APOPKA PLANNING COMMISSION AGENDA

May 14, 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 April 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. Legislative - Ordinance No. 3029 - Repeal and Replacement of the Transportation Element of the Comprehensive Plan
   Owner(s): Citywide - Comprehensive Plan element rewrite
   Applicant(s): City of Apopka
   Location: Citywide
   Project: Repeal and Replacement of the Transportation Element of the Comprehensive Plan
   Density: N/A
   Project Manager: Bobby Howell, AICP

2. Legislative - Ordinance No. 3051 - 951 S Highland Avenue - Small-Scale Future Land Use Amendment
   Owner(s): Pave A Lot of Asphalt Maintenance Inc.
   Applicant(s): Joseph Lewis
   Location: 951 S. Highland Avenue
   Project: 951 S. Highland Avenue FLU
   Density: 0.6 Maximum FAR
   Project Manager: Amer Hamza

3. Legislative - Ordinance No. 3054 - Investments Alliance, LLC - Small-Scale Future Land Use Amendment
   Owner(s): Investments Alliance, LLC
   Applicant(s): Rommel Fontana
   Location: 2518 Haas Road
   Project: Investments Alliance, LLC
   Density: 1 dwelling unit per acre
   Project Manager: Bobby Howell, AICP

4. Quasi- Judicial - Ordinance No. 3055 - Investments Alliance, LLC - Planned Development (PD) Rezoning, PD Master Plan
   Owner(s): Investments Alliance, LLC

Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Project: Investments Alliance, LLC
Density: 1 dwelling unit per acre
Project Manager: Bobby Howell, AICP

5. Quasi-Judicial - Special Exception - Bronson ADU
   Owner(s): Margaret Bronson-Sewell
   Applicant(s): Margaret Bronson-Sewell
   Location: 323 Tanglewilde Ave
   Project: Bronson ADU SPX
   Density: N/A
   Project Manager: Amer Hamza

6. Quasi-Judicial - Special Exception - GCC Worship Center
   Owner(s): Go Ministry Corporation, Inc.
   Applicant(s): Joel R. Breidenbaugh, Ph.D c/o Marci Chandler, P.E.
   Location: 4490 Rock Springs Road
   Project: 3.16 +/- Acres; Place of Worship
   Project Manager: Jean Sanchez

SITE PLANS

1. Quasi-Judicial - Marshall Lake Business Center - Major Development Plan
   Owner(s): Marshall Lake Properties, LLC
   Applicant(s): Michael R. Cooper
   Location: 780 Marshall Lake Road
   Project: Marshall Lake Business Center
   Density: N/A (nonresidential project)
   Project Manager: Bobby Howell, AICP

2. Quasi-Judicial - Plymouth Sorrento Apartments - Major Development Plan
   Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
   Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
   Location: 750 and 922 Plymouth Sorrento Road
   Project: 242 multifamily units; 13.04 acres
   Density: 18.56 dwelling units per acre
   Project Manager: Jean Sanchez

3. Quasi-Judicial - Park View Preserve Phase 2 - Plat
   Owner(s): JTD Land at Parkview, LLC
   Applicant(s): PEC Surveying and Mapping. c/o David White
   Location: Tract FD-1, Park View Preserve, Phase 1
   Project: Park View Preserve, Phase 2
   Density: 3.07 du/ac
   Project Manager: Bobby Howell, AICP

4. Quasi-Judicial - Kelly Park Multi-Family Phase 3 – Plat
   Owner(s): DHIC Kelly Park, LLC, Kelly Park Land Investments, LLC and; HarrisKP, LLC
   Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
   Location: Northwest corner of Waypointe Boulevard and Kelly Park Road
   Tract Size: 150.19 +/- acres
   Project Manager: Jean Sanchez

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 APRIL 9, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn - Planner II, Andrew Hand – City Attorney (Cliff Sheppard's Office), Kelly Robertson – Content Administrator, Marta Schwarz – Content Specialist and Erin Arnold – Administrative Assistant.

OTHERS PRESENT: Melissa Martinez

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 March 12, 2024 at 5:30 p.m.

MOTION: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on March 12, 2024 at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley, Wes Dumey and Mary Norwood (7-0).

QUASI JUDICIAL – SPECIAL EXCEPTION – 3716 HOGSHEAD ROAD

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

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

Commissioner Ryan asked if there was deadline for the construction for this project and how long the storage unit is going to be there.

Mr. Hitt responded that the maximum amount of time would be two (2) years.

McGregor Love, 215 N Eola Drive, said that he was here on behalf of the applicant, Lowndes Law Firm, mentioned that this was a point that confused the discussion at DRC which is why they ended up back there a few times to clarify those issues. This is just onsite storage, no structure associated with that storage. As background, the owner is not able to construct their site plan right now because utilities are being extended down that road. This use will allow them to use the property while they are waiting for utilities to connect so that they can build their permanent use.

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 a Special Exception permit for temporary use of outdoor storage (as a principal use) for construction of 3719 Hogshead Road Construction Site Plan in the I-L (Light Industrial) Zoning District, subject to the exhibits and findings of the staff reports. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley, Wes Dumey and Mary Norwood (7-0).

LEGISLATIVE – ORDINANCE NO 3029 – TRANSPORTATION ELEMENT UPDATE

Mr Hitt stated that this item on the agenda has been pulled. There will be some more workshops before this goes back before Planning Commission.

QUASI JUDICIAL – PLAT – CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2

Chairperson Gusler read the item description.

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

Applicant, Melissa Martinez with Poulos & Bennett 2602 E. Livingston Street Orlando, stated that she doesn't have a presentation but is available for any questions from the commission.

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 approve the Crossroads at Kelly Park, Phases 1-2, 1-3 and 2 – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley, Wes Dumey and Mary Norwood (7-0).

QUASI JUDICIAL – PLAT – MID-FLORIDA SOUTH LOGISTICS PARK - PLAT

Chairperson Gusler read the item description.

Staff Presentation: Jean Sanchez 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: Mary Norwood made a motion to approve the Mid-Florida South Logistics Park – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley, Wes Dumey and Mary Norwood (7-0).

OLD BUSINESS: Commissioner Washington asked for an update on the development known as the Floridian Town Center.

Mr. Hitt responded that staff has also asked some questions and have not gotten any answers yet. From his understanding, they did sell off the multi family portion but it is delayed. It has been gated off since they were having problems with dumping and few other things.

Commissioner Washington then asked about the workshop for the Wyld Oaks development and modifying the form base code.

Mr. Hitt stated that staff did meet with them and they went from 54 pages of changes down to about 10-11 items. He said that we volunteered to get rid of a couple of sections of the KPI having to do with shared parking and times when parking can be shared and some things that were a lot more confusing than they were contributable to the KPI itself. Staff is already looking into things like the setbacks next to different properties. Some of the other things they were recommending didn't have a base because they didn't have a site plan to utilize or justify the changes. At this time, they are going back to the drawing board. Staff went to Baldwin Park and Winter Park to look at the examples that they gave and they were already taken care of in our KPI code.

Chairperson Gusler mentioned that some of the things that they were asking be changed and some push back was that we don't want to change our complete code to fit this one simple thing. He asked if that would be a situation for a special exception.

Mr. Hitt responded no. A special exception is where you actually have a list of different items that you get a special exception for. You can't get a special exception for a height or setback change or things like that. Those are physical things that actually within the KPI itself.

Chairperson Gusler asked if it was an extenuating circumstance where it would make sense and we wanted them to build and it was desirable, there is no way to work around that short of changing the code?

Mr. Hitt said not really and the main reason is that this not a normal code area that you could get a planned development that could be utilized. This is a form-based code and it's supposed to be in conjunction with the code the way it's written. If we changed the code every time someone came in because it didn't quite fit them, then the form-based code wouldn't be effective.

Chairperson Gusler responded that since we have a planning commission and elected city officials, if someone says that they want to build this building and you say it has to be 3 stories but our plan is 4 stories, why isn't that something that the city council makes the decision on versus saying the KPI says no and we're not going to change it.

Jean Sanchez stated that there are sections that are eligible for something like this, but only if it is under 30%, it has to come to Planning Commission and be treated as a variance but it's only on certain sections of the KPI. On the other hand, there is an administrative relief mechanism where someone, like a Community Development Director, can make those discretionary decisions if it's under 10% of a threshold of a difference but it is really restrictive in the KPI. This is because we want certain things in the KPI and because the KPI is form based code and it already allows you to create a visionary and

creative development. The form-based code itself allows you to be a little bit more creative than other residential based or commercial based zoning districts.

Mr. Hitt mentioned that there have been about 12 to 15 projects that have not needed any changes in this whole area so this is the first large on that does need some changes. It would be similar to doing a glitch amendment through the land development code.

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 5:52 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: May 14, 2024
Department: Community Development

SUBJECT:
Legislative - Ordinance No. 3029 - Repeal and Replacement of the Transportation Element of the Comprehensive Plan

REQUEST:
Recommend approval of Ordinance No. 3029, Repeal and Replacement of the Transportation Element of the Comprehensive Plan

SUMMARY:
A text amendment to the Comprehensive Plan, according to Florida Statute 163, is processed similar to a large-scale future land use amendment. After recommendation from the Planning Commission, the City Council votes to transmit the amendment to the Florida Department of Commerce and other State agencies for a determination of consistency with State planning policies. Following this, the amendment is subsequently scheduled for an adoption hearing before the City Commission.

The current Transportation Element was adopted in 2009. Ordinance No. 3029 proposes to repeal and replace the Transportation Element with a newly written element that is being updated for a Year 2050 planning horizon. The new Transportation Element includes:

- Compiling and completing data, inventory, and analysis (DIA) of transportation conditions to guide and support the Goals, Objectives, and Policies (GOPs), and
- Writing new GOPs and reorganizing into 3 sections:
    - Provision of a Resilient, Connected, Multimodal Transportation System
    - Transportation Infrastrucutre
    - Transportation Funding and Capital Improvement Plan

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on March 15, 2024.

PUBLIC HEARING SCHEDULE:
May 14, 2024 – Planning Commission (5:30 P.M.)
June 5, 2024 – City Council (1:30 P.M.), 1st Reading and Transmittal to Florida Department of Commerce

DULY ADVERTISED:
May 3, 2024 – Public Notice (Apopka Chief)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

PLANNING COMMISSION: Recommend approval of Ordinance No. 3029 - Repeal and Replacement of the Transportation Element of the Comprehensive Plan to the Apopka City Council.

ATTACHMENTS:

1. Ordinance Number 3029
2. Advertisement May 3

ORDINANCE NO. 3029

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CITY OF APOPKA COMPREHENSIVE PLAN; REPEALING AND REPLACING THE TRANSPORTATION ELEMENT IN ITS ENTIRETY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Apopka recognizes the need to plan for orderly growth and development; and the Florida Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a comprehensive plan;

WHEREAS, Chapter 163, Florida Statutes, authorizes amendments to adopted comprehensive plans under the "expedited review process;"

WHEREAS, the Planning Commission, acting as the Local Planning Agency of the City of Apopka, recently reviewed and discussed the proposed Comprehensive Plan amendment at a duly advertised public hearing on May 14, 2024, determined such request to be consistent with the City's Comprehensive Plan and recommends the City Council transmit the proposed amendment to the State Land Planning Agency for review and approval, and subsequent adoption by ordinance by the City Council; and

WHEREAS, the City Council has agreed with the recommendation of the Planning Commission and finds that the Comprehensive Plan amendment complies with the requirements of Chapter 163, Part II, Florida Statutes, and that the proposed application is consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate governmental purpose and is in the best interests of the public health, safety, and welfare of the citizens of Apopka, Florida.

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

SECTION I: LEGISLATIVE FINDINGS. The recitals set forth above are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION II: AMENDMENT. The City Council hereby amends the City of Apopka Comprehensive Plan by repealing and replacing the Transportation Element in its entirety with the text and content shown via underline in Exhibit "A" of this ordinance, attached hereto. The deleted provisions are contained and shown via ~~strikethrough~~ in Exhibit "B" of this ordinance, attached hereto.

SECTION III. INCLUSION OF ORDINANCE AND REVISED COMPREHENSIVE PLAN. It is the intention of the City Council that that the provisions of this Ordinance, and the revisions to the Comprehensive Plan which are incorporated herein by reference, shall become and be made a part of the City of Apopka Comprehensive Plan.

SECTION IV. CONFLICTS. After the effective date of this Ordinance and Exhibit "A", in any case where all or any part of this Ordinance or Exhibit "A" is found to be in conflict with any provision of any other ordinance of the City of Apopka, to the extent of such conflict, all such ordinances are hereby repealed.

SECTION V. SEVERABILITY. 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. EFFECTIVE DATE. Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the City Clerk and transmitted to the state land planning agency and any other agency or local government that provided timely comments pursuant to the expedited state review process in Section 163.3184(3), *Florida Statutes*. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete and the issuance of a certificate of consistency or (b) issuance of a final order by the state land planning agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

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

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 3, 2024

EXHIBIT "A"

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TRANSPORTATION ELEMENT





INTRODUCTION

This document provides the relevant data, inventory, and analysis of transportation conditions in support of the City's Transportation Element of their Comprehensive Plan, as described in Florida Statutes (FS) 163.3177(1)(f).

EXISTING CONDITIONS

The existing conditions within the City of Apopka are identified in this document, including an inventory of roadway laneage, jurisdiction, traffic volumes, functional classification, context classification, transit service, trails, bicycle facilities, and sidewalks.

This information was used to identify existing levels of service for roadways within the City.

ROADWAYS

Apopka is served by a network of state, county, and local roads which range from SR 429 to local neighborhood streets. The existing roadway network and number of lanes of key roadways within the City are illustrated on **Map TE-1**.

JURISDICTION

The jurisdiction refers to the "ownership" of the roadway. For example, the Florida Department of Transportation (FDOT) has the responsibility to maintain roadways within their jurisdiction. FDOT also controls the access to these roads. Orange County and the City have similar responsibilities for roads within their jurisdictions. In addition, jurisdictions can be transferred between FDOT, Orange County, and the City upon the parties reaching agreement as to the transfer. The existing ownership of the key roadways within the City are displayed on **Map TE-2**.

FUNCTIONAL CLASSIFICATION

All roadways within the City are assigned a functional classification based on the agreement between FDOT, MetroPlan Orlando, and the Federal Highway Administration (FHWA). Functional classification is the process of streets and highways being grouped into classes or systems according to the character of service they provide. The designation of functional classification is made at least once every 10 years following the decennial Census. Five functional classification categories that are common to roads are:

- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

The existing functional classification of roadways within the City are displayed on **Map TE-3**.

CONTEXT CLASSIFICATION

All roadways within the City were assigned a context classification based on the general characteristics of the adjacent land uses, development patterns, and connectivity. There are eight context classification categories for non-limited access roadways as listed below.

- C1 - Natural
- C2 - Rural
- C2T - Rural Town
- C3R - Suburban Residential
- C3C - Suburban Commercial
- C4 - Urban General
- C5 - Urban Center
- C6 - Urban Core

Most of the key roadways within the City are classified as C3R or C3C, with some C2 along the outskirts of the City boundaries, and C4 or C5 in the downtown area, as shown on **Map TE-4**.

Table TE-1 summarizes the existing number of lanes, functional classification, and context classification of the key roadways within the City.

Table TE-1: Number of Lanes, Functional Classification, and Context Classification

Roadway	Segment	Number of Lanes	Functional Classification	Context Classification
SR 414				
	US 441 WB Off Ramp to SR 429 Connector Rd	6LD	Principal Arterial - Freeway/Expressway	LA
SR 429 (Wekiva Parkway)				
	West Road to CR 437A SB Off Ramp	4LD	Principal Arterial - Freeway/Expressway	LA
	CR 437A SB Off Ramp to SR 414	4LD	Principal Arterial - Freeway/Expressway	LA
	SR 429 Connector Rd to Kelly Park Rd NB On Ramp	4LD	Principal Arterial - Freeway/Expressway	LA
	Kelly Park Rd NB On Ramp to SR 453 EB On Ramp	4LD	Principal Arterial - Freeway/Expressway	LA
	SR 453 EB On Ramp to Lake County Ln	4LD	Principal Arterial - Freeway/Expressway	LA
SR 451				
	SR 414 to US 441	4LD	Principal Arterial - Freeway/Expressway	LA
SR 436 (Semoran Boulevard)				
	US 441 to Sheeler Ave	8LD	Principal Arterial - Other	C3C
	Sheeler Ave to Thompson Rd	8LD	Principal Arterial - Other	C3C
	Thompson Rd to Roger Williams Rd	8LD	Principal Arterial - Other	C3C
	Roger Williams Rd to Piedmont-Wekiva Rd	8LD	Principal Arterial - Other	C3C
	Piedmont-Wekiva Rd to Seminole County Ln	6LD	Principal Arterial - Other	C3C
US 441 (Orange Blossom Trail)				
	Ponkan Rd to Church Dr/Yothers Rd	4LD	Principal Arterial - Other	C2T
	Church Dr/Yothers Rd to SR 429 Connector Rd	4LD	Principal Arterial - Other	C2T
	SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437)	4LD	Principal Arterial - Other	C3C
	Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd	4LD	Principal Arterial - Other	C3C
	Boy Scout Blvd to Errol Pkwy	4LD	Principal Arterial - Other	C3C
	Errol Pkwy to SR 451	4LD	Principal Arterial - Other	C3C
	SR 451 to Bradshaw Rd	4LD	Principal Arterial - Other	C3C
	Bradshaw Rd to Hawthorne Ave	5L	Principal Arterial - Other	C3C
	Hawthorne Ave to Central Ave	4LD	Principal Arterial - Other	C4
	Central Ave to Park Ave	4LD	Principal Arterial - Other	C5
	Park Ave to Highland Ave	5L	Principal Arterial - Other	C5
	Highland Ave to Alabama Ave	5L	Principal Arterial - Other	C5
	Alabama Ave to SR 436	4LD	Principal Arterial - Other	C3C
	SR 436 to Sheeler Ave	4LD	Principal Arterial - Other	C3C
	Sheeler Ave to Roger Williams Rd	4LD	Principal Arterial - Other	C3C
	Roger Williams Rd to Piedmont-Wekiva Rd	4LD	Principal Arterial - Other	C3C
	Piedmont-Wekiva Rd to Seminole County Ln	4LD	Principal Arterial - Other	C3C
CR 424 (Alabama Avenue/Apopka Boulevard)				
	US 441 to 8th St	2L	Major Collector	C3R
	8th St to Sheeler Ave	2L	Major Collector	C3R
	Sheeler Ave to Lakeville Rd	2L	Major Collector	C3R
	Lakeville Rd to Hiawassee Rd	3L	Major Collector	C3R
	Hiawassee Rd to US 441	2L	Major Collector	C3C
CR 435 (Rock Springs Road/Park Avenue/Clarcona Road)				
	Kelly Park Rd to Ponkan Rd	4LD	Major Collector	C3R
	Ponkan Rd to Welch Rd	5L	Major Collector	C3C
	Welch Rd to Sandpiper Rd	5L	Major Collector	C3C
	Sandpiper Rd to Votaw Rd	5L	Major Collector	C3R
	Votaw Rd to Orange St	5L	Major Collector	C3R
	Orange St to US 441	5L	Major Collector	C4
	US 441 to M. Gladden Blvd	2L	Major Collector	C4
	M. Gladden Blvd to Cleveland St	2L	Major Collector	C3R
	Cleveland St to Keene Rd	2L	Major Collector	C3R
	Keene Rd to McCormick Rd	2L	Major Collector	C2

Table TE-1: Number of Lanes, Functional Classification, and Context Classification

Roadway	Segment	Number of Lanes	Functional Classification	Context Classification
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue)				
	McCormick Rd to Binion Rd	2L	Major Collector	C3R
	Binion Rd to SR 429	2L	Major Collector	C3R
	SR 429 to Keene Rd	2L	Major Collector	C3R
	Keene Rd to Boy Scout Rd	2L	Major Collector	C3R
	Boy Scout Rd to Bradshaw Rd	2L	Major Collector	C3R
	Bradshaw Rd to Central Ave	2L	Major Collector	C3C
	10th St to US 441	2L	Major Collector	C4
	US 441 to Orange St	2L	Major Collector	C3C
Lakeville Road				
	Apopka Blvd to Wildwood St	2L	Major Collector	C3R
Plymouth-Sorrento Road				
	Lake County Line to Kelly Park Rd	2L	Major Collector	C3R
	Kelly Park Rd to Appy Ln	2L	Major Collector	C3C
	Appy Ln to Ponkan Rd	2L	Major Collector	C2
	Ponkan Rd to Lester Rd/Yothers Rd	2L	Major Collector	C3R
	Lester Rd/Yothers Rd to SR 429 Connector Rd	2L	Major Collector	C2
	SR 429 Connector Rd to US 441	2L	Major Collector	C3R
Sheeler Avenue				
	Monroe Ave to SR 436	2L	Local	C3C
	SR 436 to US 441	3L	Major Collector	C3C
	US 441 to Apopka Blvd	2L	Major Collector	C3R
	Apopka Blvd to Cleveland St	2L	Major Collector	C3R
	Cleveland St to Keene Rd	2L	Major Collector	C3R
Wekiwa Springs Road/Piedmont-Wekiwa Road/Hiawassee Road				
	Votaw Rd to SR 436	5L	Minor Arterial	C3R
	SR 436 to Piedmont Lakes Blvd	5L	Minor Arterial	C3C
	Piedmont Lakes Blvd to US 441	5L	Minor Arterial	C3R
	US 441 to CR 424 (Apopka Blvd)	4LD	Minor Arterial	C3C
	CR 424 (Apopka Blvd) to SR 414	4LD	Minor Arterial	C3R
Welch Road				
	Vick Rd to Rock Springs Rd	2L	Local	C3R
	Rock Springs Rd to Ustler Road	3L	Major Collector	C3C
	Ustler Road to Thompson Rd	2L	Major Collector	C3R
	Thompson Rd to Wekiva Springs Rd	2L	Major Collector	C3R
2nd Street (Monroe Avenue)				
	US 441 to Park Ave	2L	Local	C4
4th Street				
	Bradshaw Rd to Marvin C Zanders Ave	2L	Local	C3C
5th Street				
	Station St to Highland Ave	2L	Local	C5
6th Street				
	Station St to Alabama Ave	2L	Local	C5
	Alabama Ave to US 441	2L	Local	C3R
8th Street				
	Park Ave to Alabama Ave	2L	Local	C4
9th Street				
	Central Ave to Park Ave	2L	Local	C3C
10th Street				
	Alabama Ave to Sheeler Ave	2L	Local	C3R
13th Street				
	Ocoee-Apopka Rd to Park Ave	2L	Local	C3R
	Park Ave to Apopka Blvd	2L	Local	C3R
Alabama Avenue				
	Monroe Ave to US 441	2L	Local	C4

Table TE-1: Number of Lanes, Functional Classification, and Context Classification

Roadway	Segment	Number of Lanes	Functional Classification	Context Classification
Apopka Airport Road				
	W of US 441 to US 441	2L	Local	C3C
Appy Lane				
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	Local	C3R
Binion Road/Orange Avenue				
	Ocoee-Apopka Rd to Harmon Rd	2L	Major Collector	C3R
	Harmon Rd to Boy Scout Rd	2L	Major Collector	C3R
	Boy Scout Rd to Lake View Dr	2L	Major Collector	C3R
	Lake View Dr to US 441	2L	Major Collector	C3C
Boy Scout Road				
	Binion Rd to Ocoee-Apopka Rd	2L	Local	C3R
Bradshaw Road				
	US 441 to Ocoee-Apopka Rd	2L	Minor Collector	C3C
Christiana Avenue				
	Monroe Ave to Votaw Rd	2L	Local	C3R
Cleveland Street				
	Park Ave to Sheeler Ave	2L	Local	C3R
Edgewood Drive				
	Monroe Ave to US 441	2L	Local	C4
Effie Drive				
	Kelly Park Rd to Ondich Rd	2L	Local	C2
Errol Parkway				
	Old Dixie Hwy to US 441	2L	Local	C3C
General Electric Road				
	Hermit Smith Rd to Orange Ave	2L	Local	C3C
Golden Gem Road				
	Kelly Park Rd to Sadler Rd	2L	Major Collector	C2
	Sadler Rd to Ponkan Rd	2L	Major Collector	C2
Grand Avian Parkway				
	Lust Rd to Peterson Rd	2L	Local	C3R
Haas Road				
	Plymouth-Sorrento Rd (CR 437) to Mt Plymouth Rd	2L	Local	C2
Harmon Road				
	Binion Rd to Ocoee-Apopka Rd	2L	Local	C3R
	Ocoee-Apopka Rd to Marden Rd	2L	Local	C3R
Hawthorne Avenue				
	US 441 to Ocoee-Apopka Rd	2L	Local	C3R
	Ocoee-Apopka Rd to 13th St	2L	Local	C3R
Hermit Smith Road				
	Yothers Rd to US 441	2L	Local	C3R
	US 441 to General Electric Rd	2L	Local	C3C
	General Electric Rd to S of General Electric Rd	2L	Local	C3C
Highland Avenue				
	Monroe Ave to US 441	2L	Local	C4
	US 441 to 6th St	2L	Local	C4
Hogshead Road				
	West of Hermit Smith Rd	2L	Local	C2
Jason Dwelley Parkway				
	Kelly Park Rd to Spinfisher Dr	2L	Local	C3R
	Spinfisher Dr to White Dahlia Dr	2L	Local	C3R
	White Dahlia Dr to Ponkan Rd	2L	Local	C3R
Keene Road				
	Ocoee-Apopka Rd to Marden Rd	2L	Major Collector	C2
	Marden Rd to Clarcona Rd	2L	Major Collector	C2
	Clarcona Rd to Sheeler Ave	2L	Major Collector	C2

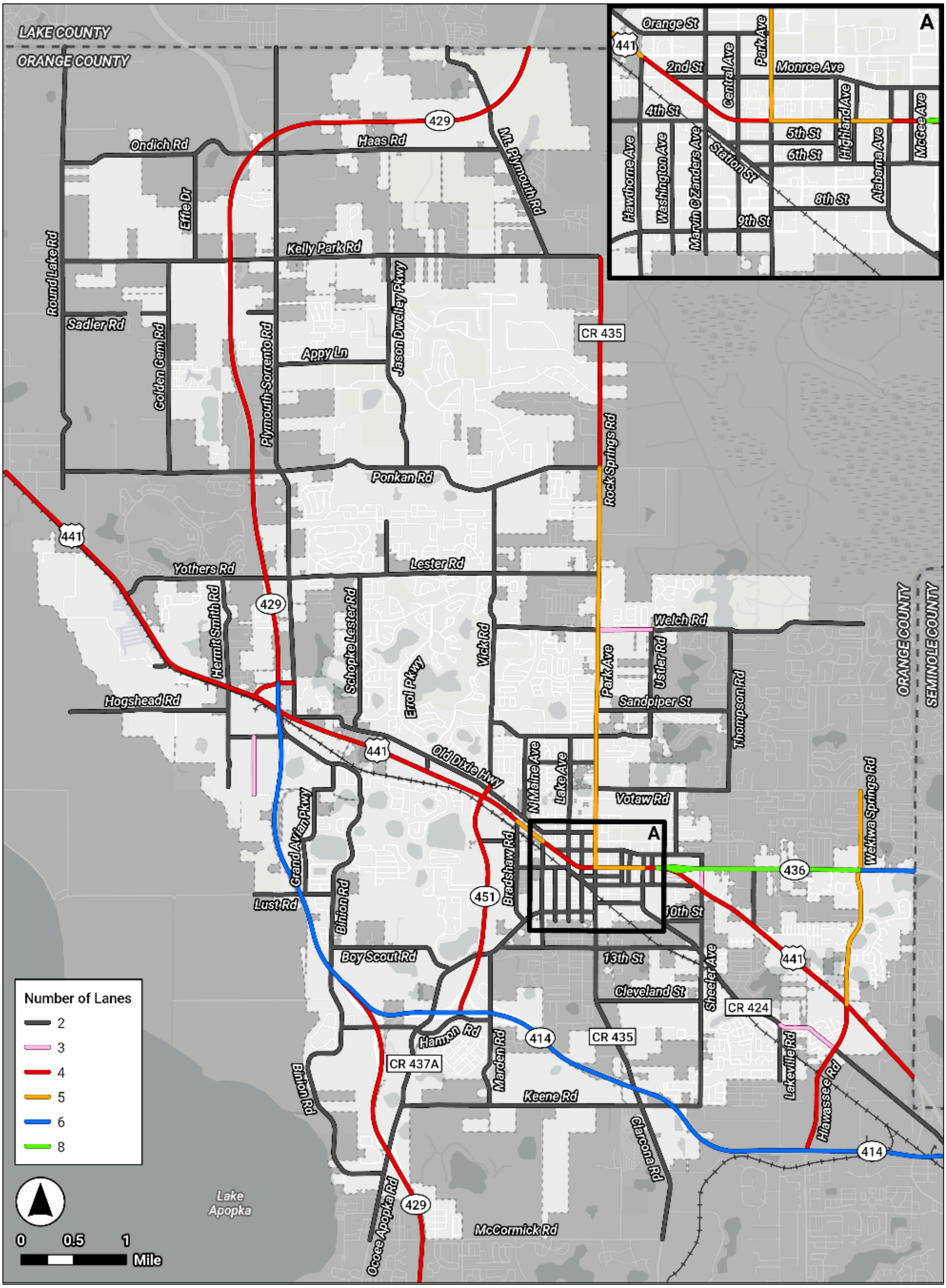
Table TE-1: Number of Lanes, Functional Classification, and Context Classification

Roadway	Segment	Number of Lanes	Functional Classification	Context Classification
Kelly Park Road				
	Round Lake Rd to SR 429	2L	Major Collector	C2
	SR 429 to Plymouth-Sorrento Rd (CR 437)	2L	Major Collector	C3C
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	Major Collector	C2
	Jason Dwelley Pkwy to Mt. Plymouth Rd	2L	Major Collector	C3R
	Mt. Plymouth Rd to Rock Springs Rd	2L	Major Collector	C3R
King Street				
	Peterson Rd to Orange Ave	2L	Local	C3R
Lake Avenue/Marvin C Zanders Avenue				
	Martin St to Orange St	2L	Local	C3R
	Orange St to US 441	2L	Local	C4
	US 441 to 10th St	2L	Local	C4
Lester Road				
	Rock Springs Rd to Vick Rd	2L	Local	C3R
	Vick Rd to Schopke Lester Rd	2L	Local	C3R
	Schopke Lester Rd to Plymouth-Sorrento Rd (CR 437)	2L	Local	C3R
Lust Road				
	Conrad Rd to Binion Rd	2L	Local	C3R
Marden Road				
	Ocoee-Apopka Rd to Marden Ridge Lp	2L	Minor Collector	C3R
	Marden Ridge Lp to SR 414	2L	Minor Collector	C3C
	SR 414 to Keene Rd	2L	Minor Collector	C3R
Marshall Lake Road				
	SR 451 to Bradshaw Rd	2L	Minor Collector	C3C
Martin Street				
	Park Ave to Lake Ave	2L	Local	C3R
	Lake Ave to Vick Rd	2L	Local	C3R
McGee Avenue				
	6th Ave to US 441	2L	Local	C3C
	US 441 to Monroe Ave	2L	Local	C3R
Midland Avenue				
	US 441 to 6th St	2L	Local	C4
Monroe Avenue				
	Park Ave to Alabama Ave	2L	Local	C4
	Alabama Ave to Sheeler Ave	2L	Local	C3R
Mt. Plymouth Road				
	Kelly Park Rd to Haas Rd	2L	Major Collector	C3R
	Haas Rd to Lake County Line	2L	Major Collector	C2
North Maine Avenue				
	Martin St to Old Dixie Hwy	2L	Local	C3R
Old Dixie Highway/West Highland Avenue/Orange Street				
	Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd	2L	Major Collector	C3C
	Boy Scout Blvd to Errol Pkwy	2L	Major Collector	C3C
	Errol Pkwy to Vick Rd	2L	Major Collector	C3C
	Vick Rd to Bradshaw Rd	2L	Major Collector	C3C
	Bradshaw Rd to Hawthorne Ave	2L	Major Collector	C4
	Hawthorne Ave to Park Ave	2L	Major Collector	C4
Ondich Road				
	Round Lake Rd to Effie Dr	2L	Minor Collector	C2
	Effie Dr to Plymouth-Sorrento Rd (CR 437)	2L	Minor Collector	C2
Peterson Road				
	Grand Avian Pkwy to King St	2L	Local	C3R
Ponkan Road				
	Round Lake Rd to Plymouth-Sorrento Rd (CR 437)	2L	Major Collector	C3R
	Plymouth-Sorrento Rd (CR 437) to Vick Rd	2L	Major Collector	C3R

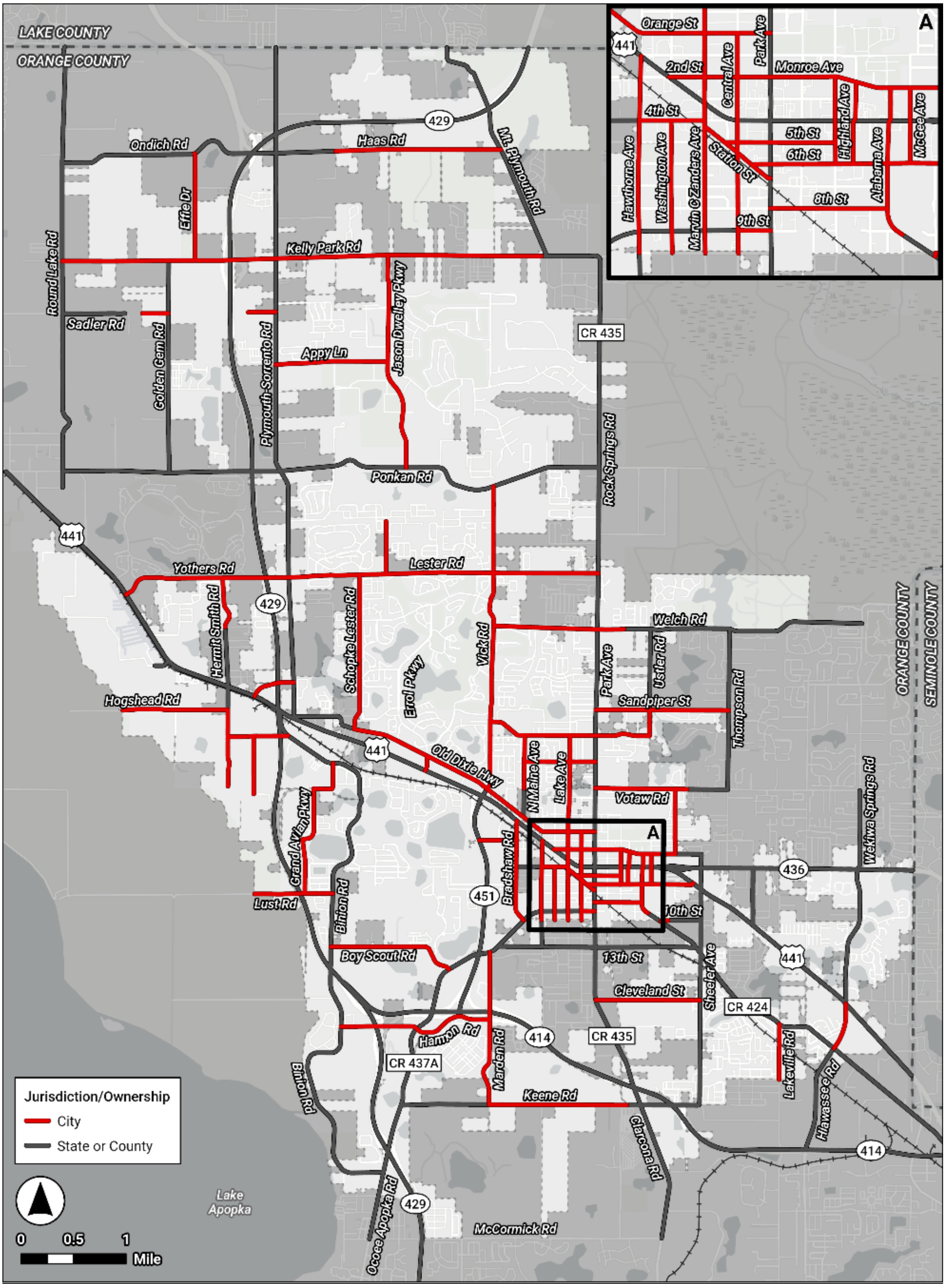
Table TE-1: Number of Lanes, Functional Classification, and Context Classification

Roadway	Segment	Number of Lanes	Functional Classification	Context Classification
	Vick Rd to Rock Springs Rd	2L	Major Collector	C3R
Roger Williams Road				
	US 441 to SR 436	2L	Local	C3C
Rogers Road				
	Lester Rd to Parkside Meadow Dr	2L	Local	C3R
Round Lake Road				
	Ponkan Rd to Sadler Ave	2L	Major Collector	C2
	Sadler Ave to Kelly Park Rd	2L	Major Collector	C2
	Kelly Park Rd to Ondich Rd	2L	Major Collector	C2
	Ondich Rd to Lake County Boundary	2L	Major Collector	C2
Sadler Road/Joey McGuckin Road				
	Round Lake Rd to Trussell Trl	2L	Local	C2
	W of Golden Gem Rd to Golden Gem Rd	2L	Local	C2
	W of Plymouth Sorrento Rd to Plymouth Sorrento Rd	2L	Local	C2
Sandpiper Street				
	Park Ave to Ustler Rd	2L	Local	C3R
	Ustler Rd to Thompson Rd	2L	Local	C3R
Schopke Lester Road				
	Lester Rd to Old Dixie Hwy	2L	Local	C3R
Shelby Industrial Drive				
	S of General Electric Rd to General Electric Rd	3L	Local	C2
SR 429 Connector Road				
	US 441 to Plymouth-Sorrento Rd (CR 437)	4LD	Local	C3C
Station Street				
	Marvin C Zanders Ave to Park Ave	2L	Local	C4
Summit Street				
	Rock Springs Rd to Maine Ave	2L	Local	C3R
Tanglewilde Street				
	Rock Springs Rd to Ulster Rd	2L	Local	C3R
Thompson Road				
	Welch Rd to Votaw Rd	2L	Major Collector	C3R
Ustler Road				
	Welch Rd to Sandpiper Rd	2L	Local	C3R
	Sandpiper Rd to Tanglewild St	2L	Local	C3R
Vick Road				
	US 441 to Old Dixie Hwy	4LD	Local	C3C
	Old Dixie Hwy to Ashworth Overlook Dr	4LD	Local	C3R
	Ashworth Overlook Dr to Martin St	2LD	Local	C3R
	Martin St to Welch Rd	2LD	Local	C3R
	Welch Rd to Lake Francis Dr	2L	Local	C3R
	Lake Francis Dr to Lester Rd	2L	Local	C3R
	Lester Rd to Ponkan Rd	2L	Local	C3R
Votaw Road				
	Park Ave to Christiana Ave	2L	Minor Collector	C3R
	Christiana Ave to Thompson Rd	2L	Minor Collector	C3R
Washington Avenue				
	4th St to 10th St	2L	Local	C3R
Yothers Road				
	US 441 to Hermit Smith Rd	2L	Local	C3R
	Hermit Smith Rd to Plymouth-Sorrento Rd (CR 437)	2L	Local	C3R

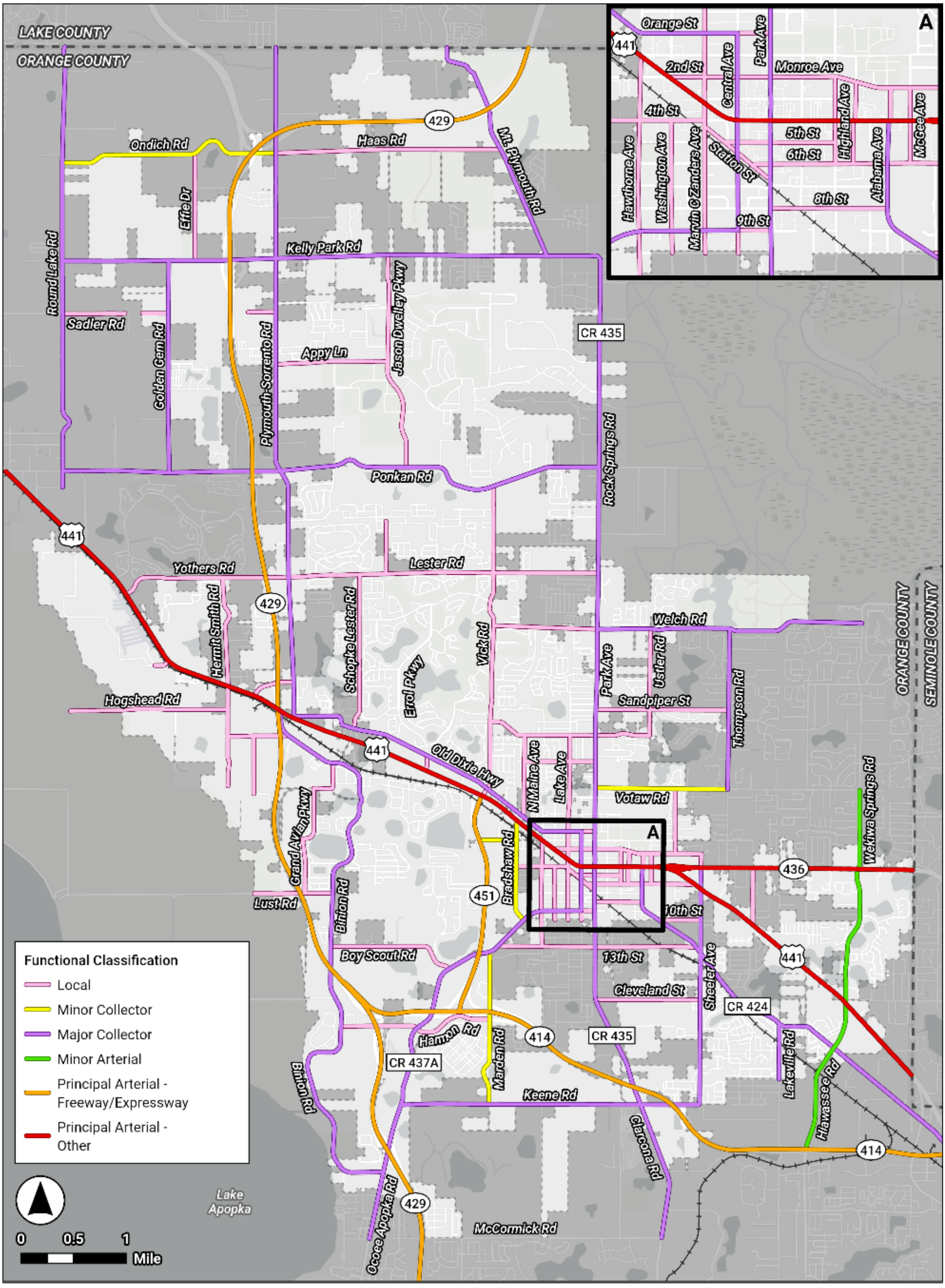
Map TE-1: Number of Lanes



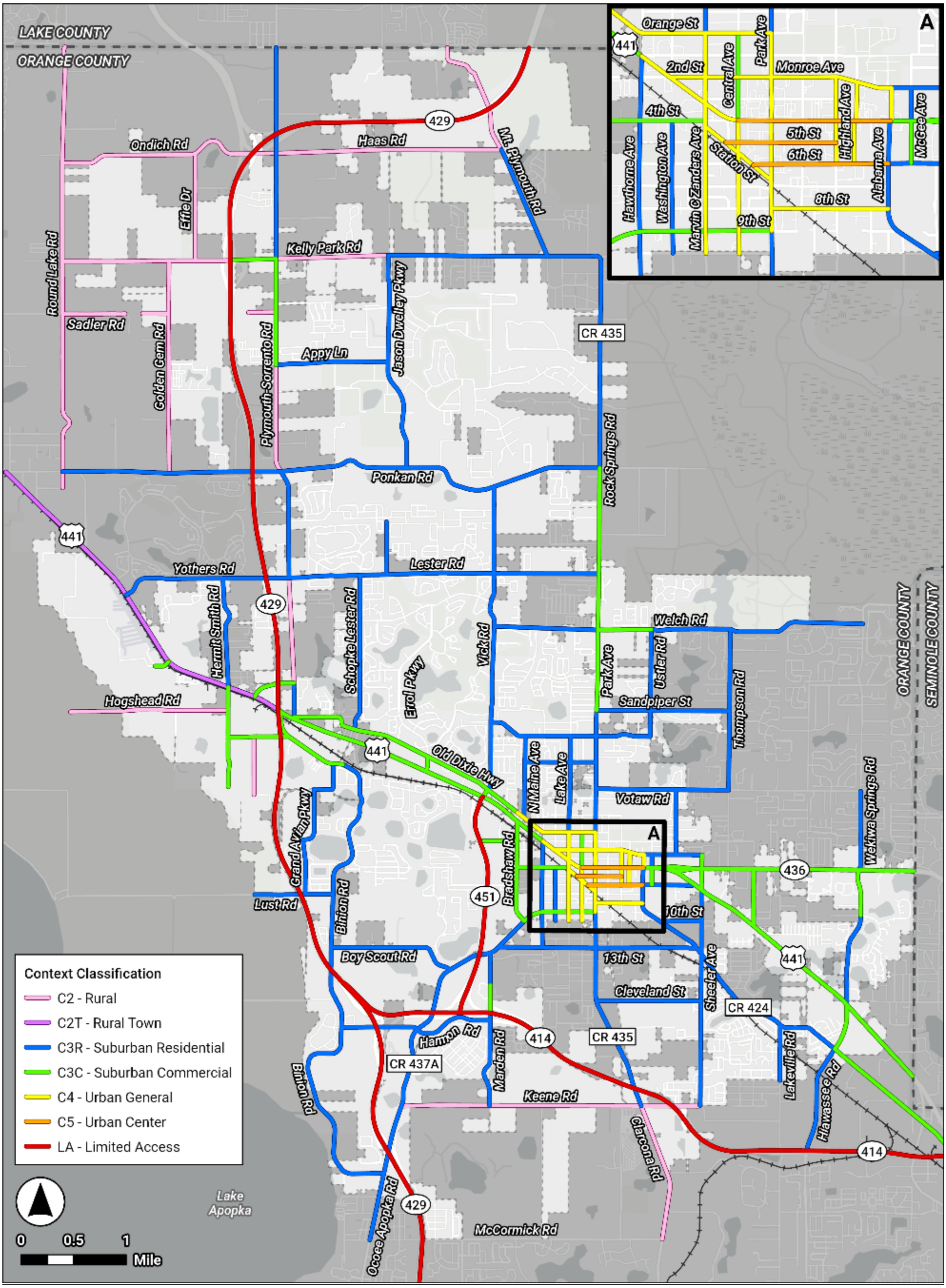
Map TE-2: Jurisdiction



Map TE-3: Functional Classification



Map TE-4: Context Classification



LEVEL OF SERVICE

Level of service (LOS) is a quantitative stratification of quality of service established in the Highway Capacity Manual. LOS is divided into six letter grades, A through F, with A describing the highest quality of comfort, and F the lowest quality of comfort, from the traveler's perspective.

As part of the City's update to the Transportation Element, the City intends to establish a LOS standard of D for all state roads and LOS E for all City and County roads. The standard LOS for roadways within Apopka are illustrated on **Map TE-5**.

The service volume thresholds to determine LOS for the key roadways within the City were derived from the generalized service volume tables published in FDOT's 2023 Multimodal Quality/Level of Service Handbook. **Table TE-2** summarizes the generalized peak hour directional volumes for LOS of roadways, based on the context classification of the roadway.

Table TE-2: Generalized Peak Hour Directional Volumes for Roadways

Context Classification	Lanes (Directional)	LOS B	LOS C	LOS D	LOS E
C2 - Rural [1]	1	240	430	730	1,490
	2	1,670	2,390	2,910	3,340
	3	2,510	3,570	4,370	5,010
C3R - Suburban Residential [1, 2]	1	-	970	1,110	- [3]
	2	-	1,700	1,850	- [3]
	3	-	2,620	2,730	- [3]
C3C - Suburban Commercial [1, 2]	1	-	760	1,070	- [3]
	2	-	1,520	1,810	- [3]
	3	-	2,360	2,680	- [3]
	4	-	3,170	3,180	- [3]
C2T - Rural Town [1, 2]	1	-	720	940	- [3]
	2	-	1,140	1,640	- [3]
	3	-	2,120	2,510	- [3]
C4 - Urban General [1, 2]	1	-	-	870	1,190
	2	-	1,210	1,790	2,020
	3	-	2,210	2,810	2,990
	4	-	2,590	3,310	3,510
C5 - Urban Center [1, 2]	1	-	-	690	1,080
	2	-	1,290	1,900	2,130
	3	-	1,410	2,670	3,110
	4	-	2,910	3,560	3,640
LA - Limited Access (Urban)	2	2,500	3,300	4,070	4,240
	3	3,570	4,900	6,080	6,360
	4	4,720	6,500	8,090	8,490
	5	5,790	8,020	10,020	10,610

[1] Service volumes adjusted +5% for roadways with exclusive left turn lane(s)

[2] Service volumes adjusted -10% for non-state signalized roadways

[3] Volumes greater than LOS D become LOS F

The existing LOS for roadways within Apopka are identified in **Table TE-3** and illustrated on **Map TE-6**. All roadways currently operate at their standard LOS, or better.

Table TE-3: 2022 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
SR 414						
	US 441 WB Off Ramp to SR 429 Connector Rd	6LD	36,000	1,733	0.29	B
SR 429 (Wekiva Parkway)						
	West Road to CR 437A SB Off Ramp	4LD	66,500	2,846	0.70	C
	CR 437A SB Off Ramp to SR 414	4LD	18,900	809	0.20	B
	SR 429 Connector Rd to Kelly Park Rd NB On Ramp	4LD	9,400	402	0.10	B
	Kelly Park Rd NB On Ramp to SR 453 EB On Ramp	4LD	21,000	1,011	0.25	B
	SR 453 EB On Ramp to Lake County Line	4LD	10,400	510	0.13	B
SR 451						
	SR 414 to US 441	4LD	7,300	326	0.08	B
SR 436 (Semoran Boulevard)						
	US 441 to Sheeler Ave	8LD	22,500	1,073	0.34	C
	Sheeler Ave to Thompson Rd	8LD	31,500	1,503	0.47	C
	Thompson Rd to Roger Williams Rd	8LD	43,352	1,926	0.61	C
	Roger Williams Rd to Piedmont-Wekiva Rd	8LD	45,136	1,975	0.62	C
	Piedmont-Wekiva Rd to Seminole County Line	6LD	57,876	2,540	0.95	D
US 441 (Orange Blossom Trail)						
	Ponkan Rd to Church Dr/Yothers Rd	4LD	35,268	1,637	1.00	D
	Church Dr/Yothers Rd to SR 429 Connector Rd	4LD	33,531	1,578	0.96	D
	SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437)	4LD	25,362	1,076	0.59	C
	Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd	4LD	28,817	1,221	0.67	C
	Boy Scout Blvd to Errol Pkwy	4LD	33,617	1,463	0.81	C
	Errol Pkwy to SR 451	4LD	32,500	1,550	0.86	D
	SR 451 to Bradshaw Rd	4LD	32,500	1,550	0.86	D
	Bradshaw Rd to Hawthorne Ave	5L	32,500	1,550	0.82	C
	Hawthorne Ave to Central Ave	4LD	27,500	1,312	0.73	D
	Central Ave to Park Ave	4LD	31,500	1,503	0.79	D
	Park Ave to Highland Ave	5L	44,537	1,772	0.89	D
	Highland Ave to Alabama Ave	5L	29,182	1,835	0.92	D
	Alabama Ave to SR 436	4LD	42,992	1,667	0.92	D
	SR 436 to Sheeler Ave	4LD	22,150	1,033	0.57	C
	Sheeler Ave to Roger Williams Rd	4LD	26,636	1,194	0.66	C
	Roger Williams Rd to Piedmont-Wekiva Rd	4LD	29,182	1,313	0.73	C
	Piedmont-Wekiva Rd to Seminole County Line	4LD	31,274	1,545	0.85	D
CR 424 (Alabama Avenue/Apopka Boulevard)						
	US 441 to 8th St	2L	2,496	158	0.16	C
	8th St to Sheeler Ave	2L	4,781	222	0.22	C
	Sheeler Ave to Lakeville Rd	2L	8,955	466	0.47	C
	Lakeville Rd to Hiawassee Rd	3L	12,259	655	0.66	C
	Hiawassee Rd to US 441	2L	7,194	379	0.39	C
CR 435 (Rock Springs Road/Park Avenue/Clarcona Road)						
	Kelly Park Rd to Ponkan Rd	4LD	17,241	895	0.54	C
	Ponkan Rd to Welch Rd	5L	23,080	1,140	0.67	C
	Welch Rd to Sandpiper Rd	5L	24,135	1,316	0.77	C
	Sandpiper Rd to Votaw Rd	5L	25,324	1,369	0.78	C
	Votaw Rd to Orange St	5L	22,719	1,062	0.61	C
	Orange St to US 441	5L	18,213	613	0.32	C
	US 441 to M. Gladden Blvd	2L	13,503	595	0.56	D
	M. Gladden Blvd to Cleveland St	2L	11,186	498	0.50	C
	Cleveland St to Keene Rd	2L	10,170	443	0.44	C
	Keene Rd to McCormick Rd	2L	15,366	634	0.43	D
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue)						
	McCormick Rd to Binion Rd	2L	14,544	640	0.64	C
	Binion Rd to SR 429	2L	12,799	576	0.58	C
	SR 429 to Keene Rd	2L	15,460	751	0.75	C

Table TE-3: 2022 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Keene Rd to Boy Scout Rd	2L	12,831	569	0.57	C
	Boy Scout Rd to Bradshaw Rd	2L	14,581	663	0.66	C
	Bradshaw Rd to Central Ave	2L	8,032	376	0.39	C
	10th St to US 441	2L	4,483	214	0.20	D
	US 441 to Orange St	2L	4,483	214	0.22	C
Lakeville Road						
	Apopka Blvd to Wildwood St	2L	6,404	298	0.30	C
Plymouth-Sorrento Road						
	Lake County Line to Kelly Park Rd	2L	9,067	580	0.58	C
	Kelly Park Rd to Appy Ln	2L	6,244	324	0.34	C
	Appy Ln to Ponkan Rd	2L	7,156	379	0.25	C
	Ponkan Rd to Lester Rd/Yothers Rd	2L	9,272	463	0.46	C
	Lester Rd/Yothers Rd to SR 429 Connector Rd	2L	10,221	592	0.40	D
	SR 429 Connector Rd to US 441	2L	7,312	409	0.41	C
Sheeler Avenue						
	Monroe Ave to SR 436	2L	3,582	172	0.18	C
	SR 436 to US 441	3L	9,609	456	0.47	C
	US 441 to Apopka Blvd	2L	9,667	451	0.45	C
	Apopka Blvd to Cleveland St	2L	9,667	451	0.45	C
	Cleveland St to Keene Rd	2L	7,560	356	0.36	C
Wekiwa Springs Road/Piedmont-Wekiwa Road/Hiawassee Road						
	Votaw Rd to SR 436	5L	22,151	1,132	0.65	C
	SR 436 to Piedmont Lakes Blvd	5L	29,201	1,343	0.78	C
	Piedmont Lakes Blvd to US 441	5L	27,116	1,158	0.66	C
	US 441 to CR 424 (Apopka Blvd)	4LD	22,416	906	0.56	C
	CR 424 (Apopka Blvd) to SR 414	4LD	21,893	839	0.50	C
Welch Road						
	Vick Rd to Rock Springs Rd	2L	11,170	525	0.53	C
	Rock Springs Rd to Ustler Road	3L	18,304	836	0.87	D
	Ustler Road to Thompson Rd	2L	18,116	835	0.84	C
	Thompson Rd to Wekiva Springs Rd	2L	16,195	818	0.82	C
2nd Street (Monroe Avenue)						
	US 441 to Park Ave	2L	1,025	66	0.06	D
4th Street						
	Bradshaw Rd to Marvin C Zanders Ave	2L	3,921	225	0.23	C
5th Street						
	Station St to Highland Ave	2L	3,921	225	0.23	D
6th Street						
	Station St to Alabama Ave	2L	4,585	232	0.24	D
	Alabama Ave to US 441	2L	2,560	144	0.14	C
8th Street						
	Park Ave to Alabama Ave	2L	6,389	334	0.31	D
9th Street						
	Central Ave to Park Ave	2L	4,461	182	0.19	C
10th Street						
	Alabama Ave to Sheeler Ave	2L	471	28	0.03	C
13th Street						
	Ocoee-Apopka Rd to Park Ave	2L	2,697	114	0.11	C
	Park Ave to Apopka Blvd	2L	3,639	190	0.19	C
Alabama Avenue						
	Monroe Ave to US 441	2L	366	30	0.03	D
Apopka Airport Road						
	W of US 441 to US 441	2L	696	51	0.05	C
Appy Lane						
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	1,513	97	0.10	C

Table TE-3: 2022 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
Binion Road/Orange Avenue						
	Ocoee-Apopka Rd to Harmon Rd	2L	5,391	294	0.29	C
	Harmon Rd to Boy Scout Rd	2L	6,015	292	0.29	C
	Boy Scout Rd to Lake View Dr	2L	7,452	617	0.62	C
	Lake View Dr to US 441	2L	5,371	275	0.29	C
Boy Scout Road						
	Binion Rd to Ocoee-Apopka Rd	2L	1,790	90	0.09	C
Bradshaw Road						
	US 441 to Ocoee-Apopka Rd	2L	7,474	367	0.38	C
Christiana Avenue						
	Monroe Ave to Votaw Rd	2L	1,746	116	0.12	C
Cleveland Street						
	Park Ave to Sheeler Ave	2L	1,861	77	0.08	C
Edgewood Drive						
	Monroe Ave to US 441	2L	5,018	373	0.35	D
Effie Drive						
	Kelly Park Rd to Ondich Rd	2L	423	31	0.02	B
Errol Parkway						
	Old Dixie Hwy to US 441	2L	9,886	462	0.48	C
General Electric Road						
	Hermit Smith Rd to Orange Ave	2L	2,012	75	0.08	C
Golden Gem Road						
	Kelly Park Rd to Sadler Rd	2L	423	31	0.02	B
	Sadler Rd to Ponkan Rd	2L	387	26	0.02	B
Grand Avian Parkway						
	Lust Rd to Peterson Rd	2L	4,843	238	0.24	C
Haas Road						
	Plymouth-Sorrento Rd (CR 437) to Mt Plymouth Rd	2L	1,176	62	0.04	B
Harmon Road						
	Binion Rd to Ocoee-Apopka Rd	2L	3,266	157	0.16	C
	Ocoee-Apopka Rd to Marden Rd	2L	3,266	157	0.16	C
Hawthorne Avenue						
	US 441 to Ocoee-Apopka Rd	2L	1,235	60	0.06	C
	Ocoee-Apopka Rd to 13th St	2L	1,219	61	0.06	C
Hermit Smith Road						
	Yothers Rd to US 441	2L	1,100	58	0.06	C
	US 441 to General Electric Rd	2L	2,425	148	0.15	C
	General Electric Rd to S of General Electric Rd	2L	356	19	0.02	C
Highland Avenue						
	Monroe Ave to US 441	2L	1,464	86	0.08	D
	US 441 to 6th St	2L	506	36	0.03	D
Hogshead Road						
	West of Hermit Smith Rd	2L	696	51	0.03	B
Jason Dwelley Parkway						
	Kelly Park Rd to Spinfisher Dr	2L	3,055	182	0.18	C
	Spinfisher Dr to White Dahlia Dr	2L	3,034	284	0.28	C
	White Dahlia Dr to Ponkan Rd	2L	2,578	199	0.20	C
Keene Road						
	Ocoee-Apopka Rd to Marden Rd	2L	5,305	255	0.17	C
	Marden Rd to Clarcona Rd	2L	6,129	284	0.19	C
	Clarcona Rd to Sheeler Ave	2L	10,193	439	0.29	D
Kelly Park Road						
	Round Lake Rd to SR 429	2L	5,803	279	0.19	C
	SR 429 to Plymouth-Sorrento Rd (CR 437)	2L	11,887	725	0.75	D
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	6,982	373	0.25	C

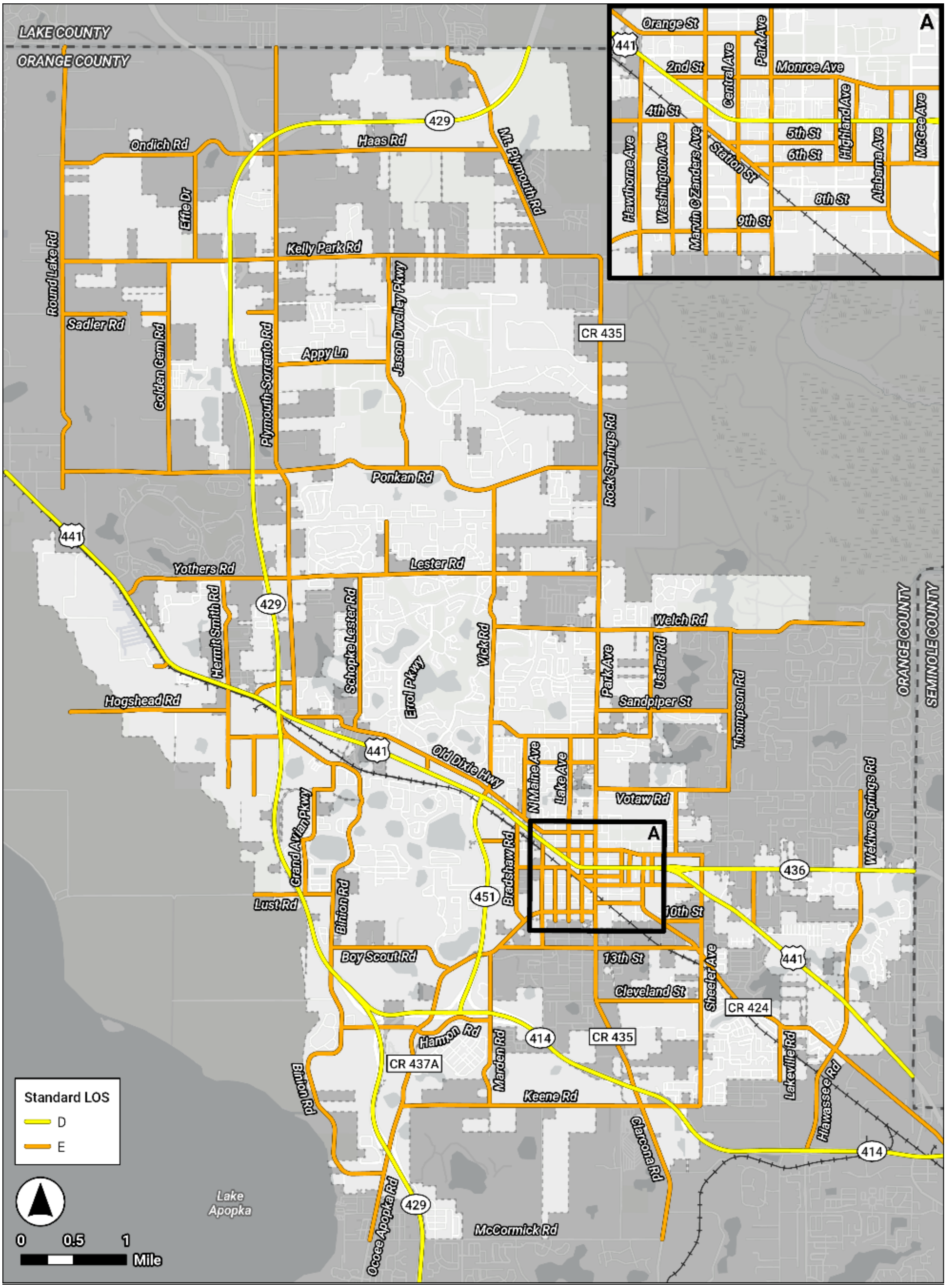
Table TE-3: 2022 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Jason Dwelley Pkwy to Mt. Plymouth Rd	2L	5,891	275	0.28	C
	Mt. Plymouth Rd to Rock Springs Rd	2L	8,967	493	0.49	C
King Street						
	Peterson Rd to Orange Ave	2L	1,015	50	0.05	C
Lake Avenue/Marvin C Zanders Avenue						
	Martin St to Orange St	2L	2,103	138	0.14	C
	Orange St to US 441	2L	1,338	71	0.07	D
	US 441 to 10th St	2L	1,440	96	0.09	D
Lester Road						
	Rock Springs Rd to Vick Rd	2L	6,075	294	0.29	C
	Vick Rd to Schopke Lester Rd	2L	6,830	324	0.32	C
	Schopke Lester Rd to Plymouth-Sorrento Rd (CR 437)	2L	5,620	337	0.34	C
Lust Road						
	Conrad Rd to Binion Rd	2L	721	32	0.03	C
Marden Road						
	Ocoee-Apopka Rd to Marden Ridge Lp	2L	5,362	230	0.23	C
	Marden Ridge Lp to SR 414	2L	3,184	156	0.16	C
	SR 414 to Keene Rd	2L	2,087	109	0.11	C
Marshall Lake Road						
	SR 451 to Bradshaw Rd	2L	568	42	0.04	C
Martin Street						
	Park Ave to Lake Ave	2L	3,465	168	0.17	C
	Lake Ave to Vick Rd	2L	5,961	353	0.35	C
McGee Avenue						
	6th Ave to US 441	2L	8,044	430	0.45	C
	US 441 to Monroe Ave	2L	5,018	373	0.37	C
Midland Avenue						
	US 441 to 6th St	2L	8,044	430	0.40	D
Monroe Avenue						
	Park Ave to Alabama Ave	2L	2,300	138	0.13	D
	Alabama Ave to Sheeler Ave	2L	3,582	172	0.17	C
Mt. Plymouth Road						
	Kelly Park Rd to Haas Rd	2L	7,402	436	0.44	C
	Haas Rd to Lake County Line	2L	5,406	270	0.18	C
North Maine Avenue						
	Martin St to Old Dixie Hwy	2L	3,961	214	0.21	C
Old Dixie Highway/West Highland Avenue/Orange Street						
	Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd	2L	2,463	130	0.13	C
	Boy Scout Blvd to Errol Pkwy	2L	480	28	0.03	C
	Errol Pkwy to Vick Rd	2L	3,324	295	0.31	C
	Vick Rd to Bradshaw Rd	2L	4,155	249	0.26	C
	Bradshaw Rd to Hawthorne Ave	2L	2,440	169	0.16	D
	Hawthorne Ave to Park Ave	2L	4,999	214	0.20	D
Ondich Road						
	Round Lake Rd to Effie Dr	2L	9,650	476	0.32	D
	Effie Dr to Plymouth-Sorrento Rd (CR 437)	2L	4,554	218	0.15	B
Peterson Road						
	Grand Avian Pkwy to King St	2L	4,843	238	0.24	C
Ponkan Road						
	Round Lake Rd to Plymouth-Sorrento Rd (CR 437)	2L	4,240	211	0.21	C
	Plymouth-Sorrento Rd (CR 437) to Vick Rd	2L	4,410	275	0.28	C
	Vick Rd to Rock Springs Rd	2L	5,451	376	0.38	C
Roger Williams Road						
	US 441 to SR 436	2L	4,608	189	0.20	C
Rogers Road						

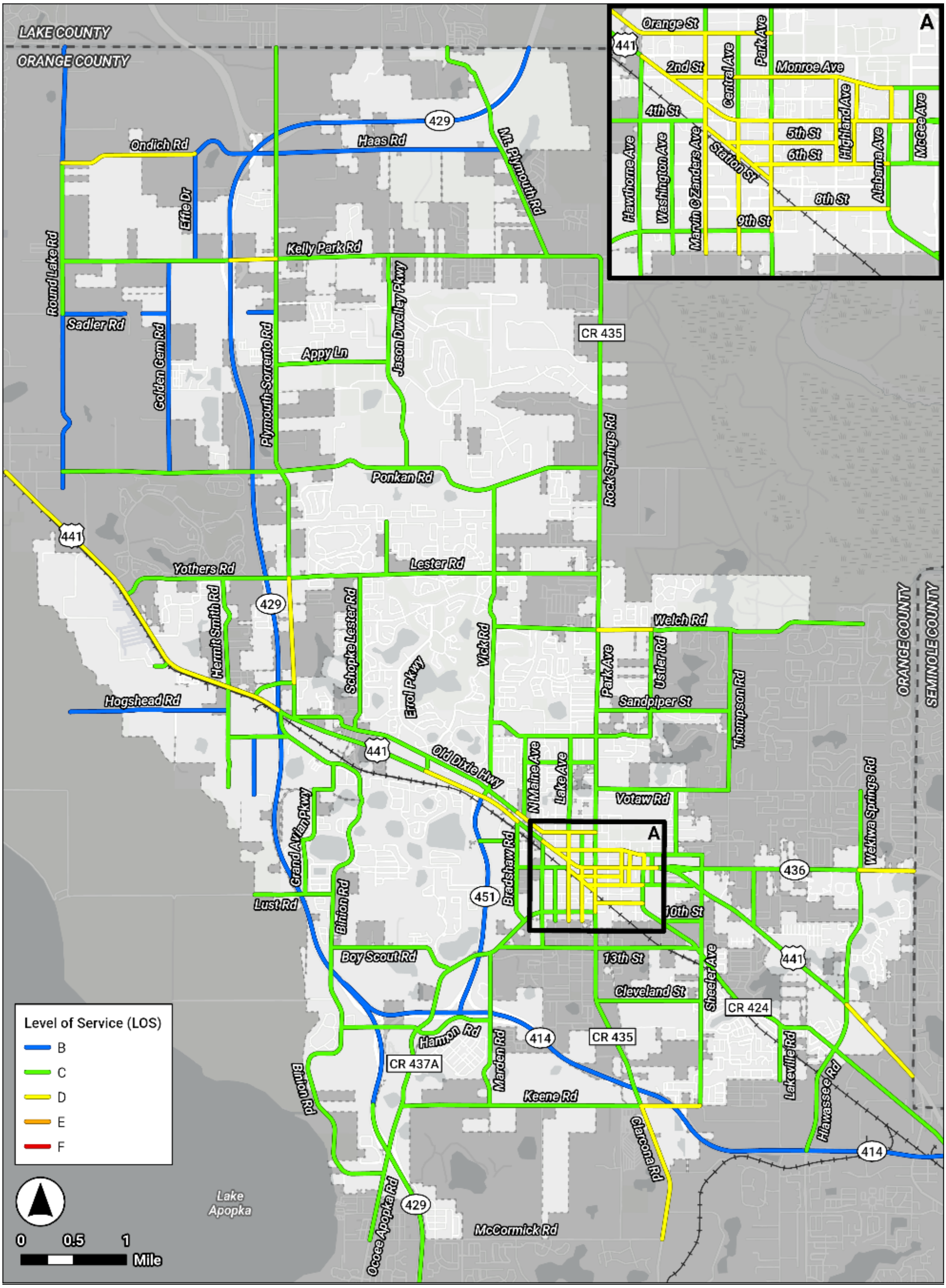
Table TE-3: 2022 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Lester Rd to Parkside Meadow Dr	2L	2,103	110	0.11	C
Round Lake Road						
	Ponkan Rd to Sadler Ave	2L	2,246	122	0.08	B
	Sadler Ave to Kelly Park Rd	2L	5,552	280	0.19	C
	Kelly Park Rd to Ondich Rd	2L	4,126	249	0.17	C
	Ondich Rd to Lake County Boundary	2L	3,807	238	0.16	B
Sadler Road/Joey McGuckin Road						
	Round Lake Rd to Trussell Trl	2L	387	26	0.02	B
	W of Golden Gem Rd to Golden Gem Rd	2L	387	26	0.02	B
	W of Plymouth Sorrento Rd to Plymouth Sorrento Rd	2L	387	26	0.02	B
Sandpiper Street						
	Park Ave to Ustler Rd	2L	3,863	266	0.27	C
	Ustler Rd to Thompson Rd	2L	4,860	340	0.34	C
Schopke Lester Road						
	Lester Rd to Old Dixie Hwy	2L	3,543	190	0.19	C
Shelby Industrial Drive						
	S of General Electric Rd to General Electric Rd	3L	2,425	148	0.09	B
SR 429 Connector Road						
	US 441 to Plymouth-Sorrento Rd (CR 437)	4LD	17,005	751	0.46	C
Station Street						
	Marvin C Zanders Ave to Park Ave	2L	1,440	96	0.09	D
Summit Street						
	Rock Springs Rd to Maine Ave	2L	3,701	240	0.24	C
Tanglewilde Street						
	Rock Springs Rd to Ulster Rd	2L	931	53	0.05	C
Thompson Road						
	Welch Rd to Votaw Rd	2L	10,308	593	0.59	C
Ustler Road						
	Welch Rd to Sandpiper Rd	2L	728	52	0.05	C
	Sandpiper Rd to Tanglewild St	2L	1,068	80	0.08	C
Vick Road						
	US 441 to Old Dixie Hwy	4LD	13,756	650	0.40	C
	Old Dixie Hwy to Ashworth Overlook Dr	4LD	16,560	835	0.50	C
	Ashworth Overlook Dr to Martin St	2LD	14,656	758	0.76	C
	Martin St to Welch Rd	2LD	12,962	654	0.65	C
	Welch Rd to Lake Francis Dr	2L	11,782	614	0.61	C
	Lake Francis Dr to Lester Rd	2L	8,694	415	0.42	C
	Lester Rd to Ponkan Rd	2L	4,917	300	0.30	C
Votaw Road						
	Park Ave to Christiana Ave	2L	7,933	408	0.41	C
	Christiana Ave to Thompson Rd	2L	7,643	373	0.37	C
Washington Avenue						
	4th St to 10th St	2L	1,440	96	0.10	C
Yothers Road						
	US 441 to Hermit Smith Rd	2L	2,031	97	0.10	C
	Hermit Smith Rd to Plymouth-Sorrento Rd (CR 437)	2L	3,408	163	0.16	C

Map TE-5: Standard Level of Service



Map TE-6: 2022 Roadway Level of Service



CONSTRAINED ROADWAYS

As part of the City's update to the Transportation Element, the City does not specifically designate any roadways as constrained, meaning that that these roadways will not be considered for widening to add additional through lanes of traffic. Many City roads are physically constrained, and operational improvements will be considered in lieu of roadway widening improvements in the future. For roadway segments under State or County jurisdiction, the City will coordinate with the respective agencies regarding projects to improve LOS.

AIRPORTS

The Orlando-Apopka Airport is located on US 441, east of SR 429. The privately-owned, public-use airport provides general aviation services. For commercial flights, two international airports are located within 18 miles of the City: the Orlando International Airport and the Orlando-Sanford Airport.

RAIL FACILITIES

Apopka is served by the Florida Central Railroad (FCEN) for freight services. One line is located along US 441 to Orlando and the other travels along an easement through the City from the southwest to the northeast. The closest commuter rail service is provided by SunRail, located approximately 7 miles east of the City, which offers weekday service from Poinciana to DeBary. The closest passenger rail service is provided by the AMTRAK Silver Service/Palmetto route, located in Winter Park approximately 8 miles southeast of the City, which offers daily service from Miami to New York City.

TRANSIT SERVICE

LYNX

LYNX currently serves Apopka with four routes, including:

- 44 – Hiawassee Road / Zellwood / Apopka
- 106 – North US 441 (Orange Blossom Trail) / Apopka
- 405 – Apopka Circulator
- 436N – SR 436 / Fernwood / Apopka

LYNX also provides a transit "SuperStop" in downtown Apopka on Central Avenue, south of Station Street, which serves all four routes that run through the City.

The routes are illustrated on **Map TE-7** and the hours of service and headways are summarized in **Table TE-4**.

Table TE-4: Existing Transit Service

Route	Weekday		Saturday		Sunday and Holiday	
	Hours	Headway	Hours	Headway	Hours	Headway
44 – Hiawassee Road / Zellwood / Apopka	5:00 AM – 9:00 PM	1 Hr.	5:00 AM – 9:00 PM	1 Hr.	None	N/A
106 – North US 441 (Orange Blossom Trail) / Apopka	4:30 AM – 12:30 AM	30 Min.	5:00 AM – 11:30 PM	30 Min.	5:00 AM – 9:30 PM	1 Hr.
405 – Apopka Circulator	5:00 AM – 11:00 PM	1 Hr.	5:00 AM – 9:00 PM	1 Hr.	5:00 AM – 8:00 PM	1 Hr.
436N – SR 436 / Fernwood / Apopka	4:30 AM – 1:00 AM	30 Min.	4:30 AM – 12:30 AM	30 Min.	7:00 AM – 9:30 PM	1 Hr.

TRANSIT SUPPORT

The City Future Land Use Element is consistent with, and supportive of, the transit service with higher land use densities and intensities located along transit routes. **Map TE-8** illustrates the Future Land Use Map land use categories within a quarter mile distance of transit routes.

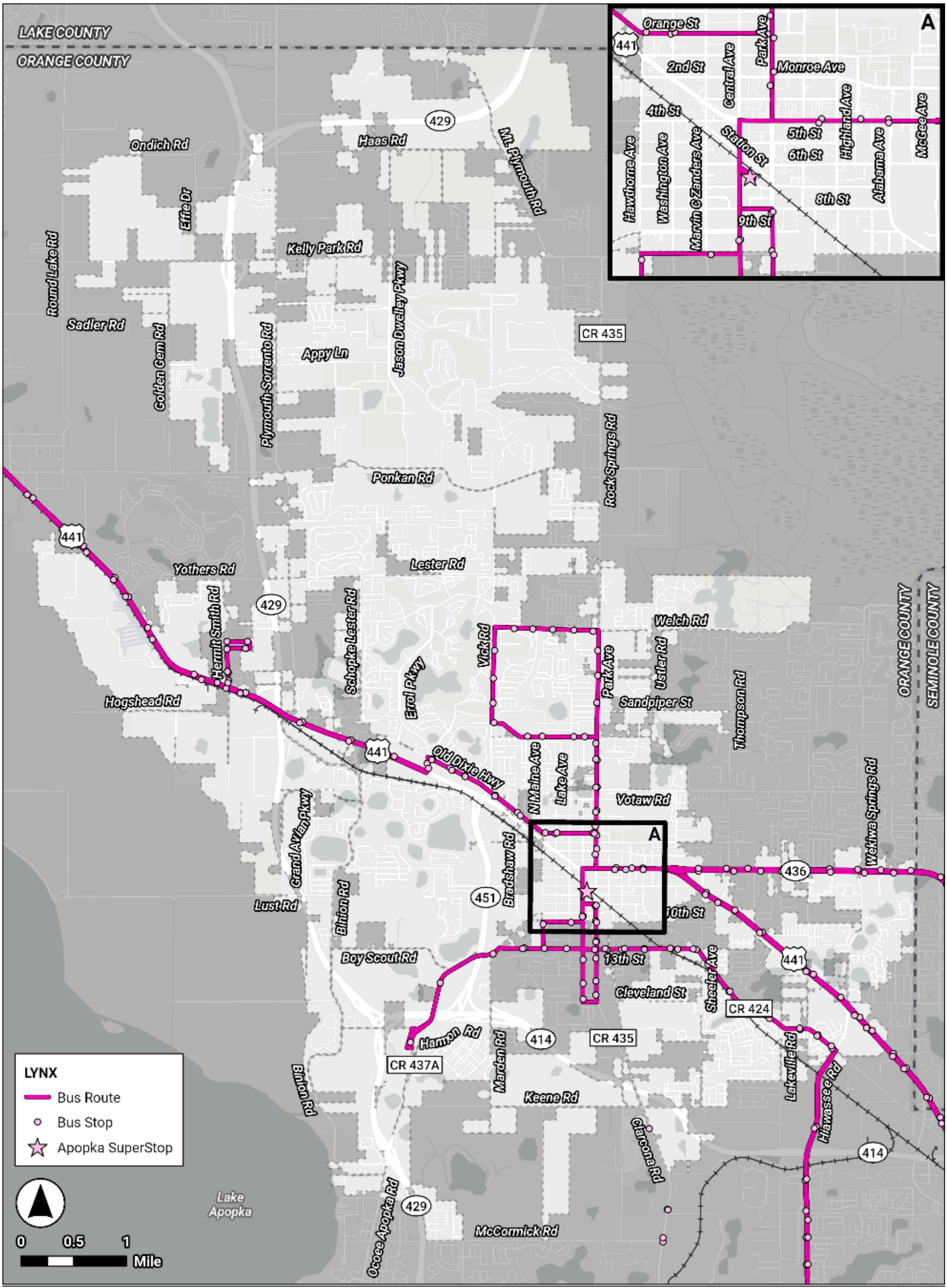
BICYCLE AND PEDESTRIAN FACILITIES

The City coordinates bicycle and pedestrian planning with MetroPlan Orlando and Bike/Walk Central Florida. A majority of the City's primary and secondary streets have sidewalks on at least one side of the street and most State and County roads have bicycle facilities on at least one side of the street. There are also several existing trails located within the City, as described below.

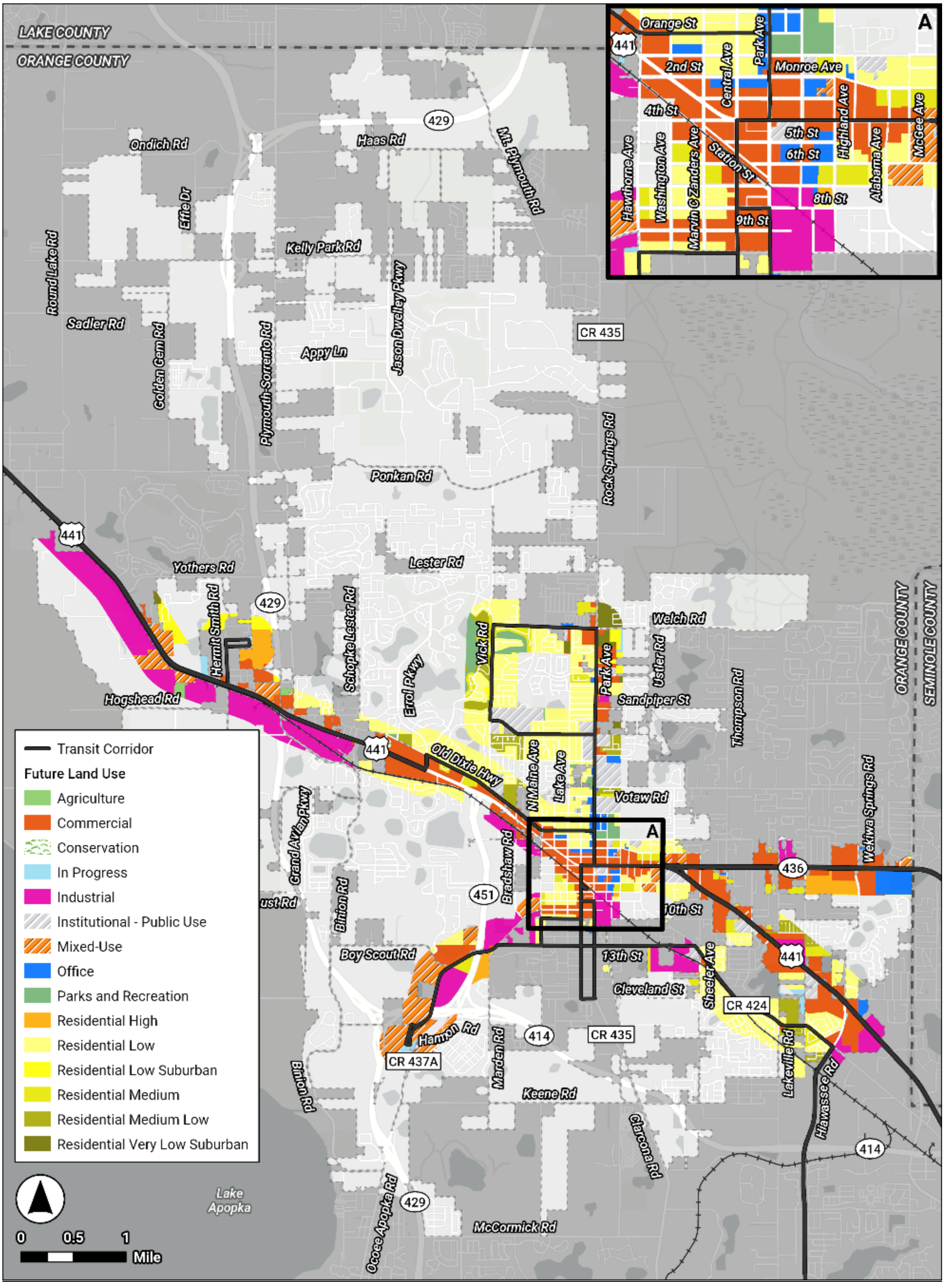
- The West Orange Trail connects to the Florida Coast-to-Coast Trail (C2C), which runs 250 miles from the each to west coast of Florida, spanning from St. Petersburg to Canaveral National Seashore. The West Orange trail is 22 miles running through Ocoee to Apopka. In Apopka, multiple West Orange Trail segments are constructed from Stone Road to Lester Road.
- Apopka has several trail segments contributing to the Lake Apopka Loop Trail, following CR 437 and looping around Lake Apopka, starting at Magnolia Park. Multiple segments of this trail are outside of the City boundary, but this trail still plays a central part to City's existing trail network.
- The Harmon/Marden Road Trail follows CR 437 (Binion Road) adjacent to residential homes. This trail is surrounded by multiple proposed trail links. Ultimately, this will connect to other existing trails on Harmon Road and Harmon Road East, which are also adjacent to suburban residential communities.
- There are several other trails that are in use in Apopka, including the trail along Lester Road from the West Orange Trail Connection to Vick Road , and the Lake Apopka Wildlife Drive Trail from CR 437 to the Lake Apopka Loop Trail.

The existing bicycle and pedestrian facilities within Apopka are illustrated on **Map TE-9**.

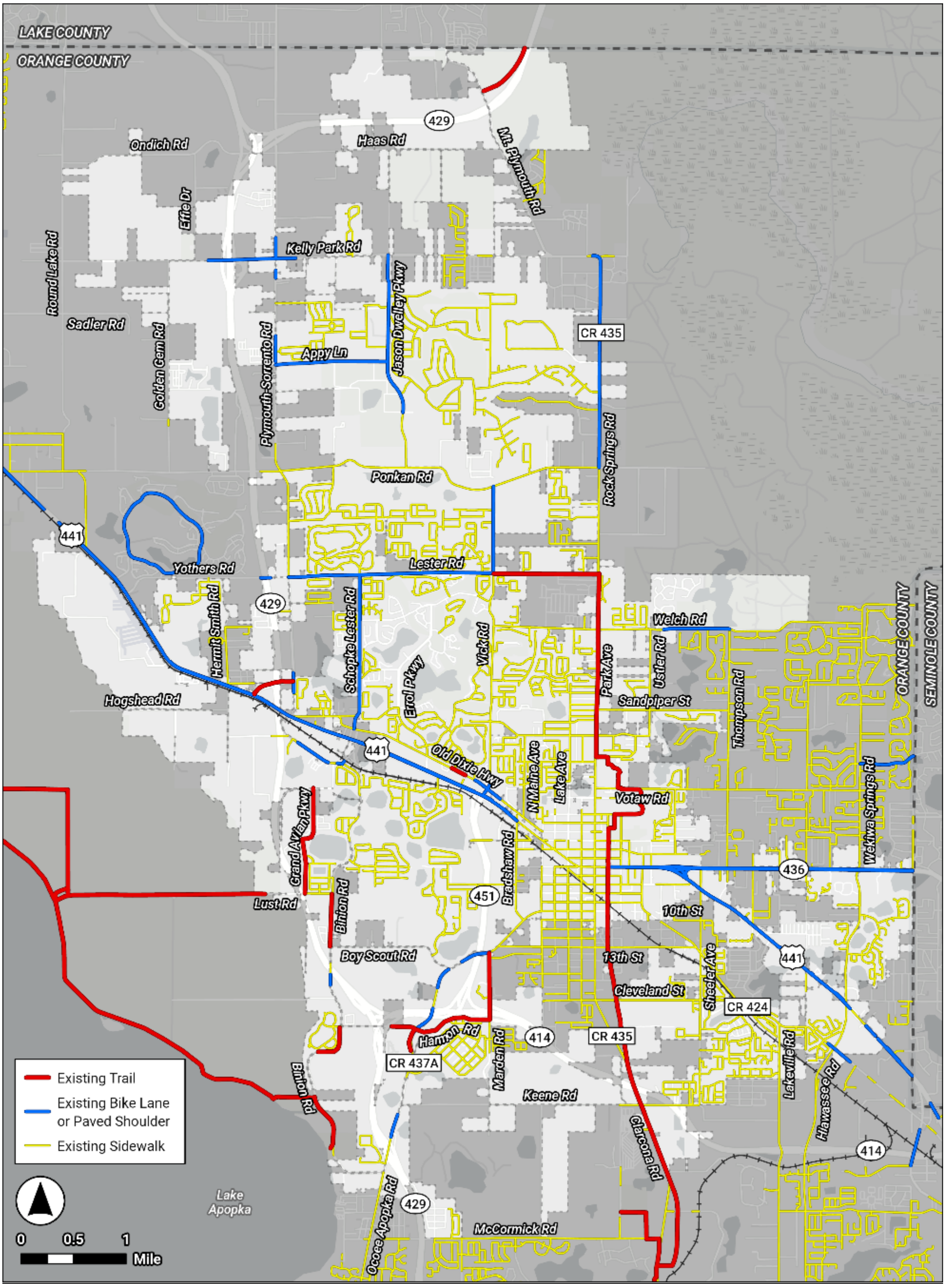
Map TE-7: Existing Transit Service



Map TE-8: Future Land Use along Transit Routes



Map TE-9: Existing Bicycle and Pedestrian Facilities



TRENDS

POPULATION

Based on data provided by the Bureau of Economic and Business Research (BEBR), the 2022 population of Orange County was 1,481,321 (see **Table TE-5**). Although no projections are available for just the City of Apopka, Orange County is projected to experience annual growth rates ranging from 0.9% to 2.27% between 2022 and 2050 (using the estimated 2022 population as the basis).

Table TE-5: Population Projections

County	BEBR Pop Estimate	BEBR Population Projections (April 1)		Projected Annual Growth Rate		Medium/High Growth Rate
	Apr 1, 2022	Range	2050	Range	2050	2050
Orange	1,481,321	Low	1,520,400	Low	0.09%	1.72%
		Medium	1,987,400	Medium	1.18%	
		High	2,454,400	High	2.27%	

HISTORIC TRAFFIC VOLUMES

Historic traffic volumes were obtained from FDOT and City data for the key roadways within the City. 5-year historic traffic trends were calculated where sufficient data was available.

Table TE-6 summarizes the annual growth rates calculated based on the FDOT and City historic traffic counts.

TRAVEL DEMAND MODEL REVIEW

The basis for the travel demand modeling to support the Transportation Element was the latest FDOT District Five Central Florida Regional Planning Model (CFRPM), version 7 which includes a 10-county area, from Flagler County to the north, Osceola County to the south, Sumter County to the west and Brevard County to the east. The model divides the region into thousands of traffic analysis zones (TAZs). The City of Apopka is represented by 108 TAZs. The TAZ boundaries do not follow the city limits.

The primary socioeconomic data that drives the model include population (by single family and multi-family), dwelling units (by single family and multi-family), and employment (grouped by commercial, service, and industrial). School enrollment and

hotels are also included in the model socio-economic data and are considered in developing traffic forecasts.

The model was developed by FDOT District Five and calibrated to 2015 conditions, using census data for population and actual traffic counts for that year. Employment and other data were obtained from various sources. The 2020 model interim year was used to represent existing (2022) conditions. The model horizon year is 2045. The review of the travel demand model focused on the model horizon year of 2045 for reasonableness in reflecting anticipated development levels for the City for 2050.

FUTURE DEVELOPMENT LEVELS

Based on the BEBR data, Orange County's population is projected to increase from 2022 to 2050 by 1.72 percent using an averaged medium/high forecast, and by 2.27 percent using the BEBR high forecast. Recently constructed, approved, likely to be constructed residential developments by 2050 were identified for each TAZ within the City. The estimated 2045/2050 dwelling units in the model within the City are 40,300 single family units (an increase of 14,500 from 2020/2022) and 15,800 multi-family units (an increase of 7,300. After accounting for likely occupancy rates, the 2045/2050 population in the model within the City is 155,500 (a 62 percent increase over 2020/2022).

Recently constructed, approved, and likely to be constructed by 2050 non-residential developments were identified for each TAZ within the City. The estimated increase from 2020 to 2045/2050 in the model by development type is 1.04 million square feet of additional commercial development (2,600 additional commercial employees), 3.25 million square feet of additional service development (13,000 additional service employees) and 3.85 million square feet of additional industrial development (7,700 additional service employees). These levels of development appear to represent reasonable levels of development in Apopka by 2050.

TRAFFIC FORECASTS

The travel demand model was reviewed for its accuracy in replicating 2020 (2022) conditions. There was a wide range in accuracy in replicating 2022 traffic counts on the key roadways within the City. This is common performance for large urban models which are developed to evaluate regional needs.

In an effort to capture the value of the model in projecting the impacts of future growth, without being affected by any inaccuracies in replicating existing conditions, growth rates were calculated based only on the growth in traffic on each roadway (i.e., only the change in model traffic volumes between the 2020/2022 and 2045/2050 model scenarios).

Table TE-6 summarizes the model growth rate for roads within the City.

PROJECTED GROWTH RATES

After considering BEBR growth rates, historic growth rates, and projected model growth rates, the growth rates to be used in projecting future conditions were identified, as shown in **Table TE-6**. Generally, an annual growth rate between 1.72% and 2.27% per year was applied to all roadway segments. Higher growth rates were applied to Kelly Park Road to be consistent with the Kelly Park Road Corridor Study, and to Golden Gem Road to more conservatively project future volumes.

Table TE-6: Projected Annual Growth Rates

Roadway	Segment	5-Year Historic Trend	Model Growth	BEBR Med/ High	BEBR High	Rate Used
SR 414						
	US 441 WB Off Ramp to SR 429 Connector Rd	-1.84%	2.44%	1.72%	2.27%	*2.27%*
SR 429 (Wekiva Parkway)						
	West Road to CR 437A SB Off Ramp	-4.22%	3.15%	1.72%	2.27%	*2.27%*
	CR 437A SB Off Ramp to SR 414	-2.09%	3.36%	1.72%	2.27%	*2.27%*
	SR 429 Connector Rd to Kelly Park Rd NB On Ramp	-9.32%	4.04%	1.72%	2.27%	*2.27%*
	Kelly Park Rd NB On Ramp to SR 453 EB On Ramp	39.79%	5.35%	1.72%	2.27%	*2.27%*
	SR 453 EB On Ramp to Lake County Ln	14.87%	13.35%	1.72%	2.27%	*2.27%*
SR 451						
	SR 414 to US 441	-7.87%	1.12%	1.72%	2.27%	*1.72%*
SR 436 (Semoran Boulevard)						
	US 441 to Sheeler Ave	-3.14%	0.18%	1.72%	2.27%	*1.72%*
	Sheeler Ave to Thompson Rd	-1.97%	0.44%	1.72%	2.27%	*1.72%*
	Thompson Rd to Roger Williams Rd	1.05%	0.47%	1.72%	2.27%	*1.72%*
	Roger Williams Rd to Piedmont-Wekiva Rd	0.02%	0.24%	1.72%	2.27%	*1.72%*
	Piedmont-Wekiva Rd to Seminole County Ln	0.40%	0.20%	1.72%	2.27%	*1.72%*
US 441 (Orange Blossom Trail)						
	Ponkan Rd to Church Dr/Yothers Rd	0.47%	-0.21%	1.72%	2.27%	*1.72%*
	Church Dr/Yothers Rd to SR 429 Connector Rd	-3.15%	-0.17%	1.72%	2.27%	*1.72%*
	SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437)	-1.72%	0.99%	1.72%	2.27%	*1.72%*
	Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd	2.45%	0.87%	1.72%	2.27%	*2.27%*
	Boy Scout Blvd to Errol Pkwy	2.25%	0.92%	1.72%	2.27%	*2.25%*
	Errol Pkwy to SR 451	-2.83%	0.61%	1.72%	2.27%	*1.72%*
	SR 451 to Bradshaw Rd	4.41%	0.55%	1.72%	2.27%	*2.27%*
	Bradshaw Rd to Hawthorne Ave	7.40%	0.55%	1.72%	2.27%	*2.27%*
	Hawthorne Ave to Central Ave	-5.12%	0.34%	1.72%	2.27%	*1.72%*
	Central Ave to Park Ave	-3.59%	0.42%	1.72%	2.27%	*1.72%*
	Park Ave to Highland Ave	1.39%	0.18%	1.72%	2.27%	*1.72%*
	Highland Ave to Alabama Ave	-9.06%	0.16%	1.72%	2.27%	*1.72%*
	Alabama Ave to SR 436	-2.25%	0.11%	1.72%	2.27%	*1.72%*
	SR 436 to Sheeler Ave	-4.12%	-0.14%	1.72%	2.27%	*1.72%*
	Sheeler Ave to Roger Williams Rd	3.51%	0.33%	1.72%	2.27%	*2.27%*
	Roger Williams Rd to Piedmont-Wekiva Rd	1.06%	0.28%	1.72%	2.27%	*1.72%*
	Piedmont-Wekiva Rd to Seminole County Ln	-1.55%	0.13%	1.72%	2.27%	*1.72%*
CR 424 (Alabama Avenue/Apopka Boulevard)						
	US 441 to 8th St	-1.56%	0.06%	1.72%	2.27%	*1.72%*
	8th St to Sheeler Ave	0.30%	1.41%	1.72%	2.27%	*1.72%*
	Sheeler Ave to Lakeville Rd	-0.46%	1.84%	1.72%	2.27%	*1.84%*
	Lakeville Rd to Hiawassee Rd	0.86%	1.46%	1.72%	2.27%	*1.72%*
	Hiawassee Rd to US 441	-1.96%	1.44%	1.72%	2.27%	*1.72%*
CR 435 (Rock Springs Road/Park Avenue/Clarcona Road)						
	Kelly Park Rd to Ponkan Rd	0.16%	0.54%	1.72%	2.27%	*1.72%*
	Ponkan Rd to Welch Rd	2.72%	0.78%	1.72%	2.27%	*2.27%*
	Welch Rd to Sandpiper Rd	0.26%	0.83%	1.72%	2.27%	*1.72%*
	Sandpiper Rd to Votaw Rd	2.26%	0.87%	1.72%	2.27%	*2.26%*
	Votaw Rd to Orange St	0.16%	0.98%	1.72%	2.27%	*1.72%*
	Orange St to US 441	-6.60%	0.82%	1.72%	2.27%	*1.72%*
	US 441 to M. Gladden Blvd	0.48%	0.85%	1.72%	2.27%	*1.72%*
	M. Gladden Blvd to Cleveland St	-0.31%	1.19%	1.72%	2.27%	*1.72%*
	Cleveland St to Keene Rd	-0.05%	1.16%	1.72%	2.27%	*1.72%*
	Keene Rd to McCormick Rd	1.16%	0.42%	1.72%	2.27%	*1.72%*
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue)						
	McCormick Rd to Binion Rd	3.78%	2.70%	1.72%	2.27%	*2.27%*
	Binion Rd to SR 429	6.74%	2.20%	1.72%	2.27%	*2.27%*

Table TE-6: Projected Annual Growth Rates

Roadway	Segment	5-Year Historic Trend	Model Growth	BEBR Med/ High	BEBR High	Rate Used
	SR 429 to Keene Rd	5.35%	2.20%	1.72%	2.27%	*2.27%*
	Keene Rd to Boy Scout Rd	14.35%	2.14%	1.72%	2.27%	*2.27%*
	Boy Scout Rd to Bradshaw Rd	8.62%	2.41%	1.72%	2.27%	*2.27%*
	Bradshaw Rd to Central Ave	3.09%	2.37%	1.72%	2.27%	*2.27%*
	10th St to US 441	1.17%	4.44%	1.72%	2.27%	*2.27%*
	US 441 to Orange St	1.17%	4.44%	1.72%	2.27%	*2.27%*
Lakeville Road						
	Apopka Blvd to Wildwood St	-1.59%	1.84%	1.72%	2.27%	*1.84%*
Plymouth-Sorrento Road						
	Lake County Line to Kelly Park Rd	-0.60%	1.36%	1.72%	2.27%	*1.72%*
	Kelly Park Rd to Appy Ln	-0.17%	3.67%	1.72%	2.27%	*2.27%*
	Appy Ln to Ponkan Rd	2.59%	2.12%	1.72%	2.27%	*2.27%*
	Ponkan Rd to Lester Rd/Yothers Rd	2.28%	2.05%	1.72%	2.27%	*2.27%*
	Lester Rd/Yothers Rd to SR 429 Connector Rd	1.28%	1.56%	1.72%	2.27%	*1.72%*
	SR 429 Connector Rd to US 441	1.20%	2.61%	1.72%	2.27%	*2.27%*
Sheeler Avenue						
	Monroe Ave to SR 436	-	1.36%	1.72%	2.27%	*1.72%*
	SR 436 to US 441	-4.46%	0.95%	1.72%	2.27%	*1.72%*
	US 441 to Apopka Blvd	0.03%	1.18%	1.72%	2.27%	*1.72%*
	Apopka Blvd to Cleveland St	-0.31%	1.05%	1.72%	2.27%	*1.72%*
	Cleveland St to Keene Rd	-0.51%	2.51%	1.72%	2.27%	*2.27%*
Wekiwa Springs Road/Piedmont-Wekiwa Road/Hiawassee Road						
	Votaw Rd to SR 436	-1.69%	0.83%	1.72%	2.27%	*1.72%*
	SR 436 to Piedmont Lakes Blvd	-1.41%	-0.08%	1.72%	2.27%	*1.72%*
	Piedmont Lakes Blvd to US 441	-3.48%	-0.08%	1.72%	2.27%	*1.72%*
	US 441 to CR 424 (Apopka Blvd)	-0.31%	0.41%	1.72%	2.27%	*1.72%*
	CR 424 (Apopka Blvd) to SR 414	-0.34%	-0.03%	1.72%	2.27%	*1.72%*
Welch Road						
	Vick Rd to Rock Springs Rd	0.38%	0.51%	1.72%	2.27%	*1.72%*
	Rock Springs Rd to Ustler Road	0.79%	0.50%	1.72%	2.27%	*1.72%*
	Ustler Road to Thompson Rd	0.61%	0.44%	1.72%	2.27%	*1.72%*
	Thompson Rd to Wekiva Springs Rd	1.01%	0.68%	1.72%	2.27%	*1.72%*
2nd Street (Monroe Avenue)						
	US 441 to Park Ave	-1.37%	-	1.72%	2.27%	*1.72%*
4th Street						
	Bradshaw Rd to Marvin C Zanders Ave	-	-	1.72%	2.27%	*1.72%*
5th Street						
	Station St to Highland Ave	31.06%	-	1.72%	2.27%	*2.27%*
6th Street						
	Station St to Alabama Ave	12.58%	-	1.72%	2.27%	*2.27%*
	Alabama Ave to US 441	38.64%	-	1.72%	2.27%	*2.27%*
8th Street						
	Park Ave to Alabama Ave	20.56%	-	1.72%	2.27%	*2.27%*
9th Street						
	Central Ave to Park Ave	1.96%	2.06%	1.72%	2.27%	*2.06%*
10th Street						
	Alabama Ave to Sheeler Ave	-1.27%	-	1.72%	2.27%	*1.72%*
13th Street						
	Ocoee-Apopka Rd to Park Ave	1.10%	3.52%	1.72%	2.27%	*2.27%*
	Park Ave to Apopka Blvd	-0.46%	3.51%	1.72%	2.27%	*2.27%*
Alabama Avenue						
	Monroe Ave to US 441	-11.39%	-	1.72%	2.27%	*1.72%*
Apopka Airport Road						
	W of US 441 to US 441	-	-	1.72%	2.27%	*1.72%*

Table TE-6: Projected Annual Growth Rates

Roadway	Segment	5-Year Historic Trend	Model Growth	BEBR Med/ High	BEBR High	Rate Used
Appy Lane						
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	10.87%	-	1.72%	2.27%	*2.27%*
Binion Road/Orange Avenue						
	Ocoee-Apopka Rd to Harmon Rd	6.93%	6.45%	1.72%	2.27%	*2.27%*
	Harmon Rd to Boy Scout Rd	3.65%	7.72%	1.72%	2.27%	*2.27%*
	Boy Scout Rd to Lakeview Dr	4.19%	4.64%	1.72%	2.27%	*2.27%*
	Lakeview Dr to US 441	3.96%	5.22%	1.72%	2.27%	*2.27%*
Boy Scout Road						
	Binion Rd to Ocoee-Apopka Rd	5.85%	9.31%	1.72%	2.27%	*2.27%*
Bradshaw Road						
	US 441 to Ocoee-Apopka Rd	1.84%	2.24%	1.72%	2.27%	*2.24%*
Christiana Avenue						
	Monroe Ave to Votaw Rd	-4.49%	-	1.72%	2.27%	*1.72%*
Cleveland Street						
	Park Ave to Sheeler Ave	-1.76%	3.68%	1.72%	2.27%	*2.27%*
Edgewood Drive						
	Monroe Ave to US 441	14.89%	-	1.72%	2.27%	*2.27%*
Effie Drive						
	Kelly Park Rd to Ondich Rd	-	-	1.72%	2.27%	*1.72%*
Errol Parkway						
	Old Dixie Hwy to US 441	4.25%	-1.17%	1.72%	2.27%	*2.27%*
General Electric Road						
	Hermit Smith Rd to Orange Ave	24.27%	-	1.72%	2.27%	*2.27%*
Golden Gem Road						
	Kelly Park Rd to Sadler Rd	5.22%	-	1.72%	2.27%	*10.00%*
	Sadler Rd to Ponkan Rd	3.36%	-	1.72%	2.27%	*10.00%*
Grand Avian Parkway						
	Lust Rd to Peterson Rd	-	-	1.72%	2.27%	*1.72%*
Haas Road						
	Plymouth-Sorrento Rd (CR 437) to Mt Plymouth Rd	8.34%	-	1.72%	2.27%	*2.27%*
Harmon Road						
	Binion Rd to Ocoee-Apopka Rd	20.36%	17.26%	1.72%	2.27%	*2.27%*
	Ocoee-Apopka Rd to Marden Rd	20.36%	-	1.72%	2.27%	*2.27%*
Hawthorne Avenue						
	US 441 to Ocoee-Apopka Rd	-8.31%	4.47%	1.72%	2.27%	*2.27%*
	Ocoee-Apopka Rd to 13th St	-6.07%	3.26%	1.72%	2.27%	*2.27%*
Hermit Smith Road						
	Yothers Rd to US 441	7.12%	9.66%	1.72%	2.27%	*2.27%*
	US 441 to General Electric Rd	20.54%	-	1.72%	2.27%	*2.27%*
	General Electric Rd to S of General Electric Rd	-4.68%	-	1.72%	2.27%	*1.72%*
Highland Avenue						
	Monroe Ave to US 441	-4.41%	-	1.72%	2.27%	*1.72%*
	US 441 to 6th St	-5.00%	-	1.72%	2.27%	*1.72%*
Hogshead Road						
	West of Hermit Smith Rd	3.79%	-	1.72%	2.27%	*2.27%*
Jason Dwelley Parkway						
	Kelly Park Rd to Spinfisher Dr	7.39%	4.31%	1.72%	2.27%	*2.27%*
	Spinfisher Dr to White Dahlia Dr	7.24%	4.31%	1.72%	2.27%	*2.27%*
	White Dahlia Dr to Ponkan Rd	3.80%	4.31%	1.72%	2.27%	*2.27%*
Keene Road						
	Ocoee-Apopka Rd to Marden Rd	5.53%	5.23%	1.72%	2.27%	*2.27%*
	Marden Rd to Clarcona Rd	2.82%	3.12%	1.72%	2.27%	*2.27%*
	Clarcona Rd to Sheeler Ave	2.38%	2.04%	1.72%	2.27%	*2.27%*
Kelly Park Road						

Table TE-6: Projected Annual Growth Rates

Roadway	Segment	5-Year Historic Trend	Model Growth	BEBR Med/ High	BEBR High	Rate Used
	Round Lake Rd to SR 429	6.41%	5.01%	1.72%	2.27%	*5.06%*
	SR 429 to Plymouth-Sorrento Rd (CR 437)	2.72%	5.25%	1.72%	2.27%	*5.00%*
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	5.68%	5.04%	1.72%	2.27%	*5.04%*
	Jason Dwelley Pkwy to Mt. Plymouth Rd	2.89%	3.14%	1.72%	2.27%	*2.70%*
	Mt. Plymouth Rd to Rock Springs Rd	-2.98%	1.09%	1.72%	2.27%	*2.65%*
King Street						
	Peterson Rd to Orange Ave	45.14%	-	1.72%	2.27%	*2.27%*
Lake Avenue/Marvin C Zanders Avenue						
	Martin St to Orange St	-1.50%	-	1.72%	2.27%	*1.72%*
	Orange St to US 441	2.49%	-	1.72%	2.27%	*2.27%*
	US 441 to 10th St	-6.76%	-	1.72%	2.27%	*1.72%*
Lester Road						
	Rock Springs Rd to Vick Rd	1.99%	2.61%	1.72%	2.27%	*2.27%*
	Vick Rd to Schopke Lester Rd	6.13%	1.45%	1.72%	2.27%	*2.27%*
	Schopke Lester Rd to Plymouth-Sorrento Rd (CR 437)	7.44%	2.22%	1.72%	2.27%	*2.27%*
Lust Road						
	Conrad Rd to Binion Rd	41.42%	-	1.72%	2.27%	*2.27%*
Marden Road						
	Ocoee-Apopka Rd to Marden Ridge Lp	24.58%	4.51%	1.72%	2.27%	*2.27%*
	Marden Ridge Lp to SR 414	12.25%	4.78%	1.72%	2.27%	*2.27%*
	SR 414 to Keene Rd	-26.58%	3.91%	1.72%	2.27%	*2.27%*
Marshall Lake Road						
	SR 451 to Bradshaw Rd	11.03%	-	1.72%	2.27%	*2.27%*
Martin Street						
	Park Ave to Lake Ave	-1.28%	1.66%	1.72%	2.27%	*1.72%*
	Lake Ave to Vick Rd	8.09%	0.67%	1.72%	2.27%	*2.27%*
McGee Avenue						
	6th Ave to US 441	-	-	1.72%	2.27%	*1.72%*
	US 441 to Monroe Ave	-	-	1.72%	2.27%	*1.72%*
Midland Avenue						
	US 441 to 6th St	41.07%	-	1.72%	2.27%	*2.27%*
Monroe Avenue						
	Park Ave to Alabama Ave	-13.55%	2.22%	1.72%	2.27%	*2.22%*
	Alabama Ave to Sheeler Ave	-8.20%	1.54%	1.72%	2.27%	*1.72%*
Mt. Plymouth Road						
	Kelly Park Rd to Haas Rd	1.28%	0.46%	1.72%	2.27%	*1.72%*
	Haas Rd to Lake County Line	-0.93%	0.17%	1.72%	2.27%	*1.72%*
North Maine Avenue						
	Martin St to Old Dixie Hwy	-3.66%	1.09%	1.72%	2.27%	*1.72%*
Old Dixie Highway/West Highland Avenue/Orange Street						
	Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd	1.02%	3.11%	1.72%	2.27%	*2.27%*
	Boy Scout Blvd to Errol Pkwy	-35.74%	4.18%	1.72%	2.27%	*2.27%*
	Errol Pkwy to Vick Rd	-15.98%	7.62%	1.72%	2.27%	*2.27%*
	Vick Rd to Bradshaw Rd	-13.28%	4.14%	1.72%	2.27%	*2.27%*
	Bradshaw Rd to Hawthorne Ave	-14.26%	3.74%	1.72%	2.27%	*2.27%*
	Hawthorne Ave to Park Ave	15.15%	3.41%	1.72%	2.27%	*2.27%*
Ondich Road						
	Round Lake Rd to Effie Dr	86.13%	42.12%	1.72%	2.27%	*2.27%*
	Effie Dr to Plymouth-Sorrento Rd (CR 437)	60.02%	9.25%	1.72%	2.27%	*2.27%*
Peterson Road						
	Grand Avian Pkwy to King St	159.23%	-	1.72%	2.27%	*2.27%*
Ponkan Road						
	Round Lake Rd to Plymouth-Sorrento Rd (CR 437)	-1.46%	8.84%	1.72%	2.27%	*2.27%*
	Plymouth-Sorrento Rd (CR 437) to Vick Rd	-1.63%	5.80%	1.72%	2.27%	*2.27%*

Table TE-6: Projected Annual Growth Rates

Roadway	Segment	5-Year Historic Trend	Model Growth	BEBR Med/ High	BEBR High	Rate Used
	Vick Rd to Rock Springs Rd	0.03%	1.50%	1.72%	2.27%	*1.72%*
Roger Williams Road						
	US 441 to SR 436	8.15%	-	1.72%	2.27%	*2.27%*
Rogers Road						
	Lester Rd to Parkside Meadow Dr	39.02%	-	1.72%	2.27%	*2.27%*
Round Lake Road						
	Ponkan Rd to Sadler Ave	0.52%	0.70%	1.72%	2.27%	*1.72%*
	Sadler Ave to Kelly Park Rd	2.58%	0.70%	1.72%	2.27%	*2.27%*
	Kelly Park Rd to Ondich Rd	2.73%	0.70%	1.72%	2.27%	*2.27%*
	Ondich Rd to Lake County Boundary	5.09%	1.10%	1.72%	2.27%	*2.27%*
Sadler Road/Joey McGuckin Road						
	Round Lake Rd to Trussell Trl	-	-	1.72%	2.27%	*1.72%*
	W of Golden Gem Rd to Golden Gem Rd	-	-	1.72%	2.27%	*1.72%*
	W of Plymouth Sorrento Rd to Plymouth Sorrento Rd	-	-	1.72%	2.27%	*1.72%*
Sandpiper Street						
	Park Ave to Ustler Rd	-8.76%	0.60%	1.72%	2.27%	*1.72%*
	Ustler Rd to Thompson Rd	-4.81%	0.66%	1.72%	2.27%	*1.72%*
Schopke Lester Road						
	Lester Rd to Old Dixie Hwy	2.45%	5.60%	1.72%	2.27%	*2.27%*
Shelby Industrial Drive						
	S of General Electric Rd to General Electric Rd	-	-	1.72%	2.27%	*1.72%*
SR 429 Connector Road						
	US 441 to Plymouth-Sorrento Rd (CR 437)	1.75%	1.34%	1.72%	2.27%	*1.75%*
Station Street						
	Marvin C Zanders Ave to Park Ave	-	-	1.72%	2.27%	*1.72%*
Summit Street						
	Rock Springs Rd to Maine Ave	4.75%	-	1.72%	2.27%	*2.27%*
Tanglewilde Street						
	Rock Springs Rd to Ulster Rd	-5.26%	-	1.72%	2.27%	*1.72%*
Thompson Road						
	Welch Rd to Votaw Rd	1.07%	0.63%	1.72%	2.27%	*1.72%*
Ustler Road						
	Welch Rd to Sandpiper Rd	-0.65%	2.97%	1.72%	2.27%	*2.27%*
	Sandpiper Rd to Tanglewild St	-1.54%	-	1.72%	2.27%	*1.72%*
Vick Road						
	US 441 to Old Dixie Hwy	-5.41%	1.41%	1.72%	2.27%	*1.72%*
	Old Dixie Hwy to Ashworth Overlook Dr	0.49%	0.42%	1.72%	2.27%	*1.72%*
	Ashworth Overlook Dr to Martin St	-1.94%	0.56%	1.72%	2.27%	*1.72%*
	Martin St to Welch Rd	1.28%	0.86%	1.72%	2.27%	*1.72%*
	Welch Rd to Lake Francis Dr	1.27%	1.42%	1.72%	2.27%	*1.72%*
	Lake Francis Dr to Lester Rd	1.83%	2.03%	1.72%	2.27%	*2.03%*
	Lester Rd to Ponkan Rd	-1.00%	3.11%	1.72%	2.27%	*2.27%*
Votaw Road						
	Park Ave to Christiana Ave	-1.10%	2.83%	1.72%	2.27%	*2.27%*
	Christiana Ave to Thompson Rd	-1.77%	3.02%	1.72%	2.27%	*2.27%*
Washington Avenue						
	4th St to 10th St	-	-	1.72%	2.27%	*1.72%*
Yothers Road						
	US 441 to Hermit Smith Rd	-1.31%	0.61%	1.72%	2.27%	*1.72%*
	Hermit Smith Rd to Plymouth-Sorrento Rd (CR 437)	9.44%	3.27%	1.72%	2.27%	*2.27%*

FUTURE CONDITIONS

PLANNED IMPROVEMENTS

ROADWAY IMPROVEMENTS

By 2034, the following roadway improvements are planned to be completed:

- Extend Sadler Road/Joey McGuckin Road to connect Golden Gem Road to Plymouth Sorrento Road
- Extend Effie Drive south from Kelly Park Road to Sadler Road Extension
- Widen Ocoee-Apopka Road from Keene Road to 13th Street (from 2 to 4 lanes)
- Widen Kelly Park Road from Waypoint Boulevard (west of Golden Gem Road) to Plymouth Sorrento Road (from 2 to 4 lanes)

The planned 2034 roadway network and number of lanes are illustrated on **Map TE-10**.

By 2050, the following additional roadway improvements are planned to be completed:

- Extend Golden Gem Road from Kelly Park Road north to Ondich Road
- Widen SR 429 from West Road to SR 414 (from 4 to 6 lanes)
- Widen Plymouth Sorrento Road from Lake County Line to Kelly Park Road (from 2 to 4 lanes)
- Widen Welch Road from Rock Springs Road to Wekiva Springs Road (from 2 or 3 to 4 lanes)
- Widen Kelly Park Road from Plymouth Sorrento Road to Jason Dwelley Parkway (from 2 to 4 lanes)
- Widen Vick Road from Old Dixie Highway to Ponkan Road (from 2 to 4 lanes)

The planned 2050 roadway network and number of lanes are illustrated on **Map TE-11**.

INTERSECTION IMPROVEMENTS

There are various intersection improvements planned to be completed throughout the City. These improvements will not add capacity to the roadway network, but they are anticipated improve operations throughout the adjacent corridors. These planned intersection improvements are described below and illustrated on **Map TE-12**.

- Ocoee Apopka Road & Keene Road: Signal (under design, funded for construction - impact fee credit agreement)
- Ocoee Apopka Road & Boy Scout Road: Signal (funded for construction - impact fee credit agreement)
- Ocoee Apopka Road & Marden Road: Signal (permitted and funded for construction - impact fee credit agreement)

- Ocoee Apopka Road & Bradshaw Road: Signal (City/County partnership project)
- Binion Road & Harmon Road: Roundabout (under design)
- Binion Road/Boy Scout Road & New SR 429 Interchange: Roundabout (under design, funded by CFX)
- Binion Road & Lust Road: Roundabout
- Keene Road & Marden Road: Signal (under design and funded for construction)
- Kelly Park Road & Waypoint Boulevard: Signal (under design, funded for construction - Pioneering Agreement)
- Kelly Park Road & Golden Gem Road: Signal (under design, funded for construction - Pioneering Agreement)
- Kelly Park Road & Effie Drive: Signal (under design, funded for construction - Pioneering Agreement)
- Kelly Park Road & SR 429 SB Off Ramp: Signal (under design, funded for construction - Pioneering Agreement)
- Kelly Park Road & SR 429 NB Off Ramp: Signal (under design, funded for construction - Pioneering Agreement)
- Kelly Park Road & Jason Dwelley Parkway: Upgrade to 4-leg intersection
- US 441 & Apopka Airport Road: Signal (under design, funded for construction - impact fee credit agreement)
- Bradshaw Road & John's Road: Intersection improvements
- US 441 & Hermit Smith Road: Intersection upgrade (County project)
- US 441 & Orange Avenue: Intersection upgrade (County project)
- US 441 & Plymouth Sorrento Road: Intersection upgrade (County project)
- US 441 & Lake View Drive: Intersection upgrade (City/County/FDOT partnership project)
- Rock Springs Road & Welch Road: Improvements to signal (City/County partnership project)
- Plymouth Sorrento Road & Sadler Road Extension: Signal (City/County partnership project)
- Park Avenue & Michael Gladden Boulevard: City/County partnership project
- Kelly Park Road & Round Lake Road: Signal (City/County partnership project)
- Park Avenue & 5th Street: Signal/pedestrian improvements (under design, funded for construction)
- US 441 & Bradshaw Road: Signal upgrades (design completed, funded for construction)
- US 441 & Errol Parkway: Signal upgrade/roadway improvements (design completed, funded for construction)

TRANSIT IMPROVEMENTS

Based on the LYNX Transit Development Plan Major Update, dated September 2022, there are no new routes planned for transit serving the City.

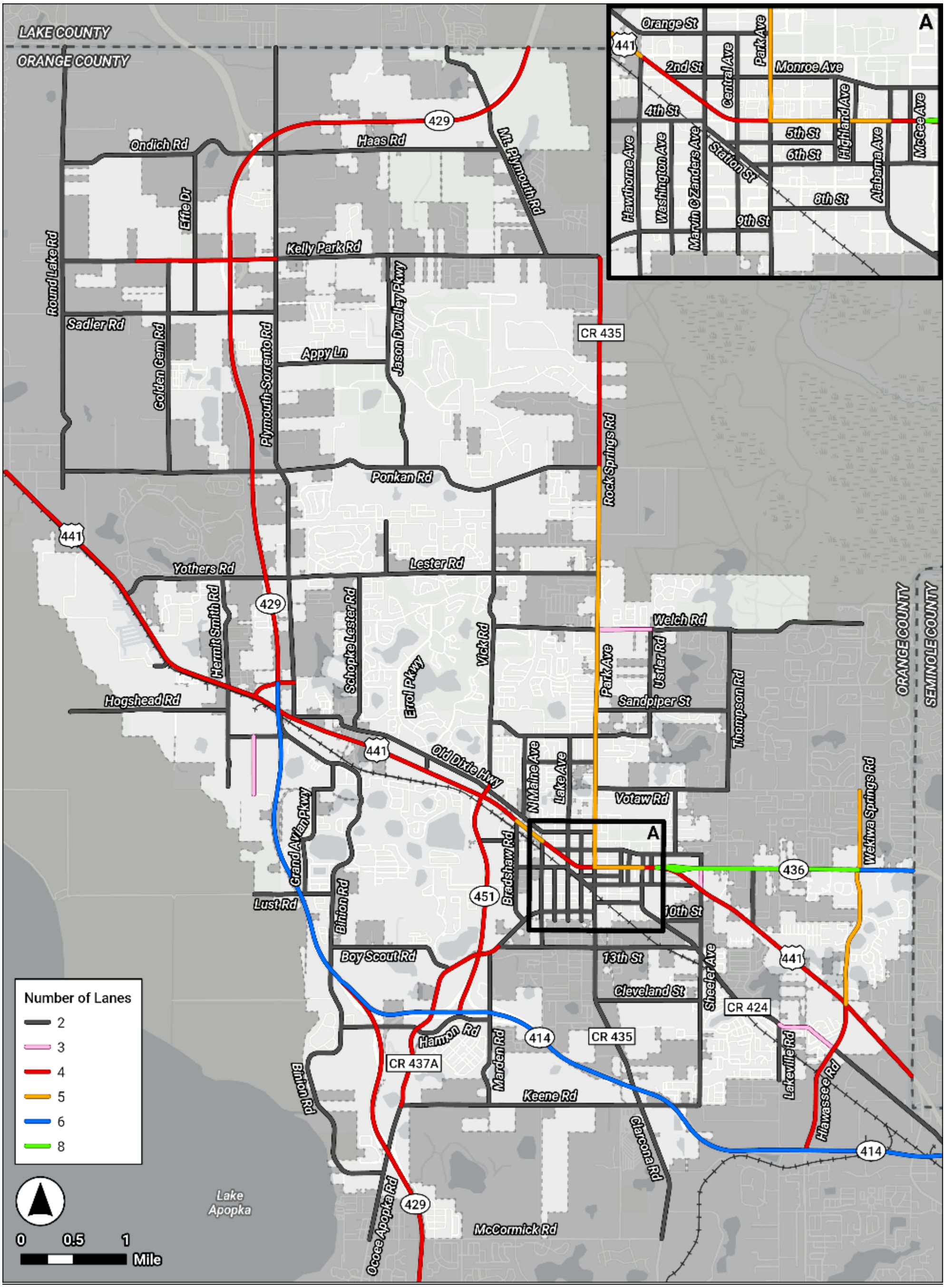
However, LYNX identified US 441, from the Apopka SuperStop to LYNX Central Station, as a primary corridor for inclusion in their 10-year service plan. Primary corridor improvements are envisioned to consist of high-quality transit features including walk-up stations, community stations, enhanced facility connections and access, signal timing and coordination, transit signal priority, dedicated transit lanes, and park and ride facilities.

BICYCLE AND PEDESTRIAN IMPROVEMENTS

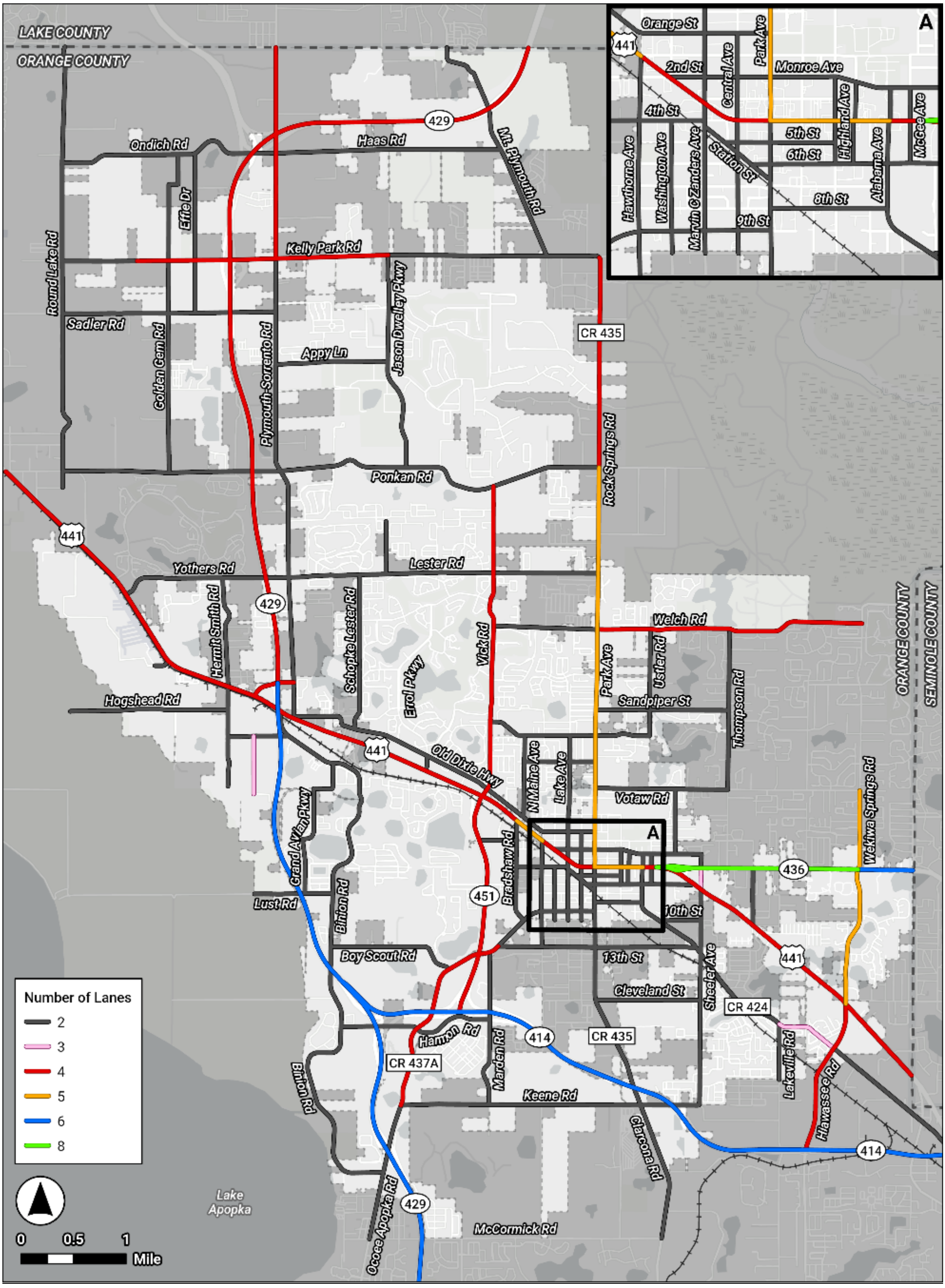
The City reviewed their existing Trails Master Plan for opportunities to further expand the planned trail network, close gaps between existing trails, and ensure connection to trails in other jurisdictions, to determine the location of additional planned trail corridors throughout the City. The planned trail corridors are illustrated on **Map TE-13**.

The City will continue to coordinate bicycle and pedestrian planning with MetroPlan Orlando and Bike/Walk Central Florida.

