



APOPKA PLANNING COMMISSION AGENDA

August 13, 2024 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:

<https://www.youtube.com/CityofApopkaFL>

CALL TO ORDER

OPENING AND INVOCATION

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.

APPROVAL OF MINUTES

1. Meeting Minutes from June 11, 2024
2. Meeting Minutes from July 9, 2024

PUBLIC HEARING

1. Quasi-Judicial - 5260 Mt Plymouth Road – Variance
Owner(s): Galvan Elvia, Mazariegos Alvaro
Applicant(s): Julian Coto
Location: 5260 Mt Plymouth Road
Project: Zoning Variance
Density: 0.4 DU/A
Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. Floridian Town Center Multi-Family, Phase 1 - Major Development Plan
Owner(s): Floridian Apopka Phase 1 Owner, LLC
Applicant(s): Andrew McCown
Location: Floridian Town Center, Phase 4
Project: Mutli-family residential development
Density/Intensity: 312 multi-family residential units
Project Manager: Bobby Howell, AICP
2. Wyld Oaks – Replat
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Kimley-Horn and Associates c/o Kevin Roberson, P.E.
Location: 3434 West Kelly Park Road
Tract Size: 152.285 +/- acres
Project Manager: Jean Sanchez

3. Crossroads at Kelly Park Phase 1B – Plat
Owner(s): Galvin Land Services, LLC and Kelly Park Land Investments, LLC
Applicant(s): Poulos & Bennett, LLC c/o Melissa Martinez
Location: 4338 Ondich Road
Project: 140 single family lots; 29.03 acres
Density: 4.82 +/- dwelling units per acre
Project Manager: Jean Sanchez
4. Bronson Peak Phase 2A - Plat
Owner(s): DRP FL 5, LLC
Applicant(s): Poulos and Bennett, LLC c/o Genevieve LaBuda
Location: North of Boy Scout Road and west of Galway Boulevard
Tract Size: 14.52 +/- acres
Density/Intensity: 3.5 dwelling units/acre maximum overall density
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 JUNE 11, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: William Gusler, Howard Washington, Butch Stanley and Mary Norwood.

ABSENT: Eric Mock, Robert Ryan, Wes Dumey and Orange County Public Schools (Non-voting)

STAFF PRESENT: Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn, Ph.D. – Planner II, Amer Hamza - Planner I, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Kelly Robertson – Content Administrator and Erin Arnold – Executive Assistant.

OTHERS PRESENT: Andrew McCown, Jordan Kowalchir, Richard Goforth, Azella Rouse, Cynthia Henderson, Jim Nugent, Mary L. Alston, Greg Crawford, Gladys F. Bell, and Alexis Paz.

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 May 14, 2024 at 5:30 p.m.

MOTION: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on May 14, 2024 at 5:30 p.m. and seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

LEGISLATIVE – ORDINANCE NO. 3056 – SMALL-SCALE FUTURE LAND USE AMENDMENT – 814 MARVIN C ZANDERS AVENUE

Chairperson Gusler read the item description.

Staff Presentation: Amer Hamza 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: Butch Stanley made a motion to 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 recommends approval of the proposed Change of Future Land Use, based on the finding and the facts presented in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

QUASI-JUDICIAL – ORDINANCE NO. 3060 – AMENDMENT TO FLORIDIAN TOWN CENTER PLANNED DEVELOPMENT

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 11, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOKA, FLORIDA.

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.

Applicant, Andrew McCown with GAI Consultants located at 618 South Street in Orlando, wanted to give a brief presentation to update the board since it has been a while since they have seen this project. This is an approved PUD with 752 multifamily units approved along with 258,311 square feet of non-residential. The amendments that he is bringing before the board covers this item and the next which is the Future Land Use Amendment that goes along with the PD amendment since they are interconnected. The goals of these amendments are to reduce the residential program and revise the residential phasing. They want to increase the non-residential program and adjust the location of the hotel uses and also the approvals for the updated developer's agreement which doesn't come before the planning commission, but it will go before City Council.

