



## **APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA**

**July 17, 2024 9:00 AM**

**Apopka City Hall Council Chambers**

### **SPECIAL EVENTS**

#### **SITE PLAN:**

#### **CONSTRUCTION SITE PLAN**

1. SP-24-52, Floridian Town Center Apartments - Construction Site Plan (CSP), 1st Submittal

### **DISCUSSION**

1. Outdoor Recreation Text amendment, 1st Submittal  
Owner(s): City of Apopka  
Applicant(s): City of Apopka  
Proposed Use: Amendment to an Ordinance  
Project Manager: Bobby Howell  
Presented by: Bobby Howell, Planning Manager

### **ADJOURNMENT**

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

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

# FINAL ENGINEERING PLAN

# FLORIDIAN TOWN CENTER

# APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

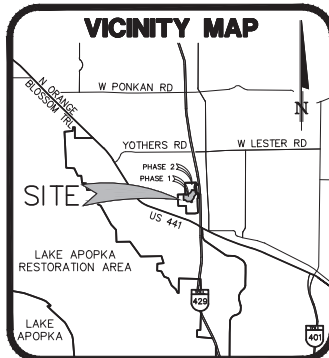
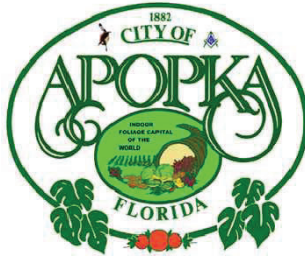
PREPARED FOR

FLORIDIAN APOPKA PHASE 1 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, 06-21-28-7172-16-061,  
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, 36-20-27-0000-00-068,  
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 1 OWNER, LLC  
60 14TH STREET SOUTH, SUITE 104  
BIRMINGHAM, AL 35233  
PH: 205.254.8565

#### ENGINEER/SURVEYOR:

DONALD W. McINTOSH ASSOCIATES, INC.  
1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FLORIDA 32810  
PH: 407.644.4068  
CONTACT PERSON: JAMES NUGENT, 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

**JUNE 3, 2024**



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

ENGINEERS

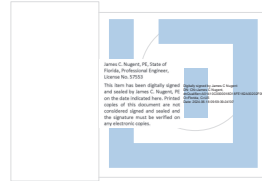
PLANNERS

SURVEYORS

THE ROAD DESIGN HAS BEEN DONE IN REASONABLE CONFORMANCE WITH THE FDOT "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS".

CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.

ALL UTILITIES (WATER, SEWER AND RECLAIM) HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITY REGULATIONS AND SPECIFICATIONS.



#### SHEET INDEX

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| C111      | EROSION CONTROL AND TREE PRESERVATION DETAILS |
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| C531-C532 | POTABLE WATER DETAILS                         |
| C611-C612 | WASTEWATER DETAILS                            |
| C751-C754 | DRAINAGE DETAILS                              |

## DEVELOPMENT NOTES

- ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFE) REQUIREMENTS.
- THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
- THIS SITE IS LOCATED IN ZONE Y FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/ATM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS FOR THE ONSITE SOLS ARE SHOWN ON SHEET 0015 ARIAL.
- SANITARY WASTE WILL BE PROVIDED FOR PARCEL 4 VIA A PRIVATE GRAVITY FLOW COLLECTION SYSTEM. THE SYSTEM WILL CONNECT TO THE EXISTING GRAVITY SYSTEM FLOWING SOUTH ON FLORIDIAN TOWN CENTER BOULEVARD TO THE CITY OF APOPKA FACILITIES.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(1)(2)(1) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069", UNLESS OTHERWISE APPROVED BY THE CITY.
- PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDD) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS).
- PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
- TWO TRASH COMPACTORS ARE PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
- FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT STATION # 8 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT. AT 2750 W. ORANGE AVE, APOPKA FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY, THE BUILDINGS WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, FIDC AND REMOTE MONITORING ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
- NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.
- ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
- ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- SCHOOLS: WHEN THE MULTI-FAMILY PORTION (APARTMENT) (312 UNITS x 0.281 STUDENTS/ UNIT) = 88 STUDENTS
- NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BOO+TECH CONSULTING, INC.
- NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
- RECREATION FOR PARCEL 4 PHASE 1 DEVELOPMENT WILL BE PROVIDED BY A RESIDENTS CLUB HOUSE, POOL AREA, AND PASSIVE OPEN SPACE PROVIDED, PER THE APPROVED PD MASTER PLAN REQUIREMENTS.
- FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
  - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
  - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY UTILITY PERMIT
  - CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFE) DRAINAGE CONNECTION PERMIT
  - DEEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
  - DEEP WASTEWATER COLLECTION SYSTEM PERMIT
  - ST. JOHNS RIVER WATER MANAGEMENT ERP
  - NPDES PERMITTING (INCLUDING NOI AND NOT)

- PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A Gopher Tortoise Survey AND ANY REQUIRED REMEDIAL ACTIVITY.
- A BI-DIRECTIONAL AMPLIFIER (BOA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

## CUMULATIVE DEVELOPMENT PROGRAM

| PARCEL/TRACK                                                             | USE                                | AREA (AC) | IMPERVIOUS (AC) | IMP. % | PERVIOUS (AC) | PER. % | OWN AND MAINTAIN            | NOTES |
|--------------------------------------------------------------------------|------------------------------------|-----------|-----------------|--------|---------------|--------|-----------------------------|-------|
| PARCEL 1                                                                 | COMMERCIAL                         | 4.006     | 0.069           | 1.72   | 3.937         | 98.3   | POA                         |       |
| PARCEL 2                                                                 | COMMERCIAL                         | 4.626     | 0.062           | 0.76   | 6.574         | 99.2   | POA                         |       |
| PARCEL 3                                                                 | COMMERCIAL                         | 3.119     | 0.000           | 0.00   | 3.119         | 100.0  | POA                         |       |
| PARCEL 4 - PH 1                                                          | RESIDENTIAL                        | 14.757    | 7.855           | 53.2   | 6.902         | 46.8   | POA                         |       |
| PARCEL 4 - PH 2                                                          | RESIDENTIAL                        | 16.009    | 0.000           | 0.0    | 16.009        | 100.0  | POA                         |       |
| PARCEL 5                                                                 | HOTEL/COMMERCIAL                   | 2.908     | 0.075           | 0.5    | 2.833         | 99.5   | POA                         |       |
| PARCEL 6                                                                 | COMMERCIAL                         | 3.034     | 0.000           | 0.0    | 3.034         | 100.0  | POA                         |       |
| PARCEL 7                                                                 | COMMERCIAL                         | 5.854     | 0.000           | 0.0    | 5.854         | 100.0  | POA                         |       |
| TRACT B                                                                  | OPEN SPACE                         | 0.100     | 0.000           | 0.0    | 0.100         | 100.0  | POA                         |       |
| TRACT C1                                                                 | STORMWATER MANAGEMENT / OPEN SPACE | 1.844     | 0.042           | 2.3    | 1.802         | 97.7   | CITY OWNED / POA MAINTAINED |       |
| TRACT C2                                                                 | OPEN SPACE                         | 0.326     | 0.006           | 1.8    | 0.320         | 98.2   | CITY OWNED / POA MAINTAINED |       |
| TRACT D                                                                  | STORMWATER MANAGEMENT / OPEN SPACE | 1.959     | 0.000           | 0.0    | 1.959         | 100.0  | POA                         |       |
| TRACT E                                                                  | STORMWATER MANAGEMENT / OPEN SPACE | 1.397     | 0.000           | 0.0    | 1.397         | 100.0  | POA                         |       |
| TRACT F                                                                  | OPEN SPACE                         | 2.493     | 0.000           | 0.0    | 2.493         | 100.0  | POA                         |       |
| TRACT G                                                                  | STORMWATER MANAGEMENT / OPEN SPACE | 3.884     | 0.000           | 0.0    | 3.884         | 100.0  | POA                         |       |
| TRACT H                                                                  | STORMWATER MANAGEMENT / OPEN SPACE | 2.402     | 0.000           | 0.0    | 2.402         | 100.0  | POA                         |       |
| TRACT L5                                                                 | SANITARY LIFT STATION              | 0.078     | 0.061           | 78.2   | 0.017         | 21.8   | CITY                        |       |
| FLORIDIAN TOWN CENTER R/W - SOUTHERN PORTION                             | CITY ROAD RIGHT-OF-WAY             | 1.445     | 1.206           | 83.5   | 0.239         | 16.5   | CITY                        |       |
| MAIN ENTRANCE OFF 429 CONNECTOR ROAD                                     | CITY ROAD RIGHT-OF-WAY             | 0.308     | 0.204           | 66.2   | 0.104         | 33.8   | CITY                        |       |
| FLORIDIAN TOWN CENTER R/W - NORTHERN PORTION, SOUTHERN AND KIOWA AVE R/W | CITY ROAD RIGHT-OF-WAY             | 4.031     | 1.970           | 48.9   | 2.061         | 51.1   | CITY                        |       |
| WILLIAMS FAMILY COURT R/W                                                | CITY ROAD RIGHT-OF-WAY             | 0.257     | 0.157           | 61.1   | 0.100         | 38.9   | POA                         |       |
| EXISTING SOUTHWORK ROAD R/W                                              | CITY ROAD RIGHT-OF-WAY             | 0.790     | 0.424           | 53.7   | 0.366         | 46.3   | CITY                        |       |
| TOTALS (1)                                                               |                                    | 77.627    | 12.206          | 15.5   | 65.566        | 84.5   |                             |       |

- TOTAL LAND BEING DEVELOPED AS PART OF THIS PROJECT. THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA. TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS. TOTALS ARE 73.931 AC DEVELOPER OWNED AND 4.696 AC CITY OWNED.
- PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT AND ACCUMULATIVE TOTALS ON BOTTOM.

## GREEN BUILDING POINTS PROGRAM

| DESCRIPTION                                                                                                                                                                                                                      | POINTS EARNED | NOTES |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-------|
| ENERGY CONSERVATION                                                                                                                                                                                                              |               |       |
| USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED                                                                                                                                                                      | 0.5           |       |
| USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS                                                                                                                                                                       | 0.25          |       |
| WATER CONSERVATION AND WATER QUALITY                                                                                                                                                                                             |               |       |
| CREATE A SOIL MANAGEMENT PLAN FOR DEVELOPMENT SITE THAT PROMOTES STORMWATER INFILTRATION THROUGH IMPROVED ORGANIC MATTER CONTENT, REDUCED COMPACTION LEVELS, AND INCREASED INFILTRATION CAPACITY                                 | 0.5           |       |
| VEGETATION                                                                                                                                                                                                                       |               |       |
| LIMIT TURF GRASS TO 40 PERCENT OF THE LANDSCAPED AREA                                                                                                                                                                            | 0.5           |       |
| TRANSPORTATION                                                                                                                                                                                                                   |               |       |
| PROVIDE A MINIMUM OF FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE                           | 0.25          |       |
| PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 6.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 6.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET | 0.50          |       |
| PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING                                                    | 0.50          |       |
| PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 1 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING                                                    | 0.75          |       |
| RESILIENCY TO NATURAL HAZARDS                                                                                                                                                                                                    |               |       |
| INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES                                                                                                                                         | 0.25          |       |
| TOTAL                                                                                                                                                                                                                            | 4.00          |       |

## SITE DATA

- THE PROPOSED PROJECT IS PHASE 1 OF PARCEL 4 DEVELOPMENT INTO A 312 UNIT MULTI-FAMILY COMMUNITY. IMPROVEMENTS WILL CONSIST OF MASS GRADING, CONSTRUCTION OF BUILDINGS, PAVED PARKING AND DRIVE AREAS, SEWERLINES, ASSOCIATED UTILITIES, AND LANDSCAPING. ADDITIONALLY, OFFSITE STORMWATER FACILITIES WILL BE CONSTRUCTED.
- ALL OTHER PARCELS WITHIN FLORIDIAN TOWN CENTER WILL REQUIRE SEPARATE PLAN APPROVAL. PROCESSES THROUGH THE CITY OF APOPKA.
- PROJECT AREAS: 30.766 ACRES (PARCEL 4 TOTAL) 14.757 ACRES (PHASE 1 DEVELOPMENT AREA) 3.799 ACRES (OFFSITE POND AREAS, TRACT E & H)
- PROJECT ADDRESS: 429 CONNECTOR ROAD, APOPKA, FL
- EXISTING ZONING: PH - PLANNED URBAN DEVELOPMENT
- PROPOSED ZONING: PUD - PLANNED URBAN DEVELOPMENT
- SURROUNDING ZONING: NORTH: PUD EAST SIDE: SR 429 EXPRESSWAY WEST SIDE: PUD SOUTH PROPERTY LINE: 15 FT
- FUTURE LAND USE (FLU) DESIGNATION: COMM AND HGR
- EXISTING LAND USE: UNDEVELOPED LAND AND ABANDON NURSERY
- PROPOSED LAND USE: MULTI-FAMILY RESIDENTIAL (PHASE 1)
- SETBACKS (PARCEL 4): KIOWA AVENUE: 15 FT NORTH PROPERTY LINE: 25 FT WEST PROPERTY LINE: 25 FT SOUTH PROPERTY LINE: 15 FT PARKING SETBACK: 25 FT FROM SINGLE FAMILY
- MAXIMUM RESIDENTIAL UNITS: 752 UNITS 312 PHASE 1 UNITS
- BUILDING INFORMATION: ALLOWABLE HEIGHT: 50' HEIGHT, 4 STORES 40'/51'/52' APARTMENT BUILDING (\*\*) PROVIDED HEIGHT: 20' MINIMUM LIVING SPACE: 400 SQUARE FEET MINIMUM BUILDING SEPARATION: 20'
- \*\* BUILDING HEIGHTS HAVE BEEN MEASURED PER FLORIDA BUILDING CODE AS MEAN HEIGHT ABOVE FINISH FLOOR.
- REQUIRED VEHICULAR PARKING SPACES FOR PARCEL 4 PHASE 1 DEVELOPMENT SHALL COMPLY WITH THE APPROVED PUD MASTER PLAN REQUIREMENTS. PARKING IS AS FOLLOWS:
 

|         |                                                   |            |
|---------|---------------------------------------------------|------------|
| PARKING | (312 APARTMENT UNITS) * (1.45 SPACE/UNIT) =       | 453 SPACES |
|         | GUEST PARKING: (312 UNITS) * (1 SPACE/10 UNITS) = | 31 SPACES  |
|         | TOTAL REQUIRED PARKING SPACES =                   | 484 SPACES |

 HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC), SECTION 208.2. OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2, REQUIRING A MINIMUM OF 9 HC SPACES.
- PROVIDED VEHICLE PARKING FOR PARCEL 4 PHASE 1:
 

|         |                                          |            |
|---------|------------------------------------------|------------|
| PARKING | STANDARD PARKING :                       | 409 SPACES |
|         | HANDICAP PARKING :                       | 14 SPACES  |
|         | PARALLEL PARKING :                       | 9 SPACES   |
|         | GARAGE PARKING :                         | 27 SPACES  |
|         | GARAGE HC PARKING :                      | 3 SPACES   |
|         | ELECTRIC CAR PARKING/CHARGING STATIONS : | 30 SPACES  |
|         | TOTAL PARKING PROVIDED :                 | 492 SPACES |

 \*ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUST DURING THE FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
- REQUIRED BICYCLE PARKING PARCEL 4 PHASE 1 APARTMENTS: (312 APARTMENT UNITS) \* (SHORT TERM 1 SPACE / 20 UNITS) = 16 SPACES (312 APARTMENT UNITS) \* (LONG TERM 1 SPACE / 4 UNITS) = 78 SPACES (GUEST BUILDING REQUIRED ADDITIONAL) = 5 SPACES TOTAL REQUIRED BICYCLE PARKING SPACES = 99 SPACES
- PROVIDED BICYCLE PARKING PARCEL 4 PHASE 1 APARTMENTS: (6 LOCATIONS) \* (4 SPACES PER LOCATION) = 24 SPACES (2 LOCATIONS) \* (41 SPACES PER LOCATION) = 82 SPACES TOTAL BICYCLE PARKING SPACES = 106 SPACES
- REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN, A TOTAL OF 30% OPEN SPACE IS REQUIRED CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. SEE CUMULATIVE DEVELOPMENT PROGRAM TABLE FOR PROVIDED OPEN SPACE.
 

|                                                     |                                  |
|-----------------------------------------------------|----------------------------------|
| OPEN SPACE PROVIDED WITHIN PARCEL 4 PHASE 1 AREA IS | 300,650 SF = 6.902 ACRES (46.8%) |
|-----------------------------------------------------|----------------------------------|
- IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% FOR PARCEL 4.
 