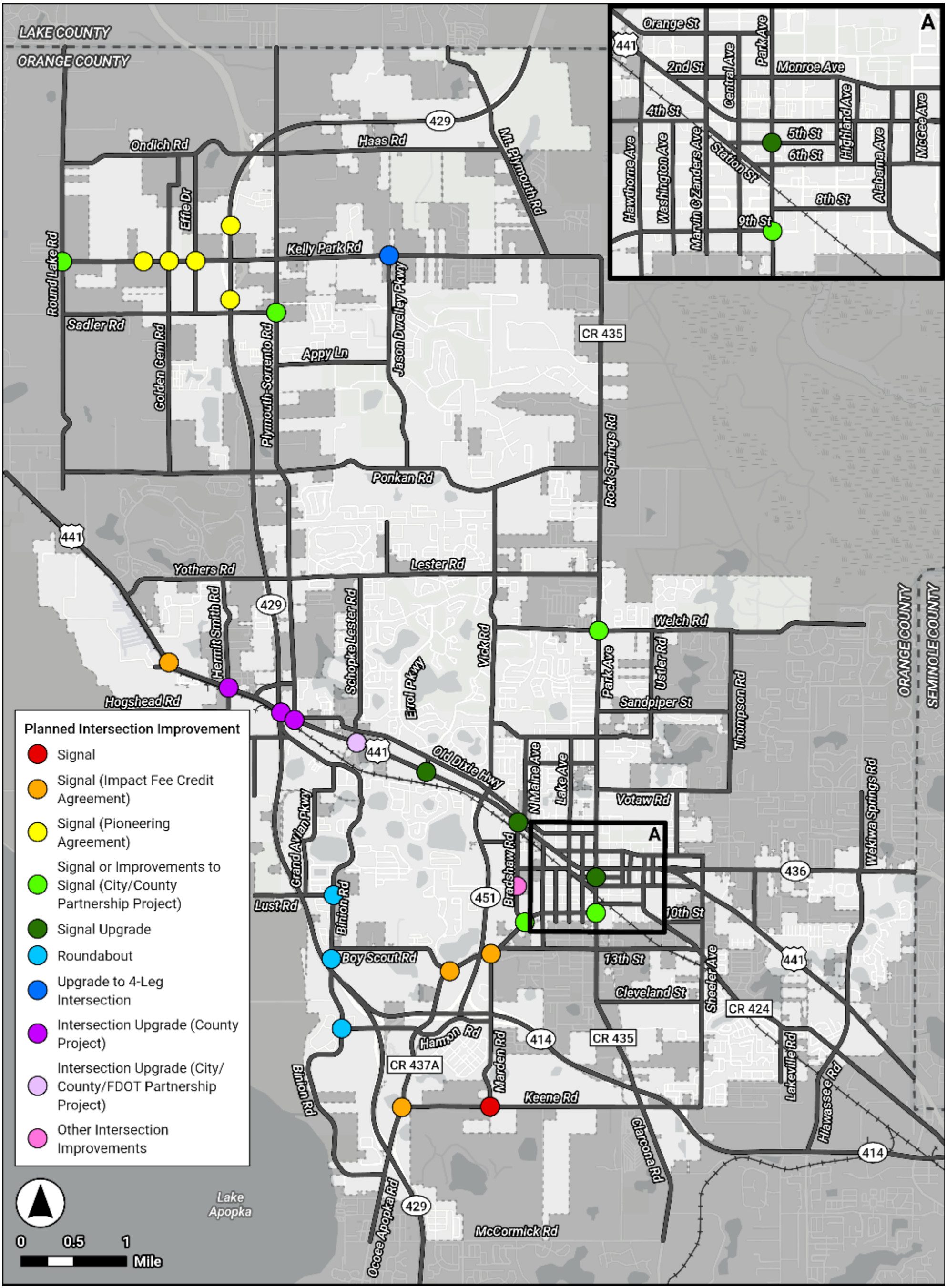
Map TE-10: Future (2034) Number of Lanes



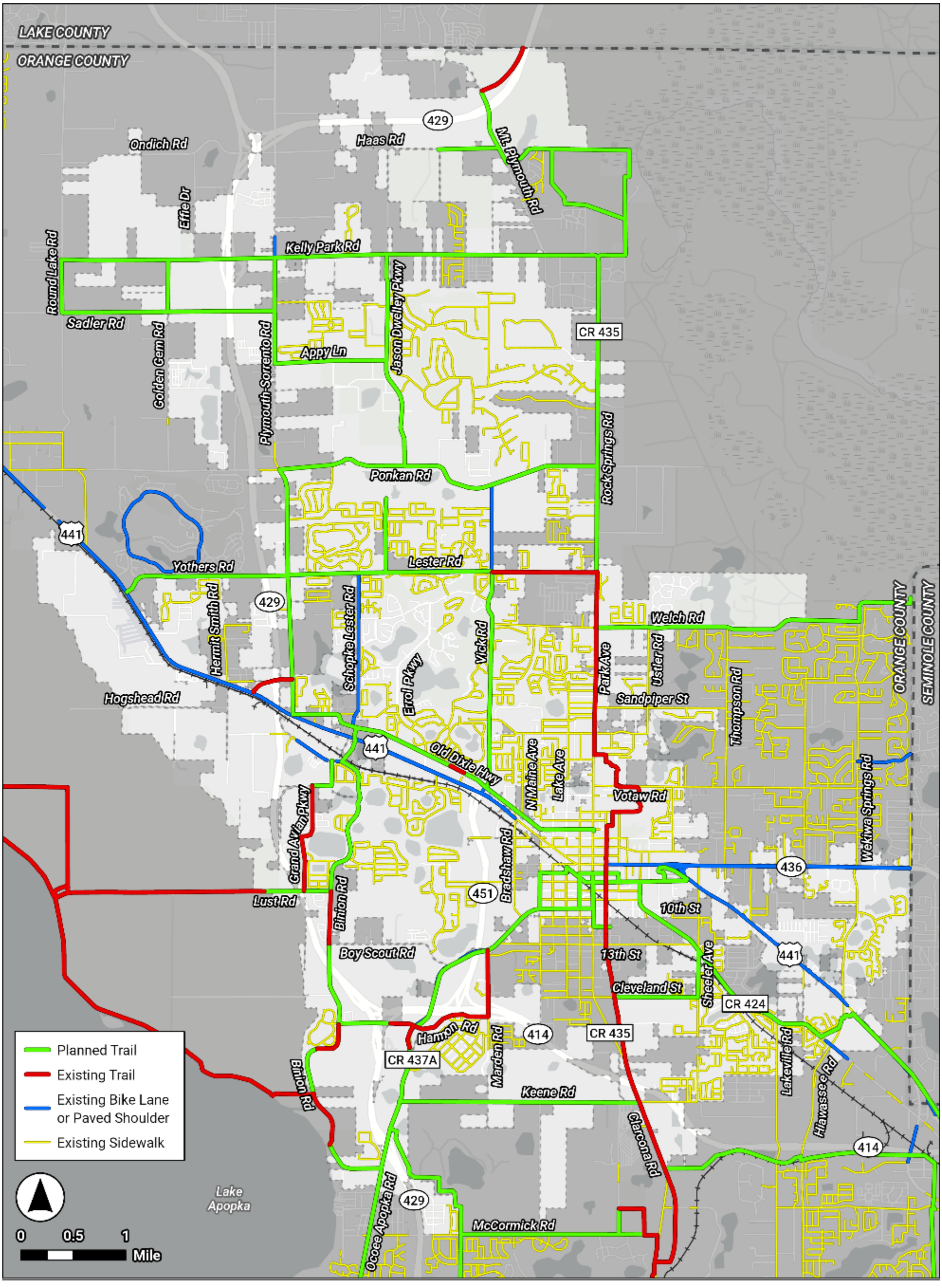
Map TE-11: Future (2050) Number of Lanes



Map TE-12: Planned Intersection Improvements



Map TE-13: Planned Bicycle and Pedestrian Facility Improvements



2034 CONDITIONS

ROADWAY LEVEL OF SERVICE

Year 2034 conditions were projected using the growth rates identified in **Table TE-6**. The resulting roadway LOS are summarized in **Table TE-7** and illustrated on **Map TE-14**.

All roadways are projected to operate at their standard LOS or better in 2034 except for the following:

- SR 436, from Piedmont-Wekiva Road to Seminole County Line
- US 441, from Ponkan Road to SR 429 Connector Road
- US 441, from Boy Scout Road to Hawthorne Avenue
- US 441, from Park Avenue to SR 436
- US 441, from Piedmont-Wekiva Road to Seminole County Line
- CR 435, from Sandpiper Road to Votaw Road
- Welch Road, from Rock Springs Road to Wekiva Springs Road

All anticipated deficiencies are on segments under State jurisdiction/control, except for the segment of Welch Road, from Rock Springs Road to Creekline Lane. As detailed under the Planned Improvements section of this report, Welch Road, from Rock Springs Road to Wekiva Springs Road, is planned to be widened to four lanes by 2050. The City will coordinate with the respective agencies regarding projects to improve LOS for all other roadway segments.

Table TE-7: 2034 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
SR 414						
	US 441 WB Off Ramp to SR 429 Connector Rd	6LD	47,128	2,269	0.37	B
SR 429 (Wekiva Parkway)						
	West Road to CR 437A SB Off Ramp	4LD	87,056	3,726	0.92	D
	CR 437A SB Off Ramp to SR 414	4LD	24,742	1,059	0.26	B
	SR 429 Connector Rd to Kelly Park Rd NB On Ramp	4LD	12,306	527	0.13	B
	Kelly Park Rd NB On Ramp to SR 453 EB On Ramp	4LD	27,491	1,324	0.33	B
	SR 453 EB On Ramp to Lake County Line	4LD	13,615	668	0.16	B
SR 451						
	SR 414 to US 441	4LD	8,959	400	0.10	B
SR 436 (Semoran Boulevard)						
	US 441 to Sheeler Ave	8LD	27,615	1,317	0.41	C
	Sheeler Ave to Thompson Rd	8LD	38,661	1,844	0.58	C
	Thompson Rd to Roger Williams Rd	8LD	53,207	2,364	0.74	C
	Roger Williams Rd to Piedmont-Wekiva Rd	8LD	55,396	2,424	0.76	C
	Piedmont-Wekiva Rd to Seminole County Line	6LD	71,033	3,117	1.16	F
US 441 (Orange Blossom Trail)						
	Ponkan Rd to Church Dr/Yothers Rd	4LD	43,285	2,009	1.23	F
	Church Dr/Yothers Rd to SR 429 Connector Rd	4LD	41,153	1,937	1.18	F
	SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437)	4LD	31,127	1,321	0.73	C
	Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd	4LD	37,725	1,598	0.88	D
	Boy Scout Blvd to Errol Pkwy	4LD	43,921	1,911	1.06	F
	Errol Pkwy to SR 451	4LD	39,888	1,903	1.05	F
	SR 451 to Bradshaw Rd	4LD	39,888	1,903	1.05	F
	Bradshaw Rd to Hawthorne Ave	5L	39,888	1,903	1.00	F
	Hawthorne Ave to Central Ave	4LD	33,751	1,610	0.90	D
	Central Ave to Park Ave	4LD	38,661	1,844	0.97	D
	Park Ave to Highland Ave	5L	54,661	2,175	1.09	E
	Highland Ave to Alabama Ave	5L	35,816	2,252	1.13	F
	Alabama Ave to SR 436	4LD	52,765	2,046	1.13	F
	SR 436 to Sheeler Ave	4LD	27,185	1,268	0.70	C
	Sheeler Ave to Roger Williams Rd	4LD	34,870	1,563	0.86	D
	Roger Williams Rd to Piedmont-Wekiva Rd	4LD	35,816	1,611	0.89	D
	Piedmont-Wekiva Rd to Seminole County Line	4LD	38,383	1,896	1.05	F
CR 424 (Alabama Avenue/Apopka Boulevard)						
	US 441 to 8th St	2L	3,063	194	0.19	C
	8th St to Sheeler Ave	2L	5,868	272	0.27	C
	Sheeler Ave to Lakeville Rd	2L	11,144	580	0.58	C
	Lakeville Rd to Hiawassee Rd	3L	15,046	804	0.80	C
	Hiawassee Rd to US 441	2L	8,829	465	0.48	C
CR 435 (Rock Springs Road/Park Avenue/Clarcona Road)						
	Kelly Park Rd to Ponkan Rd	4LD	21,160	1,098	0.66	C
	Ponkan Rd to Welch Rd	5L	30,214	1,492	0.87	D
	Welch Rd to Sandpiper Rd	5L	29,621	1,615	0.94	D
	Sandpiper Rd to Votaw Rd	5L	33,094	1,789	1.02	F
	Votaw Rd to Orange St	5L	27,884	1,303	0.74	C
	Orange St to US 441	5L	22,353	752	0.39	C
	US 441 to M. Gladden Blvd	2L	16,573	730	0.68	D
	M. Gladden Blvd to Cleveland St	2L	13,729	611	0.61	C
	Cleveland St to Keene Rd	2L	12,482	544	0.54	C
	Keene Rd to McCormick Rd	2L	18,859	778	0.52	E
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue)						
	McCormick Rd to Binion Rd	2L	19,040	838	0.84	C
	Binion Rd to SR 429	2L	16,755	754	0.75	C
	SR 429 to Keene Rd	2L	20,239	983	0.98	D

Table TE-7: 2034 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Keene Rd to Boy Scout Rd	4LD	16,797	745	0.45	C
	Boy Scout Rd to 13th St	4LD	19,088	868	0.52	C
	13th St to Central Ave	2L	10,515	492	0.51	C
	10th St to US 441	2L	5,869	280	0.26	D
	US 441 to Orange St	2L	5,869	280	0.29	C
Lakeville Road						
	Apopka Blvd to Wildwood St	2L	7,974	371	0.37	C
Plymouth-Sorrento Road						
	Lake County Line to Kelly Park Rd	2L	11,128	712	0.71	C
	Kelly Park Rd to Appy Ln	2L	8,174	424	0.44	C
	Appy Ln to Ponkan Rd	2L	9,368	496	0.33	D
	Ponkan Rd to Lester Rd/Yothers Rd	2L	12,138	606	0.61	C
	Lester Rd/Yothers Rd to SR 429 Connector Rd	2L	12,544	727	0.49	D
	SR 429 Connector Rd to US 441	2L	9,572	535	0.54	C
Sheeler Avenue						
	Monroe Ave to SR 436	2L	4,396	211	0.22	C
	SR 436 to US 441	3L	11,793	560	0.58	C
	US 441 to Apopka Blvd	2L	11,865	554	0.55	C
	Apopka Blvd to Cleveland St	2L	11,865	554	0.55	C
	Cleveland St to Keene Rd	2L	9,897	466	0.47	C
Wekiwa Springs Road/Piedmont-Wekiwa Road/Hiawassee Road						
	Votaw Rd to SR 436	5L	27,186	1,389	0.79	C
	SR 436 to Piedmont Lakes Blvd	5L	35,839	1,648	0.96	D
	Piedmont Lakes Blvd to US 441	5L	33,280	1,421	0.81	C
	US 441 to CR 424 (Apopka Blvd)	4LD	27,512	1,112	0.68	C
	CR 424 (Apopka Blvd) to SR 414	4LD	26,870	1,030	0.62	C
Welch Road						
	Vick Rd to Rock Springs Rd	2L	13,709	644	0.64	C
	Rock Springs Rd to Ustler Road	3L	22,465	1,026	1.07	**F**
	Ustler Road to Thompson Rd	2L	22,234	1,025	1.03	**F**
	Thompson Rd to Wekiva Springs Rd	2L	19,877	1,004	1.01	**F**
2nd Street (Monroe Avenue)						
	US 441 to Park Ave	2L	1,258	81	0.08	D
4th Street						
	Bradshaw Rd to Marvin C Zanders Ave	2L	4,812	276	0.29	C
5th Street						
	Station St to Highland Ave	2L	5,133	295	0.30	D
6th Street						
	Station St to Alabama Ave	2L	6,002	304	0.31	D
	Alabama Ave to US 441	2L	3,351	188	0.19	C
8th Street						
	Park Ave to Alabama Ave	2L	8,364	437	0.41	D
9th Street						
	Central Ave to Park Ave	2L	5,701	233	0.24	C
10th Street						
	Alabama Ave to Sheeler Ave	2L	578	34	0.03	C
13th Street						
	Ocoee-Apopka Rd to Park Ave	2L	3,531	149	0.15	C
	Park Ave to Apopka Blvd	2L	4,764	249	0.25	C
Alabama Avenue						
	Monroe Ave to US 441	2L	449	37	0.03	D
Apopka Airport Road						
	W of US 441 to US 441	2L	854	63	0.07	C
Appy Lane						
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	1,981	127	0.13	C

Table TE-7: 2034 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
Binion Road/Orange Avenue						
	Ocoee-Apopka Rd to Harmon Rd	2L	7,057	385	0.39	C
	Harmon Rd to Boy Scout Rd	2L	7,874	382	0.38	C
	Boy Scout Rd to Lake View Dr	2L	9,756	808	0.81	C
	Lake View Dr to US 441	2L	7,031	360	0.37	C
Boy Scout Road						
	Binion Rd to Ocoee-Apopka Rd	2L	2,343	118	0.12	C
Bradshaw Road						
	US 441 to Ocoee-Apopka Rd	2L	9,752	479	0.50	C
Christiana Avenue						
	Monroe Ave to Votaw Rd	2L	2,143	142	0.14	C
Cleveland Street						
	Park Ave to Sheeler Ave	2L	2,436	101	0.10	C
Edgewood Drive						
	Monroe Ave to US 441	2L	6,569	488	0.46	D
Effie Drive						
	Sadler Rd to Ondich Rd	2L	519	38	0.03	B
Errol Parkway						
	Old Dixie Hwy to US 441	2L	12,942	605	0.63	C
General Electric Road						
	Hermit Smith Rd to Orange Ave	2L	2,634	98	0.10	C
Golden Gem Road						
	Kelly Park Rd to Sadler Rd	2L	1,328	97	0.07	B
	Sadler Rd to Ponkan Rd	2L	1,215	82	0.06	B
Grand Avian Parkway						
	Lust Rd to Peterson Rd	2L	5,944	292	0.29	C
Haas Road						
	Plymouth-Sorrento Rd (CR 437) to Mt Plymouth Rd	2L	1,540	81	0.05	B
Harmon Road						
	Binion Rd to Ocoee-Apopka Rd	2L	4,276	206	0.21	C
	Ocoee-Apopka Rd to Marden Rd	2L	4,276	206	0.21	C
Hawthorne Avenue						
	US 441 to Ocoee-Apopka Rd	2L	1,617	79	0.08	C
	Ocoee-Apopka Rd to 13th St	2L	1,596	80	0.08	C
Hermit Smith Road						
	Yothers Rd to US 441	2L	1,440	76	0.08	C
	US 441 to General Electric Rd	2L	3,175	194	0.20	C
	General Electric Rd to S of General Electric Rd	2L	437	23	0.02	C
Highland Avenue						
	Monroe Ave to US 441	2L	1,797	106	0.10	D
	US 441 to 6th St	2L	621	44	0.04	D
Hogshead Road						
	West of Hermit Smith Rd	2L	911	67	0.04	B
Jason Dwelley Parkway						
	Kelly Park Rd to Spinfisher Dr	2L	3,999	238	0.24	C
	Spinfisher Dr to White Dahlia Dr	2L	3,972	372	0.37	C
	White Dahlia Dr to Ponkan Rd	2L	3,375	261	0.26	C
Keene Road						
	Ocoee-Apopka Rd to Marden Rd	2L	6,945	334	0.22	C
	Marden Rd to Clarcona Rd	2L	8,024	372	0.25	C
	Clarcona Rd to Sheeler Ave	2L	13,344	575	0.39	D
Kelly Park Road						
	Round Lake Rd to W of Golden Gem Rd	2L	10,493	504	0.34	D
	W of Golden Gem Rd to Plymouth-Sorrento Rd (CR 437)	4LD	21,347	1,302	0.80	C
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	12,596	673	0.45	D

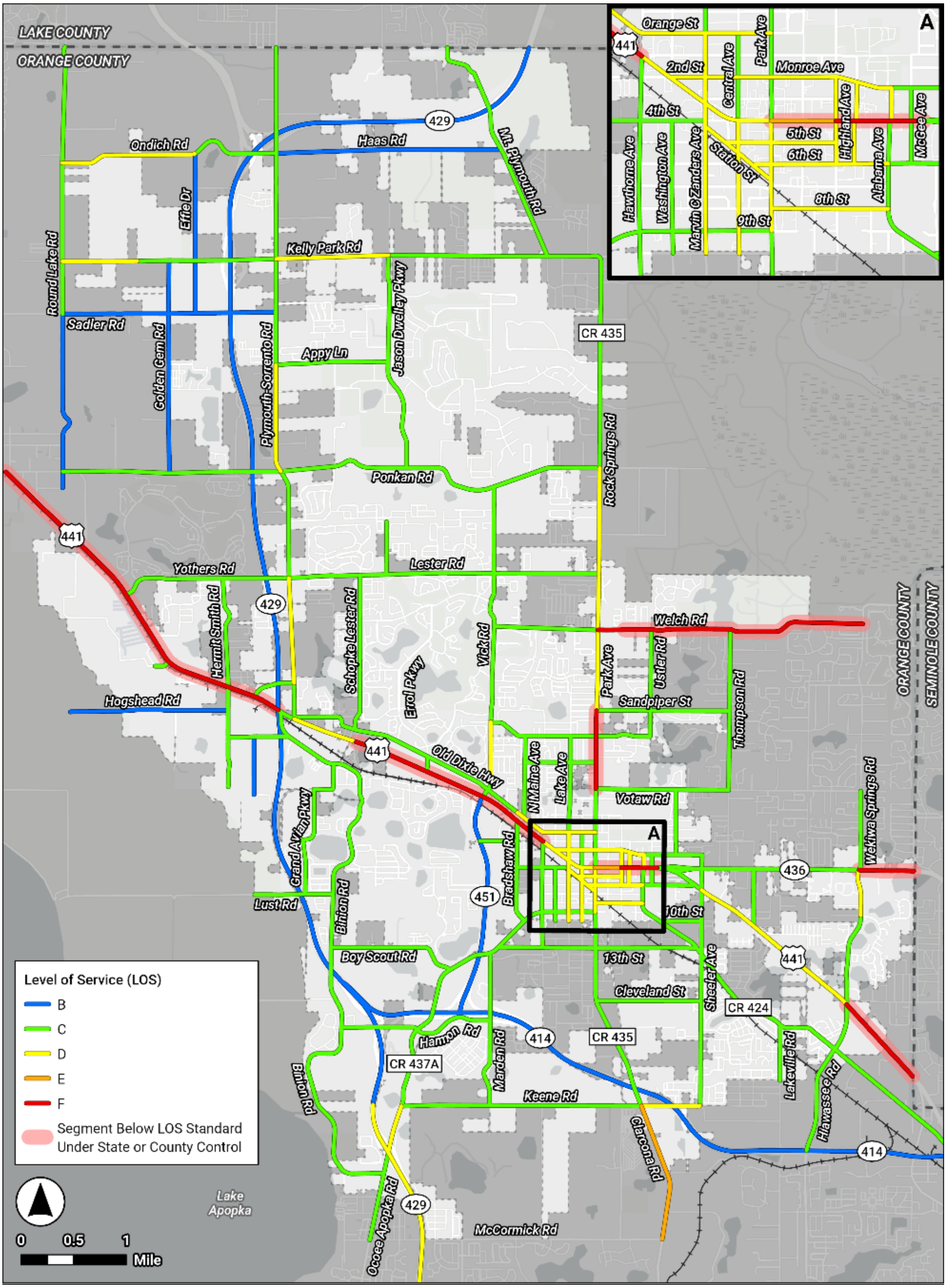
Table TE-7: 2034 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Jason Dwelley Pkwy to Mt. Plymouth Rd	2L	8,110	379	0.38	C
	Mt. Plymouth Rd to Rock Springs Rd	2L	12,273	675	0.68	C
King Street						
	Peterson Rd to Orange Ave	2L	1,329	65	0.07	C
Lake Avenue/Marvin C Zanders Avenue						
	Martin St to Orange St	2L	2,581	169	0.17	C
	Orange St to US 441	2L	1,752	93	0.09	D
	US 441 to 10th St	2L	1,767	118	0.11	D
Lester Road						
	Rock Springs Rd to Vick Rd	2L	7,953	385	0.39	C
	Vick Rd to Schopke Lester Rd	2L	8,941	424	0.42	C
	Schopke Lester Rd to Plymouth-Sorrento Rd (CR 437)	2L	7,357	441	0.44	C
Lust Road						
	Conrad Rd to Binion Rd	2L	944	42	0.04	C
Marden Road						
	Ocoee-Apopka Rd to Marden Ridge Lp	2L	7,019	301	0.30	C
	Marden Ridge Lp to SR 414	2L	4,168	204	0.21	C
	SR 414 to Keene Rd	2L	2,732	143	0.14	C
Marshall Lake Road						
	SR 451 to Bradshaw Rd	2L	744	55	0.06	C
Martin Street						
	Park Ave to Lake Ave	2L	4,253	206	0.21	C
	Lake Ave to Vick Rd	2L	7,804	462	0.46	C
McGee Avenue						
	6th Ave to US 441	2L	9,873	528	0.55	C
	US 441 to Monroe Ave	2L	6,159	458	0.46	C
Midland Avenue						
	US 441 to 6th St	2L	10,531	563	0.53	D
Monroe Avenue						
	Park Ave to Alabama Ave	2L	2,992	180	0.17	D
	Alabama Ave to Sheeler Ave	2L	4,396	211	0.21	C
Mt. Plymouth Road						
	Kelly Park Rd to Haas Rd	2L	9,085	535	0.54	C
	Haas Rd to Lake County Line	2L	6,635	331	0.22	C
North Maine Avenue						
	Martin St to Old Dixie Hwy	2L	4,861	263	0.26	C
Old Dixie Highway/West Highland Avenue/Orange Street						
	Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd	2L	3,224	170	0.18	C
	Boy Scout Blvd to Errol Pkwy	2L	628	37	0.04	C
	Errol Pkwy to Vick Rd	2L	4,352	386	0.40	C
	Vick Rd to Bradshaw Rd	2L	5,439	326	0.34	C
	Bradshaw Rd to Hawthorne Ave	2L	3,194	221	0.21	D
	Hawthorne Ave to Park Ave	2L	6,544	280	0.26	D
Ondich Road						
	Round Lake Rd to Effie Dr	2L	12,633	623	0.42	D
	Effie Dr to Plymouth-Sorrento Rd (CR 437)	2L	5,962	285	0.19	C
Peterson Road						
	Grand Avian Pkwy to King St	2L	6,340	312	0.31	C
Ponkan Road						
	Round Lake Rd to Plymouth-Sorrento Rd (CR 437)	2L	5,551	276	0.28	C
	Plymouth-Sorrento Rd (CR 437) to Vick Rd	2L	5,773	360	0.36	C
	Vick Rd to Rock Springs Rd	2L	6,690	461	0.46	C
Roger Williams Road						
	US 441 to SR 436	2L	6,032	247	0.26	C
Rogers Road						

Table TE-7: 2034 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Lester Rd to Parkside Meadow Dr	2L	2,753	144	0.14	C
Round Lake Road						
	Ponkan Rd to Sadler Ave	2L	2,757	150	0.10	B
	Sadler Ave to Kelly Park Rd	2L	7,268	367	0.25	C
	Kelly Park Rd to Ondich Rd	2L	5,401	326	0.22	C
	Ondich Rd to Lake County Boundary	2L	4,984	312	0.21	C
Sadler Road/Joey McGuckin Road						
	Round Lake Rd to Trussell Trl	2L	475	32	0.02	B
	Trussell Trl to Golden Gem Rd	2L	475	32	0.02	B
	Golden Gem Rd to Plymouth Sorrento Rd	2L	475	32	0.02	B
Sandpiper Street						
	Park Ave to Ustler Rd	2L	4,741	326	0.33	C
	Ustler Rd to Thompson Rd	2L	5,965	417	0.42	C
Schopke Lester Road						
	Lester Rd to Old Dixie Hwy	2L	4,638	249	0.25	C
Shelby Industrial Drive						
	S of General Electric Rd to General Electric Rd	3L	2,976	182	0.12	B
SR 429 Connector Road						
	US 441 to Plymouth-Sorrento Rd (CR 437)	4LD	20,933	924	0.57	C
Station Street						
	Marvin C Zanders Ave to Park Ave	2L	1,767	118	0.11	D
Summit Street						
	Rock Springs Rd to Maine Ave	2L	4,845	314	0.31	C
Tanglewilde Street						
	Rock Springs Rd to Ulster Rd	2L	1,143	65	0.07	C
Thompson Road						
	Welch Rd to Votaw Rd	2L	12,651	728	0.73	C
Ustler Road						
	Welch Rd to Sandpiper Rd	2L	953	68	0.07	C
	Sandpiper Rd to Tanglewild St	2L	1,311	98	0.10	C
Vick Road						
	US 441 to Old Dixie Hwy	4LD	16,883	798	0.49	C
	Old Dixie Hwy to Ashworth Overlook Dr	4LD	20,324	1,025	0.62	C
	Ashworth Overlook Dr to Martin St	2LD	17,988	930	0.93	D
	Martin St to Welch Rd	2LD	15,909	803	0.80	C
	Welch Rd to Lake Francis Dr	2L	14,460	754	0.75	C
	Lake Francis Dr to Lester Rd	2L	11,068	528	0.53	C
	Lester Rd to Ponkan Rd	2L	6,437	393	0.39	C
Votaw Road						
	Park Ave to Christiana Ave	2L	10,385	534	0.53	C
	Christiana Ave to Thompson Rd	2L	10,006	488	0.49	C
Washington Avenue						
	4th St to 10th St	2L	1,767	118	0.12	C
Yothers Road						
	US 441 to Hermit Smith Rd	2L	2,493	119	0.12	C
	Hermit Smith Rd to Plymouth-Sorrento Rd (CR 437)	2L	4,461	213	0.21	C

Map TE-14: 2034 Roadway Level of Service



2050 CONDITIONS

ROADWAY LEVEL OF SERVICE

Year 2050 conditions were projected using the growth rates identified in **Table TE-6**. The resulting roadway LOS are summarized in **Table TE-8** and illustrated on **Map TE-15**.

All roadways are projected to operate at their standard LOS or better in 2050 except for the following:

- SR 436, from Roger Williams Road to Seminole County Line
- US 441, from Ponkan Road to SR 429 Connector Road
- US 441, from Plymouth Sorrento Road to SR 436
- US 441, from Sheeler Avenue to Seminole County Line
- CR 424, from Lakeville Road to Hiawassee Road
- CR 435, from Ponkan Road to Votaw Road
- Ocoee Apopka Road, from McCormick Road to Keene Road
- Wekiwa Springs Road, from Votaw Road to US 441
- Binion Road, from Boy Scout Road to Lake View Drive
- Kelly Park Road, from Waypoint Boulevard (west of Golden Gem Road) to Plymouth Sorrento Road
- Kelly Park Road, from Mt. Plymouth Road to Rock Springs Road

All anticipated deficiencies are on segments under State or County jurisdiction/control, except for the segment of Kelly Park Road, from Waypoint Boulevard (west of Golden Gem Road) to Plymouth Sorrento Road. The City will coordinate with the respective agencies regarding projects to improve LOS for these roadway segments.

Table TE-8: 2050 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
SR 414						
	US 441 WB Off Ramp to SR 429 Connector Rd	6LD	67,492	3,250	0.53	B
SR 429 (Wekiva Parkway)						
	West Road to CR 437A SB Off Ramp	6LD	124,673	5,336	0.88	D
	CR 437A SB Off Ramp to SR 414	6LD	35,433	1,517	0.25	B
	SR 429 Connector Rd to Kelly Park Rd NB On Ramp	4LD	17,623	754	0.19	B
	Kelly Park Rd NB On Ramp to SR 453 EB On Ramp	4LD	39,370	1,896	0.47	B
	SR 453 EB On Ramp to Lake County Line	4LD	19,498	956	0.23	B
SR 451						
	SR 414 to US 441	4LD	11,773	526	0.13	B
SR 436 (Semoran Boulevard)						
	US 441 to Sheeler Ave	8LD	36,287	1,731	0.54	C
	Sheeler Ave to Thompson Rd	8LD	50,802	2,423	0.76	C
	Thompson Rd to Roger Williams Rd	8LD	69,917	3,106	0.98	C
	Roger Williams Rd to Piedmont-Wekiva Rd	8LD	72,794	3,185	1.00	**F**
	Piedmont-Wekiva Rd to Seminole County Line	6LD	93,340	4,096	1.53	**F**
US 441 (Orange Blossom Trail)						
	Ponkan Rd to Church Dr/Yothers Rd	4LD	56,879	2,640	1.61	**F**
	Church Dr/Yothers Rd to SR 429 Connector Rd	4LD	54,078	2,545	1.55	**F**
	SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437)	4LD	40,903	1,735	0.96	D
	Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd	4LD	54,026	2,289	1.26	**F**
	Boy Scout Blvd to Errol Pkwy	4LD	62,733	2,730	1.51	**F**
	Errol Pkwy to SR 451	4LD	52,415	2,500	1.38	**F**
	SR 451 to Bradshaw Rd	4LD	52,415	2,500	1.38	**F**
	Bradshaw Rd to Hawthorne Ave	5L	52,415	2,500	1.32	**F**
	Hawthorne Ave to Central Ave	4LD	44,351	2,116	1.18	**F**
	Central Ave to Park Ave	4LD	50,802	2,423	1.28	**F**
	Park Ave to Highland Ave	5L	71,828	2,858	1.43	**F**
	Highland Ave to Alabama Ave	5L	47,064	2,959	1.48	**F**
	Alabama Ave to SR 436	4LD	69,336	2,688	1.49	**F**
	SR 436 to Sheeler Ave	4LD	35,723	1,666	0.92	D
	Sheeler Ave to Roger Williams Rd	4LD	49,937	2,239	1.24	**F**
	Roger Williams Rd to Piedmont-Wekiva Rd	4LD	47,064	2,118	1.17	**F**
	Piedmont-Wekiva Rd to Seminole County Line	4LD	50,438	2,492	1.38	**F**
CR 424 (Alabama Avenue/Apopka Boulevard)						
	US 441 to 8th St	2L	4,025	255	0.26	C
	8th St to Sheeler Ave	2L	7,711	358	0.36	C
	Sheeler Ave to Lakeville Rd	2L	14,917	776	0.78	C
	Lakeville Rd to Hiawassee Rd	3L	19,771	1,056	1.06	**F**
	Hiawassee Rd to US 441	2L	11,602	611	0.63	C
CR 435 (Rock Springs Road/Park Avenue/Clarcona Road)						
	Kelly Park Rd to Ponkan Rd	4LD	27,806	1,443	0.87	C
	Ponkan Rd to Welch Rd	5L	43,270	2,137	1.25	**F**
	Welch Rd to Sandpiper Rd	5L	38,924	2,122	1.24	**F**
	Sandpiper Rd to Votaw Rd	5L	47,284	2,556	1.46	**F**
	Votaw Rd to Orange St	5L	36,640	1,713	0.98	D
	Orange St to US 441	5L	29,373	989	0.52	C
	US 441 to M. Gladden Blvd	2L	21,777	960	0.90	E
	M. Gladden Blvd to Cleveland St	2L	18,040	803	0.80	C
	Cleveland St to Keene Rd	2L	16,402	714	0.71	C
	Keene Rd to McCormick Rd	2L	24,782	1,023	0.69	E
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue)						
	McCormick Rd to Binion Rd	2L	27,267	1,201	1.20	**F**
	Binion Rd to SR 429	2L	23,995	1,080	1.08	**F**
	SR 429 to Keene Rd	2L	28,984	1,408	1.41	**F**

Table TE-8: 2050 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Keene Rd to Boy Scout Rd	4LD	24,055	1,067	0.64	C
	Boy Scout Rd to 13th St	4LD	27,336	1,243	0.75	C
	13th St to Central Ave	2L	15,058	705	0.73	D
	10th St to US 441	2L	8,405	401	0.37	D
	US 441 to Orange St	2L	8,405	401	0.42	C
Lakeville Road						
	Apopka Blvd to Wildwood St	2L	10,683	497	0.50	C
Plymouth-Sorrento Road						
	Lake County Line to Kelly Park Rd	4LD	14,623	935	0.56	C
	Kelly Park Rd to Appy Ln	2L	11,706	607	0.63	C
	Appy Ln to Ponkan Rd	2L	13,416	711	0.48	D
	Ponkan Rd to Lester Rd/Yothers Rd	2L	17,383	868	0.87	C
	Lester Rd/Yothers Rd to SR 429 Connector Rd	2L	16,484	955	0.64	E
	SR 429 Connector Rd to US 441	2L	13,708	767	0.77	C
Sheeler Avenue						
	Monroe Ave to SR 436	2L	5,777	277	0.29	C
	SR 436 to US 441	3L	15,497	735	0.76	D
	US 441 to Apopka Blvd	2L	15,591	727	0.73	C
	Apopka Blvd to Cleveland St	2L	15,591	727	0.73	C
	Cleveland St to Keene Rd	2L	14,173	667	0.67	C
Wekiwa Springs Road/Piedmont-Wekiwa Road/Hiawassee Road						
	Votaw Rd to SR 436	5L	35,724	1,826	1.04	**F**
	SR 436 to Piedmont Lakes Blvd	5L	47,094	2,166	1.27	**F**
	Piedmont Lakes Blvd to US 441	5L	43,732	1,868	1.07	**F**
	US 441 to CR 424 (Apopka Blvd)	4LD	36,152	1,461	0.90	D
	CR 424 (Apopka Blvd) to SR 414	4LD	35,308	1,353	0.81	C
Welch Road						
	Vick Rd to Rock Springs Rd	2L	18,015	847	0.85	C
	Rock Springs Rd to Ustler Road	4LD	29,520	1,348	0.83	C
	Ustler Road to Thompson Rd	4LD	29,217	1,347	0.81	C
	Thompson Rd to Wekiva Springs Rd	4LD	26,119	1,319	0.79	C
2nd Street (Monroe Avenue)						
	US 441 to Park Ave	2L	1,653	106	0.10	D
4th Street						
	Bradshaw Rd to Marvin C Zanders Ave	2L	6,324	363	0.38	C
5th Street						
	Station St to Highland Ave	2L	7,351	422	0.43	D
6th Street						
	Station St to Alabama Ave	2L	8,596	435	0.45	D
	Alabama Ave to US 441	2L	4,799	270	0.27	C
8th Street						
	Park Ave to Alabama Ave	2L	11,978	626	0.58	D
9th Street						
	Central Ave to Park Ave	2L	7,906	323	0.34	C
10th Street						
	Alabama Ave to Sheeler Ave	2L	760	45	0.05	C
13th Street						
	Ocoee-Apopka Rd to Park Ave	2L	5,056	214	0.21	C
	Park Ave to Apopka Blvd	2L	6,822	356	0.36	C
Alabama Avenue						
	Monroe Ave to US 441	2L	590	48	0.04	D
Apopka Airport Road						
	W of US 441 to US 441	2L	1,122	82	0.09	C
Appy Lane						
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	2L	2,837	182	0.18	C

Table TE-8: 2050 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
Binion Road/Orange Avenue						
	Ocoee-Apopka Rd to Harmon Rd	2L	10,107	551	0.55	C
	Harmon Rd to Boy Scout Rd	2L	11,277	547	0.55	C
	Boy Scout Rd to Lake View Dr	2L	13,971	1,157	1.16	F
	Lake View Dr to US 441	2L	10,069	516	0.54	C
Boy Scout Road						
	Binion Rd to Ocoee-Apopka Rd	2L	3,356	169	0.17	C
Bradshaw Road						
	US 441 to Ocoee-Apopka Rd	2L	13,903	683	0.71	C
Christiana Avenue						
	Monroe Ave to Votaw Rd	2L	2,816	187	0.19	C
Cleveland Street						
	Park Ave to Sheeler Ave	2L	3,489	144	0.14	C
Edgewood Drive						
	Monroe Ave to US 441	2L	9,408	699	0.65	D
Effie Drive						
	Sadler Rd to Ondich Rd	2L	682	50	0.05	C
Errol Parkway						
	Old Dixie Hwy to US 441	2L	18,534	866	0.90	D
General Electric Road						
	Hermit Smith Rd to Orange Ave	2L	3,772	141	0.15	C
Golden Gem Road						
	Ondich Rd to Sadler Rd	2L	6,100	447	0.45	C
	Sadler Rd to Ponkan Rd	2L	5,581	375	0.38	C
Grand Avian Parkway						
	Lust Rd to Peterson Rd	2L	7,811	384	0.38	C
Haas Road						
	Plymouth-Sorrento Rd (CR 437) to Mt Plymouth Rd	2L	2,205	116	0.08	B
Harmon Road						
	Binion Rd to Ocoee-Apopka Rd	2L	6,123	294	0.29	C
	Ocoee-Apopka Rd to Marden Rd	2L	6,123	294	0.29	C
Hawthorne Avenue						
	US 441 to Ocoee-Apopka Rd	2L	2,315	112	0.11	C
	Ocoee-Apopka Rd to 13th St	2L	2,285	114	0.11	C
Hermit Smith Road						
	Yothers Rd to US 441	2L	2,062	109	0.11	C
	US 441 to General Electric Rd	2L	4,546	277	0.29	C
	General Electric Rd to S of General Electric Rd	2L	574	31	0.03	C
Highland Avenue						
	Monroe Ave to US 441	2L	2,361	139	0.13	D
	US 441 to 6th St	2L	816	58	0.05	D
Hogshead Road						
	West of Hermit Smith Rd	2L	1,305	96	0.06	B
Jason Dwelley Parkway						
	Kelly Park Rd to Spinfisher Dr	2L	5,727	341	0.34	C
	Spinfisher Dr to White Dahlia Dr	2L	5,688	532	0.53	C
	White Dahlia Dr to Ponkan Rd	2L	4,833	373	0.37	C
Keene Road						
	Ocoee-Apopka Rd to Marden Rd	2L	9,946	478	0.32	D
	Marden Rd to Clarcona Rd	2L	11,491	532	0.36	D
	Clarcona Rd to Sheeler Ave	2L	19,110	823	0.55	E
Kelly Park Road						
	Round Lake Rd to W of Golden Gem Rd	2L	23,115	1,111	0.75	E
	W of Golden Gem Rd to Plymouth-Sorrento Rd (CR 437)	4LD	46,599	2,842	1.74	F
	Plymouth-Sorrento Rd (CR 437) to Jason Dwelley Pkwy	4LD	27,664	1,478	0.89	C

Table TE-8: 2050 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Jason Dwelley Pkwy to Mt. Plymouth Rd	2L	12,421	580	0.58	C
	Mt. Plymouth Rd to Rock Springs Rd	2L	18,651	1,025	1.03	**F**
King Street						
	Peterson Rd to Orange Ave	2L	1,903	94	0.09	C
Lake Avenue/Marvin C Zanders Avenue						
	Martin St to Orange St	2L	3,392	223	0.22	C
	Orange St to US 441	2L	2,508	133	0.12	D
	US 441 to 10th St	2L	2,322	155	0.14	D
Lester Road						
	Rock Springs Rd to Vick Rd	2L	11,389	551	0.55	C
	Vick Rd to Schopke Lester Rd	2L	12,805	607	0.61	C
	Schopke Lester Rd to Plymouth-Sorrento Rd (CR 437)	2L	10,536	632	0.63	C
Lust Road						
	Conrad Rd to Binion Rd	2L	1,352	60	0.06	C
Marden Road						
	Ocoee-Apopka Rd to Marden Ridge Lp	2L	10,053	431	0.43	C
	Marden Ridge Lp to SR 414	2L	5,969	292	0.30	C
	SR 414 to Keene Rd	2L	3,913	204	0.20	C
Marshall Lake Road						
	SR 451 to Bradshaw Rd	2L	1,065	79	0.08	C
Martin Street						
	Park Ave to Lake Ave	2L	5,588	271	0.27	C
	Lake Ave to Vick Rd	2L	11,176	662	0.66	C
McGee Avenue						
	6th Ave to US 441	2L	12,973	693	0.72	D
	US 441 to Monroe Ave	2L	8,093	602	0.60	C
Midland Avenue						
	US 441 to 6th St	2L	15,081	806	0.75	E
Monroe Avenue						
	Park Ave to Alabama Ave	2L	4,249	255	0.24	D
	Alabama Ave to Sheeler Ave	2L	5,777	277	0.28	C
Mt. Plymouth Road						
	Kelly Park Rd to Haas Rd	2L	11,938	703	0.70	C
	Haas Rd to Lake County Line	2L	8,719	435	0.29	D
North Maine Avenue						
	Martin St to Old Dixie Hwy	2L	6,388	345	0.35	C
Old Dixie Highway/West Highland Avenue/Orange Street						
	Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd	2L	4,618	244	0.25	C
	Boy Scout Blvd to Errol Pkwy	2L	900	53	0.06	C
	Errol Pkwy to Vick Rd	2L	6,232	553	0.57	C
	Vick Rd to Bradshaw Rd	2L	7,790	467	0.48	C
	Bradshaw Rd to Hawthorne Ave	2L	4,574	317	0.30	D
	Hawthorne Ave to Park Ave	2L	9,372	401	0.37	D
Ondich Road						
	Round Lake Rd to Effie Dr	2L	18,092	892	0.89	D
	Effie Dr to Plymouth-Sorrento Rd (CR 437)	2L	8,538	409	0.41	C
Peterson Road						
	Grand Avian Pkwy to King St	2L	9,080	446	0.45	C
Ponkan Road						
	Round Lake Rd to Plymouth-Sorrento Rd (CR 437)	2L	7,949	396	0.40	C
	Plymouth-Sorrento Rd (CR 437) to Vick Rd	2L	8,268	516	0.52	C
	Vick Rd to Rock Springs Rd	2L	8,791	606	0.61	C
Roger Williams Road						
	US 441 to SR 436	2L	8,639	354	0.37	C
Rogers Road						

Table TE-8: 2050 Roadway Level of Service

Roadway	Segment	Number of Lanes	Daily Volume	PHPD Volume	PHPD V/C	PHPD LOS
	Lester Rd to Parkside Meadow Dr	2L	3,943	206	0.21	C
Round Lake Road						
	Ponkan Rd to Sadler Ave	2L	3,622	197	0.13	B
	Sadler Ave to Kelly Park Rd	2L	10,409	525	0.35	D
	Kelly Park Rd to Ondich Rd	2L	7,735	467	0.31	D
	Ondich Rd to Lake County Boundary	2L	7,137	446	0.30	D
Sadler Road/Joey McGuckin Road						
	Round Lake Rd to Trussell Trl	2L	624	42	0.03	B
	Trussell Trl to Golden Gem Rd	2L	624	42	0.04	C
	Golden Gem Rd to Plymouth Sorrento Rd	2L	624	42	0.04	C
Sandpiper Street						
	Park Ave to Ustler Rd	2L	6,230	429	0.43	C
	Ustler Rd to Thompson Rd	2L	7,838	548	0.55	C
Schopke Lester Road						
	Lester Rd to Old Dixie Hwy	2L	6,642	356	0.36	C
Shelby Industrial Drive						
	S of General Electric Rd to General Electric Rd	3L	3,911	239	0.15	B
SR 429 Connector Road						
	US 441 to Plymouth-Sorrento Rd (CR 437)	4LD	27,618	1,220	0.75	C
Station Street						
	Marvin C Zanders Ave to Park Ave	2L	2,322	155	0.14	D
Summit Street						
	Rock Springs Rd to Maine Ave	2L	6,939	450	0.45	C
Tanglewilde Street						
	Rock Springs Rd to Ulster Rd	2L	1,501	85	0.09	C
Thompson Road						
	Welch Rd to Votaw Rd	2L	16,624	956	0.96	D
Ustler Road						
	Welch Rd to Sandpiper Rd	2L	1,365	98	0.10	C
	Sandpiper Rd to Tanglewild St	2L	1,722	129	0.13	C
Vick Road						
	US 441 to Old Dixie Hwy	4L	22,185	1,048	0.64	C
	Old Dixie Hwy to Ashworth Overlook Dr	4L	26,707	1,347	0.81	C
	Ashworth Overlook Dr to Martin St	4L	23,637	1,222	0.73	C
	Martin St to Welch Rd	4L	20,905	1,055	0.63	C
	Welch Rd to Lake Francis Dr	4L	19,002	990	0.59	C
	Lake Francis Dr to Lester Rd	4L	15,270	729	0.44	C
	Lester Rd to Ponkan Rd	4L	9,218	562	0.34	C
Votaw Road						
	Park Ave to Christiana Ave	2L	14,873	765	0.77	C
	Christiana Ave to Thompson Rd	2L	14,329	699	0.70	C
Washington Avenue						
	4th St to 10th St	2L	2,322	155	0.16	C
Yothers Road						
	US 441 to Hermit Smith Rd	2L	3,276	156	0.16	C
	Hermit Smith Rd to Plymouth-Sorrento Rd (CR 437)	2L	6,389	306	0.31	C

Map TE-15: 2050 Roadway Level of Service

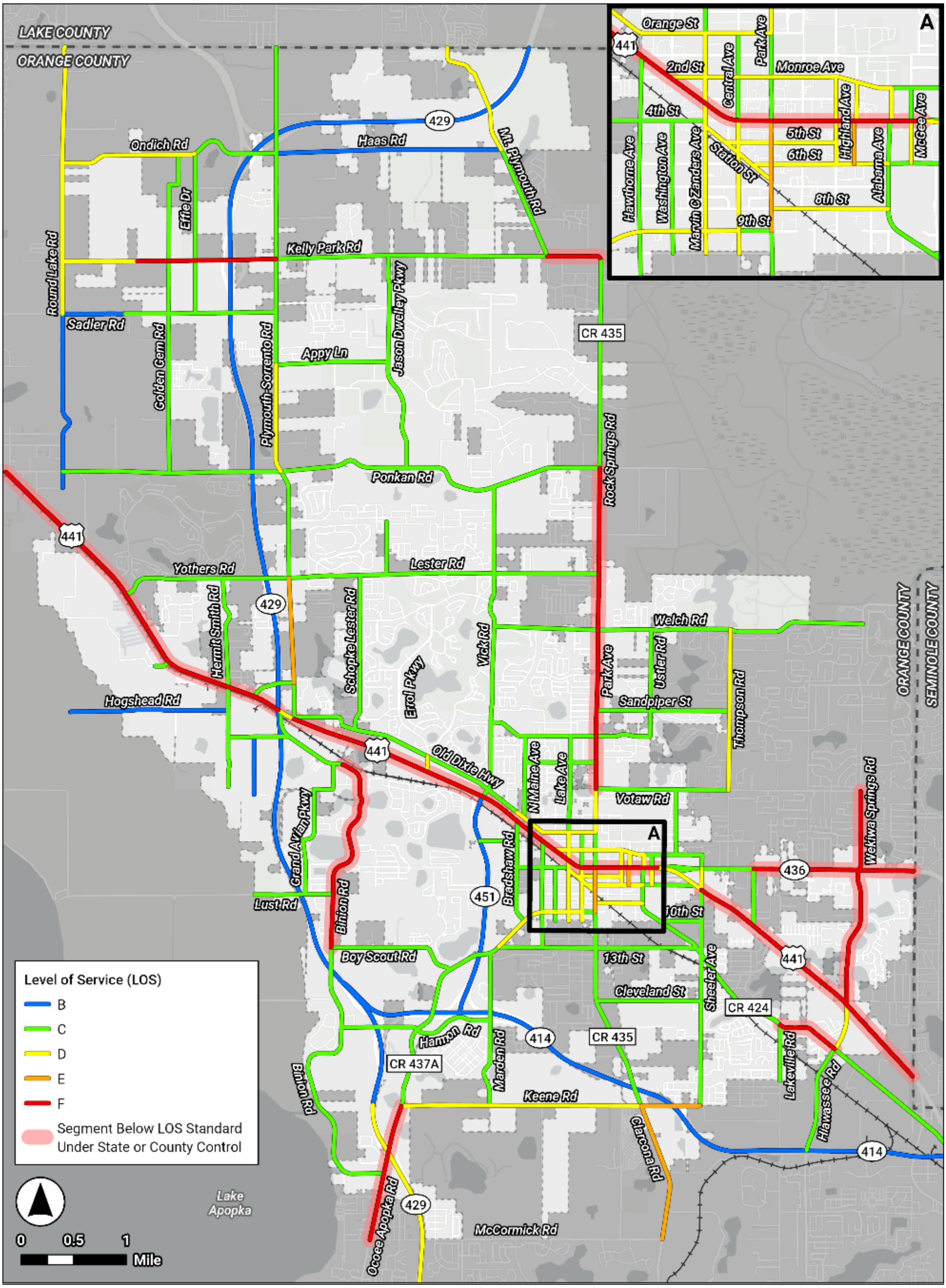


EXHIBIT "B"

City of Apopka
Comprehensive Plan 2030

Transportation Element



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TRANSPORTATION ELEMENT

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TRANSPORTATION ELEMENT

INTRODUCTION

Mobility is a key element in the well-being of a City, thus the transportation system is the framework upon which the city is built. However, the transportation system must be fully coordinated with other elements of the comprehensive plan, especially the Future Land Use Element, to complement the collective goals, objectives, and policies of all the other elements and the City's vision.

One of the most vital elements of any community, urban or rural, is its transportation system. Transportation impacts virtually every aspect of our lives. An area's transportation network, including its streets, highways, public transit, airports, and railroads, is essential to the orderly functioning of an area by providing mobility for people and goods and access to land.

PURPOSE AND SCOPE

This Transportation Element addresses existing and anticipated transportation conditions in the Apopka area. Substantial growth has occurred in the Apopka area, both inside and outside of the current City limits. Therefore, this element addresses transportation needs within the existing City limits as well as outside of the City limits in an area of potential future City annexations.

RELATIONSHIP TO OTHER ELEMENTS

It is important to coordinate land use and transportation planning. Often, in response to demands for additional capacity, new roadways are built that divide or destroy established neighborhoods. Many times, a two-lane roadway is widened to increase capacity, much to the detriment of surrounding neighborhoods. The existence of a roadway facility often influences the location of certain land uses. However, it is not all one sided. Effective transportation planning can be accomplished if it is based on future land use projections, and effective land use planning can be accomplished if it is coordinated with transportation planning efforts.

EXISTING CONDITIONS ANALYSIS

The City of Apopka is located in northwest Orange County. As in most urbanized areas, the City's transportation system consists of an integrated network of state, Orlando Orange County Expressway Authority (OOCEA), Orange County and local roadways. State facilities include U.S. Highway (US) 441(also referred to as SR 500), and State Road (SR) 436. County roads include County Road (CR) 424, CR 435, and CR 437A, as well as a number of other collector level roads. City facilities, which comprise much of the City's roadway system, include a number of major and minor collector roads as well as all local residential roads. The City is also served by the Central Florida Railroad. **Map 3-1** depicts the general location of the Apopka area and some of the roadways.

This section of the element presents an analysis of existing transportation conditions for the City of Apopka. As a first step in the analysis, roadways within and outside the City limits are functionally and administratively classified. This section also contains a discussion of existing transportation facilities other than roadways.

ROADWAY CLASSIFICATION

A roadway system can be classified in two ways, functionally and administratively. The functional classification defines a facility's physical and operational characteristics. The administrative classification refers to actual governmental responsibility. As part of the existing conditions analysis, the functional and administrative classification of roads in the Apopka area was determined.

Administrative

The administrative classification of roads in the Apopka area is limited to State, OOCEA, County, and City responsibilities.

- State facilities: SR 436 and US 441
- OOCEA facilities: SR 429, SR 414 John Land Expressway (Apopka Bypass)

Orange County facilities: CR 424 (Apopka Boulevard), CR 435 (Park Avenue/Rock Springs Road), CR 437A (Ocoee-Apopka Road), Bradshaw Road, Binion Road, Boy Scout Road, Hawthorne Avenue, Keene Road, Lakeville Road, Piedmont-

Wekiva Springs Road, Plymouth-Sorrento Road, Ponkan Road, Sheeler Road, Sandpiper Road, Thompson Road, Votaw Road and Welch Road

- City roadways include all local streets and several collector roads.

Functional

The function of a roadway is two-fold: to provide access to land uses adjacent to the roadway facility and to provide mobility through an area. As more access points are added to a roadway, the ability of the facility to provide mobility to through-traffic decreases. Roadway facilities designed for mobility generally have higher speeds and restrictive access controls as well as more capacity than those designed for land access. Roads are traditionally classified into six general categories, which are listed below.

1. Limited Access Roadways (Interstates, Expressways, Freeways) - Devoted primarily to the movement of trips over long distances. Access from adjoining parcels is prohibited and access is limited to exit and entrance ramps located at major roadways. This roadway is generally a multi-lane divided facility designed to serve large volumes of high-speed traffic.

2. Major Arterial - Designed for the movement of large volumes of traffic over a relatively long distance. Serves major movements of traffic entering or leaving an urban area, as well as a majority of trips not destined or originating in an urban area. Access to adjacent land is not prohibited; however, mobility is the primary function of this facility, thus access should be strictly controlled.

3. Minor Arterial - Similar to a major arterial but designed to serve moderate volumes of traffic as well as provide connections to the major arterial system. Has a lower degree of travel mobility than a major arterial and allows more land access.

4. Major Collector - Serves internal traffic movement and connects localized area to the arterial system. Collectors serve short to moderate length trips. Land access is a function of this facility, provided it does not inhibit local traffic movement.

5. Minor Collector - Similar to that of a major collector except that it serves a more limited geographic area.

6. Local - Provides access to adjacent land uses. Average speeds and volumes are low and trips are usually short in length. Local streets are limited to servicing small local subareas.

In determining appropriate functional classifications for the Apopka area, three sources were reviewed. A functional classification system was then developed that is, for the most part, consistent with these three sources.

Map 3-2 depicts the functional and administrative classification of Apopka's major roadways. The classification of the two state facilities as major arterials (US 441 and SR 436) is consistent with FDOT and Orange County classification of principal arterials. All county facilities that have been designated by the FDOT as either "urban extension" or "intra urban" collectors have been classified as major collectors for purposes of this element.

The mileage of classified roads within the City of Apopka, as well as a percentage breakdown, is provided in **Table 3-1**. It is important to note that this table does not include mileage for local roads, nor does it include mileage for roads outside of the City limits. A community's local roads typically consist of 80 percent of the road system, but generally carry only 20 percent of the vehicle trips.

TABLE 3-1: ROADWAY FUNCTIONAL AND ADMINISTRATIVE CLASSIFICATION (CITY LIMITS ONLY)

Road	**Miles**	**Percent**
Major Arterial State Highway	16.6	25.3
Minor Arterial County	16.5	25.2
Major and Minor Collector		
County	9.6	14.7
County/City	3.5	5.3
City	19.3	29.5
Total	65.5	100.0

Source: City of Apopka Engineering, 2008

~~EXISTING TRAFFIC CHARACTERISTICS~~

~~In order to conduct the existing conditions analysis for Apopka's roadways, 2008 daily traffic volumes were collected from the FDOT, Orange County, Luke Transportation Engineering Consultants, and recently submitted traffic impact studies.~~

~~Table 3-2~~ ~~lists, for all analyzed roadways, the daily traffic volume, the a.m. and p.m. peak-hour traffic volumes, the "K" factor (the percentage of daily traffic that occurs in the peak hour) and the "D" factor (the directional distribution).~~

~~In a typical urban area, p.m. peak-hour traffic volumes are generally higher than those experienced in the a.m. peak hour, with seven to ten percent of the daily traffic occurring in the p.m. peak hour. A review of the traffic characteristics noted in~~ **~~Table 3-2~~** ~~indicates that this is also the case for Apopka area roads. The p.m., peak-hour directional splits noted in this table typically range from 55 to 65 percent. Traffic volumes on major arterials in the area generally range from 25,000 to 45,000 vehicles per day (vpd). Traffic volumes on major collectors generally range from 3,000 to 15,000 vpd, and on minor collectors the daily volumes generally range from 500 to 5,000 vpd.~~

TABLE 3-2: EXISTING ROADWAY TRAFFIC CHARACTERISTICS

Class	Road Segment	Exist Lanes	Lgth.	Year	Source	Daily Volume	AM Peak Volume	"K" Factor	"D" Factor	PM Peak Volume	"K" Factor	"D" Factor
Major Arterials												
	US 441											
	Hermit Smith to Ply. Sorr Rd	4 LD	0.56	2008	LTEC	32,843	1,689	8.05%	63.90%	1,642	8.54%	58.60%
	Ply Sorr Rd to Lakeview Rd	4 LD	0.63	2008	LTEC	38,023	1,947	7.89%	64.90%	2,911	7.86%	58.60%
	Lakeview Rd to Errol Pkwy	4 LD	1.14	2008	LTEC	39,638	2,040	8.05%	64.00%	2,518	7.88%	57.40%
	Errol Pkwy to SR 429	4 LD	0.91	2008	LTEC	47,120	2,527	8.06%	66.50%	2,870	7.96%	61.70%
	SR 429 to Bradshaw Rd	4 LD	0.91	2008	LTEC	42,337	1,630	7.48%	51.50%	2,870	8.08%	51.20%
	Bradshaw Rd to Hawthorne Ave	5 LD	0.34	2008	LTEC	40,548	1,727	7.39%	57.60%	3,046	7.73%	52.50%
	Hawthorne Ave to Central Ave	5 LD	0.45	2008	LTEC	40,860	1,472	7.06%	51.00%	2,878	7.76%	53.50%
	Central Ave to Park Ave	5 LD	0.11	2008	FDOT	38,847	1,372	7.03%	50.20%	2,930	7.35%	52.10%
	Park Ave to Alabama St	5 LD	0.38	2008	FDOT	45,765	1,777	6.77%	57.40%	3,221	7.30%	52.30%
	Alabama St to SR 436	4 LD	0.38	2008	FDOT	50,045	2,009	6.93%	57.90%	2,017	7.50%	53.80%
	SR 436 to Sheeler Rd	4 LD	0.34	2008	LTEC	27,473	1,383	7.62%	66.10%	2,356	7.37%	58.60%
	Sheeler Rd to Pied Wek Rd	4 LD	0.68	2008	LTEC	33,283	1,662	7.45%	67.00%	2,440	8.08%	63.50%
	Pied Wek Rd to Sem Co Line	4 LD	0.88	2008	LTEC	39,406	2,183	8.04%	68.90%	3,327	8.44%	66.10%
	SR 436											
	US 441 to Thompson Rd	4 LD	0.47	2008	LTEC	31,427	1,296	7.20%	57.30%	1,330	8.36%	50.60%
	Thompson Rd to Pied Wek Rd	4 LD	1.31	2008	LTEC	37,088	1,637	7.23%	61.00%	1,611	8.35%	52.00%
	Pied Wek Rd to Sem Co Line	4 LD	0.5	2008	LTEC	53,464	2,434	7.42%	61.40%	2,514	8.59%	54.80%
Minor Arterials												
	CR 424 (Alabama St/ Apopka Blvd)											
	US 441 to 8th St	2L	0.37	2008	LTEC	4,900	220	8.18%	54.90%	554	11.31%	62.30%
	8th St to Sheeler Rd	2L	0.8	2008	LTEC	5,429	251	8.64%	53.50%	594	10.94%	66.70%
	Sheeler Rd to Lakeville Rd	2L	1.14	2008	LTEC	9,391	569	8.99%	67.40%	958	10.20%	67.80%

Class	Road Segment	Exist Lanes	Lgth.	Year	Source	Daily Volume	AM Peak Volume	"K" Factor	"D" Factor	PM Peak Volume	"K" Factor	"D" Factor
	Lakeville Rd to Pied Wek Rd	2L	1.56	2008	LTEC	12,331	663	8.56%	62.80%	1,211	9.82%	67.20%
	CR 435 (Rock Springs Road)											
	Kelly Park Rd to Ponkan Rd	2L	2.05	2008	Orange	7,866	482	8.38%	73.10%	393	9.03%	55.40%
	Ponkan Rd to Welch Rd	2L	1.08	2008	Orange	21,817	1,126	7.98%	64.70%	1,201	8.98%	61.30%
	Welch Rd to Votaw Rd	5 LD	1.65	2008	LTEC	22,211	1,111	7.28%	68.70%	1,365	9.43%	65.20%
	Votaw Rd to Orange St	5 LD	0.63	2008	LTEC	22,388	912	6.94%	58.70%	1,155	8.52%	60.50%
	Orange St to US 441	5 LD	0.34	2008	Orange	24,129	1,384	7.93%	72.30%	1,069	7.90%	56.10%
	US 441 to M. Gladden Blvd	2L	0.4	2008	LTEC	12,203	527	7.92%	54.50%	570	8.45%	55.30%
	M.Gladden Blvd to Cleveland St	2L	0.94	2008	Orange	8,582	288	6.23%	53.80%	412	7.80%	61.60%
	Cleveland St to Keene Rd	2L	1.14	2008	LTEC	7,891	303	6.91%	55.60%	392	8.25%	60.20%
	Keene Rd to McCormick Rd	2L	1.63	2008	LTEC	10,444	398	7.26%	52.50%	487	8.52%	54.70%
	CR 437A (Ocoee-Apopka Rd/Central Ave)											
	Keene Rd to Boy Scout Rd	2L	1.48	2008	LTEC	5,071	282	10.00%	55.60%	322	10.49%	60.50%
	Boy Scout Rd to Bradshaw Rd	2L	0.91	2008	LTEC	4,999	283	10.42%	54.30%	303	10.16%	59.60%
	Bradshaw Rd to Central Ave	2L	0.61	2008	Orange	3,983	176	8.76%	50.40%	244	9.44%	64.90%
	M.Gladden Blvd to US 441	2L	0.45	2008	LTEC	3,586	132	6.47%	56.90%	197	9.98%	55.00%
	Piedmont-Wekiva Road											
	Welch Rd to Votaw Rd	2L	1.65	2008	LTEC	16,928	1,032	8.18%	74.50%	1,058	9.33%	67.00%
	Votaw Rd to SR 436	5 LD	0.74	2008	Orange	24,174	1,406	7.93%	73.30%	1,530	9.29%	68.10%
	SR 436 to Pied Lakes Blvd	5 LD	0.87	2008	LTEC	26,553	1,224	7.50%	61.40%	1,500	9.17%	61.60%
	Pied Lakes Blvd to US 441	5 LD	0.51	2008	LTEC	25,503	1,239	7.56%	64.30%	1,395	8.96%	61.00%
	US 441 to CR 424	2L	0.51	2008	Orange	19,948	725	7.25%	50.10%	1,006	8.28%	60.90%
	Plymouth-Sorrento Road											
	Ponkan Rd to US 441	2L	2.5	2008	LTEC	9,241	592	9.41%	68.00%	344	7.42%	50.10%
	Sheeler Road											
	SR 436 to US 441	2L	0.17	2008	LTEC	11,379	370	6.07%	53.50%	722	11.16%	56.90%

Class	Road Segment	Exist Lanes	Lgth.	Year	Source	Daily Volume	AM Peak Volume	"K" Factor	"D" Factor	PM Peak Volume	"K" Factor	"D" Factor
	US 441 to Apopka Blvd	2L	0.63	2008	LTEC	9,152	404	6.59%	67.00%	532	10.31%	56.40%
	Apopka Blvd to Keene Rd	2L	1.48	2008	LTEC	9,377	503	10.10%	53.10%	552	10.10%	58.30%
	Welch Road											
	Vick Rd to Rock Spgs Rd	2L	1.04	2008	LTEC	12,091	612	9.68%	52.30%	628	9.68%	53.70%
	Rock Spgs Rd to Thompson Rd	2L	1.36	2008	LTEC	16,445	726	8.60%	51.30%	743	8.80%	51.30%
	Thompson Rd to Pied Wek Rd	2L	1.31	2008	Orange	15,550	1,034	9.01%	73.80%	921	9.27%	63.90%
County Collectors												
	Binion Road											
	Apk Ocoee Rd to Boy Scout Rd	2L	2.75	2008	LTEC	3,713	245	9.86%	66.90%	255	11.02%	62.30%
	Boy Scout Rd to Boy Scout Blvd	2L	1.8	2008	LTEC	4,961	379	11.03%	69.30%	339	10.38%	65.80%
	Boy Scout Blvd to US 441	2L	0.81	2008	LTEC	3,929	340	11.68%	74.10%	250	10.28%	61.90%
	Boy Scout Road											
	Binion Rd to Ocoee Apk Rd	2L	1.5	2008	LTEC	870	56	7.59%	84.80%	40	7.59%	60.60%
	Lakeville Road											
	Apopka Blvd to Wildwood St	2L	0.49	2008	LTEC	5,636	357	12.22%	51.80%	339	9.44%	63.70%
	Ponkan Road											
	Ply Sorr Rd to Rock Spgs Rd	2L	3.2	2008	LTEC	4,277	252	9.52%	61.90%	247	10.12%	57.00%
	Thompson Road											
	Welch Rd to Votaw Rd	2L	1.59	2008	Orange	9,235	483	7.30%	71.70%	546	9.15%	64.60%
	Votaw Rd to SR 436	2L	0.76	2008	Orange	9,498	599	8.02%	78.60%	489	8.42%	61.10%
	Votaw Road											
	Park Ave to Thompson Rd	2L	1.31	2008	LTEC	7,594	291	7.64%	50.20%	528	10.81%	64.30%
	Thompson Rd to Pied Wek Rd	2L	1.45	2008	LTEC	8,024	334	7.68%	54.20%	448	9.66%	57.80%
County - City Collector												

Class	Road Segment	Exist Lanes	Lgth.	Year	Source	Daily Volume	AM Peak Volume	"K" Factor	"D" Factor	PM Peak Volume	"K" Factor	"D" Factor
	Bradshaw Road											
	US 441 to Ocoee-Apk Rd	2L	1.04	2008	LTEC	2,626	169	10.51%	61.20%	162	9.67%	63.80%
	Hawthorne Avenue											
	US 441 to Ocoee-Apk Rd	2L	1.14	2008	LTEC	1,819	86	7.20%	65.60%	129	10.39%	68.30%
	Apk-Ocoee Rd to 13 St	2L	0.37	2008	LTEC	1,337	58	6.36%	68.20%	71	9.65%	55.00%
	Keene Road											
	Ocoee-Apopka Rd to Clarcona Rd	2L	0.45	2008	LTEC	2,762	139	9.74%	51.70%	135	9.78%	50.00%
	Sandpiper Road											
	Rock Spg Rd to Ustler Rd	2L	0.51	2008	LTEC	4,210	227	8.05%	67.00%	325	11.31%	68.30%
	Ustler Rd to Thompson Rd	2L	0.78	2008	LTEC	5,115	315	8.27%	74.50%	361	10.38%	68.00%
	Christiana Avenue											
	Monroe Ave to Votaw Rd	2L	0.63	2008	LTEC	2,285	224	12.78%	76.70%	229	12.78%	78.40%
	Cleveland Street											
	Park Ave to Sheeler Rd	2L	0.81	2008	LTEC	2,003	98	8.09%	60.50%	98	9.29%	52.70%
	Errol Parkway											
	Lake Francis Dr to Old Dixie Hwy	2L	1.48	2008	LTEC	7,166	465	8.09%	80.20%	429	8.90%	67.20%
	Jason Dwelley Parkway											
	Ponkan Rd to Kelly Park Rd	2L	0.81	2008	LTEC	1,277	96	11.12%	67.60%	99	12.69%	61.10%
	Lake Avenue											
	Martin St to Orange St	2L	0.94	2008	LTEC	1,746	124	10.25%	69.30%	119	10.82%	63.00%
	Orange St to US 441	2L	0.25	2008	LTEC	1,515	90	8.58%	69.20%	92	10.30%	59.00%
	Lake Francis Drive											
	Schopke Lester Rd to Errol Pkwy	2L	0.71	2008	LTEC	1,740	84	7.87%	61.30%	103	10.17%	58.20%
	Errol Pkwy to Vick Rd	2L	0.63	2008	LTEC	3,410	187	7.42%	73.90%	198	9.38%	61.90%
	Lester Road											
	Vick Rd to Lester Schopke	2L	0.37	2008	LTEC	2,823	181	8.71%	73.60%	161	9.17%	62.20%

Class	Road Segment	Exist Lanes	Lgth.	Year	Source	Daily Volume	AM Peak Volume	"K" Factor	"D" Factor	PM Peak Volume	"K" Factor	"D" Factor
	Rd											
	Lester Schopke Rd to Ply Sorr Rd	2L	1.36	2008	LTEC	1,782	95	9.88%	54.00%	87	9.43%	51.80%
	Maine Avenue											
	Martin St to Old Dixie Hwy	2L	0.77	2008	LTEC	2,266	123	10.33%	52.60%	219	14.61%	66.20%
	Marden Road											
	Keene Rd to Ocoee Apopka Rd	2L	0.77	2008	LTEC	923	57	10.51%	58.80%	65	9.75%	72.20%
	Monroe Avenue											
	Park Ave to Alabama St	2L	0.44	2008	LTEC	5,137	425	10.03%	82.50%	491	12.91%	74.10%
	Alabama St to Sheeler Rd	2L	0.59	2008	LTEC	6,091	412	8.68%	77.90%	494	12.12%	66.90%
	Old Dixie Highway / Orange Avenue											
	Lakeview Rd to Errol Pkwy	2L	0.37	2008	LTEC	4,040	301	9.93%	75.10%	242	10.00%	59.90%
	Errol Pkwy to Bradshaw Rd	2L	1.36	2008	LTEC	8,178	649	11.01%	72.10%	473	10.01%	57.80%
	Bradshaw Rd to Hawthorne Ave	2L	0.3	2008	LTEC	6,271	492	10.14%	77.40%	381	10.08%	60.30%
	Schopke Lester Road											
	Lake Francis Dr to Old Dixie Hwy	2L	1.12	2008	LTEC	2,164	186	10.03%	85.70%	138	9.57%	66.70%
	Vick Road											
	Old Dixie Hwy to Martin St	2L	0.37	2008	LTEC	9,022	591	9.39%	69.80%	573	9.69%	65.60%
	Martin St to Welch Rd	2L	1.36	2008	LTEC	9,777	682	9.36%	74.50%	609	9.32%	66.80%
	Welch Rd to Lester Rd	2L	0.3	2008	LTEC	11,329	780	8.51%	80.90%	720	9.72%	65.40%
	Lester Rd to Ponkan Rd	2L	0.6	2008	LTEC	3,649	219	9.92%	60.50%	235	10.58%	60.90%

Sources: LTEC – Luke Transportation Engineering Consultants; Orange County Engineering; Florida Department of Transportation; City of Apopka

Notes: K Factor = Peak Volume / Daily Volume; D Factor = Directional Distribution

Capacity/Level of Service

To adequately evaluate existing transportation conditions and plan for future improvements, a roadway capacity must be determined for each facility that is to be analyzed. The capacity of a roadway is defined as the maximum number of vehicles that have a reasonable expectation of passing over or through a given roadway or intersection under prevailing roadway and traffic conditions. For the purpose of this study, daily capacities were obtained from methodology outlined in FDOT's "Level of Service Handbook".

Level of service (LOS) standards are qualitative measures that describe the operational conditions of a roadway. These LOS standards will be used for evaluating the existing and future transportation system and will no longer be used to measure transportation concurrency, as the City has been designated a Dense Urban Land and Transportation Concurrency Exception Areas. These standards indicate the quality of traffic flow which is measured by driver satisfaction. A number of factors influence the LOS including speed and travel time, traffic interruptions, the maneuverability of a facility, safety, driver comfort, convenience and operating costs. There are six designations for levels of service which define a facility type, ranging from "A" to "F," and defined in **Table 3-3**. LOS "A" describes free flow conditions, while LOS "F" describes forced flow, congested conditions.

TABLE 3-3: LEVEL OF SERVICE DEFINITIONS

Level of Service	Definition
A	Free flow condition. Speed is controlled by the driver's desires, speed limits, and physical roadway conditions, while traffic density is low. Any turning movements are made easily, and there is little or no restriction in maneuverability.
B	Stable flow condition. However, operating speeds are beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom; however, they may begin to feel somewhat restricted.
C	Stable flow condition. However, speeds and

maneuverability are more closely controlled by higher volumes. Traffic conditions are still tolerable for most drivers, and operating speeds are not unsatisfactory.

D Approaches unstable flow. Although operating speeds may still be maintained, delays begin to occur frequently due to high volumes. Drivers have little freedom to maneuver, and comfort and convenience are low. Conditions can be tolerated for short periods of time.

E Unstable flow condition. There may be stoppages of momentary duration. This level of service describes a roadway that is near or at full capacity (maximum volume). Speeds are slow, and there is very little driver comfort or independence. Accident potential is high.

F Forced flow condition. Operation at low speeds, where volumes are below capacity. This condition usually results from queues of vehicles backing up from restriction downstream. Stoppages may occur for long periods of time because of downstream congestion.

Source: Highway Capacity Manual, 2000, Transportation Research Board

EXISTING AIRPORTS

The Orlando Apopka Airport is located within the City limits on US 441 northwest of downtown Apopka. The privately-owned, public use airport provides general aviation services. For commercial flights, two international airports are located close to the City: the Orlando International Airport and the Orlando-Sanford Airport, both within 26 miles.

EXISTING RAIL FACILITIES

Apopka is served by the Florida Central Railroad for freight services. One line is located along US 441 to Orlando and the other travels along an easement through the City from the southwest to the northeast. The closest passenger rail service is provided by the AMTRAK Silver Service/Palmetto route, which offers daily service from Miami to New York City. The closest passenger rail station to Apopka is located in Winter Park, approximately 15 miles southeast of the City

EXISTING TRANSIT SERVICE

Transit service is provided by LYNX (Central Florida Regional Transportation Authority). Four routes presently service Apopka (Routes 17, 41, 44 and 405). These routes operate on approximately fifteen minute to one hour headways, with service beginning at 4:35 a.m. and ending at 12:35 a.m. Route 405 is a circulator within the Apopka area connecting residential to shopping and businesses. The routes have a central transfer stop (Apopka Superstop) at Central Avenue/7th Street. **Map 3-3** shows the existing LYNX transit Routes.

LYNX is the Community Transportation Coordinator for Orange County and provides services for the transportation disadvantaged. People who are unable to transport themselves or purchase needed transportation because of physical or mental disability, income status or age are considered transportation disadvantaged.

EXISTING INTERMODAL FACILITIES

LYNX provides a transit "Superstop" on West Central Avenue in downtown Apopka. This transfer station has additional bus bays for future expansion.

MODAL SPLIT AND VEHICLE OCCUPANCY RATES

Modal split is a term that describes the number or percentage of travelers using a particular type of transportation, generally for work trips. Vehicle occupancy rates are used to convert person trips to vehicle trips and are used in travel demand surveys. Census tables do not specify data at the city level for this type of statistic, so the Orlando-Kissimmee Metropolitan Statistical Area (MSA) is the closest level that applies to the City of Apopka. The average vehicle occupancy rate for the Orlando MSA is 1.129, according to the Orlando Urban Area Transportation Study (OUATS) model. **Table 3-3** shows a comparison of the Orlando-Kissimmee MSA modal split with that of Orange County, the state and the country, based on the 2000 census.

TABLE 3-4: MODAL SPLIT

	Orlando MSA	Orange County	Florida	United States
Car, truck or van - drove alone	81.4	79.9	79.4	75.5
Car, truck or van – carpooled	9.2	12.2	10.3	10.7
Public Transportation	1.6	2.5	2.0	5.0
Walked	1.2	1.4	1.5	2.8
Other means	2.1	1.5	2.3	1.8
Worked at home	4.6	2.5	4.5	4.1

Source: U.S. Census Community Survey, 2008

EXISTING BICYCLE AND PEDESTRIAN FACILITIES

The City coordinates bicycle/pedestrian planning with MetroPlan Orlando. A majority of the City's primary and secondary streets have five-foot sidewalks on both sides of the street and crosswalks are striped with reflective paint.

In addition to the local sidewalk system, a portion of the West Orange Trail rails-to-trails project is located in Apopka along Forest Avenue. Currently the trail is 19 miles in length, with the southern terminus in Oakland and the northern terminus in Apopka. The entire trail will eventually be a part of the 200- mile planned regional connection known as the Central Florida Loop.

ACCIDENT ANALYSIS

In addition to assessing the impact of traffic volumes on roadway facilities, accident crash data was reviewed to determine high crash locations as well as crash characteristics. The Apopka Police Department provided data that revealed the highest crash intersections from 2004 to 2008, as shown below:

Intersection	2004	2005	2006	2007	2008	Total
US 441 & CR 435	45	48	34	46	43	216
US 441 & Sheeler Road	35	43	47	56	32	213
US 441 & SR 429	39	34	34	52	30	189
US 441 & Bradshaw Road	26	32	28	23	12	121
US 441 & Piedmont Wekiva Road	20	24	24	20	18	106
US 441 & SR 436	15	11	14	16	12	68

Intersection	2004	2005	2006	2007	2008	Total
US 441 & Benbow Court	9	5	23	8	11	56
US 436 & Piedmont Wekiva Road	16	21	21	21	17	96
CR 435 & 3rd Street	14	14	13	17	9	67

PROGRAMMED AND PLANNED ROADWAY IMPROVEMENTS

Programmed and planned improvements for the Apopka area are listed in **Table 3-4.** Information for this table was obtained primarily from MetroPlan's Transportation Improvement Program (2009-20013). Programmed improvements are defined as projects which have funding committed towards construction within the next five years. Planned improvements have no financial commitment towards construction within the next five years. Instead, planned improvements include those which have funding towards some aspect of the project other than construction, as well as those that are in a governmental agency's long-range plans.

The most significant planned improvements are the proposed Wekiva Parkway and the extension of SR 414 John Land Expressway (Apopka Bypass) from Ocoee-Apopka Road to US 441. The first phase of this facility was constructed by the Orlando-Orange County Expressway Authority (OOCEA). Situated on the south side of Apopka, it serves as an alternative route for drivers utilizing US 441 that are not destined for Apopka. The expressway has only been open for a short time so traffic volumes and changes in traffic patterns are not available.

TABLE 3-5: PROGRAMMED AND PLANNED IMPROVEMENTS

Improvement Status	Road Segment	Improvement	Responsible Agency	Year	Comments
Programmed	Rock Springs Road – Ponkan Road to Kelly Park Road	Widen to 4-Lane	Orange County	2009	Under Construction
Programmed	Lester Road – Vick Road to Rock Springs Road	New 2-Lane	City of Apopka	2011	---
Planned	Apopka Bypass – North US 441 to Ocoee Apopka Road	New 4-Lane	OOCEA	---	Phase 2 – Construction only
Planned	Wekiva Parkway (Western Beltway – Park B) US 441 North	New 4-Lane	OOCEA	---	

Note: OOCEA denotes Orlando Orange County Expressway Authority

REGIONAL ROADWAY SYSTEM

A regional transportation system is generally made up of a network of interstates, limited-access toll/non-toll expressways and bridges, major federal and state highways, and public transit including buses and rail service. The primary purpose of the regional roadway and bridge facilities is for interstate commerce and to move commuter and other pass-through vehicles to their ultimate destinations as quickly and efficiently as possible. Apopka is located within the Orlando Metropolitan Area, which is served by the regional transportation system that includes Interstate 4, the Florida Turnpike, several limited access expressways, US 441, SR 436, county roads CR 424, CR 435 and CR 437A, a general aviation airport, freight rail service and the LYNX public transit system. Future alternative transportation modes may include the planned Northwest Corridor Commuter Rail as listed in the draft MetroPlan Orlando 2030 Long Range Plan and shown in **Map 3-4.**

The Orlando/Orange County Expressway Authority was authorized to develop plans for a loop expressway surrounding the Orlando metropolitan area to increase mobility and the quality of life in Central Florida. Construction began on the first of a number of toll roads that were to eventually form that loop system. With completion in 2000 of the latest segment of SR 429 - the Western Beltway located along the west side of Apopka - the loop is almost completed. The final segment, the Wekiva Parkway, is still in the planning stages and will be located north of Apopka heading east somewhere north of the Lake County line to Interstate 4, completing the entire loop expressway system. Other east/west toll roads have also been or will be constructed within the loop system to address high traffic volumes. **Map 3-5** shows the current and planned expressway system for the Orlando Metropolitan Area.

Until such time as the Wekiva Parkway is completed and connects Apopka to Interstate 4 to the northeast, the Western Beltway is the only "loop" segment that connects Apopka to Interstate 4, Florida's Turnpike, and the East-West Expressway, all to the south. The first segment of the SR 414 John Land Apopka Expressway (the east/west toll road) was completed and opened in 2009.

ISSUES AND OPPORTUNITIES

An issue that affects the function of Apopka's arterial roadways is allowing direct access to adjacent retail and office land

~~uses. The operational capacity of a roadway facility begins to break down when numerous curb cuts and median openings are allowed. The City has taken steps to limit access onto US 441 and SR 436 by requiring joint access driveways and limiting access only to collector and local roads that intersect with major arterials. However, there are still segments along these facilities with multiple access driveways due to earlier development.~~

~~There are opportunities available to the City of Apopka that can address these issues. First, the City completed a capacity enhancement study for US 441 for its entire length through the Apopka area. This study identifies actual available capacities based upon field conditions and not based upon generalized information. Also, SR 414 John Land Apopka Expressway will substantially alleviate congestion presently experienced on US 441 and SR 436. A portion of the expressway has been completed and opened to traffic and the remaining phase should be scheduled soon.~~

~~Second, the Wekiva Parkway is planned to connect north US 441 to Interstate 4 in Seminole County. A conceptual route has been selected that is considered the best available that can preserve sensitive environmental areas. There is only one interchange area planned in the Apopka area, thus preserving the desire to move traffic through the area.~~

~~Third, the City continues to update its transportation impact fee program. Funds collected can be used for improving roadways in the Apopka area. In addition, impact fees are being collected by Orange County in unincorporated areas adjacent to Apopka. Orange County and Apopka continually coordinate transportation issues in the area.~~

~~Finally, in 2009 the Florida Legislature and governor passed a bill (SB 360) designating certain jurisdictions as Dense Urban Land Areas (DULA). The City of Apopka is one of them. Recognizing that minimum acceptable level of service standards may not always be attainable in dense urban areas and requiring roadways to meet these standards may add to urban sprawl, DULAs are now exempt from transportation concurrency. It is the City's intent to remove state mandated transportation concurrency and operate it as a matter of local law. Transportation concurrency exceptions and use of mobility strategies are fully operational. However, mobility funding and implementation schedule will be identified following the adoption of the City's Mobility Plan, estimated July 9, 2011.~~

~~Transportation Coordination~~

~~The largest area of coordination for traffic management is with Orange County. Many of the higher facility roads in the City of Apopka (Arterials and Major Collectors) are Orange County roads. The City of Apopka coordinates counts and levels of service with Orange County on an annual basis. The City regularly checks available trips and participates in Orange County planning studies on roads within the City of Apopka's travel area. Utilizing available traffic counts allows the City to be current with the County.~~

~~Seminole County and Lake County roadways that continue into Orange County and the City of Apopka are also higher facility type roads. The City of Apopka reviews the adopted level of service, levels of service capacity volumes, and volumes on each roadway annually. As the City annexes property closer to each of these areas, the road, the appropriate adopted level of service, and service volumes are considered. Many of these roads are State Roads that must comply with Florida Department of Transportation standards. The City adheres to FDOT standards on these roadways.~~

~~The City of Ocoee shares two adjacent Orange County maintained roadways with Apopka: Ocoee-Apopka Road (CR 437) and McCormick Road. As the City annexes near the area, information is obtained from Ocoee and Orange County regarding the adopted level of service, service volumes, and volumes on the road.~~

~~Overall, the City of Apopka coordinates with all the adjacent counties and municipalities through regular communication and by attending meetings and workshops. City planning staff is very active in MetroPlan Orlando and with other committees such as the Wekiva Parkway Project Advisory Group. Traffic planning is coordinated through these working groups and relationships. The utilized methodology and assumptions are professionally accepted for measuring impacts on the transportation system.~~

~~As noted previously, the City of Apopka qualifies as a DULA and is therefore exempt from transportation concurrency. As adjacent jurisdictions and the County decide whether to establish their own local concurrency systems to replace the previously mandated system, or to eliminate transportation concurrency, the City of Apopka will continue to coordinate with them.~~

Impacts Related to the Local and Regional Transportation System

For a relatively small city such as Apopka there are several major expressways built or planned within its limits. Although these expressways move pass-through traffic through the City without much impact on the local facilities, access to and from the expressways results in some impacts to the local transportation system. These expressways are a positive addition to the City in terms of connecting Apopka with the region and reducing peak hour traffic congestion; however, the massive infrastructure associated with the Western Beltway has disrupted existing development patterns, caused adjacent land use patterns to change and affected the aesthetics and character of the western section of the City. The same issues are expected with the construction of the remaining segment of the John Land Apopka Expressway. The conceptual corridor recommended for the proposed Wekiva Parkway may cause impacts on some existing, older residential and commercial areas of Apopka.

Within the Apopka City limits there are relatively few minor arterial/major collector roads to channel traffic to the larger expressways and to the major streets where employment and commercial activities are located. Many of these roadway facilities have only two lanes. The design of residential developments, which feed traffic onto these minor arterials and major collectors, tend to favor "dead-end" street systems that don't connect to neighboring residential and/or commercial developments. With few choices for access to the collector or arterial roads, larger and more inefficient intersections are required, which cause time delays and congestion.

The only way to reduce congestion on regional roadways is to keep "local" traffic off of them as much as possible. For this to happen Apopka must provide an effective local roadway network that meets the day-to-day needs of its residents and visitors. Traffic generated by new development in Apopka along US 441 and south will be able to access the regional transportation network with relative ease, since there are many interchanges and access points. Effects on the local roadway network will be mitigated by this to some extent, as long as arterial and major collector roads are designed effectively.

Impacts of Development on the Transportation System

The traditional response to congestion has been to add more lanes to existing highways and bridges and to build new ones; however, it is becoming increasingly difficult to undertake

major highway expansions because of funding constraints, increased development, increased right-of-way and construction costs, and opposition from local groups. Therefore, it makes more sense to focus on how to operate existing capacity more efficiently to get more out of existing facilities.

In order to address the impacts of development on the regional and local transportation system, the City must promote development patterns and transportation design that improves connectivity, favors alternative modes such as transit and cycling, and improves walkability. This type of transportation system tends to reduce the volume of automobile traffic, all of which also enhances the quality of the local trips. Each of these factors must be implemented in a way that complements the others in order to fundamentally change the course from automobile-oriented to one that offers a full-range of multi- modal transportation opportunities.

- Change Land Use Patterns

  Higher residential densities and a mixture of land uses are concepts that at first glance might seem factors that would make traffic congestion worse in a community. However, studies indicate that residents of higher density urban areas make fewer automobile trips and more than twice as many pedestrian and transit trips as the national average. Land use effects on travel behavior tend to be cumulative. As an area becomes more urbanized (denser, more mixed, less parking), automobile ownership and use decline and more travel takes place by walking, cycling and public transit.

- Change the Way Streets are Designed

  When designing roadways that serve local transportation needs, the entire right-of-way must be considered as part of the design. This means the inclusion of pedestrian and bicycle lanes/paths, on-street parking if appropriate, medians and pedestrian-friendly crosswalks. Frequently, transportation systems and networks are planned and operated in an uncoordinated manner – both within and between jurisdictions. Providing efficient connections between different transportation modes is key to achieving a functioning multimodal system. Roads, sidewalk and bicycling facilities should be designed in a way that allows maximum integration with each other and with transit facilities.

o Develop a Pedestrian and Bicycle Master Plan

For most cities, public improvements that make walking and bicycling more attractive options are possible, but there is often no evaluation of these needs during the planning process. As a result, other infrastructure improvements often do not address walkability and may perpetuate existing problems. A pedestrian and bicycle master plan can help focus time and attention on improvements to pedestrian and bicycle traffic.

Walking and cycling conditions are affected by the quantity and quality of sidewalks, crosswalks and paths, pedestrian system connectivity, the security and attractiveness of pedestrian facilities, and support features such as bike racks. Improved walking and cycling conditions tend to increase non-motorized and transit travel, and reduce automobile travel. A short walking or cycling trip often substitutes for a longer motorized trip.

o Provide Safe and Comfortable Public Transit Facilities

Creating an environment conducive to the development of a balanced transportation system requires the circulation system to be engineered to functionally accommodate all modes. Designing for the functional requirements of transit vehicles means creating suitable facilities in which the vehicles can operate properly and passengers can wait in comfort. Such facilities should be developed as street designs are developed and private developments are approved. To accommodate and enhance transit opportunities, amenities in the form of attractive transit stops and shelters, loading spaces for transit buses, and bicycle and pedestrian connections are needed

o Alter Trip Patterns/Provide Alternatives to Single Occupancy Vehicles

In order to cut automobile trips – particularly trips during peak travel times that involve one person driving alone – innovative alternatives are needed that affect the demand for travel. These alternatives are generally employer-based and, as such, not solutions that can be addressed by the City. However, the City should support the ongoing efforts of MetroPlan Orlando to engage regional employers in discussion and pilot programs that address such issues as flexible work hours and telecommuting, both

effective methods to reduce daily automobile trips for employees, as well as carpooling programs and public transit.

Transportation Right-of-Way and Corridor Master Plan

In order to address future roadway needs, the City should consider preparing a Transportation right-of-way and corridor plan. Corridor preservation is a broad strategy for the long- term planning and management of important roadways. The master plan will include techniques the City can use to protect existing transportation corridors or planned corridors from inconsistent development.

Downtown Redevelopment

The City conducted downtown redevelopment workshops on September 12, 2005 and March 6, 2006, to garner input from the public on proposed redevelopment efforts within the downtown area. In December 2006, the City Council created a downtown development overlay zoning district within and adjacent to the eastern boundary of the CRA. The concept of the redevelopment efforts was prepared in the March 2006 Downtown Community Redevelopment Plan and a result of visioning workshops.

Roadways in the Community Redevelopment Area are of average to above-average condition; however, there is a section of 5th Street from Washington Avenue to Hawthorne Avenue that is not paved, and portions of Lake Avenue are in need of roadway improvements, including curbs, gutters, resurfacing, and sidewalks. Traffic congestion on US 441 in the CRA has increased over the past 20 years and is projected to continue to do so into the future. In an effort to decrease congestion on US Hwy.
441 (Main Street), a driveway study would be able to determine needed driveway improvements. Some of the improvements could be shared driveways between businesses or moving driveways to side streets, where feasible.

The City has completed a Redevelopment Plan for Downtown Apopka that identifies recommended land use patterns and transportation improvements. For the downtown area where higher residential densities and mixed use patterns are recommended, the City may want to consider adopting strategies, other than building more or wider roadways, to mitigate traffic impacts. In cooperation with the efforts of the downtown redevelopment and with the planned Northwest Corridor Commuter Rail, the City's future downtown redevelopment should include Transit Oriented Design

~~(TOD) principles. These TOD principles would help decrease congestion on existing roadways and overall commuting times. Components and principles of TOD include the following but not limited to:~~

- ~~Walkable design with pedestrian as the highest priority.~~
- ~~Train station as a major feature of the town center.~~
- ~~A regional node containing a mixture of uses in close proximity including office, residential, retail, and civic uses.~~
- ~~High density, high quality development within a 10-minute walk circle surrounding the train station.~~
- ~~Collector support transit systems including trolleys, streetcars, light rail, and buses, etc.~~
- ~~Designed to include the easy use of bicycles, scooters, and rollerblades as daily support transportation systems.~~
- ~~Reduced and managed parking inside 10-minute walk circle around town center/train station.~~
- ~~Integrated Land-Use Planning.~~
- ~~Community spaces, plazas, activities and attractive design.~~

FUTURE CONDITIONS ANALYSIS

The development of a comprehensive transportation system is ultimately based upon the travel patterns that are anticipated from existing and future development. Travel patterns from land use development must not only be considered for the specific area being studied, but also for the entire metropolitan region. For the Apopka area, a substantial amount of travel information is available from MetroPlan Orlando. In determining the need for future transportation facilities in Apopka, consideration was given to the regional travel patterns.

FUTURE TRAVEL DEMAND

Travel demand is a function of existing and future land use projections based on existing and anticipated development activities, population and employment density, vehicle availability, transit service quality, roadway capacity and historical trends. In order to ensure that the modeling process is reliable, the year 2000 or "base year" traffic conditions were modeled and checked against observed traffic flows. The City hired a consultant to develop a sub-area model that updated the OUATS utilizing the latest land use data, highway network and census for the year 2000. The OUATS model was expanded to include a portion of the area networks in Lake, Volusia and Polk counties. This allows for enhanced accuracy in the areas near the fringe of the old model, where Apopka is located. With the new model, the roadway network represents and reflects the existing travel patterns in the Apopka area.

After obtaining the year 2000 socio-economic (S/E) database from MetroPlan Orlando, the City refined the Traffic Analysis Zones (TAZ's) in the Apopka area. The S/E database identifies population, employment, dwelling unit and hotel/motel unit information for each TAZ.

Future S/E databases were developed by MetroPlan Orlando and City staff through a process of reviewing existing development patterns, future land use maps and probable development scenarios. **Table 3-5** lists the socioeconomic data estimates and projections for 2010, 2015, 2020 and 2025 for the entire study area. As shown in this table, between 2005 and 2025, a 44 percent growth in dwelling units and a 35 percent growth in employment is anticipated. This growth is less than projected in the City's 2002 Transportation Element; however, it is still substantial. The growth projections acknowledged the opening of SR 414, the John Land Expressway/Apopka Bypass, as well as the

anticipated development projects expected as a result of the construction of the Wekiva Parkway.

TABLE 3-6: SOCIOECONOMIC DATA SUMMARY

	Year					
	2005	**2010**	**2015**	**2020**	**2025**	**2030**
Production Values						
Single Family DUs	21,795	24,215	26,636	29,056	31,477	44,573
Multi Family DUs	6,760	7,385	8,010	8,635	9,535	13,510
Total DUs	28,555	31,600	34,646	37,691	41,012	58,083
Attraction Values						
Industrial	4,147	4,526	4,905	5,284	5,663	7,877
Commercial	11,174	12,032	12,889	13,747	14,604	20,255
Service	14,715	16,104	17,493	18,882	20,271	28,132
Total	30,036	32,662	35,287	37,913	40,538	56,264

Source: City of Apopka, Chyabi & Associates.

2030 LEVEL OF SERVICE ANALYSIS

Prior to the projection of future roadway conditions, the 2000 traffic conditions were replicated in order to validate the transportation modeling tool. The modeling software used for the analysis was FSUTMS, a TRANSPLAN-based program and process used statewide. The FSUTMS incorporates the gravity model in the trip distribution process. Socioeconomic data is used to estimate the number of vehicle trip ends. Trip ends are then assigned throughout the study area by linking travel between trip origins and trip destinations (productions and attractions). The summary of trips by road segments results in an estimate of traffic using each road segment.

The socioeconomic database described in **Table 3-5** was utilized to determine appropriate trip production and attraction equations by trip purpose, which resulted in computer-generated traffic volumes for the year 2000. These volumes were compared to actual traffic counts to determine the accuracy of the model. Slight adjustments were made to the model to more accurately reflect actual traffic volumes. After calibration of the transportation computer model for 2000, traffic projections were developed for 2025.

For the year 2025, vehicle trip assignments were analyzed on the area network, including both programmed and planned improvements. Two planned improvements that will impact Apopka are the completion of SR 429, from John Land Expressway (SR 414 Extension) to US 441, and the completion of the Wekiva Parkway, from US 441 to I-4. These two freeways will connect to each other and complete a loop roadway network around the Orlando Metropolitan Area.

Because MetroPlan Orlando is in the process of updating the OUATS model to 2030, the City of Apopka utilized historical traffic count trends to predict the growth from 2025 to 2030. The resulting traffic demand estimates for 2030 were then compared to each roadway's service volume to determine which roadways face future problems.

Although some of the traffic growth is due to external traffic (vehicles traveling through the study area, but without an origin or destination within the study area), a portion of the growth is due to increased traffic within the study area. This causes traffic to be diverted to collector roadway facilities.

Table 3-6 presents the analysis for the 2025 network volumes and the 2030 projected volumes. Based upon the projected traffic volumes, a number of road facilities are anticipated to operate at or below their respective capacity, as described below:

Road Segments Projected to Operate **at** capacity

US 441 from Errol Parkway to SR 429
US 441 from Bradshaw Road to Hawthorne Avenue
US 441 from Hawthorne Avenue to Central Avenue
SR 436 from Piedmont Wekiva Road to Seminole County Line
Welch Road from Rock Springs Road to Thompson Road
Welch Road from Thompson Road to Piedmont Wekiva Road

Road Segments Projected to Operate **Below** capacity

US 441 from Hermit Smith Road to Plymouth Sorrento Road
US 441 from Central Avenue to Park Avenue
US 441 from Park Avenue to Alabama Street
US 441 from Alabama Street to SR 436
CR 435 from US 441 to M. Gladden Boulevard
CR 435 from Keene Road to McCormick Road
Sheeler Road from SR 436 to US 441

TABLE 3-7: 2030 LEVEL OF SERVICE ANALYSIS

Class	Road Segment	Lanes	2025 Daily Volume	2030 Daily Volume	LOS Std	Capacity @ LOS	2030 V/C	2030 LOS
Major Arterials								
	SR 429							
	Ocoee Apopka Rd to Binion Rd	4 LD	28,727	30,882	C	55,200	0.56	B
	Binion Rd to US 441	4 LD	34,625	37,222	C	55,200	0.67	B
	SR 451 (Old SR 429 Section)							
	South of US 441	4 LD	18,062	19,417	C	55,200	0.35	A
	US 441							
	Hermit Smith to Ply. Sorrento Rd	4 LD	58,213	62,579	D	60,700	1.03	F
	Ply Sorrento Rd to Lakeview Rd	4 LD	54,260	58,330	D	62,500	0.93	C
	Lakeview Rd to Errol Pkwy	4 LD	50,019	53,770	D	62,500	0.86	C
	Errol Pkwy to SR 429	4 LD	57,055	61,334	D	62,500	0.98	D
	SR 429 to Bradshaw Rd	5 LD	40,114	43,123	D	62,500	0.69	C
	Bradshaw Rd to Hawthorne Ave	5 LD	31,887	34,279	D	43,400	0.79	D
	Hawthorne Ave to Central Ave	5 LD	33,774	36,307	D	43,400	0.84	D
	Central Ave to Park Ave	5 LD	49,589	53,308	D	43,400	1.23	F
	Park Ave to Alabama St	5 LD	42,706	45,909	D	43,400	1.06	F
	Alabama St to SR 436	4 LD	46,793	50,302	D	43,400	1.16	F
	SR 436 to Sheeler Rd	4 LD	20,376	21,904	D	44,200	0.5	B
	Sheeler Rd to Pied Wek Rd	4 LD	35,245	37,888	D	44,200	0.86	C
	Pied Wek Rd to Seminole Co Line	4 LD	36,400	39,130	D	61,800	0.63	C
	SR 436							
	US 441 to Thompson Rd	4 LD	43,319	46,568	D	67,100	0.69	B
	Thompson Rd to Pied Wek Rd	4 LD	43,581	46,850	D	88,300	0.53	B
	Pied Wek Rd to Seminole Co Line	4 LD	60,637	65,185	D	66,300	0.98	D
	SR 414 Extension (Apopka Bypass)							
	Keene Rd to Park Ave	4 LD	21,948	23,594	C	52,000	0.45	B
	Park Ave to SR 429	4 LD	28,838	31,001	C	52,000	0.6	B
	Wekiva Parkway							
	US 441 to Kelly Park Rd	4 LD	26,100	28,058	C	55,200	0.51	B
	Kelly Park Rd to Lake County Line	4 LD	24,911	26,779	C	55,200	0.49	B
Minor Arterial								
	CR 424 (Alabama Ave / Apopka Blvd)							

Class	Road Segment	Lanes	2025 Daily Volume	2030 Daily Volume	LOS Std	Capacity @ LOS	2030 V/C	2030 LOS
	US 441 to 8th St	2L	3,315	3,481	E	16,900	0.21	B
	8th St to Sheeler Rd	2L	3,072	3,226	E	16,900	0.19	B
	Sheeler Rd to Lakeville Rd	2L	12,965	13,613	E	16,900	0.81	C
	Lakeville Rd to Hiawassee Rd	2L	14,660	15,393	E	18,590	0.83	C
	CR 435 (Rock Springs Rd - Park Ave)							
	Kelly Park Rd to Ponkan Rd	5 LD	15,955	16,753	E	35,700	0.47	B
	Ponkan Rd to Welch Rd	5 LD	22,186	23,295	E	35,700	0.65	B
	Welch Rd to Votaw Rd	5 LD	24,700	25,935	E	35,700	0.73	B
	Votaw Rd to Orange St	5 LD	23,033	24,185	E	35,700	0.68	B
	Orange St to US 441	5 LD	21,408	22,478	E	35,700	0.63	B
	US 441 to M. Gladden Blvd	2L	19,079	20,033	E	16,900	1.19	F
	M.Gladden Blvd to Cleveland St	2L	13,517	14,193	E	16,900	0.84	D
	Cleveland St to Keene Rd	2L	7,692	8,077	E	16,900	0.48	C
	Keene Rd to McCormick Rd	2L	31,461	33,034	E	16,900	1.95	F
	CR 437A (Ocoee-Apk Rd/Central Ave)							
	Keene Rd to Boy Scout Rd	2L	8,308	8,724	E	27,000	0.32	C
	Boy Scout Rd to Bradshaw Rd	2L	9,445	9,917	E	27,000	0.37	C
	Bradshaw Rd to Central Ave	2L	4,328	4,544	E	27,000	0.17	B
	M.Gladden Blvd to US 441	2L	1,837	1,929	E	27,000	0.07	A
	Piedmont-Wekiva Road							
	Welch Rd to Votaw Rd	3L	14,308	15,023	E	22,400	0.67	D
	Votaw Rd to SR 436	5 LD	29,612	31,093	E	35,700	0.87	C
	SR 436 to Pied Lakes Blvd	5 LD	31,825	33,416	E	35,700	0.93	C
	Pied Lakes Blvd to US 441	5 LD	33,168	34,826	E	35,700	0.98	D
	US 441 to CR 424	4L	27,503	28,878	E	35,700	0.81	B
	Plymouth-Sorrento Road							
	Kelly Park Rd to Ponkan Rd	2L	5,490	5,765	E	27,000	0.21	B
	Ponkan Rd to US 441	2L	6,560	6,888	E	27,000	0.26	B
	Sheeler Road							
	SR 436 to US 441	2L	17,395	18,265	E	17,750	1.03	F
	US 441 to Apopka Blvd	2L	12,744	13,381	E	16,900	0.79	C
	Apopka Blvd to Keene Rd	2L	7,868	8,261	E	16,900	0.49	C
	Welch Road							
	Vick Rd to Rock Springs Rd	2L	5,793	6,083	E	15,000	0.41	C
	Rock Springs Rd to Thompson	2L	25,569	26,847	E	27,000	0.99	E
	Thompson Rd to Pied-Wek Rd	2L	19,736	20,723	E	27,000	0.77	E
County Collectors								
	Binion Road							

Class	Road Segment	Lanes	2025 Daily Volume	2030 Daily Volume	LOS Std	Capacity @ LOS	2030 V/C	2030 LOS
	Apopka - Ocoee Rd to Boy Scout Rd	2L	5,988	6,287	E	27,000	0.23	B
	Boy Scout Rd to Lakeview Dr	2L	8,234	8,646	E	27,000	0.32	C
	Lakeview Dr to US 441	2L	225	236	E	27,000	0.01	A
	Boy Scout Road							
	Binion Rd to Apopka - Ocoee Rd	2L	3,589	3,768	E	15,600	0.24	C
	Lakeville Road							
	Apopka Blvd to Wildwood St	2L	8,486	8,910	E	27,000	0.33	C
	Ponkan Road							
	Ply Sorr Rd to Vick Rd	2L	3,149	3,306	E	27,000	0.12	B
	Vick Rd to Rock Springs Rd	2L	4,091	4,296	E	27,000	0.16	B
	Thompson Road							
	Welch Rd to Votaw Rd	2L	8,516	8,942	E	27,000	0.33	C
	Votaw Rd to SR 436	2L	10,227	10,738	E	27,000	0.4	C
	Votaw Road							
	Park Ave to Thompson Rd	2L	8,632	9,064	E	15,600	0.58	C
	Thompson Rd to Pied Wek Rd	2L	9,481	9,955	E	15,600	0.64	D
County - City Collectors								
	Bradshaw Road							
	US 441 to Apopka - Ocoee Rd	2L	3,760	3,948	E	15,600	0.25	C
	Hawthorne Avenue							
	US 441 to Apopka - Ocoee Rd	2L	3,002	3,152	D	15,600	0.2	C
	Apopka - Ocoee Rd to 13th St	2L	2,185	2,294	D	15,600	0.15	C
	Keene Road							
	Apopka - Ocoee Rd to Clarcona Rd	2L	6,107	6,412	E	16,900	0.38	C
	Rock Spring Rd to Ustler Rd	2L	3,178	3,337	E	15,600	0.21	C
	Ustler Rd to Thompson Rd	2L	4,202	4,412	E	15,600	0.28	C
City Collectors								
	6th Street							
	Park Ave to Alabama St	2L	5,749	6,036	D	10,000	0.6	C
	Christiana Avenue							
	Monroe Ave to Votaw Rd	2L	3,285	3,449	E	14,600	0.24	C
	Cleveland Street							
	Park Ave to Sheeler Rd	2L	1,007	1,057	E	14,600	0.07	C
	Errol Parkway							
	Lake Francis Dr to Old Dixie Hwy	2L	1,732	1,819	D	14,600	0.12	C
	Jason Dwelley Parkway							

Class	Road Segment	Lanes	2025 Daily Volume	2030 Daily Volume	LOS Std	Capacity @ LOS	2030 V/C	2030 LOS
	Ponkan Rd to Kelly Park Rd	2L	2,841	2,983	E	14,600	0.2	C
	Lake Avenue							
	Martin St to Orange St	2L	2,524	2,650	D	14,600	0.18	C
	Orange St to US 441	2L	1,238	1,300	D	14,600	0.09	C
	Lake Francis Drive							
	Schopke Lester Rd to Errol Pkwy	2L	1,217	1,278	D	14,600	0.09	C
	Errol Pkwy to Vick Rd	2L	2,747	2,884	D	14,600	0.2	C
	Lester Road							
	Rock Springs Rd to Vick Rd	2L	8,478	8,902	E	14,600	0.61	C
	Vick Rd to Lester Schopke Rd	2L	7,220	7,581	E	14,600	0.52	C
	Lester Schopke Rd to Ply Sorr Rd	2L	7,302	7,667	E	14,600	0.53	C
	Maine Avenue							
	Martin St to Old Dixie Hwy	2L	4,581	4,810	D	14,600	0.33	C
	Marden Road							
	Keene Rd to Apopka Ocoee Rd	2L	3,000	3,150	E	14,600	0.22	C
	Monroe Avenue							
	Park Ave to Alabama St	2L	3,868	4,061	D	14,600	0.28	C
	Alabama St to Sheeler Rd	2L	7,097	7,452	D	14,600	0.51	C
	Old Dixie Highway							
	Lakeview Rd to Errol Pkwy	2L	2,412	2,533	E	18,200	0.14	B
	Errol Pkwy to Bradshaw Rd	2L	6,656	6,989	E	18,200	0.38	C
	Bradshaw Rd to Hawthorne Ave	2L	6,897	7,242	E	18,200	0.4	C
	Schopke Lester Road							
	Lake Francis Dr to Old Dixie Hwy	2L	3,372	3,541	E	14,600	0.24	C
	Vick Road							
	Old Dixie Hwy to Martin St	2L	7,295	7,660	E	18,200	0.42	C
	Martin St to Welch Rd	2L	5,975	6,274	E	18,200	0.34	B
	Welch Rd to Lester Rd	2L	3,142	3,299	E	18,200	0.18	B
	Lester Rd to Ponkan Rd	2L	554	582	E	18,200	0.03	A

Sources: LTEC – Luke Transportation Engineering Consultants; Orange County Engineering; Florida Department of Transportation; City of Apopka
Notes = * denotes best achievable LOS with road characteristics V/C – Volume to Capacity ratio
n/a – not available

RECOMMENDED TRANSPORTATION NETWORK

The previous sections of this element have presented existing and anticipated traffic projections in the Apopka area. Road segments anticipated to operate at, or below, recommended capacity have been identified and potential improvement opportunities have been discussed. This section presents the recommended transportation network for 2030. **Map 3-6** depicts the proposed functional classification of roadways, while **Map 3-7** identifies the proposed traffic circulation network.

2030 Transportation Network

The analysis provided in this element for the 2030 time period indicated several anticipated capacity deficiencies. Even with the proposed Western Beltway and US 441 Bypass in place, several roads are anticipated to operate over capacity.

To address deficiencies, alternative transportation networks were reviewed, along with area land use studies completed for the City. Land use is an important part of projecting future transportation needs. The improvements identified as being needed by the year 2030 are identified in **Table 3-7**. With these improvements in place, it is anticipated that all classified roads within the defined planning area will operate at acceptable capacity.

It is important to note that several of the improvements shown in this element for the time period analyzed are outside of the City limits and are not City-controlled facilities. The intent of showing these facilities is to show a recommended network that can be coordinated with Orange County. It is also important to note that improvements noted in this element may not be consistent with those shown in the Orange County Comprehensive Plan. Policies are provided in this plan to resolve those discrepancies.

TABLE 3-8: RECOMMENDED 2030 ROAD IMPROVEMENTS

Roadway	Segment	Improvement
Wekiva Parkway	US 441 to North (I-4)	New 4 Lane Toll Road
SR 429 Extension	Ocoee Apopka Rd to West US 441	New 4 Lane Road
US 441	Hermit Smith Rd to Plymouth Sorrento Rd	Widen to 6 Lanes
Plymouth Sorrento Road	US 441 to Kelly Park Rd	Widen to 4 Lanes
Lester Road	Vick Rd to CR 435	Extend 2 Lane Road
CR 435 (Park Avenue)	US 441 to M. Gladden	Widen to 4 Lanes
CR 435 (Park Avenue)	Keene Rd to McCormick Rd	Widen to 4 Lanes
CR 437 A (Ocoee-Apopka Rd)	Boy Scout Rd to CR 435	Widen to 4 Lanes
Welch Road	Piedmont Wekiva Rd to CR 435	Widen to 4 Lanes
Sheeler Road	US 441 to Apopka Blvd	Widen to 4 Lanes
Apopka Blvd	Sheeler Rd to Piedmont Wekiva Rd	Widen to 4 Lanes
Boy Scout Road	Binion Rd to CR 437A	Widen to 4 Lanes
Rogers Road	Lester Rd to Ponkan Rd	New 2 Lane Road
Bradshaw Road	US 441 to CR 437A	Widen to 4 Lanes
	CR 437A to Cleveland Street	New 4 Lane Road
Highland Avenue	13th St to Cleveland St	New 2 Lane Road
Welch Road	CR 435 to Vick Rd	Widen to 4 Lanes
	CR 435 to Thompson Rd	Widen to 4 lanes
Vick Road	Dixie Hwy to Martin St	Widen to 4 Lanes
	Martin St to Lake Francis Dr	Widen to 4 Lanes
	Lake Francis Dr to Lester Rd	Widen to 4 Lanes
	Lester Rd to Ponkan Rd	Widen to 4 Lanes
	Ponkan Rd to Mt. Stirling Ave	New 2 Lane Road
John's Road	Binion Rd to Bradshaw Rd	New 2 Lane Road
East-West Collector Road	Binion Rd to Lake Marshall Rd	New 2 Lane Road

Recommended Functional Classifications

A future functional classification map is provided for the 2011 time period on **Map 3-5,** and the proposed laneage is noted on **Map 3-6.** Proposed functional classifications and laneage are noted for roads within the City limits as well as outside. The intent of showing classifications and laneage outside of the City limits is to assist the City in properly designating roads during future annexations, as well as to coordinate future joint planning activities with Orange County.

Transit Service

Transit service for the City of Apopka is provided by LYNX. Four routes presently service Apopka (Routes 17, 41, 44 & 405) – three regional and one local circulator. It is recommended that a transit survey be conducted of Apopka residents and businesses

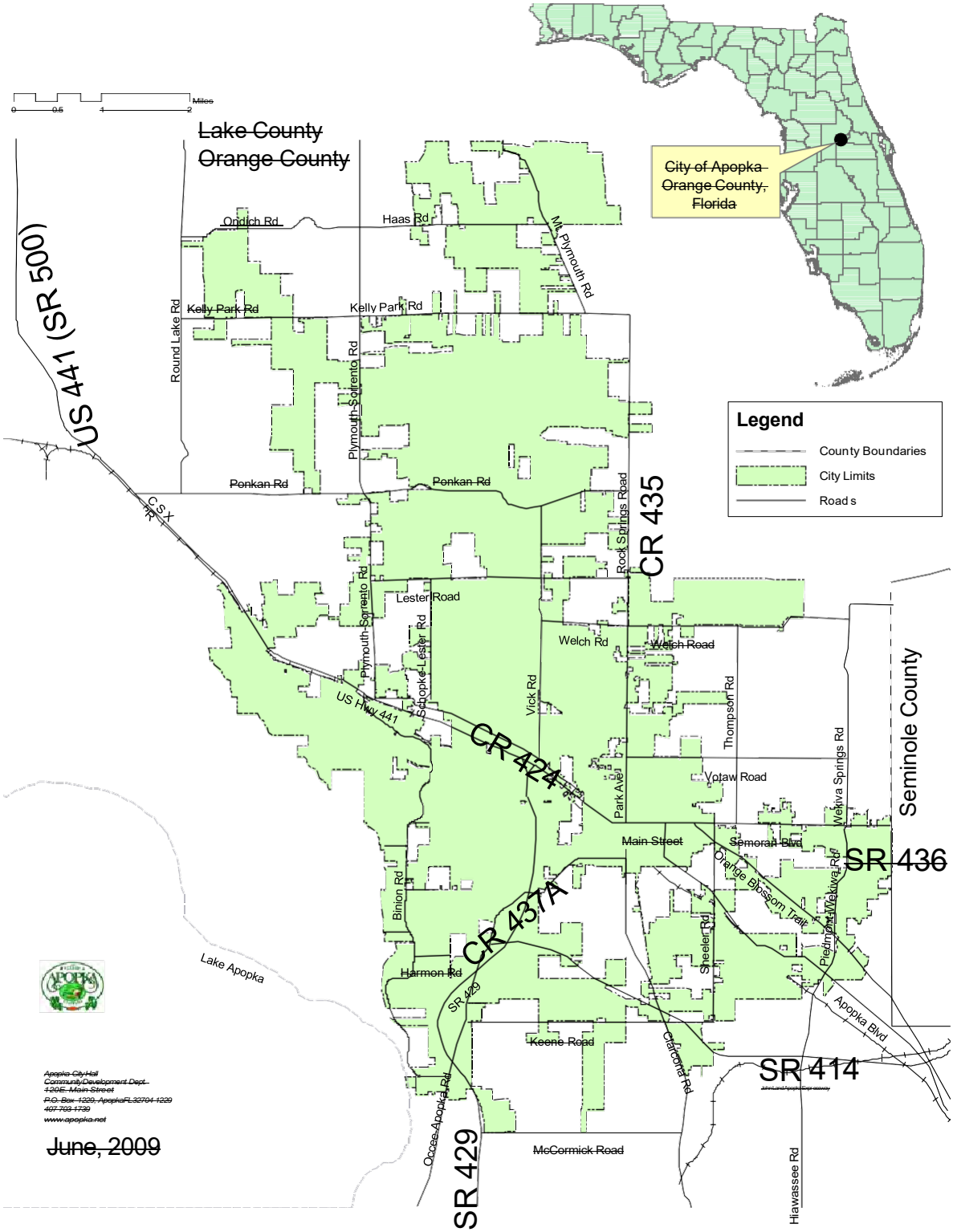
~~to determine the potential of localized transit service, which~~

~~includes service between residential neighborhoods, shopping facilities and recreational facilities. In addition, it may be feasible to enhance regional transit service in the Apopka area in conjunction with the provision of park-and-ride facilities~~

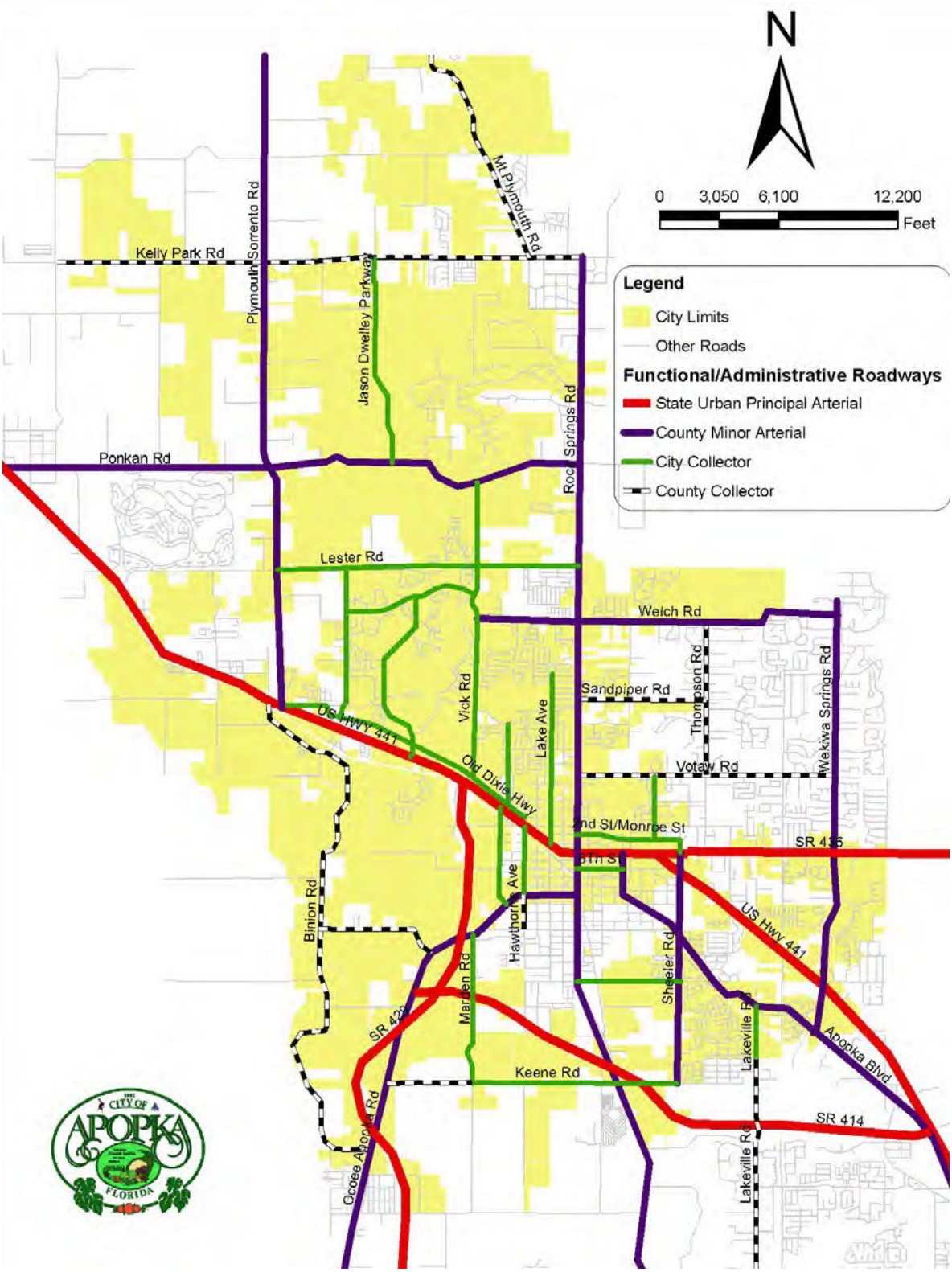
~~Proposed Bicycle and Pedestrian Facilities~~

~~The City will continue coordinating with all regional bicycle and pedestrian planning efforts, primarily through membership on the BPAC and other transportation planning committees.~~ **~~Map 3-8~~** ~~shows the existing and planned bicycle and pedestrian facilities.~~

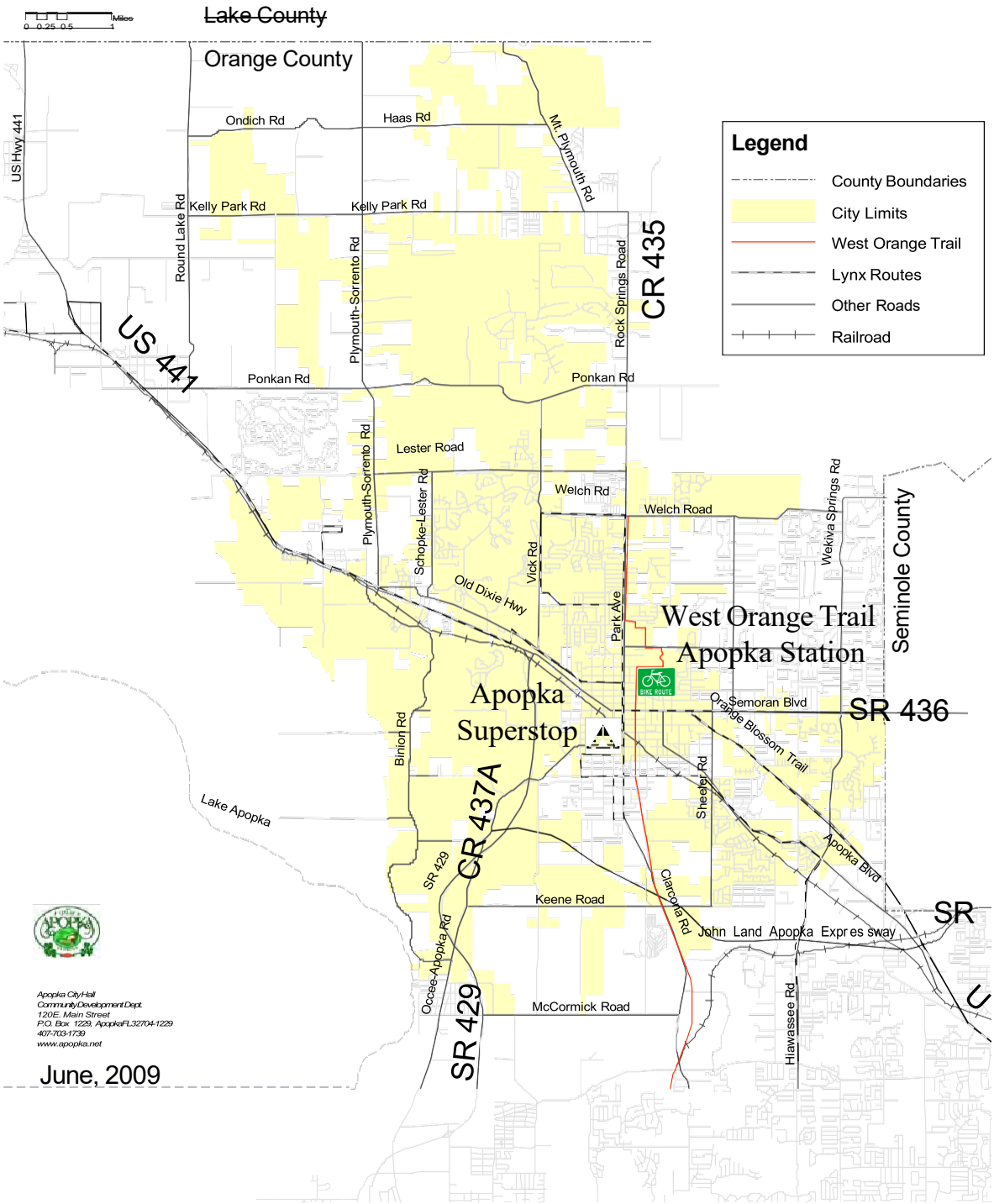
MAP 3-1: APOPKA GENERAL LOCATION



~~MAP 3-2: EXISTING ROADWAYS FUNCTIONAL AND ADMINISTRATIVE CLASSIFICATION~~



~~MAP 3-3: EXISTING MASS TRANSIT ROUTES AND WEST ORANGE TRAIL~~



~~**MAP 3-4: REGIONAL TRANSIT SYSTEM PLAN**~~



~~Source: MetroPlan Orlando 2030 Long Range Plan (draft)~~

~~MAP 3-5: REGIONAL ROADWAY SYSTEM~~



~~Source: Apopka Community Development Department, 2008~~

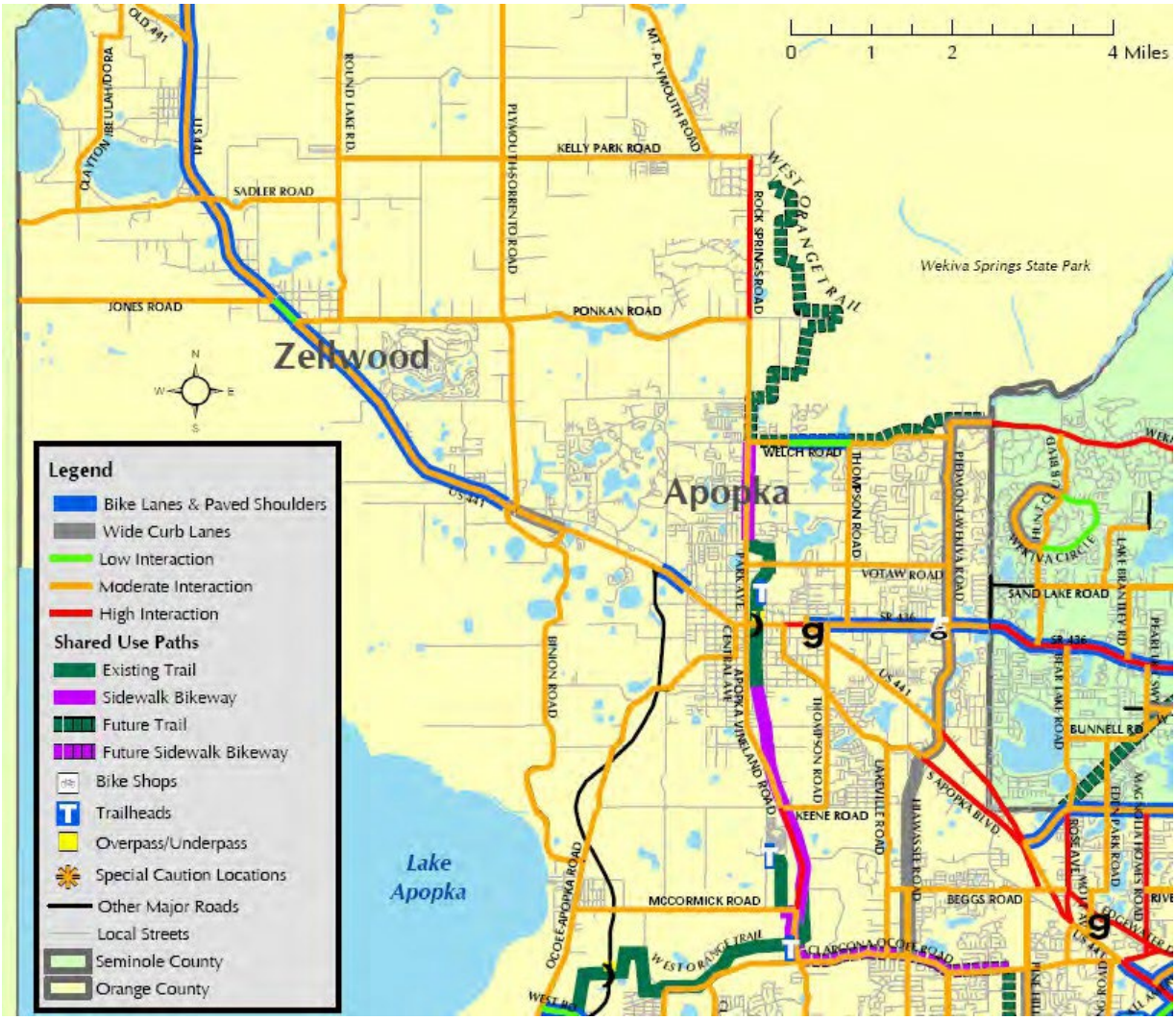
~~MAP 3-6: PROPOSED 2030 FUNCTIONAL CLASSIFICATION MAP~~



~~MAP 3-7: 2030 FUTURE TRANSPORTATION MAP~~



~~MAP 3-8: BICYCLE AND PEDESTRIAN FACILITIES~~



TRANSPORTATION ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL

The City of Apopka shall promote the continued development of a financially feasible, safe and energy-efficient multi-modal transportation system that is integrated functionally and aesthetically into the surrounding land use framework and enhances the mobility needs of the Apopka area.

Objective 1

The City of Apopka shall coordinate with adjacent jurisdictions and all applicable transportation planning agencies to develop a system of multi-modal transportation facilities, as an alternative to automobile-oriented development that meets existing and future mobility needs of residents.

Policy 1.1

The City has been designated a "Dense Urban Land Area" (DULA) and is exempt from state-mandated transportation concurrency. The City shall monitor transportation as a matter of local law as addressed in this Comprehensive Plan.

Policy 1.2

Land use and transportation strategies to support and fund mobility within the Citywide Transportation Concurrency Exception Area (TCEA) are established in this element.

Policy 1.3

The City of Apopka shall coordinate with the Central Florida Regional Transportation Authority (LYNX) to assess the feasibility of expanding local and regional public transit services based upon existing and proposed major trip generators and attractors, safe and convenient public transit terminals, land uses and accommodation of the special needs of the transportation disadvantaged.

