



APOPKA PLANNING COMMISSION AGENDA

June 11, 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 May 14, 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. 3056 - 814 Marvin C Zanders Avenue - Small-Scale Future Land Use Amendment
Owner(s): Cynthia Henderson, Arion Henderson
Applicant(s): Cynthia Henderson
Location: 814 Marvin C Zanders Avenue
Project: 814 Marvin C Zanders Avenue FLU
Density: 15 Dwelling Units Per Acre, 2.0 FAR
Project Manager: Amer Hamza
2. Quasi-Judicial - Ordinance No. 3060 - Amendment to Floridian Town Center Planned Development
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of W. Orange Blossom Trail, west of SR 419
Project: Floridian Town Center Planned Development amendment
Density: Maximum 15 du/ac
Project Manager: Bobby Howell, AICP
3. Legislative - Ordinance No. 3061 - Floridian Town Center Small-Scale Future Land Use amendment
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Andrew McCown, GAI Consultants
Location: North of Southfork Drive and north of Dew Berry Avenue
Project: Small-Scale future land use amendment
Density: N/A - Commercial future land use, maximum FAR 0.25
Project Manager: Bobby Howell, AICP

SITE PLANS

1. Quasi-Judicial - Brunache Commerce Park - Major Development Plan
Owner(s): Yvon Brunache
Applicant: Steven Shea
Parcel Identification Number(s): 09-21-28-8260-04-010
Location: 315 S. Bradshaw Road
Project: Brunache Commerce Park Major Development Plan
Density: N/A
Project Manager: Jun Ik Sohn, Ph.D.
2. Quasi-Judicial - Lux Carwash – Plat
Owner(s): Sebal Hospitality Group, LLC
Applicant(s): Florida Engineering Group, Inc. c/o Gregory R. Crawford, P.E.
Location: 1752, 1760, 1774 and 1788 Rock Springs Road
Tract Size: 4.59 +/- acres
Project Manager: Jean Sanchez
3. Quasi-Judicial - The Ridge Parcel 6C – Major Development Plan
Owner(s): Apopka Centerline Development, LLC
Applicant(s): VHB c/o James R. Hoffman, P.E.
Location: Southeast corner of Binion Road and Boy Scout Road
Project: 13.23 +/- acres
Intensity: 0.2 floor area ratio
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 MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

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

ABSENT: Butch Stanley and Orange County Public Schools (Non-voting)

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

OTHERS PRESENT: Shirley Thomas, Evan Magley, Mike Woodward, Ken Ehlers, Michelle Bronson, Sandi Thomas, Lamar Hughley, Barbara Ashley-Jones, Marci Chandler, Luke Classon, Jean Abi Aoun, Kathy & Jeff Glenn, Melissa Gomez, Rommel Fontana, Joel Breidenbaugh and Erik Halverson.

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 April 9, 2024 at 5:30 p.m.

MOTION: Howard Washington made a motion to approve the Planning Commission minutes from the regular meeting held on April 9, 2024 at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

LEGISLATIVE – ORDINANCE NO. 3029 – REPEAL AND REPLACEMENT OF THE TRANSPORTATION ELEMENT OF THE COMPREHENSIVE PLAN

Chairperson Gusler read the item description.

Staff Presentation: Bobby Howell mentioned that planning commission received a presentation at the March Planning Commission meeting from Kimley Horn and Pam Richmond in regards to the proposed Transportation Element update. Tonight, Mr. Woodward and Mr. Evan Magley from Kimley Horn will be discussing the repeal and replacement and have a very brief presentation.

Mike Woodward, Kimley Horn, mentioned that this would just be a summary today since they went in depth not long ago. They will be meeting with City Council tomorrow and then use some input to finalize their documentation which will then be submitted to the Department of Commerce. They will have a 30-day review period and then it will go back to City Council in July or later. They did get some input from the commission last time as well as some input from the public and that’s the main portion that we will talk about tonight. They looked at level of service which was 2022 when the data was collected, they looked at year 2034 and also at year 2050. Most of the roadway improvements are extensions and

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

widenings near the Kelly Park interchange area as well as the East Shores area. The city improvements are primarily going to be at intersections via partnerships with developers, partnerships with the state, partnerships with the county. The goals, objectives and policies have been broken up into three different primary goals, (1) resilient and connected multimodal system, (2) infrastructure, and (3) funding and capital improvement plan. A virtual room was advertised in a number of different ways and there were some comments and as they get more comments, they will consider them prior to finalizing and of the goals and objectives. Today, they are asking that the commission recommend that city council transmit the transportation element to the Department of Commerce and this concludes the presentation.

Commissioner Dumey stated that he didn't see the updates to policy 1.4.5 and 1.5.1

Mr. Woodward stated that he has them and gave them to Commissioner Dumey. The old version is on the right and the updated version is on the left.

Commissioner Dumey asked Mr. Hitt about a vacant lot for sale on Apopka Blvd and if it gets sold and someone puts a house there, are they going to have to build a sidewalk in front of their house that's not going to connect to anything?

Mr. Hitt stated that if it's in the city limits, then yes. We can't arbitrarily put in a bunch of sidewalks because they cost way too much so we typically wait for developers to actually do the development on those vacant lots.

Commissioner Dumey stated that he doesn't see the value in forcing a homeowner to build a sidewalk that's only going to be in front of their property.

Commissioner Ryan asked if it would be more efficient to have a roundabout at Kelly Park Road and Mount Plymouth Road than red lights.

Mr. Woodward stated that a roundabout at Mount Plymouth does make sense and it's far enough out to the east where if it does justify signalization or conversions to a roundabout then you have a decent amount of time.

Commissioner Dumey stated that they are about 50% of the way there to make him happy with it but it is a collective board and he will just vote with his conscience.

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

MOTION: Howard Washington made a motion to recommend approval of Ordinance Number 3029 – Repeal and Replacement of the Transportation Element of the Comprehensive Plan to the Apopka City Council. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan and Mary Norwood. Nay votes were cast by Wes Dumey (5-1).

**LEGISLATIVE – ORDINANCE NO. 3051 – SMALL SCALE FUTURE LAND USE
AMENDMENT - 951 S HIGHLAND AVENUE**

Chairperson Gusler read the item description.

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

Lamar Hughley stated that he is the GC on the project representing the applicant, Mr. Lewis. He doesn't have a presentation but is available for any questions from the commission.

Chairperson Gusler opened the meeting for public hearing.

Melissa Gomez, 335 E 10th Street, asked what type of equipment will be put on this property and if East 10th Street will eventually combine with West 10th Street.

Chairperson Gusler said that this is early in the process and all the things that will go on the actual plan that goes there is a more specific issue that will be discussed at another meeting. This is just to get the state to approve the change of the land use from one use to another. He asked Mr. Hitt to respond regarding her question about the streets.

Mr. Hitt said that 10th Street will not get punched through because there is no actual road right of way between the properties to the North or South. In regards to the street itself, that is looked at during the major development plan or site plan and that is not available right now.

Ms. Gomez asked if taxes will be going up because of this.

Mr. Hitt responded that property taxes may go up but it does not change property taxes for neighbors.

Barbara Ashley, 347 E 10th Street, said that taxes and insurance will go up, not may go up, once the land use of the property changes.

Mr. Hitt said that the property taxes on this property may go up, but that doesn't guarantee that they will go up on your property or any other property that are adjacent to it. He explained to Ms. Ashley that it's not her land use that is changing.

With no one else wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to 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 recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Wes Dumey. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

LEGISLATIVE – ORDINANCE NO. 3054 – INVESTMENTS ALLIANCE, LLC - SMALL SCALE FUTURE LAND USE AMENDMENT – 2518 HAAS ROAD

Chairperson Gusler read the item description.

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

Jean Abi Aoun with Florida Engineering Group, Civil Engineers representing the applicant, 5127 S. Orange Avenue Orlando, FL 32809 stated that he didn't have a presentation but would be happy to answer any questions.

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

MOTION: Wes Dumey made a motion to find the proposed Change in Future Land Use designation from County Rural ½ to City Rural Settlement, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits, and recommends approval of Ordinance Number 3054. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – ORDINANCE NO. 3055 – INVESTMENTS ALLIANCE, LLC – PLANNED DEVELOPMENT (PD) REZONING, PD MASTER PLAN – 2518 HAAS ROAD

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

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

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

MOTION: Howard Washington made a motion to recommend approval of the Change of Zoning from T (Transitional) to PD (Planned Development), and the Master Plan for Investments Alliance, LLC based on the findings and facts presented in the staff report and exhibits and recommends approval of Ordinance Number 3055. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – BRONSON ADU– 323 TANGLEWILDE STREET

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

Commissioner Washington asked if this building will be dependent on Apopka water and sewer services.

Mr. Hitt responded yes.

Commissioner Ryan asked Mr. Hitt about the granny cottages not being able to have a kitchen inside them.

Mr. Hitt said that there is no prohibition against this. The idea is that it is supposed to be an accessory dwelling unit that is independent of the primary dwelling.

Michelle Bronson Sewell, applicant, said that she is available for any questions.

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

MOTION: Wes Dumey made a motion to 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 presented in the staff report. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – GCC WORSHIP CENTER

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

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

Commissioner Ryan asked if all the affected parties had been notified of this within the 300 feet requirement.

Ms. Sanchez said yes. They have received all the certified mail receipts from the applicant that they have been sent out and also have pictures of the placards and the affidavits for both of them for all of the public hearing notifications.

Commissioner Washington asked for clarification about the applicant wanting to add another building with 9600 square feet even though there are already 2 existing buildings there now.

Ms. Sanchez stated that the applicant hasn't submitted a construction site plan just yet because they are waiting for the special exception determination.

Commissioner Mock mentioned that Ms. Sanchez went through the records and did not find the appropriate documentation and asked if we are voting on 2 things or 1 thing combined.

Ms. Sanchez stated that is just the one thing for the special exception.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Marci Chandler, Civil Engineer for the project, doesn't have a presentation but is available to answer any questions.

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

MOTION: Mary Norwood made a motion to 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. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – MARSHALL LAKE BUSINESS CENTER – MAJOR DEVELOPMENT PLAN

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

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

Commissioner Ryan mentioned that there's more than 25 parking spaces on the plat and wanted to know if any will be EV charging stations.

Mr. Howell stated that they just learned that yesterday so 2 spaces will be converted over to EV when we take the construction plans forward. They consulted with the Building Official and the City Attorney as well and know that is a new requirement of the Florida building code.

Chairperson Gusler wanted to make note that the staff report was missing the owner information for this item.

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 recommend approval of the Marshall Lake Business Center Major Development Plan. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – PLYMOUTH SORRENTO APARTMENTS – MAJOR DEVELOPMENT PLAN

Chairperson Gusler read the item description and asked if anyone had ex-parte communication on this matter. Commissioner Robert Ryan stated that he had some discussion with an affected party through social media and has turned over transcripts to Mr. Howell to let the developer look at them.

City Attorney, Andrew Hand, asked Commissioner Ryan if he felt that his communications would any way prejudice his decision this evening.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

Commissioner Ryan responded no.

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

Commissioner Mock stated that the last time this was discussed there had not been official approval for the exit on 441. He asked if the state approved that whole process because that was a highly intriguing opportunity to go from a complete four-way stoplight.

Luke Classon, Appian Engineering 2221 Lee Road, stated that there was coordination with CFX. They submitted a survey for the area this is supposed to be conveyed to the city. Their legal team and the general engineering consultant are reviewing and have a meeting tomorrow about it. They have been communicating and coordinating with them for about the last 8 months about it. He is hoping that tomorrow they will get the final recommendation for the path to move forward.

Commissioner Washington asked if we are being asked to approve this development plan without knowing about the 441.

Mr. Hitt stated that would come at construction site plan. We couldn't approve it if it was different than that when it gets back to DRC for the construction site plan and it's a condition of approval for the zoning.

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

Chairperson Gusler asked Commissioner Ryan is he would like to share the information that he received before everyone voted.

Commissioner Ryan said no. He said that he has turned everything over to Mr. Bobby Howell and the developer is more than welcome to look at it.

Chairperson Gusler said that he was just asking more for the boards edification and what was the input from the residents.

Commissioner Ryan said that the party was basically venting.

Commissioner Dumey asked Commissioner Ryan why that person isn't here tonight. The last time this place was full of people. He said that we talked about this last year and it seems like nothing has changed and asked what is different. The big hold up last time was the traffic but it sounds like it's exactly the same now as it was last year.

Commissioner Ryan said that he is disappointed with the turnout especially tonight. He said that was part of the resident's frustration and they wanted to know why it keeps coming up in front of the planning commission and city council. He said that she claimed she wasn't getting enough information from the planning department.

Mr. Hitt said that there has been a lot of talk about this apartment project for the last almost 2 years now. There was a lot of talk in regards to the density itself and people don't know the whole process and we

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

explain it various times, multiple times to multiple people. Besides getting all the property together to figure out what the density could or could not be, the first step is advertising land use and zoning. That was a big step because it didn't have a plan that went with it, it was more of a draft plan at that point because we aren't approving it based on a plan but it does offer a glimpse of what it could be and it also gives the boards a comfort level as to what to expect in the future. This is now the future so it's the major development plan because it's over 25 dwelling units itself and it's well over 25,000 square feet. At this stage, the recommendation would be to recommend approval to the city council for the major development plan. Then it comes back to the DRC for all the final drafting of the engineering and everything else as part of the Construction Site Plan. That is where the secondary entrance off of 441 along with the traffic light and any other requirements would be done. Mr. Hitt recalls that the setback from the neighbors across the street in Plymouth Landing was well over 160 feet or so from building to building and from the road itself about 130-140 feet. It's a lot farther than what's actually required by code.

Commissioner Washington asked about the trailer right next to the post office.

Mr. Hitt said that if the trailer is on the post office property, we don't have anything to do with it but if it's on this property then it's not going to be there after they get done.

MOTION: Howard Washington made a motion to recommend approval of the Plymouth Sorrento Apartments Major Development Plan. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Wes Dumey and Mary Norwood (6-0).

QUASI-JUDICIAL – PLAT – PARK VIEW PRESERVE PHASE 2

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

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

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 Park View Preserve Phase 2 – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley and Wes Dumey (6-0).

QUASI-JUDICIAL – PLAT – KELLY PARK MULTI-FAMILY PHASE 2

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

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

**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON MAY 14, 2024 AT 5:30 P.M.
IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

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

MOTION: Eric Mock made a motion to approve the Kelly Park Multi-Family Phase 3 – 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 and Wes Dumey (6-0).

OLD BUSINESS: None

NEW BUSINESS: Mr. Bobby Howell wanted to take the opportunity to thank Jim for everything he has done and read brief statement from staff regarding his retirement.

ADJOURNMENT: The meeting adjourned at 6:36 p.m.

William Gusler, Chairperson

Bobby Howell, Planning Manager



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3056 - 814 Marvin C Zanders Avenue - Small-Scale Future Land Use Amendment

REQUEST:

Recommend approval of the Future Land Use Map Amendment from Commercial to Mixed Use for 814 Marvin C Zanders Avenue.

SUMMARY:

SUMMARY:

Owner(s): Cynthia Henderson, Arion Henderson

Applicant: Cynthia Henderson

Parcel Identification Number(s): 09-21-28-0196-70-384

Location: 814 Marvin C Zanders Avenue

Existing Future Land Use: Commercial

Proposed Future Land Use: Mixed Use

Existing Use(s): Vacant

Existing Zoning: MU-D (Mixed-Use Downtown District)

Tract Size: 0.08 +/- Acres (Lot Area: 3705.24 Square feet)

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	MU-D (Mixed-Use Downtown District)	Single Family Residence
East	Commercial	MU-D (Mixed-Use Downtown District)	Single Family Residence, Vacant Land
South	Commercial	MU-D (Mixed-Use Downtown District)	Commercial Business
West	Commercial	MU-D (Mixed-Use Downtown District)	Vacant Land

PROJECT SUMMARY:

The applicant has submitted a Small-Scale Future Land Use Amendment from Commercial to Mixed Use for a 0.08 acre (Lot Area: 3705.24 square feet) parcel located at 814 Marvin C Zanders Avenue. The parcel is currently vacant. The applicant is requesting the Small-Scale Future Land Use Amendment to potentially develop a single-family house on the property which is permitted in the MU-D (Mixed-Use Downtown) zoning. The applicant is requesting the future land use change as Mixed Use is one of the future land use categories that allow the development of a single family home. The existing Commercial future land use category does not allow the

development of a single family home, it only allows non residential development. The Mixed Use 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.

- 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 there are multiple properties in the MU-D zoning district that have a future land use of Mixed Use, and it is a consistent future land use designation per Land Development Code Table 1.8.2.
 - 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 Mixed Use 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.
 - 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 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.
 - 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;
 - 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 May 1, 2024.

PUBLIC HEARING SCHEDULE:

- June 11, 2024 – Planning Commission (5:30 P.M.)
- July 17, 2024 – City Council (7:00 P.M.), First Reading
- August 7, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

- May 22, 2024 – Poster Placed on Property
- May 22, 2024 – Mailed Notices to Adjacent Property Owners
- May 31, 2024 – Advertised in the Apopka Chief

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Commercial	MU-D (Mixed-Use Downtown District)	Single Family Residence

East	Commercial	MU-D (Mixed-Use Downtown District)	Single Family Residence, Vacant Land
South	Commercial	MU-D (Mixed-Use Downtown District)	Commercial Business
West	Commercial	MU-D (Mixed-Use Downtown District)	Vacant Land

II. LAND USE ANALYSIS

The subject property is located in the Mixed-Use Downtown zoning district. Mixed Use parcels exist in the Mixed-Use Downtown area of the City. Development must comply with the Mixed Use future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, and Land Development Code. The property currently is vacant and is approximately 0.08 acres (Lot Area: 3705.24 square feet) in size. This future land use amendment is being requested to allow for the potential development of a Single-Family home 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 Commercial to Mixed Use is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:

Policy 3.1.1

Mixed-Use:

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories. The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

Designation of a Mixed-Use Category

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a Small Area Study.

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 Marvin C Zanders 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 - Commercial

0.25 maximum FAR X 0.08 ac = 871.20 square feet of non-residential building area

PROPOSED: Future Land Use – Mixed Use

15 DU X 0.08 ac = 1.2 dwelling units

2.0 maximum FAR X 0.08 ac = 6,969.6 square feet of non-residential building area

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:**Development Review Committee:**

Recommends approval of the change in Future Land Use from Commercial to Mixed Use 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.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from Commercial to Mixed Use 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. Ordinance Number 3056
2. 814 Marvin C Zanders Ave Maps
3. 814 Marvin C Zanders Ave FLU PHN Apopka Chief Newspaper (05.31.24)

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 COMMERCIAL TO MIXED-USE FOR PROPERTY LOCATED AT 814 MARVIN C ZANDERS AVENUE; OWNED BY CYNTHIA HENDERSON AND ARION HENDERSON, COMPRISING 0.08 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

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

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

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

ORDINANCE NO. 3056

PAGE 2

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

3

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

READ FIRST TIME: July 17, 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

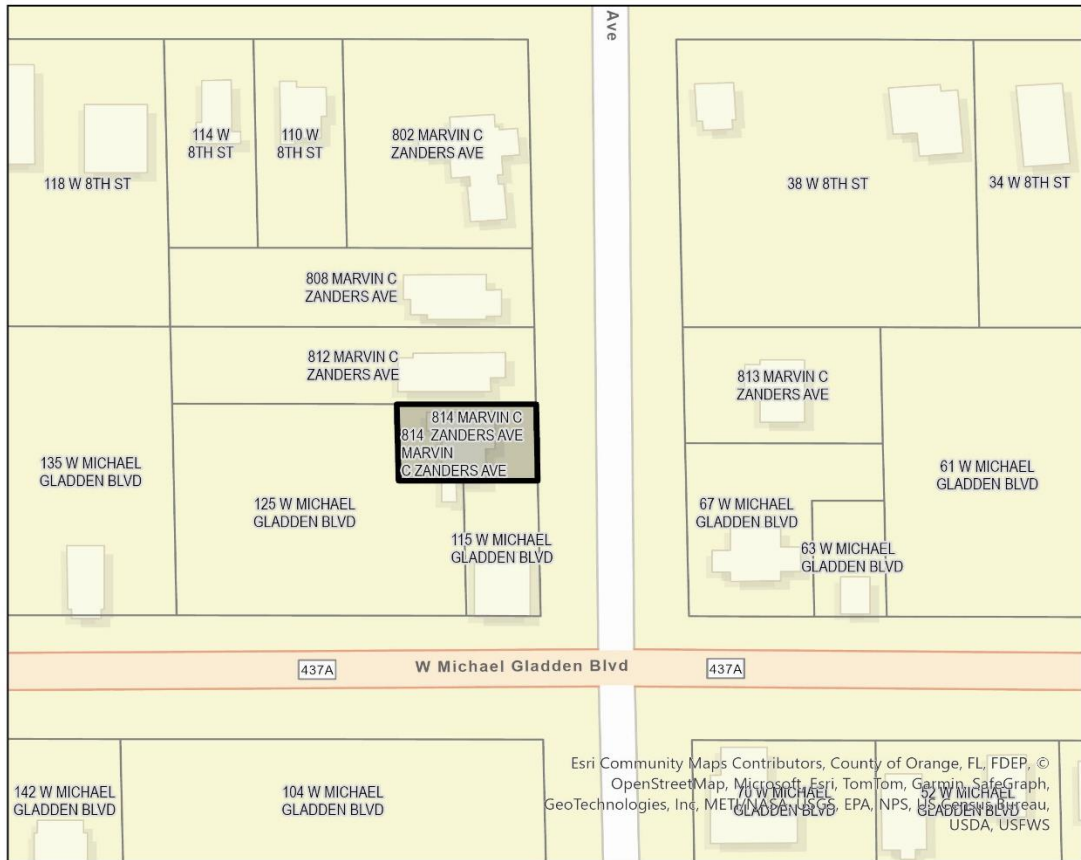
DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024

1

EXHIBIT "A"

Parcel Identification Number(s): 09-21-28-0196-70-384

Location Map

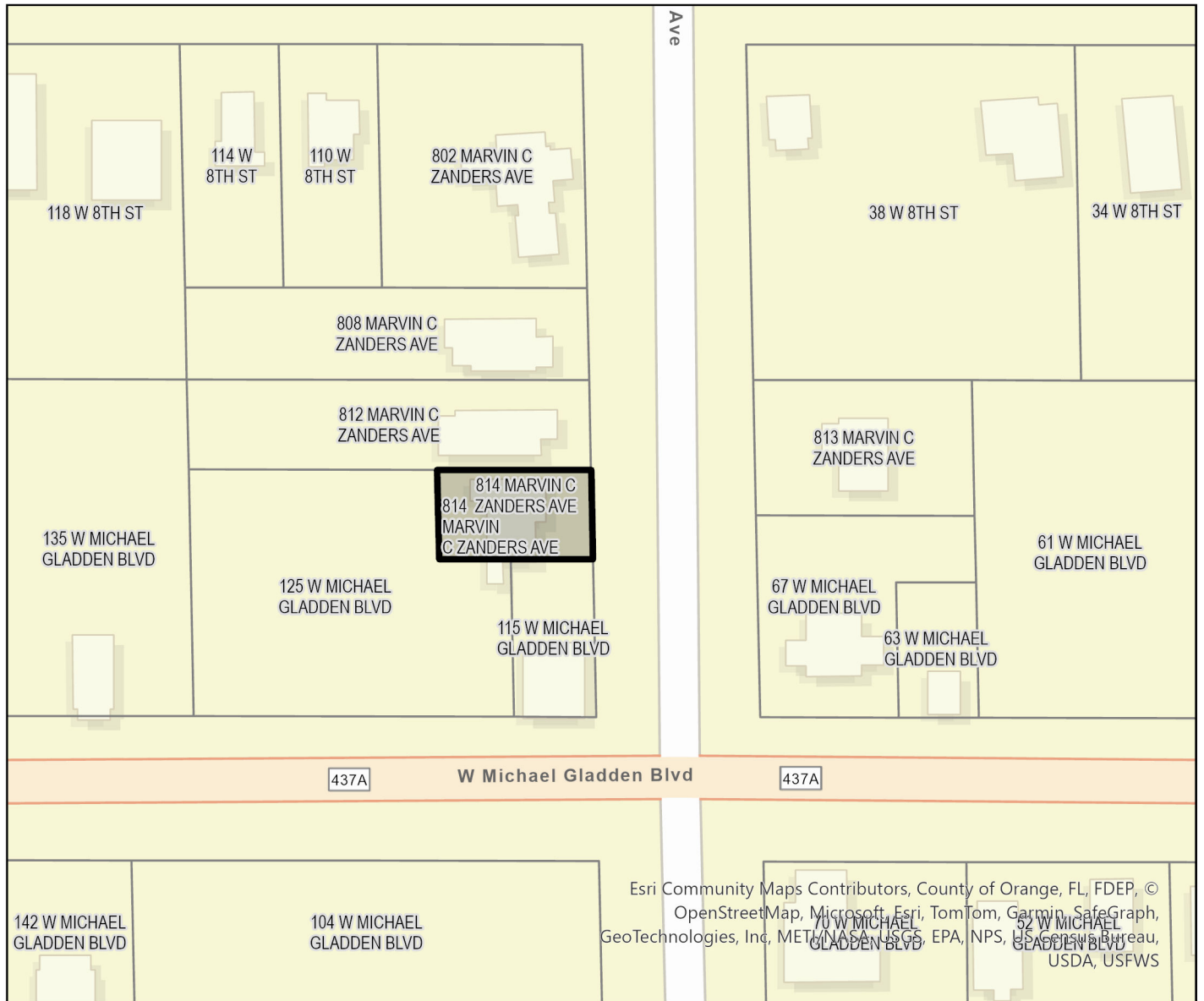


0 0.01 0.02 0.05 Miles

Legend

-  814 Marvin C Zanders Ave
-  Parcel





Legend

-  814 Marvin C Zanders Ave
-  Parcel





Legend

- Parcel
- 814 Marvin C Zanders Ave





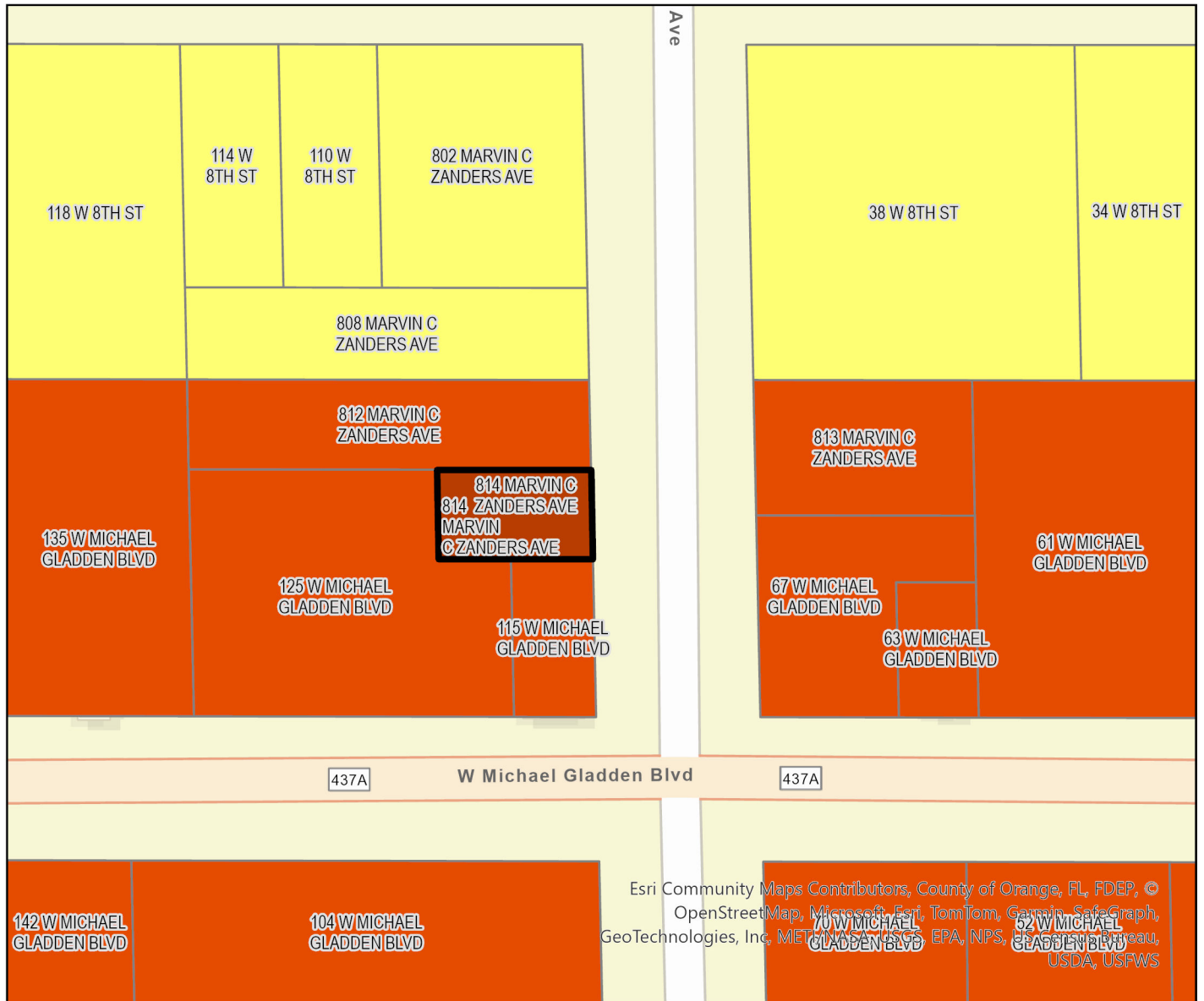
0 0.01 0.02 0.05 Miles

Legend

Apopka Zoning

	I-H
	I-L
	INST
	MHP
	MU-D
	MU-ES-GT
	MU-INT
	MU-MED



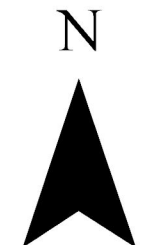


Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
 OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
 GeoTechnologies, Inc, METRO, NASA, USGS, EPA, NPS, U.S. Census Bureau,
 USDA, USFWS

Legend

Apopka Future Land Use

AG	HDR-25
AG-E	IND
AG-HOME	INST_PU
COMM	MU
CONSV	OFF
FLU-IP	PR
	RE
	RH



Beware of developers’ interest

Editor:

If you don’t want rampant development on top of your own little piece of paradise, don’t sell to developers and *vote no* in November on the half-penny sales tax increase on the ballot in November.

Orange County school board member, Melissa Byrd’s report in the May 17th Chief lets us know that four new schools are slated to be built in the Apopka area in the next 10 years. All of this is based on the current expected enrollment from NEW DEVELOPMENTS. The good news is this happens *if* the school district can fund the new schools, and that depends entirely on the *half-penny sales tax* in Novem-

ber that will fund nearly 50 percent of their capital program for the next decade.

AND, I also learned from the Orange Code website that *there is a pause in effect* from May 28 through November 28 on the acceptance of certain new development applications that involve rezoning, special exceptions, and comprehensive plans text and map amendments. That sounds to me like they are waiting to see if the Sales Tax increase will pass in November.

The pause ordinance only affects unincorporated areas of the county, which includes me and everyone in the Zellwood vicinity, Sadler Road, Round Lake, parts of Kelly Park, parts of Ponkan and I’m sure more areas of unin-

corporated North West Orange County. I don’t know. I’m not an expert on this, but *I don’t believe* the realtors who come knocking on my door offering to buy my little piece of heaven telling me I’m going to get pushed out of my beautiful log home we built 30 years ago because of the development coming my way. Someone from Orange County needs to look into that also!

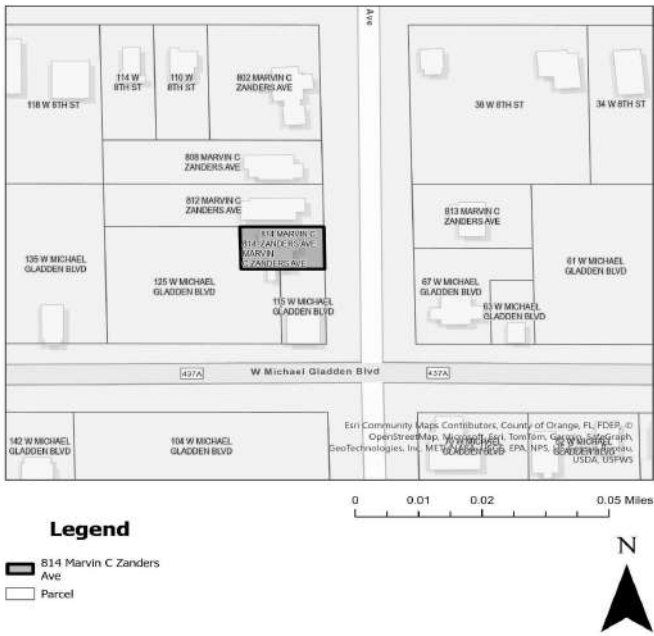
You can learn all about the development in your area by going to www.ocfl.net/Vision2050 or just send them an email Vision2050@ocfl.net and get all your questions answered. They are very helpful.

Thank you.
Ellen Heizman
Apopka

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 **CYNTHIA HENDERSON** 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 COMMERCIAL TO MIXED USE FOR 0.08 +/- ACRES**. This application relates to the following described properties:

ORDINANCE NO. 3056
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 COMMERCIAL TO MIXED USE FOR CYNTHIA HENDERSON GENERALLY LOCATED NORTH OF E MICHAEL GLADDEN BOULEVARD, OWNED BY CYNTHIA HENDERSON, COMPRISING 0.08 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Numbers: 09-21-28-0196-70-384
Contains: 0.08 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider Ordinance No. 3056 at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, June 11, 2024 beginning at 5:30 P.M.** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance No. 3056 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, July 17, 2024 beginning at 7:00 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.

May 31, 2024
Publish: The Apopka Chief
Apopka City Council
Apopka Planning Commission
Community Development Department
176591

Everybody has an opinion. Why not share yours?
Send a letter to the Editor online www.theapokkachief.com

Proper use of irrigation guide will give the best results

The following applies to both potable and reclaimed water customers:

No irrigation shall occur between 10 a.m. and 4 p.m;

No more than 3/4 inch of water may be applied per irrigation zone on each day that irrigation occurs;

In no event shall irrigation occur for more than 1 hour per irrigation zone on each day that irrigation occurs;

All landscape irrigation shall be limited to the amount necessary for the landscape needs;

Rain sensor are required on all automatic irrigation systems;

Irrigation using a micro-spray, micro-jet, drip or bubbler irrigation system is allowed anytime;

Watering in of chemicals including insecticides, pesticides, fertilizers, fungicides and herbicides when required by law or the manufacturer is allowed on any day within 24 hours of application;

Irrigation systems may be operated at any time of day on any day for maintenance and repair purposes not to exceed 20 minutes per zone;

Irrigation is allowed at any time with a hand-held garden hose that is equipped with an automatic shut-off nozzle;

New landscapes are allowed to irrigate on any day for one 30-day period. The irrigation must be limited to only the area where the new landscaping is installed.

To report new sod, or for questions regarding the water restrictions, please contact the Public Services Department at 407-703-1731.

Moore: Use fertilizer responsibly

Continued from page 2A

septic systems once stood. This is happening now in the neighborhoods closest to the Wekiwa River and Springs.

Any time it rains or when your yard is watered, the potential exists for excess fertilizer to runoff into the stormwater system.

Additionally, the county ordinance says no fertilizer shall be applied when the National Weather Ser-

vice issues any advisory for severe thunderstorms, flooding, a tropical storm, or hurricane.

I’ve mentioned before that Florida Friendly Landscaping offers a great choice for our yards.

By installing Florida Friendly plants, we reduce the use of water, fertilizer, and pesticides, saving money and protecting the environment.

For a great guide on Florida Friendly land-

scapes, go to: <https://sfyl.ifas.ufl.edu> Once there, click on Home Landscapes.

Finally, on the www.ocfl.net website, go to: <https://www.ocfl.net/Environment/FertilizeResponsibly.aspx>

You’ll find plenty of tips including how to calculate the exact amount of fertilizer to put on your yard and you can request a speaker for your group to explain how the ordinance works.

Byrd: Each road taken is different

Continued from page 2A

The real question we need to be asking ourselves is “What does my child want out of life and what paths are available for him or her to get there?” Everyone’s path doesn’t have to be the same and there is not one way to get there.

Most importantly, we have to make sure our kids are happy and healthy. The pressure to be the best and achieve at the highest level can be too much for many kids, yet we push and push and forget to check in with them and make sure they are on a path that makes THEM happy, not us.

My advice to parents whose children are just entering high school is to explore all the options.

Meet with the col-

lege and career counselors or guidance counselors at your high school and explore all the different opportunities that are out there, because there are a lot of options.

Listen to your child and ask them what *they* want for their future. What would *they* like to do for a job one day. Then figure out what education or training will be required to get there.

A four-year university is not the only way to get to all jobs and is not the only way to be successful.

Most of all, celebrate all the successes, even the little ones.

For some children who have mental health challenges, getting up and going to school is a reason to celebrate.

For the child who has to work every day after school to help pay family bills, finishing homework is a reason to celebrate.

For a child with a serious health issue who misses a lot of school for medical procedures, keeping up with assignments is a reason to celebrate.

Remember that each of our graduates had different roads to travel to get to that graduation stage. Some roads were bumpy and some were smooth, but all graduates deserve to be celebrated.

To ALL graduates of the Apopka and Wekiwa High School Classes of 2024 – Congratulations on whatever road you traveled to get to the finish line.

You did it and you should be proud!

Hayden: Vote for proven fighters

Continued from page 2A

love for my precious nation, even though their ideas and long-range goals differed to one degree or another. They never wavered in their defense of our Constitution or our Declaration of Independence.

I had the privilege of speaking to one of our retired Florida Representatives who served in the Florida House of Representatives from 1976 to 1988, and her distinguished, genteel manner reminded me of politics in times past. Former Rep. Fran Carlton was elected to serve, not to *be* served, and many of her achievements still stand today. These are the people we ought to look up to. As I survey those running for the various offices, the first thing I look for is their attitude toward our great nation. I look for American patriotism and a love for serving the people that hire them. If we are going to straighten out our Constitutional Republic form of government, it will be through those we elect to lead in that direction.

rection.

By the way, do you know what a true Democracy is? True Democracy is mob rule! That is why our Forefathers set up a Representative Republic, chosen by Democratic vote. We just celebrated Memorial Day in which we remembered those fallen men and women warriors who gave their all, in defense of our way of life, and the freedoms and rights, as written in the Constitution of the United States of America.

We have many men and women who have served in our military that are running for different offices throughout the United States, and our support should be directed their way. Listen to the fervor and the strength of what they say. At one time, they signed a blank check up to and including their life to protect you from all adversaries.

I know they deserve a look-see from “We the People” because they are proven fighters for others, and they LOVE AMERICA!!!

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.theapokkachief.com, news@theapokkachief.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 Apokkans.....	407-703-1707
Chamber of Commerce.....	407-886-1441



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 2.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Ordinance No. 3060 - Amendment to Floridian Town Center Planned Development

REQUEST:

Recommend approval of Ordinance No. 3060, amendment to the Floridian Town Center PD (Planned Development) to the City Council.

SUMMARY:

ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429 right-of-way
South	Mixed-Use	MU-ES-GT (Mixed-Use-East Shore-Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single-family residences and place of worship

The subject properties are approximately 73.93 acres in size and are zoned Planned Development (PD) via Ordinance No. 2840, which was adopted by the City Council on August 18, 2021. The subject properties have a future land use designation of High Density Residential - 15 (HDR-15), which permits a maximum density of 15 dwelling units per acre and Commercial. The subject properties are located north of W. Orange Blossom Trail and west of S.R. 429. The applicant is requesting to amend Ordinance No. 2840 to remove several uses from the approved PD Master Plan.

The approved PD Master Plan proposed a mixed-use development, consisting of 7 development parcels. Permitted uses include multi-family, townhomes, assisted living facility, hotel, and commercial/retail. Changes to the Master Plan include:

- Removing hotel as a use from Parcel 3 and permitting commercial uses on this parcel
- Removing optional flex space/office uses from Parcel 4 and revising to permit multi-family residential uses on this parcel.
- Removing flex space/commercial from Parcel 5 and revising to permit hotel/commercial uses on this parcel.
- Removing a YMCA as a permitted use from Parcel 6 and revising to permit commercial uses on this parcel.

- Removing Assisted Living Facility (ALF) from Parcel 7 and revising to permit commercial uses on this parcel.

Permitted uses and prohibited uses are depicted on the revised Master Plan. No other changes are proposed.

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 April 19, 2024.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)

June 19, 2024 – City Council (7:00 P.M.), First Reading

July 3, 2024 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:

May 31, 2024 – Apopka Chief

May 28, 2024 - Mailed notices to adjacent property owners

May 28, 2024 – Posters placed on property

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the amendment to the Floridian Town Center Planned Development, 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.

Recommended Motion – Planning Commission:

Find the proposed amendment to the Floridian Town Center Planned Development consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of Ordinance No. 3060, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:

1. Ordinance Number 3060
2. Comparison Exhibit - Approved PD vs. Proposed PD
3. Map series
4. Advertisement May 31

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE NO. 2840, WHICH IS KNOWN AS THE “FLORIDIAN TOWN CENTER” PLANNED DEVELOPMENT (PD), GENERALLY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the property owners have requested to amend Ordinance No. 2840; and

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

- 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

Page 26 of 127

ORDINANCE NO. 3060

PAGE 2

County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section III. 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. 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 all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. 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: June 19, 2024

READ SECOND TIME AND
ADOPTED:

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

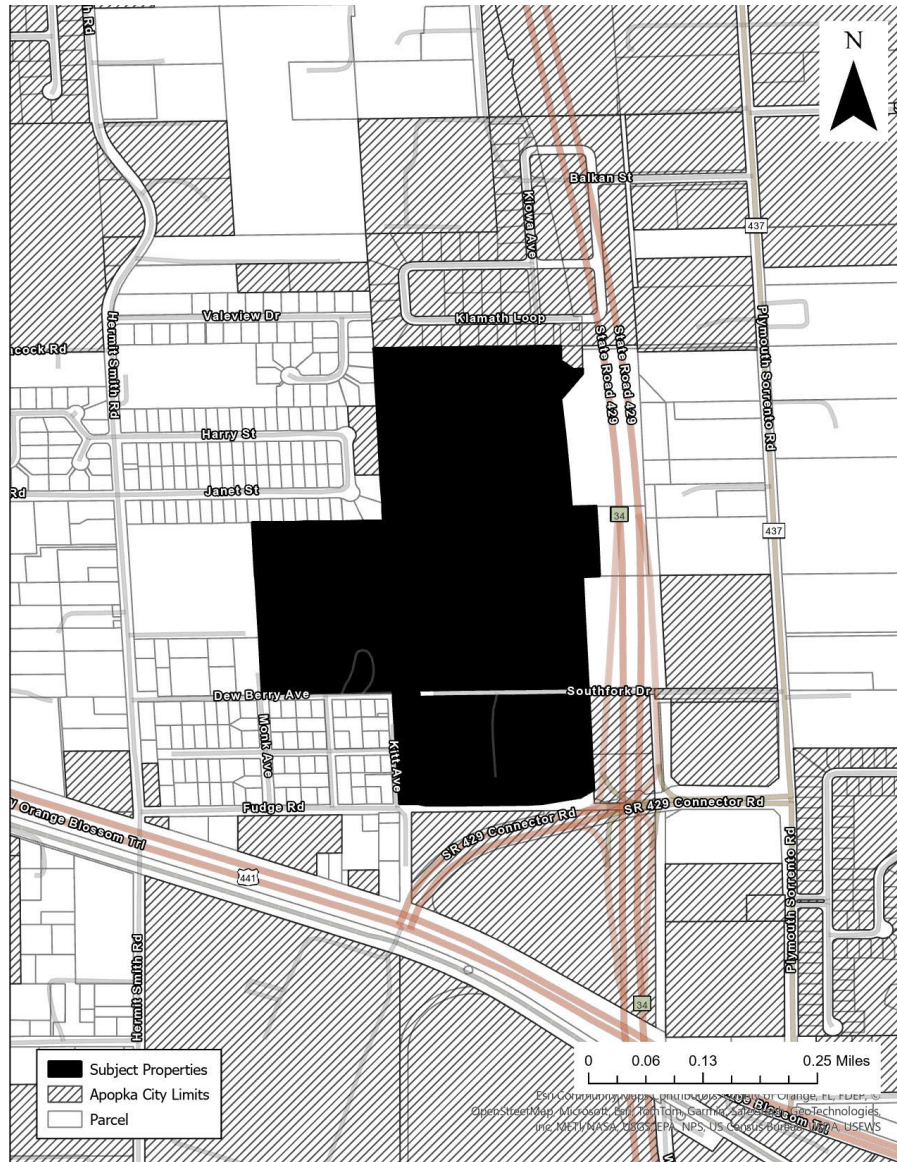
Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024

EXHIBIT “A”

Parcel Identification Number(s): 27-20-36-0000-00-093; 27-20-36-0000-00-075; 27-20-36-0000-00-052; 27-20-36-0000-00-068; 27-20-36-0000-00-074; 27-20-36-0000-00-048; 27-20-36-0000-00-085; 28-21-06-7172-16-020; 28-21-0671-7216-040; 28-21-0671-7216-051; 28-21-0671-7216-070; 28-21-06-7172-16-060; 28-21-0671-7216-050; 27-20-36-0000-00-066; 28-21-06-7172-16-042; 27-20-36-0000-00-083; 27-20-36-0000-00-047; 28-21-06-7172-16-040; 28-21-06-7172-16-030



DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

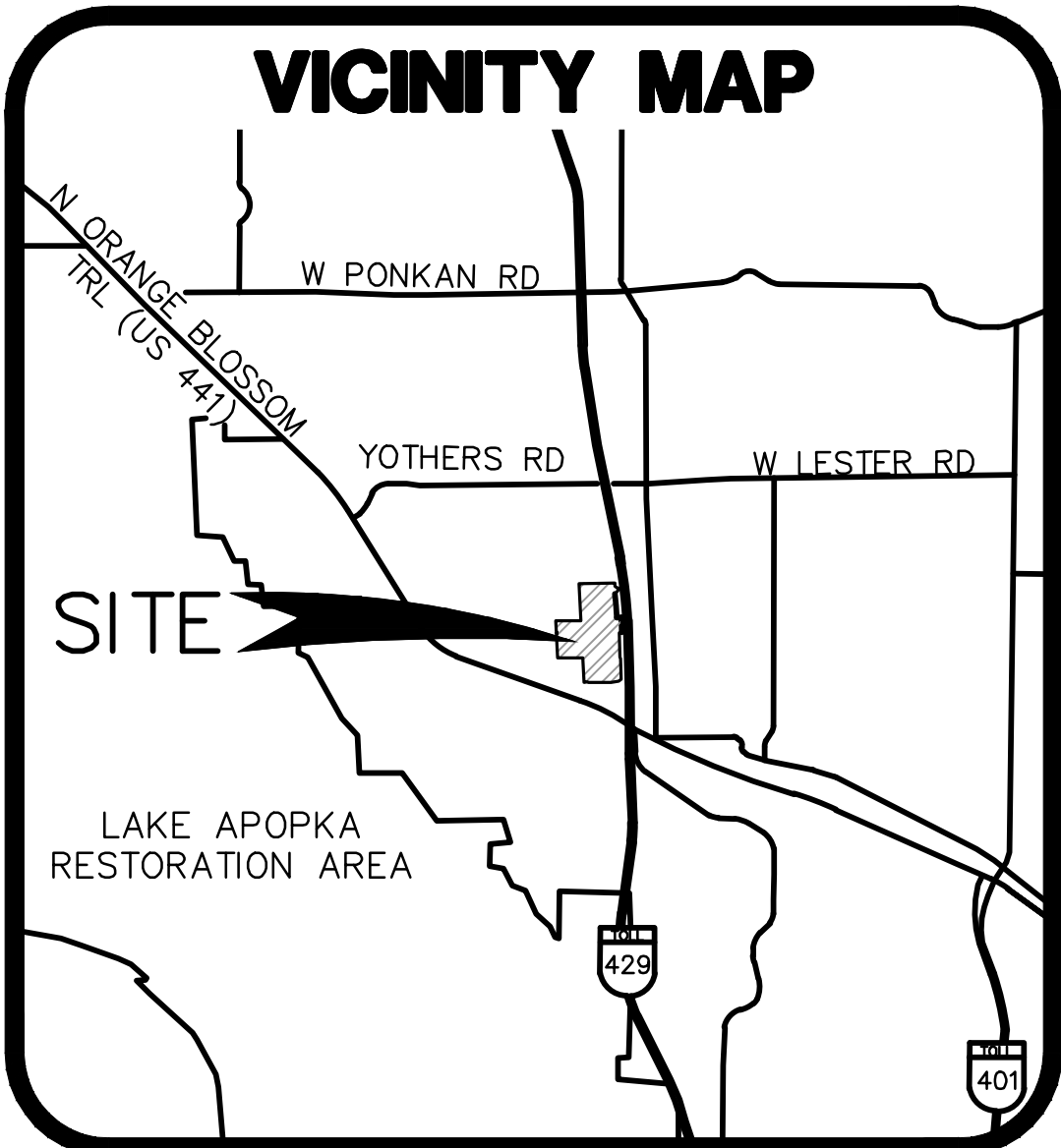
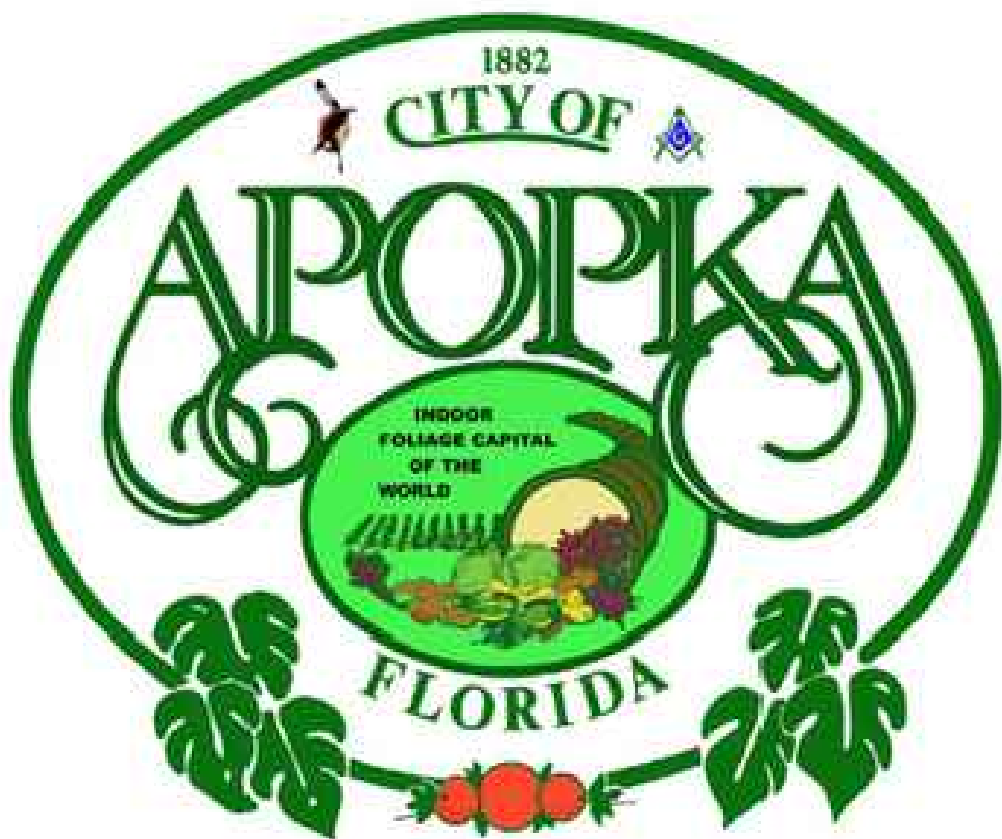
PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
PH: 205.254.8565



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #
06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
Ph: 205.254.8565

ENGINEER/SURVEYOR

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

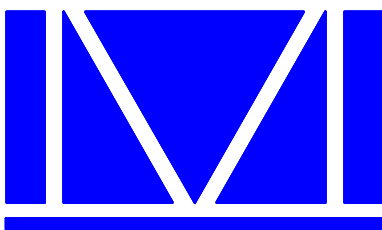
PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED JUNE 4, 2024
OCTOBER 30, 2020



McINTOSH ASSOCIATES
an *L/A* company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

ENGINEERS
PLANNERS
SURVEYORS

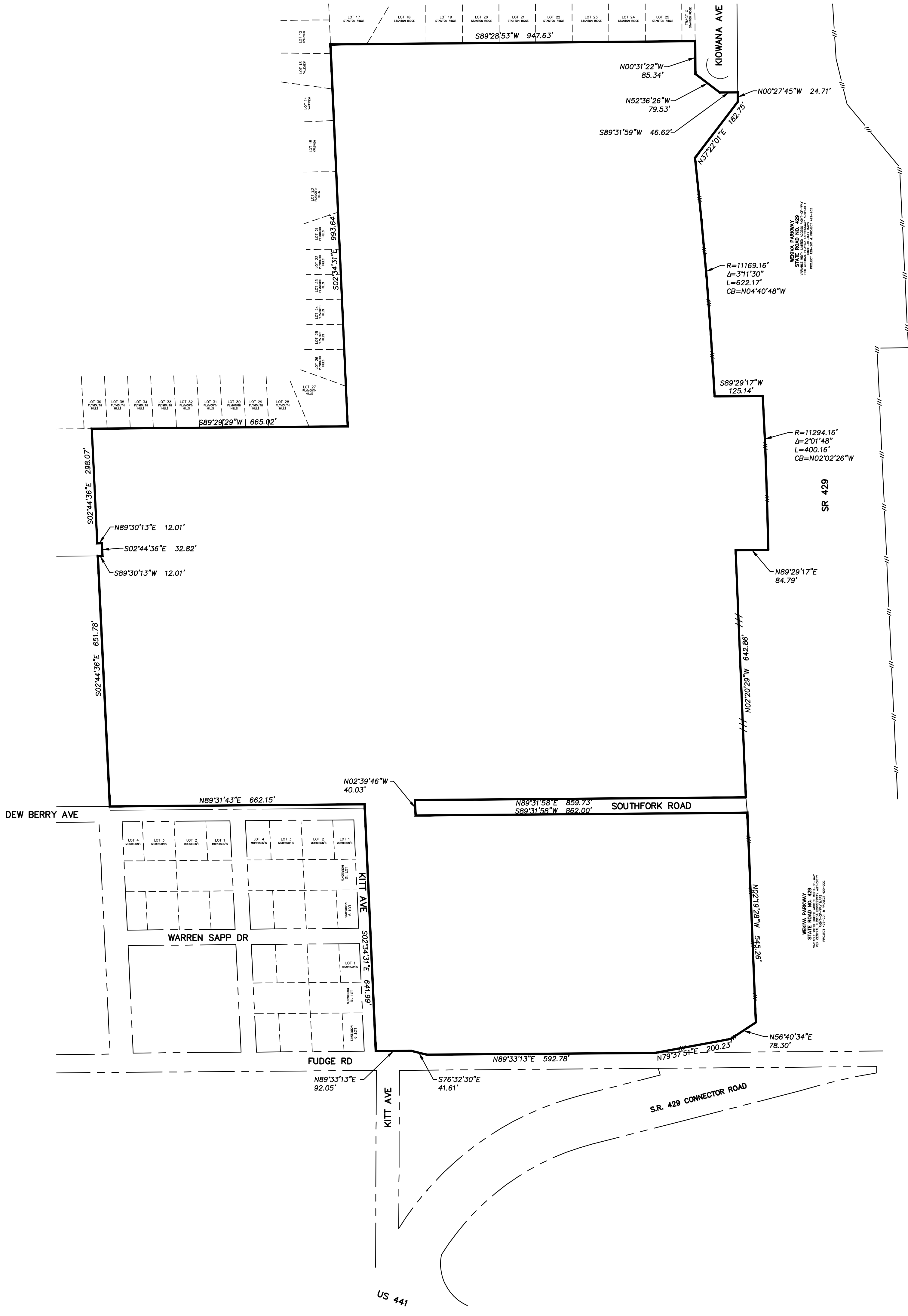
SHEET INDEX

- | | |
|-------|--|
| 1 | COVER SHEET |
| 2 | BOUNDARY AND LEGAL DESCRIPTION |
| 3 | AERIAL, EXISTING SOILS & FLUCCS |
| 4 | EXISTING AND PROPOSED ZONING & FLU MAP |
| 5 | OVERALL MASTER PLAN AND PHASING PLAN |
| 6 | DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS |
| 6A | DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS |
| 7 | MASTER PLAN – NORTH |
| 8 | MASTER PLAN – MID SECTION |
| 9 | MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS |
| L1-L3 | LANDSCAPE PLAN |
| B-1 | BUFFER PLAN |
| OS-1 | OPEN SPACE PLAN |
| S-1 | SIGNAGE PLAN |

NOT FOR CONSTRUCTION

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE: _____

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



DESCRIPTION:

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.28 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 852.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.
Being subject to any rights-of-way, restrictions, conditions and easements of record.

- GENERAL NOTES:
- THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	PLANNED DEVELOPMENT MASTER PLAN		NOT FOR CONSTRUCTION											
	FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA BOUNDARY AND LEGAL DESCRIPTION			ENGINEERS McINTOSH ASSOCIATES an <i>L/A</i> company 1950 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 407.644.4088				PLANNERS		SURVEYORS		JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____		
DRAWN BY MAB _____				DESIGNED BY MAB _____	CHECKED BY JTT _____	DATE 10/30/20____	SCALE 1"=150' _____	JOB NUMBER 18161 _____	NO.	DATE	REVISED PER CITY COMMENTS	REVISIONS	CHK.	
SHEET 2 OF 16														



GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED
DUE TO REPRODUCTION.

LEGEND

WATER RESOURCES, PER USDA
WATER RESOURCES CONSERVATION
COMMISSION
WATER RESOURCES, PER SJRWMD

FLUCCS CODE LEGEND

- | | |
|------|---------------------------------|
| 1100 | RESIDENTIAL 1/2 ACRE |
| 1180 | RESIDENTIAL 2 ACRE |
| 1200 | RESIDENTIAL 1/4 ACRE |
| 2110 | IMPROVED PASTURES |
| 2430 | ORNAMENTALS |
| 4340 | UPLAND MIXED CONIFEROUS |
| 8140 | ROADS AND HIGHWAYS |
| 8370 | SURFACE WATER COLLECTION BASINS |

SOILS LEGEND

- ④ - CANDLER FINE SANDS, 0%-5% SLOPES
- ⑤ - CANDLER FINE SANDS, 5%-12% SLOPES
- ⑦ - CANDLER URBAN LAND COMPLEX, 0%-5% SLOPES
- ④6 - TAVARES FINE SAND, 0%-5% SLOPES
- ④7 - TAVARES-MILLHOPPER FINE SANDS, 0%-5% SLOPES

NOT FOR CONSTRUCTION

ENGINEERS
PLANNERS
SURVEYORS

McINTOSH ASSOCIATES
an **LJA** company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4068

JOB NUMBER

SCALE

DATE _____

BY

Y

DESIGN

AVN BY

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF AOPKA, FLORIDA

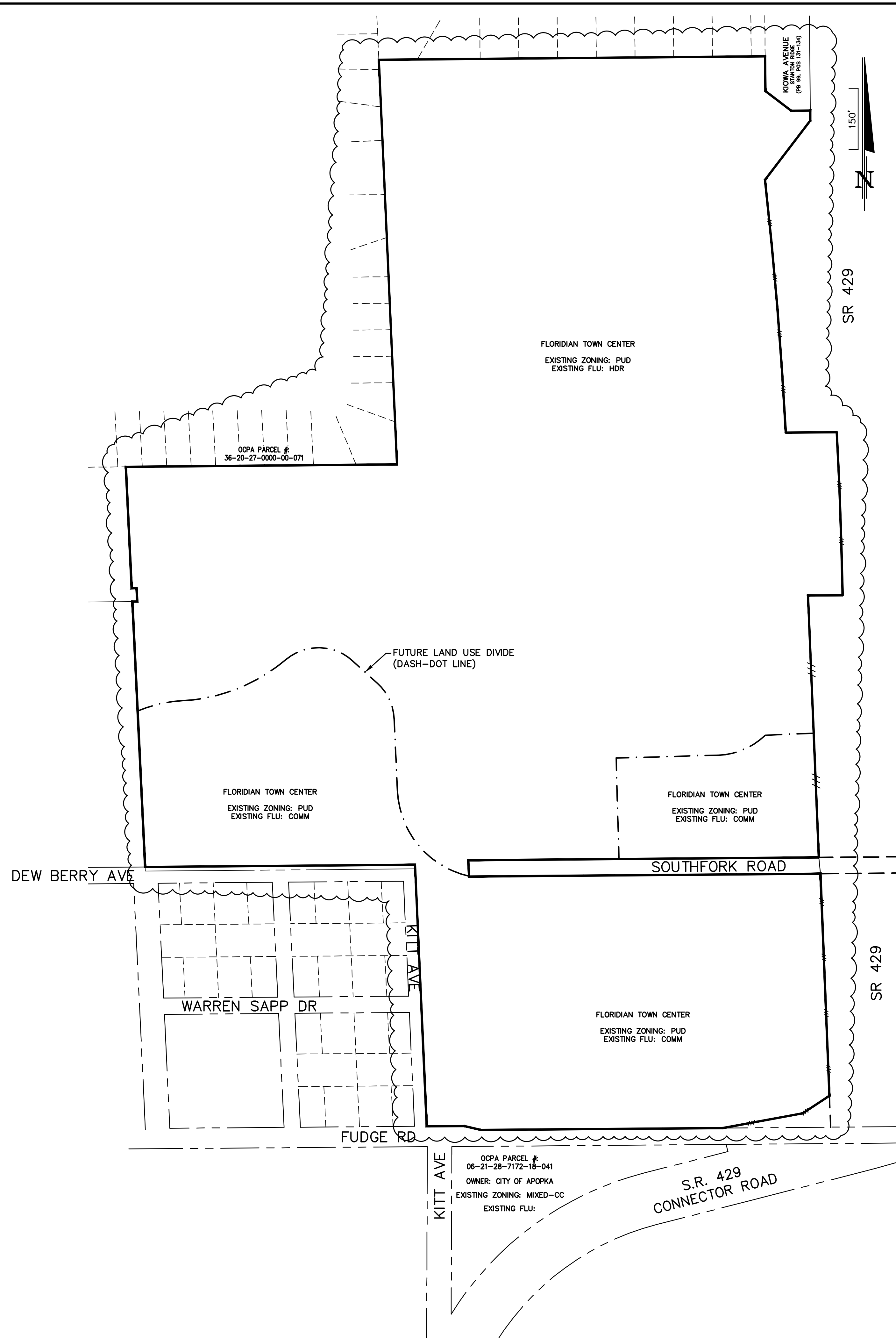
AERIAL, EXISTING SOILS & FLUCCS

DRAWING

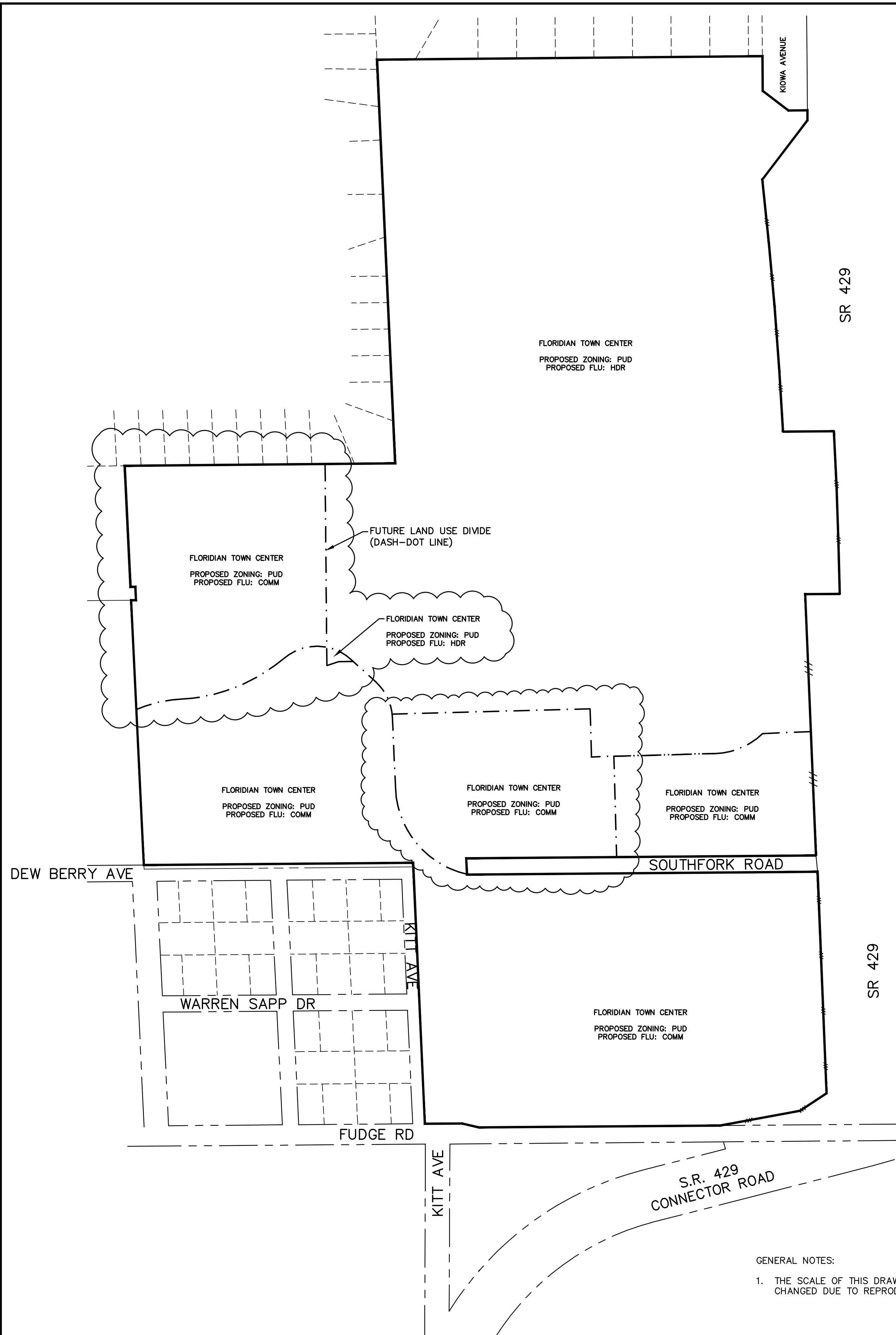
SHEET

3 OF 16

[illegible]



EXISTING ZONING AND FUTURE LAND USE



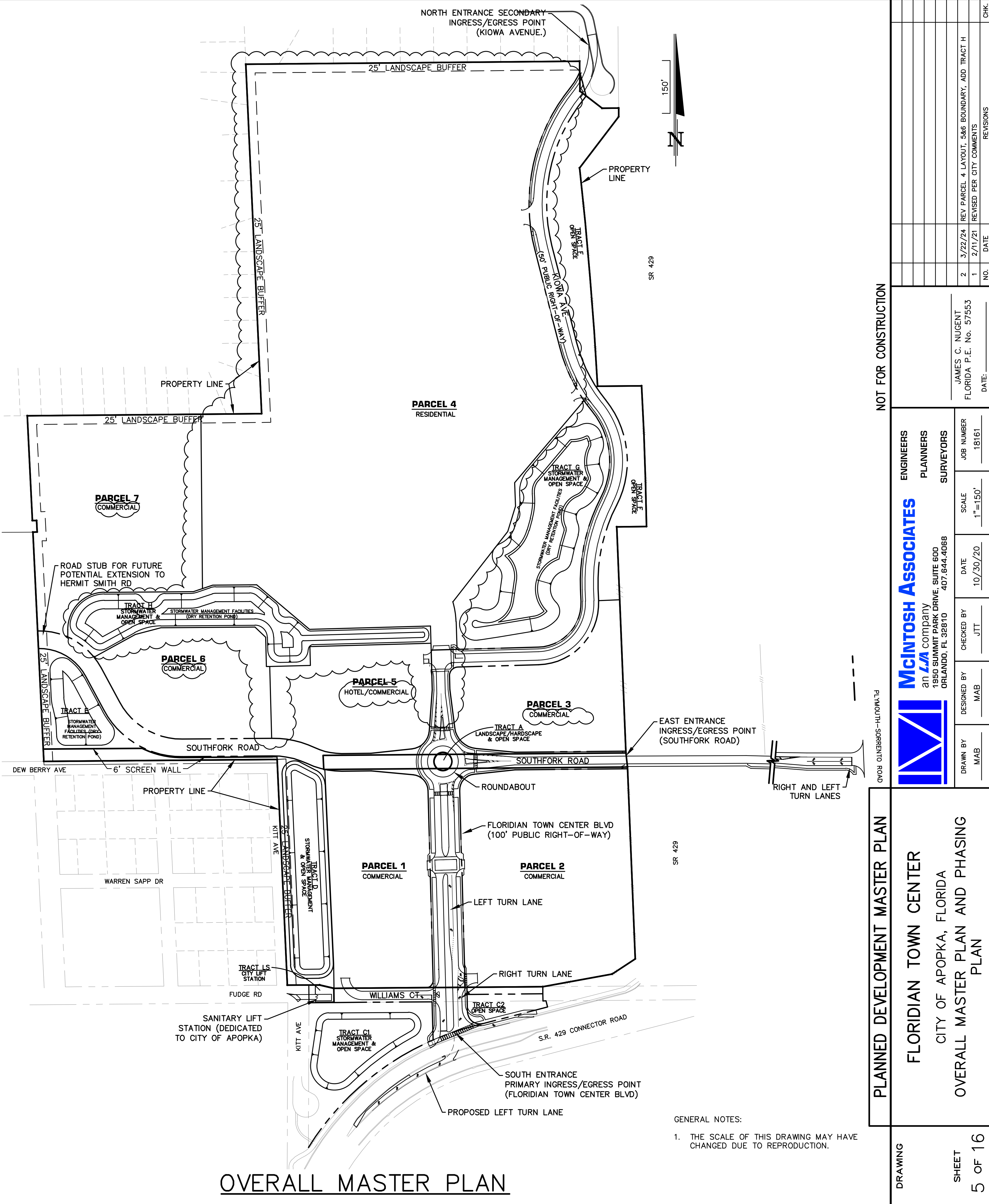
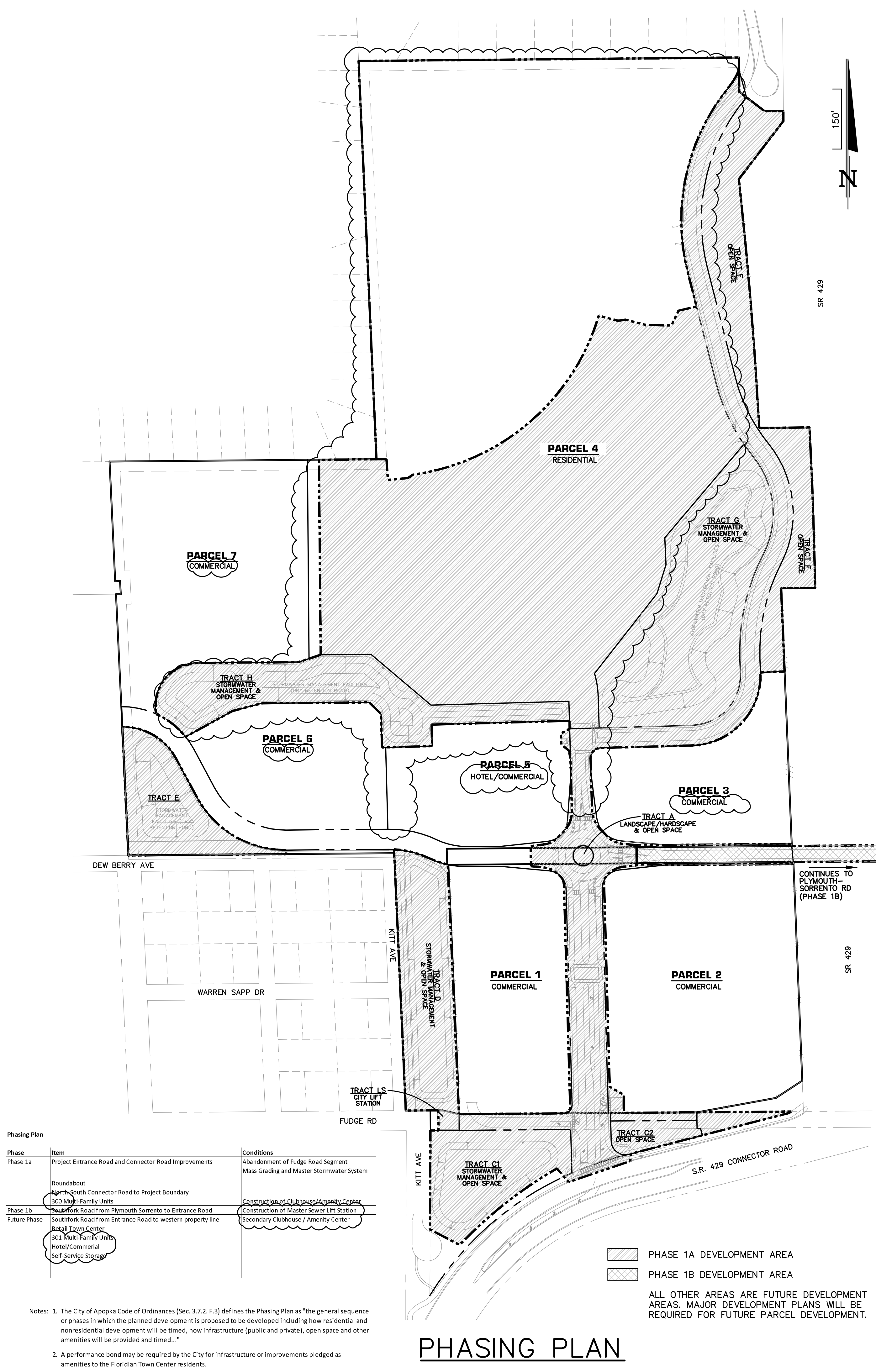
PROPOSED ZONING AND FUTURE LAND USE

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	PLANNED DEVELOPMENT MASTER PLAN FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA EXISTING AND PROPOSED ZONING & FLU MAP	NOT FOR CONSTRUCTION									
		 McINTOSH ASSOCIATES AN LVA COMPANY 1560 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810									
SHEET	4 OF 16	ENGINEERS		PLANNERS		SURVEYORS		JOB NUMBER		DATE	
		JAMES C. NUGENT		FLORIDA P.E. No. 37553		DATE: _____		18161		2/11/21	
										REV PROPOSED ZONING AND FLU	
										REVISED PER CITY COMMENTS	
										NO. DATE REVISIONS	
										CHK.	