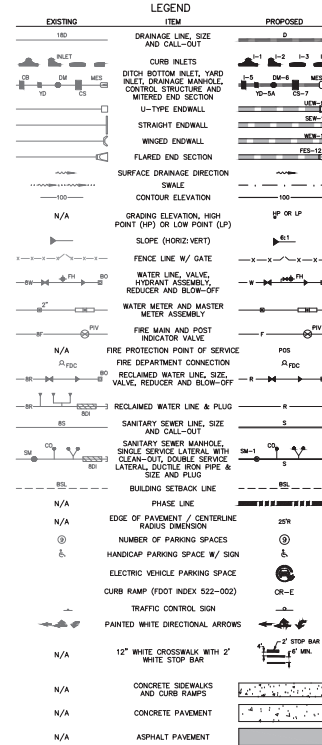
|                                                         |              |
|---------------------------------------------------------|--------------|
| MAXIMUM ALLOWED: (14,757 AC (PARCEL 4 PHASE 1) * 70%) = | 10,330 ACRES |
|---------------------------------------------------------|--------------|
- PROPOSED PARCEL 4 PHASE 1 BREAKDOWN:
 

|                                  |                                 |
|----------------------------------|---------------------------------|
| APARTMENT BUILDING (FOOTPRINT) = | 117,008 SF = 2.69 ACRES         |
| CLUB HOUSE AND POOL/DECK =       | 9,403 SF = 0.22 ACRES           |
| GARAGE BUILDINGS (6 TOTAL) =     | 8,626 SF = 0.20 ACRES           |
| PAVEMENT, SIDEWALKS, ETC. =      | 207,128 SF = 4.76 ACRES         |
| TOTAL IMPERVIOUS SURFACE =       | 342,165 SF = 7.86 ACRES (53.2%) |

| TRANSPORTATION IMPACT TABLE |                         |        |       |       |              |       |       |      |              |       |       |      |
|-----------------------------|-------------------------|--------|-------|-------|--------------|-------|-------|------|--------------|-------|-------|------|
|                             |                         |        | DAILY |       | AM PEAK HOUR |       |       |      | PM PEAK HOUR |       |       |      |
| ITE CODE                    | LANDUSE                 | SIZE   | RATE  | TRIPS | RATE         | TOTAL | ENTER | EXIT | RATE         | TOTAL | ENTER | EXIT |
| 221                         | MULTI-FAMILY APARTMENTS | 312 DU | 4.62  | 1442  | 0.40         | 126   | 29    | 97   | 0.39         | 122   | 74    | 48   |

## UTILITY PROVIDERS

- CITY OF APOPKA**  
WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT  
448 EAST CLEVELAND STREET  
APOPKA, FL 32703  
PH: 407.703.1731
- DUKE ENERGY**  
ELECTRICAL DIVISION  
432 EAST CHERRY POINT ROAD  
WINTER GARDEN, FL 32787  
PH: 407.805.3352  
FAX: 407.805.3365
- CENTURYLINK FLORIDA, INC.**  
TELECOMMUNICATIONS  
33 NORTH MAIN STREET  
WINTER GARDEN, FL 34787  
PH: 407.814.5351  
FAX: 407.814.5320
- BRIGHT HOUSE NETWORKS**  
CABLE TV  
65 SOUTH KELLOH ROAD  
ORLANDO, FL 32810  
PH: 407.215.0505  
FAX: 407.215.0708
- LAKE APOPKA NATURAL GAS**  
NATURAL GAS  
1320 WINTER GARDEN VINELAND RD  
WINTER GARDEN, FL 34787  
PH: 407.686.2734  
FAX: 407.410.7024



1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FL 32810 407.644.4508

Seals

DATE:

ISSUED FOR PERMITTING (06/18/24)

FINAL ENGINEERING PLAN

FLORIDIAN TOWN CENTER

APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description Date

Issue Description

Issue Date 6/3/24

Project No 24540

Drawn/Design MAB /MAB Checked By JCN

Drawing Title

SITE DATA, DEVELOPMENT NOTES AND LEGEND

Sheet Number

C002

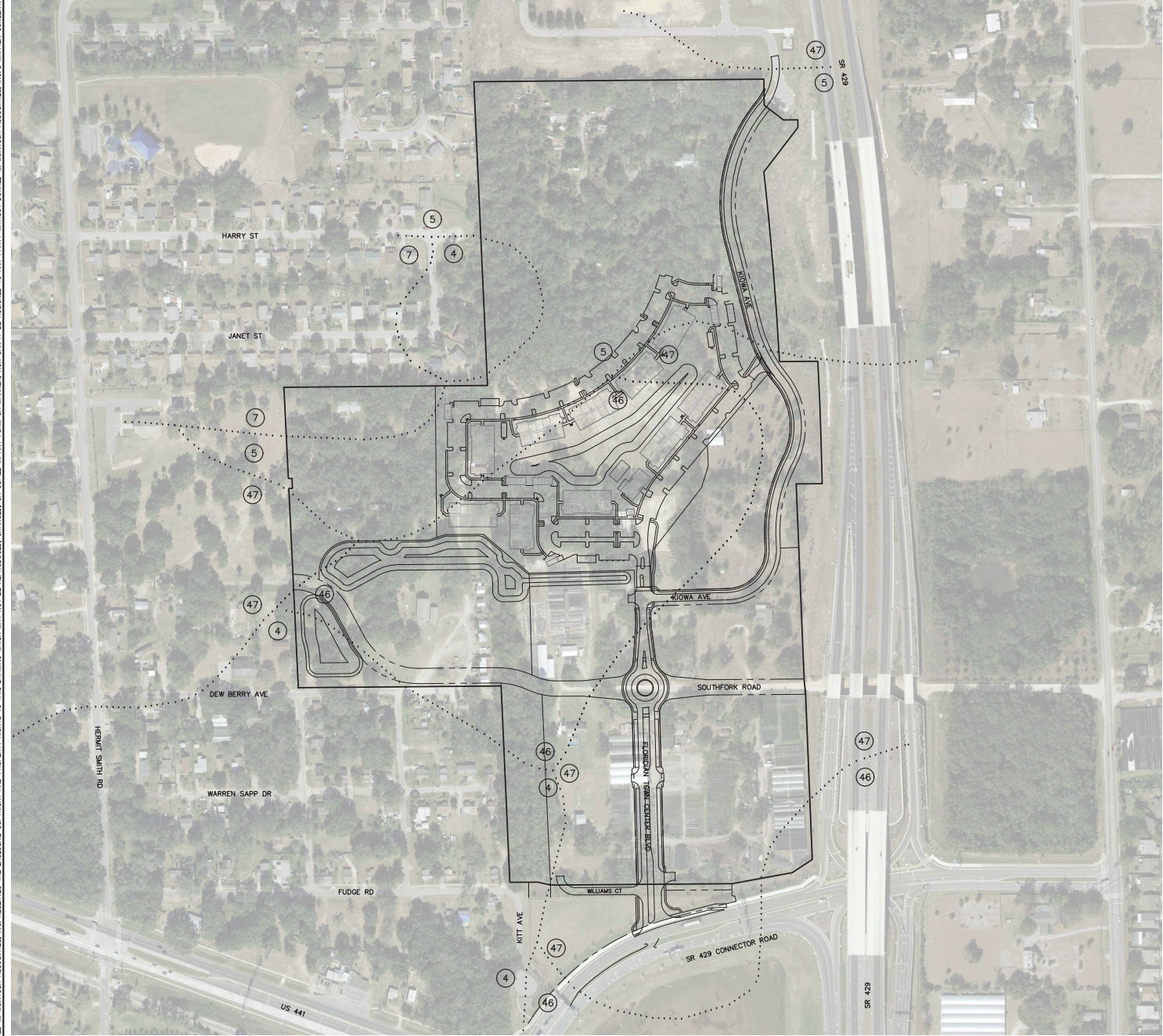
2 OF 52







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..... EXISTING SOILS LIMITS, PER  
USDA NATURAL RESOURCES  
CONSERVATION SERVICE MAPS

- 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

- GENERAL NOTES:
- SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS (C002 & C003) FOR ADDITIONAL INFORMATION.
  - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1  
CITY OF APOPKA, FLORIDA

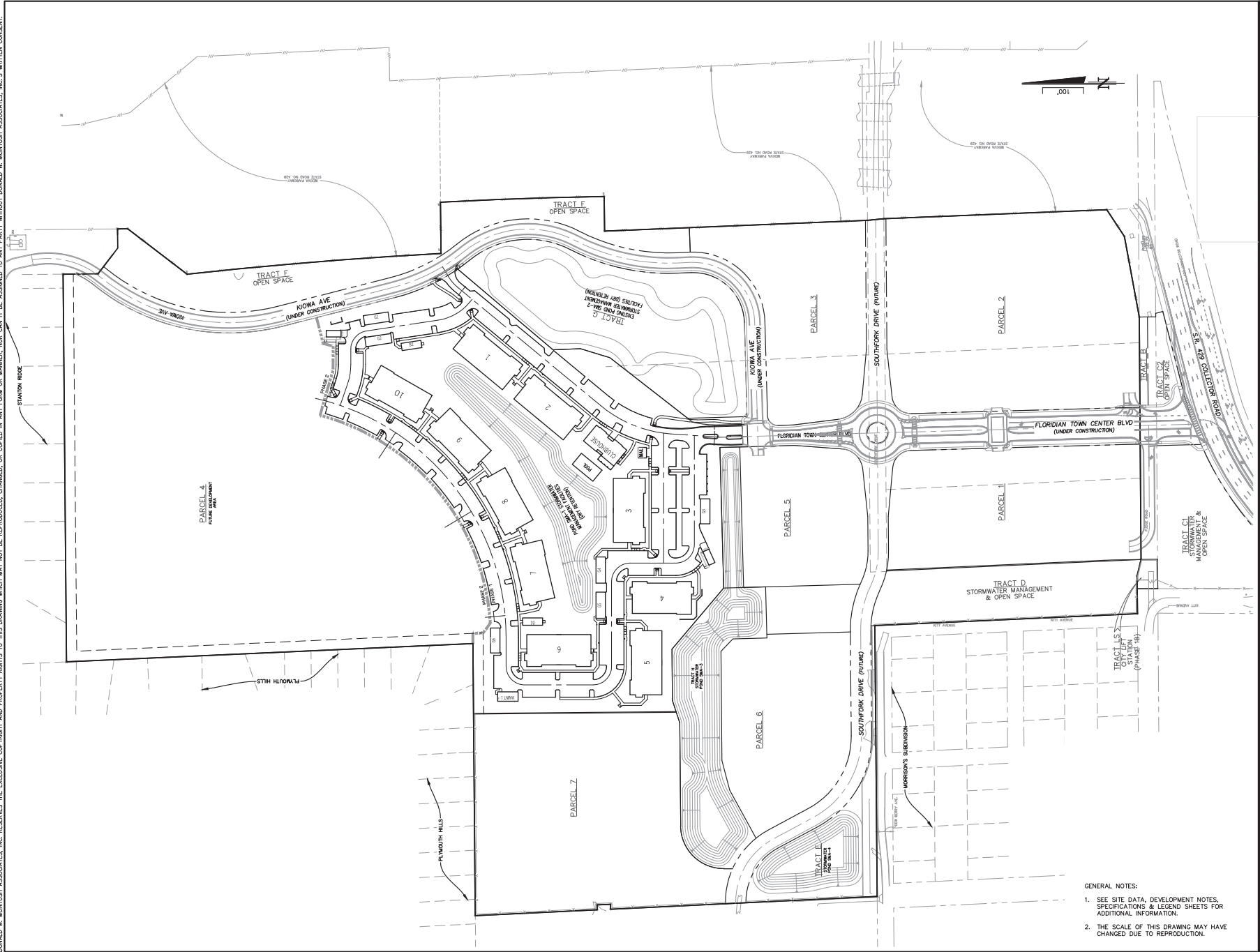
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| Issue Date        | 6/3/24    |
| Project No        | 24540     |
| Drawn By          | MAB / MAB |
| Checked By        | JCN       |
| Drawing Title     |           |

AERIAL

Sheet Number  
**C015**  
4 OF 52

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FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1  
CITY OF APOPKA, FLORIDA

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MASTER SITE PLAN

| Sheet Number |
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| <b>C031</b>  |
| 5 OF 52      |



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FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1  
CITY OF APOPKA, FLORIDA

- LEGEND**
- SILT FENCING
  - o--- TREE PROTECTION FENCING
- GENERAL NOTES:**
1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS (C002-C003) FOR ADDITIONAL INFORMATION.
  2. SEE SHEET C111 FOR EROSION CONTROL NOTES AND DETAILS.
  3. NO CLEARING, GRADING, CONSTRUCTION EQUIPMENT OR MATERIALS WITHIN THE FUTURE DEVELOPMENT AREAS, TO REMAIN IN EXISTING CONDITIONS.
  4. CONTRACTOR TO COORDINATE AND OBTAIN APPROVAL WITH THE ENGINEER AND LANDSCAPE ARCHITECT PRIOR TO ANY TREE BEING REMOVED THAT IS INDICATED TO BE SAVED WITHIN THESE PLANS. ENGINEER WILL REVIEW AND OBTAIN APPROVAL THROUGH THE CITY PRIOR TO ANY ADDITIONAL TREES NEEDING TO BE REMOVED.
  5. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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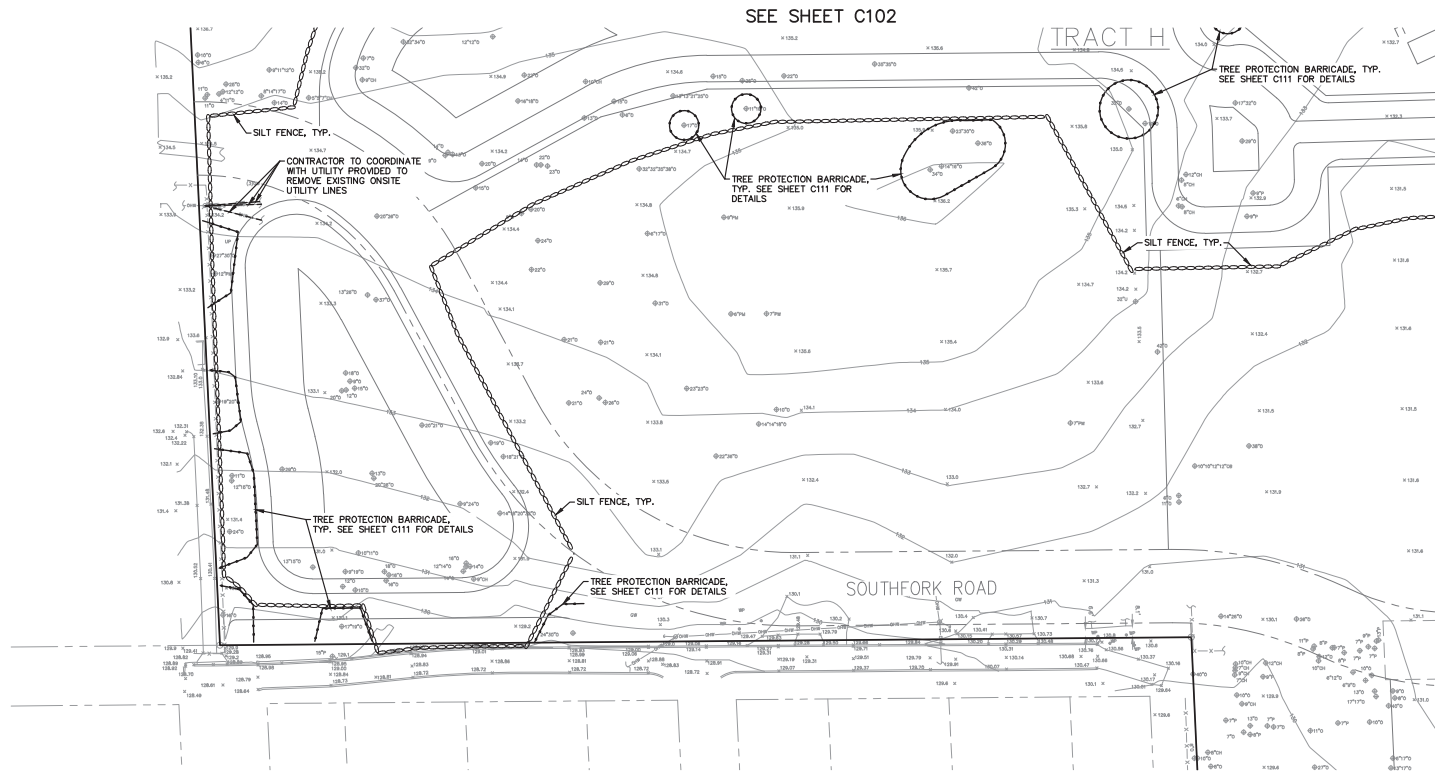








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LEGEND  
SILT FENCING  
TREE PROTECTION FENCING

GENERAL NOTES:

1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS (C002-C003) FOR ADDITIONAL INFORMATION.
2. SEE SHEET C111 FOR EROSION CONTROL NOTES AND DETAILS.
3. NO MACHINERY, TRACTORS, ETC. WITHIN THE TREE PROTECTION BARRICADE AREAS, ONLY HAND CLEARING AND FINE GRADING.
4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



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FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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| Project No        | 24540     |
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| Checked By        | JCN       |
| Drawing Title     |           |

EROSION  
CONTROL AND  
DEMOLITION PLAN

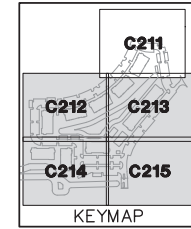
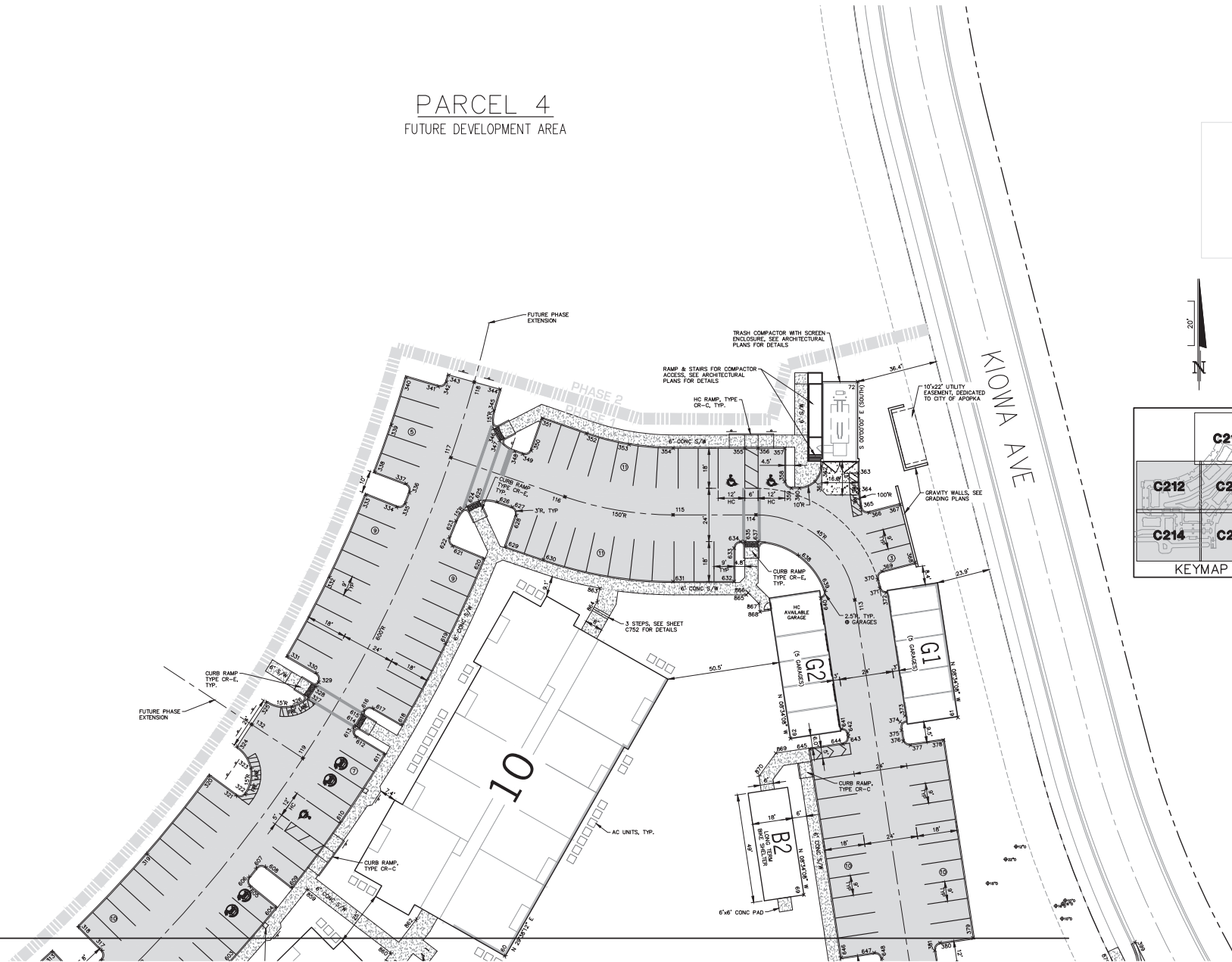
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# PARCEL 4 FUTURE DEVELOPMENT AREA