~~Policy 1.4~~

~~Within one year after completion of the Town Center Master Plan, the City shall consider the feasibility of establishing a Transit-Oriented District (TOD) within its downtown area to better coordinate implementation of the master plan.~~

~~Policy 1.5~~

~~Where feasible, the City of Apopka shall coordinate efforts between the regional transit provider and private development in designating park-and-ride facilities.~~

~~Policy 1.6~~

~~The City shall seek grant monies for the development of a Bicycle and Pedestrian Master Plan.~~

~~Policy 1.7~~

~~The City of Apopka shall support the efforts of Metroplan Orlando and the East Central Florida Regional Planning Council to provide bike facilities for new and reconstructed roadway facilities, where feasible.~~

~~Policy 1.8~~

~~The City of Apopka shall continue to participate on the MetroPlan Orlando Regional bicycle technical committee~~

~~Policy 1.9~~

~~The City of Apopka shall support and assist the Tri-County Chapter of "Rails to Trails" and Orange County's effort in acquiring abandoned railroad right-of-way and other properties necessary within the City for the construction of bicycle trails.~~

~~Policy 1.10~~

~~The City shall support the planned extension of the West Orange Trail to connect to the Seminole County and Lake County trail systems and has identified the trail in the Future Transportation Map series.~~

Policy 1.11

By July 2011, the City shall determine the feasibility of incorporating bicycle-friendly facilities into the City's arterial and collector roadway network as follows:

1. The City shall evaluate the right-of-way/pavement width characteristics of all existing arterial and collector roads by December 2011 to determine which roads could safely and feasibly incorporate striped bicycle lanes, signed bicycle routes or other such bicycle facilities.

2. During the annual budgeting process beginning in 2012, the City shall develop a five-year capital improvements schedule for incorporating bicycle facilities into the resurfacing or reconstruction programs for applicable roads using the following criteria:

    - Where sufficient pavement width exists, the City shall provide a designated bicycle lane with a minimum of four feet on roads adjacent to curb and gutter (per Chapter 8 of the Florida Department of Transportation Plans Preparation Manual)and a minimum with of five feet on roads having no curb and gutter. Vehicle lanes shall meet or exceed the minimum width standards.

    - When it is not feasible for the area intended for bicycle travel to meet the minimum width standards, a bicycle lane will not be designated. However, the width of vehicle lanes may be set at minimum standards with the outside lane made as wide as possible.

Policy 1.12

The City shall include sidewalks alongside roadways scheduled for improvements in its Capital improvement Program.

Policy 1.13

The City of Apopka shall, by July 2011, update its Transportation Master Plan, which shall include a transportation corridor right-of-way component. The plan shall be based on the mobility indicators established by the City and shall provide for coordination and provisions

~~for population density, land uses, trip generators and attractors.~~

~~Objective 2~~

~~The City of Apopka shall develop and maintain a transportation system that~~, ~~for planning purposes, should~~ be evaluated based on ~~adheres to established level of service standards Upon adoption of this plan, the level of service standards described~~ established in ~~Policy 2.1 shall become the roadway Level of Service standards for the city, in accordance with the requirements of Chapter 9J 5, Florida Administrative Code and Chapter 163, Part II, Florida Statutes.~~

~~Policy 2.1~~

~~Through adoption of this Transportation Element, and the maximum service volumes established in Table 4-4,~~ For planning purposes only, ~~the City of Apopka shall establish that all roads should operate at LOS "E" or better on a following daily and peak hour~~ basis ~~Level of Service standards for roads within the city.~~:

- ~~All city "local" facilities shall operate at LOS "CE" or better on a daily and peak hour basis.~~
- ~~All city collector facilities (minor and major) shall operate at LOS "DE" or better on a daily and peak hour basis.~~
- ~~All county minor arterial and collector facilities that are within the city and are not designated as backlogged shall operate at LOS "E" or better on a daily and peak hour basis.~~
- ~~All state principal arterial facilities that are within the city and not classified as backlogged or constrained within a proposed Special Transportation Area shall operate at LOS "DE" or better on a daily and peak hour basis.~~
- ~~All backlogged and constrained facilities shall operate according to the standards set forth in Policies 2.3 and 2.4.~~

~~Objective 2~~3

~~The City of Apopka shall coordinate with Orange County, MetroPlan Orlando and FDOT to develop an efficient, interconnected roadway network that addresses regional and local traffic circulation needs while respecting environmentally~~

~~sensitive lands and the character of surrounding neighborhoods.~~

~~Policy 23.1~~

~~To assess roadway functionality and conditions within the City of Apopka, the City shall continue to conduct regularly scheduled peak hour traffic counts for major arterial, minor arterial and major collector facilities. The most recent traffic count data from FDOT, Orange County and traffic impact studies submitted with development plans shall be utilized and supplemented with additional counts by the City as needed. For state-maintained principal arterials, adherence to specific studies may enhance and supplement roadway capacity analysis.~~

~~Policy 23.2~~

~~The City of Apopka shall seek citizen participation for proposed widening of existing roads or the construction of new roads that are classified as minor collectors or higher.~~

~~Policy 23.3~~

~~Prior to January 2012, the City of Apopka shall coordinate with Orange County to resolve discrepancies of transportation analysis for existing and 2030 conditions, as well as discrepancies in road improvements that have been identified in this element. In addition to the monthly meeting of the MPO Technical Transportation Committee, in which both the City and Orange County participate, the City of Apopka will conduct annual meetings with Orange County to review City and county changes to roadway improvement plans. The City of Apopka will recommend modifications to the county plan and provide information on roadway improvement projects recommended in the City's comprehensive plan.~~

~~Policy 23.4~~

~~By December 2013, the City shall investigate the feasibility of alternative improvements to the existing roadway system, City-wide, such as: intersection improvements, synchronization of traffic signals, traffic calming measures, installing of auxiliary lanes, redesign or realignment of roadways, intelligent transportation initiatives, and improving public transit facilities and~~

~~programs.~~

~~Policy 23.5~~

~~Downtown redevelopment master plan efforts and land uses shall coordinate transportation linkage from employment centers and residential areas to the Lynx Super Stop and other transit facilities.~~

~~Policy 23.6~~

~~In order to address the reduction of greenhouse gas emissions, energy conservation and energy-efficient design, the City shall coordinate with MetroPlan Orlando and the ECFRPC to establish transportation demand management programs and transportation system management strategies to modify peak hour travel demand, reduce the number of vehicle miles traveled per capita, improve roadway system efficiency and enhance safety.~~

~~Objective 34~~

~~To discourage urban sprawl, the City of Apopka shall coordinate transportation system improvements through the adopted Future Land Use Map to support existing and projected population densities, housing and employment patterns; and ensure that land development is consistent with existing and proposed transportation facilities.~~

~~Policy 34.1~~

~~The City of Apopka shall designate the Transportation Element as the official Master Transportation Plan for Apopka. The Future Transportation Map series establishes the functional classification of the City's roadway system and its relationship to airports, freight and passenger rail lines, public transit and pedestrian/bicycling facilities within the City limits.~~

~~Policy 34.2~~

~~The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.~~

~~Policy 34.3~~

~~By December 2011, the City shall update the Land Development Code (LDC) to include requirements for new commercial developments adjacent to bus stops to provide separated and/or buffered pedestrian ways (e.g. sidewalks, crosswalks) connecting the bus stop to proximate building entrances.~~

~~Policy 34.4~~

~~The City shall require new residential developments with greater than 100 units to provide pedestrian cross- connection walkways to adjacent arterial or collector roadways, taking into account surrounding land uses such as schools, parks, and shopping centers.~~

~~Policy 34.5~~

~~The City will cooperate with transportation agencies and adjacent counties to help ensure the construction of the Wekiva Parkway and associated improvements. The City encourages limited access highway stormwater systems for aquifer recharge, wetland and habitat restoration and as irrigation in lieu of groundwater.~~

~~Policy 34.6~~

~~Within one year after the interchange location is established, the City of Apopka shall adopt an interchange land use plan for any property located within one-mile of a proposed interchange for the Wekiva Parkway. The interchange land use plan shall address appropriate land uses and compatible development, secondary road access, access management, right-of-way protection, vegetation protection, water conserving landscaping, and the height and appearance of structure and signage.~~

~~Policy 34.7~~

~~The City of Apopka shall, when feasible, include the costs of landscape buffer and aesthetic design measures scheduling capital improvements projects for construction of on new road or the of road widening projects through residential neighborhoods.~~

~~Policy 34.8~~

~~The City shall pursue grant opportunities for median landscaping and road beautification.~~

~~Policy 34.9~~

~~The City shall require that new development and redevelopment consider measures that address access management and traffic-calming. Such measures may include the use of curved streets and cul-de-sacs and limited entrances and exits to the subdivision.~~

~~Policy 34.10~~

~~The City shall include landscaping and streetscaping as roadway design components in order to enhance the function of the road for all users.~~

~~Policy 34.11~~

~~The City shall support the development of a financially feasible commuter rail line connecting Apopka to Tavares and Orlando.~~

~~Policy 34.12~~

~~The City shall support the principles of Transit-Oriented Design (TOD), especially within the downtown redevelopment and Town Center areas, and will require proposed developments that are located in the vicinity of planned transit and commuter rail stations to incorporate TOD elements in their site plans.~~

~~Policy 34.13~~

~~The City shall coordinate with LYNX in the following areas:~~

~~1. Identify appropriate locations for transit routes, stops, and facilities, taking into consideration affordable housing developments, employment centers and educational or public facilities;~~

~~2. Identify locations for park and ride facilities, including the possibility of public/private partnerships or private development of these facilities;~~

~~3. Promote regional transit service within the Apopka area by, at minimum, making regional transit service~~

~~information available to residents at specified City facilities.~~

~~4. Ensure that the design of transit stations and facilities includes security measures and accommodates people with disabilities or special needs~~

~~4. Promote integration of bicycle and transit facilities including bicycle racks on buses and locating bus stops that are accessible to trails or bicycle routes.~~

~~Policy 34.14~~

~~The City shall incorporate consideration of transit facilities in the City's site plan review process, including bus stops, bus stop facilities, and transfer facilities. This review process will be coordinated with the regional transit provider.~~

~~Policy 34.15~~

~~The City of Apopka shall require the construction of sidewalks abutting new developments where sidewalks are presently deficient, and shall coordinate with FDOT and Orange County to construct sidewalks where needed, with priority given to linking neighborhoods to schools and community shopping centers~~

~~Policy 34.16~~

~~The City shall coordinate the siting of new, or expansion of existing, airports with the future land use and conservation elements.~~

~~Policy 34.17~~

~~The City shall provide for the mitigation of adverse structural and non-structural impacts from development activities of the airport or associated facilities upon natural resources located within the airport or upon adjacent natural resources and land uses.~~

~~Policy 34.18~~

~~The City shall protect the airport from encroachment of incompatible land uses.~~

~~Objective 45~~

~~The City of Apopka shall coordinate the development of a financially feasible transportation system with the plans and programs of Orange County, MetroPlan Orlando, the Orlando – Orange County Expressway Authority, the Central Florida Transportation Authority, the Florida Statewide Passenger Rail Commission and the FDOT adopted work program consistent with the Florida Transportation Plan.~~

~~Policy 45.1~~

~~Transportation improvements identified in this element shall be incorporated into the City's 5-year capital improvement program on a phased basis.~~

~~Policy 45.2~~

~~The City of Apopka shall coordinate with Orange County, the Florida Department of Transportation and the Orlando-Orange County Expressway Authority in identifying funding sources for road improvements identified in this element for the Apopka area.~~

~~Policy 45.3~~

~~The City of Apopka shall continue to fund road improvement projects through a City-wide impact fee or mobility fee program. The fee rates shall be analyzed and shall be updated at least every five years.~~

~~Policy 45.4~~

~~By July of 2011, the City shall evaluate the establishment of mobility fees to fund mobility strategies and replace the transportation impact fee structure.~~

~~Policy 45.5~~

~~The City of Apopka shall participate on Orange County technical committees in identifying county transportation impact fee projects needed within the Apopka area during each update of the Orange County impact fee program.~~

~~Policy 45.6~~

~~The City of Apopka shall provide procedures for~~

~~coordinating with the private development community in the funding and implementation of functionally classified roads identified in this element.~~

~~Policy 45.7~~

~~In the evaluation of alternative road improvements, the City of Apopka shall give priority to alternatives that promote expansion of the Apopka area's collector road system and minimize the need to add lanes to existing roads.~~

~~Policy 45.8~~

~~Prior to approving funding for new road construction projects adding capacity, the City shall first investigate the feasibility of alternative improvements to the existing roadway system such as intersection improvements, multimodal capacity improvements, synchronization of traffic signals, traffic calming measures, installation of auxiliary lanes and the redesign or realignment of roadways.~~

~~Policy 45.9~~

~~The City shall continue to support the construction of the John Land Apopka Expressway (Maitland Boulevard Extension), the Wekiva Parkway and associated projects.~~

~~Policy 45.10~~

~~The City of Apopka shall remain active in transportation planning efforts of the Metropolitan Planning Organization through participation on the MPO's Transportation Technical Committee and Policy Board.~~

~~Policy 45.11~~

~~The City of Apopka shall participate in the public participation and review process provided for the Florida Department of Transportation five-year work program by providing comment on FDOT proposed projects in the Apopka area.~~

~~Policy 45.12~~

~~The City of Apopka shall participate in the public~~

participation and review process provided for Orlando-Orange County Expressway Authority road projects in the Apopka area.

Policy 45.13

The City of Apopka shall participate in safety groups that review and improve pedestrian and intersection problems by participation on various safety meetings.

Policy 45.14

The City of Apopka shall coordinate with local and regional public transit providers to provide for safe and efficient public transit terminals and transit services where appropriate, and to provide for the accommodation of special needs of the transportation disadvantaged.

Policy 45.15

During the review of the City's transportation network, the City shall analyze any extra-jurisdictional impacts on roadways outside of the corporate City limits including, but not limited to Plymouth Road, State Road 46, State Road 436 and US Highway 441.

Objective 56

The City of Apopka shall protect existing rights-of-way from building encroachment and require the reservation of future rights-of-way to the extent permitted by law, to provide for transportation needs within the City.

Policy 56.1

The City of Apopka shall adopt typical right-of-way standards for functionally classified roads in accordance with FDOT standards. Variation from the specified typical standards will require approval from the Development Review Committee. Deviation from typical standards will be permitted in areas where redevelopment and historic preservation is being promoted, such as the Apopka Central Business District.

~~Policy 5~~6.2

~~The City shall develop a priority listing of future rights-of-way needed for the purpose of orderly and economical land acquisition to implement the roadway network illustrated on the four Small Area Conceptual Master Plans discussed in the Future Land Use Element for the purpose of orderly and economical land acquisition.~~

~~Policy 5~~6.3

~~The City shall:~~

~~1. Require developers to provide for required rights-of-way.~~

~~2. Maintain a listing of roadways requiring additional rights-of-way.~~

~~3. Require dedication of necessary rights-of-way at time of development.~~

~~4. Require building setbacks to adequately protect rights-of-way.~~

~~5. Include right-of-way standards and procedures in the LDC.~~

~~Policy 5~~6.4

~~Public transit in designated public transportation corridors shall be promoted where appropriate, based on coordination with MetroPlan Orlando and other applicable transit authorities.~~

~~Policy 5~~6.5

~~The City of Apopka shall support construction of the Wekiva Parkway through the limitation of development approvals within the proposed alignment, to the extent permitted by law.~~

~~Objective 6~~7

~~The City of Apopka shall work toward the implementation of a transportation system that allows for the movement of vehicular traffic on a network that adheres to minimum transportation~~

planning and engineering design criteria.

Policy 67.1

The City of Apopka shall limit access points on principals and minor arterials and collectors through a reduction of median and curb cuts, joint access requirements and use of service roads. FDOT criteria will be incorporated into the City's LDC.

Policy 67.2

The City shall continue to require traffic impact studies for development that is projected to generate 400 or more gross daily trips. The Development Review Committee may require a traffic impact study of developments generating less than the daily and peak hour thresholds on a case by case basis.

Policy 67.3

New roadway design standards shall, at minimum, be in accordance with those presented in *"A Policy on Geometric Design of Highways and Streets"* (AASHTO, 2004) *"Manual on Uniform Traffic Control Devices"* (FHWA, 2003), and *"Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways"*, State of Florida, FDOT, 2006. Deviation from standards identified in these manuals shall require approval by the Development Review Committee.

Policy 67.4

The City shall require the provision of pedestrian and vehicular access to all parts of new development projects. The City of Apopka shall regularly review the Land Development Code to ensure measures are included that enhance the safety of pedestrians and motorists by designing and upgrading systems that reduce conflicts and hazardous conditions. Such measures include crosswalks at intersections, pedestrian actuated features at signalized intersections and curb cut sidewalk ramps. Measures which address vehicular access shall include requirements for safe and convenient on-site traffic flow and parking for new development projects.

~~Policy 67.5~~

~~For minor and major collector city facilities, the typical cross section for new and reconstructed roads shall allow for the safe movement of bicycle traffic. The Orange County Parks and Trails Master Bicycle Plan will be reviewed annually to ensure consistency with the Apopka Comprehensive Plan. In addition, the City will continue to cooperate with Orange County in implementing the planned Rails to Trails Bicycle Way by protecting corridors planned within the City.~~

~~Policy 67.6~~

~~The City of Apopka will continue to coordinate with the FDOT to provide emergency vehicle signal preemption control for US 441.~~

~~Policy 67.7~~

~~The City of Apopka shall not accept the transfer of administrative or maintenance responsibilities of county roads that do not meet minimum city design criteria, as specified in the LDC.~~

~~Policy 67.8~~

~~Future developments within the Northwest, West, Plymouth and Expressway Study Areas should be encouraged to follow the grid pattern when proposing new roads to improve traffic flow and connectivity.~~

~~Policy 67.9~~

~~The City of Apopka shall coordinate with the Florida Department of Transportation, MetroPlan Orlando and other governmental agencies to facilitate local traffic to use alternatives to the Florida Intrastate Highway System (FIHS) to protect its interregional and intrastate functions. These techniques shall be included in the updated Transportation Master Plan.~~

~~Objective 7~~8

~~The City of Apopka shall coordinate vehicular, public transit and bicycle/pedestrian access to airports and rail facilities with the facilities shown on the transportation map series.~~

~~Policy 7~~8.1

~~The City shall coordinate roadway, transit and bicycle/pedestrian improvements with the future needs of airports and passenger rail lines.~~

~~Policy 7~~8.2

~~The City shall coordinate with MetroPlan Orlando, the Apopka-Orlando Airport, LYNX and the Florida Statewide Passenger Rail Commission to develop strategies to address intermodal terminals and access to airport and rail facilities.~~

~~Objective 8~~9

~~The City of Apopka shall support mobility City-wide through strategies that address alternative modes of transportation by providing context-appropriate sidewalks, bikeways, transit facilities, parking management and improvements that will contribute to specific and identified mobility needs within the City. Mobility strategies and standards shall be used in the interim prior to the adoption of the City's Mobility Plan, estimated by July 9, 2011.~~

~~Policy 8~~9.1

~~Transportation concurrency exceptions on roadways shall not exempt development from meeting policy requirements established to address mobility needs within the City.~~

~~Policy 8~~9.2

~~Although development is exempt from transportation concurrency, new development or redevelopment must submit a Traffic Analysis Impact Study to determine impacts of the development, if the development is projected to generate 400 or more gross daily trips.~~

~~Policy 89.3~~

~~The City shall require the provision of transportation modifications that are necessary due to traffic safety and/or roadway operating conditions. Any such modification shall not count towards meeting the mobility standards required for that development.~~

~~Policy 89.4~~

~~Proposed development generating more than 1,000 net, new average daily trips and located within one (1) mile of an SIS or FIHS interchange shall include an interchange ramp study that assesses potential impacts to SIS and FIHS facilities.~~

~~Policy 89.5~~

~~Funding mobility strategies shall be provided through developer contribution to the maximum extent feasible, mobility fees, the County, state and federal government and other outside sources such as grant funds.~~

~~Policy 89.6~~

~~The following table provides the net new average daily trip generation thresholds for the corresponding minimum required amount of mobility standards for a development.~~

~~Net, new average daily trip generation~~	**~~Number of Mobility Standards which must be met~~**
~~0 to 9~~	~~Zero (0)~~
~~10 to 49~~	~~At least 1 Mobility Standard~~
~~50 to 99~~	~~At least 3 Mobility Standards~~
~~100 to 399~~	~~At least 5 Mobility Standards~~
~~400 to 999~~	~~At least 7 Mobility Standards~~
~~1,000 to 4,999~~	~~At least 12 Mobility Standards~~
~~5,000 or greater~~	~~At least 18 Mobility Standards and either be on an existing transit route or provide funding for a new transit route.~~

~~Policy 89.7~~

~~Development or redevelopment shall be required to meet the following Mobility Standards, at the developer's expense,~~

based on the development's trip generation and proportional impact on roadway facilities.

a) Intersection and/or signalization modifications to improve level of service and safety and address congestion management. This may include, but is not limited to: signal timing studies, fiber optic inter- connection for traffic signals, roundabouts, OPTICOM signal preemption, and/or implementation of Intelligent Transportation System (ITS) features such as state of the art traffic signal controllers, dynamic message signs and traffic monitoring cameras designed to maximize the efficiency of the roadway network by reducing congestion and delay.

b) Addition of dedicated turn lanes into and out of the development.

c) Construction of bus shelters and/or the addition of bus shelter lighting using solar technology designed and constructed to the Central Florida Regional Transportation Authority (LYNX) specifications.

d) Construction of bus turn-out facilities.

e) Provision of bus pass programs provided to residents and/or employees of a development. The bus passes must be negotiated as part of a contract with the Central Florida Regional Transportation Authority, and approved by the City.

f) Payments to the City, with satisfactory conditions will be transferred to the Central Florida Regional Transportation Authority, which either increase service frequency or add new bus service.

g) Construction of off-site public sidewalks to complete sidewalk connectivity. Sidewalk construction required to meet the Land Development Code requirements along property frontages shall not count as meeting this Mobility Standard.

h) Widening of existing public sidewalks to increase pedestrian mobility, comfort and safety.

i) Deeding of land for the addition and construction of bicycle lanes to City specifications.

j) Provision of ride sharing or van pooling programs.

k) Provision of park and ride facilities.

l) Funding of streetscaping/landscaping (including pedestrian scale lighting, where relevant) on public right-of-ways or medians.

m) Buildings with architectural features that provide significant shading and weather protection (e.g. canopies, awnings, colonnades) over sidewalks to promote pedestrian mobility.

n) Provision of additional bicycle parking over the minimum required by the Land Development Code. The bicycle parking shall be located convenient to the entrance of primary buildings and covered, where practicable.

o) Removal of non-conforming signage, billboards, and signage that impedes pedestrian movement at the site.

p) Enhancements to the City's system of greenways, bike paths, and trails which increase the system's utility for multi-modal transportation. Such enhancements may include, but not be limited to:

1. Trail amenities such as benches, directional signage, or safety systems;
2. Bicycle parking at entry points or connecting with transit lines;
3. Land acquisition for expansion or better connectivity of the trail system;
4. Additional entry points to the trail system;
5. Bridges spanning creeks or wetland areas; and/or,
6. Appropriate trail surfacing.

q) Development of, or participation in, a Transportation Demand Management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce Vehicle Miles Traveled (VMT). Such TDM programs shall utilize a methodology approved by the City and may require performance monitoring and reporting.

r) Develop the project at or near maximum densities and intensities with transit-supportive building and site design.

s) New roadway facilities that provide a more interconnected transportation network in the City and/or provide alternate routes to reduce congestion. These types of facilities include, but are not limited to State and County arterials and collectors, and may include projects outside the limits of the City that can be demonstrated to be a direct benefit to the City's transportation system.

t) Developers may deed land for right of way and/or construct roadway extensions to City specifications.

u) Addition of lanes on existing road facilities, where acceptable to the City.

v) An innovative transportation-related modification, VMT reduction program or Mobility Standard submitted by the developer, where acceptable to and approved by the City.

Policy 8~~9~~.8

The developer may choose to provide one or more Mobility Standard(s) off-site with the City's approval. The Mobility Standard(s) chosen shall be subject to the final approval of the City during the plan approval process. Mobility Standards shall relate to the particular site, transportation conditions, special characteristics and needs of the specific area where the development is located.

Policy 8~~9~~.9

The City shall amend the Concurrency Management section and any other relevant sections of the Land Development Code to reflect the adoption of the Mobility Standards and include funding for alternative transportation improvements.

Policy 8~~9~~.10

Developments approved prior to the adoption of the Mobility Standards shall be required to provide any transportation improvements, modifications or mitigation required as part of the development plan approval unless an amendment is made to the development plan and the previously approved improvements, modifications, or mitigation are inconsistent with current design standards or other adopted policies. Amendments to development plans made after the adoption of the Mobility Standards shall be required to meet the mobility policies.

Policy 8~~9~~.11

On an annual basis, the City shall monitor and evaluate the impacts of approved development on adjacent city or adjacent county-maintained roads and share that information with the adjacent city or county.

~~Policy 8~~9.12

~~The City shall evaluate the effectiveness of the TCEA every seven years as part of the Evaluation and Appraisal Report (EAR).~~

~~Policy 8~~9.13

~~The City shall monitor the success of the Mobility Strategies using the following performance measures. Evaluation of these performance measures shall occur with the next Evaluation and Appraisal Report of the City of Apopka Comprehensive Plan. Any recommendations to refine the mobility strategies shall occur through EAR-based amendments.~~

~~Mobility Strategy~~	**~~Performance Measure*~~**	**~~Target*~~**
~~Support alternative modes of transportation~~	~~Transit shelters in the City~~	~~Increase number of bus shelters by 1 per year~~
~~Support alternative modes of transportation~~	~~Sidewalk coverage near transit stops in the City~~	~~Increase percentage of sidewalks by 10 percent by next EAR on roadways within ¼ mile of bus stops~~
~~Urban design and land use mix~~	~~Dwelling units near non-residential land use~~	~~Increase percentage of dwelling units within ¼ mile of non-residential land uses by 5 percent by next EAR~~
~~Urban design and land use mix~~	~~Accidents involving pedestrians and bicyclists in the City~~	~~Reduce annual number of accidents involving pedestrians and bicyclists in the City~~
~~Transportation Demand Management~~	~~Persons participating in ridesharing or vanpooling programs~~	~~3% annual increase of participants~~
~~Transportation~~	~~Number of~~	~~3% annual increase~~

Mobility Strategy	**Performance Measure***	**Target***
Demand Management	businesses/employers offering flexible work schedules	of participants
Transportation Demand Management	Implementation of transit pass programs and number of participants (businesses and individual)	5% annual increase after implementation
Transportation Demand Management	Number of bus turn-out facilities (at locations desired by LYNX)	1 per 3 years as coordinated with LYNX
Transportation Demand Management	Number of improved and/or new bus shelters on LYNX routes within the City	1 improved and/or new shelter each year
Transportation network connectivity	Amount of sidewalks added and/or expanded to the network in the City	500 linear feet of sidewalk per year
Transportation network connectivity	Linear feet of streetscaping/landscaping which enhances the pedestrian environment	500 feet per year
Transportation network connectivity	Number of crosswalks in the City	1 per project generating > 5,000 net new daily trips
Transportation network connectivity	Traffic counts and queue lengths at SIS and FIHS ramps located in or near the City	The City shall coordinate with FDOT to monitor traffic counts and queue lengths at SIS and FIHS ramps located in or near the City annually.
SIS and FIHS Facilities	Number of bicycle stalls/lockers and related amenities for projects within the City	1 bicycle stall/locker for every 100 vehicle parking spaces provided within the City for redevelopment and new development
Bicycle Facilities Enhancement	Linear feet of bicycle lanes and related facilities in the City	Bicycle lanes and related facilities including bicycle

Mobility Strategy	Performance Measure*	Target*
		provisions at intersections as part of programmed street resurfacing and/or rehabilitation (where feasible)
Multi-Modal Transportation	Change in ridership, including boardings/alightings for LYNX routes within the City	1% annual increase
Multi-Modal Transportation	Change in headways for LYNX routes within the City	10-minute minimum headway decrease every 5 years
Multi-Modal Transportation	Commuter Rail ridership (change in ridership will be reported in subsequent years after the implementation of the service)	3% annual increase each year after implementation
Multi-Modal Transportation	Apopka Commuter Rail Station boardings/alightings	3% annual increase each year after implementation
Multi-Modal Transportation	Proposed trip generation from redevelopment/new developments versus actual traffic counts on adjacent roadways	Achieve a 5% reduction in actual traffic counts versus trip generation projections
Multi-Modal Transportation	Change in daily and peak hour traffic volumes on US 441	Achieve less than 1% annual increase

* Performance measures and targets may be subject to further consideration (i.e., if these performance measures and targets cannot be supported by reasonably available data or additional measures are identified that may also be appropriate).

Students are encouraged to finish up strong to prepare for next year

From Principal Sarasty:

We are locked in and going strong! This is our last month to put in the hard work to perform at our best on our end of the year assessments. Our teachers have gone above and beyond to ensure EVERY child has the tools and strategies they need to be successful. Our students continue to work hard and persevere with grit and the right mindset. Our Wildcats are a tough bunch that can and will bring their best through and through. Let's finish strong! Lovell Up Wildcats! Game On!

House News:

Congratulations to the House of Majime for winning the most House Points this month! Ubuntu and Majime tied in the March Madness House Challenge Games during lunch but Majime had enough total points to become House Winners for the Month of March.

Teacher Appreciation Week will be celebrated from May 6 – May 10. If you would like to donate any items towards this event, it would be appreciated. Please reach out to Mrs. Davis at EXT/ 3602292 or via email Laquesha.Davis@ocps.net.

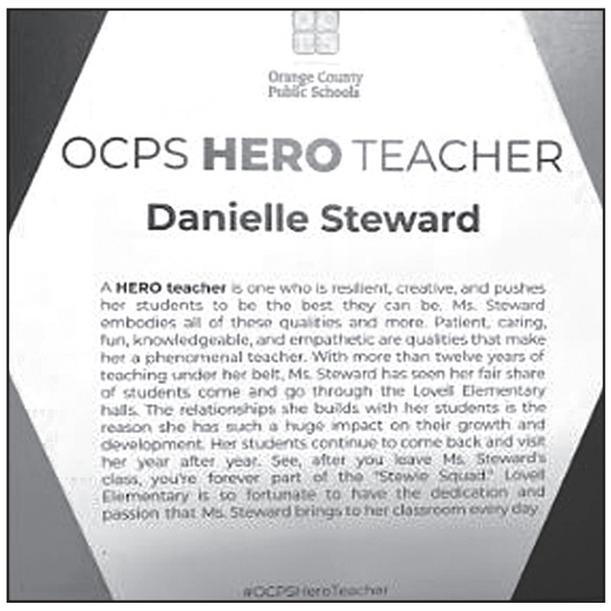
This year's testing theme is Lovell Up for the Super Bowl, All in to Win! We will be having a Pep-Rally and a parade to motivate the students before testing.

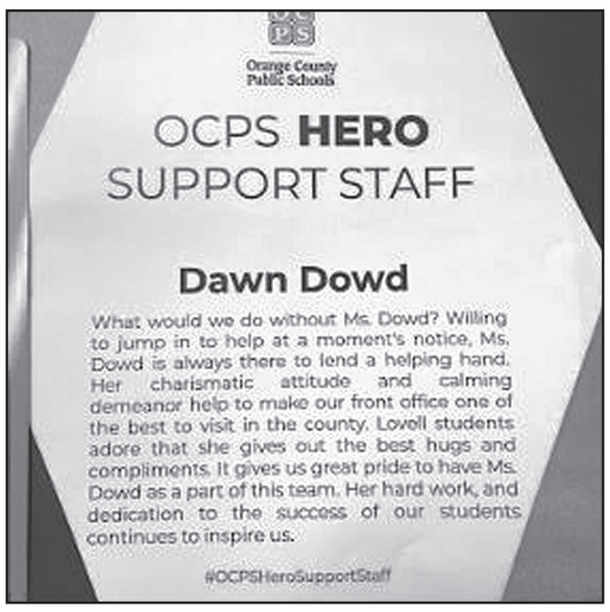
May 1st is School Principal's Day. May 3rd is School Lunch Hero Day. May 8th is School Nurse Day.

Thank you **ALL** for the many things you do to take care of our children and staff!

Please keep up to date on Talking Points and Teacher messages for the many activities coming up in May.









Lovell Elementary's OCPS HERO's: Danielle Steward – OCPS HERO Teacher and Dawn Dowd – OCPS HERO Support Staff.

Tell them you saw it in
The Apopka Chief

Third grade

Mrs. Steele's kids are learning about plants and their structure. In math, Mrs. Steele's kids are learning about geo shapes and area models. Mrs. Steele thinks the best reward this year is watching how her students have matured and reached their goals. Third graders are excited about their SeaWorld field trip.

— J. Occenat and D. Limage

Fourth grade

In Mrs. Sims class, in reading they are learning poetry, rhyme, figurative language, and stanzas. The book that they are reading are all about nature. Even though Mrs. Sims isn't a math or science teacher she uses science like the water cycle in small group. In writing they just took the BEST writing test and they just started learning how to write in cursive. The most rewarding part of this year for Mrs. Sims is seeing her non-English students participate in small group and class discussion. Exciting things are coming to Mrs. Sims class and they are doing an escape room and a goodbye party for Mrs. Sims intern Mrs. Enamorado. The fourth grade has an upcoming field trip to Saint Augustine.

— B.Wade

Fifth grade

In Mrs. West's math class, her scholars are learning about classifying shapes, in science they are learning about food chains and interdependence. The most rewarding part of the year for her was that she could see all the growth her students were making. She is working on preparing for fast now that spring is approaching. They just returned from a Busch Gardens field trip.

—A. Hansen

Upcoming events

April 22-26 – Teacher Appreciation Week

April 24 – Administrative Professional Day

April 27 – Parent Academy

May 1 – Long Wednesday

May 1 – School Principal Day

May 3 – Lunch Hero Appreciation

May 6 – Nurse Appreciation

May 7 – Fifth Grade Science PMA

May 8 – Long Wednesday

May 8 – Fast ELA Test Third-Fifth, Fast K-2 Math

May 9 – Fast Math Test Third through Fifth

May 13 – Fifth CFE Dance and P.E.

May 13 – NEHS Meeting

May 14 – Fifth CFE Music and Drama

May 15 – Fifth CFE Art and Health

May 17 – National Speech Language Pathologist Day

May 24 – Last Day of School

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CITY OF APOPKA
PUBLIC HEARING NOTICE
REPEAL AND REPLACEMENT OF THE TRANSPORTATION ELEMENT OF THE APOPKA COMPREHENSIVE PLAN
TRANSMITTAL HEARING

NOTICE is hereby given pursuant to Florida Statues Section 163.3184 and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7(B) that the City of Apopka proposes to amend the Comprehensive Plan by repealing and replacing the Transportation Element.

ORDINANCE NO. 3029

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CITY OF APOPKA COMPREHENSIVE PLAN; REPEALING AND REPLACING THE TRANSPORTATION ELEMENT IN ITS ENTIRETY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the proposed amendment at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 14, 2024 beginning at 5:30 p.m.**, or as soon thereafter as possible.

Further notice is given that a public hearing for the transmittal of the proposed amendment to the Florida Department of Commerce 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, June 5, 2024, beginning at 1:30 p.m.**, or as soon thereafter as possible.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Transportation Element 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

May 3, 2024

Publish: The Apopka Chief **176403**

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Legislative - Ordinance No. 3051 - 951 S Highland Avenue - Small-Scale Future Land Use Amendment

REQUEST:
Recommend approval of the Future Land Use Map Amendment from Residential Low to Industrial for 951 S. Highland Avenue

SUMMARY:
Owner(s): Pave A Lot Asphalt Maintenance Inc.
Applicant: Joseph Lewis
Parcel Identification Number(s): 15-21-28-0000-00-106
Location: 951 S. Highland Avenue
Existing Future Land Use: Residential Low (Maximum Density 5 du/acre)
Proposed Future Land Use: Industrial
Existing Use(s): Vacant
Existing Zoning: MU-D (Mixed-Use Downtown District)
Tract Size: 0.57 +/- Acres

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	MU-D (Mixed-Use Downtown District)	Florida Central Railroad
East	Residential Low	MU-D (Mixed-Use Downtown District)	Florida Central Railroad
South	Unincorporated Orange County LMDR (Low Medium Density Residential)	Unincorporated Orange County, R-1 (Single-Family Dwelling District)	Single-Family Residence
West	Industrial	MU-D (Mixed-Use Downtown District)	Industrial Warehouse

PROJECT SUMMARY:
The applicant has submitted a Small-Scale Future Land Use Amendment from Residential Low to Industrial for a 0.57 acre parcel located at 951 S. Highland Avenue. The parcel is currently vacant. The applicant is requesting the Small-Scale Future Land Use Amendment to potentially develop a 3,200 square foot warehouse (storage) on the property which is permitted through a special exception in the MU-D (Mixed-Use Downtown) zoning. The industrial

future land use designation is compatible with the existing MU-D (Mixed-Use Downtown) zoning per Land Development Code Table 1.8.2, thus the request for the future land use amendment. The proposed Industrial future land use designation is compatible with the surrounding area as properties to the west have a future land use designation of Industrial.

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: Yes
• Staff response: Staff is in agreement as the property is adjacent to a property with a future land use of Industrial.
b. Is in conflict with any portion of the LDC;
• Applicant's response: No
• Staff response: Staff is in agreement as the property will receive a change in future land use designation and all future development will be required to be in compliance with all applicable requirements of the Industrial future land use category if the small-scale future land use amendment is approved.
c. Addresses a demonstrated community need;
• Applicant's response: Yes
• Staff response: Staff does not object.
d. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
• Applicant's response: Yes
• Staff response: Staff does not object.
e. Would result in a logical and orderly development pattern;
• Applicant's response: Yes, this would result in a logical and orderly development pattern.
• Staff response: Staff does not object, the property will receive a proper future land use designation if the small-scale future land use amendment is approved.
f. Would not adversely affect the property values of the area;
• Applicant's response: Yes
• Staff response: Staff does not object.
g. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities;
• Applicant's response: Yes
• Staff response: Staff does not object.
h. Would not result in significant adverse impacts on the natural environment including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
• Applicant's response: No
• Staff response: Staff does not object.

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 March 14, 2024.

PUBLIC HEARING SCHEDULE:
May 14, 2024 – Planning Commission (5:30 P.M.)
June 5, 2024 – City Council (1:30 P.M.), First Reading
June 19, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
April 22, 2024 – Poster Placed on Property
April 22, 2024 – Mailed Notices to Adjacent Property Owners
April 26, 2024 – Advertised in the Apopka Chief

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use

North	Residential Low	MU-D (Mixed-Use Downtown District)	Industrial Warehouse
East	Residential Low	MU-D (Mixed-Use Downtown District)	Industrial Warehouse
South	Unincorporated Orange County LMDR (Low Medium Density Residential)	Unincorporated Orange County, R-1 (Single-Family Dwelling District)	Single-Family Residence
West	Industrial	MU-D (Mixed-Use Downtown District)	Industrial Warehouse

II. LAND USE ANALYSIS

Parcels with an Industrial future land use designation exist in the Mixed-Use Downtown zoning district of the City, and Industrial parcels are located to the west of the subject property. Development must comply with the Industrial future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property is currently vacant and is approximately 0.57 acres in size. This future land use amendment is being requested to allow for the potential development of a 3,200 square foot warehouse (storage) on the subject property. The parcel is not located in the following areas:

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

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

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:
Policy 3.1.1
Industrial
The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be 60.

Planned Unit Development uses may include:

(1) All primary uses
(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Transportation Element:
Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property has existing access from S. Highland Avenue.

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

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

Land Use Calculations:
CURRENT: Future Land Use - Residential Low (5 Dwelling Units Per Acre)
5 DU X 0.57 ac = 2.85 dwelling units

PROPOSED: Future Land Use - Industrial
0.6 maximum FAR X 0.57 ac = Maximum of 14,857 square feet of building area

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

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

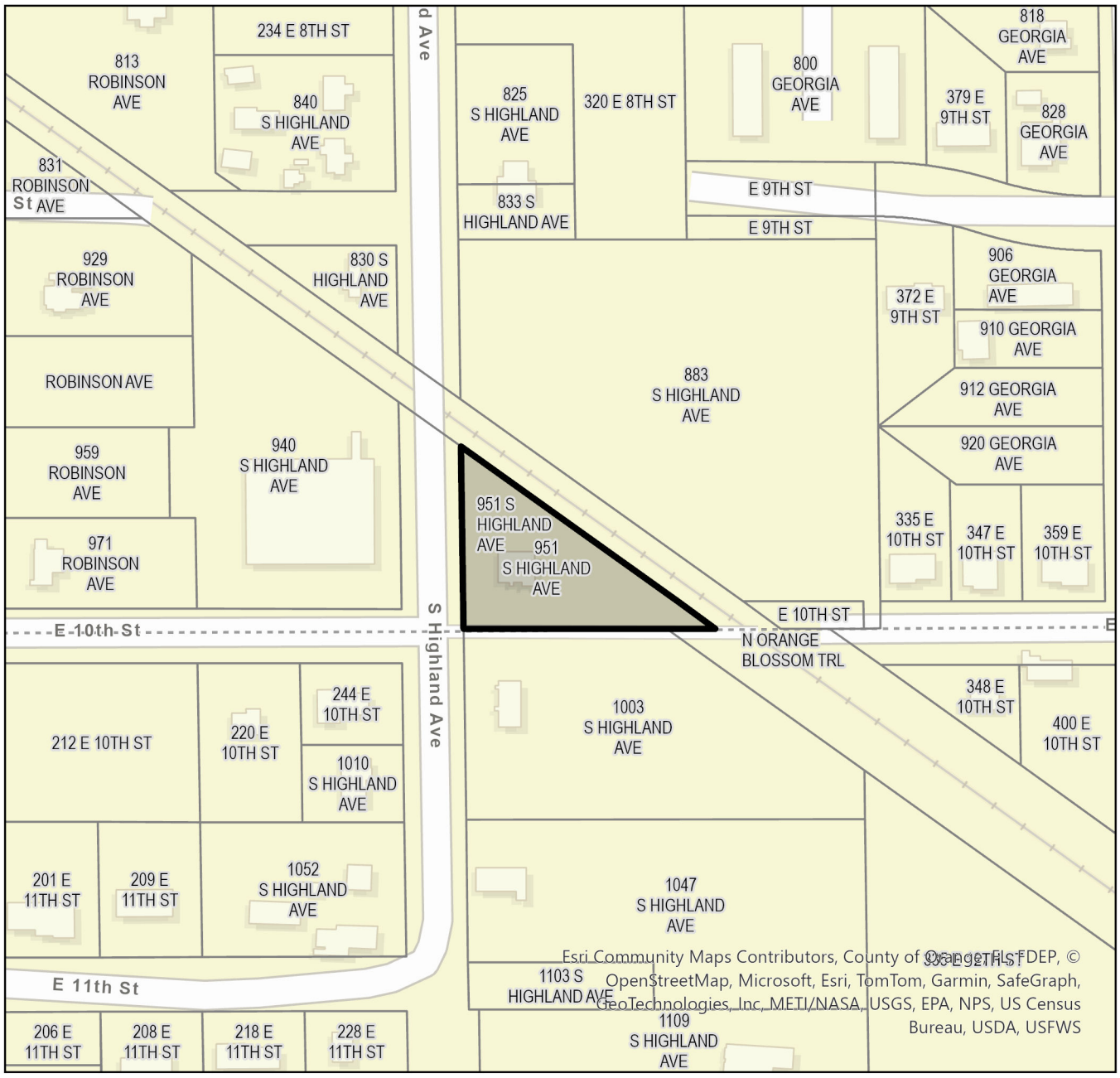
ATTACHMENTS:
- Maps
- Ordinance Number 3051

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee (DRC):
Recommends approval of the change in Future Land Use from Residential Low to Industrial and finds the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:
1. 951 S Highland Ave Maps
2. apopka-public-notice-apr-26 (951 S Highland Ave)
3. Ordinance Number 3051



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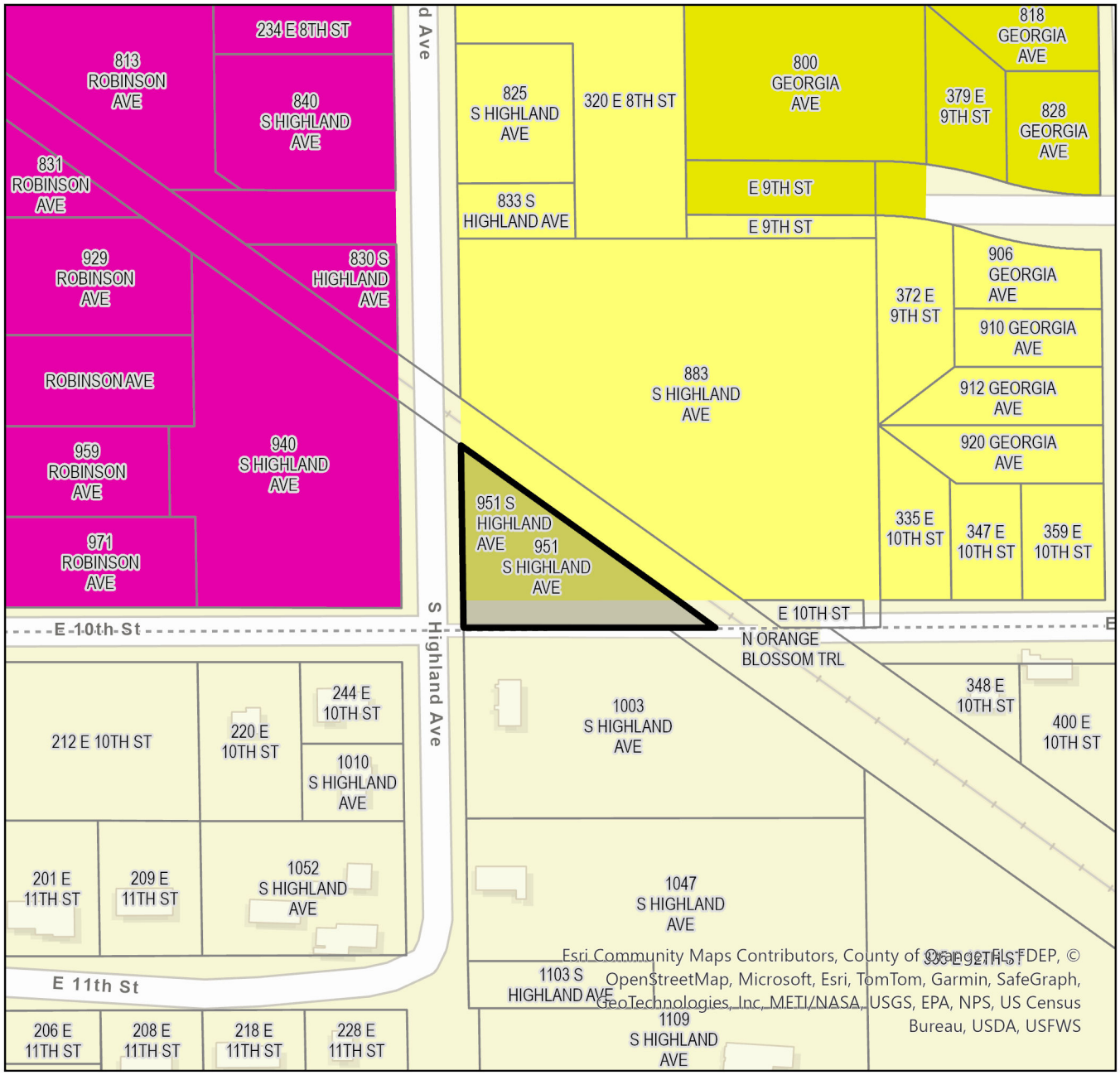
Legend

- 951 S Highland Avenue
- Parcel



0 0.03 0.05 0.1 Miles

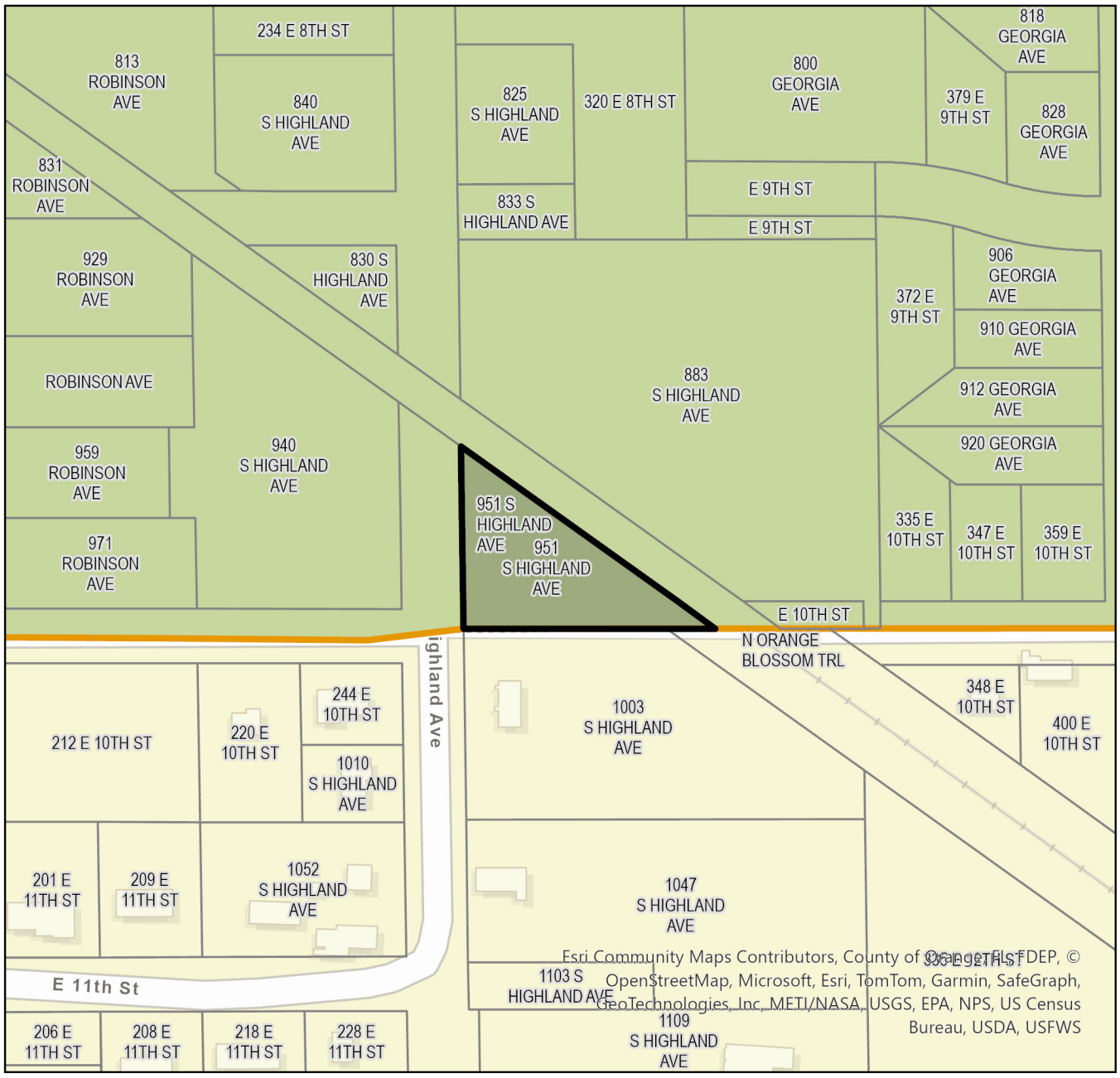
N

Legend

- 951 S Highland Avenue
- Parcel

Apopka Future Land Use

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



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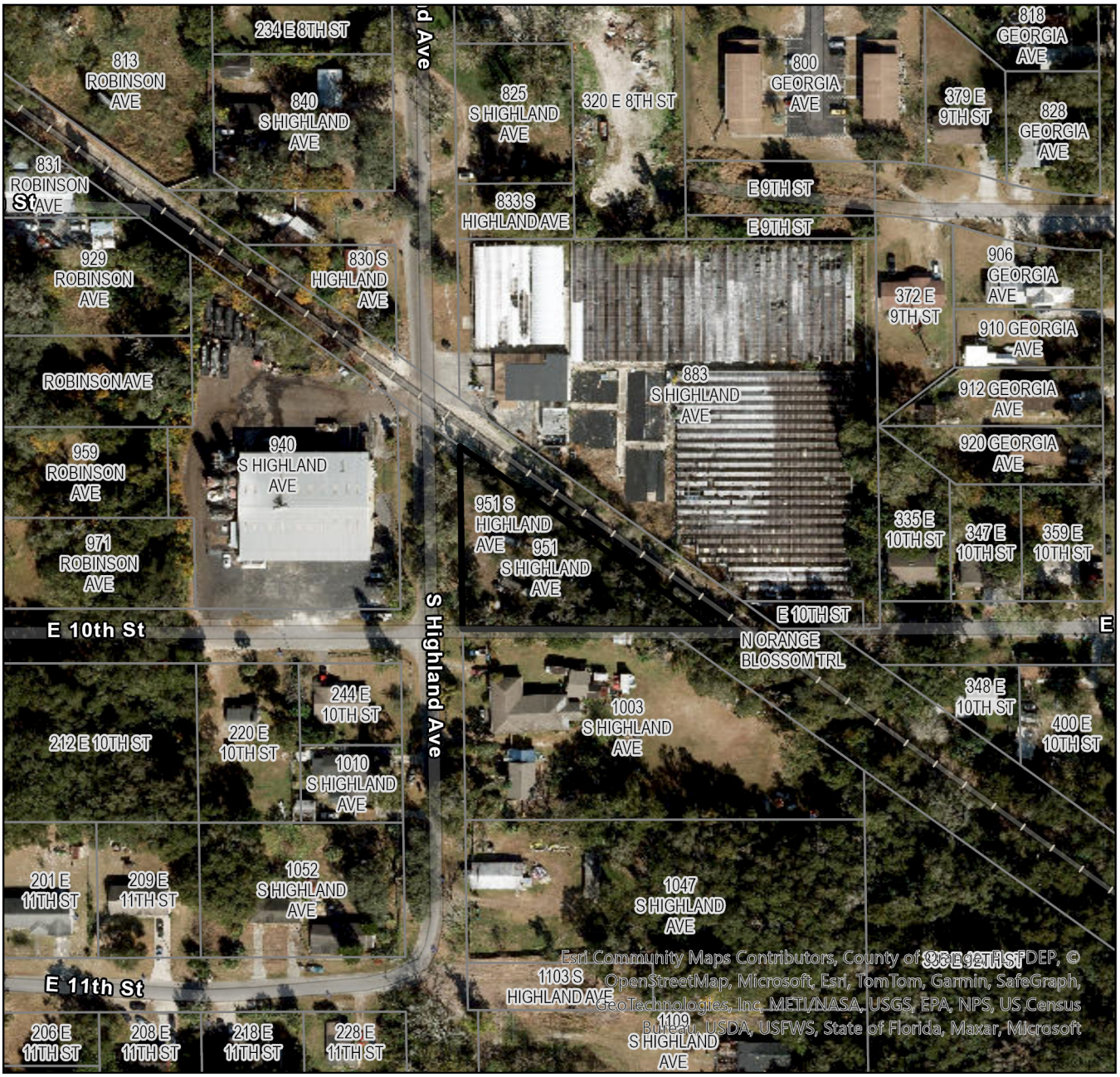
Legend

- 951 S Highland Avenue
- Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR



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N

Legend

- 951 S Highland Avenue
- Parcel

April 24th was Denim Day



The city of Apopka participated in Denim Day on Wednesday, April 24, joining millions worldwide, standing in solidarity with sexual assault survivors and one another. The city of Apopka supports the Victim Service Center of Central Florida and their efforts to prevent the traumatizing effects of sexual violence and help heal those that have been impacted.

Photo courtesy of city of Apopka/Facebook

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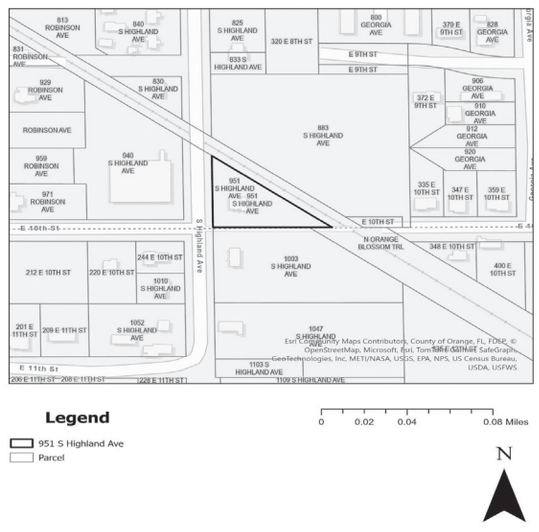
PUBLIC HEARING NOTICE SMALL-SCALE FUTURE LAND USE AMENDMENT CITY OF APOPKA

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(c), Florida Statutes and the Apopka Code of Ordinance, Part III, Land Development Code, Article II, Section 2.4.7.B, that **JOSEPH LEWIS** has made an application to the City of Apopka Planning Commission and the City Council for a **CHANGE IN THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW TO INDUSTRIAL FOR 0.57 +/- ACRES.** This application relates to the following described properties:

ORDINANCE NO. 3051

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW TO INDUSTRIAL FOR PAVE A LOT ASPHALT MAINTAINENANCE INC GENERALLY LOCATED EAST OF S HIGHLAND AVENUE, AND NORTH OF E 10TH STREET, OWNED BY JOSEPH LEWIS, COMPRISING 0.57 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Numbers: 15-21-28-0000-00-106
Contains: 0.57 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider Ordinance No. 3051 at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, May 14, 2024 beginning at 5:30 P.M.** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance No. 3051 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, June 5, 2024 beginning at 1:30 P.M.** or soon thereafter.

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use 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

April 26, 2024

Publish: The Apopka Chief **176327**

APOPKA ART & Foliage 42nd ANNUAL FESTIVAL
SPONSORED BY GFWC APOPKA WOMAN'S CLUB AND THE CITY OF APOPKA
April 27th and 28th, 2024
Sat.: 9 a.m. - 5 p.m. • Sun.: 10 a.m. - 4 p.m.
• Indoor & Outdoor Foliage
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• Live Entertainment
• Plant Doctors • Kids Zone
• Conservation Exhibits
• Food Vendors
• Local School Art Displays
• Beer and Wine Garden

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LeafFilter GUTTER PROTECTION
RENEWAL by ANDERSEN
trinity BAPTIST CHURCH

ORDINANCE NO. 3051

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW TO INDUSTRIAL FOR PAVE A LOT ASPHALT MAINTAINANCE INC LOCATED AT 951 S HIGHLAND AVENUE; OWNED BY JOSEPH LEWIS, COMPRISING 0.57 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the Apopka Comprehensive Plan by Ordinance No. 653 on October 2, 1991, pursuant to Section 163.3184, Florida Statutes and most recently amended it by Ordinance No. 3025 on November 15, 2023; and

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

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

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

Section II. Future Land Use Element. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, as most recently amended by Ordinance No. 3025 is amended in its entirety to change the land use from Residential Low to Industrial for Joseph Lewis located at 951 S Highland Ave, comprising 0.57 acres more or less; as further described in Exhibit "A" attached hereto.

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

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Director Authorization. The Community Development Director is hereby authorized to amend the Future Land Use to comply with this ordinance**.**

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively,

issues a final order determining that the adopted small-scale development amendment is in compliance.

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

READ FIRST TIME: June 5, 2024

READ SECOND TIME AND ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

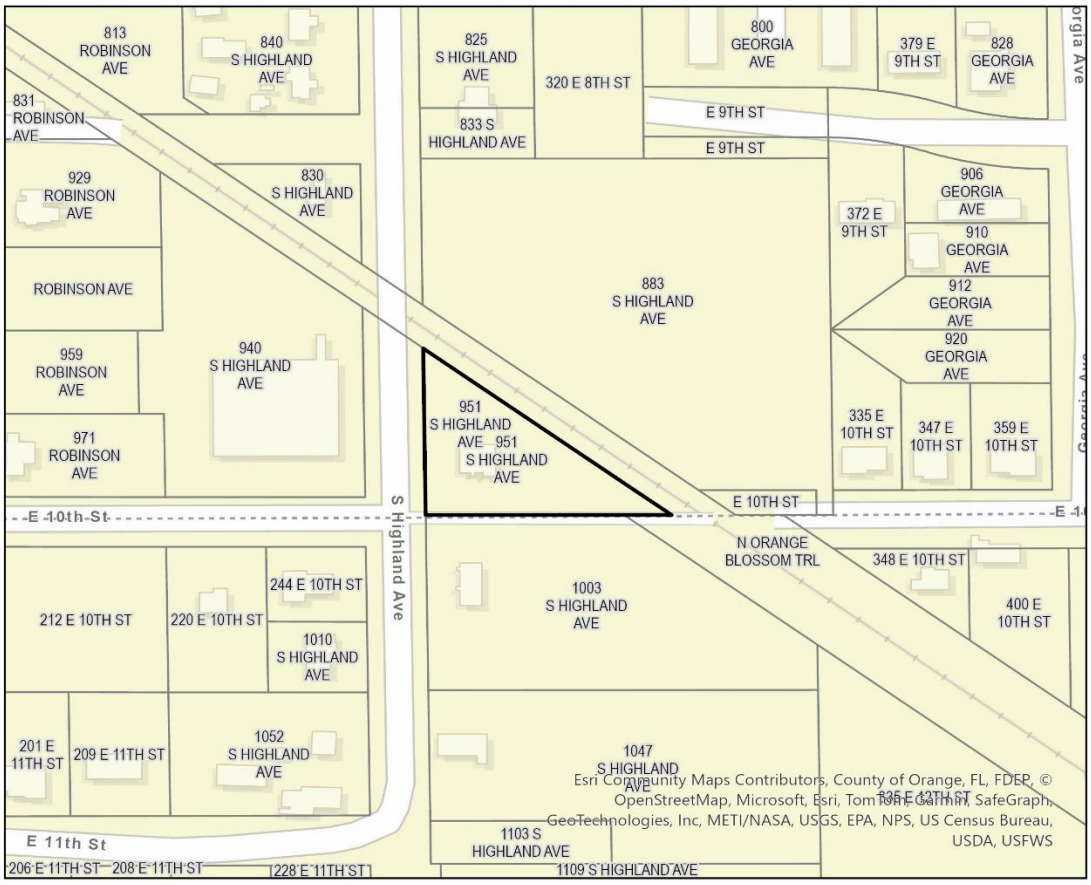
Cliff Sheppard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: April 26, 2024

1

EXHIBIT "A"
Parcel Identification Number(s): 15-21-28-0000-00-106

Location Map



Legend

951 S Highland Ave

Parcel

0 0.02 0.04 0.08 Miles

N

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 3.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Legislative - Ordinance No. 3054 - Investments Alliance, LLC - Small-Scale Future Land Use Amendment

REQUEST:
Recommend approval of Ordinance No. 3054, a Future Land Use Map Amendment from County Rural 1/2 to Rural Settlement for 2518 Haas Road.

SUMMARY:
Owner(s): Investments Alliance, LLC
Applicant: Rommel Fontana
Parcel Identification Number(s): 07-20-28-0000-00-025
Location: 2518 Haas Road
Existing Future Land Use: "County" Rural 1/2
Proposed Future Land Use: "City" Rural Settlement
Existing Use(s): Vacant parcel with abandoned agricultural buildings
Existing Zoning: T (Transitional)
Tract Size: 4.17 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY:
The subject property, which is approximately 4.17 acres in size, is located at 2518 Haas Road and is vacant with abandoned agricultural buildings. The subject property was annexed via Ordinance No. 3046 on March 20, 2024. The applicant is requesting a Future Land Use amendment to change the designation from "County" Rural ½ to "City" Rural Settlement in order to allow for the construction of a four-lot single-family residential development that is proposed to be permitted via a Planned Development (PD) zoning and Master Plan via Ordinance No. 3055.

Comprehensive Plan, Future Land Use Element Policy 3.1.s.d permits one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. Surrounding properties that are located in the City have the Rural Settlement future land use

designation.

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 proposal to re zone the land is consistent and fulfill the goals, objectives, and policies of the comprehensive plans and all other applicable Citi [sic]-adopted plans.
• Staff response: Staff has no objection.
b. Is in conflict with any provisions of the LDC;
• Applicant's response: The property is free from any conflict with any portion of this LDC.
• Staff response: Staff has no objection.
c. Addresses a demonstrated community need;
• Applicant's response: Even it is a rural area, there are many reasons to develop nice lots and convert this abandon place of obsolete greenhouse yard and improve with new houses to conform a good environment due a growing zone with many development projects nearby having this new highway 429 which connects all principal arteries and important points in Orlando Area.
• Staff response: Staff has no objection.
d. Is required by changed conditions;
• Applicant's response: The proposed zoning is compatible within the location of KPI Neighborhood Design District with density of 2 du/ac doing through McGuire Road.
• Staff response: Staff has no objection. The maximum density that is permitted per Future Land Use Element Policy 3.1.s.d is one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. This is detailed on the PD (Planned Development) Master Plan provided by the applicant.
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 proposal consist [sic] in a logical and orderly development pattern with lots defined by 155' front x140' deep each one. In total 8 lots of ½ acre.
• Staff response: Staff has no objection. The maximum amount of lots that can be developed per the Rural Settlement future land use category and that are proposed on applicant's PD Master Plan is 4. This equates to one lot per acre.
f. Would result in a logical and orderly development pattern;
• Applicant's response: The proposed rezoning and annexation to the City will increase the value of any property in the surrounding area.
• 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: There is a street paved in excellent condition and the both Hass Rd and Macguire Road have 60' ROW.
• Staff response: An Environmental Assessment will be required to be provided with the submittal of a development plan.
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: Fortunately we have a current CAD report from Orange County which shows not wetlands at all in whole property, and not affect the natural environment.
• Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

SCHOOL CAPACITY REPORT:
An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. OCPS considers this de minimis.

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 March 25, 2024.

PUBLIC HEARING SCHEDULE:
May 14, 2024 – Planning Commission (5:30 P.M.)
June 5, 2024 – City Council (1:30 P.M.), First Reading
June 19, 2024 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
May 3, 2024 – Apopka Chief
April 26, 2024 - Mailed notices to adjacent property owners

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

II. LAND USE ANALYSIS
The subject property is located in the Northern portion of the Joint Planning Area. Rural Settlement parcels exist to the east of the subject property. Development must comply with the Rural Settlement future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code. The property is approximately 4.17 acres in size. The parcel is not located in the following areas:
Wekiva Parkway Interchange Vision Plan Area: No
Wekiva River Protection Area: No
Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from County Rural 1/2 to City Rural Settlement is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:
Future Land Use Element:
Policy 3.1.s
Rural Settlement (Tier Density Max. 1 du/ac)
This land use designation is intended to apply within that area defined as the “Northern Area” in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004, and other areas of the Wekiva Study Area as may be appropriate. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve
and enhance the natural environment. This land use designation shall also include an agricultural component. Public facilities will be considered as Special Exceptions. Intensity of development within this land use category will vary depending upon the following framework:

a. Agricultural, not to exceed one residential unit per five
acres (1 du/5 ac).
b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space

requirement of 25%.
c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.
d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.
e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Unit Development (PUD), with clustering required and a minimum open space requirement of 45%.
f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%. All required open space within this land use category shall be permanently protected.
Special exception uses allowed:
1) Institutional uses of two acres or less.
2) Elementary schools; middle schools, high schools.
3) Supporting infrastructure and public facilities of two acres or more.
4) Horticultural nurseries as a primary use.

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

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

Conservation Element:
A habitat study will not be required as the development is less than ten (10) acres.
Land Use Calculations:
CURRENT: Future Land Use – County Rural 1/2 (1 Dwelling Unit Per 2 Acres)
0.5 DU/AC X 4.17 ac = 2.085 dwelling units

PROPOSED: Future Land Use – City Rural Settlement (1 Dwelling Unit Per 1 Acre)
1 DU X 4.17 ac = 4.17 dwelling units

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

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
Recommends approval of the Change in Future Land Use designation from County Rural 1/2 to City Rural Settlement, finding the proposed amendment 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.

PLANNING COMMISSION:
Find the proposed Change in Future Land Use designation from County Rural 1/2 to City Rural Settlement, 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, and recommend approval of Ordinance No. 3054.

ATTACHMENTS:

1. Ordinance Number 3054
2. Advertisement May 3
3. 2518 HAAS RD map series
4. OCPS Capacity Determination
5. LOCAL GOVMNT FORM

ORDINANCE NO. 3054

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM "COUNTY" RURAL ½ TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the Apopka Comprehensive Plan by Ordinance No. 653 on October 2, 1991, pursuant to Section 163.3184, Florida Statutes and most recently amended it by Ordinance No. 3036 on January 17, 2024; and

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

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

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

Section II. Future Land Use Element. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, as most recently amended by Ordinance No. 3036 is amended in its entirety to change the land use from "County" Rural 1/2 to "City" Rural Settlement for certain real property located at 2518 Haas Road, comprising 4.17 acres more or less; as further described in Exhibit "A" attached hereto.

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

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Director Authorization. The Community Development Director is hereby authorized to amend the Future Land Use to comply with this ordinance**.**

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively,

issues a final order determining that the adopted small-scale development amendment is in compliance.

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

READ FIRST TIME: June 5, 2024

READ SECOND TIME AND ADOPTED: _____

ATTEST:

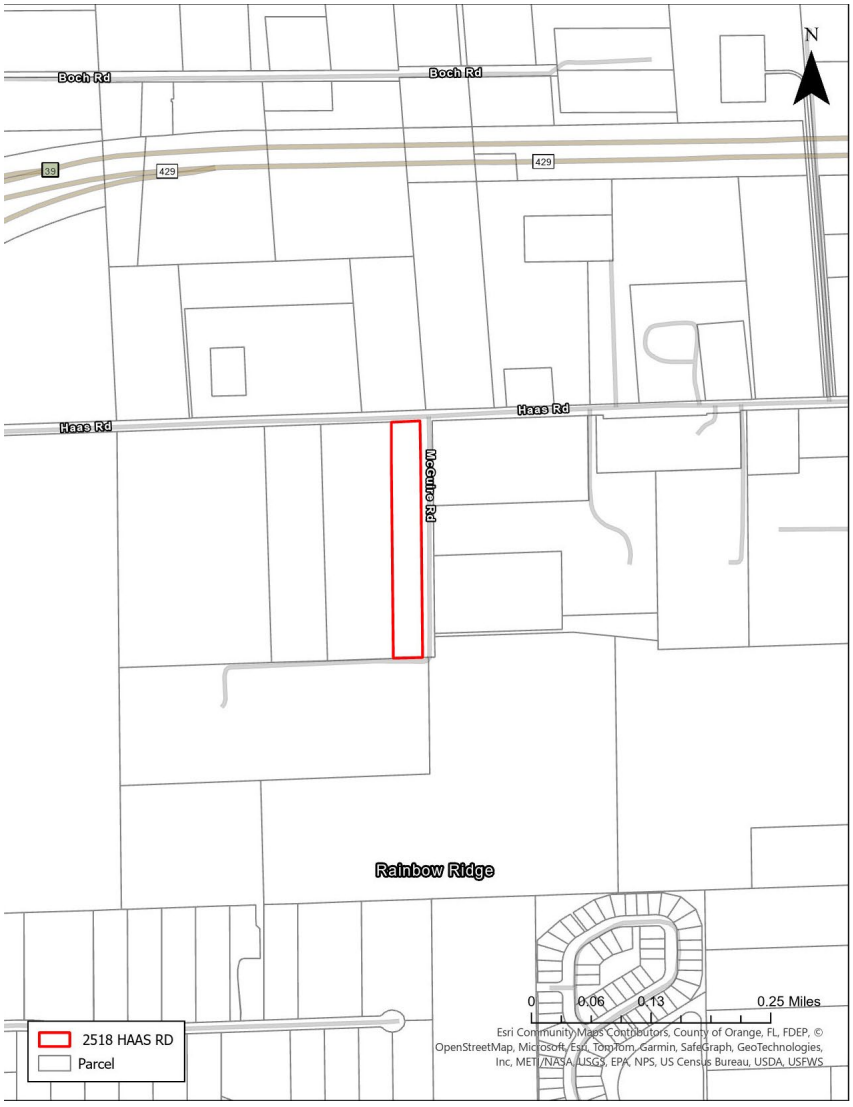
_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

DULY ADVERTISED FOR PUBLIC HEARING: May 3, 2023

EXHIBIT "A"

Parcel Identification Number(s): 07-20-28-0000-00-025



Byrd: Local state champion is met

Continued from page 2A

phenomenal year!

Wekiva High School FFA has a state finalist in Agricultural Mechanics and Fabrication Proficiency Award and they also have the state champion in the Safe Tractor Operations and Maintenance Career Development Event.

I met our state champion recently and he is thrilled to continue his path working with farm machinery after graduation. He was very enthusiastic about the high-demand career waiting for him that he will have with no college debt to pay off, a career he may not have found, had it not been for FFA.

Apopka High School FFA has a state finalist in the Landscape Management Proficiency award as well as the state champions in the Ornamental Horticulture Demonstration-Landscape Division.

They also have the third place team in the State Floriculture Career Development Event.

Yes, it is fun watching the passion these kids have for their area of expertise. At a recent visit to the Central Florida Fair, I was able to spend some time with students who were showing their hens, rabbits and ducks. The amount of time, attention, research and energy that goes into caring for these animals is impressive, and students in the middle schools that I spoke to could not have been more excited to put in the time.

It's a beautiful thing to see students passionate about anything, and when they see a light go on in their future pathway, it's even better. Every child who participates in FFA doesn't follow a career path in agriculture, but they certainly gain valuable leadership skills and a work ethic that will serve them well no matter what future they choose.

Congratulations to all our FFA chapters in OCPS on a very successful year!

CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT AND 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 **Investments Alliance, LLC** has made application relating to the following described property.

ORDINANCE NO. 3054

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM "COUNTY" RURAL 1/2 TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

and

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- 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, May 14, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3054 and 3055 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, June 5, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications 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

May 3, 2024

Publish: The Apopka Chief **176406**

Police make first arrests in Florida of pro-Palestinian protesters at two university campuses

By Vivienne Serret
Fresh Take Florida

GAINESVILLE, Fla. –

Police supported by state troopers arrested nine pro-Palestinian protesters late Monday, May 29, who had occupied a plaza on the University of Florida for days. They were among the first college arrests in Florida.

Campus police Sgt. Courtney Marie Burgoyne said officers arrested nine protesters, who were led away in handcuffs. It followed the arrest of three other protesters at the University of South Florida in Tampa, hours earlier.

The administration at Florida's flagship public university said in a statement the protesters had violated new rules announced last week that included "no disruptions" and a ban on camping, sleeping, bullhorns and tents – but it didn't immediately say exactly what the protesters were accused of doing wrong. A spokesman, Steve Orlando, declined Monday night to answer questions about the arrests.

"I do not have to tell you anything," an unidentified campus police officer told a protester at the scene. About 30 protesters remained after the arrests. Some shouted "shame" and "who do you protect?" at officers and troopers.

It wasn't immediately clear whether anyone who was arrested was a student or otherwise affiliated with the university.

Under the university's new rules, students who violate them will be suspended, and employees or professors would be fired.

In a statement emailed to reporters 16 minutes after the arrests, Orlando said police gave the protesters "multiple warnings and multiple opportunities to comply" before they were arrested.

"This is not complicated: The University of Florida is not a daycare, and we do not treat protesters like children – they knew the rules, they broke the rules, and they'll face the consequences," Orlando said in the statement. "For many days, we have patiently told protesters – many of whom are outside agitators – that they were able to exercise their right to free speech and free assembly."

The arrests occurred about 7:40 p.m. Monday on the school's Plaza of the Americas, the centrally located square in the heart of campus. Law enforcement officers – including about 15 campus and municipal police officers and about six Florida Highway Patrol troopers – marched toward the plaza and protesters with batons in hand.

Police appeared to shut off power in the area during the arrests then restored it immediately afterward.

Last week was the last day of regularly scheduled classes for the semester. Some students were finishing final exams this week.

Sunday night, as police explained the university's new rules to protesters, some of them criticized officers and compared them to members of the white supremacist group, the Ku Klux Klan, and the Israeli Defense Force: "IDF, KKK, UFPD, you're all the same," protesters chanted as someone beat on a drum.

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This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at vivienneserret@ufl.edu.

Moore: Designated areas are named

Continued from page 2A

tween neighborhoods, centers, and other special areas. Corridors are essentially streets, roads, or transit lines like SunRail tracks, but, a corridor also extends into the surrounding development.

Unincorporated areas that have already been developed in the past may receive a designation as a center, neighborhood, or corridor during this process. The great majority of the county's suburban neighborhoods will also be typed or mapped, with the primary goal being to maintain or reinforce their existing residential character. Environmental lands, undeveloped areas, and rural properties do not receive a place type designation unless they become part of a specific land development application or small-area planning project.

The Board of County Commissioners will vote on whether to adopt Vision 2050 in September 2024.

Now is the time for you to share what you want to see occur where you live. Go to the interactive map on the county's website at: https://bit.ly/v2050web. On the website, you can comment on any location in Orange County.

Finally, we need to hear from as many residents as possible about planning in District 2. If you want to speak with the Planning Department directly, call 407.836.5600 or email: Vision2050@ocfl.net.

Hayden: Encourage one another

Continued from page 2A

All part of the making of the land we call America, and its history. We think of the grander, more extraordinary happenings when we talk of history, but without those who were a part of daily life in general, there would be no history. History is propagated by ordinary people doing extraordinary things.

We need to become that people again. We need to encourage one another to *stand and be counted*.

In society today, we have an administration that states we can think what we want to, but you will be ignored, and you will be mocked to the point people will think you are losing it. The master no longer says, "Think as I think or die." Now we are told we can go our own way, but you will be ostracized from humanity.

You will be shunned, and people will point at you, call you a detractor, devisor, racist, and you will be treated as a stranger. Even those that you call friends will turn away in fear of joining you in your "non-person" status.

Oh, they tell you they will not take your life, but the life of subordination they offer is worse than death.

Patrick Henry said it best: "Give me liberty or give me death!" The only thing democracy and socialism have in common is the word "equality." The difference is democracy seeks equality in justice and liberty while socialism seeks equality in bondage and slavery.

You can follow the "Judas goat" up the ramp to slaughter as the sheep do, to their own butchering, or you can make the decision to bring back our Democratic Republic by being secure in your belief in America and getting up and getting busy.

We do not need the government telling us what they can give us for our happiness.

We need to pursue our own happiness by getting down to the "nitty-gritty," by going to work, and as Roger Miller once said, "Knuckle down, buckle down, do it, do it, do it!"

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**

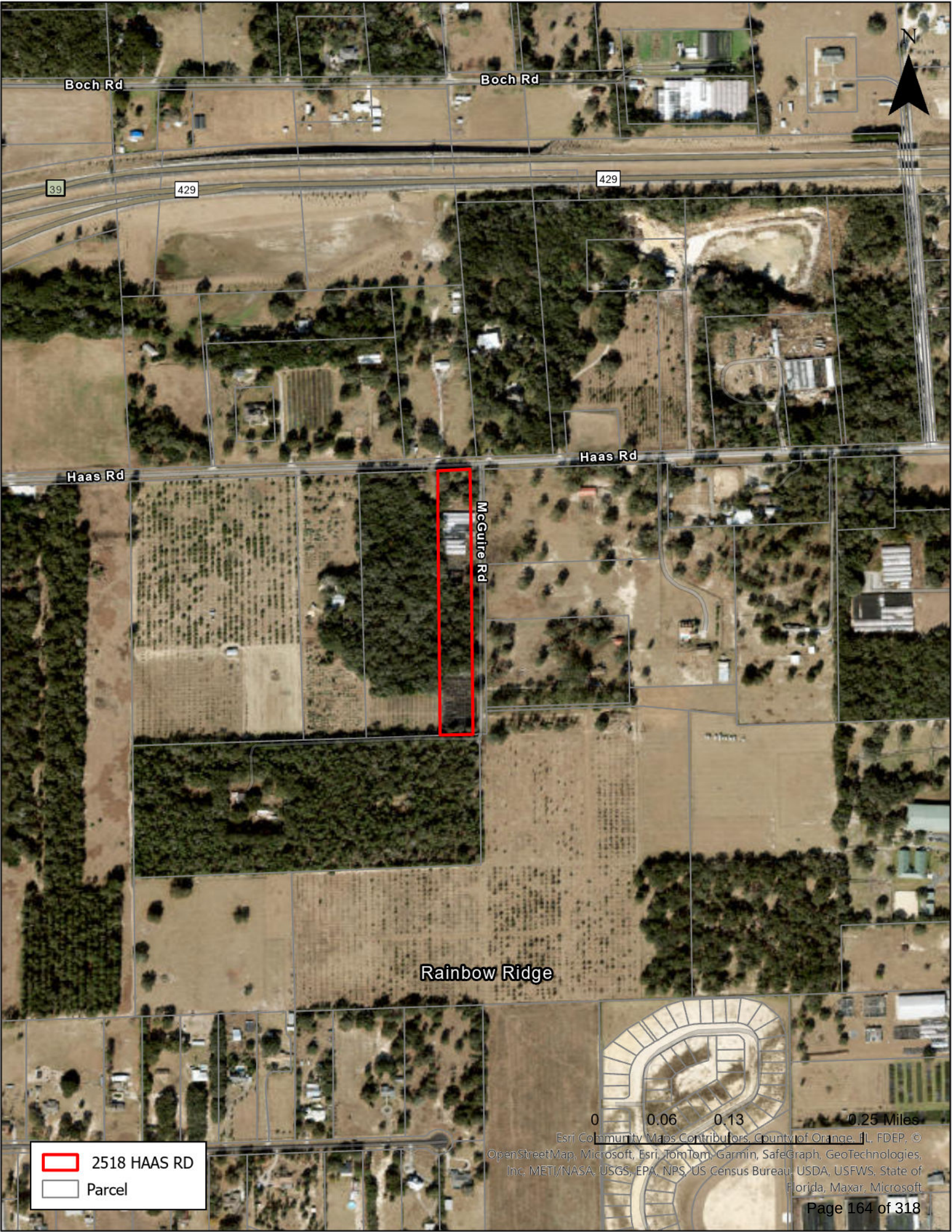
Orange County Telephone Numbers

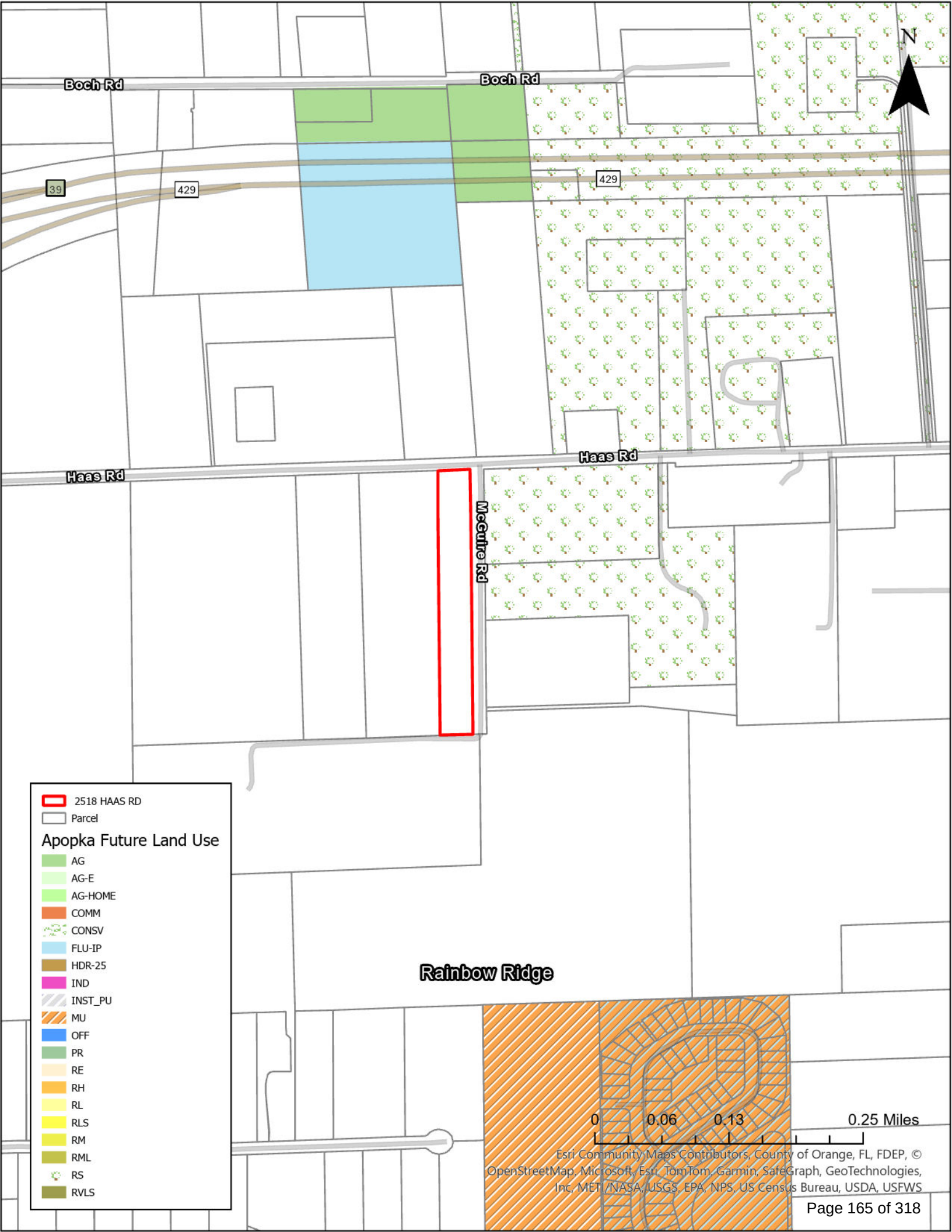
Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	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


N
Boch Rd
Boch Rd
39
429
429
Haas Rd
Haas Rd
McGuire Rd
Rainbow Ridge
0
0.06
0.13
0.25 Miles
2518 HAAS RD
Parcel
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


N
Boch Rd
Boch Rd
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429
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Haas Rd
Haas Rd
McGuire Rd
Rainbow Ridge
2518 HAAS RD
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
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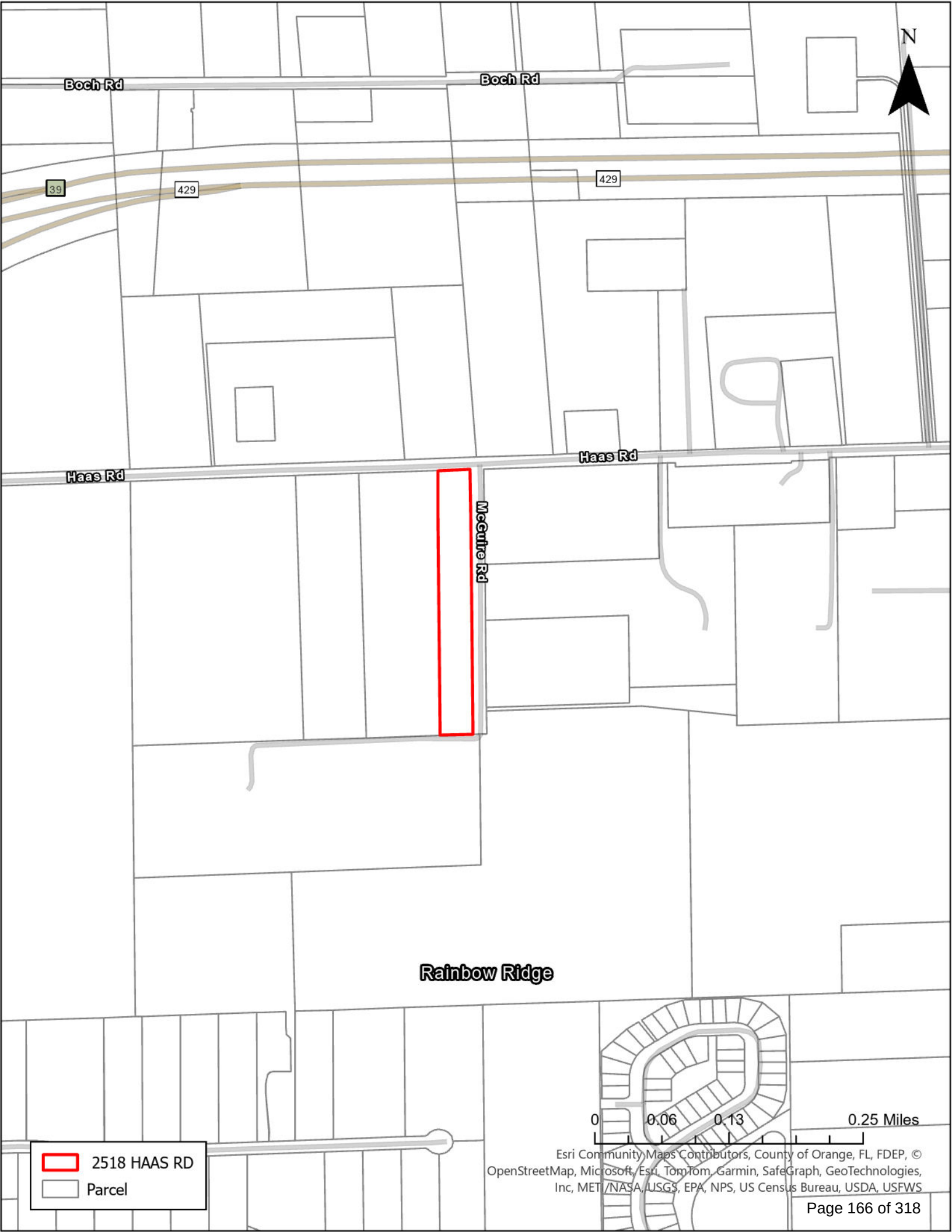
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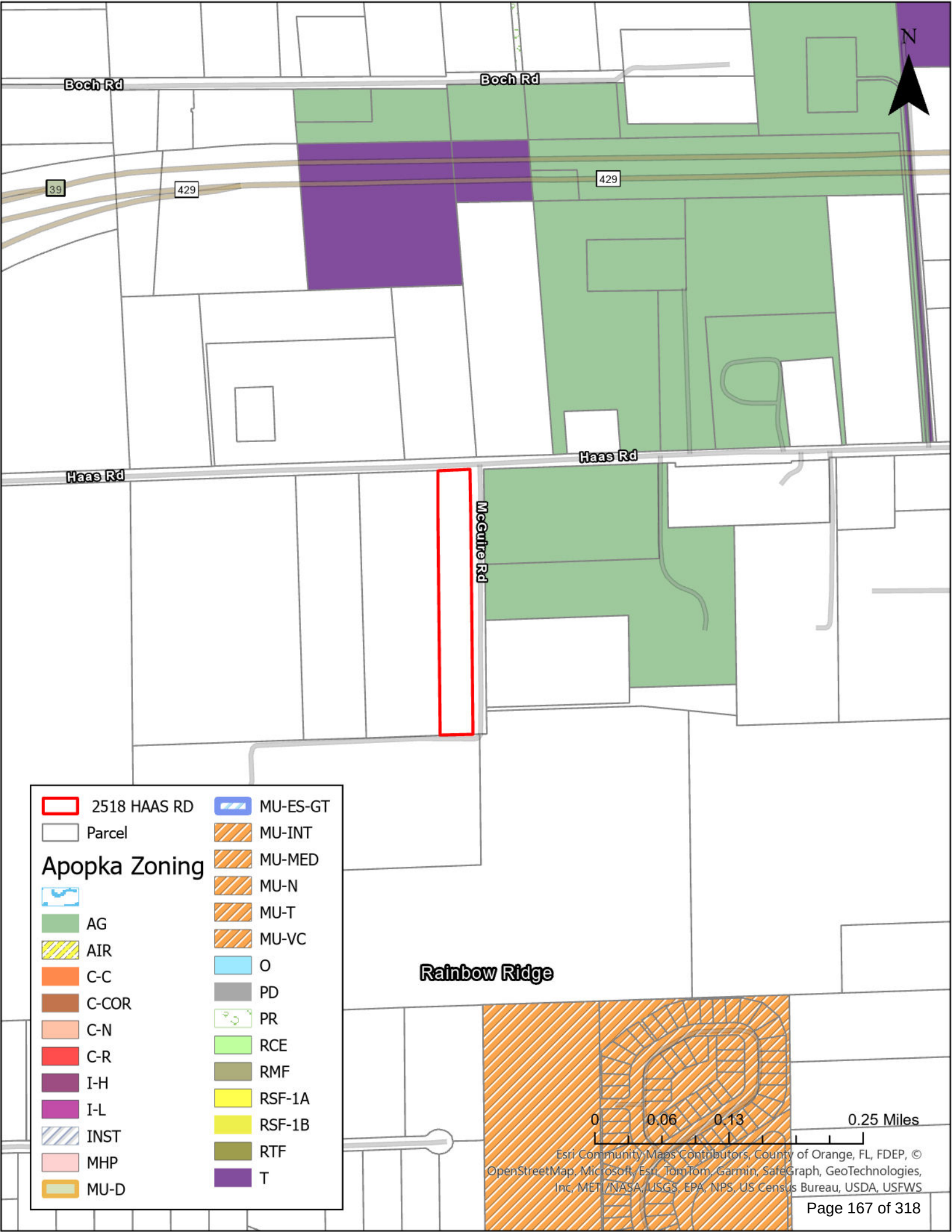
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C-N
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MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
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From: Mills, Christopher C.
To: Bobby Howell
Cc: Kennard, Stefani V.
Subject: Haven Peace Capacity Determination
Date: Monday, February 19, 2024 3:38:27 PM
Attachments: LOCAL GOVMNT FORM.pdf

Good afternoon,

See attached local government form. This one is generating less than 1 student so we consider it to be de minimis. We will initiate a refund for the applicant.

Christopher

Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

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Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

Application for Capacity Determination & Concurrency Recommendation Proposed Development Profile Form

TO BE COMPLETED BY LOCAL GOVERNMENT STAFF (Check All That Apply)

PROJECT NAME	Investments Alliance LLC
PARCEL ID NUMBER(S)	07-20-28-0000-00-025

CAPACITY REVIEW

☑ Future Land Use Map Amendment

Existing FLU: OC Rural 1/2 Max. Density permitted: 1du/2ac du/ac

Proposed FLU: Rural Settlement Max. Density permitted: 1 du/ac

Type	SF	TH	MF	MF HR	MH
Vested	2				
Unvested	2				
Total	4				

☑ Rezoning

Existing Zoning: OC A-1 Max. Density permitted: 1du/2ac du/ac

Proposed Zoning: Apopka PD Max. Density permitted: 1 du/ac

Type	SF	TH	MF	MF HR	MH
Vested	2				
Unvested	2				
Total	4				

CONCURRENCY (*City/Town*)

☐ Site Plan
☐ Preliminary Plat
☐ Development Plan

Type	SF <2,000	SF 2,000–2,499	SF 2,500-2,999	SF 3,000–3,999	SF >= 4,000	TH	MF HR	MF	MH
Total									

If school concurrency vested rights apply, please attach vesting letter and submit with form.

Local Government Jurisdiction

City of Apopka

Case #: Planner Assigned: Bobby Howell, AICP

Phone #: (407) 703-1764 Email: bhowell@apopka.net

Target date & type of local government public hearing

☑ Comp Plan TBD

☑ Rezoning TBD

☐ Plat/Site Plan Approval

Bobby Howell
Local Government Reviewer Name (print)

Bobby Howell Digitally signed by Bobby Howell Date: 2024.02.08 11:10:33 -05'00'
Local Government Reviewer Signature

2/8/24
Date

Comments: Development will not exceed more than 4 single-family dwelling units.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 4.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi- Judicial - Ordinance No. 3055 - Investments Alliance, LLC - Planned Development (PD) Rezoning, PD Master Plan

REQUEST:
Recommend approval of Ordinance No. 3055, Change of Zoning from T (Transitional) to PD (Planned Development)

SUMMARY:
Owner(s): Investments Alliance, LLC
Applicant: Rommel Fontana
Parcel Identification Number(s): 07-20-28-0000-00-025
Location: 2518 Haas Road
Existing Future Land Use: "County" Rural 1/2
Proposed Future Land Use: "City" Rural Settlement
Existing Use(s): Vacant parcel with abandoned agricultural buildings
Existing Zoning: T (Transitional)
Proposed Zoning: PD (Planned Development)
Tract Size: 4.17 +/- Acres

ZONING REPORT
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural) District	Single-family residence
East	City Rural Settlement, County Rural 1/2	City AG (Agriculture)	Single-family residences
South	County Rural	County A-1 (Citrus Rural) District	Single-family residence
West	County Rural 1/2	County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY: The subject property is approximately 4.17 acres total in size and is zoned T (Transitional District). It was annexed into the City via Ordinance No. 3046 on March 20, 2024. A future land use designation of Rural Settlement is requested per Ordinance No. 3054. The subject property is located at 2518 Haas Road. The proposed change of zoning to PD (Planned Development) is being requested by the applicant who proposes to construct a 4-lot residential subdivision. Comprehensive Plan, Future Land Use Element Policy 3.1.s.d permits one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. The district is designed to facilitate development of single-family dwelling units and associated

infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. Surrounding properties that are located in the City have the Rural Settlement future land use designation. The Land Development Code does not have a corresponding zoning district which can implement the Rural Settlement future land use category, thus the request for the PD zoning designation. The surrounding properties that are located in the City have a Rural Settlement future land use.

The PD Master Plan/Major Development Plan proposes a residential subdivision consisting of four single-family lots on 4.17 acres with a maximum allowable density of one (1) dwelling units per acre, with 35-percent open space that is located in a depressional area on the site. A minimum lot size of 29,260 square feet is proposed. The proposed lots range in size from 140-feet by 209-feet, or 29,260 square feet in area, and 140-feet by 440-feet, or 61,600 square feet in area.

Of the 4.17 acres, 35-percent of the site, or 1.45 acres is reserved for open space that will also function as a drainage easement. This open space area will be located on portions of Lots 2 and 3.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow for the development of the site in accordance with the Rural Settlement future land use category of the Future Land Use Element of the Comprehensive Plan.

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 proposal to re zone the land is consistent and fulfill the goals, objectives, and policies of the comprehensive plans and all other applicable Citi [sic]-adopted plans.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;
- Applicant's response: The property is free from any conflict with any portion of this LDC.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;
- Applicant's response: Even it is a rural area, there are many reasons to develop nice lots and convert this abandon place of obsolete greenhouse yard and improve with new houses to conform a good environment due a growing zone with many development projects nearby having this new highway 429 which connects all principal arteries and important points in Orlando Area.
- Staff response: Staff has no objection.

d. Is required by changed conditions;
- Applicant's response: The proposed zoning is compatible within the location of KPI Neighborhood Design District with density of 2 du/ac doing through McGuire Road.
- Staff response: Staff has no objection. The maximum density that is permitted per Future Land Use Element Policy 3.1.s.d is one residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35% in the Rural Settlement future land use category. This is detailed on the PD (Planned Development) Master Plan provided by the applicant.

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 proposal consist [sic] in a logical and orderly development pattern with lots defined by 155' front x140' deep each one. In total 8 lots of ½ acre.
- Staff response: Staff has no objection. The maximum amount of lots that can be developed per the Rural Settlement future land use category and that are proposed on applicant's PD Master Plan is 4. This equates to one lot per acre.

f. Would result in a logical and orderly development pattern;
- Applicant's response: The proposed rezoning and annexation to the City will increase the value of any property in the surrounding area.
- 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: There is a street paved in excellent condition and the both Hass Rd and Macguire Road have 60' ROW.

• Staff response: An Environmental Assessment will be required to be provided with the submittal of a development plan.
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: Fortunately we have a current CAD report from Orange County which shows not wetlands at all in whole property, and not affect the natural environment.
• Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

PLANNED DEVELOPMENT AGREEMENT
Per LDC Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to establish the conditions related to the approval of the PD Plan, provision of public facilities in the Development, environmental protection of the Property, community benefits and amenities in the Development, and other provisions determined by the City to be relevant and necessary to the development of the Property. This agreement will be presented to City Council for approval.

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

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that this development is considered de minimis.

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 properly notified Orange County on March 25, 2024.

PUBLIC HEARING SCHEDULE:
May 14, 2024 – Planning Commission (5:30 pm)
June 5, 2024 – City Council (1:30 pm) – 1st Reading
June 19, 2024 - City Council (7:00 pm) - 2nd Reading

DULY ADVERTISED:
May 3, 2024 – Public Notice and Notification (Apopka Chief)
April 26, 2024 - Mailed notices to adjacent property owners
April 27, 2024 – Posters placed on property

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
Recommends approval of the Change in zoning from T (Transitional) to PD (Planned Development), and Master Plan based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:
Recommend approval of the change of zoning from T (Transitional) to PD (Planned Development), and the Master Plan for Investments Alliance, LLC.

ATTACHMENTS:
1. Ordinance Number 3055
2. 2518 HAAS RD map series
3. Advertisement May 3
4. OCPS Capacity Determination
5. LOCAL GOVMNT FORM

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

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

WHEREAS, the proposed PD (Planned Development) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

SECTION I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby PD District, as defined in the Apopka Land Development Code, and with the following provisions:

A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit "B". Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code.

B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.

D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to an appropriate zoning classification.

SECTION II: That the zoning classification of the following described Property, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby PD as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

SECTION IV: SEVERABILITY. 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 V. That this Ordinance shall take effect upon the date of adoption.

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

READ FIRST TIME:

READ SECOND TIME AND ADOPTED:

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

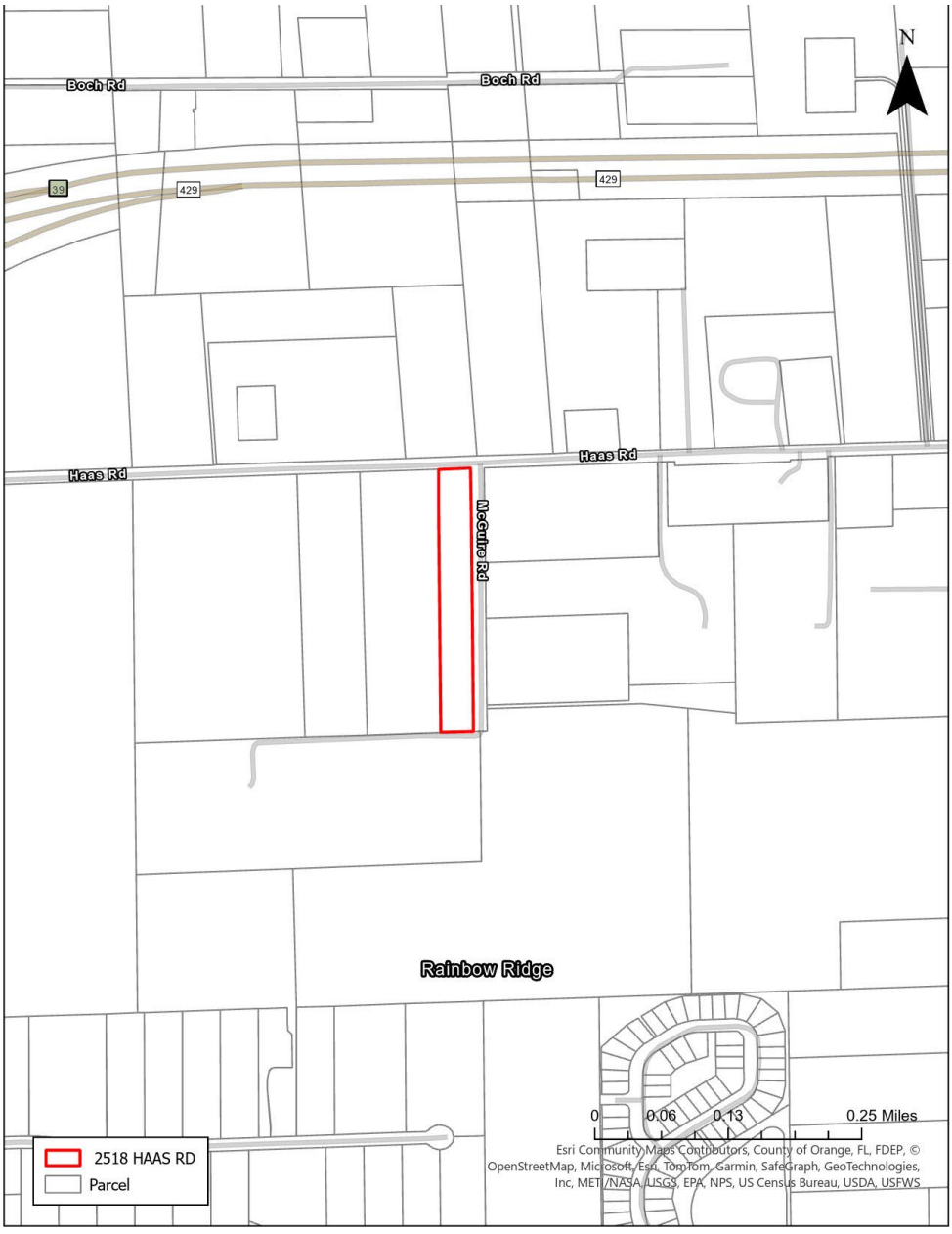
_____

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 3, 2024

EXHIBIT "A"

Parcel Identification Number(s): 07-20-28-0000-00-025



70

EXHIBIT "B"

NOTE:
THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, IRRIGATION SYSTEMS AND RETAINING WALLS.

HAVEN PEACE PD
2518 HAAS ROAD
CITY OF APOPKA, FLORIDA

PARCEL I.D. No. 28-20-07-0000-00-025

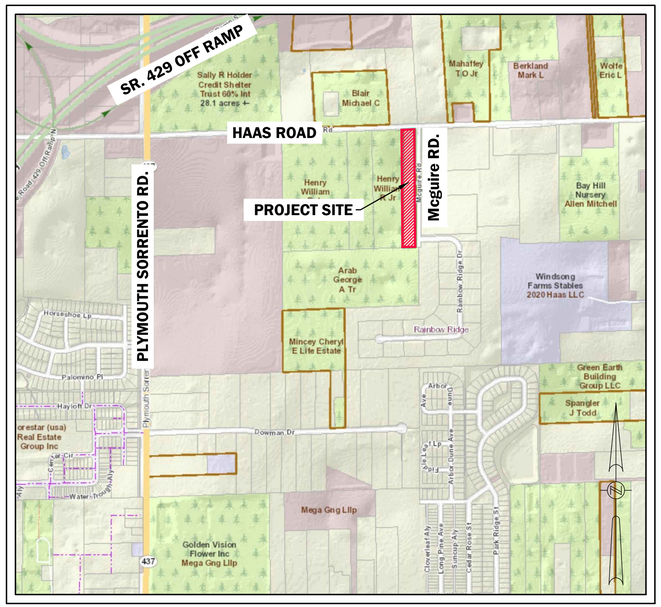
OWNER: INVESTMENTS ALLIANCE LLC
7512 DR PHILLIPS BLVD STE 50
ORLANDO, FL 32819

APPLICANT: FLT CONTRACTORS, INC.
7512 DR. PHILLIPS BLVD SUITE 50748
ORLANDO, FL 32819
PHONE: (407) 309-7579
EMAIL: rommelfontana@gmail.com

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

PERMITTING AGENCIES
CITY OF APOPKA

SITE VICINITY MAP
S07-T20S-R28E



NOT TO SCALE

PLANS PREPARED BASED ON NAVD88 DATUM

PLAN INDEX

C-1	COVER
C-2	SURVEY
C-3	EXISTING CONDITION PLAN
C-4	PROPOSED CONDITION PLAN

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
Email: jabiaoun@feg-inc.us
www.feg-inc.us
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE No. EB-0006595
JEAN M. ABI-AOUN, P.E.
LICENSE NO. 45128

23-073_COVERSHEET.DWG

Boundary & Topographic Survey

Legal Description:

BEGIN AT THE NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 1326.1 FEET, THENCE WEST 170 FEET, THENCE NORTH 1326.1 FEET, THENCE EAST 170 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS. LESS THE NORTH 30 FEET AND EAST 30 FEET FOR ROAD.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2021-09-24.

CERTIFIED TO:
INVESTMENTS ALLIANCE LLC

-Benchmark Information-

Florida Department of Transportation Datum

(Elevations are based upon North American Vertical Datum 1988)

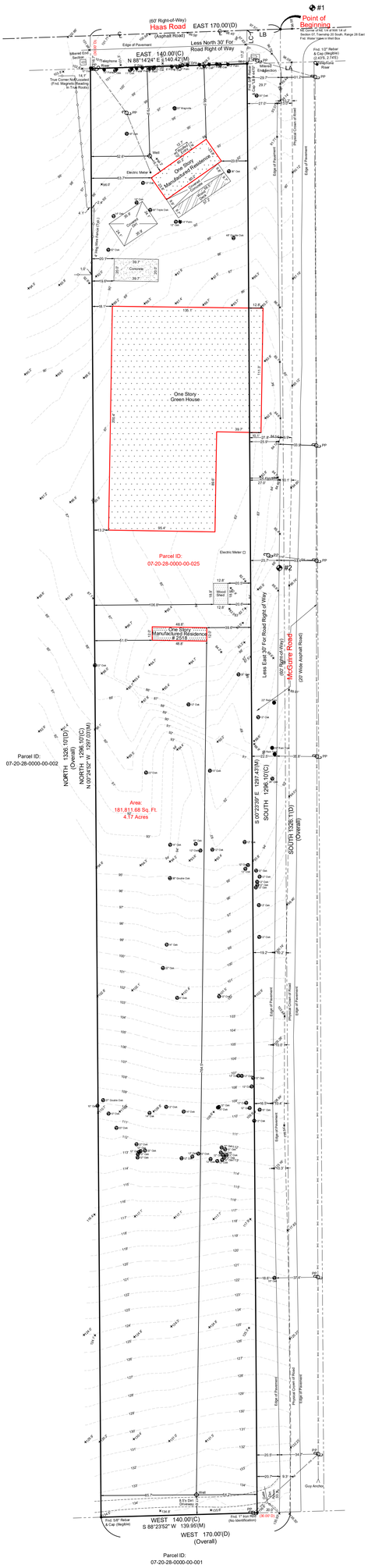
-Site Benchmark Information-

#1

Fnd Rebar (No Identification).
Elevation: 95.77'

#2

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


#1
Point of Beginning
(60' Right-of-Way)
Haas Road
EAST 170.00'(D)
EAST 140.00'(C)
N 88°14'24" E 140.42'(M)
Less North 30' For Road Right of Way
Edge of Pavement
Inbound Exit Sensor
Telephone
Electric Meter
Gas Meter
Water Meter
Mailbox
Fnd. 1/2" Rebar & Cap (Illegible) (0.43'S, 0.74'E)
Fnd. Nail & Disk (No Identification)
Fnd. 1/2" Rebar & Cap (Illegible)
Fnd. 5/8" Rebar & Cap (Illegible)
Fnd. 1/2" Rebar (No Identification)
Fnd. 5/8" Rebar & Cap (Illegible)
Fnd. 1/2" Rebar & Cap (Illegible) (0.43'S, 0.74'E)
Fnd. 1/2" Rebar (No Identification)
Fnd. 5/8" Rebar & Cap (Illegible)
True Corner Not Found, Fnd. Nail & Disk In Top Rocks
Fnd. 1/2" Rebar (No Identification)
Fnd. 1/2" Rebar & Cap (Illegible)
Fnd. 5/8" Rebar & Cap (Illegible)
Fnd. 1/2" Rebar & Cap (Illegible)
Fnd. 1/2" Rebar (No Identification

EXISTING CONDITION

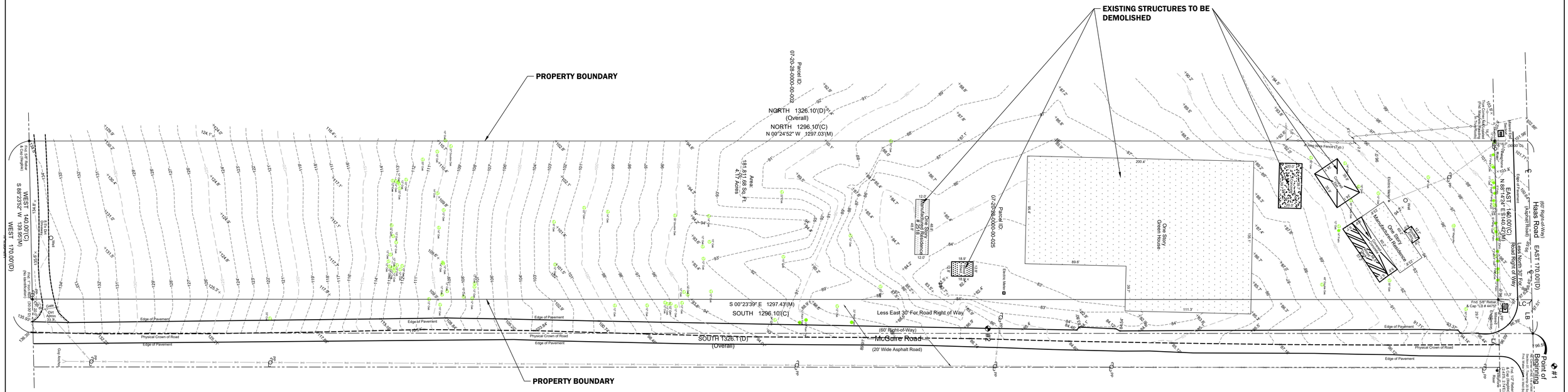
TOTAL AREA: 181,811.68 SF. (4.17 AC)

EXISTING IMPERVIOUS AREA: 28,566 SF. (0.66 AC)
-ONE STORY GREEN HOUSE: 23,545 SF.
-TWO-1 STORY MANUFACTURED RESIDENCE: 3,119 SF.
-CONCRETE/COVERED CONCRETE/SHEDS: 1,902 SF.

GRAPHIC SCALE

40' 0 20' 40' 80'

1" = 40'


EXISTING STRUCTURES TO BE DEMOLISHED
PROPERTY BOUNDARY
PROPERTY BOUNDARY
Parcel ID: 07-20-28-0000-00-002
Parcel ID: 07-20-28-0000-00-025
Area: 181,811.68 Sq. Ft. 4.17 Acres
NORTH 1326.10'(D)
(Overall)
NORTH 1296.10'(C)
N 00°24'52" W 1297.03'(M)
S 00°23'39" E 1297.43'(M)
SOUTH 1296.10'(C)
SOUTH 1326.1'(D)
(Overall)
Less East 30' For Road Right of Way
(60' Right-of-Way)
McGuire Road
(20' Wide Asphalt Road)
WEST 140.00'(C)
S 89°23'52" W 139.95'(M)
WEST 170.00'(D)
EAST 140.00'(C)
N 88°14'24" E 140.42'(M)
EAST 170.00'(D)
(66' Right-of-Way)
Haas Road
(Asphalt Road)
Less North 33' For Road Right of Way
One Story Manufactured Residence
One Story Green House
3 Manufactured Residence
Point of Beginning
#1
#2
#3
#4
#5
Edge of Pavement
Physical Crown of Road
Edge of Pavement
Electric Meter
Power Pole
Guy Wire
Concrete Pad
Set 5/8" Rebar & Cap "LB # 4475"
Found 5/8" Rebar & Cap "LB # 4475"
Found 5/8" Rebar & Cap "LB # 4475" Bent
Found 5/8" Rebar & Cap "LB # 4475" Flush
Found 5/8" Rebar & Cap "LB # 4475" Down 0.3'
Found 5/8" Rebar & Cap "LB # 4475" Down 0.4'
Found 5/8" Rebar & Cap "LB # 4475" Down 0.5'
Found 5/8" Rebar & Cap "LB # 4475" Down 0.6'
Found 5/8" Rebar & Cap "LB # 4475" Down

LOT SUBDIVISION

TOTAL AREA: 181,811.68 sf. (4.17 AC)
LOT 1 : 209' X 140' AREA : 29,260 SF. (0.67 AC)
LOT 2 : 440' X 140' AREA : 61,600 SF. (1.41 AC)
LOT 3 : 440' X 140' AREA : 61,600 SF. (1.41 AC)
LOT 4 : 209' X 140' AREA : 29,260 SF. (0.67 AC)
OPEN SPACE / DRAINAGE EASEMENT : 460' X 140' AREA : 64,400 SF. (1.48 AC)

SITE DATA:

EXISTING ZONING:	A-1 (AGRICULTURAL)
PROPOSED ZONING:	PD (PLANNED DEVELOPMENT)
EXISTING FUTURE LAND USE:	RS (RURAL SETTLEMENT)
MINIMUM LOT AREA:	29,260 SF
MINIMUM LIVING AREA:	2,000 SF
MINIMUM LOT WIDTH:	130 FT
MINIMUM FRONT YARD SETBACK:	35 FT
MINIMUM INTERNAL SIDE YARD SETBACK:	15 FT
MINIMUM REAR YARD SETBACK:	35 FT
MAX BUILDING HEIGHT:	35 FT
MINIMUM POOL SETBACK (REAR AND SIDE):	10 FT
MAX DENSITY:	1 DU / AC
OPEN SPACE / DRAINAGE EASEMENT:	35 %

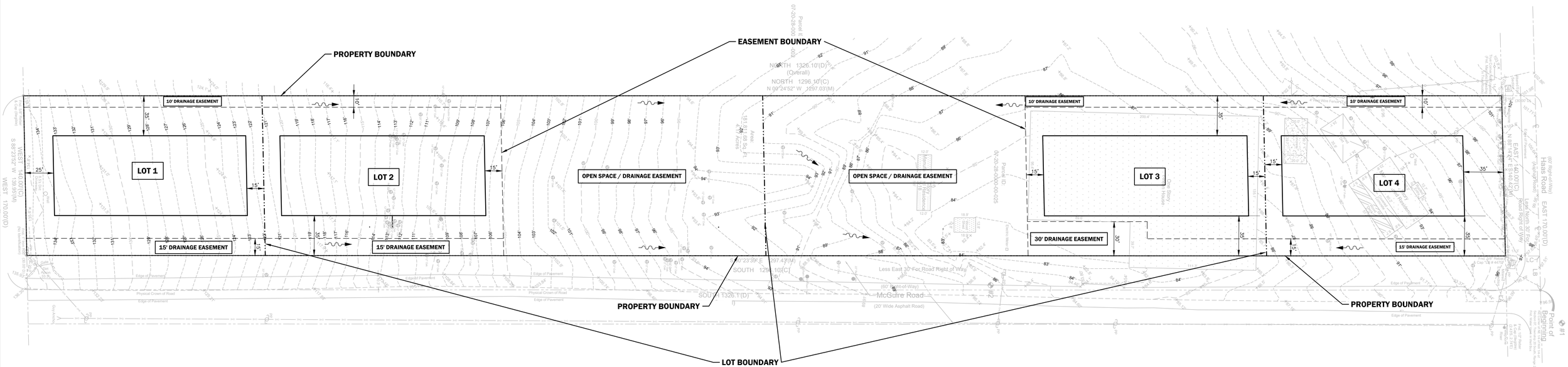
*LARGE PORTIONS OF LOTS 2 & 3 WILL MAINTAIN A DRAINAGE / OPEN SPACE EASEMENT

GRADING/DRAINAGE NOTES:

1. MAXIMUM IMPERVIOUS PER LOT IS 6,000 SF.
2. EACH LOT GRADING SHALL MAINTAIN EXISTING DRAINAGE PATTERN.
3. PROPOSED LOT DRAINAGE SHALL BE DIRECTED TO THE FRONT AND REAR LOT DRAINAGE EASEMENTS WHICH WILL DRAIN TO THE EXISTING DEPRESSIONAL AREA AS IN THE EXISTING CONDITION.
4. THE OVERALL POST DEVELOPMENT BASIN IMPERVIOUS AREA SHALL NOT EXCEED 28,566 SF (SAME AS EXISTING IMPERVIOUS AREA ONSITE)
5. IF A LOT DOES NOT EXCEED THE 6,000 SF IMPERVIOUS AREA, THEN THE REMAINING SQUARE FOOTAGE CAN BE USED IN ANOTHER LOT.

WATER/SEWER NOTES:

1. POTABLE WATER SHALL BE PROVIDED VIA A WELL TO BE INSTALLED BY EACH LOT OWNER ON THEIR LOT MEETING THE HEALTH DEPARTMENT REQUIREMENTS.
2. FOR SEWER DISPOSAL, EACH LOT WILL BE SERVED BY A SEPTIC TANK / DRAINFIELD SYSTEM MEETING THE HEALTH DEPARTMENT REQUIREMENTS.



GRAPHIC SCALE

40' 0 20' 40' 80'

1" = 40'

DATE	REVISIONS	BY	CHECKED

HAVEN PEACE PD
2518 HAAS ROAD
APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

CONCEPTUAL PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
JAA	MACK	JAA	JAA

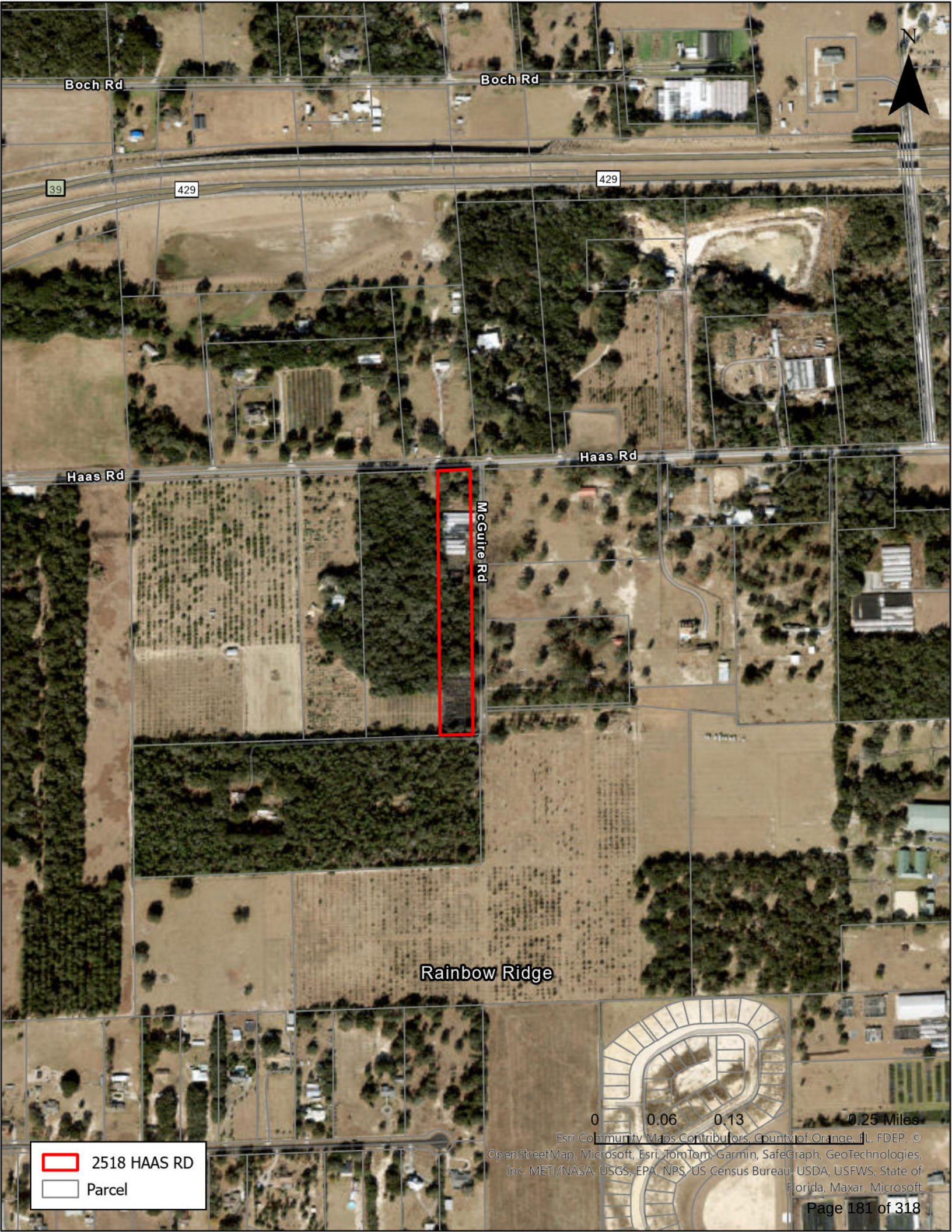
PROJECT NO. 23-073
SCALE 1" = 40'
DATE OCTOBER 25, 2023
SHEET NO. C-4
SHEET 4 OF 4

JEAN M. ABI-AOUN LICENSE No 45128 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

23-073_Post Condition.dwg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Boch Rd
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429
Haas Rd
Haas Rd
McGuire Rd
Rainbow Ridge
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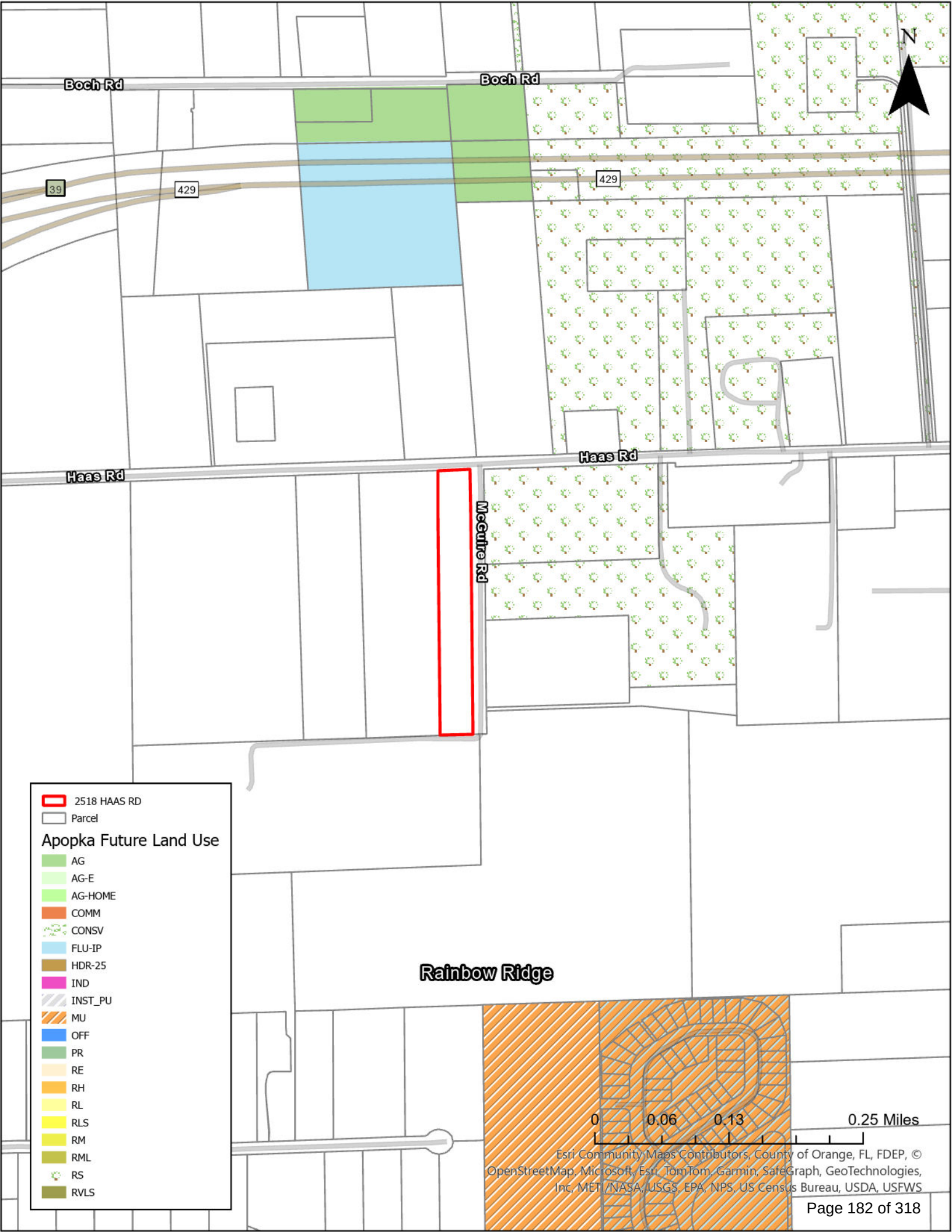
Parcel
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft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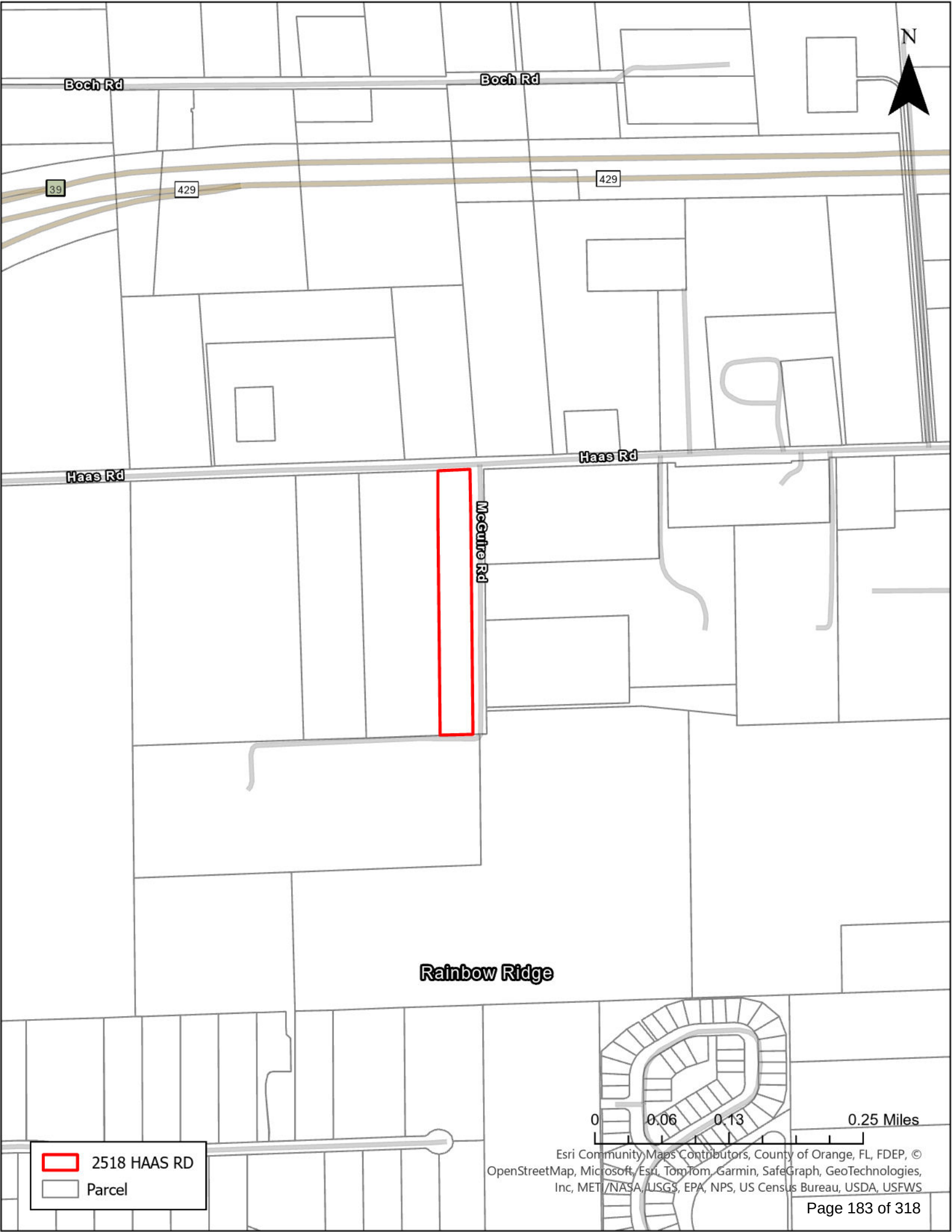
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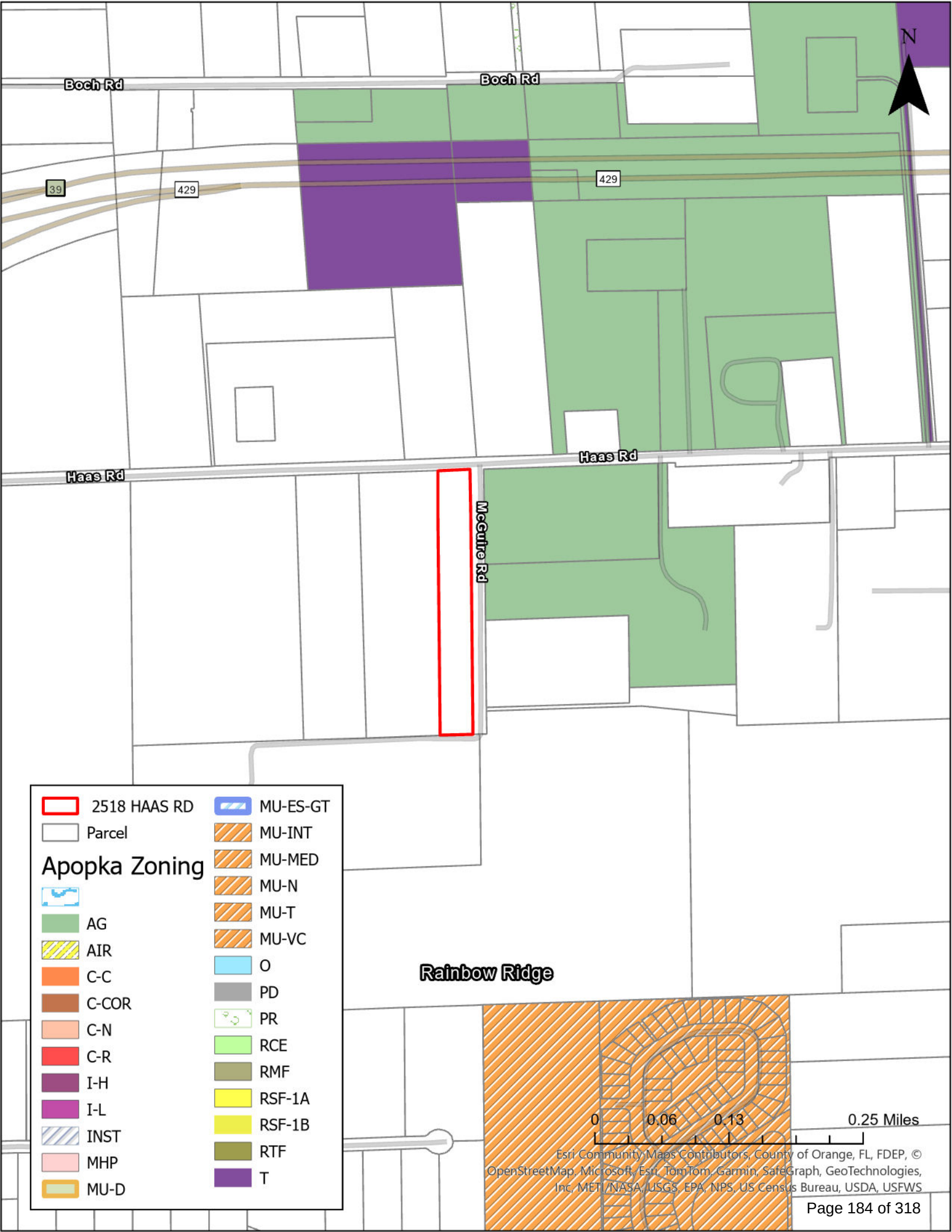
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Byrd: Local state champion is met

Continued from page 2A

phenomenal year!

