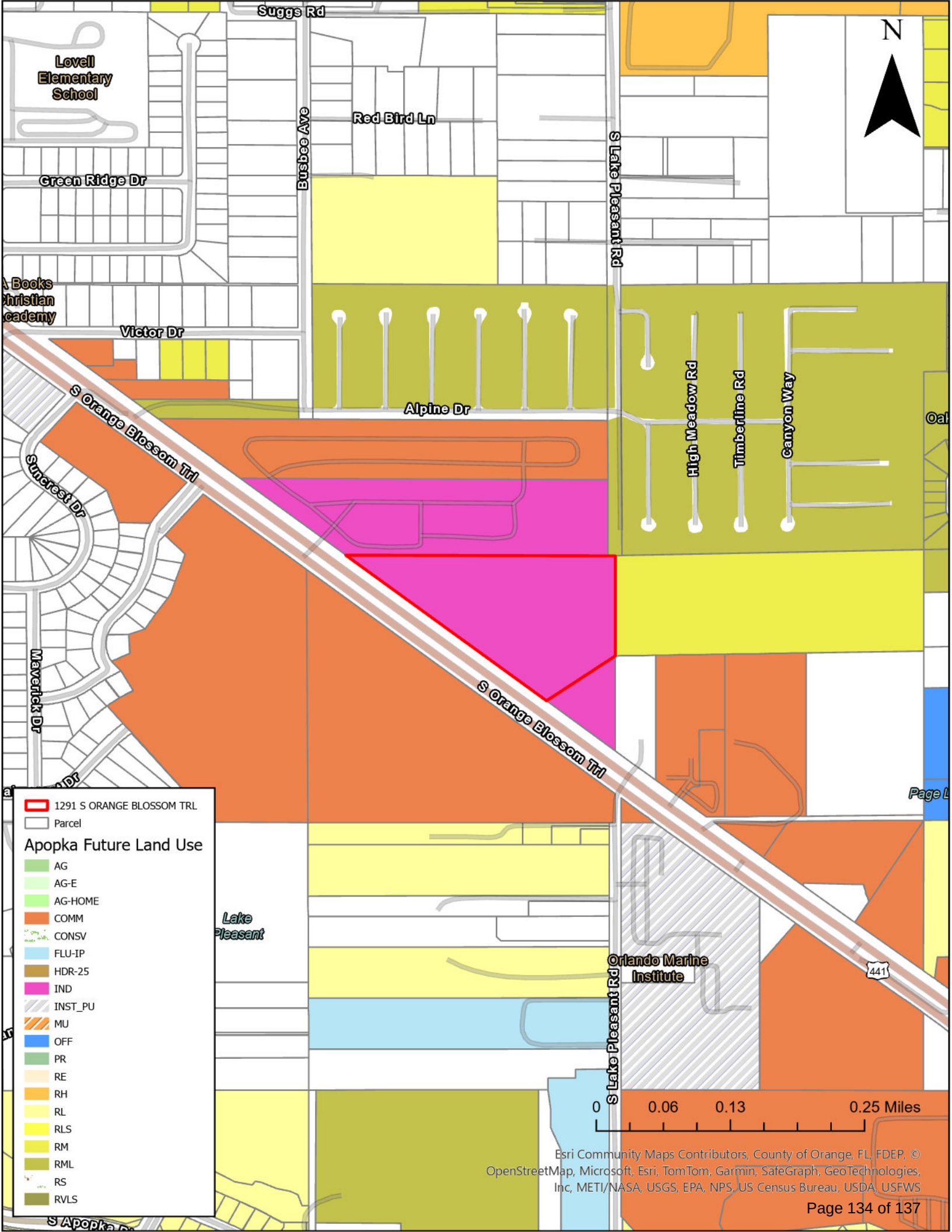
PEC
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