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FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

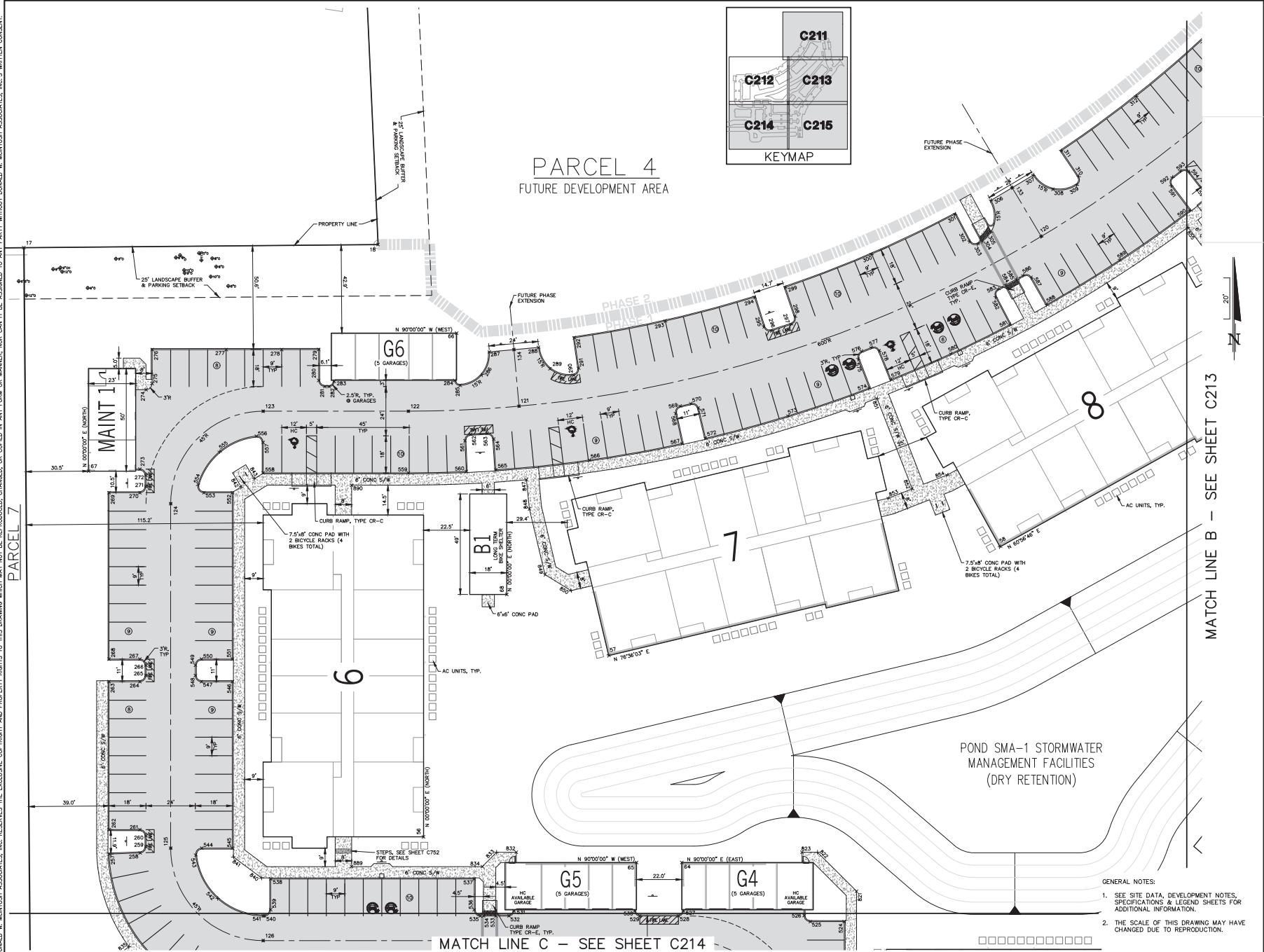
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Issue Description  
Issue Date 6/3/24  
Project No 24540  
Drawn/Designed MAB / MAB Checked By JCN  
Drawing Title

HORIZONTAL GEOMETRY PLAN

Sheet Number  
**C211**  
11 of 52

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APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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| Checked By        | JCN       |
| Drawing Title     |           |

HORIZONTAL  
GEOMETRY PLAN

Sheet Number

**C212**  
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## CITY OF AOPKA, FLORIDA

Sheet Number  
**C213**  
13 OF 52

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



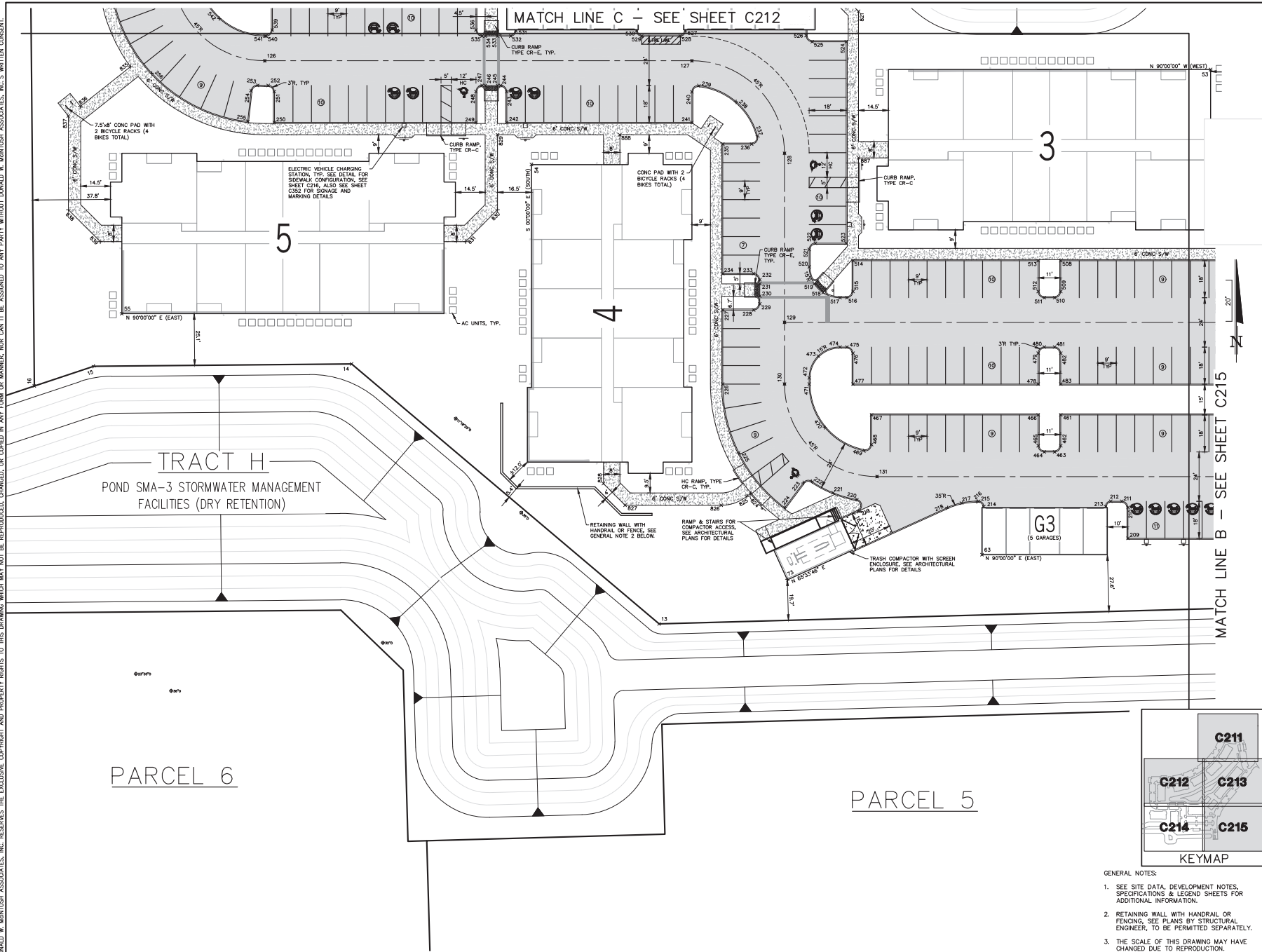
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| Issue Date         | 6/3/24    |
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| Drawing Title      |           |

HORIZONTAL  
GEOMETRY PLAN

Sheet Number

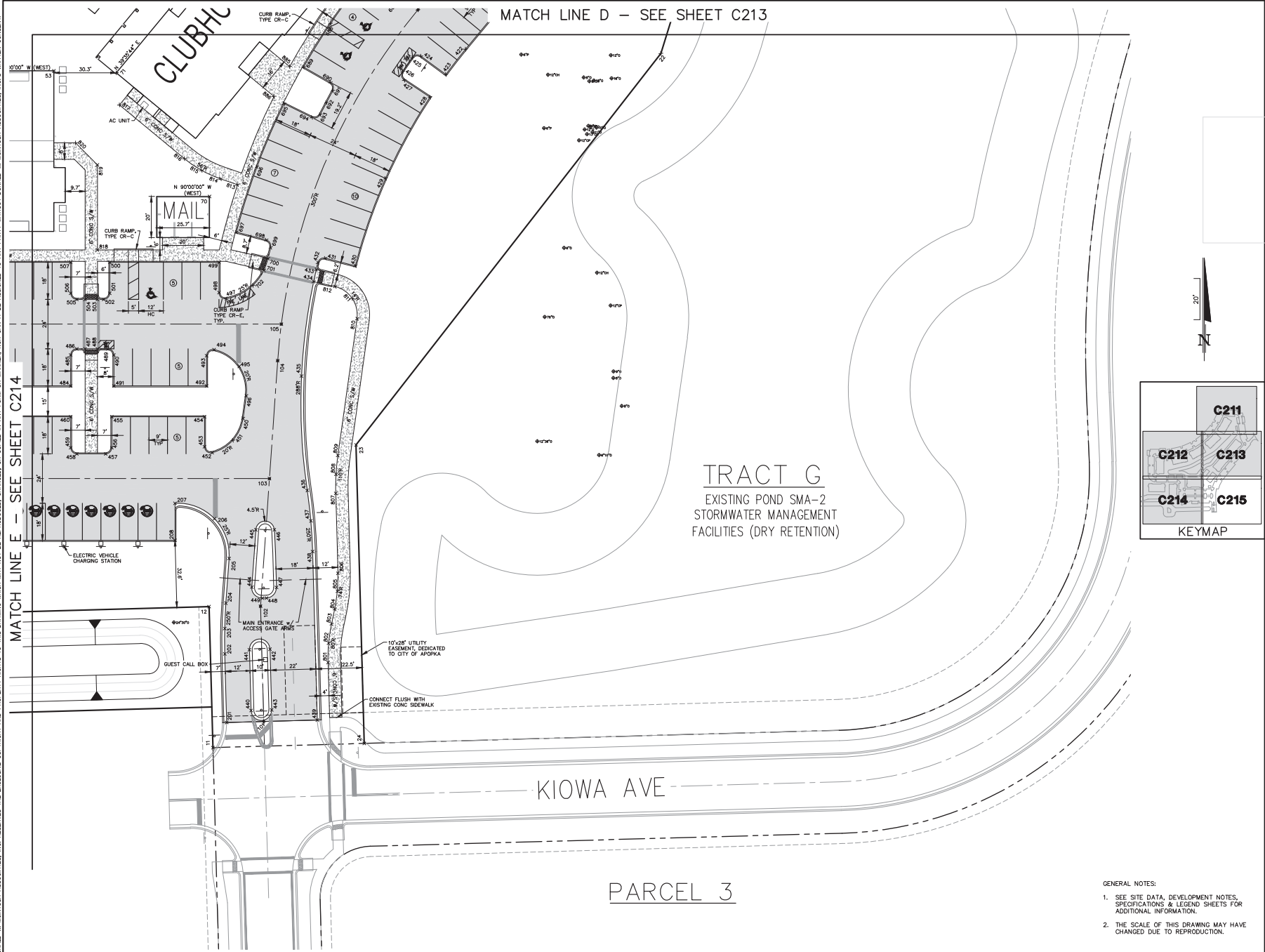
**C214**  
14 OF 52



GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. RETAINING WALL WITH HANDRAIL OR FENCING, SEE PLANS BY STRUCTURAL ENGINEER, TO BE PERMITTED SEPARATELY.
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FLORIDIAN TOWN CENTER  
APARTMENTS — PHASE 1

CITY OF APOPKA, FLORIDA

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**HORIZONTAL GEOMETRY PLAN**

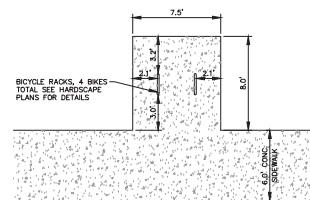
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**C215**  
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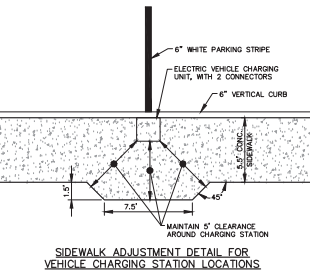
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## SIDEWALK POINTS

| POINT TABLE |             |            |
|-------------|-------------|------------|
| POINT #     | NORTHING    | EASTING    |
| 801         | 1588515.165 | 476188.199 |
| 802         | 1588515.177 | 476188.494 |
| 803         | 1588515.189 | 476189.892 |
| 804         | 1588516.216 | 476191.438 |
| 805         | 1588516.830 | 476192.731 |
| 806         | 1588516.836 | 476193.004 |
| 807         | 1588516.839 | 476191.931 |
| 808         | 1588516.836 | 476192.063 |
| 809         | 1588517.311 | 476192.864 |
| 810         | 1588517.316 | 476192.315 |
| 811         | 1588516.830 | 476193.995 |
| 812         | 1588517.745 | 476191.416 |
| 813         | 1588517.724 | 476144.264 |
| 814         | 1588520.072 | 476135.971 |
| 815         | 1588524.187 | 476126.776 |
| 816         | 1588529.884 | 476118.467 |
| 817         | 1588528.981 | 476086.917 |
| 818         | 1588527.522 | 476076.236 |
| 819         | 1588526.441 | 476076.236 |
| 820         | 1588527.522 | 476065.504 |
| 821         | 1588530.802 | 475883.902 |
| 822         | 1588534.774 | 475884.830 |
| 823         | 1588534.774 | 475857.359 |
| 824         | 1588534.774 | 475831.606 |
| 825         | 1588534.774 | 475829.444 |
| 826         | 1588530.608 | 475817.139 |
| 827         | 1588530.608 | 475704.417 |
| 828         | 1588531.122 | 475759.802 |
| 829         | 1588530.774 | 475708.402 |
| 830         | 1588534.289 | 475708.402 |
| 831         | 1588534.774 | 475702.888 |
| 832         | 1588534.774 | 475718.362 |
| 833         | 1588534.774 | 475701.791 |
| 834         | 1588534.774 | 475701.791 |
| 835         | 1588533.949 | 475701.791 |
| 836         | 1588534.567 | 475705.613 |
| 837         | 1588537.904 | 475499.736 |
| 838         | 1588534.289 | 475499.736 |
| 839         | 1588531.774 | 475515.250 |
| 840         | 1588533.774 | 475504.402 |
| 841         | 1588534.567 | 475508.736 |
| 842         | 1588537.634 | 475504.547 |
| 843         | 1588531.582 | 475500.934 |
| 844         | 1588531.582 | 475500.934 |
| 845         | 1588531.582 | 475500.934 |
| 846         | 1588531.582 | 475500.934 |
| 847         | 1588531.582 | 475500.934 |
| 848         | 1588531.582 | 475500.934 |
| 849         | 1588531.582 | 475500.934 |
| 850         | 1588531.582 | 475500.934 |
| 851         | 1588531.582 | 475500.934 |
| 852         | 1588531.582 | 475500.934 |
| 853         | 1588531.582 | 475500.934 |
| 854         | 1588531.582 | 475500.934 |
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| 859         | 1588531.582 | 475500.934 |
| 860         | 1588531.582 | 475500.934 |
| 861         | 1588531.582 | 475500.934 |
| 862         | 1588531.582 | 475500.934 |
| 863         | 1588531.582 | 475500.934 |
| 864         | 1588531.582 | 475500.934 |
| 865         | 1588531.582 | 475500.934 |
| 866         | 1588531.582 | 475500.934 |
| 867         | 1588531.582 | 475500.934 |
| 868         | 1588531.582 | 475500.934 |
| 869         | 1588531.582 | 475500.934 |
| 870         | 1588531.582 | 475500.934 |
| 871         | 1588531.582 | 475500.934 |
| 872         | 1588531.582 | 475500.934 |
| 873         | 1588531.582 | 475500.934 |
| 874         | 1588531.582 | 475500.934 |
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| 886         | 1588531.582 | 475500.934 |
| 887         | 1588531.582 | 475500.934 |
| 888         | 1588531.582 | 475500.934 |
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TYPICAL BICYCLE RACK & PAD