Wekiva High School FFA has a state finalist in Agricultural Mechanics and Fabrication Proficiency Award and they also have the state champion in the Safe Tractor Operations and Maintenance Career Development Event.

I met our state champion recently and he is thrilled to continue his path working with farm machinery after graduation. He was very enthusiastic about the high-demand career waiting for him that he will have with no college debt to pay off, a career he may not have found, had it not been for FFA.

Apopka High School FFA has a state finalist in the Landscape Management Proficiency award as well as the state champions in the Ornamental Horticulture Demonstration-Landscape Division.

They also have the third place team in the State Floriculture Career Development Event.

Yes, it is fun watching the passion these kids have for their area of expertise. At a recent visit to the Central Florida Fair, I was able to spend some time with students who were showing their hens, rabbits and ducks. The amount of time, attention, research and energy that goes into caring for these animals is impressive, and students in the middle schools that I spoke to could not have been more excited to put in the time.

It's a beautiful thing to see students passionate about anything, and when they see a light go on in their future pathway, it's even better. Every child who participates in FFA doesn't follow a career path in agriculture, but they certainly gain valuable leadership skills and a work ethic that will serve them well no matter what future they choose.

Congratulations to all our FFA chapters in OCPS on a very successful year!

CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT AND 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 **Investments Alliance, LLC** has made application relating to the following described property.

ORDINANCE NO. 3054

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM "COUNTY" RURAL 1/2 TO "CITY" RURAL SETTLEMENT FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD, OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.

and

ORDINANCE NO. 3055

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO PD (PLANNED DEVELOPMENT DISTRICT), FOR CERTAIN REAL PROPERTY LOCATED AT 2518 HAAS ROAD; OWNED BY INVESTMENTS ALLIANCE, LLC., COMPRISING 4.17 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 07-20-28-0000-00-025
Contains: 4.17 +/- 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, May 14, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Numbers 3054 and 3055 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, June 5, 2024 beginning at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications 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

May 3, 2024

Publish: The Apopka Chief **176406**

Police make first arrests in Florida of pro-Palestinian protesters at two university campuses

By Vivienne Serret
Fresh Take Florida

GAINESVILLE, Fla. –

Police supported by state troopers arrested nine pro-Palestinian protesters late Monday, May 29, who had occupied a plaza on the University of Florida for days. They were among the first college arrests in Florida.

Campus police Sgt. Courtney Marie Burgoyne said officers arrested nine protesters, who were led away in handcuffs. It followed the arrest of three other protesters at the University of South Florida in Tampa, hours earlier.

The administration at Florida's flagship public university said in a statement the protesters had violated new rules announced last week that included "no disruptions" and a ban on camping, sleeping, bullhorns and tents – but it didn't immediately say exactly what the protesters were accused of doing wrong. A spokesman, Steve Orlando, declined Monday night to answer questions about the arrests.

"I do not have to tell you anything," an unidentified campus police officer told a protester at the scene. About 30 protesters remained after the arrests. Some shouted "shame" and "who do you protect?" at officers and troopers.

It wasn't immediately clear whether anyone who was arrested was a student or otherwise affiliated with the university.

Under the university's new rules, students who violate them will be suspended, and employees or professors would be fired.

In a statement emailed to reporters 16 minutes after the arrests, Orlando said police gave the protesters "multiple warnings and multiple opportunities to comply" before they were arrested.

"This is not complicated: The University of Florida is not a daycare, and we do not treat protesters like children – they knew the rules, they broke the rules, and they'll face the consequences," Orlando said in the statement. "For many days, we have patiently told protesters – many of whom are outside agitators – that they were able to exercise their right to free speech and free assembly."

The arrests occurred about 7:40 p.m. Monday on the school's Plaza of the Americas, the centrally located square in the heart of campus. Law enforcement officers – including about 15 campus and municipal police officers and about six Florida Highway Patrol troopers – marched toward the plaza and protesters with batons in hand.

Police appeared to shut off power in the area during the arrests then restored it immediately afterward.

Last week was the last day of regularly scheduled classes for the semester. Some students were finishing final exams this week.

Sunday night, as police explained the university's new rules to protesters, some of them criticized officers and compared them to members of the white supremacist group, the Ku Klux Klan, and the Israeli Defense Force: "IDF, KKK, UFPD, you're all the same," protesters chanted as someone beat on a drum.

—

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at vivienneserret@ufl.edu.

Moore: Designated areas are named

Continued from page 2A

tween neighborhoods, centers, and other special areas. Corridors are essentially streets, roads, or transit lines like SunRail tracks, but, a corridor also extends into the surrounding development.

Unincorporated areas that have already been developed in the past may receive a designation as a center, neighborhood, or corridor during this process. The great majority of the county's suburban neighborhoods will also be typed or mapped, with the primary goal being to maintain or reinforce their existing residential character. Environmental lands, undeveloped areas, and rural properties do not receive a place type designation unless they become part of a specific land development application or small-area planning project.

The Board of County Commissioners will vote on whether to adopt Vision 2050 in September 2024.

Now is the time for you to share what you want to see occur where you live. Go to the interactive map on the county's website at: https://bit.ly/v2050web. On the website, you can comment on any location in Orange County.

Finally, we need to hear from as many residents as possible about planning in District 2. If you want to speak with the Planning Department directly, call 407.836.5600 or email: Vision2050@ocfl.net.

Hayden: Encourage one another

Continued from page 2A

All part of the making of the land we call America, and its history. We think of the grander, more extraordinary happenings when we talk of history, but without those who were a part of daily life in general, there would be no history. History is propagated by ordinary people doing extraordinary things.

We need to become that people again. We need to encourage one another to *stand and be counted*.

In society today, we have an administration that states we can think what we want to, but you will be ignored, and you will be mocked to the point people will think you are losing it. The master no longer says, "Think as I think or die." Now we are told we can go our own way, but you will be ostracized from humanity.

You will be shunned, and people will point at you, call you a detractor, devisor, racist, and you will be treated as a stranger. Even those that you call friends will turn away in fear of joining you in your "non-person" status.

Oh, they tell you they will not take your life, but the life of subordination they offer is worse than death.

Patrick Henry said it best: "Give me liberty or give me death!" The only thing democracy and socialism have in common is the word "equality." The difference is democracy seeks equality in justice and liberty while socialism seeks equality in bondage and slavery.

You can follow the "Judas goat" up the ramp to slaughter as the sheep do, to their own butchering, or you can make the decision to bring back our Democratic Republic by being secure in your belief in America and getting up and getting busy.

We do not need the government telling us what they can give us for our happiness.

We need to pursue our own happiness by getting down to the "nitty-gritty," by going to work, and as Roger Miller once said, "Knuckle down, buckle down, do it, do it, do it!"

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

From: Mills, Christopher C.
To: Bobby Howell
Cc: Kennard, Stefani V.
Subject: Haven Peace Capacity Determination
Date: Monday, February 19, 2024 3:38:27 PM
Attachments: LOCAL GOVMNT FORM.pdf

Good afternoon,

See attached local government form. This one is generating less than 1 student so we consider it to be de minimis. We will initiate a refund for the applicant.

Christopher

Christopher C. Mills, AICP
Senior Administrator, Facilities Planning
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, FL 32809
Tel: 407-317-3700 ext. 2022391
planning.ocps.net

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Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

Application for Capacity Determination & Concurrency Recommendation Proposed Development Profile Form

TO BE COMPLETED BY LOCAL GOVERNMENT STAFF (Check All That Apply)

PROJECT NAME	Investments Alliance LLC
PARCEL ID NUMBER(S)	07-20-28-0000-00-025

CAPACITY REVIEW

☑ Future Land Use Map Amendment

Existing FLU: OC Rural 1/2 Max. Density permitted: 1du/2ac du/ac

Proposed FLU: Rural Settlement Max. Density permitted: 1 du/ac

Type	SF	TH	MF	MF HR	MH
Vested	2				
Unvested	2				
Total	4				

☑ Rezoning

Existing Zoning: OC A-1 Max. Density permitted: 1du/2ac du/ac

Proposed Zoning: Apopka PD Max. Density permitted: 1 du/ac

Type	SF	TH	MF	MF HR	MH
Vested	2				
Unvested	2				
Total	4				

CONCURRENCY (*City/Town*)

☐ Site Plan
☐ Preliminary Plat
☐ Development Plan

Type	SF <2,000	SF 2,000–2,499	SF 2,500-2,999	SF 3,000–3,999	SF >= 4,000	TH	MF HR	MF	MH
Total									

If school concurrency vested rights apply, please attach vesting letter and submit with form.

Local Government Jurisdiction: City of Apopka

Case #: _____ Planner Assigned: Bobby Howell, AICP

Phone #: (407) 703-1764 Email: bhowell@apopka.net

Target date & type of local government public hearing

☑ Comp Plan TBD

☑ Rezoning TBD

☐ Plat/Site Plan Approval _____

Bobby Howell
Local Government Reviewer Name (print)

Bobby Howell Digitally signed by Bobby Howell Date: 2024.02.08 11:10:33 -05'00'
Local Government Reviewer Signature

2/8/24
Date

Comments: Development will not exceed more than 4 single-family dwelling units.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 5.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - Bronson ADU

REQUEST:
Approve a Special Exception Use Permit to allow an Accessory Dwelling Unit (ADU) in the RSF-1A (Residential Single-Family Estate) Zoning District.

SUMMARY:
Owner: Margaret Bronson-Sewell
Applicant: Margaret Bronson-Sewell
Parcel Id Number: 03-21-28-0000-00-089
Location: 323 Tanglewilde Street
Future Land Use: Residential Very Low Suburban
Existing Use: Single Family Home
Zoning: RSF-1A (Residential Single-Family Estate)
Tract Size: 1.54 +/- acres
Proposed Use: Accessory Dwelling Unit

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant (forest)
East	Residential Very Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant (forest)
South	Unincorporated Orange County LDR (Low Density Residential)	Unincorporated Orange County, A-2 (Farmland Rural District)	Vacant (forest)
West	Unincorporated Orange County LDR (Low Density Residential), Unincorporated Orange County LDR (Low Density Residential), Residential Very Low Suburban	Unincorporated Orange County, A-2 (Farmland Rural District), Unincorporated Orange County, A-2 (Farmland Rural District), RSF-1A (Residential Single-Family Estate)	Single Family Residence, Single Family Residence, Single Family Residence

PROJECT SUMMARY:

The applicant intends to build an Accessory Dwelling Unit on the site which requires a Special Exception Use Permit within the RSF-1A (Residential Single-Family Estate) zoning district according to LDC Section 4.2.3.C.b. The applicant wants to build an ADU on her property for her grandfather as he will be living inside the ADU. The site is located at 323 Tanglewilde Street. The adjacent properties to the north and east of the site are all zoned RSF-1A (Residential Single-Family Estate). The property adjacent to the South of the site across the street is unincorporated Orange County, and is zoned A-2. Finally, two of the properties adjacent to the west are in unincorporated Orange County with a zoning of A-2 while the third property adjacent to the west is zoned RSF-1A (Residential Single-Family Estate). The total acreage of the site is 1.54 +/- acres and currently has a Single-Family Residence. The Accessory Dwelling Unit will be one story and will have a total area of 994 square feet which is below the maximum allowed area (1000 Square Feet) for an accessory dwelling unit in the RSF-1A (Residential Single-Family Estate) Zoning District.

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

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

- 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 Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

- 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 Response: Yes.
Staff Response: Staff has no objection.

- 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 Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

- 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;

Applicant Response: Yes.
Staff Response: Staff has no objection.

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

Applicant Response: Yes.
Staff Response: Staff has no objection.

PUBLIC HEARING SCHEDULE:

May 14, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
April 15, 2024 – Mailed Notices to Adjacent Property Owners
April 15, 2024 – Poster Placed on Property
April 26, 2024 – Apopka Chief

Development Review Committee: Recommends approval of a Special Exception to allow an Accessory Dwelling Unit within the RSF-1A (Residential Single-Family Estate) zoning district, subject to the exhibits and findings of the staff report.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve a Special Exception to allow an Accessory Dwelling Unit within the RSF-1A (Residential Single-Family Estate) zoning district, subject to the exhibits and findings of the staff report.

ATTACHMENTS:
1. apopka-public-notice-apr-26-BronsonADUSPX
2. Bronson ADU Maps
3. Tanglewilde_site_plan_Mon_Mar_4_2024_15-28-33

Audit: Nelson asks that more items be added to audit

Continued from page 1A

port our opinion. However, we're not issuing an opinion on the effectiveness of those internal control generally accepted auditing standards, as well as government auditing standards to provide reasonable not absolute assurance that the financial statements are free of material misstatement. The financial statements are the responsibility of city's management. I'm happy to report that we've issued an unmodified opinion, which is the highest form of assurance that we can provide."

"I'm happy to report that there are no current year findings, which again, is the first time in at least six years or potentially beyond that. I only went back six years," Anderson continued. "That your auditors can stand up here and say that we had no findings in performing the audit. I spoke previously about the single audit. The city did receive and spend approximately $3.8 million in federal awards, which required Maulden and Jenkins to perform an audit over two major programs covering $3.2 million of the $3.8 million of those expenditures. We had no issues in regard to compliance or internal controls over compliance with respect to those grants that we tested."

Mayor Bryan Nelson asked Anderson two questions. The first was when was the last time Anderson spoke with the mayor about the audit. Anderson said it was when his firm began the planning phase around last August-September. Nelson's second question was if Anderson ever donated money to campaigns with anybody sitting on the dais. Anderson replied no.

Before Anderson's presentation, City Finance Director Blanche Sherman provided an overview of the city's check processing, which includes a lot of checks and balances between departments, Sherman said.

"So, it's kind of simple, but it's not simple," Sherman said. "There's a lot of checks and balances, A lot of steps that we go through. A lot of review and oversight."

Commissioner Nick Nesta gave his thoughts regarding the forensic audit: "I know you're asking for scope, things like that, you want very specific items labeled and things like that. I know we had the discussion and I wrote emails back and forth and I stated it in the minutes that we also approved earlier today that my presentation was as granular as I want to get. I think it needs to be a very wide-cast net was the whole point of this, that the 5-0 vote agreed to. So, if you want, I don't know to what extent you need my assistance on that level, but I don't know if there, it doesn't need to get more granular than that."

"It needs to be a wide net. That's the whole point of it. I don't know what else to, it doesn't need to get more specific, I guess is my concern is that the more specific we get, the more things we're going to miss," Nesta said.

Sherman said she'll make a draft based on the information she has, then send it to each City Council member for a final review.

During his mayor's report, Nelson asked for six items to add to the forensic audit.

*To verify the business tax receipt payments from 2013 to current for Nester Real Estate Consultants, BRPC consulting and Nelson's Insurance Services;

*Qualify checks for all candidates for the 2022 and 2024 elections;

*The number of late campaign reports for Nesta, Commissioners Alexander H. Smith and Diane Velazquez, former Commissioner Kyle Becker, and Nelson for all the elections, and especially look at all seven of Nelson's elections;

*Verify or discredit the excess income of interest income of One Florida Bank over Synovus Bank from June 2021 to June 2023 when One Florida decided not to take on any city of Apopka deposits.

*Verify the extra earning that Nesta secured and continue to generate. Nelson referenced a Promises Made, Promises Kept" postcard from Nesta's latest reelection campaign, which stated, No. 2, fiscally responsible spending: I successfully advocated and secured a solid investment option earning approximately $1 million more per year in interest for the residents' funds, meaning lower taxes and the ability to invest back into the community.

*To know the excess spending on attorney fees since the city's inside counsel Michael Rodriguez resigned in May 2023.

Board: Other highlights include a strategic plan update

Continued from page 1A

decade to maintain and update current schools and build new schools in high-growth areas of the county. In addition, this funding will help to enhance student security and provide updated technology in schools.

The next step is to send the referendum to the Board of County Commissioners for approval to place on the November 5 ballot.

Strategic Plan update

The Orange County Public Schools (OCPS) Safety and Emergency Management Office presented on the purpose of OCPS having a Family Reunification Plan to safely reunite students and employees with their families if a school or facility is closed or unexpectedly evacuated due to a natural or manmade disaster.

This plan provides a framework to establish, manage, and demobilize a Family Reunification Center. It defines the roles and responsibilities of staff, ensures the safety and accountability of students, and establishes procedures to expeditiously reunite students with a parent, guardians or other authorized individual under controlled circumstances.

The development of the reunification plan is in coordination with OCPS' public safety partners.

Check presentation

Addition Financial presented the school board with a check for $57,898. The funds were made possible through their Affinity Debit Card Program. The program donates three cents to the school district every time an OCPS branded debit card is used in a transaction. Addition Financial is a credit union that has partnered with OCPS for 87 years.

School Board recognitions

•West Orange High Student Advisory Council member, Brady Beahler, presented on the WOHS culture and introduced the school's Unified Cheer in a performance. In addition, theatre students sang "S'Wonderful" from the musical "Nice To Work if You Can Get It."

•UCF and Orange County Environmental Protection Division (EPD) Air Quality Management (AQM) program air-quality slogan winner: Evans High sophomore Myron Divers for coming up with the motto, "Breathe Life into our Future. Act Now for Cleaner Air!"

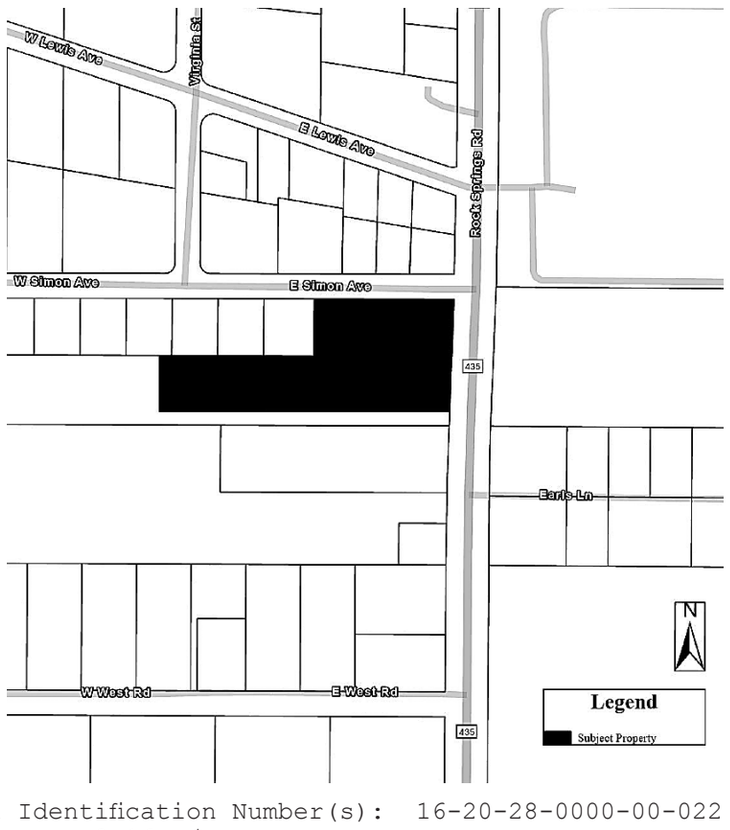
•OCPS' 10th Annual Green School Recognition Program Award winners were Dommerich, Sally Ride and Zellwood elementary schools

•Mental Health First Aid Summit Award winners: Mental Health Services team received awards for providing more than 17,000 OCPS employees with Youth Mental Health First Aid training.

•Mental Health Services winners include Coordinator of the Year: Honorable Mention – National: Maryann Anderson; Top Florida Mental Health First Aid Trainer and Top Mental Health First Aid Instructor - National: Elvira Medina-Pekofsky; Top Mental Health First Aid Instructor - National: Stephanie Panas, Tajuana Rushin, Lisa Diamond, Beverly Tuitt; Top 10 New Instructor at the National Level: Sheena Montgomery.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **JOEL R BREIDENBAUGH C/O MARCI CHANDLER, P.E.** 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 A PLACE OF WORSHIP IN THE RCE (RESIDENTIAL COUNTRY ESTATES) ZONING DISTRICT.** This application relates to the following described property located on the southwest corner of Rock Springs Road and Simon Avenue:



Parcel Identification Number(s): 16-20-28-0000-00-022
Contains: 3.16 +/- 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, May 14, 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

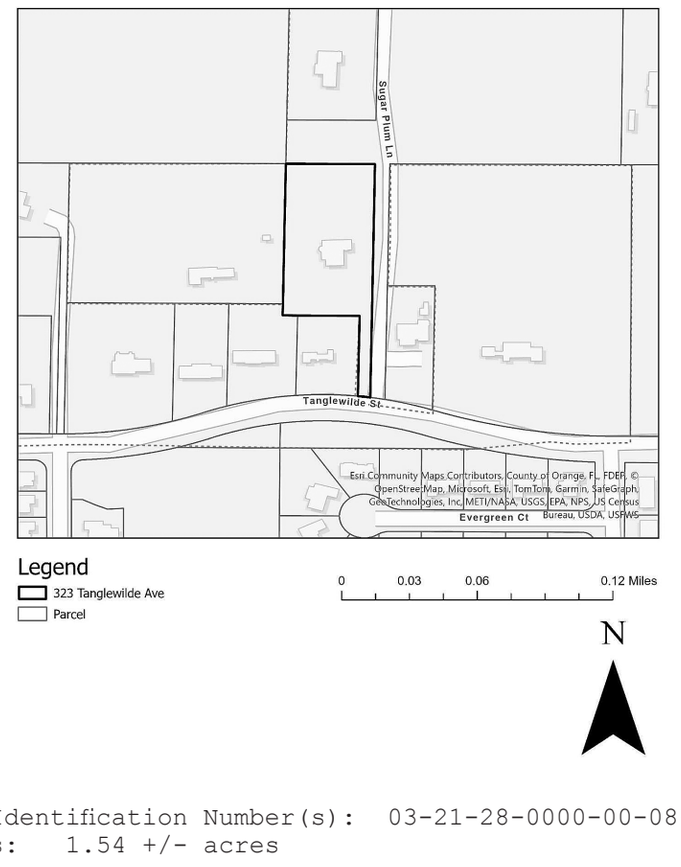
April 26, 2024

Publish: The Apopka Chief **176324**

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **MARGARET BRONSON-SEWELL** 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 AN ACCESSORY DWELLING UNIT (ADU) IN THE RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) ZONING DISTRICT.**

This application relates to the following described property located at 323 Tanglewilde Street:



Parcel Identification Number(s): 03-21-28-0000-00-089
Contains: 1.54 +/- acres

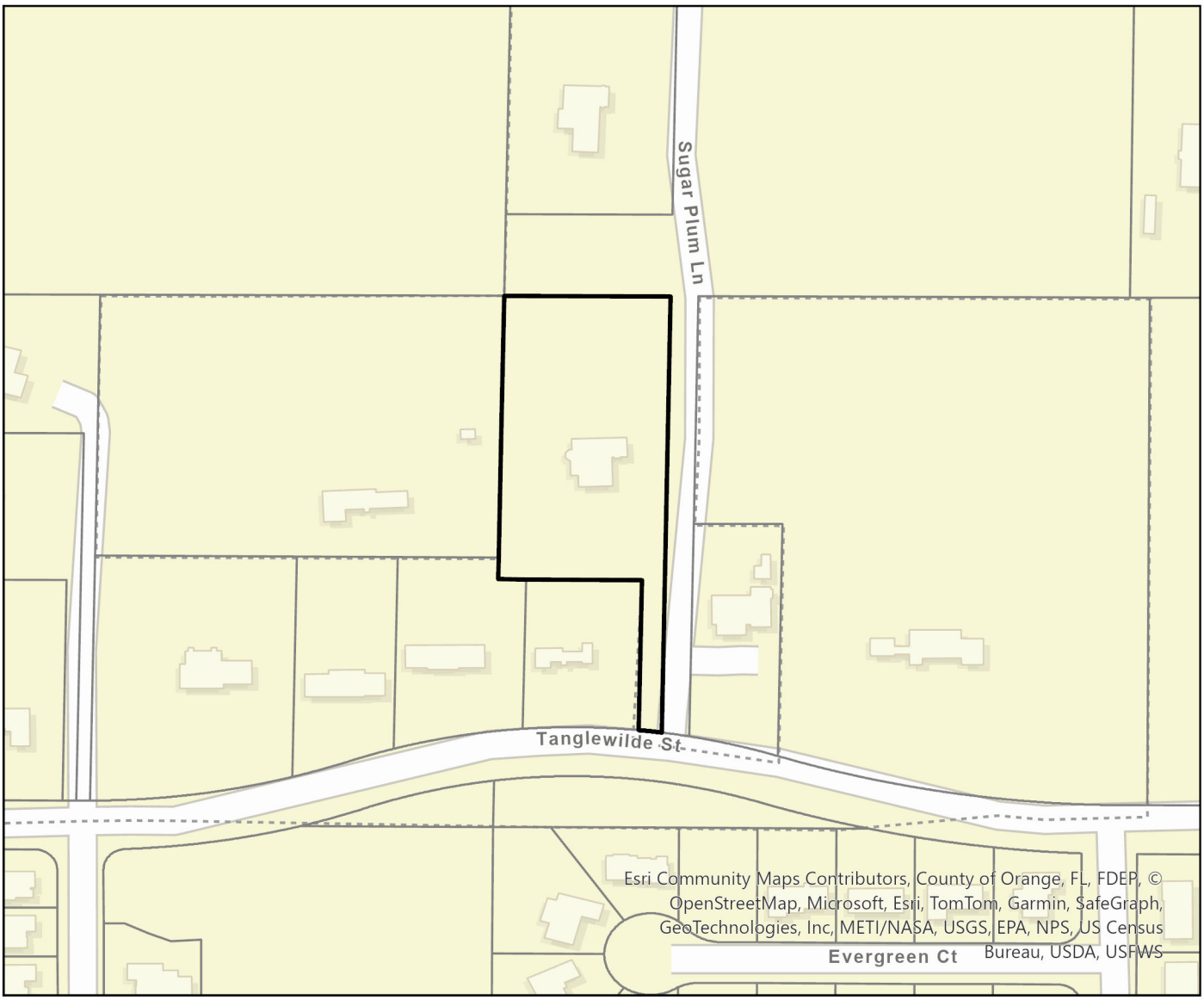
Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, May 14, 2024 beginning at 5:30 P.M.,** or as soon thereafter as possible.

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.

April 26, 2024

Apopka Planning Commission
Community Development Department

Publish: The Apopka Chief **176325**

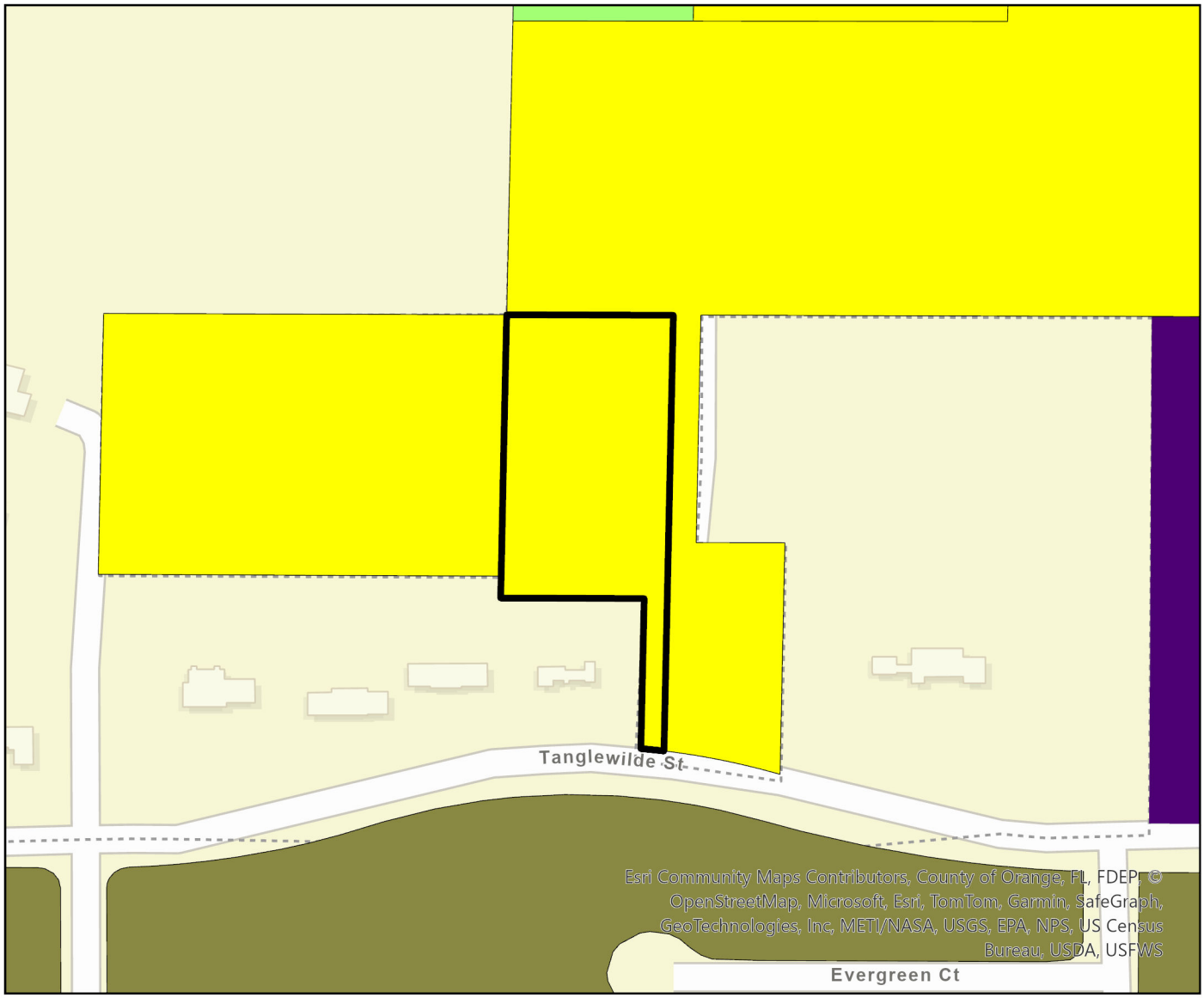


Legend

- 323 Tanglewilde Ave
- Parcel

0 0.03 0.06 0.12 Miles

N



Legend

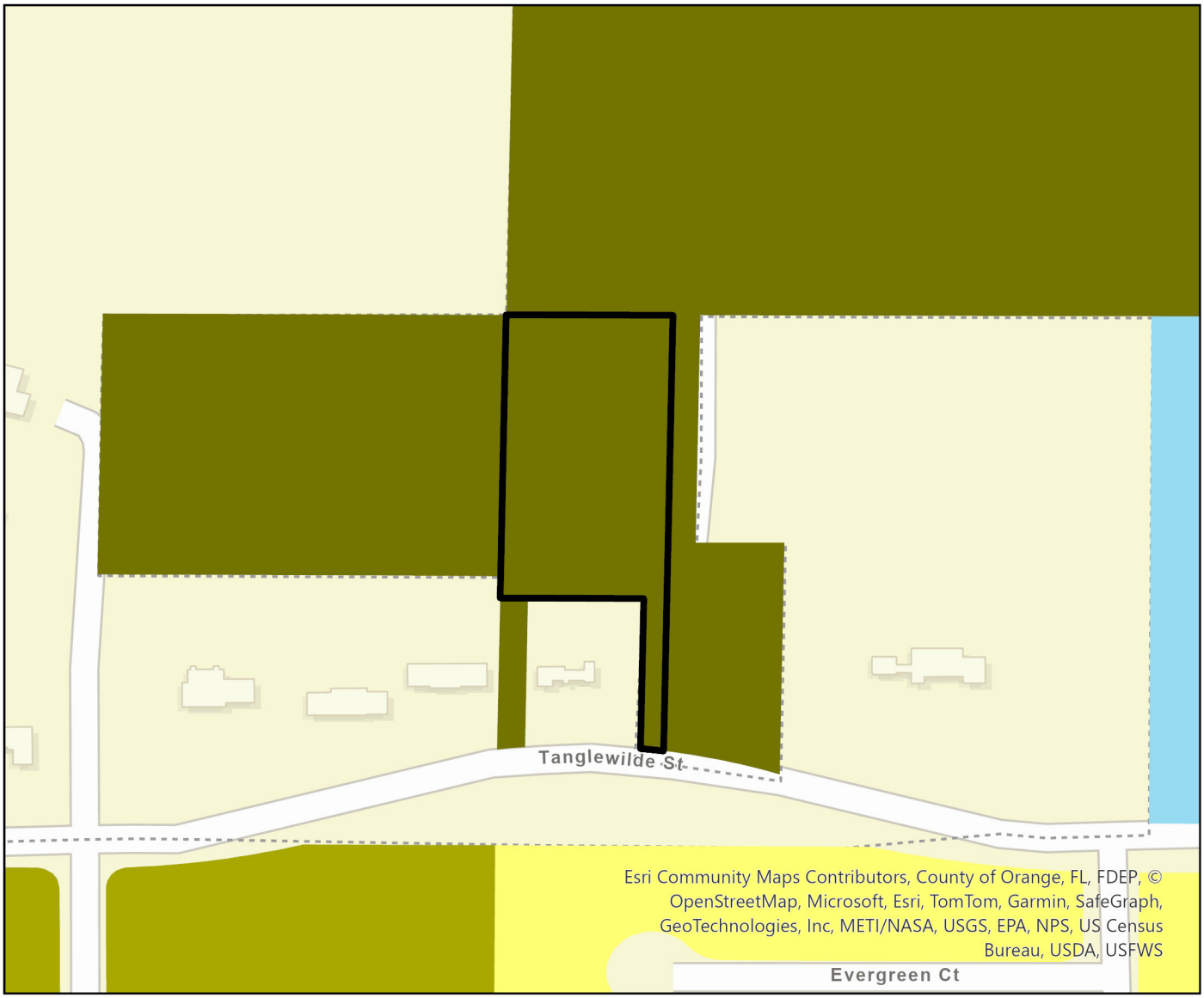
323 Tanglewilde Ave

Apopka Zoning

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

0 0.03 0.06 0.12 Miles

N



Legend

323 Tanglewilde Ave

Apopka Future Land Use

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

0 0.03 0.06 0.12 Miles

N

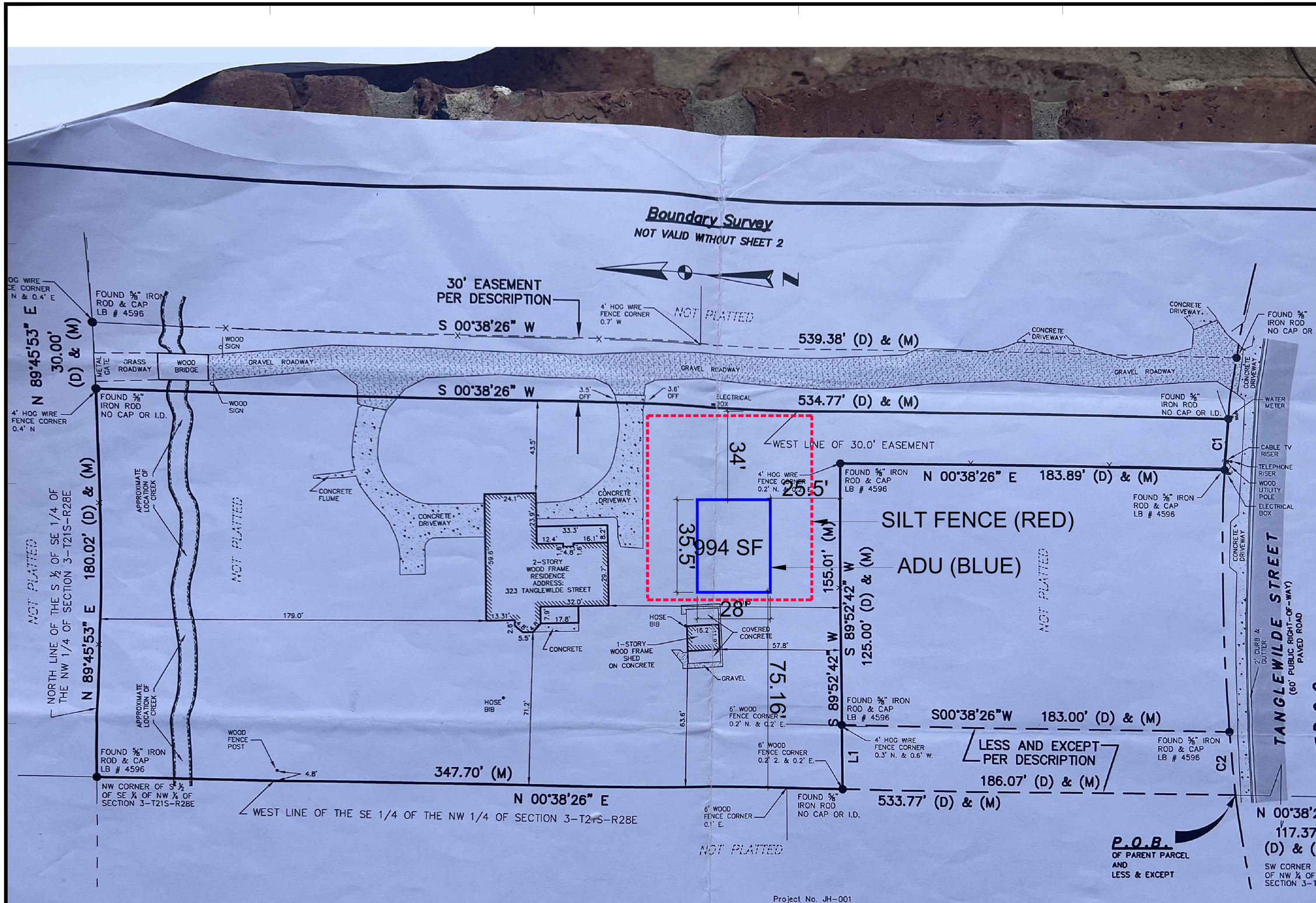


Legend

- 323 Tanglewilde Ave
- Parcel

0 0.03 0.06 0.12 Miles

N



Project No. JH-001
Dwg file: JH-001.DWG

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGH	CHORD	CHORD BEARING
C1	716.20'	2°00'38"	25.13'	25.13'	N83°42'09"W

(D & M)

LINE TABLE		
LINE	LENGTH	BEARING

DRAWN: WCE
APPROVED: WCE

Boundary Survey
Jeffrey L. Rettig and Deborah R. Rettig

W. C. Elliott
121 Burns Avenue

EMR DESIGN LLC
c/o EDESIGN MANAGEMENT, LLC
ARCHITECTURE
INTERIOR DESIGN
PROJECT MANAGEMENT
941 W MORSE BLVD STE 100
WINTER PARK, FL 32789
FL AR0009781
PH 407-310-7551
FAX 407-982-7139
SALES@EDESIGNLLC.US

ANTHONY E. EWEN AR0009781

ADU FOR BRONSON RESIDENCE
323 TANGLEWILDE ST
APOPKA FL

REVISIONS

PROJ NO.:2024-002
DATE: xx

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DRAWN: AE
CHECK: AE

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 6.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - GCC Worship Center

REQUEST:
Approve a Special Exception Use Permit to allow a place of worship use in the RCE (Residential Country Estate) Zoning District.

SUMMARY:
Owner(s): Go Ministry Corporation, Inc.
Applicant(s): Joel R. Breidenbaugh, Ph.D c/o Marci Chandler, P.E.
Parcel Identification Number: 16-20-28-0000-00-022
Location: West of SR 429 and south of Kelly Park Road
Future Land Use: Residential Estate
Existing Use: Place of Worship
Zoning: RCE (Residential Country Estate)
Tract Size: 3.16 +/- Acres
Proposed Use: Expand place of worship use

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Low Density Residential	County A-1 (Cirtus Rural)	Single-Family Residences
East	County Rural Settlement 1/5	County A-2 (Farmland Rural)	Single-Family Residence
South	County Low Density Residential	County R-CE (Country Estate)	Single-Family Residence
West	Residential Estate	RCE (Residential Country Estate)	Vacant

PROJECT SUMMARY:

The subject property is the current site of an existing place of worship that has been operational for several years. According to Land Development Code (LDC) Table 4.2.2.C: Principal Use Table, a Special Exception permit is required for a place of worship use in the RCE (Residential Country Estate) zoning district. Staff has not found evidence in City records that a Special Exception Use permit has been issued for such use on the subject property. Because the applicant proposes to add 9,600 square feet and associated infrastructure to the existing worship center, a Special Exception Use permit is required for the use to be compliant with the LDC.

Pursuant to LDC Table 5.2.5.B.3.D-2 Bufferyards and Types, the applicant has worked with Staff to establish an alternative landscaping plan for this redevelopment that meets the intent of the LDC. The applicant is required to comply with all other site design requirements of the LDC and other standards of the City, which Staff ensures

during the review of the Construction Site Plan.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met per Land Development Code Section 2.5.1.G.4, a Special Exception Permit Review Standards:

1. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
2. Will comply with all applicable zoning district standards;
3. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
4. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
5. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
6. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
7. 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;
8. 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;
9. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
10. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
11. 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
12. Will comply with all other relevant City, State, and federal laws and regulations.

PUBLIC HEARING SCHEDULE:

May 14, 2024 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:

April 26, 2024 – Apopka Chief
April 28, 2024 – Placards posted on property
April 29, 2024 – Notices mailed to adjacent property owners

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of a Special Exception Use Permit for a place of worship in the RCE (Residential Country Estate) Zoning District.

Recommended Motion - Planning Commission:

Approve a Special Exception Use Permit for a place of worship in the RCE (Residential Country Estate) Zoning District, subject to the exhibits and findings of the staff report.

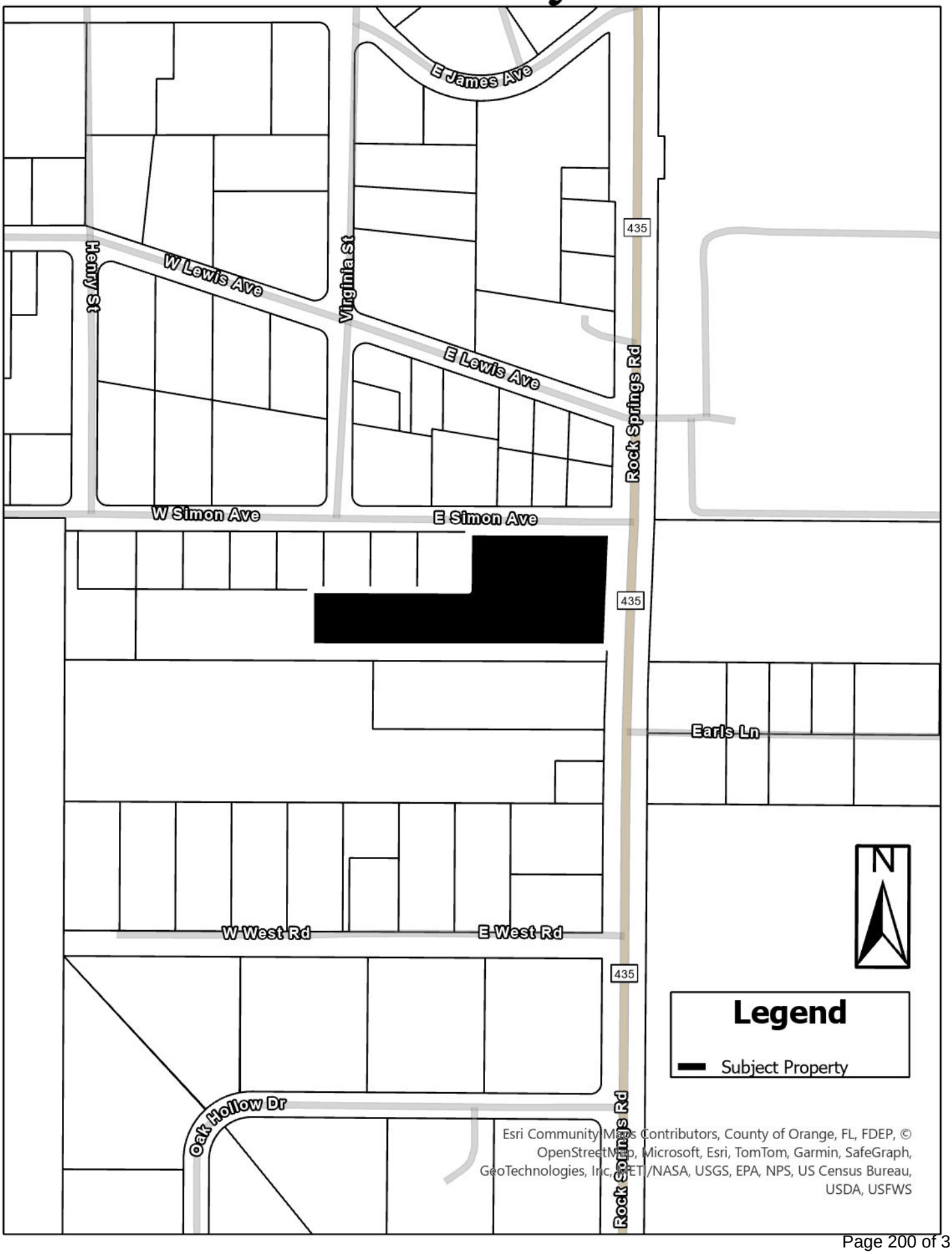
Planning Commission Role:

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's action to the City Council.

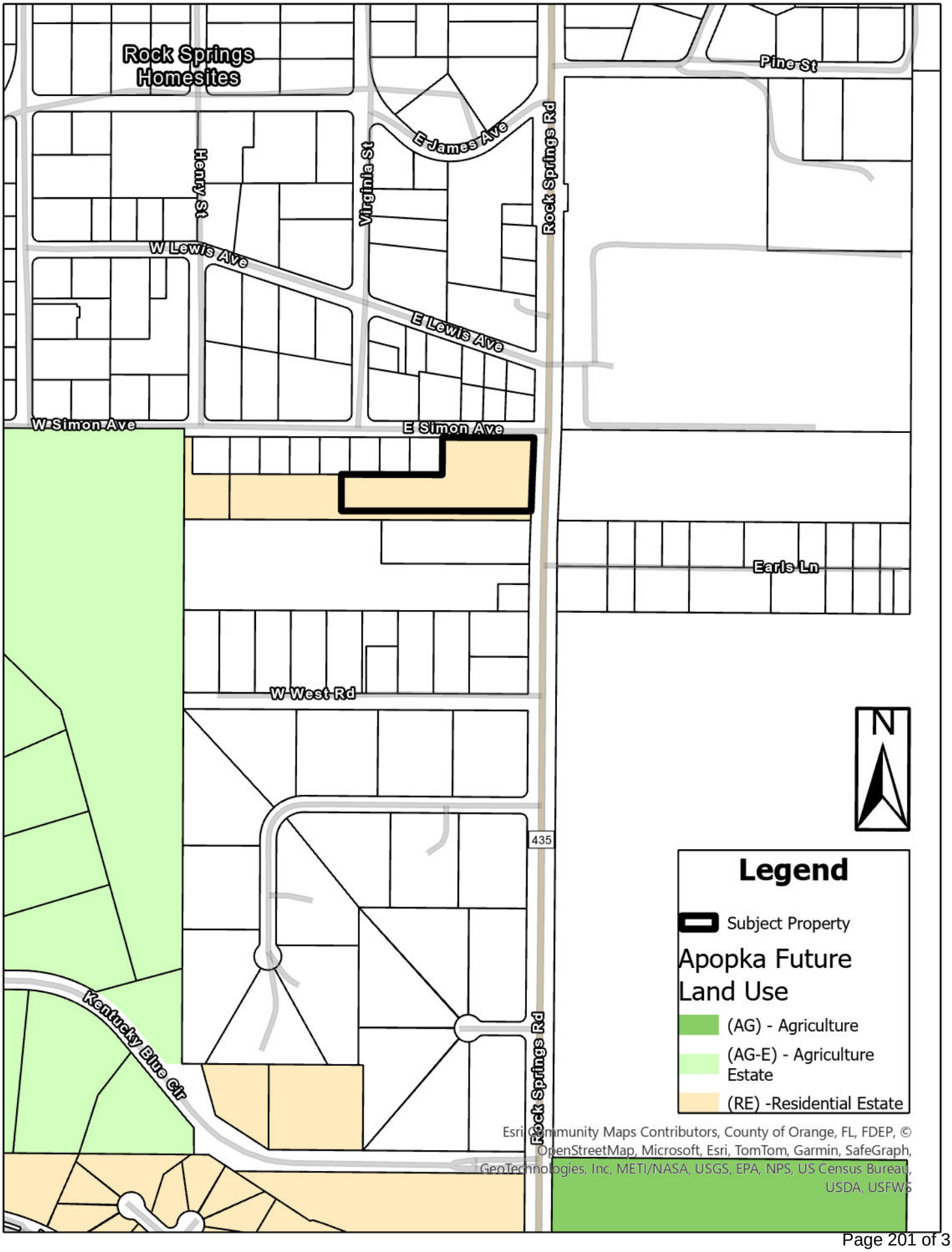
ATTACHMENTS:

1. Maps
2. GCC Worship SPX - Response to Criteria
3. GCC Worship SPX - Conceptual Site Plan
4. GCC Worship SPX - Public Hearing Ad 42624

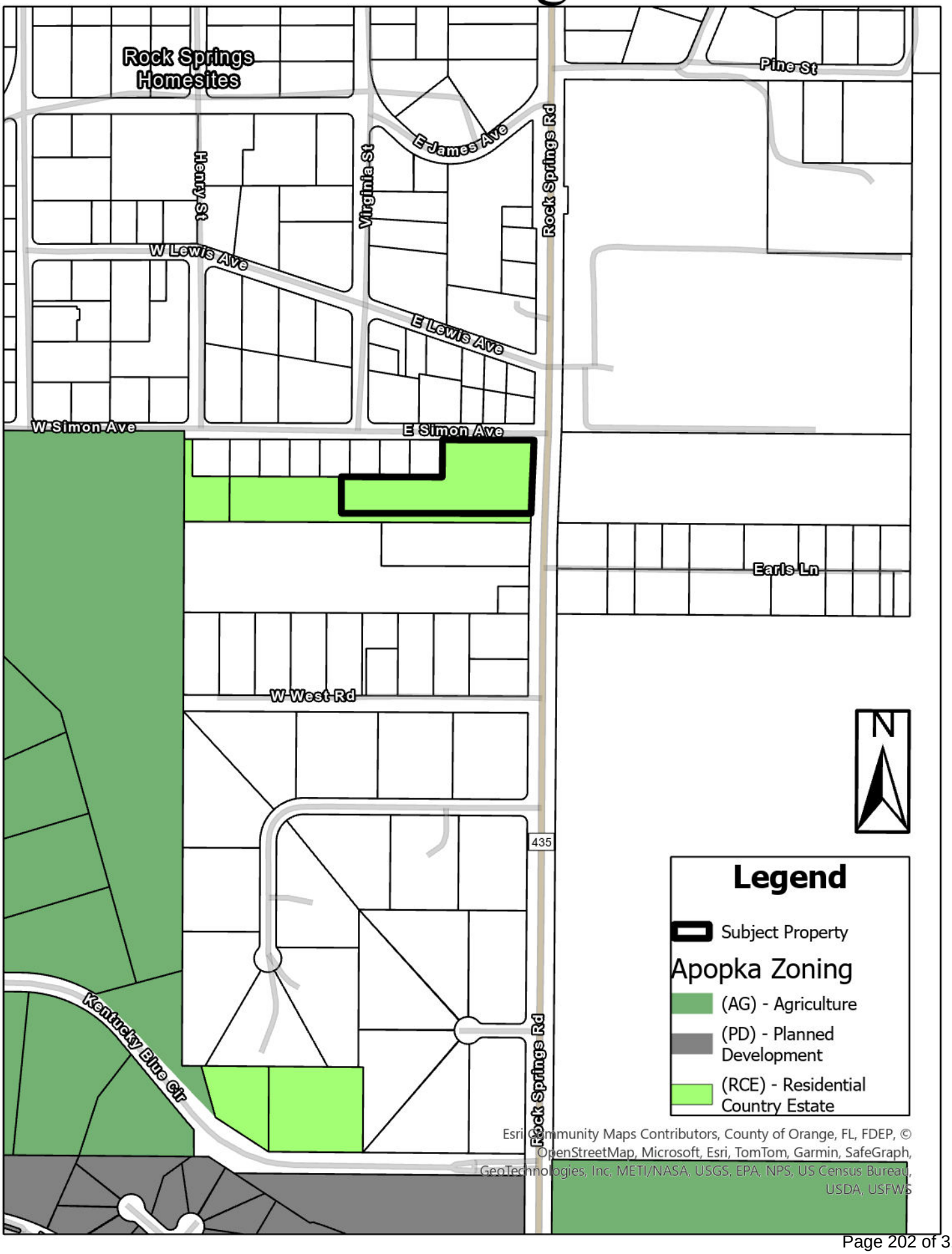
Vicinity


E James Ave
Henry St
W Lewis Ave
Virginia St
E Lewis Ave
435
Rock Springs Rd
W Simon Ave
E Simon Ave
435
Earls Ln
N
W West Rd
E West Rd
435
Legend
Subject Property
Oak Hollow Dr
Rock Springs Rd
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

Future Land Use



Zoning


Rock Springs Homesites
Pine St
Henry St
Virginia St
E James Ave
Rock Springs Rd
W Lewis Ave
E Lewis Ave
W Simon Ave
E Simon Ave
Earls Ln
W West Rd
435
Kentucky Blue Cir
Rock Springs Rd
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(PD) - Planned Development
(RCE) - Residential Country Estate
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Vicinity


W Lewis Ave
Virginia St
E Lewis Ave
Rock Springs Rd
W Simon Ave
E Simon Ave
435
Earls Ln
N
Legend
Subject Property
W West Rd
E West Rd
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

9. Submit written responses to the review standards listed in LDC Section 2.5.1.G(4)

RESPONSE:

a. *Will be consistent with the goals, objectives, and policies of the comprehensive plan;* ***This project intends to be consistent with the goals, objectives and policies of the comprehensive plan as budget allows.***
b. *Will comply with all applicable zoning district standards;* ***This project intends to request variance of landscaping requirements associated with Special Use within the RCE zoning district.***
c. *Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;* ***This project intends to comply with the Standards Specific to Principal Uses for Places of Worship.***
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;* ***This site has historically been a church and proposes to remain a church and is therefore compatible with the general character of the surrounding lands and Special Use allowed in the zoning district.***
e. *Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;* ***This project does not propose a significant change to the general character of the site. In lieu of perimeter landscaping, we propose a 6' wood privacy fence along the 136.96' west property boundary to minimize adverse visual impacts and increase privacy for adjacent properties. Uses on adjacent property boundaries will not be impacted by the proposed project.***
f. *Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;* ***Changes to site lighting are not proposed at this time.***
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;* ***We believe that safe and convenient ingress and egress will be increased with this project by the creation of one ingress/egress point. Currently traffic enters the property and parks in***

multiple locations along the Simon Ave right of way requiring backing on to Simon Avenue to leave the property.

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;* ***This project does not propose any changes to the historic use of the property. Significant adverse odor, noise, glare and vibration impacts are not anticipated.***

i. *Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;* ***This project proposes improvement of the existing property including previous removal of a damaged building, proposed improvement of existing parking and proposed new building. The proposed improvements are intended to create a welcoming community church that enhances the existing property and blends with the surrounding neighborhood.***

j. *Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;* ***The project proposes removing two existing septic tanks and drainfields and moving to sanitary sewer for all sewer disposal. Other improvements include stormwater treatment and attenuation that has historically not been provided. Deterioration of water and air resources, scenic resources and other natural resources is not anticipated****.*

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;* ***Responses from City of Apopka Public Services, Fire and Police departments indicate that the proposed project will have minimal, if any, impact on City services. Although other City departments were contacted for their input, they have not provided any at this time.***

l. *Will comply with all other relevant City, State, and federal laws and regulations.* ***The project intends to comply with all relevant City, State and Federal laws and regulations.***

SITE DATA



FEMA#: 12095C0050H
PANEL #: 0140F
FLOOD ZONE: X

PROPERTY DATA

LEGAL DESCRIPTION:

A PORTION OF LAND IN SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: THE SOUTH 1/2 OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY AND LESS THE WEST 1/2 ACRE THEREOF.
AND
THE WEST 480 FEET OF THE EAST 510 FEET OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET FOR THE ROAD. LESS AND EXCEPT THE WEST 120 FEET OF THE WEST 480 FEET OF THE EAST 510 FEET OF THE NORTH 1/2 OF THE NORTH 1/4, OF THE NE 1/4 OF THE SE 1/4, SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET FOR THE ROAD.
ALSO
LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2804, PAGE 596, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS THE WEST 400 FEET AND THE SOUTH 35 FEET THEREOF. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, CONTAINING 137,532 SQUARE FEET OR 3.164 ACRES, MORE OR LESS.

SECTION 16, TOWNSHIP 20S, RANGE 28E

PROPERTY SIZE:	3.16 AC
PROJECT AREA:	2.65 AC
FUTURE LAND USE:	LDR - LOW DENSITY RESIDENTIAL
ZONING:	RCE - RESIDENTIAL COUNTRY ESTATE DISTRICT
PARCEL ID:	16-20-28-0000-00-022
ADDRESS:	4490 ROCK SPRINGS RD, APOPKA, FL 32712
INTENDED USE:	WORSHIP ASSEMBLY

BUILDING DATA

BUILDING SETBACKS
ZONING: 35'
CORNER: 35'
SIDE: 15'
REAR: 15'
BUILDING HEIGHT
PROPOSED: 35'
MAXIMUM ALLOWED: 35'
EXISTING BUILDING #1 (TO REMAIN)
GROSS AREA: 1,722 SF
NUMBER OF STORIES: 1
USE: ACCESSORY BUILDING FOR WORSHIP CENTER
EXISTING BUILDING #2 (TO BE DEMOLISHED)
GROSS AREA: 2,891 SF
NUMBER OF STORIES: 1
USE: N/A
EXISTING BUILDING #3 (TO REMAIN)
GROSS AREA: 1,165 SF
NUMBER OF STORIES: 1
USE: ACCESSORY BUILDING FOR WORSHIP CENTER
ACCESSORY BUILDINGS (2 TO REMAIN)
GROSS AREA: 417 SF
USE: STORAGE
FUTURE WORSHIP CENTER:
GROSS AREA: 9,600 SF
NUMBER OF STORIES: 1
USE: 250 SEAT WORSHIP CENTER, 1 PARKING SPACE PER 5 SEATS = 50 SPACES

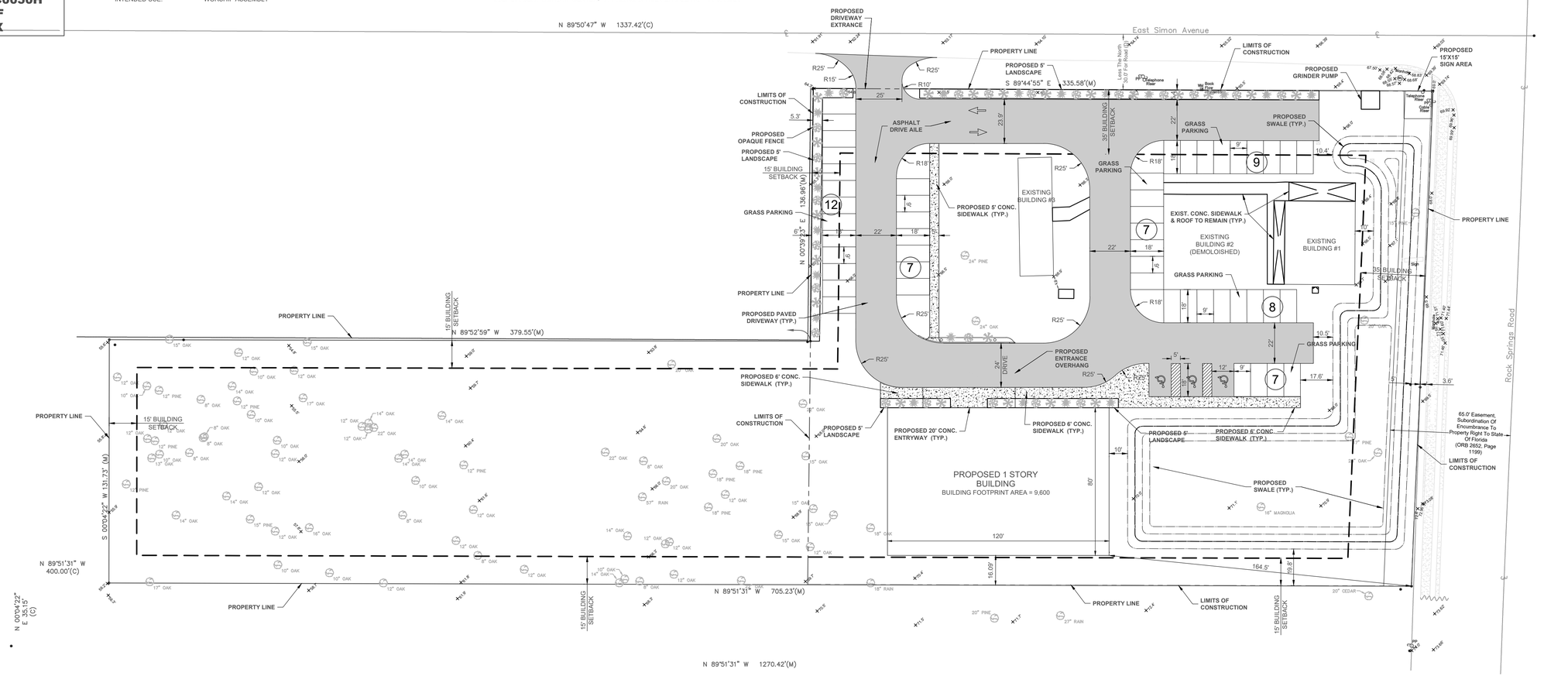
PARKING DATA

TOTAL SPACES REQUIRED =	50 SPACES
TOTAL SPACES PROPOSED =	50 SPACES
HANDICAP SPACES REQUIRED =	2 SPACES
HANDICAP SPACES PROPOSED =	3 SPACES

IMPERVIOUS/PERVIOUS DATA

TOTAL SITE AREA:	137,650 SF	3.16 AC	100%
PROJECT AREA:	88,985 SF	2.04 AC	64.64%
IMPERVIOUS			
PAVING	18,337 SF	0.421 AC	13.32%
SIDEWALK & PADS	3,749 SF	0.086 AC	2.72%
BUILDINGS:			
EXISTING:	2,885 SF	0.066 AC	2.09%
PROPOSED:	9,600 SF	0.220 AC	6.97%
RETENTION:	31,769 SF	0.729 AC	23.08%
TOTAL IMPERVIOUS	66,340 SF	1.523 AC	48.19%
PERVIOUS			
OPEN SPACE:	48,990 SF	1.114 AC	35.59%

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



Marci D Chandler
Florida PE 63034
2024.03.26
17:45:22-04'00'

Marci D Chandler, State of Florida, Professional Engineer, License No. 63034

This item has been digitally signed and sealed by Marci D Chandler on 03/26/2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SIGNATURE & SEAL:

PREPARED BY:
MARCI D. CHANDLER
FL PE #63034
1030 HAAS ROAD
APOPKA FL 32712
407-866-9530

SCALE: 1"=30'
VERIFY SCALE BAR IS CORRECT WHEN ON ORIGINAL DRAWING
IF NOT THE SCALES ON THIS SHEET AND ALL SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: GCC
PROJECT: GCC APOPKA, FL
TITLE: PROPOSED SITE - PHASE 1

DRAWN BY: JRM
ENGINEER: MDC
DATE: MARCH 2024
ISSUED FOR: SPECIAL EXCEPTION

1

Audit: Nelson asks that more items be added to audit

Continued from page 1A

port our opinion. However, we're not issuing an opinion on the effectiveness of those internal control generally accepted auditing standards, as well as government auditing standards to provide reasonable not absolute assurance that the financial statements are free of material misstatement. The financial statements are the responsibility of city's management. I'm happy to report that we've issued an unmodified opinion, which is the highest form of assurance that we can provide."

"I'm happy to report that there are no current year findings, which again, is the first time in at least six years or potentially beyond that. I only went back six years," Anderson continued. "That your auditors can stand up here and say that we had no findings in performing the audit. I spoke previously about the single audit. The city did receive and spend approximately $3.8 million in federal awards, which required Maulden and Jenkins to perform an audit over two major programs covering $3.2 million of the $3.8 million of those expenditures. We had no issues in regard to compliance or internal controls over compliance with respect to those grants that we tested."

Mayor Bryan Nelson asked Anderson two questions. The first was when was the last time Anderson spoke with the mayor about the audit. Anderson said it was when his firm began the planning phase around last August-September. Nelson's second question was if Anderson ever donated money to campaigns with anybody sitting on the dais. Anderson replied no.

Before Anderson's presentation, City Finance Director Blanche Sherman provided an overview of the city's check processing, which includes a lot of checks and balances between departments, Sherman said.

"So, it's kind of simple, but it's not simple," Sherman said. "There's a lot of checks and balances, A lot of steps that we go through. A lot of review and oversight."

Commissioner Nick Nesta gave his thoughts regarding the forensic audit: "I know you're asking for scope, things like that, you want very specific items labeled and things like that. I know we had the discussion and I wrote emails back and forth and I stated it in the minutes that we also approved earlier today that my presentation was as granular as I want to get. I think it needs to be a very wide-cast net was the whole point of this, that the 5-0 vote agreed to. So, if you want, I don't know to what extent you need my assistance on that level, but I don't know if there, it doesn't need to get more granular than that."

"It needs to be a wide net. That's the whole point of it. I don't know what else to, it doesn't need to get more specific, I guess is my concern is that the more specific we get, the more things we're going to miss," Nesta said.

Sherman said she'll make a draft based on the information she has, then send it to each City Council member for a final review.

During his mayor's report, Nelson asked for six items to add to the forensic audit.

*To verify the business tax receipt payments from 2013 to current for Nester Real Estate Consultants, BRPC consulting and Nelson's Insurance Services;

*Qualify checks for all candidates for the 2022 and 2024 elections;

*The number of late campaign reports for Nesta, Commissioners Alexander H. Smith and Diane Velazquez, former Commissioner Kyle Becker, and Nelson for all the elections, and especially look at all seven of Nelson's elections;

*Verify or discredit the excess income of interest income of One Florida Bank over Synovus Bank from June 2021 to June 2023 when One Florida decided not to take on any city of Apopka deposits.

*Verify the extra earning that Nesta secured and continue to generate. Nelson referenced a Promises Made, Promises Kept" postcard from Nesta's latest reelection campaign, which stated, No. 2, fiscally responsible spending: I successfully advocated and secured a solid investment option earning approximately $1 million more per year in interest for the residents' funds, meaning lower taxes and the ability to invest back into the community.

*To know the excess spending on attorney fees since the city's inside counsel Michael Rodriguez resigned in May 2023.

Board: Other highlights include a strategic plan update

Continued from page 1A

decade to maintain and update current schools and build new schools in high-growth areas of the county. In addition, this funding will help to enhance student security and provide updated technology in schools.

The next step is to send the referendum to the Board of County Commissioners for approval to place on the November 5 ballot.

Strategic Plan update

The Orange County Public Schools (OCPS) Safety and Emergency Management Office presented on the purpose of OCPS having a Family Reunification Plan to safely reunite students and employees with their families if a school or facility is closed or unexpectedly evacuated due to a natural or manmade disaster.

This plan provides a framework to establish, manage, and demobilize a Family Reunification Center. It defines the roles and responsibilities of staff, ensures the safety and accountability of students, and establishes procedures to expeditiously reunite students with a parent, guardians or other authorized individual under controlled circumstances.

The development of the reunification plan is in coordination with OCPS' public safety partners.

Check presentation

Addition Financial presented the school board with a check for $57,898. The funds were made possible through their Affinity Debit Card Program. The program donates three cents to the school district every time an OCPS branded debit card is used in a transaction. Addition Financial is a credit union that has partnered with OCPS for 87 years.

School Board recognitions

•West Orange High Student Advisory Council member, Brady Beahler, presented on the WOHS culture and introduced the school's Unified Cheer in a performance. In addition, theatre students sang "S'Wonderful" from the musical "Nice To Work if You Can Get It."

•UCF and Orange County Environmental Protection Division (EPD) Air Quality Management (AQM) program air-quality slogan winner: Evans High sophomore Myron Divers for coming up with the motto, "Breathe Life into our Future. Act Now for Cleaner Air!"

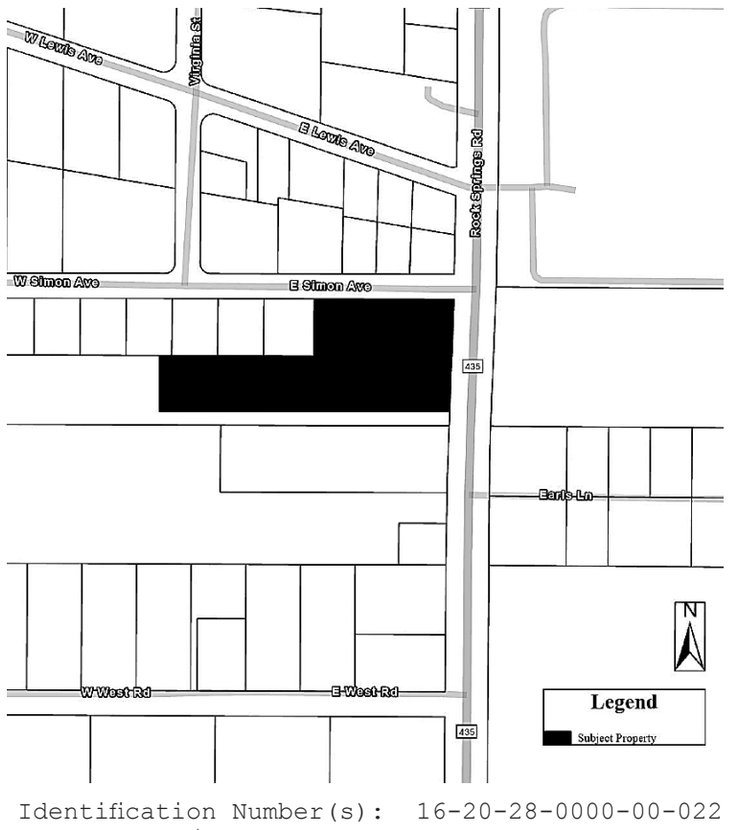
•OCPS' 10th Annual Green School Recognition Program Award winners were Dommerich, Sally Ride and Zellwood elementary schools

•Mental Health First Aid Summit Award winners: Mental Health Services team received awards for providing more than 17,000 OCPS employees with Youth Mental Health First Aid training.

•Mental Health Services winners include Coordinator of the Year: Honorable Mention – National: Maryann Anderson; Top Florida Mental Health First Aid Trainer and Top Mental Health First Aid Instructor - National: Elvira Medina-Pekofsky; Top Mental Health First Aid Instructor - National: Stephanie Panas, Tajuana Rushin, Lisa Diamond, Beverly Tuitt; Top 10 New Instructor at the National Level: Sheena Montgomery.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **JOEL R BREIDENBAUGH C/O MARCI CHANDLER, P.E.** 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 A PLACE OF WORSHIP IN THE RCE (RESIDENTIAL COUNTRY ESTATES) ZONING DISTRICT.** This application relates to the following described property located on the southwest corner of Rock Springs Road and Simon Avenue:



Parcel Identification Number(s): 16-20-28-0000-00-022
Contains: 3.16 +/- 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, May 14, 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.

Apopka City Council
Apopka Planning Commission
Community Development Department

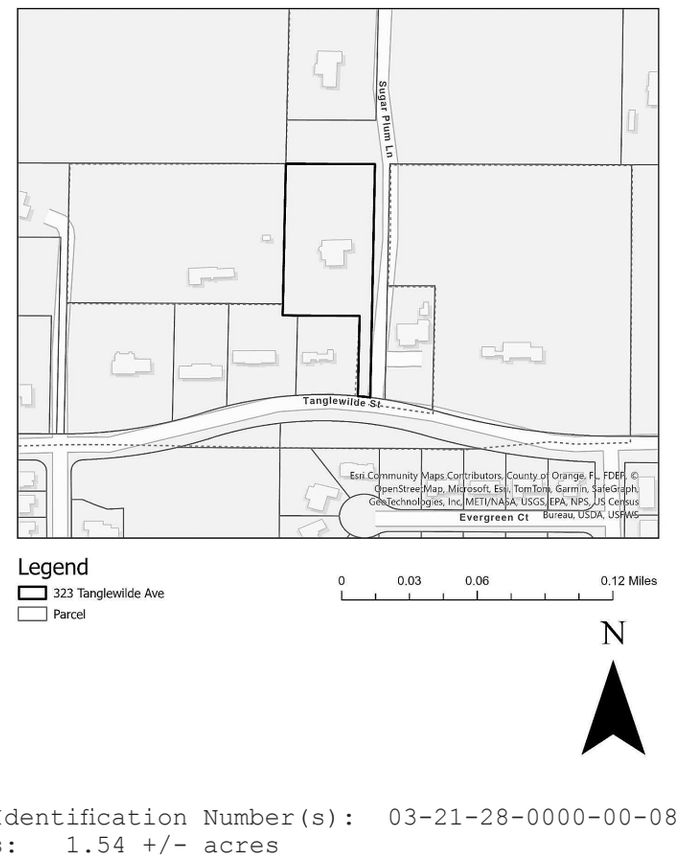
April 26, 2024

Publish: The Apopka Chief **176324**

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **MARGARET BRONSON-SEWELL** 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 AN ACCESSORY DWELLING UNIT (ADU) IN THE RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) ZONING DISTRICT.**

This application relates to the following described property located at 323 Tanglewilde Street:



Parcel Identification Number(s): 03-21-28-0000-00-089
Contains: 1.54 +/- 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, May 14, 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.

April 26, 2024

Apopka Planning Commission
Community Development Department

Publish: The Apopka Chief **176325**

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Marshall Lake Business Center - Major Development Plan

REQUEST:
Recommend approval of the Marshall Lake Business Center 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)	Industrial warehouse
East	Industrial	I-L (Light Industrial)	451 Commerce Park
South	Industrial	I-L (Light Industrial)	Vacant
West	N/A	N/A	SR 451

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for consideration for a development consisting of six buildings totaling 43,900 square feet in area that are comprised of Office/Warehouse and Self-Storage uses. The property is located at located 780 Marshall Lake Road. The subject property has an Industrial future land use designation and a zoning designation of I-L (Light Industrial). The subject property is 6.43 acres in size. 43% of the site is set aside as open space.

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/PARKING: Access is proposed via two full access points located on Marshall Lake Road. A 5-foot wide sidewalk will be constructed along the portion of the site that is located along Marshall Lake Road.

A total of 137 parking spaces are provided on site. Of the 137, 6 are accessible spaces. LDC Table 5.1.5.J requires 5 accessible spaces.

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

LANDSCAPING/OPEN SPACE: Landscape buffers are provided along Marshall Lake Road, and the western and eastern property lines. Plant materials such as Crepe Myrtles, Sabal Palm, Slash Pines, Japanese Blueberry and Viburnum are provided. A total of 4.77 acres, or 20-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, 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:
May 14, 2024 – Planning Commission (5:30 pm)
June 5, 2024 – City Council (1:30 pm)

FUNDING SOURCE:
N/A

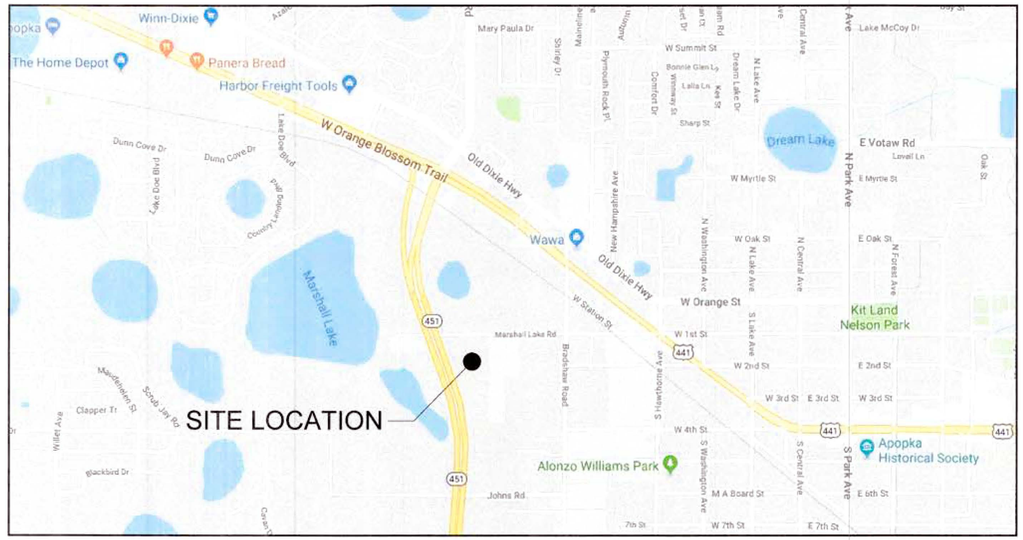
RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
The Development Review Committee recommends approval of the Marshall Lake Business Center Major Development Plan.

PLANNING COMMISSION:
Recommend approval of the Marshall Lake Business Center Major Development Plan.

ATTACHMENTS:
1. Major Development Plan
2. Map series

CONSTRUCTION PLAN
INDEX OF DRAWINGS

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	GENERAL NOTES
4	KEY MAP
5	DEMOLITION PLAN
6	DEMOLITION PLAN
7	STORM WATER POLLUTION PREVENTION PLAN
8	STORM WATER POLLUTION PREVENTION PLAN
9	SITE DEVELOPMENT PLAN
10	SITE DEVELOPMENT PLAN
11	UTILITY PLAN
12	UTILITY PLAN
13	CITY OF APOPKA DETAILS
14	CITY OF APOPKA DETAILS
15	CITY OF APOPKA DETAILS
16	STANDARD DETAILS
17	DRAINAGE DETAILS
18	LIFT STATION DETAILS
19	TYPICAL CROSS SECTIONS
20	LANDSCAPE PLAN
21	LANDSCAPE PLAN
22	IRRIGATION PLAN
23	IRRIGATION PLAN
24	PHOTOMETRIC PLAN
25	PHOTOMETRIC PLAN



VICINITY MAP

NTS

PROPOSED USE: OFFICE / WAREHOUSE / STORAGE (SELF)

SCOPE OF WORK:
CONSTRUCT METAL BUILDING, WITH MASONRY WALLS UP 12'-8" SLAB ON GRADE, ARCHITECTURAL, PLUMBING, MECHANICAL, FIRE PROTECTION (SPRINKLER) AND ELECTRICAL

PROPERTY OWNER: MARSHALL LAKE PROPERTIES, LLC.

REPRESENTATIVE: MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
MICHAEL R. COOPER (407) 889-2510

REFERENCE: CITY OF APOPKA CODE ADOPTED MARCH 6, 2019

MAJOR DEVELOPMENT PLAN
MARSHALL LAKE PROPERTIES, LLC.

MARSHALL LAKE BUSINESS CENTER

PARCEL ID:
08-21-28-0000-00-010

ADDRESS:
780 MARSHALL LAKE ROAD

NO VARIANCES
AND
NO WAIVERS

CITY OF APOPKA
JUNE, 2023

TABLE 5.11.4.B: GREEN BUILDING POINT SYSTEM	
ENERGY CONSERVATION	
PROVIDE SKYLIGHTS IN AN AMOUNT NECESSARY TO ENSURE NATURAL LIGHTING IS PROVIDED TO AT LEAST 25 PERCENT OF THE HABITABLE ROOMS IN THE STRUCTURE. (BUILDING PERMIT)	0.50
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED. (BUILDING PERMIT)	0.50
USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE. (BUILDING PERMIT)	0.50 (3 STRUCTURES)
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS. (COA DRC SITE PLAN)	0.25
TRANSPORTATION	
PROVIDE A MINIMUM OF FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE. (COA DRC SITE PLAN)	0.25
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET. (COA DRC SITE PLAN)	0.50 PER ADDITIONAL 5 PERCENT BICYCLE PARKING SPACES
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 3 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING. (COA DRC SITE PLAN)	0.75
RESILIENCY TO NATURAL HAZARDS	
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES. (BUILDING PERMIT)	0.25
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE). (COA DRC SITE PLAN)	0.50 PER FOOT ABOVE BFE
POINTS	
REQUIRED:	3.00
PROVIDED:	4.50

PROJECT UPDATE: 02/12/24

BASE FLOOD ELEVATION (BFE)
NOTE: REFERENCE FEMA NATIONAL FLOOD HAZARD LAYER
70.3

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

MAJOR SITE PLAN SUBMITTAL ATTACHMENTS:	
FLORIDA ENVIRONMENTAL REGULATION SPECIALISTS, INC. (FER)	
ENVIRONMENTAL REPORT	AUGUST 21, 2023
YOVAISH ENGINEERING SERVICES, LLC.	
PROGRESS REPORT NO. 1, SUBSOIL AND GROUNDWATER LEVEL INVESTIGATION	JUNE 13, 2023
BBM STRUCTURAL	
N/A	N/A
TRAFFIC PLANNING AND DESIGN, INC.	
TRAFFIC IMPACT ANALYSIS	NOVEMBER 17, 2023
AMERICAN CIVIL ENGINEERING CO.	
STORMWATER MANAGEMENT REPORT	OCTOBER 25, 2023
PROFESSIONAL ENGINEERING SERVICES	
COVER LETTER	NOVEMBER 28, 2023
APPLICATION	NOVEMBER 28, 2023
COMMENT AND RESPONSE	NOVEMBER 28, 2023
CONSTRUCTION PLANS	OCTOBER 27, 2023
FIRE TRUCK TURN EXHIBITS	OCTOBER 27, 2023
CITY OF APOPKA UTILITY SCHEMATIC	OCTOBER 27, 2023
LANDSCAPE AND IRRIGATION DESIGN	
LANDSCAPE AND IRRIGATION PLANS	OCTOBER 27, 2023
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.	
WASTEWATER FEE	OCTOBER 30, 2023
NIETO-WHITTAKER SURVEYING LLC.	
BOUNDARY AND TOPOGRAPHIC SURVEY	JULY 17, 2023

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

COVER SHEET

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

KENNETH H. EHLERS LICENSE No. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

Reason: Kenneth H Ehlers PE18243 This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2024.02.22 00:22:40 -05'00'
Adobe Acrobat version: 2023.008.20533

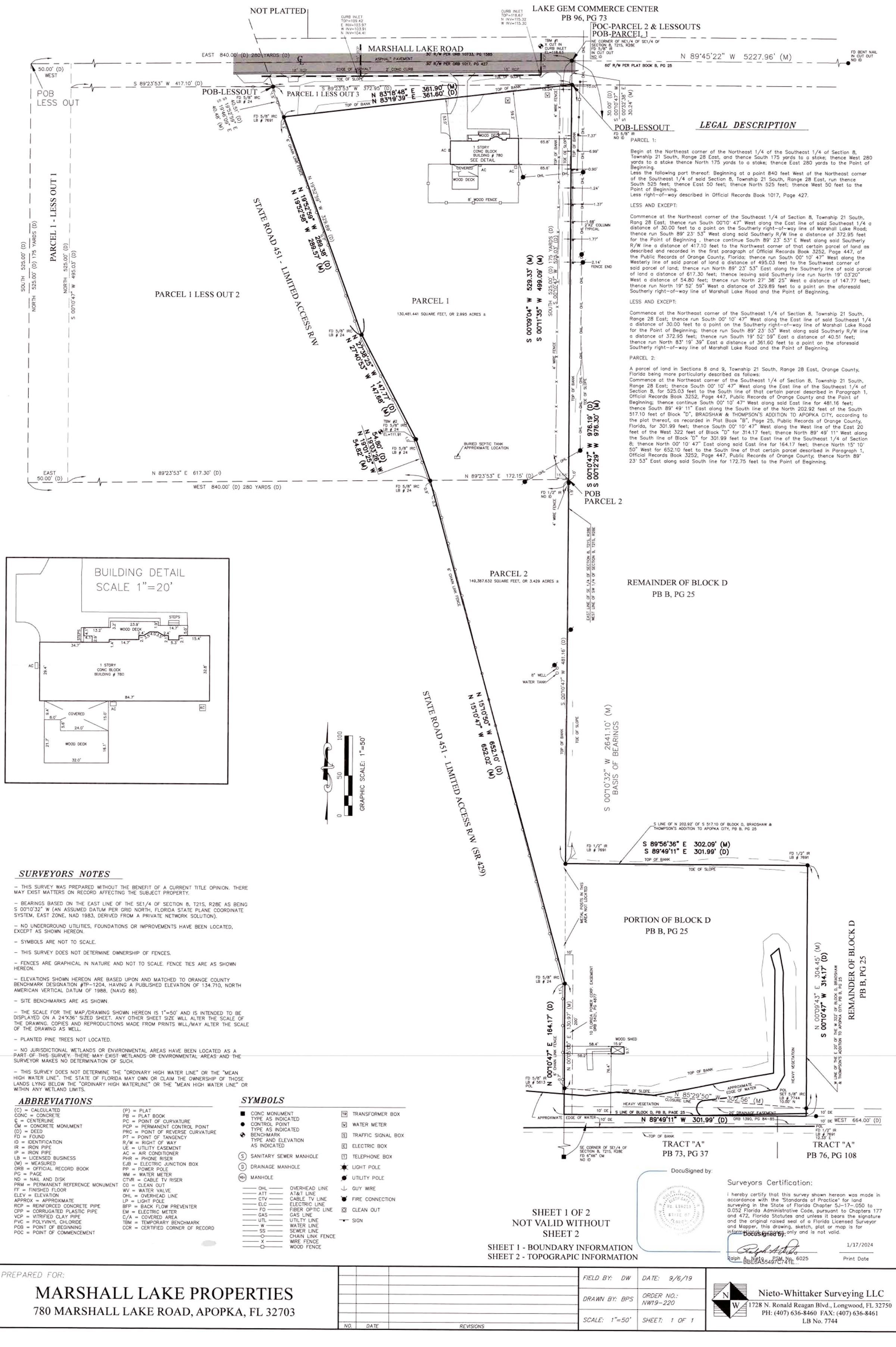
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	1
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

DocuSign Envelope ID: 6E8F8589-A25B-4979-9EF2-153BB9D4776A

BOUNDARY AND TOPOGRAPHIC SURVEY



BUILDING DETAIL
SCALE 1"=20'

LEGAL DESCRIPTION

PARCEL 1:

Begin at the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, and thence South 175 yards to a stake; thence West 280 yards to a stake thence North 175 yards to a stake; thence East 280 yards to the Point of Beginning.
Less the following part thereof: Beginning at a point 840 feet West of the Northeast corner of the Southeast 1/4 of said Section 8, Township 21 South, Range 28 East, run thence South 525 feet; thence East 50 feet; thence North 525 feet; thence West 50 feet to the Point of Beginning.
Less right-of-way described in Official Records Book 1017, Page 427.

LESS AND EXCEPT:

Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Rang 28 East; thence run South 00°10' 47" West along the East line of said Southeast 1/4 a distance of 30.00 feet to a point on the Southerly right-of-way line of Marshall Lake Road; thence run South 89° 23' 53" West along said Southerly R/W line a distance of 372.95 feet for the Point of Beginning , thence continue South 89° 23' 53" E West along said Southerly R/W line a distance of 417.10 feet to the Northwest corner of that certain parcel of land as described and recorded in the first paragraph of Official Records Book 3252, Page 447, of the Public Records of Orange County, Florida; thence run South 00° 10' 47" West along the Westerly line of said parcel of land a distance of 495.03 feet to the Southwest corner of said parcel of land; thence run North 89° 23' 53" East along the Southerly line of said parcel of land a distance of 617.30 feet; thence leaving said Southerly line run North 19° 03'20" West a distance of 54.80 feet; thence run North 27° 38' 25" West a distance of 147.77 feet; thence run North 19° 52' 59" West a distance of 329.89 feet to a point on the aforesaid Southerly right-of-way line of Marshall Lake Road and the Point of Beginning.

LESS AND EXCEPT:

Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East; thence run South 00° 10' 47" West along the East line of said Southeast 1/4 a distance of 30.00 feet to a point on the Southerly right-of-way line of Marshall Lake Road for the Point of Beginning; thence run South 89° 23' 53" West along said Southerly R/W line a distance of 372.95 feet; thence run South 19° 52' 59" East a distance of 40.51 feet; thence run North 83° 19' 39" East a distance of 361.60 feet to a point on the aforesaid Southerly right-of-way line of Marshall Lake Road and the Point of Beginning.

PARCEL 2:

A parcel of land in Sections 8 and 9, Township 21 South, Range 28 East, Orange County, Florida being more particularly described as follows:
Commence at the Northeast corner of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East; thence South 00° 10' 47" West along the East line of the Southeast 1/4 of Section 8, for 525.03 feet to the South line of that certain parcel described in Paragraph 1, Official Records Book 3252, Page 447, Public Records of Orange County and the Point of Beginning; thence continue South 00° 10' 47" West along said East line for 481.16 feet; thence South 89° 49' 11" East along the South line of the North 202.92 feet of the South 517.10 feet of Block "D", BRADSHAW & THOMPSON'S ADDITION TO APOPKA CITY, according to the plat thereof, as recorded in Plat Book "B", Page 25, Public Records of Orange County, Florida, for 301.99 feet; thence South 00° 10' 47" West along the West line of the East 20 feet of the West 322 feet of Block "D" for 314.17 feet; thence North 89° 49' 11" West along the South line of Block 'D" for 301.99 feet to the East line of the Southeast 1/4 of Section 8; thence North 00° 10' 47" East along said East line for 164.17 feet; thence North 15° 10' 50" West for 652.10 feet to the South line of that certain parcel described in Paragraph 1, Official Records Book 3252, Page 447, Public Records of Orange County; thence North 89° 23' 53" East along said South line for 172.75 feet to the Point of Beginning.

SURVEYORS NOTES

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.
- BEARINGS BASED ON THE EAST LINE OF THE SE1/4 OF SECTION 8, T21S, R28E AS BEING S 00°10'32" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.
- SYMBOLS ARE NOT TO SCALE.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.
- FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.
- ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION #TP-1204, HAVING A PUBLISHED ELEVATION OF 134.710, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).
- SITE BENCHMARKS ARE AS SHOWN.
- THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 24"X36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.
- PLANTED PINE TREES NOT LOCATED.
- NO JURISDICTIONAL WETLANDS OR ENVIRONMENTAL AREAS HAVE BEEN LOCATED AS A PART OF THIS SURVEY. THERE MAY EXIST WETLANDS OR ENVIRONMENTAL AREAS AND THE SURVEYOR MAKES NO DETERMINATION OF SUCH.
- THIS SURVEY DOES NOT DETERMINE THE "ORDINARY HIGH WATER LINE" OR THE "MEAN HIGH WATER LINE". THE STATE OF FLORIDA MAY OWN OR CLAIM THE OWNERSHIP OF THOSE LANDS LYING BELOW THE "ORDINARY HIGH WATERLINE" OR THE "MEAN HIGH WATER LINE" OR WITHIN ANY WETLAND LIMITS.

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AC = AIR CONDITIONER
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WM = WATER METER
CTVR = CABLE TV RISER
CO = CLEAN OUT
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SYMBOLS

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- (S) SANITARY SEWER MANHOLE
- (D) DRAINAGE MANHOLE
- (MH) MANHOLE
- OHL — OVERHEAD LINE
- ATT — AT&T LINE
- CTV — CABLE TV LINE
- ELC — ELECTRIC LINE
- FO — FIBER OPTIC LINE
- GAS — GAS LINE
- UTL — UTILITY LINE
- W — WATER LINE
- SS — SEWER LINE
- CHAIN LINK FENCE
- X — WIRE FENCE
- WOOD FENCE
- [TR] TRANSFORMER BOX
- [W] WATER METER
- [S] TRAFFIC SIGNAL BOX
- [E] ELECTRIC BOX
- [T] TELEPHONE BOX
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FIRE CONNECTION
- [CO] CLEAN OUT
- SIGN

SHEET 1 OF 2
NOT VALID WITHOUT
SHEET 2

SHEET 1 - BOUNDARY INFORMATION
SHEET 2 - TOPOGRAPIC INFORMATION

DocuSigned by:

Surveyors Certification:

I hereby certify that this survey shown hereon was made in accordance with the "Standards of Practice" for land surveying in the State of Florida Chapter 5J-17-.050 to 0.052 Florida Administrative Code, pursuant to Chapters 177 and 472, Florida Statutes and unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

DocuSigned by:
Ralph A. Nieto PSM No. 6025
BBE6A55497C741E...
1/17/2024
Print Date

PREPARED FOR:

MARSHALL LAKE PROPERTIES
780 MARSHALL LAKE ROAD, APOPKA, FL 32703

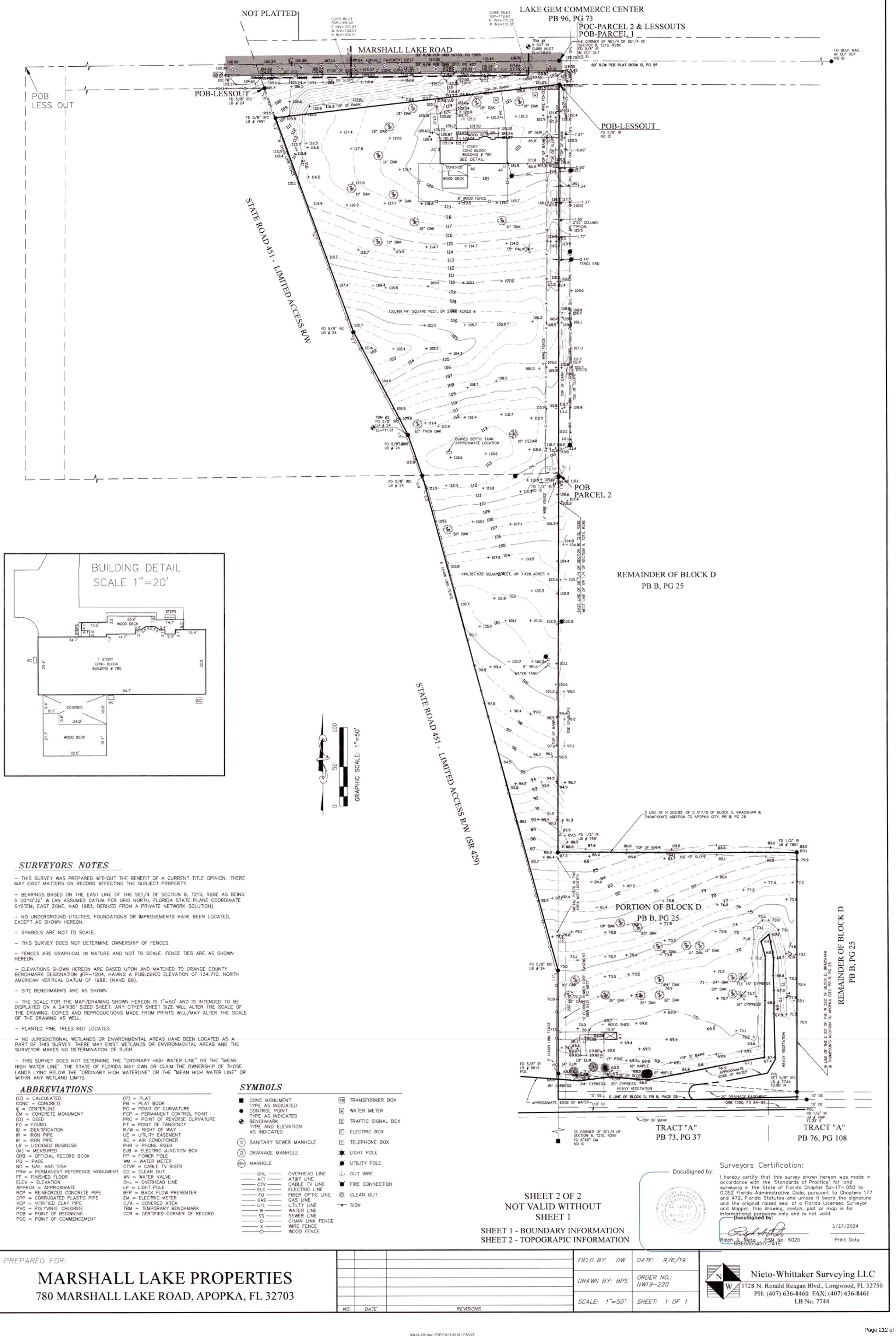
NO.	DATE	REVISIONS

FIELD BY: DW	DATE: 9/6/19
DRAWN BY: BPS	ORDER NO.: NW19-220
SCALE: 1"=50'	SHEET: 1 OF 1

Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

DocuSign Envelope ID: 6E8FB589-A25B-4979-9EF2-153B89D4776A

BOUNDARY AND TOPOGRAPHIC SURVEY



SURVEYORS NOTES

– THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE OPINION. THERE MAY EXIST MATTERS ON RECORD AFFECTING THE SUBJECT PROPERTY.

– BEARINGS BASED ON THE EAST LINE OF THE SE1/4 OF SECTION 8, T21S, R28E AS BEING S 00°10'32" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983, DERIVED FROM A PRIVATE NETWORK SOLUTION).

– NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

– SYMBOLS ARE NOT TO SCALE.

– THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF FENCES.

– FENCES ARE GRAPHICAL IN NATURE AND NOT TO SCALE. FENCE TIES ARE AS SHOWN HEREON.

– ELEVATIONS SHOWN HEREON ARE BASED UPON AND MATCHED TO ORANGE COUNTY BENCHMARK DESIGNATION #TP–1204, HAVING A PUBLISHED ELEVATION OF 134.710, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD 88).

– SITE BENCHMARKS ARE AS SHOWN.

– THE SCALE FOR THE MAP/DRAWING SHOWN HEREON IS 1"=50' AND IS INTENDED TO BE DISPLAYED ON A 24"X36" SIZED SHEET. ANY OTHER SHEET SIZE WILL ALTER THE SCALE OF THE DRAWING. COPIES AND REPRODUCTIONS MADE FROM PRINTS WILL/MAY ALTER THE SCALE OF THE DRAWING AS WELL.

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SHEET 2 OF 2
NOT VALID WITHOUT SHEET 1

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DocuSigned by:

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DocuSigned by:
Ralph A. Nieto
BBE6A55497C741E...

1/17/2024
Print Date

Ralph A. Nieto PSM No. 6025

PREPARED FOR:

MARSHALL LAKE PROPERTIES
780 MARSHALL LAKE ROAD, APOPKA, FL 32703

NO.	DATE	REVISIONS

FIELD BY: DW	DATE: 9/6/19
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LB No. 7744

NW19-220.dwg TOPO 9/11/2019 17:55:23

DEMOLITION AND EROSION CONTROL NOTES:

1. SILT SCREENS AND TURBIDITY BARRIERS INSTALLED MUST REMAIN IN PLACE AND MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL THE CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
2. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BY THE CITY OF APOPKA BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
3. ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION WORK SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. EROSION AND SEDIMENT CONTROL MEASURES AND TREE PROTECTION BARRIERS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION.SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
5. SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS AND TREE BARRICADES. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
7. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
9. THE SILT FENCE DETAIL IS SHOWN ON PLAN SHEET 7.

GENERAL NOTES:

1. EXISTING ROADWAY BASE MATERIALS SUCH AS LIMEROCK MAY BE USED IN STABILIZATION IF SUITABLE FOR MIXING.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL SHALL BE DISPOSED OFFSITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIALS. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR TO MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL RE DESIGNED BY A STATE OF FLORIDA REGISTERED P.E., RETAINED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST FL DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS".
5. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED. IF, DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS IS CHANGED, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF THREE WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO 600 OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.
6. GOVERNING STANDARDS AND SPECIFICATIONS ON THIS PROJECT ARE: THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS (2017/2018 EDITION), FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (2018 EDITION), AND THE CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION MANUAL (2016 EDITION).
7. ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY (NOT RELOCATED BY THE PROPERTY OWNER), SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE CONSTRUCTION PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT INDEX NO. 532.
8. THE DISPOSAL OF EXCESS EARTHWORK MATERIALS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. APPROVAL OF DISPOSAL SITES SHALL BE OBTAINED FROM THE CITY OF APOPKA PRIOR TO DISPOSAL.
9. ALL EXISTING TREES AND STUMPS WITHIN THE PUBLIC RIGHT-OF-WAY AND LIMIT OF THE PROJECT SHALL BE REMOVED AS CLEARING AND GRUBBING, AS DEPICTED IN THE CONSTRUCTION PLANS, UNLESS DIRECTED OTHERWISE.
10. SEED AND MULCH ALL DISTURBED AREAS NOT COVERED BY SOD UNLESS DIRECTED OTHERWISE.
11. ALL PAVEMENT OFFSETS DEPICTED IN THE CONSTRUCTION PLANS ARE TO THE PROPOSED CENTERLINE OF CONSTRUCTION, WHEREAS RADIUS DIMENSIONS ARE TO THE EDGE OF PAVEMENT, UNLESS NOTED OTHERWISE.
12. TURNOUT LOCATIONS AND WIDTHS DEPICTED IN THE CONSTRUCTION PLANS ARE APPROXIMATE AND MAY BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER OF RECORD. ALL TURNOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX NO. 515.
13. THE VARIOUS PERMITS INCLUDED IN THE BID SPECIFICATIONS PAYMENT ARE INCLUDED IN THE BID PRICE FOR SECTION 104. THE CONTRACTOR SHALL PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF "PREVENTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION", EXCLUDING ITEMS SPECIFIED ELSEWHERE. ENVIRONMENTAL CONTROLS SHALL BE USED AT LOCATIONS DESIGNATED IN THE CONSTRUCTION PLANS AND/OR DESIGNATED BY THE ENGINEER OF RECORD.
14. THE INFORMATION DEPICTED IN THE CONSTRUCTION PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND SURVEYS, BUT IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR SHALL MAKE OVN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO, AND IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION.
15. PRIOR TO ORDERING DRAINAGE STRUCTURES, THE CONTRACTOR SHALL DETERMINE IF DRAINAGE UTILITY CONFLICTS EXIST. INFORMATION ABOUT POSSIBLE CONFLICTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR A RESOLUTION, AS SOON AS POSSIBLE AFTER DISCOVERY OF SUCH CONFLICTS.
16. THE CONTRACTOR SHALL NOTIFY ALL GAS UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION AS REQUIRED BY CHAPTER 77-153, LAWS OF FLORIDA, PROTECTION OF GAS PIPELINES, OF THE FLORIDA STATE STATUES.
17. ALL INLET/MANHOLE - PIPE JOINTS SHALL BE FILLED WITH NON-SHRINK GROUT, COVERED WITH AN ASPHALTIC MASTIC COATING, AND WRAPPED WITH A FILTER FABRIC MATERIAL PER SECTION 13.03.03 OF THE ORANGE COUNTY PUBLIC ROAD CONSTRUCTION SPECIFICATIONS.
18. ALL CURB INLETS, DITCH BOTTOM INLETS, AND MANHOLES SHALL HAVE TRAFFIC BEARING FRAMES AND COVERS OR GRATES MEETING HS-20 LOADING REQUIREMENTS.
19. CHANGES OF PIPE INVERTS NOT EXCEEDING PLUS OR MINUS ONE FOOT WILL NOT BE CONSIDERED AS A BASIS FOR ADDITIONAL COMPENSATION FOR THE PERTINENT PIPE BID ITEM OF FOR THE MODIFICATION OF PRECAST STRUCTURES.
20. ALL BENCHMARKS (IRONS AND MONUMENTS) DEPICTED IN THE CONSTRUCTION PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
21. PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, WITHOUT DELAY, BY TELEPHONE. THE CONTRACTOR SHALL PROVIDE WRITTEN FOLLOW UP CONFIRMATION WITHIN 48-HOURS OF TELEPHONE NOTIFICATION.

PROJECT UPDATE: 02/12/24

GENERAL NOTES CONTINUED:

22. PRIOR TO BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD A SET OF FIELD NOTES VERIFYING THE BENCHMARK ELEVATIONS AND THE REFERENCE POINT CONNECTIONS ON THE PLAN AND PROFILE VIEW SHEETS, AND/OR A SET OF FIELD NOTES FOR ALL ADDITIONAL BENCHMARK AND REFERENCE POINT CONNECTIONS PROPOSED TO BE USED IN CONSTRUCTING THE PROJECT WITH THEIR LOCATION, DESCRIPTION AND ELEVATION, BASED ON NATIONAL GEODETIC VERTICAL DATUM (NGVD 29). ALL SUBMITTALS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
23. WITHIN 21 CALENDAR DAYS AFTER NOTICE TO PROCEED, THE CONTRACTOR SHALL STAKE THE PUBLIC RIGHT-OF-WAY AT 50 FOOT INTERVALS AND THE RIGHT-OF-WAY BREAKS WITH CORRESPONDING STATIONS SHOWN ON THE STAKES. NO INVOICE FOR PAYMENT OF MOBILIZATION WILL BE PROCESSED UNTIL THE RIGHT-OF-WAY HAS BEEN STAKED TO THE SATISFACTION OF THE ENGINEER OF RECORD.
24. ANY UNITED STATES CODE (USC) AND NATIONAL GEODETIC SURVEY (NGS) MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, AND BOTH SHALL NOTIFY:
STATE OF FLORIDA GEODETIC ADVISOR
STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DIVISION OF STATE LANDS
BUREAU OF SURVEY AND MAPPING
MAIL STATION 105
3900 COMMONWEALTH BLVD.
TALLAHASSEE, FL 32399-300
PHONE: (850) 245-2606
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ACQUIRE ALL NECESSARY RIGHT-OF-WAY UTILIZATION AND MAINTENANCE OF TRAFFIC PERMITS. THE CITY WILL WAIVE ALL PERMITS REQUIRED FOR CONSTRUCTION ACTIVITIES WITHIN THE LIMITS OF PUBLIC RIGHT-OF-WAY OWNED AND MAINTAINED BY THE CITY OF APOPKA. FOR CONSTRUCTION ACTIVITY WITHIN THE LIMITS OF PUBLIC RIGHT-OF-WAY MAINTAINED BY THE CITY BUT OWNED BY ORANGE COUNTY OF THE STATE OF FLORIDA, THE CONTRACTOR SHALL ACQUIRE THE REQUIRED PERMITS FROM THESE AGENCIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING ANY CONSTRUCTION.
26. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES DEPICTED IN THE CONSTRUCTION PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER OF RECORD ASSUMES NO RESPONSIBILITY FOR THEIR INACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THE CONSTRUCTION PLANS AND THE ACTUAL FIELD CONDITIONS, WHICH WOULD SUBSTANTIALLY AFFECT THE EXECUTION OF THE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY AT LEAST 48-HOURS BEFORE SCHEDULING ANY INSPECTION. ALSO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA, SCHEDULES, AND SIGNING THE SAID INSPECTIONS.
28. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTION, ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATIONS OR REMOVAL IS PROVIDED IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS ON THE CONTRACT.
29. ALL WORK AND ALL MATERIALS FURNISHED SHALL BE IN CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS OF THE CONTRACT.
30. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS.
31. APPARENT ERRORS, DISCREPANCIES OR OMISSIONS IN THE CONSTRUCTION PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BEFORE BIDDING.
32. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TO THE CITY A COMPLETED AS-BUILT PLAN ONE WEEK PRIOR TO THE FINAL INSPECTION. BEFORE THE FINAL INSPECTION IS SCHEDULED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A SITE CLEANUP FOR THE REMOVAL OF TRASH, DEBRIS, EXCESS MATERIALS, AND EQUIPMENT TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER.
33. NO EXTRA PAYMENTS SHALL BE ALLOWED FOR ANY WORK REQUIRED DUE TO MISUNDERSTANDING OF JOB OR SITE CONDITIONS AFFECTING THE WORK AS DESCRIBED IN THE TECHNICAL SPECIFICATIONS OR SHOWN IN THE CONSTRUCTION PLANS. THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE CONSTRUCTION PLANS OR TECHNICAL SPECIFICATIONS AND ENGINEER OF RECORD SHALL BE PERMITTED TO MAKE CORRECTIONS AND INTERPRETATION AS MAY BE DEEMED NECESSARY FOR THE FULFILLMENT OF THE INTENT OF THE CONTRACT DOCUMENTS. BY ENTERING THE BIDDING PROCESS THE BIDDERS ACKNOWLEDGE ACCEPTANCE OF THESE CONDITIONS.

GRADING AND DRAINAGE NOTES:

1. EXISTING TOPOGRAPHY AND ROADWAY RIGHTS-OF-WAY DATA SHOWN ARE BASED UPON CERTIFIED BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY NIETO WHITTAKER SURVEYING, LLC.
2. GEOTECHNICAL/SOIL REPORT PREPARED BY YOVAISH ENGINEERING SCIENCES, INC.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION WITHIN STREET RIGHTS-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIP RAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION (WHERE APPLICABLE).
6. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR SPREADING 4" OF TOPSOIL ON ALL LANDSCAPE AREAS AND REMOVING EXCESS TOPSOIL FROM SITE.
7. GRADING CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
8. FOR BENCHMARK INFORMATION REFER TO CERTIFIED BOUNDARY AND TOPOGRAPHIC SURVEY PLAN.
9. ALL GRADES SHOWN ARE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. INLET ELEVATIONS AND MANHOLE ELEVATIONS ARE TOP OF RIM.
11. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE STANDARDS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
12. COORDINATE VALUES, IF SHOWN, ARE BASED ON A LOCAL GRID ESTABLISHED BY THE SURVEYOR.
13. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES, FINISHED WITH ARGENTINE BAHIA SOD UNLESS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
14. SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS AT TIME OF CONSTRUCTION, INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENT EXISTING CONDITIONS AT SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE PERFORMED.
15. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN CONTRACT.
16. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR ARCHITECT, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE FAILS TO PROVIDE WRITTEN NOTIFICATION.
17. THE GENERAL CONTRACTOR MUST VERIFY SOIL CEMENT BASE FLOW LINE ELEVATIONS BEFORE PAVING TO ENSURE POSITIVE DRAINAGE TO INLET.

STANDARD UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITIES COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC, AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF OF THE LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
3. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO.
4. ALL UNSUITABLE MATERIALS UNDER WATER MAIN, STORM SEWER AND SANITARY SEWER PIPES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557).
5. ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES AND SERVICES A MINIMUM OF THIRTY-SIX INCHES (36") BELOW FINISHED GRADE TO TOP OF PIPE UNLESS INDICATED OTHERWISE ON THE PLANS.
7. ALL SANITARY SEWER GRAVITY PIPE SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM-3034, SDR 35 AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
8. SANITARY SEWER PRESSURE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF TWENTY FIVE (25) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED POUNDS PER SQUARE INCH (100 P.S.I.).
9. UNLESS INDICATED OTHERWISE ON THE PLANS, SIX INCH (6") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF ONE PERCENT (1.0%) AND FOUR INCH (4") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF TWO PERCENT (2.0%).
10. WATER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 P.S.I.).
11. ALL WATER PIPE SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS C651, C600 OR M23 FOR POLY VINYL CHLORIDE AND LOCAL UTILITY SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
12. FULLY RESTRAINED DUCTILE IRON PIPING, IF SPECIFIED ON THE PLANS, SHALL BE USTR FLEX OR APPROVED EQUAL.
13. PVC JOINT RESTRAINT SHALL BE UNI-FLANGE SERIES 1350 OR APPROVED EQUAL.
14. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY OWNER IN CONFORMANCE WITH THE LOCAL UTILITY PROVIDER.
15. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES.
16. ELECTRICAL, TELEPHONE, GAS, AND CABLE TELEVISION SERVICE WILL BE PROVIDED BY APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SERVICES FOR THESE UTILITIES WITH THE ENTITIES INVOLVED.

UTILITY SEPARATION NOTES:

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT. MINIMUM	- - -	- - -

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

DISCLAIMER - THIS DOCUMENT IS PROVIDED FOR YOUR CONVENIENCE ONLY. PLEASE REFER TO F.A.C. RULE 62-555.314 FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE

GENERAL NOTES

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

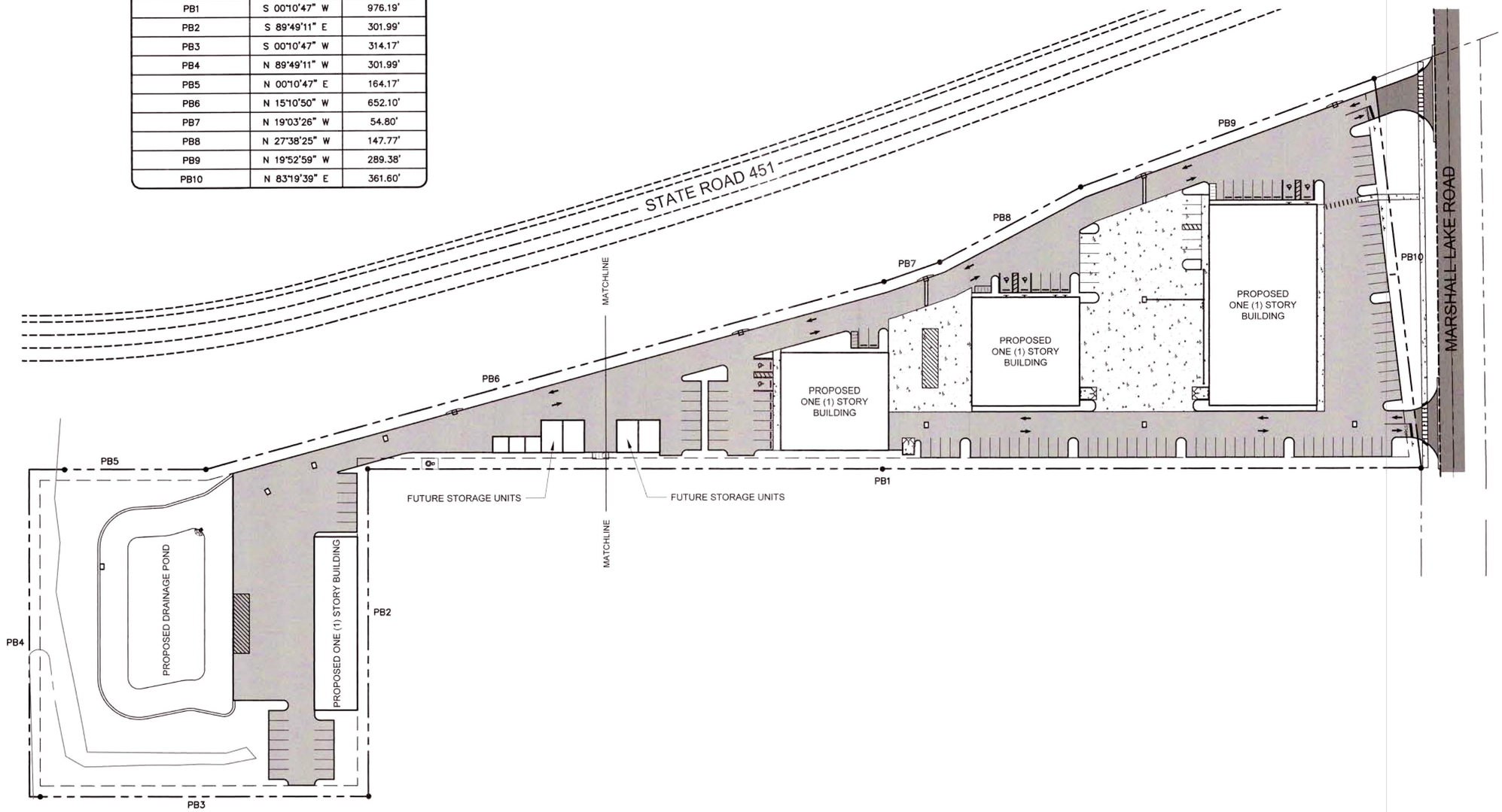
DWG	SHEET
SHEETS 1-25	3
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

PROPERTY BOUNDARY INFORMATION		
PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	S 00°10'47" W	976.19'
PB2	S 89°49'11" E	301.99'
PB3	S 00°10'47" W	314.17'
PB4	N 89°49'11" W	301.99'
PB5	N 00°10'47" E	164.17'
PB6	N 15°10'50" W	652.10'
PB7	N 19°03'26" W	54.80'
PB8	N 27°38'25" W	147.77'
PB9	N 19°52'59" W	289.38'
PB10	N 83°19'39" E	361.60'

GRAPHIC SCALE

0' 25' 50' 100' 150'

1" = 50'



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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KEY MAP

SCALE: 1" = 50'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

KEY MAP

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

FLORIDA P.E. LICENSE NO. 18243
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PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

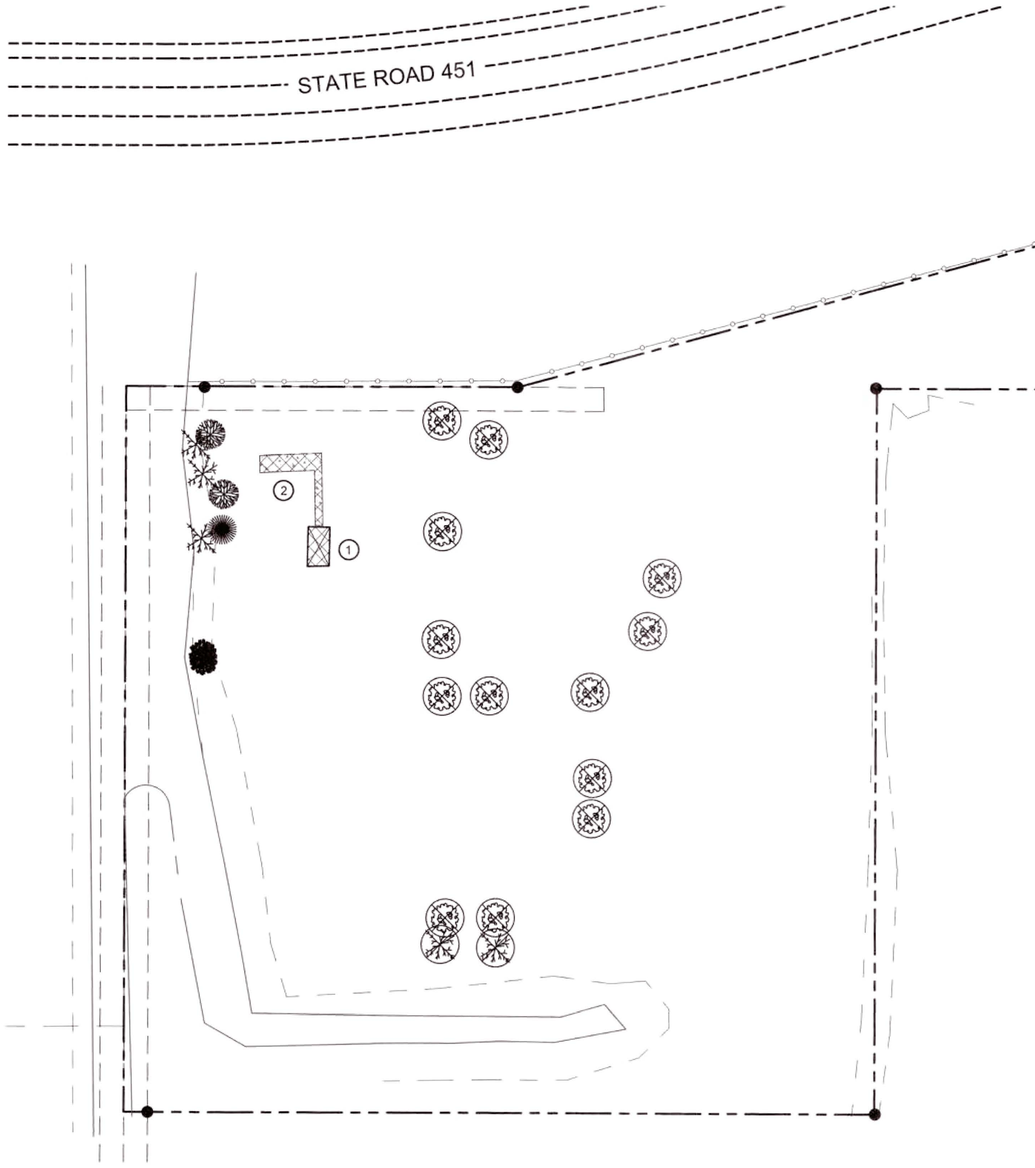
DWG	SHEET
SHEETS 1-25	4
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

GENERAL NOTES:

1. PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.
2. PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADE AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.
3. TREES TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIP LINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIP LINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIP LINE. THE DRIP LINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. BARRIER SPECIFICATIONS FOR TREES: FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY.
4. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH BARRIER SPECIFICATIONS FOR NATURAL AREAS: UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE. A. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE. B. TO PROTECT ROOT SYSTEMS FROM COMPACTION. C. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT.
5. DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL, UNLESS APPROVED BY LAKE COUNTY, TO REMOVE VEGETATION (EXCEPT BY HAND) BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON-SITE.
6. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
7. IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE MEASURES (I.E. HAY BALES, BAFFLES, SODDING, AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
8. NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
9. THE CONTRACTORS IS RESPONSIBILITY TO ENSURE THE INSTALLATION OF ADEQUATE EROSION CONTROL AS REQUIRED BY CITY OF APOPKA, AND PER PLANS. THESE DEVICES MUST BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION.
10. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. NO VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
11. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
12. EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH CITY OF APOPKA SPECIFICATIONS, SUBJECT TO AUTHORIZATION AND APPROVED VARIANCES, WAIVERS, AND/OR CONDITIONAL CHANGES.
13. THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT PRE-CONSTRUCTION CONFERENCE. CONTRACTORS SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENT DURING CONSTRUCTION.
14. CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
15. ONLY MARKED TREES WILL BE REMOVED.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.



GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

CONSTRUCTION NOTES:

1. REMOVE EXISTING WOOD SHED.
2. REMOVE EXISTING CONCRETE.

LEGEND

TREE TO BE REMOVED

TO BE REMOVED

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DEMOLITION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

DEMOLITION PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	5
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.

CONSTRUCTION NOTES:

1. REMOVE EXISTING DRIVEWAY CONNECTIONS.
2. REMOVE EXISTING CURB.
3. REMOVE EXISTING DRIVEWAY.
4. REMOVE EXISTING SEPTIC TANK.
5. REMOVE EXISTING WATER METERS.
6. REMOVE EXISTING WATER SERVICE LINES.
7. CAP AND ABANDON EXISTING 8" WELL.
8. REMOVE EXISTING WATER TANK.
9. REMOVE EXISTING UTILITY POLES.
10. REMOVE 8' WOOD FENCE.
11. REMOVE 4' WIRE FENCE.

LEGEND

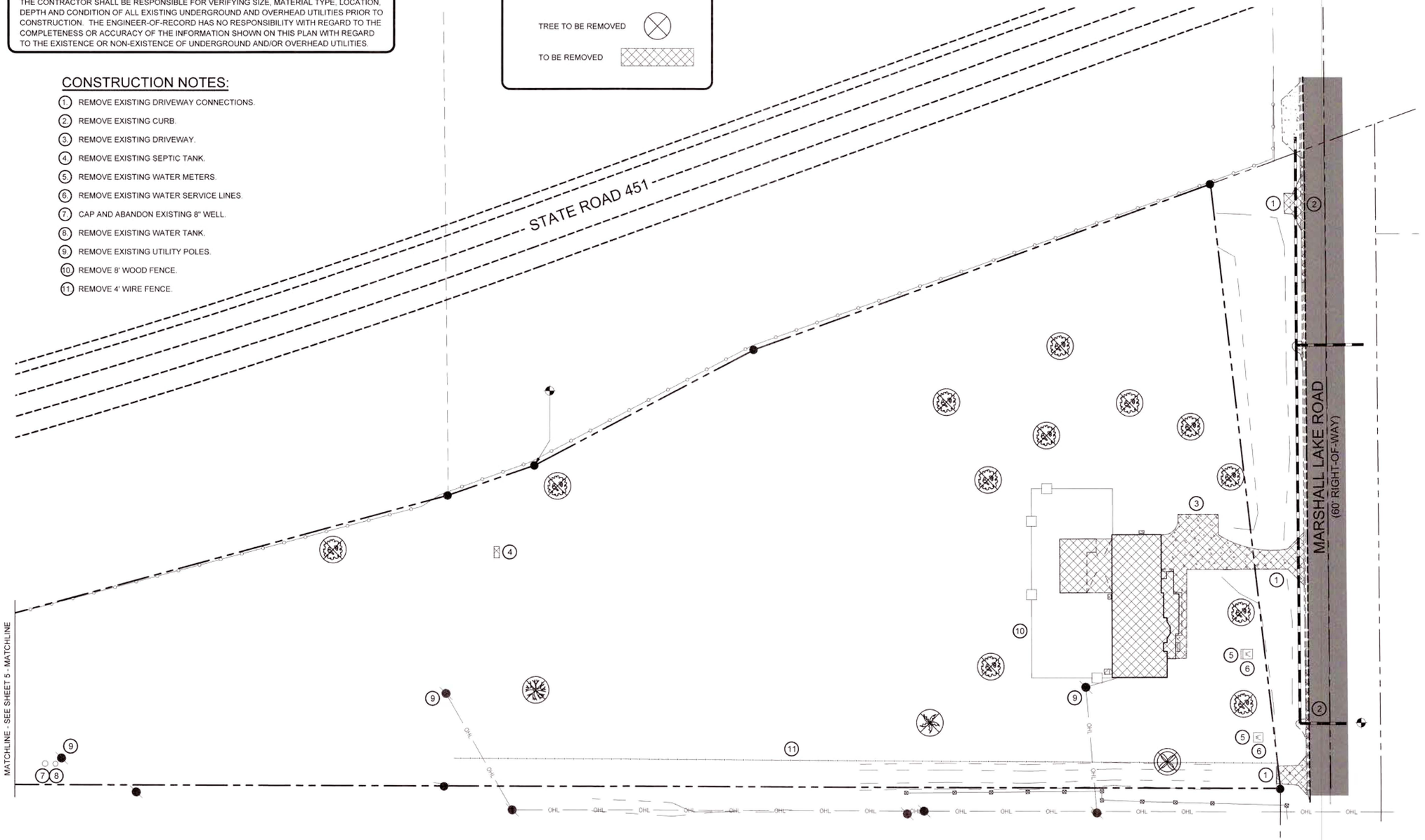
TREE TO BE REMOVED

TO BE REMOVED

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'



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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DEMOLITION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

DEMOLITION PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

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CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	6
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.

TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.5.

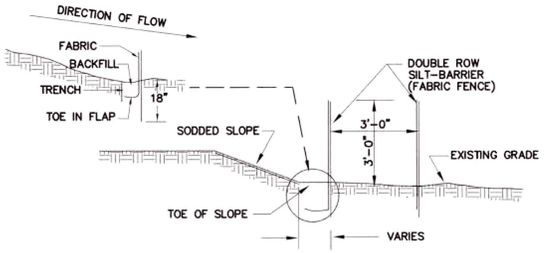
LEGEND

SILT FENCE

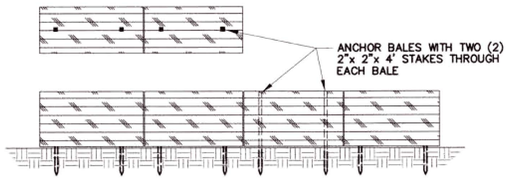
GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'



FABRIC FENCE SILT-BARRIER
N.T.S.



BALED HAY SILT-BARRIER
N.T.S.

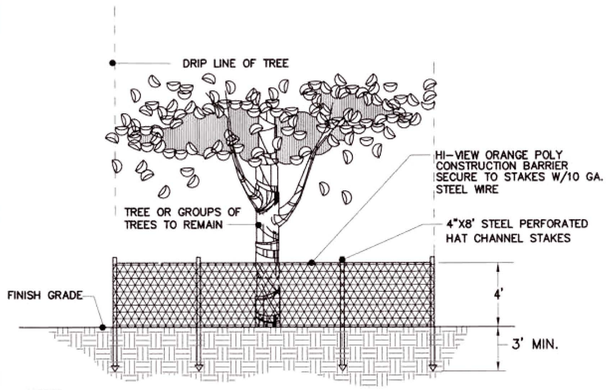
PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:

1. CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
2. BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT BARRIER DETAIL

NOT TO SCALE



NOTE:

NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER.