Mr. McCown stated that there are several things driving these amendments such as the property is under new ownership and they are looking to right size the amount of residential in this project and also recognize that there is significantly strong demand for a lot of the non-residential program particularly the hotel. The amendments are as follows. Parcel 4 will remain high density residential but they are shrinking the remainder of the high density residential on the other parcels so only Parcel 4 will have the high density. They are also seeking to remove some old detail from Phase one that put in the PUD several years ago so that they can submit a new MDP for the phase one. The new phase one will be down in the south of parcel 4. Parcel 5 in the PD was described as flex space so it was HDR so there was a multi-family and potentially a mixed-use component that was going to go there but it's become highly desirable site for a hotel so they are proposing this be amended from HDR to Commercial. Parcel 7 was listed as an assisted living facility in the current PUD and they are proposing that be amended to Commercial. That parcel is getting reconfigured to actually go into parcel 4 so a small sliver will be in parcel 4. Most of the tables in the PUD have to be updated so they have updated the parcel and the tract information as well as the allocations to the different parcels. They are proposing a reduction in the multi family parking ratio at 1.7 spaces per unit to 1.4 per unit. They included backup of this in their proposal.

To allow those changes to happen they are proposing 3 different future land use amendments and they are (1) going from HDR to Commercial and is 5.88 acres (2) little sliver going from Commercial to HDR and that's just to square up the Parcel 4 boundary and (3) the other hotel site that is going from HDR to Commercial. In summary, 610 units in total with a reduction of 151 units and then an increase by 110,032 square feet of non-residential in the commercial area which equates to 368,343 square feet. The proposed level of service converting from HDR to commercial is a lower use of services so overall there is a reduction of the level of services demand. OCPS provided them with a revised Capacity Encumbrance Letter in May 2024.

Commissioner Washington asked if there was still going to be a commercial space available for restaurants.

Mr. McCown mentioned that parcel 1, 2 and 3 were commercial before and are still commercial. They are planned for retail, medical office and things like that.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 11, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Chairperson Gusler asked what the reasoning for the reduction in the parking density was for.

Mr. McCown said that it was a desire on the part of the developer to not be over built on parking. It opens up more space for amenities.

Chairperson Gusler asked Mr. Howell if staff was okay with this change.

Mr. Howell responded that parking is actually more than what is permitted in the Land Development Code in the mixed-use downtown and the mixed-use east shore gateway so what they are proposing is actually already code.

Commissioner Washington asked the applicant how the county land is going to be buffered from the front to the back.

Mr. McCown said that there is a 6-foot screen wall along Dewberry with landscaping. Along the west, there is a standard 25-foot landscape buffer and on the north and also along the rest of the project there's a standard 25-foot landscape buffer. That would meet the city's standards for landscape screening.

Chairperson Gusler opened the meeting for public hearing.

Mary Alston, 3401 Dew Berry which is right beside this property. She mentioned that she had some trouble with the trees falling onto her property. She said that she had to personally have them removed since they were tilted over to her property but weren't actually hers and spent quite a bit of money to do so. She wants to know if they are going to put up a wall since she is the only one at the end of that property they are building on.

Mr. McCown stated that the 6-foot masonry screen wall that would meet standard would be right along that property line where she is.

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to 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, and recommends approval of Ordinance Number 3060, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

LEGISLATIVE – ORDINANCE NO. 3061 – FLORIDIAN TOWN CENTER – SMALL SCALE FUTURE LAND USE AMENDMENT

Chairperson Gusler read the item description.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 11, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

MOTION: Howard Washington made a motion to 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, base on the finding and facts presented in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

QUASI-JUDICIAL – BRUNACHE COMMERCE PARK – 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: Jun Sohn 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 recommend approval of the Brunache Commerce Park Major Development Plan. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

QUASI-JUDICIAL – LUX CAR WASH - PLAT

Chairperson Gusler read the item description.

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

Chairperson Gusler stated that he neglected to ask the board if anyone had ex-parte communication on this matter. All commissioners responded no.

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

MOTION: Butch Stanley made a motion to approve the Lux Carwash – Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast by William Gusler, Howard Washington, Eric Mock, Robert Ryan, Butch Stanley and Wes Dumey (6-0).

QUASI-JUDICIAL – THE RIDGE PARCEL 6C – 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: Jean Sanchez presented the item based on the staff report.

James Hoffman with VHB is the applicant. He stated that he doesn't have a presentation but is available for any questions.

Commissioner Washington asked the applicant what the "food market" that is proposed going to look like.