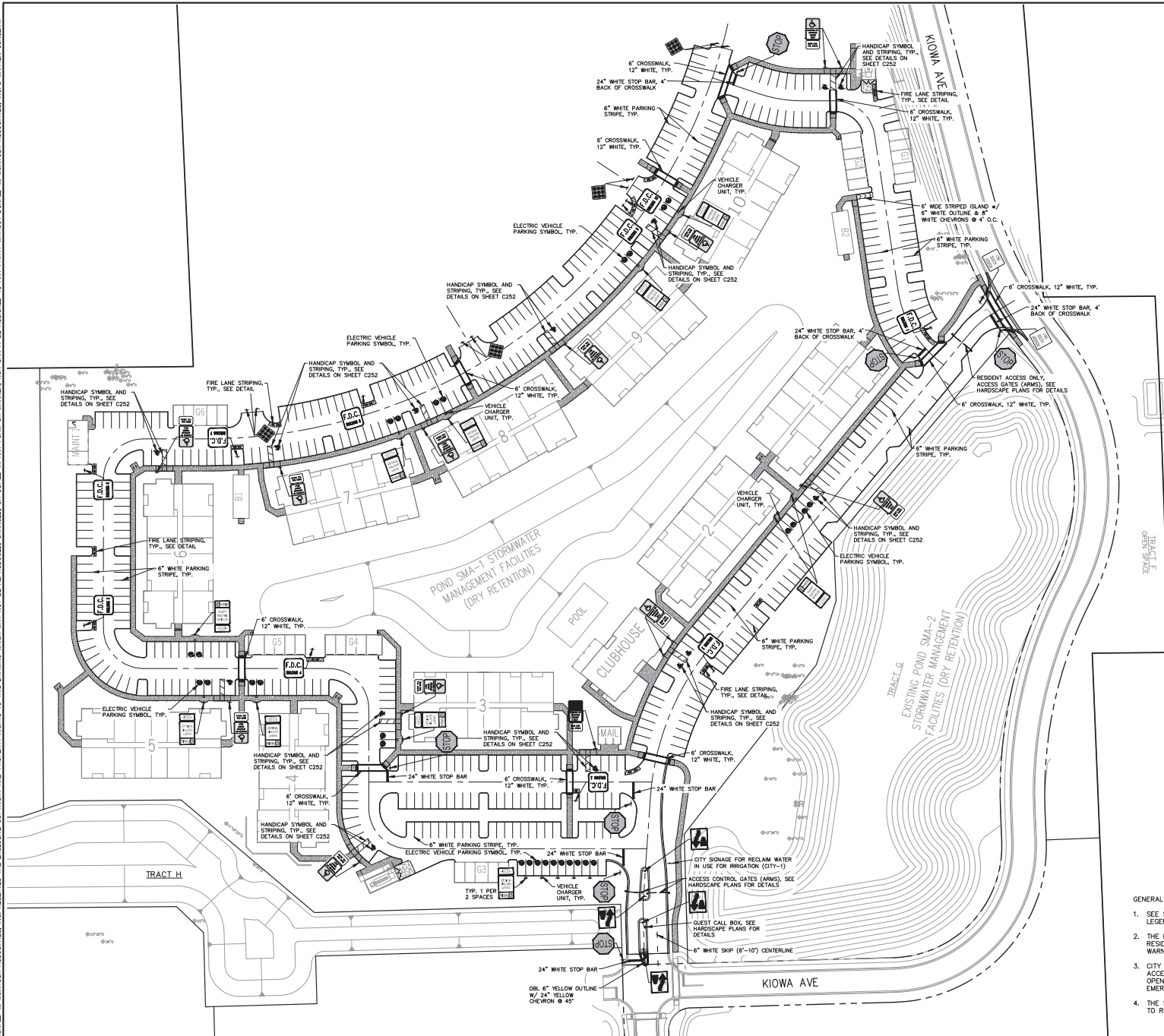
## CURB LINE POINTS

| POINT TABLE |             |            |
|-------------|-------------|------------|
| POINT #     | NORTHING    | EASTING    |
| 201         | 1587986.079 | 476138.984 |
| 202         | 1588013.377 | 476138.984 |
| 203         | 1588013.377 | 476138.984 |
| 204         | 1588013.377 | 476138.984 |
| 205         | 1588013.377 | 476138.984 |
| 206         | 1588013.377 | 476138.984 |
| 207         | 1588013.377 | 476138.984 |
| 208         | 1588013.377 | 476138.984 |
| 209         | 1588013.377 | 476138.984 |
| 210         | 1588013.377 | 476138.984 |
| 211         | 1588013.377 | 476138.984 |
| 212         | 1588013.377 | 476138.984 |
| 213         | 1588013.377 | 476138.984 |
| 214         | 1588013.377 | 476138.984 |
| 215         | 1588013.377 | 476138.984 |
| 216         | 1588013.377 | 476138.984 |
| 217         | 1588013.377 | 476138.984 |
| 218         | 1588013.377 | 476138.984 |
| 219         | 1588013.377 | 476138.984 |
| 220         | 1588013.377 | 476138.984 |
| 221         | 1588013.377 | 476138.984 |
| 222         | 1588013.377 | 476138.984 |
| 223         | 1588013.377 | 476138.984 |
| 224         | 1588013.377 | 476138.984 |
| 225         | 1588013.377 | 476138.984 |
| 226         | 1588013.377 | 476138.984 |
| 227         | 1588013.377 | 476138.984 |
| 228         | 1588013.377 | 476138.984 |
| 229         | 1588013.377 | 476138.984 |
| 230         | 1588013.377 | 476138.984 |
| 231         | 1588013.377 | 476138.984 |
| 232         | 1588013.377 | 476138.984 |
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| 368         | 1588013.377 | 476138.984 |
| 369         | 1588013.377 | 476138.984 |
| 370         | 1588013.377 | 476138.984 |

| POINT TABLE |             |            |
|-------------|-------------|------------|
| POINT #     | NORTHING    | EASTING    |
| 371         | 1588013.377 | 476138.984 |
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| 376         | 1588013.377 | 476138.984 |
| 377         | 1588013.377 | 476138.984 |
| 378         | 1588013.377 | 4          |



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- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
  2. THE EAST ACCESS DRIVE FROM KIOWA AVENUE IS FOR RESIDENTS ONLY. SIGNAGE HAS BEEN PROVIDED TO WARN OTHER VEHICULAR TRAFFIC.
  3. CITY OF APOPKA FIRE DEPARTMENT REQUIRES THE ACCESS GATES TO HAVE AN APPROVED SIREN OPERATED OPENER OR OTHER APPROVED METHOD FOR ACCESS OF EMERGENCY VEHICLE.
  4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

| DOCUMENT CHANGES |      |
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| Issue Date        | Project No | Drawn/Designed | Checked By |
| 6/3/24            | 24540      | MAB / MAB      | JCN        |

Drawing Title

SIGNAGE AND STRIPING PLAN

Sheet Number

**C251**  
17 OF 52



**ISSUED FOR PERMITTING (06/18/24)**  
FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1

CITY OF AOPKA, FLORIDA

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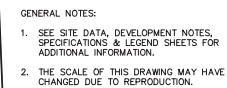
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| <b>Issue Description</b>      |                |
| Issue Date                    | 6/3/24         |
| Project No                    | 24540          |
| Drawing<br>Designed MAB / MAB | Checked By JCN |
| Drawing Title                 |                |

# MASTER DRAINAGE PLAN

Sheet Number

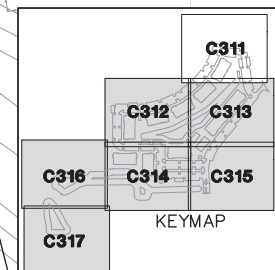
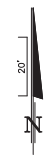
**C301**

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- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
  2. SEE SHEET C352 FOR CROSS SECTIONS.
  3. FOOT GRAVITY WALL PER INDEX 400-011. CONTRACTOR MAY PROVIDE ALTERNATE WALL DESIGN, SIGNED AND SEALED BY A FLORIDA REGISTERED STRUCTURAL ENGINEER. APPROVAL FROM THE OWNER AND ENGINEER IS REQUIRED IF ALTERNATE DESIGN IS PROPOSED. SEE SPECIFICATIONS (C003) FOR ADDITIONAL INFORMATION.
  4. BUILDING #10 REQUIRES STEPS TO ENTER THE NORTH END OF THE BUILDING. STEPS SHALL COMPLY WITH FOOT INDEX 400-021, WITH 7" RAISE AND 11". SEE SHEET C352 FOR STAIR DETAILS.
  5. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

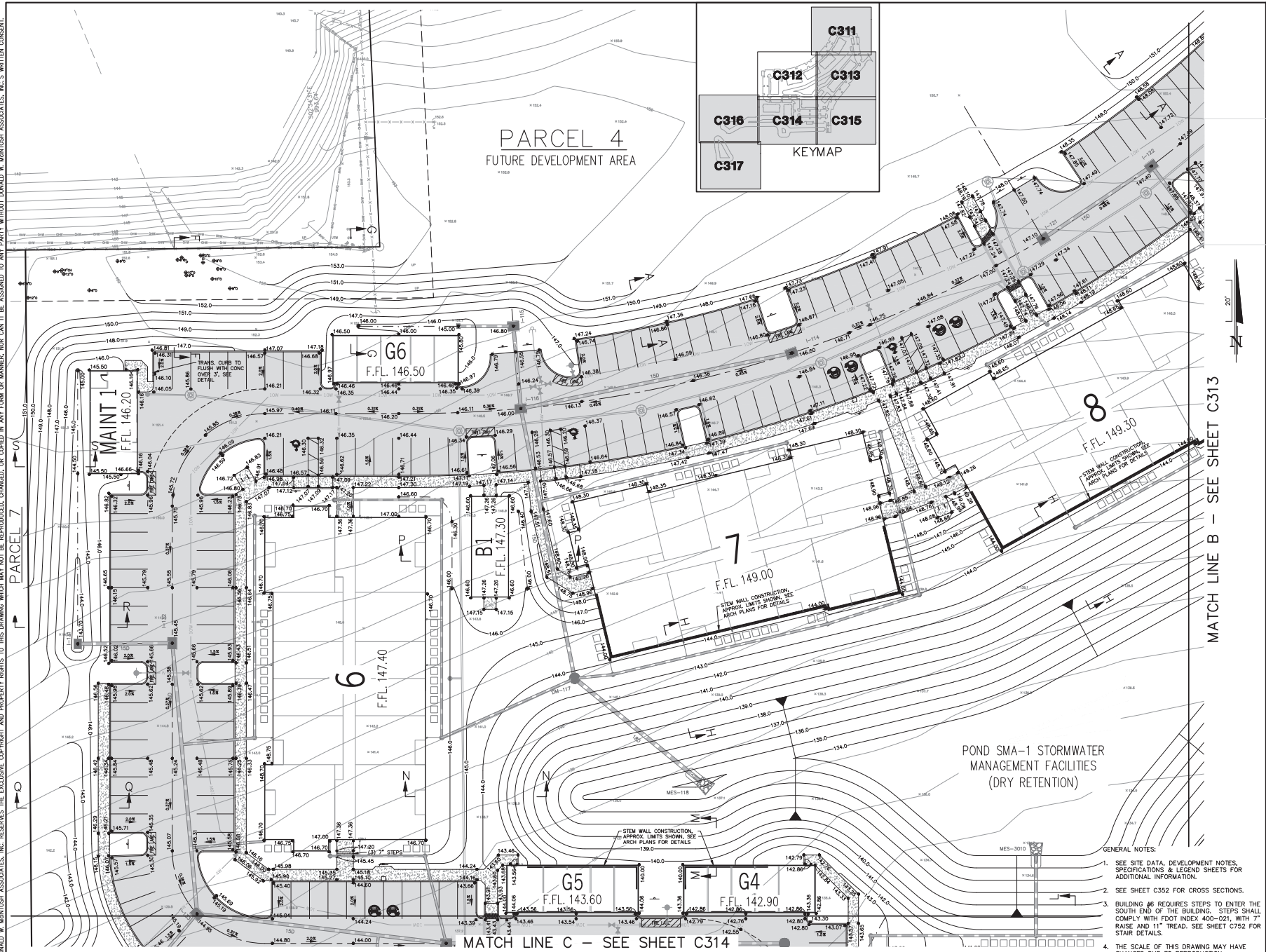
CITY OF APOPKA, FLORIDA

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| Checked By        | JCN       |
| Drawing Title     |           |

PAVING, GRADING  
AND DRAINAGE  
PLAN

Sheet Number  
**C311**  
19 OF 52

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1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FL 32810 407.844.4588

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

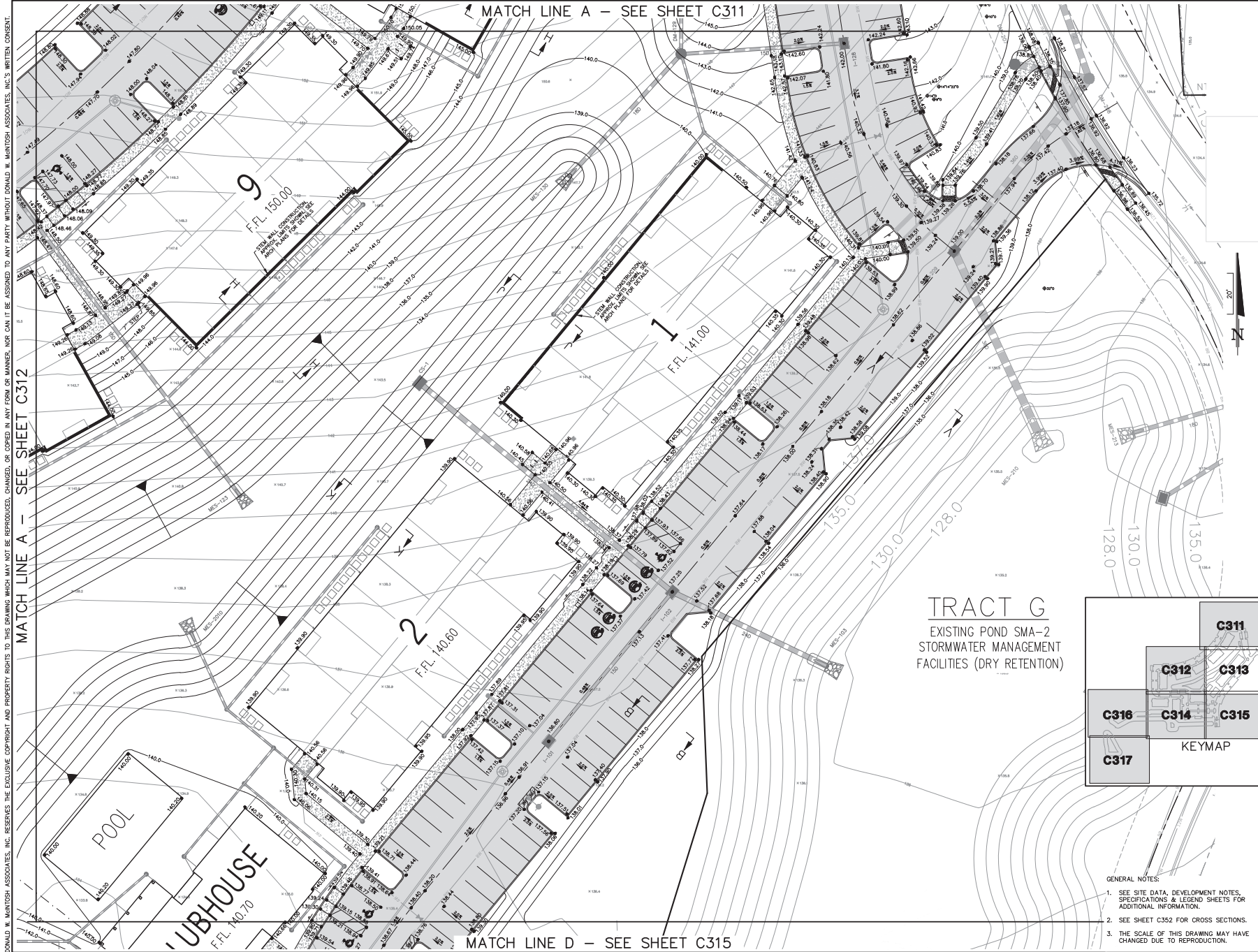
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PAVING, GRADING  
AND DRAINAGE  
PLAN

Sheet Number  
**C312**  
21 OF 52





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ORLANDO, FL 32819 407.644.4368