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

PARCEL AND TRACT DESCRIPTION			
NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.00	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	30.76	DEVELOPER
5	HOTEL/COMMERCIAL	2.91	DEVELOPER
6	COMMERCIAL	3.03	DEVELOPER
7	COMMERCIAL	5.85	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	CITY OWNED/POA MAINTAINED
C2	OPEN SPACE	0.33	CITY OWNED/POA MAINTAINED
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.89	PROPERTY OWNERS ASSOCIATION
H	STORMWATER MANAGEMENT & OPEN SPACE	2.40	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.08	CITY OF APOPKA
R/W	PUBLIC RIGHT-OF-WAY	6.79	CITY OF APOPKA

PD Program Allocations

Development Parcel	PUD Parcel Acreage	Use	Allocation of PD Program	Net Parcel Density/Intensity ¹
Commercial FLU				
1	4.00 acres	Commercial/Retail/Office	25,235 sq ft	0.14 FAR
2	6.63 acres	Commercial/Retail/Office	67,500 sq ft	0.23 FAR
3	3.12 acres	Commercial/Retail/Office	32,000 sq ft	0.24 FAR
5	2.91 acres	Commercial/Retail/Hotel	72,000 du	0.57 FAR
6	3.03 acres	Commercial/Retail/Office	62,000 sq ft	0.47 FAR
7	5.85 acres	Commercial/Retail/Office	110,000 sq ft	0.43 FAR
Total Program Allocated in Commercial FLU			368,735 sq ft	0.25 FAR

HDR FLU

4	30.76 acres	Multi-Family	601 du	19.5 du/acre
Total Program Allocated in HDR FLU			601 du	15.0 du/acre
			30,050 sq ft	0.01 FAR

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and public ROWs; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.

Multifamily Unit Breakdown

Unit Type	Minimum Square Footage	Phase 1 Proposed Mix Total Units ¹	% of Units
Studio/1 Bedroom	750 sq ft	150	25%
2 Bedrooms	1,000 sq ft	120	20%
3 Bedrooms	1,300 sq ft	30	5%

Notes: 1. The unit type breakdown is conceptual and may vary at MDP.

Development Standards

Standard	Parcel						
	1	2	3	4	5	6	7
Lot Standards							
Min Lot Width	50'	50'	50'	75'	50'	50'	50'
Minimum Building Setbacks							
Front	10'	10'	10'	10'	10'	10'	10'
Side	10'	10'	10'	15'	10'	10'	10'
Street Side	10'	10'	10'	15'	10'	10'	10'
Rear	15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line	60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback							
From Single Family Lot Line	25'	n/a	n/a	25'	n/a	25'	25'
Minimum Building Separation (Residential)	n/a	n/a	n/a	20'	n/a	n/a	n/a
Building Height							
Max Height	35'	35'	75'	50'	75'	35'	50'
Max Stories	3	3	6	4	6	2	4
Minimum Living Area ¹	n/a	n/a	n/a	750'	n/a	n/a	n/a
Minimum Parking	2.75 space/ksf of commercial on average			1.45 spaces per unit + 1 space per 10 units guest	2.0 space/ksf of hotel use	Per LDC	

1. See detailed unit breakdown table for minimum living area by unit type.

Permitted Parcel Uses

Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y			
Townhome					Y		
Hotel			Y		Y		
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y	Y	Y
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage ¹	Y	Y	Y				Y
Parks and Open Space ²	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.
2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

- A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.
- B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION.
- C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.
- D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.
- E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP.
- F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.
- G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.
- H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.
- I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.
- J. ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION.
- K. ANY BOWLING ALLEY OR SKATING RINK.
- L. ANY MORTUARY OR FUNERAL HOME.
- M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.
- N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA.
- O. A STRIP CLUB.
- P. ANY MESSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).
- Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.
- R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.
- S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAVE BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN

- ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
- EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
- THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.
- WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE

- BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET.
- IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
- ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
- FACADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:(CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
- ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
- THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES

- ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
- THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
- ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
- THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
- THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

PARKING

- PARKING RATIOS ARE PROVIDED ON SHEET 6.
- COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.
- REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.I.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS

- ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
- THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC STREETS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:
 - ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.
 - ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.
 - ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.
- LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC.
- THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE.
- NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT

- ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.
- FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.
- FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
- ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.
- FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES.
- IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SIREN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES

- ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.
- UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
- SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
- SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.
- LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2069, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS

- PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).
- MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.
- ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE

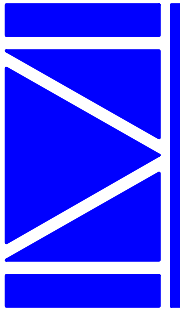
- A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.
 - ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE
 - THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.
- ADDITIONAL NOTES
- ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.
 - ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA.
 - BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.
 - DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.
 - OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.
 - FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO.
 - LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NOT FOR CONSTRUCTION

ENGINEERS

PLANNERS

SURVEYORS



FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING

SHEET

6 OF 16

SOUTHFORK ROAD SECTION
FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD
NTS

SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS
NTS

SOUTHFORK ROAD SECTION
WEST OF S.R. 429
NTS

KIOWA AVENUE SECTION
NTS

TYPICAL PARKING AISLE SECTION
NTS

CROWNED ENTRANCE ROAD SECTION
NTS

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NO. 68

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA
DEVELOPMENT NOTES, DATA TABLES
AND TYPICAL ROAD SECTIONS

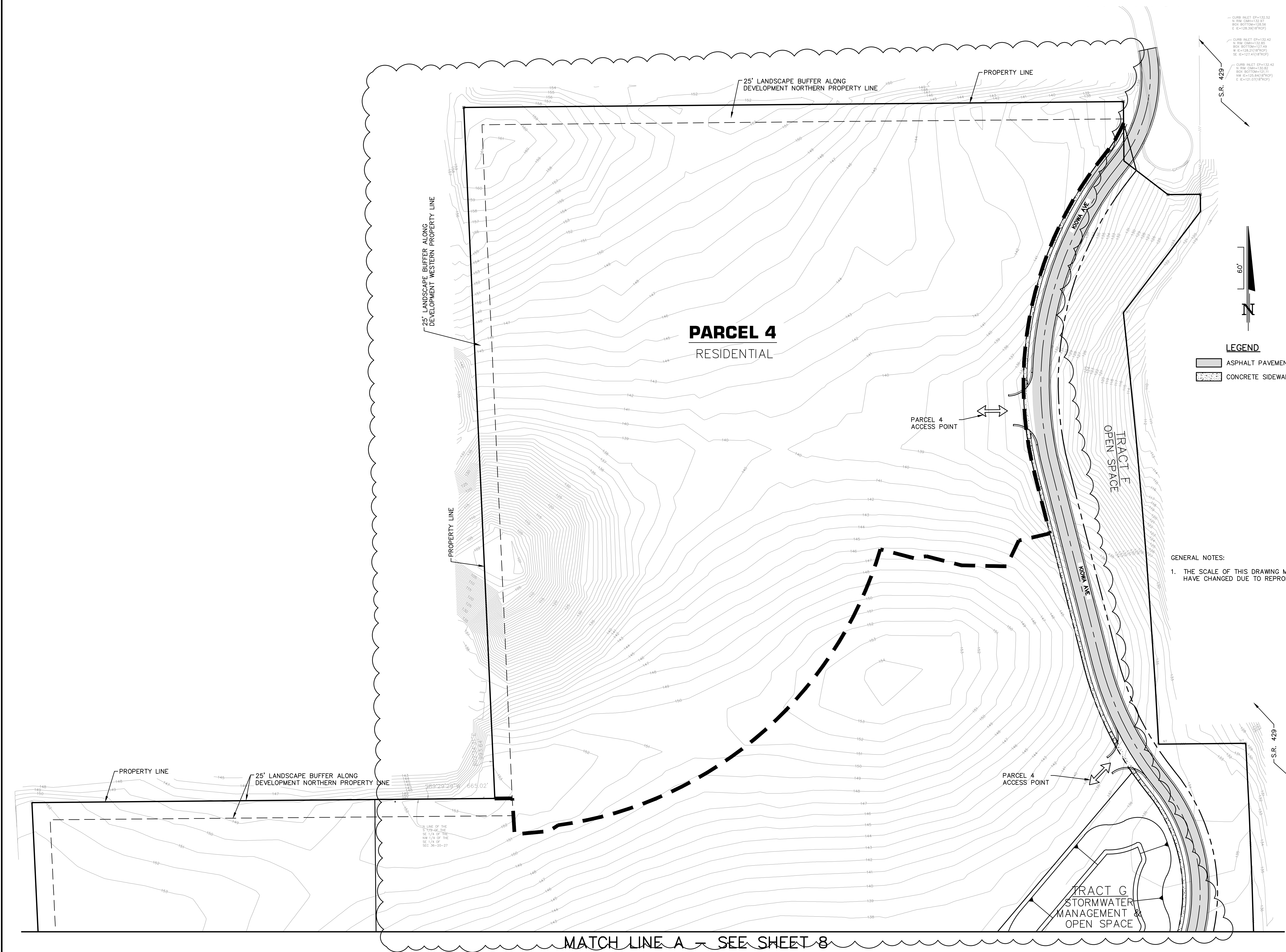
DRAWING

8161-MUMP-NOTE

SHEET
6A OF 16

JAMES C. NUGENT			
ORIDA P.E. No. 57553		2	3/11/21
		1	2/11/21
DATE: _____		NO.	DATE
		REVISIONS	
		REVISED PER CITY COMMENTS	
		REVISED PER CITY COMMENTS	
		CHK:	

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



DRAWING

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
MASTER PLAN - NORTH

7 OF 16

PLANNED DEVELOPMENT MASTER PLAN

NOT FOR CONSTRUCTION

McIntosh Associates
an LLA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.844.4088

ENGINEERS
PLANNERS
SURVEYORS

DESIGNED BY
MAB

CHECKED BY
JTT

DATE
10/30/20

SCALE
1"=60'

JOB NUMBER
18161

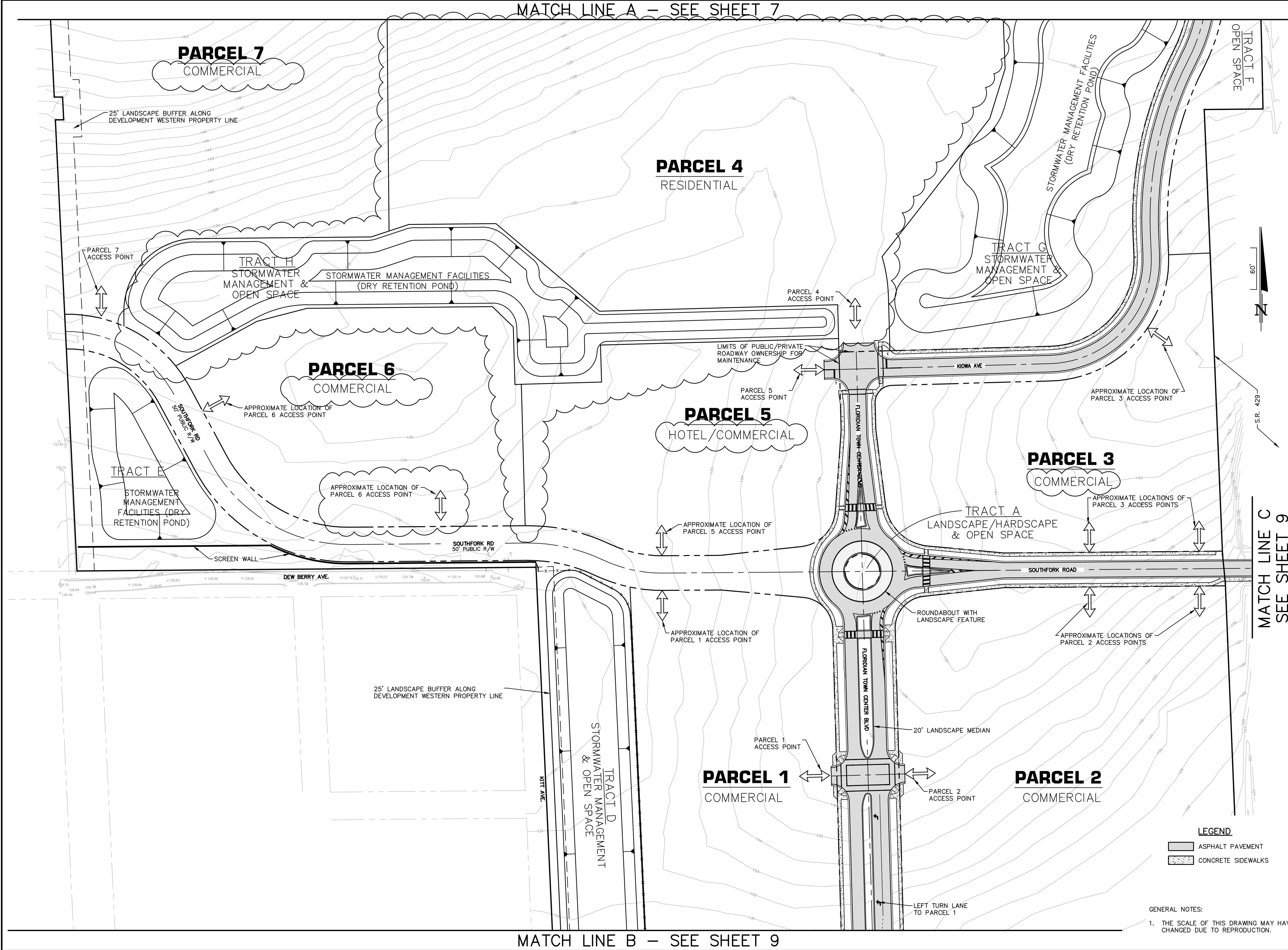
JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE: _____

2 3/22/24 REV PARCEL 4 LAYOUT
1 2/11/21 REVISED PER CITY COMMENTS

NO. DATE REVISIONS

CHK.

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



PLANNED DEVELOPMENT MASTER PLAN

DRAWING

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

MASTER PLAN – MID SECTION

SHEET

8 OF 16

NOT FOR CONSTRUCTION

ENGINEERS
PLANNERS
SURVEYORS

McIntosh Associates
an **LMA** company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.844.4088

DESIGNED BY
MAB

CHECKED BY
JTT

DATE
10/30/20

SCALE
1"=60'

JOB NUMBER
18161

NO.

DATE

REVISIONS

CHK.

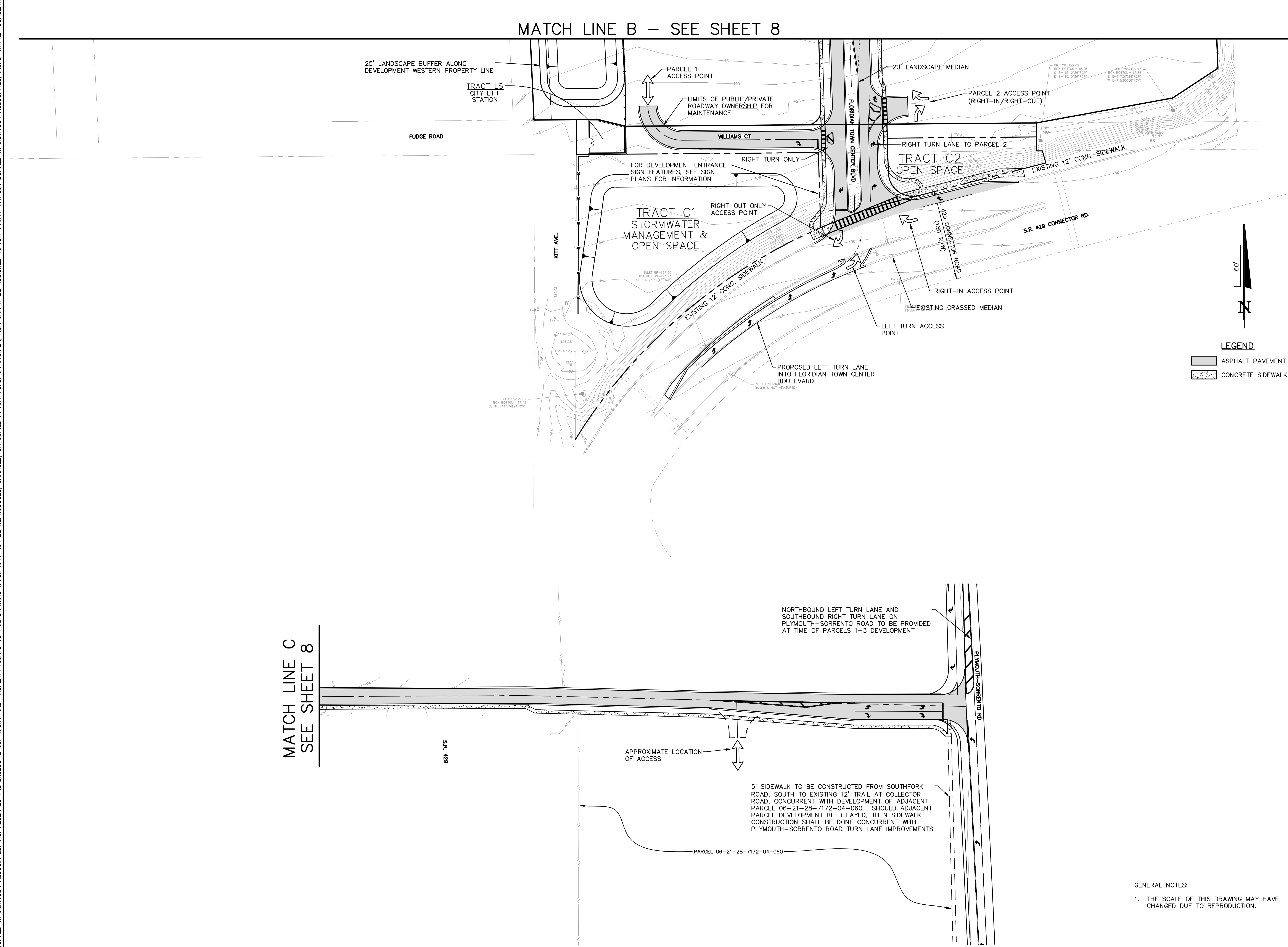
2	3/22/24	REV PARCEL 4 LAYOUT, && BOUNDARY, ADD TRACT H	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT

FLORIDA P.E. No. 57553

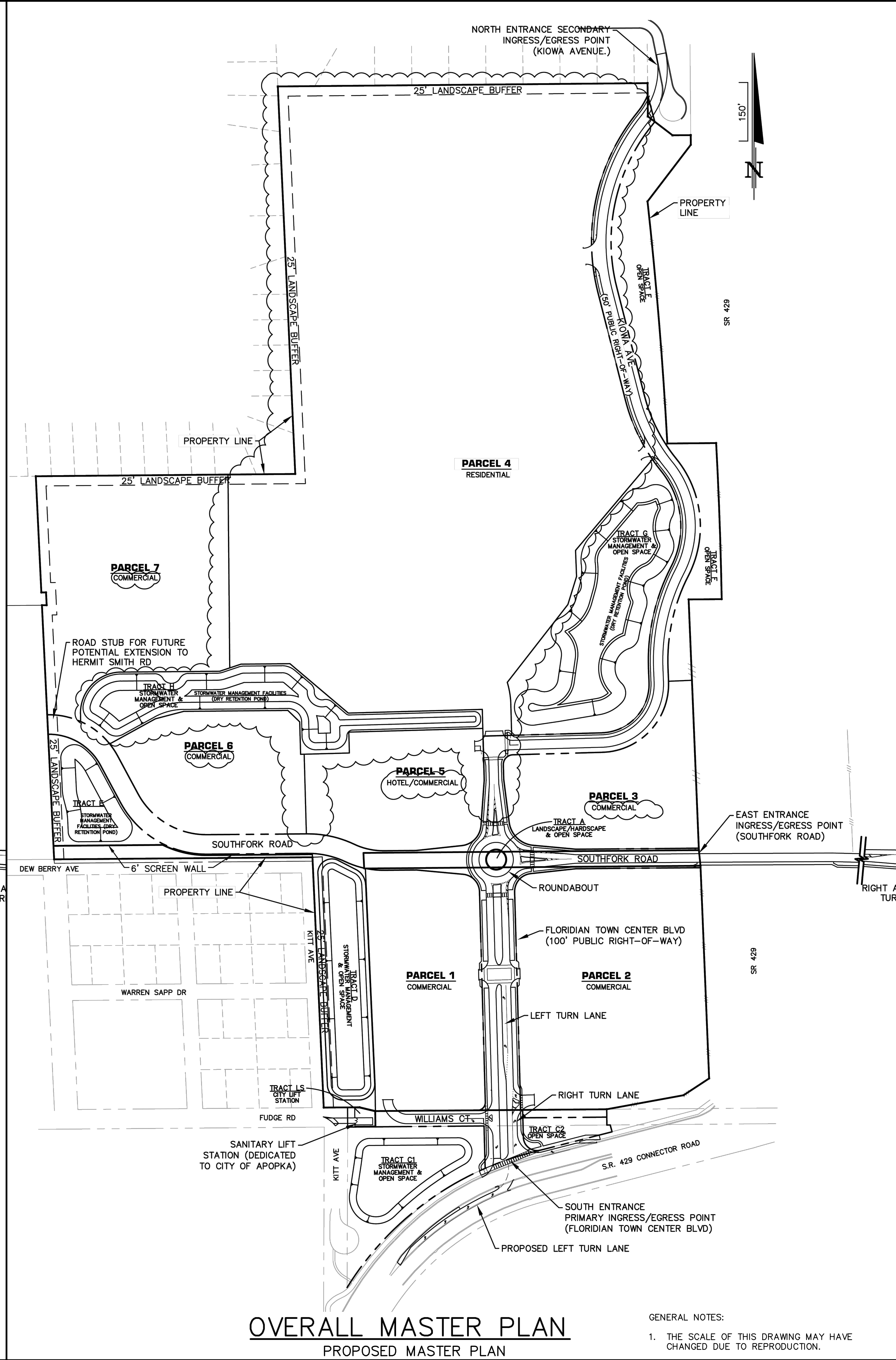
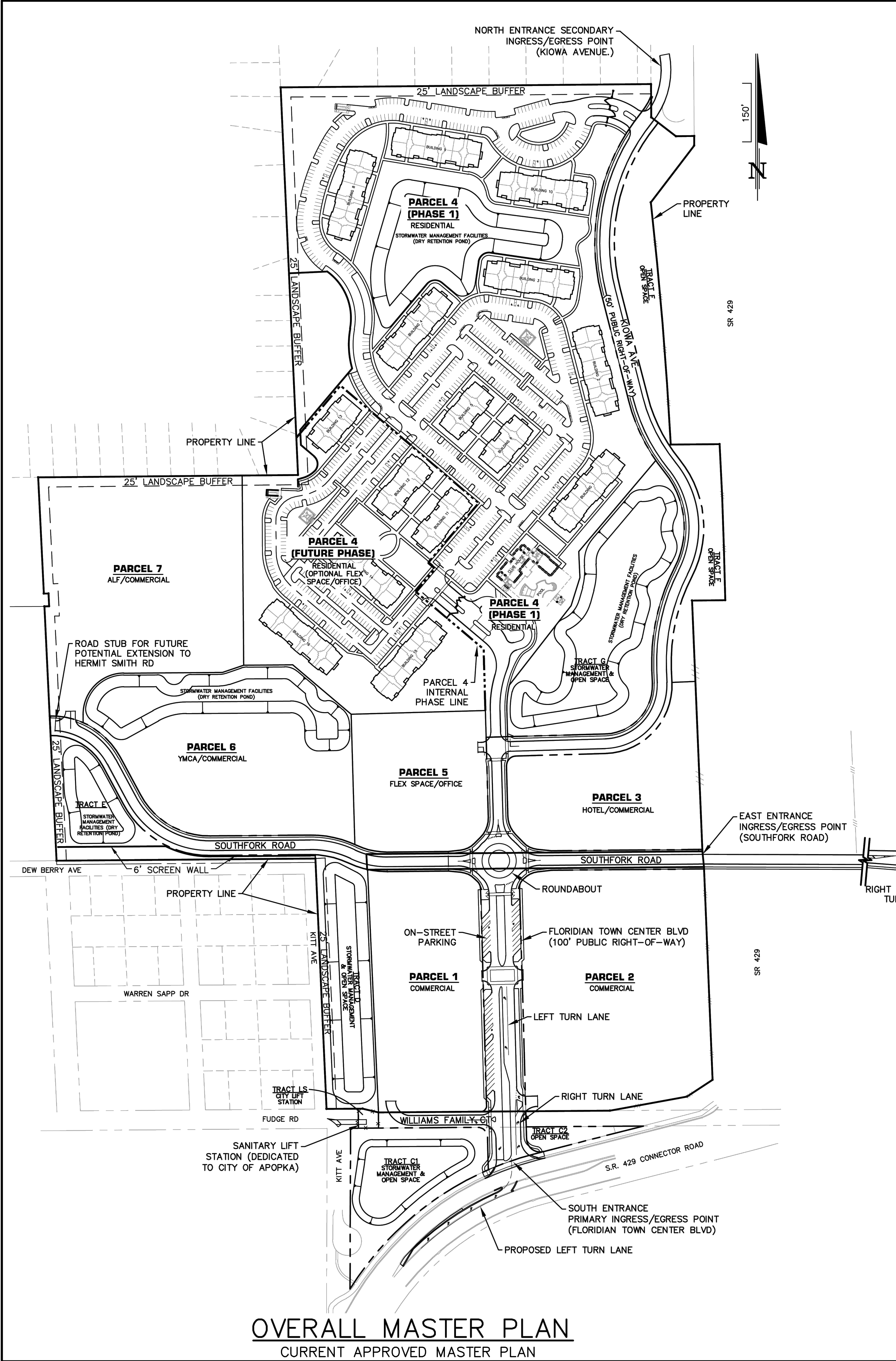
DATE

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



DRAWING	PLANNED DEVELOPMENT MASTER PLAN										NOT FOR CONSTRUCTION									
	FLORIDIAN TOWN CENTER CITY OF APOPKA, FLORIDA MASTER PLAN – SOUTH & SOUTHWEST ROAD IMPROVEMENTS										McINTOSH ASSOCIATES an <i>LVA</i> COMPANY 1355 SUMMIT PARK DRIVE, SUITE 600 ORLANDO, FL 32810 407.644.4068 ENGINEERS PLANNERS SURVEYORS DRAWN BY MAB DESIGNED BY MAB CHECKED BY JTT DATE 10/30/20 SCALE 1"=60' JOB NUMBER 18161									
SHEET	9 of 16										JAMES C. NUGENT FLORIDA P.E. No. 57553 DATE: _____									
											REVISED PER CITY COMMENTS									
											NO. _____ DATE _____									
											REVISIONS									
											CHK.									

McINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



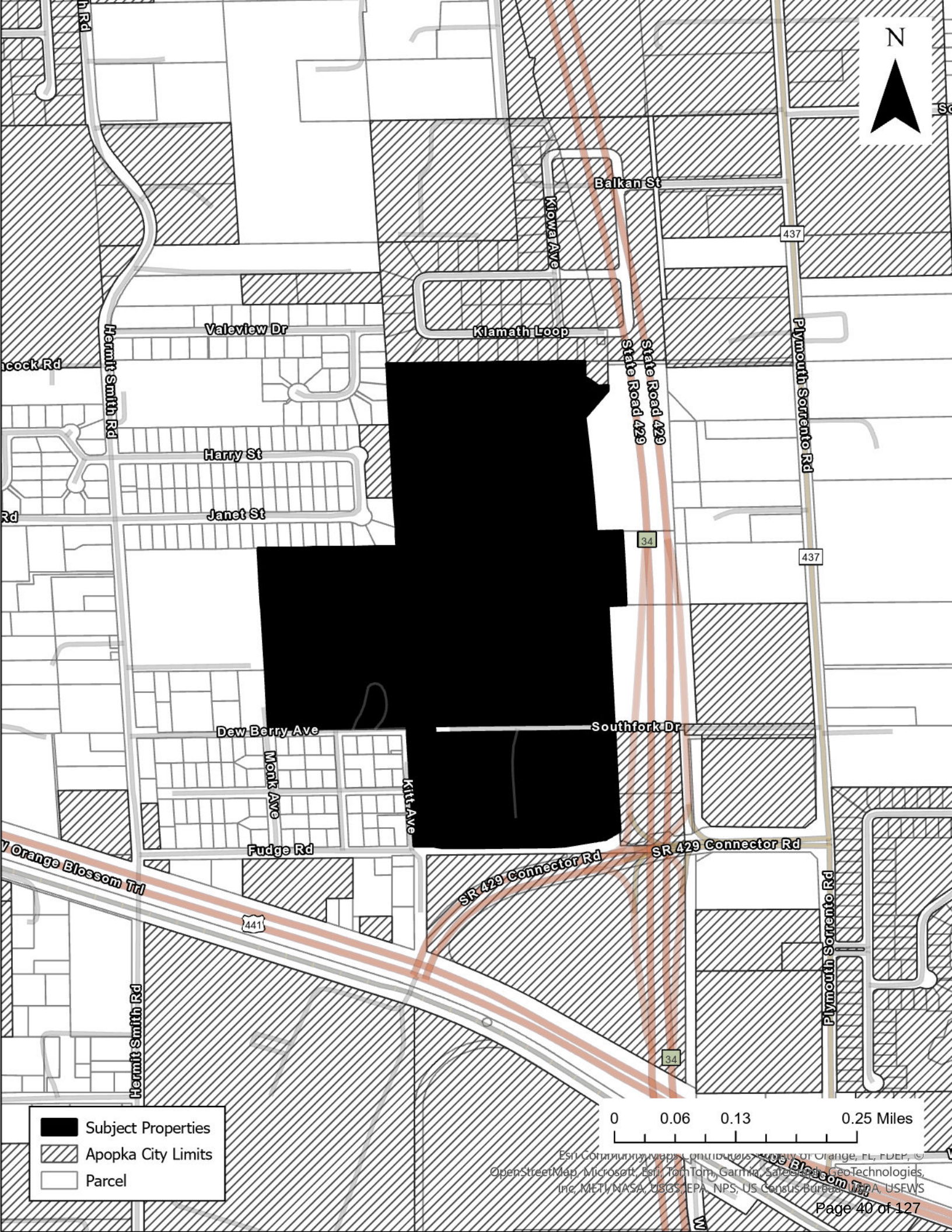
Seals

DATE: _____

MASTER PLAN EXHIBIT
FLORIDIAN TOWN CENTER
COMPARISON EXHIBIT
CITY OF APOKA, FLORIDA

DOCUMENT CHANGES	
Description	Date
Issue Description	
Issue Date	4/24/24
Project No	18161
Drawn/Designed	MAB / MAB
Checked By	JCN
Drawing Title	

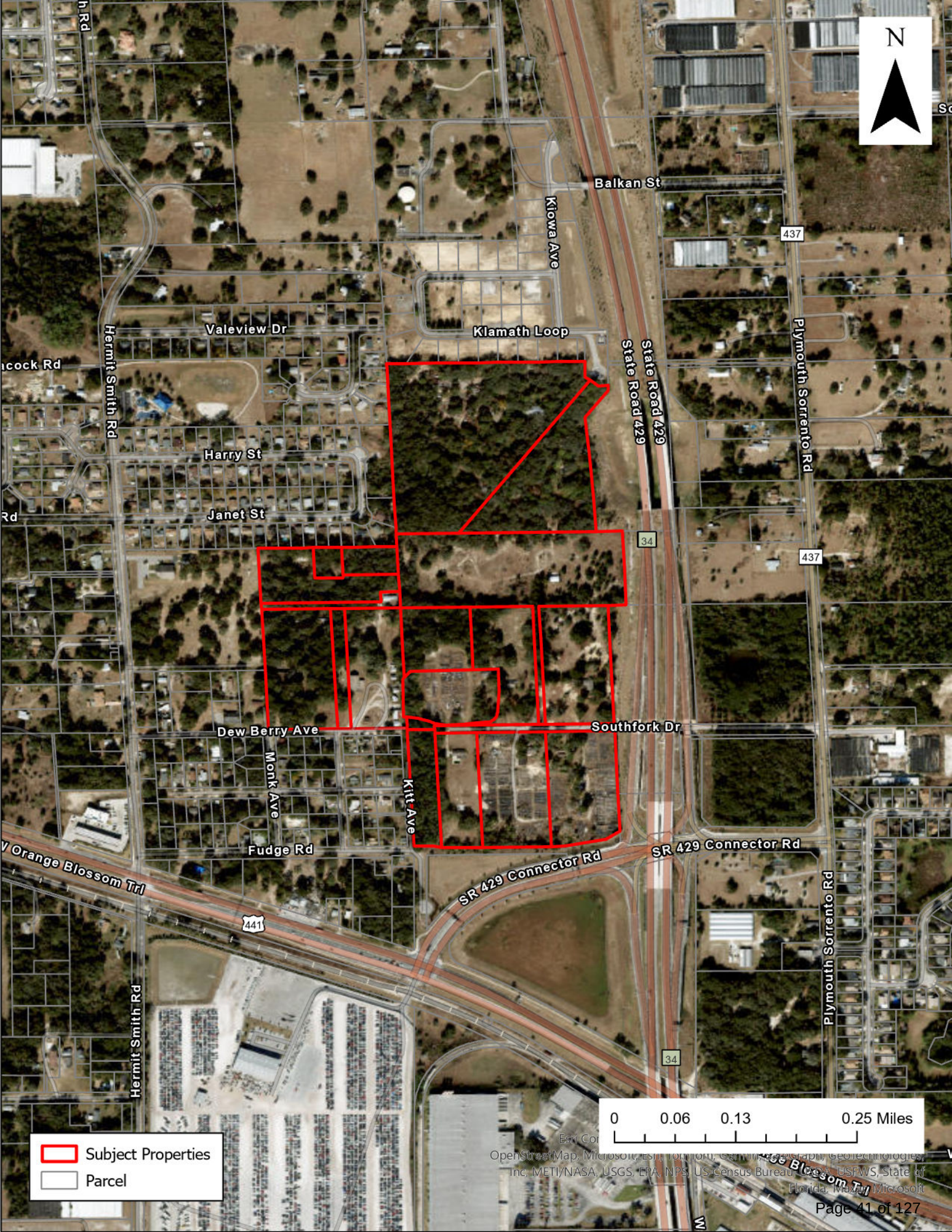
GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

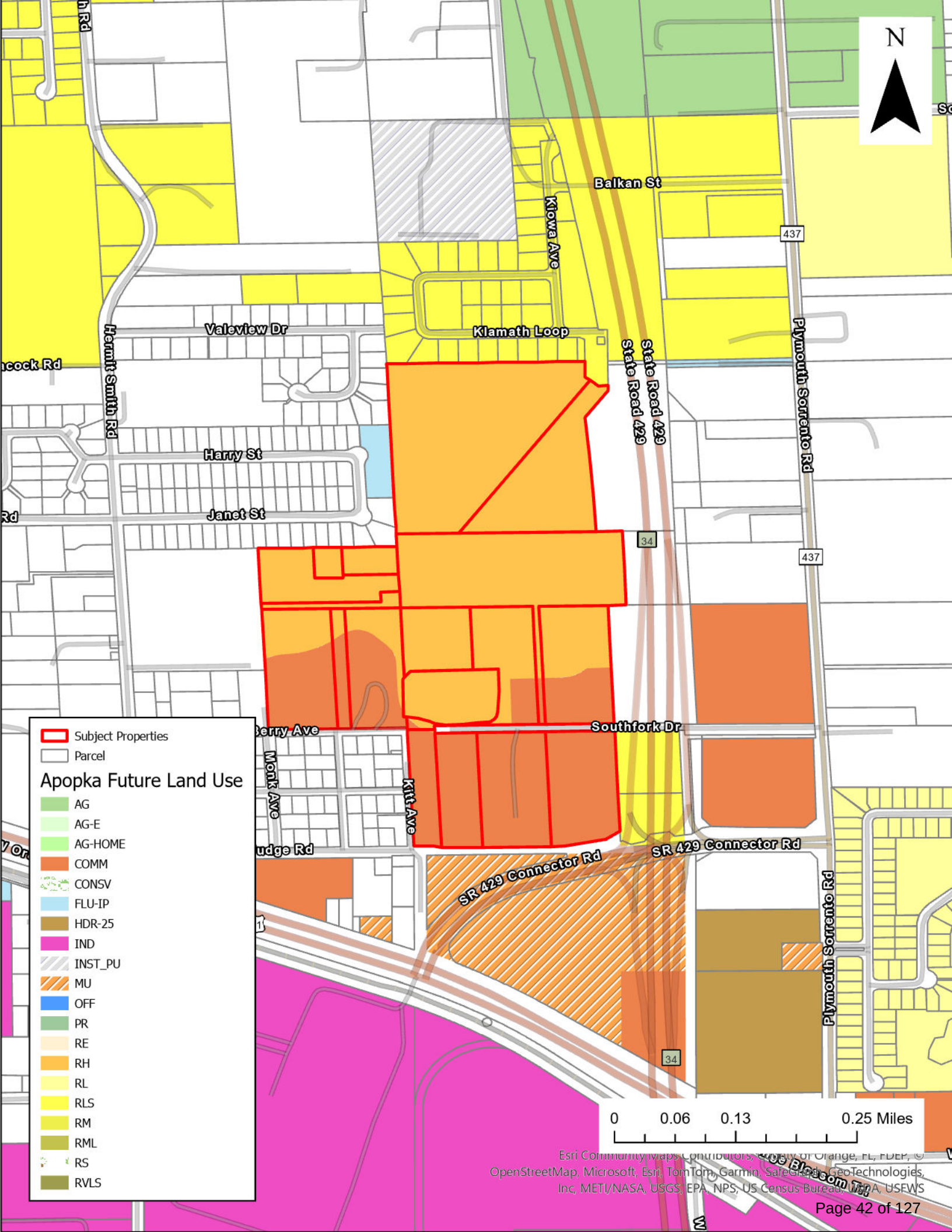


- Subject Properties
- Apopka City Limits
- Parcel

0 0.06 0.13 0.25 Miles

Esri Contributor maps, contributors, City of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SateLabs, GeoTechnologies,
Inc, METI, NASA, USGS, EPA, NPS, US Census Bureau, NOAA, USEWS





- Subject Properties
- Parcel
- ### Apopka Future Land Use

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

0 0.06 0.13 0.25 Miles

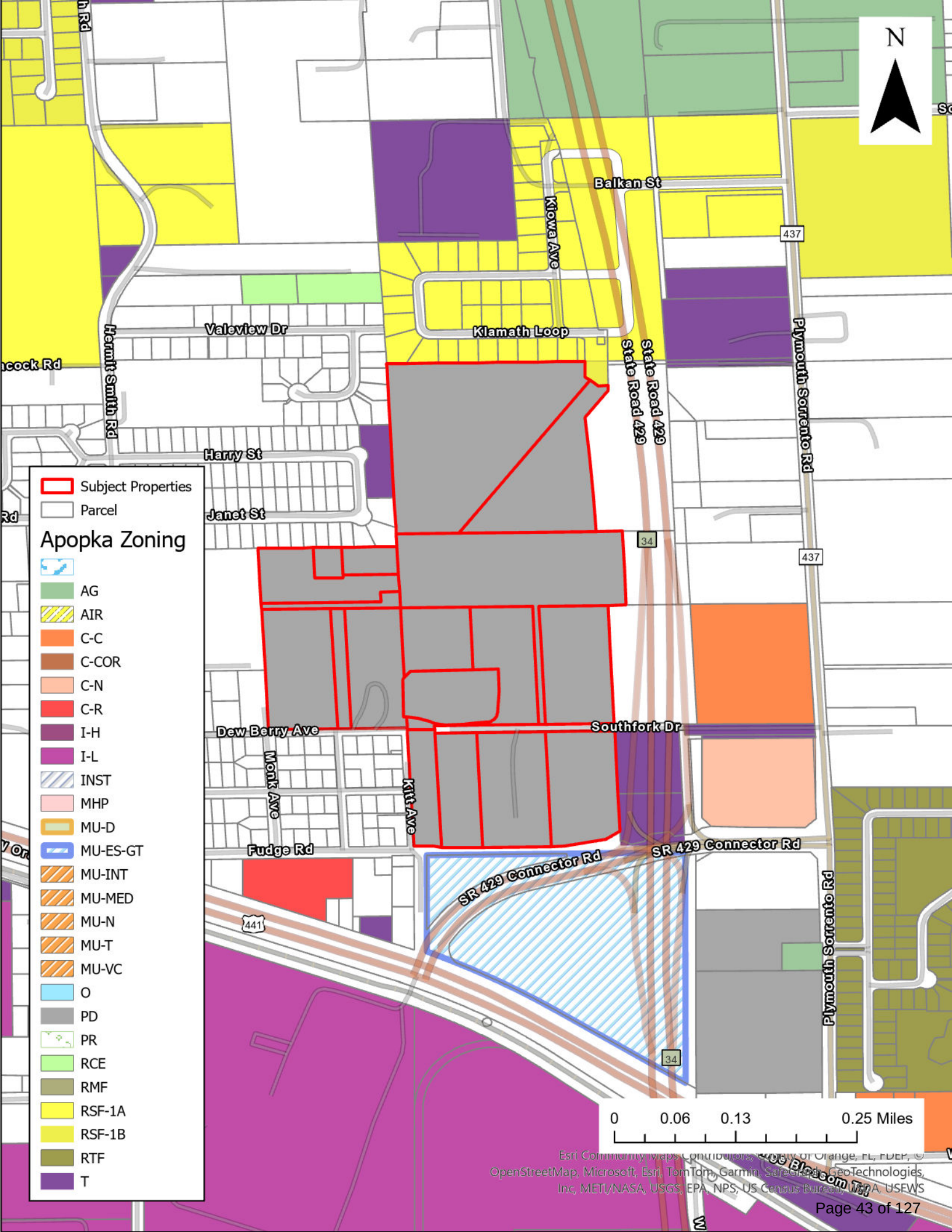


Subject Properties

Parcel

Apopka Zoning

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



Apopka Woman’s Club installs new officers at meeting

Nine new officers for the GFWC Apopka Woman’s Club were installed by Beverly Winesburgh at the monthly May 21 meeting at the First United Methodist Church of Apopka. The theme “Sharing with Sharon Fisher” emphasized how much time, talent and treasure the volunteer officers and club members contribute to assist their president each year. The club raises thousands of dollars annually at their popular Art and Foliage Festival and fundraising special events. All monies are given back to the



Photo courtesy of Apopka Woman's Club

community through scholarships, donations, sponsorships and a variety of community volunteering. The new officers pictured (l

to r) are Festival Chairman Joann Castillo, Festival Treasurer Lorena Potter, Board Secretary Geri Unrue, Corresponding Secretary

Jacquelyn Daly, Treasurer Virginia (Ginny) Iafrate, Second Vice President Charlotte White, First Vice President Diane Harrison,

Immediate Past President Susan Bornmann, and President Sharon Fisher.

community

health

centers

Pediatrics

OB/GYN

Family Medicine

Dental

Internal Medicine

Pharmacy

AFFORDABLE HEALTHCARE

FOR THE ENTIRE FAMILY!

407-905-8827

225 E 7TH ST, APOPKA, FL 32703

WWW.CHCFL.ORG

CENTERS THROUGHOUT CENTRAL FLORIDA!

SCOTT & ASSOCIATES

ACCOUNTING FIRM INC

SERVING CENTRAL FLORIDA FOR 16 YEARS

Family-owned and operated

YOU CAN ALWAYS COUNT ON SCOTT!

OUR SERVICES INCLUDE:

• Business Tax Return Filing
(C-Corps, S-Corps, Non Profit, Partnerships and Cooperatives)

• Bookkeeping & Payroll

• Personal Tax Return Filing

• Audit Assistance

• Tax Planning

• More!

CALL TO BOOK YOUR APPOINTMENT TODAY - 321-754-1360

2755 Border Lake Road, Suite 105 Apopka, FL 32703

Located at Hunt Club Business Center • www.countonscott.com

Second Harvest

FLORIDA

SNAP

FREE CLASS!

SNAP-Ed Nutrition Education

MyPlate Healthy Tips

Come join us to learn about creating a healthy plate.

What you'll learn

✓ Planning Healthy Meals

✓ Reading Nutrition Labels

✓ Eating the 5 food groups

✓ Healthy Beverage Choices

Class Information

Date: 6/25/2024

Time: 1:00-1:40 pm

Metro Health of Apopka

701 South Orange Blossom Trail

Apopka, FL 32703

Call now to RSVP 407-803-4622

A light snack will be provided!

MEET YOUR Local

Hearing Care

PROVIDER

(And find out how well you're hearing!)

We've Moved!

Visit our new location in Apopka, now open to the public!

Call today and make a reservation for your customized hearing solution while spots are still available!

407.358.7045

Apopka • 200 N Park Ave, Ste B

Leesburg • 1108 W Dixie Ave

Amy Davis, Au.D.

AUDIGY

CERTIFIED

CentralFloridaAudiology.com

Tell them you saw it in The Apopka Chief

CITY OF APOPKA PUBLIC HEARING NOTICE REZONING

NOTICE is hereby given pursuant to Section 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 **Floridian Apopka Phase 1 Owner, LLC** has made application relating to the following described property.

ORDINANCE NO. 3060
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE NO. 2840, WHICH IS KNOWN AS THE "FLORIDIAN TOWN CENTER" PLANNED DEVELOPMENT (PD), GENERALLY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.
Parcel Identification Number(s): 27-20-36-0000-00-093; 27-20-36-0000-00-075; 27-20-36-0000-00-052; 27-20-36-0000-00-068; 27-20-36-0000-00-074; 27-20-36-0000-00-048; 27-20-36-0000-00-085; 28-21-06-7172-16-020; 28-21-0671-7216-040; 28-21-0671-7216-051; 28-21-0671-7216-070; 28-21-06-7172-16-060; 28-21-0671-7216-050; 27-20-36-0000-00-066; 28-21-06-7172-16-042; 27-20-36-0000-00-083; 27-20-36-0000-00-047; 28-21-06-7172-16-040; 28-21-06-7172-16-030
Contains: 73.93 +/- 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, June 11, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3061 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 19, 2024 beginning at 7:00 P.M.**

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 Planning Commission
Apopka City Council
Community Development Department

May 31, 2024

Publish: The Apopka Chief

176649

Send us Your News • Email: news@theapopkachief.com

diabetes

UNDONE

INTERACTIVE WORKSHOP

1 in 3 Americans has diabetes or prediabetes.

That doesn't have to be your story.

Join Dr. Wes Youngberg, lifestyle expert and author of *Goodbye Diabetes*, and Brenda Davis, world-renowned author and plant-based dietitian, as they guide you through a hope-filled 8-session video course to reverse diabetes and reclaim your health.

\$50 PARTICIPANT KIT INCLUDES:

★ Inspiring wellness talks

★ Expert advice

★ Group support

★ Cooking demos

★ Diabetes Undone Workbook

★ Diabetes Undone Cookbook

★ 8 Laws of Health DVD

★ Access to the video course

JOIN US OPENING DAY, JUNE 3 AT 6:30 PM

DATES

8 SESSIONS: MONDAYS, AND THURSDAYS

JUNE 3 TO JUNE 27, 2024 • 6:30 PM to 8:00 PM

VENUE

PLYMOUTH-SORRENTO SEVENTH-DAY ADVENTIST CHURCH

2844 W. Ponkan Rd., Apopka, FL 32712

CONTACT

FOR RESERVATIONS AND INFORMATION, CALL – DIANE

352-217-5538 herestoyourhealth1710@gmail.com

Page 44 of 127



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 3.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Legislative - Ordinance No. 3061 - Floridian Town Center Small-Scale Future Land Use amendment

REQUEST:

Recommend approval of Ordinance No. 3061, Small-Scale Future Land Use amendment, Floridian Town Center

SUMMARY:

ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single-family residences and place of worship

The subject property, which is approximately 24.33 acres in size, is located north of Southfork Drive and north of Dew Berry Avenue within the Floridian Town Center Planned Development (PD). The applicant is requesting a Future Land Use amendment to change the designation from High Density Residential, which permits a maximum of 15 dwelling units per acre to Commercial in order to be consistent with the development program that is proposed per an amendment to the approved Floridian Town Center PD Master Plan that is proposed via Ordinance No. 3060.

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: As with the larger FTC project, the proposed amendment will further the City's goals of maximizing the economic benefit of the land and meeting the housing and service needs of the residents. All development will be consistent with the City's adopted Comprehensive Plan, the Land Development Code, and the amended PUD zoning. There are no other adopted City plans for this area.
 - Staff response: Staff has no objection.
- b. Is in conflict with any provisions of the LDC;
 - Applicant's response: There are no known conflicts with the LDC caused by the proposed amendment.
 - Staff response: Staff does not object.
- c. Addresses a demonstrated community need;

- Applicant's response: The City has expressed a need for both expanded housing options as well as new commercial/retail areas, particularly at this interchange. While the proposal will result in a reduction in maximum multi-family units, it will expand commercial options in the area in a more financially feasible manner (see response to item d below).
- Staff response: Staff has no objection.
- d. Is required by changed conditions;
 - Applicant's response: The new conditions that brought about the proposed change are primarily market-related. The multi-family residential financing market has faced significant nation-wide tightening, despite surging demand and high housing costs locally in Central Florida. The proposed amendment will pare down the multi-family program of the project to financeable levels as well as expand non-residential offerings, particularly for hotel space, which is in high demand at this interchange.
 - Staff response: Staff has no objection.
- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
 - Applicant's response: For the amendment targeting the "Flex Parcel" there are no compatibility issues to the north, south, east, or west of the site, as it abuts other properties within the Floridian Town Center project and are part of the unified development plan. The only potential compatibility issue is to the southwest, where there are existing single family residential units within 300 feet of the amendment property. Note that the existing residential units will be separated from the hotel development site by the ROW of the Southfork Drive extension (50'), the project boundary buffer and screen wall, and the ROWs of Dew Berry Avenue (35 ft) and Kitt Avenue (30'). The hotel itself will be setback from its southern and western property boundaries, all resulting in an even greater separation between a residential structure and the hotel structure. The other amendment is just south of the Plymouth Hills subdivision. Although these properties are within 300 feet of the amendment property the residences will be screened by a 25' landscape buffer and decorative fence. There are several churches (and church-owned properties) to the west. Similar to the hotel site, this property is also within 300' of the residential units to the south. Max height has been reduced on this parcel and is not as tall as heights permitted on Parcels 3 or 5. As on the hotel site, the Parcel 7 building(s) will be significantly set back from the road and will have the Southfork ROW, Dew Berry ROW, and buffer/screen wall separating it.
 - Staff response: Staff has no objection.
- f. Would result in a logical and orderly development pattern;
 - Applicant's response: The proposed amendment is completely within an existing PD that already incorporates extensive program for retail, multifamily, and mixed-use development in a logical and orderly pattern. The proposed commercial amendment utilizes the same block structure as previously approved but expands the extent of the retail/town center. The parcel currently labeled for "Flex" was always intended to be retail or mixed use but does not contain sufficient program for a hotel with its current FLU of HDR.
 - Staff response: Staff has no objection.
- g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
 - Applicant's response: The proposed amendment does not materially change the impacts to the natural environment that were already approved in the current PUD. The project will continue to meet all open space and buffer requirements and will preserve sensitive topographic formations around the site.
 - Staff response: Staff has no objection.
- h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
 - Applicant's response: Per the Level of Service analysis provided in the application narrative, the proposed FLU amendment converting multifamily uses to commercial uses results in net reductions for potable water, sewer, solid waste, recreation, and school demand. A recently revised school concurrency determination and capacity encumbrance letter was issued by Orange County Schools for the project.
 - Staff response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on April 19, 2024.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)

June 19, 2024 – City Council (7:00 P.M.), First Reading

DULY ADVERTISED:

May 31, 2024 – Apopka Chief

May 28, 2024 - Mailed notices to adjacent property owners

May 28, 2024 – Posters placed on property

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	Residential Low Suburban	RSF-1A (Residential Single-Family Estate)	Vacant Stanton Ridge subdivision
East	None	None	SR 429
South	Mixed-Use	MU-ES-GT (Mixed-Use East Shore Gateway)	Property owned by the City of Apopka, SR 429 connector road
West	Orange County Rural	Orange County A-1 and R-1	Single family residences and place of worship

II. LAND USE ANALYSIS

The subject property is located in the western portion of the Joint Planning Area. Commercial parcels exist to the east of the subject properties. Development must comply with the Commercial future land use designation and be consistent with the Comprehensive Plan policies, Development Design Guidelines, the Land Development Code, and the governing PD (Planned Development) ordinance. The property is approximately 24.33 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 High Density Residential-15 to Commercial is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element: Policy 3.1.i Commercial

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres. The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) 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 Floridian Town Center Boulevard.

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 be required as the development is more than ten (10) acres.

Land Use Calculations:

CURRENT: Future Land Use – High Density Residential-15 (15 Dwelling Units Per Acre)

15 DU/AC X 24.33 ac = 364.95 dwelling units

PROPOSED: Future Land Use – Commercial (maximum 0.25 floor area ratio)

0.25 X 24.33 ac = 264,953.7 square foot maximum

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

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

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee recommends approval of the proposed small-scale future land use amendment from High Density Residential to Commercial and finds it compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits. .

RECOMMENDED MOTION - PLANNING COMMISSION: Find the proposed change in Future Land Use from High Density Residential to Commercial consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the future land use amendment, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Ordinance Number 3061
2. Map series
3. Advertisement May 31
4. Applicant's justification narrative

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7

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 HIGH DENSITY RESIDENTIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY LOCATED NORTH OF SOUTHFORK DRIVE AND NORTH OF DEW BERRY AVENUE, OWNED BY FLORIDIAN APOPKA PHASE 1 OWNER LLC, COMPRISING 24.33 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 High Density Residential to Commercial for certain real property located north of Southfork Drive and north of Dew Berry Avenue, comprising 24.33 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 Map 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

ORDINANCE NO. 3061

PAGE 2

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

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

READ FIRST TIME: June 19, 2024

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

Susan Bone, City Clerk

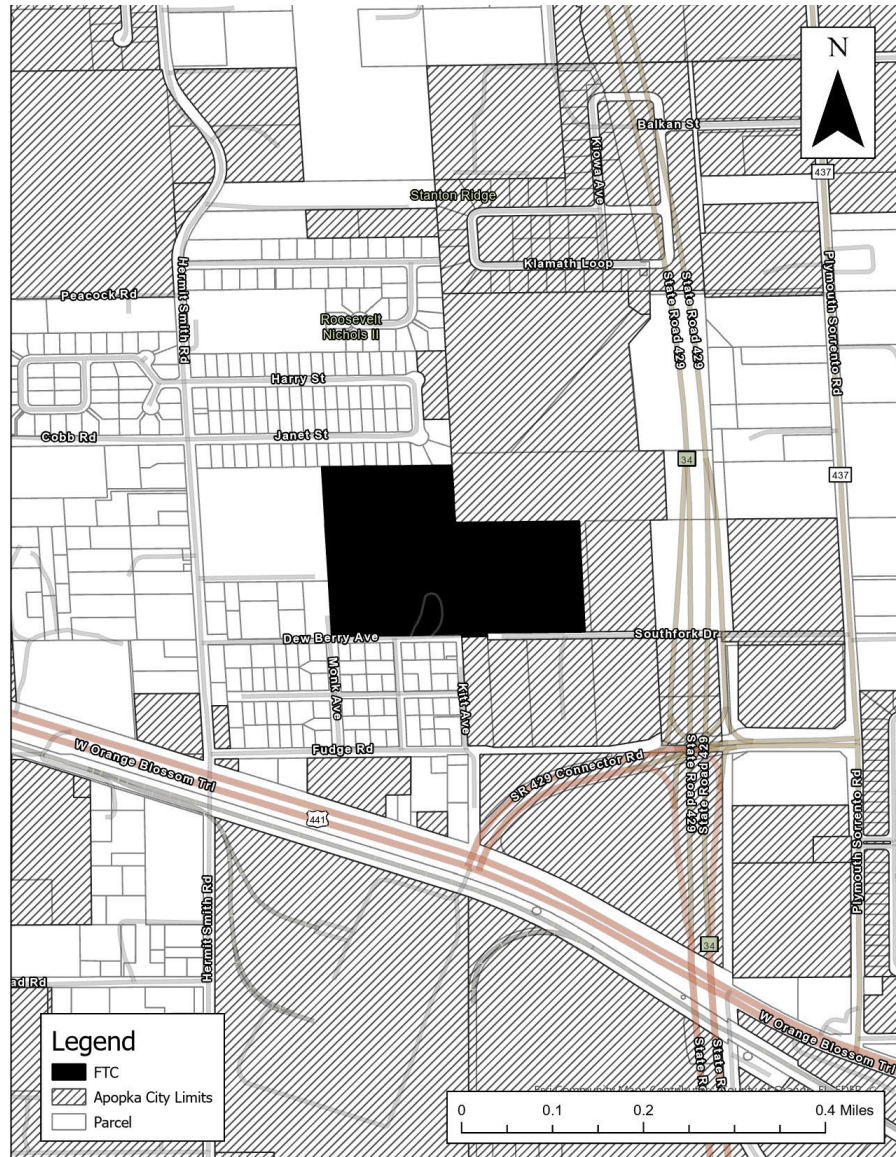
Bryan Nelson, Mayor

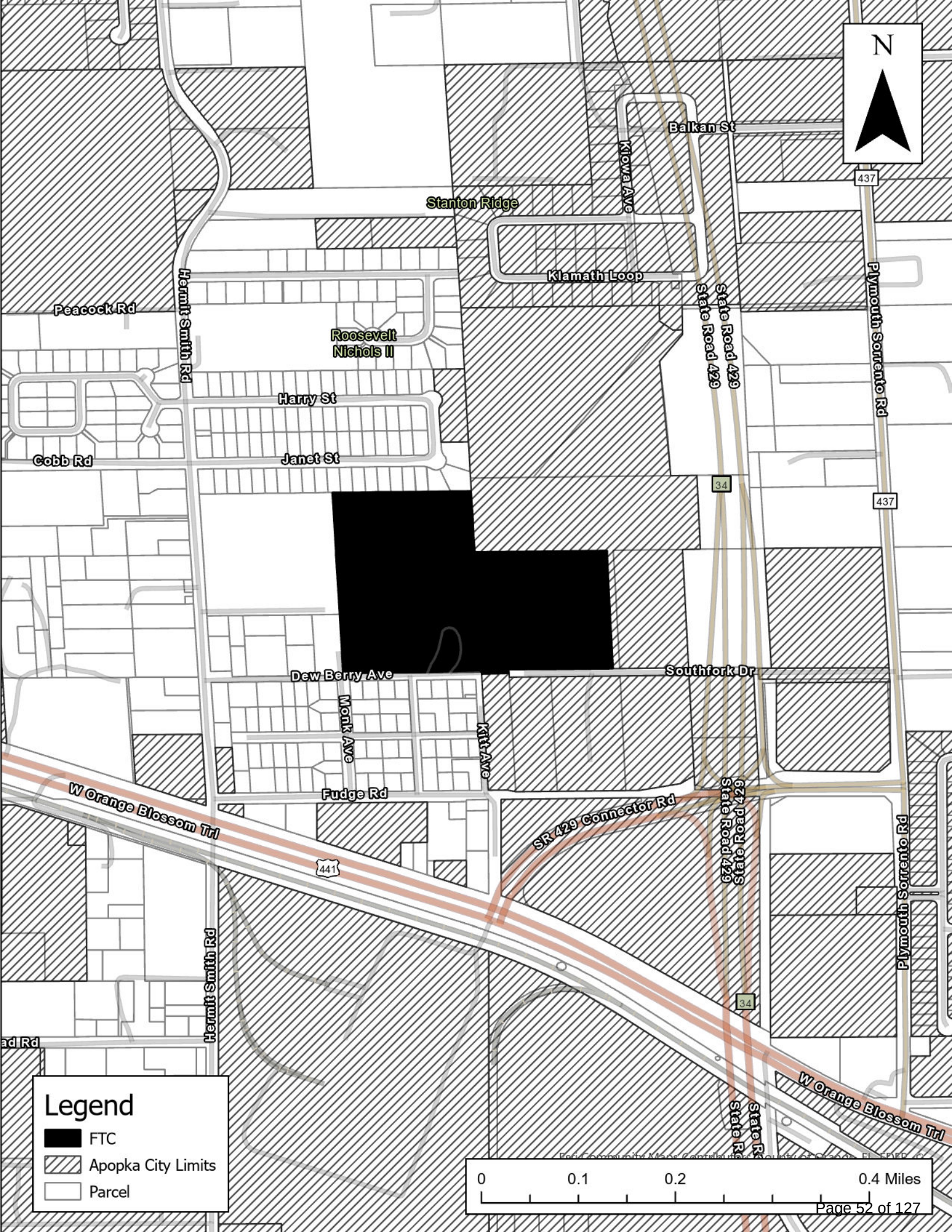
DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024

PAGE 3

EXHIBIT “A”

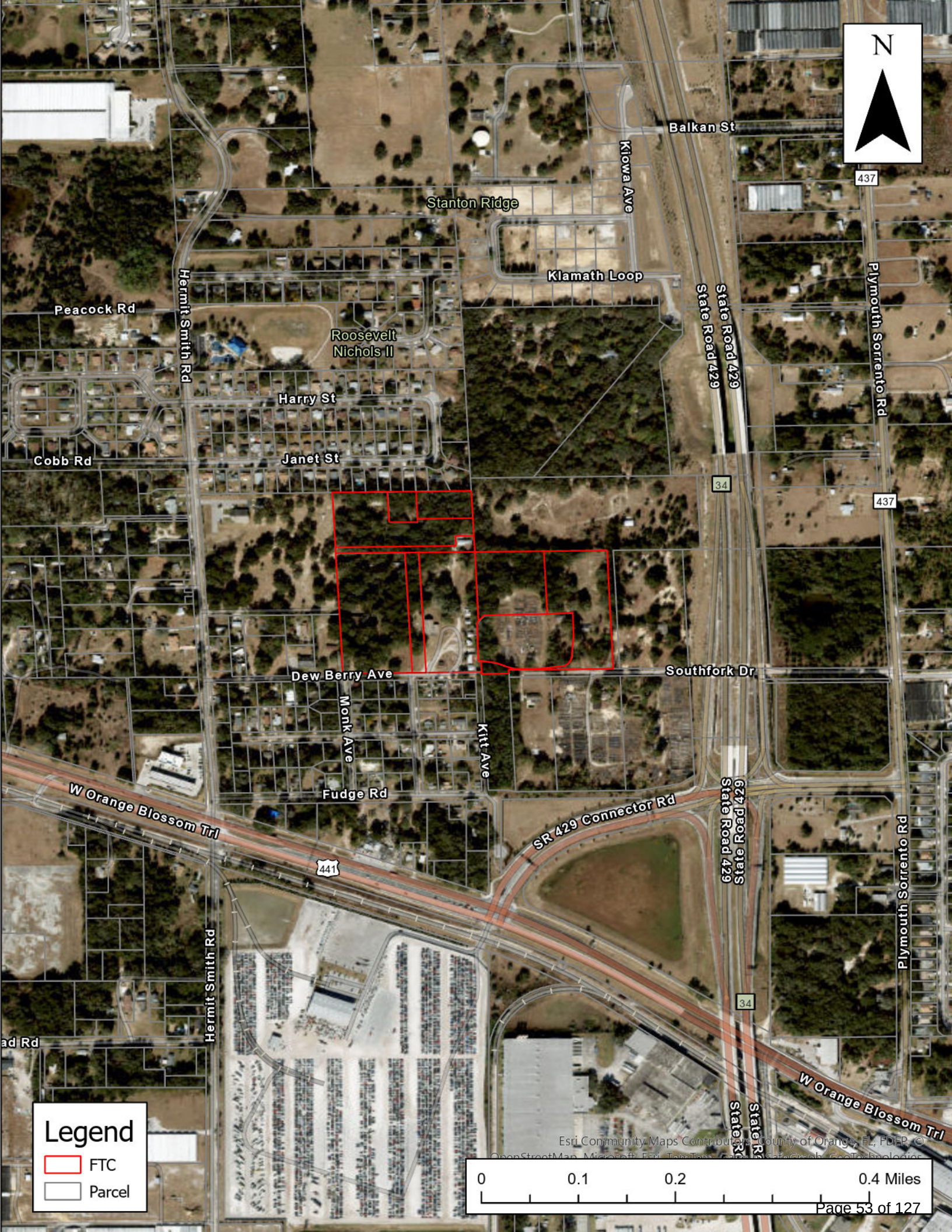
Parcel Identification Number(s): 27-20-36-0000-00-068, 27-20-36-0000-00-074, 27-20-36-0000-00-048, 27-20-36-0000-00-085, 28-21-06-7172-60-040, 28-21-06-7172-16-042, 27-20-36-0000-00-066, 27-20-36-0000-00-083, 27-20-36-0000-00-047, 28-21-06-7172-16-040, 28-21-06-7172-21-60-030





Legend

- FTC
- Apopka City Limits
- Parcel



Legend

- FTC
- Parcel

Police Beat

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

In the period from May18-May 25, the Apopka Police Department made no juvenile arrests.

The following adults were arrested and charged:

Hazell Auxiliadora Aguilar, 41, 2824 Capitol Ave., Orlando, DUI-unlawful blood alcohol, DUI influence of alcohol or drugs.

Noe Bermudez Segura, 54, 25 E Celeste St., Apopka, drugs-possession of controlled substance without prescription.

Lucio Gualberto Cantarero-Bautista, 26, 8343 Hogan Rd., Jacksonville, other agency warrant.

Roberto Jeremias Chil-el-Ramos, 37, 947 W. Orange Blossom Trl #A, Apopka, moving traffic violation-operate motor vehicle without valid license.

Enoc Diaz, 46, General Delivery, unknown, Trespassing structure or conveyance.

Anthony Marqwez Ethridge, 33, 1992 Tindaro Dr., Apopka, warrant arrest, drugs-possession of controlled substance without prescription (methamphetamine).

Cari Ann Lewis, 35, 816 E Silver Star Rd., Ocoee, drugs-possession of controlled substance without prescription (methamphetamine), drug equipment-possession and/or use, drugs-possession of controlled substance without prescription (fentanyl).

Evelynzuleica, Lopez-Rodriguez, 35, 589 Swallow Ct., Apopka, larceny-petit theft merchandise farm transit \$100 less than \$750.

Donnell Varuael McClain, 44, 1642 Lucy Ter-

ry Ave., Apopka, disorderly intoxication-disorderly intoxication in public place cause disturbance.

Alisa Michelle McClellan, 36, transient, Apopka, other agency warrant.

Ramiro Sales-Mendez, 27, 233 Lovell Ln., Apopka, DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs, probation violation.

Tylor Michael Sparks, 29, 17028 Elderberry Dr., Montverde, resist office-obstruct without violence, out-of-county warrant-Lake County warrant.

Alan Keith Stephens, 57, 2424 Cross Lake Drive, Orlando, other agency warrant.

Sharon Christine Strother, 45, 409 Songbird Way, Apopka, trespassing-failure to leave property on order of owner.

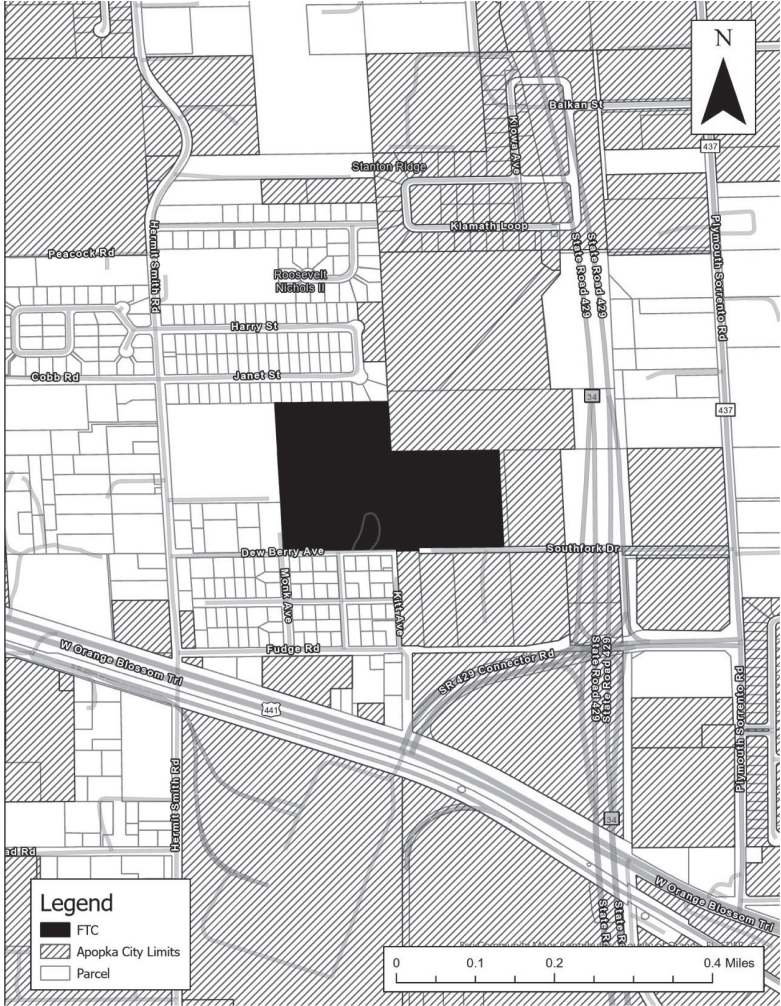
Trevor Lee Trimble, 33, 4907 Barcelona St., Orlando, controlled substance-inhale/ingest or possess with intent of harmful chemicals.

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT

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 **Floridian Apopka Phase 1 Owner, LLC** has made application relating to the following described property.