Mr. Hoffman stated that this is more of a full-service convenience store parcel. The gas pumps show out front and then the main building of the convenience store. The owner doesn't have a tenant in tow so they don't have a specific user to tell who would be there.

Chairperson Gusler asked what the building height is going to be.

Mr. Hoffman responded that it would be 32 feet high.

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

MOTION: Butch Stanley made a motion to recommend approval of The Ridge Parcel 6C Major Development Plan. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley and Mary Norwood (4-0).

OLD BUSINESS: None

NEW BUSINESS: Mr. Howell mentioned that the July 9th meeting will start promptly at 5p due to a planned Budget Workshop being held the same day at 5:45p.

ADJOURNMENT: The meeting adjourned at 6:08 p.m.

William Gusler, Chairperson

Bobby Howell, Planning Manager

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 9, 2024 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: Wes Dumey, Mary Norwood and Orange County Public Schools (Non-voting)

STAFF PRESENT: Bobby Howell – Planning Manager, Jean Sanchez – Senior Project Coordinator/Planner, Jun Sohn, Ph.D. – Planner II, Andrew Hand – City Attorney (Cliff Sheppard’s Office), Richard Earp – City Engineer, Kelly Robertson – Content Administrator, Marta Schwarz – Content Specialist and Erin Arnold – Executive Assistant.

OTHERS PRESENT: John Herbert, David Walker, Carol Walker, Jose Chaves, Monica Slider, Melanie Cauley, Albert McKimney, Bianca Ferrell, Myrlyn Verdelus, Kierra Glenn, John Schmid and Wayne King.

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

Vice Chairperson Washington deferred to the City Attorney since there was not a quorum.

Andrew Hand, Attorney from Cliff Sheppard’s Office, stated that in order to conduct any business for the items that are on the agenda there would need to be a quorum.

Bobby Howell stated that we did have confirmation that there would be a quorum when the meeting got scheduled for 5p and suggested that we wait about 5 minutes for others to show up.

With the arrival of Commissioner Mock, there was now a quorum and the meeting officially began.

PUBLIC COMMENT: Vice Chairperson Washington asked if anyone from the public wished to speak on a matter that is not on the agenda.

Albert McKimney, 3603 Golden Gem Rd stated that at a recent meeting he was informed that that there was going to be work done on Golden Gem Road. He stated that there was a pioneering agreement that specifically identified Golden Gem Road. He said that there is some confusion in his mind as to whether or not Golden Gem Road is part of the pioneering agreement and if there were any changes made.

APPROVAL OF MINUTES: No minutes were available at the time of this meeting for approval.

LEGISLATIVE – ORDINANCE NO. 3052 – SMALL-SCALE FUTURE LAND USE AMENDMENT – 1400 WEST KELLY PARK ROAD

Chairperson Gusler read the item description.

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

Commissioner Mock mentioned that according to the school capacity agreement in the report shows that there is no capacity at the high school level. He is aware that there is planning in the future for a high school in that direction.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 9, 2024 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Mr. Sohn stated that the applicant has shared an email saying that the capacity of the surrounding school area can be shared with Apopka High School.

Commissioner Mock said that he had another concern related to the response regarding FDOT and the entrance and exit and it talks about it being impossible to construct a turn lane meeting the minimum FD requirements for this property. He said that after looking at the maps where this property is located, it appears that several of the properties are very similar in dimension and size. He wants to know how the development review committee would handle if by chance these other properties were sold and asked to be developed in the same manner.

Mr. Sohn stated that the DRC committee is already aware of that and it will be reviewed further in the development plans.

Applicant, Jose Chaves with Storybook Development Services 5931 Brick Ct #168 Winter Park, FL stated that for this they are restricted by their frontage on Kelly Park Road. They have to have a wide enough entrance to allow for turning radius for vehicles to make safe movement. Through engineering, they could consider expanding the pavement to put some sort of taper for deceleration, but they can't support a minimum turn lane. That is more to be determined by the city planning staff and transportation crew. All they can do is make sure that the turning movement into their site is made as safely as possible with the limited space available.