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FINAL ENGINEERING PLAN

FLORIDIAN TOWN CENTER

APARTMENTS – PHASE 1

CITY OF APOPKA, FLORIDA

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Issue Date 6/3/24

Project No 24540

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Checked By JCN

Drawing Title

PAVING, GRADING AND DRAINAGE PLAN

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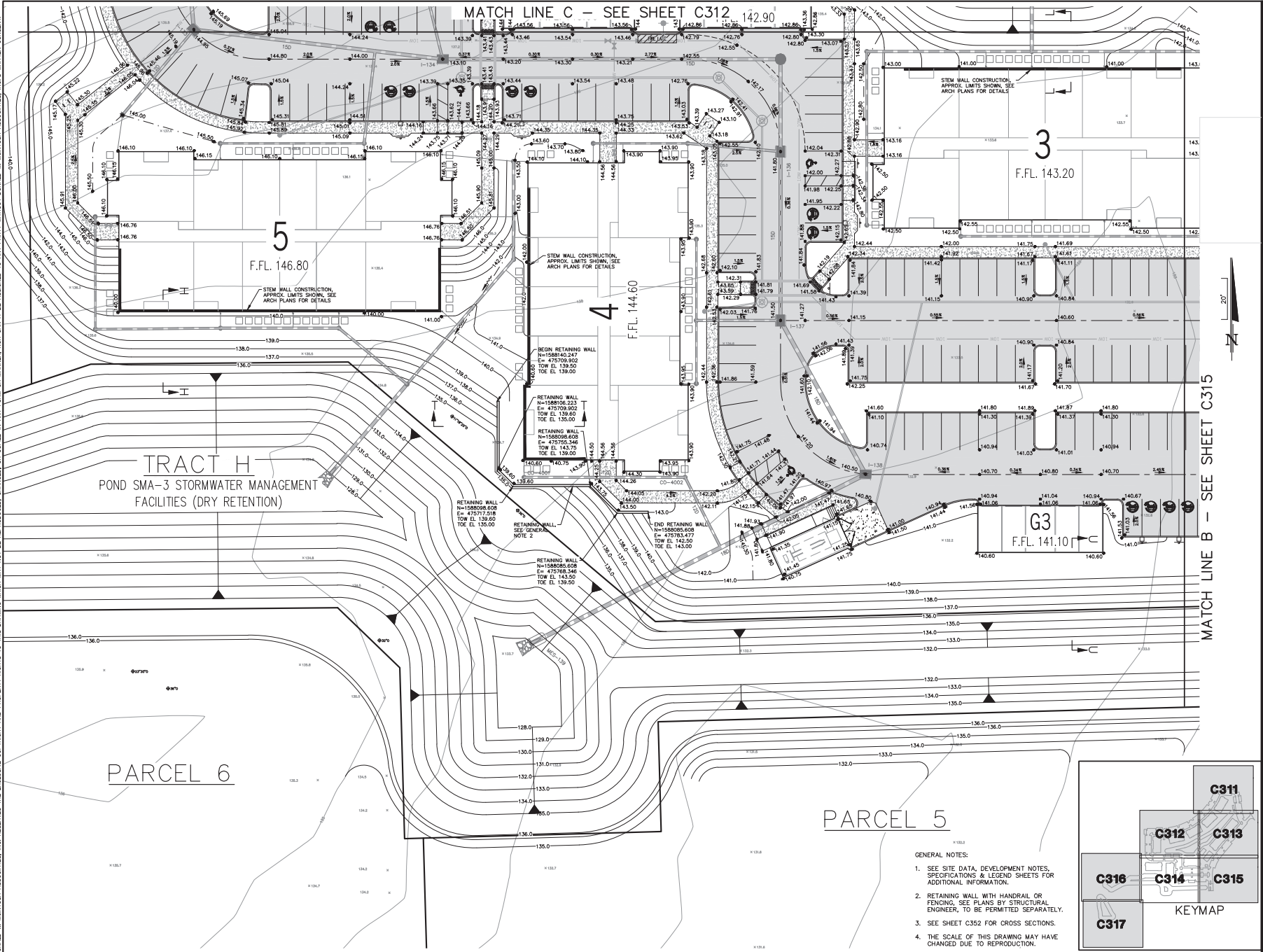
**C313**

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- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
  2. SEE SHEET C352 FOR CROSS SECTIONS.
  3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



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Scale: \_\_\_\_\_

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

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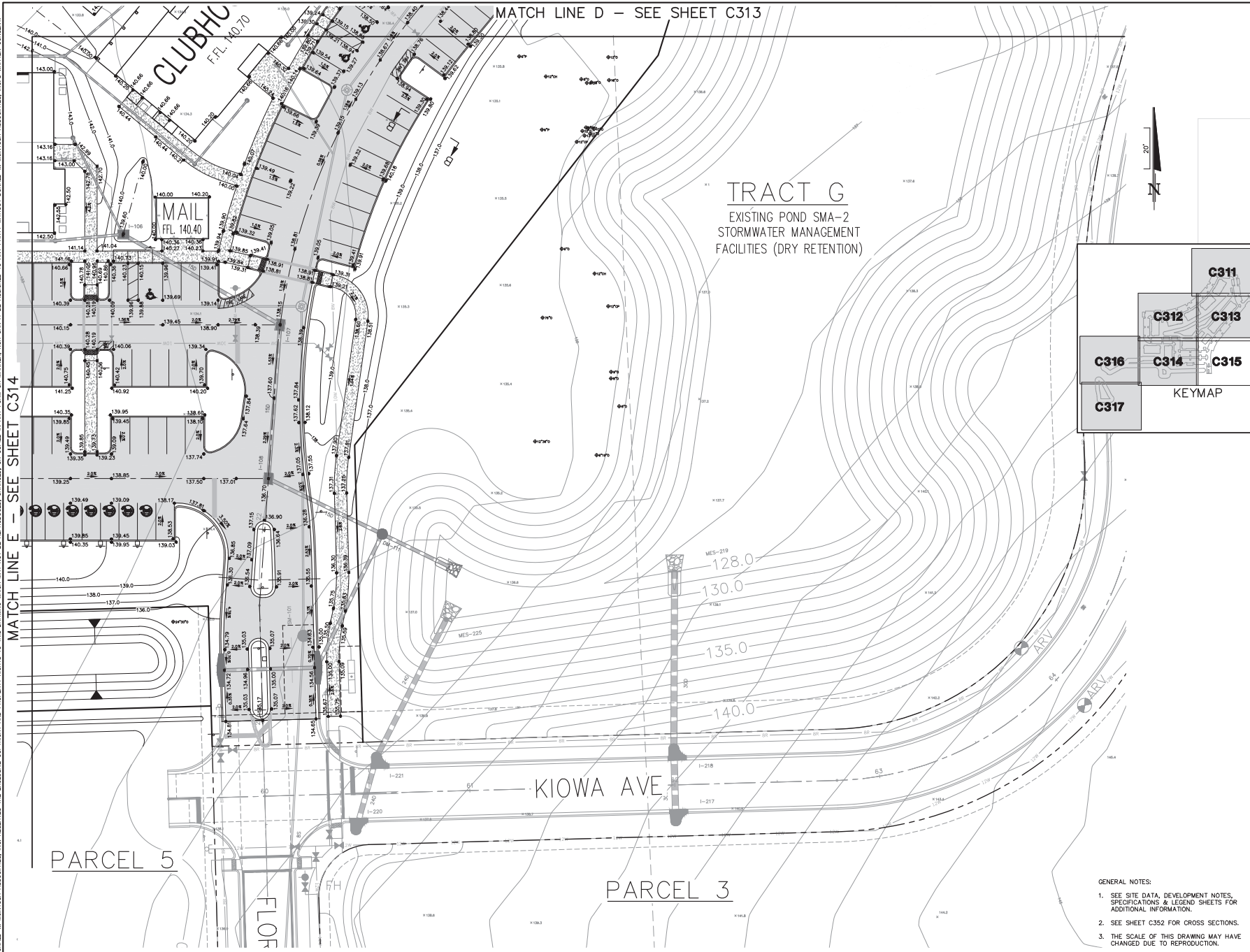
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| Issue Date        | 6/3/24    |            |     |
| Project No        | 24540     |            |     |
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| Drawing Title     |           |            |     |

PAVING, GRADING AND DRAINAGE PLAN

Sheet Number: **C314**  
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KEYMAP

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1

CITY OF APOPKA, FLORIDA

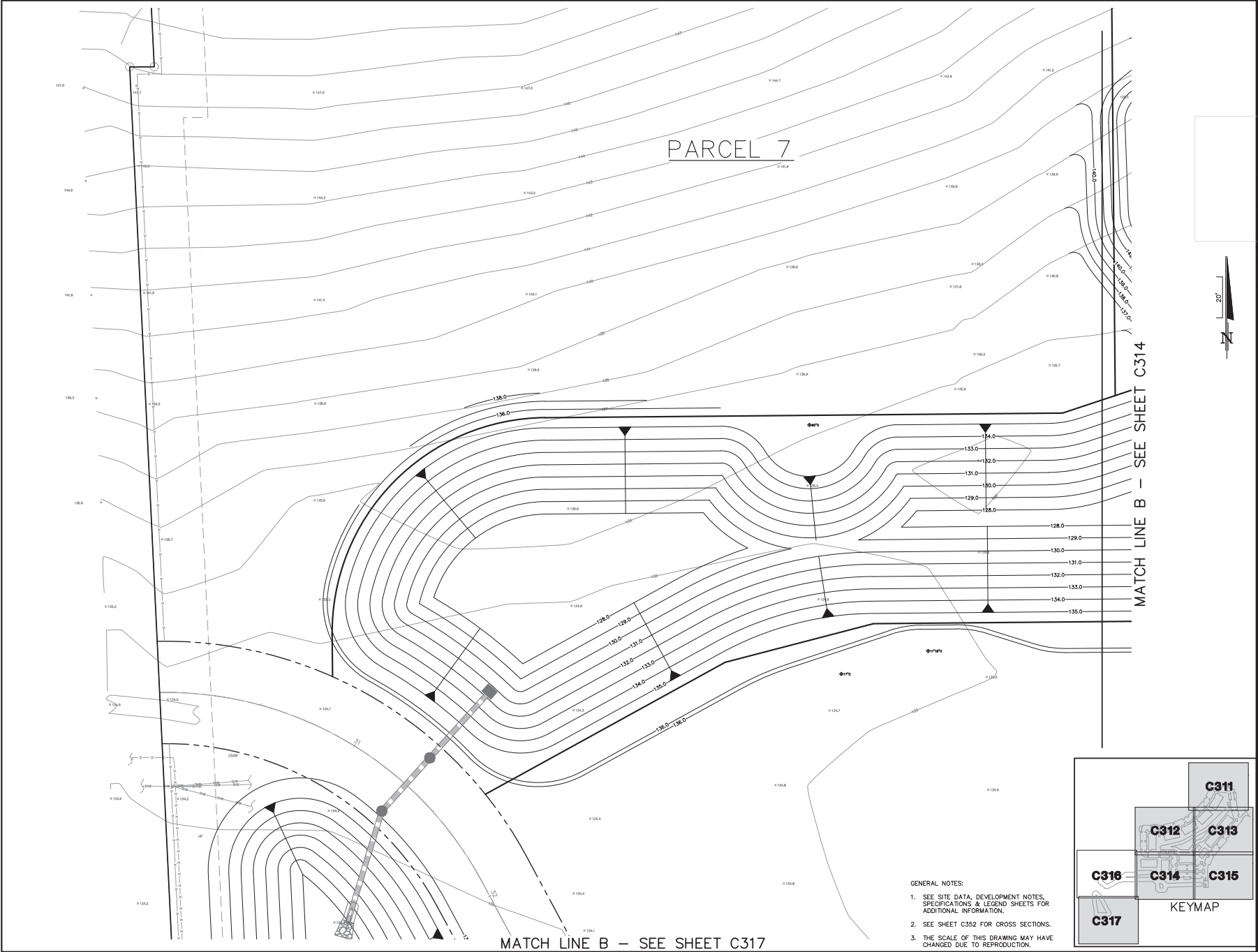
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Issue Description  
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Project No 24540  
Drawn MAB / MAB Checked By JCN  
Drawing Title

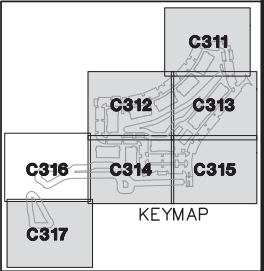
PAVING, GRADING  
AND DRAINAGE  
PLAN

Sheet Number  
**C315**  
24 OF 52

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1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
  2. SEE SHEET C352 FOR CROSS SECTIONS.
  3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.





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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

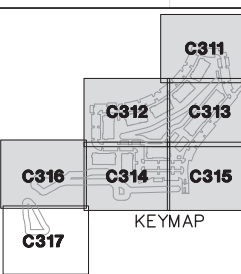
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| Issue Description |           |
| Issue Date        | 6/3/24    |
| Project No        | 24540     |
| Drawn / Designer  | MAB / MAB |
| Checked By        | JCN       |
| Drawing Title     |           |

PAVING, GRADING  
AND DRAINAGE  
PLAN

Sheet Number  
**C316**  
25 OF 52



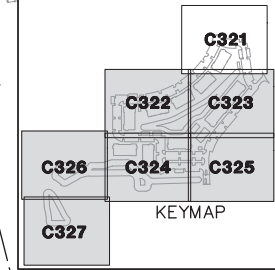
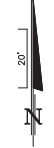
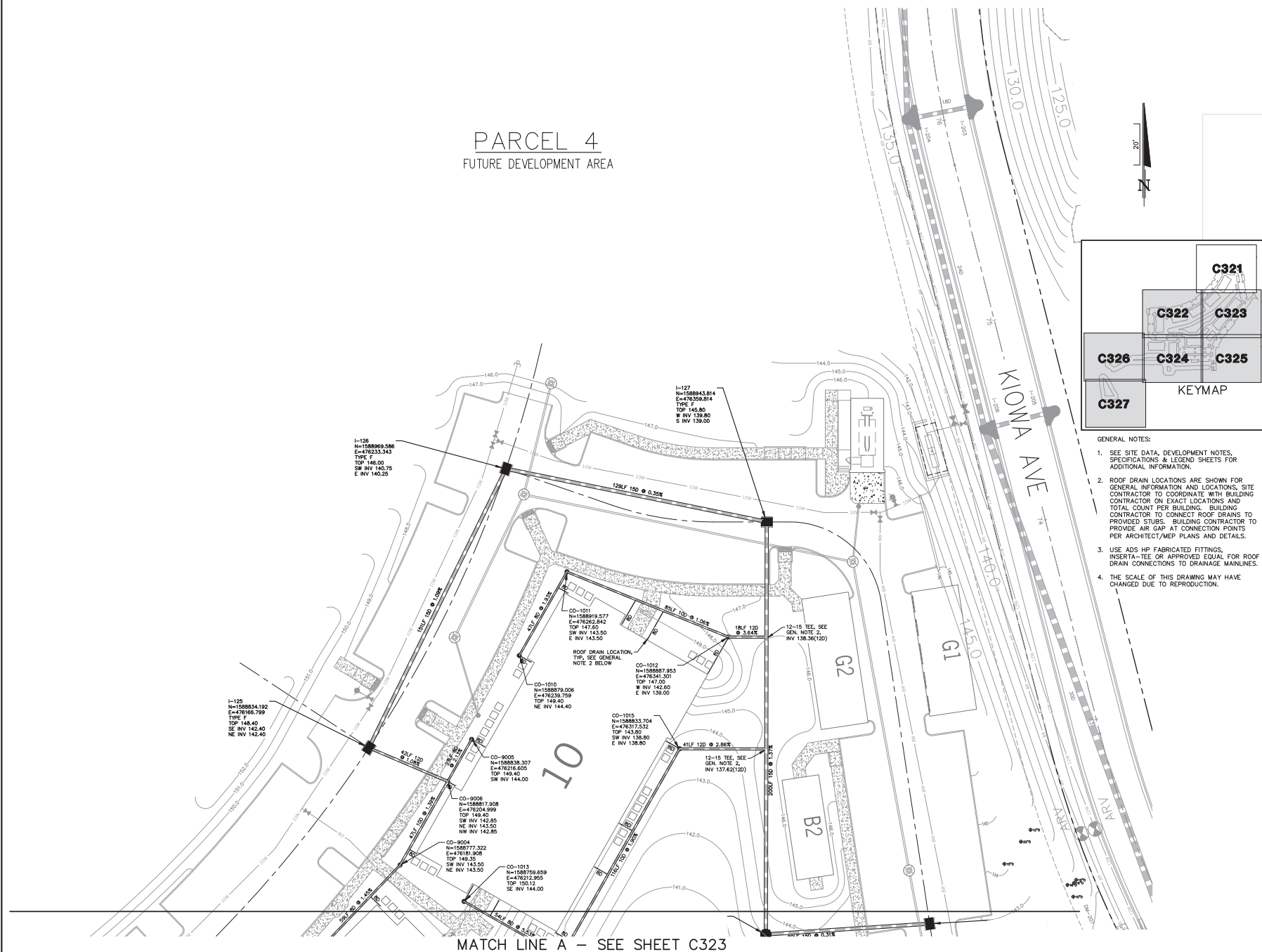


GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. SEE SHEET C352 FOR CROSS SECTIONS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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PARCEL 4  
FUTURE DEVELOPMENT AREA



- GENERAL NOTES:
1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
  2. ROOF DRAIN LOCATIONS ARE SHOWN FOR GENERAL INFORMATION AND LOCATIONS. SITE CONTRACTOR TO COORDINATE WITH BUILDING CONTRACTOR ON EXACT LOCATIONS AND TOTAL COUNT PER BUILDING. BUILDING CONTRACTOR TO CONNECT ROOF DRAINS TO PROVIDED STUBS. BUILDING CONTRACTOR TO PROVIDE AIR GAP AT CONNECTION POINTS PER ARCHITECT/MEP PLANS AND DETAILS.
  3. USE ADS HP FABRICATED FITTINGS, INSERT-A-TEE OR APPROVED EQUAL FOR ROOF DRAIN CONNECTIONS TO DRAINAGE MAINLINES.
  4. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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FINAL ENGINEERING PLAN

FLORIDIAN TOWN CENTER

APARTMENTS – PHASE 1

CITY OF APOPKA, FLORIDA

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Issue Description \_\_\_\_\_