ORDINANCE NO. 3061

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 HIGH DENSITY RESIDENTIAL TO COMMERCIAL FOR CERTAIN REAL PROPERTY LOCATED NORTH OF SOUTHFORK DRIVE AND NORTH OF DEW BERRY AVENUE, OWNED BY FLORIDIAN APOPKA PHASE 1 OWNER LLC, COMPRISING 24.33 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 27-20-36-0000-00-068, 27-20-36-0000-00-074, 27-20-36-0000-00-048, 27-20-36-0000-00-085, 28-21-06-7172-60-040, 28-21-06-7172-16-042, 27-20-36-0000-00-066, 27-20-36-0000-00-083, 27-20-36-0000-00-047, 28-21-06-7172-16-040, 28-21-06-7172-21-60-030
Contains: 24.33 +/- 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, June 11, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3061 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 19, 2024 beginning at 7:00 P.M.**

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 Planning Commission
Apopka City Council
Community Development Department

May 31, 2024

Publish: The Apopka Chief

176650

Need to send
or receive a
FAX?

Use our fax:
407-889-4121*
*There is a small fee for this service.

Apopka Office Supply
400 N. Park Ave.,
Apopka, FL 32712

AOS

407-889-4455

Jordan Lee wins \$100,000 prize at MLF Heavy Hitters Tournament

Hello Folks,

I believe summer is here! I'm sure you have noticed it, too. We are in some need of rain. We are gettin' a few showers here and there, but we need a gully washer. Our lakes a gettin' very low and some rain would be great.

The fishin' is doin' pretty good in most of the lakes in our area. Kyle at Bitter's Bait & Tackle reports that you can still catch a few bluegills, but the bite is slowin' down in most of the lakes. There are still a few bream beds in the lakes.

I mentioned last week about MFL bein' here for The Heavy Hitters tournament. Well, that tournament has completed and Jordan Lee was the winner. The championship was on Thursday of last week. On the final day, 10 anglers were fishin' for \$100,000 for the win. Everyone started at zero and you could only weigh in a bass that weighed 3 pounds or more. Jordan weighed in 27 pounds 14 ounces for the win.

As you know, West Lake Toho is covered in hydrilla and Jordan was able to put a pattern together by fishin' a Berkley Swamp Lord frog. He caught a few punchin' through the mats, but most of his bass were caught on a frog. I watched



Jim Keck
Goin' Fishin'

most of the tournament, and Jordan was leanin' on his equipment to get those bass out of the hydrilla. He was usin' a 7'6" heavy rod, his JLee signature series rods, to get those bass out of the thick grass. He was throwin' his frogs on 50-pound Berkley X4 braid line. I'm not much on fishin' a frog here in Florida, but watchin' this tournament, I might have to give it a try in the future.

Also, the goat, Kevin VanDam, capped off his career by catchin' the largest bass on championship day. He caught his big bass in Lake Cypress on a Strike King Thunder-cricket. His big bass hit the scales at 7 pounds- 12 ounces which was worth \$100,000. He finished in 4th place which got him an additional \$18,000. If you want more details, you can visit the MFL website.

Rick Mullins and his brother-in-law Greg Fugate are fishin' this week. They are catchin' plenty of

bass and gettin' off the water around 1 p.m. Rick told me by 1 o'clock, it's gettin' pretty hot, and they get off the water. If they have a breeze, it makes it a little better on the water. They fished the Butler Chain this week and they caught over 30 bass. Rick and Greg both like to fish with plastic worms, and they are catchin' most of their bass by usin' a green-pumpkin color worm.

If you haven't heard yet, a Hall of Fame sized bass was caught in Fellsmere this month. Angler Doug Smith from Canada caught a 13 pound 2 ounce bass that was submitted to the Trophy Catch Program for approval. These big bass, 13 pounds and bigger, qualify for the Hall of Fame recognition reward. You also win a \$50-gift card from Bass Pro Shop. If you haven't registered yet, I would suggest you get registered for a great program here in our state. You can go to the FWC's website and register for the TrophyCatch program.

Well, I hope you get a chance to do some fishin' this week, and I hope to see you on the water real soon. See ya next week.

Tip of the week: Bass are bitin'.

Save a few and good luck!

TTO: Apopka came out of the locker room charged up!

Continued from page 1B

one-yard gain leaving them facing a fourth and four on their 31-yard line. Apopka went with a punt and gave Jones back possession on the Tigers' 29-yard line.

Jones' next drive wasn't nearly as explosive as their first but still had the Tigers marching down the field. The Tigers bounced from the pass to the run with perfect balance keeping the Apopka defense honest converting in three sometimes even two plays. Apopka made a great stand in their red zone though.

After Jones had a 10-play 68-yard drive the Blue Darters were able to halt the Jones offense on the Apopka three-yard line as the Tigers faced a fourth and goal. Jones went with the safe points and went for a field goal but a bad kick from Jones sent the ball into the back of their blockers for no points that was recovered by Apopka.

Apopka started their next drive on their four-yard line looking for a chance to score before the end of the first quarter. This drive wasn't much better than the last with Apopka converting one set of downs but giving up an interception on the next.

Apopka's quarterback Tyson Davison threw an interception on third and ten giving Jones possession on Apopka's 43-yard line. But Apopka's defense stepped up again in the red zone.

After an 11-play 35-yard drive Jones was stopped once again by the Apopka defense less than ten yards from the end zone just as the second quarter began. Jones chose to go for it on fourth and six on Apopka's eight-yard line but came up with an incomplete pass giving Apopka back possession.

In my opinion, and a few people I talked to on the sidelines, it seemed Jones was a great offense

with space, but when they started to run out of it, like in the red zone, they couldn't create the same kind of separation in the passing game. This in turn hurt their run game which was reliant on the passing game's ability to make the opposing defense scared of the pass and open up the run. Jones relies on speed and space in their passing game, and in a situation where they cannot exploit those two factors, Apopka was able to snuff out their offense on multiple occasions throughout the game.

Apopka's next drive was much better and showed promise as the boys began to find their footing and feel comfortable back on the field in a game situation. After ten plays and 47 yards, Apopka faced a fourth and five on Jones' 45-yard line.

Apopka stuck to the run using Jayden Safford who did a great job finding gaps right through the middle of the line. The Darters converted one fourth down on the drive and figured they would do it again but this time on a fake punt.

The fake punt was snapped to the blocker who was immediately swarmed by Tigers defenders. This gave Jones possession on their 46-yard line.

Once again, the Apopka defense was able to stop the Tigers, this time before they could even reach the red zone. All night the Apopka defensive line had been trying to put pressure on the Jones quarterback but couldn't. But near the end of the second quarter, the Tigers' offensive line's exhaustion turned into an opportunity for the Apopka rushers.

Apopka sacked the Tigers quarterback twice for a combined loss of 12 yards on that drive. Jones was facing a third and 22 after the back-to-back sacks and got 14 on the ground from a draw play up the middle.

The Tigers chose to go

for it on fourth down again on Apopka's 26-yard line facing a fourth and eight. But an incomplete pass gave Apopka back the ball with one more chance to score before halftime.

The next drive is where Apopka's offense came alive. With under a minute to go and no time outs Apopka was on a mission to score before half. Davison was near perfect through the air as the team trusted his arm to march them down the field. Eight plays and 55 yards through the air from Tyson in four completions.

On the Jones 19-yard line Apopka came out with four receivers and a back and sent them all out on a route to the end zone. Davison dropped back and looked for an open man but couldn't find one and trusted his feet to get him to the end zone. He broke through the middle of the crumbling pocket and had ten yards before he saw his first defender who he had in a one-on-one and shook with one move. Davison was brought down in the middle of the field at the Jones' six-yard line as the clock hit zero.

Apopka was down 7-0 heading into the locker room at the half but had some life in their offense, and their defense just needed a few adjustments to create some scoring opportunities.

"Defensively we talked about fixing the run fit. And we did a better job in the second half. Offensively – I wasn't privy to that conversation. But they came out and did some great things," coach Rolson said about halftime adjustments.

In the third quarter, Apopka went on to out-score the Tigers 13-0. Apopka came out swinging in the third quarter and on their second play, in an ironic nod to Jones' chunk play on their second play

See TTO Page 3B



Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

Floridian Town Center

City of Apopka Future Land Use Map Amendment
and PD Amendment
Apopka, Florida

GAI Project Number: R210930.02

March 26, 2023

Prepared by: GAI Consultants, Inc.
Orlando Office
618 East South Street, Suite 700
Orlando, FL 32801

Prepared for: Home Communities Company LLC
60 14th Street, Suite 104
Birmingham, AL 35233

Table of Contents

1.0 Introduction2

2.0 Future Land Use Amendment.....2

2.1 Amendment Overview.....2

2.1.1 Relation to the Adopted PD5

2.1.2 Site Access.....5

2.1.3 Environmental Conditions.....5

2.2 Future Land Use Amendment Description and Data6

2.2.1 Level of Service Analysis7

2.2.2 Schools.....8

2.3 Compatibility Analysis8

Table 1 Parcel Data

Table 2. Maximum Development Potential

Table 3. Maximum Development Potential – Amendment Areas

Table 4. Level of Service Evaluation

Table 5. Project Adjacencies – Amendment Area 1

Table 6. Project Adjacencies – Amendment Area 2

Map 1 Vicinity Map

Map 2 Aerial Map

Map 3 Parcel Map

Map 4 Wetlands and Floodplain Map

Map 5 Topography Map

Map 6 Soils Map

Map 7 Existing FLU Map

Map 8 Proposed FLU Map

Map 9 Existing Zoning Map

1.0 Introduction

The following narratives describe the proposed amendments to the Floridian Town Center (FTC) project entitlements, including an amendment to the Future Land Use Map and an amendment to the adopted Planned Development (PD). Included in the narrative statements are information regarding existing conditions on the site and surrounding properties, descriptions of the proposed development, as well as justification. A pre-app meeting was held with City staff on March 13, 2023 and a follow-up meeting on March 15, 2024 to discuss the amendments.

The Floridian Town Center project received its current Future Land Use (FLU) designation from the City of Apopka in April 2021 (Ord. 2773 & 2774) and was rezoned to PD in August 2021 (Ord. 2840).

2.0 Future Land Use Amendment

2.1 Amendment Overview

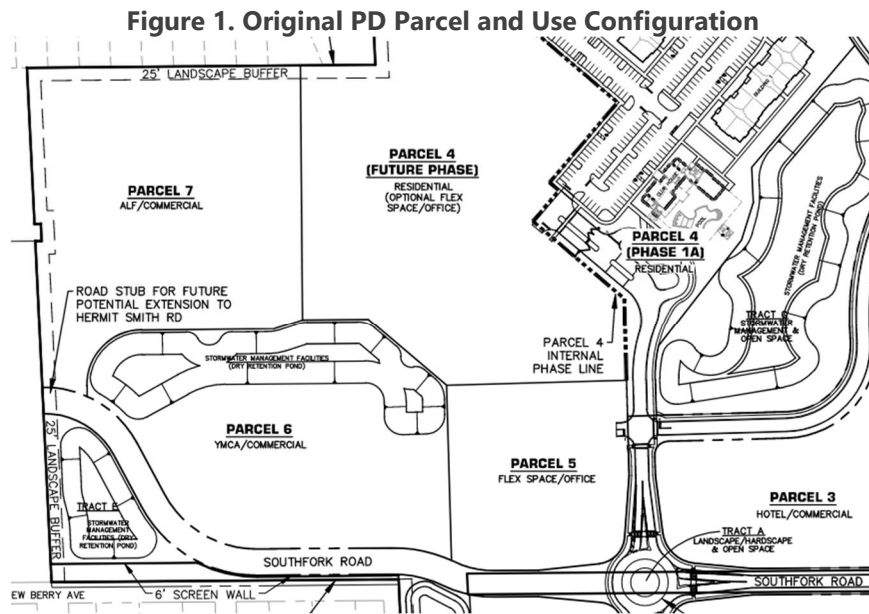
The need for this proposed FLU Amendment is two-fold: a change to the desired location of the hotel use and a reduction in the overall residential program of the project.

Hotel Site

As documented in the current PD (and shown below for reference), the hotel site was originally proposed for PD Parcel 3, on the northeast corner of Floridian Town Center Blvd and Southfork Drive. Following the sale of the project to the current owner and a new hotel partner, the desired hotel site shifted to the northwest corner – to PD Parcel 5. PD Parcel 5 was originally intended to be used as a “Flex” parcel that, in a later phase, might be developed either as residential or mixed use, depending on market conditions. The FLU of Parcel 5 is currently HDR and, as a Flex Space, would have taken advantage of the Comp Plan policy allowing up to 50 sq ft of retail per unit of multi-family; however, this allowance could not have accommodated a hotel use.

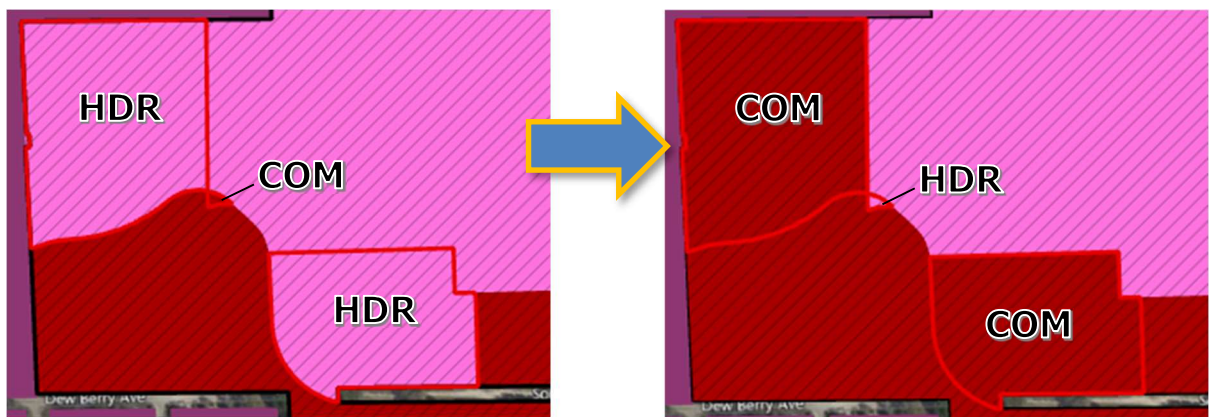
Residential Program Reduction

PD Parcel 7 was originally intended to be developed as an Assisted Living Facility with ancillary retail, thus the FLU designation as originally amended from the project’s annexation is HDR; However, the development program has shifted towards commercial uses and thus requires more of the COM FLU designation to achieve the necessary intensity.



Therefore, to accommodate the desired hotel and commercial use and program, we propose amending **10.14 acres of HDR to COM** as shown in Figure 2 below. At the request of Apopka planning staff, the western boundary of the proposed amendment extends beyond the boundary of the PD Parcel 5 to the edge of the existing COM FLU to avoid creating a leftover sliver of HDR. We are also cleaning up a sliver of COM that was left within the multi-family area. This small amendment will be converting **0.036 acres of COM to HDR**.

Figure 2. Proposed FLU Amendment



Note: The small, triangular sliver of the amendment is proposed to be amended to HDR (from COM). This piece of land will be part of the larger HDR parcel, not its own parcel.

Figure 3. Comparison of Proposed FLU Amendment to Orange County Parcel Lines

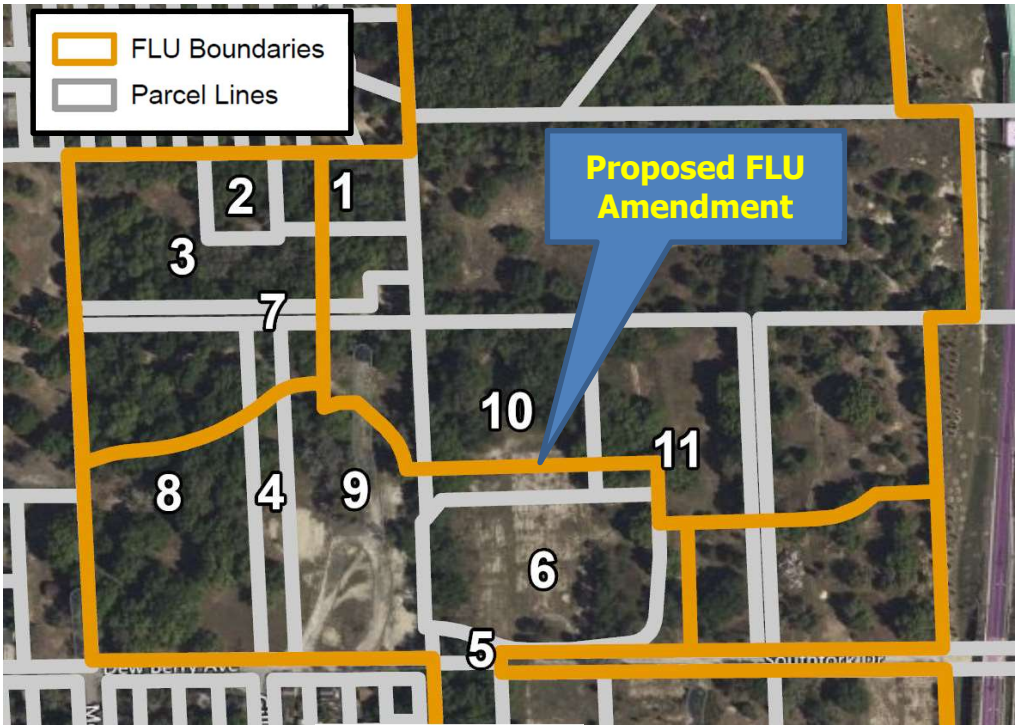


Table 1. Parcel Data

Figure 3 Labels	Parcel ID	Owner	Parcel Acreage	Existing Land Uses	Current FLU Designation	Current Zoning
1	272036000000068	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.90	Vacant	HDR	PD
2	272036000000074	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.52	Vacant	HDR	PD
3	272036000000048	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.01	Vacant	HDR	PD
4	272036000000085	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.99	Vacant	COM/HDR	PD
5	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.20	Vacant	COM/HDR	PD
6	282106717216042	FLORENCE HOTEL COMPANY LLC 73% INT	2.91	Vacant	HDR	PD
7	272036000000066	FLORIDIAN APOPKA PHASE 1 OWNER LLC	0.61	Vacant	HDR	PD

8	272036000000083	FLORIDIAN APOPKA PHASE 1 OWNER LLC	4.94	Vacant	COM/HDR	PD
9	272036000000047	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.94	Vacant	COM/HDR	PD
10	282106717216040	FLORIDIAN APOPKA PHASE 1 OWNER LLC	2.62	Vacant	HDR	PD
11	282106717216030	FLORIDIAN APOPKA PHASE 1 OWNER LLC	3.69	Vacant	COM/HDR	PD

Note: Only portions of the above parcels are subject to the requested FLUMA. The plat is currently being prepared which will reconcile the site's current parcel layout with the amended PD Master Plan. A legal description of the amendments have been provided.

2.1.1 Relation to the Adopted PD

As a companion to this FLUMA application, we are proposing an amendment to the previously approved PD to bring it in conformance with this FLUMA. Proposed development standards related to the new hotel and commercial sites are provided in the PD amendment and PD program will be reallocated to reflect the hotel move, new commercial parcel, and reduction in residential program.

2.1.2 Site Access

As originally proposed for the Floridian Town Center project, the "front door" to the overall development is from the SR 429 Connector Road. The main entrance, Floridian Town Center Boulevard, will run north-south through the retail center of the project. North of the proposed roundabout, the boulevard will intersect with another north-south road, Kiowa Avenue, which will ultimately connect to Klamath Loop Road in the north. The project will also connect to Plymouth Sorrento Road via an extension of Southfork Drive.

Access to the physical amendment site will be from Floridian Town Center Blvd beginning in Phase 1, and later from Southfork Drive west of the roundabout, which will be constructed in a later phase.

2.1.3 Environmental Conditions

Floodplain

The site contains no land within the 100-year floodplain, according to the FEMA Flood Map.

Wetlands

The site contains no land identified as wetlands.

Topography

The topography of the site slopes slightly down from the east to the west, with the highest and lowest elevations being 136’ and 131’ respectively. The site is currently undergoing mass grading.

Soils

The site is comprised of soils that fall under the “excessively well drained” and “moderately well drained” hydrologic groups. Please see the Environmental Assessment Report for more detailed information on the site soils.

Listed Species

Documentation of the field review for occurrences of protected flora and fauna is included in the Environmental Assessment Report. The site is currently undergoing mass grading and installation of infrastructure.

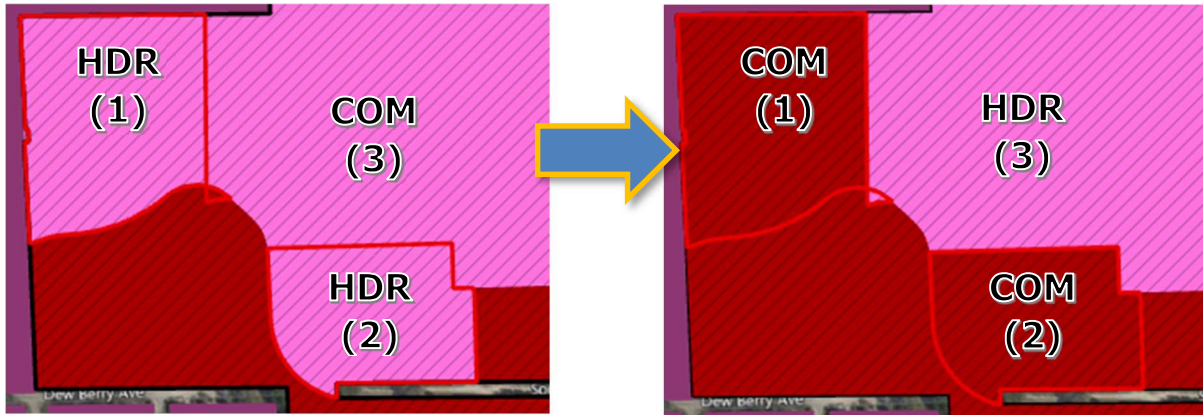
2.2 Future Land Use Amendment Description and Data

As shown in Map 7, the amendment properties are currently designated High Density Residential, with a small sliver designated Commercial. This amendment seeks to change the site FLU designation to Commercial and High Density Residential, respectively, as illustrated in Map 8. The Commercial designation will correspond with a new hotel site within the retail center of the Floridian Town Center as well as additional commercial square footage on the western side of the site. Legal descriptions of the proposed FLU changes are provided.

Table 2.
Development Potential Comparison

Current FLU	Residential Units	Commercial SF
Original Development Program	752 Units	295,911 SF
Proposed Development Program	601 Units	398,567 SF

-151 Units +102,483 SF



The calculations in Table 3 shows the development potential of the current and proposed FLU designations of each of the 3 amendment boundaries based on maximum densities and intensities allowed by the Future Land Use designation. As illustrated in the table below, the proposed amendment reduces the overall residential component of the development program while increasing the commercial square footage.

Table 3.
Maximum Development Potential – Amendment Areas

Amendment Map Number	FLUMA Acreage	Current FLU	Max Density/Intensity	Max Dev. Potential	Proposed FLU	Max Density/Intensity	Max Dev. Potential	Dev. Potential Difference
1	5.88	HDR	15 du/acre 50 SF/du	88 Units 4,400 SF	Commercial	0 du/acre 0.25 FAR	0 Units 64,033 SF	-88 Units 59,633 SF
2	4.26	HDR	15 du/acre 50 SF/du	63 Units 3,150 SF	Commercial	0 du/acre 0.25 FAR	0 Units 46,391 SF	-63 Units 43,241 SF
3	0.036	COM	0 du/acre 0.25 FAR	0 Units 392 SF	HDR	15 du/acre 50 SF/du	0 Units 0 SF	0.0 Units -392 SF

Notes: Maximum densities and intensities for each Future Land Use designation are per the City Comprehensive Plan.

Maximum intensity under Apopka's HDR FLU includes the allocation of 50 sq ft/du of commercial use per the City Comprehensive Plan.

Unit Change **-151 Units**

Sq Ft Change **102,483 SF**

2.2.1 Level of Service Analysis

The City of Apopka's Comprehensive Plan includes level of service (LOS) standards – minimum standards for public facilities and services required to adequately serve the projected population. Transportation, potable water, sanitary sewer, stormwater, parks and recreation and solid waste are the public facilities and services evaluated by city staff to ensure adequate capacity exists to support the future land use change and whereby the applicant can obtain city concurrency approval during the final development order stage.

Table 4 below identifies the current and proposed LOS demand for public facilities and services including potable water, sanitary sewer, parks and recreation and solid waste. Based strictly on the max program analysis, there is an overall reduction in LOS demand for all public services.

2.2.2 Schools

The proposed amendment reduces the potential impact on schools by reducing the project's overall residential program by 150 units through conversion to commercial uses.

Table 4.
Development Potential Comparison – Level of Service

Public Facilities	FLUMA Difference	LOS Standard ²	LOS Capacity Difference
Potable Water	-151 du -402 persons ¹	177 gpd/capita 200 gpd/ksf	-71,161 gal/day <u>20,497 gal/day</u> -50,665 gal/day
Sanitary Sewer	102,483 SF of Com.	81 gpd/capita 150 gpd/ksf	-32,565 gal/day <u>15,372 gal/day</u> -17,193 gal/day
Solid Waste		4 lbs/day/capita 2 lbs/day/ksf	-1608.2 lbs/day <u>205.0 lbs/day</u> -1403.2 lbs/day
Recreation		3 acres/1,000 pop	-1.21 acres

1. Based on City of Apopka standard of 2.659 persons per household.
2. LOS standards per the City of Apopka Comprehensive Plan.

2.3 Compatibility Analysis

The property which is the subject of the proposed FLUMA is comprised of approximately 10.176 acres generally located in the central portion of the Floridian Town Center project, to the north of the future Southfork Drive extension. The development program proposed for the subject property includes hotel and ancillary retail and commercial. The analysis below shows how the proposed project is consistent and compatible with both the City's Comprehensive Plan and the surrounding context.

Table 5.
Project Adjacencies – Amendment 1 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	<u>Orange County:</u> Rural	<u>Orange County:</u> R-1	<u>Orange County:</u> Single Family @ ~3.8 du/acre	N/A
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	HDR (max 15 DU/AC)	PD	Vacant	Residential
West	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Institutional / Single Family	N/A

For Amendment 1 there are no compatibility issues to the north, south, east, or west of the site, as they abut other properties within the Floridian Town Center project and are part of the unified development plan. The only potential incompatibility is to the southwest, where there are existing single family residential units within 300 feet of the amendment property. Note that the existing residential units will be separated from the hotel development site by the ROW of the Southfork Drive extension (50'), the project boundary buffer and screen wall, and the ROWs of Dew Berry Avenue (35 ft) and Kitt Avenue (30'). The hotel itself is setback from its southern and western property boundaries, all resulting in an even greater separation between a residential structure and the hotel structure.

Table 6.
Project Adjacencies – Amendment 2 (per Fig. 3)

	Proposed FLU	Zoning	Existing Uses	Proposed Uses
Subject Property	Commercial (max 0.25 FAR)	PD	Vacant	Hotel/ Commercial

Adjacent Properties	FLU	Zoning	Existing Uses	Proposed Uses
North	HDR (max 15 DU/AC)	PD	Vacant	Residential
South	Commercial (max 0.25 FAR)	PD	Vacant	Retail
East	Commercial (max 0.25 FAR)	PD	Vacant	Retail
West	Commercial (max 0.25 FAR)	PD	Vacant	Retail
Southwest (within 300 ft)	<u>Orange County:</u> Rural	<u>Orange County:</u> A-1	<u>Orange County:</u> Single Family @ ~4.9 du/acre	N/A

Amendment 2 is south of the Plymouth Hills subdivision. Although these properties are within 300 feet of the amendment property the residences will be screened by a 25' landscape buffer and decorative fence. There are several churches (and church-owned properties) to the west. Similar to the hotel site, this property is also within 300' of the residential units to the south. Max height has been reduced on this parcel and is not as tall as heights permitted on Parcels 3 or 5. As on the hotel site, the Parcel 7 building(s) will be significantly set back from the road and will have the Southfork ROW, Dew Berry ROW, and buffer/screen wall separating it.

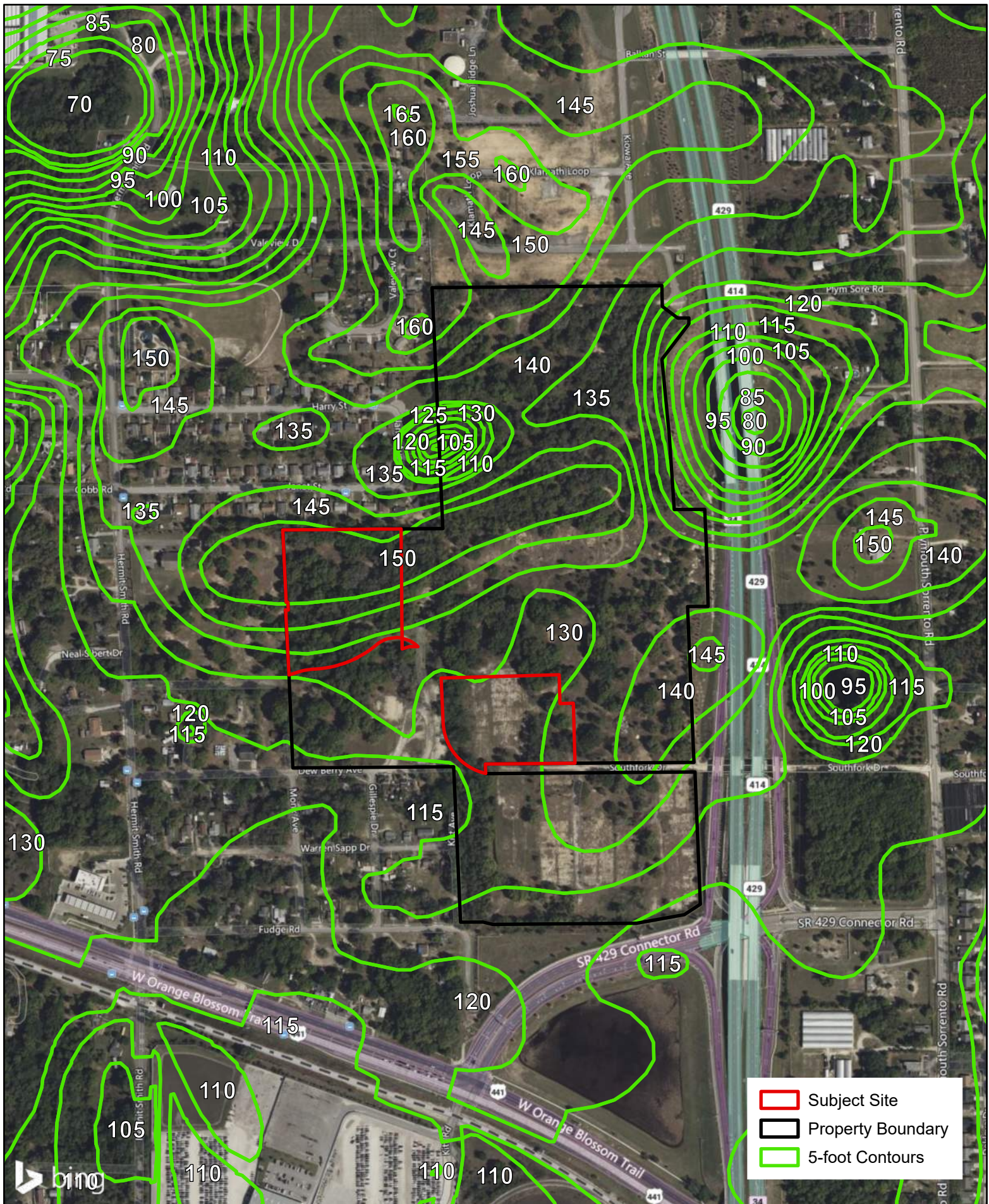
END NARRATIVE

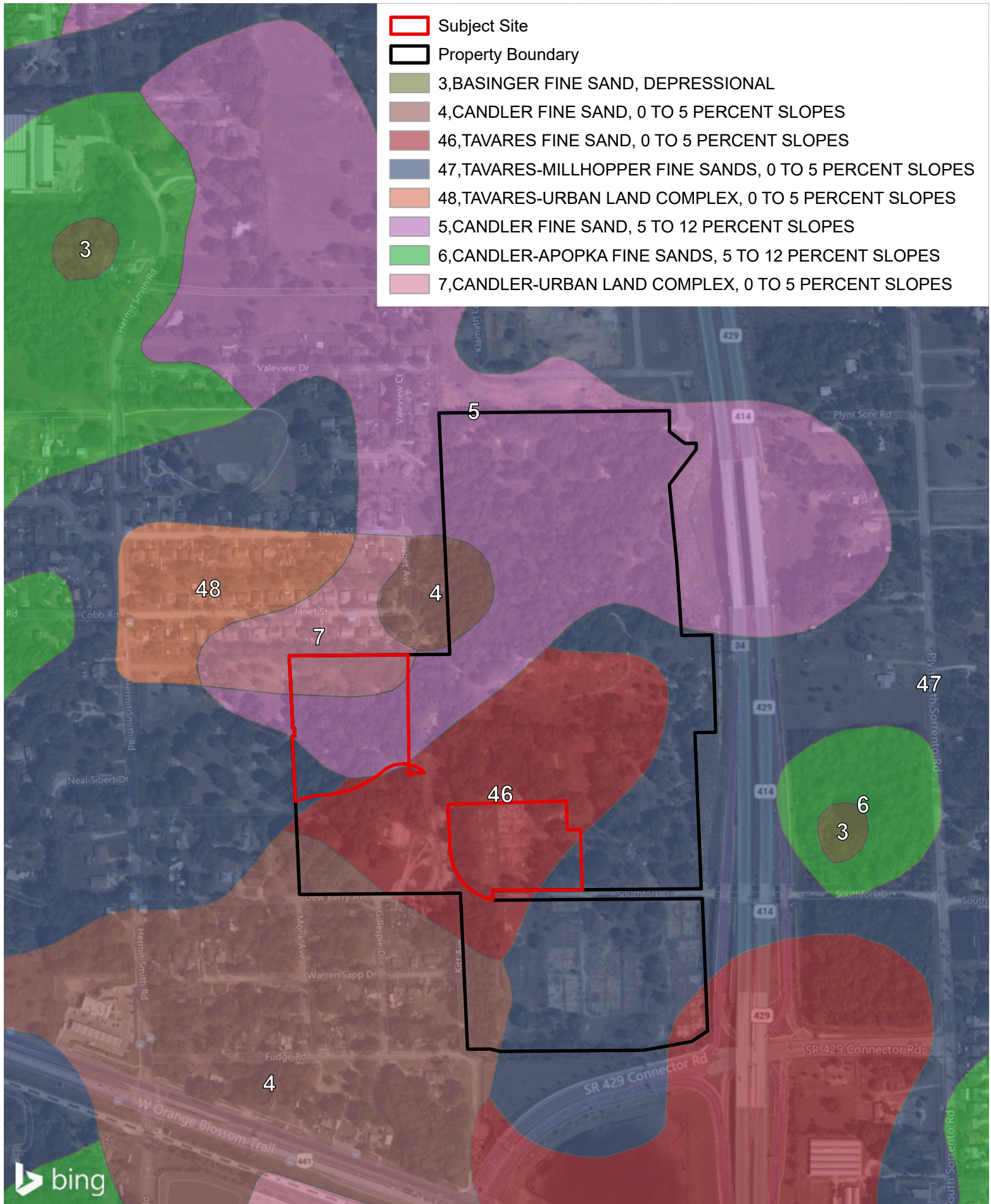


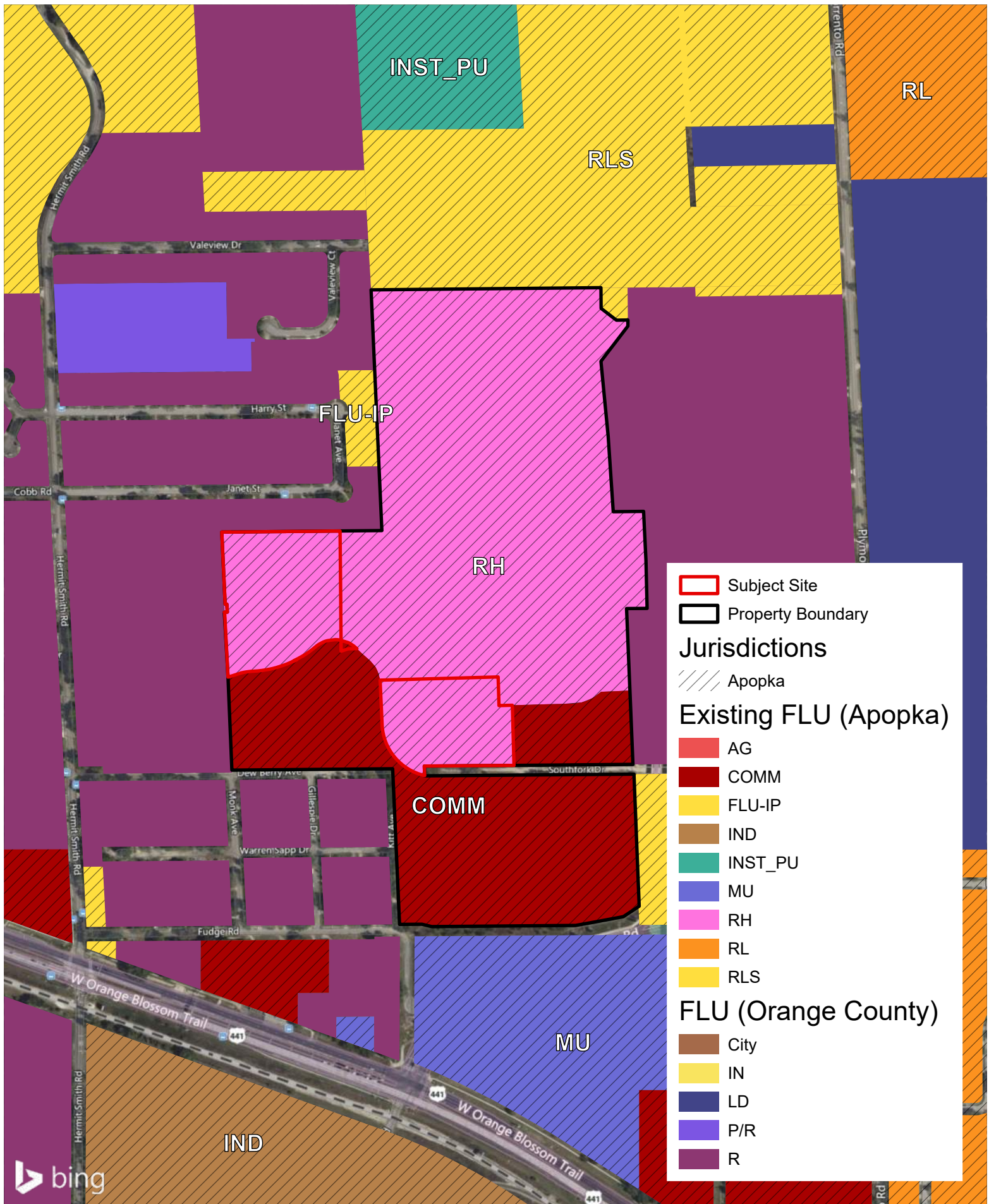


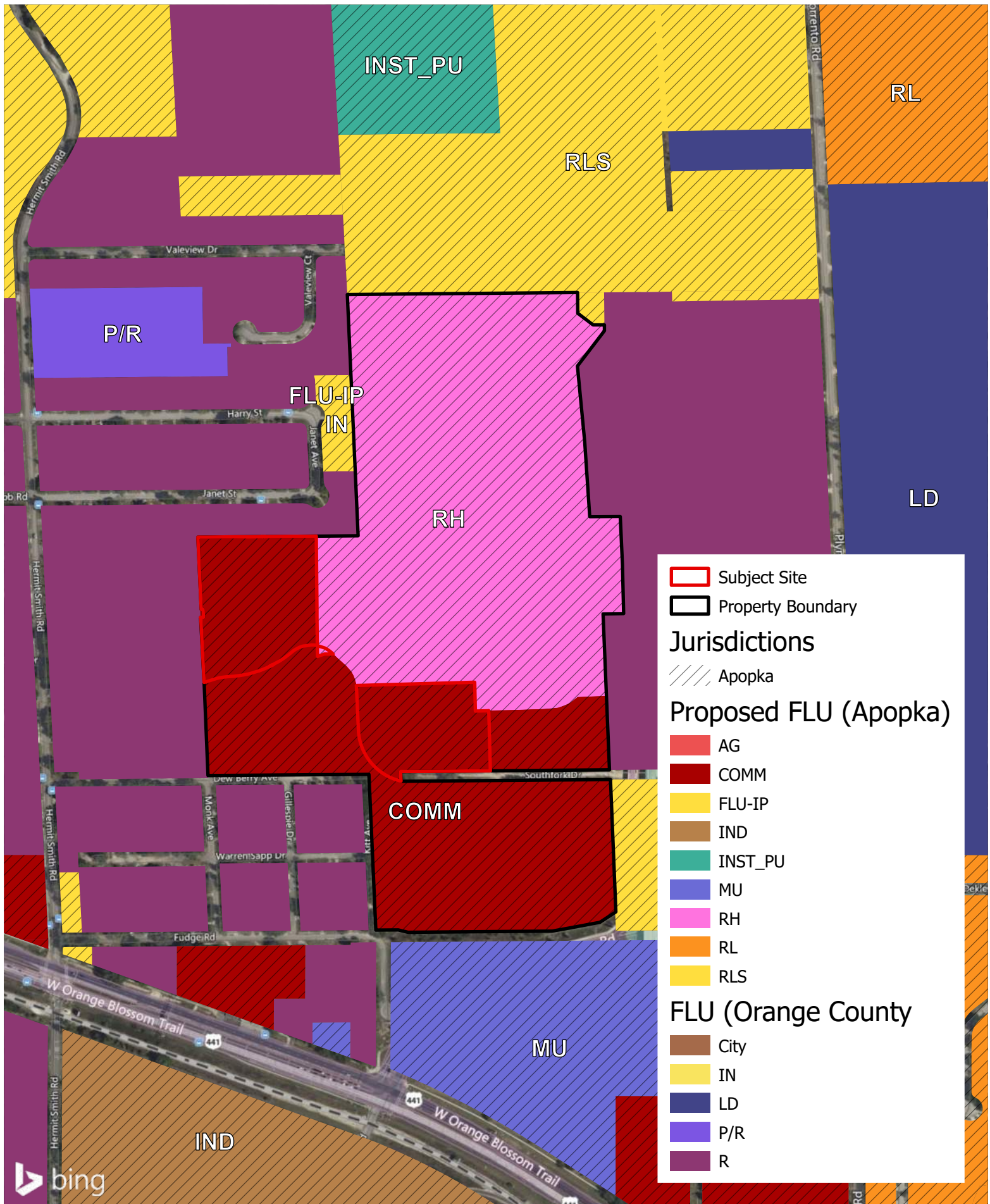


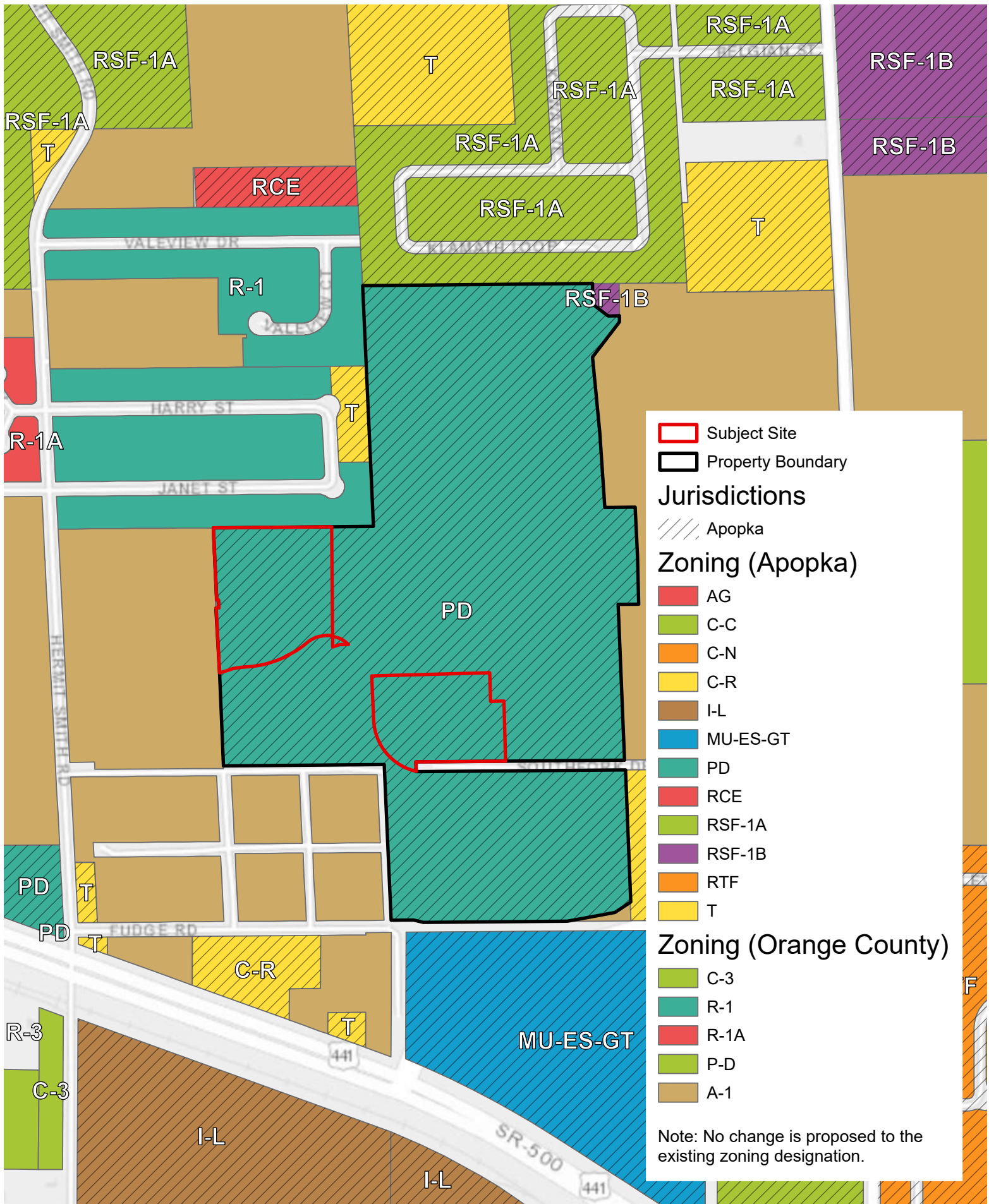














City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Brunache Commerce Park - Major Development Plan

REQUEST:

Recommend approval of the Brunache Commerce Park Major Development Plan

SUMMARY:

Owner(s): Yvon Brunache

Applicant: Steven Shea

Parcel Identification Number(s): 09-21-28-8260-04-010

Location: 315 S. Bradshaw Road

Project: Brunache Commerce Park Major Development Plan

Density: N/A

Project Manager: Jun Ik Sohn, Ph.D.

Zoning Report

This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Industrial	I-L	Vacant
East	"County" Residential	"County" R-2	Vacant
South	"County" Residential	"County" R-2	Residential
West	Industrial	I-L	Vacant

PROJECT SUMMARY:

The applicant has submitted a Major Development Plan for consideration for a development consisting of four buildings totaling 54,885 square feet in area that are comprised of light Industrial Office/Warehouse uses. The property is located at 315 S. Bradshaw Road. The subject property has an Industrial future land use designation and a zoning designation of I-L (Light Industrial). The subject property is approximately 5.79 acres (251,997 square feet) in size. 20.7% (52,230 square feet) of the site is set aside as open space, which includes a retention pond.

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

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

- d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
- 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/PARKING:

Access is proposed via two full access points located on W. 4th St and S. Bradshaw 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 134 parking spaces are provided on-site. Of the 134 parking spaces, 9 parking spaces are accessible spaces. LDC Table 5.1.5.J. requires 5 accessible spaces. 7 Electric Vehicle Charging/Parking spaces are also provided.

STORMWATER:

Stormwater retention is proposed on the west portion of the site.

LANDSCAPING/OPEN SPACE:

Landscape buffers are provided on the northern and southern property lines. Plant materials such as Weeping yaupon holly, Bald cypress, and Winged elm are provided.

A total of 52,230 square feet, which is 20.7 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 aside consists of a stormwater retention area, a pedestrian path and seating, 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 distribution of the DRC agenda.

PUBLIC HEARING SCHEDULE:

June 11, 2024 – Planning Commission (5:30 P.M.)

June 19, 2024 – City Council (7:00 P.M.)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee (DRC):

The Development Review Committee recommends approval of the Brunache Commerce Park Major Development Plan.

Recommended Motion – Planning Commission:

Recommend approval of the Brunache Commerce Park Major Development Plan.

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

ATTACHMENTS:

1. Brunache Commerce Park Major Development Plan
2. Brunache Commerce Park Landscape Plan
3. Brunache Commerce Park Maps

BRUNACHE COMMERCE PARK CONSTRUCTION SITE PLAN MAJOR DEVELOPMENT PLAN

ORANGE COUNTY TAX PARCEL ID NUMBER:
09-21-28-8260-04-010

NOVEMBER 2023
REVISED APRIL 2024

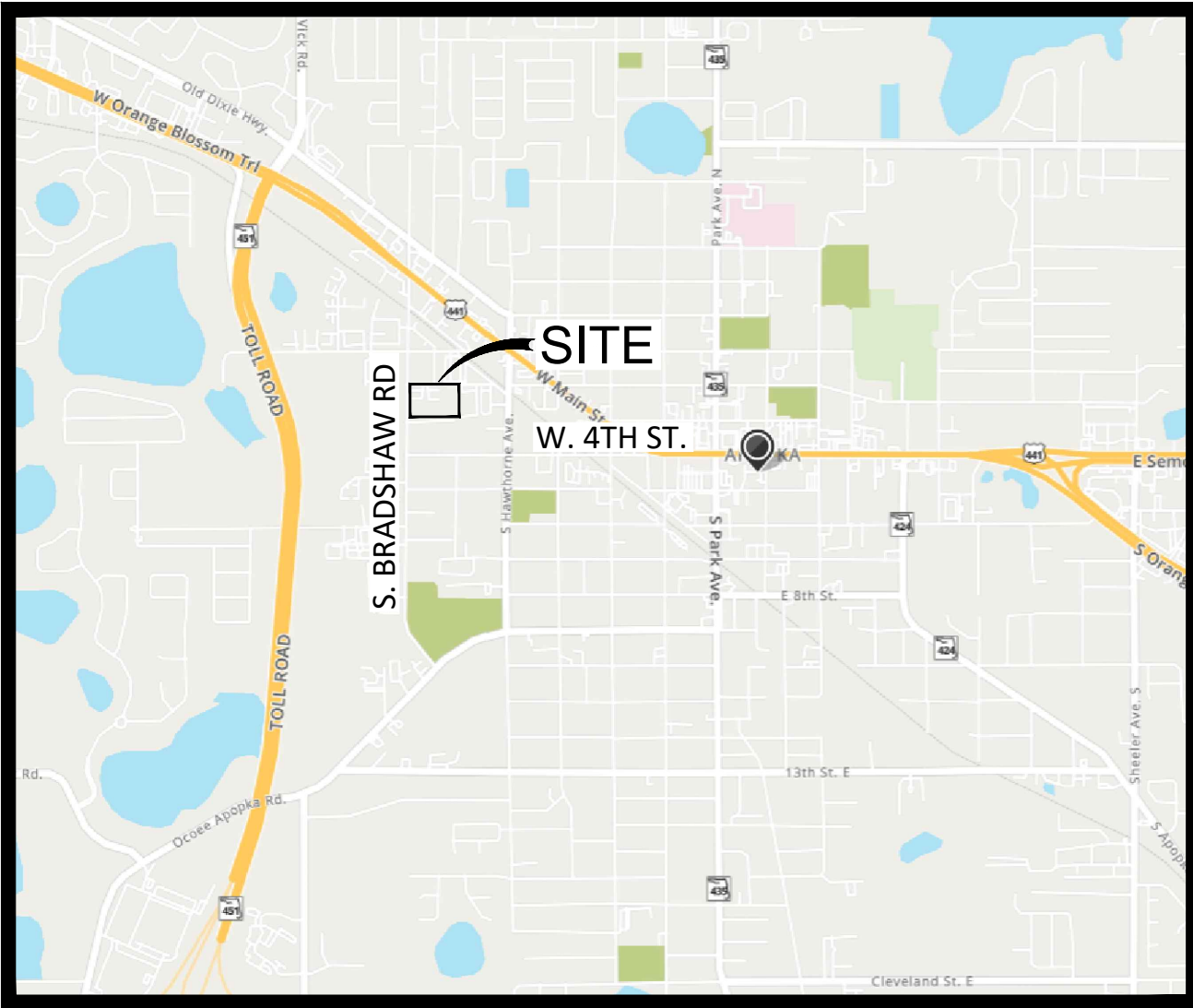
SOILS MAP
SCALE: N.T.S.



INFORMATION OBTAINED FROM USDA-NRCS WEBSITE:
SOIL SURVEY AREA: ORANGE COUNTY, FL
SURVEY AREA DATA: VERSION 18, AUG. 27, 2021

CLASSIFICATION	DESCRIPTION
48	TAVARES FINE SANDS - URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES (HYDROLOGIC SOIL GROUP 'A')
55	ZOLFO - URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP 'C')

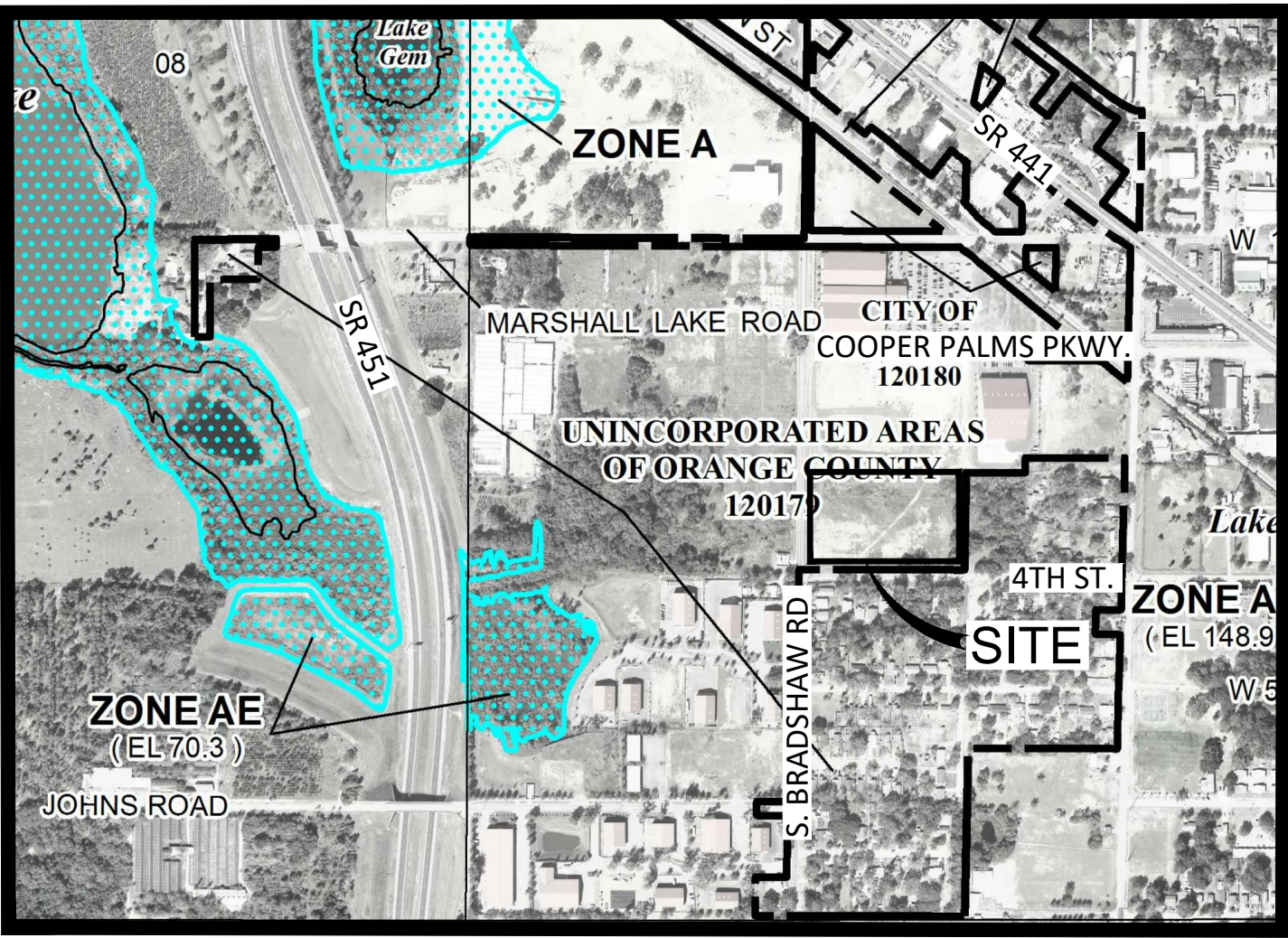
LOCATION MAP
SCALE: N.T.S.



LEGAL DESCRIPTION

LOT 1 THROUGH 24, BOTH INCLUSIVE, BLOCK D, SPRINGDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/2 OF THE VACATED ROAD LYING EAST OF AND ADJACENT THERETO, AND THE SOUTH 1/2 OF THE VACATED ROAD LYING NORTH OF AND ADJACENT THERETO. THE ABOVE DESCRIBE PARCEL CONTAINS A TOTAL OF 5.78 ACRES, MORE OR LESS. PROVIDED BY: BISHMAN SURVEYING & MAPPING, INC.

FLOOD INSURANCE RATE MAP
SCALE: N.T.S.

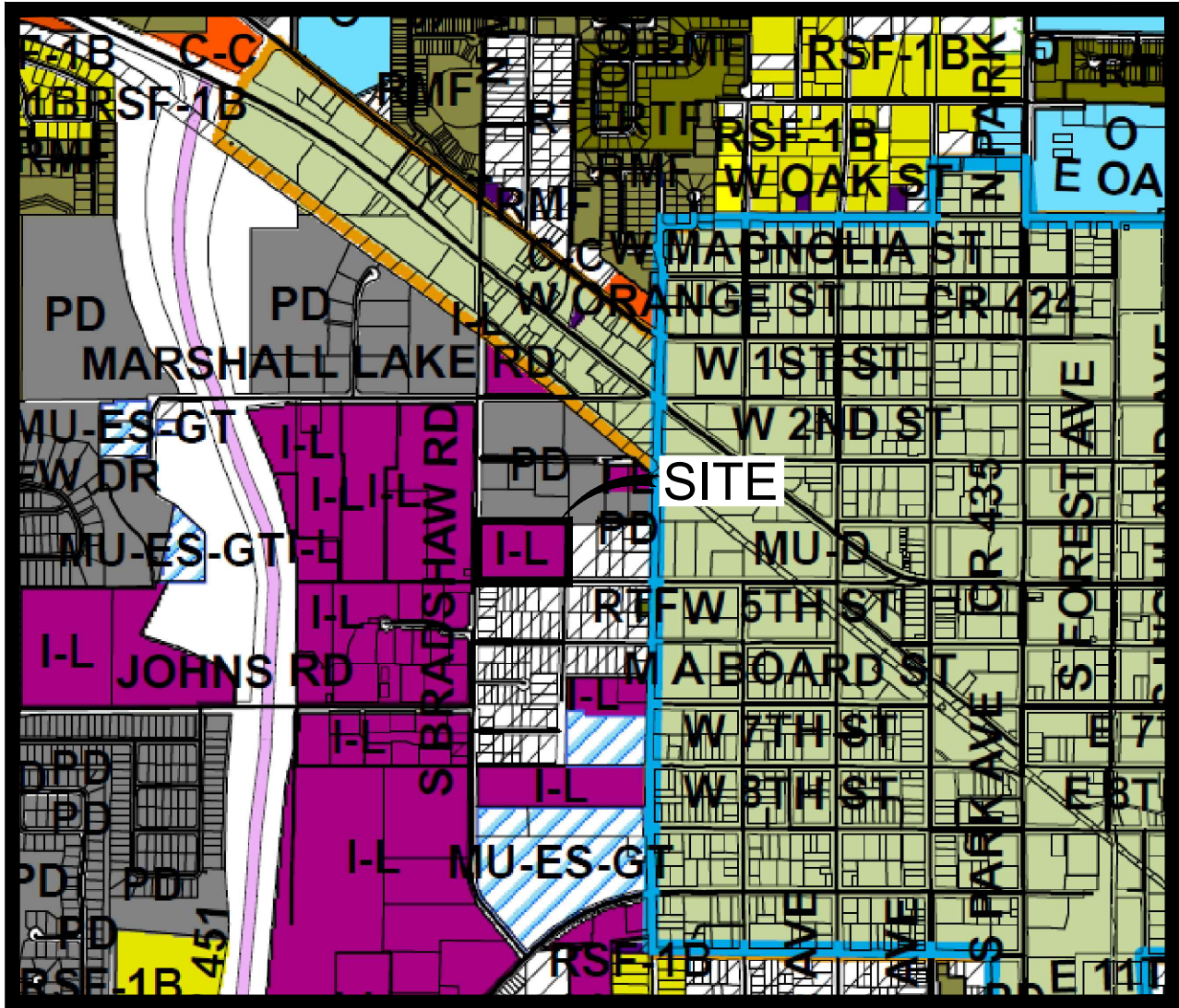


INFORMATION OBTAINED FROM FEMA WEBSITE:

MAP NUMBER 12095C0120H PANEL 120 OF 750; MAP REVISED SEPTEMBER 24, 2021

ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEEVES FROM 1% ANNUAL CHANCE FLOOD

ZONING MAP
SCALE: N.T.S.



ZONING: I-L (INDUSTRIAL - LIGHT)

SHEET INDEX

REVISION	SHEET No.	SHEET TITLE
0	C-0001	COVER SHEET
0	C-0002	SITE DATA & GENERAL NOTES
0	C-0003	SITE PLAN
0	C-0004	PARKING PLAN
0	C-0005	UTILITY PLAN
0	C-0006	PAVING, GRADING AND DRAINAGE PLAN
0	C-0007	SOUTH BRADSHAW ROAD IMPROVEMENTS PLAN & PROFILE
0	C-0008	WEST 4TH STREET IMPROVEMENTS PLAN & PROFILE
0	C-0009	STORMWATER POLLUTION PREVENTION PLAN
0	C-0010	CITY OF APOPKA FIRE TRUCK ACCESS
0	C-0011	SEMI TRUCK ACCESS
0	C-0012	UTILITY DETAILS
0	C-0013	UTILITY DETAILS
0	C-0014	UTILITY DETAILS
0	C-0015	PAVING AND DRAINAGE DETAILS
0	C-0016	PAVING AND DRAINAGE DETAILS
0	C-0017	MAINTENANCE OF TRAFFIC
0	C-0018	PROPOSED EASEMENTS & RIGHT OF WAY DONATION
0	EL-1	PHOTOMETRIC PLAN
0	EL-2	DETAILS AND SCHEDULES
0	L-1	LANDSCAPE PLAN
0	L-2	LANDSCAPE DETAILS AND NOTES
0	L-3	IRRIGATION SPRAY HEAD PLAN
0	L-4	IRRIGATION SPRAY HEAD PLAN DETAILS AND NOTES
0	SUR 1 & 2	BOUNDARY & TOPOGRAPHIC SURVEY (BISHMAN SURVEYING AND MAPPING)

OWNER/DEVELOPER
MR. YVON BRUNACHE
2239 PALM VISTA DR.
APOPKA, FL 32712-2448
T: (407) 822-4313

CIVIL ENGINEER
ATTN.: MR. TAN QU, P.E.
CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
T: (407) 644-6570

LANDSCAPE ARCHITECT
ATTN.: STEPHEN PATEGAS
HORTIS OASIS
1425 BERKSHIRE AVENUE
WINTER PARK, FL 32789
T: (407) 622-4886



UTILITY & COMMUNICATION CONTACT INFORMATION

WATER / SANITARY
APOPKA PUBLIC WORKS DEPT.
748 E. CLEVELAND ST.
APOPKA, FL 32703
T: (407) 703-1731

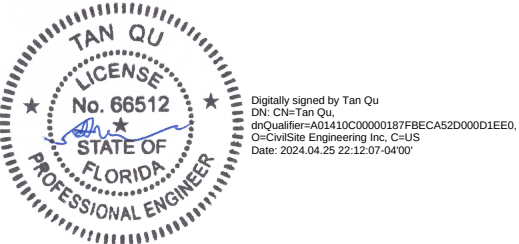
CABLE PROVIDER
SPECTRUM
(855)222-0102

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
700 UNIVERSE BLVD.
JUNO BEACH, FL 33408
T: (800) 226-3545

STORMWATER
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
2501 S. BINION ROAD
APOPKA, FL 32703
T: (877) 228-1658
T: (407) 659-4800

CIVIL DESIGN CRITERIA:

- CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION STANDARDS MANUAL 2016 EDITION, UPDATED MAY 2022
- FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION FY 2022-2023
- FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION 2014 EDITION



DEVELOPMENT SCHEDULE AND PHASING PLAN
BEGIN CONSTRUCTION - 3RD QUARTER OF 2024
PHASE 1: WILL INCLUDE INFRASTRUCTURE (BUILDING PADS, SEWER, WATER, STORM) FOLLOWED BY BUILDING 'A' AND ASSOCIATED PARKING
PHASE 2, 3 & 4: WILL INCLUDE ADDITIONAL BUILDING AND ASSOCIATED PARKING TO BE DETERMINED UPON LEASE AGREEMENT
DEVELOPMENT OF PHASES 2, 3 & 4 MAY REQUIRE SLIGHT RECONFIGURATION AND ASSOCIATED CITY OF APOPKA PLANNING REVIEW PRIOR TO PERMITTING

This item has been electronically signed and sealed by Tan Qu, PE, on 04/25/2024 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.

C-0001

GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF APOPKA, FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ORANGE COUNTY, AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS. IN CASE OF A CONFLICT THE MOST STRINGENT RULE SHALL GOVERN.
2. CITY OF APOPKA AND FDOT NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REVISIONS MADE BY THE AGENCIES. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE GOVERNING CODES, STANDARDS AND SPECIFICATIONS FOR FURTHER CLARITY AND DETAIL WHEN NEEDED.
3. CONTRACTOR IS ADVISED THAT PRIOR TO BEGINNING ANY WORK ONSITE, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REQUIRES THE FILING OF A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FILE THE NOI AND FORWARD COPIES TO CIVILSITE ENGINEERING, INC. AND THE LOCAL MSA OPERATOR, IF APPLICABLE. CONTACT FDEP NPDES STORM WATER NOTICES CENTER AT 866.336.6312 FOR MORE INFORMATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE POSTED ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES A COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, MODIFICATION DOCUMENTS, GEOTECHNICAL REPORT AND SPECIAL CONDITIONS AND ENV REQUIRED PERMITS.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE CONSTRUCTION SITE. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL SAFETY CODES AND REQUIREMENTS TO ENSURE THAT WORKERS, AND ALL OTHER AFFECTED PERSONS, MATERIALS, ONSITE AND OFFSITE MATERIALS, ONSITE AND OFFSITE PROPERTY, ARE SAFE. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THE SITE IS SECURE AND NOT ACCESSIBLE TO UNAUTHORIZED PERSONS.
7. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN THE NECESSARY RIGHT OF WAY UTILIZATION PERMITS(S) IF REQUIRED, AND PROVIDE A SAFETY AND CONTROL OF TRAFFIC PLAN DURING CONSTRUCTION. CONTRACTOR SHALL PREPARE AND SUBMIT TRAFFIC CONTROL PLANS PRIOR TO IMPLEMENTATION FOR APPROVAL BY THE CITY OF APOPKA. ALL COST ASSOCIATED WITH MAINTENANCE OF TRAFFIC REQUIRED SHALL BE BORNE BY THE CONTRACTOR.
8. ALL EXISTING CONDITIONS, BOUNDARY AND TOPOGRAPHY, UTILITIES AND PROPERTY INFORMATION ARE TAKEN FROM A SURVEY PREPARED BY BISHMAN SURVEYING & MAPPING, INC., DATED 11/30/2022 (NAV0 86 DATUM) AND FROM THE BEST AVAILABLE INFORMATION AND IS NOT CERTIFIED BY CIVILSITE ENGINEERING, INC.
9. BUILDING TIES GIVEN ARE FOR CONVENIENCE. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, LOCATIONS AND OTHER INFORMATION. BUILDING TIES SHOWN TO THE OUTSIDE DEFACE OF BUILDINGS.
10. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ALL CURB RADI ARE THREE FEET UNLESS NOTED OTHERWISE. ALL RADI INDICATED ON PLANS SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL PAVEMENT MARKINGS, STRIPING, SIGNAGE AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY CONTRACTOR PER MUTUAL CITY OF APOPKA, ORANGE COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS & SPECIFICATIONS.
12. ALL PAVEMENT MARKINGS (PAINT) DEPICTING PARKING SPACES, ACCESSIBLE PARKING SPACES, BARRIER FREE SYMBOLS, ACCESS AISLES, NO PARKING SIGNAGE, RESTRICTIVE PARKING AREAS, DRIVE LANES, VEHICULAR DIRECTION ARROWS AND THERMOPLASTIC) SHALL BE APPLIED TO ALL PAVED AREAS. PAVED AREAS SHALL BE MARKED WITH WHITE EMBLEMATES AT THE LOCATIONS AND LENGTHS SHOWN ON THE PLANS (ALL PAINT APPLICATIONS SHALL RECEIVE TWO COATS).
13. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEANUP OPERATIONS FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIALS AND EQUIPMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER.
14. ALL DISTURBED AREAS, SIGNAGE, AND LIGHTING SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
15. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS AND IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR A PERIOD OF ONE YEAR AFTER COMPLETION OF THE PROJECT (MINIMUM OF ONE YEAR) FROM THE DATE OF WRITTEN ACCEPTANCE FROM THE OWNER. THE CONTRACTOR SHALL REPLACE OR REPAIR ANY WORK OR MATERIAL FOUND TO BE DEFECTIVE UPON WRITTEN NOTICE FROM EITHER THE DESIGN ENGINEER OR THE MUNICIPALITY ENGINEERS/INSPECTOR.
16. THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD PLANS FOR ROAD CONSTRUCTION" FY 2022/2023 AND "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THE STANDARDS AND SPECIFICATIONS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
18. EXISTING LOCATIONS ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCING ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
19. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK. CONTRACTOR SHALL CONTACT SUNSHINE 811 FOR LIST OF UTILITY PROVIDERS IN THE VICINITY OF THE PROJECT.
20. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY CHECK ALL IMPROVEMENTS TO INSURE ADEQUATE POSITIONING OF BOTH HORIZONTAL AND VERTICAL ELEMENTS PRIOR TO INSTALLATION OF ANY IMPROVEMENTS.
21. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGE ORDER OR DEVIATION FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
22. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DURING THE TESTING AGES.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR, WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR. ALL UTILITY CROSSINGS SHALL BE PROPERLY DOCUMENTED IN DIGITAL PHOTOGRAPHS WITH MEASUREMENT DEVICES (TAPE MEASURE, ETC.) REFERENCED IN SUCH PHOTOGRAPHS BEFORE THE SAID UTILITIES CAN BE COVERED. FAILURE TO DO SO WILL RESULT IN SAID CROSSING BEING UNCOVERED TO RETRIEVE THIS INFORMATION AND ALL INCURRED EXPENSES SHALL BE BORNE BY THE CONTRACTOR.
25. ANY WELLS DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE ENGINEER OF RECORD AND APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
26. ANY WELL WATER DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE LOGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICT ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.
28. EXISTING MONITORING WELLS SHALL BE PROTECTED DURING CONSTRUCTION UNLESS NOTED OTHERWISE.
29. FIRE DEPT. ACCESS ROADS SHALL BE PROVIDED SUCH THAT ANY PORTION OF THE FACILITY OR ANY PORTION OF AN EXTERIOR WALL IS LOCATED NOT MORE THAN 150 FEET FROM THE FIRE DEPARTMENT ACCESS ROAD PER NFPA-1, 18.2.2.2.
- ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, AND REGULATIONS.
30. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED AT CONTRACTORS EXPENSE, BY A FLORIDA LICENSED LAND SURVEYOR SELECTED BY THE OWNER.
31. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
32. THE CONTRACTOR SHALL SUBMIT FOUR (4) SETS OF DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. TWO (2) COPIES OF THE SHOP DRAWINGS WILL BE RETURNED TO THE CONTRACTOR.
33. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEANUP OPERATION FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIALS AND EQUIPMENTS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER.
34. ALL DISTURBED AREAS, SIGNAGE AND LIGHTING SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITIONS OR BETTER.
35. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING PAVED AREAS AS NECESSARY. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS AT ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
36. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
37. THE UTILITIES DISPATCH OPERATOR (407-703-1757) SHALL BE NOTIFIED BY THE CONTRACTOR FOR PIPE EMERGENCIES.
40. UTILITIES ENGINEERING AND CONSTRUCTION DIVISION: 407-703-1751
41. ALL EXISTING WATER, FORCE, GRAVITY AND RECLAIMED WATER MAINS AND OTHER FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, ETC IN CONFLICT WITH PROPOSED IMPROVEMENTS.
43. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO UTILITIES' MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY UTILITIES, UTILITIES MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
44. UTILITIES CONSTRUCTION DIVISION SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROXIMITY OF ANY UTILITIES.
45. ONLY UTILITIES SHALL OPERATE WATER, WASTEWATER, AND RECLAIMED WATER VALVES. COORDINATE VALVE OPERATION WITH APPROPRIATE UTILITIES INSPECTOR.
46. ALL NEW VALVES BEING INSTALLED SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT ANY PROPOSED WATER MAIN TO ANY EXISTING WATER MAIN UNLESS CLEARED BY FDEP AND UTILITIES.
47. THE UTILITY IMPROVEMENTS AND ADJUSTMENTS SHOWN ON THESE PLANS ARE INTENDED TO MAINTAIN THE INTEGRITY OF THE CITY OF APOPKA UTILITY SYSTEMS. ALL CITY OF APOPKA UTILITIES MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITY DESIGN AND CONSTRUCTION STANDARDS MANUAL. ALL PLANS DOES NOT INCLUDE WORK PERFORMED ON OR FOR UTILITY SYSTEMS OWNED BY OTHERS, UNLESS STATED OTHERWISE ON THE PLANS.
48. ALL EXISTING AND CITY OF APOPKA UTILITIES VALVES, VALVE BOXES, AND MANHOLES SHALL BE PROTECTED AND ADJUSTED TO FINISHED GRADE AS SHOWN ON THE DRAWINGS. ALL EXISTING ABOVE GROUND VALVES TO BE RELOCATED, AS REQUIRED.
49. OWN TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE. FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

UTILITY GENERAL NOTES

1. ALL MATERIAL, CONSTRUCTION AND TESTING SHALL CONFORM TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, AND CITY OF APOPKA STANDARDS AND SPECIFICATIONS. IN CASE OF A CONFLICT THE MOST STRINGENT RULE SHALL APPLY.
2. CONTRACTOR SHALL NOTIFY UTILITIES AND SUNSHINE SEVEN WORKING DAYS PRIOR TO CONSTRUCTION FOR FLAGGING / LOCATION OF EXISTING UTILITY LINES. EXISTING UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AS SHOWN ON THE PLANS PROVIDED BY BISHMAN SURVEYING & MAPPING, INC.
3. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AND POINTS OF CONNECTION PRIOR TO START OF CONSTRUCTION. IF ANY DISCREPANCIES WITH PIPE, FITTING, VALVE OR STRUCTURE LOCATIONS ARE DISCOVERED DURING STARTUP, CONTRACTOR SHALL REFER TO CIVIL ENGINEER (407) 644-6570 FOR CLARIFICATION.
4. UTILITIES AND STRUCTURES SHALL BE PROTECTED DURING CONSTRUCTION. ANY EXISTING UTILITIES NOT PLANNED TO BE MODIFIED, CONSTRUCTION AND RESTORE AT CONTRACTOR EXPENSE ANY EXISTING DISTURBED UTILITIES NOT PLANNED TO BE MODIFIED.
5. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED PIPES, EXCEPT AS SPECIFICALLY SHOWN ON THESE PLANS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE POSTED ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THE ENGINEER AND CITY OF APOPKA INSPECTOR SHALL BE NOTIFIED AT LEAST 3 DAYS PRIOR TO ANY TESTING. FAILURE TO DO SO WILL RESULT IN RETESTING AT THE CONTRACTOR'S EXPENSE.
7. ALL EXISTING GAS, TELEPHONE, AND ELECTRIC SERVICES SHOWN ON PLANS ARE FOR INFORMATIONAL PURPOSES ONLY.
8. PRIOR TO THE PRE-CONSTRUCTION MEETING WITH CITY OF APOPKA THE CONTRACTOR SHALL OBTAIN A GAS NOTIFICATION NUMBER AND PROVIDE IT AT THE PRE-CONSTRUCTION MEETING.
9. CHAPTER 77-150 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS OR SERVICES LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE GAS FACILITIES IS BY AN ON-SITE INSPECTION BY NATURAL GAS PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE SUNSHINE STATE ONE CALL AT 1-800-432-4770 TWO WORKING DAYS BEFORE DIGGING IN A CONSTRUCTION AREA.
10. CONTRACTOR SHALL MEET ALL CONDITIONS OF THE FDEP PERMITS.
11. ALL PVC PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL.