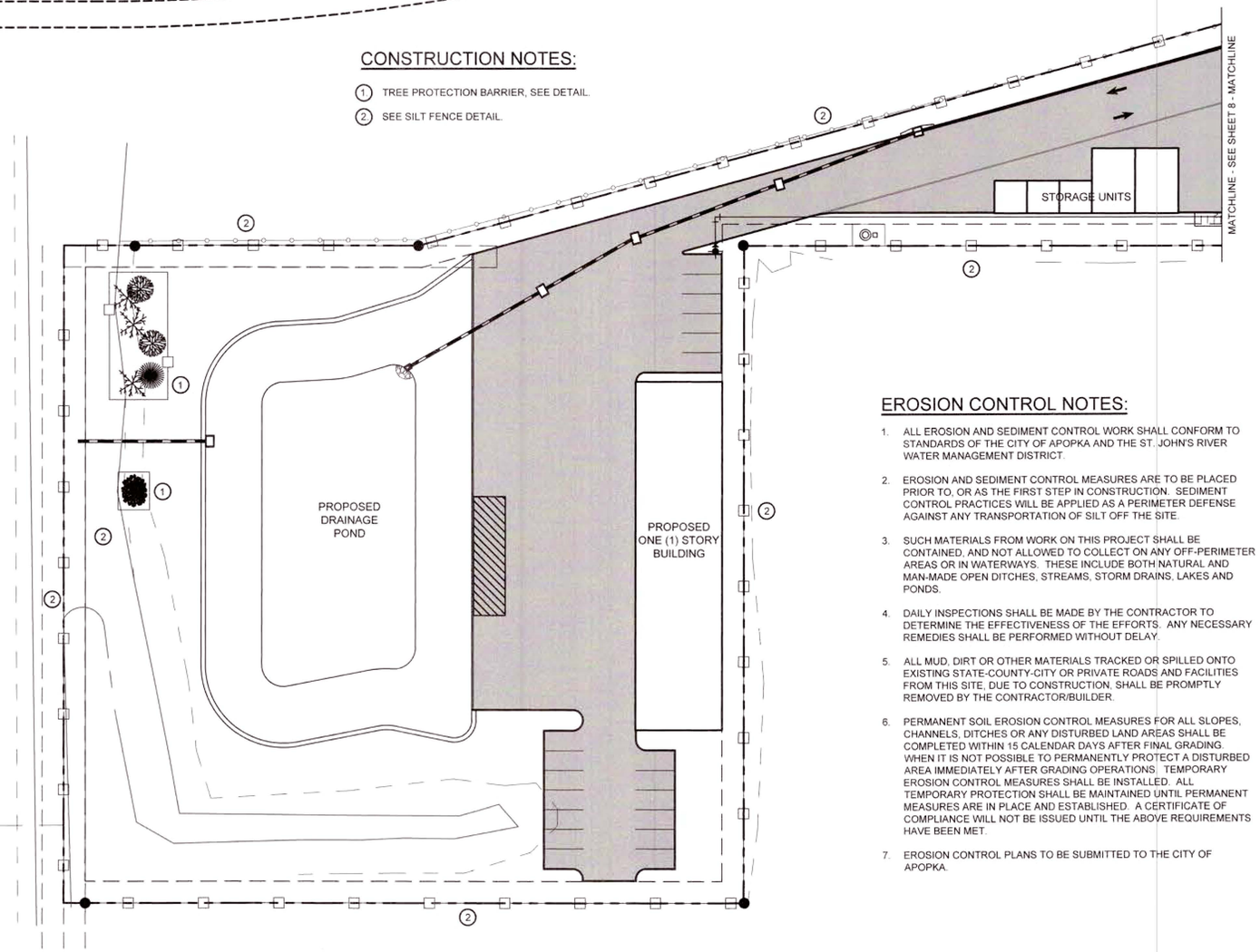
TREE PROTECTION BARRIER

NOT TO SCALE

STATE ROAD 451

CONSTRUCTION NOTES:

1. TREE PROTECTION BARRIER, SEE DETAIL.
2. SEE SILT FENCE DETAIL.



EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF APOPKA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.
7. EROSION CONTROL PLANS TO BE SUBMITTED TO THE CITY OF APOPKA.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

STORM WATER POLLUTION PREVENTION PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
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FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	7
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF APOPKA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
4. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
5. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
6. PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.
7. EROSION CONTROL PLANS TO BE SUBMITTED TO THE CITY OF APOPKA.

TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.5.

LEGEND

SILT FENCE

GRAPHIC SCALE

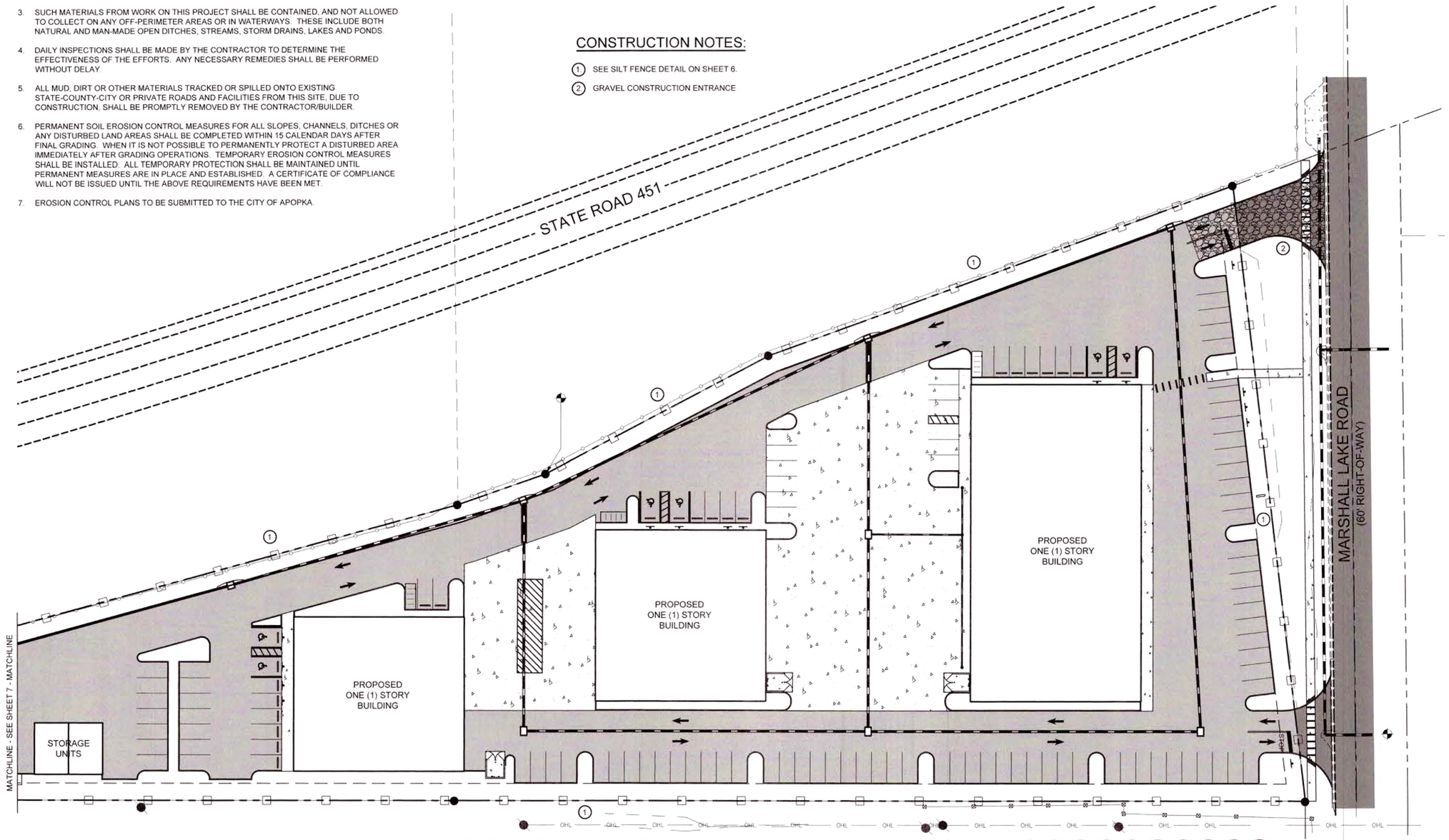
0' 15' 30' 60' 90'

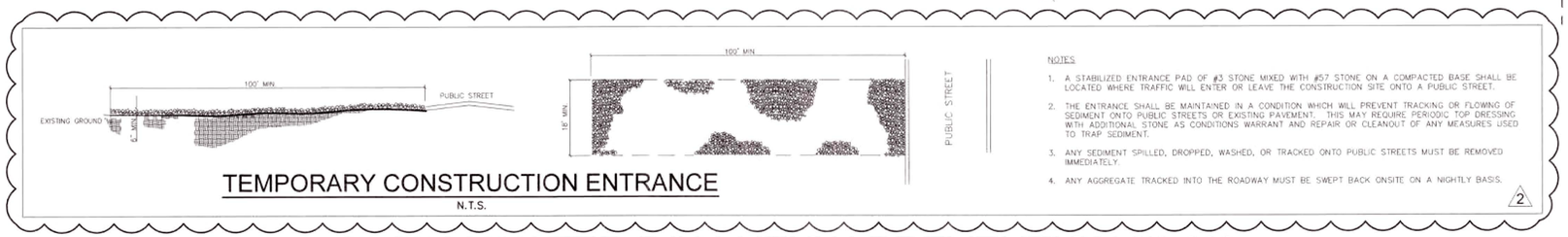
1" = 30'

CONSTRUCTION NOTES:

(1) SEE SILT FENCE DETAIL ON SHEET 6.

(2) GRAVEL CONSTRUCTION ENTRANCE





TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

NOTES:

1. A STABILIZED ENTRANCE PAD OF #3 STONE MIXED WITH #57 STONE ON A COMPACTED BASE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
4. ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEPT BACK ONSITE ON A NIGHTLY BASIS.

2

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

STORM WATER POLLUTION PREVENTION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
2	COA DRC	03/22/24

STORM WATER POLLUTION PREVENTION PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

Kenneth Ehlers
3/26/24

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	8
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

SITE DATA TABLE

BUILDING "A" INFORMATION:

TOTAL SQUARE FOOTAGE	=	18,500 SF
MAX. BUILDING HEIGHT	=	45 FT
ACTUAL BUILDING HEIGHT	=	36 FT

BUILDING "B" INFORMATION:

TOTAL SQUARE FOOTAGE	=	10,000 SF
MAX. BUILDING HEIGHT	=	45 FT
ACTUAL BUILDING HEIGHT	=	36 FT

BUILDING "C" INFORMATION:

TOTAL SQUARE FOOTAGE	=	9,000 SF
MAX. BUILDING HEIGHT	=	45 FT
ACTUAL BUILDING HEIGHT	=	36 FT

BUILDING "D" INFORMATION:

TOTAL SQUARE FOOTAGE	=	6,400 SF
MAX. BUILDING HEIGHT	=	45 FT
ACTUAL BUILDING HEIGHT	=	36 FT

CURRENT ZONING: LIGHT INDUSTRIAL

FUTURE LAND USE: LIGHT INDUSTRIAL (OFFICE / WAREHOUSE / STORAGE (SELF))

FLOOR AREA RATIO ALLOWED: = 0.60

FLOOR AREA RATIO PROVIDED: = 0.16

BUILDING SETBACK:

FRONT	= 10' (FACING MARSHALL LAKE ROAD)
N SIDE	= 10'
S SIDE	= 10'
REAR	= 10'

LANDSCAPE BUFFER:

FRONT	= 10' (FACING MARSHALL LAKE ROAD)
N SIDE	= 10'
S SIDE	= 10'
REAR	= 10'

FUTURE STORAGE UNIT INFORMATION:

TOTAL SQUARE FOOTAGE	=	3,075 SF
MAX. BUILDING HEIGHT	=	45 FT
ACTUAL BUILDING HEIGHT	=	36 FT

PROPOSED CONDITIONS:

IMPERVIOUS (BUILDINGS)	=	43,900 SF = 1.008 AC (15.68%)
IMPERVIOUS (STORAGE)	=	3,075 SF = 0.071 AC (01.10%)
IMPERVIOUS (DRIVEWAYS)	=	174,462 SF = 4.005 AC (62.34%)
PERVIOUS	=	58,431 SF = 1.341 AC (20.88%)
TOTAL	=	279,868 SF = 6.425 AC (100.00%)

CONSTRUCTION PHASING:

SINGLE PHASE

PARKING REQUIREMENTS:

2 SPACES PER 1,000 SF OF WAREHOUSE AREA
1 SPACE PER 250 SF OF OFFICE AREA
2 SPACES X (33,000 SF/1,000 SF) = 66 SPACES
2 SPACES X (9,475 SF/1,000 SF) = 19 SPACES
1 SPACE X (4,500 SF/250 SF) = 18 SPACES
TOTAL SPACES REQUIRED = 103

PARKING PROVIDED:

131 SPACES @ 9'x18' (REGULAR)
6 SPACES @ 12'x18' (HANDICAP)
137 SPACES TOTAL PROVIDED

PARCEL ID NUMBER:

08-21-28-0000-00-010

STATE ROAD 451

GREEN BUILDING POINTS

SEE SHEET 10 (SITE PLAN) FOR GREEN BUILDING POINTS

DRAINAGE PIPE TABLE

SEE SHEET 10 (SITE PLAN) FOR PIPE INFORMATION

DRAINAGE STRUCTURE TABLE

SEE SHEET 10 (SITE PLAN) FOR STRUCTURE INFORMATION

2 SPACES X (33,000 SF/1,000 SF) = 66 SPACES
2 SPACES X (9,475 SF/1,000 SF) = 19 SPACES
1 SPACE X (4,500 SF/250 SF) = 18 SPACES

PARKING CALCULATIONS:

2 SPACES PER 1,000 SF OF WAREHOUSE AREA
1 SPACE PER 250 SF OF OFFICE AREA

BUILDING "A"

2 SPACES X (8,500 SF/1,000 SF) = 17 SPACES
1 SPACE X (1,500 SF/250 SF) = 6 SPACES

BUILDING "B"

2 SPACES X (16,500 SF/1,000 SF) = 33 SPACES
1 SPACE X (2,000 SF/250 SF) = 8 SPACES

BUILDING "C"

2 SPACES X (8,000 SF/1,000 SF) = 16 SPACES
1 SPACE X (1,000 SF/250 SF) = 4 SPACES

BUILDING "D"

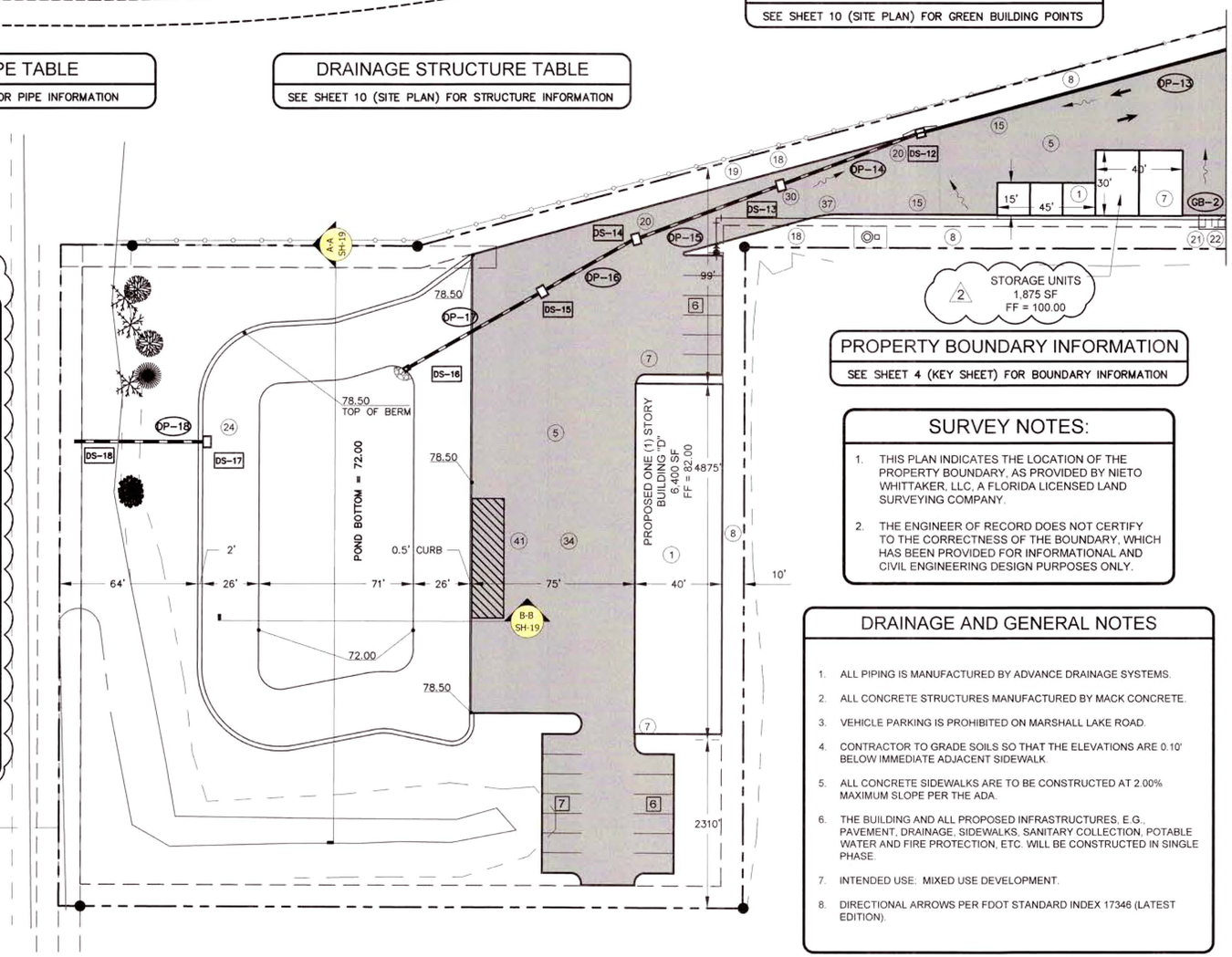
2 SPACES X (9,475 SF/1,000 SF) = 19 SPACES

RESIDENT MANAGER

2 SPACES

REGULAR SPACES REQUIRED = 103 SPACES
MANAGER SPACES REQUIRED = 2 SPACES
HANDICAP SPACES REQUIRED = 6 SPACES
TOTAL SPACES REQUIRED = 111 SPACES

TOTAL SPACES PROVIDED = 137 SPACES



STORAGE UNITS
1,875 SF
FF = 100.00

PROPERTY BOUNDARY INFORMATION

SEE SHEET 4 (KEY SHEET) FOR BOUNDARY INFORMATION

SURVEY NOTES:

1. THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
2. THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

DRAINAGE AND GENERAL NOTES

1. ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
2. ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
3. VEHICLE PARKING IS PROHIBITED ON MARSHALL LAKE ROAD.
4. CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
5. ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
6. THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
7. INTENDED USE: MIXED USE DEVELOPMENT.
8. DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

CONSTRUCTION NOTES:

1. CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
2. STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
4. INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
5. CONSTRUCT 1 ½" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
6. RIGHT- OF-WAY: CONSTRUCT 1 ½" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 8" LIMEROCK AND 12" STABILIZED SUBBASE.
7. INSTALL DOWNSPOUT (SEE PLAN SHEET 17).
8. ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
9. MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
10. CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
11. CONSTRUCT 13.00 LF OF 24" STOP BAR AND STOP SIGN.
12. CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 16) (DRAIN AWAY FROM BUILDING).
13. RIGHT-OF-WAY: CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 16) (DRAIN AWAY FROM PRIVATE PROPERTY INTO RIGHT-OF-WAY).
14. SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
15. CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
16. ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
17. EXISTING DRAINAGE STRUCTURE. CONTRACTOR TO CONVERT TO VALLEY CURB INLET.
18. 3' CONCRETE CURB TAPER.
19. REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
20. CONTRACTOR TO ENSURE POSITIVE FLOW TO DRAINAGE INLETS.
21. CONCRETE BIKE RACK PAD ELEVATION FLUSH WITH ASPHALT AND CONCRETE SURFACES.
22. CONSTRUCT 6' X 15' CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
23. DUMPSTER ENCLOSURE (SEE PLAN SHEET 15). 10'-0" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 17).
24. CONSTRUCT DRAINAGE CONTROL STRUCTURE (SEE PLAN SHEET 17).
25. CONTRACTOR TO INSTALL STOP SIGN.
26. TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
27. THREE (3) ELECTRIC CAR PARKING ONLY SIGNS.
28. ONE (1) ELECTRIC CAR CHARGING STATION WITH 2 CHARGING HEADS.
29. MONUMENT SIGN: 10'-0" X 5'-0" (SEE PLAN SHEET 16)
30. CONSTRUCT FLUSH CURB (SEE PLAN SHEET 17).
31. CONSTRUCT 4'-3" RADIUS MEASURED FROM INSIDE FACE OF CURB.
32. CONSTRUCT 4'-0" RADIUS MEASURED FROM INSIDE FACE OF CURB.
33. CONSTRUCT 2'-6" RADIUS MEASURED FROM INSIDE FACE OF CURB.
34. CONTRACTOR TO ENSURE POSITIVE FLOW TO DRAINAGE POND.
35. DRAINAGE VALLEY
36. CONSTRUCT 30' RADIUS.
37. CONSTRUCT 50' RADIUS.
39. INSTALL DETECTABLE WARNINGS AND CROSSWALK WITH NO CURB RAMPS.
40. CONSTRUCT 2'X2'X24' TRENCH DRAIN WITH ½" STUDS WELDED AND CAST IRON GRATE.
41. LOADING ZONE: 15' WIDE X 55' LONG

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
2	COA DRC	02/12/24

SITE DEVELOPMENT PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	9
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

DRAINAGE PIPE TABLE

NUMBER:	TYPE:	SIZE: (ADS)	GRADE:	LENGTH:
DP-1	HDPE	15"	0.44%	291.00'
DP-2	HDPE	15"	3.38%	185.40'
DP-3	HDPE	15"	2.63%	191.60'
DP-4	HDPE	15"	3.16%	110.60'
DP-5	HDPE	15"	0.50%	110.60'
DP-6	HDPE	15"	1.00%	53.30'
DP-7	HDPE	15"	1.02%	27.50'
DP-8	HDPE	15"	1.00%	77.50'
DP-9	HDPE	15"	1.72%	219.70'
DP-10	HDPE	15"	2.65%	198.60'
DP-11	HDPE	15"	0.99%	131.00'
DP-12	HDPE	18"	0.57%	175.00'
DP-13	HDPE	18"	2.98%	271.70'
DP-14	HDPE	24"	3.22%	65.10'
DP-15	HDPE	24"	3.11%	67.50'
DP-16	HDPE	24"	2.98%	46.25'
DP-17	HDPE	24"	1.00%	68.16'
DP-18	HDPE	24"	2.70%	59.25'

DRAINAGE STRUCTURE TABLE

NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	CURB INLET	114.50	S 110.00 E 110.10
DS-2	TYPE 'C' INLET	116.00	S 111.28 W 111.38
DS-3	CURB INLET	110.00	N 103.73, S 103.23 E 103.33
DS-4	TYPE 'C' INLET	111.50	N 107.83 E 106.83, W 106.83
DS-5	TYPE 'C' INLET	111.00	N 106.23, S 106.13 W 106.28
DS-6	DRAIN	116.50	S 108.36 E 108.36, W 108.36
DS-7	DRAIN	116.50	E 108.64
DS-8	DRAIN	116.50	W 109.14
DS-9	CURB INLET	107.00	N 101.18, S 100.83 E 100.93
DS-10	TYPE 'C' INLET	108.00	N 102.33 W 102.23
DS-11	CURB INLET	105.00	N 99.83, S 99.75
DS-12	CURB INLET	95.00	N 91.65, S 85.00
DS-13	TYPE 'C' INLET	87.57	N 82.90, S 76.43
DS-14	TYPE 'C' INLET	79.00	N 74.33, S 74.16
DS-15	TYPE 'C' INLET	77.42	N 72.78, S 72.68

DRAINAGE STRUCTURE TABLE CONT.

NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-16	MITERED END SECTION	–	N72.00
DS-17	CONTROL STRUCTURE	77.85	S 68.60
DS-18	END OF PIPE	–	N 67.00

GREEN BUILDING POINTS

SEE COVER FOR TABLE 5.11.4.B GREEEN BUILDING POINT SYSTEM

SEE SHEET 9 (SITE PLAN) FOR GREEN BUILDING POINTS

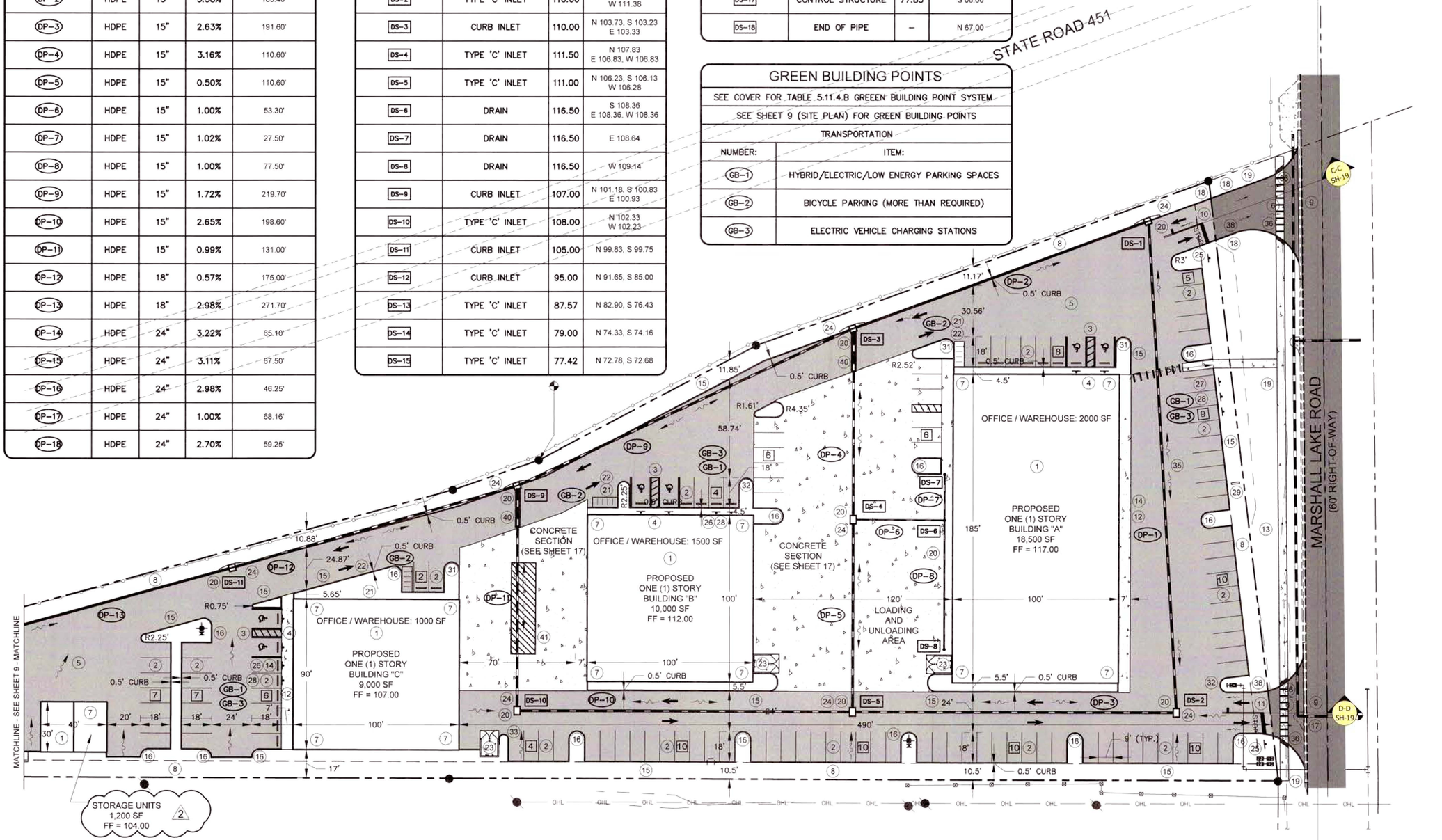
TRANSPORTATION

NUMBER:	ITEM:
GB-1	HYBRID/ELECTRIC/LOW ENERGY PARKING SPACES
GB-2	BICYCLE PARKING (MORE THAN REQUIRED)
GB-3	ELECTRIC VEHICLE CHARGING STATIONS

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'



PROPERTY BOUNDARY INFORMATION

SEE SHEET 4 (KEY SHEET) FOR BOUNDARY INFORMATION

SITE DATA TABLE

SEE SHEET 9 (SITE PLAN) FOR SITE DATE INFORMATION

CONSTRUCTION NOTES

SEE SHEET 9 (SITE PLAN) FOR COSTRUCTION NOTES

PARKING CALCULATIONS

SEE SHEET 9 (SITE PLAN) FOR PARKING CALCULATIONS

DRAINAGE AND GENERAL NOTES

SEE SHEET 9 (SITE PLAN) FOR DRAINAGE AND GENERAL NOTES

SURVEY NOTES:

1. THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
2. THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
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SITE DEVELOPMENT PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

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CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	10
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

FIRE PROTECTION NOTES

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS MUST BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS.
3. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
4. ALL BUILDINGS OVER 7,500 SF WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
5. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IF REQUIRED TO HAVE SPRINKLERS.
6. FIRE DEPARTMENT WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM LOCATED WITHIN 25 FEET OF A HYDRANT.
7. PROVIDE A FIRE LANE AT THE FDC LOCATION AND HYDRANTS.
8. KNOX BOXES WILL NEED TO BE PROVIDED FOR EACH BUILDING.
9. IF GATED MUST HAVE YELP SIREN ACTIVATION AND KEY CODE 1882 FOR EMERGENCY ACCESS AND KNOX KEY SWITCH.
10. IF RACKS ARE INSTALLED, ANY STORAGE OVER 10 FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS.

WATER USAGE CALCULATIONS

NOTES: △2

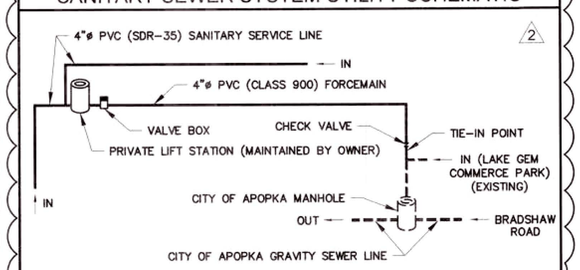
1. SEE SHEET 12 (UTILITY PLAN) FOR WATER USAGE INFORMATION
2. SEWER IS THE SAME AS WATER

ITEM:	NUMBER OF FU'S:
W-1	20
W-2 W-3	20
W-4 W-5	6
W-6 W-7 W-8 W-9 W-10 W-11 W-12	4

20 FU'S + (20 FU'S X 2) + (6 FU'S X 2) + (4 FU'S X 7) = 100 FU'S

100 FU'S X 25 GALLONS = 2,500 GALLONS PER DAY

SANITARY SEWER SYSTEM UTILITY SCHEMATIC



GRAPHIC SCALE

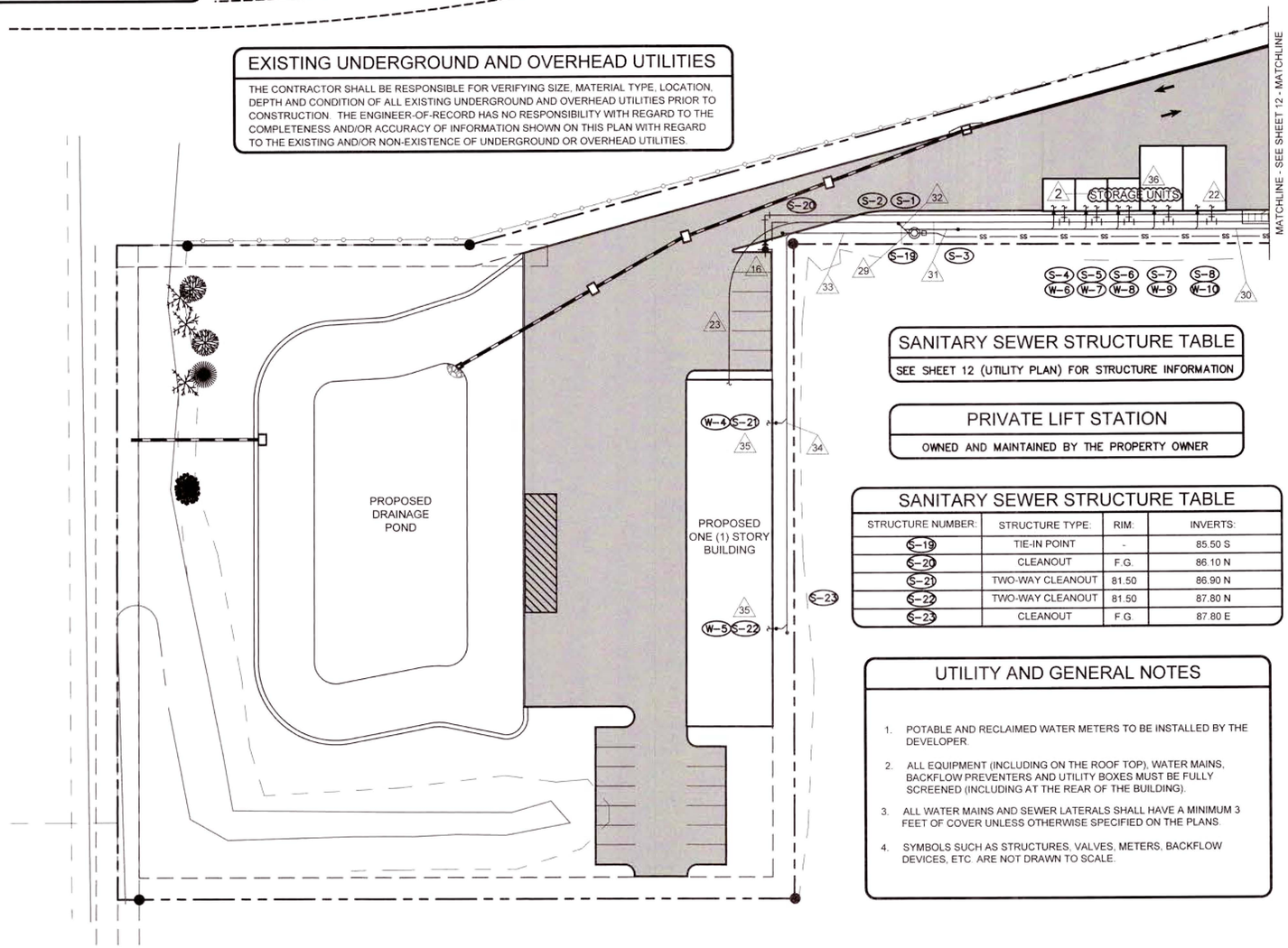
0' 15' 30' 60' 90'

1" = 30'

STATE ROAD 451

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.



SANITARY SEWER STRUCTURE TABLE

SEE SHEET 12 (UTILITY PLAN) FOR STRUCTURE INFORMATION

PRIVATE LIFT STATION

OWNED AND MAINTAINED BY THE PROPERTY OWNER

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
S-19	TIE-IN POINT	-	85.50 S
S-20	CLEANOUT	F.G.	86.10 N
S-21	TWO-WAY CLEANOUT	81.50	86.90 N
S-22	TWO-WAY CLEANOUT	81.50	87.80 N
S-23	CLEANOUT	F.G.	87.80 E

UTILITY AND GENERAL NOTES

1. POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER.
2. ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).
3. ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4. SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.

UTILITY NOTES:

1. EXISTING 8" PVC (C900) DOMESTIC WATER MAIN (TO REMAIN).
2. EXISTING 3" PVC (C900) RE-USE MAIN (TO REMAIN).
3. EXISTING PUBLIC ROAD (TO REMAIN).
4. 8"X6" TAPPING SLEEVE AND VALVE
5. FIRE LINE POINT OF CONNECTION.
6. 46 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X3"X6" TEE
7. 6" METER AND VALVE, 977 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X6" ELBOW, FOUR (4) 6"X6"X6" TEE'S AND A 6" DOUBLE CHECK BACK FLOW PREVENTER.
8. 46 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X4"X6" TEE AND FIRE WATER RISER.
9. 9 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION.
10. 9 LF OF 6" Ø PVC (C-900) FIRE LINE WITH FIRE HYDRANT ASSEMBLY.
11. 46 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X4"X6" TEE AND FIRE WATER RISER.
12. 9 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION ASSEMBLY.
13. 16 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"X6"X4" TEE AND FIRE WATER RISER.
14. 108 LF OF 4" Ø PVC (C-900) FIRE LINE WITH 4"X4" ELBOW AND FDC CONNECTION ASSEMBLY.
15. 75 LF OF 6" Ø PVC (C-900) FIRE LINE WITH FIRE HYDRANT ASSEMBLY.
16. 15 LF OF 6" Ø PVC (C-900) FIRE LINE WITH FIRE HYDRANT ASSEMBLY.
17. WATER SERVICE LINE POINT OF CONNECTION.
18. 5 LF OF 3" Ø PVC (C-900) WATER LINE WITH 3"X3" ELBOW.
19. 838 LF OF 3" Ø PVC (C-900) WATER LINE WITH 3" DOUBLE CHECK BACK FLOW PREVENTER, 3"X1 ½"X1 ½" TEE AND NINE (9) 3"X"1 1/2"X3" TEE'S.
20. 50 LF OF 1" Ø PVC (C-900) WATER SERVICE LINE WITH 3"X1 1/2"X3" TEE.
21. 9 LF OF 1" Ø PVC (C-900) WATER SERVICE LINE WITH 3"X1 1/2"X3" TEE.
22. 7 LF OF 1" Ø PVC (C-900) WATER SERVICE LINE WITH 3"X1 1/2"X3" TEE.
23. 198 LF OF 1" Ø PVC (C-900) WATER SERVICE LINE WITH 3"X1 1/2"X 1 1/2" TEE.
24. FORCEMAIN POINT OF CONNECTION - APPROXIMATELY 1444' TO CITY OF APOPKA EXISTING 4" FORCE MAIN AND CHECK VALVE LOCATED AT INTERSECTION OF GEM COMMERCE COURT AND MARSHALL LAKE ROAD.
25. PRIVATE LIFT STATION (SEE SHEET 18 - LIFT STATION DETAILS) WITH 6' TALL CHAIN LINK FENCE WITH 6' GATE.
26. 1,026 LF OF 3" Ø PVC (CLASS 900) FORCEMAIN (PRIVATE PROPERTY).
27. 418 LF OF 4" Ø PVC (CLASS 900) FORCEMAIN (RIGHT-OF-WAY).
28. JACK AND BORE FOR 4Ø PVC FORCEMAIN.
29. SANITARY SERVICE LINE POINT OF CONNECTION.
30. 200 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
31. 25 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
32. 6.5 ILF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @1.00%.
33. 60 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
34. 168 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
35. 10 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
36. 12 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
37. 54 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
38. IRRIGATION SERVICE LINE POINT OF CONNECTION.
39. 85 LF OF 3" Ø PVC (C-900) RE-USE LINE WITH 3"X1 1/2"X3" TEE.
40. 85 LF OF 1 ½" PVC (C-900) RE-USE SERVICE LINE WITH VALVE.
41. JACK AND BORE FOR 3" Ø PVC IRRIGATION SERVICE LINE.

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

UTILITY PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
△2	COA DRC	02/12/24

UTILITY PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	11
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
S-1	TIE-IN POINT	-	85.50 E
S-2	CLEANOUT	F.G.	85.60 E
S-3	CLEANOUT	F.G.	85.90 E
S-4	TWO-WAY CLEANOUT	99.50	86.30 E
S-5	TWO-WAY CLEANOUT	99.50	86.50 E
S-6	TWO-WAY CLEANOUT	99.50	86.60 E
S-7	TWO-WAY CLEANOUT	99.50	86.80 E
S-8	TWO-WAY CLEANOUT	99.50	87.00 E
S-9	TWO-WAY CLEANOUT	103.50	87.50 E
S-10	TWO-WAY CLEANOUT	103.50	87.70 E
S-11	CLEANOUT	F.G.	87.90 E
S-12	TWO-WAY CLEANOUT	106.50	89.00 E
S-13	CLEANOUT	F.G.	89.90 E
S-14	TWO-WAY CLEANOUT	111.50	90.80 E
S-15	CLEANOUT	F.G.	91.90 E
S-16	TWO-WAY CLEANOUT	116.50	93.90 E
S-17	CLEANOUT	F.G.	93.90 E

FIRE PROTECTION NOTES

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANT MUST BE LOCATED WITHIN 250 FEET OF THE BUILDING.
3. BUILDING WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
4. BUILDING MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
5. FIRE DEPARTMENT WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM LOCATED 20 FEET FROM HYDRANT.
6. PROVIDE A FIRE LANE AT THE FDC LOCATION AND HYDRANT.
7. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.
8. OWNER MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR.

WATER USAGE CALCULATIONS

SEE SHEET 11 (UTILITY PLAN) FOR WATER USAGE INFORMATION

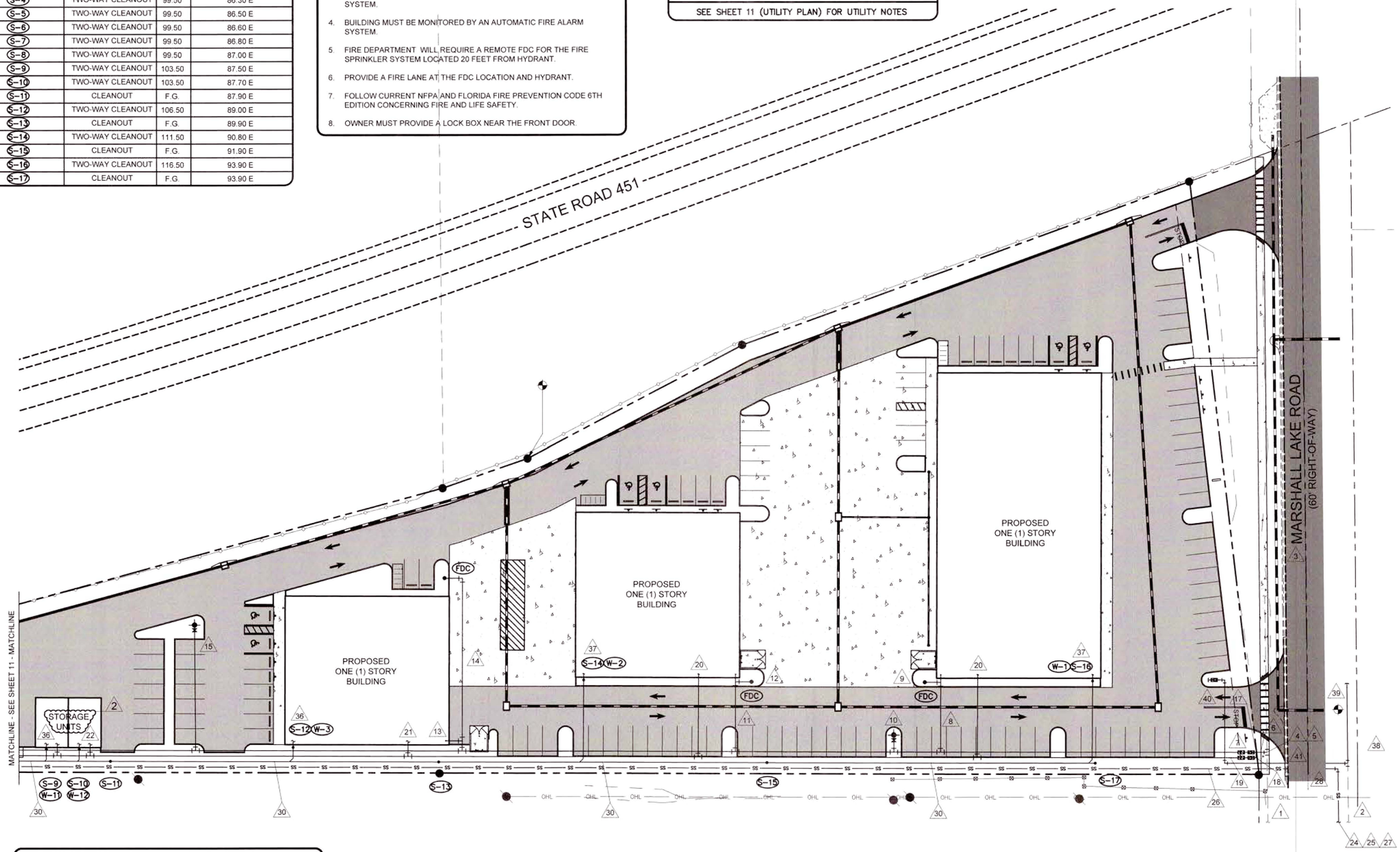
UTILITY NOTES

SEE SHEET 11 (UTILITY PLAN) FOR UTILITY NOTES

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'



UTILITY AND GENERAL NOTES

1. POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER.
2. ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).
3. ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4. SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

UTILITY PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
2	COA DRC	02/12/24

UTILITY PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

KEN EHLERS, P.E.

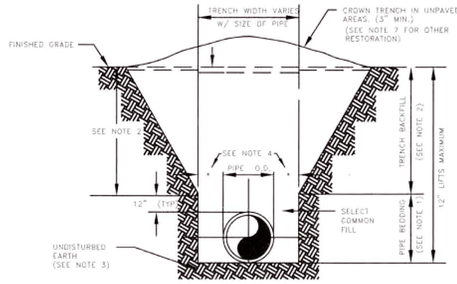
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	12
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

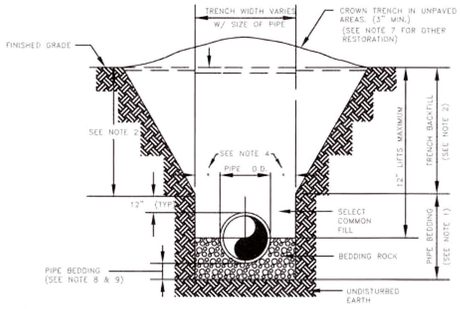


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

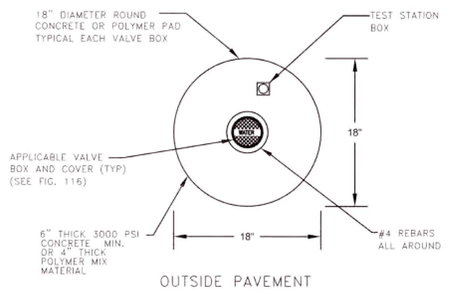


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

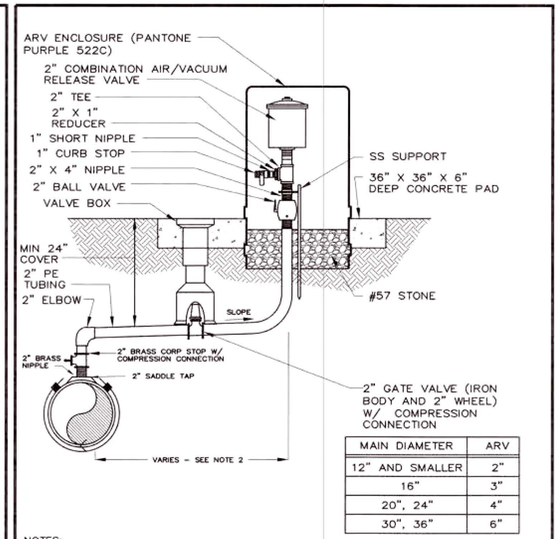
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

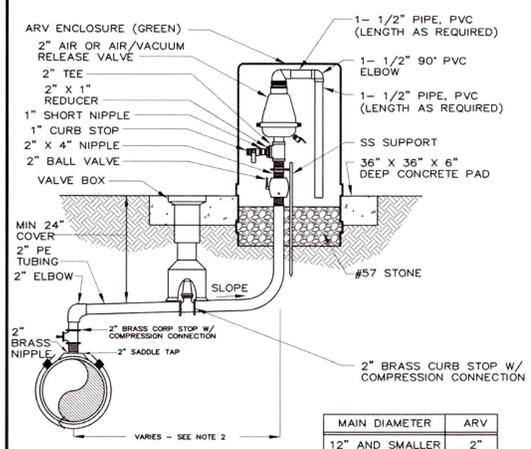


MAIN DIAMETER	ARV
12" AND SMALLER	2"
16"	3"
20", 24"	4"
30", 36"	6"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - RECLAIMED WATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 113

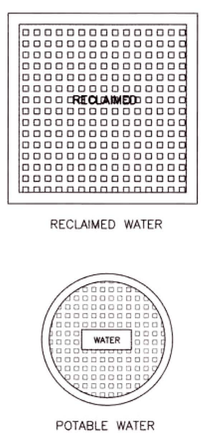


MAIN DIAMETER	ARV
12" AND SMALLER	2"
16"	3"
20", 24"	4"
30", 36"	6"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLOSURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

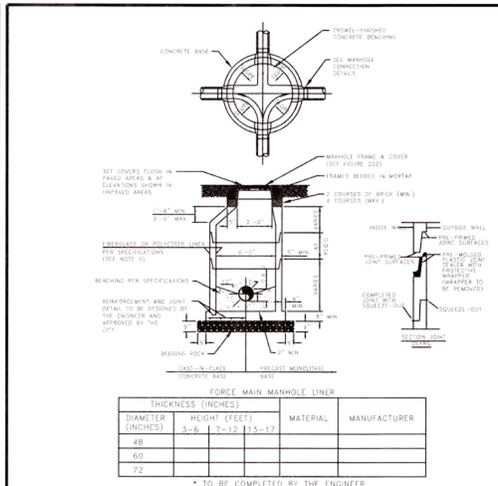
OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 114



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



FORCE MAIN MANHOLE LINER

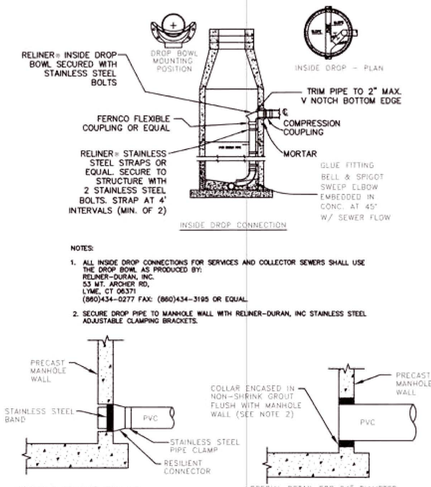
DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

* TO BE COMPLETED BY THE ENGINEER

NOTES:
1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



NOTES:
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
4. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
5. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
6. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

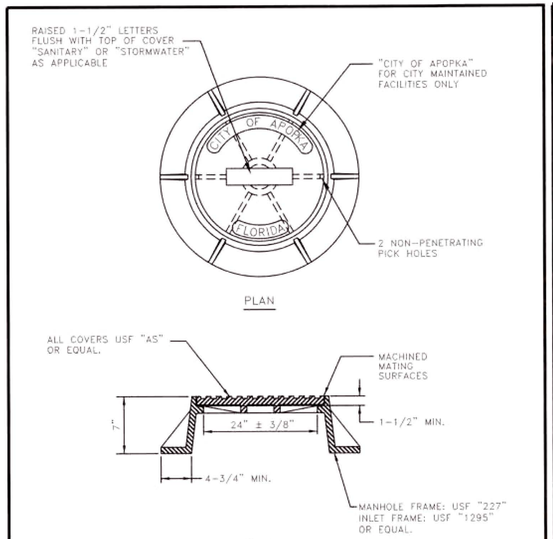
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	13
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

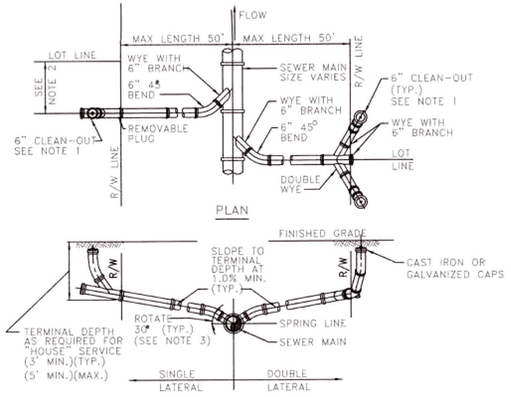


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

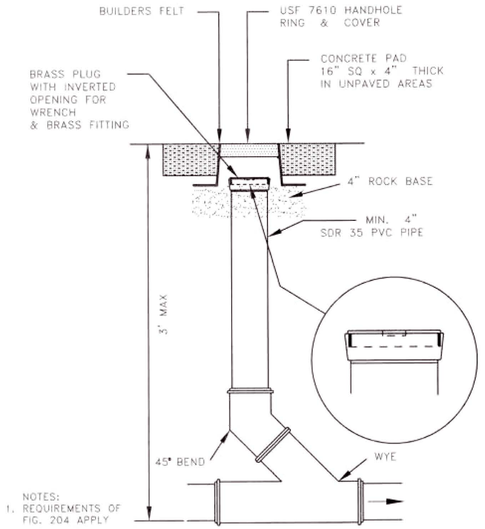


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



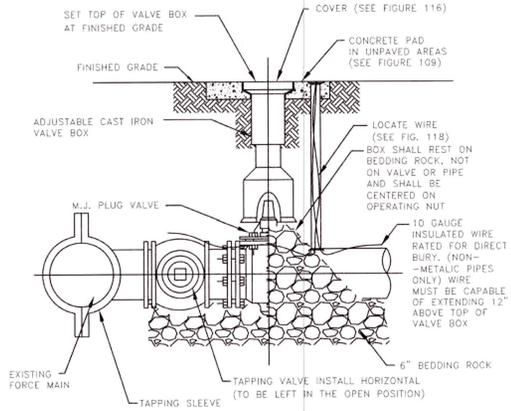
NOTES:

1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

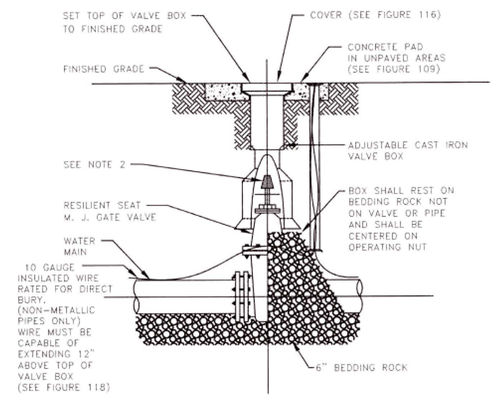
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

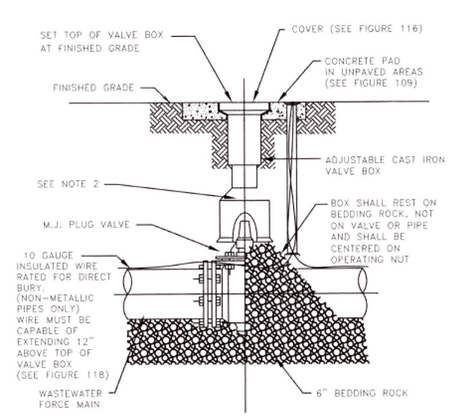


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

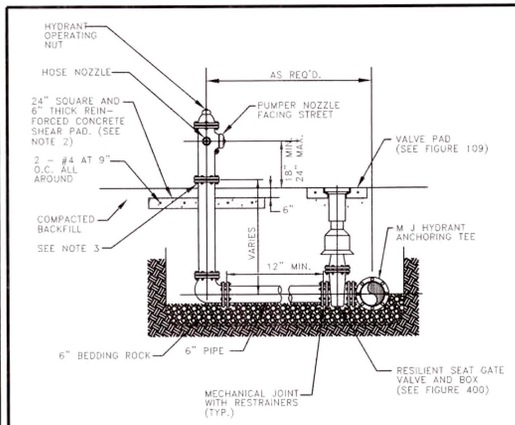


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A

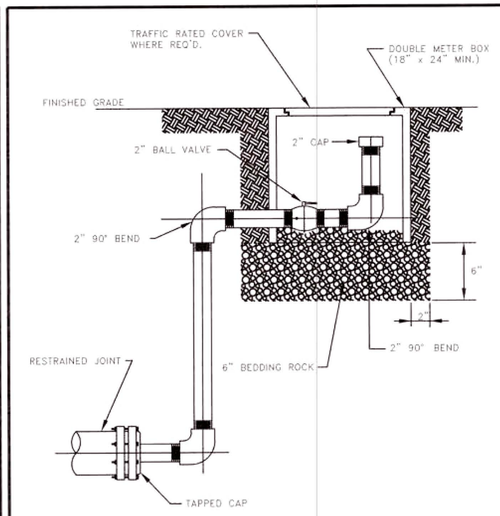


NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

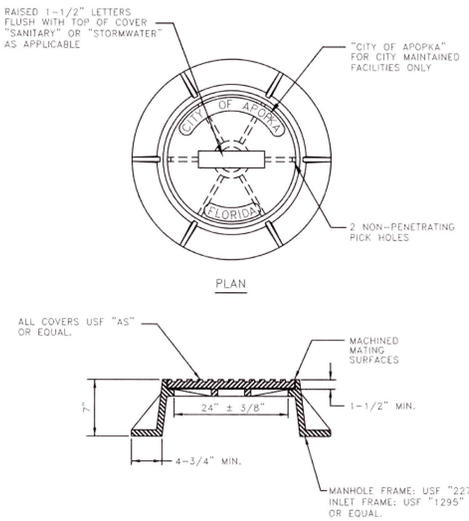
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

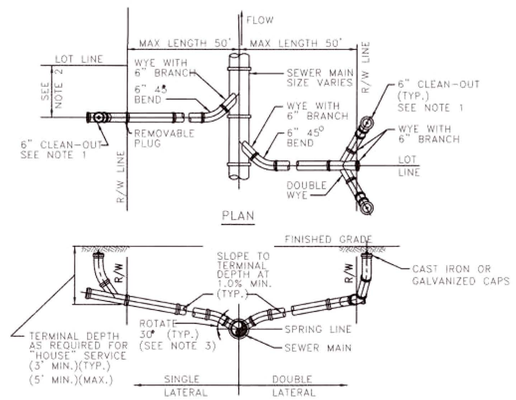
BUSINESS CENTER

DWG SHEETS 1-25	SHEET 14
DATE APRIL 05, 2023	
SCALE AS SHOWN	



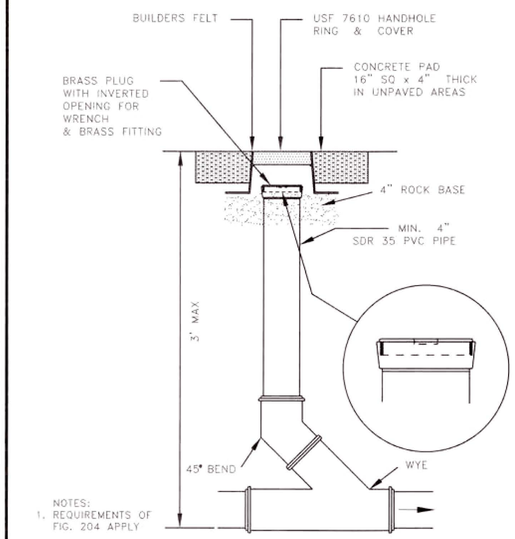
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



SERVICE LATERAL DETAIL

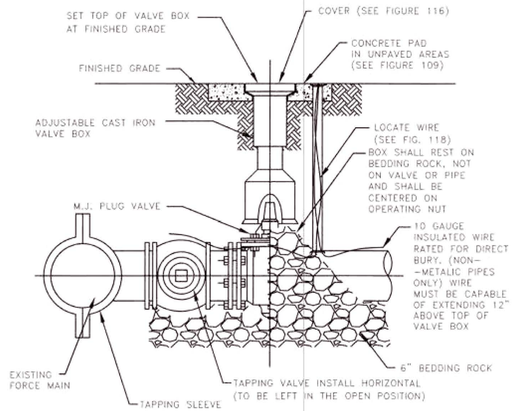
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

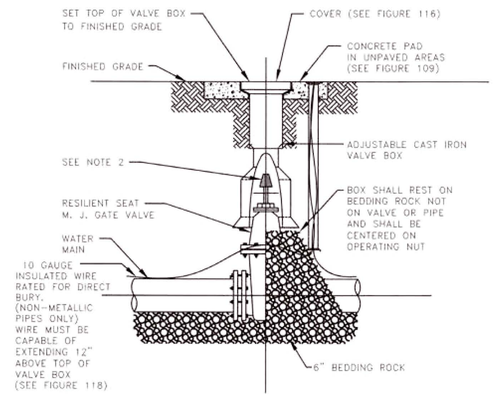
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



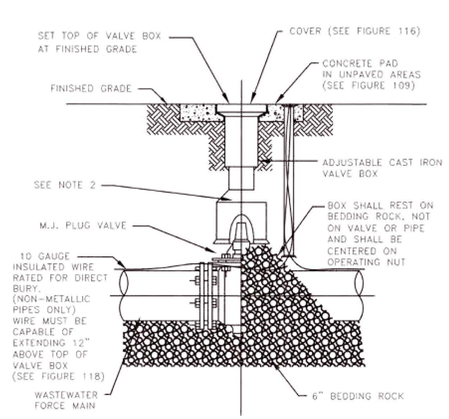
FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206



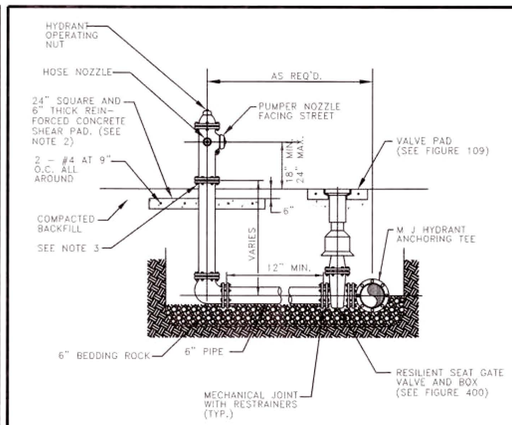
GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



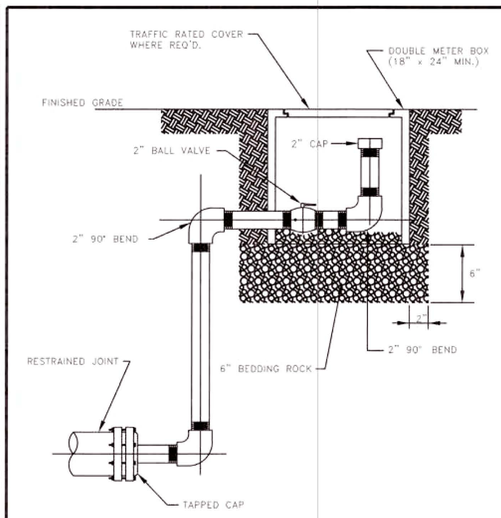
PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A



FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
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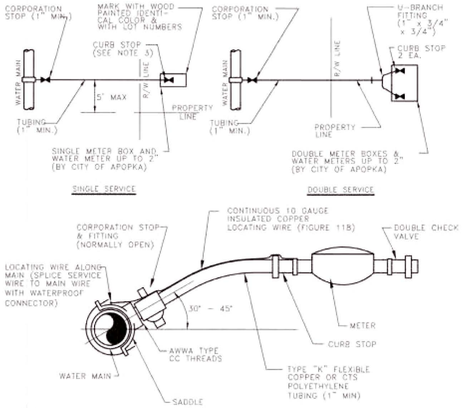
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG SHEETS 1-25	SHEET 14
DATE APRIL 05, 2023	
SCALE AS SHOWN	

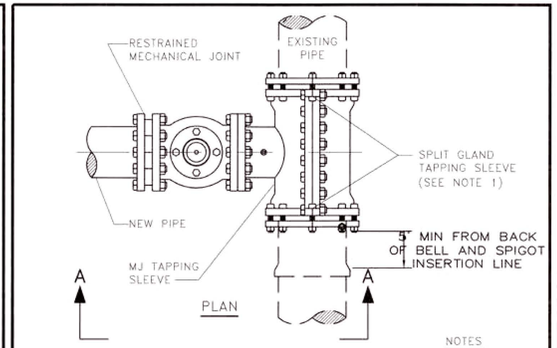


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

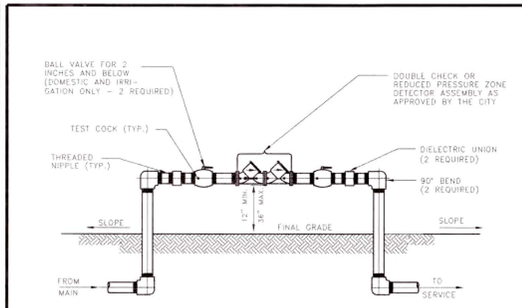


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



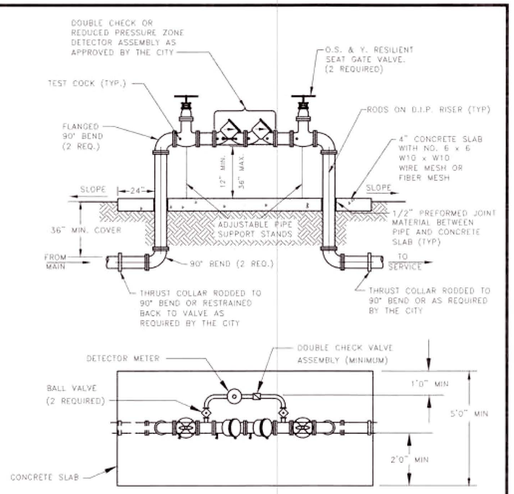
NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

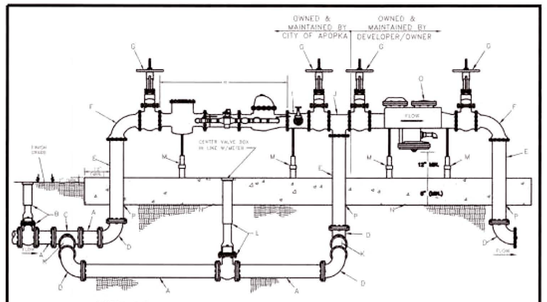


NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



NOTES:

1. THE METER ASSEMBLY TO BE INSTALLED ON PRIVATE PROPERTY.
2. PROVIDE A MINIMUM 10 FT. EASEMENT ON EACH SIDE OF THE METER ASSEMBLY TO THE CITY OF APOPKA FOR OPERATION AND MAINTENANCE OF THE METER ASSEMBLY.
3. DEVELOPER INSTALL, OWNER/DEVELOPER WILL BE RESPONSIBLE FOR THE INSTALLATION OF THIS FIRE LINE MASTER METER ASSEMBLY UNDER THE INSPECTION OF CITY OF APOPKA PERSONNEL.
4. THE BACKFLOW PREVENTION DEVICE TO BE FURNISHED,INSTALLED AND MAINTAINED BY THE OWNER/DEVELOPER.THE BACKFLOW PREVENTION DEVICE WILL BE TESTED BY CERTIFIED BACKFLOW PREVENTION DEVICE TESTER AFTER INSTALLATION. A COPY OF THE TEST RESULTS WILL BE PROVIDED TO THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT.THE BACKFLOW PREVENTION DEVICE WILL NEED TO BE AN AMERICAN WATER WORKS ASSOCIATION (AWWA) APPROVED DEVICE.
5. THE METER ASSEMBLY WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA;BOTH METERS WITHIN THE MASTER ASSEMBLY WILL NEED TO BE COMPATIBLE WITH THE CITY'S AUTOMATIC METER READING (AMR) SYSTEM. THE CITY'S AMR SYSTEM IS MANUFACTURED BY SENSUS METERING SYSTEMS,INC.

CONSTRUCTION NOTES:

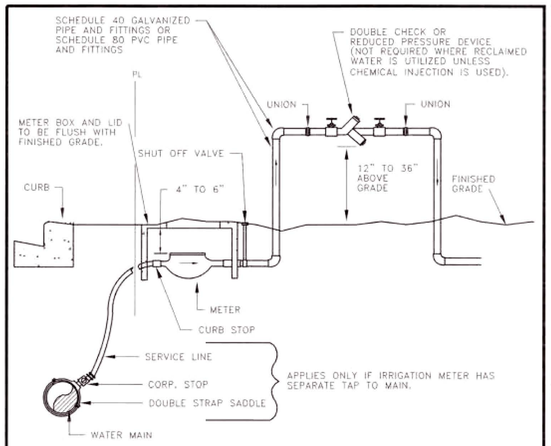
6. PIPE, FITTINGS AND VALVE SIZES DETERMINED BY LARGE METER SIZE.

4"X1.5" DRM W/4" BY-PASS
6"X2" DRM W/6" BY-PASS
8"X2" DRM W/8" BY-PASS
10"X2" DRM W/10" BY-PASS

MINIMUM SERVICE VALVE SIZE DETERMINED BY LARGE METER SIZE.

FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C

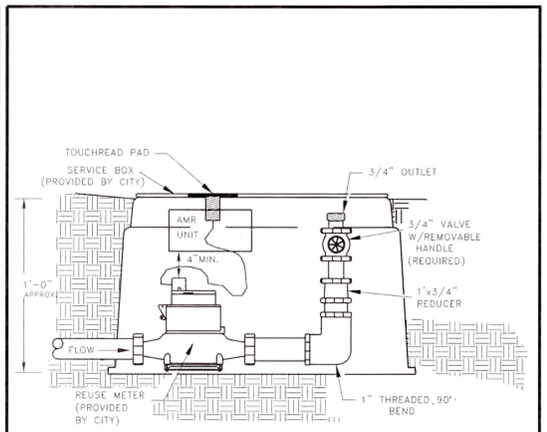


NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

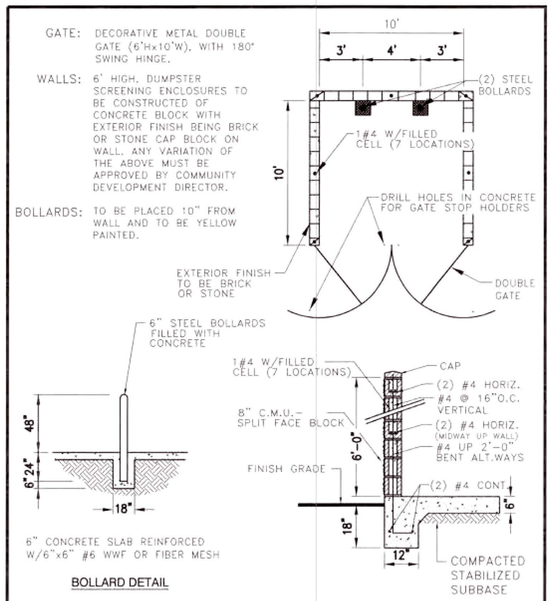
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502



RECLAIMED WATER SERVICE CONNECTION

(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506



BOLLARD DETAIL

DUMPSTER ENCLOSURE DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 601

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

CITY OF APOPKA DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD

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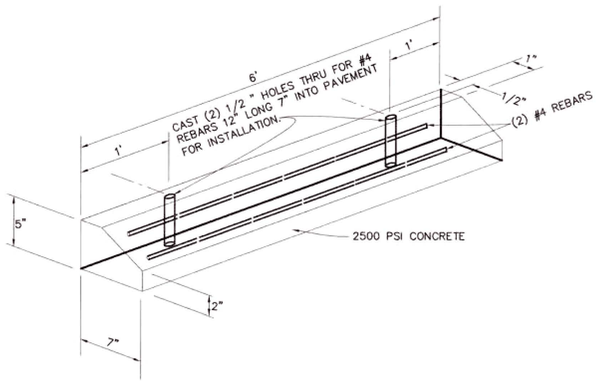
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

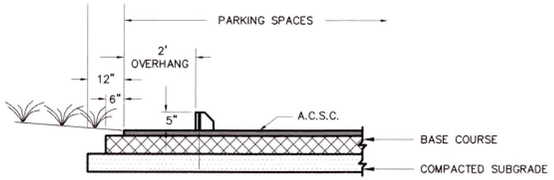
PROJECT NAME

MARSHALL LAKE

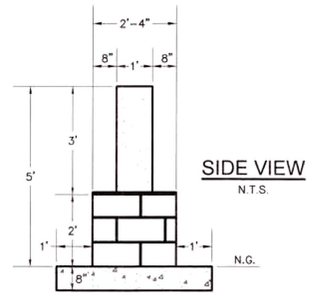
BUSINESS CENTER

DWG SHEETS 1-25	SHEET 15
DATE APRIL 05, 2023	
SCALE AS SHOWN	

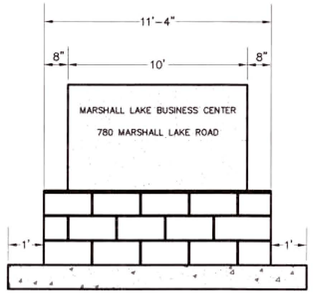




WHEEL STOP DETAIL
N.T.S.

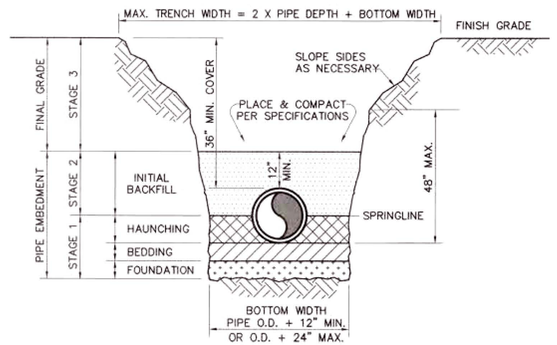


SIDE VIEW
N.T.S.



FRONT VIEW
N.T.S.

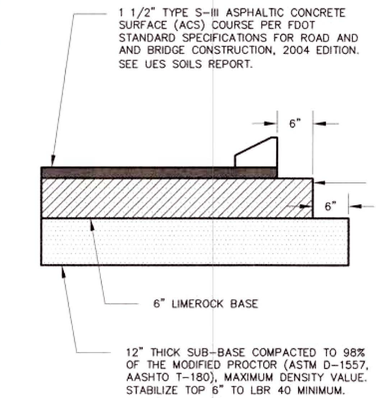
MONUMENT SIGN
N.T.S.



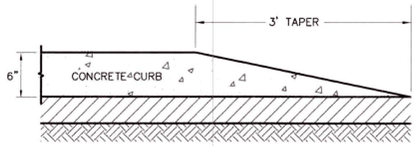
NOTES:

1. DEPTH OF PIPE MAY BE FIELD ADJUSTED TO MEET SPECIAL CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. ALL TRENCHING SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
3. FOUNDATION: A FOUNDATION MAY BE REQUIRED IN POOR SOIL CONDITIONS.
4. BEDDING: BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE AND ADJUST FOR PIPE BELLS. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. MATERIAL SHALL BE PLACED IN 4" TO 6" LIFTS, LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL.
5. HAUNCHING: HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
6. INITIAL BACKFILL: INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
7. FINAL BACKFILL: FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. MATERIAL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.
8. DENSITY: ALL BACKFILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE SPECIFICATIONS.

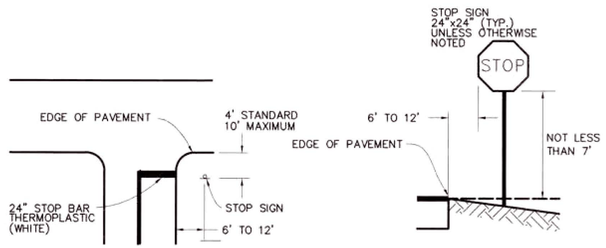
TYPICAL TRENCHING AND BACKFILLING
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



CONCRETE CURB TAPER
N.T.S.



PLAN

STOP SIGN DETAIL

BLADES: ALCOA #86054, 6063-T6 ALLOY, ETCHED, DEGREASED, DEBURRED, WITH #1200 ALODINE FINISH, #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS-6"HEIGHT; 24",30"or36"LENGTHS.

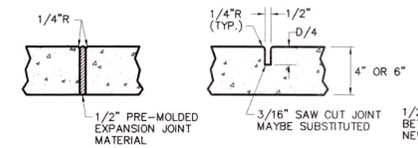
LETTERS: NAME - 4" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL. SUFFIX-2"SERIES"B"#2270SCOTCHLITE(SILVER)OREQUAL.

BRACKETS: DIE-CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED, AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS, SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO SCREWS ARE TO BE LESS THAN 90 OR MORE THAN 135 APART. (METRO HUSKEY No. 6 or EQUAL.)

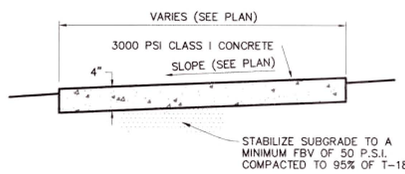
POST: STANDARD 2" I.D. (2 3/8" O.D.) 14' LONG GALVANIZED STEEL, "GLOSS" DIPPED.

CONCRETE BASE: 2000#

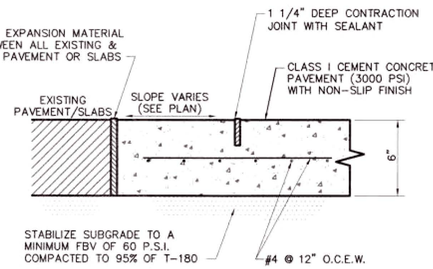
STOP SIGN AND BAR LOCATION
N.T.S.



EXPANSION JOINTS CONTRACTION JOINTS



TYPICAL SECTION OF 4" THICK CONCRETE SIDEWALK
N.T.S.

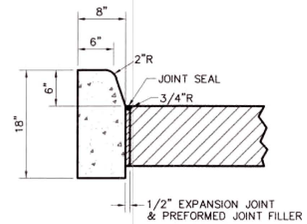


TYPICAL SECTION OF 6" THICK CONCRETE SIDEWALK
N.T.S.

NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTIONS 345 & 350.
2. ALL TESTING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 345-8 FOR 28 DAY COMPRESSIVE STRENGTH 3000 PSI CONCRETE.
3. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING AND NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
4. PROVIDE CONTRACTIONS JOINTS 5' CENTER TO CENTER.
5. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

CONCRETE SIDEWALK SECTIONS
N.T.S.



SECTION VIEW

NOTES:

SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

TYPE "D" CURB
N.T.S.

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

STANDARD DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

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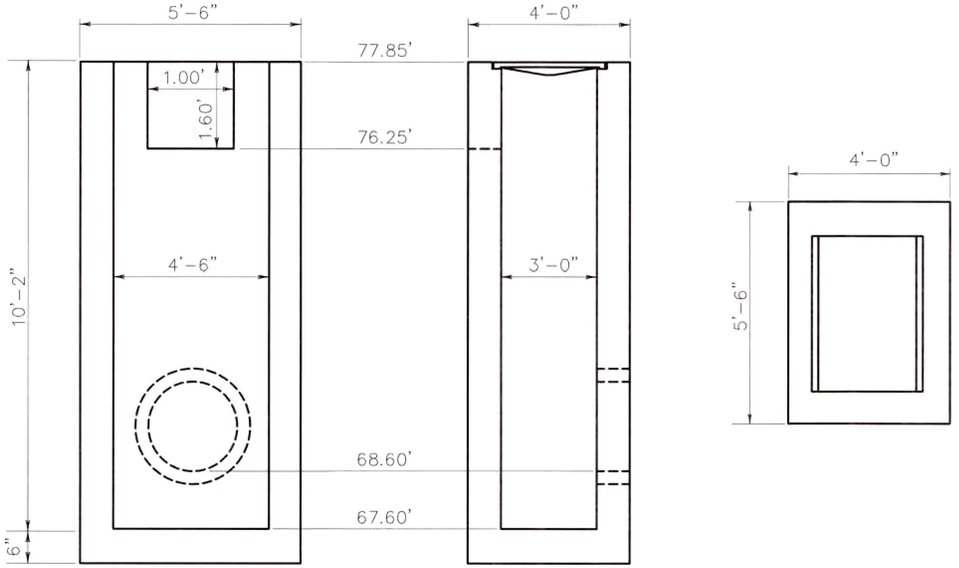
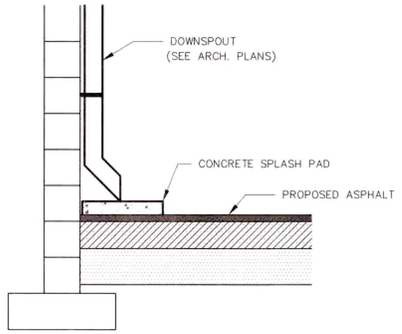
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	16
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

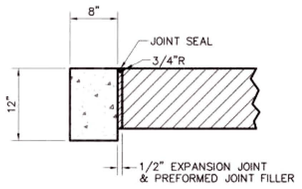


FRONT VIEW SIDE VIEW TOP VIEW

CONTROL STRUCTURE - TYPE "C" DRAINAGE INLET
N.T.S.



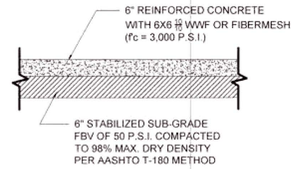
DOWN SPOUT DETAIL
N.T.S.



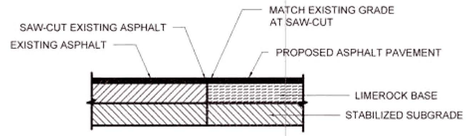
SECTION VIEW

NOTES:
SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

FLUSH CURB
N.T.S.



CONCRETE SECTION
N.T.S.

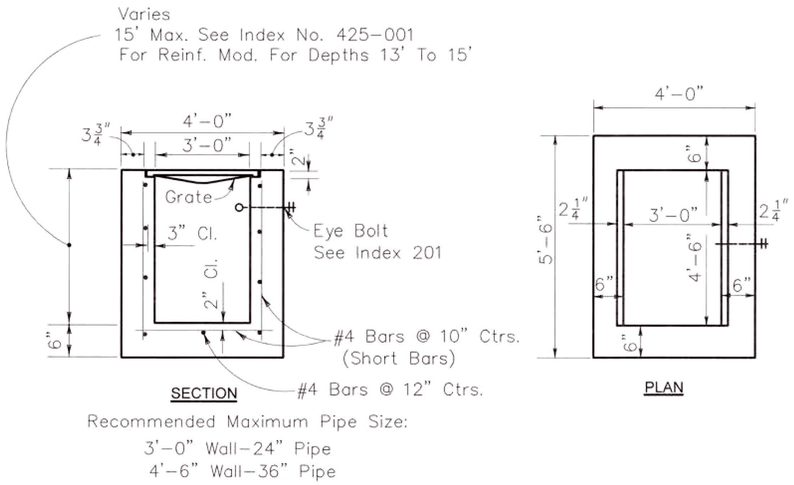


STRUCTURAL COURSE:
TYPE S-1 ASPHALTIC CONCRETE: 1 ½" THICKNESS

BASE:
COMPACTED LIMEROCK: 6" THICKNESS, PRIMED.
MINIMUM LBR OF 100 COMPACTED TO 98 PROCTOR.

SUBGRADE:
12" THICKNESS STABILIZED, MINIMUM LBR 40 PER STANDARD SPECIFICATIONS, SECTION 160-2.

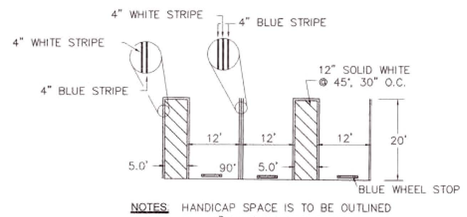
PAVEMENT SAW-CUT AND BUTT JOINT
N.T.S.



SECTION PLAN

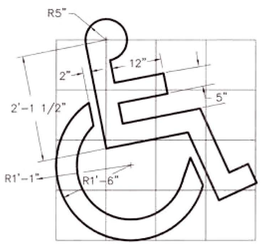
Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-36" Pipe

PRE-CAST TYPE "E" CATCH BASIN FDOT INDEX 425-052
N.T.S.



NOTES: HANDICAP SPACE IS TO BE OUTLINED IN A 4" BLUE PAINTED STRIPE.

TYPICAL DISABLED PARKING SECTION
N.T.S.



HANDICAP SYMBOL DETAIL
N.T.S.

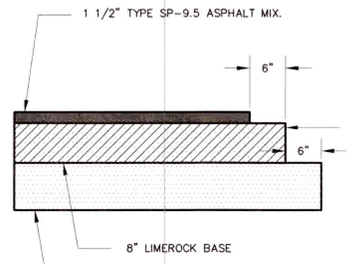


HANDICAP PARKING SIGN
N.T.S.

NOTES:

1. ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
4. ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
5. HEIGHT OF SIGN SHALL BE 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN. WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
6. USE FTP 20-06 AND FTP 22-06 AS PER 2016 FDOT STANDARD INDEX 17355. REFER TO PLAN SHEET 16 FOR FDOT DETAILS.

DISABLED PARKING DETAILS
N.T.S.



TYPICAL RIGHT-OF-WAY PAVEMENT SECTION
N.T.S.

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

DRAINAGE DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	17
DATE	
APRIL 05, 2023	
SCALE	
AS SHOWN	

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:

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

RILEY & Company, Inc. (H-20 GP)©

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

NO SUBSTITUTIONS - NO ALTERNATES

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 HOMA Model RC30045). The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the discharge piping.

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

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

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller. Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

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

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

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
1- ea. Alarm Silence Pushbutton

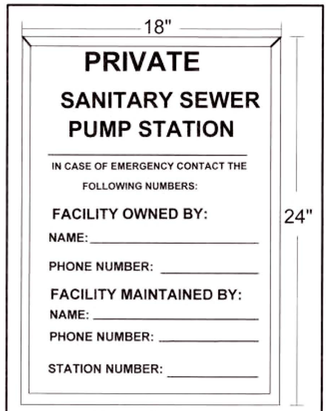
The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

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

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

The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
2- ea. Seal Failure Indicator Lights
1- ea. Hand-Off-Auto Selector Switches
2- ea. Pump Run Pilot Lights
1- ea. Power On Pilot Light
2- ea. Elapse Time Meters (Non-Resetable)
1- ea. GFI Duplex Convenience Outlet

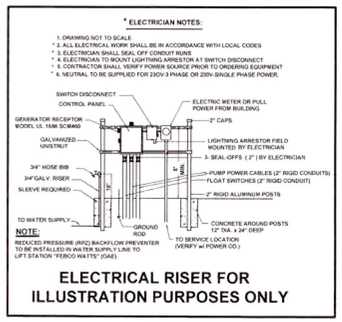
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	110 GPM	TOP OF WETWELL	89.50
PRIMARY TDH	50 'TDH	INLET INVERT	85.50
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	85.00
PUMP MODEL #	RC30045	2nd PUMP ON (LAG)	84.50
R.P.M.	3450	1st PUMP ON (LEAD)	84.00
HORSEPOWER	4.10	PUMPS OFF (OFF)	82.00
ELECTRICAL/ VOLTS / PHASE	460V/3	BOTTOM OF WETWELL	79.50
FULL LOAD AMPS/ PER PUMP	5.40	WETWELL DIAMETER	60"
PUMP DISCHARGE SIZE	2"		



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

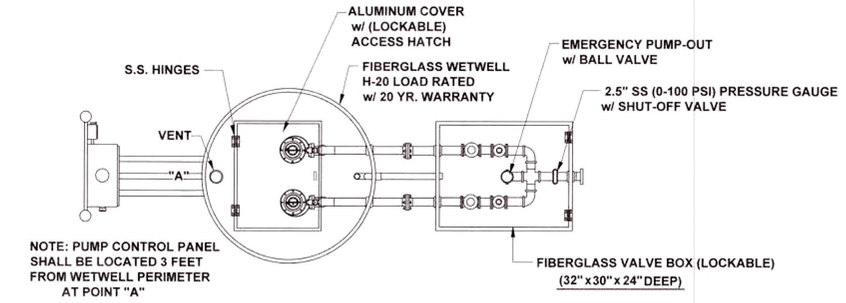
NOTES:

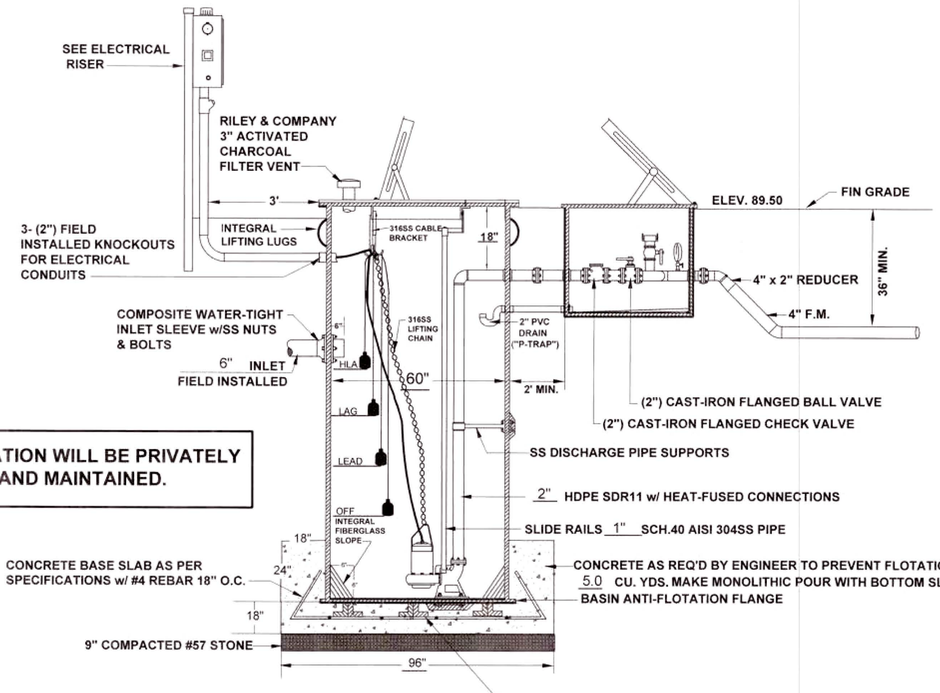
1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
3. Approved Operation & Maintenance Manual(O&M)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



ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

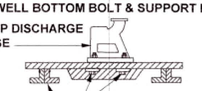
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.





NOTE: 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.

WETWELL BOTTOM BOLT & SUPPORT DETAIL



CITY OF APOPKA
UTILITIES
DESIGN AND CONSTRUCTION STANDARDS MANUAL
2016 EDITION

SECTION 22 - WASTEWATER PUMP STATIONS

22.6 PRIVATE PUMP STATIONS

22.6.1 SIGNAGE

PRIVATELY OWNED AND MAINTAINED PUMP STATIONS SHALL PROVIDE A SIGN THAT IDENTIFIES THE CURRENT OWNER AND PROVIDES A TWENTY-FOUR (24) HOUR PER DAY, SEVEN (7) DAYS A WEEK EMERGENCY RESPONSE TELEPHONE NUMBER. THE ALUMINUM SIGN SHALL BE CLEARLY VISIBLE FROM THE ADJACENT ROADWAY, AND USE TWO (2) INCH HIGH WHITE LETTERS ON A GREEN BACKGROUND MADE OF ENGINEERING GRADE REFLECTIVE MATERIALS, AND MEASURE A MINIMUM OF EIGHTEEN (18) INCHES HIGH BY TWENTY-FOUR (24) INCHES LONG. THE SIGN SHALL BE MOUNTED ON THE PERIMETER SECURITY FENCING WITH THE BOTTOM OF THE SIGN A MINIMUM OF FOUR (4) FEET ABOVE FINISH GRADE.

09-02-2022

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PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

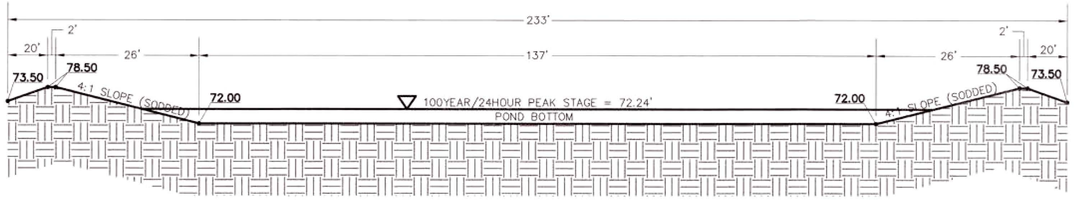
LIFT STATION DETAILS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

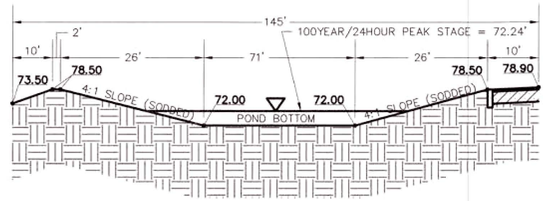
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

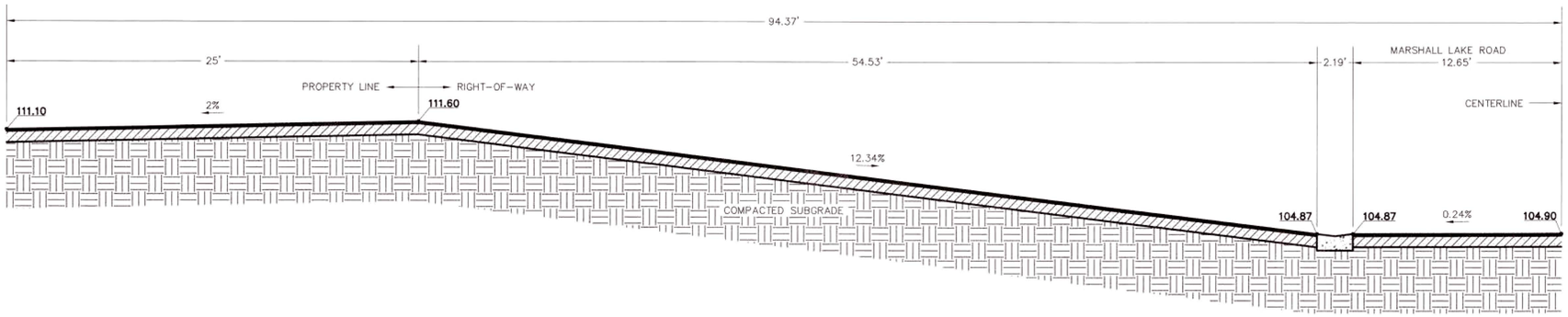
DWG	SHEET
SHEETS 1-25	18
DATE	
APRIL 05, 2023	
SCALE	
AS SHOWN	



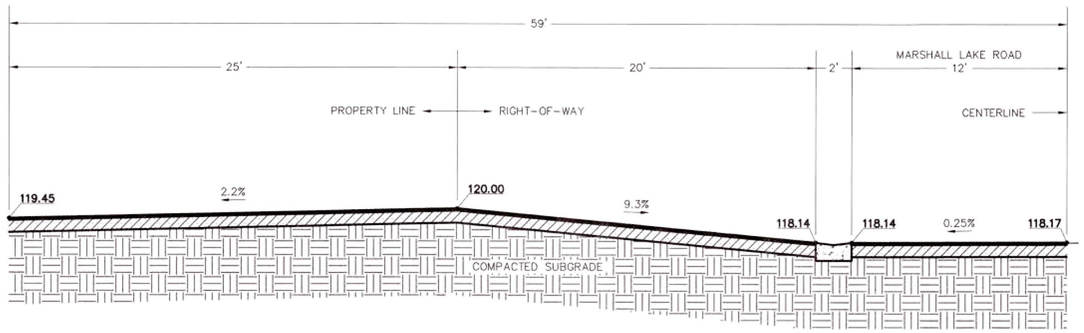
TYPICAL POND SECTION
CROSS SECTION A-A
N.T.S.



TYPICAL POND SECTION
CROSS SECTION B-B
N.T.S.



TYPICAL ACCESS CONNECTION
MARSHALL LAKE ROAD
CROSS SECTION C-C
N.T.S.



TYPICAL ACCESS CONNECTION
MARSHALL LAKE ROAD
CROSS SECTION D-D
N.T.S.

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23

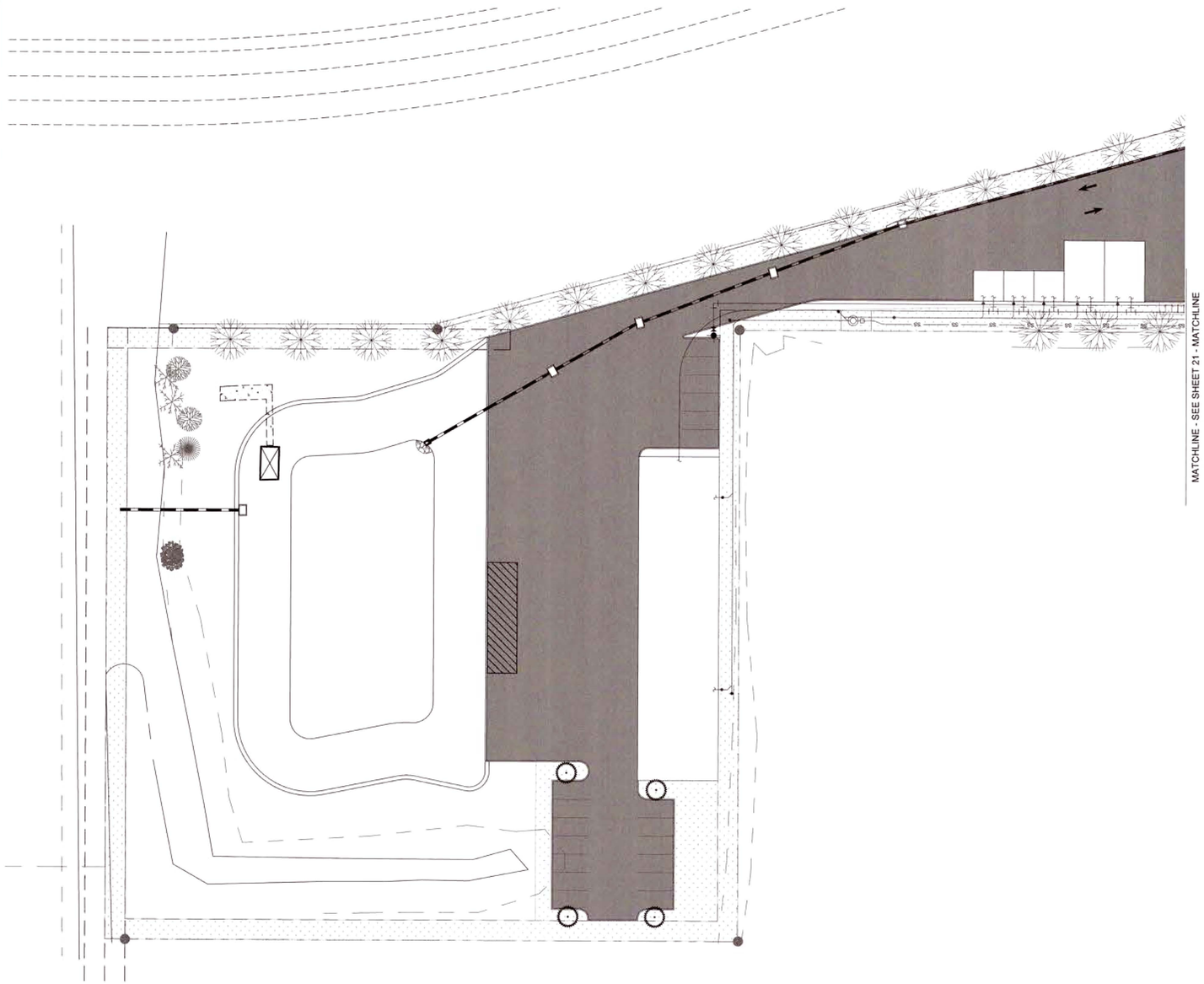
TYPICAL CROSS SECTIONS

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	19
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	



GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

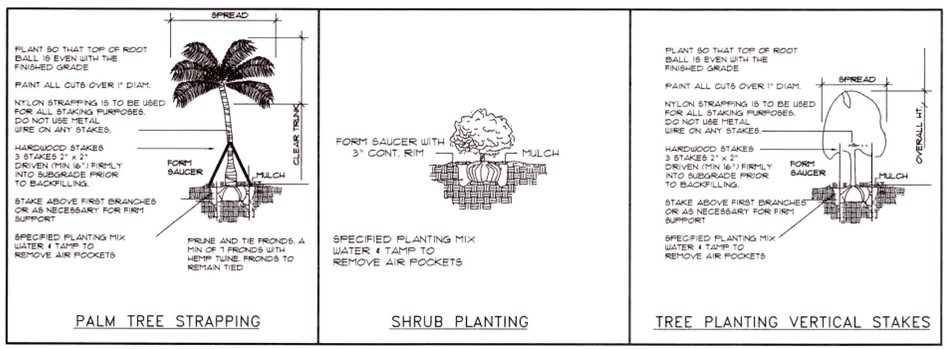
FLORIDA NATIVE LANDSCAPE SCHEDULE

SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS	NATIVE
		CANOPY TREES					
	PE	PINUS ELLIOTTII	SLASH PINE	14'-16' HT. 4" CAL.	66	SINGLE STRAIGHT TRUNK	Y
		UNDERSTORY TREES					
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10' HT. 15 GALLON 3" CAL.	13		X
	ED	ELAEOCARPUS DECIPIENS	JAPANESE BLUE BERRY	10'- HT. 3" CAL.	26	SINGLE STRAIGHT TRUNK	Y
		PALM TREES					
	SP	SABAL PALMETTO	CABBAGE PALM	15'-18' HT. C.T.	8	STRAIGHT TRUNK, HURRICANE CUTS	Y
		SHRUBS					
	VB	VIBURNUM ODORATISSIMUM	VIBURNUM	30" HT. 30" O.C.	217		Y
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL. 24"-30" 36" O.C.	148		Y
		GROUND COVER					
	IV	SCHELLINGS DWARF	ILEX VOMITORIA	3 GAL 24" O.C.	142		Y
	DE	DURANTA ERECTA	DURANTA GOLD	3 GAL. 12" O.C.	140		Y
		SOD/MISC.					
	GV	GRAVEL	GRAVEL	8" DEPTH	909 SF		
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR				

TREE MITIGATION CALCULATIONS

EXISTING TREE TOTALS
TOTAL TREES REMOVED = 30 - 1 PALM TREE
TOTAL CALIPER REMOVED = 510"
TOTAL TREES PRESERVED = 8
TOTAL CALIPER PRESERVED = 106"
REQUIRED REPLACEMENT TREES: = 30 TREES x 3" CALIPER = 90"

PROPOSED TREE TOTALS
TOTAL TREES PROPOSED = 105
TOTAL TREES AT 4" CALIPER PROPOSED 66 = 264"
TOTAL TREES AT 3" CALIPER PROPOSED 39 = 117"
TOTAL CALIPER PROPOSED = 381" THEREFORE; OK.



LANDSCAPE PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE

LANDSCAPE PLAN

KLG EXPRESS, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

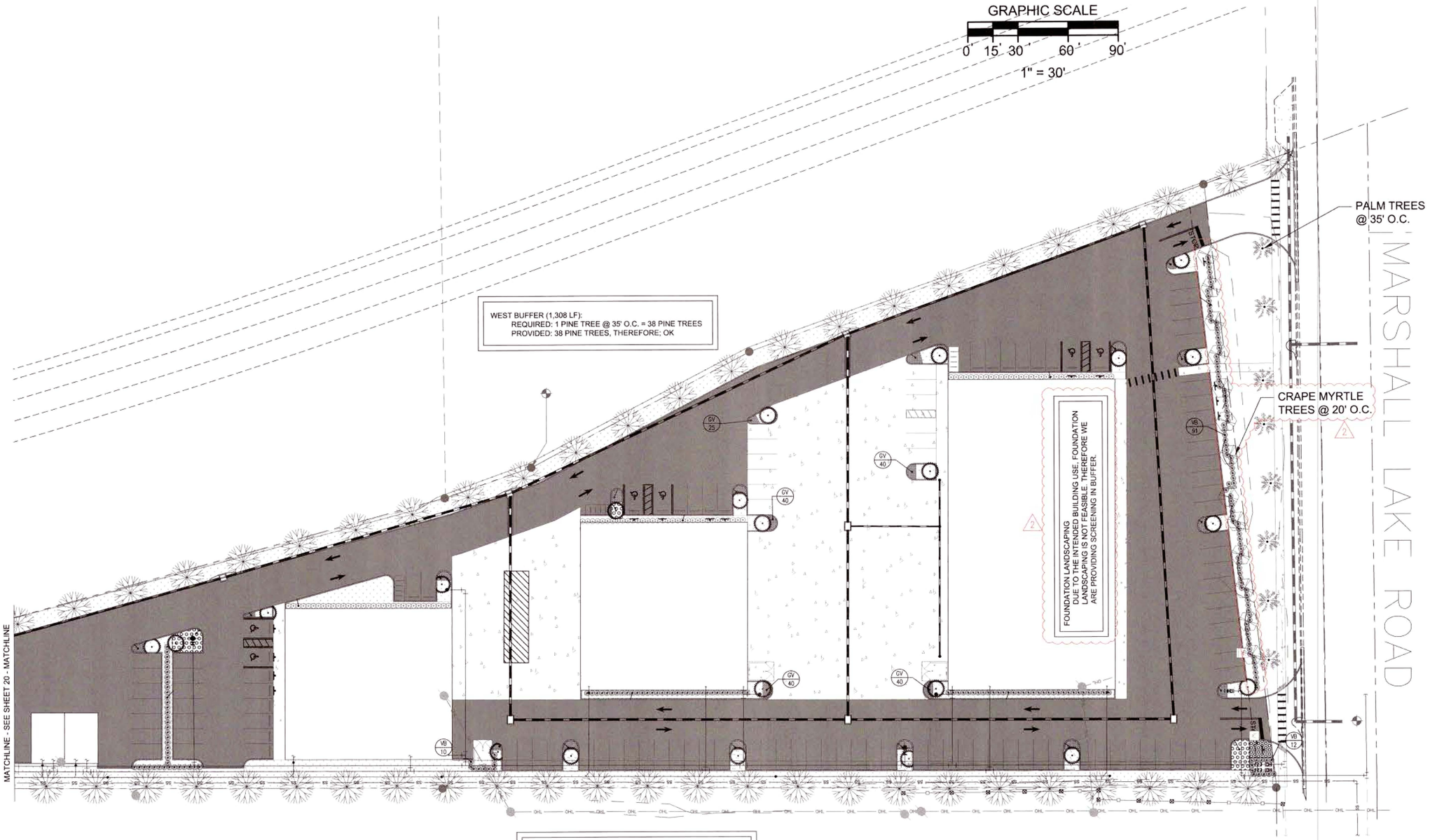
REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
1321
STATE OF FLORIDA

Richard T Abt
Digitally signed by Richard T Abt
Date: 2024.02.20 15:43:23 -05'00'

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	20
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	



LANDSCAPE PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/27/23
2	COA DRC	02/12/24

LANDSCAPE PLAN

KLG EXPRESS, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

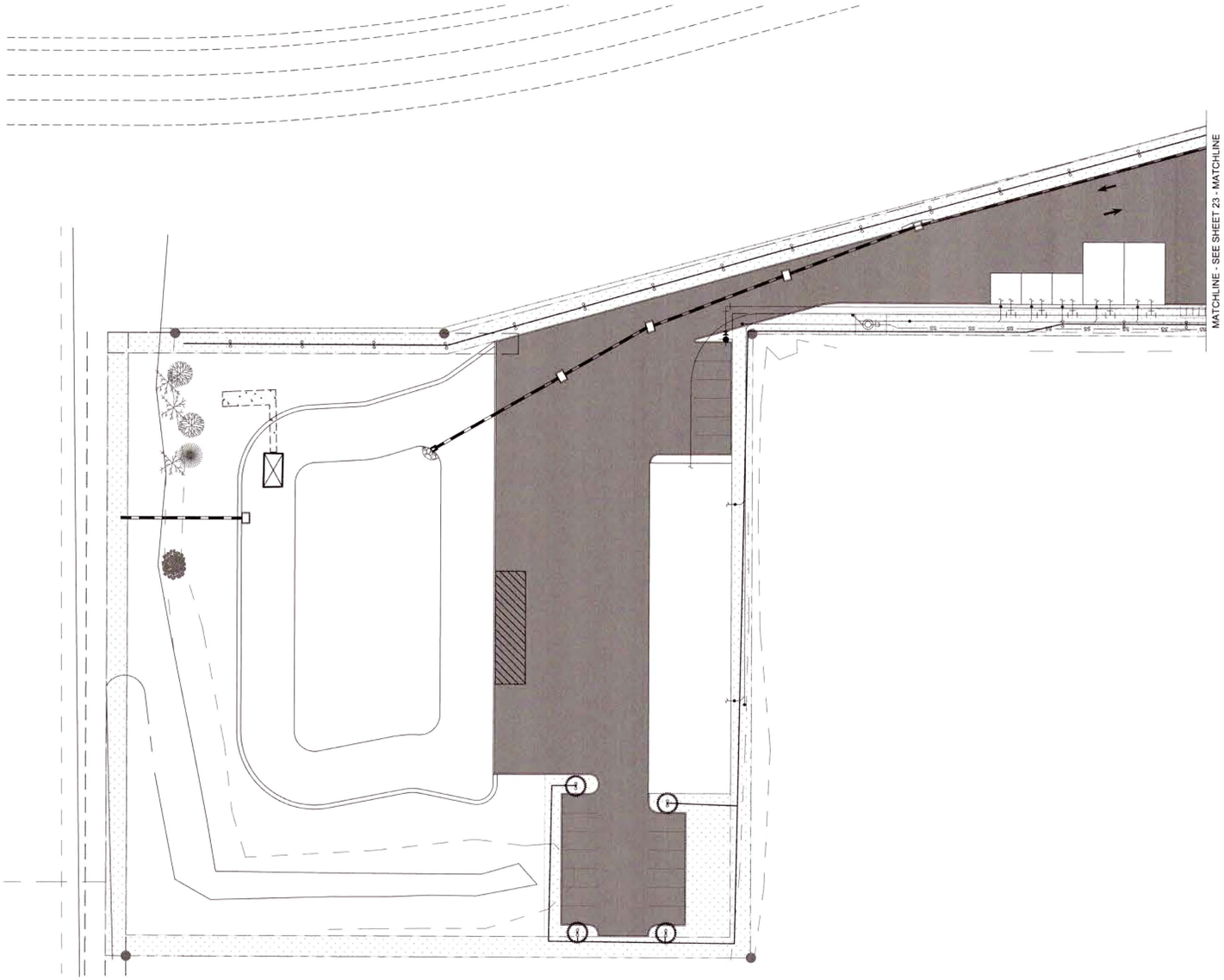
REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
1321
STATE OF FLORIDA

Richard T Abt
Digitally signed by Richard T Abt
Date: 2024.02.20 15:44:00 -05'00'

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	21
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	



GRAPHIC SCALE

0' 15' 30' 60' 90'

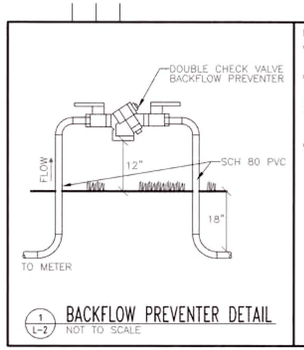
1" = 30'

IRRIGATION NOTES:

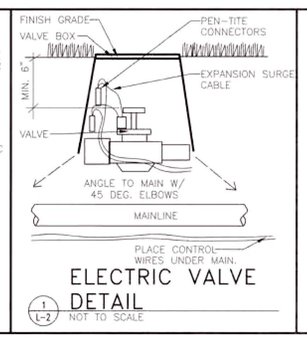
1. CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED AREAS PROVIDE ALL PIPING, VALVES, VALVE BOXES, & WIRING AS REQUIRED FOR A COMPLETE & OPERATIONAL IRRIGATION SYSTEM.
2. ALL IRRIGATION PIPING WHICH IS LOCATED UNDER PAVEMENT SHALL BE ENCASED IN A SLEEVE TWO SIZES LARGER THAN THE IRRIGATION LINE.
3. CONTRACTOR TO PROVIDE A DOUBLE DETECTOR CHECK VALVE AT THE POINT OF WATER SERVICE IN ADDITION TO AN IRRIGATION METER. COORDINATE LOCATION WITH OTHER UTILITIES & GENERAL CONTRACTOR.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY & ALL PERMITS REQUIRED FOR THE INSTALLATION OR CONSTRUCTION OF THE WORK INCLUDED IN THIS CONTRACT.
5. COORDINATE LOCATION OF IRRIGATION CONTROLLER WITH OWNER & GENERAL CONTRACTOR.
6. PROVIDE A RAIN SWITCH EQUIVALENT TO TORO RAIN SWITCH #850-74. MOUNT ON BUILDING IN AN INCONSPICUOUS LOCATION EXPOSED TO NORMAL RAINFALL & PER MFRS. SUGGESTIONS.
7. OBTAIN INSPECTION & APPROVAL OF ALL BURIED PIPING PRIOR TO BACKFILLING.
8. ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS IN THE FIELD WITH LANDSCAPING OR UTILITY LINES.
9. IRRIGATION CONTROLLER IS HUNTER IRRIGATION CONTROLLER SIZED APPROPRIATELY TO SUPPORT THE SYSTEM DESIGN. GET APPROVAL FROM OWNER PRIOR TO IMNSTALLATION. COORDINATE WITH CONTRACTOR FOR POWER REQUIREMENTS AND CONFIRM LOCATION WITH OWNER.
10. PROGRAM IRRIGATION CONTROLLER TO PROVIDE 0.5 INCH OF WATER PER WEEK. SCHEDULE HEADS TO OPERATE DURING MORNING HOURS.
11. ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
12. THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
13. ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS & SEALANT.
14. THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING SHOWING ALL IRRIGATION INSTALLATIONS.THE DRAWING SHALL LOCATE ALL VALVES & MAINLINES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES OR STRUCTURES.
15. ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A IRRIGATION AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY & INSIDE THE IRRIGATIOND AREAS.
16. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT & WORKMANSHIP.
17. ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION BY OTHERS.
18. ALL IRRIGATION SLEEVES ARE TO HAVE BEEN INSTALLED BY GENERAL CONTRACTOR AT TIME OF UTILITY CONSTRUCTION.

IRRIGATION LEGEND

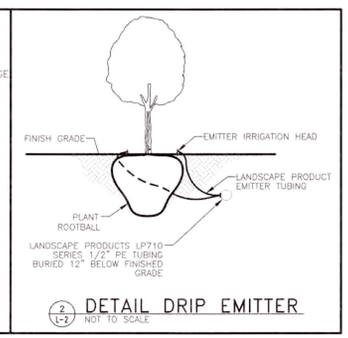
- DRIP EMITTER – 2 PER TREE
- DRIPLINE ZONE VALVE
- DRIPLINE ZONE GROUPING
- DRIPLINE ZONE 12" ON CENTER
- SOD AREA
- C CONTROLLER
- R RAIN SENSOR
- PVC SLEEVE-2 SIZES LARGER
- VALVE ZONE NO. — X 1" XX.X — VALVE SIZE / VALVE GPM



1 L-2 BACKFLOW PREVENTER DETAIL
NOT TO SCALE



ELECTRIC VALVE DETAIL
1 L-2 NOT TO SCALE



2 L-2 DETAIL DRIP EMITTER
NOT TO SCALE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

IRRIGATION PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

IRRIGATION PLAN

KLG EXPRESS, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

REGISTERED LANDSCAPE ARCHITECT
RICHARD T. ABT
1321
STATE OF FLORIDA

Richard T Abt
Digitally signed by Richard T Abt
Date: 2024.02.20 15:44:23 -05'00'

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

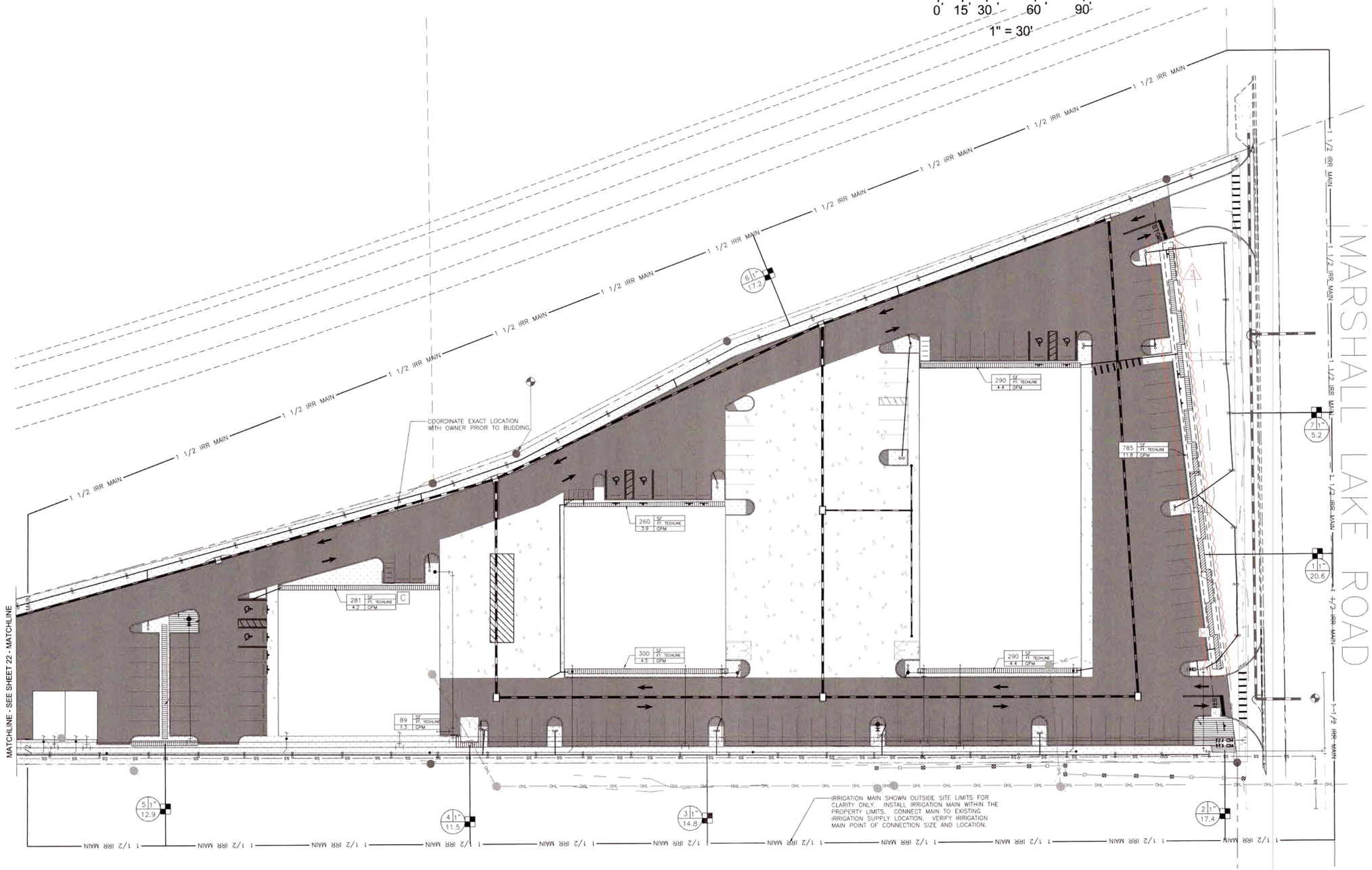
PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	22
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'



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PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

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KLG EXPRESS, LLC.
780 MARSHALL LAKE ROAD
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RICHARD T. ABT
1321
STATE OF FLORIDA

Richard T Abt

Digitally signed by Richard T Abt
Date: 2024.02.20 15:45:02 -05'00'

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PROJECT NAME

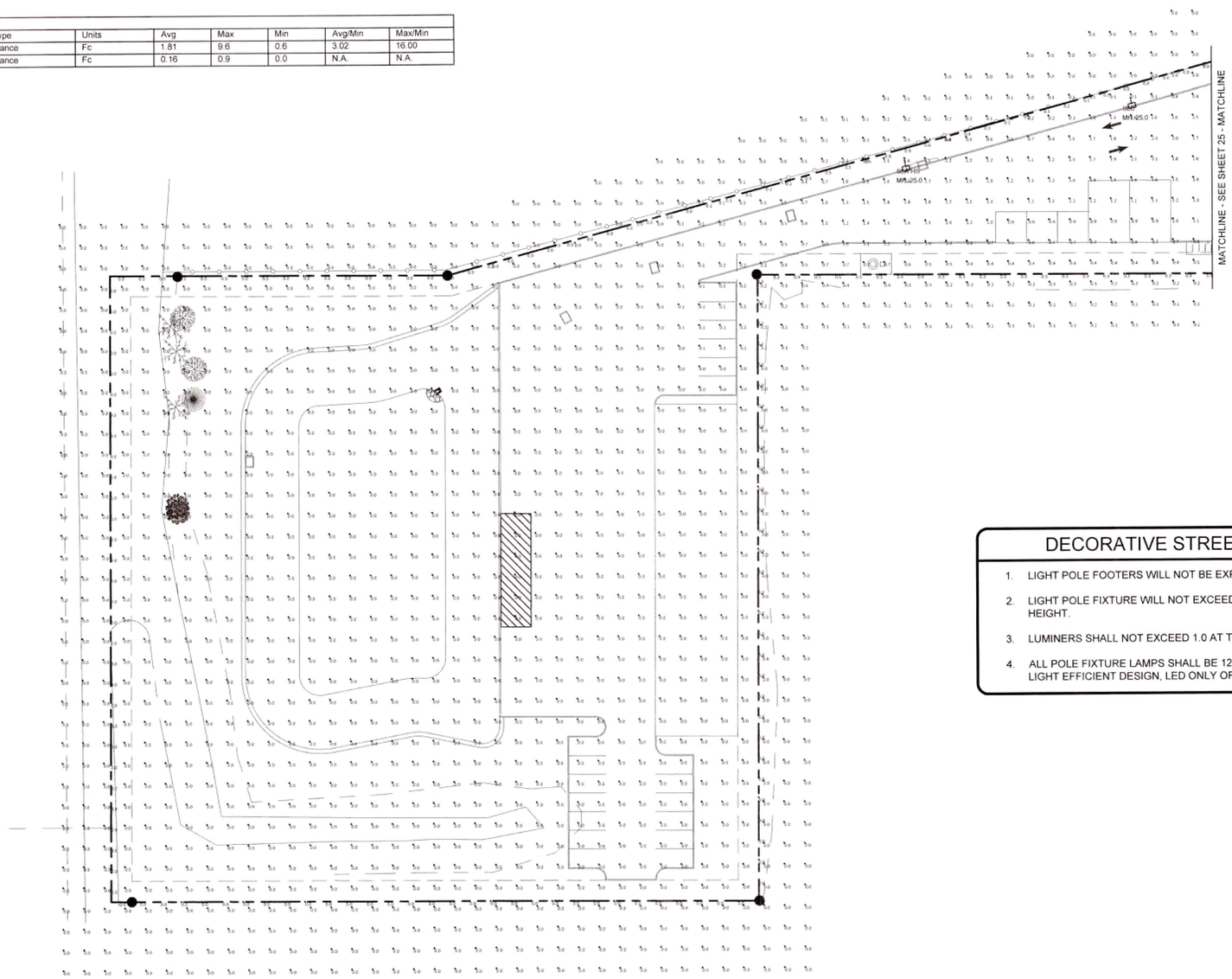
MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	23
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	3	SLA-HS	Single	DSX0 LED P5 40K 70CRI T2M MVOLT RPA NLTAIR2 PIRH FINISH HS; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY FIBERGLASS POLE	1.000	90.12	10389	B1-U0-G3
	Lithonia Lighting	2	SLB-HS	Single	DSX0 LED P5 40K 70CRI T3M MVOLT RPA NLTAIR2 PIRH FINISH HS; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY FIBERGLASS POLE	1.000	90.12	10479	B1-U0-G3
	Lithonia Lighting	6	SLC	Single	DSX0 LED P5 40K 70CRI BLC4 MVOLT RPA NLTAIR2 PIRH FINISH ; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY FIBERGLASS POLE	1.000	90.12	9081	B0-U0-G3
	Lithonia Lighting	20	WPA	Single	WDGE2 LED P4 40K 70CRI TFTM MVOLT NLTAIR2 PIR FINISH; WALL MOUNTED @ 15' AFG	1.000	46.6589	4742	B1-U0-G2
	Lithonia Lighting	8	WPB	Single	WDGE3 LED P2 70CRI RFT 40K MVOLT NLTAIR2 PIR FINISH; WALL MOUNTED @ 15' AFG	1.000	59.2761	8597	B2-U0-G2

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.81	9.6	0.6	3.02	16.00
Property Line	Illuminance	Fc	0.16	0.9	0.0	N.A.	N.A.



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DECORATIVE STREET LIGHT POLE

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2. LIGHT POLE FIXTURE WILL NOT EXCEED THE HEIGHT OF THE BUILDING HEIGHT.
3. LUMINERS SHALL NOT EXCEED 1.0 AT THE PROPERTY LINE.
4. ALL POLE FIXTURE LAMPS SHALL BE 120W, 120-227 VOLTS TYPE TO BE LIGHT EFFICIENT DESIGN, LED ONLY OR EQUAL MD#LED-8090M50-5000K.