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

MOTION: Butch Stanley made a motion to find the proposed change in Future Land Use designation from "County" Rural to "City" RVLS (Residential Very Low Suburban), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

QUASI-JUDICIAL – ORDINANCE NO. 3053 – CHANGE OF ZONING – 1400 W KELLY PARK ROAD

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

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

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to find the proposed Change of Zoning from T (Transitional) to RSF-1A (Residential Single-Family Estate District) consistent with

the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

LEGISLATIVE – ORDINANCE NO. 3058 – SMALL SCALE FUTURE LAND USE AMENDMENT – 357 WEST 4TH STREET

Chairperson Gusler read the item description.

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

Commissioner Washington asked staff how much traffic will be put on that street.

Ms. Sanchez stated that we don't have a traffic study for this just yet. We require it at the development review stage. It's possible that whatever development goes there may have to make some offsite improvements.

Commissioner Mock mentioned that the packet shows the applicant is requesting light industrial but, in the packet, it talks about a question where it addresses a demonstrated community need and the applicant's response was in regards to the housing shortage. He asked if the applicant is intending to build houses or do light industrial.

Ms. Sanchez stated that was a mistake and was inadvertently left in there and apologized to staff. She said that staff will correct the staff report for City Council.

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

MOTION: Howard Washington made a motion to find the proposed Change in Future Land Use designation from County Low Medium 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 Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

QUASI-JUDICIAL – ORDINANCE NO. 3059 – CHANGE OF ZONING – 357 WEST 4TH STREET

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 JULY 9, 2024 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Chairperson Gusler asked if there was anyone else from the public who would like to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Eric Mock made a motion to find the proposed Change of Zoning district designation from County R-2 (Residential) to I-L (Light Industrial) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning based on the findings and facts presented in the staff report and exhibits. Motion seconded by Butch Stanley. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

LEGISLATIVE – ORDINANCE NO. 3064 – SMALL SCALE FUTURE LAND USE AMENDMENT – 996 AND 1000 S ORANGE BLOSSOM TRAIL

Chairperson Gusler read the item description.

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

Chairperson Gusler opened the meeting for public hearing.

Monica Slider, The Hills Community located at 1100 Roger Williams Road. She stated that they are a 55 plus community and they have no complaints about the church at all and work very well together. They would like a privacy fence put down that area so that these homeowners have some privacy in their backyards.

Chairperson Gusler asked if there was anyone else who wished to speak on the matter. With no one wishing to speak, Chairperson Gusler closed the public hearing.

MOTION: Butch Stanley made a motion to find the proposed amendment of the Future Land Use Map from Residential Medium and Commercial to Institutional/Public Use consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommends approval of the Future Land Use Map Amendment, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

QUASI-JUDICIAL – ORDINANCE NO. 3065 – CHANGE OF ZONING – 996 and 1000 S ORANGE BLOSSOM TRAIL

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

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 9, 2024 AT 5:00 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: Butch Stanley made a motion to find the proposed Change of Zoning from C-C (Community Commercial) and RSF-1B (Residential Single-Family-Large Lot) to O (Office) consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning based on the finding and facts presented in the staff report and exhibits. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

QUASI-JUDICIAL – 1700 WEST KEENE ROAD – WALL VARIANCE

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 asked to go over the hardships.

Mr. Howell responded that the applicant is contending that they have too much fall on the site. There is 36 feet of fall so they have to build a retaining wall. Their contestation is that the 12-foot wall, the tiered walls, would be a hardship. They are using the Florida Department of Transportation wall system to which the Public Services department has approved and a variance was granted at the property to the North, the Shoppes at East Shore by the Planning Commission.

John Schmid is with JW Square Development and they are the developers on the project. He stated that one issue that was not highlighted when the process originally started was that staff made them aware that they didn't obtain right of way from the industrial property across the street so they are requesting 30 feet from us which really took the original plan and pushed it to the back and that is really where the majority of the hardship came from. Not only do they have the 36 feet fall but were also asked to give up 30 feet at the front of our property.

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 approve the wall variance. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

QUASI-JUDICIAL – 1700 WEST KEENE ROAD – 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.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 9, 2024 AT 5:00 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Commissioner Ryan asked where the EV charging stations were.

Mr. Howell stated that those are not on the plan but that is required per state law and will be required to be noted on the construction site plan going forward.

Commissioner Ryan stated that people with disabilities are entitled to equal access to public areas so there going to have to be an EV charging station with ADA compliance.