WATER AND SEWER NOTES

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING AT THE BUILDING OR UNDERGROUND LOCATIONS.
2. WATER PIPES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES RESPECTIVELY AND WITNESSED BY CITY OF APOPKA INSPECTOR AND CIVILSITE ENGINEERING REPRESENTATIVE. CHLORINATION AND BACTERIOLOGICAL TESTING SHALL BE PERFORMED PER AWWA C651 AND CITY OF APOPKA STANDARDS AND SPECIFICATIONS.
3. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH CITY OF APOPKA SPECIFICATIONS.
4. ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A PERMANENT, EASY TO ACCESS, AND MAINTAINABLE ACCESS POINT TO ALL ON-SITE WATER DISTRIBUTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
6. WATER MAIN SHALL NOT COME IN CONTACT WITH OR PASS THROUGH ANY SANITARY OR STORM SEWER MANHOLE OR STRUCTURE.
7. WATER SYSTEM JOINTS SHALL BE PER CITY OF APOPKA STANDARDS A CONSTRUCTION SPECIFICATIONS MANUAL.
8. FIRE HYDRANTS SHALL BE INSTALLED APPROXIMATELY THREE FEET FROM THE BACK OF CURB / EDGE OF PAVEMENT. PUMPER NOZZLE SHALL FACE PARKING LOT. ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
9. INSTALL VALVE BOXES WITH ALL VALVES. VALVE BOXES WITHIN PAVEMENT AREAS SHALL HAVE TRAFFIC BEARING COVERS.
10. THE CONTRACTOR SHALL CONSTRUCT FIRE HYDRANT PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
11. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
12. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE ON LANDSCAPE PLANS.
13. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATION. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATER TIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOADED INTO THE TRENCH.
14. ALL PHASED INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING SHALL BE DONE IN A WORKMAN LIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATINGS OR LINING IN ANY DUCTILE IRON PIPE FITTINGS, ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE SHALL NOT BE USED, ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE AND SHALL BE REPLACED AT THE CONTRACTOR EXPENSE.
15. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING DELIVERED TO THE SITE.
16. ALL UTILITY TRENCHES LOCATED UNDER AREAS TO RECEIVE PAYING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
17. UNDERGROUND UTILITY CROSSINGS SHALL BE DOCUMENTED INCLUDING SEPARATION MEETING FDEP / CITY OF APOPKA REQUIREMENTS AND PHOTOGRAPHED AT TIME OF INSTALLATION.
18. CONTRACTOR SHALL PERFORM AT HIS OWN EXPENSE ANY AND ALL TEST REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TEST MAY INCLUDE, BUT MAY NOT BE LIMITED TO: INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
19. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED TO 150 PSI TO ASSURE WATER TIGHTNESS.
- ON-SITE WASTEWATER COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY PROPERTY OWNERS.
20. ALL WATER MAINS SHALL BE INSTALLED WITH CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. ALL PIPE AND PIPE FITTINGS SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-595.320 (21) (B) 3. F.C. USING BLUE AS A PREDOMINANT COLOR.
21. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
22. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST TEN FEET SHOULD BE MAINTAINED, WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:
A. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHEL LOCATED ON ONE SIDE OF THE SEWER.
B. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (A) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.
C. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.
23. THE CONTRACTOR SHALL BE SOLEY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE WATER METER TO ASSURE POTABILITY AT THE POINT OF USE.
24. POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES RESPECTIVELY AND WITNESSED BY CITY OF APOPKA INSPECTOR AND CIVILSITE ENGINEERING REPRESENTATIVE. CHLORINATION AND BACTERIOLOGICAL TESTING SHALL BE PERFORMED PER AWWA C651 AND WITNESSED BY CITY OF APOPKA INSPECTOR.
25. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C100/C151;
B. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL).
(1) AWWA C900/ASTM 1784 (4 INCHES TO 12 INCHES) WITH DR18 MINIMUM;
(2) AWWA C905 (14 INCHES TO 36 INCHES);
(3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SDR 21 MINIMUM);
IF CONNECTION TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWINGS MUST OCCUR:
A. PRELIMINARY BOIL WATER NOTICES MUST BE ISSUED IN CASE OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
B. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVERSE (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
26. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.
27. EXISTING AND PROPOSED GATE VALVES AT POINTS OF CONNECTION SHALL BE CLOSED AND REMAIN LOCKED UNTIL LINE IS CLEARED.
28. WATER SYSTEM JOINTS SHALL BE INTEGRAL BELL PUSH ON TYPE AND CONFORM TO ASTM D3139.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTIONS RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF APOPKA SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FOOT SPECIFICATION AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
11. ALL UNPAVED AREAS IN EXISTING RIGHTS OF WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED TO MATCH EXISTING CONDITIONS.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT / FHWA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE BACKFILLED WITH CLEAN SUITABLE BACKFILL MATERIAL, AS SPECIFIED IN THE LANDSCAPE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SODDING OR LANDSCAPING IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLANS. CONTRACTOR SHALL DOCUMENT CORRECT PH BALANCE OF SOIL MATERIAL PLACED IN LANDSCAPE AREAS PRIOR TO LANDSCAPE ARCHITECT BACKFILL INSPECTION.
6. ALL AREAS EXISTING ON PAVEMENT/VEHICULAR STORAGE AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED IN THESE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2 INCHES DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2 INCHES DEEP FOR A SMOOTH AND STRAIGHT JOINT AND THEREAFTER EXISTING PAVEMENT ELEVATION TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS, AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302 OF THE FLORIDA ADMINISTRATIVE CODE.
15. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
16. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
17. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS AND DEBRIS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
18. MINIMUM GRADE OF SODDED AREA SHALL BE 1% UNLESS NOTED OTHERWISE IN THE PLANS.
19. ALL DISTURBED AREAS ONSITE AND OFFSITE SHALL BE RETURNED TO ORIGINAL CONDITIONS OR BETTER.
20. REGULATION OF PAVING AND DRAINAGE IMPROVEMENTS.
21. ALL UNSUITABLE EXCAVATION MATERIAL SHALL BE DISPOSED OF AT AN APPROVED LOCATION SECURED & PAID FOR BY THE CONTRACTOR.
22. CONTRACTOR SHALL MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITY AND STORMWATER PIPE POINT OF CONNECTIONS PRIOR TO BEGINNING UTILITY CONSTRUCTION (BOTH HORIZONTALLY AND VERTICALLY) AND NOTIFY CIVILSITE ENGINEERING OF ANY CHANGES TO THE EXISTING UTILITY LOCATIONS.
24. CONTRACTOR IS ADVISED THAT PRIOR TO BEGINNING ANY WORK ONSITE, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REQUIRES THE FILING OF A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES CONSTRUCTION GENERAL PERMIT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FILE THE NOI AND FORWARD COPIES TO CIVILSITE ENGINEERING, INC. AND THE LOCAL MSA OPERATOR, IF APPLICABLE. CONTACT FDEP NPDES STORMWATER NOTICES CENTER AT 866.336.6312 FOR MORE INFORMATION.
25. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE ONSITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
26. SITE GRADING, PAVING, AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF APOPKA DEVELOPMENT STANDARDS AND SPECIFICATIONS AND FDOT ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.
27. FOR GEOTECHNICAL RECOMMENDATIONS AND FINDINGS, REFER TO THE GEOTECHNICAL INVESTIGATION PREPARED BY YOVASH & ASSOCIATES, INC. HAVING JURISDICTION. THESE TEST MAY INCLUDE, BUT MAY NOT BE LIMITED TO: INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANHOLE TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.
28. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PARKING AND DRIVEWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE RESULT FROM THE ADJUSTMENTS DESCRIBED, THE CONTRACTOR SHALL NOTIFY THE SITE SUPERINTENDENT END ENGINEER PRIOR TO CONSTRUCTION.
29. PRIOR TO FINAL ACCEPTANCE THE CONTRACTOR SHALL PROVIDE CIVILSITE ENGINEERING, INC. WITH COMPLETE STORMWATER AS-BUILTS CERTIFIED BY A LICENSED PROFESSIONAL SURVEYOR INCLUDING CONDUIT, STRUCTURES, INLETS AND PIPES. SPREADSHEET, ALL SURFACE CONTOURS, DIMENSIONS, AND SLOPES. AS-BUILTS SHALL BE IN ACCORDANCE WITH SURWM AND CITY OF APOPKA REQUIREMENTS.

CITY OF APOPKA DOC HOLDS

CONTRACTOR SHALL BE RESPONSIBLE FOR ADDRESSING DOC HOLDS THROUGHOUT THE PROJECT DURATION.

RECORD DRAWINGS

CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 4 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2018 OR LATER FORMAT, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGAL INFORMATION INCLUDED ON THE DESIGN PLANS IN ACCORDANCE WITH AGENCY REQUIREMENTS.

THIRD PARTY TEST REPORTS REQUIRED

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- WATER PIPE BACKFILL COMPACTION TEST REPORTS AND CERTIFICATIONS
- DRAINAGE PIPE BACKFILL INSTALLATION CERTIFICATIONS
- ANY OTHER TESTING REQUIRED BY A GOVERNING AGENCY, INCLUDING BUT NOT LIMITED TO CITY, FDEP, & SURWMD
- CCTV OF SANITARY SEWER AND STORM WATER CONVEYANCE SYSTEMS. CCTY OF SANITARY SEWER SHALL INCLUDE MAINS AND LATERALS.
- MATERIAL TEST REPORTS (DURING CONSTRUCTION AND AT FINAL INSPECTION); I.E.: DENSITY TEST , ASPHALT AND CONCRETE REPORTS AND TEST
- BACTERIOLOGICAL TEST
- PRESSURE TEST REPORTS
- AS-BUILT SURVEY (PER CITY OF APOPKA, FDEP AND SURWMD REQUIREMENTS)
- STORMWATER LASER PROFILE (DVD'S & REPORTS)
- STORMWATER CONVEYANCE SYSTEM SHALL BE SHALL BE JET VACUUMED AND CLEANED PRIOR TO REQUEST FOR CERTIFICATION OF OCCUPANCY
- ONSITE TV / VIDEO / FTFP FOR CONSTRUCTION DOCUMENTATION IF REQUIRED BY THE CITY OF APOPKA
- PRIVATE FIRE HYDRANT FLOW TEST

TYPICAL CERTIFICATION OBSERVATIONS

CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BACK FILLING OF LANDSCAPE AREAS
- DELIVERY OF PLANT MATERIAL
- INSTALLATION OF PLANT MATERIAL
- INSTALLATION OF IRRIGATION SYSTEM
- FINAL INSPECTION
- BACK FILLING OF LANDSCAPE AREAS
- DELIVERY OF PLANT MATERIAL
- INSTALLATION OF PLANT MATERIAL
- INSTALLATION OF IRRIGATION SYSTEM
- FINAL INSPECTION

CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- BACKFILLING OF LANDSCAPE AREAS
- DELIVERY OF PLANT MATERIAL
- INSTALLATION OF PLANT MATERIAL
- INSTALLATION OF IRRIGATION SYSTEM
- FINAL INSPECTION

STORMWATER MANAGEMENT SYSTEM MAINTENANCE

1. OWNER SHALL MAINTAIN VEGETATION AND SOD CONTINUOUSLY. ANY DEAD OR DECAYING VEGETATION / SOD SHALL BE REPLACED WITHIN 14 DAYS.
2. OWNER SHALL INSPECT DRAINAGE COLLECTION SYSTEM MONTHLY. ALL DEBRIS AND CLOGS SHALL BE CLEAN IMMEDIATELY.
3. OWNER SHALL MAINTAIN CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE. FLUSH OUT NEW WATER MAIN WITH POTABLE WATER (USE "JUMPER" ASSEMBLY WITH BACKFLOW PREVENTER TO MAKE TEMPORARY CONNECTIONS TO AN EXISTING WATER SOURCE).

SITE DATA:

PARCEL IDENTIFICATION:
ORANGE COUNTY PROPERTY RECORD NO.: 09-21-28-8260-04-010
ADDRESS: 315 S. BRADSHAW ROAD, APOPKA, FL 32712-2448

PROJECT DESCRIPTION:
PHASED LIGHT INDUSTRIAL COMPLEX WITH WAREHOUSE STORAGE, AND OFFICE FACILITIES
EXISTING USE: VACANT UNDEVELOPED LAND

PROPOSED USE: LIGHT INDUSTRIAL /WASSOCIATED SUPPORT OFFICE

CURRENT ZONING: I-L (INDUSTRIAL - LIGHT)

FUTURE LAND USE: INDUSTRIAL

FIRE STATION ZONE: 1

ADJACENT LAND USE DESIGNATIONS:
NORTH: PD (I-1)
SOUTH: 4TH STREET RIGHT OF WAY
EAST: UNINCORPORATED ORANGE COUNTY RESIDENTIAL
WEST: S. BRADSHAW ROAD RIGHT OF WAY

BUILDING SETBACK:

REQUIRED PROPOSED
FRONT: 10 FEET 25.0 FEET MIN.
REAR: 10/30(1) FEET 30.0 FEET MIN.
SIDE: 10/30(1) FEET 15.0 FEET MIN.

LANDSCAPE BUFFER YARDS:

REQUIRED PROVIDED
NORTH: N/A 5'
SOUTH: TYPE 'D' TYPE 'D' OPTION 1
EAST: TYPE 'D' TYPE 'D' OPTION 3
WEST: TYPE 'D' TYPE 'A' OPTION 1
SIDE YARD: 15' MIN. VARIES

BUILDING HEIGHT: (MAX. FT.)
MAXIMUM ALLOWED: 45 FEET
PROPOSED: NOT TO EXCEED 45 FEET

FLOOR AREA RATIO (FAR): 0.40 MAX
PROPOSED: WILL NOT EXCEED 0.40 /
CURRENT CONFIGURATION 0.23

SITE AREAS:

TOTAL SITE AREA: 251,997 SF / 5.79+ AC.
MAX. ISR (IMPERVIOUS SURFACE) ALLOWED : 80% (4,628 AC.)
PROPOSED: NOT TO EXCEED 80%
CURRENT PLAN: 59.12% (3,414 AC.)

CURRENT CONCEPTUAL PLAN

IMPERVIOUS (ASPHALT / CONCRETE) 93,666 SF / 37.17%
BUILDINGS 54,885 SF / 21.78%
DRY POND (TOP OF BANK) 34,833 SF / 13.82%
PERVIOUS 68,613 SF / 27.23%
251,997 SF / 100.00%

PARKING REQUIRED:

BUILDING 'A'
OFFICE: 1 SPACE / 250 SF EST. 2,060 SF / 8.24 USE 8
WAREHOUSE: 1 SPACE / 500 SF EST. 1,000 SF / 2 USE 2

BUILDING 'B'
OFFICE: 1 SPACE / 250 SF EST. 3,000 SF / 12 USE 12
WAREHOUSE: 1 SPACE / 500 SF EST. 6,000 SF / 13.2 USE 13

BUILDING 'C'
OFFICE: 1 SPACE / 250 SF EST. 4,225 SF / 16.9 USE 17
WAREHOUSE: 1 SPACE / 500 SF EST. 20,000 SF / 40 USE 40

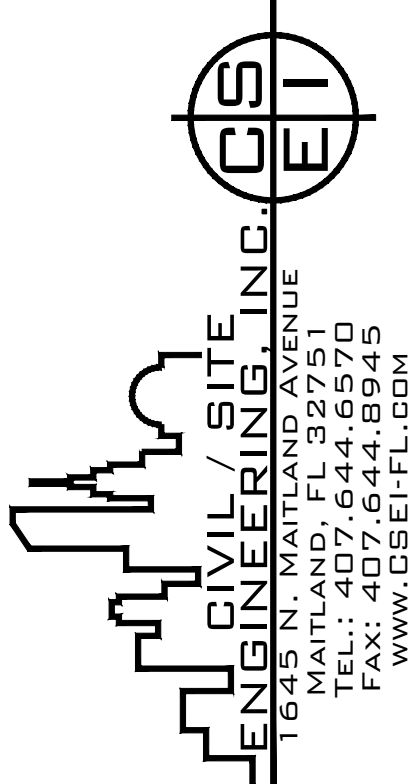
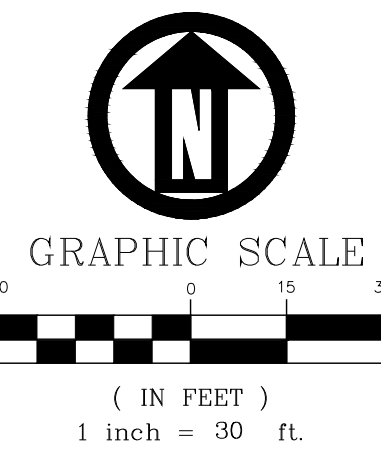
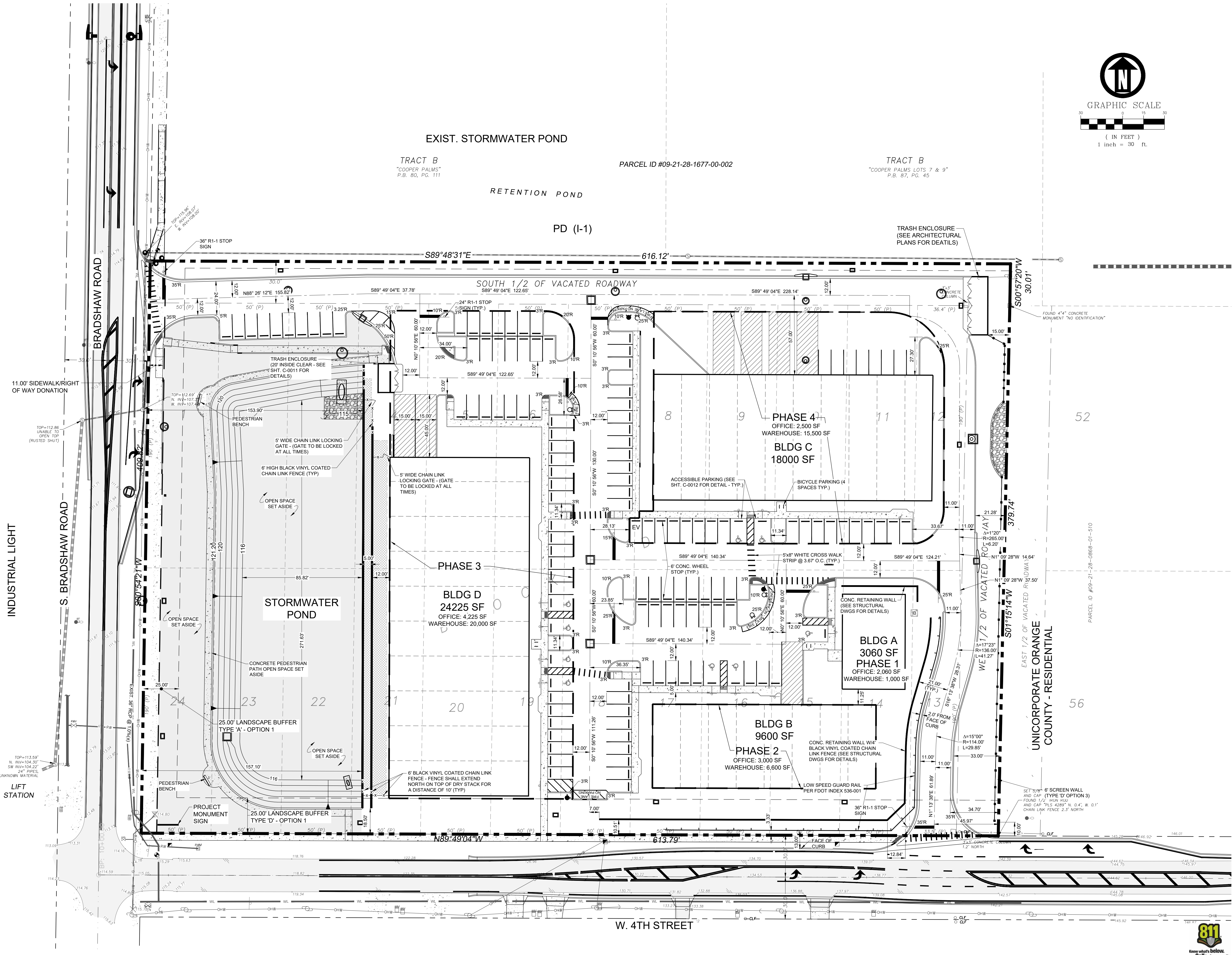
BUILDING 'D'
OFFICE: 1 SPACE / 250 SF EST. 2,500 SF / 10 USE 10
WAREHOUSE: 1 SPACE / 500 SF EST. 15,500 SF / 31 USE 31
TOTAL 133

PARKING PROVIDED:

12' x 18' ACCESSIBLE PARKING: 9
9' x 18' PARKING: 118
9' x 18' EV SPACE (135 x 5%): 7
TOTAL 134

BICYCLE PARKING

<



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.	
315 S. BRADSHAW ROAD	
BRUNACHE COMMERCE PARK	
APOPKA, FL 32712	
SITE PLAN	

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QI ON: Apr 25, 2024	
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS	
DATE:	
PROJECT NO.:	
DRAWN BY:	SS
DESIGNED BY:	TQ
CHECKED BY:	TQ
ENGINEER IN CHARGE:	TAN QI
P.E. No.:	66512
CIVIL/SITE ENGINEERING, INC. 1645 MAITLAND AVENUE MAITLAND, FL 32751 LICENSE No. 27346	
SHEET NO. C-0003	
OF: 18	

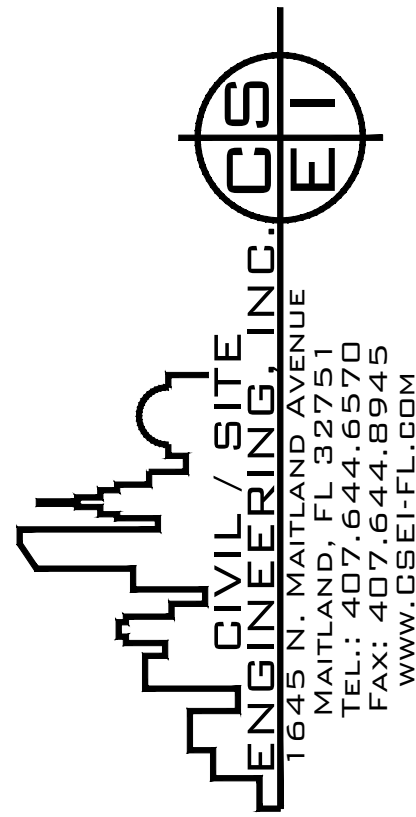
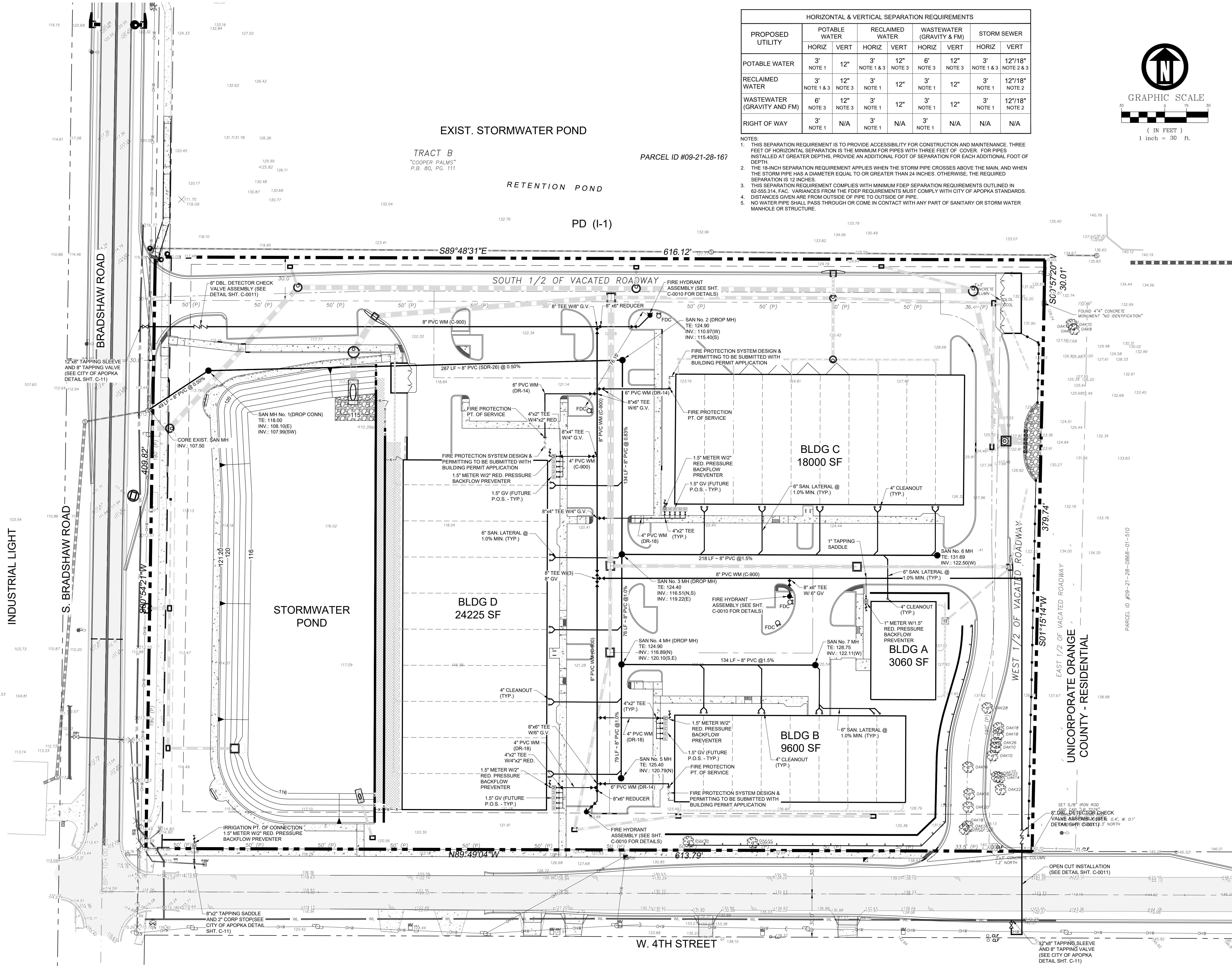




PARKING PLAN

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0004
OF: 18



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

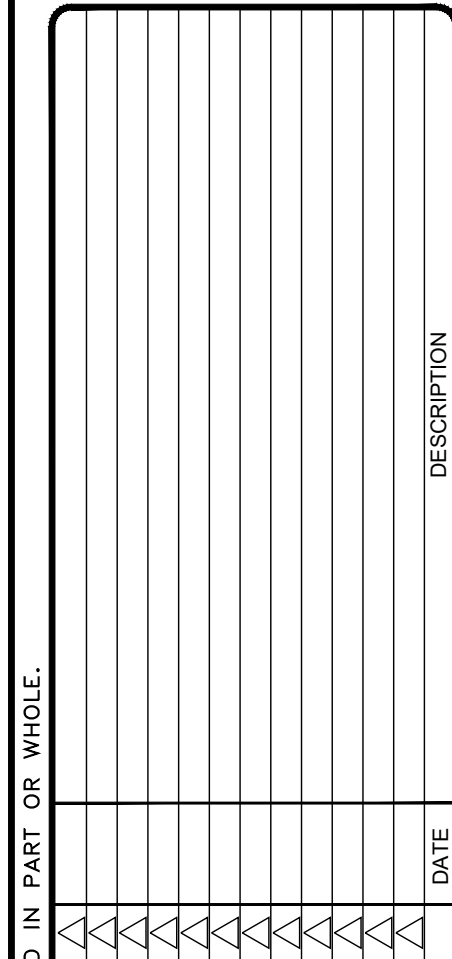
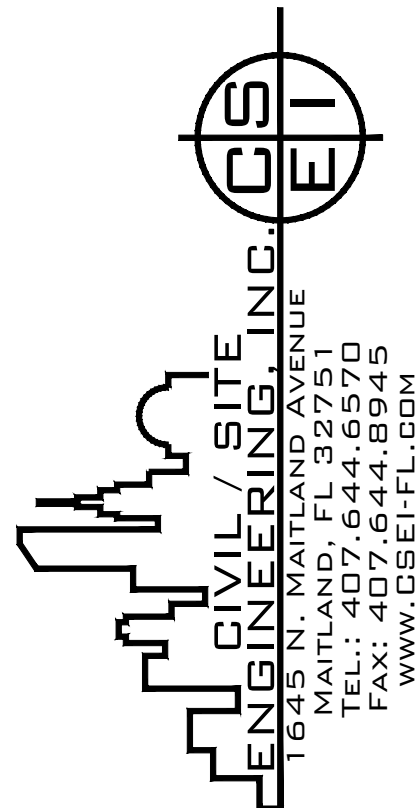
UTILITY PLAN

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE: _____

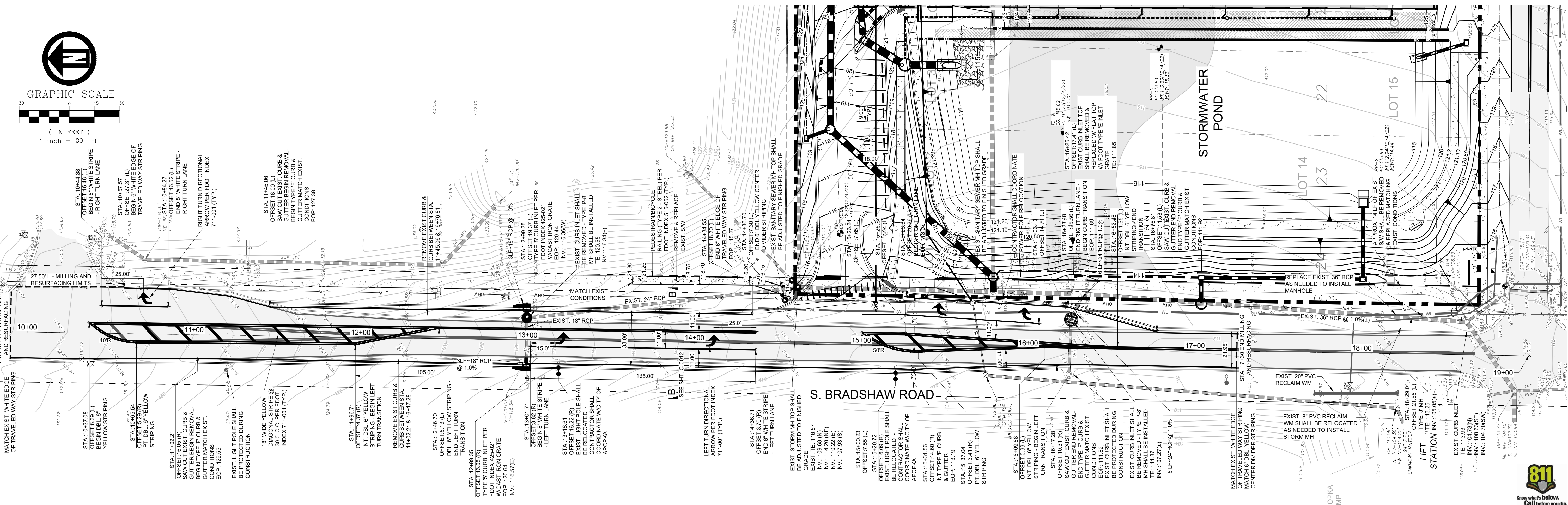
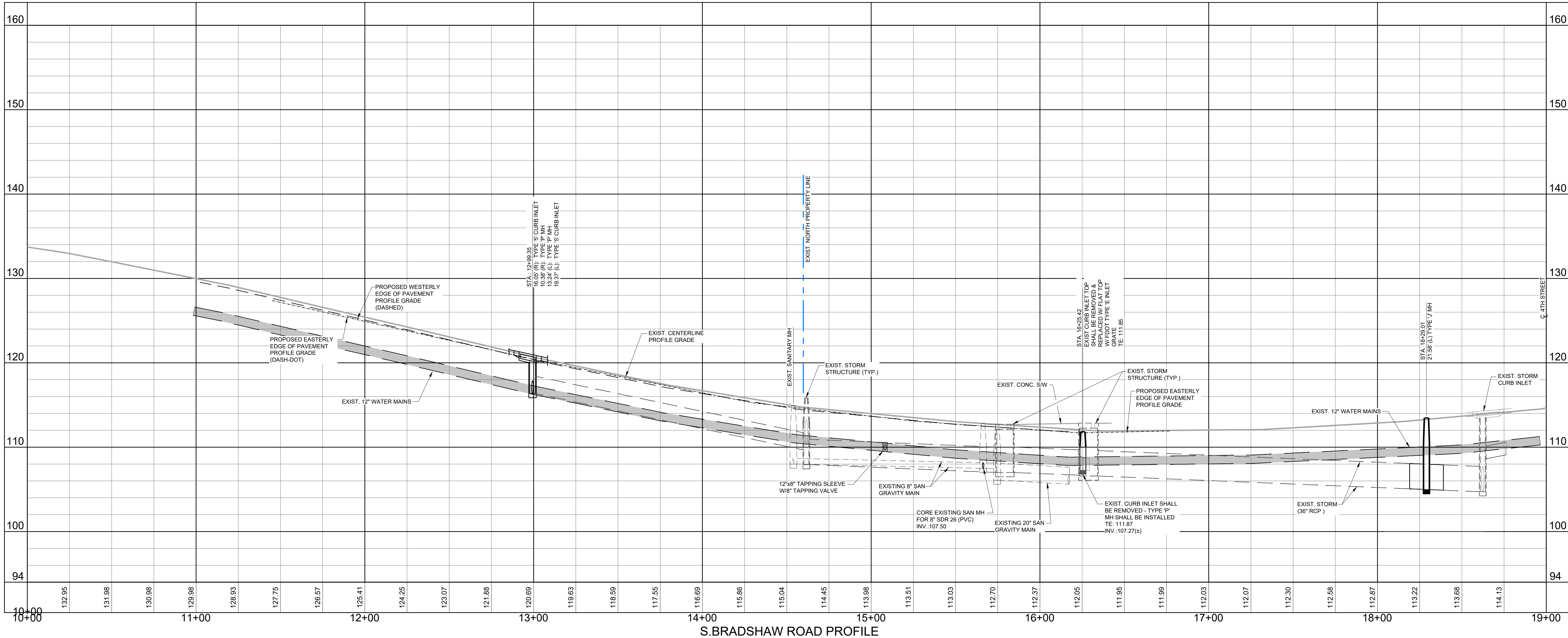
CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0005
OF: 18



PAVING, GRADING AND DRAINAGE PLAN

SHEET NO.
C-0006
OF: 18



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOKA, FL 32712

SOUTH BRADSHAW ROAD
IMPROVEMENTS PLAN AND PROFILE

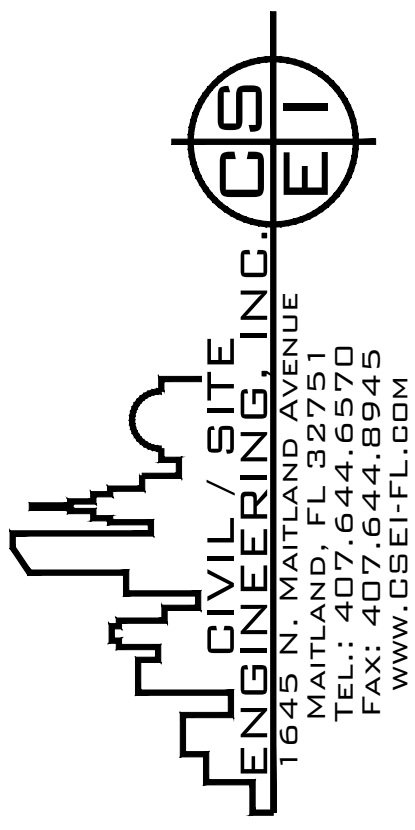
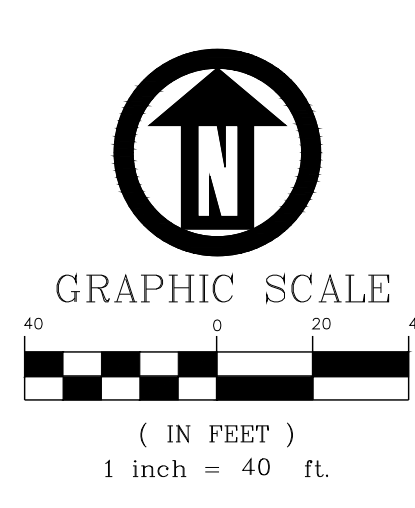
THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE:
PROJECT NO.:
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE NO. 27346

SHEET NO.
C-0007
OF: 18

Page 85 of 127

[illegible]

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOKA, FL 32712

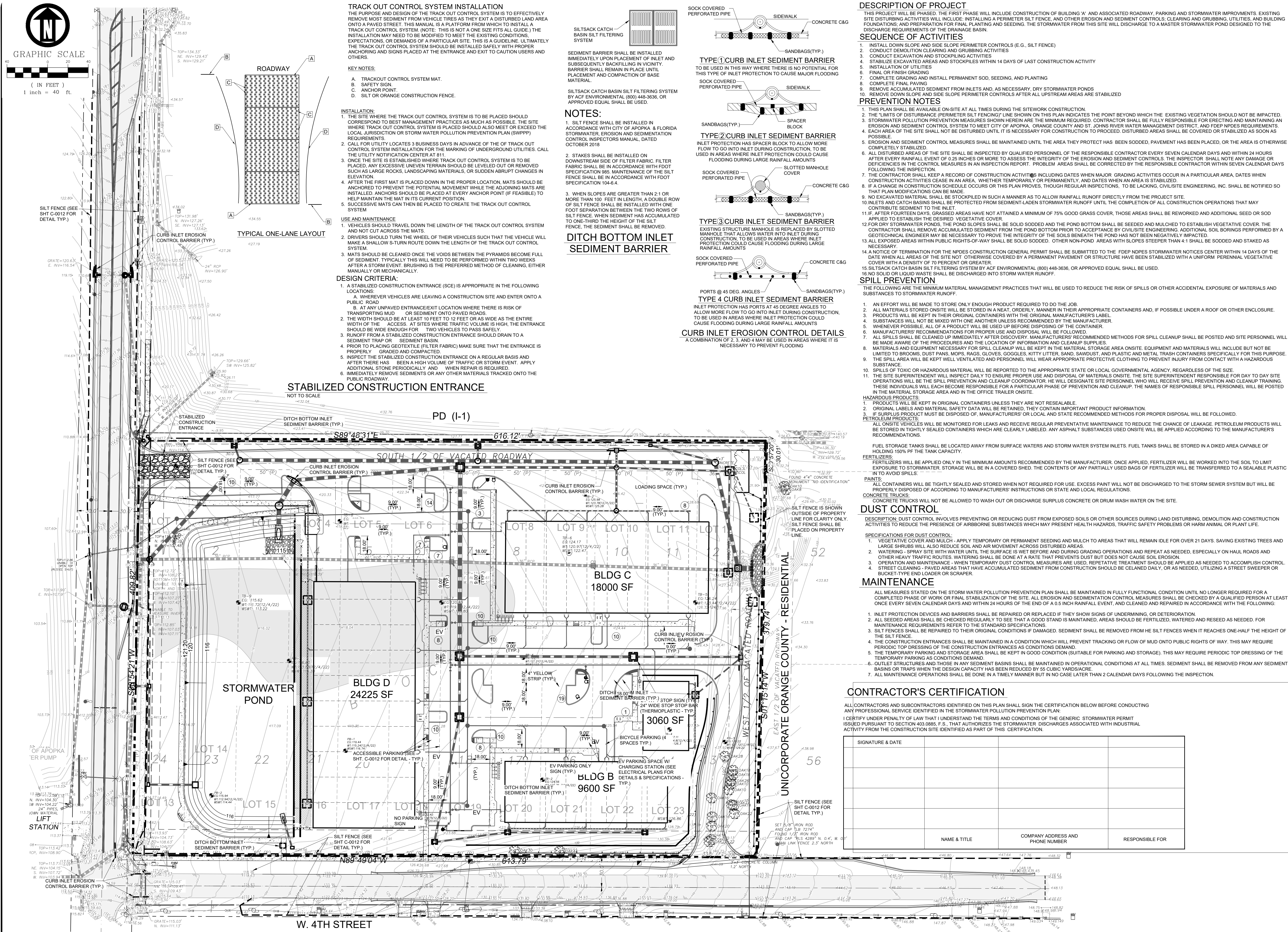
WEST 4TH STREET
IMPROVEMENTS PLAN AND PROFILE

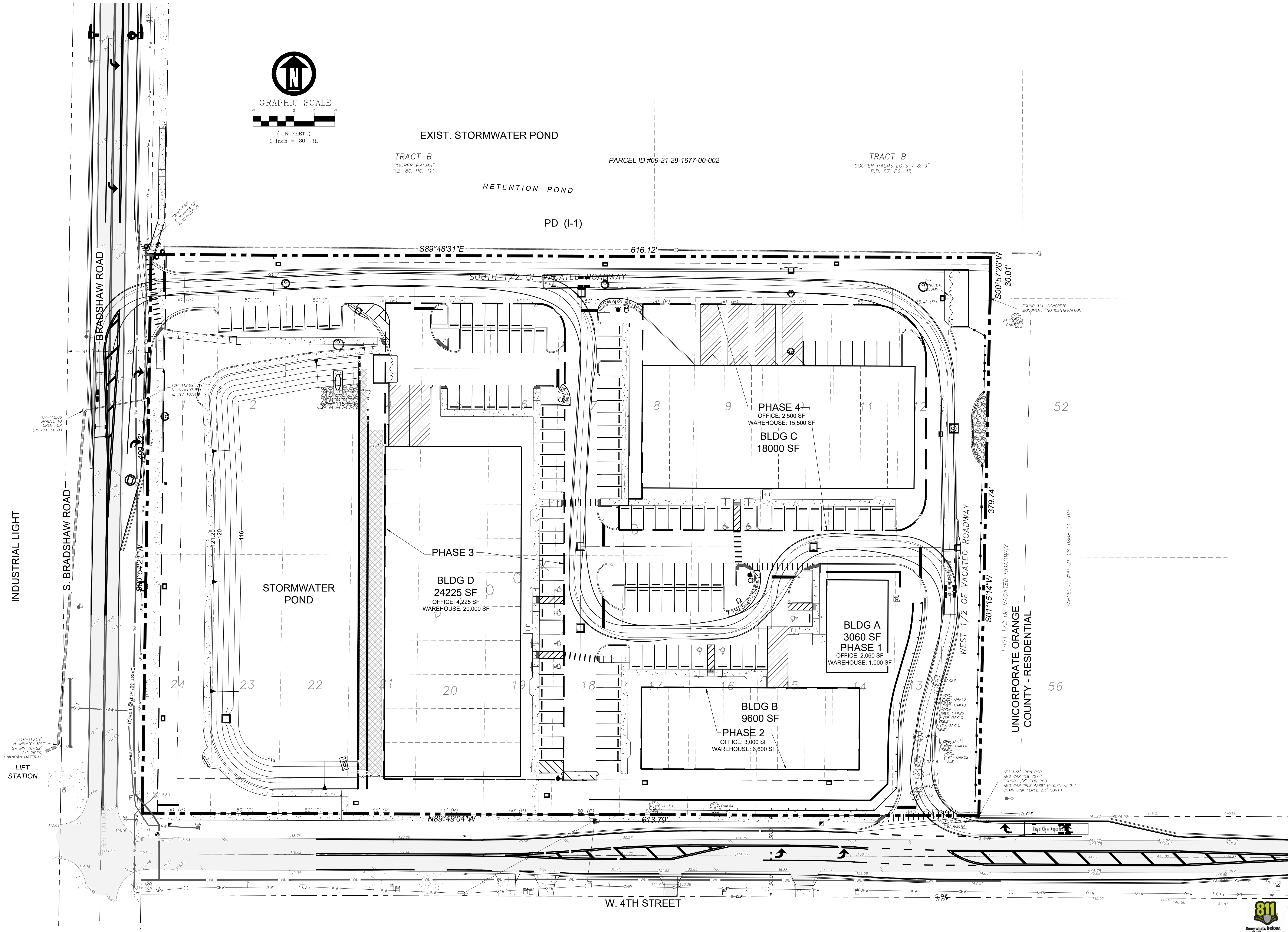
THIS ITEM WAS DIGITALLY SIGNED
AND SEALED BY TAN QU ON:
Apr 25, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE:	-----
PROJECT NO.:	-----
DRAWN BY:	SS
DESIGNED BY:	TQ
CHECKED BY:	TQ
ENGINEER IN CHARGE:	

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0008
OF: 18

[illegible]



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

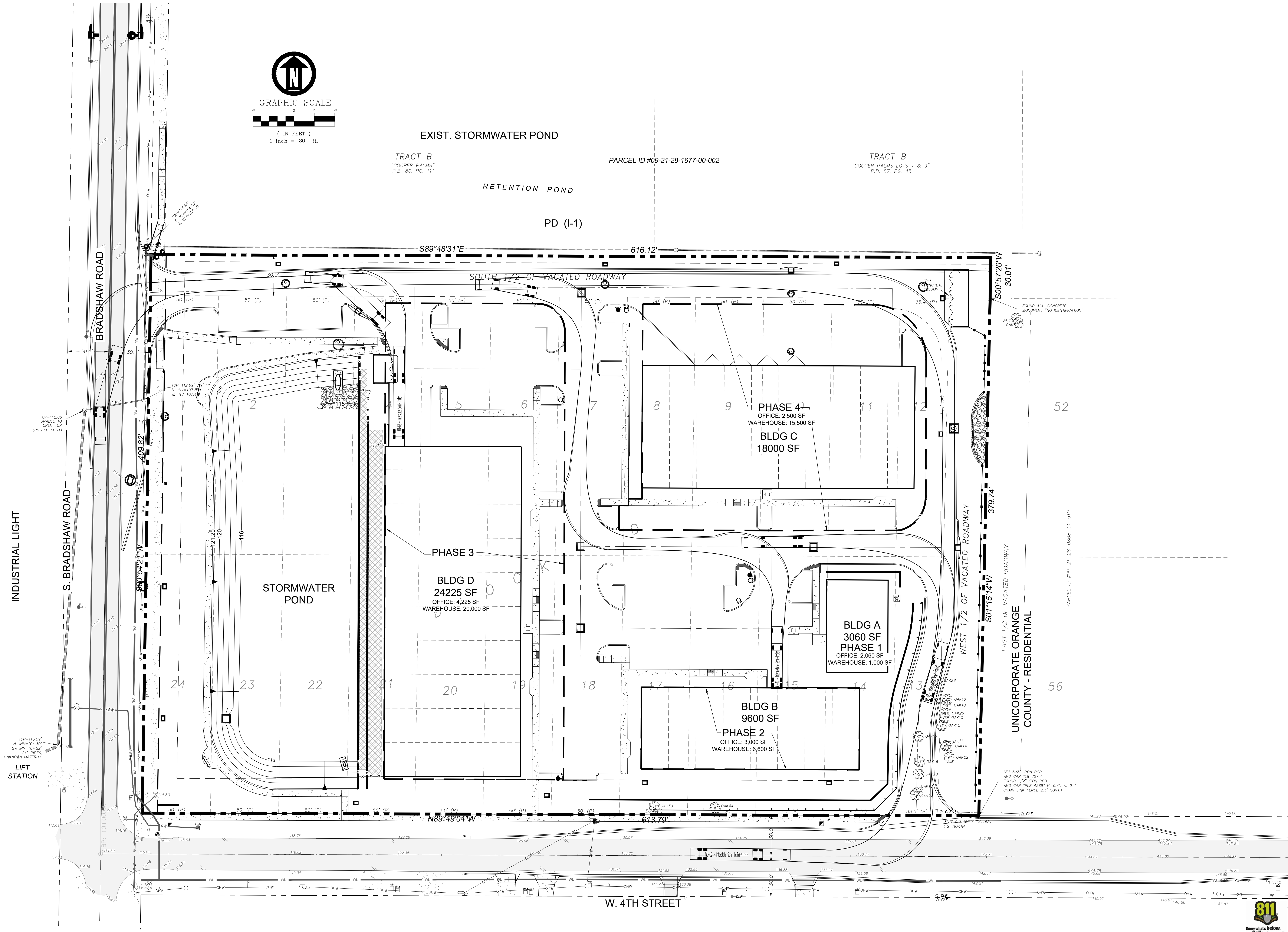
315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712
CITY OF APOPKA FIRE
TRUCK ACCESS

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QI ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE:
PROJECT NO.:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ENGINEER IN CHARGE:
P.E. No.: 66512

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
TEL: 407.644.6570
FAX: 407.644.6575
WWW.CSEI-FL.COM

SHEET NO.
C-0011
OF: 18



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712
SEMI-TRUCK ACCESS

THIS ITEM WAS DIGITALLY SIGNED
AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE:
PROJECT NO.:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ENGINEER IN CHARGE:
P.E. No.: 66512

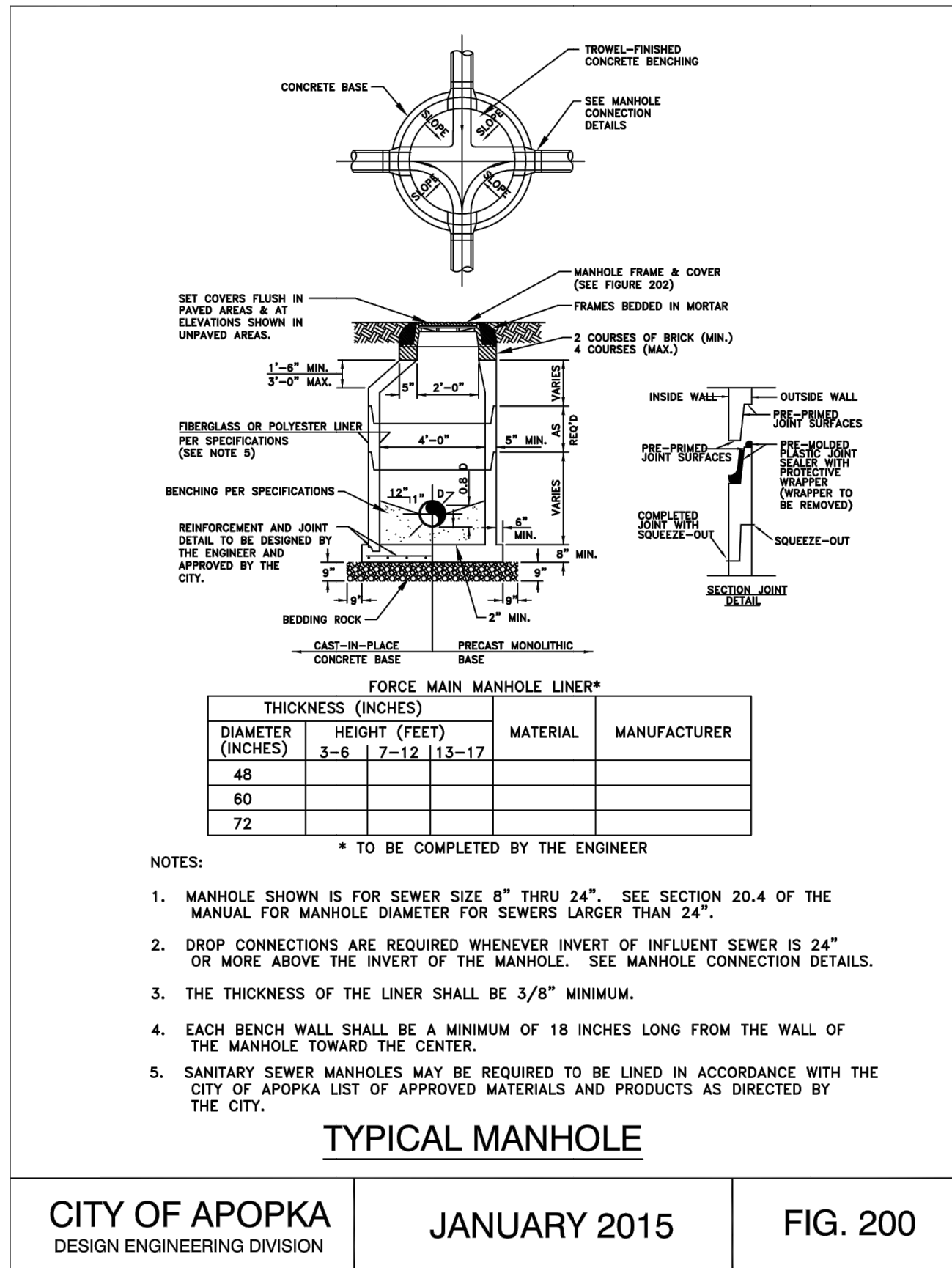
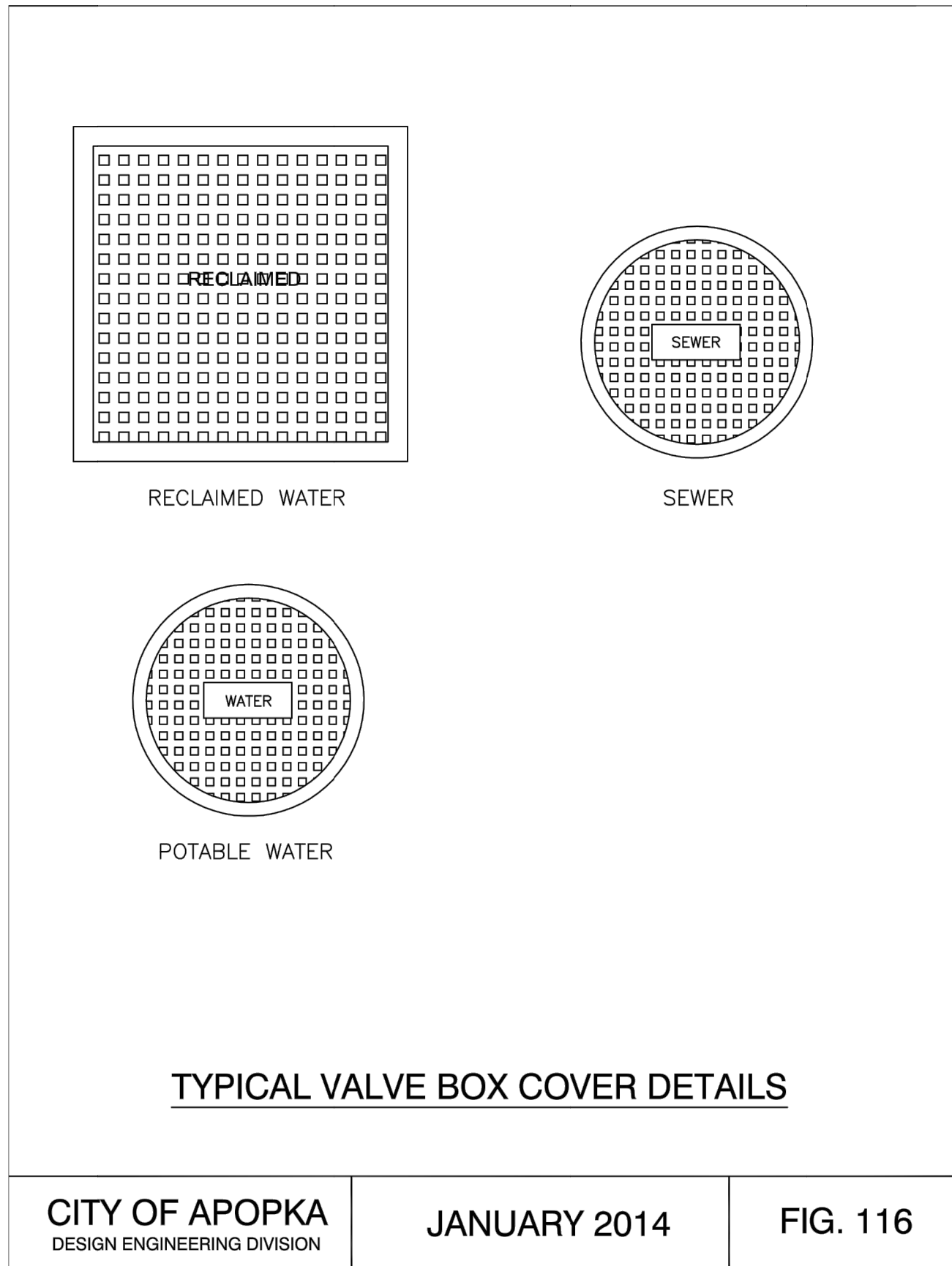
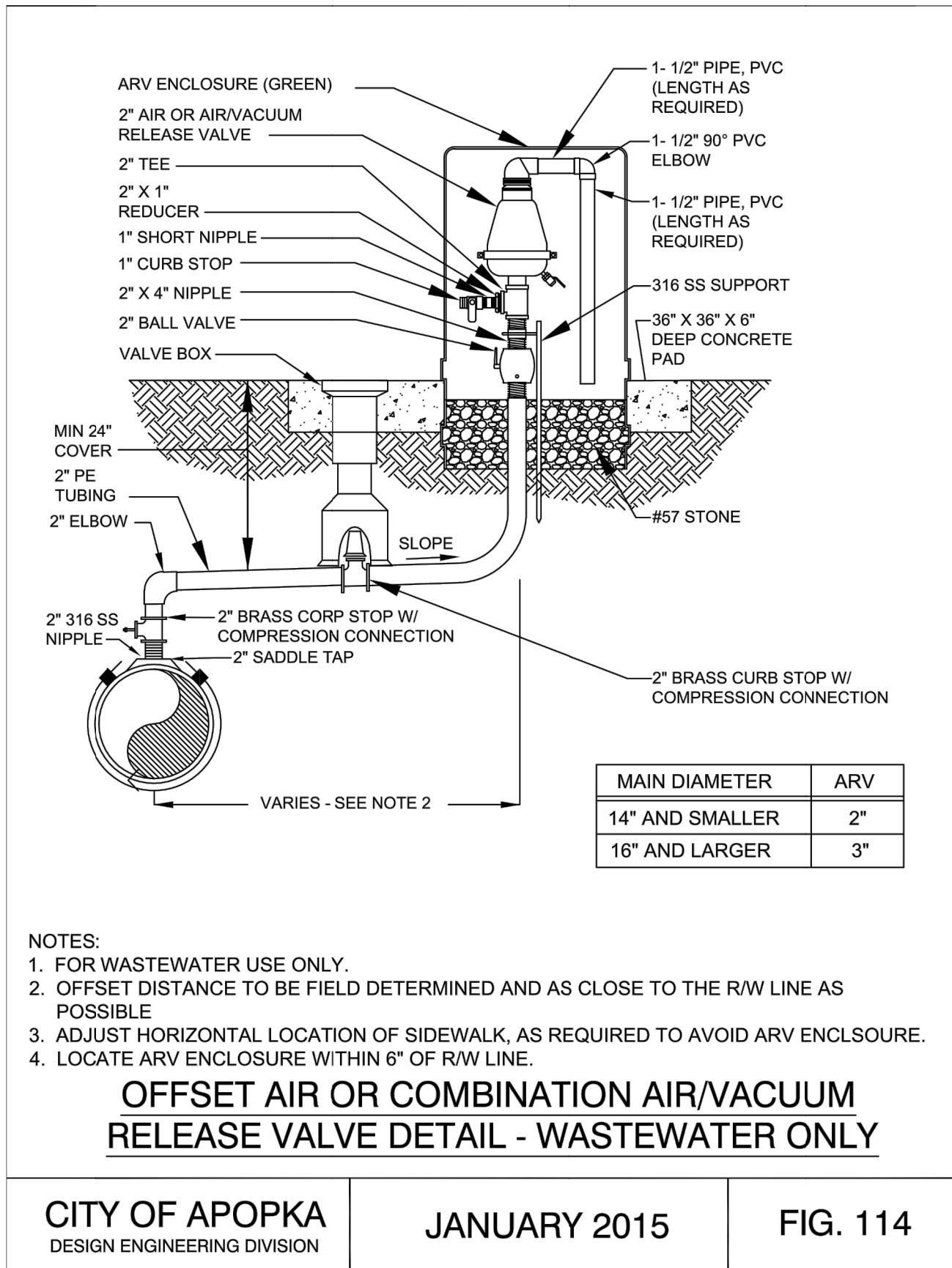
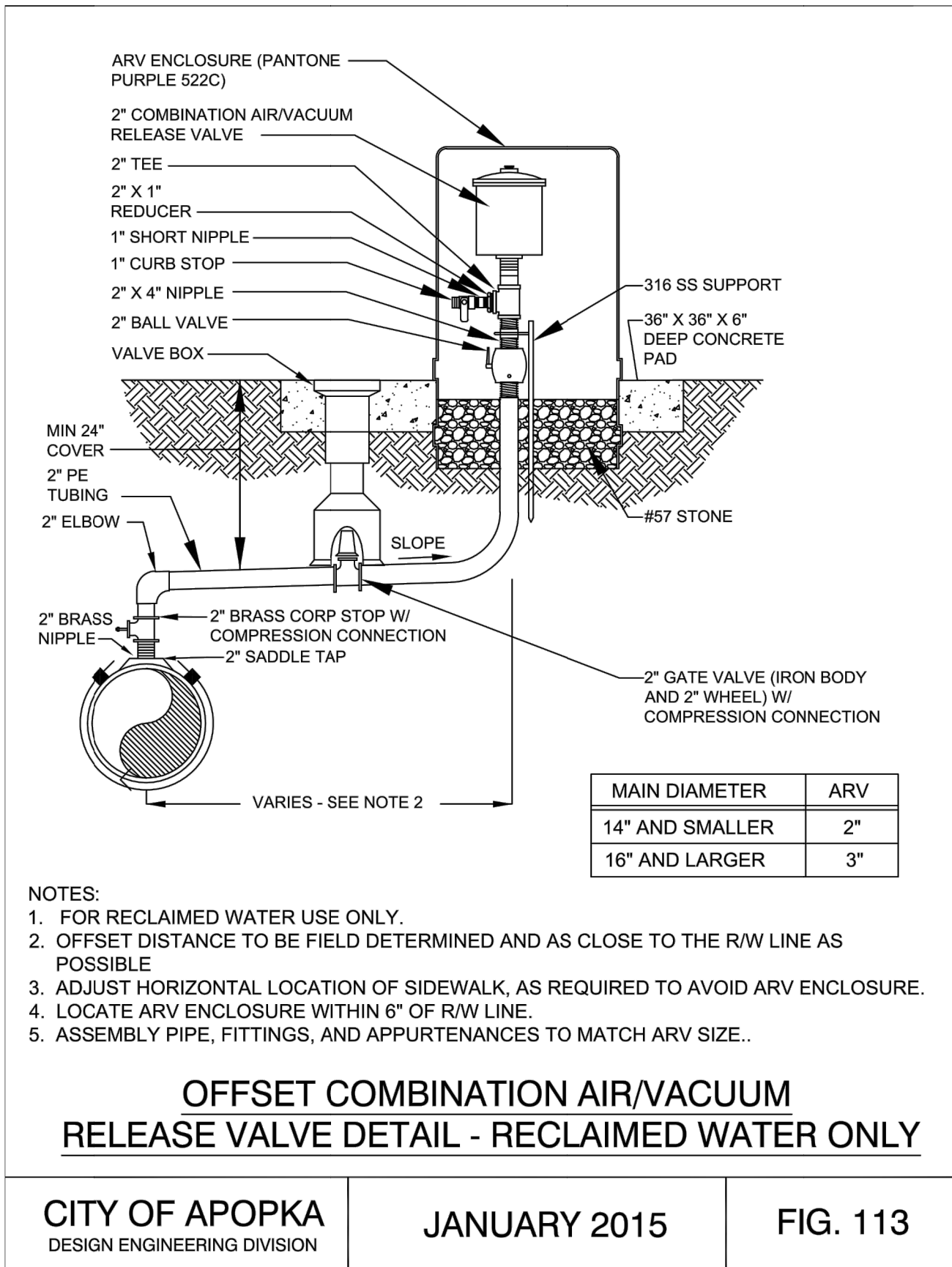
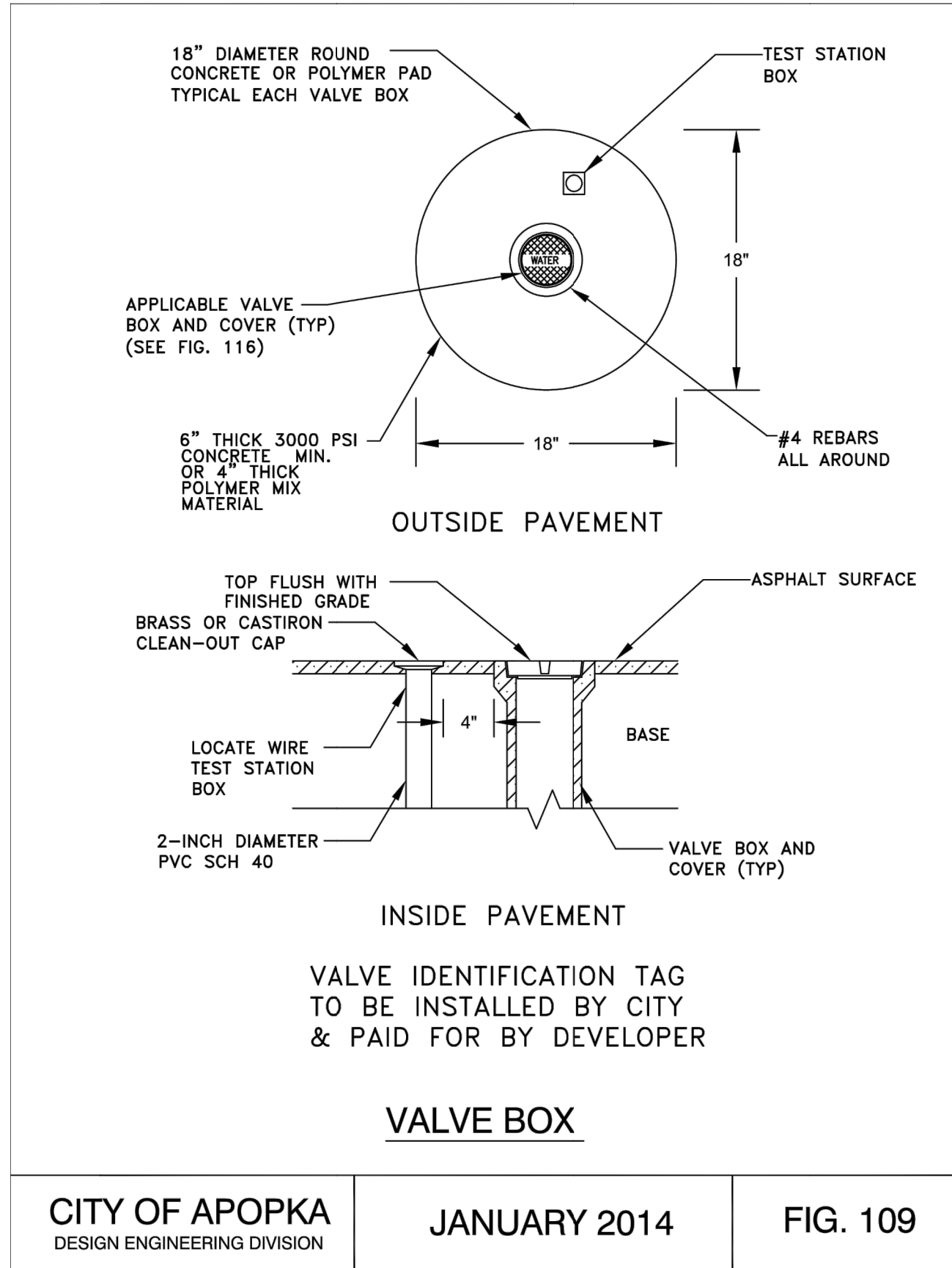
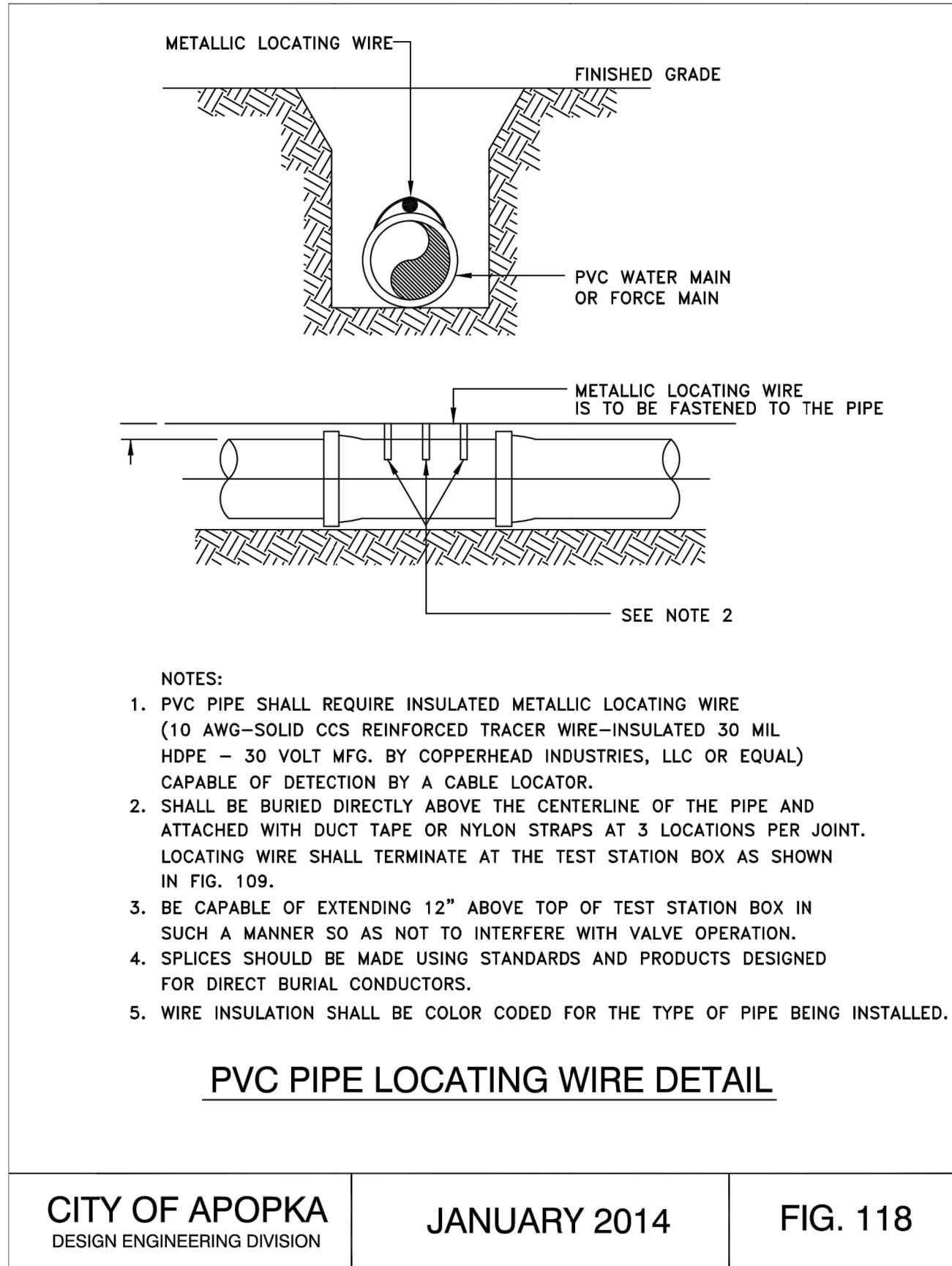
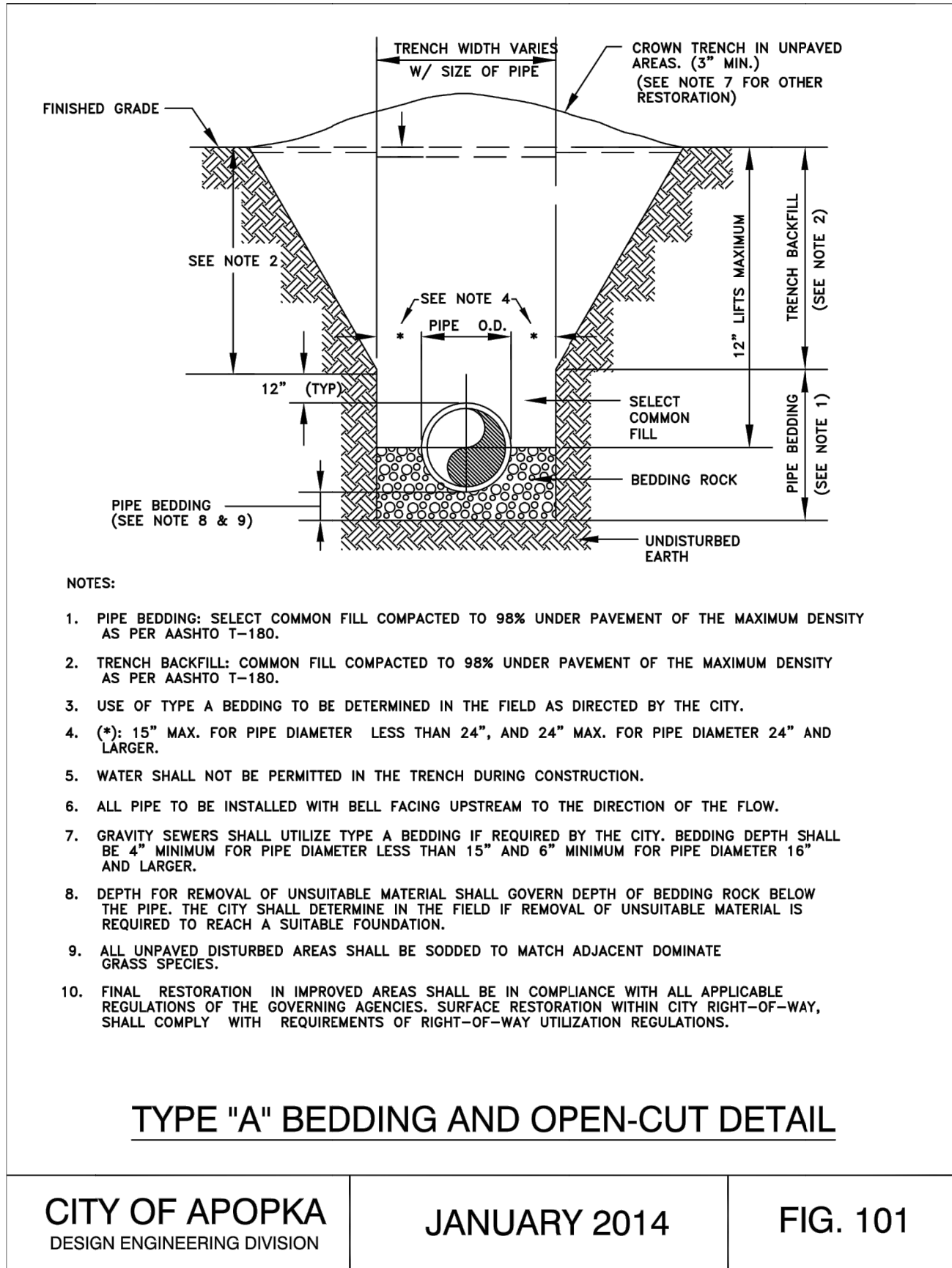
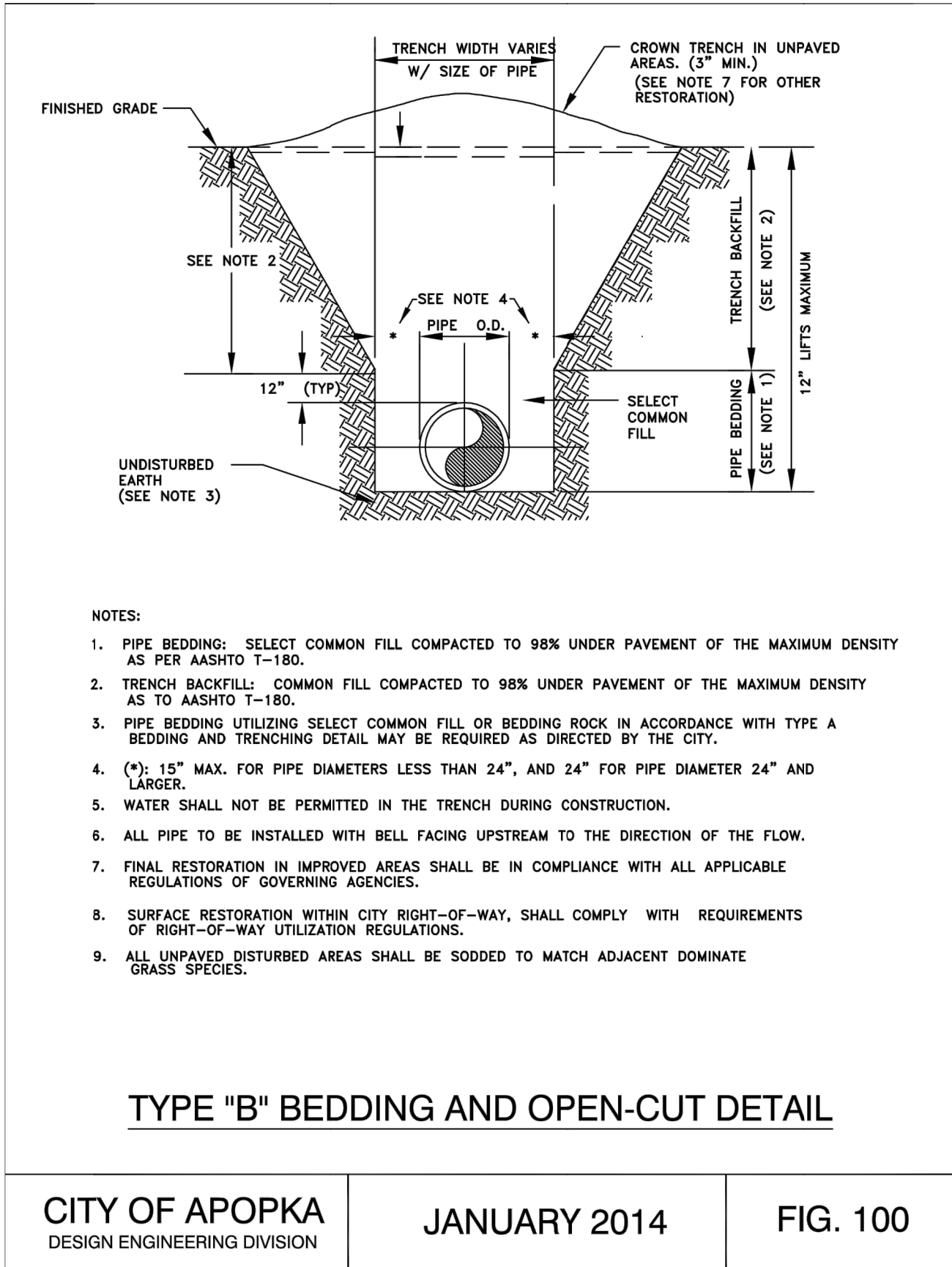
CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
TEL: 407.644.6570
FAX: 407.644.6575
WWW.CSEI-FL.COM