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PHOTOMETRIC PLAN

SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

NO.	REVISION/ISSUE	DATE

PHOTOMETRIC PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME
MARSHALL LAKE
BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	24
DATE: APRIL 05, 2023	
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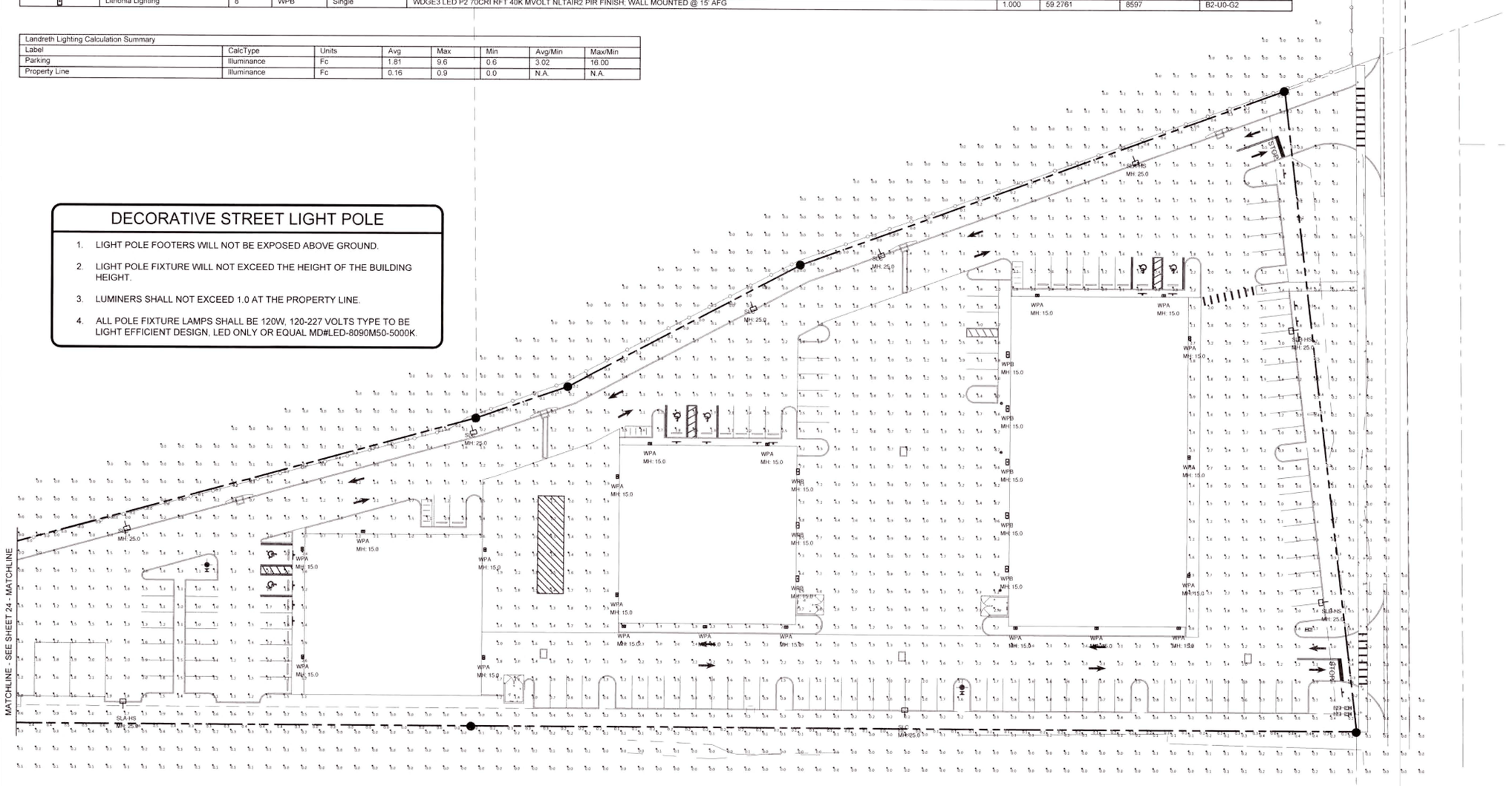

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SCALE: 1" = 30'

PROJECT UPDATE: 02/12/24

48 HOURS BEFORE DIGGING
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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE

PHOTOMETRIC PLAN

MARSHALL LAKE PROPERTIES, LLC.
780 MARSHALL LAKE ROAD
APOPKA, FLORIDA 32703

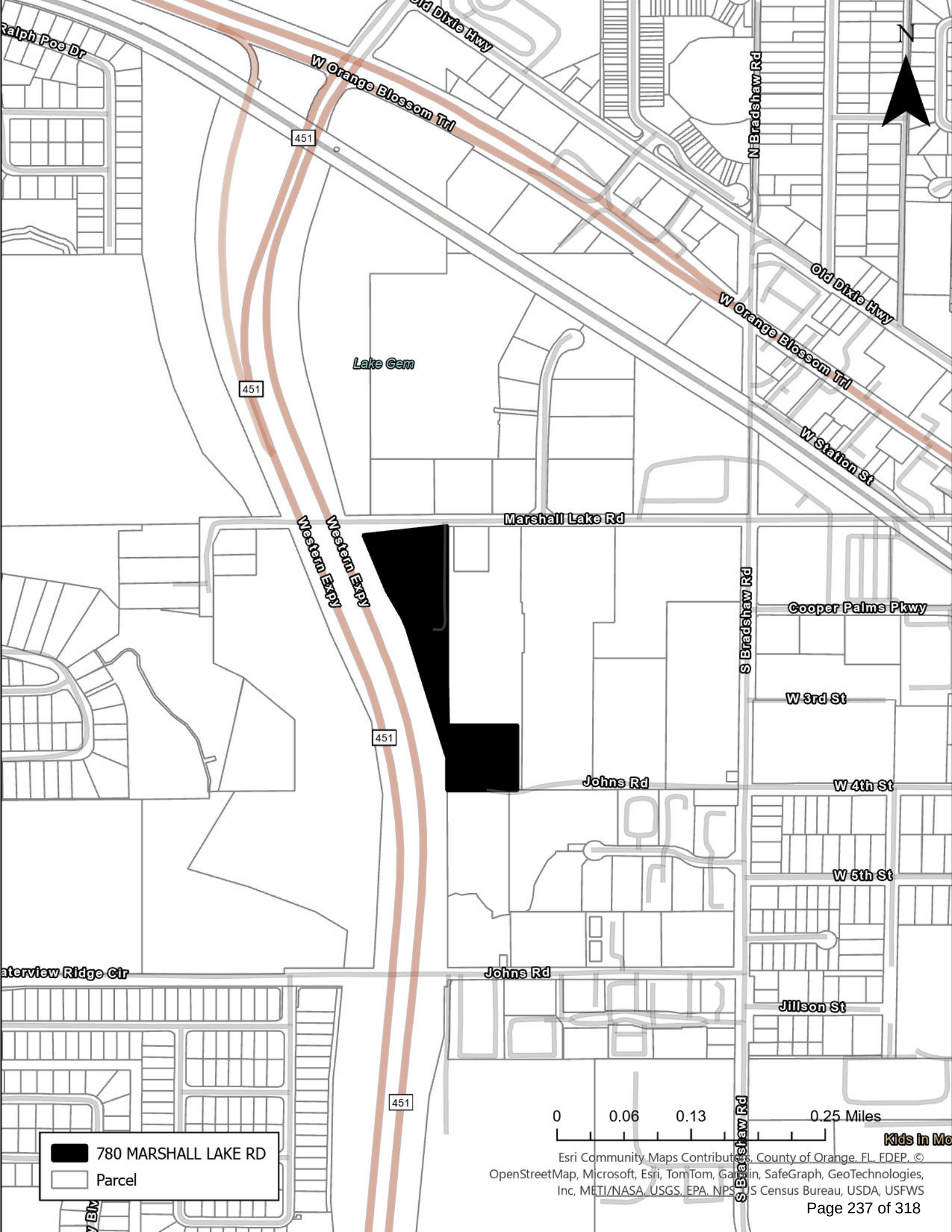
ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

MARSHALL LAKE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-25	25
DATE: APRIL 05, 2023	
SCALE: AS SHOWN	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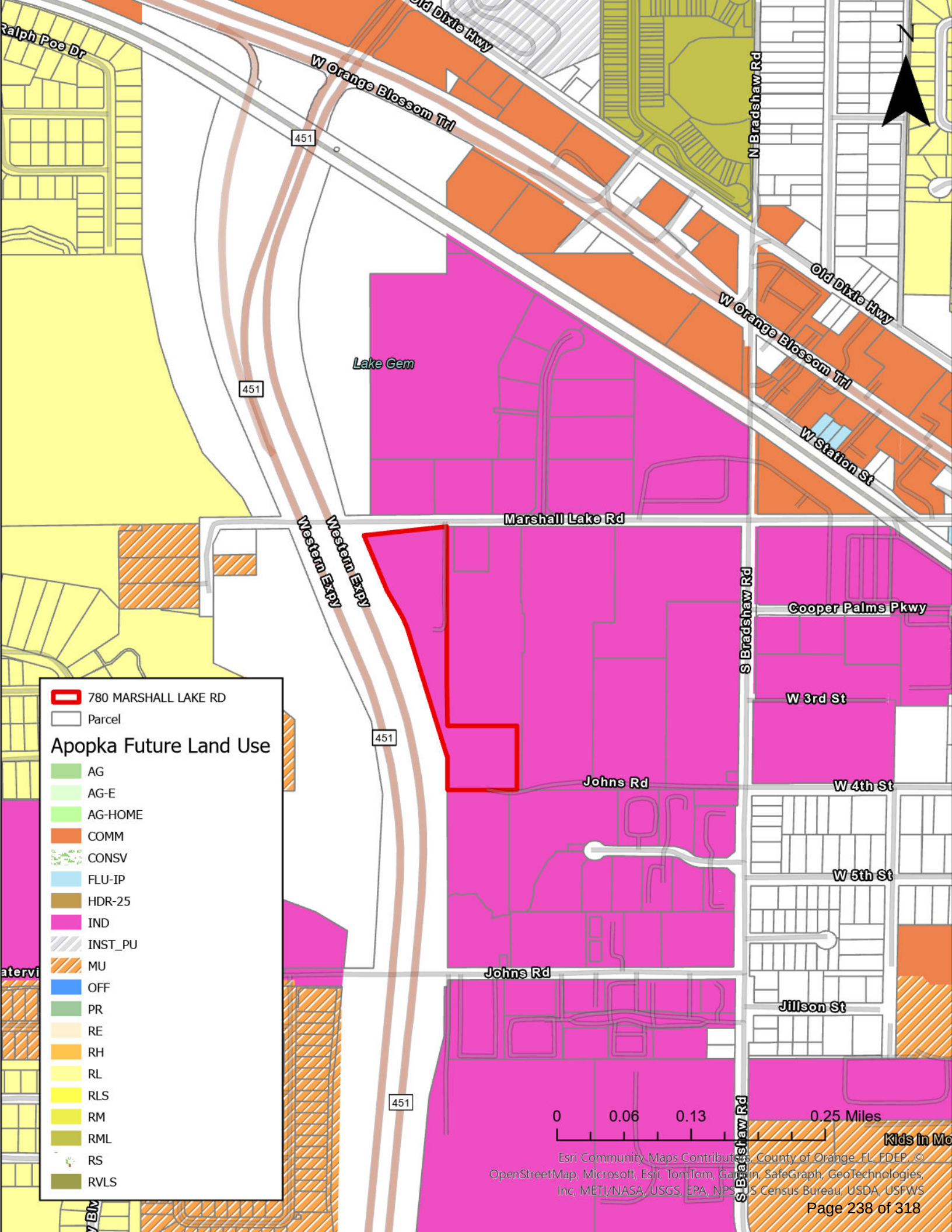
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS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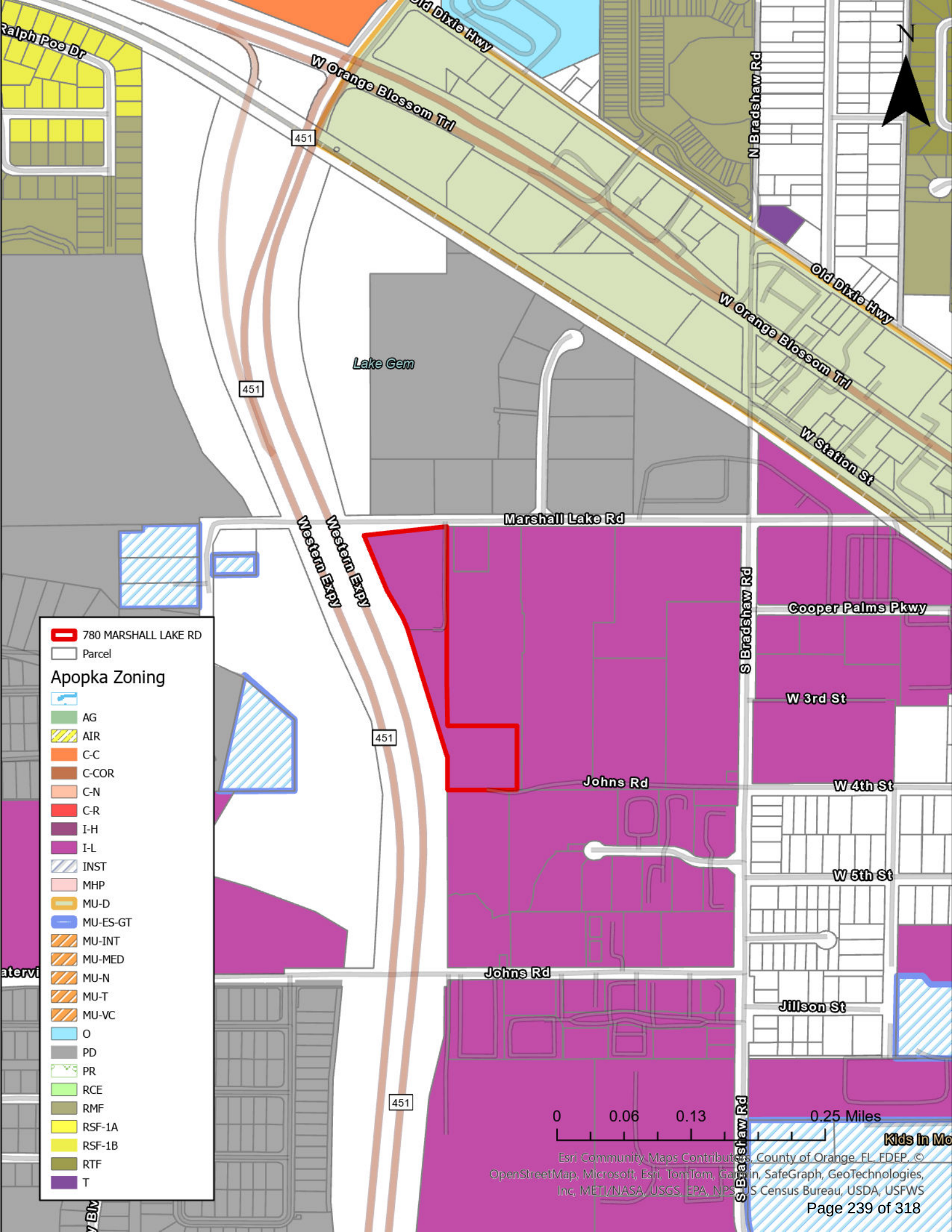
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OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Plymouth Sorrento Apartments - Major Development Plan

REQUEST:
Recommend approval of the Plymouth Sorrento Apartments - Major Development Plan

SUMMARY:
Owner(s): Peggy G Charlton Living Trust 1/2 Int, Gary D Charlton Living Trust 1/2 Int, and Gary D Charlton Living Trust
Applicant(s): Appian Engineering, LLC c/o Luke Classon, P.E.
Location: 750 and 922 Plymouth Sorrento Road
Project: 242 multifamily units; 13.04 acres
Density: 18.56 dwelling units per acre
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Commercial and County Rural	C-N (Neighborhood Commercial) and County A-1 (Citrus Rural)	Single Family Residence and Vacant (Floridian Town Center Parcel)
East	Residential Low	RTF (Residential Two-Family)	Single Family Residence and Plymouth Landing Residential Subdivision
South	Industrial and County Commercial	I-L (Light Industrial, County C-2 (General Commercial District and County PD (Planned Development)	Automobile Service Station and Repair Facility
West	Commercial and Mixed Use	MU-ES-GT (Mixed-Use – East Shore – Gateway)	SR 429 and Retention Pond

PROJECT SUMMARY:

The Plymouth Sorrento Apartments PD (Planned Development) is a consolidation of two parcels, totaling approximately 13.04 acres, located west of Plymouth Sorrento Road, north of U.S. 441 and east of SR 429. The properties have a future land use designation of HDR-25 (High Density Residential), permitting up to 25 dwelling

units per acre, and is located within a PD (Planned Development) Zoning District. The PD was established with the adoption of Ordinance Number 3038 on January 3, 2024. The future land use designation was adopted based on the ongoing development trends and market demands for multifamily development.

The Major Development Plan proposes to construct 242 multifamily units with a density of 18.55 dwelling units per acre. The applicant has worked with staff to design the site to locate the buildings and amenity/recreation/open space areas to ensure its compatibility with existing adjacent uses. This proposed multifamily development serves as a transition from the commercially intensive uses along U.S. 441 and adjacent to SR 429 to the existing single-family uses east of Plymouth Sorrento Road. Proposed ingress and egress for the project are located on Plymouth Sorrento Road and on the southwestern portion of the proposed development, at the intersection of Orange Avenue and U.S. 441.

The applicant also provides enhanced landscaping, building buffer of approximately 100 feet and a decorative fence from Plymouth Sorrento Road. A dedication of a 30-foot wide right-of-way to the public is also provided along the project frontage on Plymouth Sorrento Road. Proposed amenities include a resort-style pool, deck, clubroom, dog park, recreation lawn, fitness center, pet spa, conference room, work spaces and outdoor grills in the centralized open space area. Additionally, the applicant also offers a six-foot wide recreation trail surrounding the stormwater pond with benches and other amenity equipment. This proposed MDP is consistent with the Master Plan approved by the City Council concurrent with the establishment of the PD zoning district.

The Development Review Committee (DRC) has found 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 uses 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; and
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations; and
e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS:

The applicant continues to coordinate with the Florida Department of Transportation, Central Florida Expressway Authority and southern adjacent property owner to finalize their construction design of the ingress/egress on Orange Avenue/U.S. 441 intersection. The development will also have access to Plymouth Sorrento Road with left and right-turn lanes.

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:

May 14, 2024 – Planning Commission (5:30 P.M.)
June 5, 2024 – City Council (1:30 P.M.) – 1st Reading

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the proposed Plymouth Sorrento Apartments – Major Development Plan, finding it consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas.

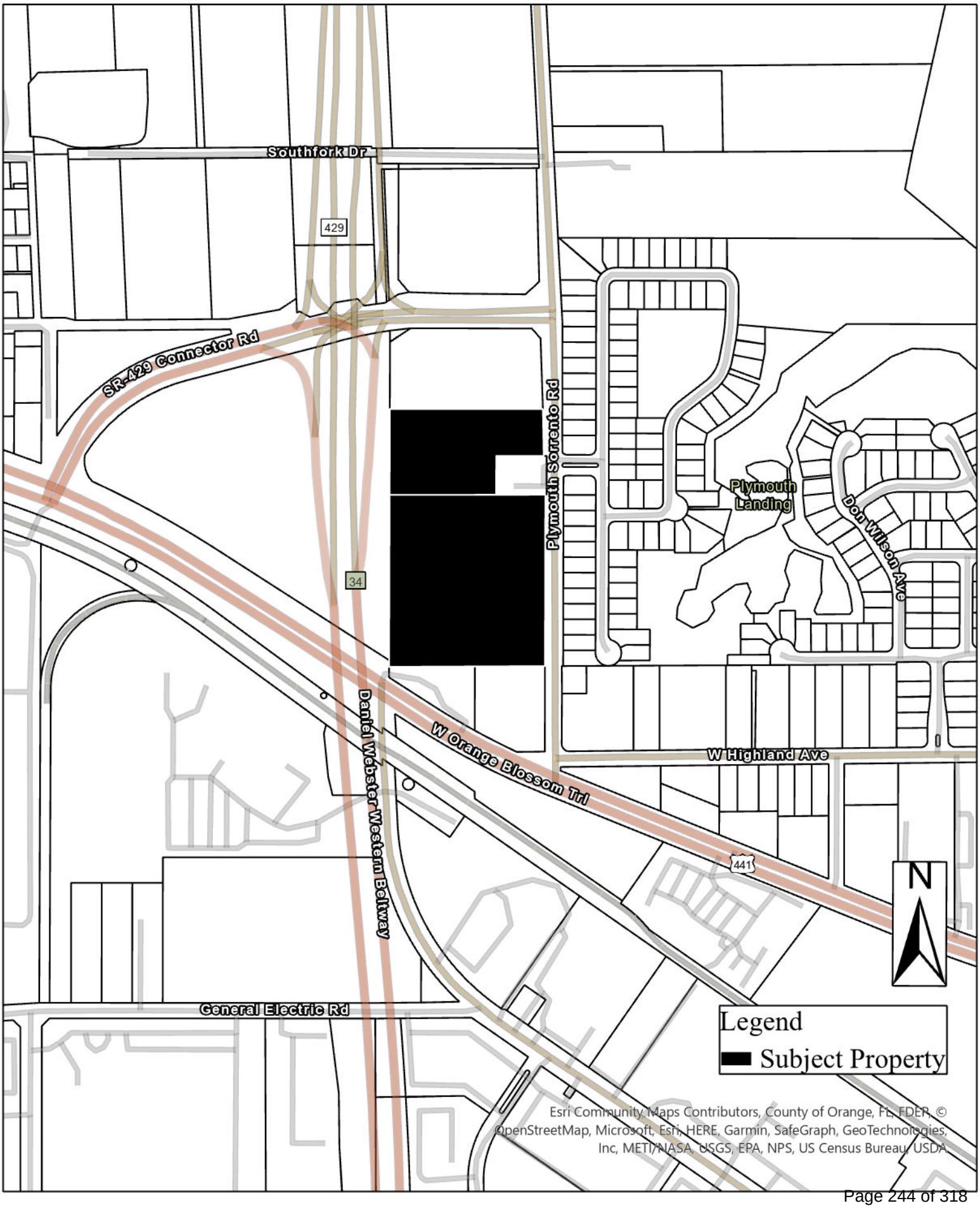
Recommended Motion - Planning Commission:

Recommend approval of the Plymouth Sorrento Apartments – Major Development Plan.

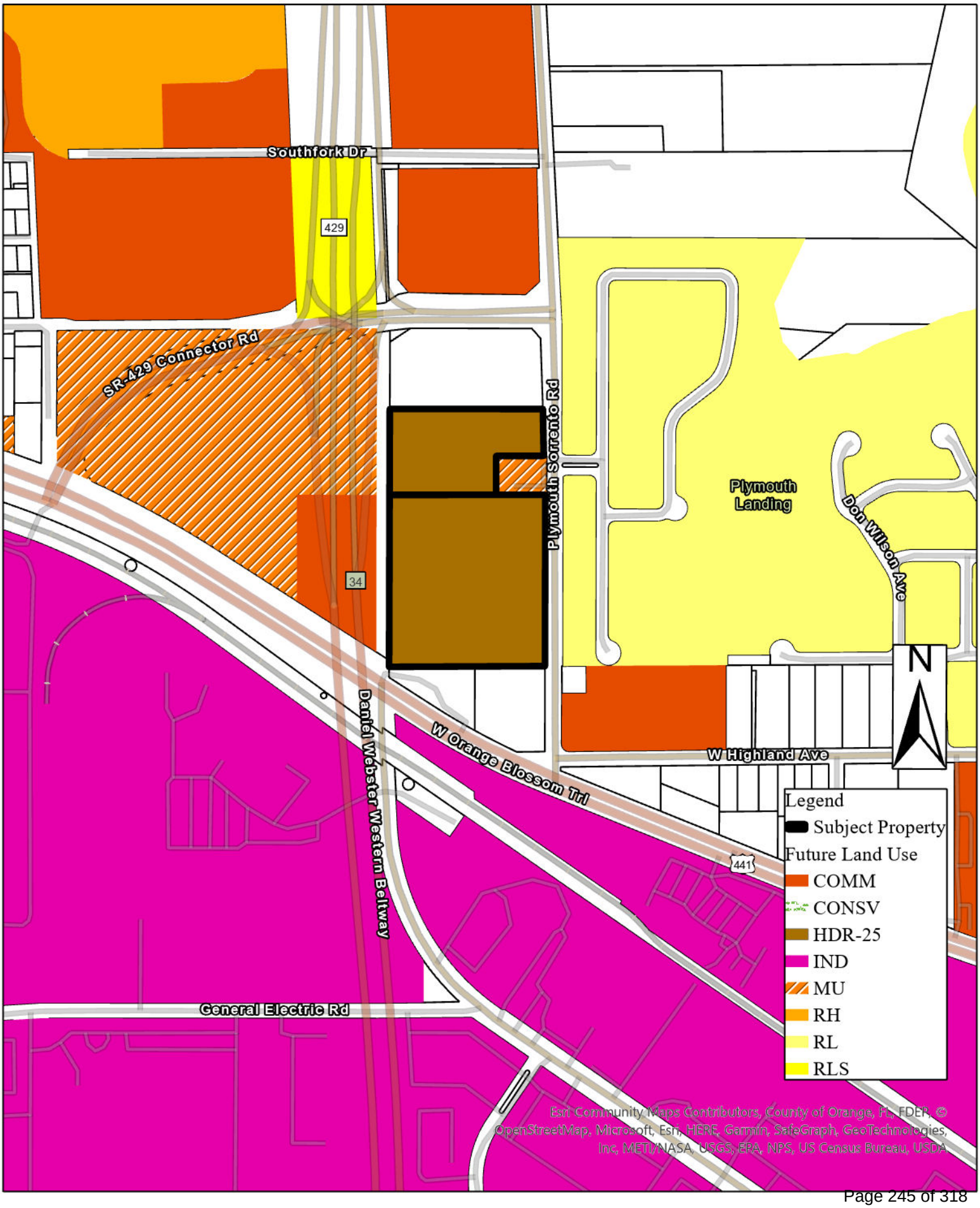
ATTACHMENTS:

1. Maps
2. Plymouth Sorrento Apartments - MDP
3. Plymouth Sorrento Apartments PD - Master Plan

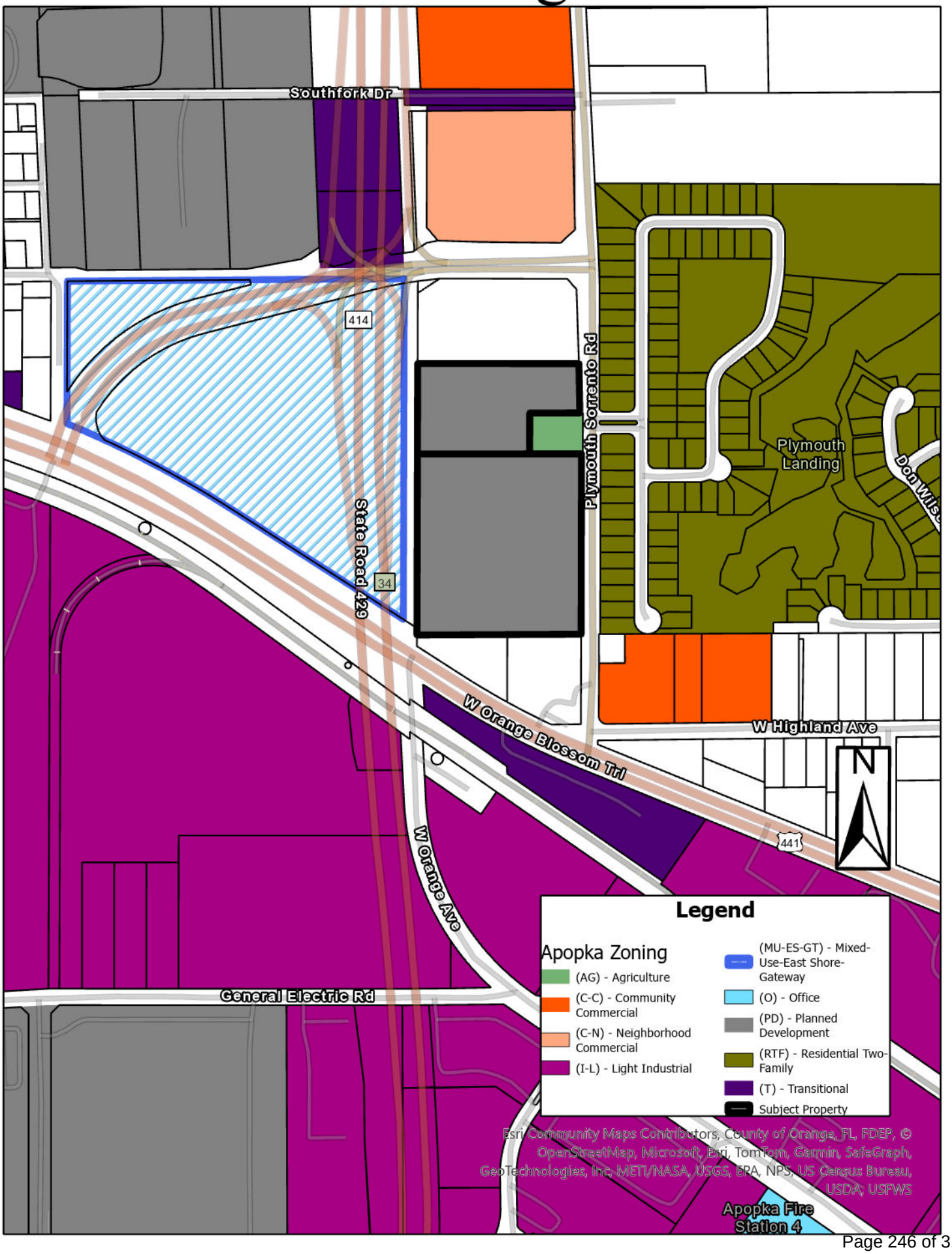
Vicinity


Southfork Dr
429
SR-429 Connector Rd
Plymouth Sorrento Rd
Plymouth Landing
Don Wilson Ave
34
Daniel Webster Western Beltway
W Orange Blossom Trl
W Highland Ave
441
General Electric Rd
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

Future Land Use



Zoning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414
Plymouth Sorrento Rd
Plymouth Landing
State Road 429
34
W Orange Blossom Trl
W Highland Ave
441
W Orange Ave
General Electric Rd
Apopka Fire Station 4
N
Legend
Apopka Zoning
(AG) - Agriculture
(C-C) - Community Commercial
(C-N) - Neighborhood Commercial
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PD) - Planned Development
(RTF) - Residential Two-Family
(T) - Transitional
Subject Property
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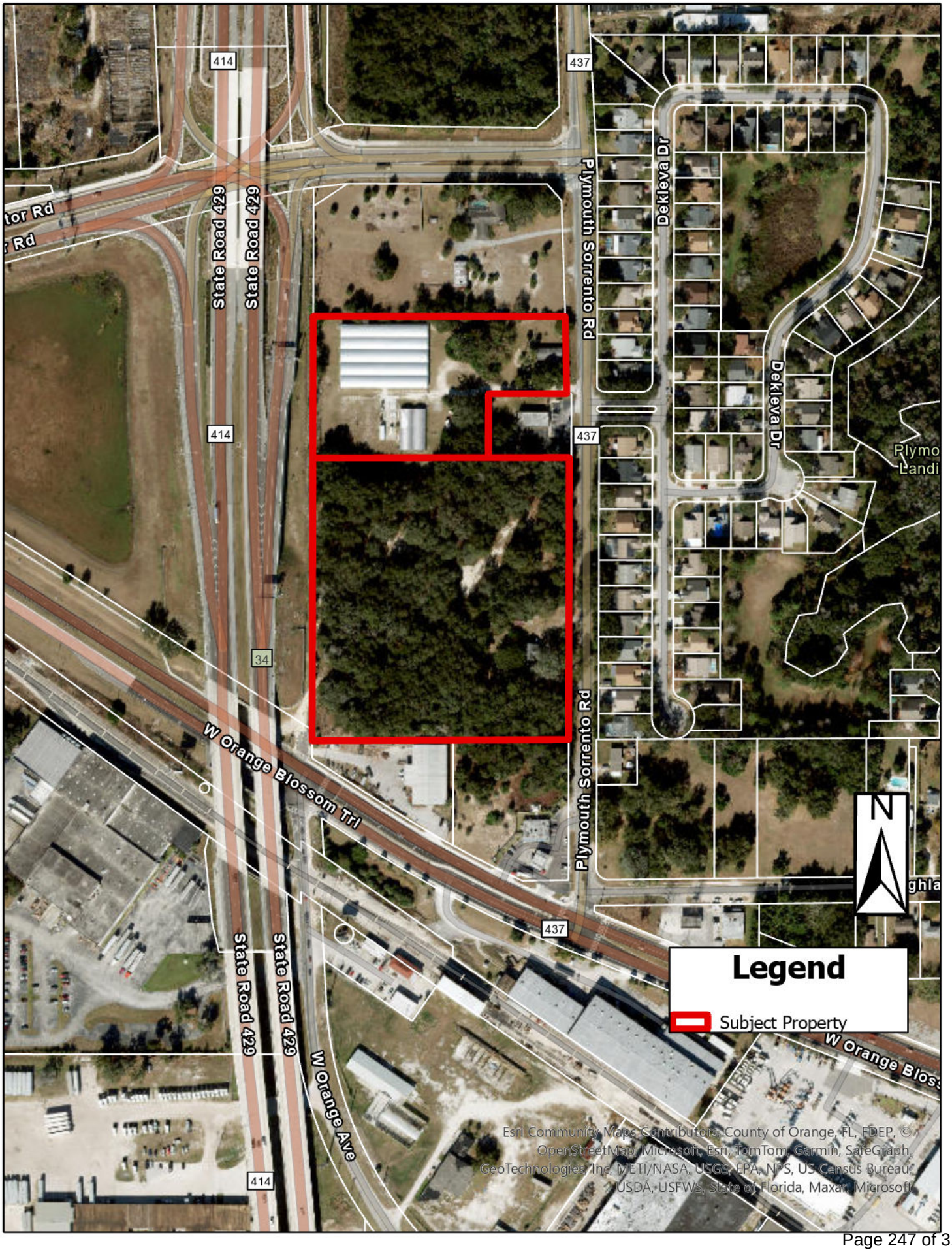
Aerial


414
437
State Road 429
State Road 429
Plymouth Sorrento Rd
Dekleva Dr
Dekleva Dr
414
437
34
W Orange Blossom Trl
Plymouth Sorrento Rd
437
State Road 429
State Road 429
W Orange Ave
414
N
Legend
Subject Property
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LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: OCTOBER 14, 2022

Parcel 1

Lot 4, Block H, LESS the South 150 feet of the East 200 feet, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT that portion of said Lot 4 lying within lands conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 385, Page 509, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT any portion of said Lot 4 lying within lands as set forth and contained in that certain Stipulated Order of Taking (Parcel 110) recorded April 2, 2009 in Official Records Book 9852, Page 7723, Public Records of Orange County, Florida.

Parcel 2

Lots 5 and 6, BLOCK H, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida, LESS AND EXCEPT the East 10 feet of said Lots 5 and 6 conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 402, Page 90, Public Records of Orange County, Florida.

NARRATIVE:

THE PROPERTY IS MADE UP OF TWO PARCELS THAT ARE LOCATED ALONG THE WEST SIDE OF PLYMOUTH SORRENTO ROAD (COUNTY ROAD 437), NORTH OF ORANGE BLOSSOM TRAIL (US 441), AND EAST OF THE WESTERN BELTWAY (STATE ROAD 429). THE ADDRESSES FOR THE CORRESPONDING PARCELS ARE 750 AND 922 PLYMOUTH SORRENTO ROAD, APOPKA, FLORIDA 32712 IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 13.04 AC. THE SUBJECT PARCELS ARE CURRENTLY BEING USED FOR AGRICULTURAL AND RESIDENTIAL PURPOSES. THE PROPOSED DEVELOPMENT IS A MULTI-FAMILY APARTMENT COMPLEX WITH 242 APARTMENT UNITS WITH ASSOCIATED AMENITIES, ROADWAYS AND RETENTION/DETENTION AREAS. THE POTABLE WATER, RECLAIMED WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF APOPKA UTILITIES.

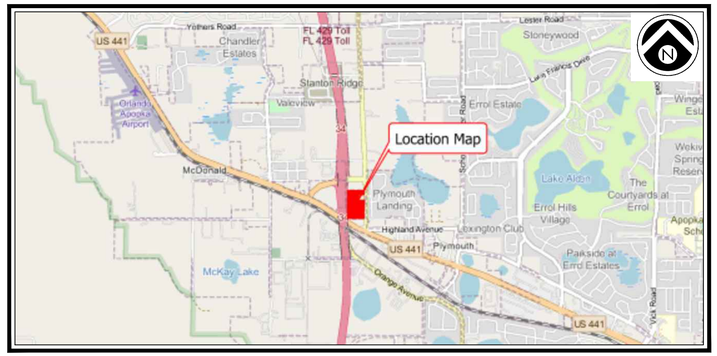
MAJOR DEVELOPMENT PLAN

FOR

PLYMOUTH SORRENTO APARTMENTS

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID#s 06-21-28-7172-08-040 & 06-21-28-7172-08-050



VICINITY MAP

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5 OF 5	TREE TABLE

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

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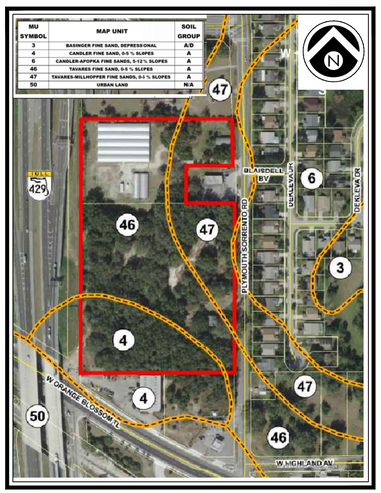
AERIAL MAP
SCALE: 1"=400'



SOILS MAP
SCALE: 1"=400'



FEMA FLOOD MAP
SCALE: 1"=400'

UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
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SHEET 1 OF 50
NOT FOR CONSTRUCTION

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WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN	01/23/2024		

REV.	DATE	DESCRIPTION
1	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024

SOFIA CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/15/24

This item has been electronically signed and sealed by Sofia C. Sierra-GIL PE on the date shown on the first page using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil\3D Layouts\04 MDP\Cover Sheet.dwg Plotted:3/15/2024 By:afrancis

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR

SANITARY SEWER

- 100 LF OF 8" PVC @ 0.40% — SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- FIRE MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER
- SAMPLE POINT

RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

- 100 LF OF 24" RCP @ 0.20% — STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION (×100.00)
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE "A" FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A A)

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 2 OF 50
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 10/23/2024	10/29/2024	A

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

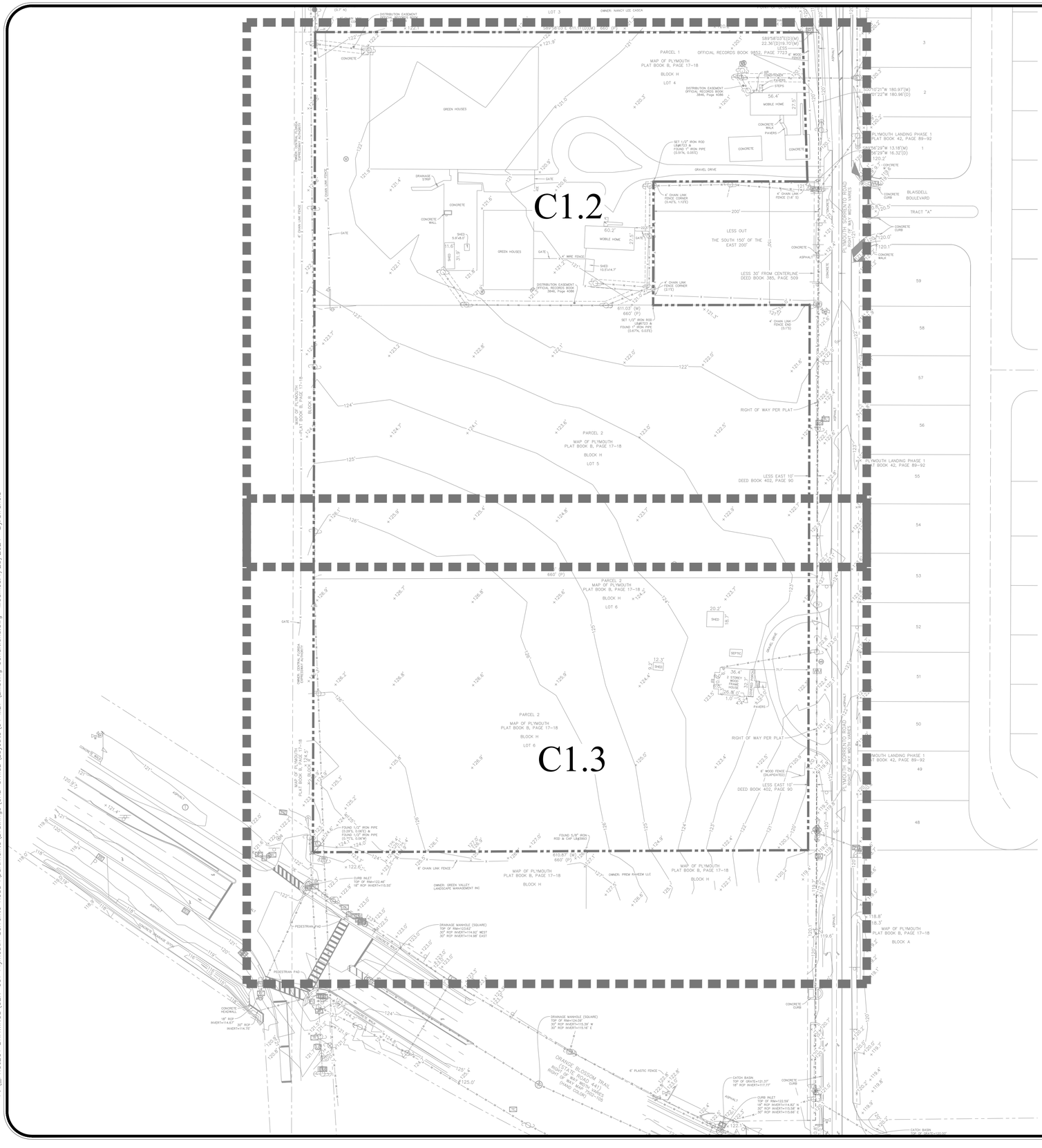
SCALE	PROJECT	SHEET
N.T.S.	OER-001	C1.0

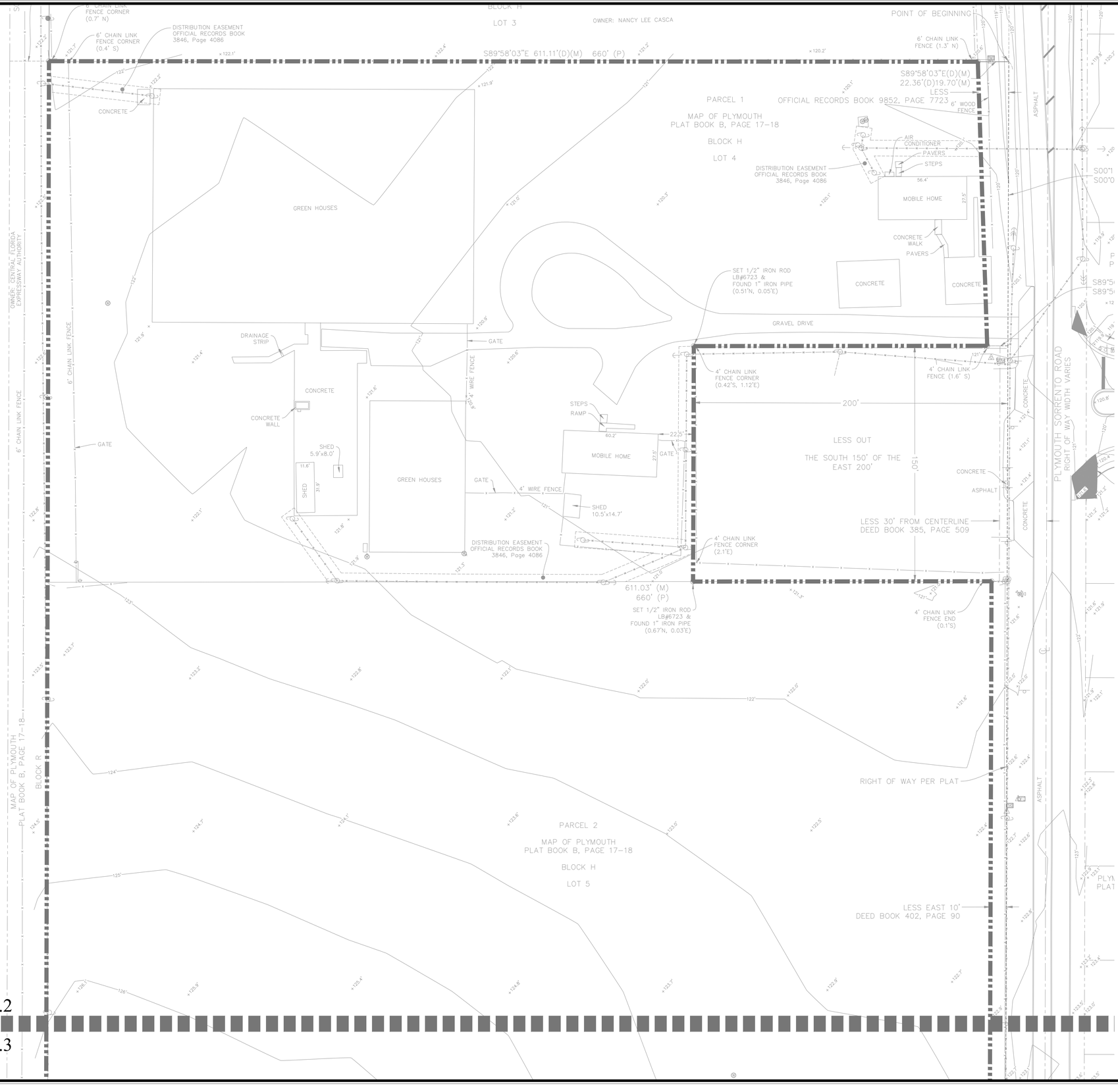
APPIAN ENGINEERING LLC

SOUTH CAROLINA SIERRA VICTORIA
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

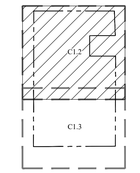
This item has been electronically signed and sealed by Sofia C. Sierra-Gil, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Abbreviations & Symbols.dwg Modified: 3/15/2024 By: afrancis


C1.2
C1.3
PARCEL 1
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H
LOT 4
OFFICIAL RECORDS BOOK 9552, PAGE 7723
PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H
LOT 5
LOT 6
LESS OUT
THE SOUTH 150' OF THE
EAST 200'
LESS EAST 10'
DEED BOOK 402, PAGE 90
LESS 30' FROM CENTERLINE
DEED BOOK 385, PAGE 509
RIGHT OF WAY PER PLAT
PLYMOUTH SORRENTO ROAD
(RIGHT OF WAY WIDTH VARIES)
PLYMOUTH LANDING PHASE 1
PLAT BOOK 42, PAGE 89-92
BLAISDELL
BOULEVARD
TRACT "A"
ORANGE BLOSSOM TRAIL
(STATE ROAD 441)
(RIGHT OF WAY WIDTH VARIES)
(HARD COLOR)
OWNER: NANCY LEE CASCA
OWNER: GREEN VALLEY
LANDSCAPE MANAGEMENT INC
OWNER: PRIM RIVIERA LLC
GREEN HOUSES
MOBILE HOME
SHED
GRAVEL DRIVE
SEPTIC
PAVERS
CONCRETE
ASPHALT
GATE
6' WOOD FENCE
(SURROUNDS)
6' PLASTIC FENCE
4' WIRE FENCE
4' CHAIN LINK FENCE
6' CHAIN LINK FENCE
DISTRIBUTION EASEMENT
OFFICIAL RECORDS BOOK
3846, Page 4089
611.03' (M)
660' (P)
SET 1/2" IRON ROD
LB#6723 &
FOUND 1" IRON PIPE
(0.67'N, 0.03'E)
FOUND 5/8" IRON
ROD & CAP LB#5993
FOUND 1/2" IRON PIPE
(0.29'S, 0.06'E) &
FOUND 1/2" IRON PIPE
(0.17'S, 0.06'E)
CATCH BASIN
TOP OF GRATE=121.37'
18" RCP INVERT=117.77'
CURB INLET
TOP OF RIM=122.55'
18" RCP INVERT=115.82' N
30" RCP INVERT=115.06' E
30" RCP INVERT=115.66' E
DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=123.62'
30" RCP INVERT=114.92' WEST
30" RCP INVERT=114.98' EAST
DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=124.09'
30" RCP INVERT=115.39' W
30" RCP INVERT=115.54' E
CURB INLET
TOP OF RIM=122.46'
18" RCP INVERT=113.55'
CONCRETE HEADWALL
18" RCP
INVERT=114.87'
30" RCP
INVERT=114.70'
PEDESTRIAN PAD
CONCRETE CURB
ASPHALT
SIDEWALK
DRIVE
DRIVE
DRIVE







KEY MAP

REV	DATE	DESCRIPTION	BY
1	10/15/2024	CITY OF APOPKA COMMENTS DATED 10/7/2024	AF

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – NORTH

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS

CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
1" = 30'	OER-001	C1.2

APPIAN ENGINEERING

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER

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SHEET 4 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Existing Conditions.dwg Modified:1/25/2024 By:dfrancis

SHEET C1.2
SHEET C1.3

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK H
LOT 5

LESS EAST 10'
DEED BOOK 402, PAGE 90

610.95' (M)
660' (P)

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK H
LOT 6

GATE

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

SHED

SEPTIC

GRAVEL DRIVE

2 STOREY WOOD FRAME HOUSE

COVERED PORCH

PAVERS

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK H
LOT 6

RIGHT OF WAY PER PLAT

PLYMOUTH SORRENTO ROAD
RIGHT OF WAY WIDTH VARIES

ASPHALT

6' WOOD FENCE (DILAPIDATED)

LESS EAST 10'
DEED BOOK 402, PAGE 90

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK R

FOUND 1/2" IRON PIPE
(0.29'S, 0.06'E) &
FOUND 1/2" IRON PIPE
(0.38'S, 0.06'W)

FOUND 5/8" IRON
ROD & CAP LB#3993

610.87' (M)
660' (P)

6' CHAIN LINK FENCE

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK H

OWNER: PREM RAHEEM LLC

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17–18
BLOCK H

CURB INLET
TOP OF RIM=122.46'
18" RCP INVERT=115.55'

OWNER: GREEN VALLEY
LANDSCAPE MANAGEMENT INC

ASPHALT

PEDESTRIAN PAD

CONCRETE WALK

DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=123.62'
30" RCP INVERT=114.92' WEST
30" RCP INVERT=114.98' EAST

PEDESTRIAN PAD

N
W E
S

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

KEY MAP
C1.2
C1.3

BY	DESCRIPTION	DATE	REV.
AF	CITY OF APOPKA COMMENTS DATED 02/13/2024	03/15/2024	1

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APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – SOUTH
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
1" = 30'	OER-001	C1.3

APPIAN ENGINEERING

SOUTH CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER

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SHEET 5 OF 50
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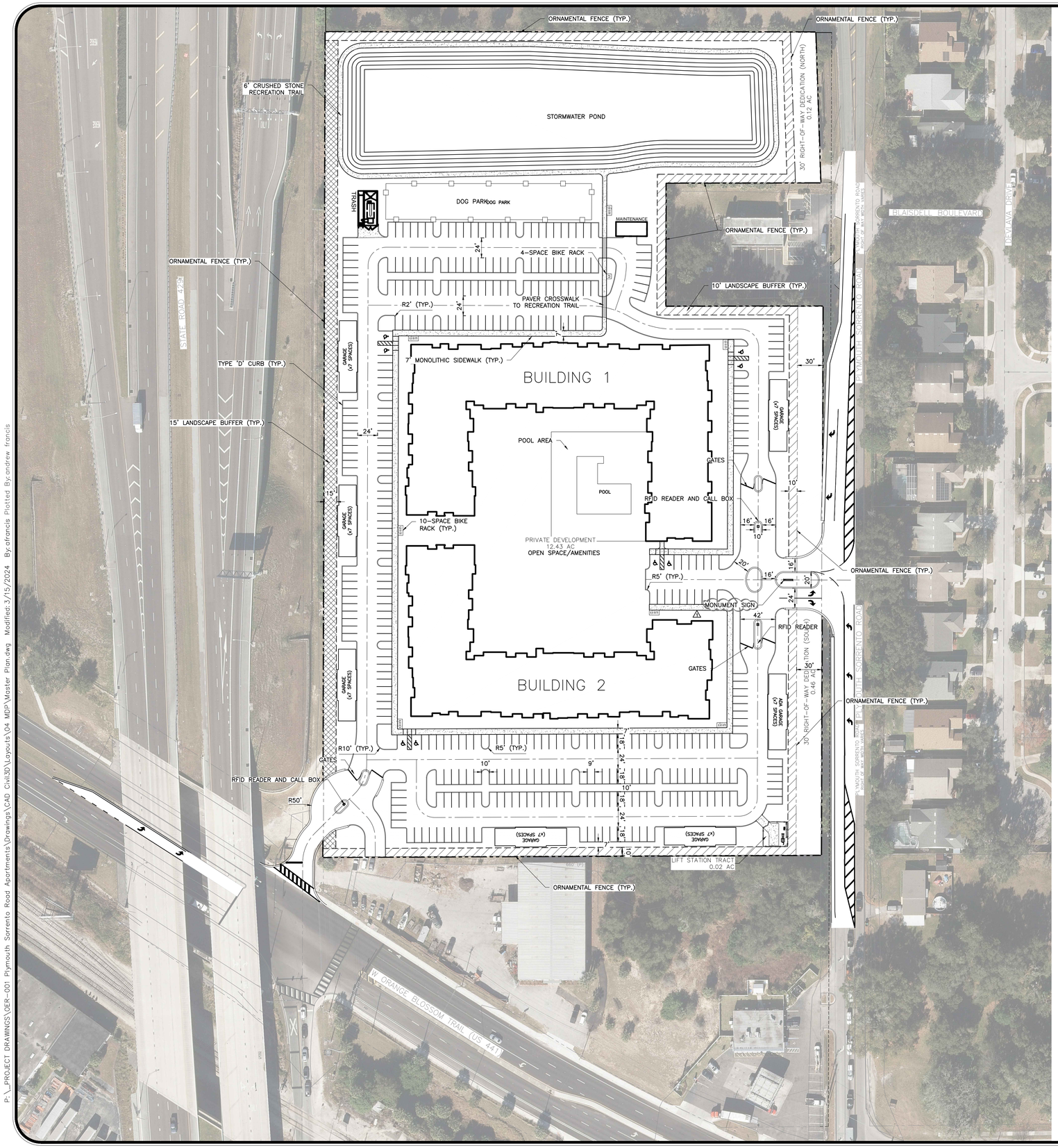

LEGEND

- PROPERTY BOUNDARY
- 10' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER

N

W E

S

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

SITE DATA:

1.	OCPA - PARCEL ID #:	06-21-28-7172-08-040, 06-21-28-7172-08-050
2.	PROPERTY ADDRESS:	750 & 922 PLYMOUTH SORRENTO ROAD APOPKA, FLORIDA 34712
3.	TOTAL PROPERTY AREA:	13.04 AC
4.	RIGHT-OF-WAY DEDICATION:	0.58 AC
5.	DEVELOPABLE AREA:	12.46 AC
6.	FEMA FIRM MAP FLOOD ZONE: (FIRM PANEL #12095C0110H DATED SEPTEMBER. 24, 2021.	X
7.	EXISTING FUTURE LAND USE:	AG, COMM
8.	PROPOSED FUTURE LAND USE:	HDR-25
9.	ADJACENT FUTURE LAND USE:	
	NORTH	R (COUNTY)
	SOUTH	C (COUNTY), PD (COUNTY)
	EAST	RL (COUNTY)
	WEST	COMM (CITY), MU (CITY)
10.	EXISTING ZONING:	T, C-C
11.	PROPOSED ZONING:	PD
12.	ADJACENT ZONING:	
	NORTH	A-1 (COUNTY)
	SOUTH	RSTD CD-2 (COUNTY), PD (COUNTY)
	EAST	RTF (CITY)
	WEST	MU-ES-GT (CITY)
13.	DEVELOPMENT PROGRAM:	242 UNITS
14.	ALLOWED DENSITY (HDR-25):	25.00 DU/AC
15.	PROPOSED DENSITY:	18.56 DU/AC
16.	MAXIMUM BUILDING HEIGHT*:	49 ft.

*BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM FINISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES PER THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 10.2.1.

17.	MINIMUM LIVING AREA:	
	1 BEDROOM	690 SF
	2 BEDROOM	1,110 SF
	3 BEDROOM	1,400 SF
18.	PARKING SPACES REQUIRED:	533 SPACES

PER SECTION 5.1.6. OF THE CITY OF APOPKA 2019 LAND DEVELOPMENT CODE.
(242 DWELLING UNITS x 2 RESIDENT SPACES PER UNIT = 484 SPACES)
(484 RESIDENT SPACES x 0.1 VISITOR SPACE PER RESIDENT SPACE = 49 SPACES)

19.	PARKING SPACES PROPOSED:	
	9' X 18' STANDARD SPACES	367
	12' X 18' ADA SPACES	8
	GARAGE SPACES	48
	ADA GARAGE SPACES	1
	TOTAL	424 (1.75 SPACES/DU)**

**REFER TO ALTERNATIVE PARKING ANALYSIS BY TRAFFIC & MOBILITY CONSULTANTS, LLC.

20.	BICYCLE PARKING REQUIRED:	
	SHORT TERM (1 PER 20 UNITS)	13 SPACES
	LONG TERM (1 PER 4 UNITS)	61 SPACES
	TOTAL	74 SPACES
21.	BICYCLE PARKING PROPOSED:	
	1x 4-SPACE BIKE RACK	4 SPACES
	7x 10-SPACE BIKE RACK	70 SPACES
	TOTAL	74 SPACES

22.	SETBACKS:	CODE	PROPOSED
	FRONT	25ft.	100 ft***
	REAR	25 ft.	100 ft.
	SIDE	15 ft	45 ft.
	STRUCTURES****		
	CORNER	25 ft.	N/A

***MINIMUM FRONT SETBACK MEASURED FROM EDGE OF BUILDING TO WESTERN BOUNDARY OF DEDICATED RIGHT-OF-WAY.

****ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10'.

23.	OPEN SPACE REQUIRED:	30% (3.91 AC)
24.	OPEN SPACE PROPOSED:	
	LANDSCAPE BUFFERS:	±0.65 AC
	POOL/AMENITY:	±1.40 AC
	DOG PARK/TRAIL:	±0.79 AC
	STORMWATER POND (75%):	±1.29 AC
		±4.13 AC (±43.4%)

25.	PROPOSED AMENITIES:	
	ON-SITE LEASING OFFICE	
	CLUBROOM	
	RESORT-STYLE SALTWATER POOL	
	AMENITY DECK	
	POOL CABANA/PAVILION	
	RECREATION LAWN	
	CONFERENCE ROOM	
	CO-WORKING SPACE	
	FITNESS CENTER	
	YOGA LAWN	
	DOG PARK	
	PET SPA	
	OUTDOOR GRILLS	
	WALKING TRAIL	

26.	GREEN BUILDING STANDARDS:	
	-ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION	4.00+ pt.

27. FOR THE PURPOSES OF DEVELOPMENT, "ORNAMENTAL" FENCE REFERS TO AN ALUMINUM OR WROUGHT IRON FENCE OR AS APPROVED BY DRC.

SHEET 6 OF 50

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	03/15/2024	CITY OF APOPKA COMMENTS DATED: 02/13/2024	AF

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

PD MASTER PLAN

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS

CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASSON	DATE: 3/15/24
SCALE: 1" = 60'	PROJECT: OER-001	SHEET: C2.0	

APPIAN ENGINEERING

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/15/24

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P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Master Plan.dwg Modified:3/15/2024 By:afrancis Plotted By:andrew.francis

This instrument prepared by and after
recording return to:

Jonathan P. Huels
Lowndes
215 N. Eola Drive
Orlando, Florida 32801

----------{SPACE ABOVE THIS LINE FOR RECORDING DATA}----------

PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT ("Agreement") is made this ___ day of _____, 20__, by and between **Gary D. Charlton as Trustee for the Gardy D. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069, and **Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069 ("**Owner**"), **111 Pursuit LLC**, a Florida limited liability company, whose address is 2400 Apopka Blvd., Apopka, FL 32703 (**"Developer"**), and the **CITY OF APOPKA, FLORIDA**, a municipality organized and existing under the laws of the State of Florida, whose address is 120 E. Main Street, Apopka, FL 32703 ("**City**"). Owner, Developer, and the City are sometimes together referred to herein as the "Parties" or separately as a "Party."

RECITALS:

A. Owner is the fee simple owner of that certain real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein **("Property")** (for purposes of this Agreement, the aforesaid Property is also herein referred to as the "**Development**").

B. Developer is under contract to purchase the Property from Owner for the purpose of developing the Property pursuant to that certain Planned Development / Master Plan for Plymouth Sorrento Apartments (the "**PD Plan**") prepared by Appian Engineering LLC (the "**Engineer**"), and this Agreement.

C. The Developer desires to develop the Property as a two hundred forty-two (242) unit apartment complex, together with related amenities as more particularly set forth in the PD Plan (**"Intended Improvements"**).

D. State law and the City require that Developer develop the Property in accordance with the City's Comprehensive Plan ("**Comprehensive Plan**"), its Land Development Code ("**LDC**"), and the terms and conditions of this Agreement.

E. Pursuant to the City's Land Development Code ("**LDC**") Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the PD Plan, the provision of public facilities in the Development, the environmental protection of the Property, the community benefits and amenities

in the Development, and all other provisions determined by the City to be relevant and necessary to the development of the Property.

F. The current zoning classification of the Property is Community Commercial and Transitional (T), and the Owner and Developer desire to change the zoning classification of the Property to Planned Development (PD) pursuant to the PD Plan, the LDC and the Comprehensive Plan.

G. The Owner, Developer, and City desire to enter into this Agreement to facilitate development of the Property in accordance with the PD Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the PD Plan, and set forth the agreements and conditions that shall be applicable throughout the Development.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Development pursuant to the PD Plan and Standards, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, and preserve natural habitat and wetland areas.

I. The Development is approved for development pursuant to the PD Plan, a copy of which is attached hereto as **Exhibit "B"** and is incorporated herein, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Development Specifications. The Development consists of the following:

a) Gross Acreage: 13.04 acres +/-

b) Net Developable Acreage (gross acreage less surface waters, wetlands and upland floodplains): 13.04 acres +/-

c) Net Residential Density: 18.56 d.u./ac

d) Maximum Number of Dwelling Units Allowed: 326

e) Total Number of Dwelling Units Proposed: 242

f) Phasing: The Development will be developed and constructed concurrently but the individual sections of buildings will be phased for final inspections and certificates

of Occupancy. The internal site phasing schedule will be defined during the Major Development Plan and Construction Site Plan for the Development.

3. Provision of Public Facilities.:

a) Right of Way:

i. Developer will convey to City a 30-foot strip adjacent to existing right-of-way in conjunction with future expansion of Plymouth Sorrento Road prior to final certificate of occupancy.

b) Utilities:

i. Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulations. Easements necessary for the construction, installation, and maintenance of the City Owned on-site potable water, reclaimed water, and wastewater facilities shall be granted to the City prior to issuance of final certificate of occupancy.

ii. Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iii. Cable television / telecommunications services shall be provided by Charter Communications (aka Spectrum) or Century Link (aka Lumen). Easements necessary for the construction, installation, and maintenance of the onsite cable television / telecommunications facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iv. Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the City Owned on-site fire protection facilities shall be granted to the City prior to issuance of final certificate of occupancy.

v. Solid waste / trash collection services shall be provided by the City of Apopka.

c) Stormwater:

i. Stormwater for the proposed development is proposed to utilize a traditional excavated stormwater management facility.

4. Community Benefits and Amenities.

a) Open Space Set Aside Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.4, Required Open Space Set Aside Area is 30% of Net Developable Acreage for residential PD Districts. Based upon a Net Developable Acreage of 13.04 acres, the Required Open Space Set Aside Area for the Development is 3.91 acres. The PD Plan contemplates a total Open Space Set Aside Area of 4.13 acres, which is 32% of Net Developable Acreage in the Development, exceeding the Open Space Set Aside requirements of the LDC.

b) Active Recreation Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.5, Active Recreation Area is included within the Open Space Set Aside Area. The PD Plan contemplates a total Active Recreation Area of 2.19 acres, which is 53% of the required Open Space Set Aside Area.

c) Amenities. The following amenities will be provided within the Development:

On-site Leasing Office
Clubroom
Resort-Style Saltwater Pool
Amenity Deck
Pool Cabana/Pavilion
Recreation Lawn
Conference Room
Co-Working Pace
Fitness Center
Yoga Lawn
Dog Park
Pet Spa
Outdoor Grills
Walking Trail

5. Development of Subject Property. Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Intended Improvements related to the Development. If applicable, the City and Developer shall enter into an Improvement Agreement consistent with the provisions set forth in Section 5.15, LDC, prior to commencement of construction of the Development.

a) Improved Architectural Design. The Intended Improvements shall comply Section 3.2.2 - Multi-family Architecture, City of Apopka Design Guidelines (the "**Design Guidelines**"). Pursuant to the Design Guidelines, the buildings shall have a recognizable top including roof overhangs, richly textured materials and/or differently colored materials. All support structures shall be of a similar style, color, design, and materials as used for the

principal structure. Mechanical equipment on the ground shall have associated landscape screening.

b) Green Building. The Development shall comply with Section 5.11, LDC, and incorporate at least four (4) points from the options set forth in Table 5.11.4.B, LDC. Subject to final design requirements, the Property will be developed utilizing the following Green Building Standards:

i. Resiliency to Natural Hazards: Elevate structures more than 3 feet above base flood elevation (BFE) (4.0 points based on proposed FFE minimum of 122 feet which is 55.1 feet above BFE which is at elevation 66.9 feet).

Notwithstanding the foregoing, Developer shall be permitted to use alternative Green Building Standards or additional Green Building Standards to comply with Section 5.11, LDC, which may be addressed during the Construction Plan approval process.

c) Construction Plans. The Intended Improvements shall be constructed in accordance with the construction plans approved by City through its standard plans review process.

d) Impact Fees. At the time of issuance of any building permits for the Development, Developer shall pay all applicable impact fees in amounts which are in effect at the time of building permit issuance.

6. Consistency with Comprehensive Plan. City hereby finds that this Agreement is consistent with the Comprehensive Plan and other City governing documents, including but not limited to the LDC, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, Florida Statutes, and City's police powers.

7. Justifications for Residential Development Standards. The purpose of the Planned Development district, per Section 3.7.2.A, LDC, is to encourage innovative, integrated, and efficient land planning and physical design concepts to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services by, *inter alia*:

a) reducing in the inflexibility of zoning district standards;

b) allowing greater flexibility in the form and design of development, pedestrian and traffic circulation, respecting natural features of the land and protecting the environment, and the location and integration of open space and civic space into the development;

c) allowing more efficient use of land, with smaller networks of streets and utilities;

d) providing pedestrian connections within the site and the public right-of-way; and

e) promoting development forms and patterns that respect the character of established surrounding neighborhoods.

8. Minor Amendments and Adjustments to Approved PD Plan. The Parties agree that a Development of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Development (in addition to administrative adjustments). Such "Minor Adjustments" are those which do not materially affect or modify the Development and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved PD Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with prior approval of City or the City Designee. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of the City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, and shall be binding upon City and the Developer.

9. Obligation to Adhere to Requirements of Law. Owner, Developer and City agree that each Party and its respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Owner, Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner, Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

10. Binding Effect. All terms and provisions of this Agreement are binding upon the parties hereto and their respective successors and assigns and all rights, privileges, benefits, and burdens created hereunder are covenants running with the Property, binding upon, and inuring to the benefit of the parties hereto and their respective successors and assigns. Each Party acknowledges and agrees that the other shall have the right to assign its rights and obligations under this Agreement to any of its successors or assigns.

Notwithstanding anything in the foregoing, or elsewhere in this Agreement, to the contrary, this Agreement, and all covenants created hereunder, shall be released from, and shall no longer encumber title to, any portion of the Property that is conveyed, by plat or otherwise, to the City, County, or other applicable local government.

Within fifteen (15) days following the written request of Owner or Developer, City shall execute an instrument in recordable form acknowledging that any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, or specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Owner or Developer may record any such instrument in the Public Records of Orange County, Florida.

11. Entire Agreement and Amendment. This Agreement sets forth the entire agreement between Owner, Developer, and City relating to the subject matter herein and supersedes all prior and contemporaneous negotiations, understanding and agreements, written or oral, between the parties. Any amendment to this Agreement shall only be effective if in writing, executed by Owner, Developer, and City, and recorded in the Public Records of Orange County.

12. Default. Failure by any Party to perform any of its obligations hereunder, shall constitute a default, entitling any non-defaulting Party to pursue such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, writ of mandamus, or termination hereof. Prior to termination of this Agreement or either Party filing an action as a result of a default under this Agreement, the non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein.

13. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy case or proceeding, at trial or on appeal or at any rehearing.

14. Force Majeure. Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, pandemics, or acts of God, or governmental action in response to such causes (individually, a "**force majeure**") provided the Party affected takes all reasonably necessary steps to resume full performance.

15. Construction. Each party hereto hereby acknowledges that all parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles of Paragraphs used in this Agreement are for convenient reference only and shall not limit, define, or otherwise affect the substance or construction of provisions of this Agreement.

16. Execution and Counterparts. To facilitate execution, the parties hereto agree that this Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

17. Governing Law/Venue. This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any action arising out of this Agreement shall be Orange County, Florida.

18. Notices. Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall be (i) hand delivered, or (ii) sent by Federal Express or a comparable overnight mail service, or (iii) mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or (iv) transmitted by e-mail, facsimile or telecopier with a copy of such notice promptly delivered by one of the other approved methods specified herein, to the Parties at their respective addresses set forth below. Any notice delivered as aforesaid shall be deemed to have been given upon actual delivery of said notice at the appropriate address set forth below or upon refusal by the addressee to accept delivery of such notice. Each party's counsel is expressly permitted to execute and deliver notices for its respective client. The addressees and addresses for the purpose of this Paragraph 20 may be changed by giving notice of such change in compliance with this Paragraph 20. Unless and until such written notice is delivered, the last addressee and address stated herein shall be deemed to continue in effect for all purposes hereunder.

If to City:	City of Apopka Attn: City Administrator 120 E. Main Street Apopka, Florida 32703
If to Owners:	Gary D. Charlton as Trustee for the Gardy D. Charlton Living Trust 1236 Lavanham Court Apopka, FL 32712-3069 Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust 1236 Lavanham Court Apopka, FL 32712-3069
If to Developer:	111 Pursuit LLC Attn: Erik Halverson 2400 Apopka Blvd. Apopka, FL 32703
With copy to:	Lowndes Attn: Jonathan P. Huels 215 N. Eola Drive Orlando Florida 32801

19. Recording in Public Records. A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida. The City Clerk shall ensure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by the Parties.

SHEET 7 OF 50
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	03/15/2024	CITY OF APOPKA COMMENTS DATED: 02/13/2024	AF

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APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32434

PD DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24
SCALE: N/A
PROJECT: OER-001
SHEET: C2.1

SONIA CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/15/24

This item has been electronically signed and sealed by Sonia C. Sierra-Gil, PE on the date adjacent to the seal using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Master Plan.dwg Modified: 3/15/2024 By: afrancis Plotted By: andrew francis

20. Sovereign Immunity. Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, Florida Statutes.

21. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

22. Effective Date. The "Effective Date" of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

[Intentionally Blank-Signatures Begin on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement and affixed their seals the day and year first above written.

"**OWNER**"

_____
Print Name: _____

By: _____
Print Name: Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, on this _____ day of _____, 2023, by Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

Witnesses:

"**OWNER**"

_____
Print Name: _____

By: _____
Print Name: Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, on this _____ day of _____, 2023, by Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

Witnesses:

"**DEVELOPER**"

111 Pursuit LLC, a Florida limited liability company

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 2023, by _____, as _____ of 111 Pursuit LLC, a Florida limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

[SIGNATURES CONTINUED ON FOLLOWING PAGE

CITY OF APOPKA

By: _____
Bryan Nelson, Mayor

ATTEST:

_____
Susan Bone, City Clerk

Approved as to Form:

_____
Cliff Shepard, City Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 2023, by _____, as _____ of City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

EXHIBIT "A"
(Property)

LEGAL DESCRIPTION:

Parcel 1

Lot 4, Block H, LESS the South 150 feet of the East 200 feet, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT that portion of said Lot 4 lying within lands conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 385, Page 509, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT any portion of said Lot 4 lying within lands as set forth and contained in that certain Stipulated Order of Taking (Parcel 110) recorded April 2, 2009 in Official Records Book 9852, Page 7723, Public Records of Orange County, Florida.

Parcel 2

Lots 5 and 6, BLOCK H, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida, LESS AND EXCEPT the East 10 feet of said Lots 5 and 6 conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 402, Page 90, Public Records of Orange County, Florida.

EXHIBIT "B"
(PD Plan)

REV	DATE	DESCRIPTION	BY
A	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

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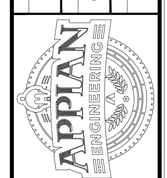
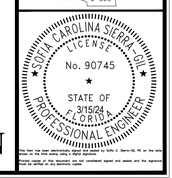
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32154

PD DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24
SCALE: N/A
PROJECT: OER-001
SHEET: C2.2

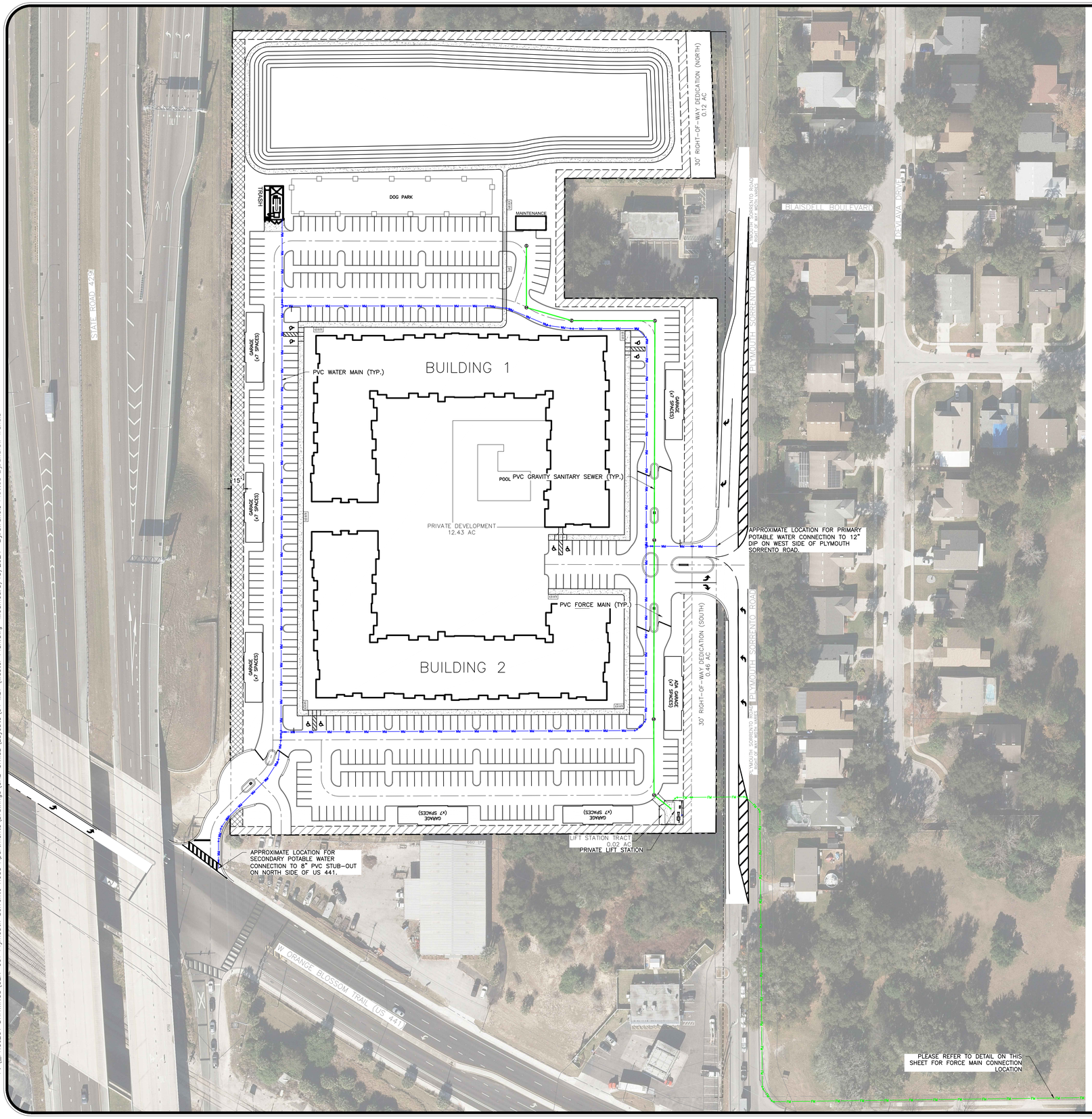




This item has been electronically signed and sealed by Sofia C. Sierra-Gil, PE on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET 8 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Master Plan.dwg Modified: 3/15/2024 By: afrancis Plotted By: andrew francis



LEGEND

- WM — **PROPOSED POTABLE WATER MAIN**
- FM — **PROPOSED FORCE MAIN**
- **PROPOSED GRAVITY SANITARY SEWER**

N

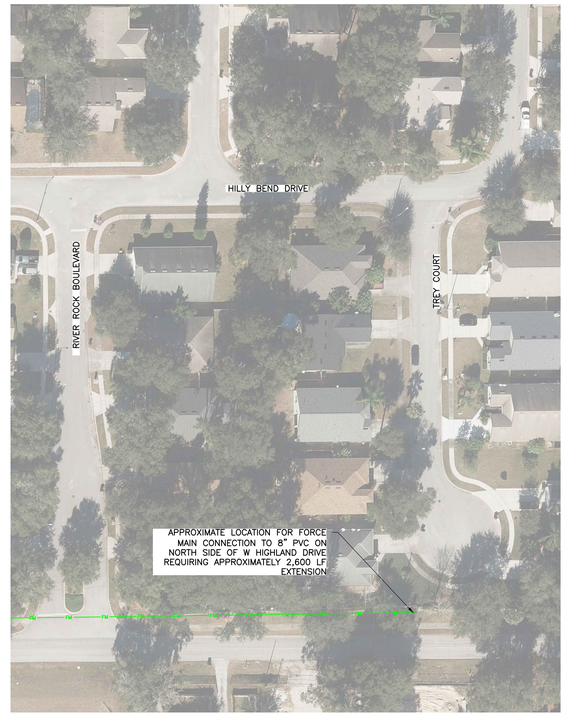
W E

S

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.



NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED 10/13/2024	10/15/2024	AF

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APPIAN ENGINEERING LLC.

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PD MASTER PLAN – UTILITIES

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS

CITY OF APOPKA, FLORIDA

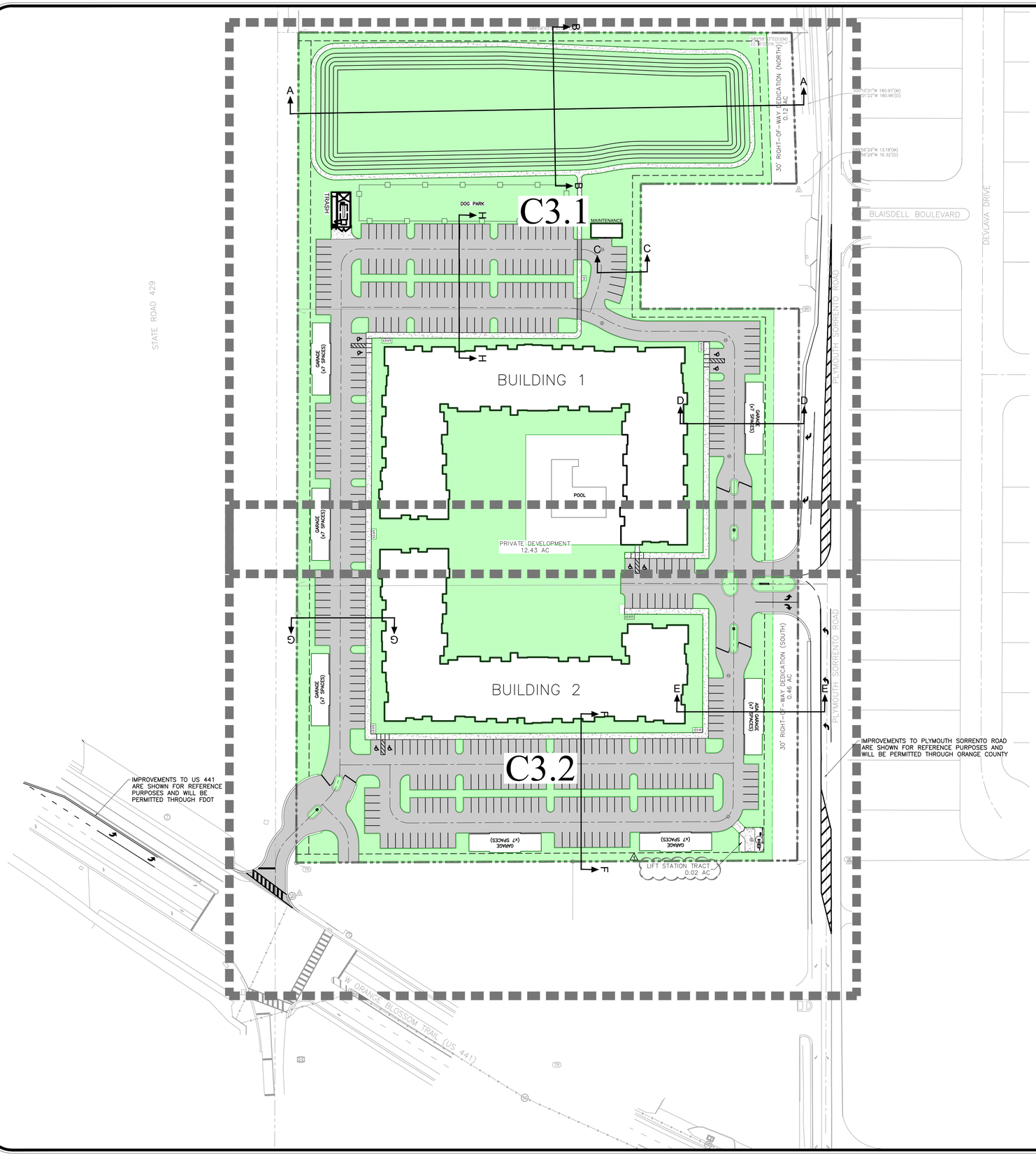
DRAWN: A. FRANCIS	DESIGNED: S. SIERRA-GIL	CHECKED: L. CLASSON	DATE: 3/15/24
SCALE: 1" = 60'	PROJECT: OER-001	SHEET: C2.3	

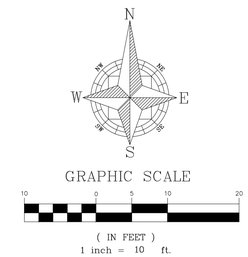
SOUTH CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER

These plans and specifications are the property of Appian Engineering LLC and are not to be used in whole or in part without the written consent of Appian Engineering LLC. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

SHEET 9 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Master Plan.dwg Modified: 3/15/2024 By: afrancis Plotted By: andrew francis





LEGEND

PAVEMENT

OPEN SPACE

PROPOSED GREEN BUILDING STANDARDS:

RESILIENCY TO NATURAL HAZARDS

-ELEVATE STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE) (4.0 POINTS BASED ON PROPOSED FFE MINIMUM OF 122 FEET WHICH IS 55.1 FEET ABOVE BFE WHICH IS AT ELEVATION 66.9 FEET) **4.00 pt.**

TOTAL: **4.00 pt.**

SHEET 10 OF 50
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32794

GEOMETRY PLAN – OVERALL
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

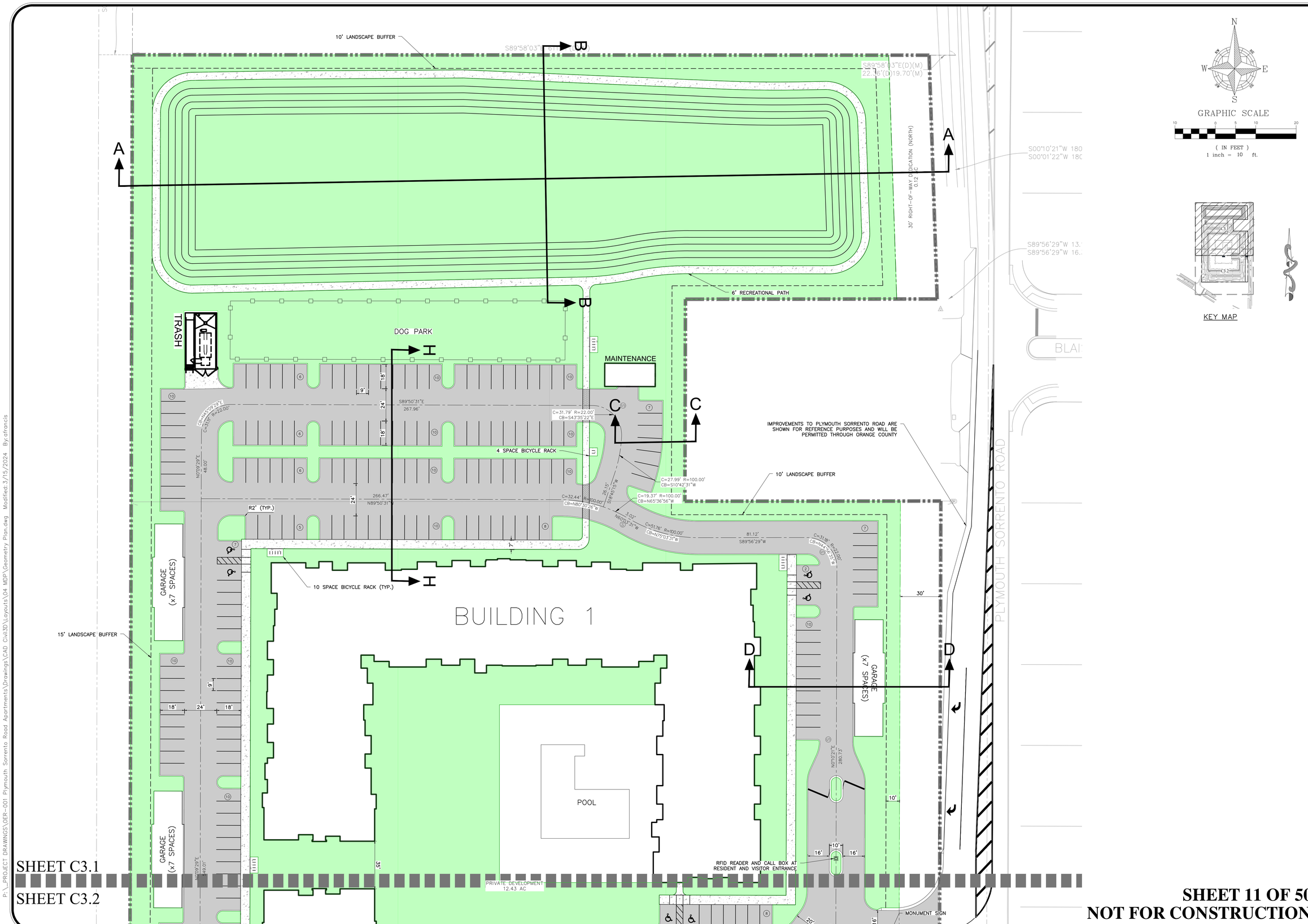
SCALE 1" = 60'
PROJECT OER-001
SHEET C3.0

APPIAN ENGINEERING

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Sofia C. Sierra-Gil, PE on the date shown on the date stamp using a digital signature.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Geometry Plan.dwg Modified:3/15/2024 By:afrancis



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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32794

GEOMETRY PLAN – NORTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

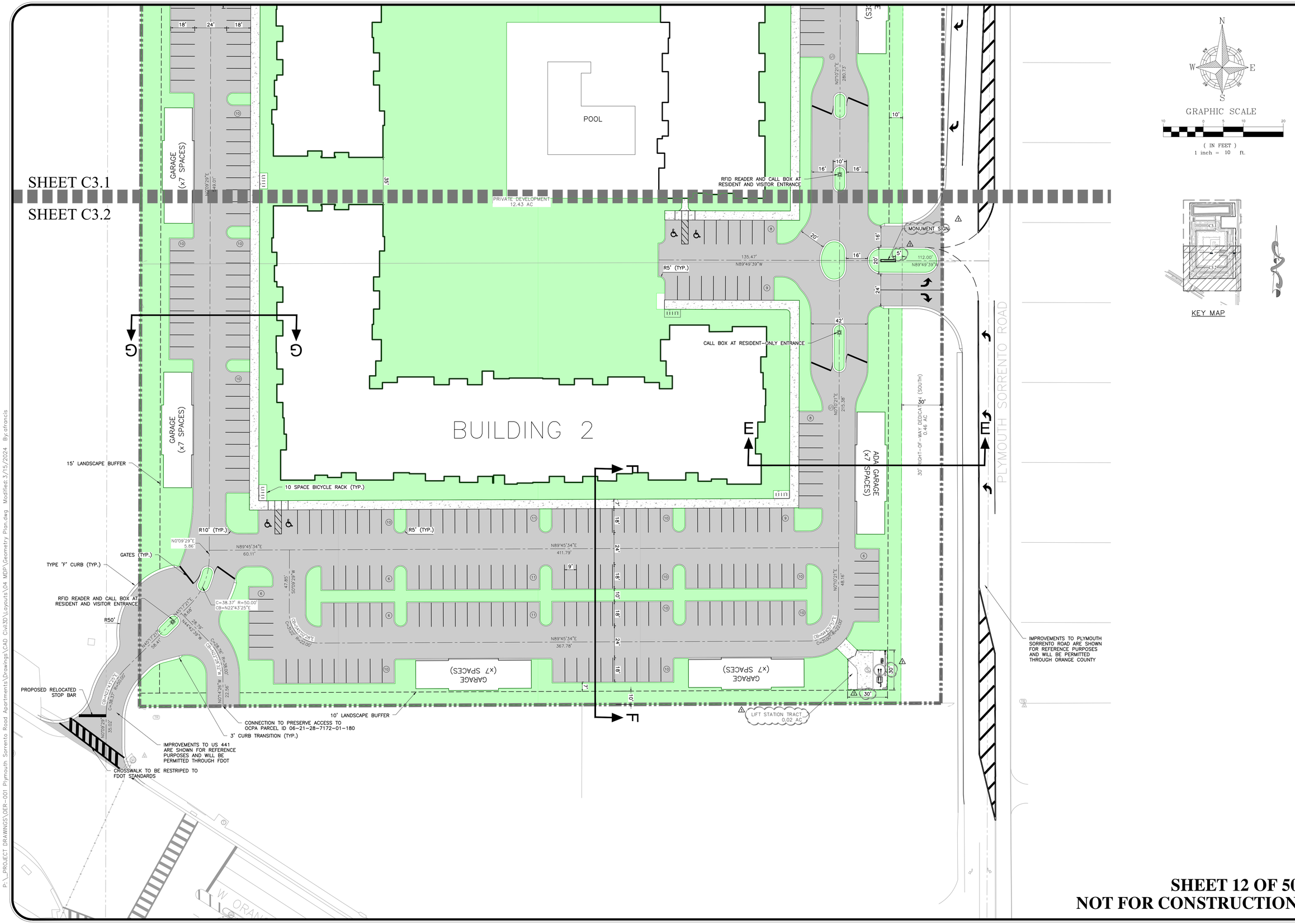
SCALE 1" = 30'
PROJECT OER-001
SHEET C3.1

APPIAN ENGINEERING

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

SHEET 11 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Geometry Plan.dwg Modified: 3/15/2024 By: afrancis



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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

REV.	DATE	DESCRIPTION	BY
	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

GEOMETRY PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

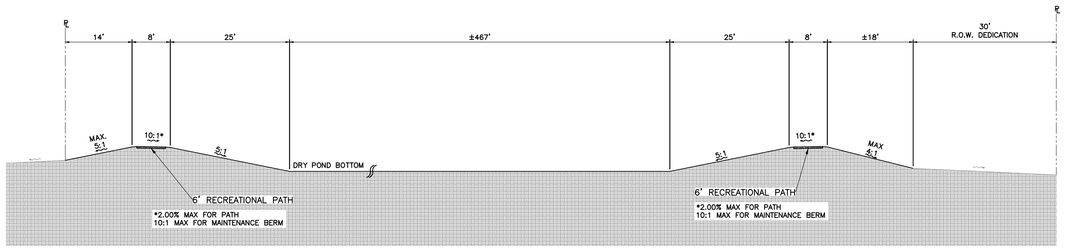
SCALE 1" = 30'
PROJECT OER-001
SHEET C3.2

APPIAN ENGINEERING

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

SHEET 12 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Geometry Plan.dwg Modified: 3/15/2024 By: afrancis



SECTION A-A

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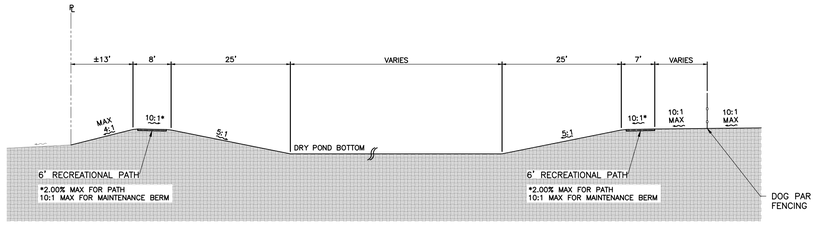

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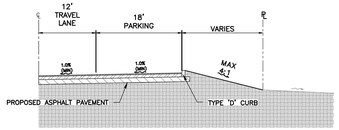

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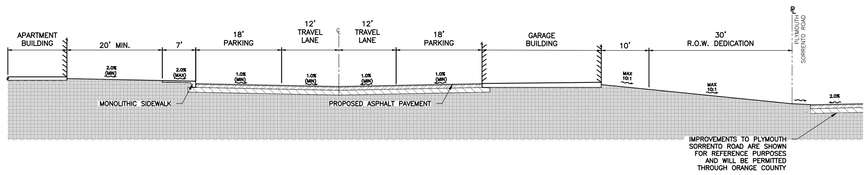

SECTION D-D

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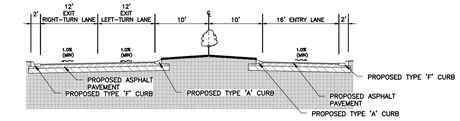
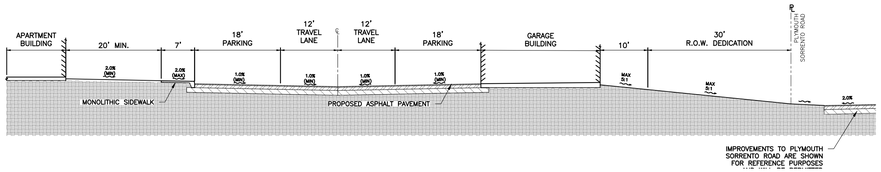


MAIN ENTRANCE - PLYMOUTH SORRENTO ROAD

N.T.S.



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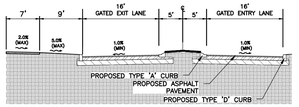
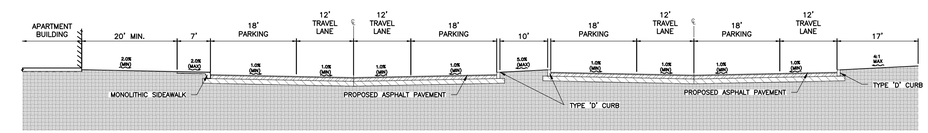


GATED RESIDENT AND VISITOR ENTRANCES

N.T.S.



SECTION F-F

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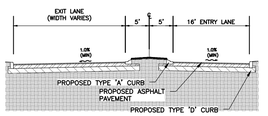
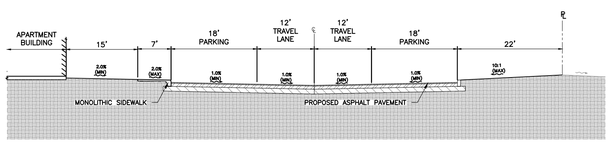


SECONDARY ENTRANCE - US 441

N.T.S.



SECTION G-G

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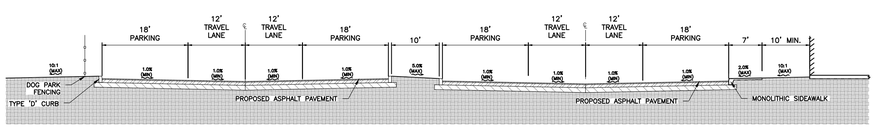

SECTION H-H

N.T.S.

SHEET 13 OF 50
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED 10/13/2024	10/15/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
N.T.S.	OER-001	C3.3

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER
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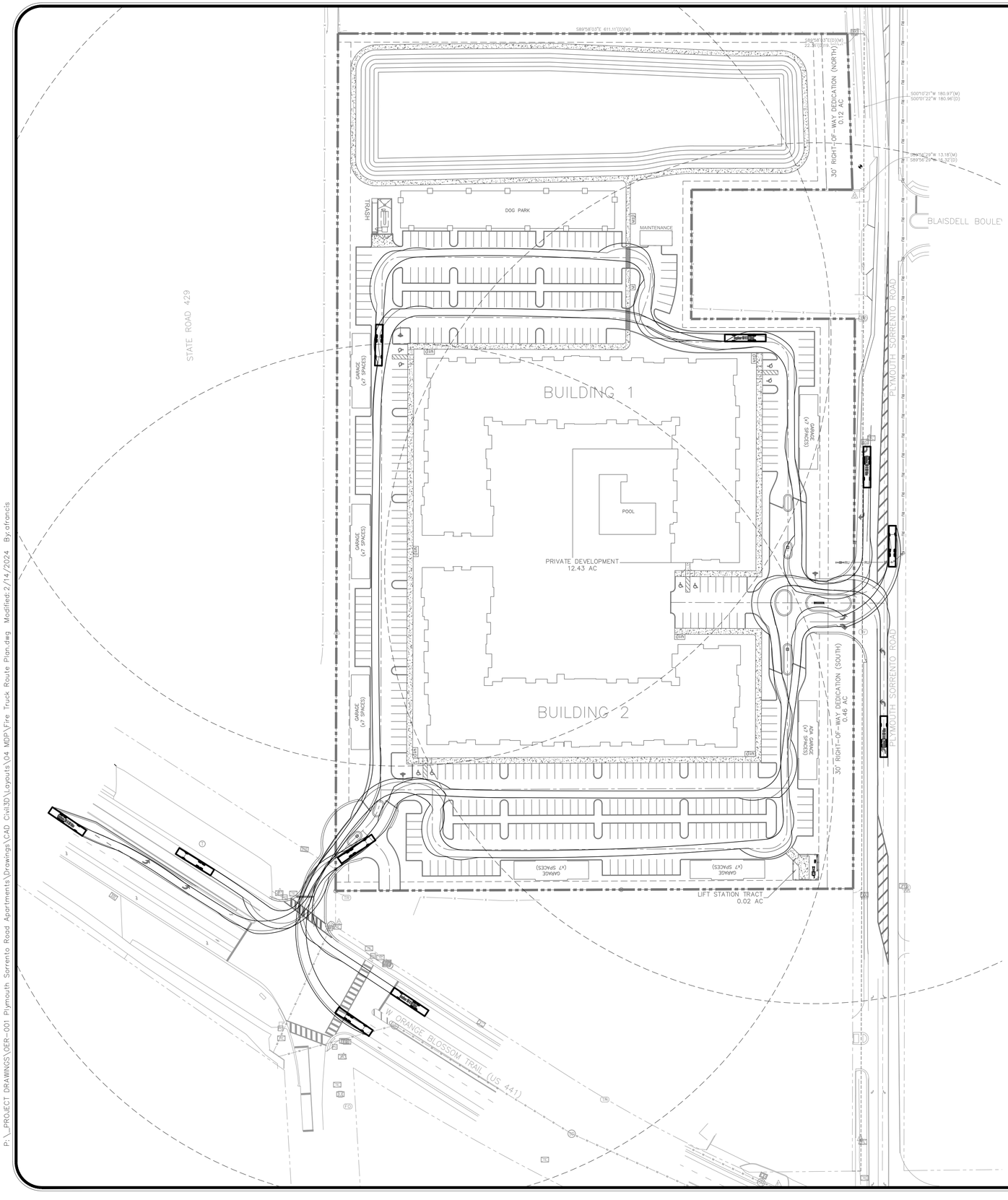
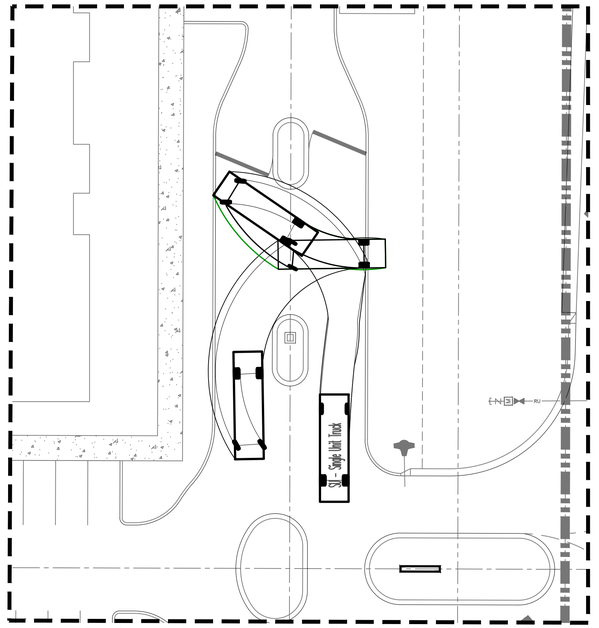
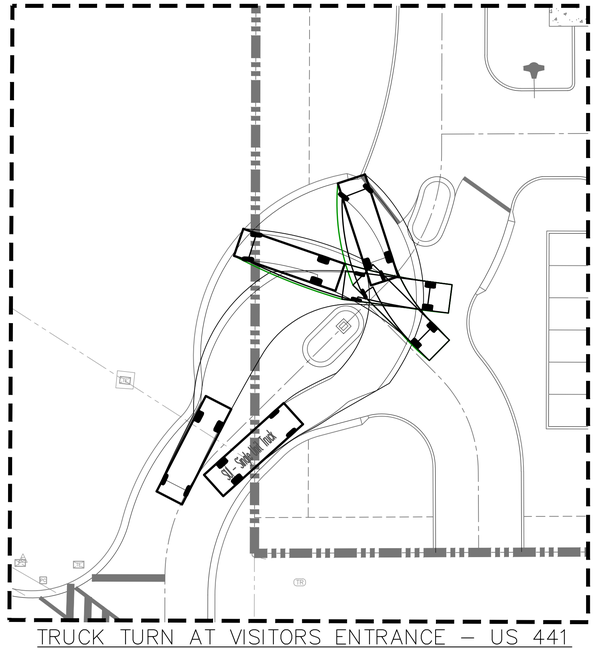
P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Geometry Plan.dwg Modified: 3/15/2024 By: afrancis





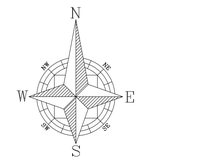
TRUCK TURN AT VISITORS ENTRANCE – PLYMOUTH SORRENTO ROAD

SCALE: 1" = 20'



TRUCK TURN AT VISITORS ENTRANCE – US 441

SCALE: 1" = 20'



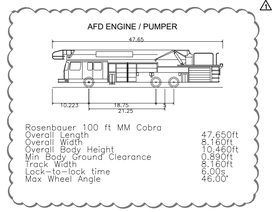
GRAPHIC SCALE

60 0 30 60 120

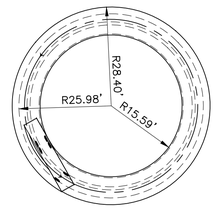
(IN FEET)
1 inch = 60 ft.

LEGEND

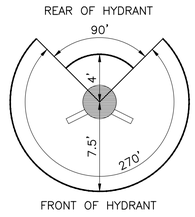
– – – – FIRE HYDRANT 500' RADIUS



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.960ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE–FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

SHEET 14 OF 50
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 10/13/2024	10/15/2024	1

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE:	PROJECT	SHEET
1" = 60'	OER-001	C3.4

SOUTH CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

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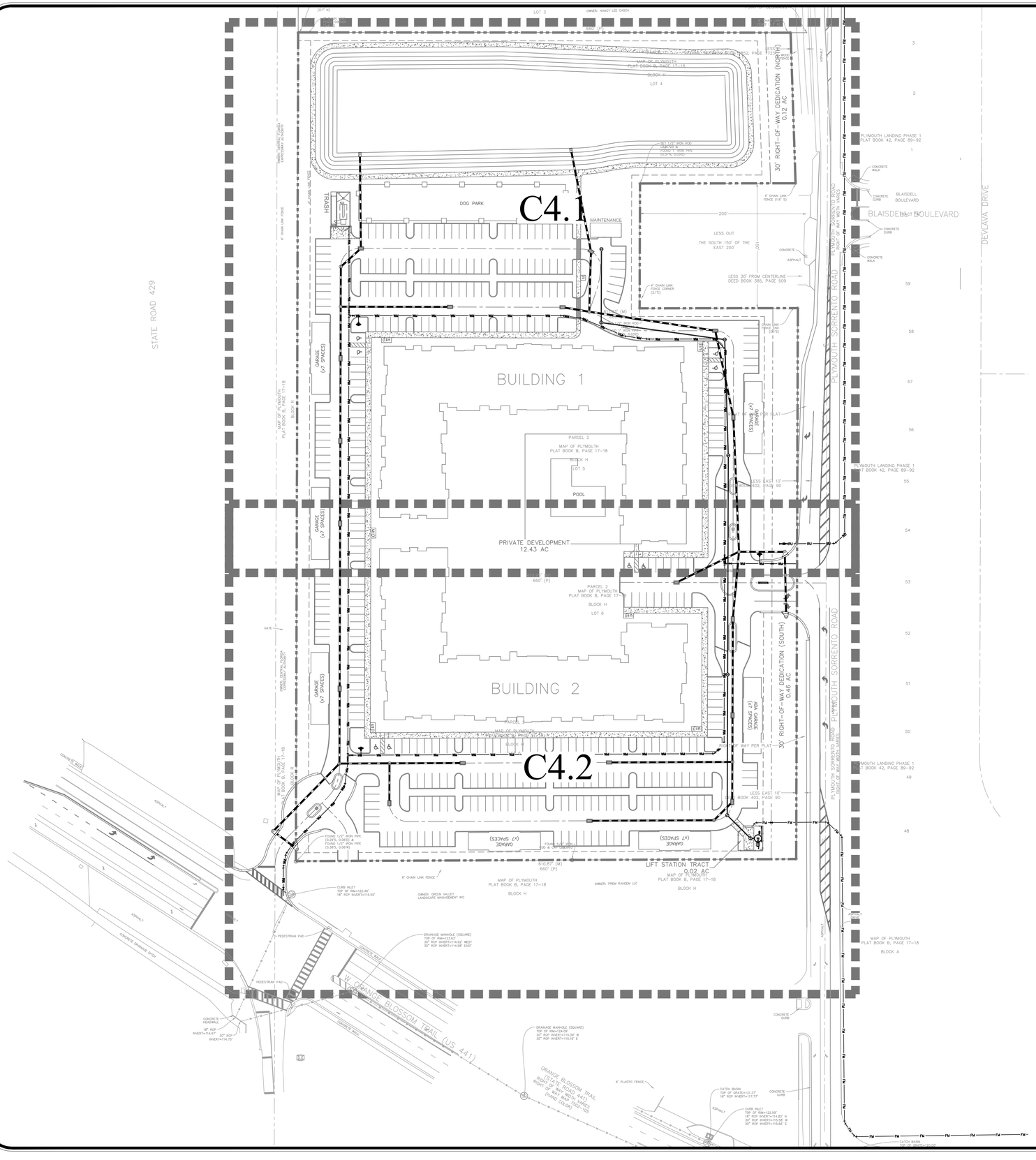
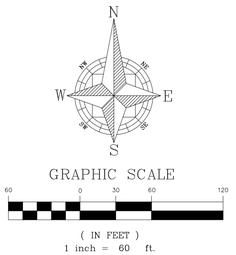
P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Utility & Drainage Plan.dwg Modified:3/15/2024 By:afrancis





NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED 10/13/2024	10/15/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY & DRAINAGE PLAN – OVERALL MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	A. FRANCIS
DESIGNED:	S. SIERRA-GIL
CHECKED:	L. CLASSON
DATE:	3/15/24
SCALE	1" = 60'
PROJECT	OER-001
SHEET	C4.0

SONIA CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA PROFESSIONAL ENGINEER 3/15/24

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SHEET 15 OF 50
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Utility & Drainage Plan.dwg Modified:3/15/2024 By:afrancis

BLOCK H
LOT 3

OWNER: NANCY LEE CASCA

PARCEL 1
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H
LOT 4

30' RIGHT-OF-WAY DEDICATION (NORTH)
0.12 AC

ASPHALT

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

6' CHAIN LINK FENCE

6' CHAIN LINK FENCE

MES – 2

MES – 3

TRASH

DOG PARK

MAINTENANCE

INL – 18

SAN – 6

INL – 24

ST MH – 8

ST MH – 5

INL – 12

ST MH – 7

INL – 25

SAN – 5

INL – 15

SAN – 4

GARAGE (x7 SPACES)

INL – 13

PROPOSED PVC POTABLE WATER MAIN

BUILDING 1

INL – 16

GARAGE (x7 SPACES)

SAN – 3

INL – 11

PLEASE REFER TO SHEET C4.4 FOR OFFSITE RECLAIMED WATER MAIN EXTENSION

POOL

LESS OUT
THE SOUTH 150' OF THE
EAST 200'

ASPHALT

PLYMOUTH SORRENTO ROAD

LANDSCAPE IRRIGATION PLANS TO BE PROVIDED AT CSP

INL – 10

PRIVATE DEVELOPMENT
12.43 AC

ST MH – 6

INL – 27

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK R

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

KEY MAP

C4.1
C4.2

SHEET C4.1

SHEET C4.2

REV	DATE	DESCRIPTION	BY
1	10/15/2024	CITY OF APOPKA COMMENTS DATED 10/13/2024	AF

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UTILITY & DRAINAGE PLAN – NORTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

SCALE: 1" = 30'
PROJECT: OER-001
SHEET: C4.1

SONIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

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SHEET 16 OF 50
NOT FOR CONSTRUCTION

SHEET C4.1

SHEET C4.2

BUILDING 2

PROPOSED PVC POTABLE WATER MAIN

PROPOSED PVC FORCE MAIN

PLEASE REFER TO SHEET C4.4 FOR OFFSITE RECLAIMED WATER MAIN EXTENSION

PLEASE REFER TO SHEET C4.5 FOR OFFSITE FORCE MAIN EXTENSION

LANDSCAPE IRRIGATION PLANS TO BE PROVIDED AT CSP

LIFT STATION

APPROXIMATE POINT OF CONNECTION TO 12" DIP WATER MAIN ON US 441

LIFT STATION TRACT
0.02 AC

30' RIGHT-OF-WAY DEDICATION (SOUTH)
0.46 AC

PRIVATE DEVELOPMENT
12.43 AC

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18

BLOCK H

LOT 6

PLYMOUTH LANDING PHASE 1
PLAT BOOK 42, PAGE 89-92

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18

BLOCK H

BLOCK R

BLOCK A

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

OWNER: GREEN VALLEY LANDSCAPE MANAGEMENT INC

OWNER: PREM RAHEEM LLC

GARAGE (x7 SPACES)

ADA GARAGE (x7 SPACES)

POOL

PLYMOUTH SORRENTO ROAD

ASPHALT DRIVE

ASPHALT

CONCRETE WALK

W. ORANGE BLOSSOM TRAIL

INL – 11
INL – 10
INL – 9
INL – 23
INL – 22
INL – 27
INL – 28
INL – 26
INL – 8
INL – 17
INL – 19
INL – 20
INL – 21
ST MH – 6
ST MH – 10
ST MH – 3
ST MH – 9
ST MH – 11
SAN – 3
SAN – 2
SAN – 1
SAN – 7
OFF – 1
OFF – 2

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

KEY MAP

NO.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS DATED: 02/13/2024	03/15/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY & DRAINAGE PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

SCALE: 1" = 30'
PROJECT: OER-001
SHEET: C4.2

SOUTH CAROLINA SIERRA GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER

SHEET 17 OF 50
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N

W E

S

GRAPHIC SCALE

250 0 125 250 500

(IN FEET)
1 inch = 250 ft.

SHEET 18 OF 50
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A	10/15/2024	CITY OF APOPKA COMMENTS DATED 10/13/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

OFFSITE UTILITY EXTENSIONS –
OVERALL
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
1" = 250'	OER-001	C4.3

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SOUTH CAROLINA SIERRA-GIL LICENSE No. 90745 STATE OF FLORIDA 3/15/24 PROFESSIONAL ENGINEER

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MATCHLINE A-A

MATCHLINE B-B

MATCHLINE C-C

MATCHLINE D-D

PROPOSED PVC RECLAIMED WATER MAIN

PROPOSED PVC RECLAIMED WATER MAIN

PROPOSED PVC RECLAIMED WATER MAIN

APPROXIMATE POINT OF CONNECTION TO 8" PVC RECLAIMED WATER MAIN ON PLYMOUTH SORRENTO ROAD

PROPOSED PVC RECLAIMED WATER MAIN

PROPOSED PVC RECLAIMED WATER MAIN

PROPOSED PVC RECLA

MATCHLINE D-D

MATCHLINE C-C

MATCHLINE B-B

MATCHLINE A-A

BLAISDELL RD

PLYMOUTH SORRENTO ROAD

SORRENTO ROAD

LESS OUT SOUTH 150' OF THE

GARAGE (47 SPACES)

N

W E

S

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED: 02/13/2024	03/15/2024	1

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OFFSITE UTILITY EXTENSIONS –
RECLAIMED
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
1" = 50'	OER-001	C4.4

SILVIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

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SHEET 19 OF 50
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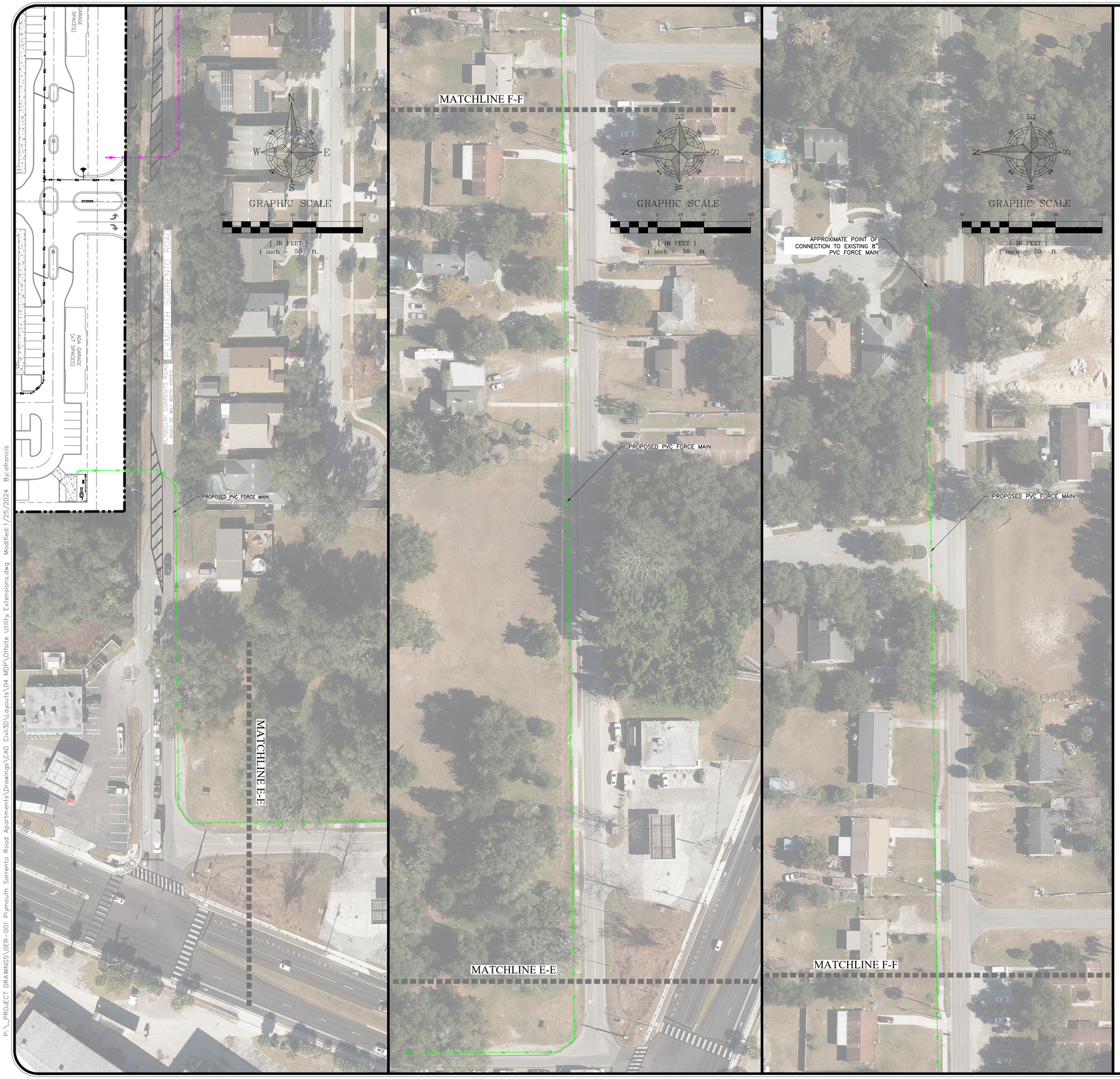

SHEET 20 OF 50
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32794

OFFSITE UTILITY EXTENSIONS – FORCE MAIN
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

SCALE: 1" = 50'
PROJECT: OER-001
SHEET: C4.5

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SOFIA CAROLINA SIERRA-GIL
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No. 90745
STATE OF FLORIDA
3/15/24
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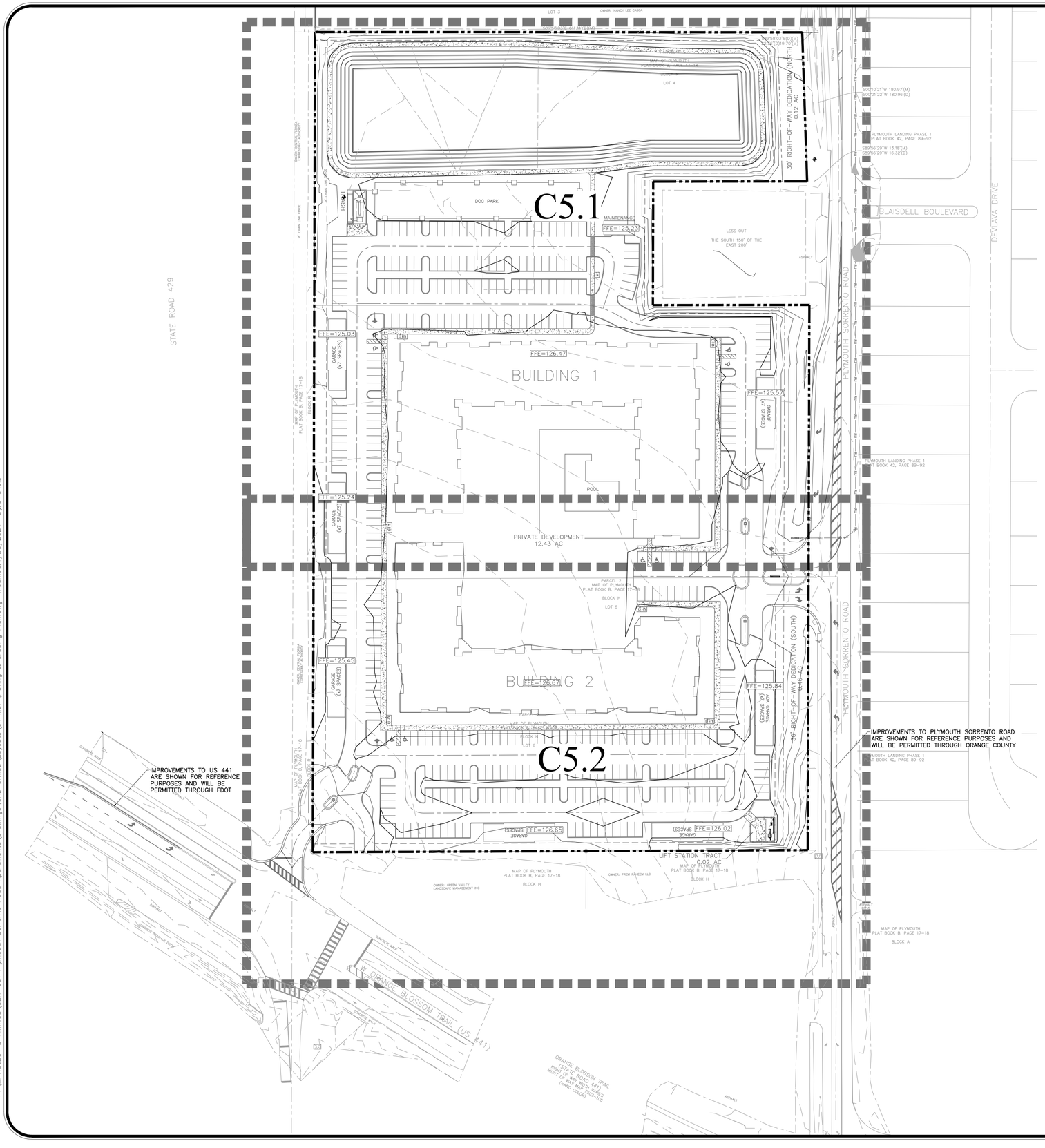

SHEET 21 OF 50
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV
AF	CITY OF APOPKA COMMENTS DATED 10/13/2024	10/15/2024	1

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING & GRADING PLAN – OVERALL
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

SCALE: 1" = 60'
PROJECT: OER-001
SHEET: C5.0

SONIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/15/24

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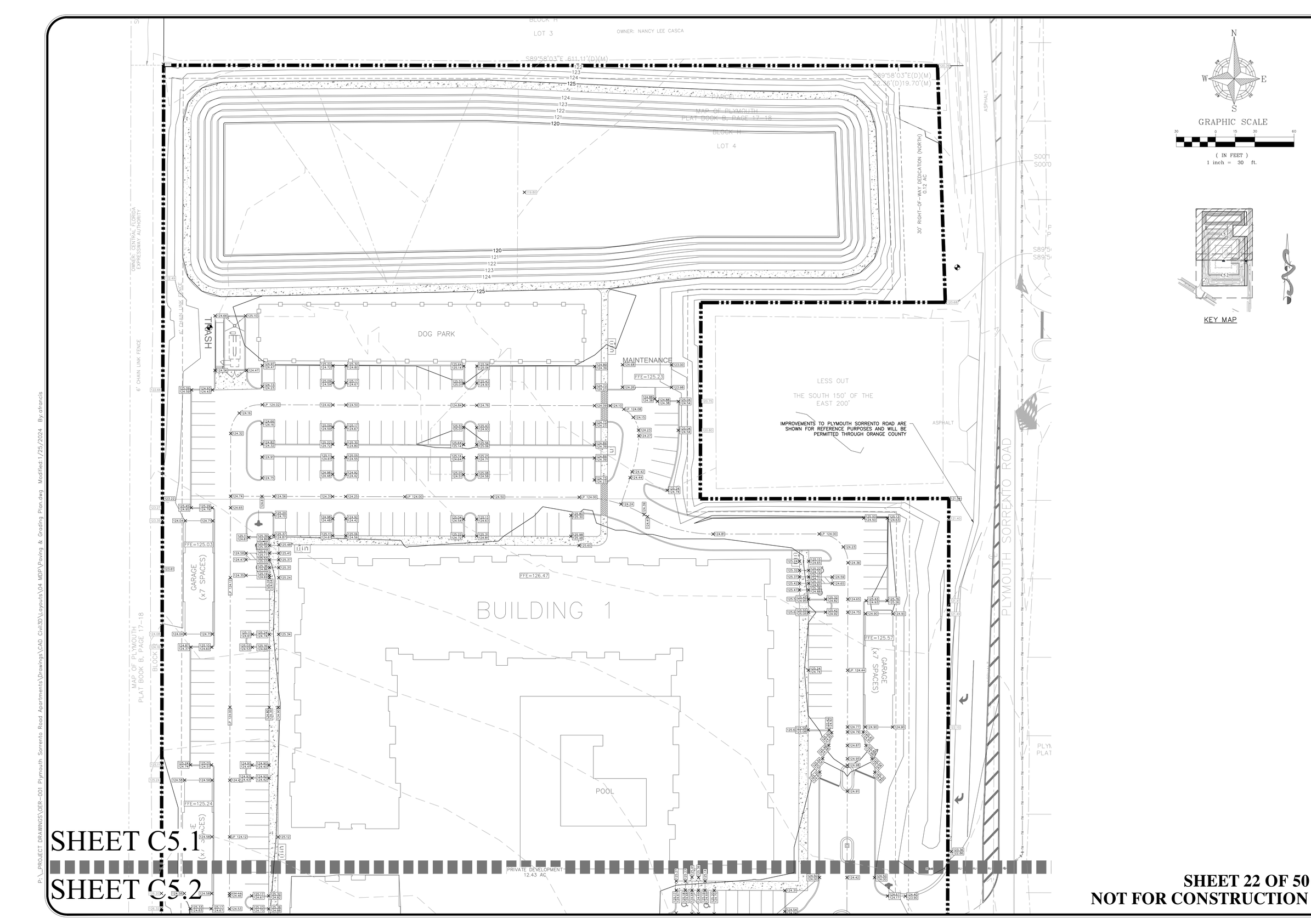

SHEET 22 OF 50
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/15/2024	CITY OF APOPKA COMMENTS DATED 02/13/2024	AF

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

PAVING & GRADING PLAN – NORTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 3/15/24

SCALE 1" = 30'
PROJECT OER-001
SHEET C5.1

APPIAN ENGINEERING

SOFIA CAROLINA SIERRA-GIL
LICENSE
No. 90745
STATE OF FLORIDA
3/15/24
PROFESSIONAL ENGINEER

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SHEET C5.1

SHEET C5.2

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\04 MDP\Paving & Grading Plan.dwg Modified:1/25/2024 By:afrancis

POOL

PRIVATE DEVELOPMENT
12.43 AC

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18

BLOCK H

LOT 6

BUILDING 2

FFE=125.67

FFE=125.24

FFE=125.45

FFE=125.84

FFE=126.65

FFE=126.02

GARAGE
(x7 SPACES)

ADA GARAGE
(x7 SPACES)

OWNER: CENTRAL FLORIDA
EXPRESSWAY AUTHORITY

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK R

PLYMOUTH I
PLAT BOOK

PLYMOUTH SORRENTO ROAD

30' RIGHT-OF-WAY DEDICATION (SOUTH)
0.46 AC

LIFT STATION TRACT
0.02 AC

TIE INTO EXISTING ASPHALT PARKING LOT FOR
OCPA PARCEL ID 06-21-28-7172-01-180

IMPROVEMENTS TO PLYMOUTH
SORRENTO ROAD ARE SHOWN
FOR REFERENCE PURPOSES
AND WILL BE PERMITTED
THROUGH ORANGE COUNTY

OWNER: GREEN VALLEY
LANDSCAPE MANAGEMENT INC

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H

OWNER: PREM RAHEEM LLC

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H

ASPHALT

CONCRETE WALK

ASPHALT DRIVE

N

W E

S

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

KEY MAP

REV	DATE	DESCRIPTION	BY
A	10/15/2024	CITY OF APOPKA COMMENTS DATED 10/13/2024	AF

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APPIAN ENGINEERING LLC.