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

MOTION: Eric Mock made a motion to recommend approval of the 1700 West Keene Road Major Development Plan. Motion seconded by Howard Washington. Aye votes were cast by William Gusler, Howard Washington, Butch Stanley, Robert Ryan and Eric Mock (5-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 5:41 p.m.

William Gusler, Chairperson

Bobby Howell, Planning Manager



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING

Item #: 1.

Meeting Date: August 13, 2024

Department: Community Development

SUBJECT:

Quasi-Judicial - 5260 Mt Plymouth Road – Variance

REQUEST:

Allow minimum lot size of 103,163 square feet (2.36 acres) in lieu of 108,900 square feet (2.5 acres) and minimum lot width of 145 feet in lieu of 150 feet for the property located at 5260 Mt Plymouth Road in the AG zoning district.

SUMMARY:

Owner(s): Galvan Elvia, Mazariegos Alvaro
Applicant: Julian Coto
Location: 5260 Mt Plymouth Road
Parcel ID Number(s): 09-20-28-7608-00-132
Future Land Use: Residential Rural Settlement
Zoning: AG (Agriculture)
Existing Use: Vacant
Tract Size: 2.37 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1	Vacant
East	County Rural	County A-1	Single Family House
South	County Rural	County R-CE	Single Family House
West	City Residential Settlement	City Agriculture	Vacant

PROJECT SUMMARY:

The applicant is requesting a variance from the Land Development Code (LDC), Article 3 - Zoning Districts, Section 3.2. - Agricultural and Transitional Base Zoning Districts, 3.2.3. - AG: Agriculture District, C. Intensity and Dimensional Standards to allow minimum lot size of 103,163 square feet (2.36 acres) in lieu of 108,900 square feet (2.5 acres) and minimum lot width of 145 feet in lieu of 150 feet for the Single-Family House development in the property located at 5260 Mt Plymouth Road in the AG zoning district.

APPLICANT REQUEST:

Allow minimum lot size of 103,163 square feet (2.36 acres) in lieu of 108,900 square feet (2.5 acres) and minimum lot width of 145 feet in lieu of 150 feet for the Single-Family residential development on the property located at 5260 Mt Plymouth Road in the AG zoning district.

The applicant asserts the following: The subject lot was platted and approved with an area of approximately 2.36 acres and an approximate lot width at the building line of approximately 145 feet. The property owner is seeking to construct one single-family home on the property without any modifications to the platted lot or the zoning. The property is zone AG. The minimum lot size in the AG zoning is 2.5 acres, and the minimum lot width at the building

line is 150 feet. Therefore, this is a structural condition that was previously approved that the current property owner didn't create. Based on these factors, we request a variance from both the minimum lot width to 145 feet and the minimum lot area to 2.36 acres in order to construct one single-family lot.

APPLICABLE CITY CODES:

- Land Development Code (LDC), Article 3 - Zoning Districts, Section 3.2. - Agricultural and Transitional Base Zoning Districts, 3.2.3. - AG: Agriculture District, C. Intensity and Dimensional Standards, Lot Area, min. (sf.) Requirements
- Land Development Code (LDC), Article 3 - Zoning Districts, Section 3.2. - Agricultural and Transitional Base Zoning Districts, 3.2.3. - AG: Agriculture District, C. Intensity and Dimensional Standards, Lot Width, min. (sf.) Requirements

VARIANCE PROCESS:

Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (Step 1):

1. Section 2.5.5(A)(5)(1). Prior to approving a zoning variance, the Planning Commission shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If a special circumstance makes it difficult for a particular project to meet the Land Development Code, a hardship may be established. A hardship generally occurs when the physical characteristics of a property are such that it cannot be used for any purpose permitted by the Land Development Code. A hardship may be created by the surroundings, shape or topographical conditions particular to that specific property. However, the hardship cannot be self-imposed, or the result of the property owner's own action. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

Nine Variance Criteria Findings:

If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
 - a. Applicant's Response: There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner because the land is smaller than the minimum lot size in the code although the size of the property was previously approved by the City and recorded in public records with that smaller size than is currently allowed.
 - b. Staff's Response: Staff has no objection.
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
 - a. Applicant's Response: The variance request is not based exclusively upon a desire to reduce the cost of developing the site because we are not trying to reduce costs but only trying to build a single-family home on an existing previously approved lot.
 - b. Staff's Response: Staff has no objection.
3. The proposed variance will not substantially increase congestion on surrounding public streets;
 - a. Applicant's Response: The proposed variance will not substantially increase congestion on surrounding public streets because the intent of this lot was to contain one single family home and that is all that is being proposed.
 - b. Staff's Response: Staff has no objection.
4. The proposed variance will not substantially diminish property values in the area surrounding the site;
 - a. Applicant's Response: The proposed variance will not substantially diminish property values in the area surrounding the site because the construction of the single-family home will be in conformity with the surrounding

homes and their value.

b. Staff's Response: Staff has no objection.