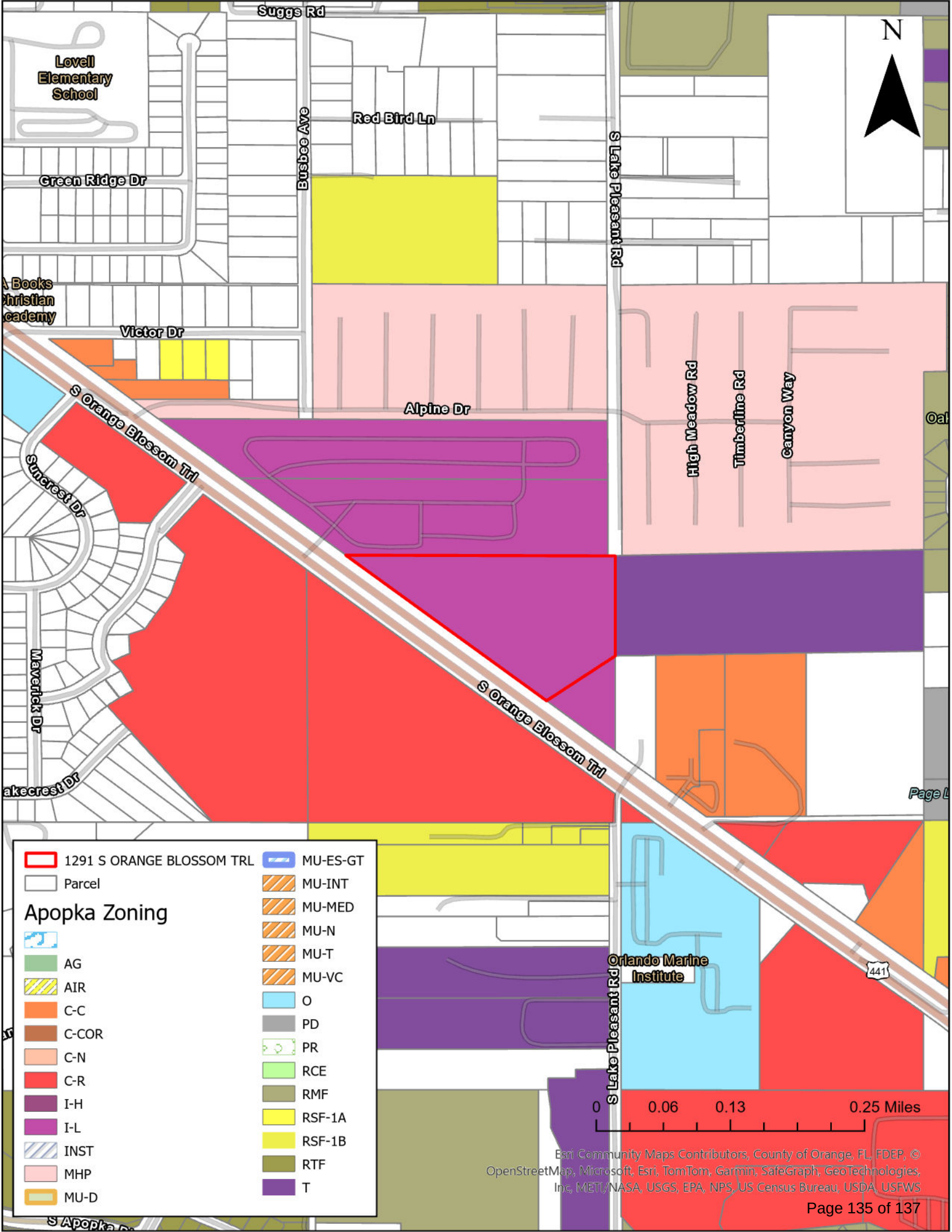
SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY
LOCATED IN
SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 1