811
Know what's below.
Call before you dig.

SHEET NO.
C-0012
OF: 18

Page 89 of 127

Z:\02022\22050 - Brunache\2.0 Cadd\Drawg\22050 MSP-04-25-24.dwg, 4/25/2024 4:42:37 PM, AutoCAD PDF (General Documentation).pc3



CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
TEL.: 407.644.6570
FAX: 407.644.6571
WWW.CSEI-FL.COM

315 S. BRADSHAW R¹ AD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

UTILITY DETAILS

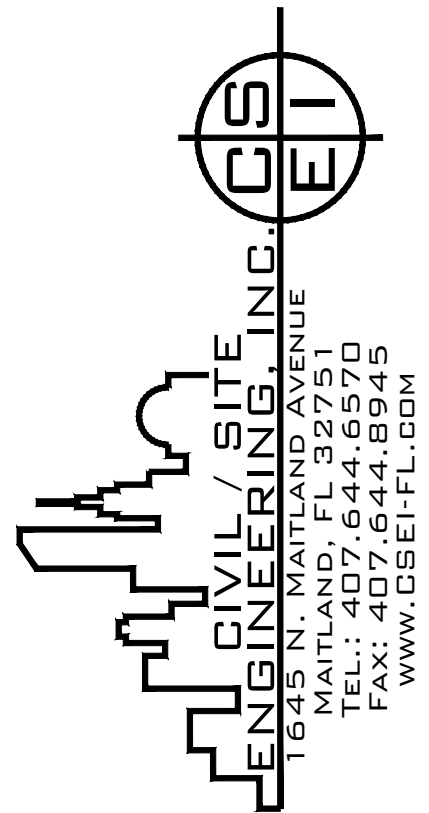
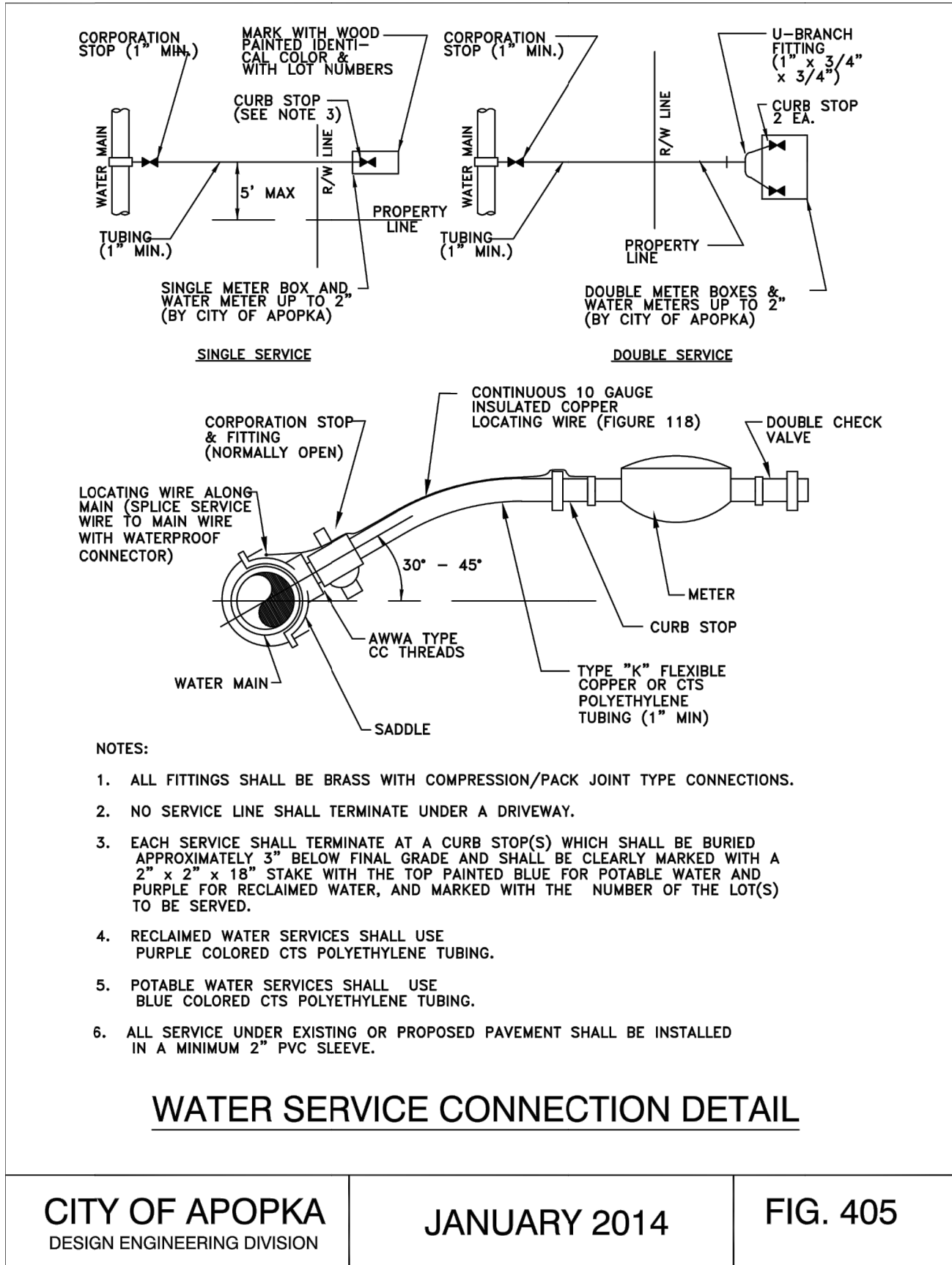
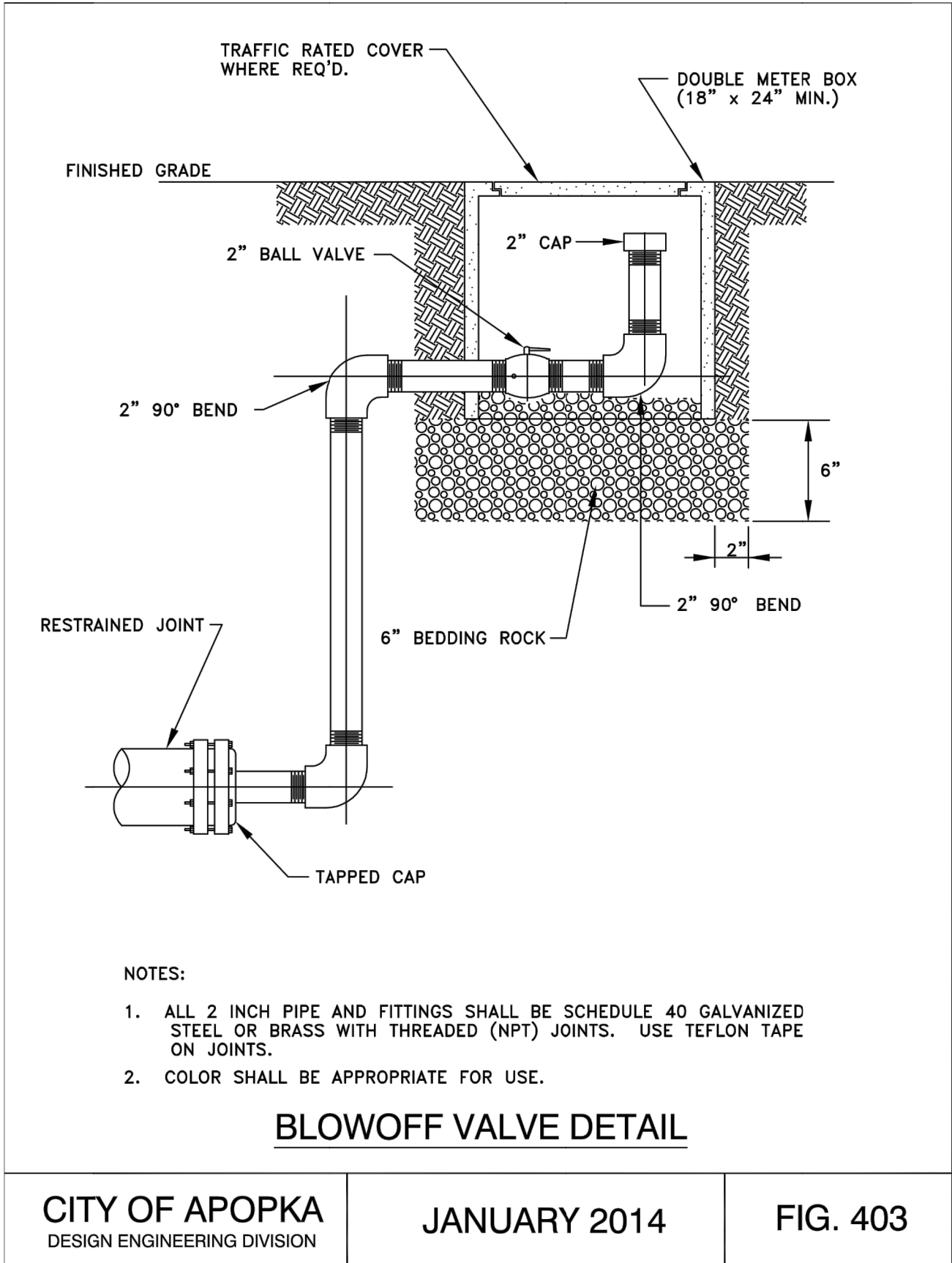
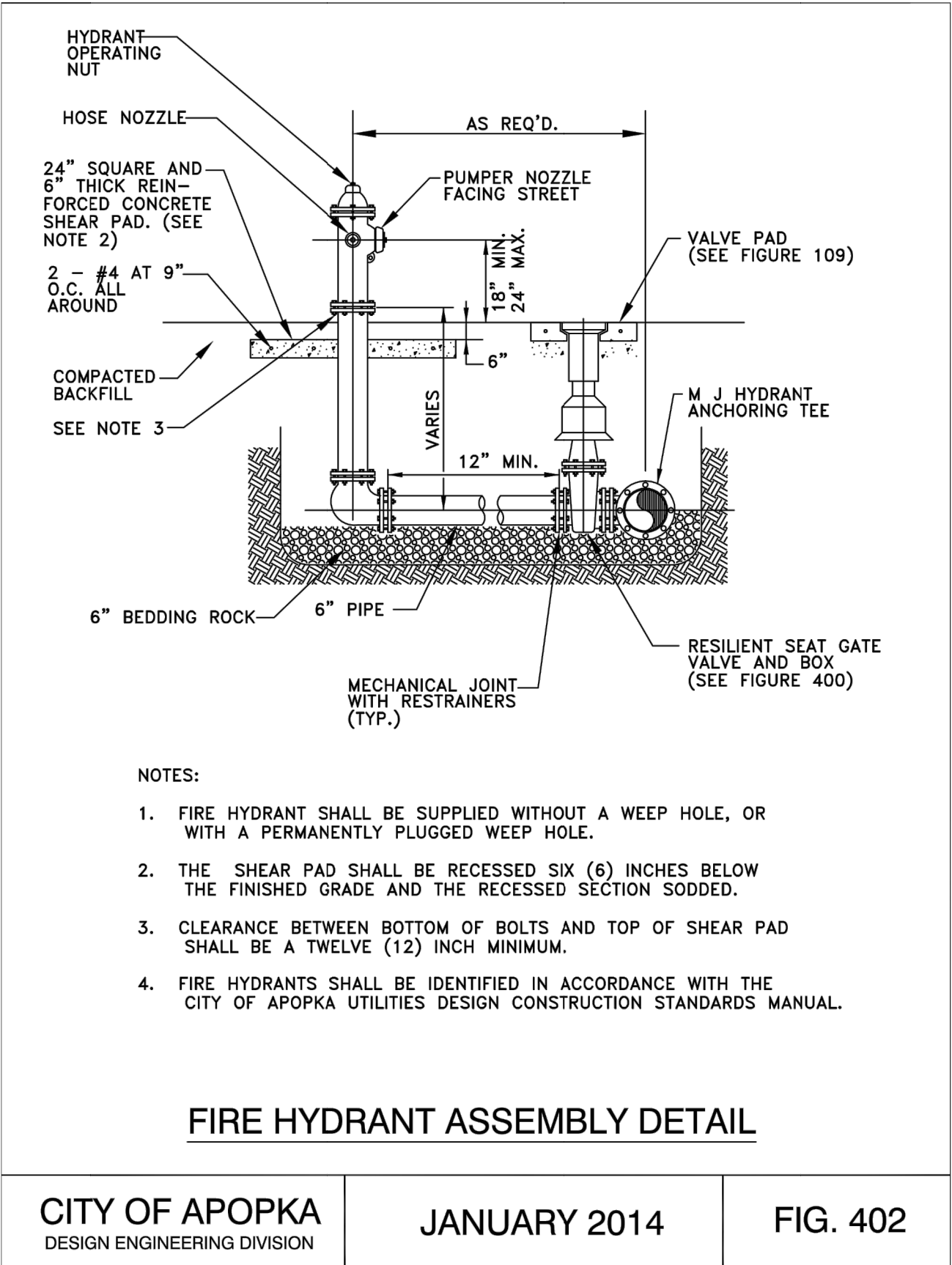
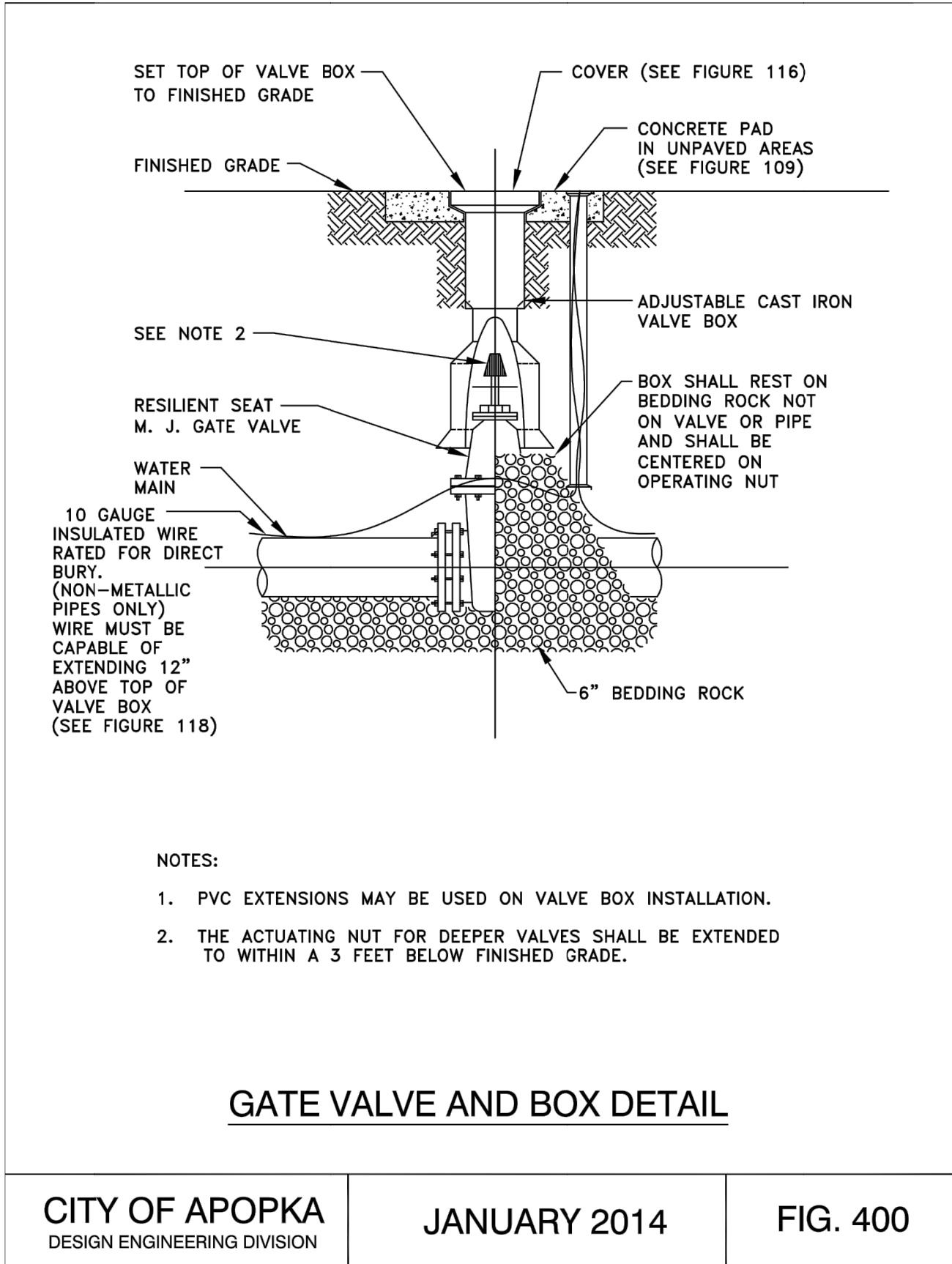
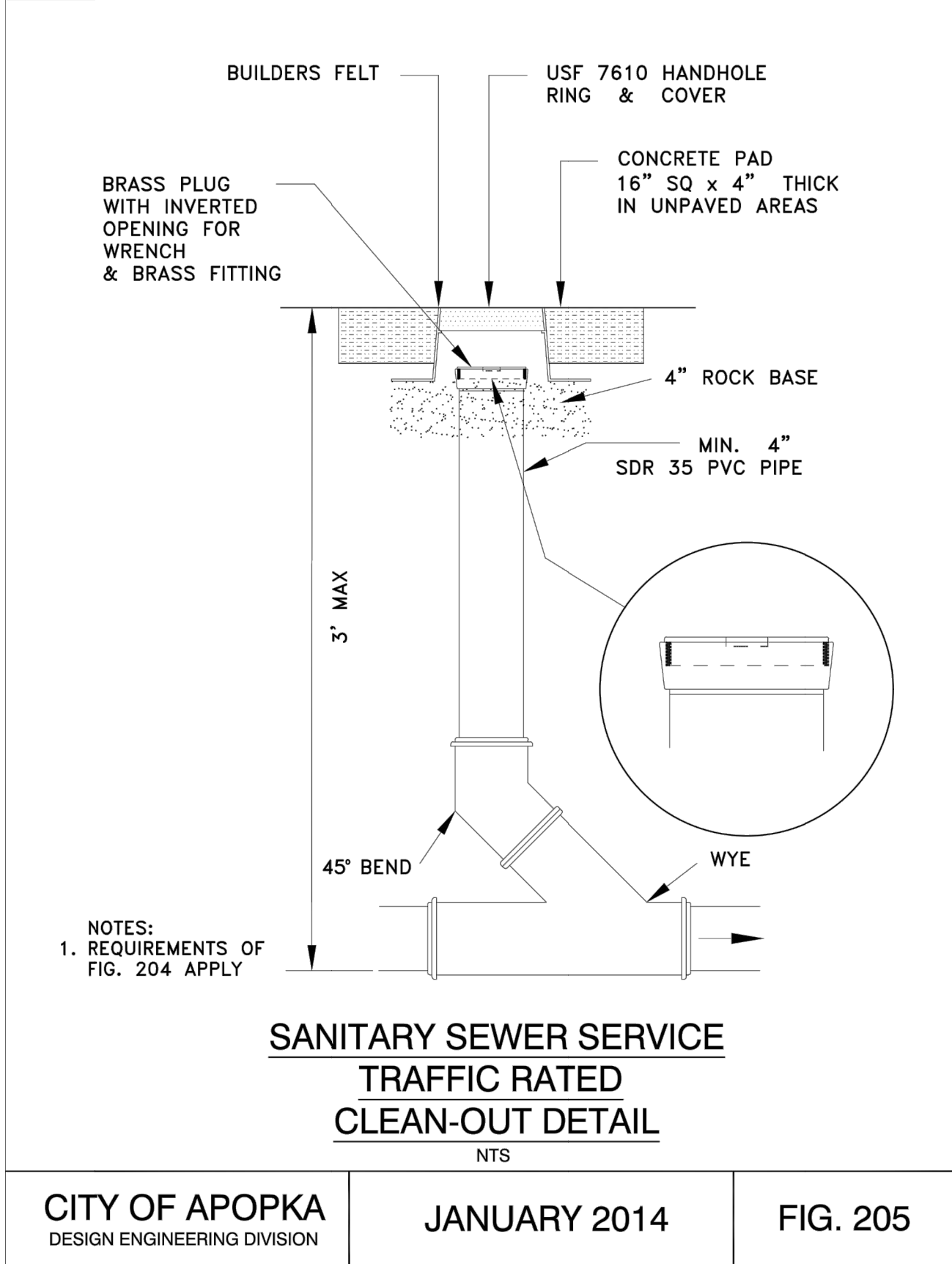
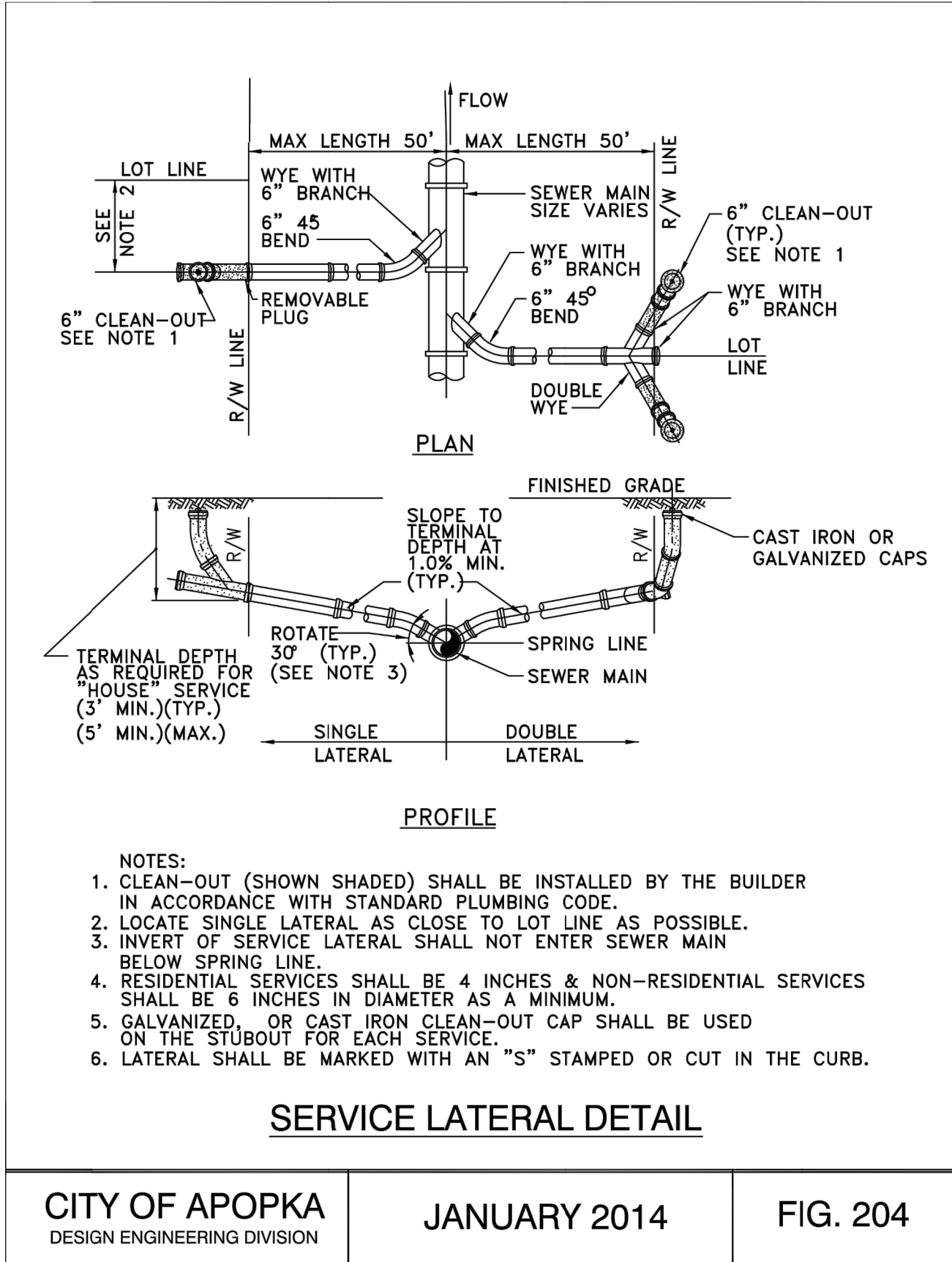
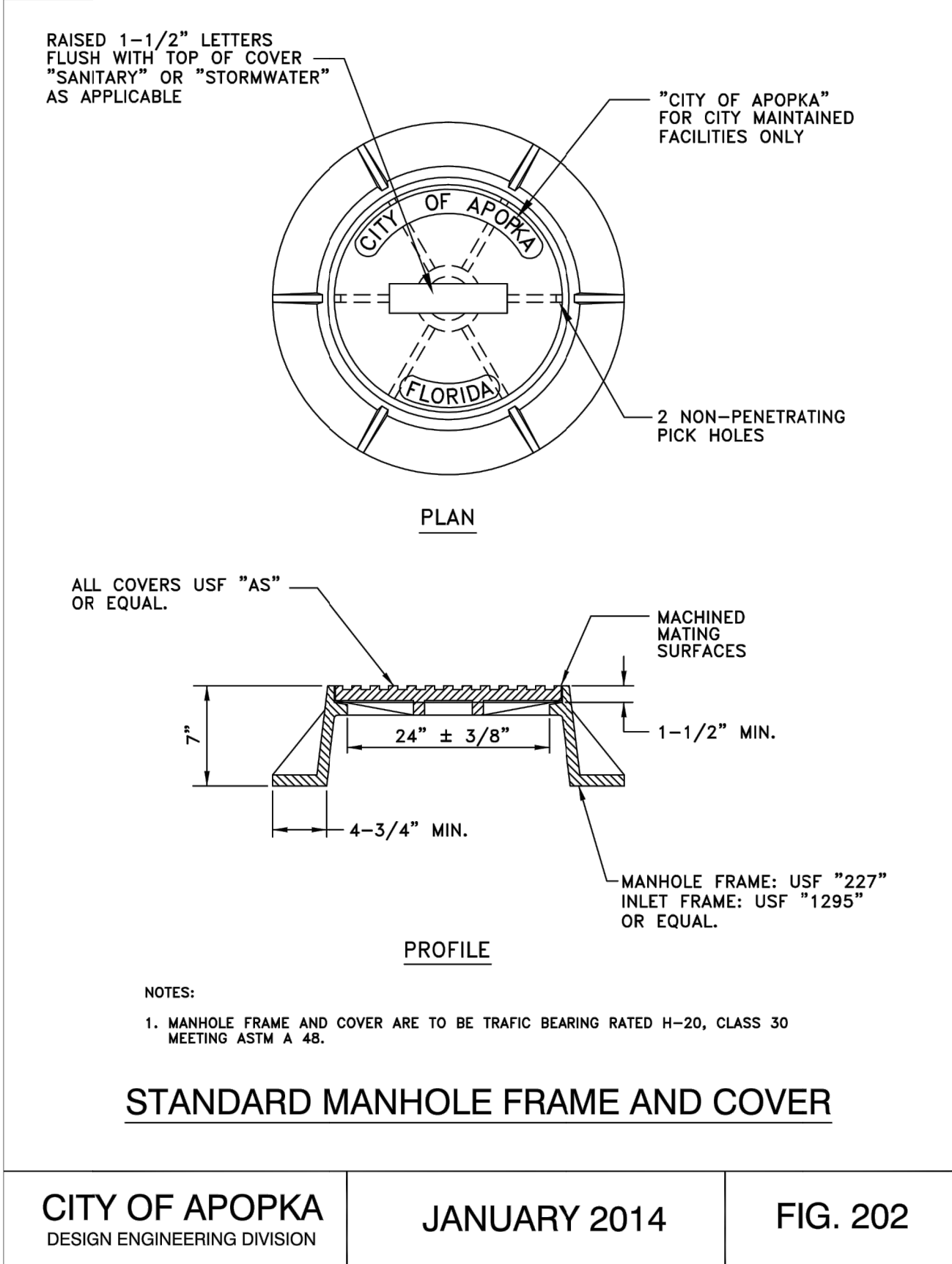
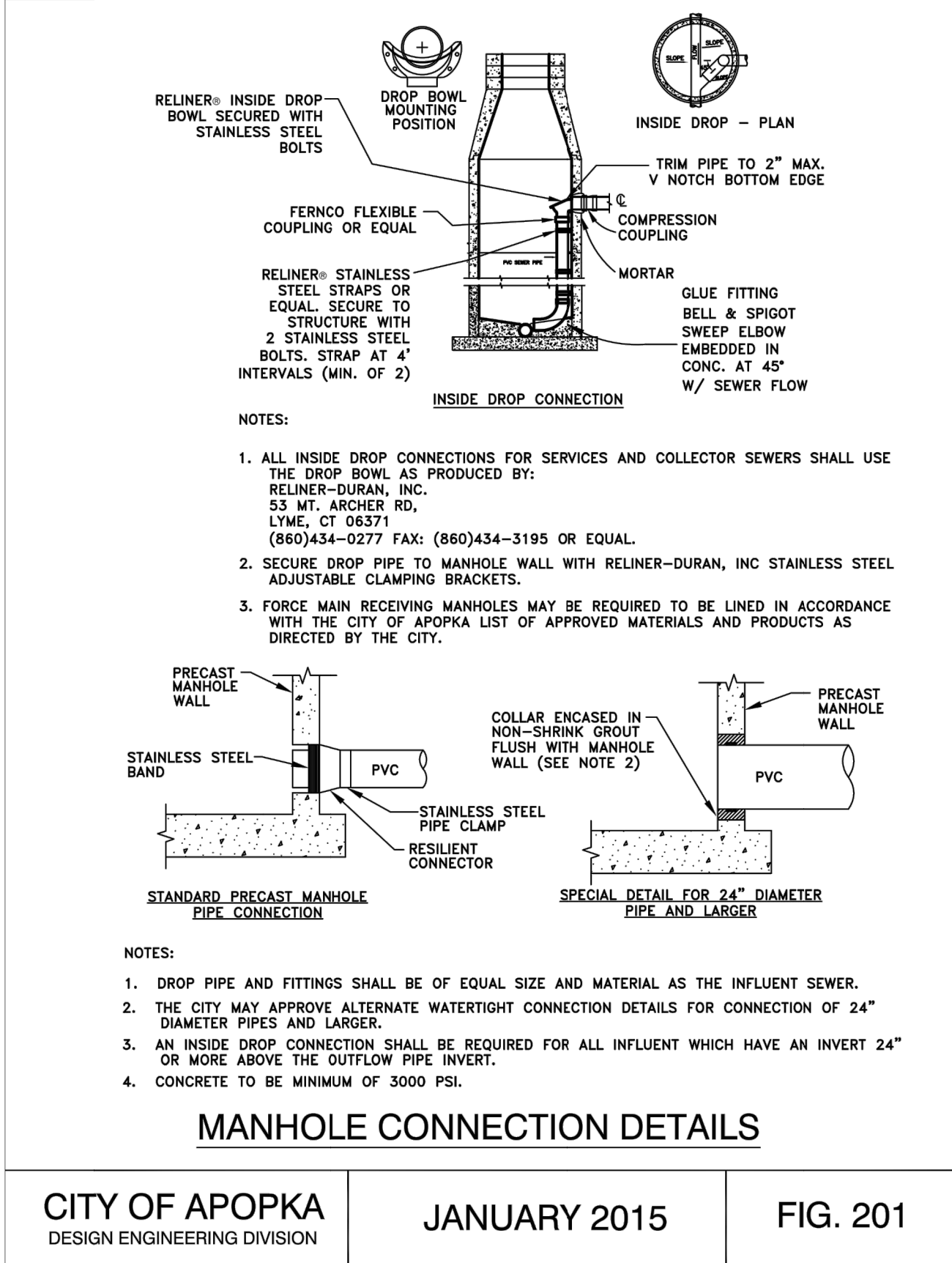
THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE:

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS
DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346
SHEET NO.
C-0010
OF: 18

Z:\020222202050 - Brunache\2.0 Cadd\DWG\22050 MSP-04-25-24.dwg, 4/25/2024 4:42:40 PM, AutoCAD PDF (General Documentation).pc3



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW R¹ AD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

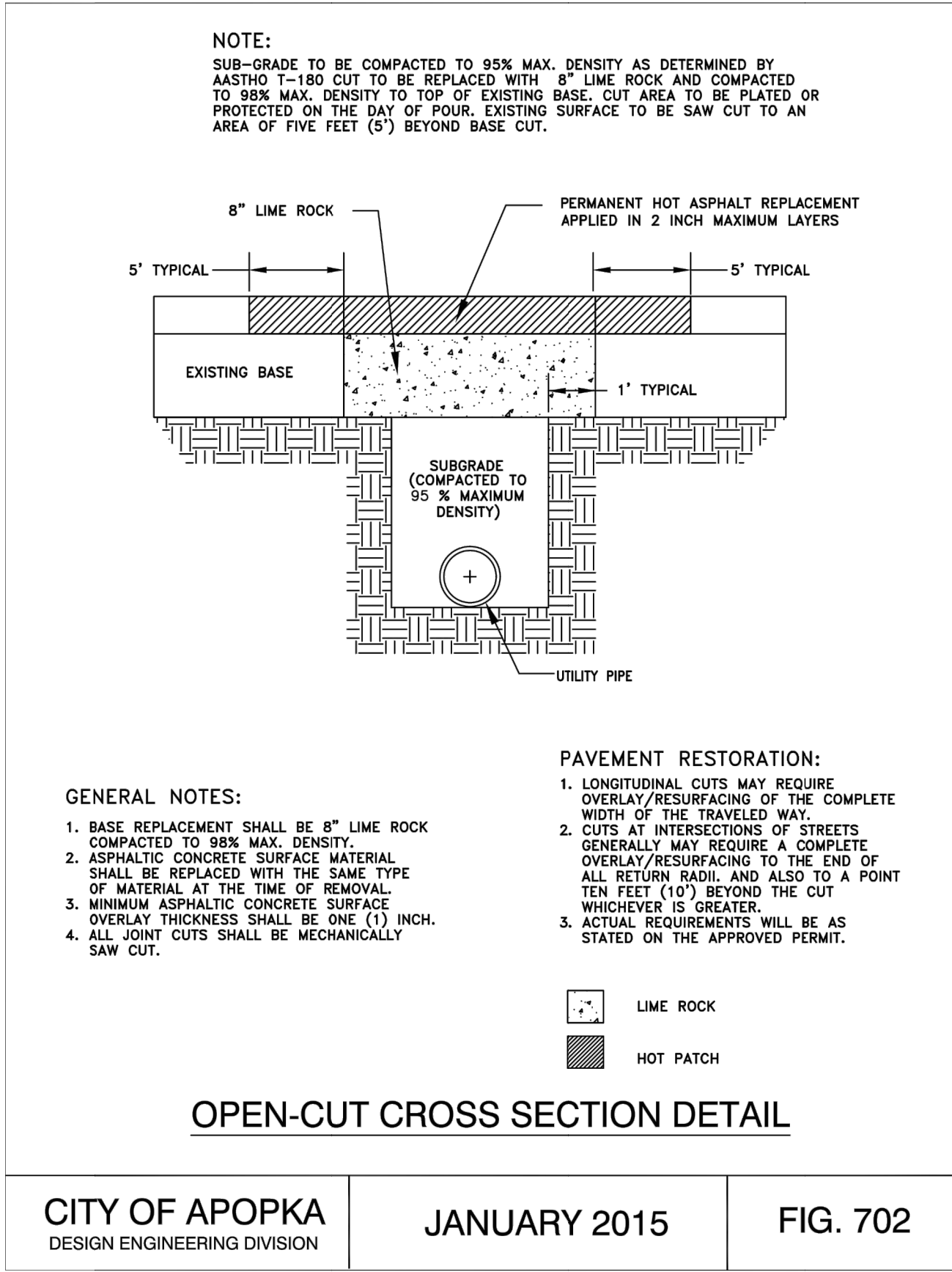
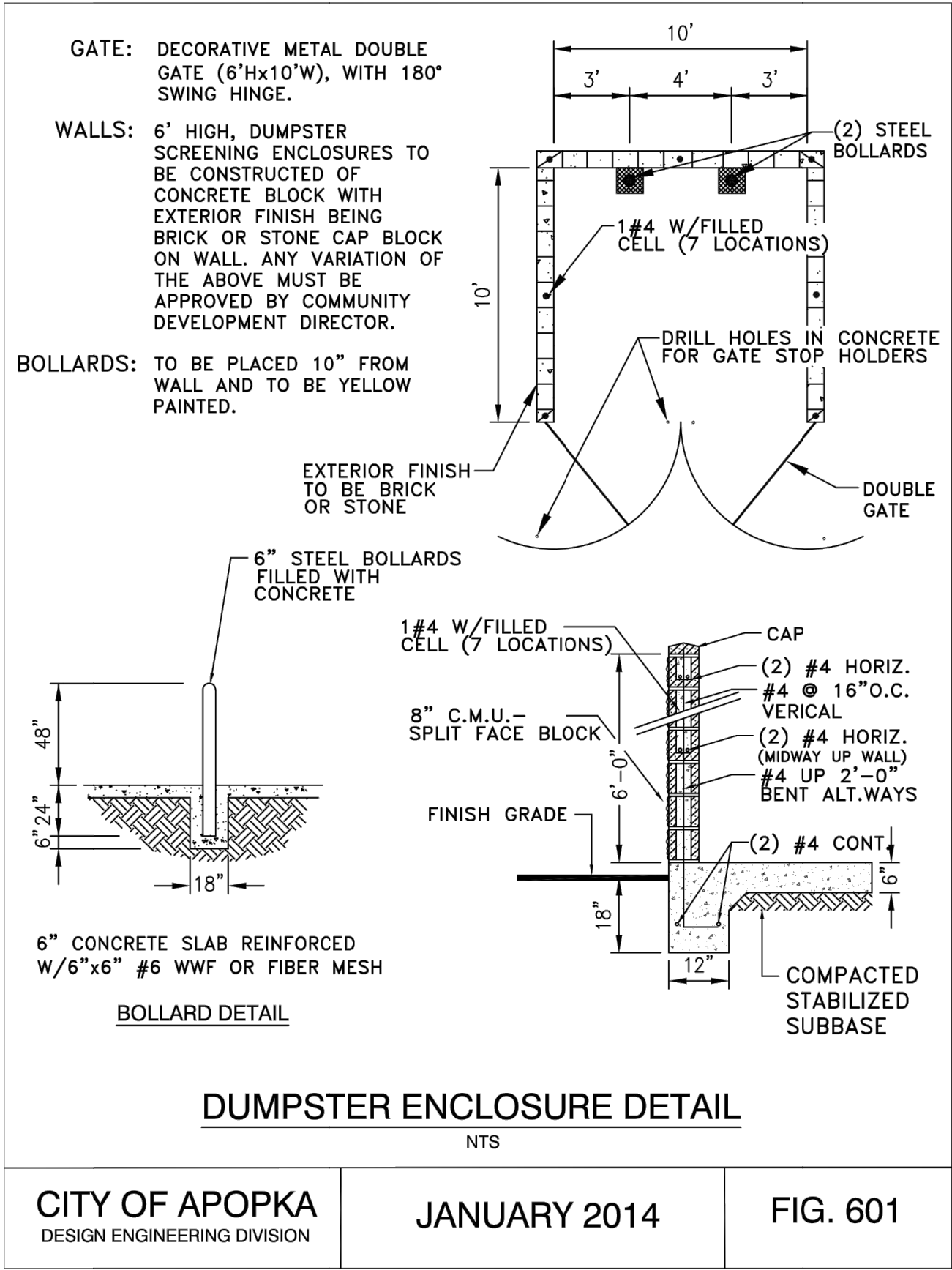
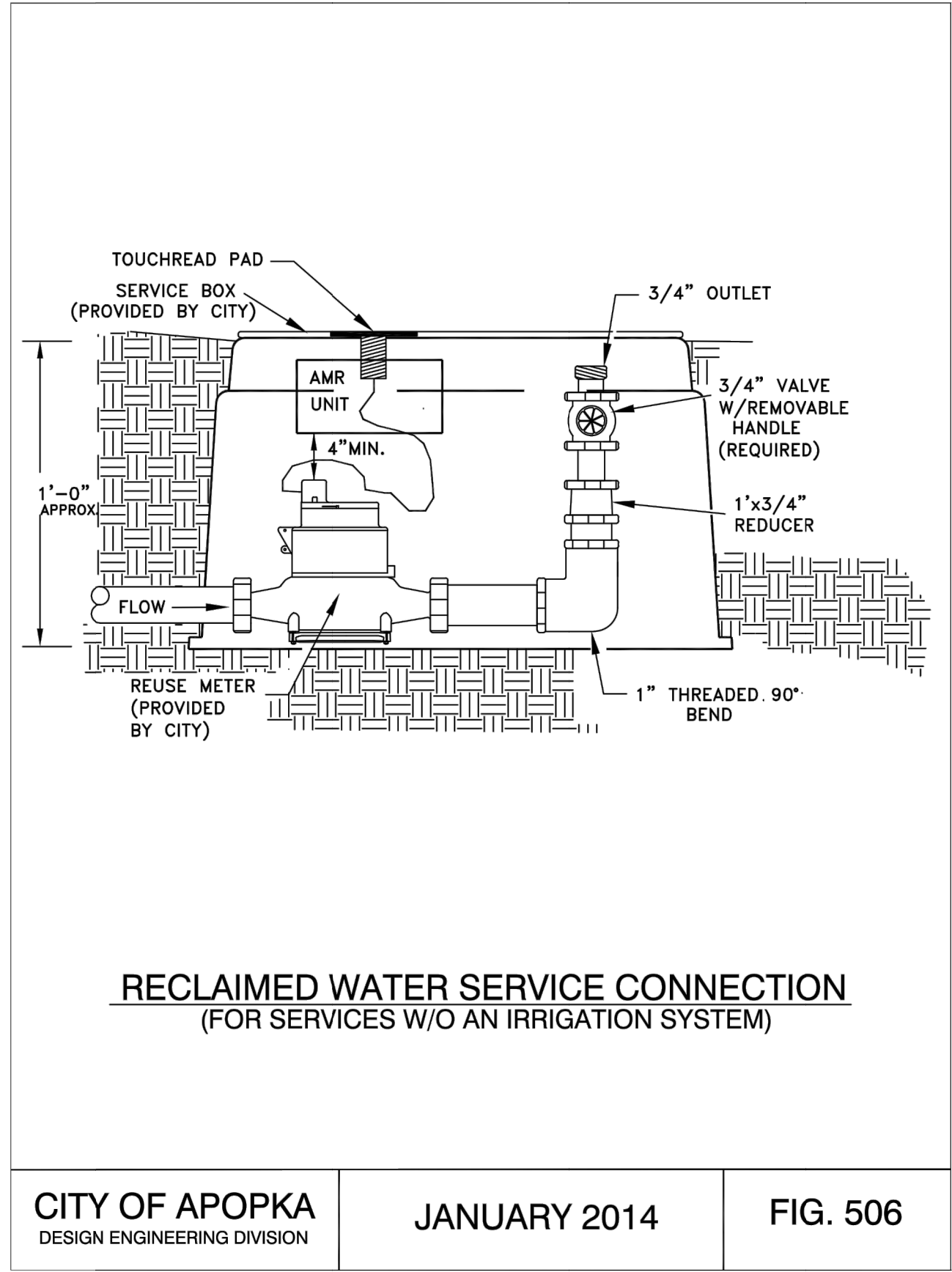
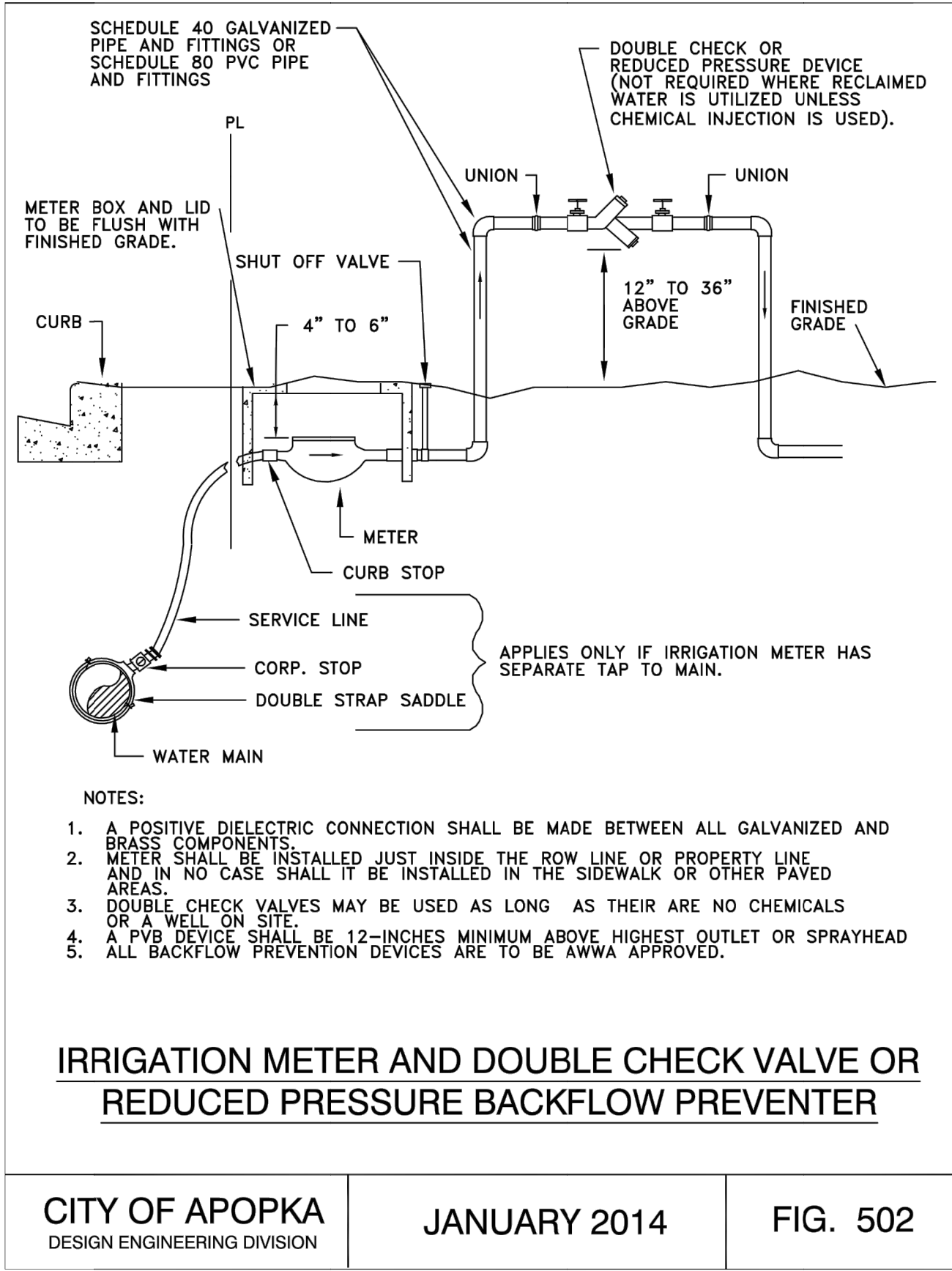
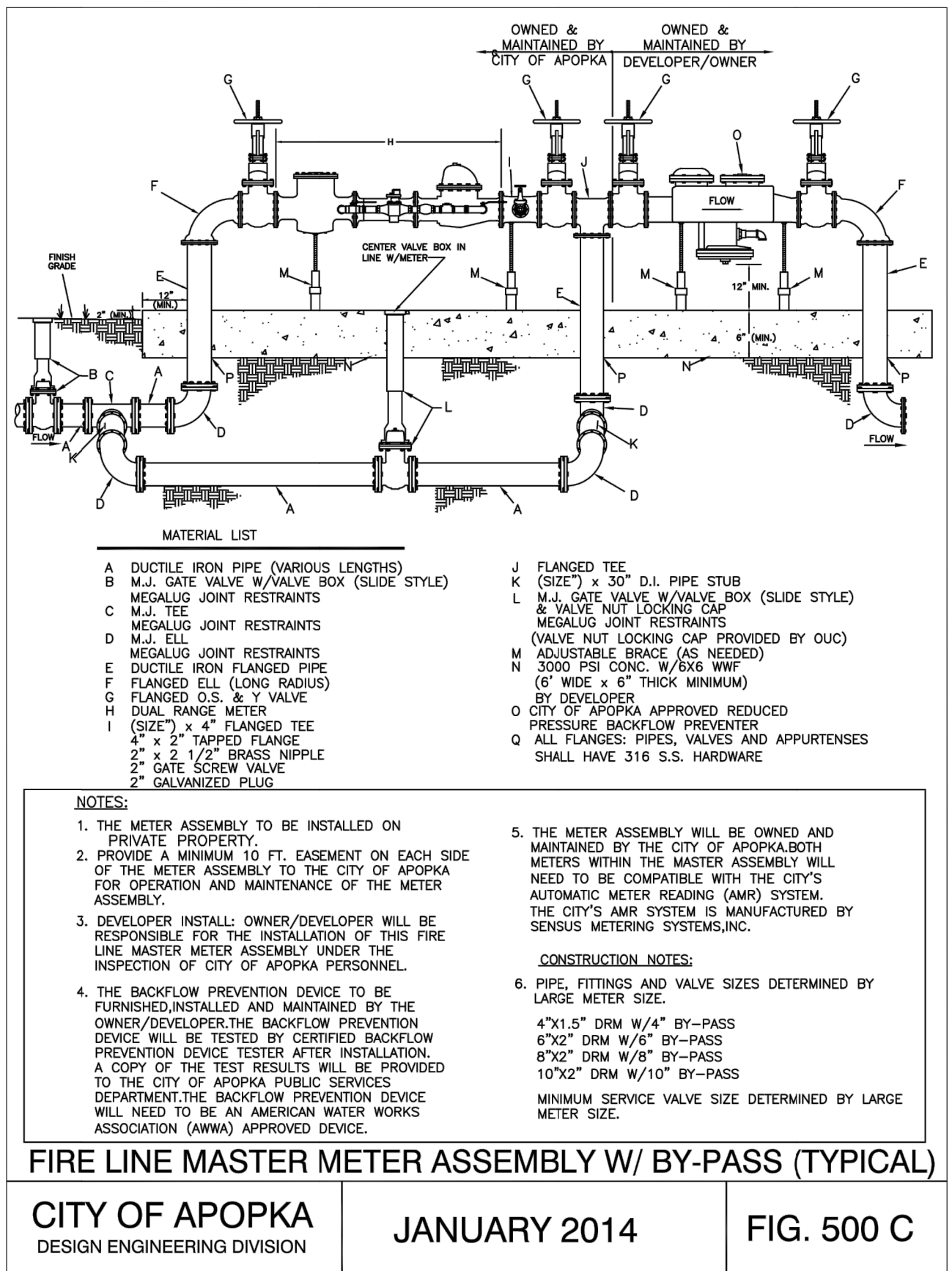
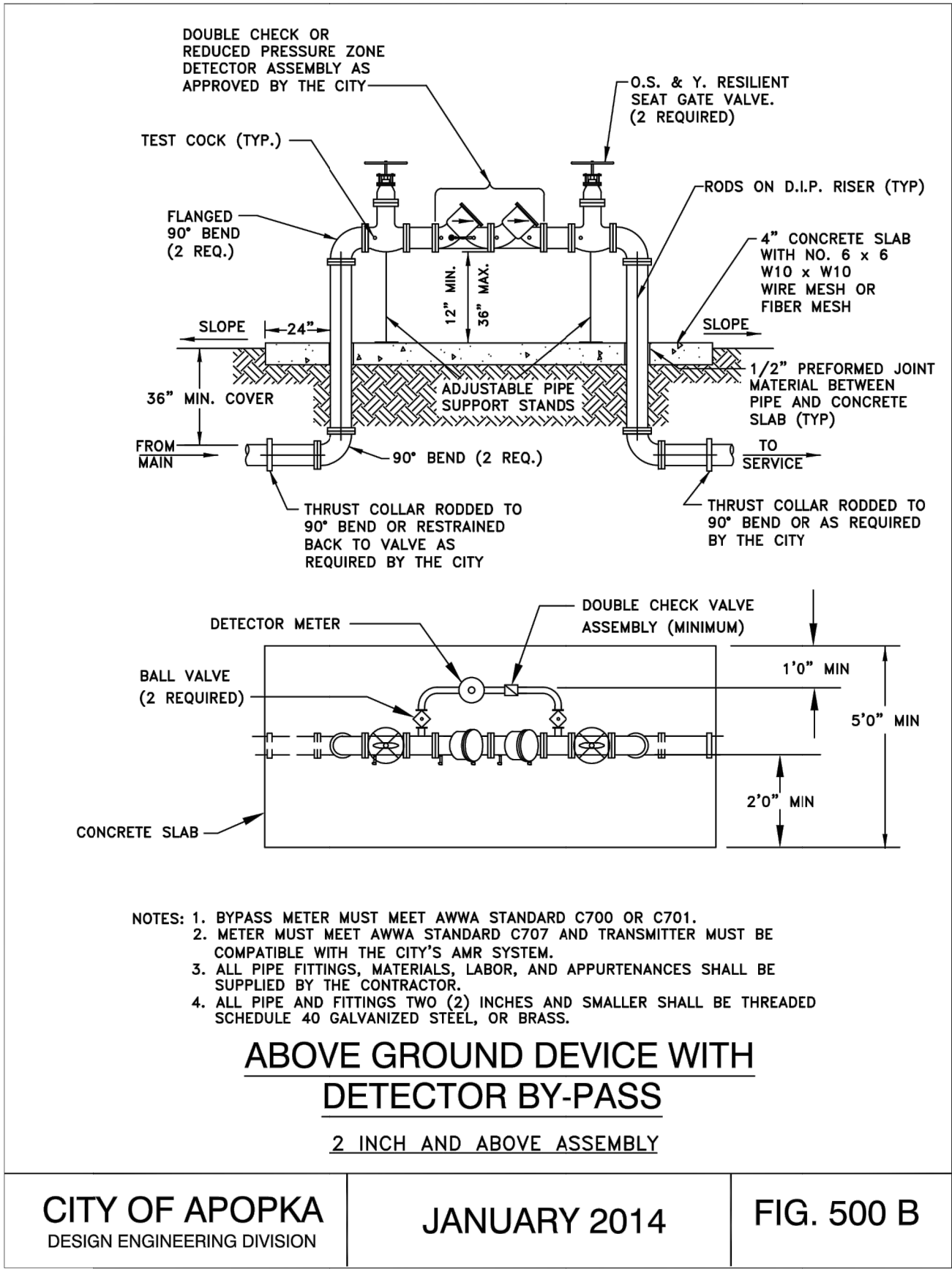
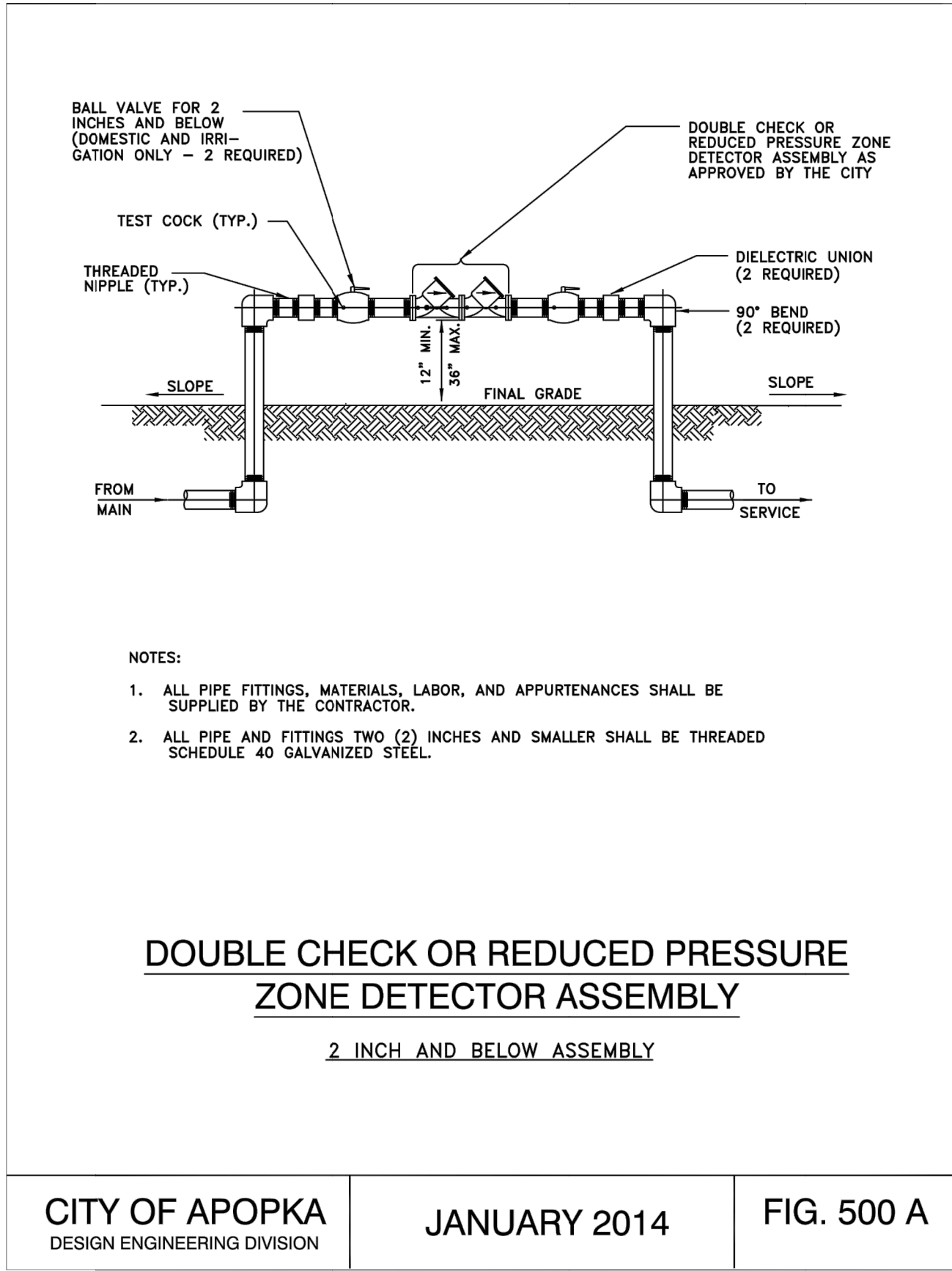
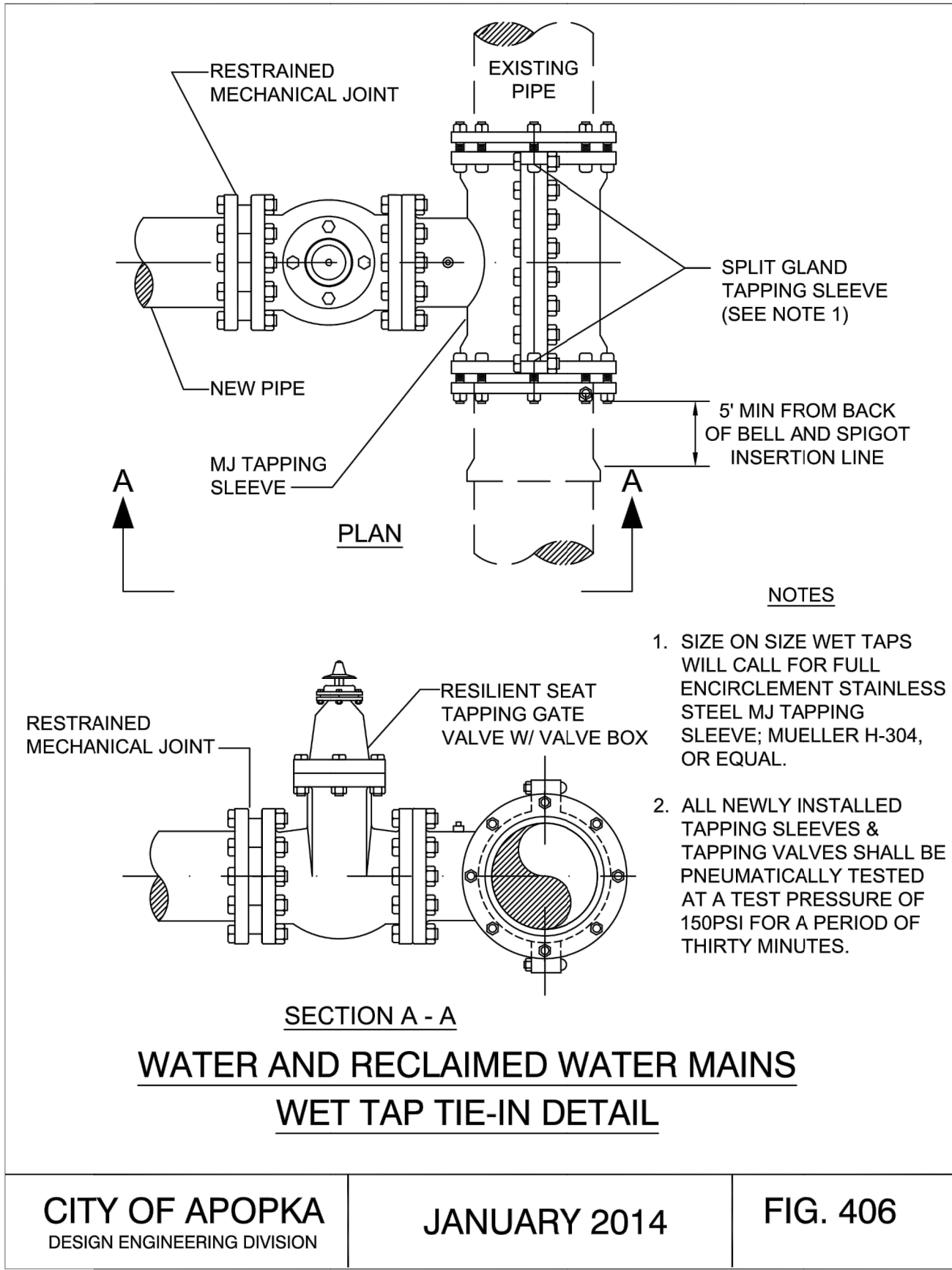
UTILITY DETAILS

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0013
OF: 18



CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
TEL: 407.644.6570
FAX: 407.644.6570
WWW.CSEI-FL.COM

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

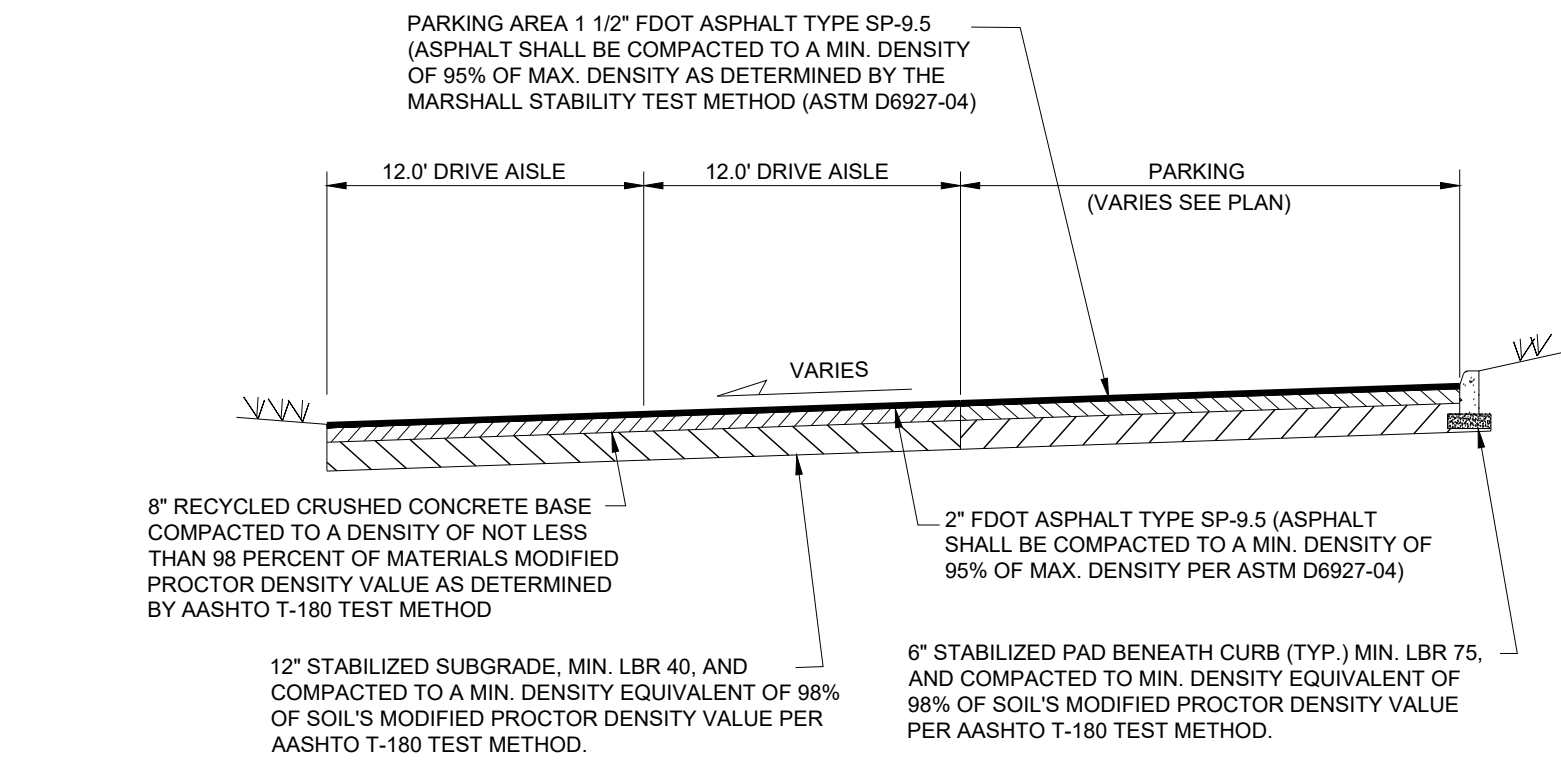
315 S. BRADSHAW R' AD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

UTILITY DETAILS

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS
DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0014
OF: 18



NOTES:

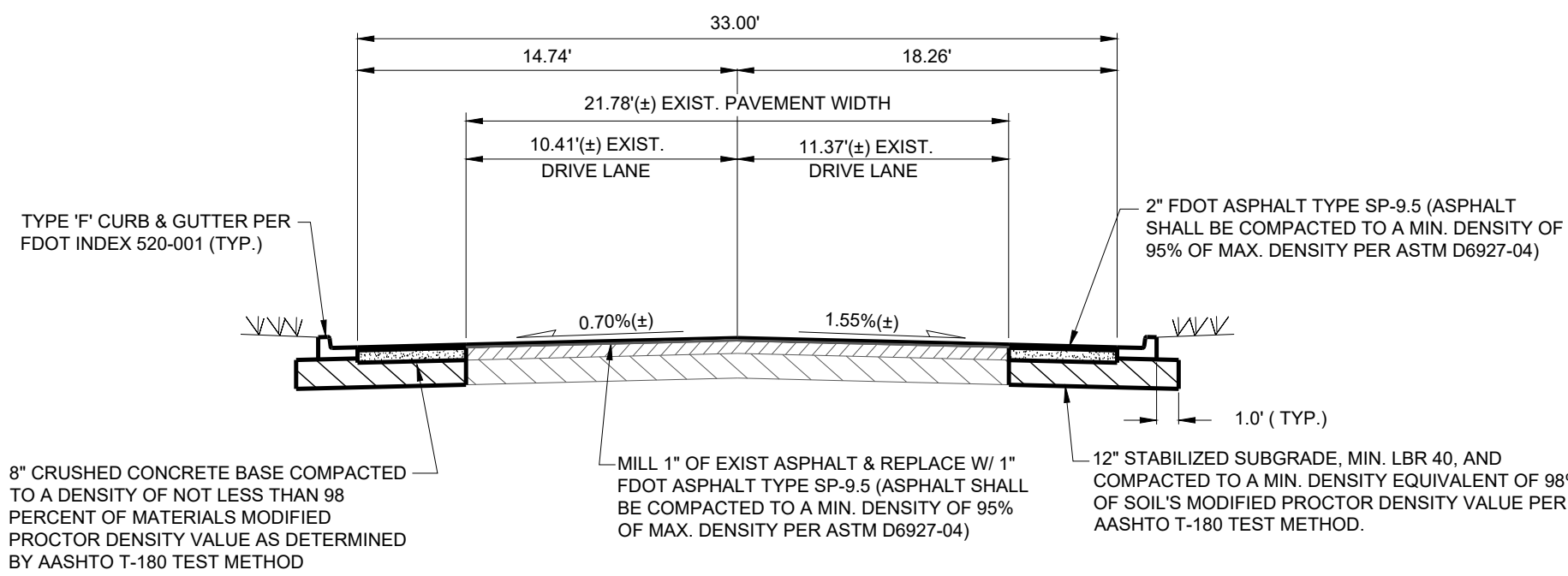
- CRUSHED CONCRETE SHALL FROM AN FDOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC AND HAZARDOUS MATERIALS.