5. The proposed variance will not substantially alter the essential character of the area surrounding the site;

a. Applicant's Response: The proposed variance will not substantially alter the essential character of the area surrounding the site because the construction of one single-family home is in substantial conformance with the character and intent of the surrounding area.

b. Staff's Response: Staff has no objection.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

a. Applicant's Response: The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted because the construction of one single family home on this lot is in harmony with the LDC and all other surrounding land uses.

b. Staff's Response: Staff has no objection.

7. Special conditions and circumstances do not result from the actions of the applicant;

a. Applicant's Response: Special conditions and circumstances do not result from the actions of the applicant because the surrounding area has single family homes like the one that will be proposed.

b. Staff's Response: Staff has no objection.

8. The proposed variance will not create safety hazards and other detriments to the public;

a. Applicant's Response: The proposed variance will not create safety hazards and other detriments to the public because the construction of one single family home will in no way be detrimental or a hazard to the public.

b. Staff's Response: Staff has no objection.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

a. Applicant's Response: The variance is the minimum variance which will make possible the reasonable use of the land because the applicant is not proposing any changes to the existing size or character of the land from that which was originally approved.

b. Staff's Response: Staff has no objection.

ORANGE COUNTY NOTIFICATION:

Orange County has been notified through the Development Review Committee (DRC) Agenda distribution.

PUBLIC HEARING SCHEDULE:

August 13, 2023 – Planning Commission (5:30 P.M.)

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.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

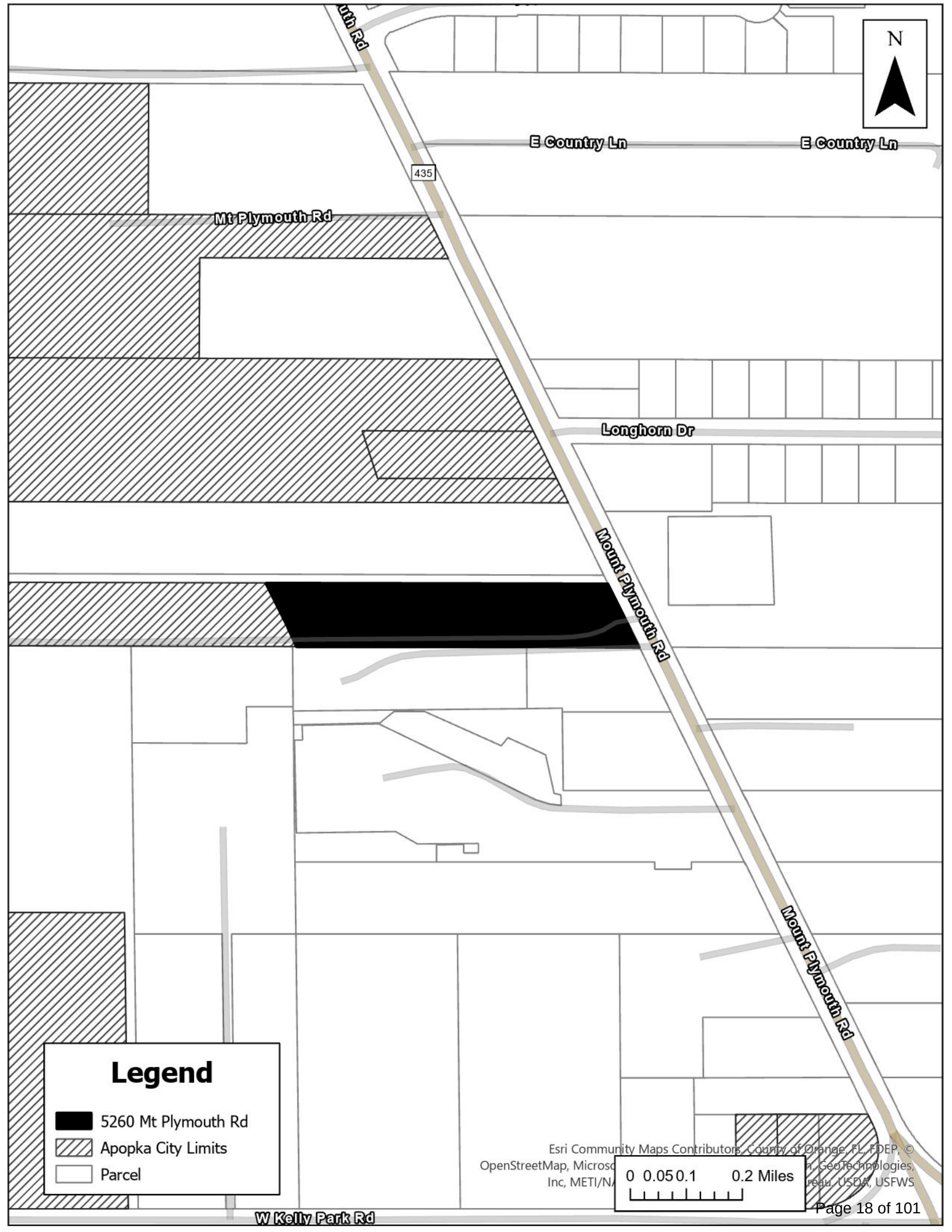
Development Review Committee: The Development Review Committee (DRC) does not have any objection to this variance request.