JOB NO.:	23-013
DATE:	03/02/2023
DRAWN BY:	R.J.G.
CHECKED BY:	D.A.W
F.B.:	2468
PAGE(S):	14-31





Lovell
Elementary
School

Green Ridge Dr

A Books
Christian
Academy

Victor Dr

S Orange Blossom Trl

Suncrest Dr

Maverick Dr

Lakecrest Dr

Suggs Rd

Busbee Ave

Red Bird Ln

Alpine Dr

S Lake Pleasant Rd

High Meadow Rd

Timberline Rd

Canyon Way

N



Oak

Page 1

1291 S ORANGE BLOSSOM TRL

Parcel

Apopka Zoning

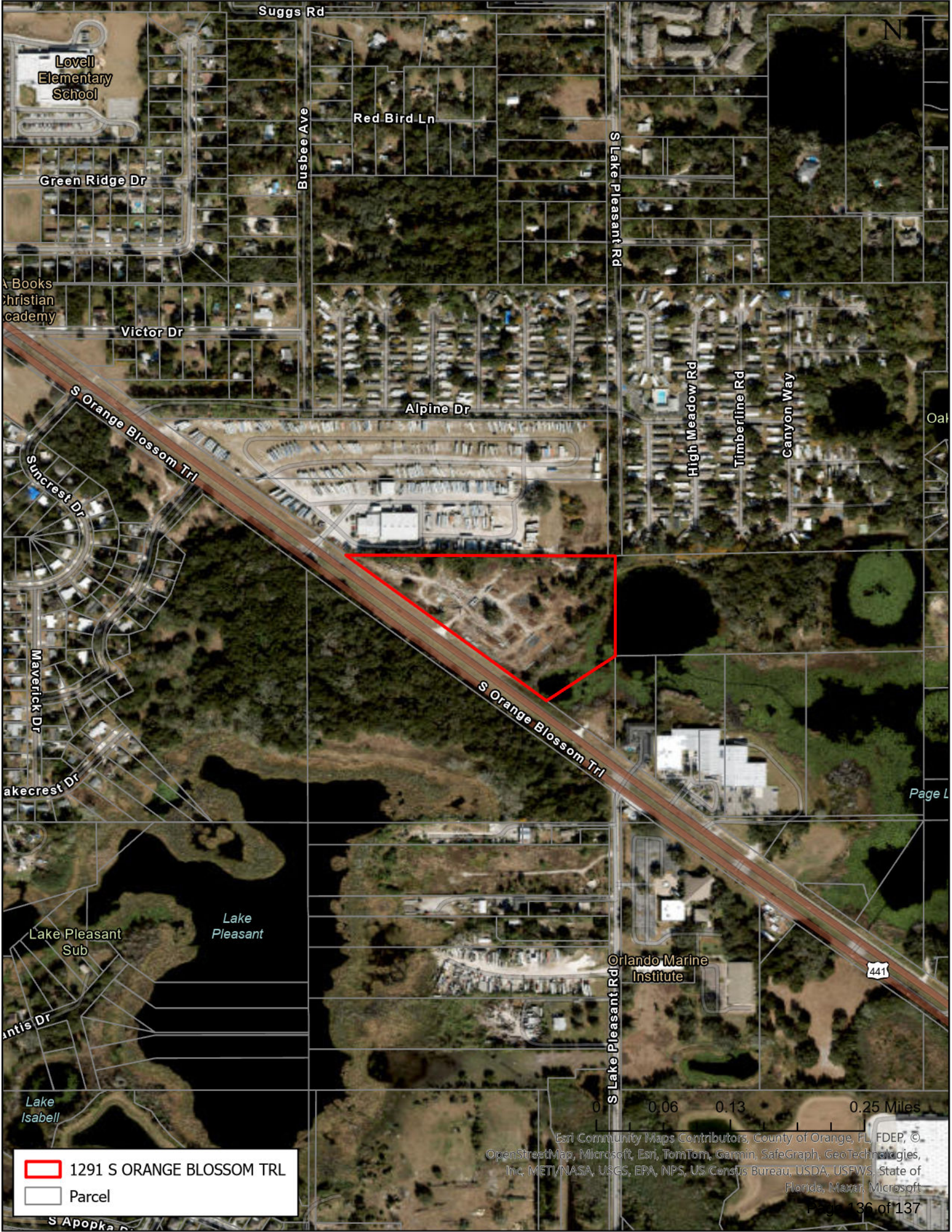
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|-------|----------|
| AG | MU-ES-GT |
| AIR | MU-INT |
| C-C | MU-MED |
| C-COR | MU-N |
| C-N | MU-T |
| C-R | MU-VC |
| I-H | O |
| I-L | PD |
| INST | PR |
| MHP | RCE |
| MU-D | RMF |
| | RSF-1A |
| | RSF-1B |
| | RTF |
| | T |