GRADATION:	SIEVE SIZE	PERCENT BY WEIGHT PASSING
	2" [50MM]	100
	1.5" [38MM]	90 TO 100
	3/4" [19MM]	65 TO 90
	3/8" [9.5MM]	40 TO 80
	NO. 4 [4.75]	30 TO 65
	NO. 10 [2.0MM]	20 TO 50
	NO. 50 [300UM]	5 TO 30
	NO. 200 [75UM]	0 TO 10

- TACK COAT PER CURRENT FDOT SPECIFICATIONS.
- TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
- ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FDOT SPECIFICATIONS

SITE PAVEMENT SECTION DETAIL

NOT TO SCALE



NOTES:

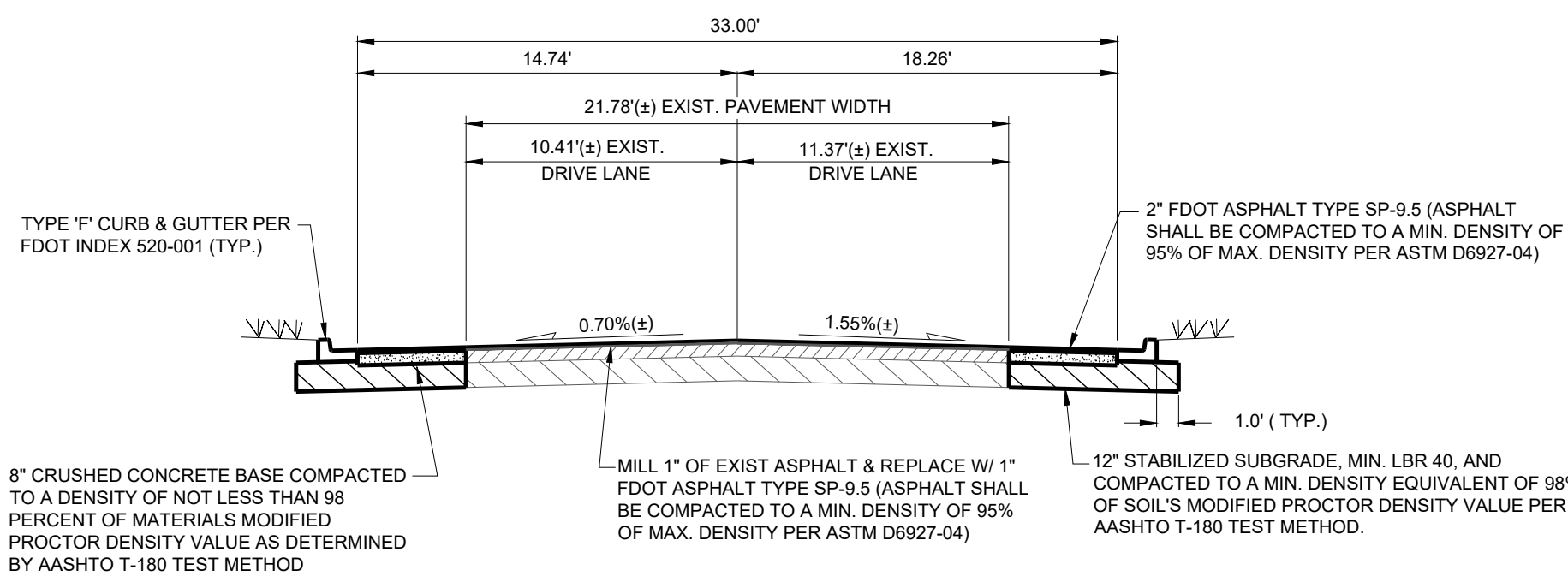
- CRUSHED CONCRETE SHALL FROM AN FDOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC AND HAZARDOUS MATERIALS.

GRADATION:	SIEVE SIZE	PERCENT BY WEIGHT PASSING
	2" [50MM]	100
	1.5" [38MM]	90 TO 100
	3/4" [19MM]	65 TO 90
	3/8" [9.5MM]	40 TO 80
	NO. 4 [4.75]	30 TO 65
	NO. 10 [2.0MM]	20 TO 50
	NO. 50 [300UM]	5 TO 30
	NO. 200 [75UM]	0 TO 10

- TACK COAT PER CURRENT FDOT SPECIFICATIONS.
- TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
- ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FDOT SPECIFICATIONS

SECTION B - B (S. BRADSHAW ROAD)

NOT TO SCALE



NOTES:

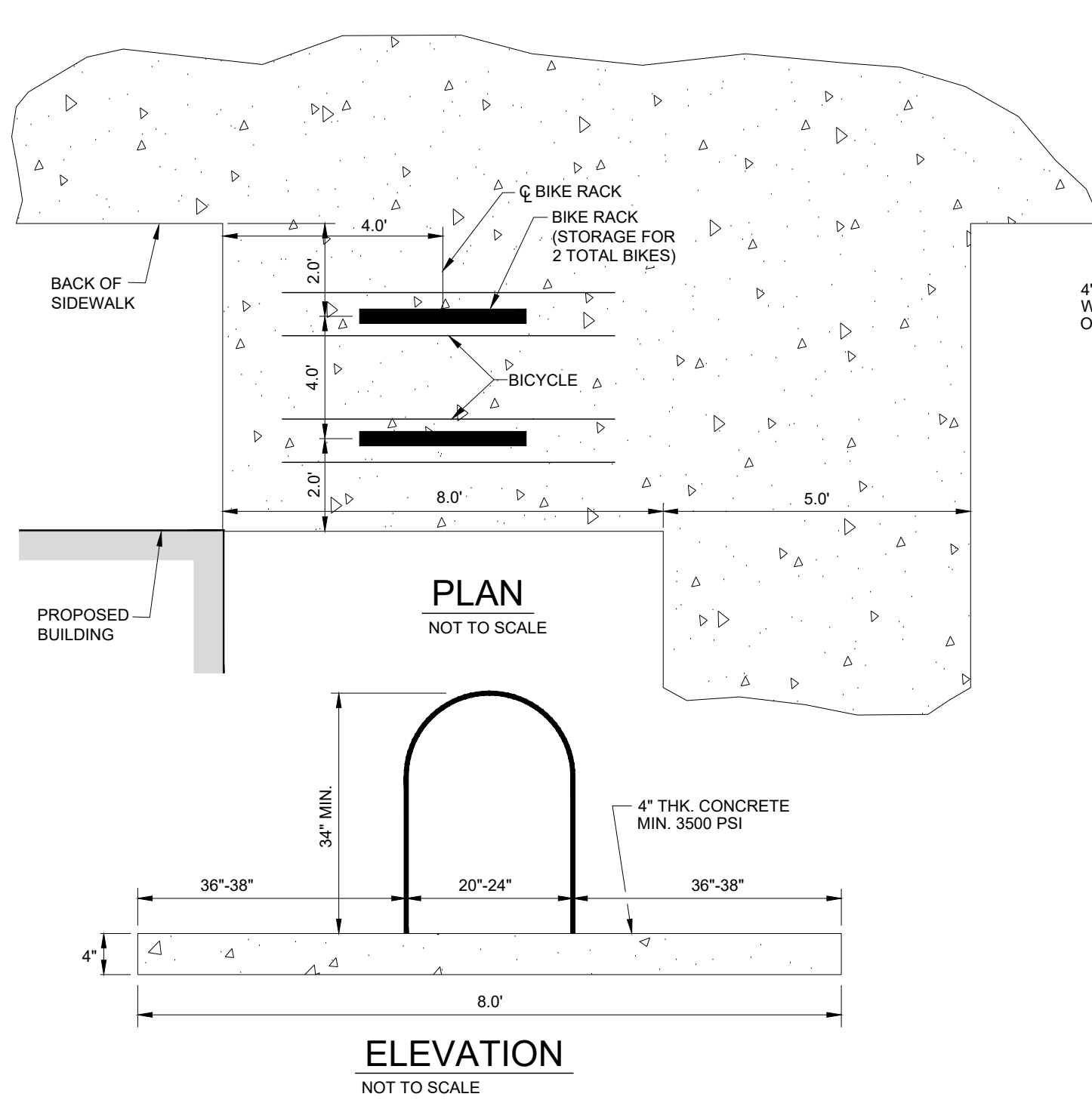
- CRUSHED CONCRETE SHALL FROM AN FDOT APPROVED FACILITY AND BE FREE OF DELETERIOUS MATERIALS, SUCH AS WOOD, ROOTS OR OTHER ORGANIC MATTER, TRASH, SHALE, BRICKS, CLAY, METAL, PLASTIC AND HAZARDOUS MATERIALS.

GRADATION:	SIEVE SIZE	PERCENT BY WEIGHT PASSING
	2" [50MM]	100
	1.5" [38MM]	90 TO 100
	3/4" [19MM]	65 TO 90
	3/8" [9.5MM]	40 TO 80
	NO. 4 [4.75]	30 TO 65
	NO. 10 [2.0MM]	20 TO 50
	NO. 50 [300UM]	5 TO 30
	NO. 200 [75UM]	0 TO 10

- TACK COAT PER CURRENT FDOT SPECIFICATIONS.
- TACK COAT RATE OF APPLICATION SHALL BE BETWEEN 0.04 AND 0.08 GALLONS PER SQUARE YARD.
- ALL SUBGRADE AND PAVEMENT MATERIALS AND OPERATIONS SHALL MEET THE MINIMUM REQUIREMENTS OF THE CURRENT FDOT SPECIFICATIONS

SECTION C - C (4TH STREET)

NOT TO SCALE



BIKE RACK NOTES:

GUIDE SPECIFICATIONS FOR THE HOOP OR INVERTED "U" BIKE RACK

- SUMMARY
A. BIKES PARKED PER BIKE RACK UNIT = 2
B. STYLE SHALL BE HOOP OR SOMETIMES REFERRED AS INVERTED "U".

- MATERIALS
A. AS PER MANUFACTURER'S SPECIFICATIONS

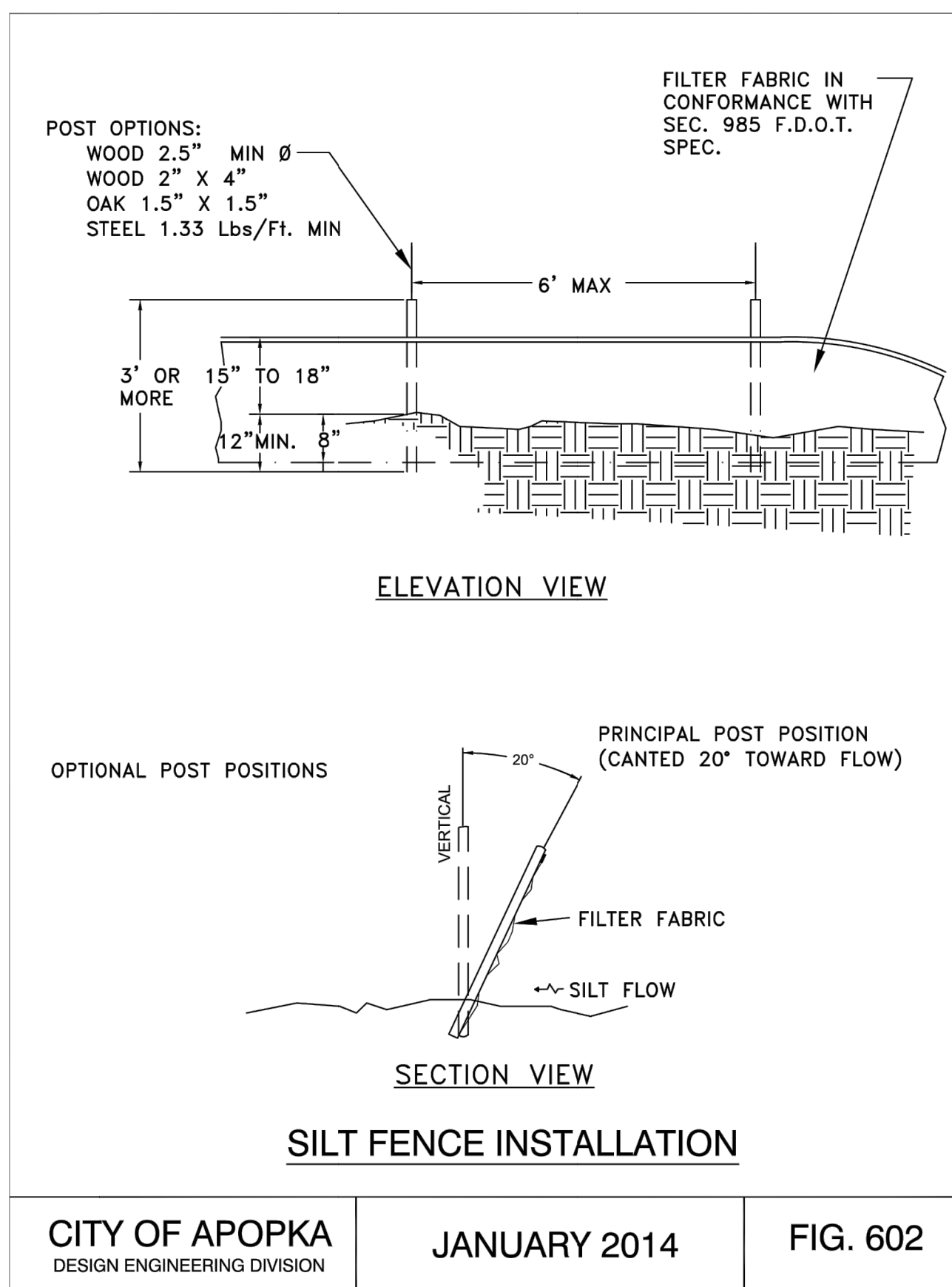
- FINISHES
A. HOT DIPPED GALVANIZED OR POWER COATED COLOR BY MANUFACTURER.

- DIMENSIONS
A. HEIGHT - MINIMUM 34"
B. WIDTH - MINIMUM 20" - 24"
C. SEE CONCRETE PAD DETAIL FOR HOOP PLACEMENT.

GENERAL NOTES:

- BIKE RACK MANUFACTURER MAY BE SUBSTITUTED WITH APPROVAL OF ENGINEER OF RECORD, BUT HOOP OR INVERTED "U" STYLE MUST BE MAINTAINED.
- BIKE RACK SHALL BE CONSISTENT WITH THE DESIGN OF THE PRINCIPAL STRUCTURES ON THE SITE AND PRINCIPALS FOUND IN THE "BICYCLE FACILITIES PLANNING AND DESIGN HANDBOOK" (STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION, 1997).

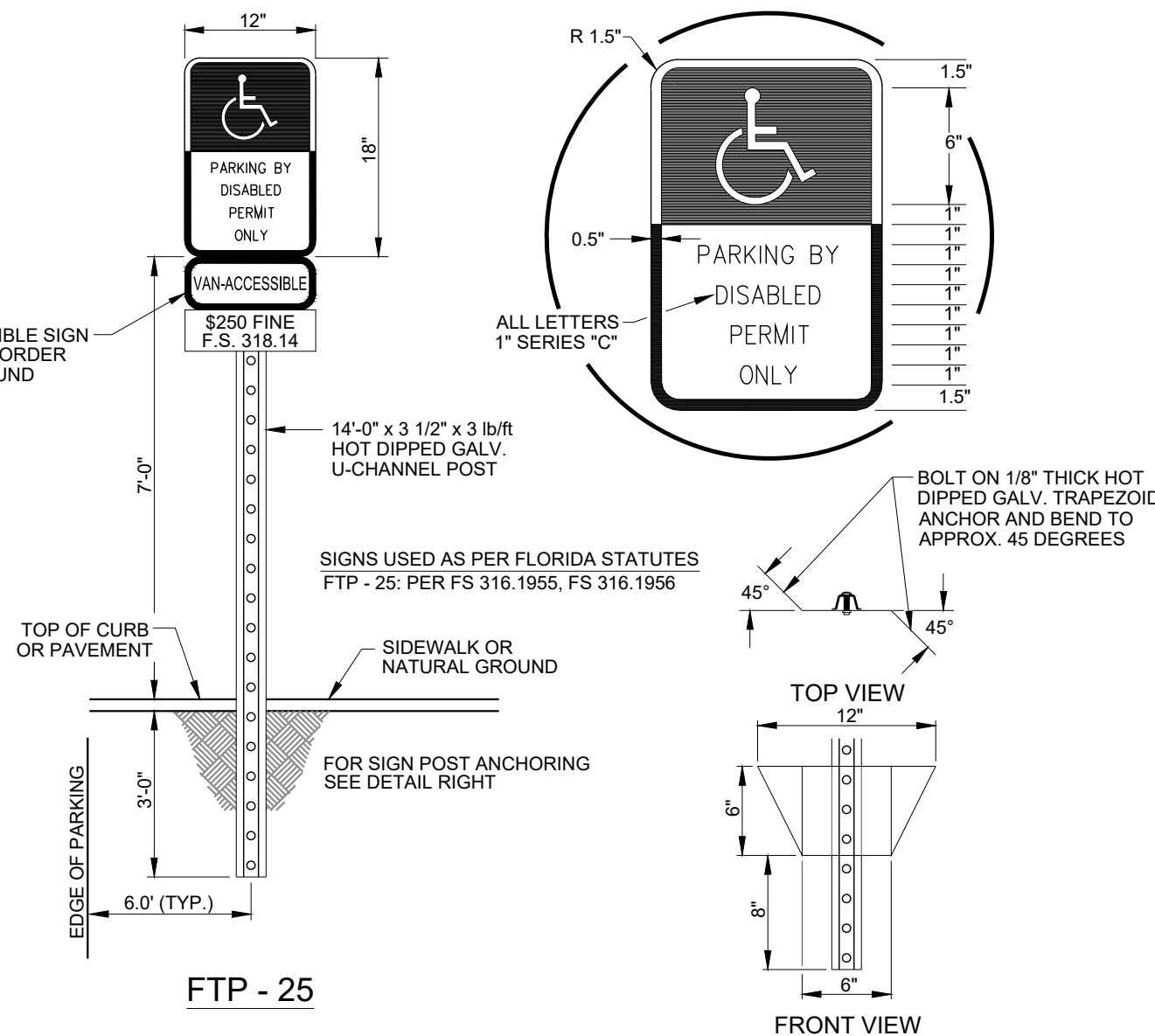
BIKE RACK AND CONCRETE PAD DETAILS



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 602



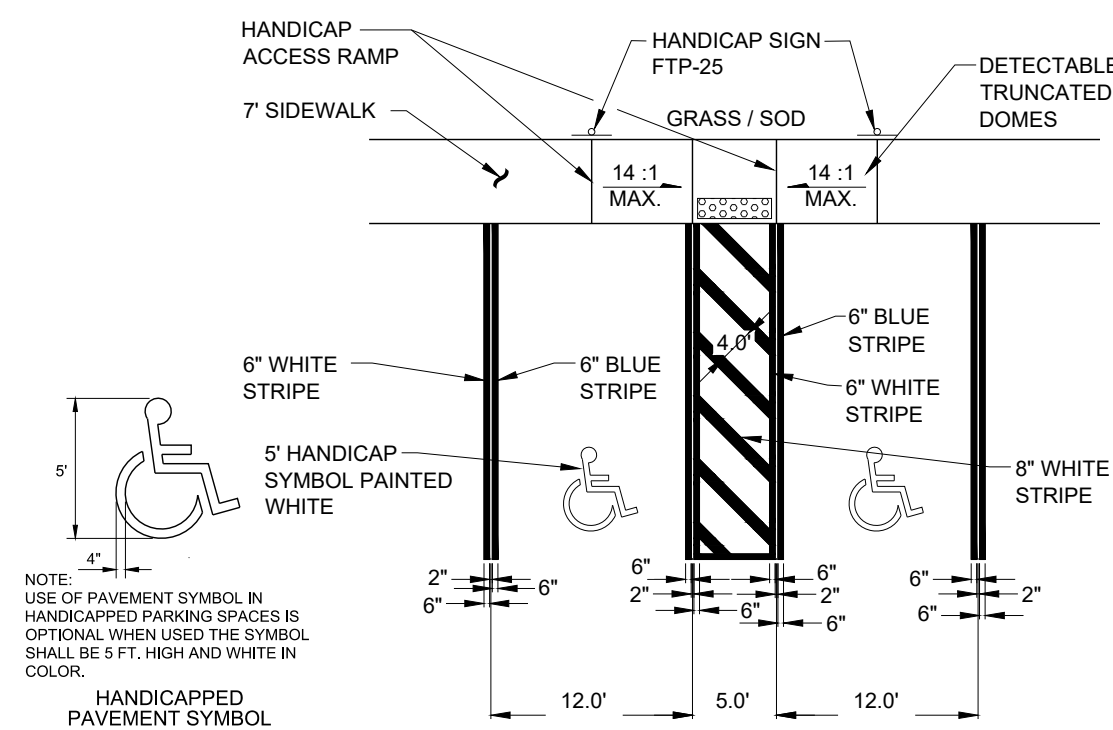
FTP - 25

GENERAL NOTES:

- TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
- FTP-25 SHALL BE FABRICATED ON ONE PANEL.

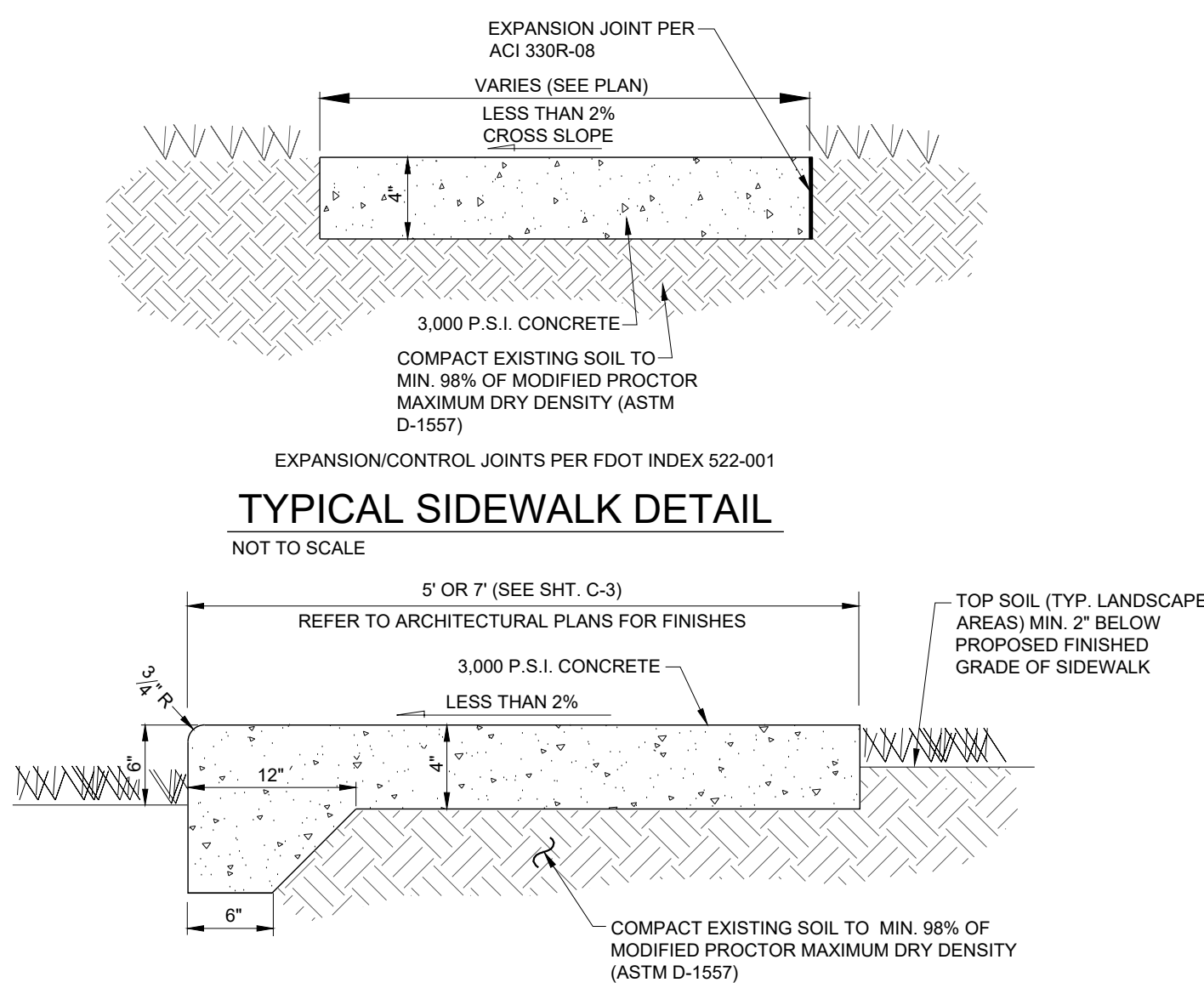
HANDICAP PARKING SIGN DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SPACE DETAIL

NOT TO SCALE



NOTES:

- LOCATE 1/4" WIDE X 1" DEEP CONTROL JOINTS 10' ON CENTER MAXIMUM. (VERIFY WITH PANERA REPRESENTATIVE)
- CONCRETE WALKS ADJACENT TO THE BUILDING SHALL HAVE 1/2" PREFORMED EXPANSION JOINT BETWEEN WALK AND BUILDING. JOINT FILLER SHALL BE MASTIC BITUMINOUS FIBER CONFORMING TO AASHTO DESIGNATION M-33.
- CONCRETE PADS OVER 4" THICK REQUIRE CONTROL JOINTS TO BE 12' ON CENTER MAXIMUM.
- EXPANSION JOINTS SHALL BE EQUAL WIDTH OF SIDEWALK.

INTEGRAL CURB / SIDEWALK DETAIL

NOT TO SCALE

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW RD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

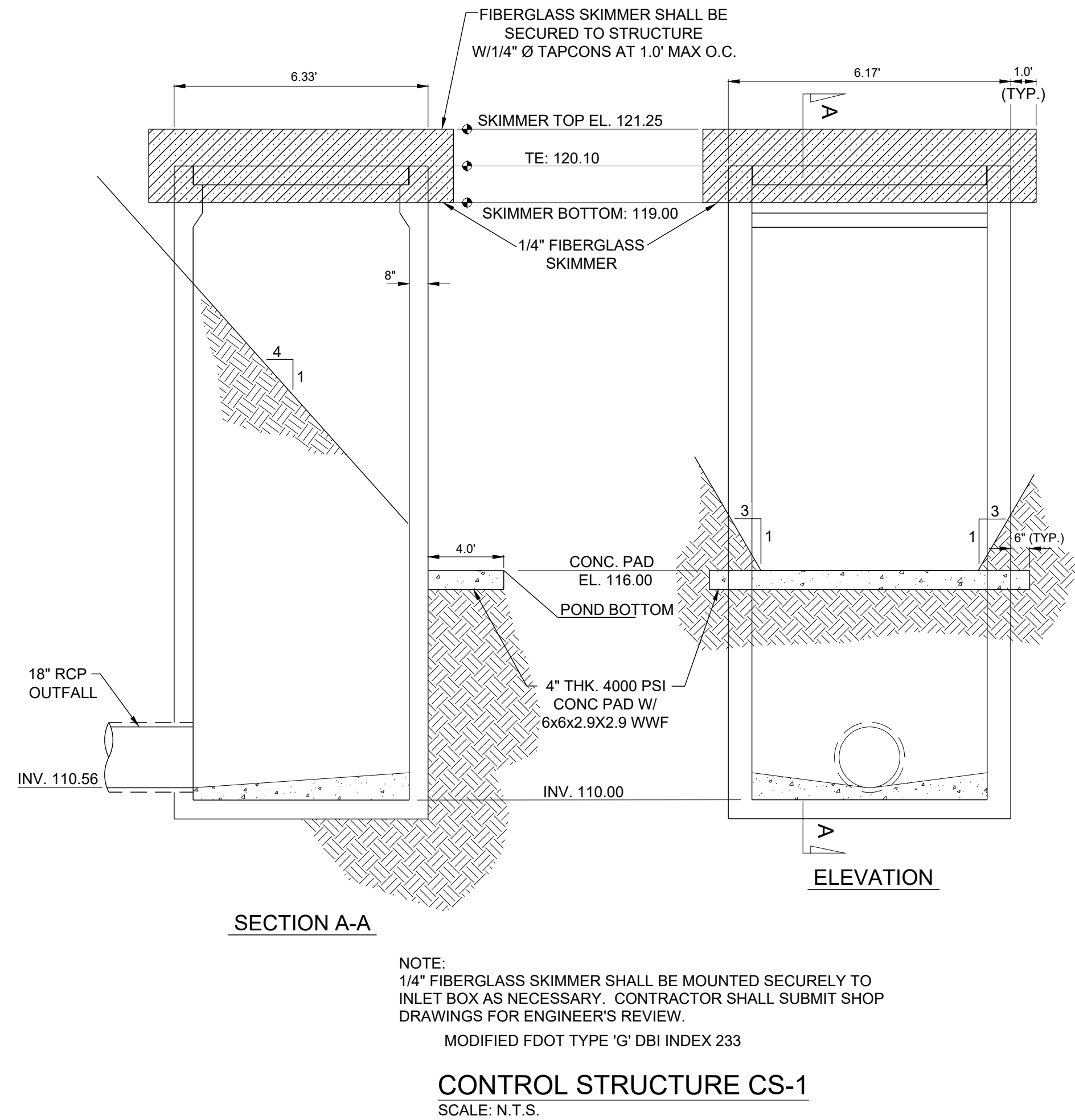
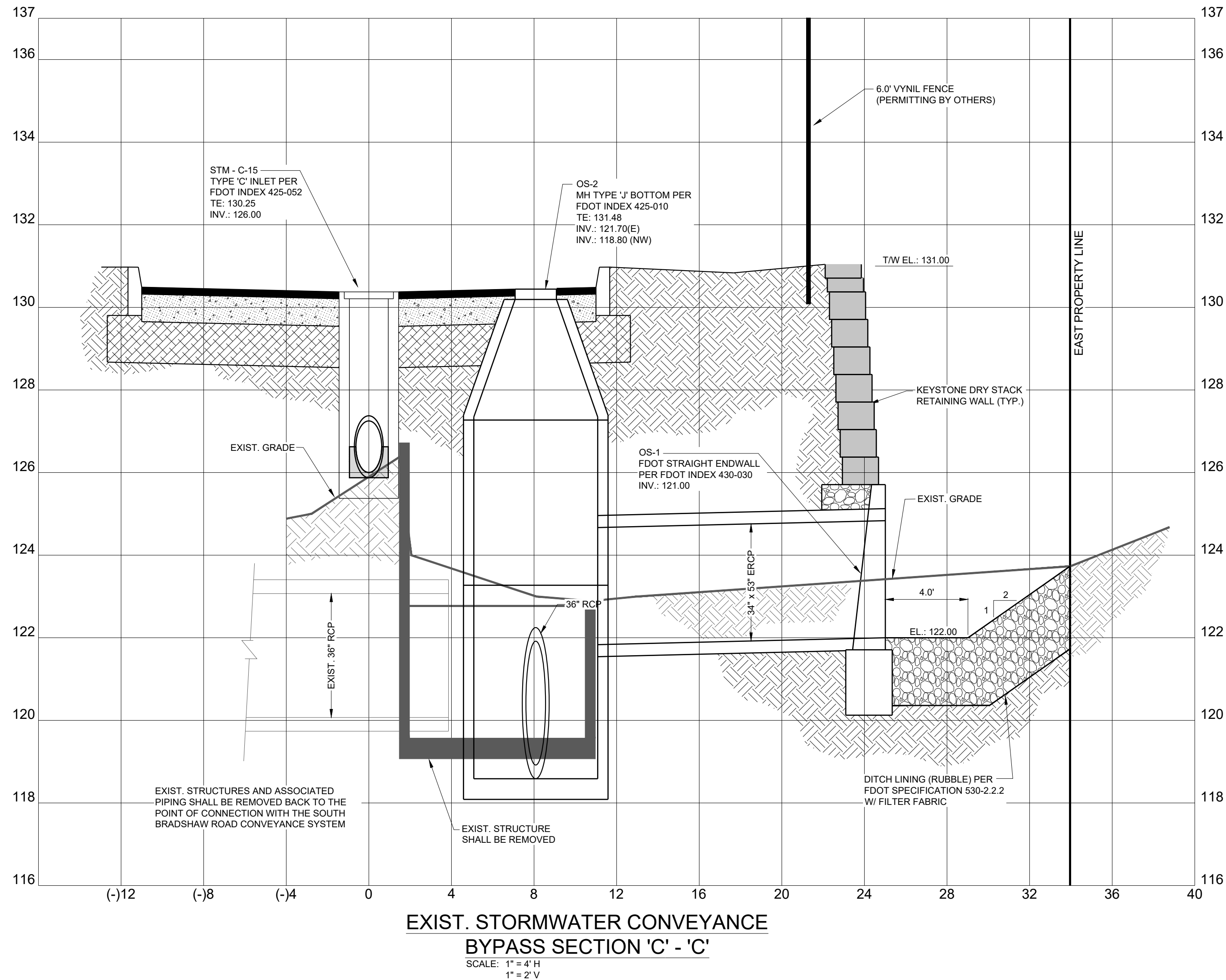
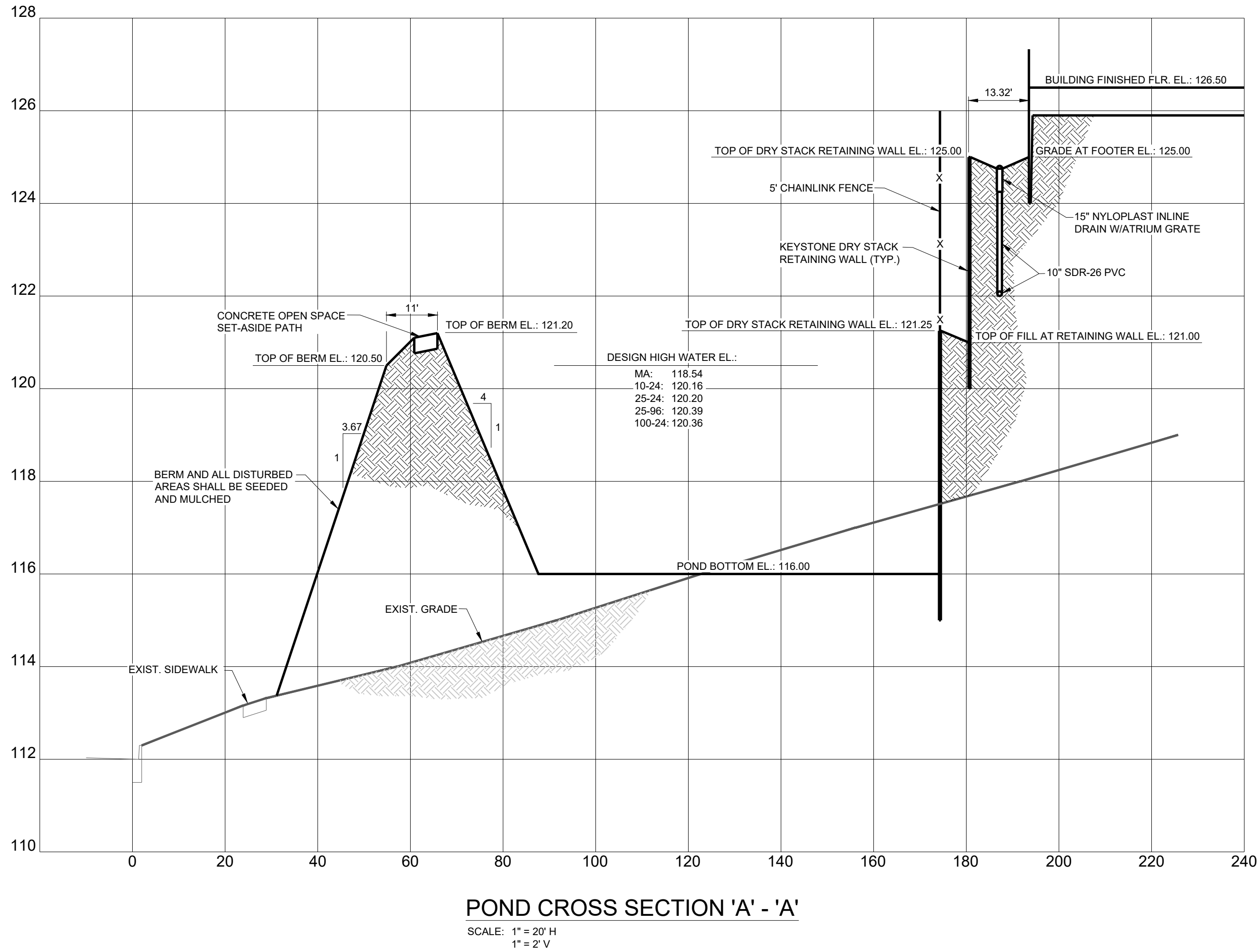
PAVING & DRAINAGE DETAILS

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QI ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS

DATE:
PROJECT NO.:
DRAWN BY:
SS
DESIGNED BY:
TQ
CHECKED BY:
TQ
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346
SHEET NO.
C-0015
OF: 18

Z:\020222202050 - Brunache\2.0 Cadd\Drawg\22050 MSP-04-25-24.dwg, 4/25/2024 4:42:47 PM, AutoCAD PDF (General Documentation).pc3



CIVIL/SITE ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
TEL.: 407.644.6570
FAX: 407.644.6570
WWW.CSEI-FL.COM

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW RD
BRUNACHE COMMERCE PARK
APOKA, FL 32712

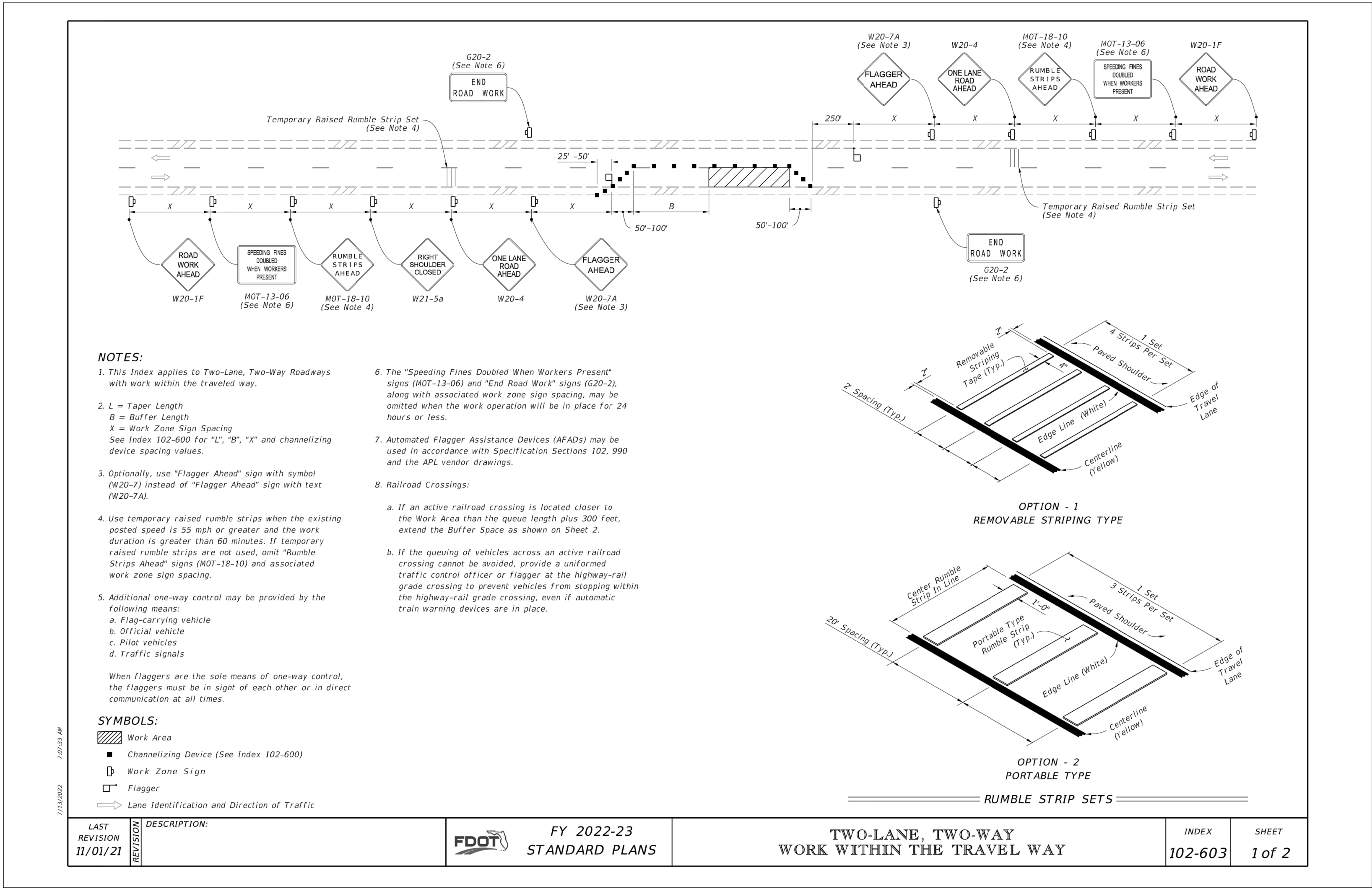
PAVING & DRAINAGE DETAILS

THIS ITEM WAS DIGITALLY SIGNED AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC DOCUMENTS
DATE: _____
PROJECT NO.: _____
DRAWN BY: SS
DESIGNED BY: TQ
CHECKED BY: TQ
ENGINEER IN CHARGE: _____

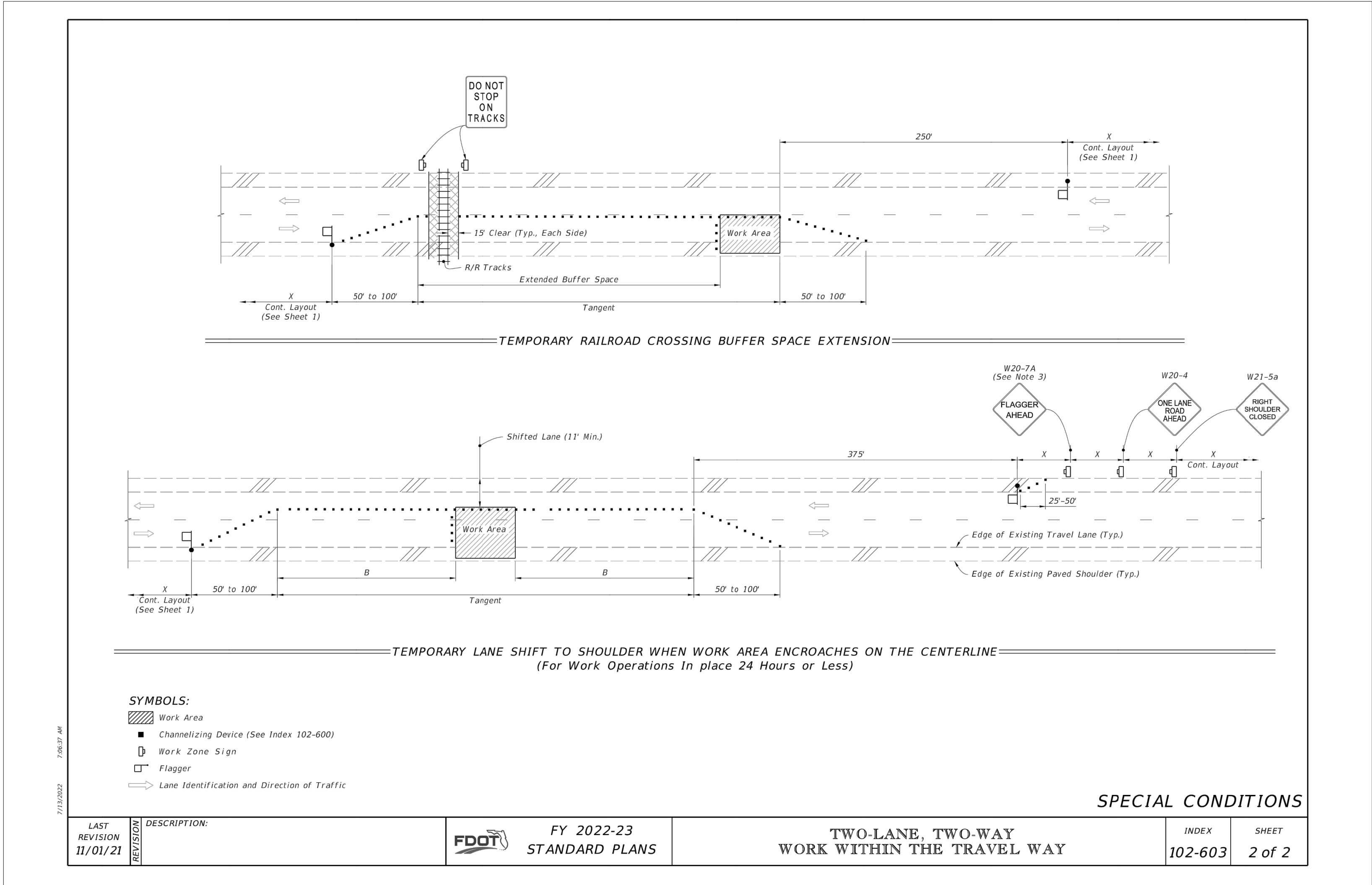
CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0016
OF: 18

Page 94 of 127



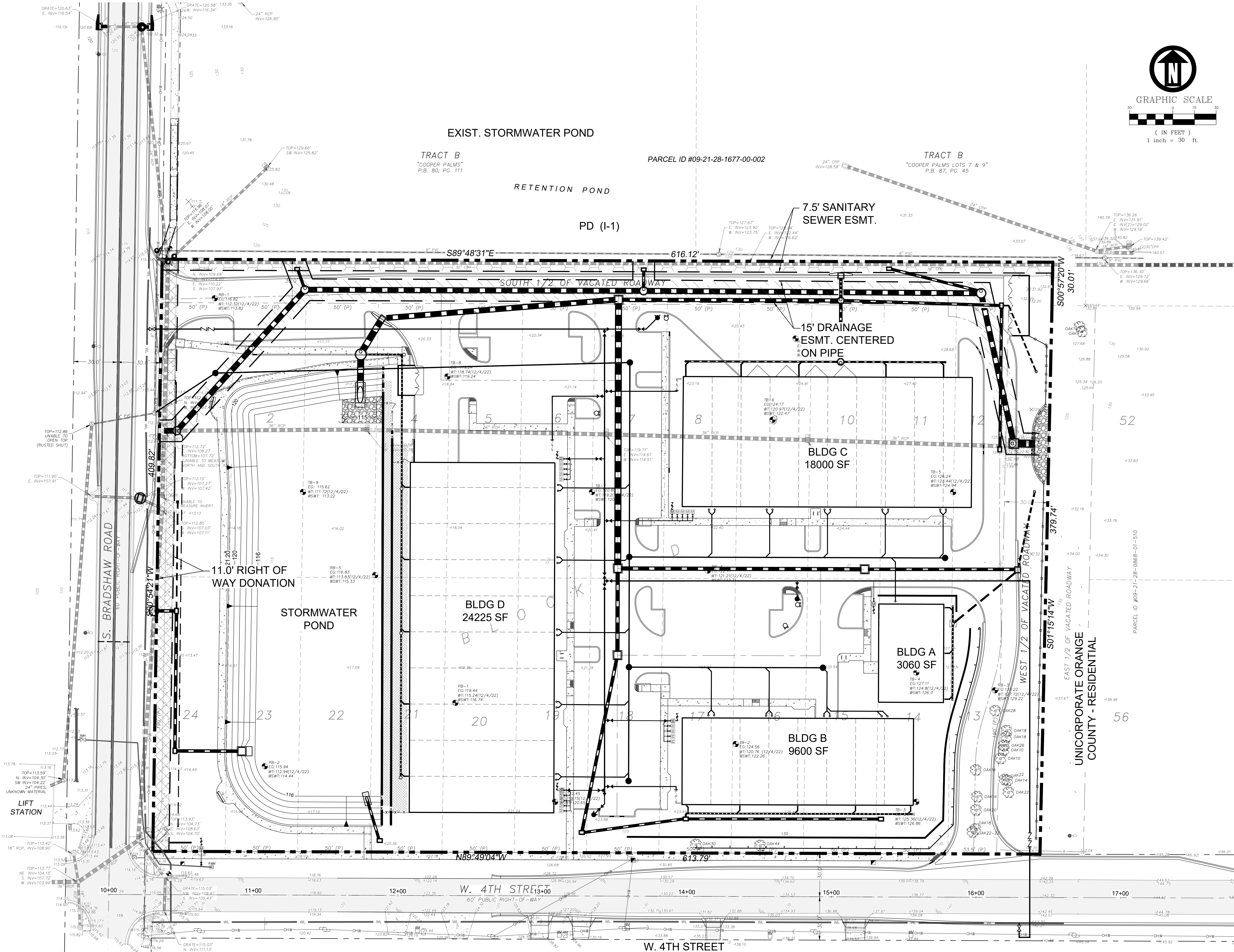
CONTRACTOR SHALL BECOME FAMILIAR WITH FDOT INDEX 102-600 (GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES) AND INCORPORATE AS APPROPRIATE



THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW R^D AD
BRUNACHE COMMERCE PARK
APOPKA, FL 32712

FDOT MAINTENANCE OF TRAFFIC DETAILS



CIVIL/SITE
ENGINEERING, INC.
1645 N. MAITLAND AVENUE
MAITLAND, FL 32751
TEL: 407.644.6570
FAX: 407.644.6570
WWW.CSEI-FL.COM

THIS DRAWING CONTAINS PROPRIETARY INFORMATION AND SHALL NOT BE COPIED IN PART OR WHOLE.

315 S. BRADSHAW ROAD
BRUNACHE COMMERCE PARK
APOKA, FL 32712

PROPOSED EASEMENTS & ROW DONATION

THIS ITEM WAS DIGITALLY SIGNED
AND SEALED BY TAN QIU ON:
Apr 25, 2024
PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC DOCUMENTS

DATE:
PROJECT NO.:
DRAWN BY:
DESIGNED BY:
CHECKED BY:
ENGINEER IN CHARGE:

CIVIL/SITE ENGINEERING, INC.
1645 MAITLAND AVENUE
MAITLAND, FL 32751
LICENSE No. 27346

SHEET NO.
C-0018
OF: 18

Page 96 of 127

INDUSTRIAL LIGHT

S. BRADSHAW ROAD

60' PUBLIC RIGHT-OF-WAY

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

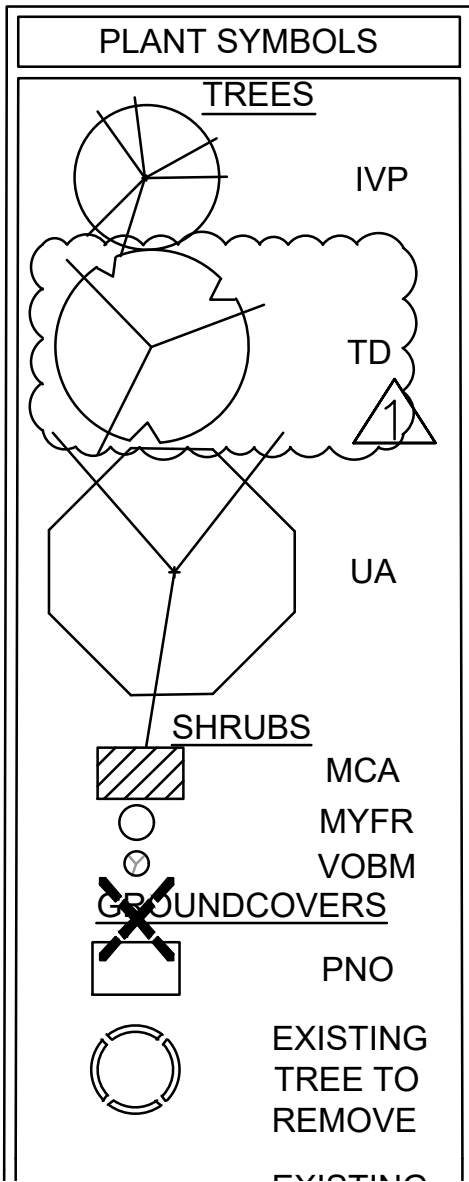
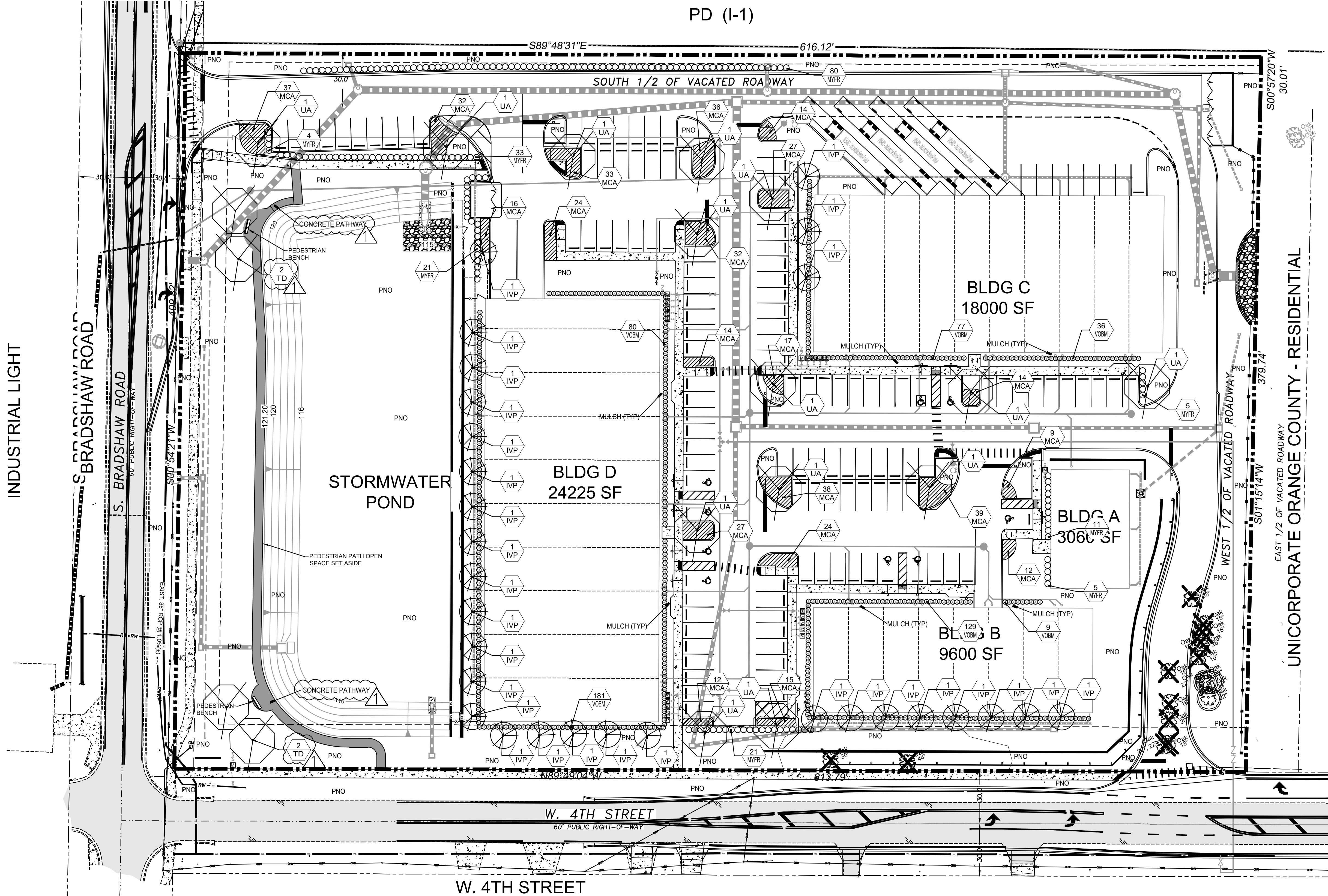
EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG

EXIST. 8" DIA. 10' LONG



Existing Trees to Remove			
Count	SIZE	DBH	TYPE
2	10"	20	Oak
1	8"	8	Oak
1	28"	28	Oak
1	26"	26	Oak
1	22", 22"	44	Oak
1	44"	44	Oak
1	30"	30	Oak
2	16"	32	Oak
1	20"	20	Oak
2	18"	36	Oak
13		288	Total

Existing Trees to Remain			
Count	SIZE	DBH	TYPE
1	14"	14	Oak
3	22"	66	Oak
4		80	Total

Tree Mitigation
13 existing oak trees to remove due to grade changes = 288" DBH.
Provided 18 4" DBH canopy trees = 72" DBH

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

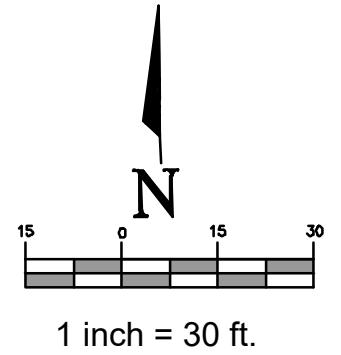


REVISIONS:
DATE NOTE
1 4/26/24 City Comments

Stephen G
Pategas

Digitally signed by
Stephen G Pategas
Date: 2024.04.29
09:26:34 -04'00'

STEPHEN G. PATEGAS, AIA, ASLA
Landscape Architect - LC2000015
KRISTIN G. PATEGAS, APID, FCLD
Landscape Designer
407.622.4886 fax 407.622.4887
1425 BERSHIRE AVENUE
WINTER PARK, FL 32789
garden@hortusois.com
www.hortusois.com



Landscape Plan
Bradshaw Complex
315 S. Bradshaw Road
Apopka, Florida

DESIGN DRAFT CHECK
SP JB SP
PROJECT # 223-010
DATE: 04/07/2023
SCALE: 1:30
SHEET: L-1
TOTAL: L-1 - L-4

© HORTUS OASIS INC. These drawings
are the property of Hortus Oasis and are
not to be used for watermarks or on other
projects except by agreement in writing
with Hortus Oasis. Immediately report any
discrepancies to Hortus Oasis.

LANDSCAPE LEGEND - HOW#223-010 315 S. Bradshaw Rd. Apopka 2023-04-07, 2024-03-07, 2024-04-17			
QTY	CODE	BOTANICAL/COMMON NAME	SPECIFICATIONS
29	IVP	Ilex vomitoria 'Pendula'	8-10"x 3-4", 2" dbh cumulative,
		Weeping yaupon holly	3 tr min, female
472	MCA	Muhlenbergia capillaris	full, 1g, 30"oc
		Muhly grass	
180	MYFR	Myrcianthes fragrans	full, 36" ht x 30-36", 42"oc
		Simpson's stopper	
4	TD	Taxodium distichum	10-12" x 4-5', 4" dbh, 30g
		Bald cypress	
14	UA	Ulmus alata	12-14" x 5-6", 4" dbh, sst
		Winged elm	
512	VOBM	Viburnum obovatum 'Mrs. Schiller's Delight'	24"ht, 30"oc, in 4 1/2 wide beds, center of plant
		Mrs. Schiller's Delight Walter's viburnum	shall be 3-3" from walls
		Paspalum notatum 'Argentine'	whole, solid pieces, as required,
		Argentine Bahia grass	denoted w/ graphic stippling and or "sod"
	PNO	Pine bark mulch	1/2"-1 1/2" size at 3" depth and as noted

LANDSCAPE NOTES

- Landscape contractor (LC) shall be responsible for all materials and work called for on the landscape plans and in the landscape notes and legend. Plant specifications are minimum acceptable sizes. Under sizing/substitution of plants and/or shortages in quantity are contract breaches. Plans shall rule if there are any quantity discrepancies between the legend and plans. Final quantity takeoffs are the responsibility of the LC. Notify the Landscape Architect of any discrepancies.
- Refer to construction details for planting, staking, and/or guying instructions.
- LC shall have a full size, to scale printed plan and the appropriate scale on site at all times.
- LC shall comply with all local codes and ordinances and obtain all permits and bonds necessary to construct the project.
- LC shall coordinate their work with other contractors to assure efficient and timely completion of the work.
- LC shall be responsible for supplying all materials, labor, and equipment for the performance of their portion of the work.
- LC shall verify all existing grades, dimensions, suitable drainage, and soil for plantings specified, proposed and existing underground utilities, and field conditions and notify owner of discrepancies or problems before proceeding with work. **Per FL Statutes, call Sunshine State One (811) 72 hours prior to digging to have all utilities located.**
- The LC shall be familiar with and accept the existing site conditions prior to initiation of the work.
- The LC shall protect existing utilities, structures, surfaces, and vegetation noted to be saved and be responsible for repair/replacement at no cost to the Owner.
- Protect trees to be saved. Vehicle parking, material storage, dumping of any chemicals, or soil removal/addition is not permitted within driplines. All temporary construction activities including all digging, trenching, construction lay-down areas and parking of vehicles are prohibited within the undisturbed area around existing trees to be preserved. Tunneling for the installation of underground utilities is allowed. An undisturbed area shall be established around every existing tree to be preserved. The undisturbed area is measured from the center of each individual tree in a group. The minimum undisturbed area is a radius of 0.75 feet per dbh (diameter at breast height, 54" ht above the soil line). Trees of 6" dbh or less shall have a minimum undisturbed area of 5 feet or more. The maximum radius of an undisturbed area shall be 24 feet. The minimum radius for off-site trees within 10 feet of the property line shall be 0.5 feet per dbh. No tree root greater than one fifth the diameter of a mature tree (9" dbh or greater) shall be cut for trenching, installation of walkways, patios, footers, etc., nor shall the total root system of a mature tree be reduced more than 20%. Whenever possible utilities should be installed by tunneling under the root system.
- Round-Up or equal shall be applied twice with the second application after a ten-day interval onto all existing vegetation not noted to be saved in areas that are to be replanted. Overspray shall not drift onto existing plant material to be saved. Mfr's recommendations shall be followed. Remaining plants and their roots shall be removed by hand prior to installation of plants. Resprouting weeds and plants are the responsibility of the LC through the appropriate warranty periods.
- Invasive plants onsite shall be removed. Reference the latest Florida Invasive Species Council (FISC) (formerly FLEPPC) list at <https://newfleppc.bugwoodcloud.org/plantlist2019.cfm>.
- All plant materials shall be graded Florida No. 1 or better as outlined under current Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted. All plants not listed shall conform to a Florida No. 1 or better as to: (1) health and vigor, (2) condition of foliage, (3) root system, (4) 85% free of pests or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species. **LC to obtain written certification from nurseries that plant materials are Florida No. 1 or better.** All plants are subject to verification of species. Trees up to 4" caliper are measured at 8" above soil line and over 4" caliper at 12" above soil line unless otherwise noted. All specifications to be met or exceeded unless otherwise noted. Trees shall not be larger in size or caliper compared to the root ball per Grades and Standards for Nursery Plants. All root balls and containers shall be free of living weeds and their roots. All Grades and Standards for Nursery Plants shall be followed.
- Planting soil of Fla. peat mixed one-half with clean topsoil for the backfilling of plant pits and beds shall be required only if existing soil is unsuitable for planting and/or contains construction debris which shall be removed.
- Trees and palms shall be installed so their top main root at the trunk is visible and 2" above finished grade. If root is buried, remove soil from the top of the rootball prior to installation. Rootballs shall be free of circling roots. Do not apply the 1 1/2" of mulch to the top of the rootball until after inspection of each tree or palm.**
- Landscape Architect is not responsible for adverse soil or drainage conditions, determining sub-surface soil conditions, underground objects/utilities, or the accuracy of property lines or information portrayed on surveys or on documents or plans provided by others. Owner or their agent is solely responsible for future maintenance of all plantings to maintain safe visibility within all visibility sight triangles and vehicular use and pedestrian areas within and immediately adjacent to the site.
- Any FDOT visibility sight triangles are provided by the civil engineer.
- Some plants in the legend or existing on site may have irritating or toxic parts that may be hazardous to the health of humans or animals.
- Existing trees/palms onsite or in the area may be in a hazardous condition and should be inspected for hazardous conditions by a consulting certified arborist at least once a year and after every weather event.
- Finished grade prior to mulching or sodding to be 3" below top of adjacent surfaces such as walks, curbs and driveways extending perpendicularly from the surface edge for a minimum distance of 18" (see detail). Soil excavated during planting to be removed from the site. Do NOT raise soil levels!**
- All trees, shrubs, and groundcovers shall be fertilized with Agriform 20-10-5 or Sierra Tabs 16-8-12 planting tablets. One tablet/ 1 gal, 2 tablets/ 3 gal, 3 tablets/ 5 or 7 gal, 4 tablets/ 10 gal and one tablet/ each 1/2" of free trunk diameter. Palms/cycads to receive palm fertilizer. Application shall be as per local ordinance, the details, and mfr's recommendation. Four-inch containers and smaller to receive one teaspoon Osmocote 16-6-12 Customblend for Florida in each hole.
- All planting beds (except for annuals) and trees to receive pine bark mulch. **Due to environmental concerns, cypress mulch shall NOT be used.** All tree rootballs (which require 4-foot-wide mulch rings in turf areas) shall be mulched to a maximum 1 1/2" depth (to aid water penetration) following inspection. All other planting beds to receive a 3" depth. Mulch shall not touch trunks or stems or be applied within the crowns of groundcovers/shrubs or over their branches or foliage. **Mulch is to be applied by hand and shall not be "blown in."**
- LC to maintain all plant material in a plumb, upright, and stable condition. Stake/guy all trees/palms per planting details.
- LC shall remove all bags (unless biodegradable), tags, ties, wires, ropes, stakes, and nursery attachments from all plant material. Wire baskets shall be removed from the top third of the root ball.
- LC shall be responsible to keep plant material in a healthy, watered, insect/pest free condition until owner's final acceptance.
- LC shall provide one-year warranty for trees/palms, ninety days for shrubs, groundcovers, and vines and thirty days for sod. Warranty period shall start with final acceptance by owner. All plant material shall be alive and in satisfactory growth at the end of the warranty period. Replacement plant material shall be warranted for ninety days (sod for thirty days) from replacement date.
- Warranty shall apply only to material that dies due to poor quality, improper handling, or installation practices. Generally, material transplanted on-site shall not be warranted. Adverse weather conditions shall not apply. Proper watering and maintenance are the owner's responsibility during the warranty period.
- DO NOT SUBSTITUTE! Contact Landscape Architect/Designer if there is difficulty obtaining specified plant materials.**
- Hedges shall be maintained at a 4' height or at sill height at windows.
- Provide 100% coverage of all landscape areas except for PNO sod using automatic irrigation system with rain sensor.
- Provide irrigation sleeves to all planter areas and containers within/on paver, stone, or concrete areas. Above ground piping/risers/backflow to be painted flat black.
- IF THIS SITE HAS POORLY DRAINING SOILS, prior to delivery of plant material to the site perform percolation tests and check for proper drainage in all planting areas. Correct drainage problems prior to any plant material installation. This may include augering, French draining or under-draining. If soils are not well draining, plant so top main root at trunk of trees is 6" above finished grade. Install shrubs and groundcovers with tops of root balls 2" above grade. Fill against sides of exposed rootballs. Crown landscape areas so water drains to edges but follow detail for grades at pavement edges, so mulch does not wash away. Since curbing prevents drainage of water from planting areas, the curbs may be perforated with six-inch deep saw cuts a minimum of every six feet apart to facilitate drainage.**

CITY OF APOPKA LANDSCAPE CODE NOTES 2023-04-07, 2024-03-07, 2024-04-17

Parking Areas 134 spaces/10 = 12.7 + 1 = 14 canopy trees required.
Provided: 14 canopy trees with all parking spaces within 80' of a canopy tree.
Groundcover plantings provided in all islands.
Hedge for screening at ROWs and perimeters.
Foundation plantings between parking and buildings.