Planning Commission Role: The Planning Commission shall review the application at a quasi-judicial hearing and render a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

ATTACHMENTS:

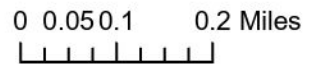
1. Maps
2. Ads 08022024



Legend

-  5260 Mt Plymouth Rd
-  Apopka City Limits
-  Parcel

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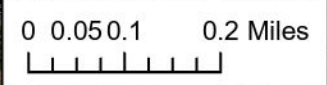




Legend

-  5260 Mt Plymouth Rd
-  Apopka City Limits
-  Parcel

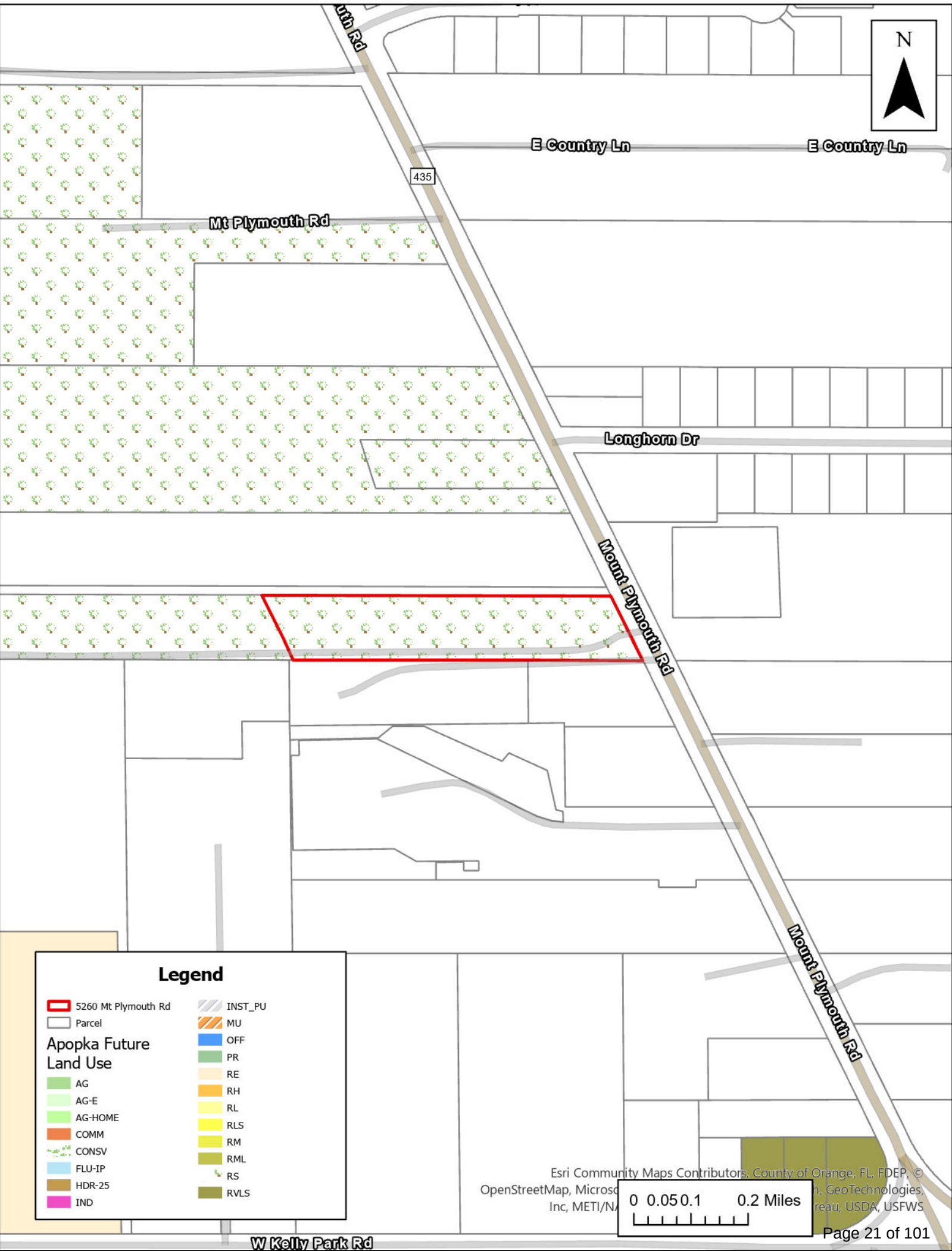
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Legend