Issue Date 6/3/24

Project No 24540

Drawn/Designed MAB /MAB Checked By JCN

Drawing Title \_\_\_\_\_

DRAINAGE PLAN

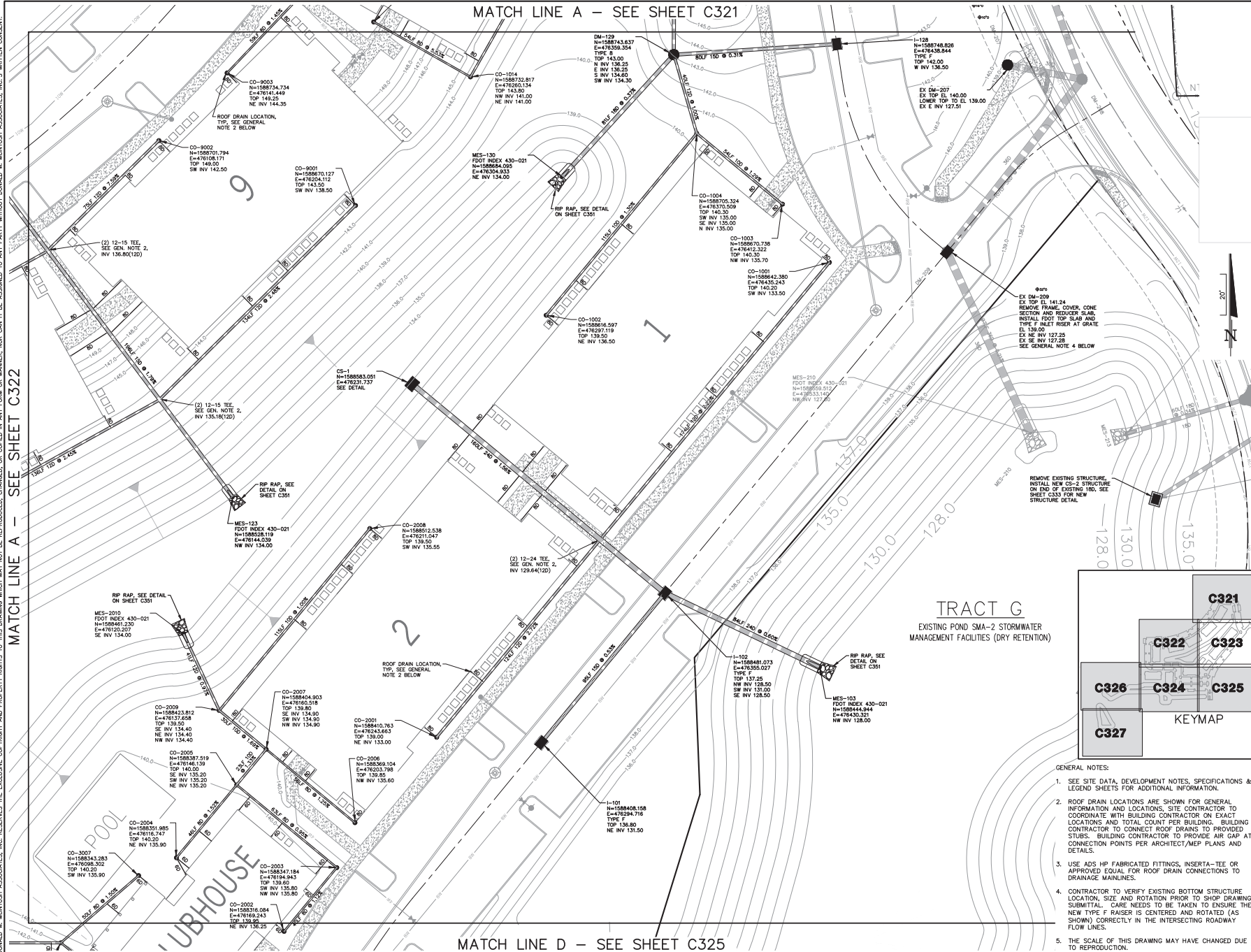
Sheet Number

**C321**  
27 OF 52





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Scale:

DATE:

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**FINAL ENGINEERING PLAN**  
**FLORIDIAN TOWN CENTER**  
**APARTMENTS – PHASE 1**

CITY OF APOPKA, FLORIDA

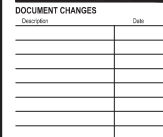
**DOCUMENT CHANGES**

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| Project No        | 24540     |
| Drawn             | MAB / MAB |
| Checked By        | JCN       |
| Drawing Title     |           |

**DRAINAGE PLAN**

Sheet Number

**C323**  
29 OF 52

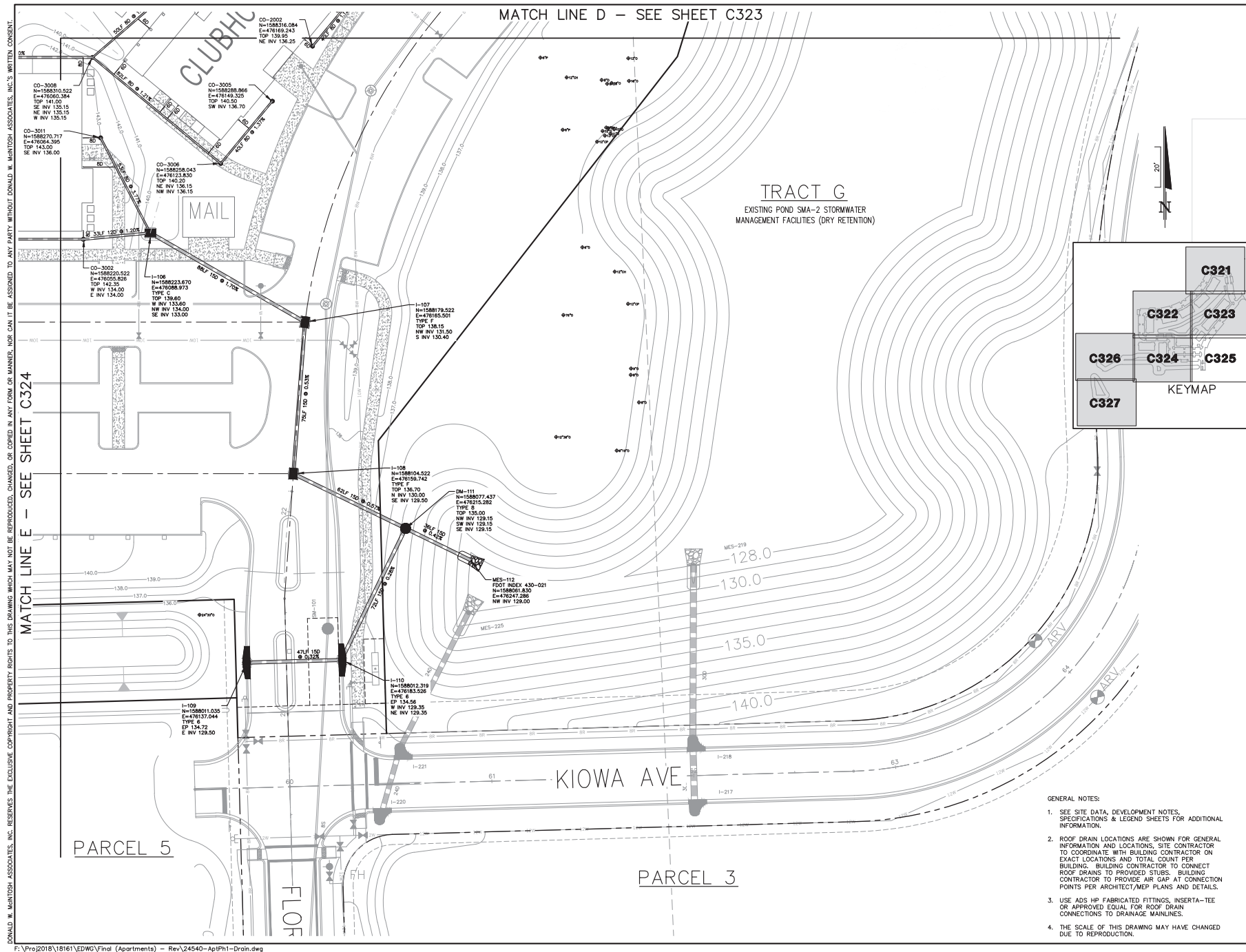


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| Issue Description |           |
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| Drawing Title     |           |

DRAINAGE PLAN

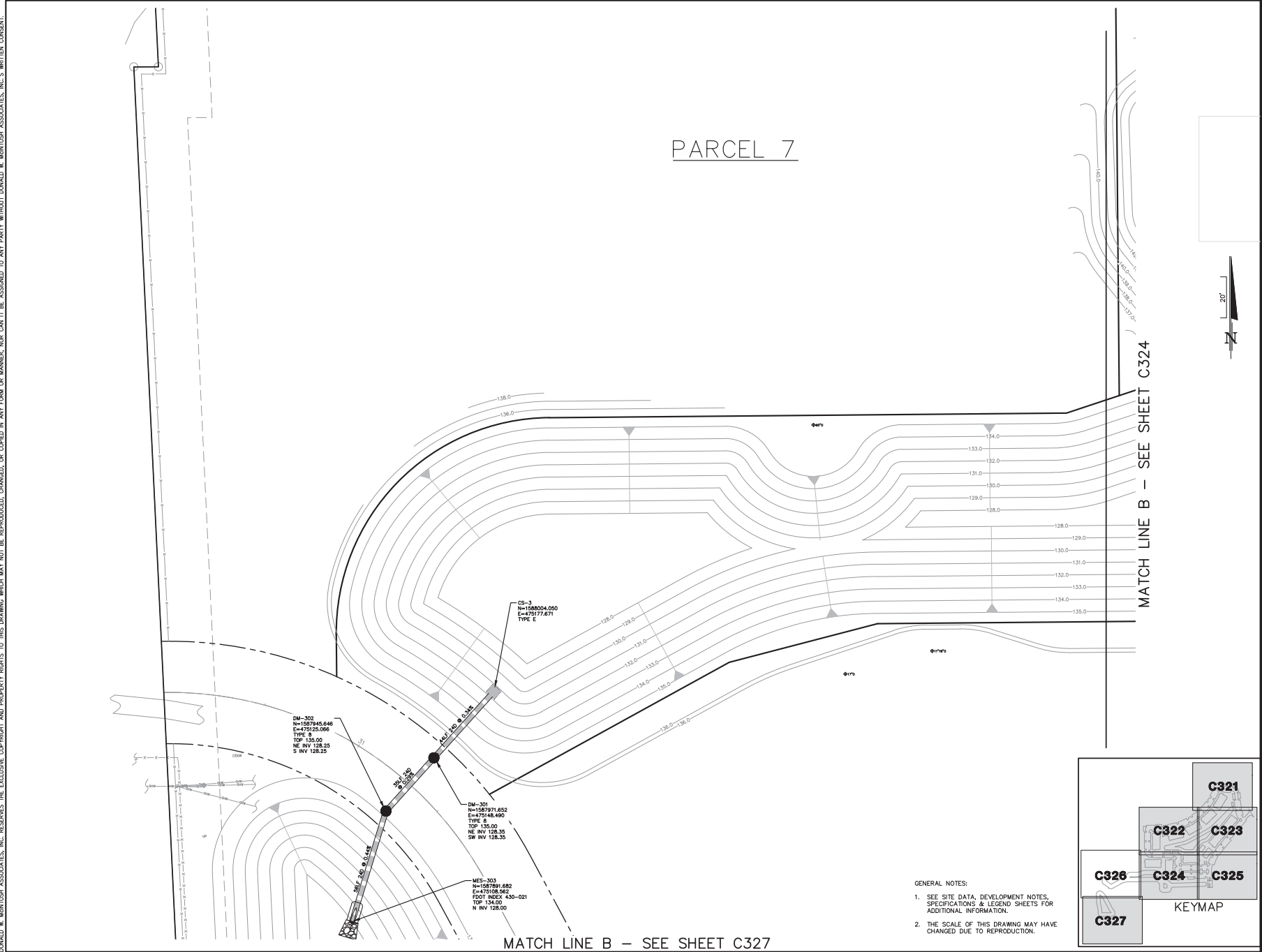
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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS — PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

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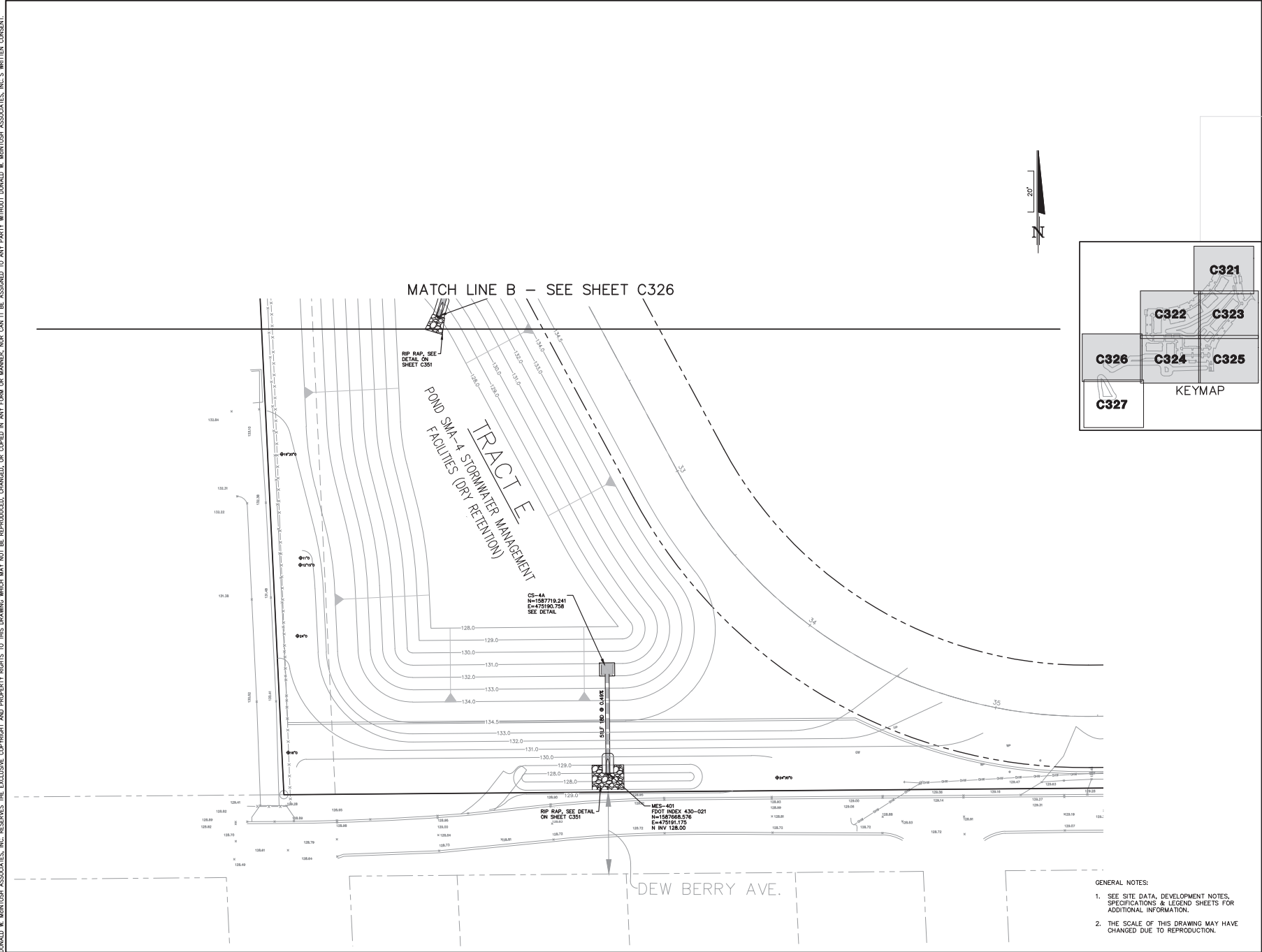
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| Issue Description |                 |
| Issue Date        | 6/3/24          |
| Project No        | 24540           |
| Drawn             | Desai/MAB / MAB |
| Checked By        | JCN             |
| Drawing Title     |                 |

DRAINAGE PLAN

Sheet Number

**C326**  
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FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

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| Issue Date    | 6/3/24    |
| Project No    | 24540     |
| Drawn/Checked | MAB / MAB |
| Checked By    | JCN       |

Drawing Title

DRAINAGE PLAN

Sheet Number

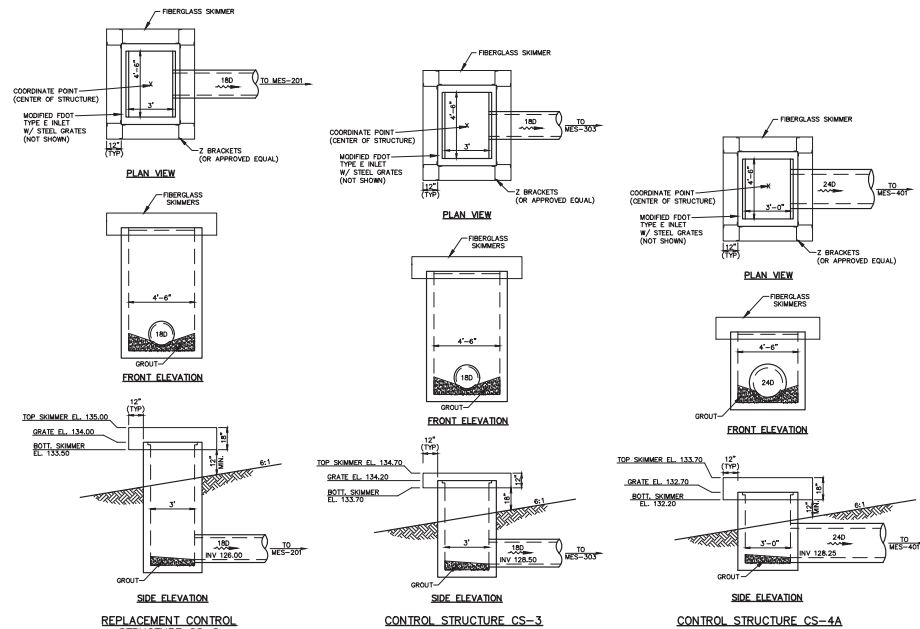
**C327**  
33 OF 52

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**C331**  
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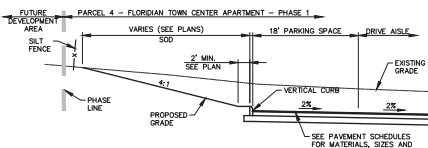
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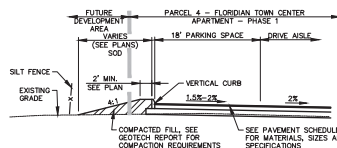