Orlando Marine
Institute

441

0 0.06 0.13 0.25 Miles

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Red Bird Ln

S Lake Pleasant Rd

Alpine Dr

High Meadow Rd

Timberline Rd

Canyon Way

S Orange Blossom Trl

Suncrest Dr

Maverick Dr

Lakecrest Dr

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Lake Pleasant
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S Lake Pleasant Rd

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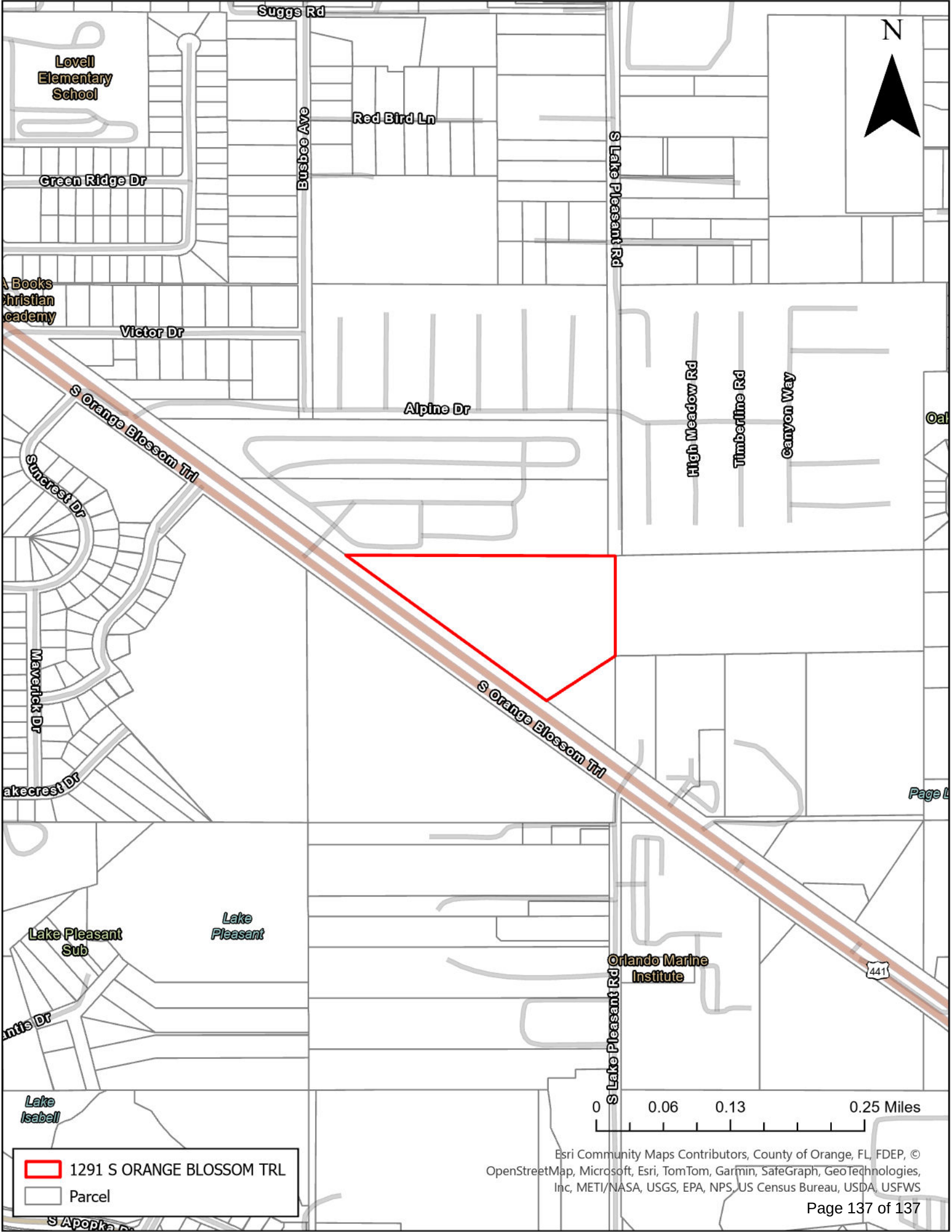
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Florida, Maxar, Microsoft



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