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING & GRADING PLAN – SOUTH

MAJOR DEVELOPMENT PLAT PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	3/15/24

SCALE	PROJECT	SHEET
1" = 30'	OER-001	C5.2

APPIAN ENGINEERING

SOFIA CAROLINA SIERRA GIL
LICENSE
No. 90745
STATE OF
FLORIDA
3/15/24
PROFESSIONAL ENGINEER

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SHEET 23 OF 50
NOT FOR CONSTRUCTION

POINT TABLE	
POINT NO.	DESCRIPTION
2074	14" PALM
2075	15" PALM
2076	17" OAK
2077	8" OAK
2078	8" OAK
2079	13" OAK
2080	17" OAK
2081	11" OAK
2082	12-5" OAK
2083	7" OAK
2084	7" OAK
2085	14" OAK
2086	9" OAK
2087	9" PALM
2088	9" OAK
2089	4" PALM
2090	9" OAK
2091	8" MAGNOLIA
2092	13" OAK
2093	30" OAK
2094	5" OAK
2095	9" OAK
2096	12" PALM
2097	26" OAK
2098	8" OAK
2099	6" OAK
2100	18" OAK
2101	9" OAK
2102	17" OAK
2103	13" OAK
2104	21" OAK
2105	18-8" OAK
2106	9" OAK
2107	30" OAK
2108	12" OAK
2109	18" OAK
2110	4" OAK
2111	25" OAK
2112	23" OAK
2113	11" OAK
2114	7" OAK
2115	16" OAK
2116	11" OAK
2117	12" OAK
2118	9" OAK
2119	7" OAK
2120	7" OAK
2121	4" OAK
2122	13" OAK
2123	25" OAK
2124	18" OAK
2125	14" OAK
2126	15" OAK
2127	10" OAK
2128	4" OAK
2129	14" OAK
2130	26" OAK TBP
2131	17" OAK TBP
2132	17" OAK TBP
2133	5" OAK
2134	14" OAK
2135	7" OAK
2136	19" OAK
2137	17" OAK
2138	9" OAK
2139	15" OAK
2140	24" OAK
2141	30" OAK
2142	13" OAK
2143	10" OAK
2144	10" OAK
2145	19" OAK
2146	12" OAK
2147	7" OAK
2148	11" OAK
2149	20" OAK
2150	15" OAK
2151	21" OAK
2152	19" PINE
2153	19" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2154	6" OAK
2155	18" OAK
2156	21" OAK
2157	16" OAK
2158	8" OAK
2159	22" OAK
2160	17" OAK
2161	19-10" OAK
2162	12" OAK
2163	22" OAK
2164	21" OAK
2165	6" OAK
2166	6" OAK
2167	7" OAK
2168	17" OAK
2169	6" OAK
2170	10" OAK
2171	16" OAK
2172	12" OAK
2173	10" OAK
2174	8" OAK
2175	19" OAK
2176	15" OAK
2177	9" OAK
2178	13-9" OAK
2179	6" OAK
2180	9" OAK
2181	10" OAK
2182	16" OAK
2183	9" OAK
2184	5" OAK
2185	14" OAK
2186	16" OAK
2187	9" OAK
2188	8" OAK
2189	12" OAK
2190	14" OAK
2191	21" OAK
2192	14" OAK
2193	25" OAK
2194	8" PALM
2197	10" OAK
2198	25" OAK
2199	21" OAK
2200	8" OAK
2201	10" OAK
2202	9" OAK
2203	5" OAK
2204	4" OAK
2205	17" OAK
2206	17" OAK
2207	4" OAK
2208	24-20-13" OAK
2209	14" OAK
2210	8" OAK
2211	6" OAK
2212	9" OAK
2213	9" OAK
2214	11" OAK
2215	6" OAK
2216	13-12" OAK
2217	10" OAK
2218	9" OAK
2219	11" OAK
2220	13-10" OAK
2221	9" OAK
2222	12-12-9" OAK
2223	13" PALM
2224	19-18-16" OAK
2225	6" OAK
2226	4" OAK
2227	6" OAK
2228	6" OAK
2229	5" OAK
2230	4" OAK
2231	5" OAK
2232	7" ELM
2233	7" OAK
2234	4" OAK
2235	10" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2236	5" OAK
2237	8" OAK
2238	18" OAK
2239	13" PALM
2240	4" OAK
2241	12" OAK
2242	6" OAK
2243	6" OAK
2244	6" OAK
2245	9-7" OAK
2246	21" OAK
2247	19" PINE
2248	4" OAK
2249	8-6" OAK
2250	12" OAK
2251	22" OAK
2252	13" OAK
2253	17-15" OAK
2254	9 6" OAK
2255	27" OAK
2256	5" OAK
2257	9" OAK
2258	7" OAK
2259	4" OAK
2260	4" OAK
2261	7" OAK
2262	17-16" OAK
2263	5" OAK
2264	4" OAK
2265	35" OAK
2266	15" OAK
2267	14" OAK
2268	18" OAK
2269	9" OAK
2270	22" OAK
2271	5" OAK
2272	7" OAK
2273	16" OAK
2274	8" OAK
2275	7" OAK
2276	7" OAK
2277	5" OAK
2278	5" OAK
2279	38" OAK
2280	6" OAK
2281	41" OAK
2282	5" OAK
2283	8" OAK
2284	4" OAK
2285	7" OAK
2286	7" OAK
2287	5" OAK
2288	14-4" OAK
2289	12" OAK
2290	12" OAK
2291	9" OAK
2292	6" OAK
2293	14" OAK
2294	5" OAK
2295	4" OAK
2296	12" OAK
2297	13-12" OAK
2298	8 8" OAK
2299	10-7-6" OAK
2300	12" PALM
2301	7" OAK
2302	7" OAK
2303	9" OAK
2304	8 7" OAK
2305	13" OAK
2306	13-12-10-8" OAK
2307	13" OAK
2308	9-7" OAK
2309	12-12-11-4" OAK
2310	8" OAK
2311	12-11-9" OAK
2312	16" OAK
2313	4" OAK
2314	4-4" OAK
2315	4" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2316	4" OAK
2317	6" OAK
2318	25-20" OAK
2319	50-22" OAK
2320	21-14-6" OAK
2321	5" OAK
2322	10-8" OAK
2323	20" OAK
2324	32" OAK
2325	14" PALM
2326	14" PALM
2327	12" PALM
2328	4" OAK
2329	14-5" OAK
2330	4" OAK TBP
2331	5" OAK TBP
2332	5" OAK TBP
2333	25" MAGNOLIA
2334	35" OAK TBP
2335	57" OAK
2336	5" OAK
2337	14-8" OAK
2338	9" OAK
2339	8" OAK
2340	12" PALM
2341	15-10" OAK
2342	15-10" OAK
2343	13" OAK
2344	9" OAK
2345	19" OAK
2346	25-24" OAK
2347	18" PALM
2348	4" OAK
2349	7" OAK
2350	17" OAK
2351	13-9" OAK
2352	6" OAK
2353	20" PALM
2354	13" OAK
2355	13" OAK
2356	4" OAK
2357	5-4" OAK
2358	4" OAK
2359	10" OAK
2360	8" OAK
2361	6" OAK
2362	8-5" OAK
2363	4-3" OAK
2364	7" OAK
2365	4" OAK
2366	10-8" OAK
2367	9-4" OAK
2368	10" OAK
2369	6" OAK
2371	38" OAK
2372	33-18" OAK
2373	7" OAK
2374	8-3" OAK
2375	5-4" OAK
2376	8" OAK
2377	5-3" OAK
2378	8" OAK
2379	4" OAK
2380	4" OAK
2381	4" OAK
2382	11" OAK
2383	11" OAK
2384	6" OAK
2385	5" OAK
2386	5" OAK
2387	6" OAK
2388	10" OAK
2389	4" OAK
2390	4" OAK
2391	4" OAK
2392	5" OAK
2393	7" OAK
2394	9" PINE
2395	36" OAK
2396	5" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2397	5" OAK
2398	8" OAK
2399	5" OAK
2400	4" OAK
2401	6" OAK
2402	8" OAK
2403	12" OAK
2404	4" OAK
2405	4" OAK
2406	4" OAK
2407	6" OAK
2408	10" OAK
2409	4" OAK
2410	8" OAK
2411	11" OAK
2412	10-6" OAK
2413	9" OAK
2414	13-7" OAK
2415	5" OAK
2416	5-4" OAK
2417	10-10-4" OAK
2418	7" OAK
2419	13" OAK
2420	19-12-12-7" OAK
2421	4" OAK
2422	11" OAK
2423	8" OAK
2424	10" OAK
2425	4" OAK
2426	19" OAK
2427	7" OAK
2428	5" OAK
2429	9" OAK
2430	8" OAK
2431	4" OAK
2432	4" OAK
2433	6" OAK
2434	21" OAK
2435	15-13-13" OAK
2436	15" OAK
2437	14-13-10" OAK
2438	7" OAK
2439	13-11" OAK
2440	5" OAK
2441	4" OAK
2621	13" OAK TBP
2622	10" OAK TBP
2623	17" PALM
2624	13" PALM TBP
2625	13" OAK TBP
2626	9" OAK TBP
2627	18" PALM TBP
2628	7" OAK TBP
2629	15" PALM TBP
2630	16" PALM TBP
2631	16" PALM TBP
2632	17" PALM TBP
2633	14" PALM TBP
2634	19" PALM TBP
2635	13" PALM TBP
2636	12" OAK TBP
2637	12" PALM
2638	13" PALM
2639	30-21" OAK TBP
2640	9" PALM TBP
2641	17" PALM TBP
2642	14" PALM
2643	14" PALM
2644	16" PALM
2645	13" PALM TBP
2646	17" PALM TBP
2647	8" OAK TBP
2648	13" PALM TBP
2649	17" PALM TBP
2650	14" OAK TBP
2651	17" PALM TBP
2652	14" PALM TBP
2653	13" PALM
2654	13" PALM
2655	13" PALM

POINT TABLE	
POINT NO.	DESCRIPTION
2656	12" PALM
2657	14" PALM
2658	15" PALM
2659	13" PALM
2660	27" CEDAR
2661	14" PALM
2662	15" PALM
2663	18" PALM
2664	10" PALM
2665	13" PALM
2666	15" PALM
2667	14" PALM
2668	13" PALM
2669	10" PALM
2670	12" PALM
2671	10" PALM
2672	12" PALM
2673	12" PALM
2674	12" PALM
2675	12" OAK
2676	14" PALM
2677	11" PALM
2678	14" PALM
2679	8" OAK TBP
2680	6" OAK TBP
2681	7-6-3" OAK TBP
2682	21" OAK
2683	26" OAK
2684	7" OAK
2685	7" OAK
2686	35" OAK
2687	25-16" OAK
2688	13-11" OAK
2689	13" OAK
2690	11" OAK
2691	8" OAK
2692	6-5" OAK
2693	9" OAK
2694	16" OAK
2695	5" OAK
2696	34" OAK
2697	23-14-7" OAK
2698	12-12-8" OAK
2699	11" OAK
2700	4" OAK
2701	9" OAK
2702	6" OAK
2703	5-5-4" OAK
2704	4" OAK
2705	4" OAK
2706	5" OAK
2707	5" OAK
2708	9" OAK
2709	14" PALM
2710	9-5" OAK
2711	9-7" OAK
2712	10-7" OAK
2713	4" OAK
2714	36" OAK
2715	14" OAK
2716	18" OAK
2717	24" OAK
2718	8" OAK
2719	12-11" OAK
2720	22" OAK
2721	7" OAK
2722	12" OAK
2723	15" OAK
2724	8" OAK
2725	4" OAK
2726	5" OAK
2727	5" OAK
2728	11" OAK
2729	5" OAK
2730	4-4" OAK
2731	6" OAK
2732	4" OAK
2733	11-10-8" OAK
2734	6" OAK
2735	7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2736	10" OAK
2737	7" OAK
2738	8" OAK
2739	4" OAK
2740	8" OAK
2741	15" OAK
2742	9-9" OAK
2743	8" OAK
2744	9" OAK
2745	9" OAK
2746	24" OAK
2747	12" OAK
2748	14-13-4" OAK
2749	8" OAK
2750	5" OAK
2751	6" OAK
2752	11-9" OAK
2753	11-10" OAK
2754	17-16-15-15-14" OAK
2755	12" OAK
2756	10-9" OAK
2757	10-10" OAK
2758	8" OAK
2759	10-10" OAK
2760	10" OAK
2761	7" OAK
2762	4" OAK
2763	34" OAK
2764	18" OAK
2765	6" OAK
2766	6" OAK
2767	6" OAK
2768	5" OAK
2769	4" OAK
2770	7-5" OAK
2771	7-6-6" OAK
2772	11" OAK
2773	17" OAK
2774	16" OAK
2775	9" OAK
2776	9" OAK
2777	25" OAK
2778	8" OAK
2779	13" OAK
2780	8" OAK
2781	8" OAK
2782	7" OAK
2783	7" OAK
2784	7" OAK
2785	7" OAK
2786	6" OAK
2787	7-6" OAK
2788	7" OAK
2789	6" OAK
2790	8" OAK
2791	23" OAK
2792	4" OAK
2793	38" OAK
2794	17" OAK
2795	5" OAK
2796	4" OAK
2797	14" OAK
2798	7" OAK
2799	13" OAK
2800	10" OAK
2801	12" OAK
2802	16 9" OAK
2803	23-17-13" OAK
2804	13" PALM
2805	13" OAK
2806	17" PALM
2807	15" PALM
2808	15" PALM
2809	15" PALM
2810	13" PALM
2811	47" OAK
2812	40" OAK
2813	32" OAK
2814	23-13" OAK
2815	37-7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2816	16" OAK
2817	7" OAK
2818	6" OAK
2819	6" OAK
2820	7" OAK
2821	20-20" OAK
2822	7" OAK
2823	24" OAK
2824	35" OAK
2825	15" PALM
2826	9" OAK
2827	13" OAK
2828	6" OAK
2829	6" OAK
2830	10" OAK
2831	7" OAK
2832	7" OAK
2833	34" OAK
2834	9" OAK
2835	5" OAK
2836	15" PALM TBP
2837	10" OAK
2838	12-7" OAK
2839	12" PALM TBP
2840	14" PALM TBP
2841	15" PALM
2842	12" OAK
2845	9" OAK
2846	20" OAK
2847	16" PALM
2848	10" OAK
2849	15" OAK
2850	12" PALM
2851	7" OAK
2852	7" OAK
2853	5" OAK
2854	12" PALM
2855	6" OAK
2856	32" OAK
2857	5" OAK
2858	7" OAK
2859	17" OAK
2860	5" OAK
2861	27-21" OAK
2862	7" OAK
2863	4" OAK
2864	6" OAK
2865	5" OAK
2866	17" OAK
2867	9" OAK
2868	8" OAK
2869	12" OAK
2870	12" OAK
2871	4" OAK
2872	7" OAK
2873	24" OAK
2874	5" OAK
2875	10" OAK
2876	13" OAK
2877	8" OAK
2878	21" OAK
2879	19" OAK
2880	5" OAK
2881	5" OAK
2882	9" PALM
2883	5" OAK
2884	10" OAK
2885	8" OAK
2886	4" OAK
2887	8" OAK
2888	9" OAK
2889	7" OAK
2890	6" OAK
2891	11" OAK
2892	13" OAK
2893	11" OAK
2894	7" OAK
2895	24-14" OAK
2896	14" OAK
2897	7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2898	24" OAK
2899	8" OAK
2900	5" OAK
2901	5-3" OAK
2902	5" OAK
2903	13" OAK
2904	8" OAK
2905	8" OAK
2906	9-8" OAK
2907	5" OAK
2908	6" OAK
2909	11" OAK
2910	4-4" OAK
2911	20" OAK
2912	10" PALM TBP
2913	14" PALM TBP
2914	16" PALM TBP
2915	14" PALM TBP
2916	12" PALM TBP
2917	14" PALM TBP
2918	13" PALM TBP
2919	17" PALM TBP
2920	14" PALM TBP
2921	13" PALM
2922	15" PALM
2923	16" PALM
5978	14" OAK
5979	10" OAK
5980	4" OAK
5981	20-20-20-20" OAK
5982	14" OAK
5983	11" OAK
5984	5" OAK
5985	24-24-24" OAK
5986	26" OAK
5987	8" OAK
5988	10" OAK
5989	20" OAK
5990	15" OAK
5991	20" OAK
5992	8" OAK
5993	8" OAK
5994	20" OAK
5995	6" OAK
5996	9" OAK
5997	10" OAK
5998	16" OAK
5999	16" OAK
6000	9" OAK
6001	5" OAK
6002	8" OAK
6003	9" OAK
6004	10" OAK
6005	10" OAK
6006	9" OAK
6007	8" OAK
6008	6" OAK
6009	10" OAK
6010	6" OAK
6011	6" OAK
6012	12" OAK
6013	10" OAK
6014	8-8" OAK
6015	20" OAK
6016	8" OAK
6017	18" OAK
6018	5" OAK
6019	5" OAK
6020	5" OAK
6021	18" OAK
6023	7" OAK
6024	8" OAK
6025	12" OAK
6026	15" OAK
6027	12" OAK
6028	10" OAK
6029	12" OAK
6030	36" OAK
6031	30" OAK
6032	12" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6033	12" OAK
6034	12" OAK
6035	12" OAK
6036	15" OAK
6037	12" OAK
6038	20" OAK
6039	12" OAK
6040	6" OAK
6043	10" OAK
6044	15" OAK
6045	15" OAK
6046	36" OAK
6047	12" OAK
6048	12" OAK
6049	9" OAK
6050	10" OAK
6051	6" OAK
6052	7" CAMPHOR
6053	4" OAK
6054	12" OAK
6055	6" OAK
6056	6" OAK
6057	8" OAK
6058	7" CAMPHOR
6059	5" CAMPHOR
6060	4" CAMPHOR
6061	7" OAK
6062	11" OAK
6063	4" OAK
6064	4" OAK
6065	5" OAK
6066	5" OAK
6067	12" OAK
6068	4" OAK
6069	12" OAK
6070	9" OAK
6071	6" OAK
6072	18" CAMPHOR TBP
6073	16" CAMPHOR TBP
6074	5" OAK
6075	30" OAK
6076	11" OAK
6077	10" OAK
6078	17" OAK
6079	8" OAK
6080	8" OAK
6081	13" OAK
6082	40" OAK
6083	12" OAK
6084	14" OAK
6085	9" OAK
6086	36" OAK
6087	6" OAK
6088	8" OAK
6089	9" OAK
6090	10" OAK
6091	6" OAK
6092	4" OAK
6093	7" OAK
6094	10" OAK
6095	14" OAK
6096	10" OAK
6097	13" OAK
6098	6" OAK
6099	15" PINE
6100	7" OAK
6101	5" OAK
6102	10" OAK
6103	9" OAK
6104	16" PINE
6105	20-20-20-20" OAK
6106	12" PINE
6107	16" OAK
6108	6" PALM
6109	8" OAK
6110	5" OAK
6111	15" OAK
6112	12" OAK
6113	7" OAK
6114	15" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6115	7" OAK
6116	4" OAK
6117	10" OAK
6118	5" OAK
6119	4" OAK
6120	7" OAK
6121	12" OAK
6122	15" OAK
6123	10-10-10" OAK
6124	7" OAK
6125	15-15-15-15" OAK
6126	15" OAK
6127	5" OAK
6128	12" OAK
6129	18" OAK
6130	6" OAK
6131	10" OAK
6132	8" OAK
6133	8" OAK
6134	5" OAK
6135	4" OAK
6136	6" OAK
6137	6" OAK
6138	6" OAK
6139	6" OAK
6140	14" OAK
6141	16-16-16-16" OAK
6142	5" OAK
6143	5" OAK
6144	20" OAK
6145	7" OAK
6146	6" OAK
6147	6" OAK
6148	5" OAK
6149	8" OAK
6150	4" OAK
6151	8-8-8" OAK
6152	5" OAK
6153	6" OAK
6154	5" OAK
6155	12" OAK
6156	6" OAK
6157	12" OAK
6158	16-16" OAK
6159	12" OAK
6160	15" OAK
6161	12" OAK
6162	10" OAK
6163	4" OAK
6164	4" OAK
6165	6" OAK
6166	5" OAK
6167	5" OAK
6168	6" OAK
6169	6" OAK
6170	15-15" OAK
6171	5" OAK
6172	10" OAK
6173	12" OAK
6174	12" OAK
6175	15-15-15" OAK
6176	24" OAK
6177	16" OAK
6178	24-24-24-24-24" OAK
6179	6" OAK
6180	10" OAK
6181	10" OAK
6182	6" OAK
6183	5" OAK
6184	8" OAK
6185	8-8" OAK
6186	34" OAK
6187	15" OAK
6188	16-16" OAK
6189	18" OAK
6190	6" OAK
6191	24" OAK
6192	10" OAK
6193	9" OAK
6194	5" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6195	5" OAK
6196	5" OAK
6197	16" OAK
6198	24" OAK
6199	5" OAK
6200	15" OAK
6201	26" OAK
6202	12-12-12-12-12-12-1
6203	7" OAK
6204	4" OAK

LEGEND:

TBP - TO BE PRESERVED

PROPERTY AREA	567937.6071 SQ.FT	13.03 ACRES
CANOPY AREA	384599.1462 SQ.FT	8.83 ACRES
SITE CLEARING AREA	562,504 SQ. FT.	12.91 ACRES
Percentage of Canopy on Site	67.7%	67.7%
Percentage of Canopy Retained	11.04%	11.04%

Total Specimen Trees (24" DBH or Greater) per Tree	70
Total Canopy Trees (10" DBH or Greater) per Tree	549
Total Specimen Trees (24" DBH or Greater) in Inches	1,878 in.
Total Canopy Trees 3" CAL. (10" DBH or Greater) in Inches	7,625 in.

TREE MITIGATION

Total Specimen Trees (24" DBH or Greater) to be Removed	1,775 in.
Total Canopy Trees (10" DBH to 23" DBH) to be Removed	5,581 in.

Overall Total Trees (10" DBH or Greater) to be Removed	7,356 in.
Total Required (3" CAL. or Greater) at 11.04% of Replacement	812 in.
Total Trees Proposed (3" CAL. or Greater)	351 in.
Total Tree Replacement Deficit	6,193 in.

ON-SITE CALCULATIONS

Total Inches On-Site	10,121 in.
Total Inches Removed	9,419 in.
Total Inches Retained	702 in.
Total Specimen Inches Retained	103 in.
Total Inches Required	812 in.
Total Inches Replaced	351 in.
Total Inches Post Development	1,053 in.

*TOTAL ON-SITE INCHES INCLUDE TREES UNDER 10" D.B.H. (NOT INCLUDED IN TREE MITIGATION CALCULATIONS).

TREE MITIGATION NOTES :

1. REMOVED TREES UNDER 10" D.B.H. ARE NOT INCLUDED IN TREE MITIGATION REPLACEMENT TREE CALCULATIONS.
2. MINIMUM SIZE OF A REPLACEMENT THREE SHALL BE 3" D.B.H. WITH A MINIMUM PLANTED HEIGHT OF 8'. FLORIDA GRADE A TREES ARE REQUIRED.

Designed By:

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Key Map:

OneEleven Residential

PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

TREE MITIGATION

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 10-31-2023	Scale: SEE PLAN
Drawn By: AP	Designed By: RR
Approved By: MF	Project No:23097

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Sheet Number: TM-00

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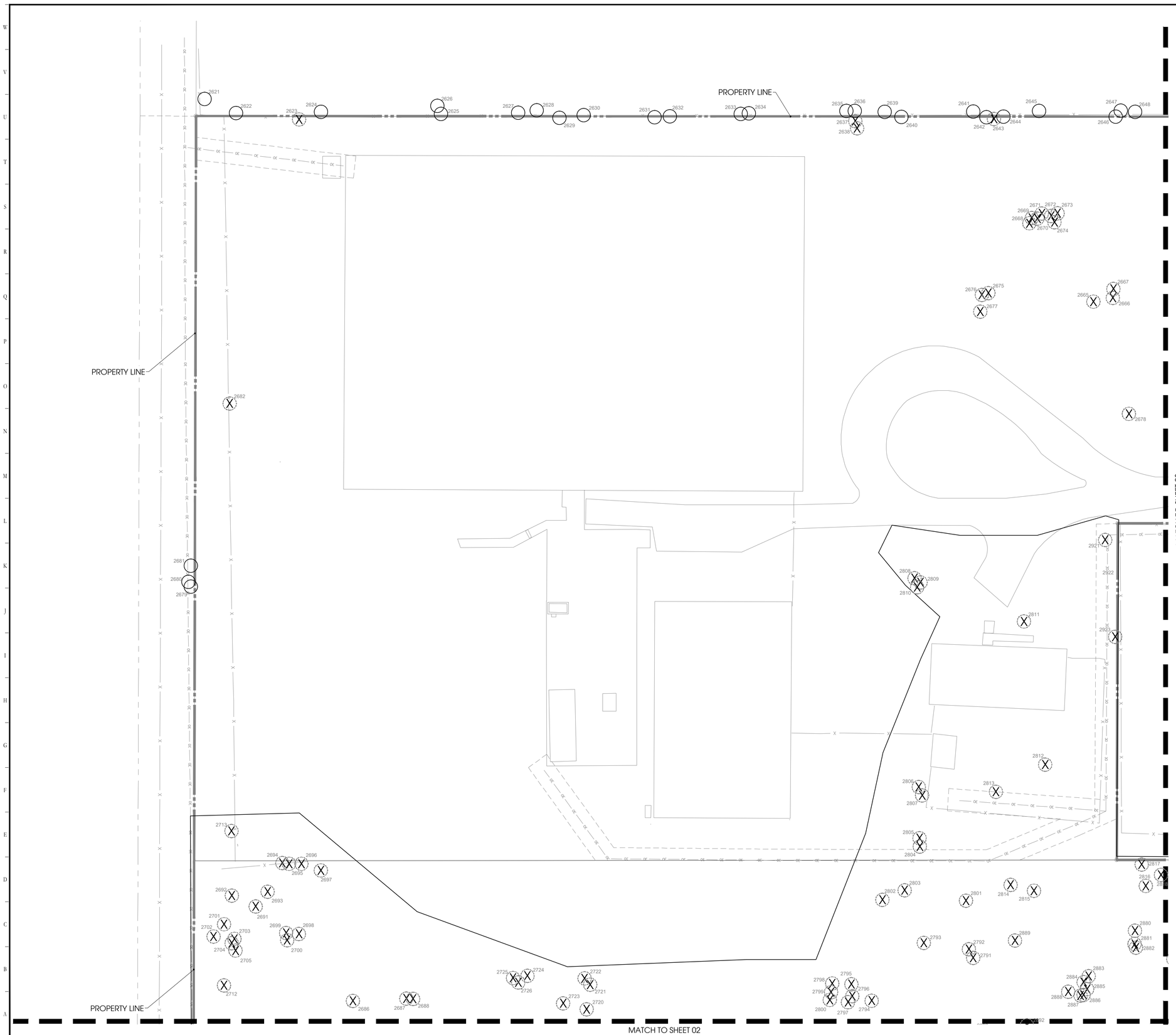

EXISTING TREE LEGEND

EXISTING TREE REMOVED

2677 — TREE NUMBER

X — REMOVED TREE

EXISTING TREE REMOVED

2677 — TREE NUMBER

SAVED TREE

Designed By:

INNOVATIONS DESIGN GROUP

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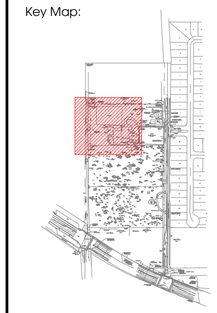

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

TREE MITIGATION

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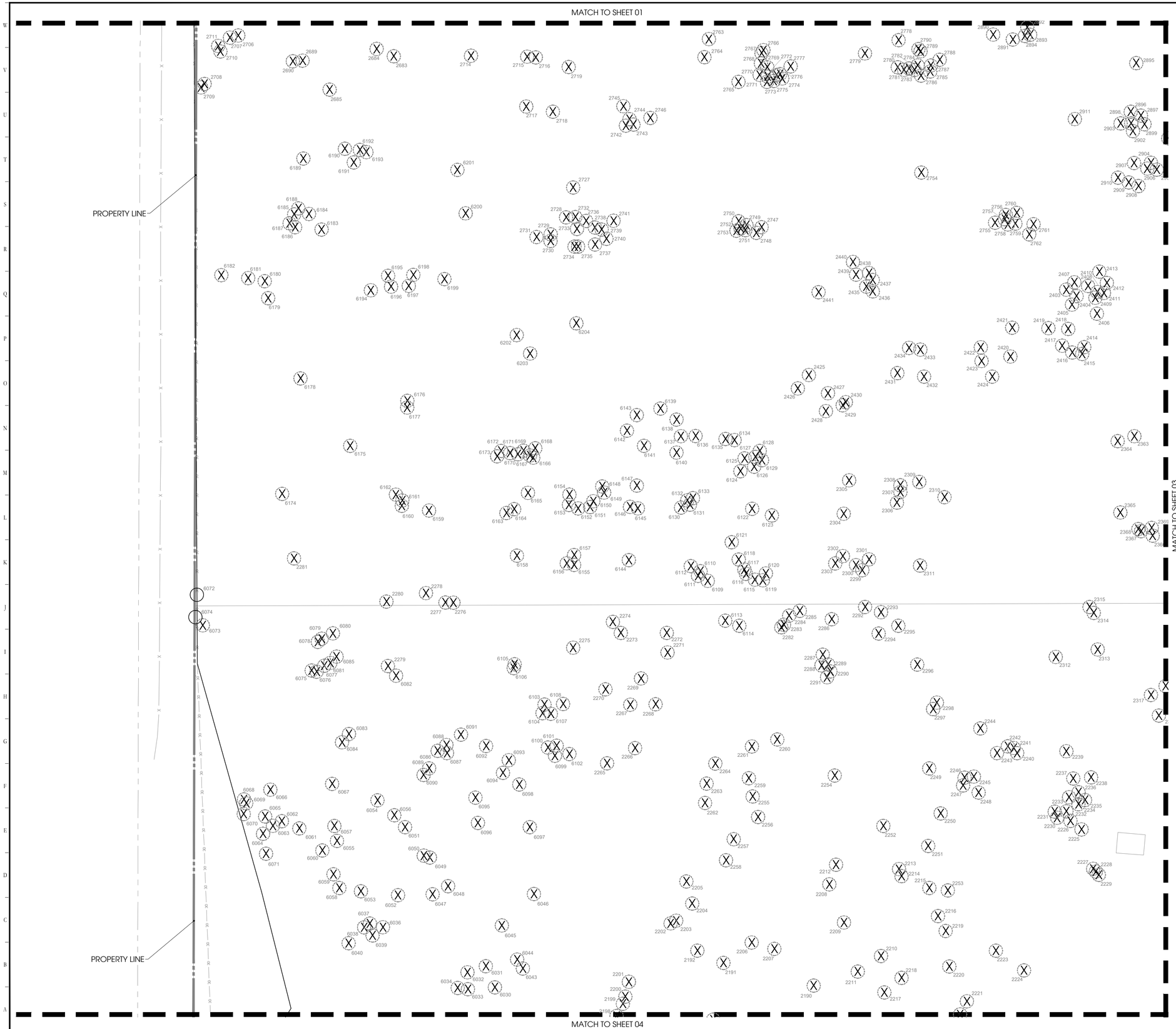

EXISTING TREE LEGEND

EXISTING TREE REMOVED

2677 — TREE NUMBER

X — REMOVED TREE

EXISTING TREE REMOVED

2677 — TREE NUMBER

SAVED TREE

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TREE MITIGATION

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MATTHEW E. McFADDEN
LA6666891
STATE OF FLORIDA

Sheet Number:

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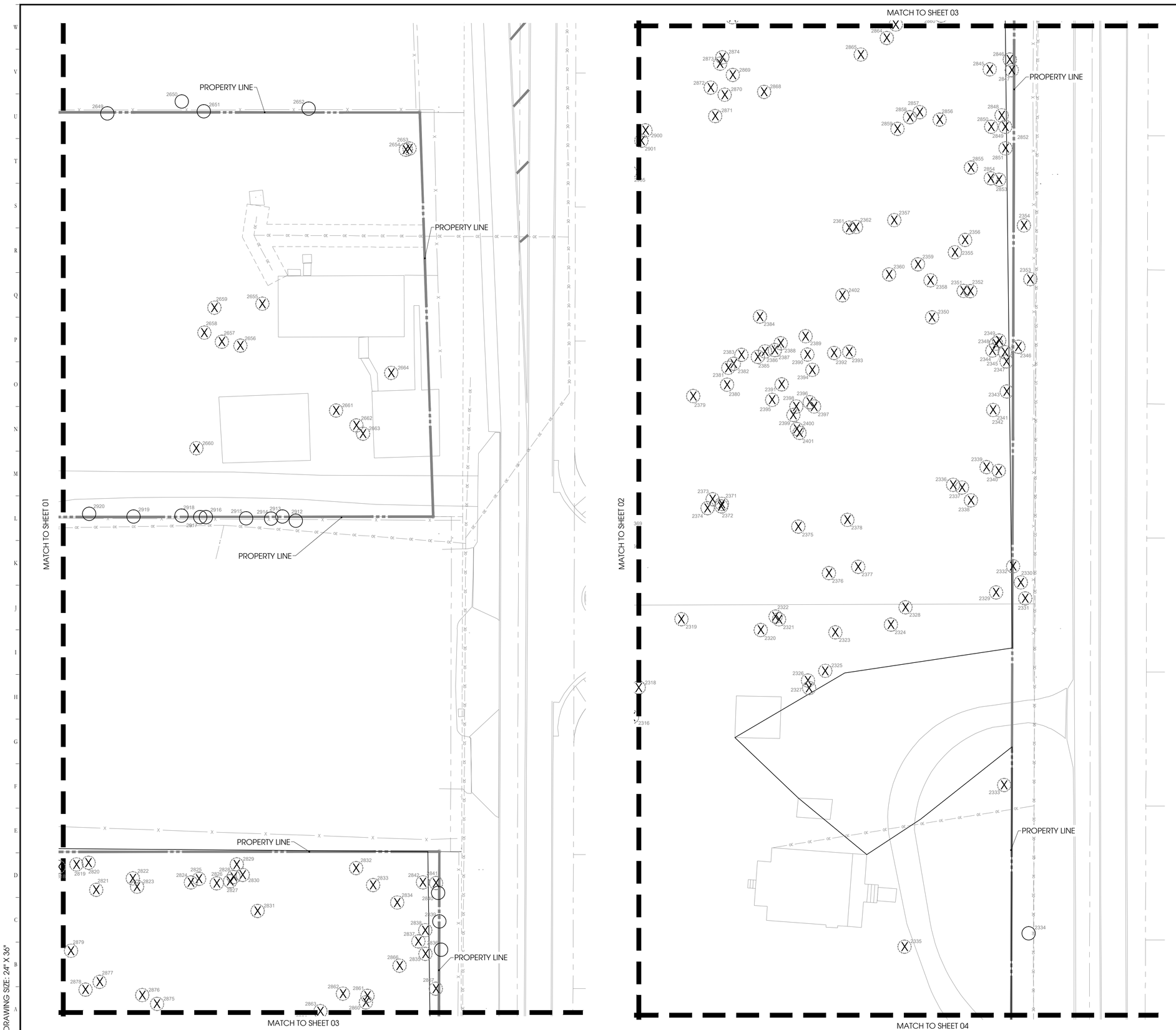

EXISTING TREE LEGEND

EXISTING TREE REMOVED

2677 — TREE NUMBER

X — REMOVED TREE

EXISTING TREE REMOVED

2677 — TREE NUMBER

SAVED TREE

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Key Map:



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TREE MITIGATION

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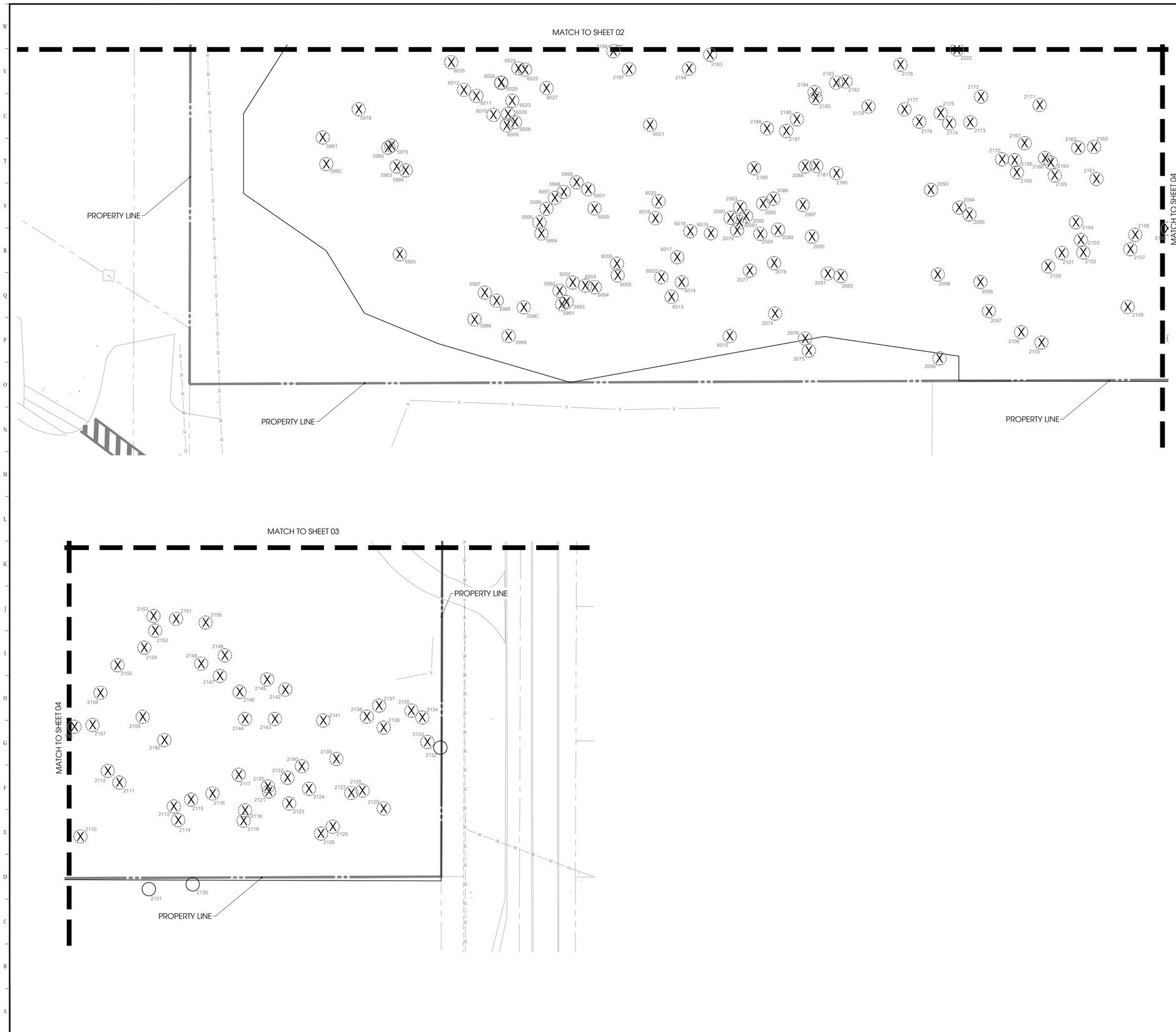

EXISTING TREE LEGEND

EXISTING TREE REMOVED

2677 — TREE NUMBER

X — REMOVED TREE

EXISTING TREE REMOVED

2677 — TREE NUMBER

SAVED TREE

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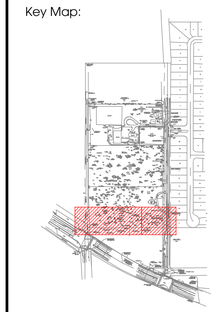

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TREE MITIGATION

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TM-04

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LEGEND		
OAK 4" DBH — 4 — EXISTING OAK	BAY 20" DBH — 20 — EXISTING BAY	REMOVED TREE 60
PINE 12" DBH — 12 — EXISTING PINE	HICKORY 16" DBH — 16 — EXISTING HICKORY	OAK 60" DBH — 60 — EXISTING OAK
EXISTING MISCELLANEOUS MISCELLANEOUS 12" DBH — 12	PALM 12" DBH — 12 — EXISTING PALM	PALM 12" DBH — 12 — EXISTING PALM

ORANGE COUNTY EXISTING TREE DATA CHART

REMOVED TREES	TOTAL DBH"		
ZONE A (TREES THAT ARE 8" OR GREATER AND ON THE RECOMMENDED STOCK LIST			
NON-SPECIMEN	1567		
SPECIMEN	0		
ZONE B (TREES THAT ARE 10" OR GREATER AND ON THE RECOMMENDED STOCK LIST			
NON-SPECIMEN	0		
SPECIMEN	0		
ZONE C (SPECIMEN TREES ONLY)			
SPECIMEN	0		
TOTAL REMOVED TREES ON SITE			
NON-SPECIMEN	1567	(1 TO 1 RATIO)	1567
SPECIMEN	0	(2 TO 1 RATIO)	0
TOTAL REMOVED DBH ON SITE			1567

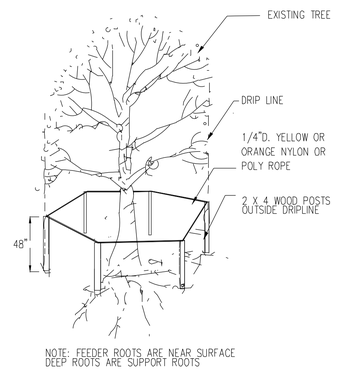
TOTAL REMOVED DBH ON SITE	1567
TOTAL SAVED DBH ON SITE	0
90" PER ACRE MAX REQ. 90"X7.51=	675.9" REQUIRED
TOTAL PROPOSED INCHES	737.9"
REQUIRED INCHES	0

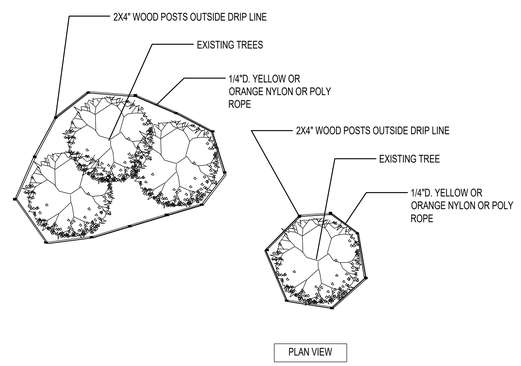
NOTES:

1. ANY TREES PROPOSED TO BE PRESERVED ON THIS APPROVED PSP TREE PRESERVATION PLAN THAT ARE SUBSEQUENTLY REMOVED, SHALL BE CONSIDERED A VIOLATION AND AS SUCH SHALL BE REPLACED (IN INCHES) ON SITE AT A 2:1 RATIO FOR NONSPECIMEN TREES AND AT 4:1 FOR SPECIMEN TREES PER SECTION 15-281(E). AS AN ALTERNATIVE, THE VIOLATION MAY BE SATISFIED VIA PAYMENT INTO THE ORANGE COUNTY TREE FUND OR BY SOME COMBINATION OF PAYMENT AND ONSITE PLANTING. THE CURRENT FEE, AS MAY BE AMENDED BY THE BCC, IS $106.00 PER INCH. MITIGATION MUST TAKE PLACE AT TIME OF PERMITTING (OR PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY IF SITE IS IN VIOLATION)..

2. ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN SHALL NOT HAVE ANY FILL OR EXCAVATION AT POINTS CLOSER THAN SIX FEET FROM THE BASE OF THE TREE OR AT THE RADIUS OF THE DRIP-LINE OF THE PROTECTED TREE OR STAND OF TREES, WHICHEVER IS GREATER.

3. A TREE PRESERVATION/MITIGATION PLAN IS INCLUDED WITH THIS PSP OR DP SUBMITTAL. DUE TO FINAL SITE ENGINEERING EVALUATION, UP TO (BUT NO MORE THAN) 10% OF THE AMOUNT OF TREES (IN INCHES) SHOWN TO BE PRESERVED MAY BE REMOVED, PROVIDED SUCH REMOVALS ARE REFLECTED IN AN ADJUSTED TREE PRESERVATION/MITIGATION PLAN SUBMITTED AND APPROVED BY THE ZONING ARBOR OFFICE PRIOR TO REMOVALS. SUCH REMOVALS AND MITIGATIONS SHALL BE IN ACCORDANCE WITH REGULAR MITIGATION REQUIREMENTS, AND SHALL NOT BE CONSIDERED A VIOLATION. HOWEVER, ANY PROPOSAL OR REMOVAL OF MORE THAN 10% SHALL REQUIRE THAT THE TREE PRESERVATION/MITIGATION PLAN (PSP OR DP) TO RETURN TO DRC FOR A CHANGE DETERMINATION, WHERE THE PROPOSAL FOR EXCESS REMOVAL MAY BE CONSIDERED A SUBSTANTIAL CHANGE, AND/OR MAY CONSIDER THE REMOVALS TO BE A VIOLATION OF THE TREE PRESERVATION/MITIGATION PLAN (PSP OR DP) THEREBY REQUIRING PENALTY MITIGATION TO BE PROVIDED.





01 Tree Protection Detail

Scale: N.T.S.

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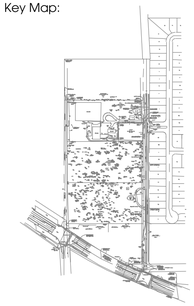

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

TREE MITIGATION

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 10-31-2023	Scale: SEE PLAN
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LANDSCAPE INSTALLATION NOTES :

1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BASE INFORMATION PRIOR TO INITIATING PLANTING INSTALLATION. ALL EXISTING PLANTING SHALL REMAIN INTACT AND UNDISTURBED UNLESS OTHERWISE NOTED ON THE PLANS.
2. CONTRACTOR SHALL NOTIFY ALL NECESSARY UTILITY COMPANIES 48 HOURS MINIMUM PRIOR TO DIGGING FOR VERIFICATION OF ALL UNDERGROUND UTILITIES, IRRIGATION AND ALL OTHER OBSTRUCTIONS AND COORDINATE WITH OWNER'S REPRESENTATIVE PRIOR TO INITIATING OPERATIONS. DRAWINGS ARE PREPARED ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARING THESE DOCUMENTS.
3. CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH EXISTING SITE CONDITIONS PRIOR TO INITIATING PLANTING. ALL EXISTING SITE FURNISHINGS, PAVING, LANDSCAPE AND OTHER ELEMENTS TO REMAIN SHALL BE PROTECTED FROM ANY DAMAGE UNLESS OTHERWISE NOTED.
4. UNLESS OTHERWISE NOTED, THE LIMITS OF CONSTRUCTION ARE THE CLEARING LIMITS NOTED ON THE DRAWINGS. (REFER TO CIVIL ENGINEERING DRAWINGS).
5. REPORT ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS AND FIELD CONDITIONS TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
6. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH RELATED CONTRACTORS AND WITH THE GENERAL CONSTRUCTION OF THE PROJECT IN ORDER NOT TO IMPEDE THE PROGRESS OF THE WORK OF OTHERS OR THE CONTRACTOR'S OWN WORK.
7. CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE EXISTING GROUND COVER FOR ALL PLANTING BEDS AS SPECIFIED PRIOR TO PLANTING INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE ALL PORTIONS OF EXISTING LAWN AREAS DAMAGED WHILE COMPLETING PLANTING INSTALLATION WITH THE SAME GRASS SPECIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
8. CONTRACTOR SHALL PERFORM SOIL TESTING PRIOR TO INSTALLATION TO DETERMINE NUTRIENTS PRESENT IN SOIL, PH OF SOIL, AND SOIL TEXTURE OF TOP 12" OF SOIL. BASED ON THE RESULTS OF THE TESTS THE CONTRACT SHALL MAKE THE NECESSARY AMENDMENTS TO SUPPORT THE HEALTH OF THE NEWLY INSTALLED PLANTS.
9. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) AND THE PROJECT MANUAL AND SPECIFICATIONS. PLANT MATERIALS SHALL EXCEED IN SOME INSTANCES SOME SPECIFICATIONS IF NECESSARY TO MEET THE MINIMUM REQUIREMENTS OF OTHERS.
10. ALL PLANT MATERIAL SHALL BE IN FULL AND STRICT ACCORDANCE WITH THE FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS AS PUBLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE. ALL PLANT MATERIAL SHALL MEET FLORIDA #1 OR BETTER.
11. ALL TREES SHALL HAVE SIX FEET (6') CLEAR TRUNK UNLESS OTHERWISE SPECIFIED.
12. ALL CONTAINER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS. ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
13. ALL TREE CALIPER SIZES NOTED ON PLANT LIST ARE MINIMUM. INCREASE SIZE IF NECESSARY TO CONFORM TO PLANT SIZE AND SPECIFICATIONS.ANY MATERIAL NOT MEETING THE SPECIFIED SIZE SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
14. ANY TREES WITH A TRUNK FORMED "V" SHAPE CROTCH WILL BE REJECTED.
15. EROSION CONTROL FABRIC SHALL BE INSTALLED IN ALL SHRUB AND GROUND COVER PLANTING AREAS AS PER SPECIFICATIONS FOR ALL SLOPES THAT EXCEED 3:1 . SEE GRADING PLANS FOR LOCATION OF SLOPES GREATER THAN 3:1 AND ADJACENT TO ANY WETLAND AREAS.
16. TYPICALLY, SHRUB AND GROUND COVER PLANTINGS ARE SHOWN AS MASS PLANTING BEDS. PLANTS SHALL BE PLACED ON A TRIANGULAR SPACING CONFIGURATION (STAGGERED SPACING). PLANT CENTER TO CENTER DIMENSIONS (O.C.) ARE LISTED UNDER "SPACING" ON THE PLANT LIST.
17. LANDSCAPE CONTRACTOR SHALL FIELD STAKE THE LOCATION OF ALL PLANT MATERIAL PRIOR TO INITIATING INSTALLATION FOR THE REVIEW AND APPROVAL OF THE OWNER'S REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT. ANY MATERIAL INSTALLED WITHOUT APPROVAL IS SUBJECT TO BEING RELOCATED AT THE CONTRACTOR'S EXPENSE.
18. LANDSCAPE CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO ALL EXISTING UNDERGROUND UTILITIES AND/OR EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
19. CONTRACTOR SHALL MULCH ALL NEW PLANT MATERIAL THROUGHOUT AND COMPLETELY TO DEPTH OF 3" UTILIZING HARDWOOD MULCH UNLESS OTHERWISE SPECIFIED.
20. ANY SUBSTITUTIONS IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
21. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND THE PROJECT MANUAL (IF AVAILABLE) AND SPECIFICATIONS FOR FURTHER AND COMPLETE LANDSCAPE PLANTING INSTRUCTIONS.
22. LANDSCAPE CONTRACTOR SHALL COORDINATE ALL LANDSCAPE PLANTING WORK WITH IRRIGATION WORK. LANDSCAPE WATERING AS REQUIRED BY OWNER'S REPRESENTATIVE TO SUPPLEMENT IRRIGATION WATERING AND RAINFALL. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HAND WATERING IN ALL PLANTING AREAS, REGARDLESS OF THE STATUS OF EXISTING OR PROPOSED IRRIGATION.
23. LANDSCAPE CONTRACTOR SHALL CLEAN THE WORK AREAS AT THE END OF EACH WORKING DAY. RUBBISH AND DEBRIS SHALL BE COLLECTED AND DEPOSITED OFF-SITE DAILY. ALL MATERIALS, PRODUCTS AND EQUIPMENT SHALL BE STORED IN AN ORGANIZED FASHION AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
24. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING OF ALL AREAS INCLUDING CREATING POSITIVE DRAINAGE AWAY FROM BUILDINGS.
25. LANDSCAPE CONTRACTOR SHALL RE-GRADE ALL AREAS DISTURBED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION WORK. LANDSCAPE CONTRACTOR SHALL REPLACE (BY EQUAL SIZE AND QUALITY) ANY AND ALL EXISTING PLANT MATERIAL DISTURBED OR DAMAGED BY PLANT REMOVAL, RELOCATION AND/OR INSTALLATION.
26. CONTRACTORS SHALL COMPLY WITH ALL NPDES REQUIREMENTS.

PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ SPECIFICATION	
TREES					
AR	23	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	3" CAL, 10`-12` HT.	
LS	24	Liquidambar styraciflua	Sweet Gum	3" CAL, 10`-12` HT.	
MG	22	Magnolia grandiflora	Southern Magnolia	3" CAL, 10`-12` HT.	
QV	23	Quercus virginiana	Southern Live Oak	3" CAL, 10`-12` HT.	
TD	25	Taxodium distichum	Bald Cypress	3" CAL, 10`-12` HT.	
FLOWERING/ UNDERSTORY TREES					
CR	33	Callistemon citrinus	Bottlebrush Tree	2" CAL., 6`-8` HT.	
ED	37	Elaeocarpus decipiens TM	Japanese Blueberry Tree	2" CAL., 6`-8` HT.	
IC	37	Ilex cassine	Dahoon Holly	2" CAL., 6`-8` HT.	
LI	36	Lagerstroemia indica	Crape Myrtle	2" CAL., 6`-8` HT.	
TR	35	Tabebuia rosea	Pink Trumpet Tree	2" CAL., 6`-8` HT.	
SHRUBS					
HP	165	Hamelia patens 'Compacta'	Dwarf Firebush	3 GAL., 24" HT., 24" SPD.	
PM	37	Podocarpus macrophyllus	Podocarpus	36" HT. X 24" SPD.	
VO	34	Viburnum odoratissimum	Sweet Viburnum	7 GAL. 36" HT, 48" SPD	
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE/ SPECIFICATION	SPACING
SHRUB AREAS					
JF	586	Ligustrum japonicum 'Jack Frost'	Jack Frost Japanese Privet	18" HT. X 18" SPD.	30" o.c.
RF	294	Rhododendron x 'Fashion'	Fashion Glenn Dale Azalea	3 GAL. 14" HT X 14" SPD	30" o.c.
SV	525	Schefflera arboricola `Variegata`	Dwarf Variegated Schefflera	18" HT. X 18" SPD.	30" o.c.
ZP	379	Zamia pumila	Coontie	12"-18" HT. 12" SPD	30" o.c.
GRASSES					
MC	264	Muhlenbergia capillaris	Pink Muhly Grass	1 GAL., Full Pot	36" o.c.
GROUND COVERS					
DT	1,910	Dianella tasmanica `Variegata`	Variegated Flax Lily	1 GAL., 12" HT., Full Pot	18" o.c.
TAM	1,894	Trachelospermum asiaticum 'Minim'	Minima Jasmine	1 GAL., Full Pot	18" o.c.
TURF					
SOD		Paspalum notatum	Bahia Grass	Sod	

Perimeter Landscape Buffering and Screening

	North Buffer	East Buffer	South Buffer	West Buffer
Buffer Type Required	Type C	Type A	Type B	N/A
Buffer Type Proposed	Type C	Type A	Type B	N/A
Width Required	15 feet wide	25 feet wide	15 feet wide	N/A
Width Proposed	10 feet wide	35 feet wide	10 feet wide	15 feet wide
Shade Trees Required	2 per 100 linear feet	3 per 100 linear feet	1 per 100 linear feet	N/A
Shade Trees Proposed	2 per 100 linear feet	3 per 100 linear feet	1 per 100 linear feet	N/A
Shrubs Required	15 per 100 linear feet	0 per 100 linear feet	5 per 100 linear feet	N/A
Shrubs Proposed	15 per 100 linear feet	0 per 100 linear feet	5 per 100 linear feet	N/A
Understory Trees Required	6 per 100 linear feet	0 per 100 linear feet	7 per 100 linear feet	N/A
Understory Trees Proposed	6 per 100 linear feet	0 per 100 linear feet	7 per 100 linear feet	N/A
Visual Screening Required	N/A	N/A	6'HT. WALL	N/A
Visual Screening Proposed	N/A	N/A	6'HT. WALL	N/A

Diversity Requirements

Required Number of Trees Species		Species Required	Species Provided
When 40 or more trees are required on a site, at least 4 different species shall be utilized		4	10

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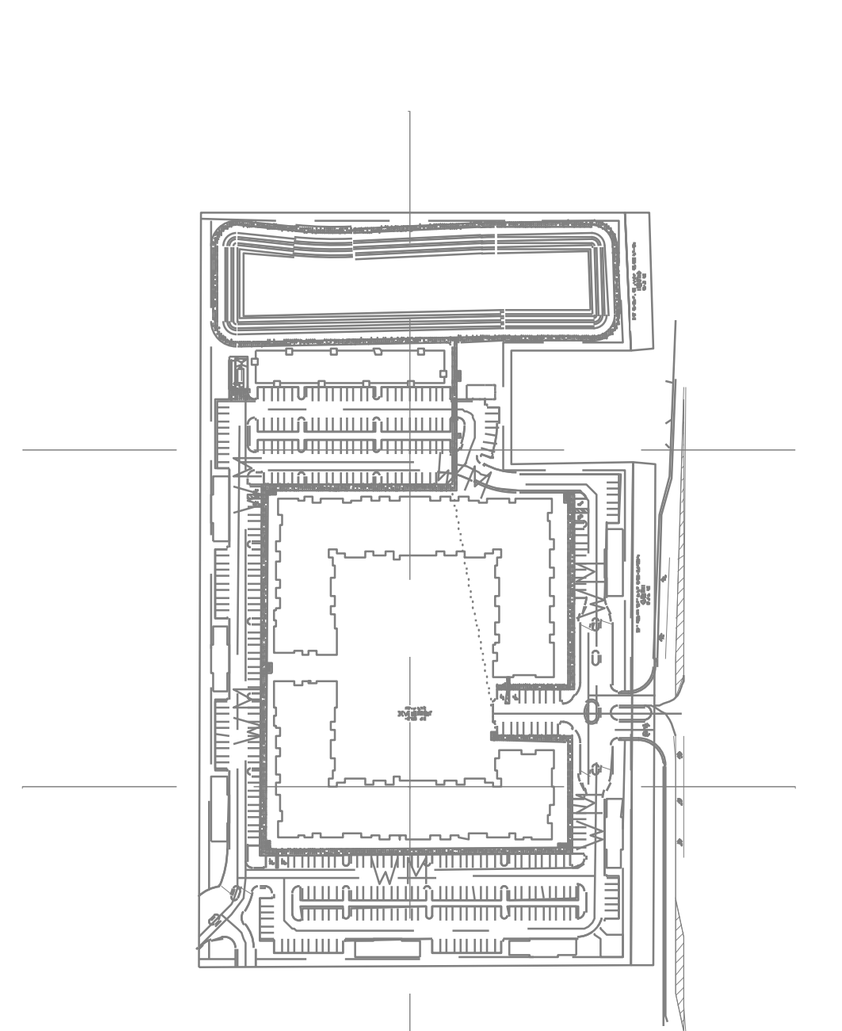

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

LANDSCAPE NOTES

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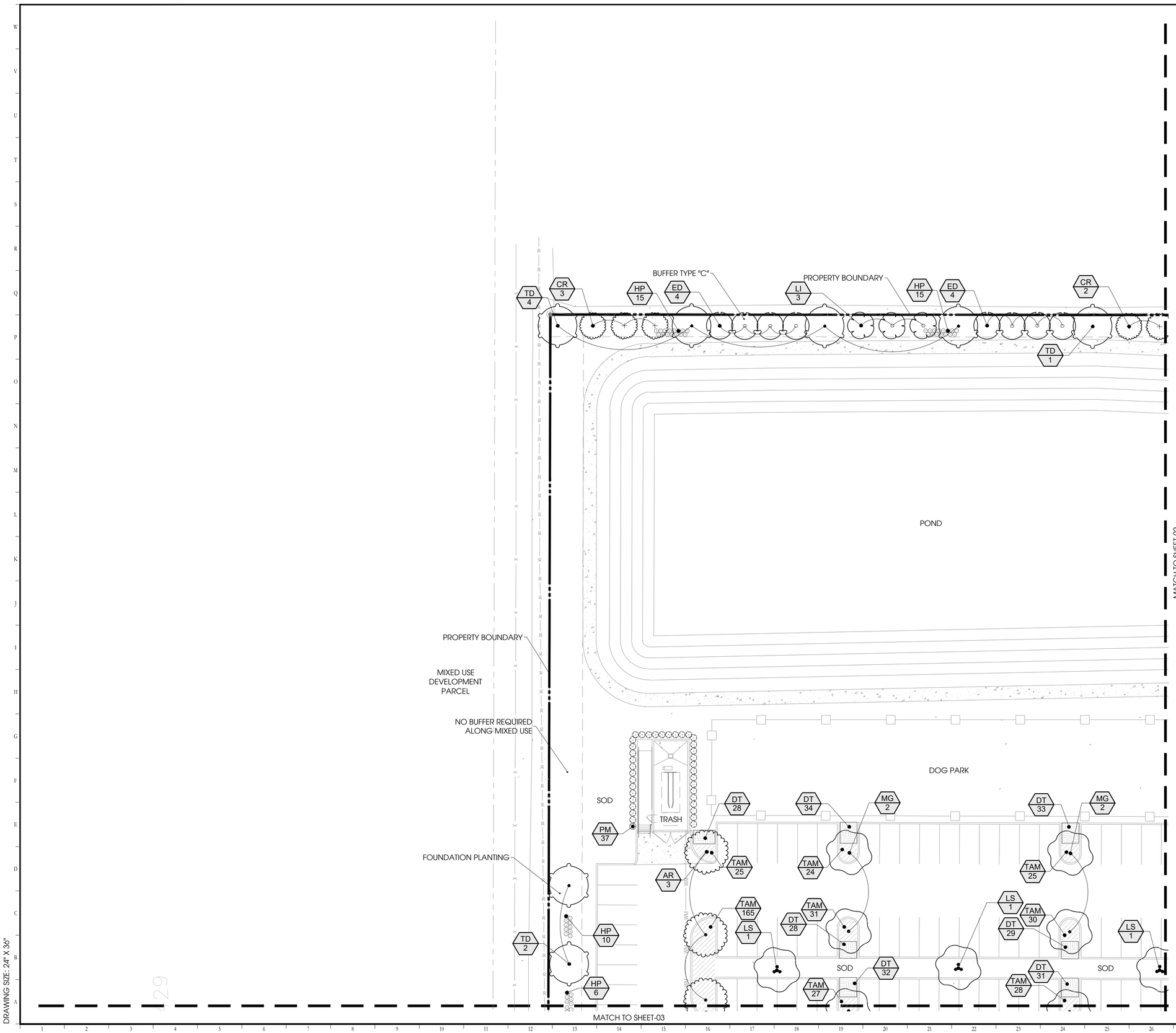

PLANT LEGEND	
KEY	COMMON NAME
LARGE TREES	
AR	Florida Flame Red Maple
LS	Sweet Gum
MG	Southern Magnolia
QV	Live Oak
TD	Bald Cypress
UNDERSTORY/ FLOWERING TREES	
CR	Bottlebrush Tree
ED	Japanese Blueberry Tree
IC	Dahoon Holly
LI	Crape Myrtle
TR	Pink Trumpet Tree
SHRUBS	
HP	Dwarf Firebush
PM	Podocarpus
VO	Walter's Viburnum
SHRUBS AREAS	
JF	Jack Frost Japanese Privet
RF	Fashion Glenn Dale Azalea
SV	Dwarf Variegated Schefflera
ZP	Coontie
GRASSES	
MC	Pink Muhly Grass
GROUNDCOVER	
DT	Variegated Flax Lily
LM	Emerald Goddess Boarder Grass
TAM	Minima Jasmine
TURF	
SOD	Bahia

Designed By:

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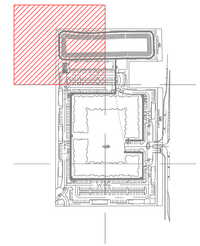

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APOPKA, FLORIDA

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LANDSCAPE PLAN

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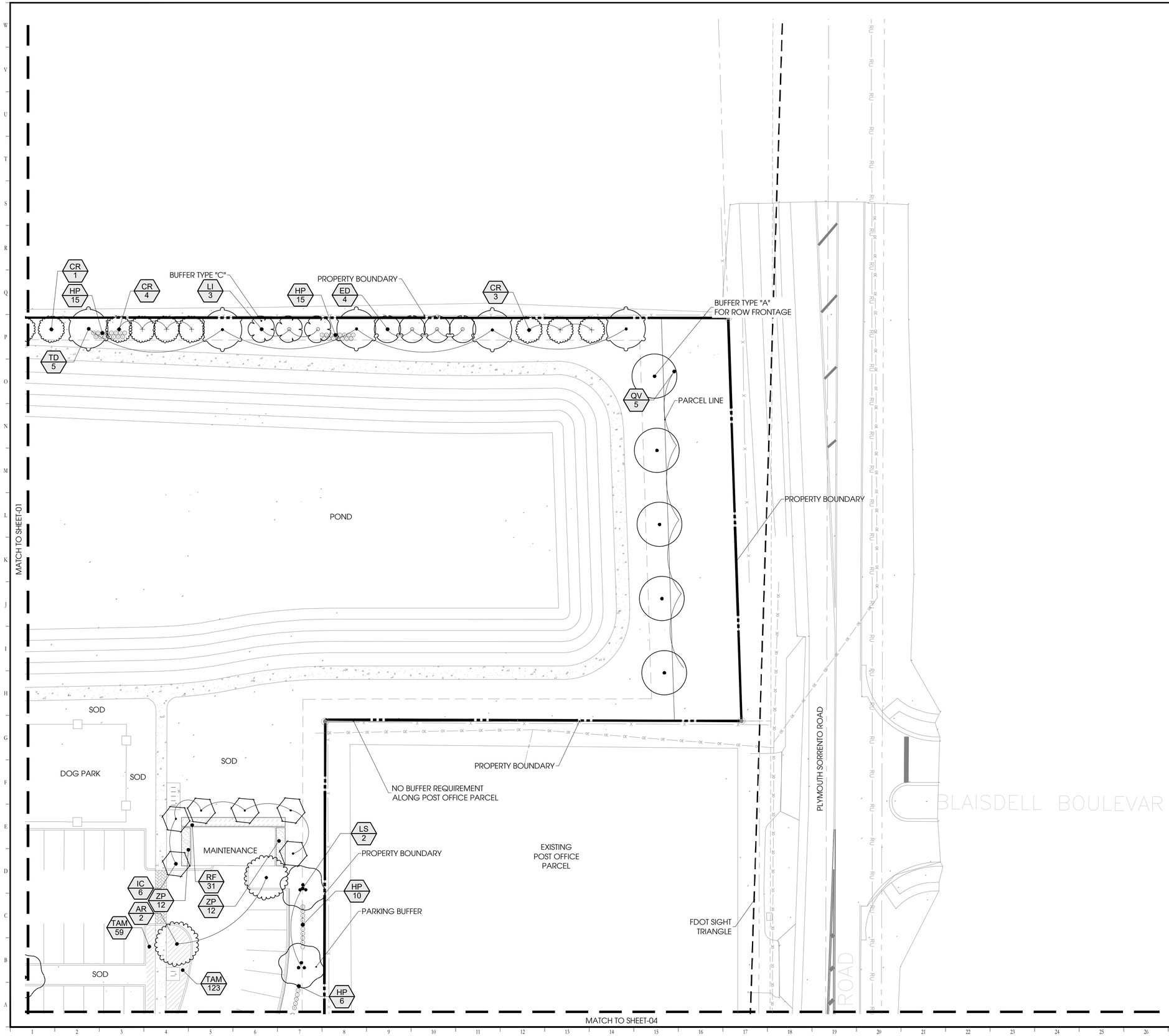

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GROUNDCOVER	
DT	Variegated Flax Lily
LM	Emerald Goddess Boarder Grass
TAM	Minima Jasmine
TURF	
SOD	Bahia

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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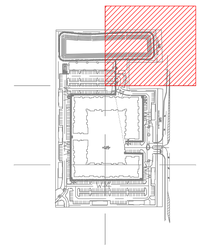

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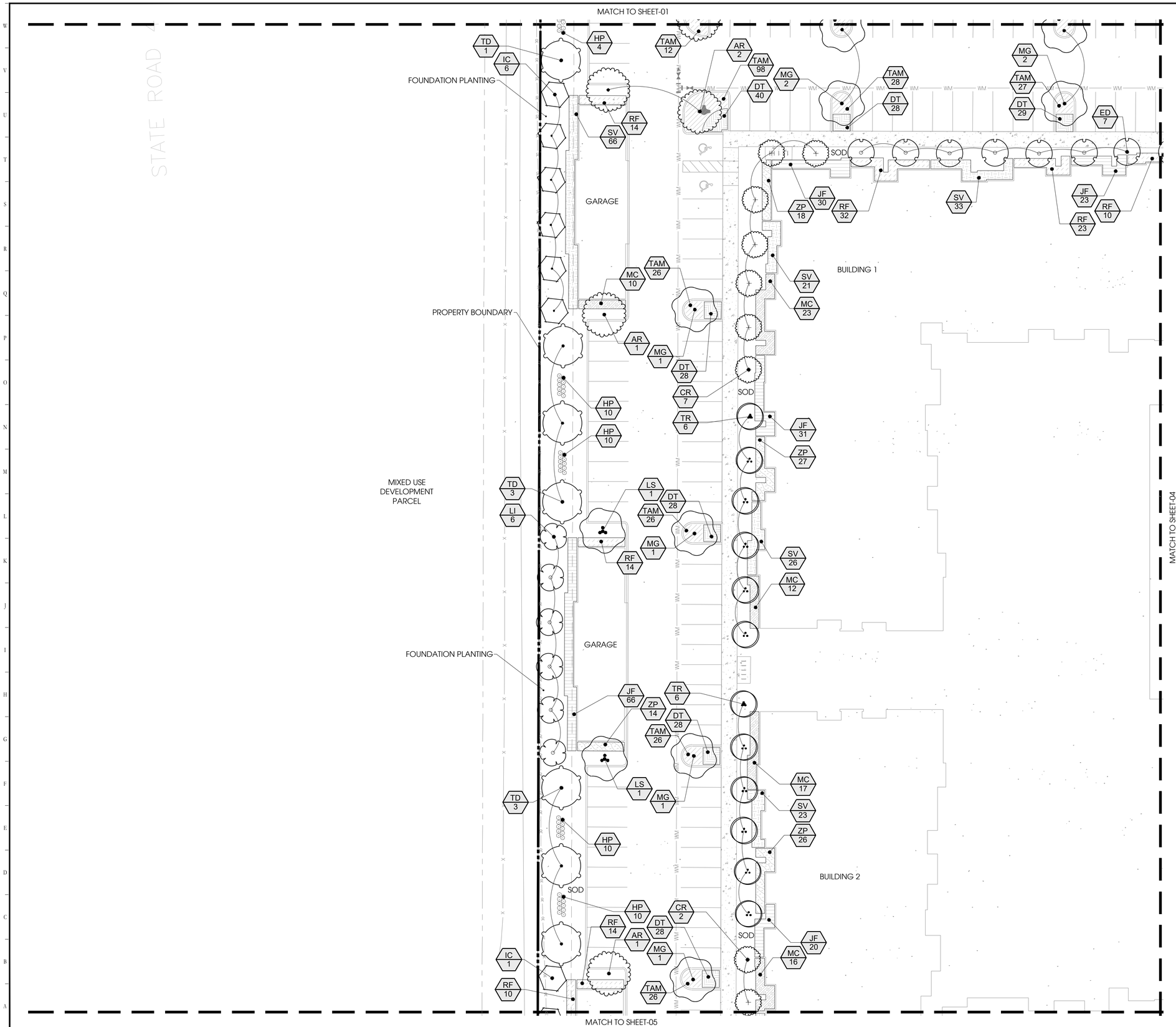

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NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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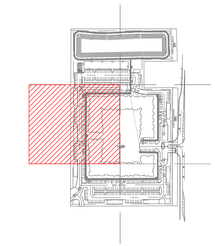

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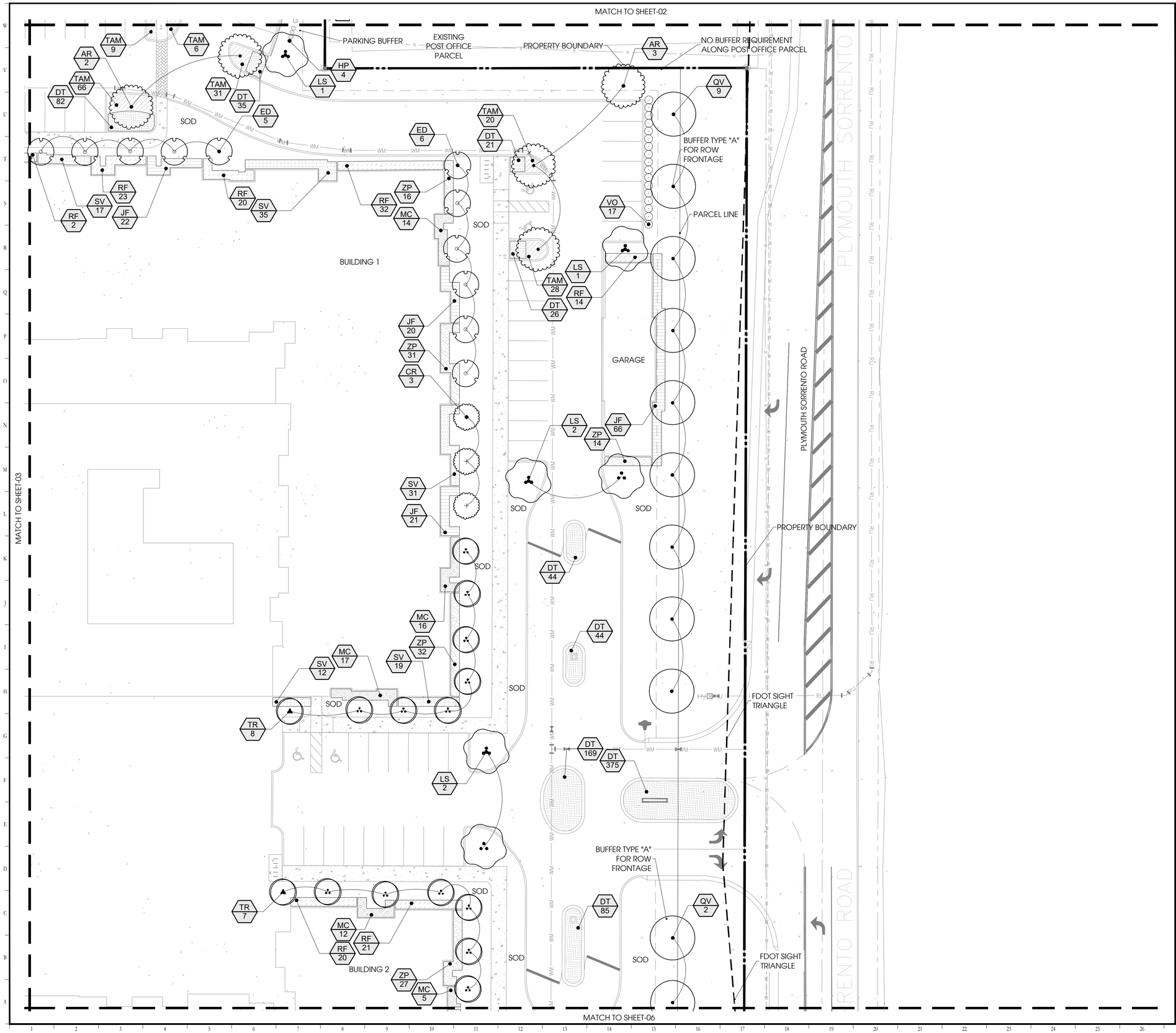

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GROUNDCOVER	
DT	Variegated Flax Lily
LM	Emerald Goddess Boarder Grass
TAM	Minima Jasmine
TURF	
SOD	Bahia

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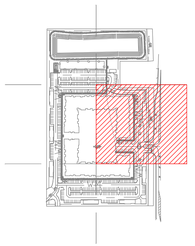

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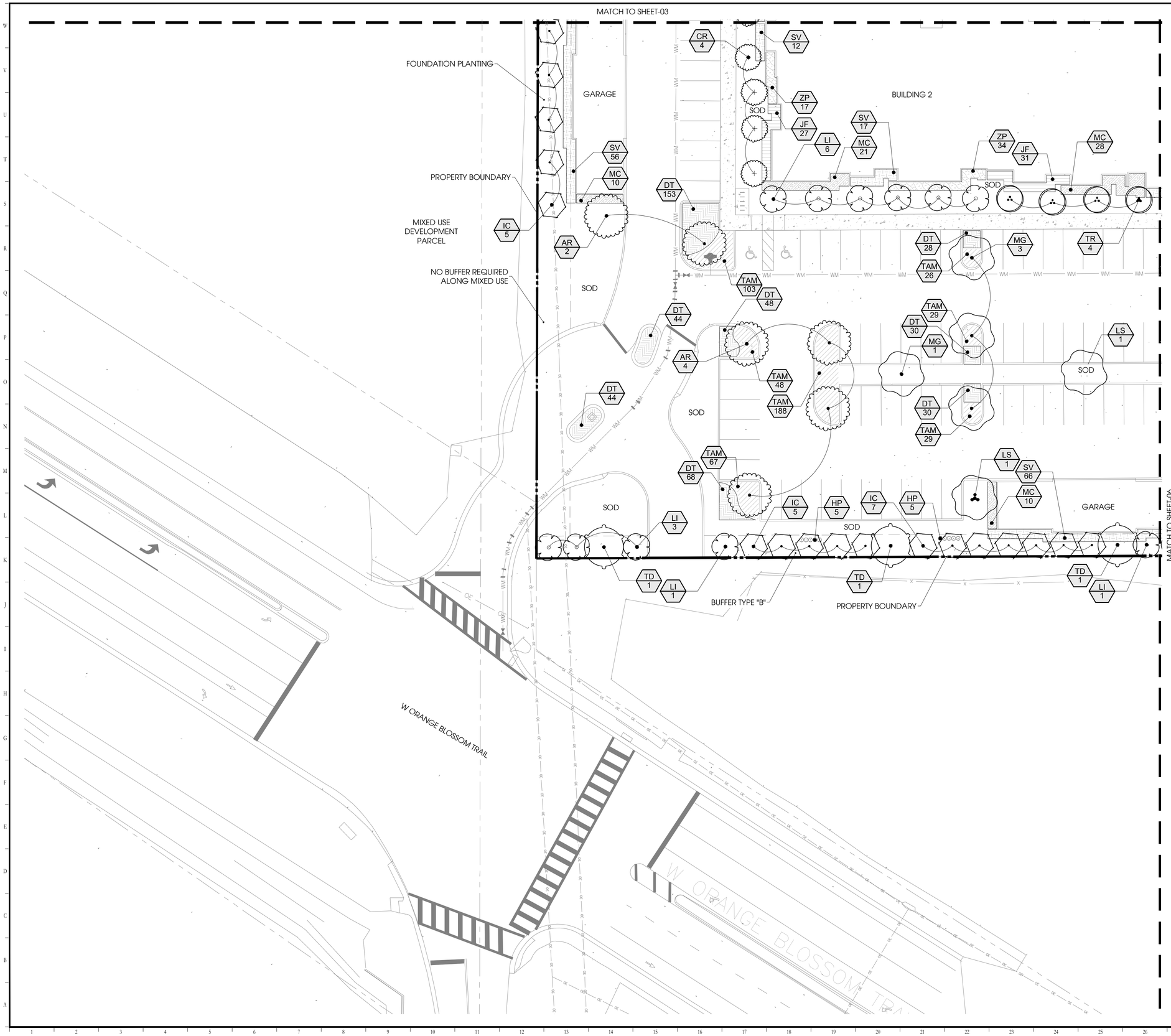

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TAM	Minima Jasmine
TURF	
SOD	Bahia

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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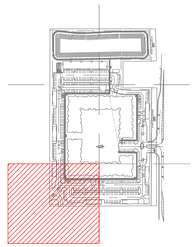

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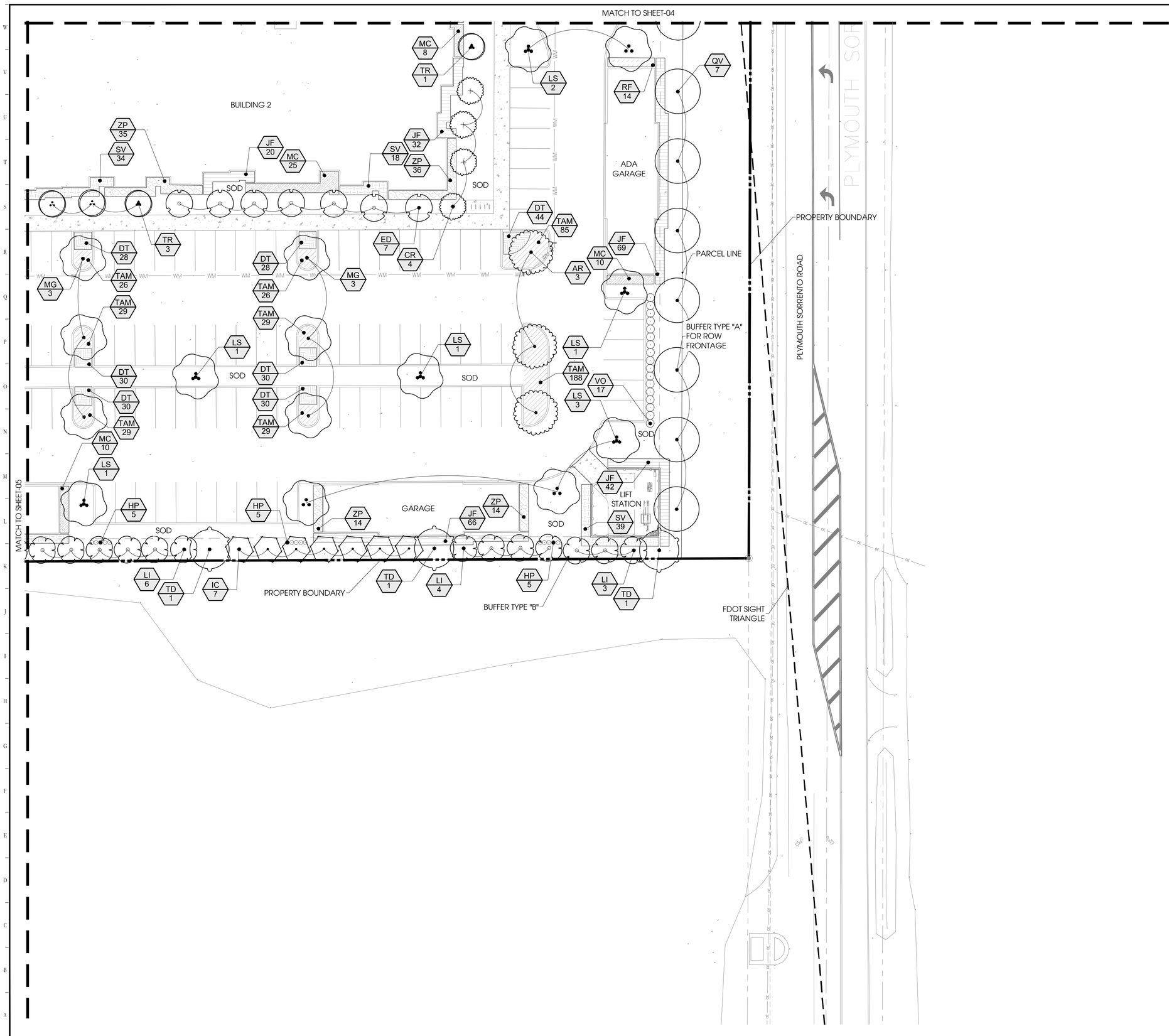

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TURF	
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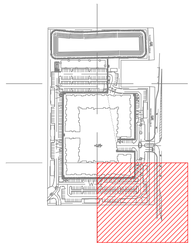

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

LANDSCAPE PLAN

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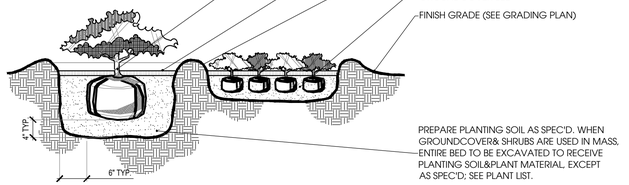
DRAWING SIZE: 24" X 36"

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING PITS/BEDS
PRIOR TO INSTALLATION



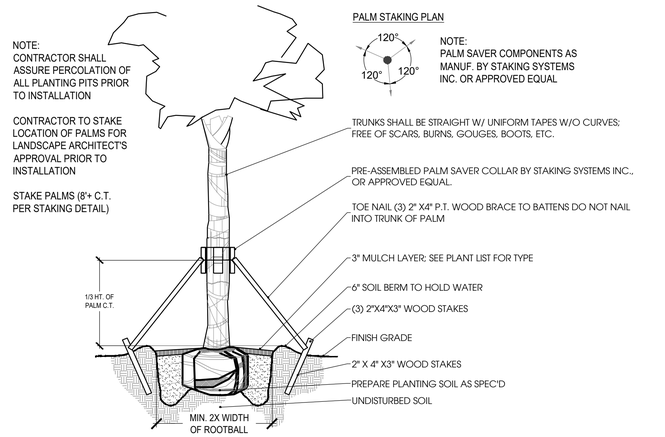
1 Shrub & Groundcover Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION OF
ALL PLANTING PITS PRIOR
TO INSTALLATION

CONTRACTOR TO STAKE
LOCATION OF PALMS FOR
LANDSCAPE ARCHITECT'S
APPROVAL PRIOR TO
INSTALLATION

STAKE PALMS (8'+ C.T.
PER STAKING DETAIL)



PALM STAKING PLAN

NOTE:
PALM SAVER COMPONENTS AS
MANUF. BY STAKING SYSTEMS
INC. OR APPROVED EQUAL

2 Sabal Palm Planting

Scale: N.T.S.

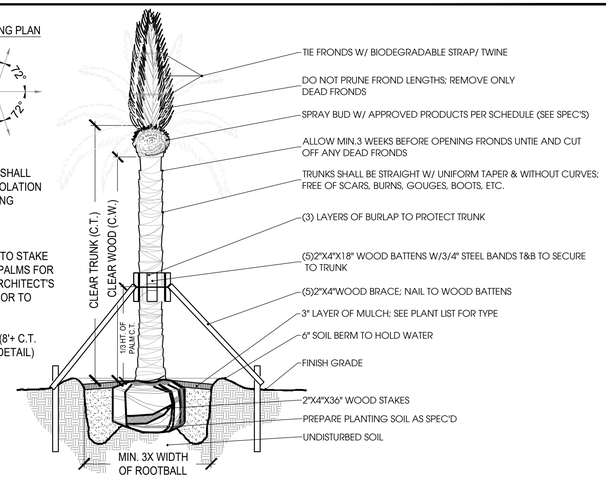
PALM STAKING PLAN



NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

CONTRACTOR TO STAKE
LOCATION OF PALMS FOR
LANDSCAPE ARCHITECT'S
APPROVAL PRIOR TO
INSTALLATION

STAKE PALMS (8'+ C.T.
PER STAKING DETAIL)



3 Phoenix Palm Planting

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN (65-100 Gal. Trees)



NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL

STAKING PLAN (>100 Gal. Trees)



4 Tree Planting (65-100 Gal.)

Scale: N.T.S.

NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN

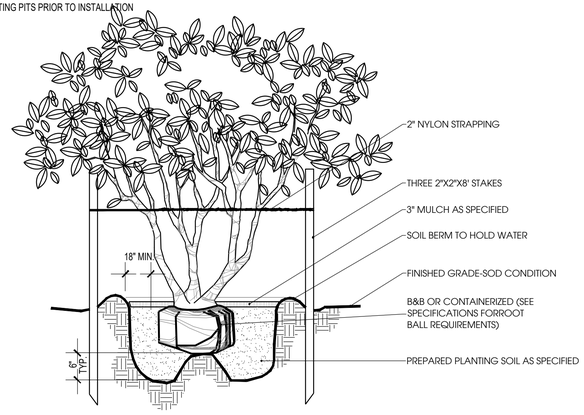


NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL

5 Tree Planting (15-45 Gal.)

Scale: N.T.S.

NOTE:
1. FINAL TREE STAKING DETAILS AND
PLACEMENT TO BE APPROVED BY THE L.A.
2. CONTRACTOR SHALL ASSURE PERCOLATION
OF ALL PLANTING PITS PRIOR TO INSTALLATION



6 Multi-Trunk Tree Planting

Scale: N.T.S.

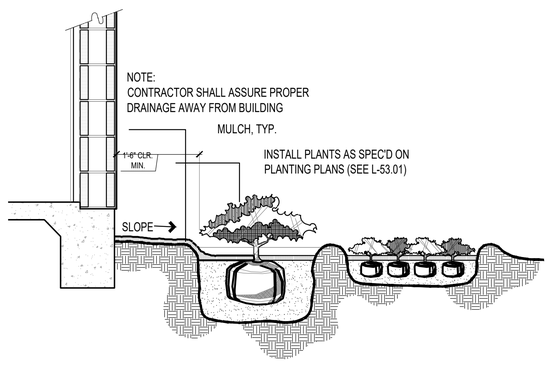
NOTE:
CONTRACTOR SHALL
ASSURE PERCOLATION
OF ALL PLANTING
PITS PRIOR TO
INSTALLATION

STAKING PLAN

NOTE:
ARBOR TIE STAKING
COMPONENTS AS MANUF.
BY STAKING SYSTEMS INC.
OR APPROVED EQUAL

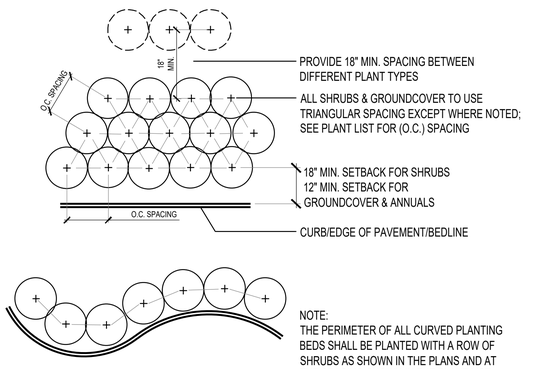
7 Curbed Island Plantings

Scale: N.T.S.



8 Foundation Planting

Scale: N.T.S.



NOTE:
THE PERIMETER OF ALL CURVED PLANTING BEDS SHALL BE PLANTED WITH A ROW OF SHRUBS AS SHOWN IN THE PLANS AND AT THE SPACING SHOWN IN THE PLANT LIST. INTERIOR PORTIONS OF EACH BED SHALL BE PLANTED AT APPROPRIATE SPACING ACCORDING TO THIS PLANT SPACING DETAIL

9 Shrub and Groundcover Spacing

Scale: N.T.S.

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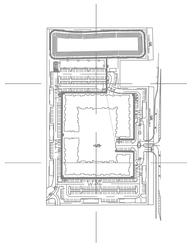
Key Map:



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Residential

PLYMOUTH SORRENTO RD MULTIFAMILY
APOPKA, FLORIDA

PERMIT
LANDSCAPE DETAILS

Rev:	Date:	Description:	By:
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Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097
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PRINT DATE: 29-Feb-24
DRAWING SIZE: 24" X 36"

HUNTER SPRAY IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
○	A	15' FULL	3.75	PROS-12-PRS30-CV-R-15F
○	B	15' HALF	1.86	PROS-12-PRS30-CV-R-15H
○	C	15' QUARTER	.97	PROS-12-PRS30-CV-R-15Q
●	D	12' FULL	2.7	PROS-12-PRS30-CV-R-15F
●	E	12' HALF	1.3	PROS-12-PRS30-CV-R-15H
●	F	12' QUARTER	.67	PROS-12-PRS30-CV-R-15Q
◒	G	10' FULL	1.59	PROS-12-PRS30-CV-R-15F
◒	H	10' HALF	.88	PROS-12-PRS30-CV-R-15H
◒	I	10' QUARTER	.42	PROS-12-PRS30-CV-R-15Q
⊕	J	8' FULL	.97	PROS-12-PRS30-CV-R-15F
⊕	K	8' HALF	.47	PROS-12-PRS30-CV-R-15H
⊕	L	8' QUARTER	.24	PROS-12-PRS30-CV-R-15Q
◐	M	5' FULL	.47	PROS-12-PRS30-CV-R-15F
◐	N	5' HALF	.23	PROS-12-PRS30-CV-R-15H
◐	O	5' QUARTER	.12	PROS-12-PRS30-CV-R-15Q
■	P	5'X30' SIDE	1.3	PROS-12-PRS30-CV-R-SS530
■	Q	5'X30' CENTER	1.3	PROS-12-PRS30-CV-R-CS530
■	R	5'X15' END	.65	PROS-12-PRS30-CV-R-EC515
□	S	9'X18' SIDE	1.72	PROS-12-PRS30-CV-R-SS918
💧	T	BUBBLER	.5	PCN50 ON FLEX PIPE

HUNTER ROTOR AND MATCHED ROTATORS IRRIGATION

SYB	KEY	PATTERN	GPM	SPECIFICATIONS
△	AR	44' FULL	8.0	PGP-04-CV-R-8
△	BR	40' HALF	4.0	PGP-04-CV-R-4
△	CR	34' QUARTER	2.0	PGP-04-CV-R-2
▲	DR	25' FULL	3.0	PGP-04-CV-R-3.0SR
▲	ER	25' HALF	1.5	PGP-04-CV-R-1.5SR
▲	FR	25' QUARTER	.75	PGP-04-CV-R-.75SR
◯△	GR	15'-20' FULL	1.47	PROS-12-PRS40-CV-R-MP2RED
◯△	HR	15'-20' HALF	.74	PROS-12-PRS40-CV-R-MP2BLACK
◯△	IR	15'-20' QUARTER	.4	PROS-12-PRS40-CV-R-MP2BLACK
◯▲	JR	8'-13' FULL	.75	PROS-12-PRS40-CV-R-MP1OLIVE
◯▲	KR	8'-13' HALF	.37	PROS-12-PRS40-CV-R-MP1RED
◯▲	LR	8'-13' QUARTER	.19	PROS-12-PRS40-CV-R-MP1RED
◯■	MR	5'-30' SIDE	.44	PROS-12-PRS40-CV-R-MPSS550
◯■	NR	5'-15' END	.22	PROS-12-PRS40-CV-R-MPLCS515
💧	OR	BUBBLER	.25	PCN25 ON FLEX PIPE

MISCELLANEOUS IRRIGATION ITEMS

SYB	ITEM	SPECIFICATIONS
C	CONTROLLER	I-CORE 24 STATION CONTROLLER WITH RFC RAIN & FREEZE SENSOR
M	METER	2" POTABLE IRRIGATION METER
◕	VALVE	ICV-201G-FS-R-AS-30
▬ ▬ ▬	MAINLINE	2" MAINLINE
∼	D.C.V.A.	2" DOUBLE CHECK VALVE ASSEMBLY
▪▪▪▪	SLEEVE	SCH40 PVC SLEEVE 2 TIMES SIZE OF PIPE

-NOTES-
-ALL IRRIGATION HEADS WITHIN SHRUBS SHALL BE ON RISERS. DO NOT USE METAL REBAR OR ANGLE IRON FOR STAKING (SEE IRRIGATION DETAIL SHEET FOR PROPER INSTALLATION).
-SPRAYS WITHIN BEDS SHALL BE 12" POP-UPS.
-SPRAYS IN LAWN LAWN AREAS SHALL BE 6" POP-UPS.
-ADJUST HEADS TO AVOID OVER SPRAY.
-USE PURPLE HEADS, PIPES, & VALVES ONLY.
-FIELD ADJUST IRRIGATION PLAN TO ACCOMMODATE SITE CHANGES.
-VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
-ALL POTS SHALL BE IRRIGATED WITH DRIP BUBBLER AND ATTACHED TO LAND IRRIGATION ZONE

IRRIGATION INSTALLATION GENERAL NOTES
SECTION 02810
PART ONE - GENERAL

1.0 SUMMARY
A. All portions of Division I - General Requirements are included with this section.
B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.

1.1 RELATED SECTIONS: section 02900 landscape planting

1.2 TOLERANCE
A. Install sprinkler heads where indicated by symbol.
B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.

1.3 SUBMITTAL
A. Submit two bound folders containing:
1. Written operating instructions for all components.
2. Complete parts list and manufacturer's data.
3. Copy of well completion report.
4. Written maintenance instructions.
5. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
a. Sprinkler main lines
b. Water source
c. Control valves
d. Gate valve
e. Electric control wire path
(Red-line prints).
B. Products furnished but not installed:
1. 2 extra heads of each type and size
2. 2 extra nozzles of each type and size
3. 2 extra head wrenches for each type of head
4. 1 extra valve box with lid

1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES
A. A Licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.

1.5 QUALITY ASSURANCE
A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

1.6. WARRANTIES
A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
C. See to the fulfillment of all manufacturer's warranties.

PART TWO - PRODUCTS
2.0 MATERIALS
Backfill shall be free from stone, trash, or other debris.

2.1 MANUFACTURED UNITS
A. Automatic electro-mechanical controller fully installed and operating.
B. Electric valve installed in valve box.
C. Valve box with lid manufactured by "Amtek" or "Brooks".
D. Connection for control wires manufactured by "Pentite" or "3M" installed as per manufacturer's directions, and above grade in valve boxes.
E. Gate valves shall be brass and installed in valve box.
F. Automatic drain valves shall be installed in 1 cubic foot gravel.

2.2 COMPONENTS
A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground. wire + 5 extra wires.
B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
C. Lateral lines shall be class 160 PVC minimum (ANSI/ASTM 02241).
D. Sleeve at all road and drive crossings shall be class 200 PVC.
E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
F. all electrical work will conform to year construction N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION
Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.

3.1 PROTECTION
A. Locate identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
C. Document any damage to work caused by other trades. Immediately bring costs to Owner's attention and quickly repair at Owner's expense, as directed.

3.2 PREPARATION
A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
B. Test control wire for continuity before unreeling for installation.

3.3 INSTALLATION
A. Keep pipe interior clean and dry at all times.
B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
D. Support all pipe with clean, compact soil.
E. Backfill and compact to original soil.
F. Set heads plumb and flush with top of sod or mulch.
G. For lateral lines flush all debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.

3.4 TOLERANCES
A. Main line and drive crossings shall have 18 inches minimum cover.
B. Lateral lines shall have 12 inches minimum cover.
C. All heads shall be 4 inches minimum from walks, drives, or curbs.
D. All pop-up heads and valve boxes shall be installed with top flush with grade.
E. All heads shall be installed plumb.

3.5
FIELD TESTS
Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.

3.6 ADJUSTMENTS
A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
B. No heads shall be allowed to spray walls, fences, walks, or drives.
C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.

3.7 FIELD QUALITY CONTROL
A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION

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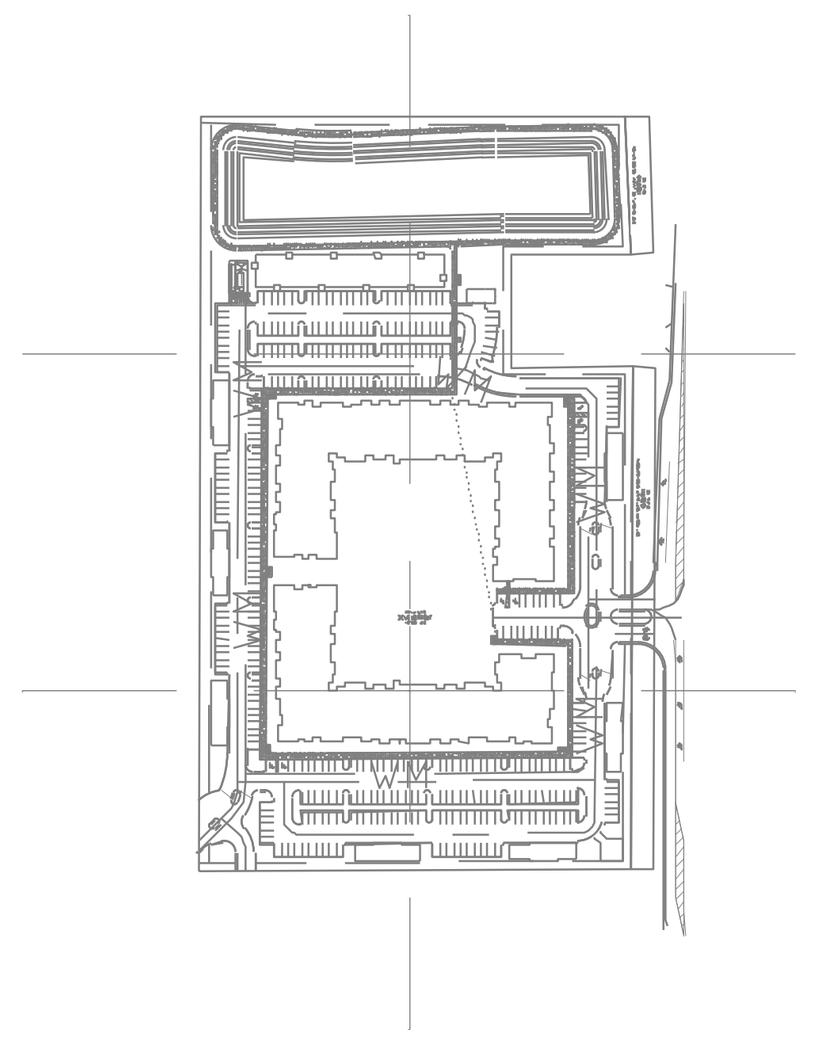
Key Map:



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PLYMOUTH SORRENTO RD MULTIFAMILY
APOPKA, FLORIDA

PERMIT
IRRIGATION NOTES

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
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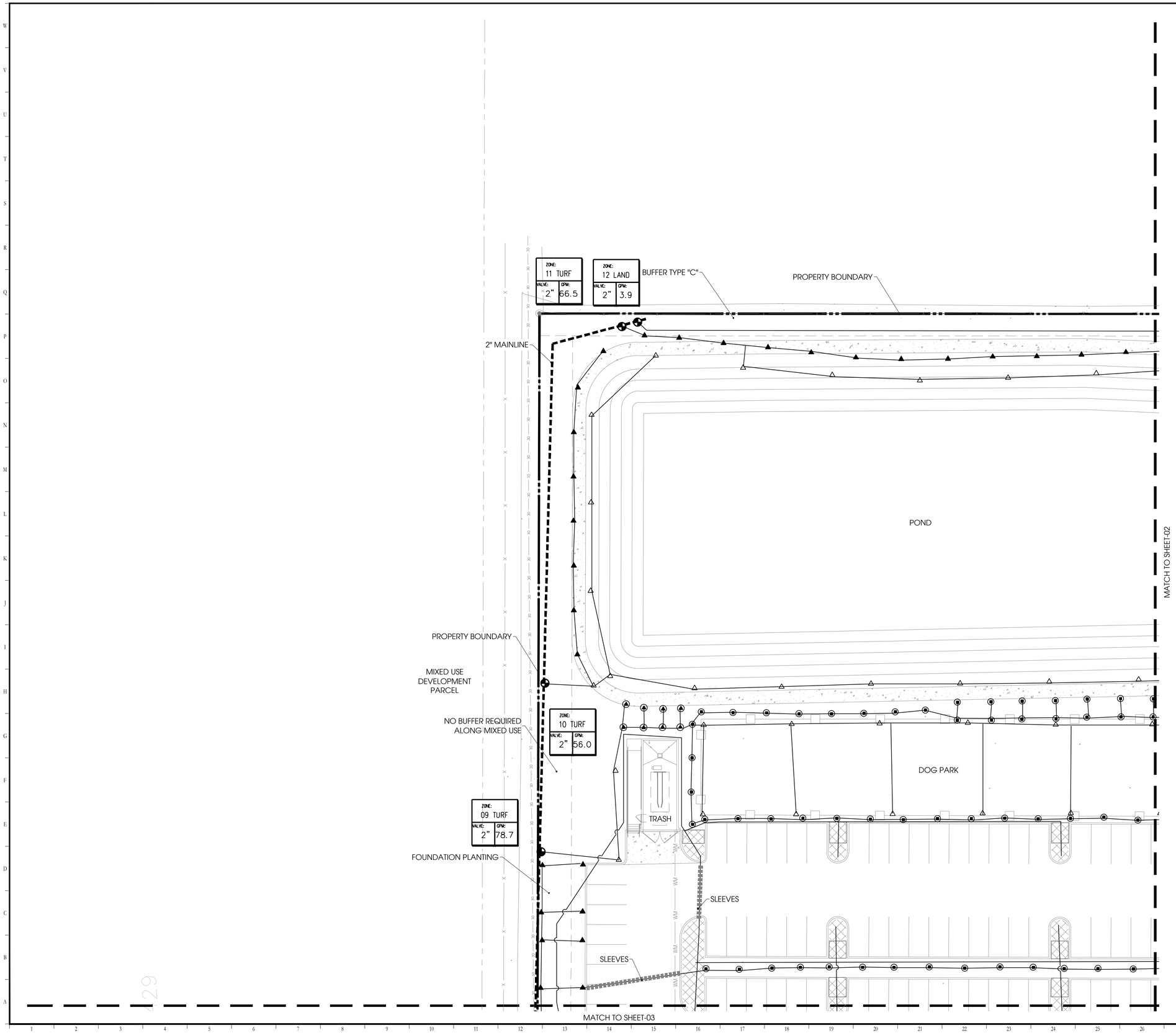

IRRIGATION LEGEND

SYB	KEY	SYB	KEY
	A B C		AR BR CR
	D E F		DR ER FR
	G H I		GR HR IR
	J K L		JR KR LR
	M N O		MR NR
	P Q R		OR
	S		
	T		
	U		

CV	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

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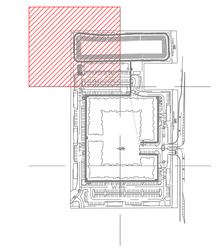
Key Map:



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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

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IRRIGATION PLAN

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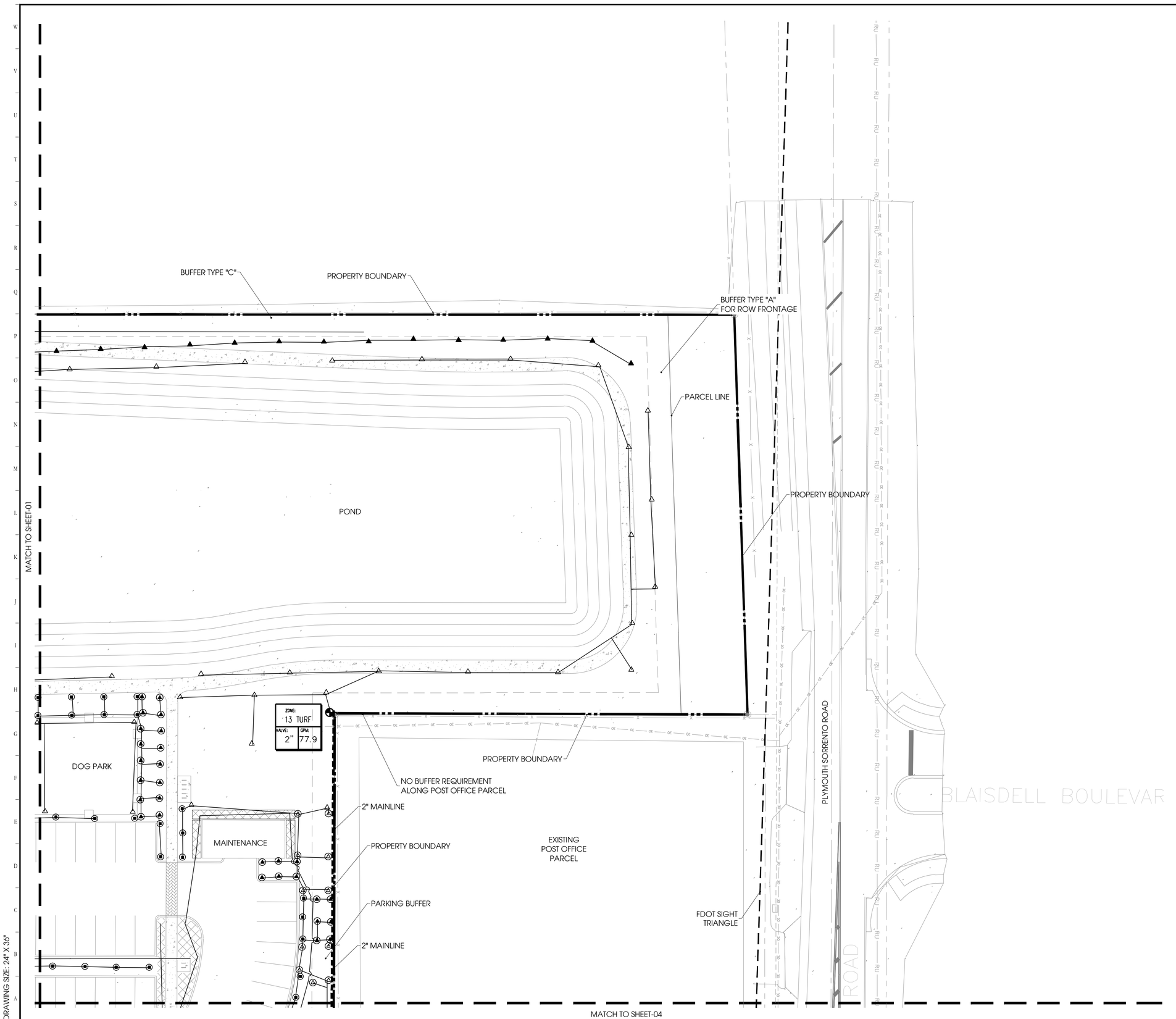

IRRIGATION LEGEND

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⊕⊕⊕	J K L	◉◉◉	JR KR LR
◒◒◒	M N O	▣▣	MR NR
■■■	P Q R		
□	S	💧	OR
💧	T		
▨	U		

CV	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

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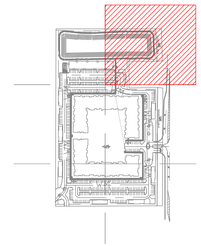

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

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MATTHEW E. McFADDEN
LA6666897
STATE OF FLORIDA

Sheet Number:

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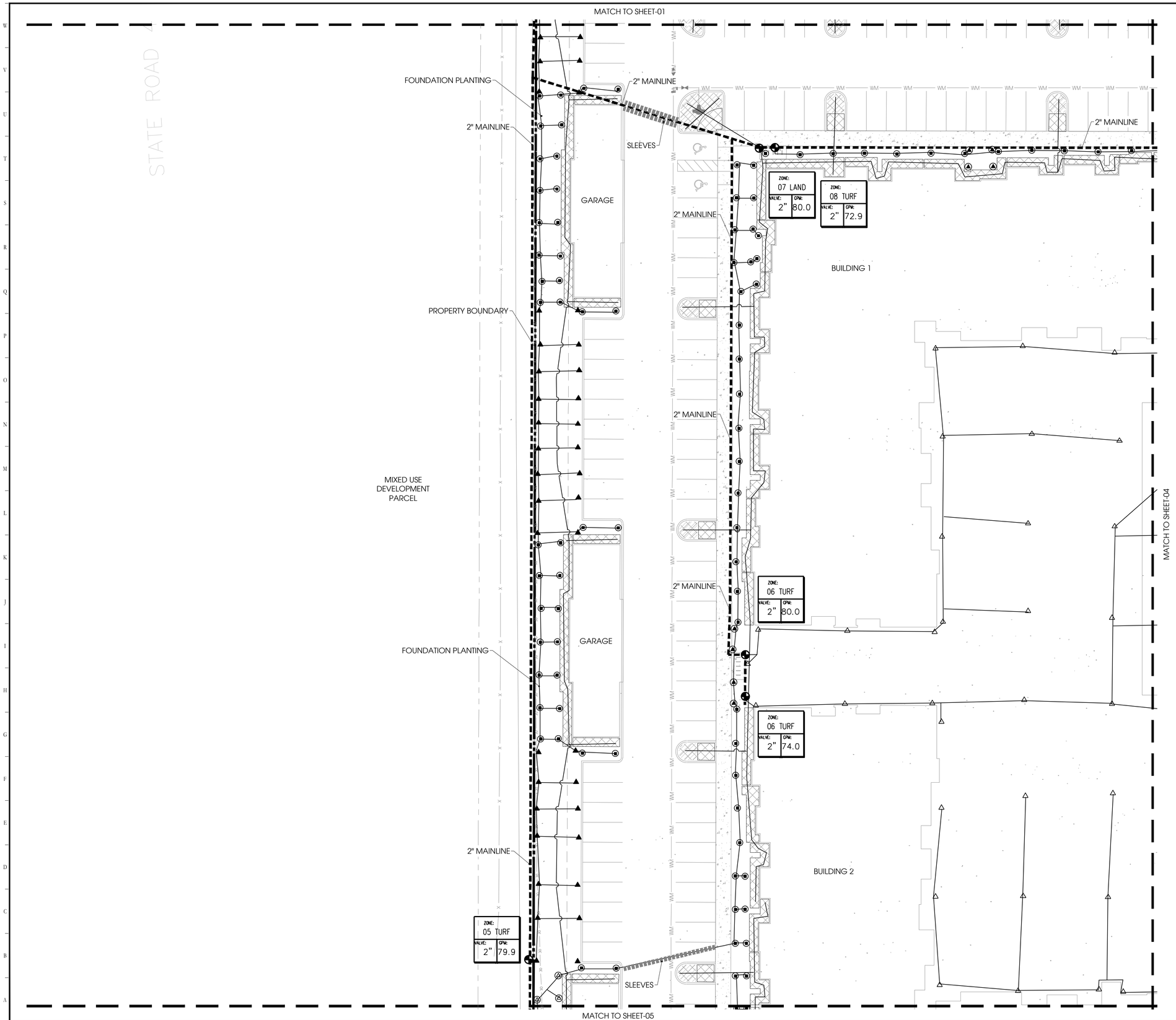


IRRIGATION LEGEND

SYB	KEY	SYB	KEY
	A B C		AR BR CR
	D E F		DR ER FR
	G H I		GR HR IR
	J K L		JR KR LR
	M N O		MR NR
	P Q R		OR
	S		
	T		
	U		

C	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

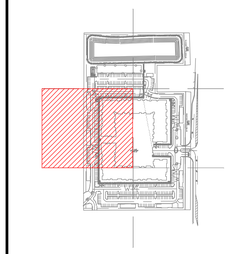
SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

101 S. GARLAND AVE. STE. 202 ORLANDO, FL 32801
WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



OneEleven Residential

PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097

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REGISTERED LANDSCAPE ARCHITECT MATTHEW E. McFADDEN LA6666891 STATE OF FLORIDA

Sheet Number:

IR-03

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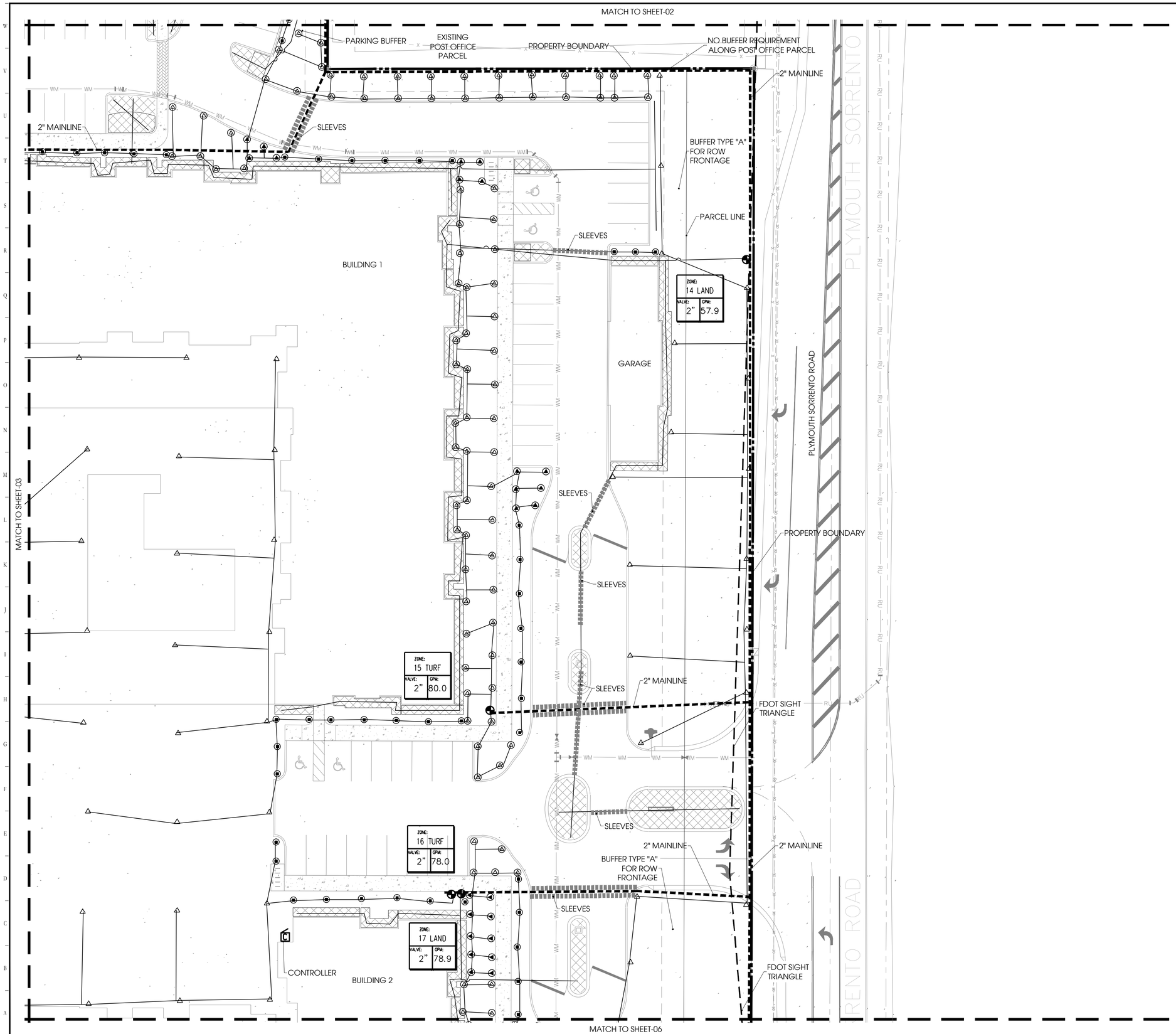


IRRIGATION LEGEND

SYB	KEY	SYB	KEY
	A B C		AR BR CR
	D E F		DR ER FR
	G H I		GR HR IR
	J K L		JR KR LR
	M N O		MR NR
	P Q R		OR
	S		
	T		
	U		

C	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

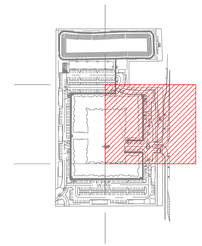
SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

101 S. GARLAND AVE. STE. 202 ORLANDO, FL 32801
WWW.INNOVATIONS-DESIGN.COM 407-440-3574

Key Map:



OneEleven Residential

PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097

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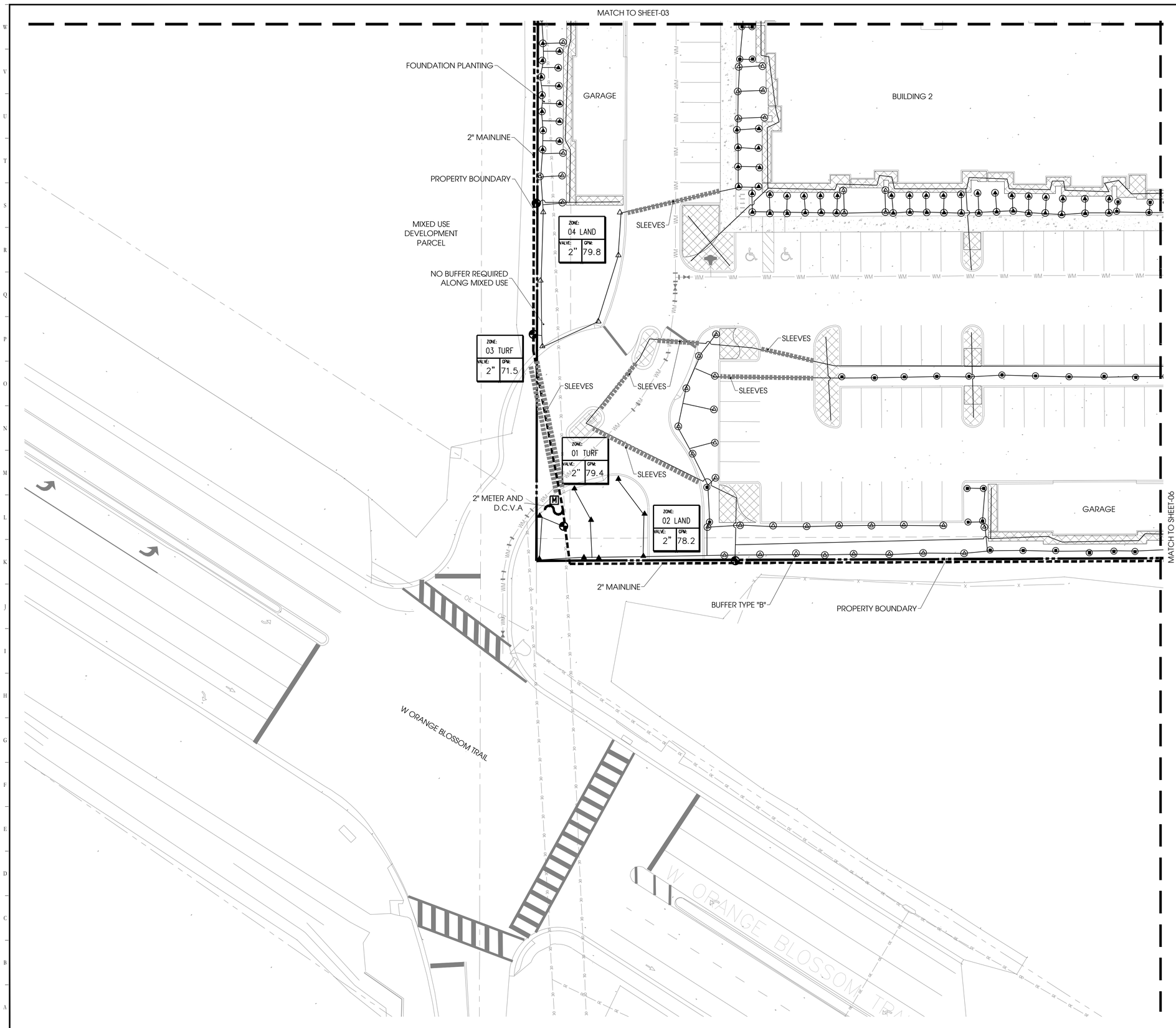

IRRIGATION LEGEND

SYB	KEY	SYB	KEY
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	D E F		DR ER FR
	G H I		GR HR IR
	J K L		JR KR LR
	M N O		MR NR
	P Q R		OR
	S		
	T		
	U		

C	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

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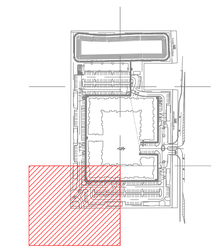

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PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097

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Sheet Number:

IR-05

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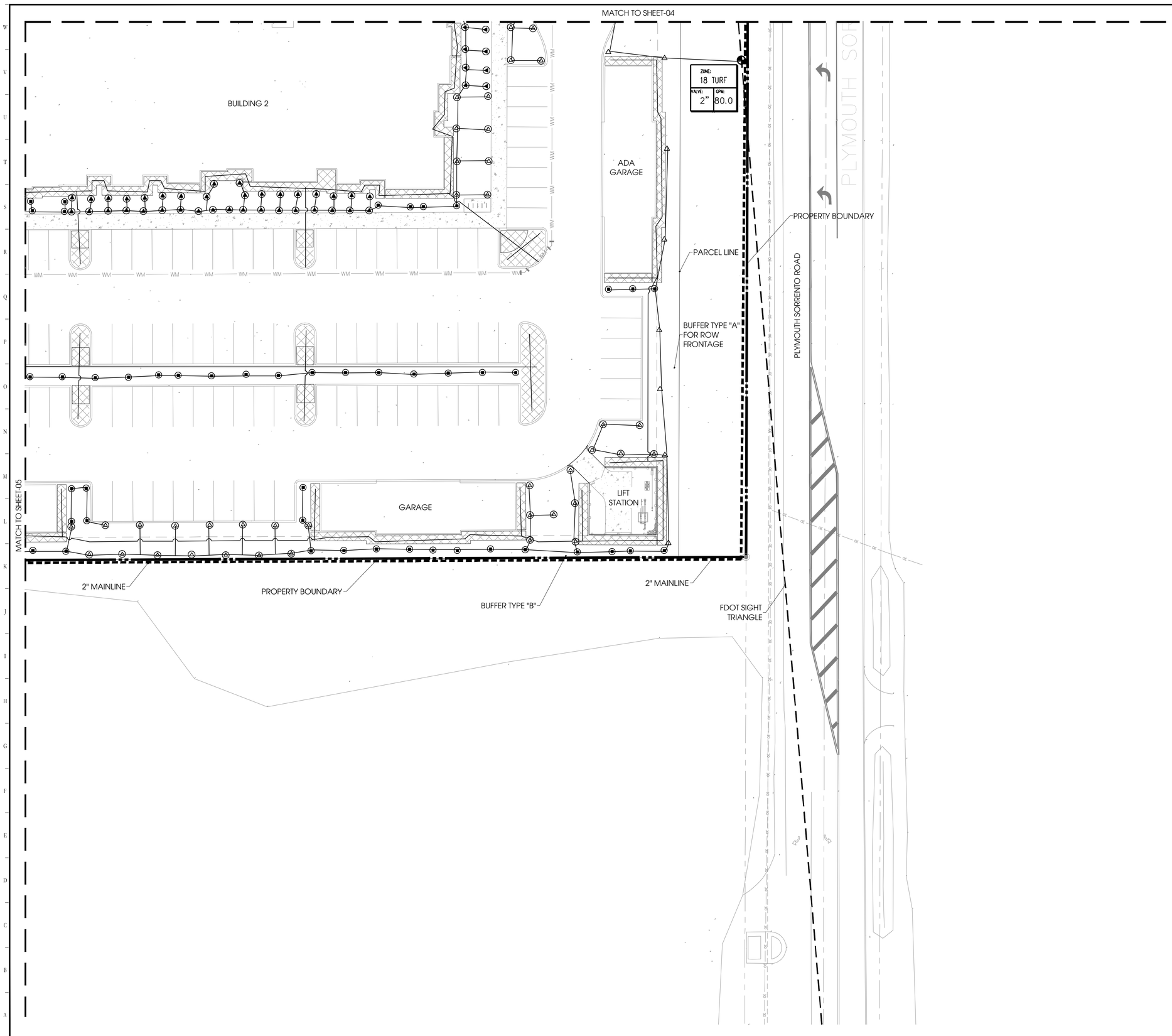

IRRIGATION LEGEND

SYB	KEY	SYB	KEY
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	D E F		DR ER FR
	G H I		GR HR IR
	J K L		JR KR LR
	M N O		MR NR
	P Q R		OR
	S		
	T		
	U		

C	CONTROLLER
M	METER
	DCVA
	VALVE
	MAINLINE
	SLEEVE

NOTE:
-IRRIGATION DEVICES TO BE INSTALLED WITHIN PRIVATE PROPERTY

NORTH

0 10' 20' 40'

SCALE: 1" = 20'-0"

Designed By:

INNOVATIONS DESIGN GROUP

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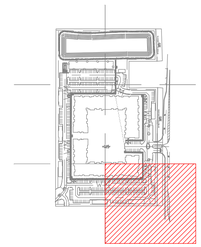
Key Map:



OneEleven Residential

PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

IRRIGATION PLAN

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097

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Seal:

REGISTERED LANDSCAPE ARCHITECT
MATTHEW E. McFADDEN
LA6666891
STATE OF FLORIDA

Sheet Number:

IR-06

FILE: Z:\4 Studio\Projects\2023\23097 - Plymouth Sorrento Rd. Multifamily\2 Autocad\5 Permit\Sheets\23097-Plymouth Sorrento Rd. Multifamily PERMIT.dwg
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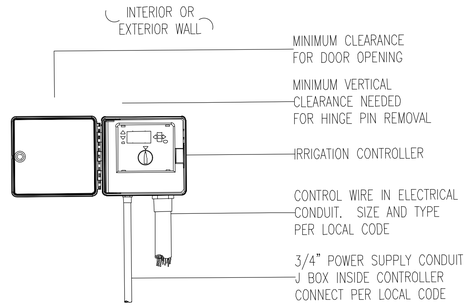
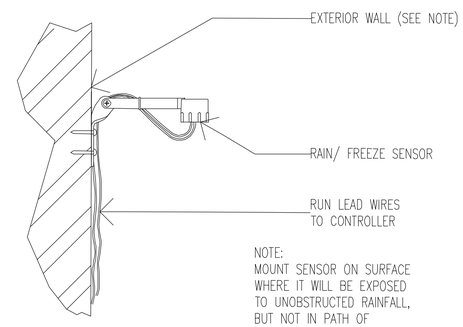


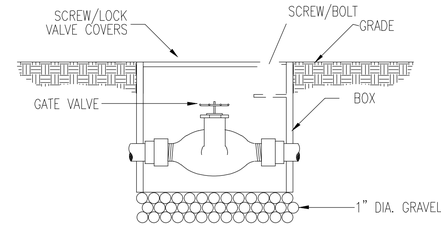
1 Irrigation Controller

Scale: N.T.S.



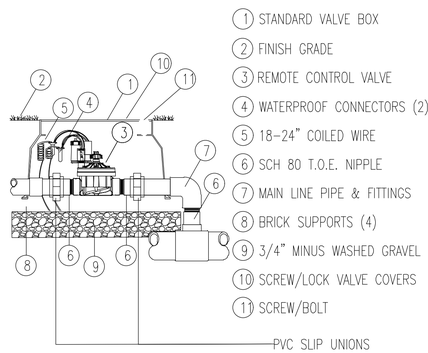
2 Rain and Freeze Sensor

Scale: N.T.S.



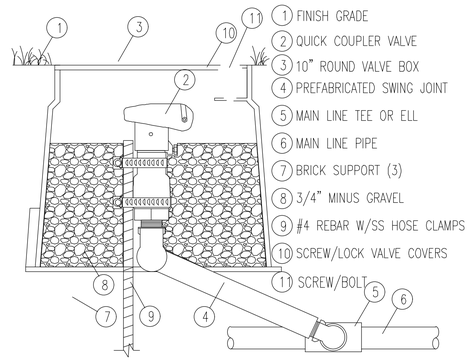
3 Gate Valve

Scale: N.T.S.



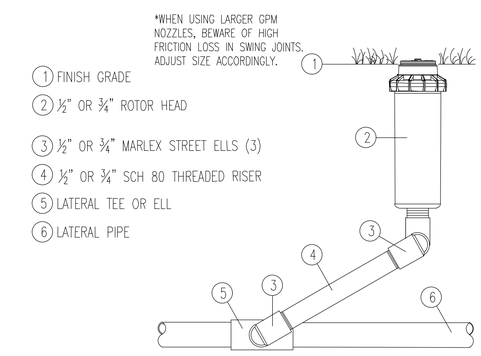
4 Remote Control Valve

Scale: N.T.S.



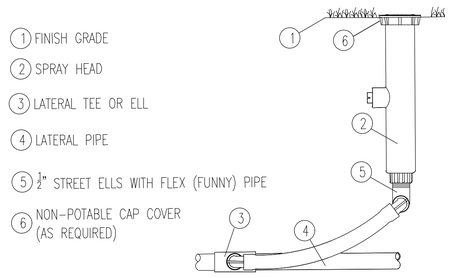
5 Quick Coupler Valve

Scale: N.T.S.



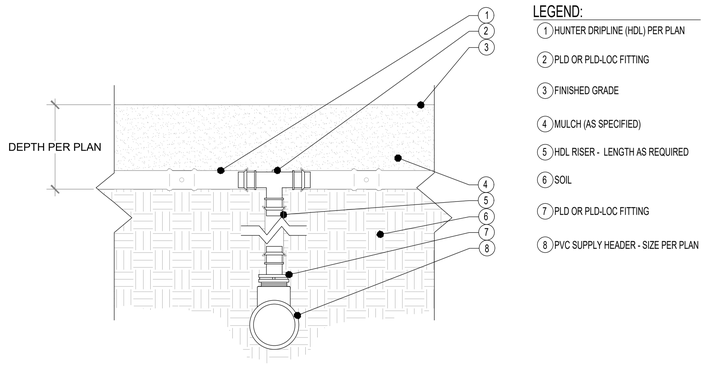
6 Rotor Head

Scale: N.T.S.



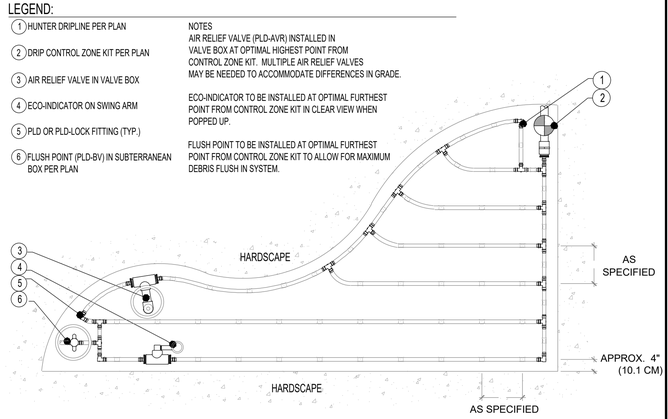
7 Spray Head

Scale: N.T.S.



8 Drip Line

Scale: N.T.S.



9 Drip Line

Scale: N.T.S.

Designed By:

INNOVATIONS DESIGN GROUP

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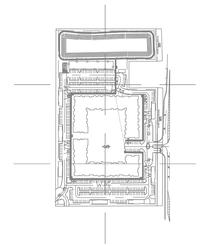
Key Map:



OneEleven Residential

PLYMOUTH SORRENTO RD MULTIFAMILY

APOPKA, FLORIDA

PERMIT

IRRIGATION DETAILS

Rev:	Date:	Description:	By:
1	02/29/24	CITY COMMT.	AP

Date: 01-11-2024	Scale: SEE PLAN
Drawn By: AP	Designed By: AP
Approved By: AH	Project No:23097

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Seal:

REGISTERED LANDSCAPE ARCHITECT MATTHEW E. MCPHERSON LA6666890 STATE OF FLORIDA

Sheet Number:

IR-07

FILE: Z:\4 Studio\Projects\2023\23097 - Plymouth Sorrento Rd. Multifamily\2 Autocad\5 Permit\Sheets\23097-Plymouth Sorrento Rd. Multifamily PERMIT.dwg
PRINT DATE: 29-Feb-24
DRAWING SIZE: 24" X 36"

LEGAL DESCRIPTION:

Parcel 1

Lot 4, Block H, LESS the South 150 feet of the East 200 feet, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT that portion of said Lot 4 lying within lands conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 385, Page 509, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT any portion of said Lot 4 lying within lands as set forth and contained in that certain Stipulated Order of Taking (Parcel 110) recorded April 2, 2009 in Official Records Book 9852, Page 7723, Public Records of Orange County, Florida.

Parcel 2

Lots 5 and 6, BLOCK H, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida, LESS AND EXCEPT the East 10 feet of said Lots 5 and 6 conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 402, Page 90, Public Records of Orange County, Florida.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST. AS HAVING AN ASSUMED BEARING OF S00°09'29"W.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
4. ALL BOUNDARY LINE BEARINGS, DISTANCES AND CURVE DATA ARE PLAT AND/OR DESCRIBED AND MEASURED UNLESS SHOWN AS (P) = PLAT, (D) = DESCRIBED AND/OR (M) = MEASURED.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT FILE NUMBER 10668226 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE 8/01/2022 AT 5:00 PM.
6. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
7. THE LANDS SHOWN HEREON LIE IN ZONE X UNSHADED, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 12095C0110H, WITH AN EFFECTIVE MAP DATE OF 9/24/2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
8. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ORANGE COUNTY BENCHMARK NUMBER S1579005, ELEVATION BEING 122.654'.
13. LAST DATE OF FIELD SURVEY: OCTOBER 6, 2021.
14. SUBJECT PROPERTY CONTAINS APPROXIMATELY 567,937.58 SQUARE FEET OR 13.038 ACRES.

SYMBOL AND ABBREVIATION LEGEND:

—SD—	DRAINAGE PIPE (AS NOTED)	SMH	STORM DRAINAGE MANHOLE
—OE—	OVERHEAD ELECTRICAL LINE	TMH	TELECOMMUNICATION MANHOLE
	BENCHMARK LOCATION	TM	TELECOMMUNICATION MARKER
CM	CABLE TELEVISION CABINET	TR	TELECOMMUNICATION RISER
CR	CABLE TELEVISION RISER	TV	TELECOMMUNICATION VAULT
	CONCRETE POWER POLE	TC	TRAFFIC ELECTRIC CABINET
	GUY WIRE	PCP	PEDESTRIAN CROSS POLE
EM	ELECTRICAL METER		SIGNAL MAST ARM
	WOODEN POWER POLE	TV	TRAFFIC ELECTRIC VAULT
FOV	FIBER OPTIC VAULT		BACKFLOW PREVENTER
	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION VALVE	WM	WATER METER
	BOLLARD	WR	WATER RISER
	SINGLE STAND SIGN	W	WELL
UV	UNKNOWN VAULT	CB	CATCH BASIN
			NATURAL GAS MARKER
			WATER VALVE
			FOUND IRON ROD OR PIPE AS NOTED
			SET 1/2" IRON ROD OR NAIL & DISK LB#6723
		℄	CENTER LINE
		LB	LICENSED BUSINESS
		PSM	PROFESSIONAL SURVEYOR AND MAPPER
		RCP	REINFORCED CONCRETE PIPE
		×24.1'	SPOT ELEVATION
		⊠100	TREE LOCATION

SCHEDULE B–II TITLE EXCEPTIONS:

4. Easement in favor of Florida Public Service Company, a Florida corporation, recorded May 7, 1928 in Deed Book 338, Page 249, Public Records of Orange County, Florida. (As to Parcel 1) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

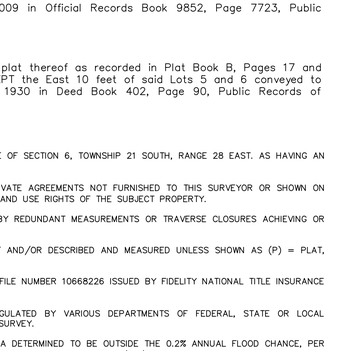
5. Easement in favor of Florida Power Corporation recorded June 1, 1976 in Official Records Book 2703, Page 295, Public Records of Orange County, Florida. (As to Parcel 1) DOES NOT AFFECT SUBJECT PROPERTY, LIES OFFSITE AT THE NORTHEAST CORNER OF LOT 3.

6. This exception has been intentionally deleted.

7. Orange County Resolution No. 85–SW–06 recorded April 9,1985 in Official Records Book 3627, Page 1224, Public Records of Orange County, Florida. (As to Parcels 1 and 2) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

8. Notice of Future Assessment recorded January 21, 1986 in Official Records Book 3741, Page 249, Public Records of Orange County, Florida. (As to Parcel 1) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE (PARCEL 1).

9. Distribution Easement in favor of Florida Power Corporation, a Florida corporation, recorded December 23, 1986 in Official Records Book 3846, Page 4086, Public Records of Orange County, Florida. (As to Parcel 1) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, SHOWN HEREON WHERE PLOTTABLE (PARCEL 1).