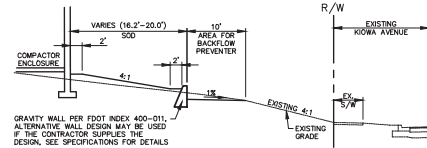
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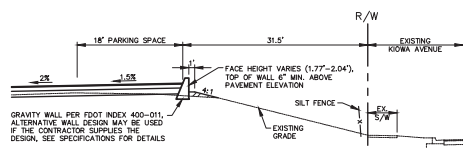
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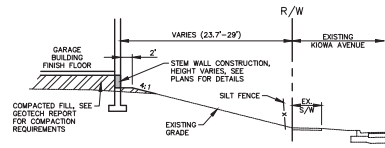
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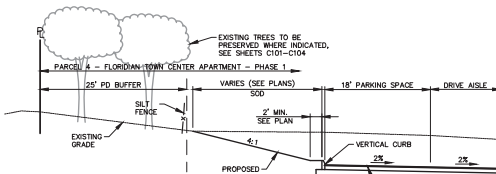
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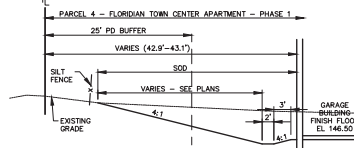
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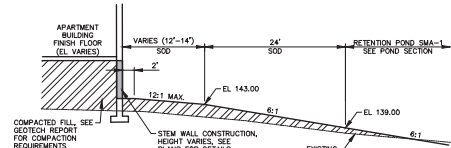
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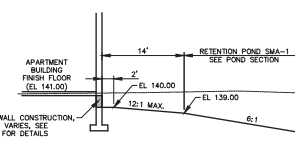
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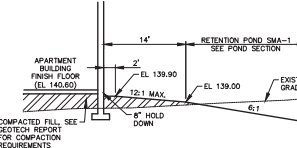
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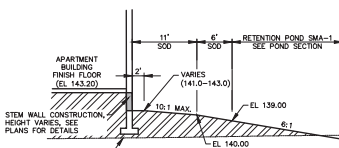
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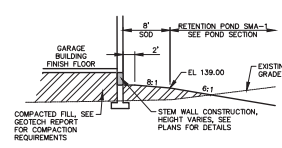
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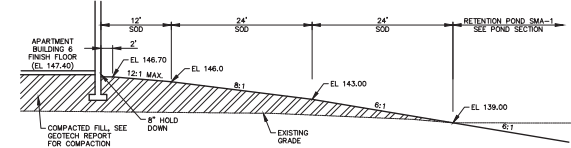
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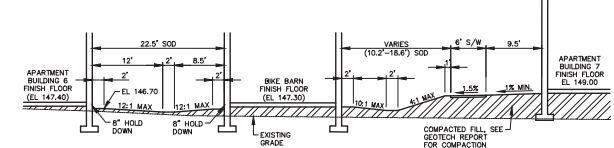
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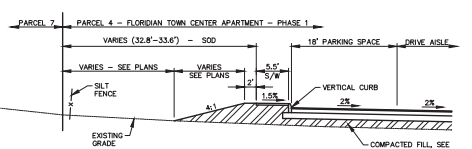
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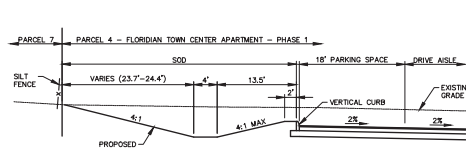
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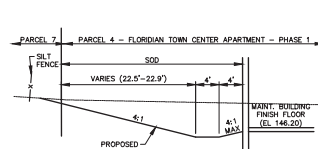
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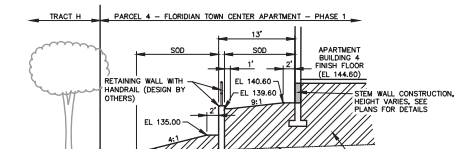
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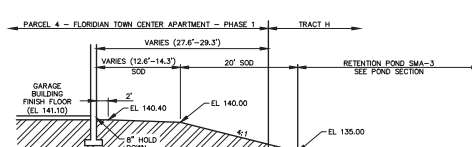
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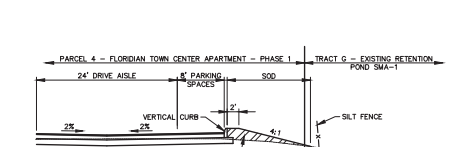
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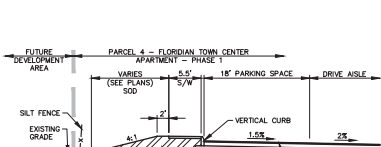
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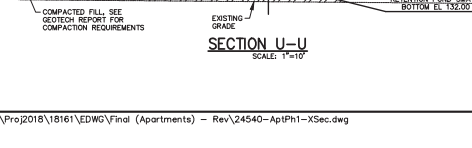
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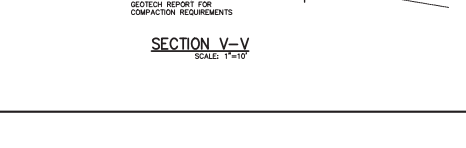
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SCALE: 1"=10'



SECTION U-U  
SCALE: 1"=10'



SECTION V-V  
SCALE: 1"=10'



SECTION W-W  
SCALE: 1"=10'

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FINAL ENGINEERING PLAN  
FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

| Description | Date |
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| Issue Date        | 6/3/24    |
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| Drawing Title     |           |

CROSS SECTIONS

Sheet Number  
**C352**  
38 of 52

- GENERAL NOTES:
1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
  2. SEE GRADING PLANS, SHEETS C311-C317, FOR CROSS SECTION LOCATIONS.
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FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

CITY OF AOPKA, FLORIDA

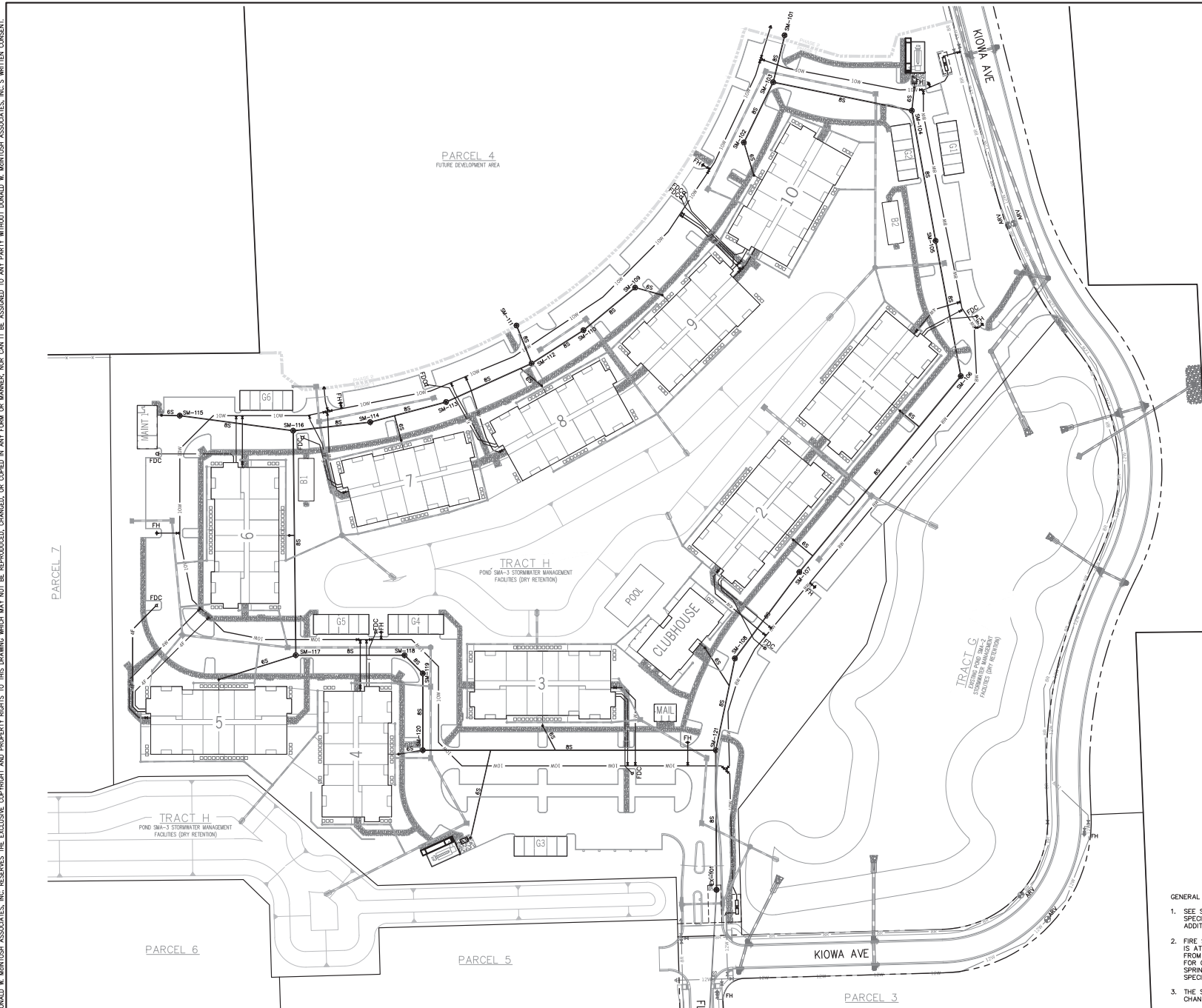
[illegible]MASTER UTILITY  
PLAN

Sheet Number

**C501**  
39 OF 52

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. FIRE SPRINKLER POINT OF SERVICE (POS) IS AT THE VALVE SHOWN. MAINS SHOWN FROM POS VALVE TO BUILDING ARE SHOWN FOR GENERAL LOCATION ONLY. SEE FIRE SPRINKLER DESIGN PLANS FOR SIZES, SPECIFICATIONS, ETC.
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FLORIDIAN TOWN CENTER  
APARTMENTS - PHASE 1

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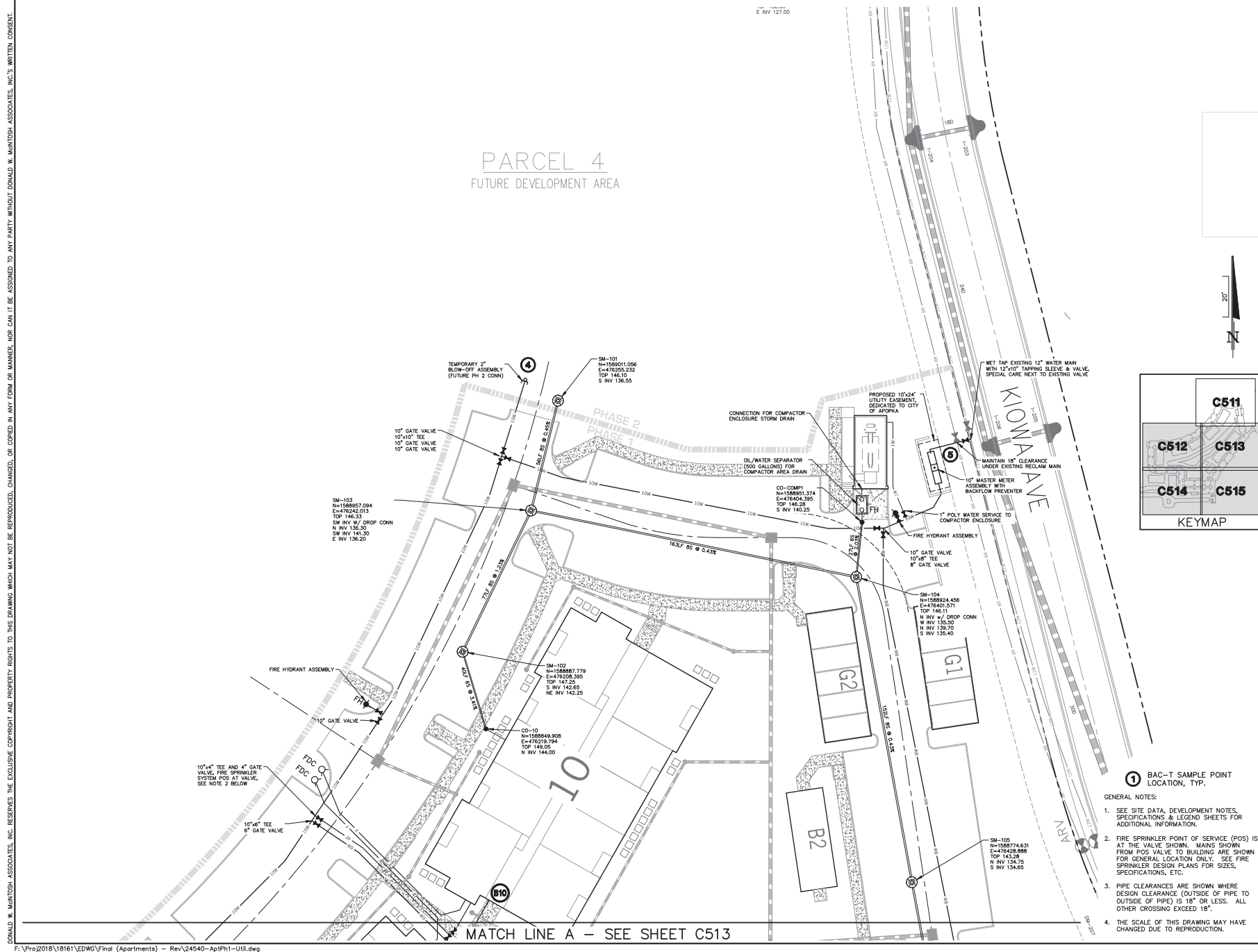
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| Issue Date        | 6/3/24    |
| Project No        | 24540     |
| Drawn/Designed    | MAB / MAB |
| Checked By        | JCN       |
| Drawing Title     |           |

UTILITY PLAN

Sheet Number

**C511**  
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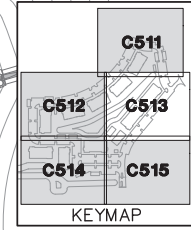
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MATCH LINE A - SEE SHEET C512

MATCH LINE A - SEE SHEET C511

MATCH LINE D - SEE SHEET C515

TRACT G  
EXISTING POND SMA-2  
STORMWATER MANAGEMENT  
FACILITIES (DRY RETENTION)



① BAC-T SAMPLE POINT  
LOCATION, TYP.

GENERAL NOTES:

- SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
- FIRE SPRINKLER POINT OF SERVICE (POS) IS AT THE VALVE SHOWN. MAINS SHOWN FROM POS VALVE TO BUILDING ARE SHOWN FOR GENERAL LOCATION ONLY. SEE FIRE SPRINKLER DESIGN PLANS FOR SIZES, SPECIFICATIONS, ETC.
- PIPE CLEARANCES ARE SHOWN WHERE DESIGN CLEARANCE (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) IS 18" OR LESS. ALL OTHER CROSSING EXCEED 18".
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FINAL ENGINEERING PLAN

FLORIDIAN TOWN CENTER

APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

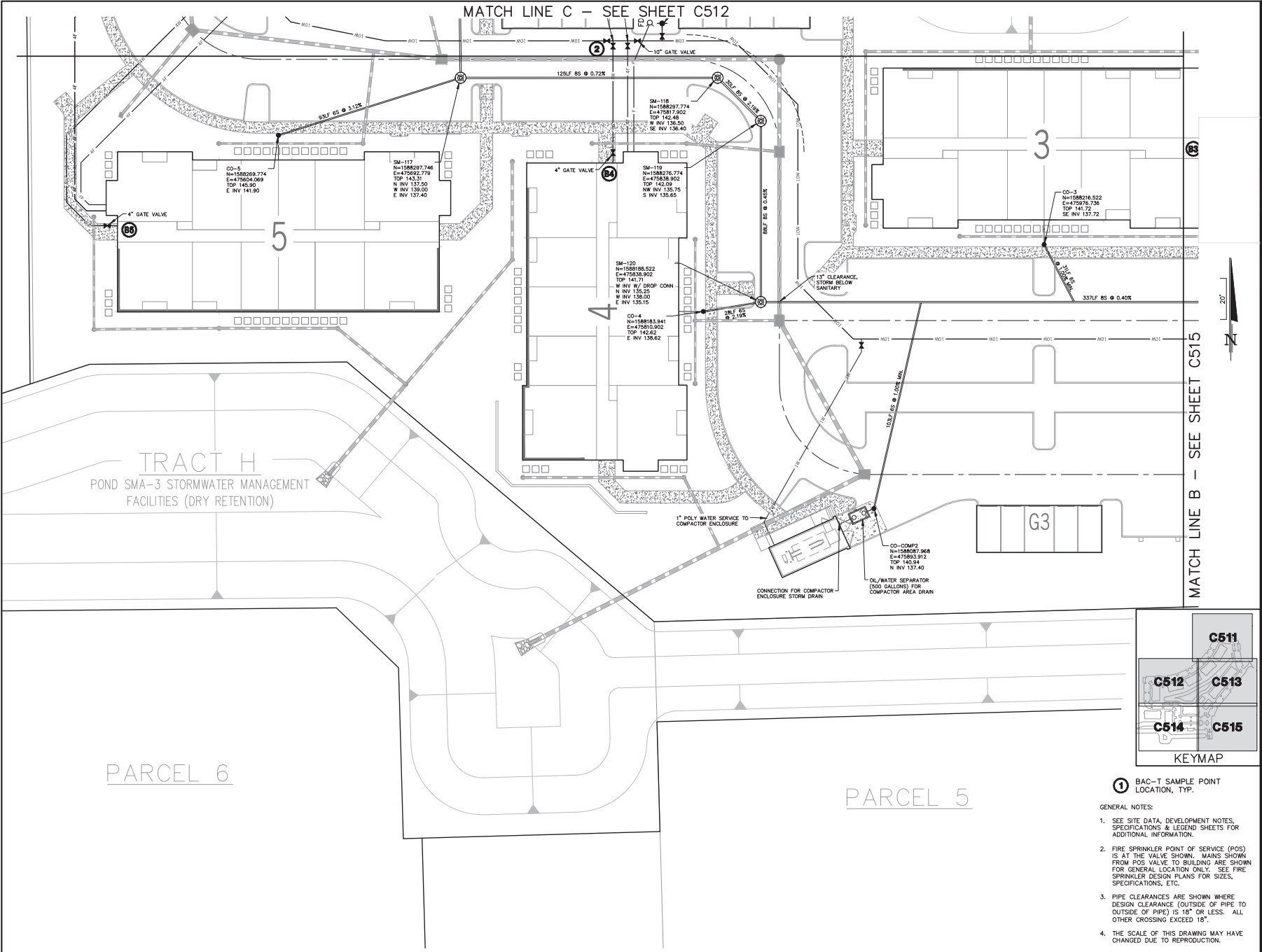
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UTILITY PLAN