Building Facades at ROW

Building B 160'/20' = 8 understory trees required. **Provided:** 8 understory trees.
Building C 60'/20' = 8 understory trees required. **Provided:** 3 understory trees.
Building D 260'/20' = 8 understory trees required. **Provided:** 13 understory trees.
Provided: Foundation plantings

Buffer

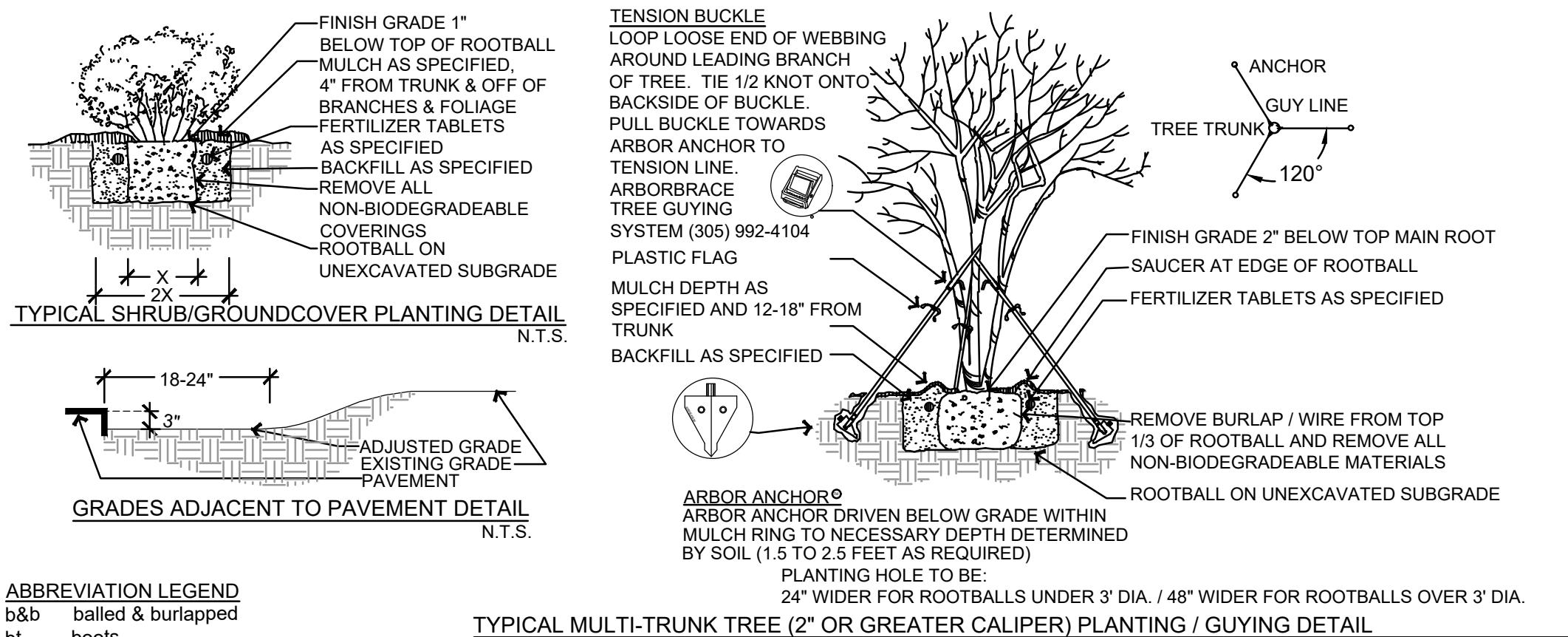
East: 6' high solid wall provided.

Tree Mitigation

14 existing oak trees to remove due to grade changes = 288" DBH.
Provided (18) proposed 4" DBH canopy trees = 72" DBH.

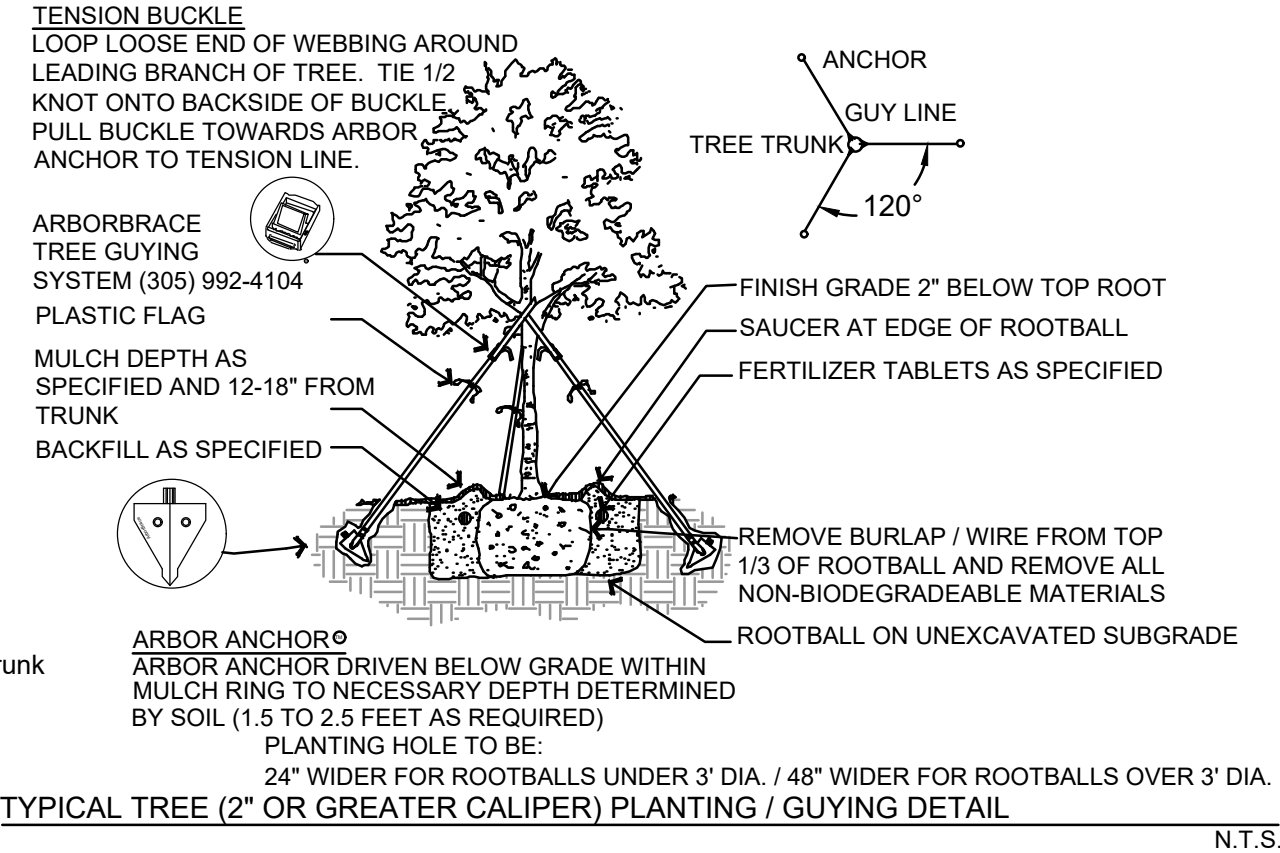
Other

All specified plants (except sod) are native to Florida and are low water use.
Two different species of trees are specified.
PNO sod is not irrigated.



ABBREVIATION LEGEND

b&b	balled & burlapped
bt	boots
bbp	bibbs per pot
c	caliper
cnp	canopy
coll	collected
cont	container
ct	clear trunk
cy	cubic yards
dia	diameter
exstg	existing
fg	field grown
ftg	full to ground
g	gallon
ht	height
hvy	heavy
lf	linear feet
lvs	leaves
mt	multi-trunk
oa	overall
oc	on center
sf	square feet
spd	spread
spec	specimen
sst	single straight trunk
st	single trunk
stk	staked in pot
stm	stems
trl	trellis
tr	trunks
trans	transplant
typ	typical



REVISIONS:		
#	DATE	NOTE
1	04/26/24	City Comments

Steph
en G
Pateg
as

Digitally signed
by Stephen G
Pategas
Date:
2024.04.29
09:27:25 -04'00'

STEPHEN G. PATEGAS, AIA, ASLA
Landscape Architect - LC26000015
KRISTIN G. PATEGAS, APLD, FCLD
Landscape Designer
407.622.4886 fax 407.622.4887
1425 BERRKSHIRE AVENUE
WINTER PARK, FL 32789
garden@hortusobas.com
www.hortusobas.com



Landscape Details and Notes
Bradshaw Complex
315 S. Bradshaw Road
Orlando, Florida

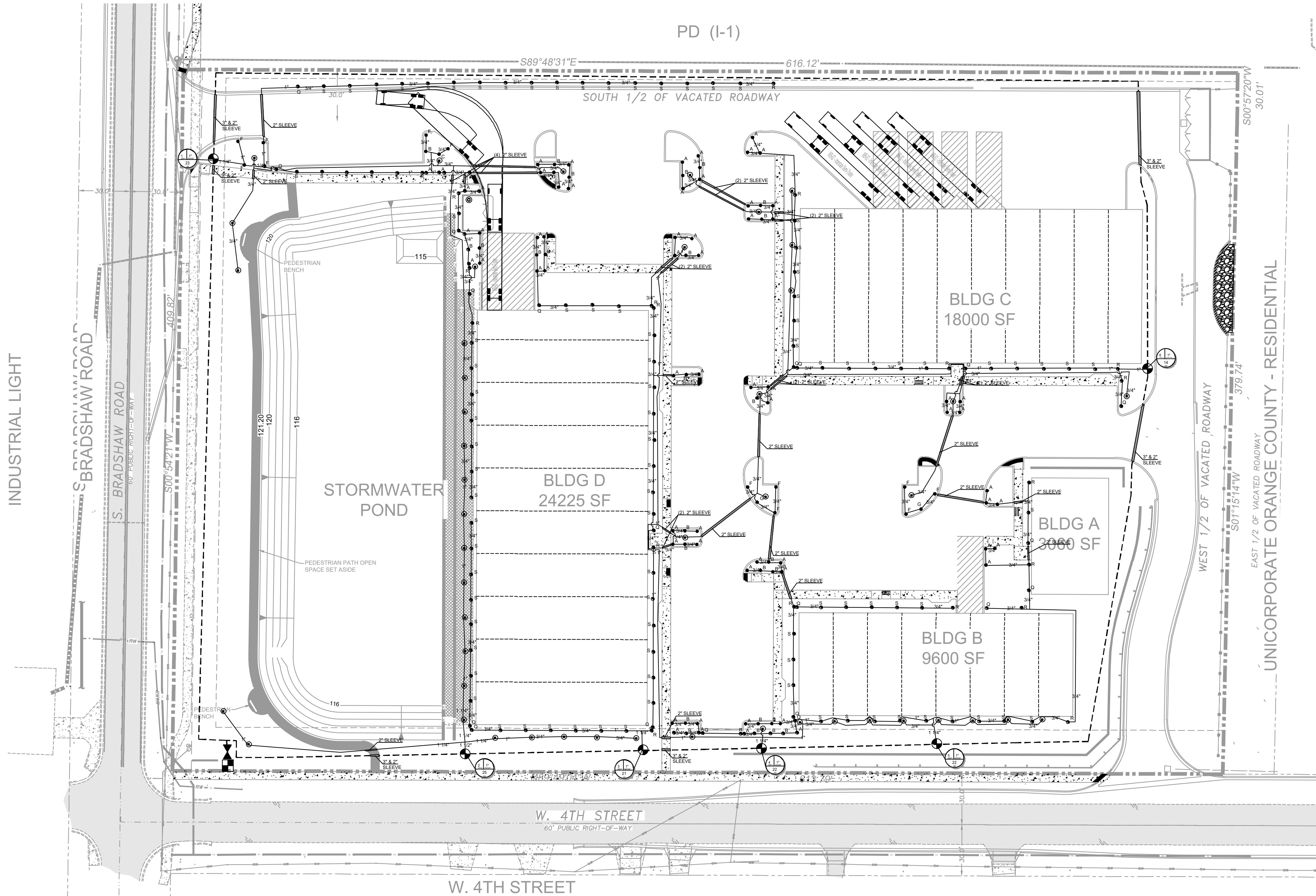
DESIGN	DRAFT	CHECK
SP	JB	SP
PROJECT # 223-010		
DATE: 04/07/2023		
SCALE: N.T.S.		
SHEET: L-2		
TOTAL: L-1 - L-4		

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA



FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION

© HORTUS OBAS INC. These drawings
are the property of Hortus Obas and are
not to be used for watermarks or on other
projects except by agreement in writing
with Hortus Obas. Immediately report any
discrepancies to Hortus Obas.



INDUSTRIAL LIGHT

BRADSHAW ROAD

S. BRADSHAW ROAD

60' PUBLIC RIGHT-OF-WAY

S00°54'21\"/>

STORMWATER POND

PEDESTRIAN PATH OPEN SPACE SET ASIDE

BLDG D
24225 SF

BLDG C
18000 SF

BLDG A
3000 SF

BLDG B
9600 SF

W. 4TH STREET
60' PUBLIC RIGHT-OF-WAY

W. 4TH STREET

PD (I-1)

SOUTH 1/2 OF VACATED ROADWAY

WEST 1/2 OF VACATED ROADWAY

EAST 1/2 OF VACATED ROADWAY

UNINCORPORATE ORANGE COUNTY - RESIDENTIAL

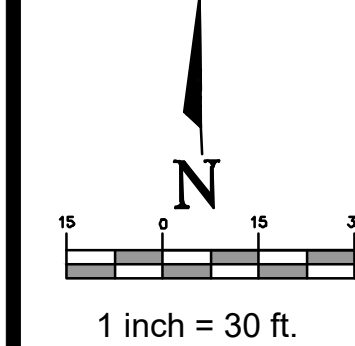
48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



DESIGN | DRAFT | CHECK
SP | JB | SP
PROJECT # 223-010
DATE: 04/07/2023
SCALE: 1"=30'
SHEET: L-3
TOTAL: L-1-L-4

© HORTUS OASIS INC. These drawings are the property of Hortus Oasis and are not to be used for waterworks or any other projects except by agreement in writing with Hortus Oasis. Immediately report any discrepancies to Hortus Oasis.

Irrigation Plan
Bradshaw Complex
315 S. Bradshaw Road
Orlando, Florida

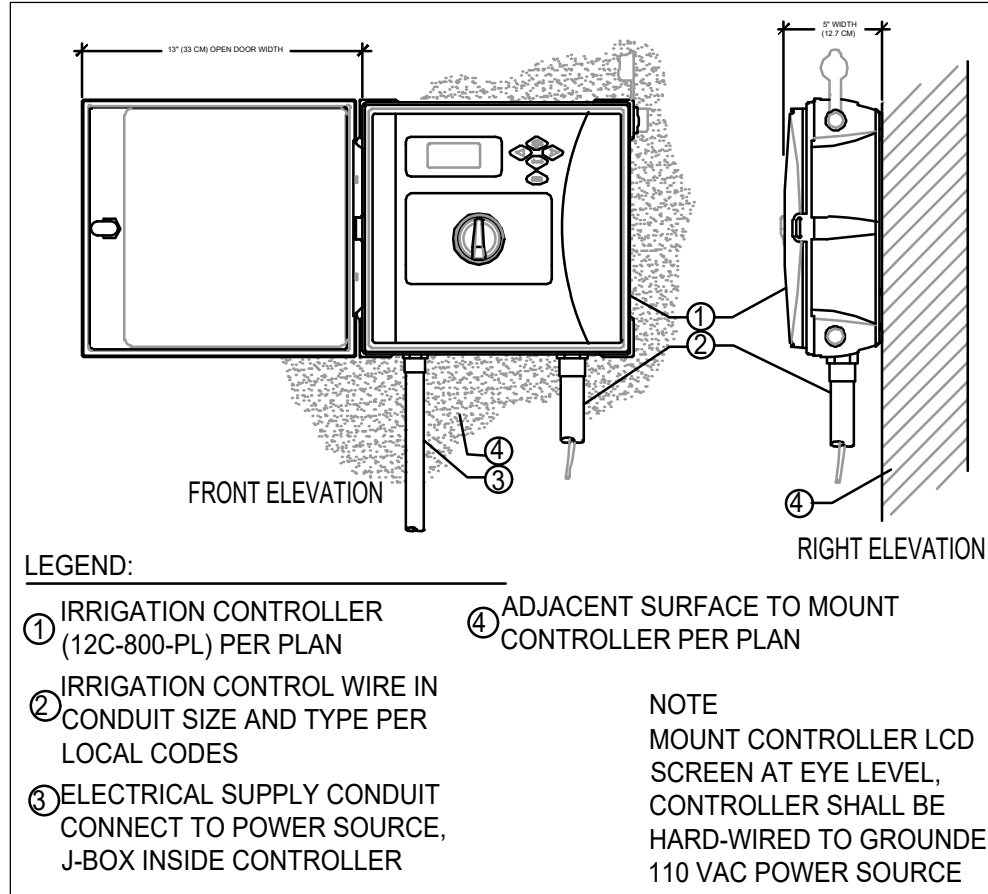


HORTUS OASIS
STEPHEN G. PATEGAS, AIA, ASLA
Landscape Architect - LC2600015
KRISTIN G. PATEGAS, APD, FCLD
Landscape Designer
407.622.4886 fax 407.622.4887
1425 BERSHIRE AVENUE
WINTER PARK, FL 32789
garden@hortusois.com
www.hortusois.com

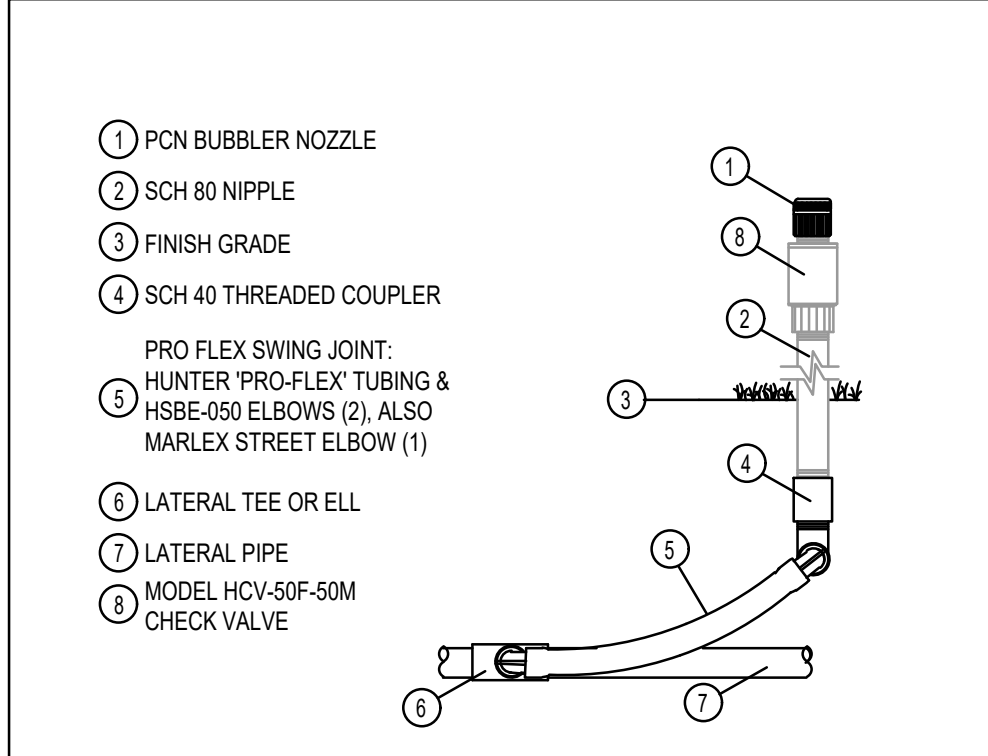
Steph
en G
Pateg
as
Digitally signed by Stephen G Pategas
Date: 2024.04.29 09:28:00 -04'00'

REVISIONS:
DATE NOTE
1 04/26/24 City Comments

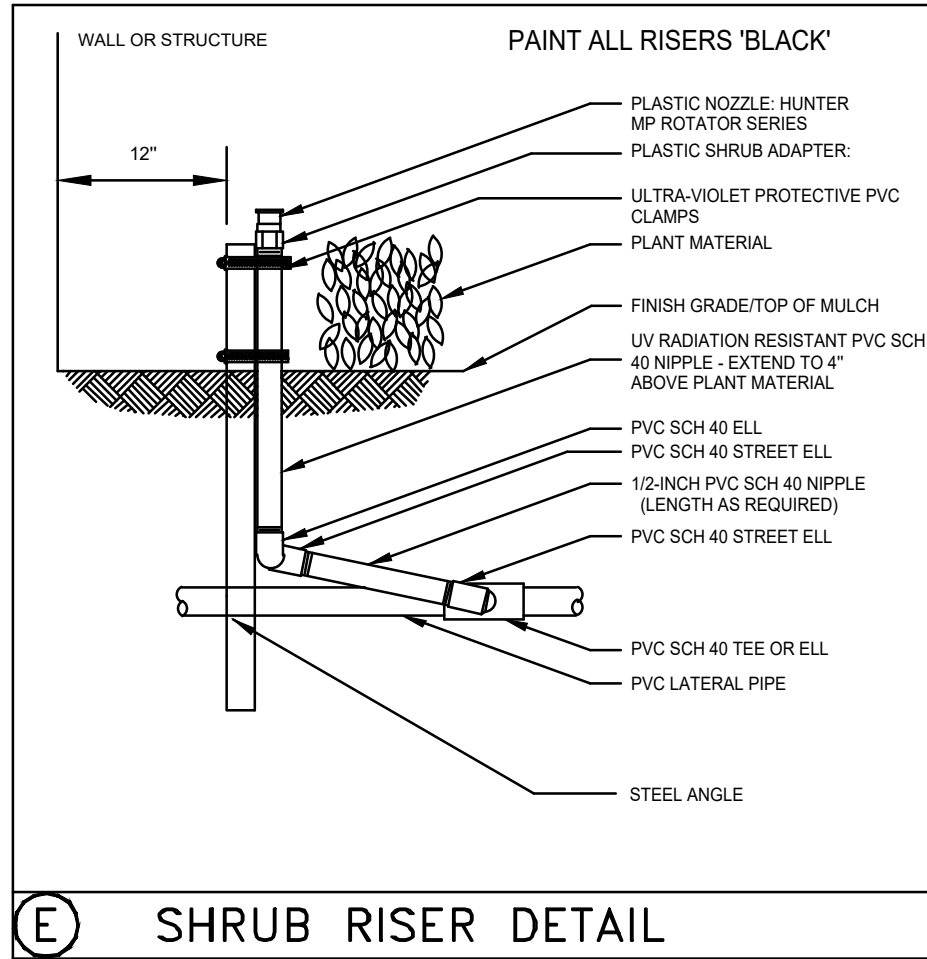
IRRIGATION DETAILS



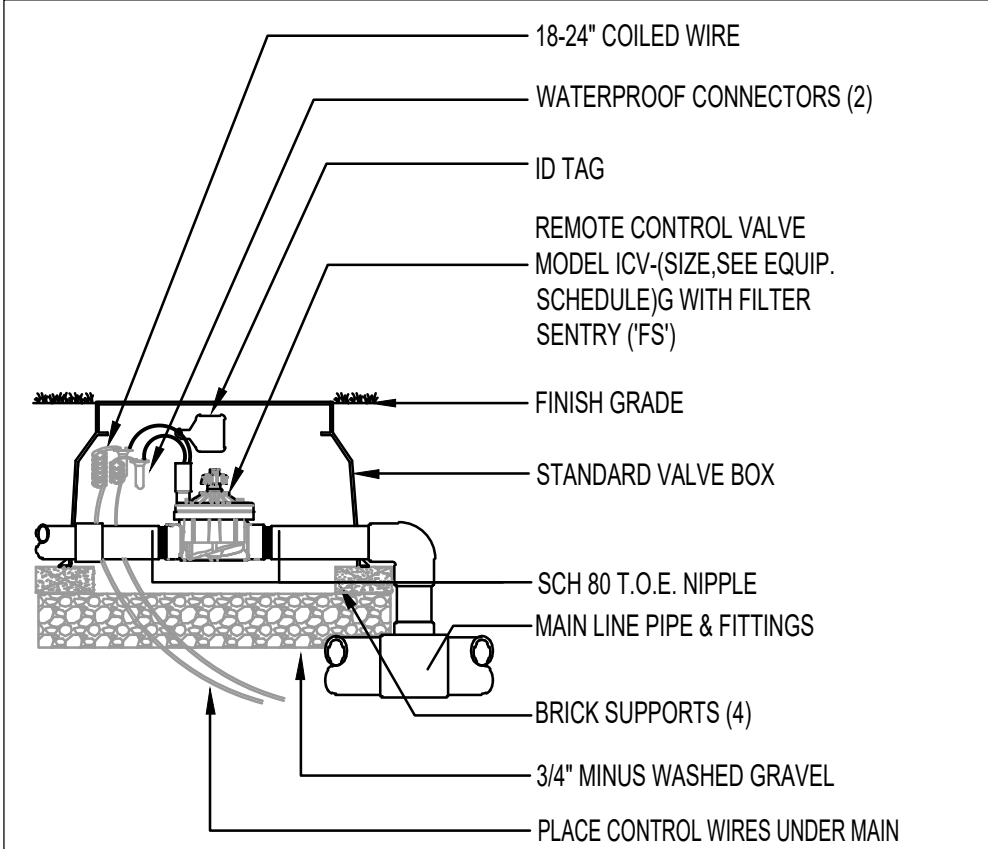
A ICC2 WALL MOUNT CONTROLLER



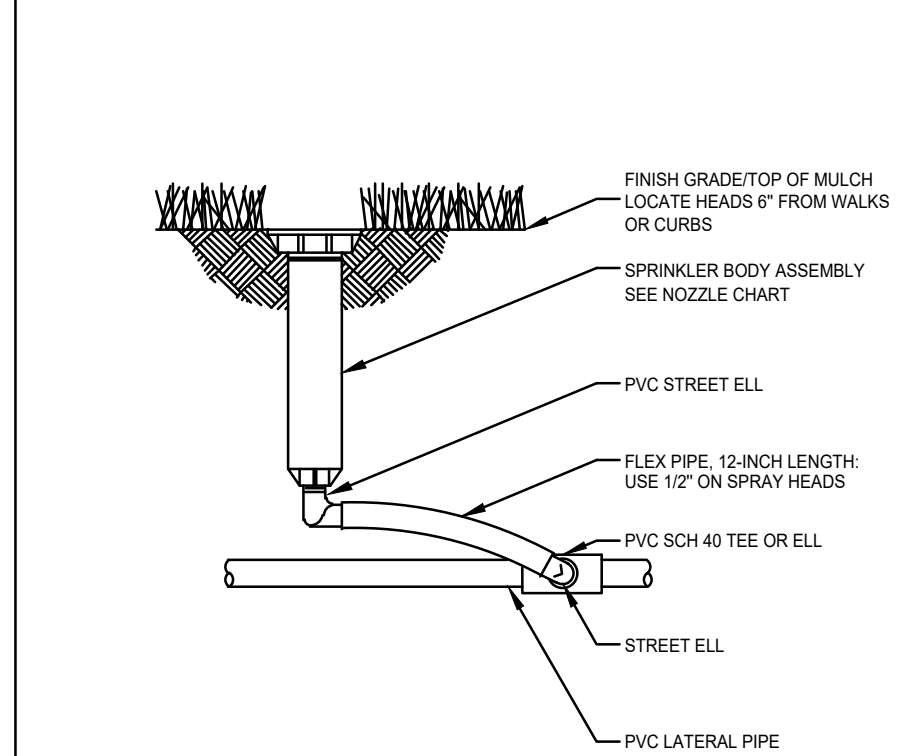
C PCN BUBBLER



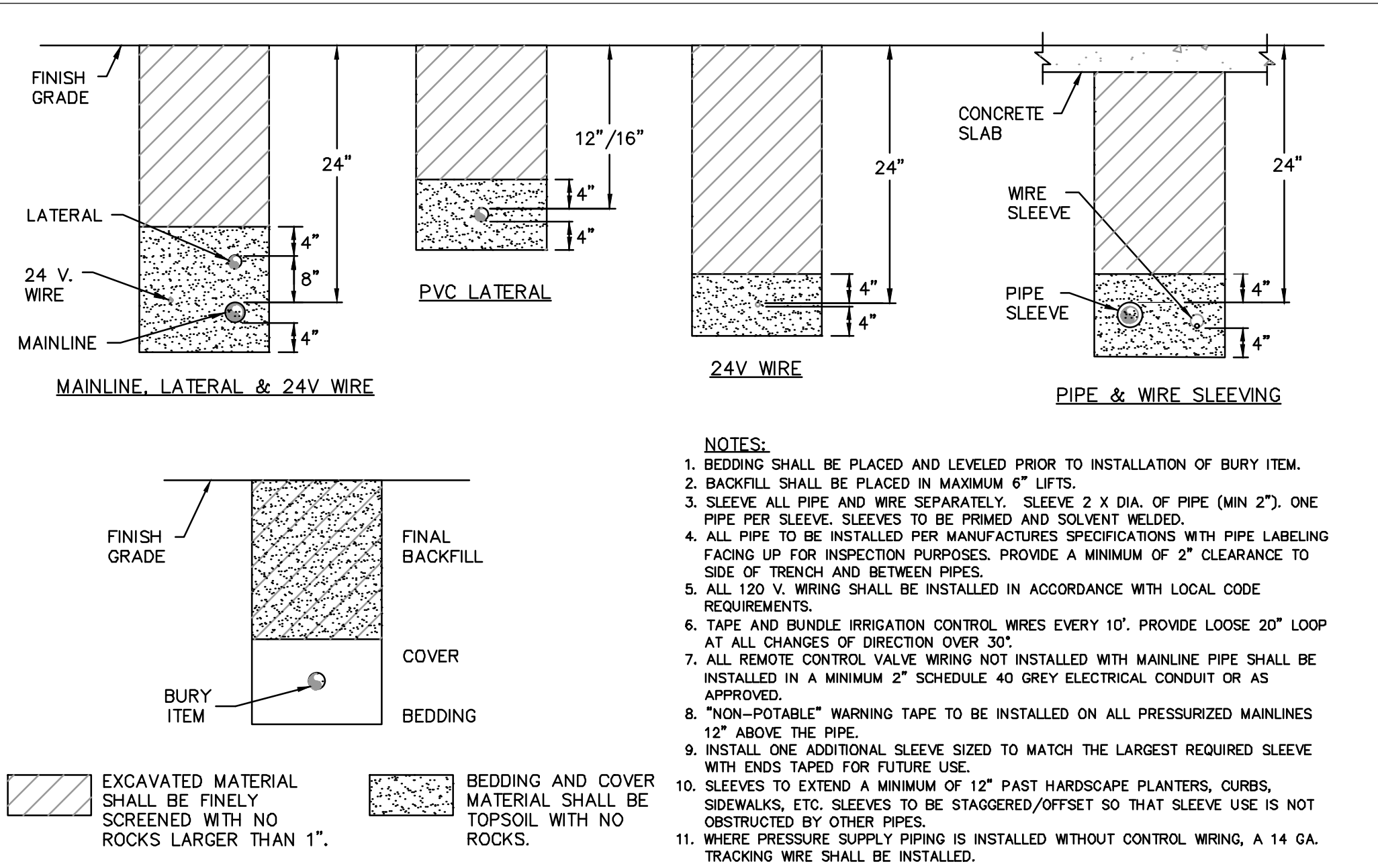
E SHRUB RISER DETAIL



B ICV-151 OR 201 GLOBE VALVE



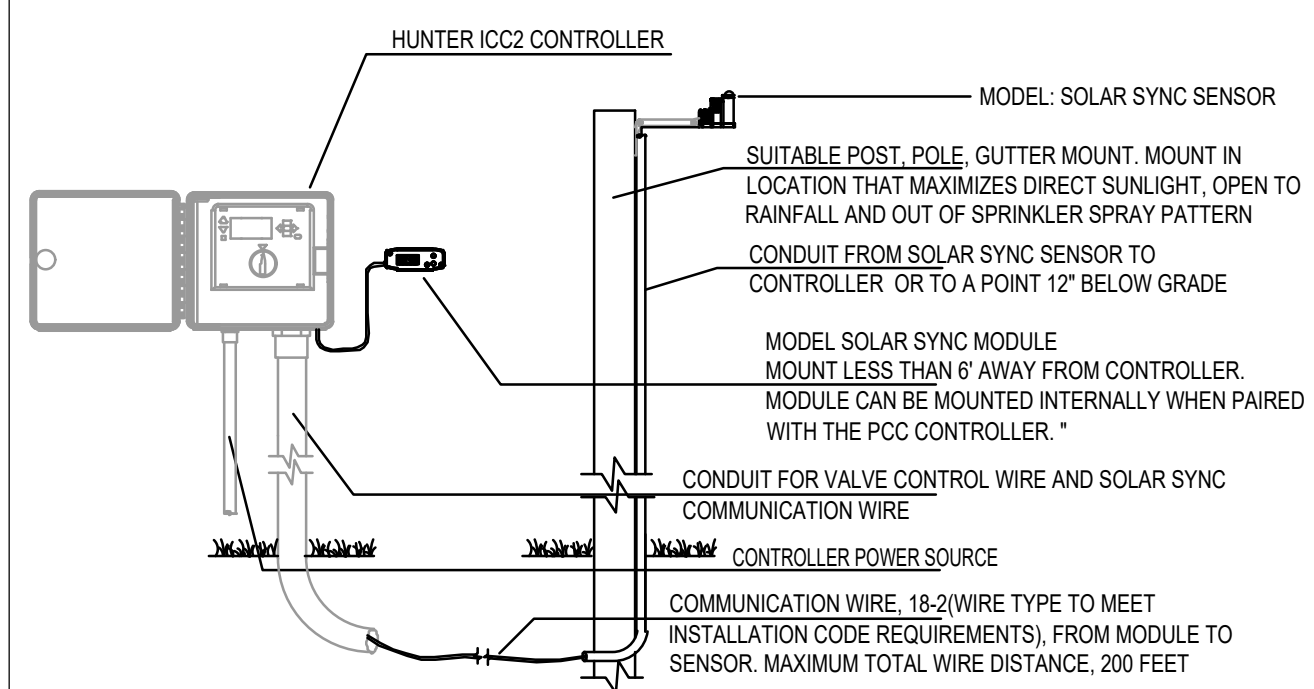
D HEAD DETAIL



G TRENCHING DETAILS

SPRAY NOZZLE CHART

	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.19
	B	MAROON	180° ADJUSTABLE ARC	.37
	C	LT. BLUE	210° ADJUSTABLE ARC	.43
	D	LT. BLUE	270° ADJUSTABLE ARC	.57
	E	OLIVE	360° ARC	.75
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.40
	G	BLACK	180° ADJUSTABLE ARC	.74
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.47
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.54
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
BUBBLERS AND MICRO-SPRAYS	S	BROWN	5'x30' SIDE STRIP	.44
	T	PCN10	1.00 GPM FLOOD BUBBLER	1.00
	U	PCN50	.50 GPM FLOOD BUBBLER	.50
	V	SR-2Q	90° 2' RADIUS	.11
	W	SR-2H	180° 2' RADIUS	.16
	X	MS-F	360° 5' RADIUS	.50



F HUNTER SOLAR SYNC SYSTEM

IRRIGATION NOTES

- 1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- 2) 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.
- 3) ALL POP-UP ROTATORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- 4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- 5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- 6) ALL RISERS SHALL BE PAINTED BLACK.
- 7) ALL RISERS SHALL BE STAKED WITH A STEEL ANGLE AND SECURED WITH ULTRA-VIOLET LIGHT PROTECTED BLACK P.V.C. CLAMPS.
- 8) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- 9) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- 10) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- 11) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- 12) ALL RISERS SHALL BE INSTALLED 12" FROM ANY WALL AND A MINIMUM OF 36" FROM ANY SIDEWALK, PATIO OR ROAD.
- 13) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- 14) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- 15) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- 16) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- 17) CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- 18) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.
- 19) TREE PROTECTION: ALL TEMPORARY CONSTRUCTION ACTIVITIES INCLUDING ALL DIGGING, TRENCHING, CONSTRUCTION LAY-DOWN AREAS AND PARKING OF VEHICLES ARE PROHIBITED WITHIN THE UNDISTURBED AREA AROUND EXISTING TREES TO BE PRESERVED. TUNNELING FOR THE INSTALLATION OF UNDERGROUND UTILITIES IS ALLOWED. AN UNDISTURBED AREA SHALL BE ESTABLISHED AROUND EVERY EXISTING TREE TO BE PRESERVED. THE UNDISTURBED AREA IS MEASURED FROM THE CENTER OF EACH INDIVIDUAL TREE IN A GROUP. THE MINIMUM UNDISTURBED AREA IS A RADIUS OF 0.75 FEET PER DBH (DIAMETER AT BREAST HEIGHT 54" HT ABOVE THE SOIL LINE). TREES OF 8" DBH OR LESS SHALL HAVE A MINIMUM UNDISTURBED AREA OF 5 FEET OR MORE PER THE TREE PROTECTION DETAIL. THE MAXIMUM RADIUS OF AN UNDISTURBED AREA SHALL BE 24 FEET. THE MINIMUM RADIUS FOR OFF-SITE TREES WITHIN 10 FEET OF THE PROPERTY LINE SHALL BE 0.5 FEET PER DBH.
- 20) CONTRACTOR TO INSURE MINIMAL SOD DISRUPTION DUE TO IRRIGATION LATERAL LINES.

EQUIPMENT LIST

SYMBOL	DESCRIPTION	QUANTITY
○	0.50 GPM BUBBLER (2 PER TREE)	94
○	6" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	0
●	12" POP-UP SPRAY - HUNTER INDUSTRIES MPR40 W/MP2000 NOZZELS	89
●	SPRAY ON RISER - HUNTER INDUSTRIES INST-00-CV-MP2000	153
⊕	HUNTER 'ICV' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	6
⊕	HUNTER ICC2 8 STATION CONTROLLER, 120VOLT, INSTALL WITH A SOLAR SYNC (WITH EVAPOTRANSPIRATION SENSOR AND RAIN SENSOR AND BY-PASS BOX.)	1
⊕	GROUND WITH AN 8" COPPER CLAD ROD.	
⊕	1" POTABLE IRRIGATION METER TO PROVIDE 30 GPM AT 40 PSI	1
⊕	1" DOUBLE CHECK VALVE BACKFLOW PREVENTOR	1
—	LATERAL LINE SIZE PER PLAN	SEE PLAN
—	1-1/2" CLASS 200 P.V.C. SIZE PER PLAN	SEE PLAN
—	SLEEVING - SCH. 40 P.V.C. MIN. DEPTH OF 24"	SEE PLAN
—	(ALL 3" SLEEVES TO HAVE ACCOMPANYING 2" SLEEVE FOR WIRES)	

Zone Chart	GPM	Water Use	Program
Zone# 1	23	Shrubs	A
2	25	Bubblers	B
3	21	Shrubs	A
4	22	Shrubs	A
5	22	Bubblers	B
6	14	Shrubs	A

REVISIONS:
DATE NOTE
1 04/26/24 City Comments

Steph
en G
Pateg
as

Digitally
signed by
Stephen G
Pateg
Date:
2024.04.29
09:28:33
-04'00'

STEPHEN G. PATEGAS, R.L.A., A.S.I.A.
Landscape Architect - LC26000315
KRISTIN G. PATEGAS, A.P.L.D., F.C.L.D.
Landscape Designer
407.622.4886 fax 407.622.4887
1425 BERSHIRE AVENUE
WINTER PARK, FL 32789
garden@hortusdesign.com
www.hortusdesign.com

HORTUS
Design

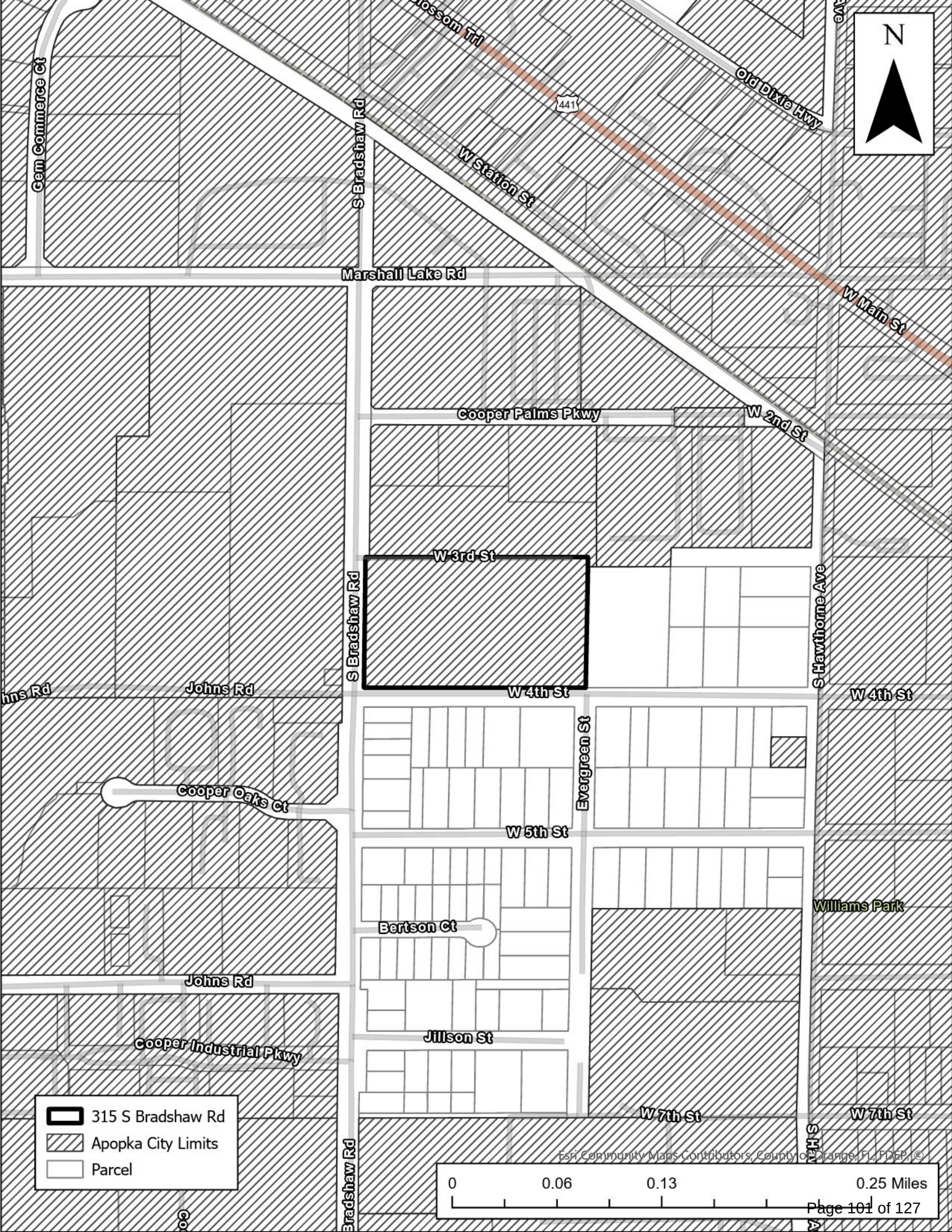
Irrigation Details and Notes
Bradshaw Complex
315 S. Bradshaw Road
Orlando, Florida

DESIGN DRAFT CHECK
SP JB SP
PROJECT # 223-010
DATE: 04/07/2023
SCALE: N.T.S.
SHEET: L-4
TOTAL: L-1 - L-4

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770 or 811
IT'S THE LAW IN FLORIDA
FLORIDA LAW REQUIRES
EXCAVATORS TO NOTIFY
OWNERS OF UNDERGROUND
FACILITIES NO LESS THAN TWO
(2) DAYS PRIOR TO EXCAVATION



© HORTUS OASIS INC. These drawings
are the property of Hortus Oasiss and are
not to be used for waterworks or on other
projects except by agreement in writing
with Hortus Oasiss. Immediately report any
discrepancies to Hortus Oasiss.



 315 S Bradshaw Rd

 Apopka City Limits

 Parcel

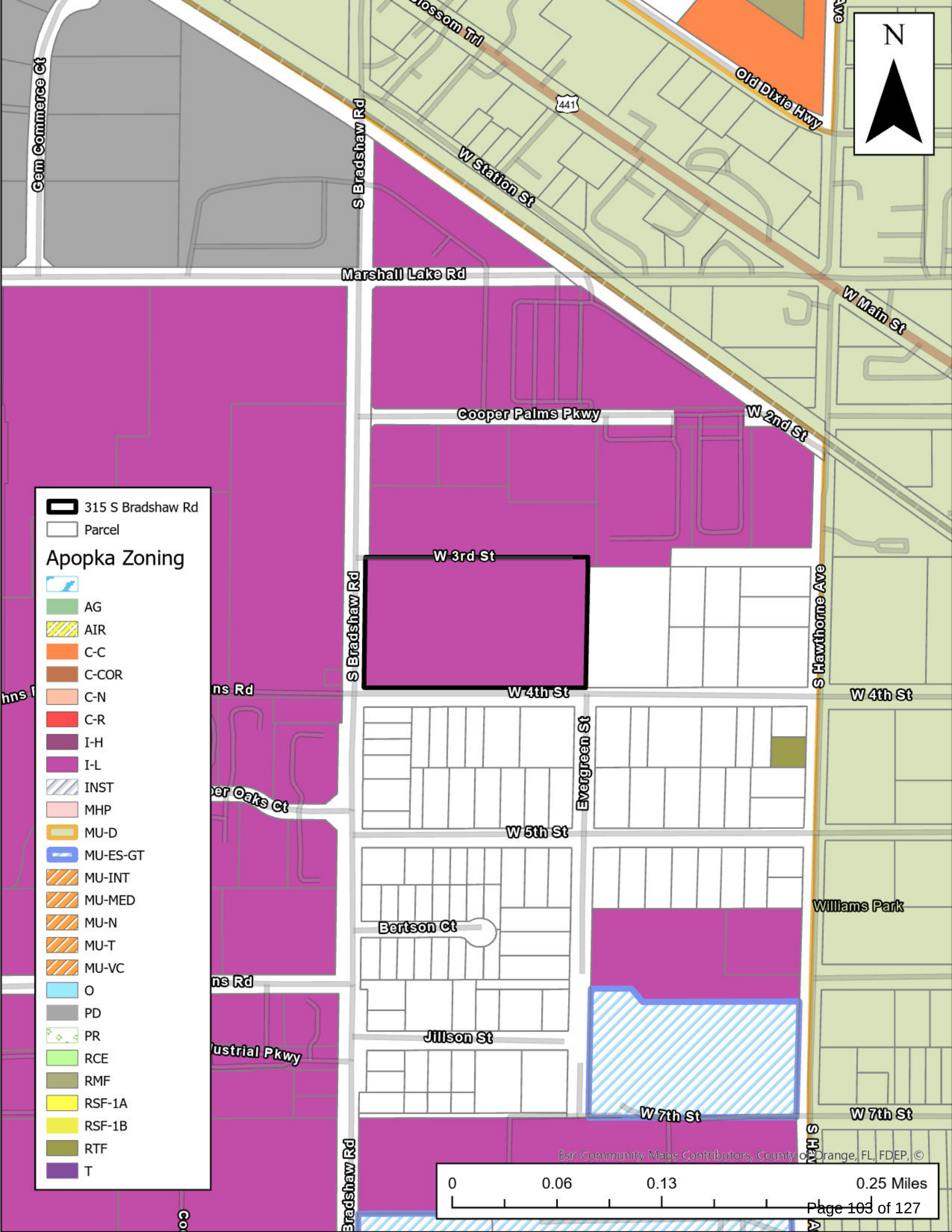
0 0.06 0.13 0.25 Miles

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

Page 101 of 127



 315 S Bradshaw Rd
 Parcel



☐ Parcel

 AIR

 C-COR

 C-R

 I-L

 MHP

 MU-ES

 MU-INT

 MU-N

 MU-VC

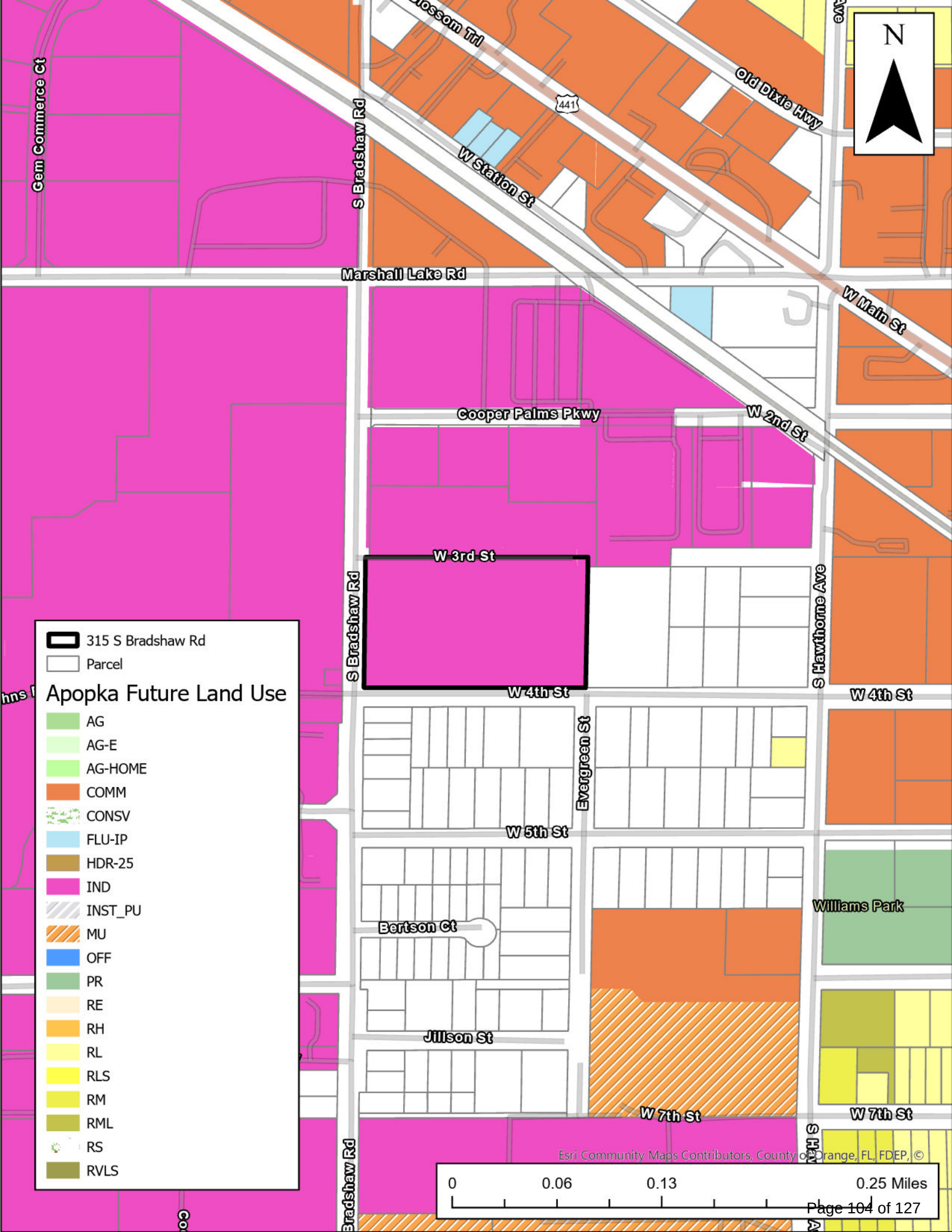
■ PD

 RCE

 RSF-1A

RTF

0 0.06 0.13 0.25 Miles



N



315 S Bradshaw Rd

Parcel

Apopka Future Land Use

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

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

0 0.06 0.13 0.25 Miles



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 2.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - Lux Carwash – Plat

REQUEST:

Recommend approval of the Lux Carwash – Plat.

SUMMARY:

Owner(s): Sebal Hospitality Group, LLC

Applicant(s): Florida Engineering Group, Inc. c/o Gregory R. Crawford, P.E.

Tract Size: 4.59 +/- acres

Parcel Identification Number(s): 33-20-28-0000-00-033, 33-20-28-0000-00-042, 33-20-28-0000-00-048, and 33-20-28-0000-00-034

Location: 1752, 1760, 1774 and 1788 Rock Springs Road

Future Land Use: Commercial

Zoning: C-C (Community Commercial)

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	County Low Medium	County R-T (Mobile Home Park)	Rock Springs Mobile Home Park
South	Residential Medium and Commercial	RSF-1B (Residential Single-Family District - Large Lot) and C-C (Community Commercial)	Vacant and retail stores
East	Residential Very Low Suburban	PD (Planned Development)	Wekiva Park Townhomes
West	County Low Medium	County R-T	Rock Springs Mobile Home Park

PROJECT SUMMARY:

The applicant has submitted the Lux Carwash – Plat to combine parcels and create three lots, as well as, Tract A (private drive), drainage and utility easements. A carwash use is intended to be constructed on Lot 3 and a Construction Site Plan for retail store and auto repair uses on Lot 1 is undergoing development review. The Plat is consistent with the Lux Carwash - Construction Site Plan (CSP), approved by the Development Review Committee on March 27, 2024.

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 Rock Springs Road via the private access drive, Tract A.

PUBLIC HEARING SCHEDULE:

June 11, 2024 - Planning Commission (5:30 P.M.)
June 19, 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.

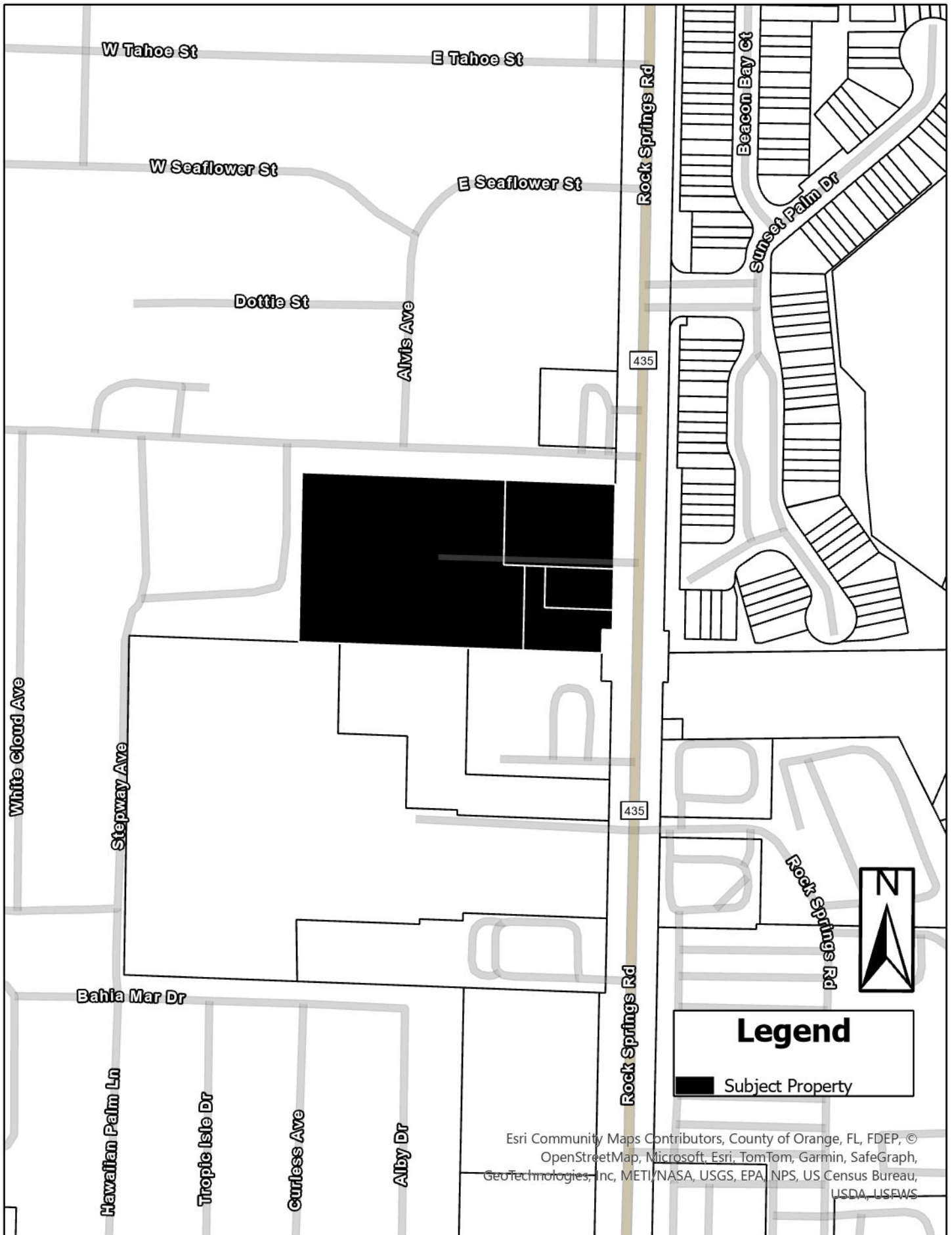
Recommended Motion - Planning Commission:

Recommend approval of the Lux Carwash – Plat.

ATTACHMENTS:

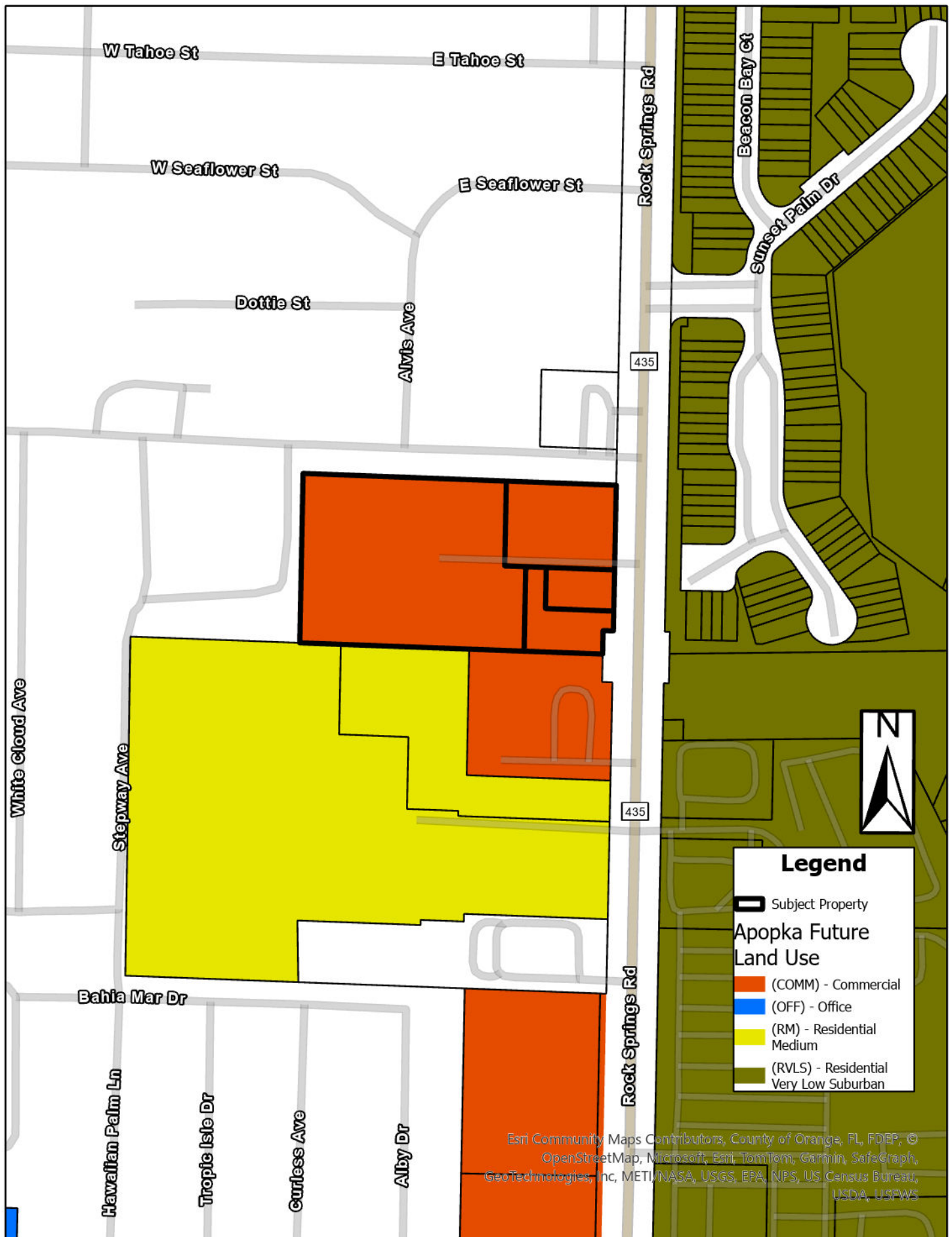
1. Maps
2. Lux Carwash - Plat

Vicinity

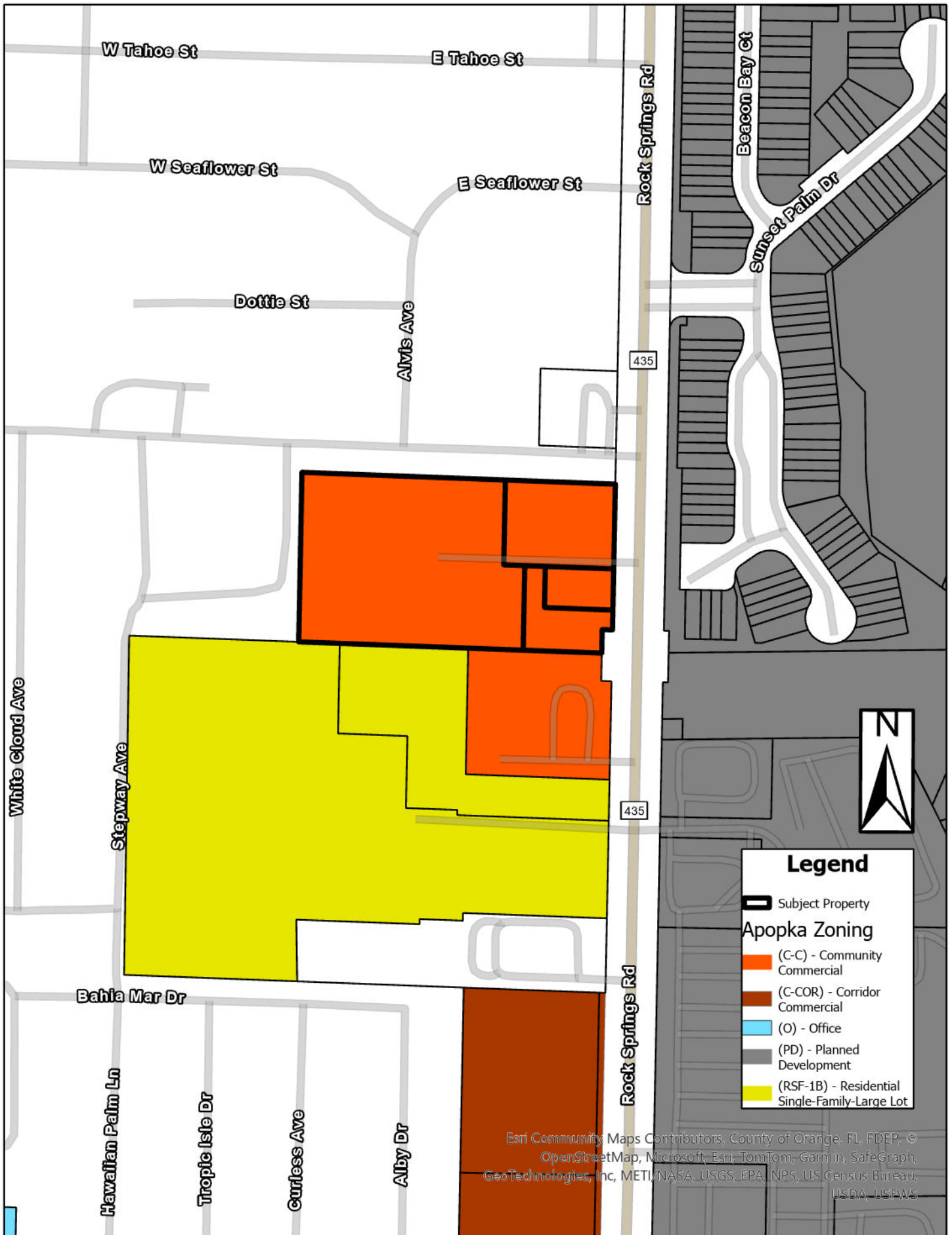


Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau,
USDA, USFWS

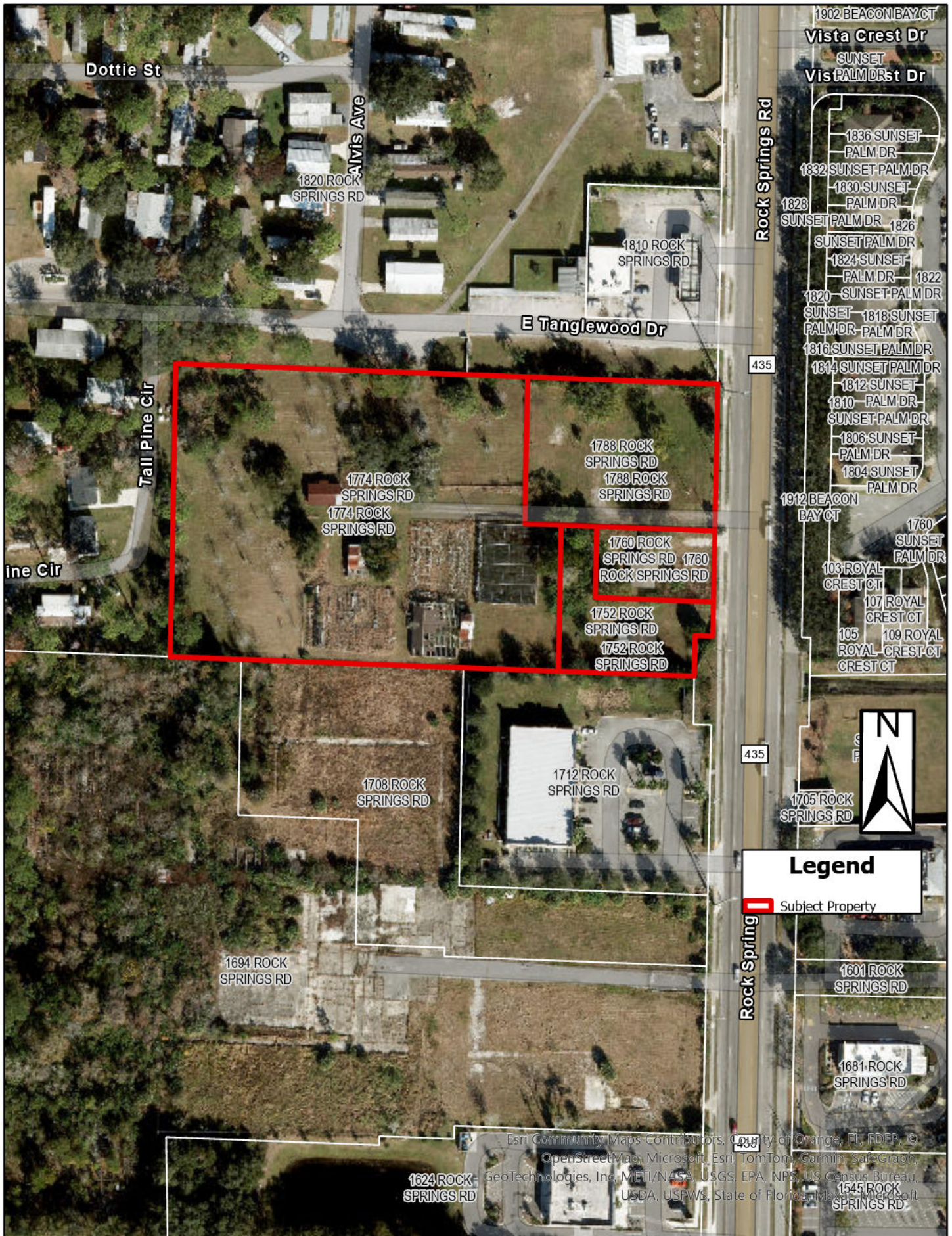
Future Land Use

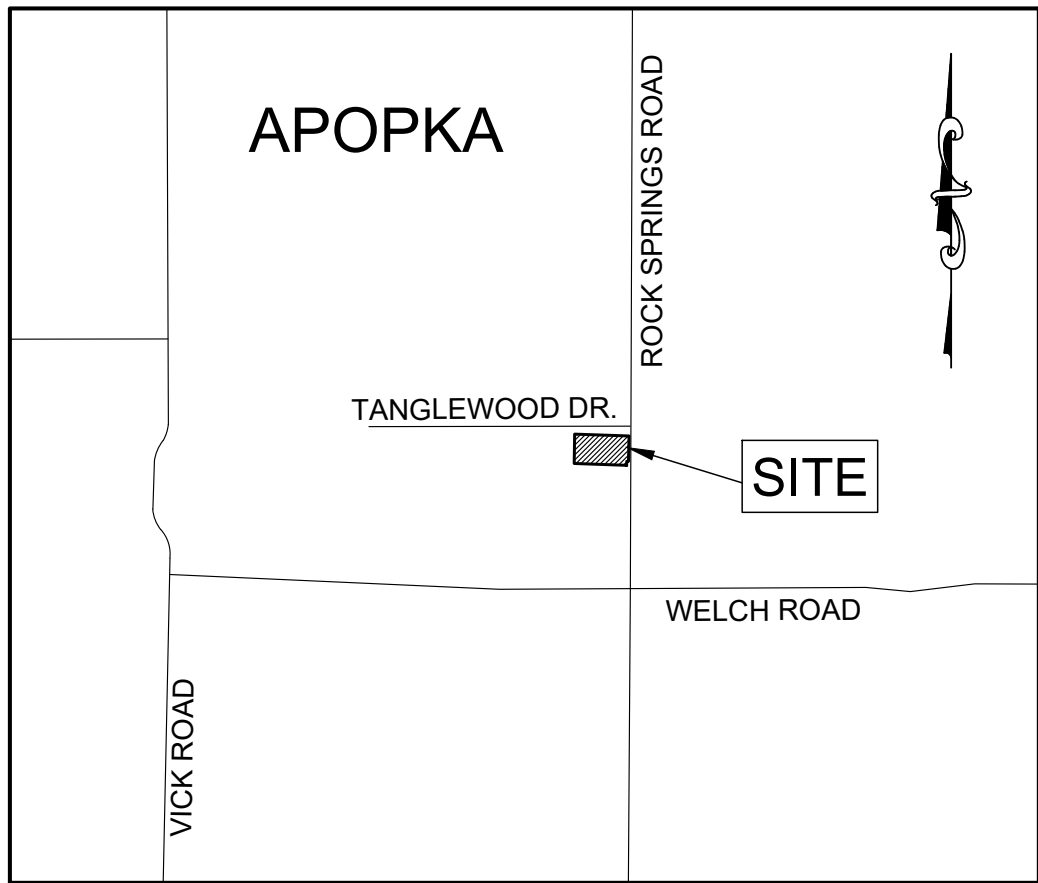


Zoning



Aerial





VICINITY MAP
(NOT TO SCALE)

NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF N01°07'09"E.
- 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.
- TRACT A IS FOR INGRESS AND EGRESS AND WILL BE OWNED, OPERATED AND MAINTAINED BY THE LUX CAR WASH OWNERS ASSOCIATION.