VICINITY MAP: NOT TO SCALE

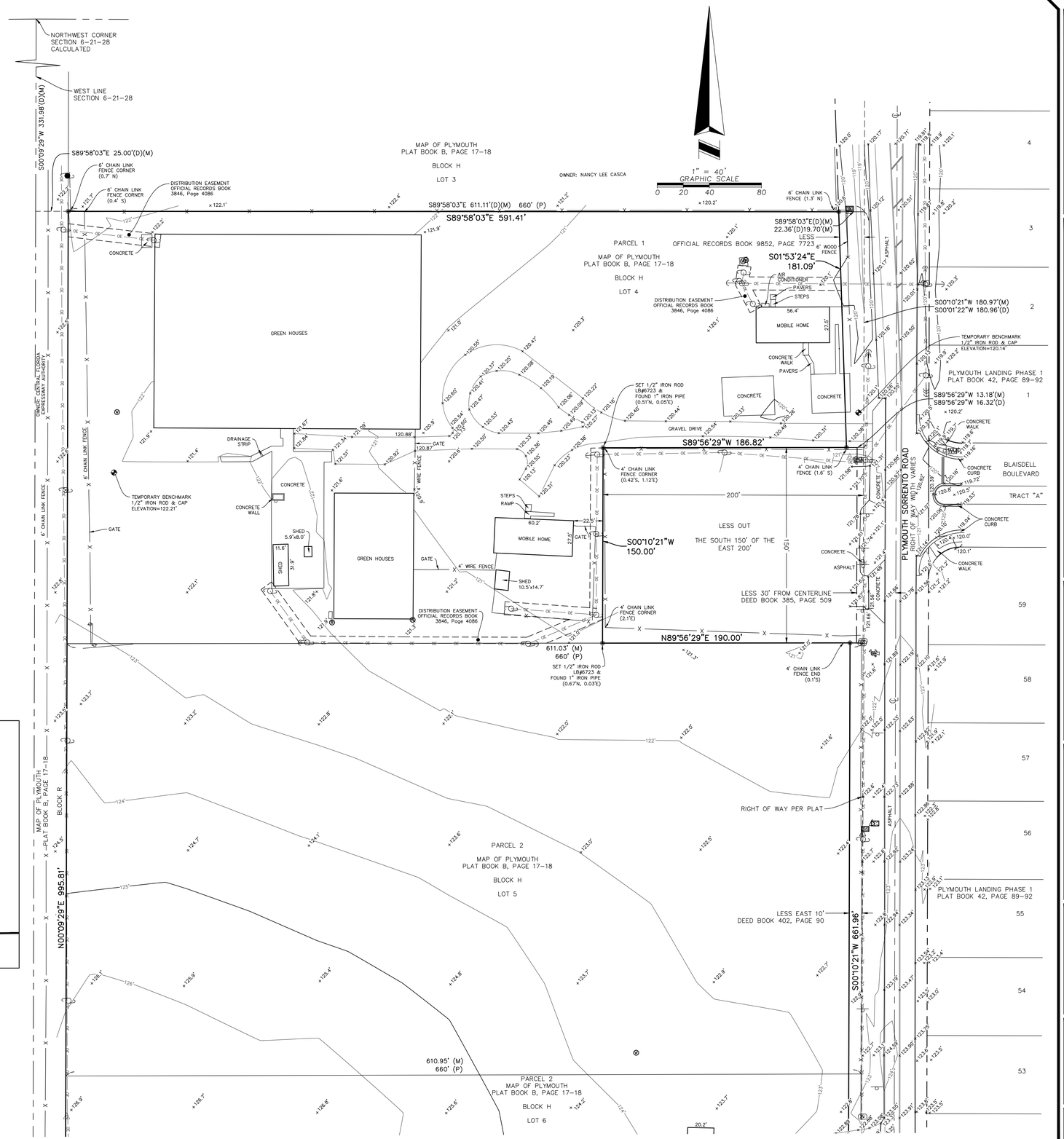
CERTIFIED TO:

–111 PURSUIT LLC, A FLORIDA LIMITED LIABILITY COMPANY
–FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 6, 2022.

DATE OF PLAT OR MAP: 10/14/2022

JAMES L. BECKMAN, PSM #5633



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ALTA/NSPS LAND TITLE SURVEY
OF
750 & 922 PLYMOUTH SORRENTO ROAD
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: 111 PURSUIT LLC

DATE	REVISIONS

JOB #: 20220658
DATE: 10/14/22
SCALE: 1" = 40'
CALC BY: BRH
FIELD BY: BS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 1 OF 5

Drawing name: L:\20220658\dwg\20220658 BOY-TOPO-TREE SHEET 1

SEE SHEET 1

N00°09'29"E 995.81'

S89°45'34"W 600.87'
610.87' (M)
660' (P)

S00°10'21"W 661.96'

PARCEL 2
MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H
LOT 6

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK H

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK K

MAP OF PLYMOUTH
PLAT BOOK B, PAGE 17-18
BLOCK A

PLYMOUTH LANDING PHASE 1
PLAT BOOK 42, PAGE 89-92

PLYMOUTH SORRENTO ROAD
RIGHT OF WAY WIDTH VARIES
RIGHT OF WAY PER PLAT

LESS EAST 10'
DEED BOOK 402, PAGE 90

ORANGE BLOSSOM TRAIL
(STATE ROAD 441)
RIGHT OF WAY WIDTH VARIES
RIGHT OF WAY MAP 75002-7105
(HAND COLOR)

W HIGHLAND AVENUE

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY

OWNER: GREEN VALLEY LANDSCAPE MANAGEMENT INC

OWNER: PREM RAHEEM LLC

FOUND 1/2" IRON PIPE (0.29'S, 0.06'E) & FOUND 1/2" IRON PIPE (0.38'S, 0.06'W)

FOUND 5/8" IRON ROD & CAP LB#3993

6' CHAIN LINK FENCE

6' WOOD FENCE (DILAPIDATED)

6' PLASTIC FENCE

CURB INLET
TOP OF RIM=122.46'
18" RCP INVERT=115.55'

DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=123.62'
30" RCP INVERT=114.92' WEST
30" RCP INVERT=114.98' EAST

DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=124.09'
30" RCP INVERT=115.39' W
30" RCP INVERT=115.16' E

DRAINAGE MANHOLE (SQUARE)
TOP OF RIM=123.17'
(COULDN'T OPEN)

CATCH BASIN
TOP OF GRATE=121.37'
18" RCP INVERT=117.77'

CURB INLET
TOP OF RIM=122.59'
18" RCP INVERT=114.82' N
30" RCP INVERT=115.58' W
30" RCP INVERT=115.66' E

CATCH BASIN
TOP OF GRATE=120.00'
30" RCP INVERT=115.85' W
30" RCP INVERT=116.03' E

DRAINAGE MANHOLE
TOP OF RIM=121.56'
30" RCP INVERT=115.72' W
30" RCP INVERT=115.70' E

DRAINAGE MANHOLE
TOP OF RIM=120.96'
10" PVC INVERT=117.73' E
15" RCP INVERT=117.54' S

DRAINAGE MANHOLE
TOP OF RIM=121.10'
15" RCP INVERT=117.33' W
30" RCP INVERT=116.40' E
15" RCP INVERT=116.88' S
30" RCP INVERT=116.02' W

DRAINAGE MANHOLE
TOP OF RIM=121.29'
15" RCP INVERT=117.09'

CONCRETE HEADWALL
18" RCP INVERT=114.67'
30" RCP INVERT=114.75'

CONCRETE DRAINAGE DITCH

CONCRETE WALK

PEDESTRIAN PAD

ASPHALT

ASPHALT DRIVE

GRAVEL DRIVE

CONCRETE CURB

PAVERS

SEPTIC

SHED

2 STOREY WOOD FRAME HOUSE
COVERED PORCH

GATE

1" = 40'
GRAPHIC SCALE
0 20 40 80

SYMBOL AND ABBREVIATION LEGEND:

SD	DRAINAGE PIPE (AS NOTED)	SD	STORM DRAINAGE MANHOLE
OE	OVERHEAD ELECTRICAL LINE	T	TELECOMMUNICATION MANHOLE
	BENCHMARK LOCATION		TELECOMMUNICATION MARKER
CATV	CABLE TELEVISION CABINET	TR	TELECOMMUNICATION RISER
CATV	CABLE TELEVISION RISER	TV	TELECOMMUNICATION VAULT
	CONCRETE POWER POLE	TE	TRAFFIC ELECTRIC CABINET
	GUY WIRE	PC	PEDESTRIAN CROSS POLE
EM	ELECTRICAL METER		SIGNAL MAST ARM
	WOODEN POWER POLE	TE	TRAFFIC ELECTRIC VAULT
FO	FIBER OPTIC VAULT		BACKFLOW PREVENTER
	FIBER OPTIC MARKER		FIRE HYDRANT
	IRRIGATION VALVE		WATER MARKER
	BOLLARD	WM	WATER METER
	SINGLE STAND SIGN	WR	WATER RISER
UV	UNKNOWN VAULT	W	WELL
		CB	CATCH BASIN
			NATURAL GAS MARKER
			WATER VALVE
			FOUND IRON ROD OR PIPE AS NOTED
			SET 1/2" IRON ROD OR NAIL & DISK LB#6723
			CENTER LINE
		LB	LICENSED BUSINESS
		PSM	PROFESSIONAL SURVEYOR AND MAPPER
		RCP	REINFORCED CONCRETE PIPE
		122.1	SPOT ELEVATION
		100	TREE LOCATION

Drawing name: L:\20220658\dwg\20220658 BDY-TOPO-TREE SHEET 2

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WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTA/NSPS LAND TITLE SURVEY
OF
750 & 922 PLYMOUTH SORRENTO ROAD
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: 111 PURSUIT LLC

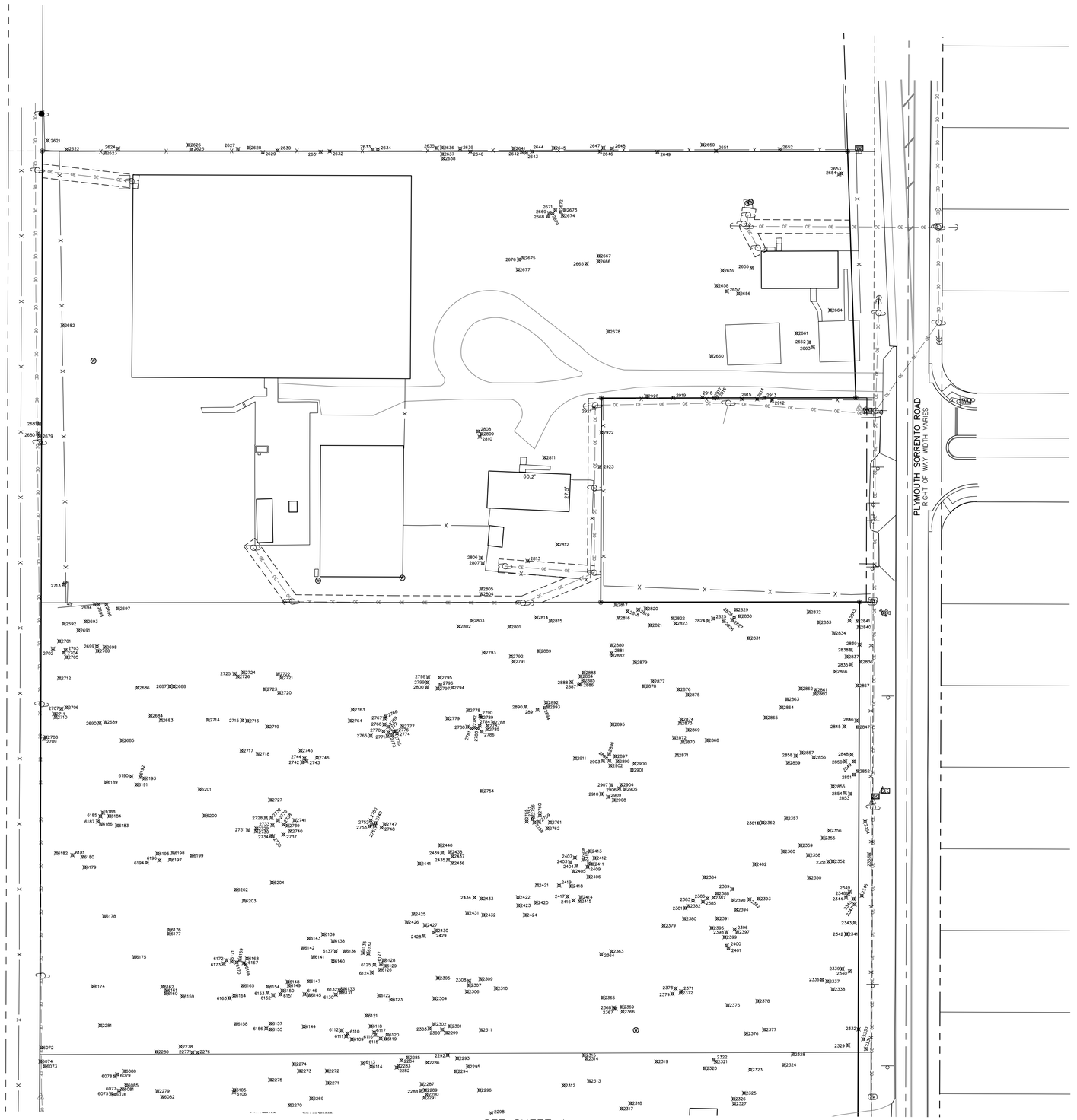
DATE REVISIONS

JOB #: 20220658
DATE: 10/14/22
SCALE: 1" = 40'
CALC BY: BRH
FIELD BY: BS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 2 OF 5

SYMBOL AND ABBREVIATION LEGEND:

- SD — DRAINAGE PIPE (AS NOTED)
- OE — OVERHEAD ELECTRICAL LINE
- BENCHMARK LOCATION
- CATV CABLE TELEVISION CABINET
- CABLE TELEVISION RISER
- CONCRETE POWER POLE
- GUY WIRE
- EM ELECTRICAL METER
- WOODEN POWER POLE
- FOV FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- IRRIGATION VALVE
- BOLLARD
- SINGLE STAND SIGN
- UNKNOWN VAULT
- STORM DRAINAGE MANHOLE
- TELECOMMUNICATION MANHOLE
- TELECOMMUNICATION MARKER
- TELECOMMUNICATION RISER
- TELECOMMUNICATION VAULT
- TEC TRAFFIC ELECTRIC CABINET
- PEDESTRIAN CROSS POLE
- SIGNAL MAST ARM
- TEV TRAFFIC ELECTRIC VAULT
- BACKFLOW PREVENTER
- FIRE HYDRANT
- WATER MARKER
- WM WATER METER
- WR WATER RISER
- WELL
- CB CATCH BASIN
- NATURAL GAS MARKER
- WATER VALVE
- FOUND IRON ROD OR PIPE AS NOTED
- SET 1/2" IRON ROD OR NAIL & DISK LB#6723
- CENTER LINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RCP REINFORCED CONCRETE PIPE
- SPOT ELEVATION
- 100 TREE LOCATION



SEE SHEET 4

1" = 40'
GRAPHIC SCALE
0 20 40 80

Drawing name: L:\20220658\Dwg\20220658 BDY-TOPO-TREE SHEET 3

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TREE SURVEY
OF
750 & 922 PLYMOUTH SORRENTO ROAD
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: 111 PURSUIT LLC

DATE REVISIONS

JOB #: 20220658
DATE: 10/14/22
SCALE: 1" = 40'
CALC BY: BRH
FIELD BY: BS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 3 OF 5

SEE SHEET 3

PLYMOUTH SORRENTO ROAD
(RIGHT OF WAY WIDTH VARIES)

SYMBOL AND ABBREVIATION LEGEND:

SD — DRAINAGE PIPE (AS NOTED)	SD STORM DRAINAGE MANHOLE
OE — OVERHEAD ELECTRICAL LINE	T TELECOMMUNICATION MANHOLE
BENCHMARK LOCATION	TELECOMMUNICATION MARKER
CATV CABLE TELEVISION CABINET	TELECOMMUNICATION RISER
CABLE TELEVISION RISER	TELECOMMUNICATION VAULT
CONCRETE POWER POLE	TRAFFIC ELECTRIC CABINET
GUY WIRE	PEDESTRIAN CROSS POLE
ELECTRICAL METER	SIGNAL MAST ARM
WOODEN POWER POLE	TRAFFIC ELECTRIC VAULT
FIBER OPTIC VAULT	BACKFLOW PREVENTER
FIBER OPTIC MARKER	FIRE HYDRANT
IRRIGATION VALVE	WATER MARKER
BOLLARD	WATER METER
SINGLE STAND SIGN	WV WATER RISER
UNKNOWN VAULT	W WELL
	CATCH BASIN
	NATURAL GAS MARKER
	WATER VALVE
	FOUND IRON ROD OR PIPE AS NOTED
	SET 1/2" IRON ROD OR NAIL & DISK LB#6723
	CENTER LINE
	LB LICENSED BUSINESS
	PSM PROFESSIONAL SURVEYOR AND MAPPER
	RCP REINFORCED CONCRETE PIPE
	SPOT ELEVATION
	TREE LOCATION

1" = 40'
GRAPHIC SCALE
0 20 40 80

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TREE SURVEY
OF
750 & 922 PLYMOUTH SORRENTO ROAD
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: 111 PURSUIT LLC

DATE | REVISIONS

JOB #: 20220658
DATE: 10/14/22
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FIELD BY: BS
DRAWN BY: BRH
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SHEET 4 OF 5

Drawing name: L:\20220658\dwg\20220658 BOY-TOPO-TREE SHEET 4

POINT TABLE	
POINT NO.	DESCRIPTION
2074	14" PALM
2075	15" PALM
2076	17" OAK
2077	8" OAK
2078	8" OAK
2079	13" OAK
2080	17" OAK
2081	11" OAK
2082	12–5" OAK
2083	7" OAK
2084	7" OAK
2085	14" OAK
2086	9" OAK
2087	9" PALM
2088	9" OAK
2089	4" PALM
2090	9" OAK
2091	8" MAGNOLIA
2092	13" OAK
2093	30" OAK
2094	5" OAK
2095	9" OAK
2096	12" PALM
2097	26" OAK
2098	8" OAK
2099	6" OAK
2100	18" OAK
2101	9" OAK
2102	17" OAK
2103	13" OAK
2104	21" OAK
2105	18–8" OAK
2106	9" OAK
2107	30" OAK
2108	12" OAK
2109	18" OAK
2110	4" OAK
2111	25" OAK
2112	23" OAK
2113	11" OAK
2114	7" OAK
2115	16" OAK
2116	11" OAK
2117	12" OAK
2118	9" OAK
2119	7" OAK
2120	7" OAK
2121	4" OAK
2122	13" OAK
2123	25" OAK
2124	18" OAK
2125	14" OAK
2126	15" OAK
2127	10" OAK
2128	4" OAK
2129	14" OAK
2130	26" OAK
2131	17" OAK
2132	17" OAK
2133	5" OAK
2134	14" OAK
2135	7" OAK
2136	19" OAK
2137	17" OAK
2138	9" OAK
2139	15" OAK
2140	24" OAK
2141	30" OAK
2142	13" OAK
2143	10" OAK
2144	10" OAK
2145	19" OAK
2146	12" OAK
2147	7" OAK
2148	11" OAK
2149	20" OAK
2150	15" OAK
2151	21" OAK
2152	19" PINE
2153	19" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2154	6" OAK
2155	18" OAK
2156	21" OAK
2157	16" OAK
2158	8" OAK
2159	22" OAK
2160	17" OAK
2161	19–10" OAK
2162	12" OAK
2163	22" OAK
2164	21" OAK
2165	6" OAK
2166	6" OAK
2167	7" OAK
2168	17" OAK
2169	6" OAK
2170	10" OAK
2171	16" OAK
2172	12" OAK
2173	10" OAK
2174	8" OAK
2175	19" OAK
2176	15" OAK
2177	9" OAK
2178	13–9" OAK
2179	6" OAK
2180	9" OAK
2181	10" OAK
2182	16" OAK
2183	9" OAK
2184	5" OAK
2185	14" OAK
2186	16" OAK
2187	9" OAK
2188	8" OAK
2189	12" OAK
2190	14" OAK
2191	21" OAK
2192	14" OAK
2193	25" OAK
2194	8" PALM
2197	10" OAK
2198	25" OAK
2199	21" OAK
2200	8" OAK
2201	10" OAK
2202	9" OAK
2203	5" OAK
2204	4" OAK
2205	17" OAK
2206	17" OAK
2207	4" OAK
2208	24–20–13" OAK
2209	14" OAK
2210	8" OAK
2211	6" OAK
2212	9" OAK
2213	9" OAK
2214	11" OAK
2215	6" OAK
2216	13–12" OAK
2217	10" OAK
2218	9" OAK
2219	11" OAK
2220	13–10" OAK
2221	9" OAK
2222	12–12–9" OAK
2223	13" PALM
2224	19–18–16" OAK
2225	6" OAK
2226	4" OAK
2227	6" OAK
2228	6" OAK
2229	5" OAK
2230	4" OAK
2231	5" OAK
2232	7" ELM
2233	7" OAK
2234	4" OAK
2235	10" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2236	5" OAK
2237	8" OAK
2238	18" OAK
2239	13" PALM
2240	4" OAK
2241	12" OAK
2242	6" OAK
2243	6" OAK
2244	6" OAK
2245	9–7" OAK
2246	21" OAK
2247	19" PINE
2248	4" OAK
2249	8–6" OAK
2250	12" OAK
2251	22" OAK
2252	13" OAK
2253	17–15" OAK
2254	9 6" OAK
2255	27" OAK
2256	5" OAK
2257	9" OAK
2258	7" OAK
2259	4" OAK
2260	4" OAK
2261	7" OAK
2262	17–16" OAK
2263	5" OAK
2264	4" OAK
2265	35" OAK
2266	15" OAK
2267	14" OAK
2268	18" OAK
2269	9" OAK
2270	22" OAK
2271	5" OAK
2272	7" OAK
2273	16" OAK
2274	8" OAK
2275	7" OAK
2276	7" OAK
2277	5" OAK
2278	5" OAK
2279	38" OAK
2280	6" OAK
2281	41" OAK
2282	5" OAK
2283	8" OAK
2284	4" OAK
2285	7" OAK
2286	7" OAK
2287	5" OAK
2288	14–4" OAK
2289	12" OAK
2290	12" OAK
2291	9" OAK
2292	6" OAK
2293	14" OAK
2294	5" OAK
2295	4" OAK
2296	12" OAK
2297	13–12" OAK
2298	8 8" OAK
2299	10–7–6" OAK
2300	12" PALM
2301	7" OAK
2302	7" OAK
2303	9" OAK
2304	8 7" OAK
2305	13" OAK
2306	13–12–10–8" OAK
2307	13" OAK
2308	9–7" OAK
2309	12–12–11–4" OAK
2310	8" OAK
2311	12–11–9" OAK
2312	16" OAK
2313	4" OAK
2314	4–4" OAK
2315	4" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2316	4" OAK
2317	6" OAK
2318	25–20" OAK
2319	50–22" OAK
2320	21–14–6" OAK
2321	5" OAK
2322	10–8" OAK
2323	20" OAK
2324	32" OAK
2325	14" PALM
2326	14" PALM
2327	12" PALM
2328	4" OAK
2329	14–5" OAK
2330	4" OAK
2331	5" OAK
2332	5" OAK
2333	25" MAGNOLIA
2334	35" OAK
2335	57" OAK
2336	5" OAK
2337	14–8" OAK
2338	9" OAK
2339	8" OAK
2340	12" PALM
2341	15–10" OAK
2342	15–10" OAK
2343	13" OAK
2344	9" OAK
2345	19" OAK
2346	25–24" OAK
2347	18" PALM
2348	4" OAK
2349	7" OAK
2350	17" OAK
2351	13–9" OAK
2352	6" OAK
2353	20" PALM
2354	13" OAK
2355	13" OAK
2356	4" OAK
2357	5–4" OAK
2358	4" OAK
2359	10" OAK
2360	8" OAK
2361	6" OAK
2362	8–5" OAK
2363	4–3" OAK
2364	7" OAK
2365	4" OAK
2366	10–8" OAK
2367	9–4" OAK
2368	10" OAK
2369	6" OAK
2371	38" OAK
2372	33–18" OAK
2373	7" OAK
2374	8–3" OAK
2375	5–4" OAK
2376	8" OAK
2377	5–3" OAK
2378	8" OAK
2379	4" OAK
2380	4" OAK
2381	4" OAK
2382	11" OAK
2383	11" OAK
2384	6" OAK
2385	5" OAK
2386	5" OAK
2387	6" OAK
2388	10" OAK
2389	4" OAK
2390	4" OAK
2391	4" OAK
2392	5" OAK
2393	7" OAK
2394	9" PINE
2395	36" OAK
2396	5" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2397	5" OAK
2398	8" OAK
2399	5" OAK
2400	4" OAK
2401	6" OAK
2402	8" OAK
2403	12" OAK
2404	4" OAK
2405	4" OAK
2406	4" OAK
2407	6" OAK
2408	10" OAK
2409	4" OAK
2410	8" OAK
2411	11" OAK
2412	10–6" OAK
2413	9" OAK
2414	13–7" OAK
2415	5" OAK
2416	5–4" OAK
2417	10–10–4" OAK
2418	7" OAK
2419	13" OAK
2420	19–12–12–7" OAK
2421	4" OAK
2422	11" OAK
2423	8" OAK
2424	10" OAK
2425	4" OAK
2426	19" OAK
2427	7" OAK
2428	5" OAK
2429	9" OAK
2430	8" OAK
2431	4" OAK
2432	4" OAK
2433	6" OAK
2434	21" OAK
2435	15–13–13" OAK
2436	15" OAK
2437	14–13–10" OAK
2438	7" OAK
2439	13–11" OAK
2440	5" OAK
2441	4" OAK
2621	13" OAK
2622	10" OAK
2623	17" PALM
2624	13" PALM
2625	13" OAK
2626	9" OAK
2627	18" PALM
2628	7" OAK
2629	15" PALM
2630	16" PALM
2631	16" PALM
2632	17" PALM
2633	14" PALM
2634	19" PALM
2635	13" PALM
2636	12" OAK
2637	12" PALM
2638	13" PALM
2639	30–21" OAK
2640	9" PALM
2641	17" PALM
2642	14" PALM
2643	14" PALM
2644	16" PALM
2645	13" PALM
2646	17" PALM
2647	8" OAK
2648	13" PALM
2649	17" PALM
2650	14" OAK
2651	17" PALM
2652	14" PALM
2653	13" PALM
2654	13" PALM
2655	13" PALM

POINT TABLE	
POINT NO.	DESCRIPTION
2656	12" PALM
2657	14" PALM
2658	15" PALM
2659	13" PALM
2660	27" CEDAR
2661	14" PALM
2662	15" PALM
2663	18" PALM
2664	10" PALM
2665	13" PALM
2666	15" PALM
2667	14" PALM
2668	13" PALM
2669	10" PALM
2670	12" PALM
2671	10" PALM
2672	12" PALM
2673	12" PALM
2674	12" PALM
2675	12" OAK
2676	14" PALM
2677	11" PALM
2678	14" PALM
2679	8" OAK
2680	6" OAK
2681	7–6–3" OAK
2682	21" OAK
2683	26" OAK
2684	7" OAK
2685	7" OAK
2686	35" OAK
2687	25–16" OAK
2688	13–11" OAK
2689	13" OAK
2690	11" OAK
2691	8" OAK
2692	6–5" OAK
2693	9" OAK
2694	16" OAK
2695	5" OAK
2696	34" OAK
2697	23–14–7" OAK
2698	12–12–8" OAK
2699	11" OAK
2700	4" OAK
2701	9" OAK
2702	6" OAK
2703	5–5–4" OAK
2704	4" OAK
2705	4" OAK
2706	5" OAK
2707	5" OAK
2708	9" OAK
2709	14" PALM
2710	9–5" OAK
2711	9–7" OAK
2712	10–7" OAK
2713	4" OAK
2714	36" OAK
2715	14" OAK
2716	18" OAK
2717	24" OAK
2718	8" OAK
2719	12–11" OAK
2720	22" OAK
2721	7" OAK
2722	12" OAK
2723	15" OAK
2724	8" OAK
2725	4" OAK
2726	5" OAK
2727	5" OAK
2728	11" OAK
2729	5" OAK
2730	4–4" OAK
2731	6" OAK
2732	4" OAK
2733	11–10–8" OAK
2734	6" OAK
2735	7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2736	10" OAK
2737	7" OAK
2738	8" OAK
2739	4" OAK
2740	8" OAK
2741	15" OAK
2742	9–9" OAK
2743	8" OAK
2744	9" OAK
2745	9" OAK
2746	24" OAK
2747	12" OAK
2748	14–13–4" OAK
2749	8" OAK
2750	5" OAK
2751	6" OAK
2752	11–9" OAK
2753	11–10" OAK
2754	17–16–15–15–14" OAK
2755	12" OAK
2756	10–9" OAK
2757	10–10" OAK
2758	8" OAK
2759	10–10" OAK
2760	10" OAK
2761	7" OAK
2762	4" OAK
2763	34" OAK
2764	18" OAK
2765	6" OAK
2766	6" OAK
2767	6" OAK
2768	5" OAK
2769	4" OAK
2770	7–5" OAK
2771	7–6–6" OAK
2772	11" OAK
2773	17" OAK
2774	16" OAK
2775	9" OAK
2776	9" OAK
2777	25" OAK
2778	8" OAK
2779	13" OAK
2780	8" OAK
2781	8" OAK
2782	7" OAK
2783	7" OAK
2784	7" OAK
2785	7" OAK
2786	6" OAK
2787	7–6" OAK
2788	7" OAK
2789	6" OAK
2790	8" OAK
2791	23" OAK
2792	4" OAK
2793	38" OAK
2794	17" OAK
2795	5" OAK
2796	4" OAK
2797	14" OAK
2798	7" OAK
2799	13" OAK
2800	10" OAK
2801	12" OAK
2802	16 9" OAK
2803	23–17–13" OAK
2804	13" PALM
2805	13" OAK
2806	17" PALM
2807	15" PALM
2808	15" PALM
2809	15" PALM
2810	13" PALM
2811	47" OAK
2812	40" OAK
2813	32" OAK
2814	23–13" OAK
2815	37–7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2816	16" OAK
2817	7" OAK
2818	6" OAK
2819	6" OAK
2820	7" OAK
2821	20–20" OAK
2822	7" OAK
2823	24" OAK
2824	35" OAK
2825	15" PALM
2826	9" OAK
2827	13" OAK
2828	6" OAK
2829	6" OAK
2830	10" OAK
2831	7" OAK
2832	7" OAK
2833	34" OAK
2834	9" OAK
2835	5" OAK
2836	15" PALM
2837	10" OAK
2838	12–7" OAK
2839	12" PALM
2840	14" PALM
2841	15" PALM
2842	12" OAK
2845	9" OAK
2846	20" OAK
2847	16" PALM
2848	10" OAK
2849	15" OAK
2850	12" PALM
2851	7" OAK
2852	7" OAK
2853	5" OAK
2854	12" PALM
2855	6" OAK
2856	32" OAK
2857	5" OAK
2858	7" OAK
2859	17" OAK
2860	5" OAK
2861	27–21" OAK
2862	7" OAK
2863	4" OAK
2864	6" OAK
2865	5" OAK
2866	17" OAK
2867	9" OAK
2868	8" OAK
2869	12" OAK
2870	12" OAK
2871	4" OAK
2872	7" OAK
2873	24" OAK
2874	5" OAK
2875	10" OAK
2876	13" OAK
2877	8" OAK
2878	21" OAK
2879	19" OAK
2880	5" OAK
2881	5" OAK
2882	9" PALM
2883	5" OAK
2884	10" OAK
2885	8" OAK
2886	4" OAK
2887	8" OAK
2888	9" OAK
2889	7" OAK
2890	6" OAK
2891	11" OAK
2892	13" OAK
2893	11" OAK
2894	7" OAK
2895	24–14" OAK
2896	14" OAK
2897	7" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
2898	24" OAK
2899	8" OAK
2900	5" OAK
2901	5–3" OAK
2902	5" OAK
2903	13" OAK
2904	8" OAK
2905	8" OAK
2906	9–8" OAK
2907	5" OAK
2908	6" OAK
2909	11" OAK
2910	4–4" OAK
2911	20" OAK
2912	10" PALM
2913	14" PALM
2914	16" PALM
2915	14" PALM
2916	12" PALM
2917	14" PALM
2918	13" PALM
2919	17" PALM
2920	14" PALM
2921	13" PALM
2922	15" PALM
2923	16" PALM
5978	14" OAK
5979	10" OAK
5980	4" OAK
5981	20–20–20–20" OAK
5982	14" OAK
5983	11" OAK
5984	5" OAK
5985	24–24–24" OAK
5986	26" OAK
5987	8" OAK
5988	10" OAK
5989	20" OAK
5990	15" OAK
5991	20" OAK
5992	8" OAK
5993	8" OAK
5994	20" OAK
5995	6" OAK
5996	9" OAK
5997	10" OAK
5998	16" OAK
5999	16" OAK
6000	9" OAK
6001	5" OAK
6002	8" OAK
6003	9" OAK
6004	10" OAK
6005	10" OAK
6006	9" OAK
6007	8" OAK
6008	6" OAK
6009	10" OAK
6010	6" OAK
6011	6" OAK
6012	12" OAK
6013	10" OAK
6014	8–8" OAK
6015	20" OAK
6016	8" OAK
6017	18" OAK
6018	5" OAK
6019	5" OAK
6020	5" OAK
6021	18" OAK
6023	7" OAK
6024	8" OAK
6025	12" OAK
6026	15" OAK
6027	12" OAK
6028	10" OAK
6029	12" OAK
6030	36" OAK
6031	30" OAK
6032	12" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6033	12" OAK
6034	12" OAK
6035	12" OAK
6036	15" OAK
6037	12" OAK
6038	20" OAK
6039	12" OAK
6040	6" OAK
6043	10" OAK
6044	15" OAK
6045	15" OAK
6046	36" OAK
6047	12" OAK
6048	12" OAK
6049	9" OAK
6050	10" OAK
6051	6" OAK
6052	7" CAMPHOR
6053	4" OAK
6054	12" OAK
6055	6" OAK
6056	6" OAK
6057	8" OAK
6058	7" CAMPHOR
6059	5" CAMPHOR
6060	4" CAMPHOR
6061	7" OAK
6062	11" OAK
6063	4" OAK
6064	4" OAK
6065	5" OAK
6066	5" OAK
6067	12" OAK
6068	4" OAK
6069	12" OAK
6070	9" OAK
6071	6" OAK
6072	18" CAMPHOR
6073	16" CAMPHOR
6074	5" OAK
6075	30" OAK
6076	11" OAK
6077	10" OAK
6078	17" OAK
6079	8" OAK
6080	8" OAK
6081	13" OAK
6082	40" OAK
6083	12" OAK
6084	14" OAK
6085	9" OAK
6086	36" OAK
6087	6" OAK
6088	8" OAK
6089	9" OAK
6090	10" OAK
6091	6" OAK
6092	4" OAK
6093	7" OAK
6094	10" OAK
6095	14" OAK
6096	10" OAK
6097	13" OAK
6098	6" OAK
6099	15" PINE
6100	7" OAK
6101	5" OAK
6102	10" OAK
6103	9" OAK
6104	16" PINE
6105	20–20–20–20" OAK
6106	12" PINE
6107	16" OAK
6108	6" PALM
6109	8" OAK
6110	5" OAK
6111	15" OAK
6112	12" OAK
6113	7" OAK
6114	15" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6115	7" OAK
6116	4" OAK
6117	10" OAK
6118	5" OAK
6119	4" OAK
6120	7" OAK
6121	12" OAK
6122	15" OAK
6123	10–10–10" OAK
6124	7" OAK
6125	15–15–15–15" OAK
6126	15" OAK
6127	5" OAK
6128	12" OAK
6129	18" OAK
6130	6" OAK
6131	10" OAK
6132	8" OAK
6133	8" OAK
6134	5" OAK
6135	4" OAK
6136	6" OAK
6137	6" OAK
6138	6" OAK
6139	6" OAK
6140	14" OAK
6141	16–16–16–16" OAK
6142	5" OAK
6143	5" OAK
6144	20" OAK
6145	7" OAK
6146	6" OAK
6147	6" OAK
6148	5" OAK
6149	8" OAK
6150	4" OAK
6151	8–8–8" OAK
6152	5" OAK
6153	6" OAK
6154	5" OAK
6155	12" OAK
6156	6" OAK
6157	12" OAK
6158	16–16" OAK
6159	12" OAK
6160	15" OAK
6161	12" OAK
6162	10" OAK
6163	4" OAK
6164	4" OAK
6165	6" OAK
6166	5" OAK
6167	5" OAK
6168	6" OAK
6169	6" OAK
6170	15–15" OAK
6171	5" OAK
6172	10" OAK
6173	12" OAK
6174	12" OAK
6175	15–15–15" OAK
6176	24" OAK
6177	16" OAK
6178	24–24–24–24–24" OAK
6179	6" OAK
6180	10" OAK
6181	10" OAK
6182	6" OAK
6183	5" OAK
6184	8" OAK
6185	8–8" OAK
6186	34" OAK
6187	15" OAK
6188	16–16" OAK
6189	18" OAK
6190	6" OAK
6191	24" OAK
6192	10" OAK
6193	9" OAK
6194	5" OAK

POINT TABLE	
POINT NO.	DESCRIPTION
6195	5" OAK
6196	5" OAK
6197	16" OAK
6198	24" OAK
6199	5" OAK
6200	15" OAK
6201	26" OAK
6202	12–12–12–12–12–12" OAK
6203	7" OAK
6204	4" OAK

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TREE SURVEY
OF
750 & 922 PLYMOUTH SORRENTO ROAD
SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

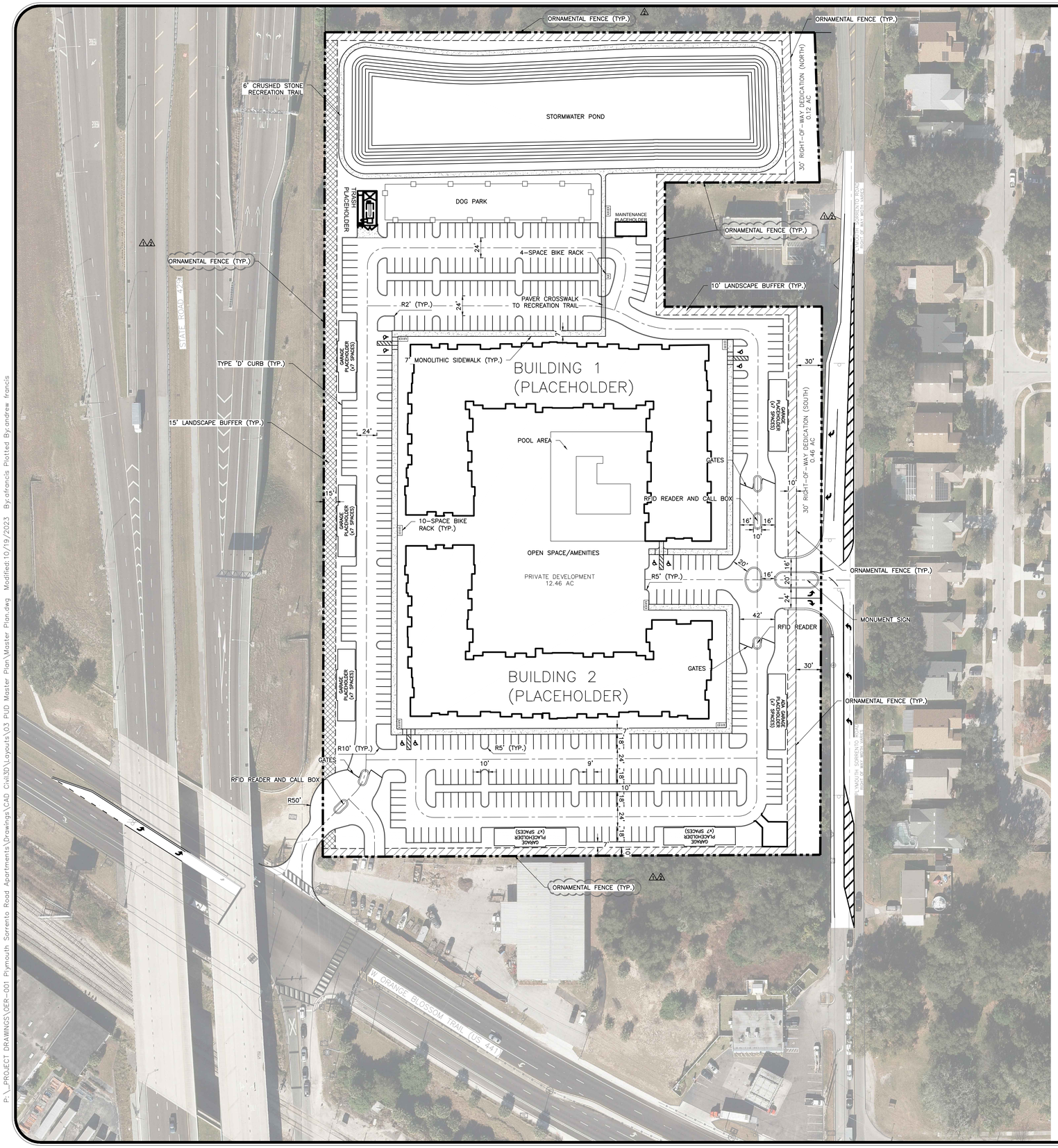
FOR: 111 PURSUIT LLC

DATE REVISIONS

JOB #: 20220658
DATE: 10/14/22
SCALE: 1" = 40'
CALC BY: BRH
FIELD BY: BS
DRAWN BY: BRH
CHECKED BY: JLR

SHEET 5 OF 5

Drawing name: L:\20220658\dwg\20220658 BSY-TOPO-TREE SHEET 5



LEGEND

- PROPERTY BOUNDARY
- 10' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.

SITE DATA:

1. OCPA - PARCEL ID #: 06-21-28-7172-08-040, 06-21-28-7172-08-050
2. PROPERTY ADDRESS: 750 & 922 PLYMOUTH SORRENTO ROAD APOPKA, FLORIDA 34712
3. TOTAL PROPERTY AREA: 13.04 AC
4. RIGHT-OF-WAY DEDICATION: 0.58 AC
5. DEVELOPABLE AREA: 12.46 AC
6. FEMA FIRM MAP FLOOD ZONE: X
   FIRM PANEL #12095C0110H DATED SEPTEMBER. 24, 2021.
7. EXISTING FUTURE LAND USE: AG, COMM
8. PROPOSED FUTURE LAND USE: HDR-25
9. ADJACENT FUTURE LAND USE:

NORTH	R (COUNTY)
SOUTH	C (COUNTY), PD (COUNTY)
EAST	RL (COUNTY)
WEST	COMM (CITY), MU (CITY)

10. EXISTING ZONING: T, C-C
11. PROPOSED ZONING: PD
12. ADJACENT ZONING:

NORTH	A-1 (COUNTY)
SOUTH	RSTD CD-2 (COUNTY), PD (COUNTY)
EAST	RTF (CITY)
WEST	MU-ES-GT (CITY)

13. DEVELOPMENT PROGRAM: 242 UNITS ⚠
14. ALLOWED DENSITY (HDR-25): 25.00 DU/AC
15. PROPOSED DENSITY: 18.56 DU/AC
16. MAXIMUM BUILDING HEIGHT*: 49 ft.

*BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM FINISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES PER THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 10.2.1.

17. MINIMUM LIVING AREA: ⚠

1 BEDROOM	690 SF
2 BEDROOM	1,110 SF
3 BEDROOM	1,400 SF

18. PARKING SPACES REQUIRED: 533 SPACES

PER SECTION 5.1.6. OF THE CITY OF APOPKA 2019 LAND DEVELOPMENT CODE.
(242 DWELLING UNITS x 2 RESIDENT SPACES PER UNIT = 484 SPACES)
(484 RESIDENT SPACES x 0.1 VISITOR SPACE PER RESIDENT SPACE = 49 SPACES)

19. PARKING SPACES PROPOSED:

9' X 18' STANDARD SPACES	367
12' X 18' ADA SPACES	8
GARAGE SPACES	48
ADA GARAGE SPACES	1
TOTAL	424 (1.75 SPACES/DU)**

**REFER TO ALTERNATIVE PARKING ANALYSIS BY TRAFFIC & MOBILITY CONSULTANTS, LLC.

20. BICYCLE PARKING REQUIRED:

SHORT TERM (1 PER 20 UNITS)	13 SPACES
LONG TERM (1 PER 4 UNITS)	61 SPACES
TOTAL	74 SPACES

21. BICYCLE PARKING PROPOSED:

1x 4-SPACE BIKE RACK	4 SPACES
7x 10-SPACE BIKE RACK	70 SPACES
TOTAL	74 SPACES

22. SETBACKS:

	CODE	PROPOSED
FRONT	25ft.	100 ft***
REAR	25 ft.	100 ft.
SIDE	15 ft	45 ft.
STRUCTURES****		
CORNER	25 ft.	N/A

***MINIMUM FRONT SETBACK MEASURED FROM EDGE OF BUILDING TO WESTERN BOUNDARY OF DEDICATED RIGHT-OF-WAY.

****ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10'.

23. OPEN SPACE REQUIRED: 30% (3.91 AC)
24. OPEN SPACE PROPOSED:

LANDSCAPE BUFFERS:	±0.65 AC
POOL/AMENITY:	±1.40 AC
DOG PARK/TRAIL:	±0.79 AC
STORMWATER POND (75%):	±1.29 AC
	±4.13 AC (±43.4%)

25. PROPOSED AMENITIES:
    - ON-SITE LEASING OFFICE
    - CLUBROOM
    - RESORT-STYLE SALTWATER POOL
    - AMENITY DECK
    - POOL CABANA/PAVILION
    - RECREATION LAWN
    - CONFERENCE ROOM
    - CO-WORKING SPACE
    - FITNESS CENTER
    - YOGA LAWN
    - DOG PARK
    - PET SPA
    - OUTDOOR GRILLS
    - WALKING TRAIL
26. GREEN BUILDING STANDARDS:
    - -ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION 4.00+ pt.

REV.	DATE	DESCRIPTION	BY
1	10/18/23	CITY OF APOPKA COMMENTS RECEIVED 10/16/2023	AF
2	10/04/23	ADDITION OF DEVELOPMENT AGREEMENT	SCS
3	09/21/23	CITY OF APOPKA COMMENTS RECEIVED 09/05/2023	AF

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APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32274

PD MASTER PLAN

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
A. FRANCIS	S. SIERRA-GIL	L. CLASSON	10/18/2023

SCALE	PROJECT	SHEET
1" = 60'	OER-001	1 OF 4

NOT FOR CONSTRUCTION
10/19/23

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\Master Plan.dwg Modified:10/19/2023 By:afrancis Plotted By:andrew francis

This instrument prepared by and after
recording return to:

Jonathan P. Huels
Lowndes
215 N. Eola Drive
Orlando, Florida 32801

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT ("Agreement") is made this ___ day of _____, 20__, by and between **Gary D. Charlton as Trustee for the Gardy D. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069, and **Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust**, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069 ("**Owner**"), **111 Pursuit LLC**, a Florida limited liability company, whose address is 2400 Apopka Blvd., Apopka, FL 32703 (**"Developer"**), and the **CITY OF APOPKA, FLORIDA**, a municipality organized and existing under the laws of the State of Florida, whose address is 120 E. Main Street, Apopka, FL 32703 (**"City"**). Owner, Developer, and the City are sometimes together referred to herein as the "Parties" or separately as a "Party."

RECITALS:

A. Owner is the fee simple owner of that certain real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein (**"Property"**) (for purposes of this Agreement, the aforesaid Property is also herein referred to as the "**Development**").

B. Developer is under contract to purchase the Property from Owner for the purpose of developing the Property pursuant to that certain Planned Development / Master Plan for Plymouth Sorrento Apartments (the "**PD Plan**") prepared by Appian Engineering LLC (the "**Engineer**"), and this Agreement.

C. The Developer desires to develop the Property as a two hundred forty-two (242) unit apartment complex, together with related amenities as more particularly set forth in the PD Plan (**"Intended Improvements"**).

D. State law and the City require that Developer develop the Property in accordance with the City's Comprehensive Plan ("**Comprehensive Plan**"), its Land Development Code ("**LDC**"), and the terms and conditions of this Agreement.

E. Pursuant to the City's Land Development Code ("**LDC**") Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the PD Plan, the provision of public facilities in the Development, the environmental protection of the Property, the community benefits and amenities

in the Development, and all other provisions determined by the City to be relevant and necessary to the development of the Property.

F. The current zoning classification of the Property is Community Commercial and Transitional (T), and the Owner and Developer desire to change the zoning classification of the Property to Planned Development (PD) pursuant to the PD Plan, the LDC and the Comprehensive Plan.

G. The Owner, Developer, and City desire to enter into this Agreement to facilitate development of the Property in accordance with the PD Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the PD Plan, and set forth the agreements and conditions that shall be applicable throughout the Development.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Development pursuant to the PD Plan and Standards, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, and preserve natural habitat and wetland areas.

I. The Development is approved for development pursuant to the PD Plan, a copy of which is attached hereto as **Exhibit "B"** and is incorporated herein, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

2. Development Specifications. The Development consists of the following:

a) Gross Acreage: 13.04 acres +/-

b) Net Developable Acreage (gross acreage less surface waters, wetlands and upland floodplains): 13.04 acres +/-

c) Net Residential Density: 18.56 d.u./ac

d) Maximum Number of Dwelling Units Allowed: 326

e) Total Number of Dwelling Units Proposed: 242

f) Phasing: The Development will be developed and constructed concurrently but the individual sections of buildings will be phased for final inspections and certificates

of Occupancy. The internal site phasing schedule will be defined during the Major Development Plan and Construction Site Plan for the Development.

3. Provision of Public Facilities.:

a) Right of Way:

i. Developer will convey to City a 30-foot strip adjacent to existing right-of-way in conjunction with future expansion of Plymouth Sorrento Road prior to final certificate of occupancy.

b) Utilities:

i. Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulations. Easements necessary for the construction, installation, and maintenance of the City Owned on-site potable water, reclaimed water, and wastewater facilities shall be granted to the City prior to issuance of final certificate of occupancy.

ii. Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iii. Cable television / telecommunications services shall be provided by Charter Communications (aka Spectrum) or Century Link (aka Lumen). Easements necessary for the construction, installation, and maintenance of the onsite cable television / telecommunications facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iv. Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulation. Easements necessary for the construction, installation, and maintenance of the City Owned on-site fire protection facilities shall be granted to the City prior to issuance of final certificate of occupancy.

v. Solid waste / trash collection services shall be provided by the City of Apopka.

c) Stormwater:

i. Stormwater for the proposed development is proposed to utilize a traditional excavated stormwater management facility.

4. Community Benefits and Amenities.

a) Open Space Set Aside Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.4, Required Open Space Set Aside Area is 30% of Net Developable Acreage for residential PD Districts. Based upon a Net Developable Acreage of 13.04 acres, the Required Open Space Set Aside Area for the Development is 3.91 acres. The PD Plan contemplates a total Open Space Set Aside Area of 4.13 acres, which is 32% of Net Developable Acreage in the Development, exceeding the Open Space Set Aside requirements of the LDC.

b) Active Recreation Area Requirements. Pursuant to LDC Section 5.4, Table 5.4.5, Active Recreation Area is included within the Open Space Set Aside Area. The PD Plan contemplates a total Active Recreation Area of 2.19 acres, which is 53% of the required Open Space Set Aside Area.

c) Amenities. The following amenities will be provided within the Development:

On-site Leasing Office
Clubroom
Resort-Style Saltwater Pool
Amenity Deck
Pool Cabana/Pavilion
Recreation Lawn
Conference Room
Co-Working Pace
Fitness Center
Yoga Lawn
Dog Park
Pet Spa
Outdoor Grills
Walking Trail

5. Development of Subject Property. Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Intended Improvements related to the Development. If applicable, the City and Developer shall enter into an Improvement Agreement consistent with the provisions set forth in Section 5.15, LDC, prior to commencement of construction of the Development.

a) Improved Architectural Design. The Intended Improvements shall comply Section 3.2.2 - Multi-family Architecture, City of Apopka Design Guidelines (the "**Design Guidelines**"). Pursuant to the Design Guidelines, the buildings shall have a recognizable top including roof overhangs, richly textured materials and/or differently colored materials. All support structures shall be of a similar style, color, design, and materials as used for the

principal structure. Mechanical equipment on the ground shall have associated landscape screening.

b) Green Building. The Development shall comply with Section 5.11, LDC, and incorporate at least four (4) points from the options set forth in Table 5.11.4.B, LDC. Subject to final design requirements, the Property will be developed utilizing the following Green Building Standards:

i. Resiliency to Natural Hazards: Elevate structures more than 3 feet above base flood elevation (BFE) (4.0 points based on proposed FFE minimum of 122 feet which is 55.1 feet above BFE which is at elevation 66.9 feet).

Notwithstanding the foregoing, Developer shall be permitted to use alternative Green Building Standards or additional Green Building Standards to comply with Section 5.11, LDC, which may be addressed during the Construction Plan approval process.

c) Construction Plans. The Intended Improvements shall be constructed in accordance with the construction plans approved by City through its standard plans review process.

d) Impact Fees. At the time of issuance of any building permits for the Development, Developer shall pay all applicable impact fees in amounts which are in effect at the time of building permit issuance.

6. Consistency with Comprehensive Plan. City hereby finds that this Agreement is consistent with the Comprehensive Plan and other City governing documents, including but not limited to the LDC, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, Florida Statutes, and City's police powers.

7. Justifications for Residential Development Standards. The purpose of the Planned Development district, per Section 3.7.2.A, LDC, is to encourage innovative, integrated, and efficient land planning and physical design concepts to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services by, *inter alia*:

a) reducing in the inflexibility of zoning district standards;

b) allowing greater flexibility in the form and design of development, pedestrian and traffic circulation, respecting natural features of the land and protecting the environment, and the location and integration of open space and civic space into the development;

c) allowing more efficient use of land, with smaller networks of streets and utilities;

d) providing pedestrian connections within the site and the public right-of-way; and

e) promoting development forms and patterns that respect the character of established surrounding neighborhoods.

8. Minor Amendments and Adjustments to Approved PD Plan. The Parties agree that a Development of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Development (in addition to administrative adjustments). Such "Minor Adjustments" are those which do not materially affect or modify the Development and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved PD Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with prior approval of City or the City Designee. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of the City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, and shall be binding upon City and the Developer.

9. Obligation to Adhere to Requirements of Law. Owner, Developer and City agree that each Party and its respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State, and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Owner, Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner, Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

10. Binding Effect. All terms and provisions of this Agreement are binding upon the parties hereto and their respective successors and assigns and all rights, privileges, benefits, and burdens created hereunder are covenants running with the Property, binding upon, and inuring to the benefit of the parties hereto and their respective successors and assigns. Each Party acknowledges and agrees that the other shall have the right to assign its rights and obligations under this Agreement to any of its successors or assigns.

Notwithstanding anything in the foregoing, or elsewhere in this Agreement, to the contrary, this Agreement, and all covenants created hereunder, shall be released from, and shall no longer encumber title to, any portion of the Property that is conveyed, by plat or otherwise, to the City, County, or other applicable local government.

Within fifteen (15) days following the written request of Owner or Developer, City shall execute an instrument in recordable form acknowledging that any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, or specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Owner or Developer may record any such instrument in the Public Records of Orange County, Florida.

11. Entire Agreement and Amendment. This Agreement sets forth the entire agreement between Owner, Developer, and City relating to the subject matter herein and supersedes all prior and contemporaneous negotiations, understanding and agreements, written or oral, between the parties. Any amendment to this Agreement shall only be effective if in writing, executed by Owner, Developer, and City, and recorded in the Public Records of Orange County.

12. Default. Failure by any Party to perform any of its obligations hereunder, shall constitute a default, entitling any non-defaulting Party to pursue such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, writ of mandamus, or termination hereof. Prior to termination of this Agreement or either Party filing an action as a result of a default under this Agreement, the non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein.

13. Attorneys' Fees. In the event of any dispute hereunder or of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal assistant fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy case or proceeding, at trial or on appeal or at any rehearing.

14. Force Majeure. Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, pandemics, or acts of God, or governmental action in response to such causes (individually, a "**force majeure**") provided the Party affected takes all reasonably necessary steps to resume full performance.

15. Construction. Each party hereto hereby acknowledges that all parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles of Paragraphs used in this Agreement are for convenient reference only and shall not limit, define, or otherwise affect the substance or construction of provisions of this Agreement.

16. Execution and Counterparts. To facilitate execution, the parties hereto agree that this Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

17. Governing Law/Venue. This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any action arising out of this Agreement shall be Orange County, Florida.

18. Notices. Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall be (i) hand delivered, or (ii) sent by Federal Express or a comparable overnight mail service, or (iii) mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or (iv) transmitted by e-mail, facsimile or telecopier with a copy of such notice promptly delivered by one of the other approved methods specified herein, to the Parties at their respective addresses set forth below. Any notice delivered as aforesaid shall be deemed to have been given upon actual delivery of said notice at the appropriate address set forth below or upon refusal by the addressee to accept delivery of such notice. Each party's counsel is expressly permitted to execute and deliver notices for its respective client. The addressees and addresses for the purpose of this Paragraph 20 may be changed by giving notice of such change in compliance with this Paragraph 20. Unless and until such written notice is delivered, the last addressee and address stated herein shall be deemed to continue in effect for all purposes hereunder.

If to City:	City of Apopka Attn: City Administrator 120 E. Main Street Apopka, Florida 32703
If to Owners:	Gary D. Charlton as Trustee for the Gardy D. Charlton Living Trust 1236 Lavanham Court Apopka, FL 32712-3069 Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust 1236 Lavanham Court Apopka, FL 32712-3069
If to Developer:	111 Pursuit LLC Attn: Erik Halverson 2400 Apopka Blvd. Apopka, FL 32703
With copy to:	Lowndes Attn: Jonathan P. Huels 215 N. Eola Drive Orlando Florida 32801

19. Recording in Public Records. A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida. The City Clerk shall ensure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by the Parties.

REV.	DATE	DESCRIPTION	BY
1	10/18/23	CITY OF APOPKA COMMENTS RECEIVED 10/16/2023	AF
2	10/04/23	ADDITION OF DEVELOPMENT AGREEMENT	SCS
3	09/21/23	CITY OF APOPKA COMMENTS RECEIVED 09/05/2023	AF

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APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

PD MASTER PLAN
PD DEVELOPMENT STANDARDS

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 10/18/2023

SCALE: N/A
PROJECT: OER-001
SHEET: 2 OF 4

APPIAN ENGINEERING

NOT FOR CONSTRUCTION
10/18/23

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\Master Plan.dwg Modified:10/18/2023 By:afrancis Plotted By:andrew francis

20. Sovereign Immunity. Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to §768.28, Florida Statutes.

21. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules, and regulations. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

22. Effective Date. The "Effective Date" of this Agreement is the date when this Agreement is duly recorded in the Public Records of Orange County, Florida.

[Intentionally Blank-Signatures Begin on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement and affixed their seals the day and year first above written.

"**OWNER**"

_____
Print Name: _____

By: _____
Print Name: Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, on this _____ day of _____, 2023, by Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

Witnesses:

"**OWNER**"

_____
Print Name: _____

By: _____
Print Name: Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, on this _____ day of _____, 2023, by Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

Witnesses:

"**DEVELOPER**"

111 Pursuit LLC, a Florida limited liability company

_____
Print Name: _____

By: _____
Print Name: _____
Title: _____

_____
Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 2023, by _____, as _____ of 111 Pursuit LLC, a Florida limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

[SIGNATURES CONTINUED ON FOLLOWING PAGE

CITY OF APOPKA

By: _____
Bryan Nelson, Mayor

ATTEST:

_____
Susan Bone, City Clerk

Approved as to Form:

_____
Cliff Shepard, City Attorney

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____day of _____, 2023, by _____, as _____ of City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name:_____
Notary Public
My Commission Expires:_____
Commission Number:_____

EXHIBIT "A"
(Property)

LEGAL DESCRIPTION:

Parcel 1

Lot 4, Block H, LESS the South 150 feet of the East 200 feet, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT that portion of said Lot 4 lying within lands conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 385, Page 509, Public Records of Orange County, Florida.

ALSO, LESS AND EXCEPT any portion of said Lot 4 lying within lands as set forth and contained in that certain Stipulated Order of Taking (Parcel 110) recorded April 2, 2009 in Official Records Book 9852, Page 7723, Public Records of Orange County, Florida.

Parcel 2

Lots 5 and 6, BLOCK H, Map of Plymouth, according to the plat thereof as recorded in Plat Book B, Pages 17 and 18, Public Records of Orange County, Florida, LESS AND EXCEPT the East 10 feet of said Lots 5 and 6 conveyed to Orange County by virtue of the Deed recorded February 7, 1930 in Deed Book 402, Page 90, Public Records of Orange County, Florida.

EXHIBIT "B"
(PD Plan)

REV.	DATE	DESCRIPTION	BY
1	10/18/23	CITY OF APOPKA COMMENTS RECEIVED 10/16/2023	AF
2	10/04/23	ADDITION OF DEVELOPMENT AGREEMENT	SCS
3	09/21/23	CITY OF APOPKA COMMENTS RECEIVED 09/05/2023	AF

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APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

PD MASTER PLAN
PD DEVELOPMENT STANDARDS

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

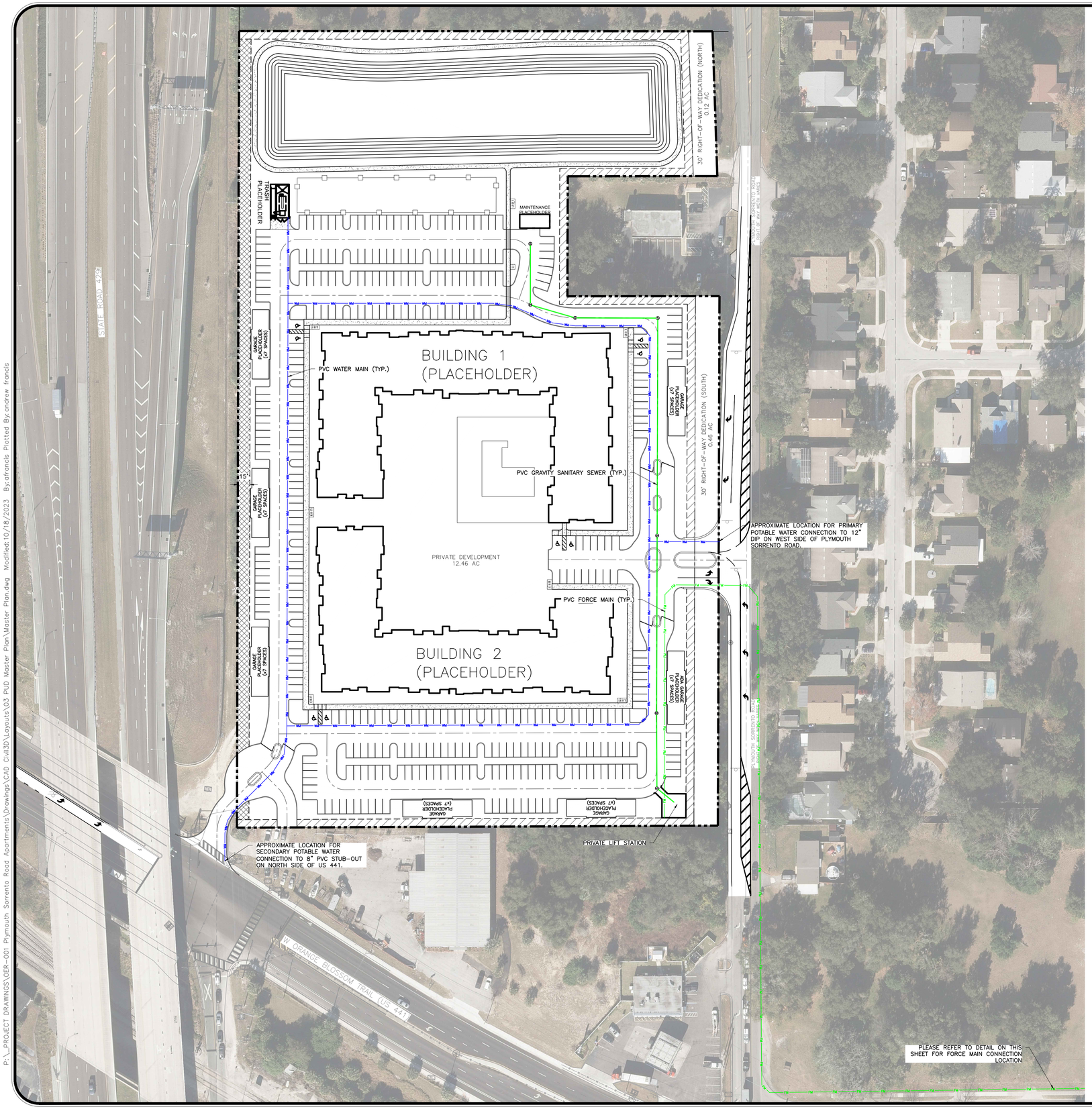
DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 10/18/2023

SCALE: N/A
PROJECT: OER-001
SHEET: 3 OF 4

APPIAN ENGINEERING

NOT FOR CONSTRUCTION
10/18/23

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\Master Plan.dwg Modified:10/18/2023 By:afrancis Plotted By:andrew francis



LEGEND

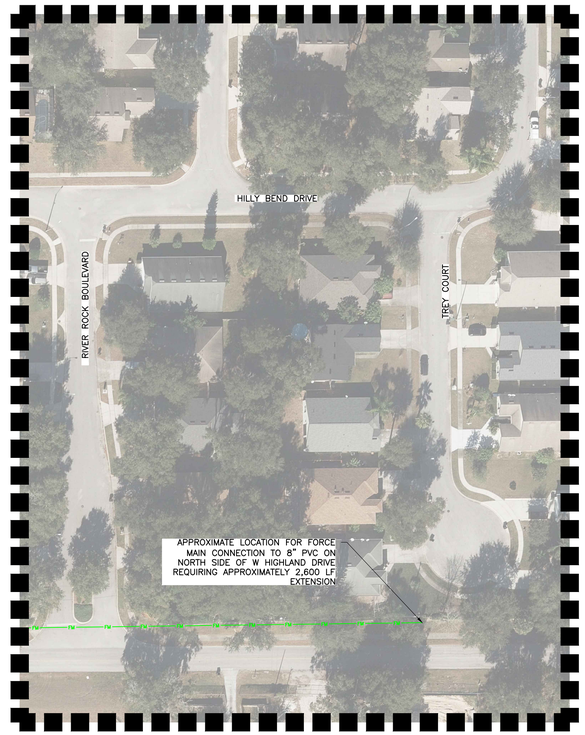
- WM — PROPOSED POTABLE WATER MAIN
- FM — PROPOSED FORCE MAIN
- PROPOSED GRAVITY SANITARY SEWER

N W E S

GRAPHIC SCALE

60 0 30 60 120

(IN FEET)
1 inch = 60 ft.



REV.	DATE	DESCRIPTION	BY
4	10/18/23	CITY OF APOPKA COMMENTS RECEIVED 10/16/2023	AF
3	10/04/23	ADDITION OF DEVELOPMENT AGREEMENT	SCS
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APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PD MASTER PLAN
PRELIMINARY UTILITY LAYOUT

PLYMOUTH SORRENTO APARTMENTS
CITY OF APOPKA, FLORIDA

DRAWN: A. FRANCIS
DESIGNED: S. SIERRA-GIL
CHECKED: L. CLASSON
DATE: 10/18/2023

SCALE: 1" = 60'
PROJECT: OER-001
SHEET: 4 OF 4

APPIAN ENGINEERING

NOT FOR CONSTRUCTION
10/18/23

P:_PROJECT DRAWINGS\OER-001 Plymouth Sorrento Road Apartments\Drawings\CAD Civil3D\Layouts\03 PUD Master Plan\Master Plan.dwg Modified:10/18/2023 By:afrancis Plotted By:andrew francis

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 3.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Park View Preserve Phase 2 - Plat

REQUEST:
Recommend approval of the Parkview Preserve Phase 2 - Plat

SUMMARY:
Owner(s): JTD Land at Parkview, LLC
Applicant(s): PEC Surveying and Mapping. c/o David White
Tract Size: 71.3 +/- acres
Parcel Identification Number(s): 24-20-27-6845-06-001
Location: Tract FD-1, Park View Preserve, Phase 1
Future Land Use: Mixed-Use
Zoning District: KPI-MU-N (Mixed-Use Kelly Park - Neighborhood)
Project Manager: Bobby Howell, AICP

ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-KPI-N (Mixed-Use Kelly Park Neighborhood)	Park View Preserve, Phase 1
South	Mixed-Use, Conservation	AG (Agriculture)	Residential, City owned pond
East	Agriculture	AG (Agriculture)	Vacant
West	Mixed-Use	MU-KPI-N (Mixed-Use Kelly Park Neighborhood)	Park View Preserve, Phase 1

PROJECT SUMMARY:
The applicant has submitted the Park View Preserve, Phase 2 – Plat for consideration of 78 single-family residential lots. The Plat is consistent with the Master Plan/Major Development Plan approved by City Council on July 1, 2020, and the Construction Site Plan approved by the Development Review Committee on December 16, 2020.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
The plat complies with all conditions of approval in any development approval or permit to which it is subject;
The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
The plat conforms to any development plan (major or minor) to which it is a part; and
The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:
Access to the development is via Isle Royale Place.

PUBLIC HEARING SCHEDULE:
May 14, 2024 - Planning Commission (5:30 P.M.)
May 15, 2024 - City Council (7:00 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
Recommends approval of the Park View Preserve Phase 2 - Plat

PLANNING COMMISSION:
Recommend approval of the Parkview Preserve Phase 2 - Plat.

ATTACHMENTS:
1. Park View Preserve Phase 2 plat
2. Map series

PARK VIEW PRESERVE PHASE 2

A REPLAT OF TRACT FD-1, PARK VIEW PRESERVE PHASE 1
RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

TRACT FD-1, PARK VIEW PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 18.637 ACRES MORE OR LESS.

INDEX KEY

SHEET 1 .....COVER SHEET
SHEET 2.....DETAIL SHEET NORTH SIDE
SHEET 3.....DETAIL SHEET SOUTH SIDE

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE. THE MONUMENTED CENTERLINE OF KINGS CANYON DRIVE, AS RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING SOUTH 00°17'49" EAST.

(2) -■- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT STAMPED PRM. L.S. # 4044, UNLESS OTHERWISE NOTED.

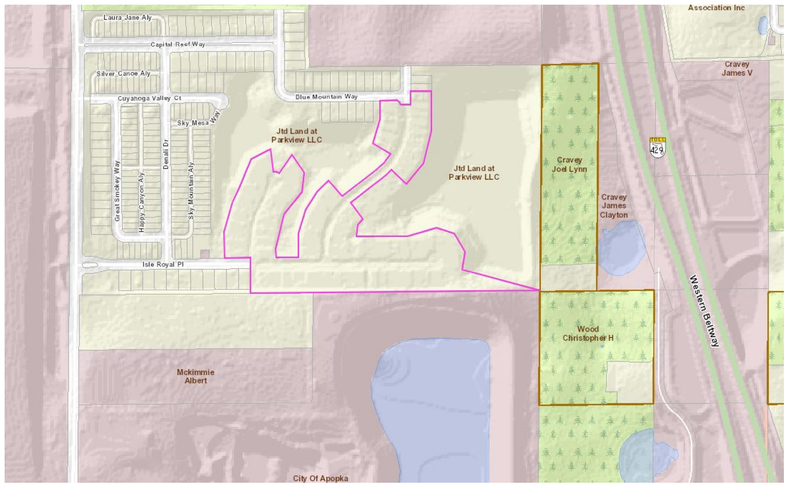
(3) -◉- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED PCP L.S. # 4044.

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

(5) ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).

(6) TRACTS A AND B (OPEN SPACE) CONSTITUTES COMMON PROPERTY AS DEFINED IN THE COMMUNITY DECLARATION RECORDED SEPTEMBER 14, 2022 IN OFFICIAL RECORDS INSTRUMENT NO. 20220563423 AND 20220563424, AND RE-RECORDED SEPTEMBER 14, 2023 IN OFFICIAL RECORDS INSTRUMENT NO. 20220563904, AND ARE OWNED AND MAINTAINED BY THE PARK VIEW PRESERVE HOMEOWNER'S ASSOCIATION, INC. ("ASSOCIATION").

(7) TRACT RD-1 (RIGHT-OF-WAY) IDENTIFIED AS KINGS CANYON DRIVE, VOYAGEURS COURT, AND ISLE ROYALE PLACE, SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.



NORTH

VICINITY MAP
NOT TO SCALE

LEGEND

P.O.C.	–	POINT OF COMMENCEMENT
P.O.B.	–	POINT OF BEGINNING
O.R.B.	–	OFFICIAL RECORDS BOOK
PG.(S)	–	PAGE(S)
ID.	–	IDENTIFICATION
C.C.R.	–	CERTIFIED CORNER RECORD
R/W	–	RIGHT-OF-WAY
LS.	–	LICENSED SURVEYOR
LB.	–	LICENSED BUSINESS
P.R.M.	–	PERMANENT REFERENCE MONUMENT
C.M.	–	CONCRETE MONUMENT
U.E.	–	UTILITY EASEMENT
P.C.	–	POINT OF CURVATURE
P.T.	–	POINT OF TANGENCY
P.B.	–	PLAT BOOK
(N.R.)	–	NON-RADIAL
P.I.	–	POINT OF INTERSECTION

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

PLAT BOOK ____ PAGE ____

PARK VIEW PRESERVE PHASE 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that JTD Land at Parkview, LLC, a Florida limited liability company, being the owner in fee simple of all the lands described in the forgoing caption to this plat, hereby dedicates and conveys said land and plat for the uses and purposes therein expressed and dedicates an access easement over Tract RD-1 a/k/a Kings Canyon Drive, Voyageurs Court, and Isle Royale Place, utility easements and drainage easements shown herein to the perpetual use of the public.

Tract RD-1, a/k/a Kings Canyon Drive, Voyageurs Court, and Isle Royale Place, are hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of the tracts and rights-of-way and any improvements thereon vests upon approval of this Plat by the City Council of the City of Apopka.

Recording of this Plat shall act as conveyance to the City of Apopka and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, JTD LAND AT PARKVIEW, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this _____ day of _____, 2024.

Signed, sealed and delivered in the presence of the following two witnesses:

JTD LAND AT PARKVIEW, LLC
a Florida limited liability company

_____ By: _____
Print Name: _____ Craig Harris
(Witness) Manager

_____
Print Name: _____
(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 2024, by Craig Harris, as Manager of JTD LAND AT PARKVIEW, LLC, a Florida limited liability company, such person [ ] is personally known to me or [ ] has produced _____ as identification.

_____
Signature of person taking acknowledgement
Print Name: _____
Notary Public – State of Florida
Commission No.: _____
My Commission Expires: _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on _____ a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.

Date _____
LS 4044 _____ Surveyor's Signature
Surveyor's Registration Number
LB 7808 _____ David A. White
Certificate of Authorization Number Surveyor's Name (printed)

PEC – Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ _____
Printed name: Date
Registration Number

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

BY: _____
Chairman

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____, 2024 the City Council of the City of Apopka approved the foregoing plat.

BY: _____
Bryan Nelson, Mayor of the City of Apopka

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

BY: _____
Richard W. Earp, City Engineer

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____

Comptroller in and for Orange County, Florida Document No._____

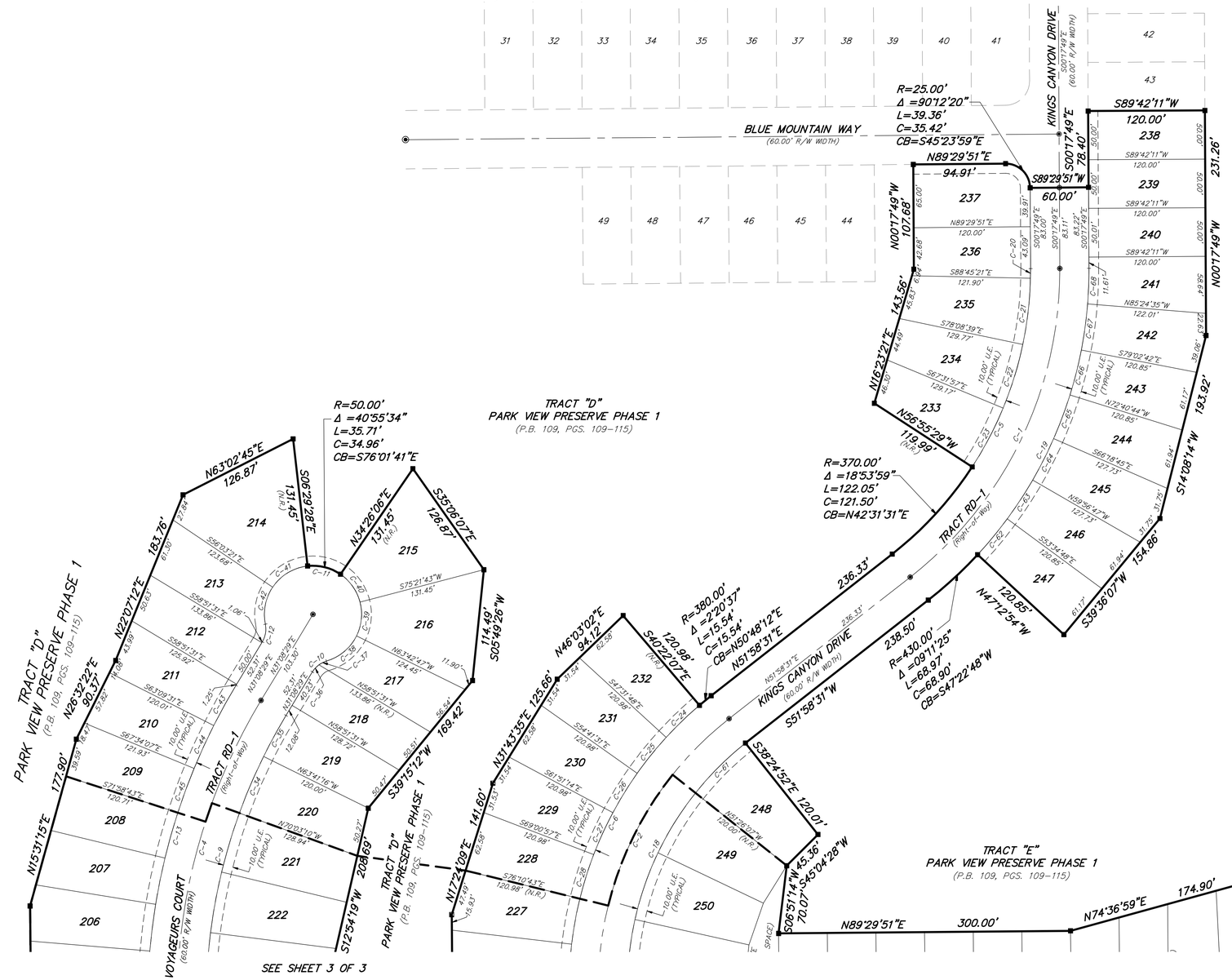
BY: _____

C:\23-101 JTD Parkview Phase 2\23-101 PARKVIEW PH 2 PLAT.dwg Feb 28, 2024 - 1:56pm

PLAT BOOK PAGE

PARK VIEW PRESERVE PHASE 2

A REPLAT OF TRACT FD–1, PARK VIEW PRESERVE PHASE 1
RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



SCALE 1"=60'
60 0 60 120

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C–1	400.00'	52°16'20"	364.93'	352.40'	S25°50'21"W
C–2	350.00'	52°28'40"	320.57'	309.48'	S25°44'11"W
C–4	600.00'	31°38'38"	331.37'	327.18'	N15°19'10"E
C–5	370.00'	52°16'20"	337.56'	325.97'	S25°50'21"W
C–6	380.00'	52°28'40"	348.05'	336.01'	S25°44'11"W
C–9	570.00'	31°38'38"	314.81'	310.82'	N15°19'10"E
C–10	25.00'	42°00'00"	18.69'	18.26'	N52°33'29"E
C–11	50.00'	265°40'01"	231.84'	73.33'	N58°51'31"W
C–12	25.00'	42°00'00"	18.69'	18.26'	S09°43'29"W
C–13	630.00'	31°38'38"	347.94'	343.54'	S15°19'10"W
C–18	320.00'	52°05'24"	290.93'	281.01'	N25°32'33"E
C–19	430.00'	52°16'20"	392.30'	378.83'	N25°50'21"E
C–20	370.00'	01°32'28"	9.95'	9.95'	S00°28'25"W
C–21	370.00'	10°36'42"	68.53'	68.43'	S06°33'00"W
C–22	370.00'	10°36'42"	68.53'	68.43'	S17°09'42"W
C–23	370.00'	10°36'35"	68.51'	68.42'	S27°46'21"W
C–24	380.00'	07°09'44"	47.50'	47.47'	S46°03'04"W
C–25	380.00'	07°09'43"	47.50'	47.47'	S38°53'21"W
C–26	380.00'	07°09'43"	47.50'	47.47'	S31°43'38"W
C–27	380.00'	07°09'43"	47.50'	47.47'	S24°33'55"W
C–28	380.00'	07°09'43"	47.50'	47.47'	S17°24'12"W
C–34	570.00'	06°21'55"	63.32'	63.29'	N23°07'47"E
C–35	570.00'	04°49'45"	48.04'	48.03'	N28°43'37"E
C–36	25.00'	23°00'57"	10.04'	9.98'	N42°38'58"E
C–37	25.00'	19°49'04"	8.65'	8.60'	N64°03'58"E
C–38	50.00'	47°41'17"	41.62'	40.42'	N50°07'51"E
C–39	50.00'	40°55'30"	35.71'	34.96'	N05°49'28"E
C–40	50.00'	40°55'20"	35.71'	34.96'	N35°05'57"W
C–41	50.00'	49°34'04"	43.26'	41.92'	S58°43'41"W
C–42	50.00'	45°38'11"	39.83'	38.78'	S11°07'34"W
C–43	630.00'	04°18'01"	47.28'	47.27'	S28°59'29"W
C–44	630.00'	04°24'36"	48.49'	48.48'	S24°38'11"W
C–45	630.00'	04°24'36"	48.49'	48.48'	S20°13'35"W
C–61	320.00'	13°01'20"	72.73'	72.57'	N45°04'35"E
C–62	430.00'	06°22'00"	47.78'	47.76'	N39°36'12"E
C–63	430.00'	06°21'59"	47.78'	47.75'	N33°14'13"E
C–64	430.00'	06°21'59"	47.78'	47.75'	N26°52'14"E
C–65	430.00'	06°21'59"	47.78'	47.75'	N20°30'16"E
C–66	430.00'	06°21'59"	47.78'	47.75'	N14°08'17"E
C–67	430.00'	06°21'53"	47.77'	47.74'	N07°46'21"E
C–68	430.00'	04°53'14"	36.68'	36.67'	N02°08'48"E

INDEX KEY

SHEET 1 .....COVER SHEET
SHEET 2.....DETAIL SHEET NORTH SIDE
SHEET 3.....DETAIL SHEET SOUTH SIDE

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407–542–4967

G:\23-101 JTD Parkview Phase 2\23-101 PARKVIEW PH 2 PLAT.dwg Feb 28, 2024 - 1:56pm

PLAT BOOK PAGE

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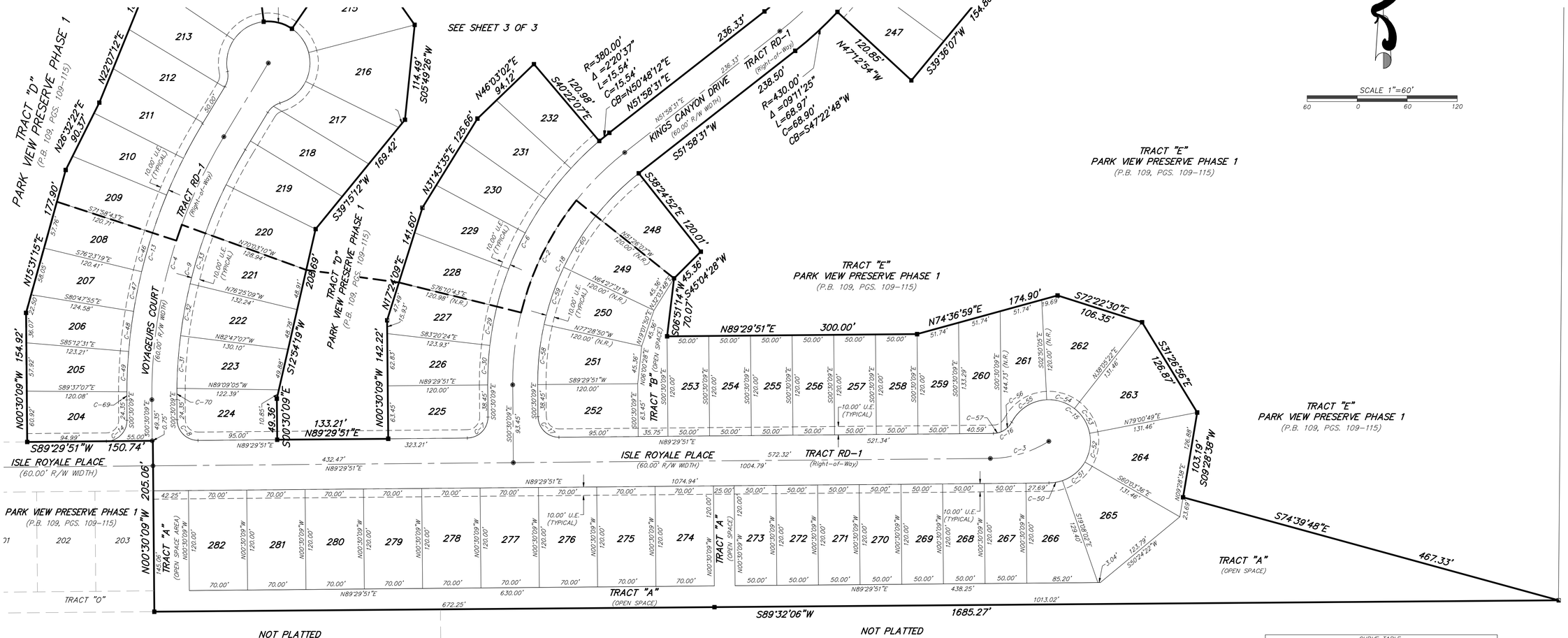

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CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CH. BEARING
C-2	350.00'	52°28'40"	320.57'	309.48'	S25°44'11"W
C-3	133.72'	31°44'26"	74.08'	73.14'	N73°37'38"E
C-4	600.00'	31°38'38"	331.37'	327.18'	N15°19'10"E
C-6	380.00'	52°28'40"	348.05'	336.01'	S25°44'11"W
C-7	25.00'	90°00'00"	39.27'	35.36'	S44°29'51"W
C-8	25.00'	90°00'00"	39.27'	35.36'	N45°30'09"W
C-9	570.00'	31°38'38"	314.81'	310.82'	N15°19'10"E
C-13	630.00'	31°38'38"	347.94'	343.54'	S15°19'10"W
C-14	25.00'	90°00'00"	39.27'	35.36'	S44°29'51"W
C-15	50.00'	242°24'49"	211.55'	85.53'	N31°28'38"W
C-16	25.00'	62°10'53"	27.13'	25.82'	S58°24'24"W
C-17	25.00'	90°00'00"	39.27'	35.36'	N45°30'09"W
C-18	320.00'	52°05'24"	290.93'	281.01'	N25°32'33"E
C-29	380.00'	07°09'44"	47.50'	47.47'	S10°14'28"W
C-30	380.00'	07°09'45"	47.50'	47.47'	S03°24'44"W
C-31	570.00'	06°21'58"	63.33'	63.30'	N04°01'54"E
C-32	570.00'	06°21'58"	63.33'	63.30'	N10°23'52"E
C-33	570.00'	06°21'58"	63.33'	63.30'	N16°45'50"E
C-46	630.00'	04°24'36"	48.49'	48.48'	S15°48'59"W
C-47	630.00'	04°24'36"	48.49'	48.48'	S11°24'23"W
C-48	630.00'	04°24'36"	48.49'	48.48'	S06°59'47"W
C-49	630.00'	04°24'36"	48.49'	48.48'	S02°35'11"W
C-50	50.00'	18°51'49"	16.46'	16.39'	N80°17'52"E
C-51	50.00'	40°55'34"	35.71'	34.96'	N50°24'11"E
C-52	50.00'	40°55'35"	35.72'	34.96'	N09°28'37"E
C-53	50.00'	40°55'27"	35.71'	34.96'	N31°26'54"W
C-54	50.00'	40°55'28"	35.71'	34.96'	N72°22'21"W
C-55	50.00'	59°50'57"	52.23'	49.89'	S57°14'26"W
C-56	25.00'	40°03'38"	17.48'	17.13'	S47°20'46"W
C-57	25.00'	22°07'16"	9.65'	9.59'	S78°26'13"W
C-58	320.00'	13°01'23"	72.73'	72.58'	N06°00'32"E
C-59	320.00'	13°01'19"	72.73'	72.57'	N19°01'53"E
C-60	320.00'	13°01'23"	72.73'	72.58'	N32°03'14"E
C-69	630.00'	00°53'02"	9.72'	9.72'	S00°03'38"E
C-70	570.00'	01°21'04"	13.44'	13.44'	N00°10'23"E

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State Road 429
State Road 429
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Golden Gem Rd
Golden Gem Rd
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Parcel 24-20-27-6845-06-001
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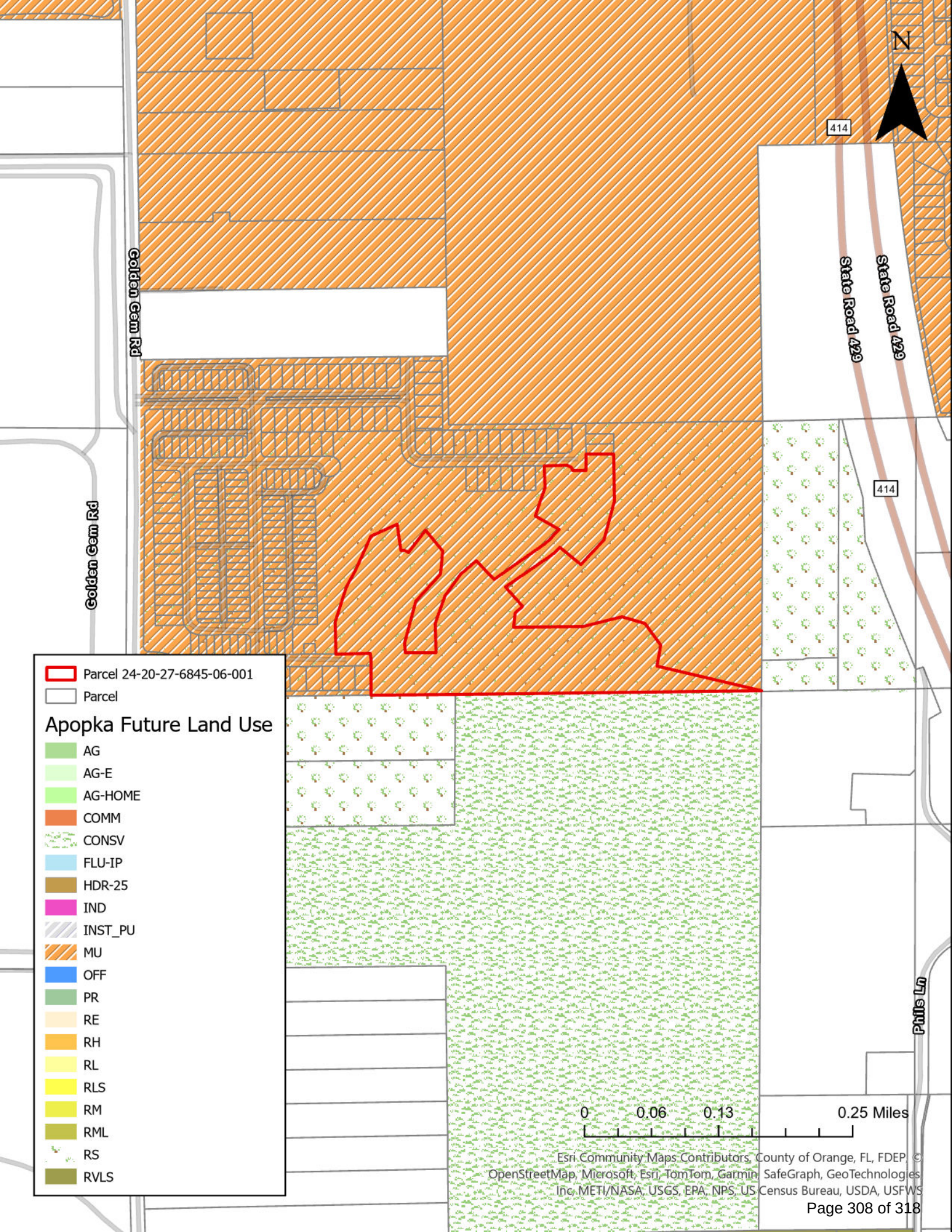
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft



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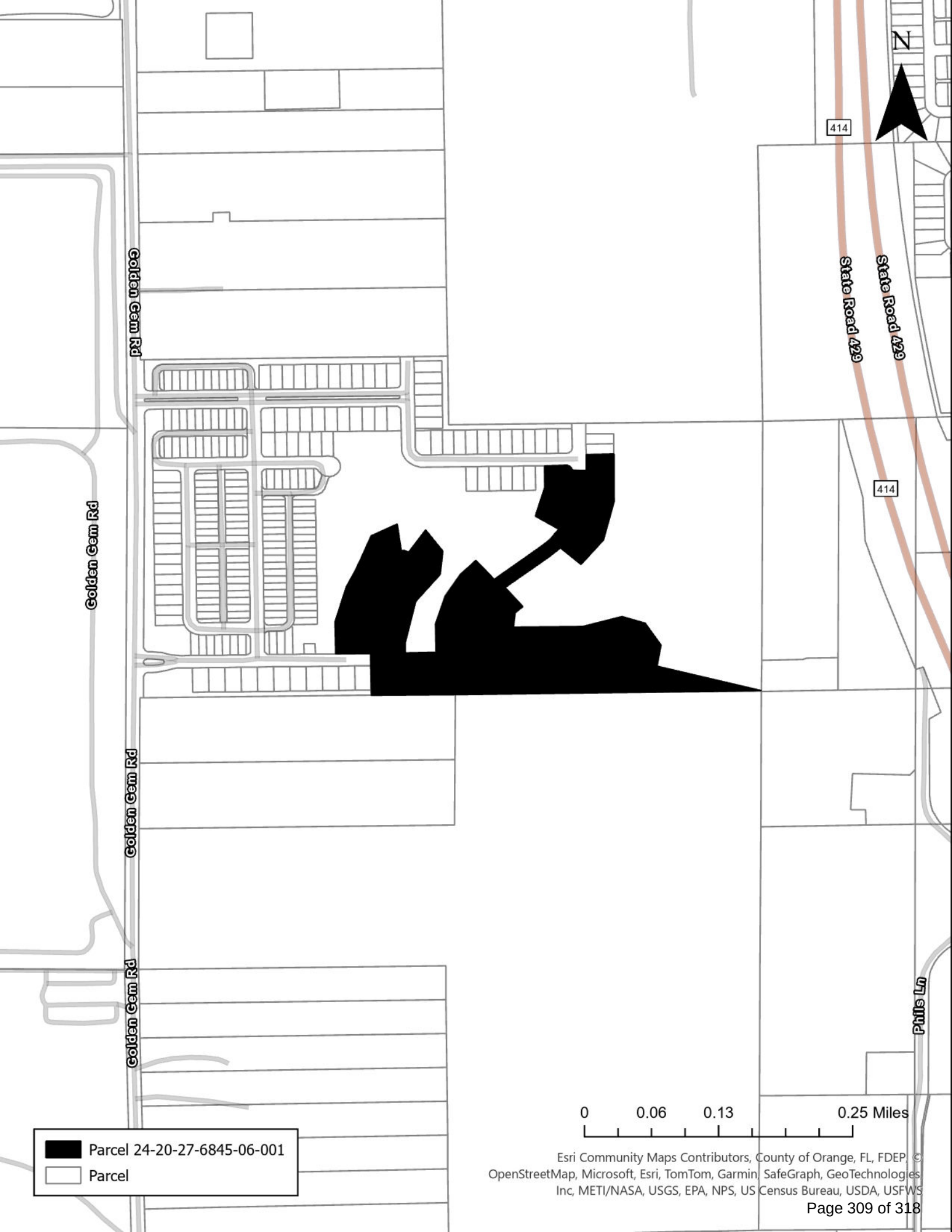
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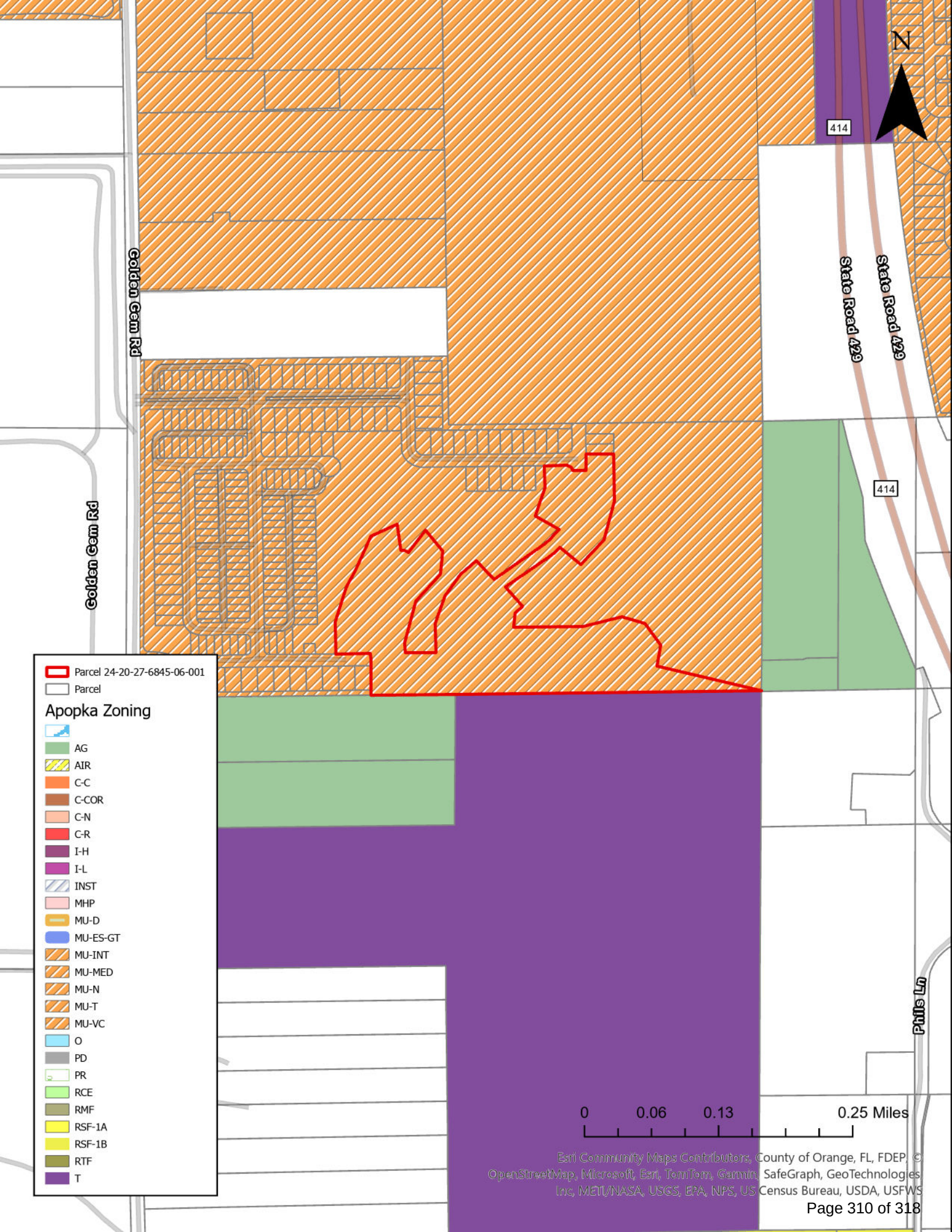
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City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 4.
Meeting Date: May 14, 2024
Department: Community Development

SUBJECT:
Quasi-Judicial - Kelly Park Multi-Family Phase 3 – Plat

REQUEST:
Recommend approval of the Kelly Park Multi-Family Phase 3 – Plat.

SUMMARY:
Owner(s): DHIC Kelly Park, LLC, Kelly Park Land Investments, LLC and; HarrisKP, LLC
Applicant(s): Poulos & Bennett, LLC c/o Genevieve LaBuda
Tract Size: 150.19 +/- acres
Parcel Identification Number(s): 11-20-27-0000-00-054; 11-20-27-0000-00-013 (portion of) and; 11-20-27-0000-00-075
Location: Northwest corner of Waypointe Boulevard and Kelly Park Road
Future Land Use: Mixed Use
Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use)
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use)	Crossroads at Kelly Park Phase 1B
South	County Rural	County A1 (Citrus Rural)	Agricultural facilities and vacant
East	Mixed-Use	KPI-MU	Crossroads at Kelly Park Tracts FD1& FD3 (proposed multifamily)
West	Mixed-Use	KPI-MU	Crossroads at Kelly Park Phase 3 (proposed single family)

PROJECT SUMMARY:

The applicant has submitted the Kelly Park Multi-Family Phase 3 – Plat to combine parcels and create three lots, roads and other infrastructure required for the construction of a multifamily development. This plat also serves to establish portions of Airy Spring Street, Fresh Flower Street, and Rainy Woods Street rights-of-ways to support the expansion of and connectivity within the Crossroads at Kelly Park development. The Plat is consistent with Crossroads at Kelly Park Phase 3 Multi-Family Tract MF-P2-1 - Major Development Plan (MDP) approved by the City Council on May 3, 2023, and the Construction Site Plan approved by the Development Review Committee on June 15, 2023.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access to the development is on Kelly Park Road via Waypointe Boulevard.

PUBLIC HEARING SCHEDULE:

May 14, 2024 - Planning Commission (5:30 P.M.)
June 5, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

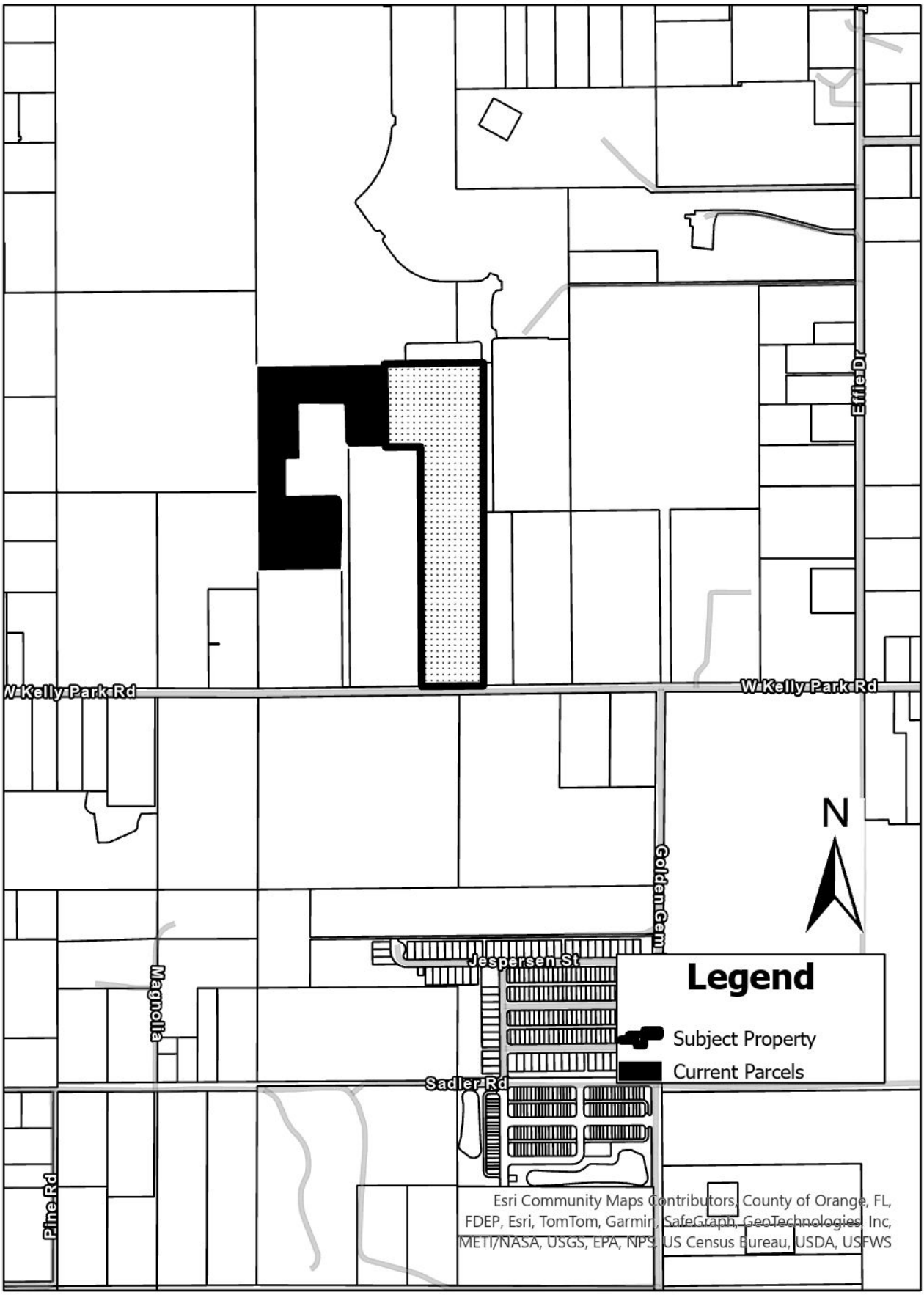
Recommends approval of the Kelly Park Multi-Family Phase 3 – Plat.

Recommended Motion - Planning Commission:

Recommend approval of the Kelly Park Multi-Family Phase 3 – Plat.

ATTACHMENTS:
1. Maps
2. KP MF PH3 - Plat

Vicinity


W Kelly Park Rd
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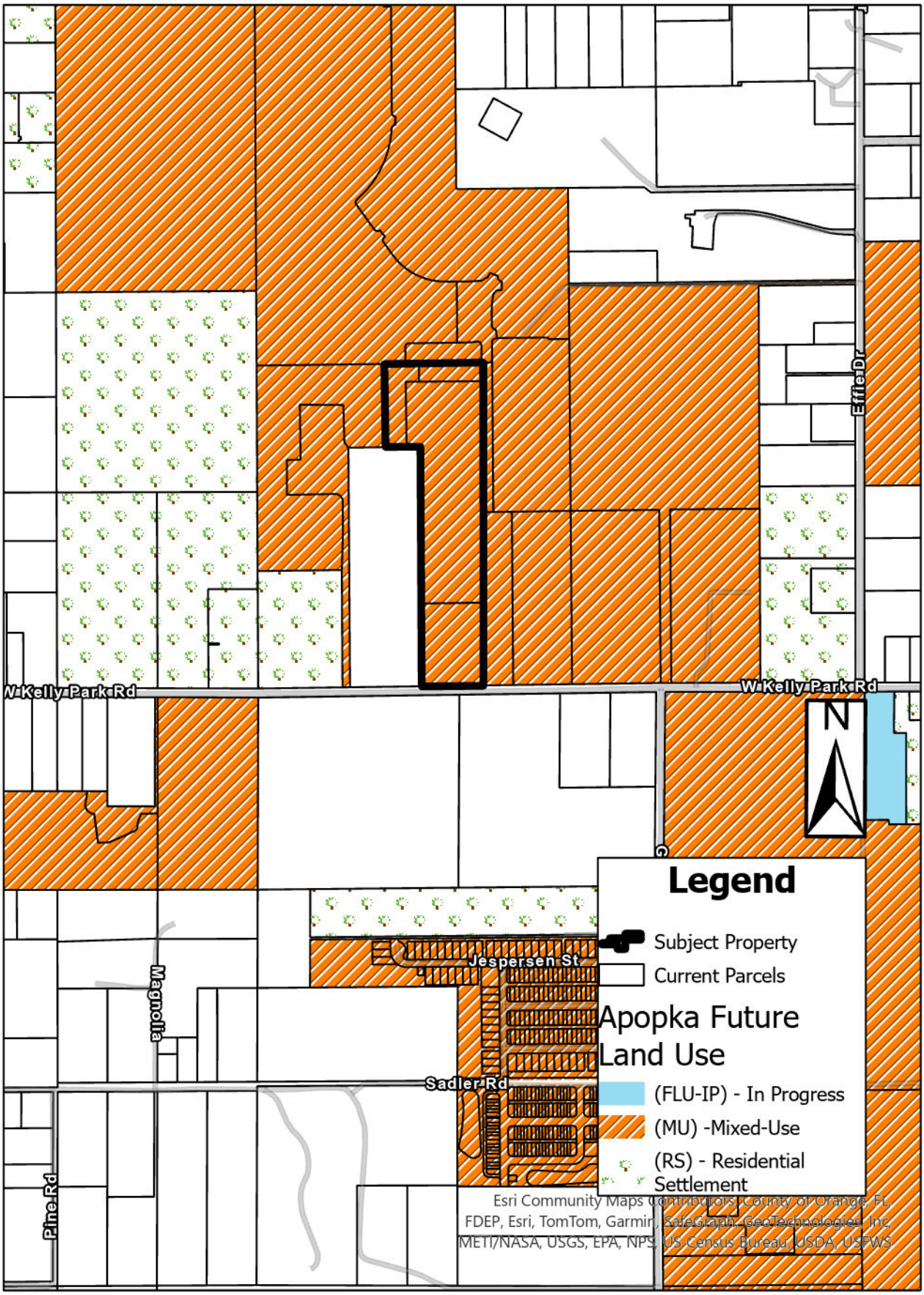
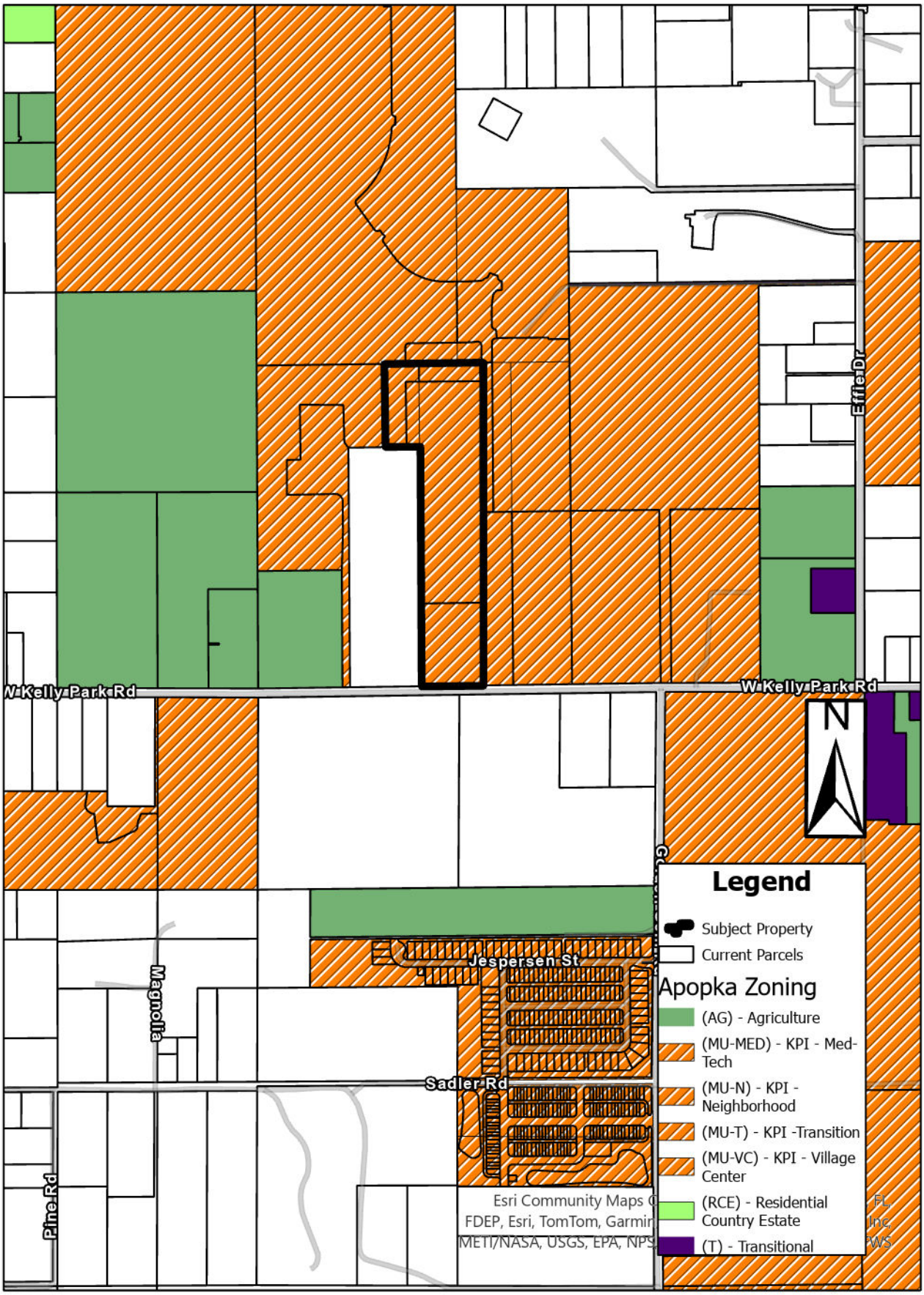
Effie Dr
Golden Gem
Jespersen St
Magnolia
Sadler Rd
Pine Rd
N
Legend
Subject Property
Current Parcels
Esri Community Maps Contributors, County of Orange, FL, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Future Land Use



Zoning


W Kelly Park Rd
W Kelly Park Rd
Effie Dr
Jespersen St
Magnolia
Sadler Rd
Pine Rd
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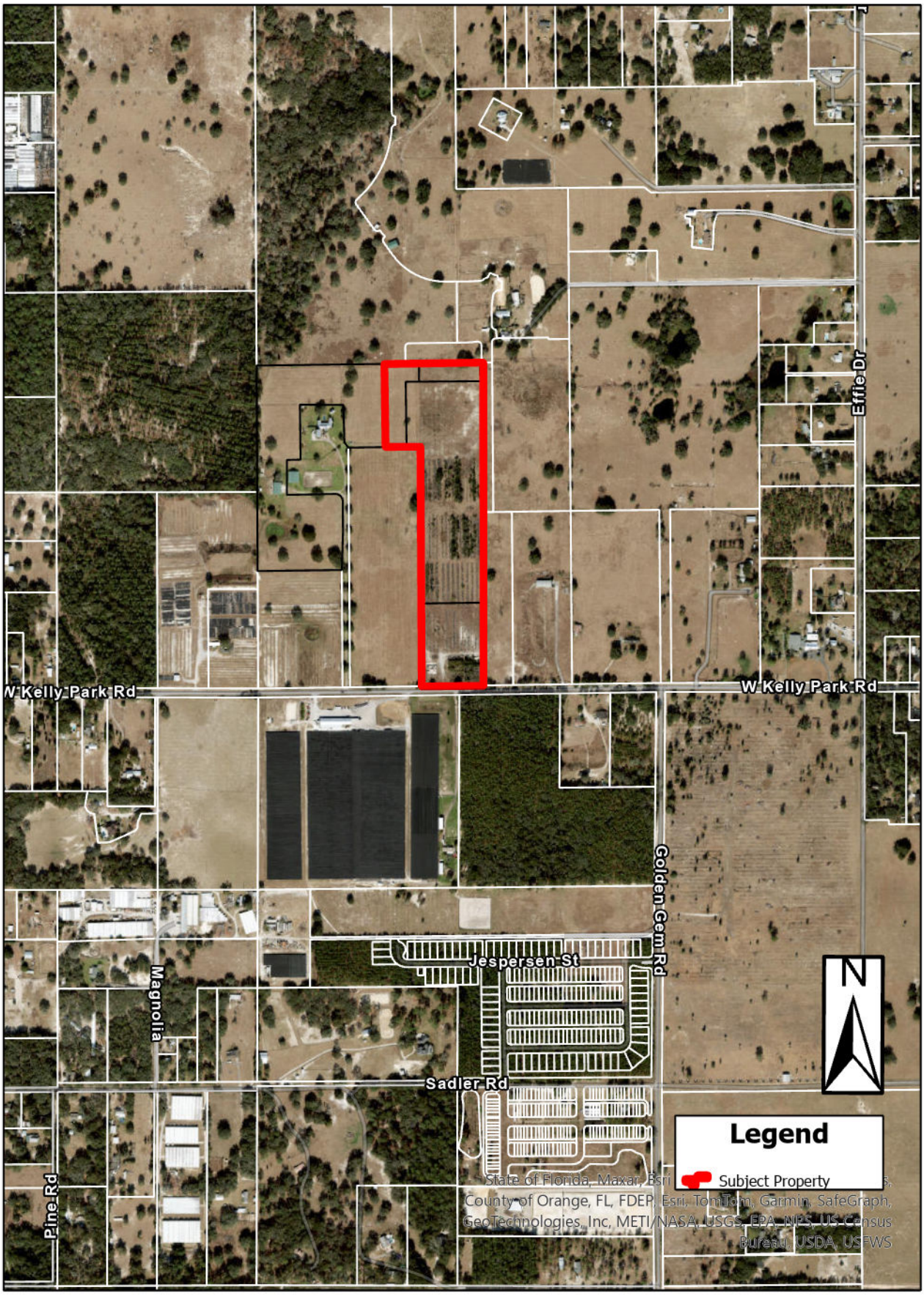
Legend
Subject Property
Current Parcels
Apopka Zoning
(AG) - Agriculture
(MU-MED) - KPI - Med-Tech
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
(RCE) - Residential Country Estate
(T) - Transitional
Esri Community Maps
FDEP, Esri, TomTom, Garmin
METI/NASA, USGS, EPA, NPS
FL
Inc
PWS

Aerial


W Kelly Park Rd
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Effie Dr
Golden Gem Rd
Jespersen St
Magnolia
Sadler Rd
Pine Rd
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Legend
Subject Property
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County of Orange, FL, FDEP, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, USFWS

KELLY PARK MULTI-FAMILY PHASE 3

A REPLAT, REPLATTING LOTS, 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1, RECORDED IN PLAT BOOK___, PAGE(S)_____THROUGH _____, LYING IN SECTIONS 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND BEING LOTS 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH ___, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, O C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, OF SAID PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF SAID PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1561.67 FEET; THENCE RUN SOUTH 89°13'13" WEST, 85.82 FEET; THENCE RUN NORTH 00°44'27" WEST, ALONG SAID EAST LINE OF SAID LOT 1, A DISTANCE OF 553.19 FEET TO THE SOUTHWEST CORNER OF LOT 4, OF SAID PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°15'33" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 495.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WAYPOINTE BOULEVARD; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°27'50" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2114.42 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF WAY LINE OF KELLY PARK ROAD; THENCE RUN DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°12'25" WEST, 409.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 20.907 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

(1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING NORTH 89°12'25" EAST.

(2) -⊡- DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.

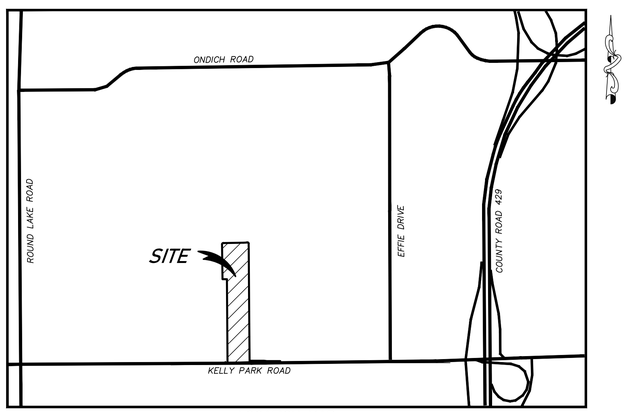
(3) -◉- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.

(4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

(5) THE SIGN EASEMENT SHOWN HEREON IS DEDICATED TO THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT FOR MAINTENANCE.

(6) SUBJECT TO A NOTICE OF ESTABLISHMENT OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 6, 2023 IN OFFICIAL RECORDS INSTRUMENT NO. 202303503331, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(7) TRACT "D", (PARK) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT.



LOCATION MAP
NOT TO SCALE

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC | **SURVEYING AND MAPPING, LLC**
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SURVEYOR'S NOTES RELATING TO PROPERTY INFORMATION REPORT OF FIDELITY TITLE INSURANCE COMPANY'S FILE No. 11376798, REV.#1, EFFECTIVE DATE: SEPTEMBER, 28, 2023.

2. Subject to Restrictions, covenants, conditions, easements and other matters as contained on the plat of O C B Acres recorded February 28, 2003 in Plat Book 53, Page 82, Public Records of Orange County, Florida. (As to Lot 3 and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

3. Subject to Distribution Easement by and between Always Growing Trees, Inc., a Florida corporation, Grantor, and Florida Power Corporation d/b/a Progress Energy Florida, Inc., a Florida corporation, Grantee, recorded February 16, 2004, in Official Records Book 7307, Page 2298, Public Records of Orange County, Florida. (As to Lots 1, 2 and 3, and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

4. Subject to Memorandum of Understanding recorded October 1, 2010 in Official Records Book 10113, Page 359, Public Records of Orange County, Florida. (As to all lands)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

5. Subject to terms and provisions of that School Mitigation Agreement for Capacity Enhancement APK-10-001 (Project Name: Kelly Park Crossing) recorded January 28, 2013 in Official Records Book 10512, Page 2705, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

6. Subject to Land Development Agreement (Kelly Park Land) by and among Ondich Holdings LLC, a Texas limited liability company, Equestrian, LLC, a Delaware limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded July 19, 2021 in Official Records Instrument No. 20210432531; and First Amendment to Land Development Agreement (Kelly Park Land) recorded May 17, 2023 in Official Records Instrument No. 20230280511, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
IS BLANKET IN NATURE AND DOES AFFECT THE EASEMENT PARCEL A. (PER EXHIBIT "C" LEGAL DESCRIPTION, CONSTITUTED NO RETAINED LAND.)

7. Subject to Easement Agreement by and between Equestrian, LLC, a Delaware limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded September 20, 2021 in Official Records Instrument No. 20210570307; as affected by Partial Assignment of Easement Agreement recorded September 21, 2022 in Official Records Instrument No. 20220582295; and Amended Easement Agreement recorded
May 18, 2023 in Official Records Instrument No. 20230281479, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

8. Subject to School Concurrency Mitigation Agreement APK-22-030 Kelly Park South by and between The School Board of Orange County, Florida, City of Apopka, and Kelly Park Land Investments, LLC, a Florida limited liability company and Harriskp, LLC, a Florida limited
liability company recorded March 8, 2023 in Official Records Instrument No. 20230132389; and General Assignment recorded July 25, 2023 in Official Records Instrument No. 20230415203, Public Records of Orange County, Florida. (As to Lots 1, 2 and 3, and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

9. Subject to Development Agreement by and among PRM Apopka/Kelly Park Owner LLC, a Delaware limited liability company, Kelly Park Land Investments, LLC, a Florida limited liability company, Harriskp, LLC, a Florida limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded May 19, 2023 in Official Records Instrument No. 20230286226, Public Records of Orange County, Florida. (As to all
lands)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

10. Subject to Development and Easement Agreement by and between DHIC - Kelly Park, LLC, a Delaware limited liability company, Kelly Park Land Investments, LLC, a Florida limited liability company, HarrisKP, LLC, a Florida limited liability company and Galvin Land Services, LLC, a Florida limited liability company recorded July 25, 2023 in Official Records Instrument No. 20230415204, Public Records of Orange County, Florida. (As to all lands)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

11. Subject to Declaration of Restrictive Covenant recorded July 25, 2023 in Official Records Instrument No. 20230145205, Public Records of Orange County, Florida. (As to Lots 2 and 3 of Kelly Park Multi-Family Phase 3)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

INDEX
SHEET 1 = COVER SHEET
SHEET 2 = BOUNDARY AND DETAIL SHEET

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Harriskp, LLC, a Florida limited liability company, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Streets and Utility Easements, to the perpetual use of the public and same shall be maintained by City of Apopka, Florida. No part of said lands, except as noted on the face of this plat, is dedicated to City of Apopka, Florida or to the public.

IN WITNESS WHEREOF, Harriskp, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this _____ day of _____, 2024.

Signed, sealed and delivered in the
presence of the following two witnesses:

Harriskp, LLC,
a Florida limited liability company

_____ By: _____
Print Name: Thomas Harris, III
(Witness) _____ Manager

_____
Print Name:
(Witness) _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Thomas Harris, III as Manager of Harriskp, LLC, a Florida limited liability company, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

_____
Print Name: _____
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Kelly Park Land Investments, LLC, a Florida limited liability company, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Streets and Utility Easements, to the perpetual use of the public and same shall be maintained by City of Apopka, Florida. No part of said lands, except as noted on the face of this plat, is dedicated to City of Apopka, Florida or to the public.

IN WITNESS WHEREOF, Kelly Park Land Investments, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this _____ day of _____, 2024.

Signed, sealed and delivered in the
presence of the following two witnesses:

Kelly Park Land Investments, LLC,
a Florida limited liability company

_____ By: _____
Print Name: _____ Mike Galvin
(Witness) Manager

_____
Print Name: _____
(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Mike Galvin as Manager of Kelly Park Land Investments, LLC, a Florida limited liability company on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

_____
Print Name: _____
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____

PLAT BOOK _____ PAGE _____

KELLY PARK MULTI-FAMILY PHASE 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that DHIC-Kelly Park, LLC, a Delaware limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Streets and Utility Easements, to the perpetual use of the public.

IN WITNESS WHEREOF, DHIC-Kelly Park, LLC, a Delaware limited liability company, has caused this Dedication to be executed by the Authorized Representative named below this _____ day of _____, 2024.

Signed, sealed and delivered in the
presence of the following two witnesses:

DHIC-Kelly Park, LLC,
a Delaware limited liability company

By: DHIC-Kelly Park, LLC, a Delaware limited liability company,
it's sole member _____
Matthew L. Mitchell
Vice President

WITNESS: _____ _____
SIGNATURE PRINTED NAME

WITNESS: _____ _____
SIGNATURE PRINTED NAME

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by Matthew L. Mitchell as Vice President of DHIC-Kelly Park, LLC, a Delaware limited liability company

who [] is personally known to me or [] has produced _____ as identification.

_____
Notary Public
Print Name _____
Commission Number _____
My Commission Expires _____

(AFFIX NOTARY SEAL)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on

_____

a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed, that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177, Florida Statutes.

_____ _____
Date Surveyor's Signature
LS 4044 David A. White
Surveyor's Registration Number Surveyor's Name (printed)
LB 7808 PEC - Surveying and Mapping, LLC
Certificate of Authorization Number 2100 Alafaya Trail, Suite 203
Oviedo, Florida, 32765

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ _____
Printed name: Edwin Munoz JR., P.S.M. Date
Southeastern Surveying and Mapping Corp.
Registration Number LS 7288

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

BY: _____
Chairman

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

BY: _____
Bryan Nelson, Mayor of the City of Apopka

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

BY: _____
Richard W. Earp, City Engineer

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Document# _____

_____ print _____
Comptroller in and for Orange County, Florida

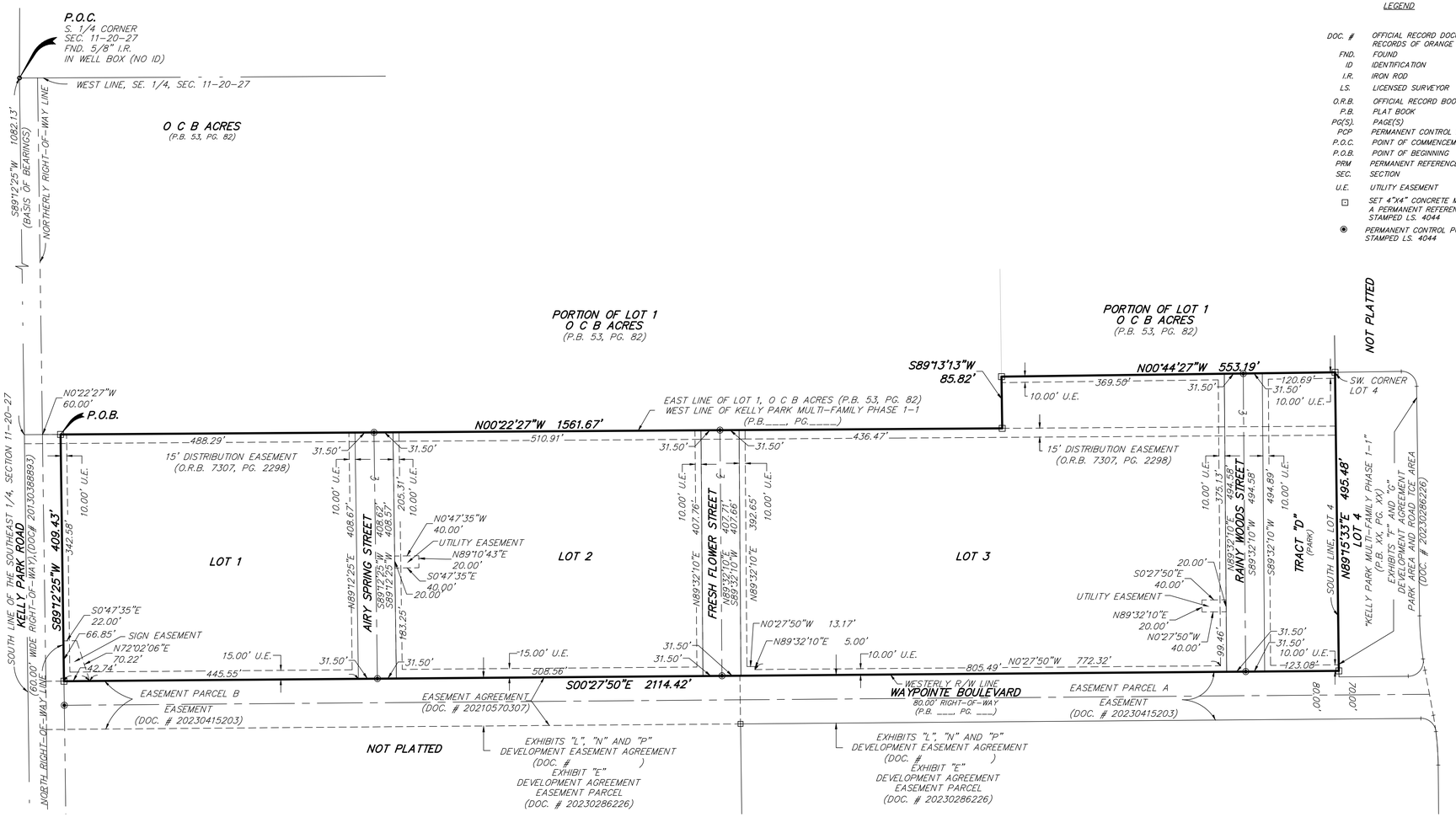
BY: _____

KELLY PARK MULTI-FAMILY PHASE 3

A REPLAT, REPLATTING LOTS, 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1, RECORDED IN PLAT BOOK____, PAGE(S)____THROUGH ____, LYING IN SECTIONS 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SCALE 1"=100

100 0 100 200



LEGEND

DOC. #	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
FND.	FOUND
ID	IDENTIFICATION
I.R.	IRON ROD
L.S.	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG(S).	PAGE(S)
PCP	PERMANENT CONTROL POINT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT (PRM)
SEC.	SECTION
U.E.	UTILITY EASEMENT
⊡	SET 4"X4" CONCRETE MONUMENT A PERMANENT REFERENCE MONUMENT (PRM) STAMPED L.S. 4044
◉	PERMANENT CONTROL POINT (PCP) STAMPED L.S. 4044

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