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APARTMENTS - PHASE 1

CITY OF APOPKA, FLORIDA

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UTILITY PLAN

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FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1

CITY OF APOPKA, FLORIDA

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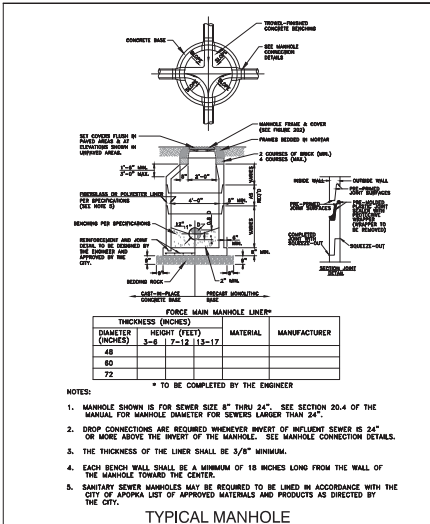
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| Project No         | 24540     |
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| Checked By         | JCN       |
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WASTEWATER  
DETAILS

Sheet Number

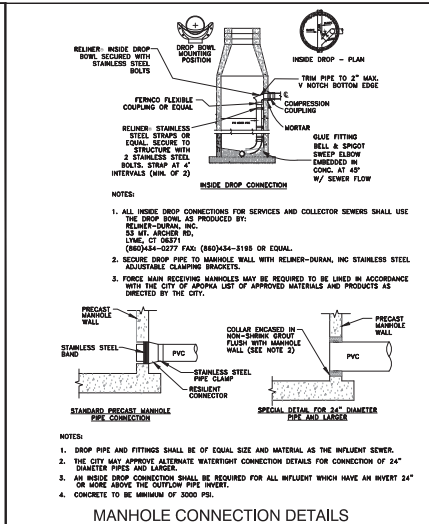
**C611**  
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CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2015

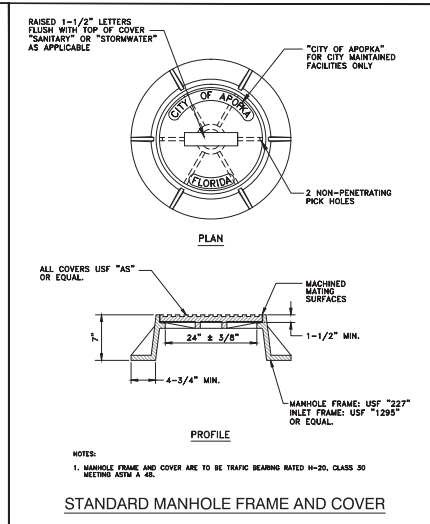
FIG. 200



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

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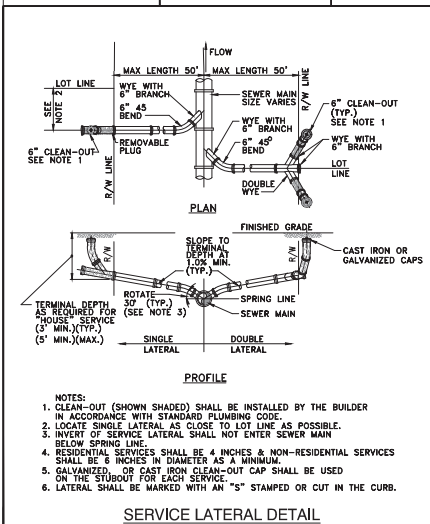
FIG. 201



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

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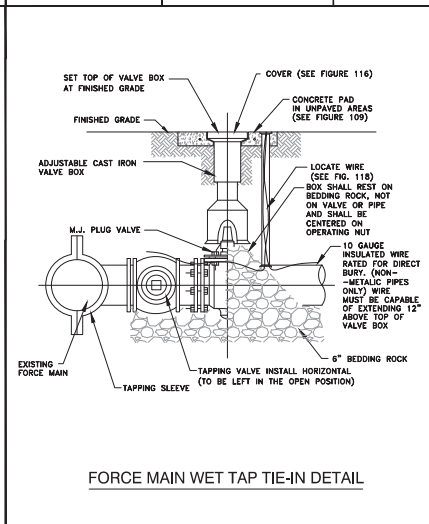
FIG. 202



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

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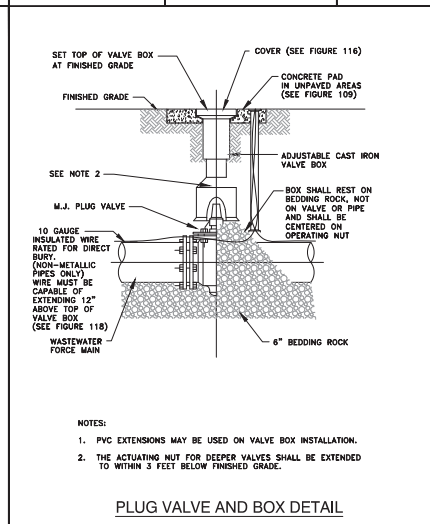
FIG. 204



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

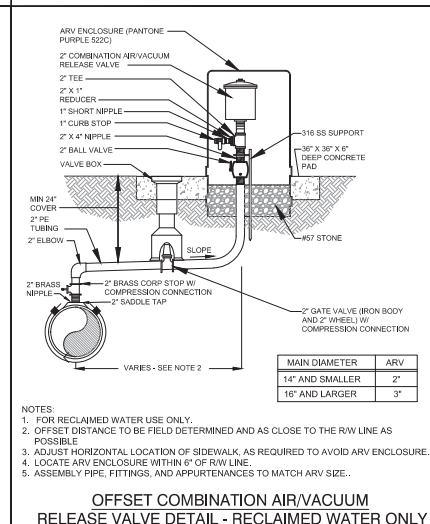
FIG. 206



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 400 A



CITY OF APOPKA  
DESIGN ENGINEERING DIVISION

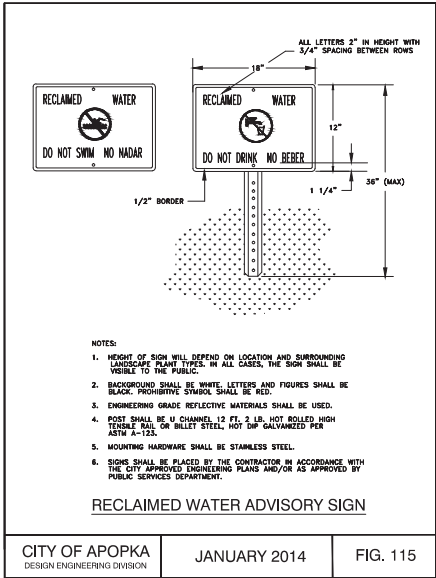
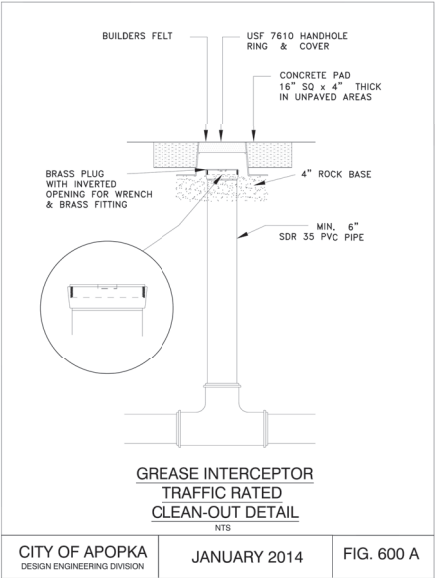
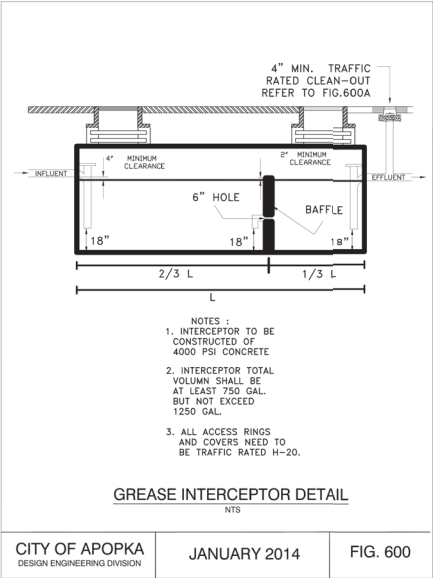
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FIG. 113

GENERAL NOTES:

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FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1

CITY OF APOPKA, FLORIDA

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| Issue Description |           |
| Issue Date        | 6/3/24    |
| Project No        | 24540     |
| Drawn / Designer  | MAB / MAB |
| Checked By        | JCN       |
| Drawing Title     |           |

WASTEWATER  
DETAILS

Sheet Number  
**C612**  
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Seals

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FLORIDIAN TOWN CENTER  
APARTMENTS – PHASE 1  
CITY OF APOPKA, FLORIDA

CITY OF AOPKA, FLORIDA

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| Issue Description  |          |
| Issue Date         | 6/3/24   |
| Project No         | 24540    |
| Drawn/<br>Designed | MAB /MAB |
| Checked By         | JCN      |
| Drawing Title      |          |

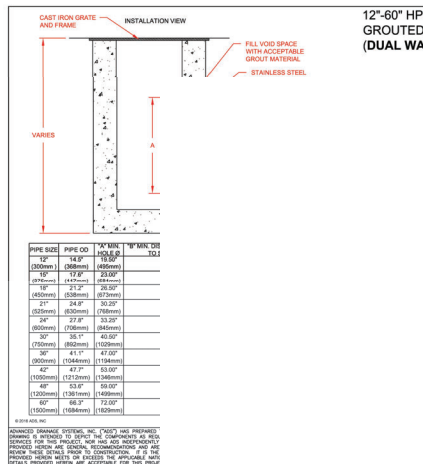
## DRAINAGE DETAILS

Sheet Number

C752

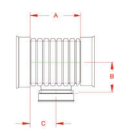
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1. SEE DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEET FOR ADDITIONAL INFORMATION.
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[illegible]

HP STORM DUAL WALL FABRICATED REDUCING TEES  
15" X 12" - 24" X 18" DIAMETER (BELL/BELL)

| PART #     | PIPE SIZE                    | A                   | B                   | C                   | JOINT |
|------------|------------------------------|---------------------|---------------------|---------------------|-------|
| 1564AN5SBP | 15 x 12 in<br>(375 x 300 mm) | 26.2 in<br>(665 mm) | 14.1 in<br>(358 mm) | 13.1 in<br>(331 mm) | WT    |
| 1864AN5SBP | 18 x 12 in<br>(450 x 300 mm) | 28.4 in<br>(714 mm) | 15.5 in<br>(394 mm) | 13.2 in<br>(336 mm) | WT    |
| 1865AN5SBP | 18 x 15 in<br>(450 x 375 mm) | 29.1 in<br>(739 mm) | 17.6 in<br>(447 mm) | 14.5 in<br>(368 mm) | WT    |
| 2464AN5SBP | 24 x 12 in<br>(600 x 300 mm) | 28.6 in<br>(727 mm) | 19.3 in<br>(490 mm) | 14.3 in<br>(363 mm) | WT    |
| 2465AN5SBP | 24 x 15 in<br>(600 x 375 mm) | 32.8 in<br>(830 mm) | 21.4 in<br>(544 mm) | 15.9 in<br>(404 mm) | WT    |
| 2466AN5SBP | 24 x 18 in<br>(600 x 450 mm) | 35.0 in<br>(889 mm) | 21.2 in<br>(538 mm) | 17.4 in<br>(441 mm) | WT    |



WT (INCLUDES 3 GASKETS)



|              |          |           |
|--------------|----------|-----------|
| DRAWING #:   | HP 11400 |           |
| DRAWN BY:    | TJR      | 10/15/200 |
| APPROVED BY: |          |           |
| REVISIONS:   | TJR      | 5/13/201  |
|              |          |           |

NOTE: ALL FITTINGS DIMENSIONS ARE FOR REFERENCE ONLY  
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GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. NOTES, DETAILS AND SPECIFICATIONS SHOWN ON THIS SHEET HAVE BEEN PROVIDED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). THE ENGINEER'S SIGNATURE AND CERTIFICATION ON THIS PLAN DOES NOT COVER THIS DISCIPLINE'S WORKS. THE CONTRACTOR SHALL COORDINATE WITH ADS.
3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



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**ORDINANCE NO. 30xx**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 4 – USE REGULATIONS, SECTION 4.2 PRINCIPAL USES, TABLE 4.2.2.C. PRINCIPAL USE TABLE TO ALLOW RECREATION FACILITY, OUTDOOR AS A PERMITTED USE IN THE C-COR (CORRIDOR COMMERCIAL DISTRICT) AND MU-D (MIXED-USE DOWNTOWN) ZONING DISTRICTS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS, AND SETTING AN EFFECTIVE DATE.**

**WHEREAS**, Section 166.021(3), *Florida Statutes*, provides, in pertinent part, that “[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act” except for certain very limited matters; and

**WHEREAS**, the City of Apopka Land Development Code requires amending periodically to include needed amendments to protect the health, safety, and welfare of all persons in the City; and

**WHEREAS**, City of Apopka Code of Ordinances, Florida, Part III – Land Development Code regulates the development and uses within the City of Apopka; and

**WHEREAS**, the City’s Planning Commission has determined that this Ordinance is consistent with the City’s Comprehensive Plan and provided its recommendation to City Council; and

**WHEREAS**, the City Council of the City of Apopka, Florida, has determined that it is in the best interests of the health, safety, and welfare of its citizens, to update the Land Development Code’s Principal Use Table to allow “Recreational facility, outdoor” as a permitted use in the C-COR (Corridor Commercial District) and MU-D (Mixed Use Downton) zoning districts.

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

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

**SECTION II: PRINCIPAL USE TABLE AMENDMENT.** Part III, Article 4: Use Regulations, Section 4.2 Principal Uses, 4.2.2.C Principal Use Table – of the Land Development Code, Code of Ordinances of the City of Apopka is hereby amended to allow “Recreational facility, outdoor” as a permitted use in the C-COR (Corridor Commercial District) and MU-D

**ORDINANCE NO. 30xx**

**PAGE 2**

(Mixed Use Downton) zoning districts as shown in Exhibit “A” attached hereto and a made part hereof.

**NOTE:** Within Exhibit “A,” underlined words constitute additions to the City of Apopka’s Code of Ordinances, ~~strike through~~ constitutes deletions from the original, and asterisks (\*\*\*) indicate an omission from the existing text which is intended to remain unchanged.

**SECTION III: CODIFICATION.** The amendments shown within Exhibit “A” of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka, as additions or amendments thereto.

**SECTION III: SEVERABILITY.** Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

**SECTION IV: CONFLICTS.** All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

**SECTION V: EFFECTIVE DATE.** This Ordinance and the rules, regulations, provisions, requirements, orders, and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

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

READ FIRST TIME:

READ SECOND TIME AND  
ADOPTED:

ATTEST:

\_\_\_\_\_  
Susan Bone, City Clerk

\_\_\_\_\_  
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

\_\_\_\_\_  
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: \_\_\_\_\_, 2024

# Exhibit "A"

Table 4.2.2.C: Principal Use Table  
P = permitted use  
A = allowed use in a PD district if approved as part of a PD Plan  
S = allowed with approval of special exception  
Blank cell = use is prohibited

| Principal Use Category | Principal Use Type              | Agricultural & Transitional Districts |   | Residential Districts |        |        |     |     |     |     | Commercial Districts |     |   |       |     | Industrial Districts |     | Special Purpose Districts |       |     |   |      |    |     | Planned Development District | Use-Specific Standards |
|------------------------|---------------------------------|---------------------------------------|---|-----------------------|--------|--------|-----|-----|-----|-----|----------------------|-----|---|-------|-----|----------------------|-----|---------------------------|-------|-----|---|------|----|-----|------------------------------|------------------------|
|                        |                                 |                                       |   |                       |        |        |     |     |     |     |                      |     |   |       |     |                      |     |                           |       |     |   |      |    |     |                              |                        |
|                        |                                 | AG                                    | T | RCE                   | RSF-1A | RSF-1B | RTF | RMF | RMP | MHP | C-N                  | C-C | O | C-COR | C-R | I-L                  | I-H | MU-D                      | MU-ES |     |   | INST | PR | AIR | PD                           |                        |
|                        |                                 |                                       |   |                       |        |        |     |     |     |     |                      |     |   |       |     |                      |     | NM                        | GT    | RTE |   |      |    |     |                              |                        |
| Entertainment Uses     | Arena, stadium, or amphitheater |                                       |   |                       |        |        |     |     |     |     |                      |     |   |       | S   |                      | P   |                           |       |     | S | S    |    | A   | 4.2.3.E.5.a                  |                        |
|                        | Cinema                          |                                       |   |                       |        |        |     |     | P   |     | S                    | P   |   | P     | P   |                      | P   | P                         | P     | P   |   |      |    | A   |                              |                        |
|                        | Country club                    | P                                     |   | P                     | P      | P      |     |     |     |     |                      | P   |   |       | P   |                      |     |                           |       |     |   |      |    | A   |                              |                        |
|                        | Golf course                     | P                                     | P | P                     | P      | P      | P   | P   |     |     |                      |     |   | P     |     |                      |     |                           |       | P   |   | P    |    | A   |                              |                        |
|                        | Golf driving range              | P                                     |   | P                     |        |        |     |     |     |     |                      | P   |   |       | P   |                      |     |                           |       | P   |   | P    |    | A   |                              |                        |
|                        | Nightclub                       |                                       |   |                       |        |        |     |     | P   |     | S                    | P   |   | P     | P   |                      | P   | P                         | P     |     |   |      |    | A   |                              |                        |
|                        | Performance arts theater        |                                       |   |                       |        |        |     |     | P   |     | S                    | P   |   | P     | P   |                      | P   | P                         | P     |     | P |      |    | A   |                              |                        |
|                        | Recreation facility, indoor     |                                       |   |                       |        |        |     |     | P   |     |                      | P   |   | P     | P   | P                    | P   | P                         | P     |     |   | P    |    | A   |                              |                        |
|                        | Recreation facility, outdoor    | P                                     |   |                       |        |        | S   | P   | S   |     |                      | P   |   | P     | P   |                      | P   |                           | P     | P   |   | P    |    | A   | 4.2.3                        |                        |