LEGAL DESCRIPTION:

(TITLE COMMITMENT NO. T195426B)

SOUTH 165 FEET OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 (LESS NORTH 80 FEET OF EAST 186 FEET & LESS WEST 437 FEET) & (LESS EAST 50 FEET FOR ROAD RIGHT OF WAY) & (LESS PART TAKEN FOR RIGHT OF WAY IN OFFICIAL RECORDS BOOK 2670, PAGE 375) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

(TITLE COMMITMENT NO. T195425B)

THE NORTH 80 FEET OF THE SOUTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF- WAY ON THE EAST.

AND

BEGIN AT A POINT 1320 FEET NORTH AND 223 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE WEST 437 FEET, THENCE NORTH 165 FEET, THENCE EAST 437 FEET, THENCE SOUTH 165 FEET TO POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1485 FEET TO A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 165 FEET; THENCE RUN WEST 660 FEET; THENCE RUN SOUTH 165 FEET; THENCE RUN EAST 660 FEET TO THE POINT OF BEGINNING (LESS THE EAST 264 FEET THEREOF).

AND

(TITLE COMMITMENT NO. T225909)

THE NORTH 80 FEET OF THE SOUTH 165 FEET OF THE EAST 183 FEET OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY, ORANGE COUNTY, FLORIDA.

(METES AND BOUNDS LEGAL DESCRIPTION BY SURVEYOR)

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

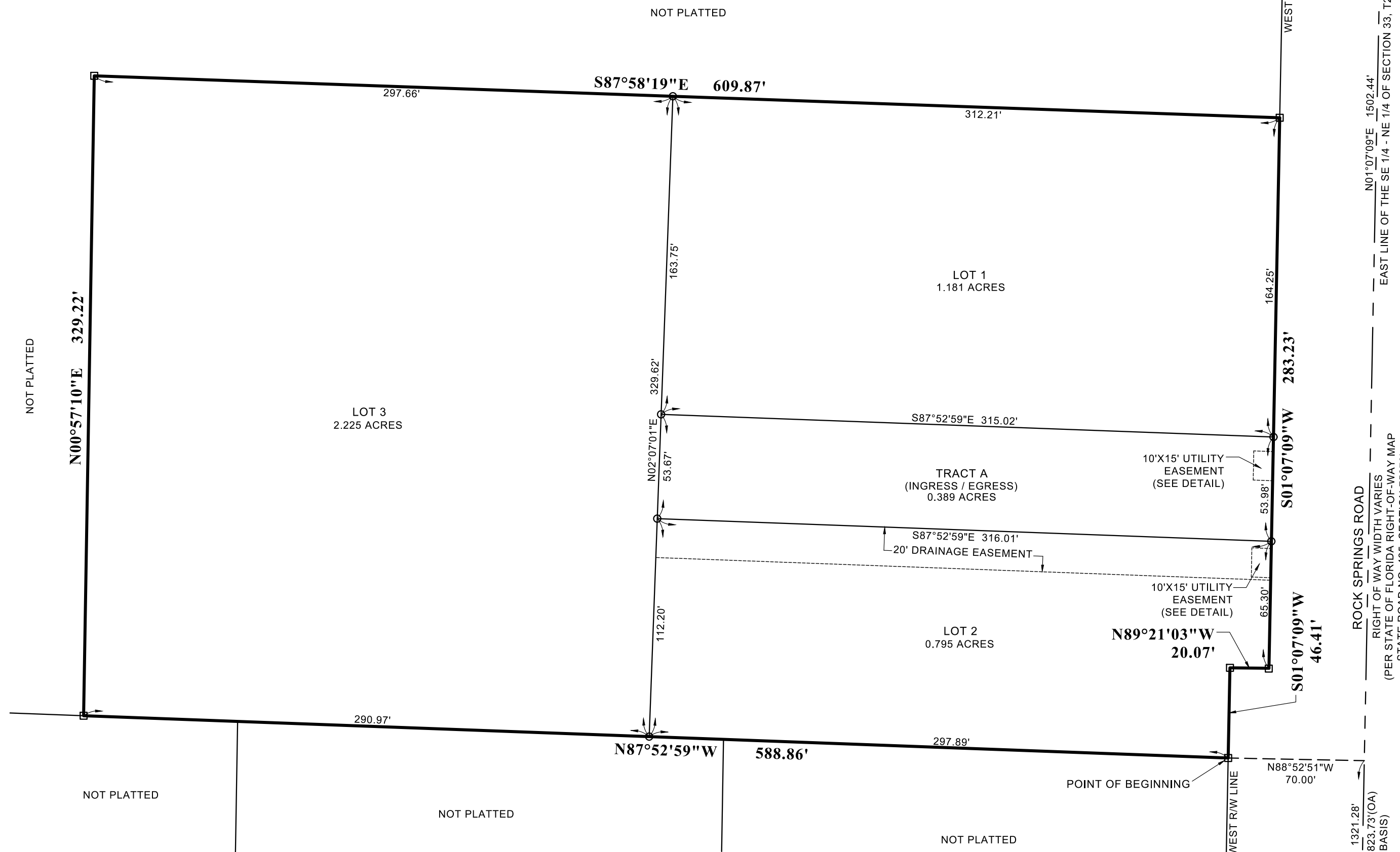
COMMENCE AT THE EAST 1/4 CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N01°07'09"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33 A DISTANCE OF 1321.28 FEET; THENCE RUN NORTH 88°52'51" WEST FOR A DISTANCE OF 70.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD FOR THE POINT OF BEGINNING; THENCE RUN NORTH 87°52'59" WEST A DISTANCE OF 588.86 FEET; THENCE NORTH 00°57'10" EAST A DISTANCE OF 329.22 FEET; THENCE SOUTH 87°58'19" EAST A DISTANCE OF 609.87 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°07'09" WEST A DISTANCE OF 283.23 FEET; (2) NORTH 89°21'03" WEST A DISTANCE OF 20.07 FEET; (3) SOUTH 01°07'09" WEST A DISTANCE OF 46.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,933 SQUARE FEET OR 4.590 ACRES, MORE OR LESS.

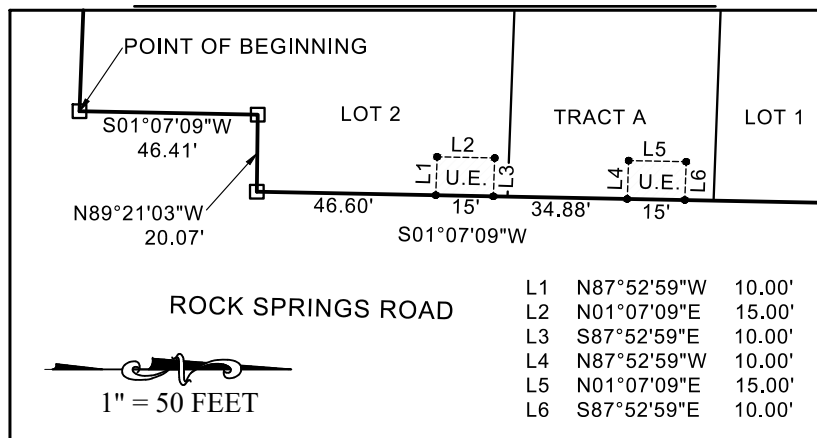


LUX CAR WASH

SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



UTILITY EASEMENT DETAIL:



LEGEND AND ABBREVIATIONS:

CCR	CERTIFIED CORNER RECORD
LB	LICENSED BUSINESS
(OA)	OVERALL LENGTH
PCP	PERMANENT CONTROL POINT
PG(S)	PAGE/PAGES
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT OF WAY
SEC	SECTION-TOWNSHIP-RANGE
U.E.	UTILITY EASEMENT
↓	BREAK LINE

SECTION 33-20-28 = SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST

---○--- DENOTES LOT CORNER
(SET 5/8" IRON ROD AND CAP "LB 8320")
(UNLESS OTHERWISE NOTED)

---□--- DENOTES PERMANENT REFERENCE MONUMENT
(RECOVERED 4"x4" CONCRETE MONUMENT "PRM LB 7345")
(UNLESS OTHERWISE NOTED)

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CITY SURVEYOR

DATE

PLAT

BOOK :

PAGE:

LUX CAR WASH DEDICATION

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED ENTITIES NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED, INCLUDING AS SET FORTH IN THE PLAT NOTES AND DEDICATE THE DRAINAGE EASEMENTS, UTILITY EASEMENTS AND TRACT "A" SHOWN HEREON FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE AUTHORIZED AGENT NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, 2024.

SABAL HOSPITALITY GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

NAME: JAGDISH SINGH

SIGNED: _____ (CORPORATE SEAL)
TITLE: (MANAGER)

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) WITNESS (PRINTED)

WITNESS (SIGNATURE) WITNESS (PRINTED)

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 _____ IN HIS CAPACITY AS _____ ON BEHALF OF SABAL HOSPITALITY GROUP, LLC, [] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION PRODUCED) AS IDENTIFICATION.

SIGNATURE OF NOTARY

NOTARY PRINTED NAME

SERIAL NUMBER, IF ANY PLACE NOTARY SEAL STAMP ABOVE

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

EXAMINED AND APPROVED:

CITY PLANNING OFFICIAL DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED:

CITY ENGINEER DATE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, 2024, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF APOPKA, FLORIDA.

CITY OF APOPKA

ATTEST: _____
CITY CLERK

BY: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____, 2024, AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

BY: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION; AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

LUKE P. FULFORD
FLORIDA REGISTRATION NUMBER: P.S.M. 0954
CANVAS LAND SURVEYING, LLC
300 N. RONALD REAGAN BOULEVARD
LONGWOOD, FLORIDA 32750
CERTIFICATE OF AUTHORIZATION NUMBER: L.B. 8320

Luke P Fulford

2024.05.14

15:35:24 -04'00'

SHEET 1 OF 1



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 3.

Meeting Date: June 11, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - The Ridge Parcel 6C – Major Development Plan

REQUEST:

Recommend approval of The Ridge Parcel 6C – Major Development Plan

SUMMARY:

Owner(s): Apopka Centerline Development, LLC

Applicant: VHB c/o James R. Hoffman, P.E.

Parcel Number(s): 17-21-28-7345-01-000

Location: Southeast corner of Binion Road and Boy Scout Road

Future Land Use (FLU): Mixed-Use

Zoning: PD (Planned Development)

Existing Use: Vacant

Proposed Use(s): Food Market, Gas Station and Office/Warehouse

Tract Size: 13.23 +/- acres

Intensity: 0.2 floor area ratio

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Single-Family Residences
East	Mixed-Use	PD (Planned Development)	Bronson's Ridge Residential Subdivision
South	Mixed-Use	PD	Logistics 429 Industrial Park and CFX Retention Pond
West	Mixed-Use	MU-ES-GT (Mixed-Use - East Shore - Gateway)	Vacant

PROJECT SUMMARY:

The Ridge Parcel 6C – Major Development Plan (MDP) is the westernmost parcel of The Ridge PD and proposes the development of 6,000 square feet of food market area, a gas station and four (4) office/warehouse buildings with 25,000 square feet of area on 11.34 developable acres. The office/warehouse buildings are each broken down into 10,000 square feet of office use and 15,000 square feet of warehouse use. The proposed height is 32-feet while the maximum permitted is 50-feet. The applicant also proposes an open space area of 2.27 acres in addition to the community amenity area on Parcel 8.

ACCESS/TRANSPORTATION:

Ingress and egress points are on Bronson Lake Drive and Binion Road, as well as, on the southern boundary limit. The applicant proposes a left-turn lane on Binion Road.

ORANGE COUNTY NOTIFICATION:

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

PUBLIC HEARING SCHEDULE:

June 11, 2023 – Planning Commission (5:30 P.M.)
July 17, 2024 – City Council (7:00 P.M.)

ATTACHMENTS:

- Maps
- The Ridge Parcel 6C – MDP

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of The Ridge Parcel 6C Major Development Plan, subject to the findings in the staff report.

Recommended Motion – Planning Commission:

Recommend approval of The Ridge Parcel 6C – Major Development Plan, subject to the findings in the staff report.

ATTACHMENTS:

1. The Ridge PD Parcel 6C - MDP
2. Maps

Major Development Plan

Issued for Site Plan Approval

Date Issued February 9, 2024

Latest Issue March 22, 2024

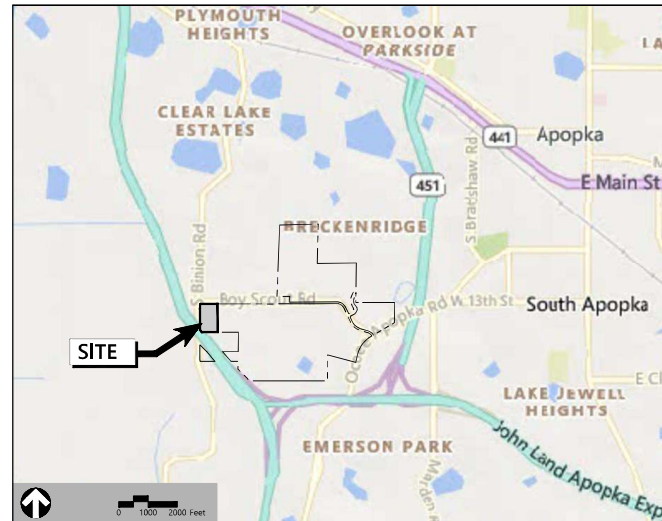
The Ridge PD - Parcel 6C

City of Apopka, Florida

Parcel IDs: 18-21-28-0000-00-013,
18-21-28-0000-00-014

Owner / Applicant

Craig Perry
Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326



Sheet Index

No.	Drawing Title	Latest Issue
C-1.1	Existing Conditions Plan	February 9, 2024
C-2.0	Overall PD Site Plan	February 9, 2024
C-2.1	Master Site Plan & Site Data	March 22, 2024
C-3.0	Grading, Drainage & Utilities Plan	March 22, 2024
C-4.0 - C-4.1	Typical Sections & Details	February 9, 2024
C-5.0 - C-5.1	Fire Access Plan	March 22, 2024
C-6.0	Layout & Materials Plan	March 22, 2024

Reference Drawings

No.	Drawing Title	Latest Issue
LA-100-601	Landscape Plans	February 1, 2024
Shts. 1-12	ALTA/NSPS Land Title Boundary, Topographic & Tree Survey	October 20, 2021
A2.10a	Exterior Elevations BLD 1	December 21, 2023
A2.10b	Exterior Elevations BLD 2	December 21, 2023
A2.10c	Exterior Elevations BLD 3	December 21, 2023
A2.10d	Exterior Elevations BLD 4	December 21, 2023



Community Planner & Civil Engineer

VHB
John Prowell
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Geotech

Devo Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

Environmental

Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407-894-5969 - 407-894-5970

Land Use Attorney

Gray Robinson P.A.
Tom Sullivan
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407-843-8880

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Surveyor

Allen & Company
Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407-654-5355

Landscape Architect

Perry Becker Design
Derick Taylor, PLA
3657 Maguire Blvd, Suite 150
Orlando, FL 32803
P 407-960-4850

Architect

Farmer Architecture
Daniel H. Farmer
500 Delaney Ave, Suite 200
Orlando, FL 32814
P 321-441-3320

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

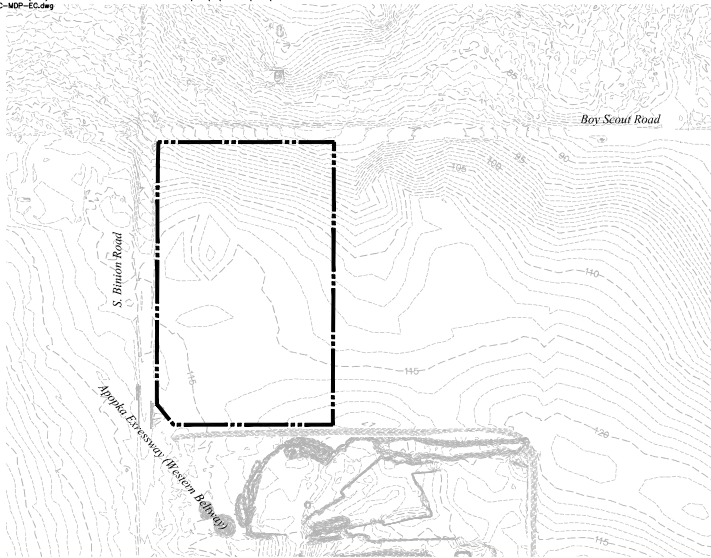
considered signed and sealed and the signature must be verified on any electronic copies.

OF CITY OF APOPKA AT 407-703-1700

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



VHB Project - 63534.00
Issued for: Site Plan Approval



LEGEND

--- PROJECT BOUNDARY
--- TOPOGRAPHIC CONTOUR

TOPOGRAPHY MAP
(NAVD 88)

CONTOUR SOURCE:
ONNET, ALLEN & COMPANY, OCT. 2021
OFFICE: ORANGE COUNTY GIS, 2014



LEGEND

--- PROJECT BOUNDARY
--- FLUCCS LIMITS

AERIAL & EXISTING LAND USE MAP

FLUCCS SOURCE: SIRWM, 2014
AERIAL SOURCE: AUTODESK, ONLINE MAP, APRIL 2023

CODE	DESCRIPTION
1100	RECREATIONAL LOW DENSITY LESS THAN 2 DU/ACRE
2150	FIELD CROPS
2210	CITRUS GROVES
2430	ORNAMENTALS
4200	UPLAND HARDWOOD FORESTS
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
4840	ROADS AND HIGHWAYS (OVERHEAD PLANS WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS



LEGEND

--- PROJECT BOUNDARY
--- SPECIAL FLOOD HAZARD AREA

FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL
120533030N, DATED SEPTEMBER 24, 2021

FIRM PANEL LEGEND

ZONE A NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE BASE FLOOD ELEVATIONS DETERMINED
SPECIAL FLOOD HAZARD AREAS SUBJECT TO
INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
ZONE X AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN



LEGEND

--- PROJECT BOUNDARY
--- SOILS BOUNDARY

SOILS MAP

SOILS SOURCE: USDA NRCS

SOIL CODE	DESCRIPTION
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

This item has been electronically signed
and sealed by James R. Hoffman, P.E.
on April 1, 2024

considered signed and sealed the
signature must be verified on any
electronic copies.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND
SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION
12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION
DOCUMENTS AND ARE NOT INTENDED FOR PERMIT,
CONSTRUCTION, OR BIDDING PURPOSES.



**The Ridge PD -
Parcel 6C**

Apopka, Florida

No.	Revisions	Date	Appr'd

Designed by: KLS
Reviewed by: JLL

Site Plan Approval
Jan. 19, 2024

Not Approved for Construction

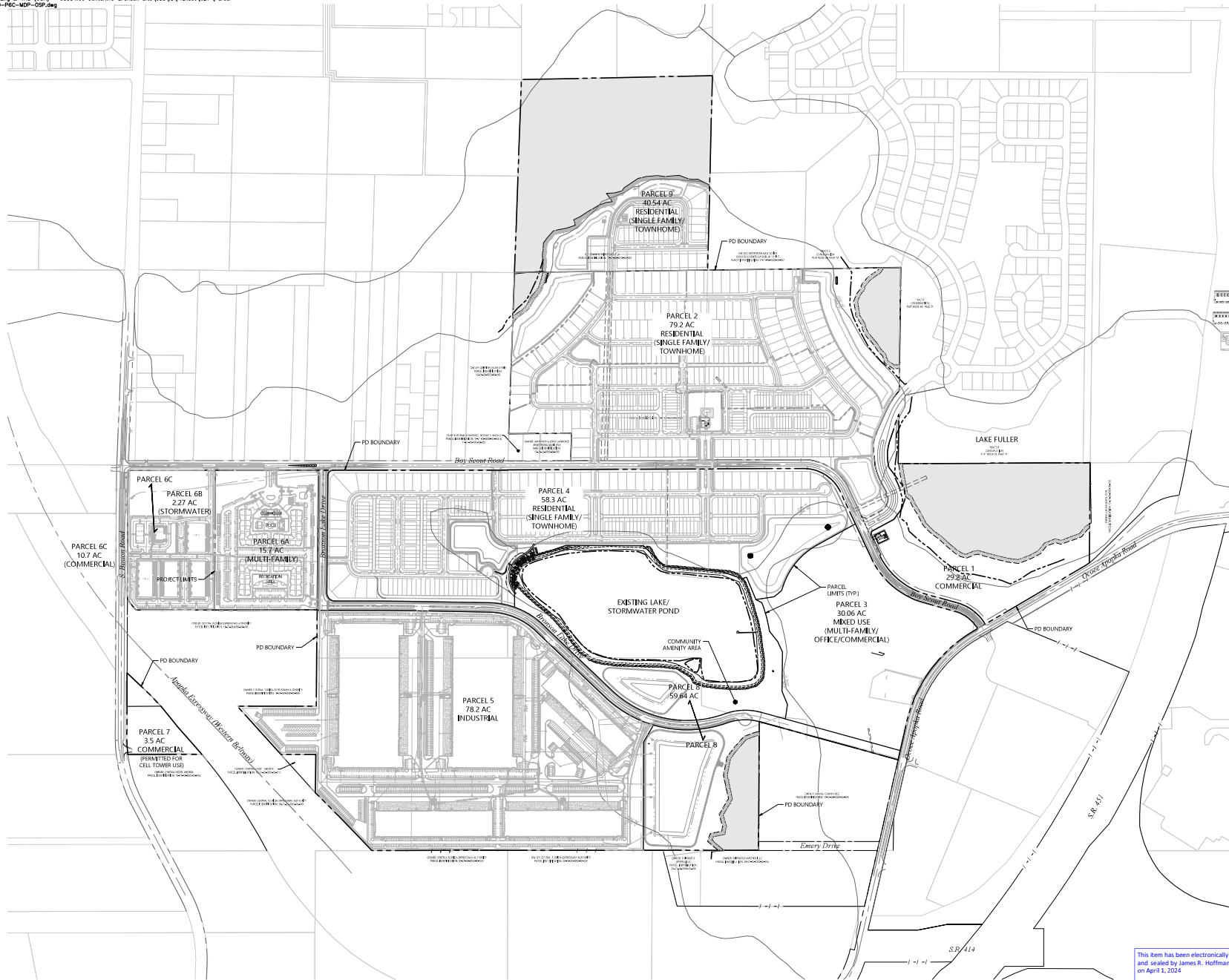
Existing Conditions Plan

Vertical Datum NAVD 1988

Drawing Number



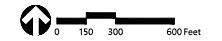
DATE: Mar. 29, 2024
PROJECT NUMBER: 63534.00



vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND	
Symbol	Description
---	PROPERTY LINE
---	R.O.W.
---	CENTERLINE OF ROAD
---	NEW ASPHALT
---	NEW CONCRETE
---	MONOLITHIC S/W
---	MIL AND RESURFACE
---	DITCH BOTTOM
---	INLET
---	STORM MANHOLE
---	SANITARY MANHOLE
---	CLEAN-OUT
---	YARD DRAIN
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	MIS
---	WATER METER
---	WATER ASSEMBLY
---	POST MOUNTED SIGN

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

Prepared by	Checked by
KLS	JLL
Reviewed by	Approved by

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

Overall PD Site Plan

Vertical Datum NAVD 1988

C-2.0

Professional Engineer
JAMES R. HOFFMAN, P.E.
NO. 75623
FLORIDA ENGINEERING

DATE: Mar. 29, 2024 PROJECT NUMBER: 63534.00

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

considered signed and sealed and the signature must be verified on any electronic copies.

SITE DATA:

GENERAL:

ZONING	PD
TOTAL PROJECT ACRES	19.23 AC
COMMERCIAL (PRCL GC) ACRES	9.07 AC
3.0URW(RW) (WALL) (PRCL) (NO ACRES)	2.27 AC
FUTURE R.O.W. & STORMWATER FOR REALIGNMENT OF BOY SCOUT RD	1.89 AC
TOTAL DEVELOPABLE ACRES	11.34 AC
STORMWATER PROVIDED (PRCL) (68)	2.27 AC
TOTAL NET DEVELOPABLE ACRES	9.07 AC
PROPOSED WAREHOUSE/OFFICE BUILDINGS	4
NUMBER OF BUILDINGS	25,000 S.F.
BUILDING AREA	100,000 S.F.
TOTAL BUILDING AREA	1
PROPOSED RETAIL BUILDINGS	6,000 S.F.
NUMBER OF BUILDINGS	
TOTAL BUILDING AREA	

DEVELOPMENT PLAN CHART	
PARCEL ID NUMBERS	18-21-28-0000-00-013, 18-21-28-0000-00-014
2.0URW (LAND) (NO ACRES)	COMMERCIAL
ZONING	PD
ADJACENT FUTURE LAND USE	NORTH (CITY): RESIDENTIAL LOW EAST (CITY): RESIDENTIAL MEDIUM, RESIDENTIAL LOW, INDUSTRIAL SOUTH (CITY): MIXED USE WEST (CITY AND COUNTY): RESIDENTIAL LOW, COUNTY RD, MIXED USE
ADJACENT ZONING	NORTH (CITY): RSP-18 (RESIDENTIAL SINGLE FAMILY DISTRICT - LARGE LOT) EAST (CITY): PD SOUTH (CITY): MU-ES-GT WEST (CITY AND COUNTY): T AND MU-ES-GT
AREA(S)/SQUARE FOOTAGE	19.23 AC
BUILDING HEIGHT - COMMERCIAL (PER PD)	PROPOSED: 32 FT (MAX: 50')
MIN BLDG SETBACKS - COMMERCIAL (PER PD)	15'
SIDE	10'
CORNER PRIMARY	20'
REAR PRIMARY	10'/20' (ADJACENT TO RESIDENTIAL)
PARKING SPACES	REQUIRED: 174 (SEE PARKING CALCULATIONS THIS SHEET)
OFFICE/WAREHOUSE	PROVIDED: 166 (160 Standard, 6 H.C., 0 EV)
GAS STATION	PROVIDED: 63 (60 Standard, 3 H.C., 0 EV)
TOTAL OPEN SPACE	PROPOSED: 2.27 AC REQ'D: 0.27 AC (per PD)
TREE MITIGATION (SPECIMEN)	PROPOSED: 0.00 INCHES REQ'D: 0.00 IN (per PD)
WATER INFILTRATION	YES: NO: X
VARIANCE REQUEST	YES: NO: X

PHASING:

THIS PROJECT CONSISTS OF 3 PHASES 6A-6C. THE PROPOSED IMPROVEMENTS SHOWN HEREON ARE IN PHASE 6C.

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 150, 710, 945 (11TH EDITION):	4,223 TRIPS

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

- ON-SITE DUMPSTERS PROVIDED WITH PRIVATE PICKUP.
- ANY MISCELLANEOUS GARBAGE, WASTE, CONSTRUCTION DEBRIS, DEMOLITION DEBRIS, FERTILIZERS, HERBICIDES, INSECTICIDES, ETC., SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION.

FIRE:

- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION ACT.
- ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:

- LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH THE PD WHERE APPLICABLE AND WITH TABLE 5.2.5.B.3.D-1. BUFFER/PAVEMENT APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ADJUTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER.

OWNERSHIP/MAINTENANCE:

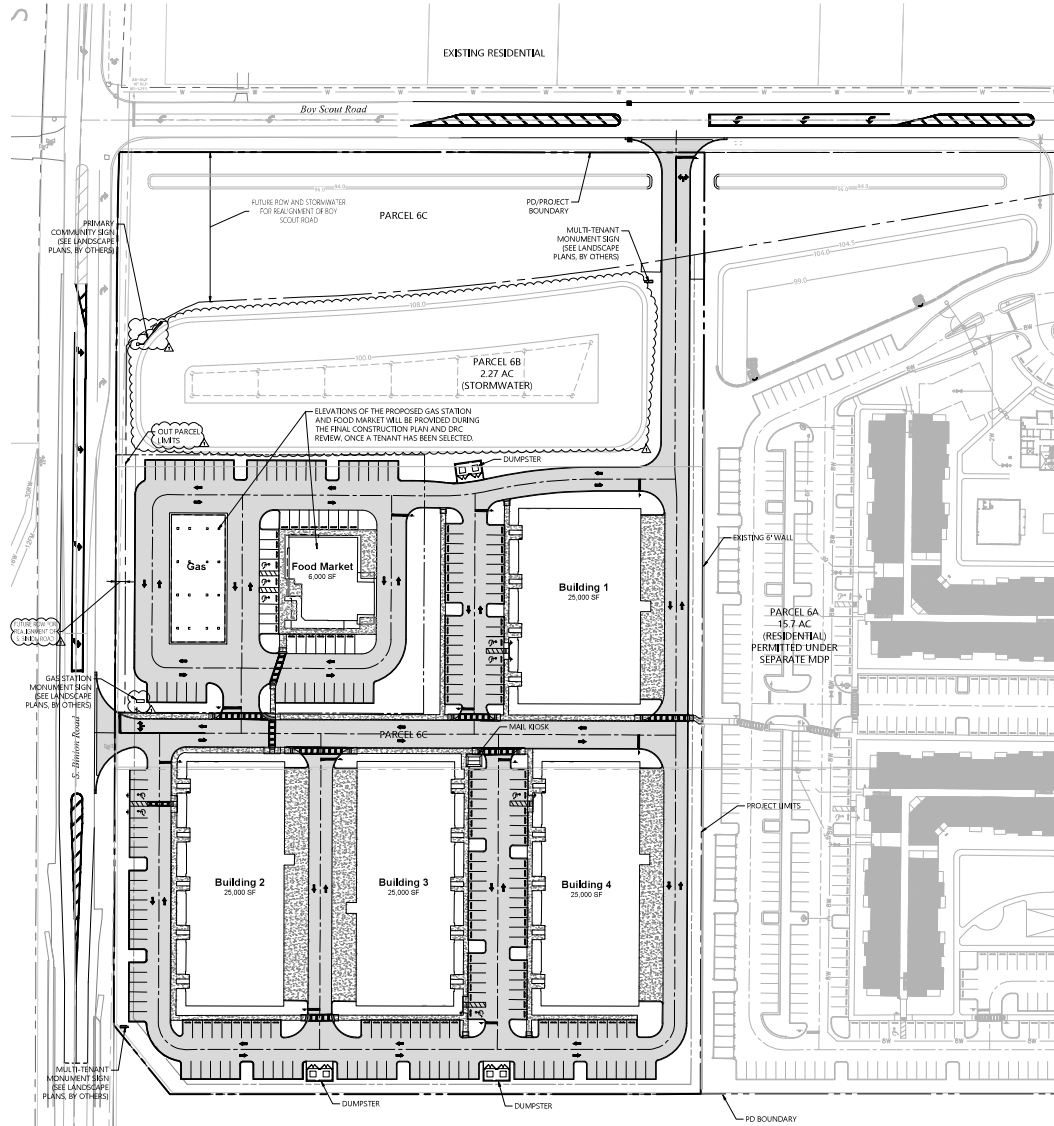
ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORMWATER TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORM SEWER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
PARK TRACTS/OPEN SPACE/LANDSCAPE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED ACRES (PARCEL 6 PER APPROVED MDP)	OPEN SPACE ACRES
11.34	2.27	OPEN SPACE 2.27 AC
		TOTAL 2.27 AC

PARKING SPACE CALCULATIONS:

USE BREAKDOWN PER BUILDING		
WAREHOUSE	15,000 SF	
OFFICE	10,000 SF	
PARKING REQUIRED FOR EACH USE:		
WAREHOUSE USE = (15000 SF x 3.000 SF) + (10000 SF x 12.000 SF) x 4 BUILDINGS =		36 SPACES
OFFICE USE = (21000 SF x 10.000 SF) x 4 BUILDINGS =		120 SPACES
RETAIL USE = (31100 SF x 6.000 SF) =		18 SPACES
TOTAL NUMBER OF SPACES REQUIRED:		174 SPACES



vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND	
Symbol	Description
---	PROPERTY LINE
---	R.O.W.
---	CENTERLINE OF ROAD
---	NEW ASPHALT
---	NEW CONCRETE
---	MONUMENTIC SW
---	MILL AND RESURFACE
---	DITCH BOTTOM
---	PAVET
---	STORM MANHOLE
---	SANITARY MANHOLE
---	CLEAN-OUT
---	YARD DRAIN
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	MES
---	WATER METER
---	WATER ASSEMBLY
---	POST MOUNTED SIGN

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments	Date	Author
	03/02/2024	

Designed by: KLS

Checked by: JLL

Reviewed by: JLL

Site Plan Approval

Not Approved for Construction

Master Site Plan & Site Data

Jan. 19, 2024

Not Approved for Construction

Master Site Plan & Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Site Data

Vertical Datum NAVD 1988

Drawing Number

NO. 75623

C-2.1

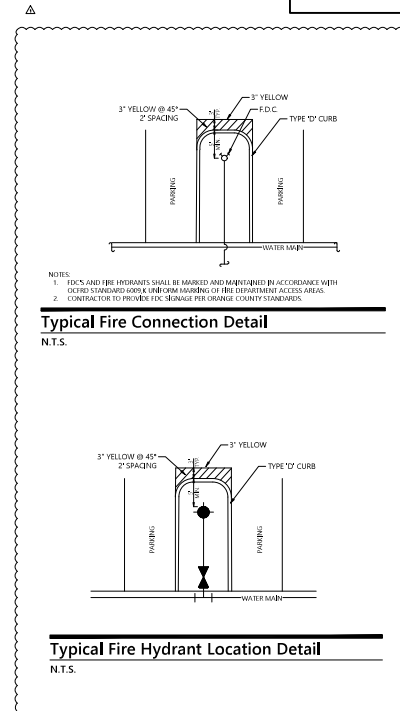
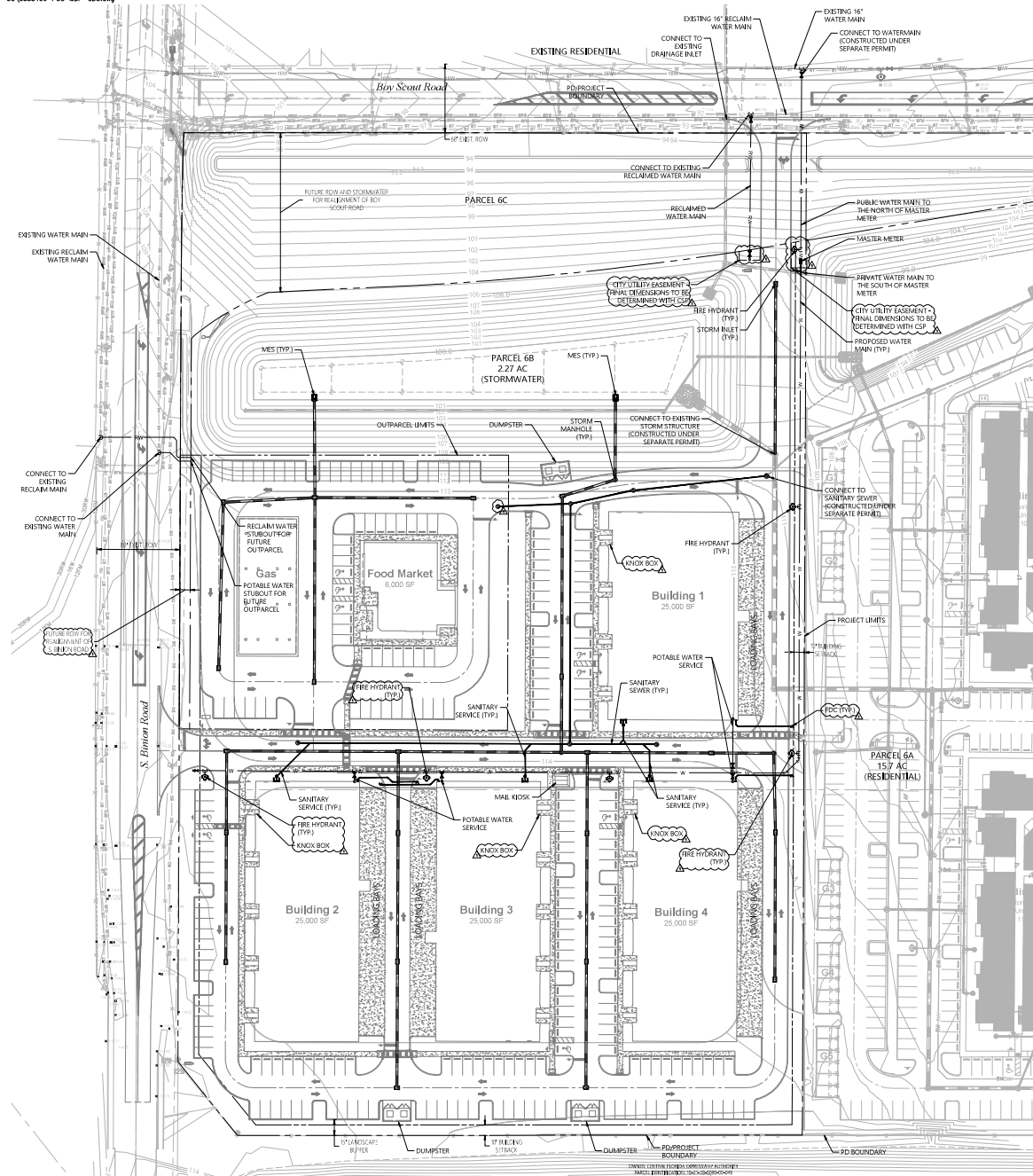
on April 1, 2024

considered signed and sealed the signature must be verified on any electronic copies.

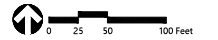
DATE: Mar. 29, 2024

63534.00

Page 117 of 127



PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments 03/22/2024

Designed by: KLS
Checked by: JLL
Reviewed by: JLL

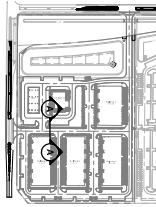
Site Plan Approval Jan. 19, 2024

Not Approved for Construction

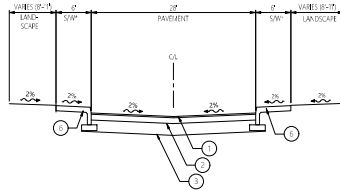
Grading, Drainage & Utilities Plan

Vertical Datum NAVD 1988

C-3.0
This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.
considered signed and sealed the signature must be verified on any electronic copies.
DATE: Mar. 29, 2024
PROJECT NUMBER: 63534.00



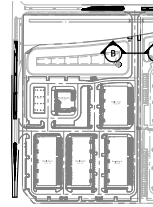
KEY MAP



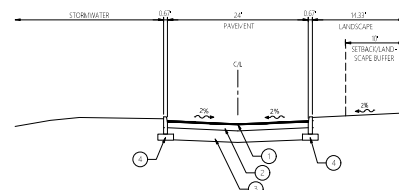
*SEE PLANS FOR SIDEWALK LOCATION

A - Typical Road Section

N.T.S.



KEY MAP



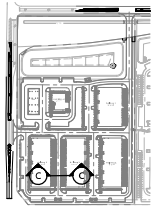
B - Typical Road Section

N.T.S.

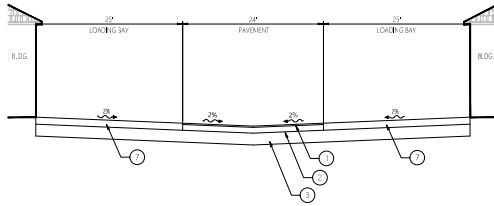
LEGEND:

- ① ASPHALT
- ② BASE
- ③ SUBGRADE
- ④ 6" (IN.) STABILIZED SUBGRADE BY CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 RVB
- ⑤ TYPE 'D' CONCRETE CURB
- ⑥ MONOLITHIC CONCRETE SIDEWALK
- ⑦ CONCRETE PAVEMENT

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED
AT TIME OF CONSTRUCTION PLAN SUBMITTAL

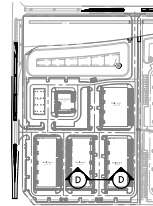


KEY MAP

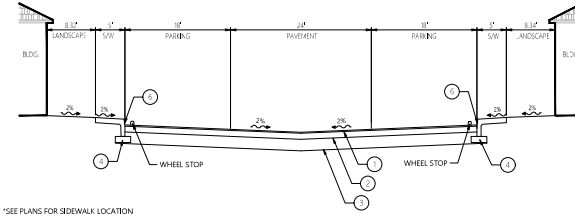


C - Typical Road Section

N.T.S.



KEY MAP



*SEE PLANS FOR SIDEWALK LOCATION

D - Typical Road Section

N.T.S.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND
SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION
12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION
DOCUMENTS AND ARE NOT INTENDED FOR PERMIT,
CONSTRUCTION, OR BIDDING PURPOSES.

**The Ridge PD -
Parcel 6C**

Apopka, Florida

Rev	Description	Date	Author

Designed by	Checked by
KLS	JLL

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

**Typical Sections
& Details**

Vertical Datum NAVD 1988

Drawing Number

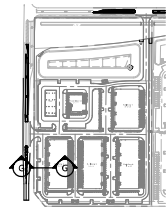
C-4.0

DATE: Mar. 29, 2024

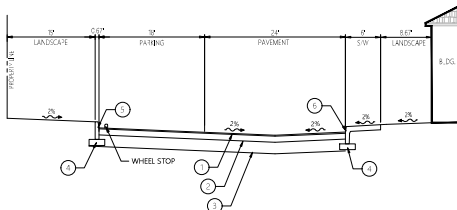
Project Number: 63534.00

This item has been electronically signed
and sealed by James R. Hoffman, P.E.
on April 1, 2024

considered signed and sealed and the
signature must be verified on any
electronic copies.

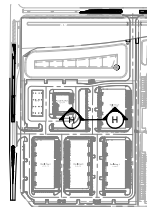


KEY MAP

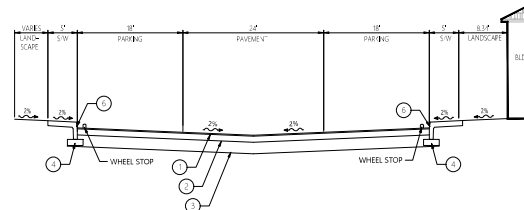


G - Typical Road Section

N.T.S.



KEY MAP



H - Typical Road Section

N.T.S.

- LEGEND:
- ① ASPHALT
 - ② BASE
 - ③ SUBGRADE
 - ④ 6" (IN.) STABILIZED SUBGRADE BY CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 REV
 - ⑤ TYPE 'O' CONCRETE CURB
 - ⑥ MONOLITHIC CONCRETE SIDEWALK
 - ⑦ CONCRETE PAVEMENT

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED
AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND
SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION
12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION
DOCUMENTS AND ARE NOT INTENDED FOR PERMIT,
CONSTRUCTION, OR BIDDING PURPOSES.

The Ridge PD - Parcel 6C

Apopka, Florida

Rev	Rev Description	Date	Appr'd

Designed by: KLS
Reviewed by: JLL

Site Plan Approval
Date: Jan. 19, 2024

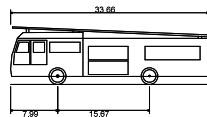
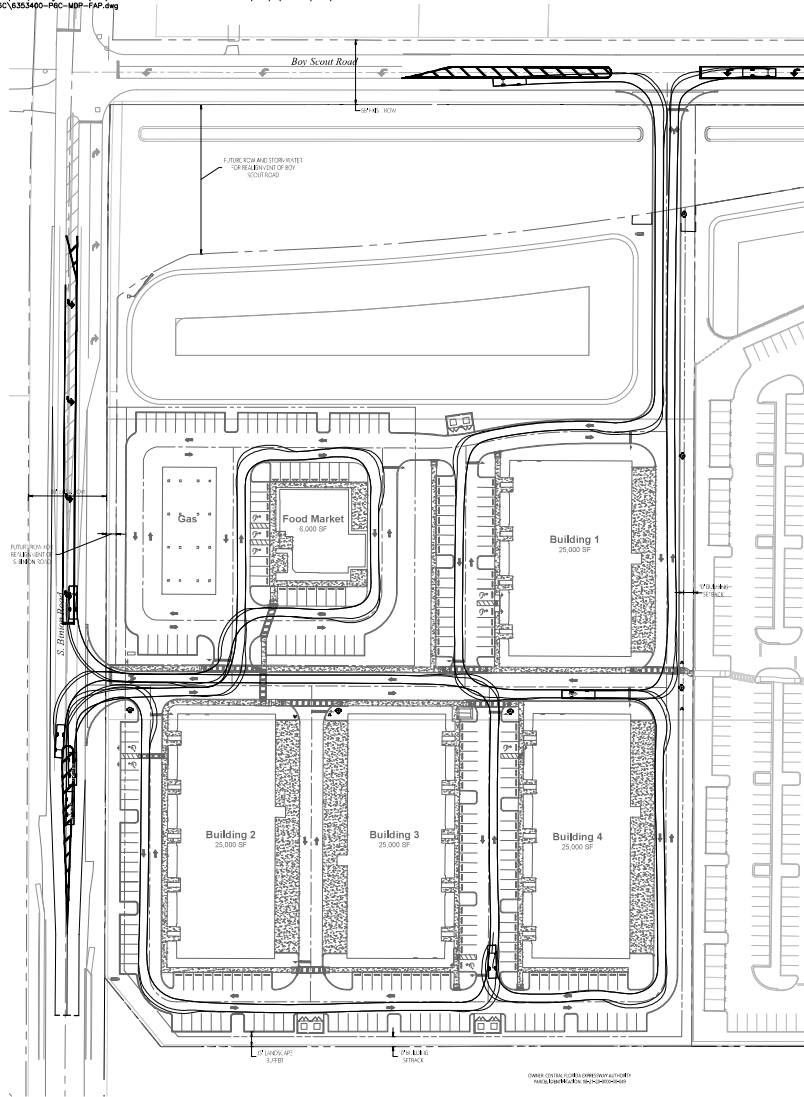
Not Approved for Construction
Reason: 1

Typical Sections & Details

Vertical Datum NAVD 1988
Drawing Number: C-4.1

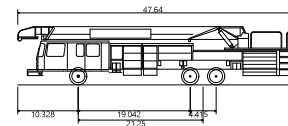
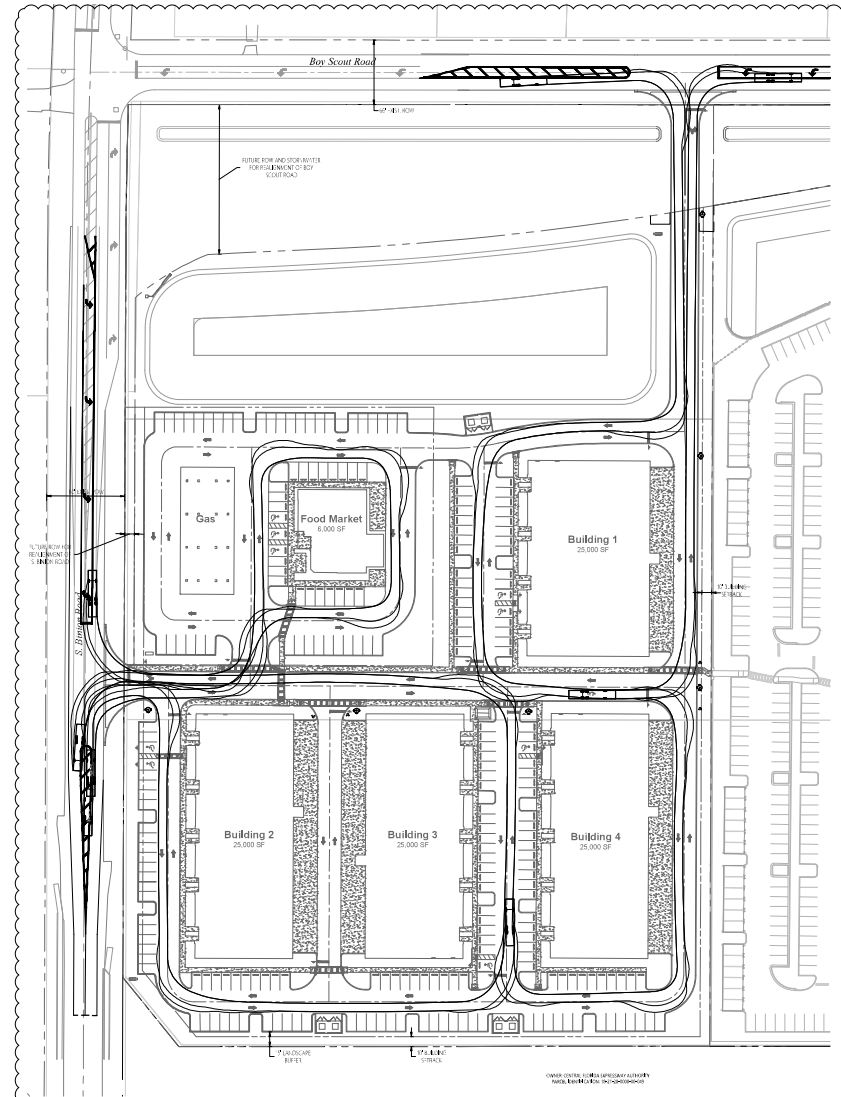
Professional Engineer
JAMES R. HOFFMAN
P.E.
NO. 75623
FLORIDA
C-4.1
DATE: Mar. 29, 2024
Project Number: 63534.00

This item has been electronically signed
and sealed by James R. Hoffman, P.E.
on April 1, 2024.
considered signed and sealed and the
signature must be verified on any
electronic copies.



Apoka-Engine/Pumper 4000
Overall Length 33.660ft
Overall Width 8.160ft
Overall Body Height 9.830ft
Min Body Ground Clearance 1.363ft
Track Width 8.160ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 28.190ft

33.660ft
8.160ft
9.830ft
1.363ft
8.160ft
6.00s
28.190ft



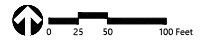
Apoka-Aerial/Tower
Overall Length 47.640ft
Overall Width 8.410ft
Overall Body Height 11.08ft
Min Body Ground Clearance 1.588ft
Track Width 8.410ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 46.00°

47.640ft
8.410ft
11.08ft
1.588ft
8.410ft
6.00s
46.00°

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

considered signed and sealed and the signature must be verified on any printed copy.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apoka, Florida

City of Apoka Comments 03/22/2024

Reviewed by KLS Checked by JLL

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

Fire Access Plan

Vertical Datum NAVD 1988

Drawing Number

C-5.0

DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

PROJECT NAME: C-5.0

PROJECT LOCATION: 225 E. Robinson Street, Suite 300, Orlando, FL 32801

PROJECT DESCRIPTION: Fire Access Plan

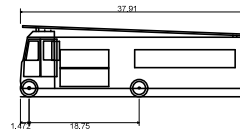
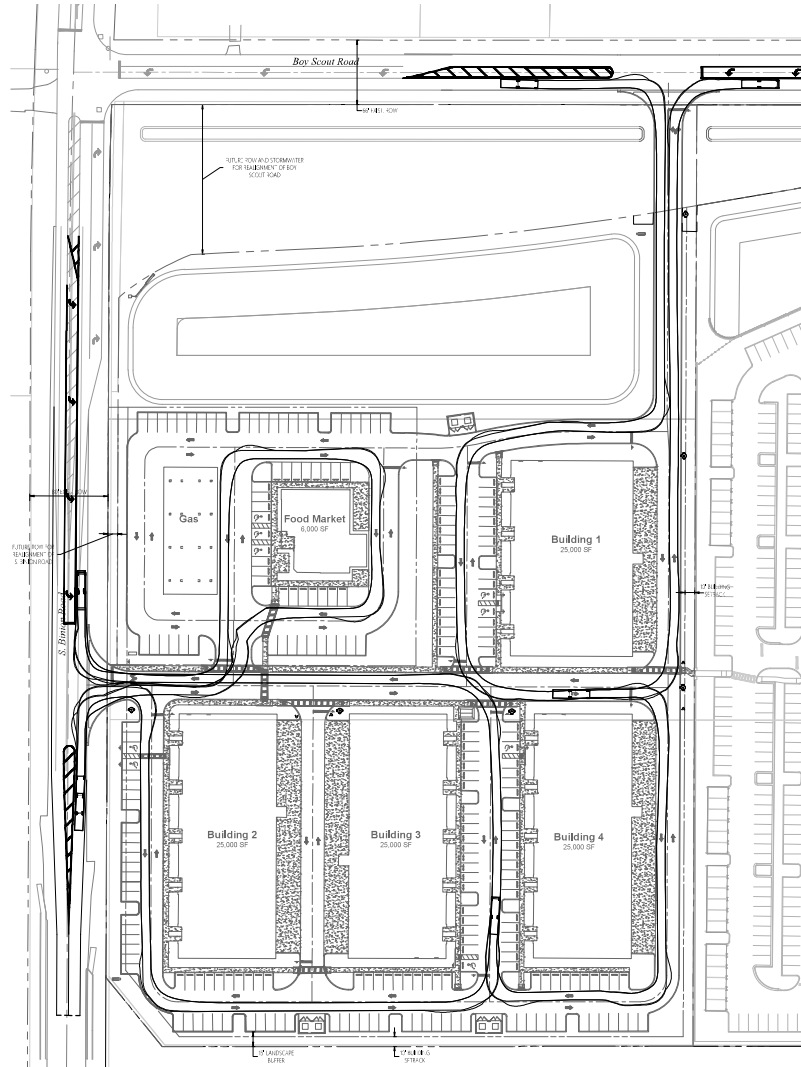
PROJECT STATUS: Not Approved for Construction

PROJECT DATE: Apr. 01, 2024

PROJECT NUMBER: 63534.00

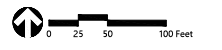
PROJECT NAME: C-5.0

<



AFD 78 ft Aerial/Quint
Overall Length 37.912ft
Overall Width 8.410ft
Overall Body Height 12.080ft
Min Body Ground Clearance 1.406ft
Track Width 8.410ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 46.00°

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments 03/22/2024

Designed by KLS Checked by JLL

Site Plan Approval Jan. 19, 2024

Not Approved for Construction

Fire Access Plan

Vertical Datum NAVD 1988

Drawing Number

C-5.1

DATE: Apr. 01, 2024 PROJECT: 63534.00

considered signed and sealed and the signature must be verified on any electronic copies.

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.

Professional Engineer

Professional Engineer

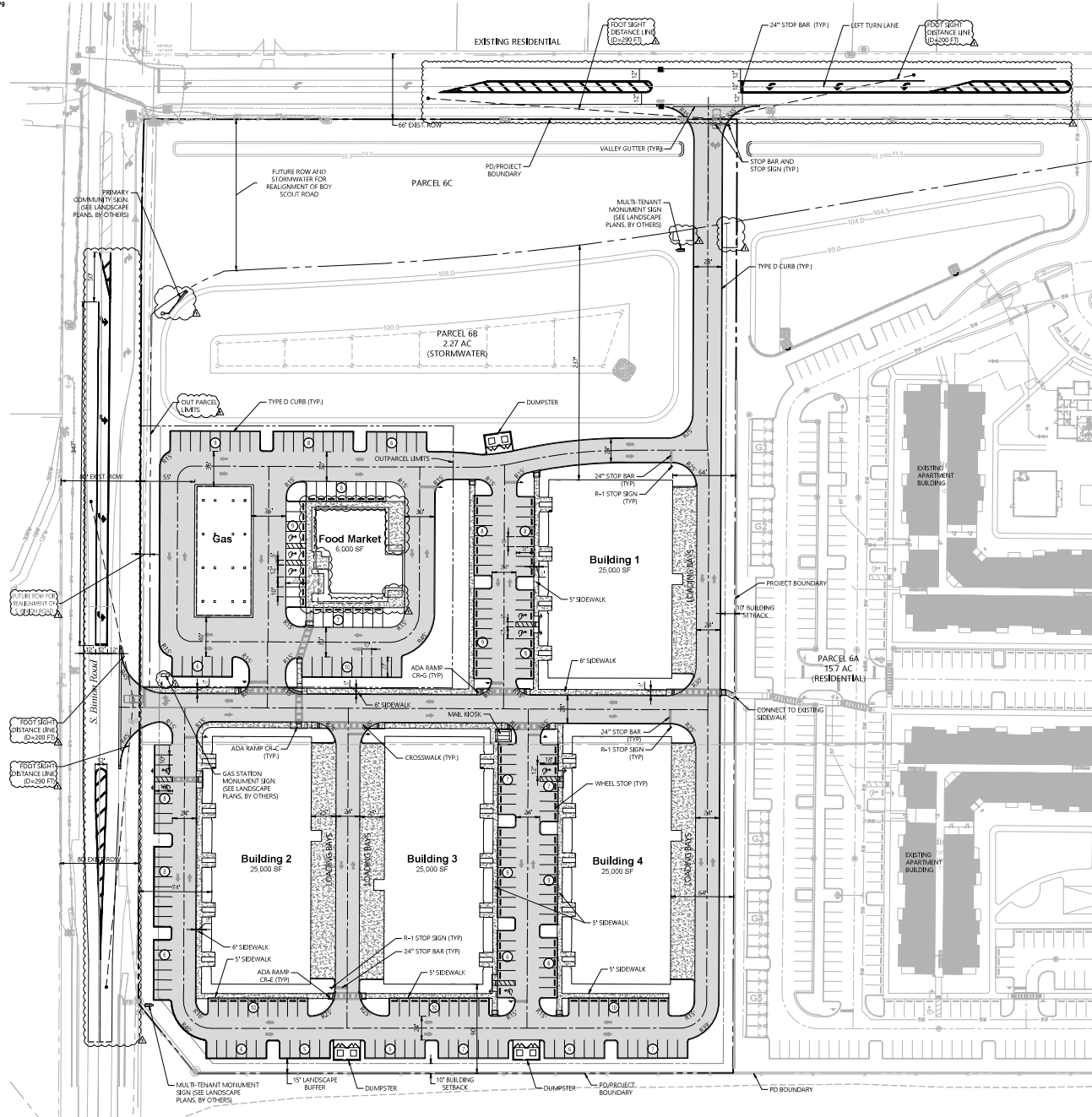
Professional Engineer

Professional Engineer

Professional Engineer

Professional Engineer

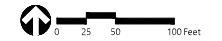
Professional Engineer



LEGEND	
Symbol	Description
---	PROPERTY LINE
---	R.O.W.
---	CENTERLINE OF ROAD
---	NEW ASPHALT
---	NEW CONCRETE
---	MONUMENTIC S/W
---	HILL AND RESURFACE
---	DITCH BOTTOM
---	INLET
---	STORM MANHOLE
---	SANITARY MANHOLE
---	CLEAN-OUT
---	YARD DRAIN
---	FIRE HYDRANT
---	FIRE DEPARTMENT CONNECTION
---	MIS
---	WATER METER
---	WATER ASSEMBLIES
---	POST MOUNTED SIGN

vhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



The Ridge PD - Parcel 6C

Apopka, Florida

City of Apopka Comments 03/22/2024

Designed by KLS Checked by JLL
Reviewed by JLL

Site Plan Approval Jan. 19, 2024

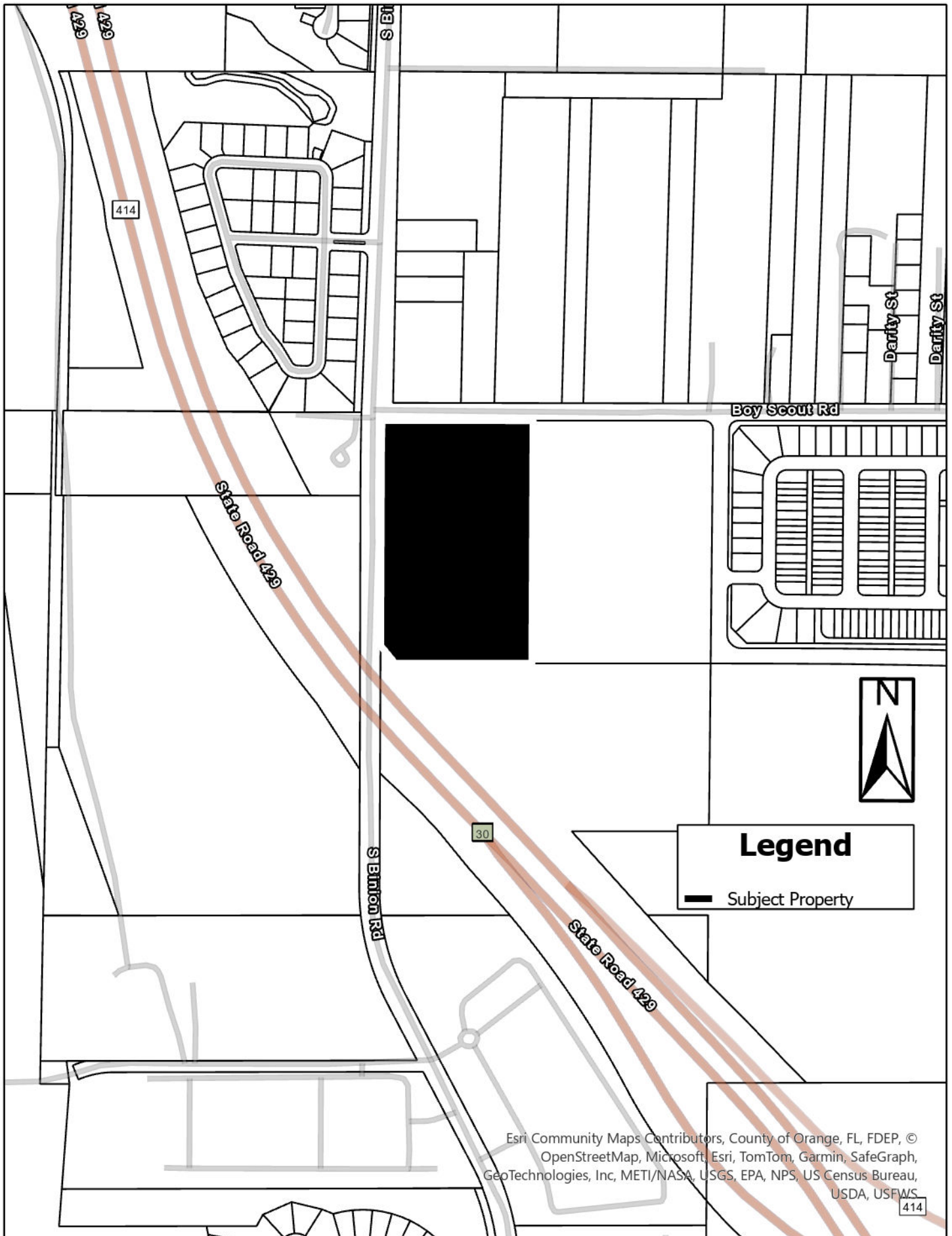
Not Approved for Construction

Layout and Materials Plan

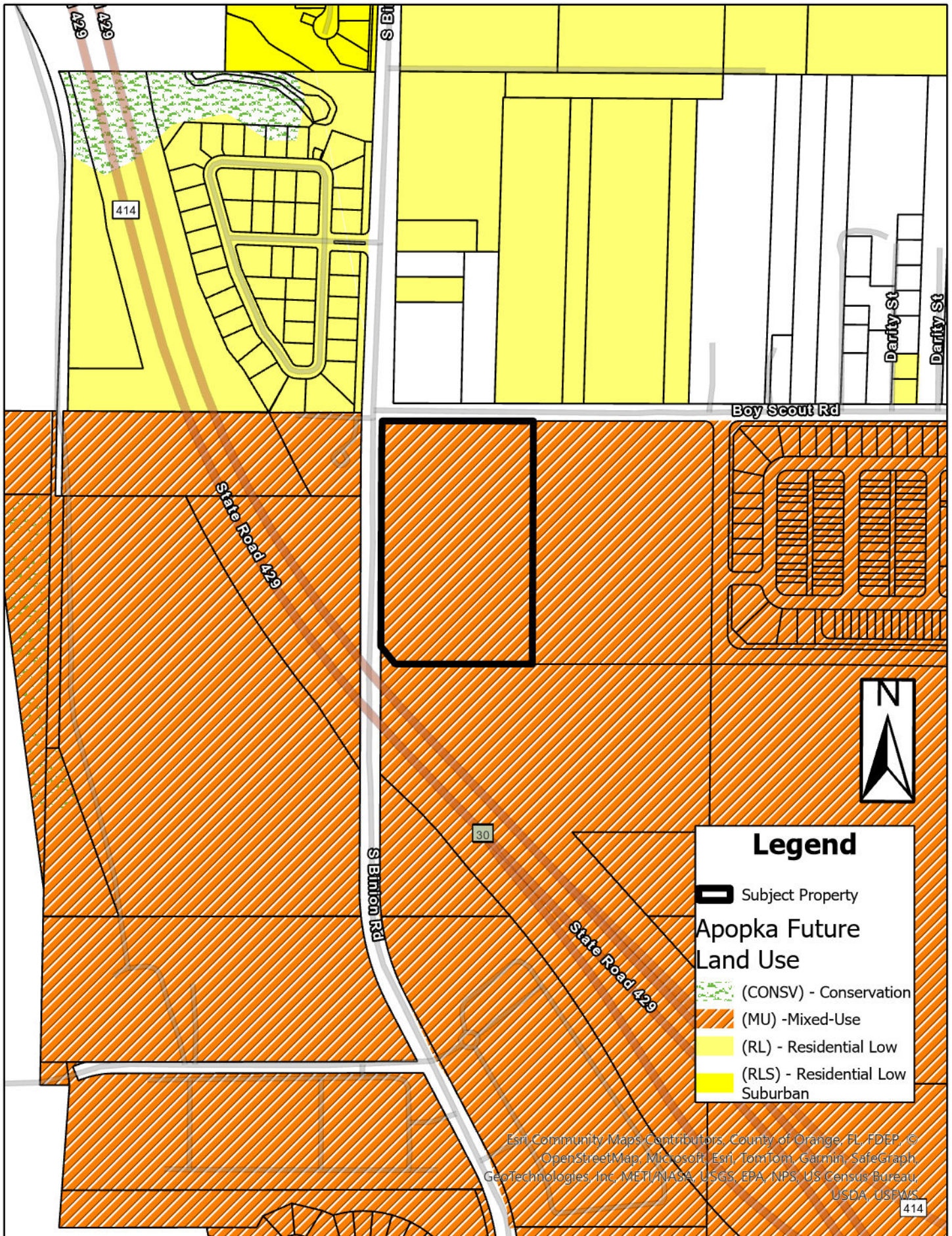
Vertical Datum NAVD 1988

C6.00
This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 1, 2024.
considered signed and sealed and the signature must be verified on any electronic copies.
DATE: Mar. 29, 2024 PROJECT NUMBER: 63534.00

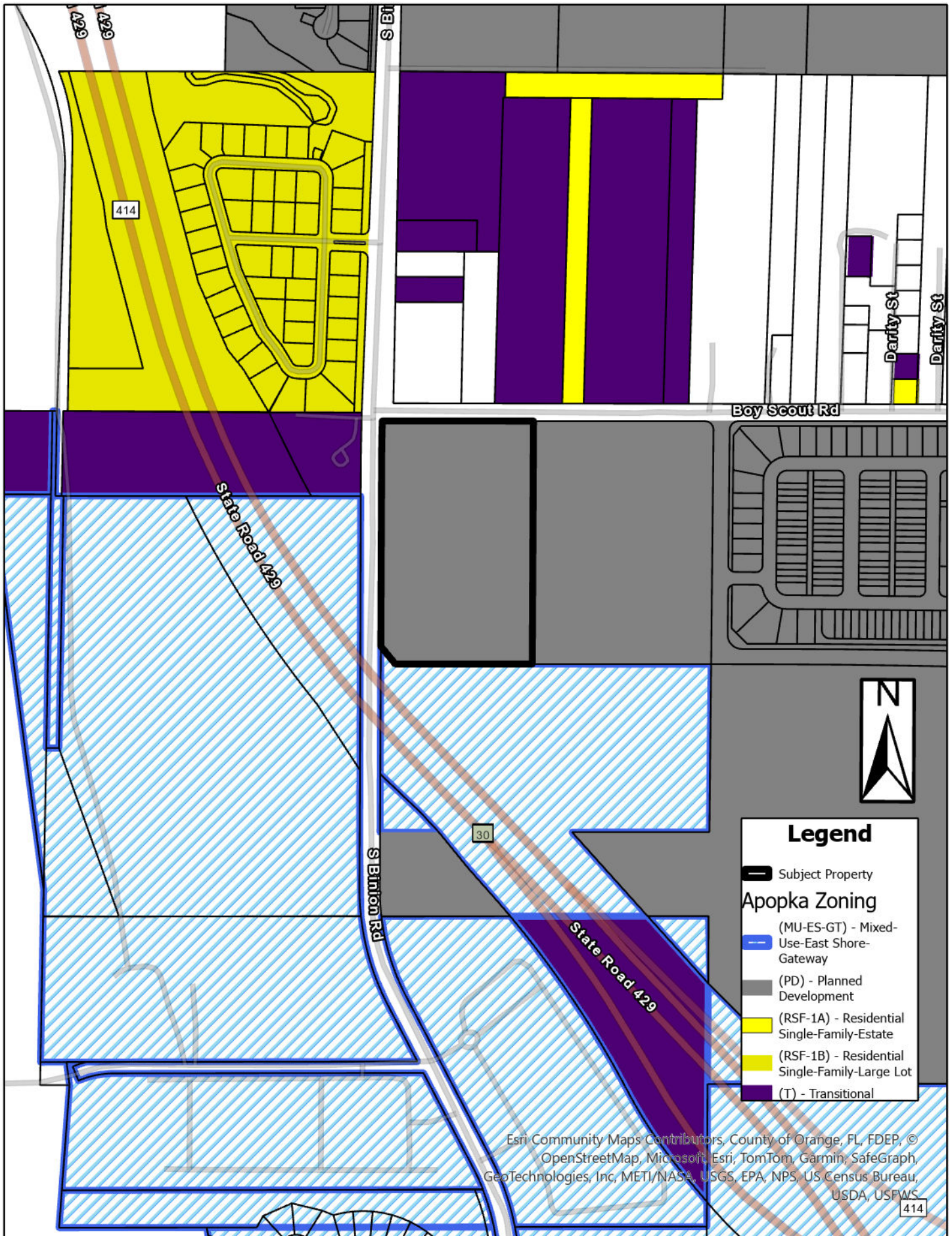
Vicinity



Future Land Use



Zoning



Aerial