- | | |
|----------------------|----------|
| 5260 Mt Plymouth Rd | MU-ES-GT |
| Parcel | MU-INT |
| Apopka Zoning | |
| AG | MU-MED |
| AIR | MU-N |
| C-C | MU-T |
| C-COR | MU-VC |
| C-N | O |
| C-R | PD |
| I-H | PR |
| I-L | RCE |
| INST | RMF |
| MHP | RSF-1A |
| MU-D | RSF-1B |
| | RTF |
| | T |



Legend

- | | |
|-------------------------------|---------|
| 5260 Mt Plymouth Rd | INST_PU |
| Parcel | MU |
| Apopka Future Land Use | |
| AG | OFF |
| AG-E | PR |
| AG-HOME | RE |
| COMM | RH |
| CONSV | RL |
| FLU-IP | RLS |
| HDR-25 | RM |
| IND | RML |
| | RS |
| | RVLS |

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0 0.05 0.1 0.2 Miles

Report indicates that Florida’s growing population needs more physicians

By: **Andrew Powell**
(The Center Square) —

A new report says many people in Florida don’t receive needed health care because they lack easy access to adequate services.

Florida TaxWatch recently released its report, Social Determinants of Health: Health Care Access and Quality. According to the U.S. Department of Health and Human Services, social determinants of health are environmental factors

that can impact individuals’ health outcomes.

These include health care access and quality; education access and quality; social and community context; neighborhood and built environment; and economic stability.

According to the report, these factors can majorly impact a person’s health, well-being and quality of life. The report notes that 80 percent of a person’s health is determined by social factors,

while the remaining 20 percent results from receiving medical care.

In Florida, many people lack access to health care services, with the biggest barrier being the cost. In a 2019 survey of 1,200 Floridians, 55 percent had experienced health care cost burdens, while 78 percent worried they would not be able to afford health care in the future.

The report states Florida ranked 41st in 2021 for

overall health care and access, which was attributed to the growing number of uninsured adults, rising insurance costs and policies that make health care less accessible.

The report further notes that Florida has consistently ranked in the bottom 10 states for uninsured citizens.

Florida currently has a physician shortage and the report notes this plays a role in access to quality health care.

With Florida’s popu-

lation growing, especially in rural areas, the number of physicians in the Sunshine State is insufficient. By 2030, an additional 22,000 physicians are needed to bridge the gap.

The report notes that as of 2023, only 40 percent of Florida’s population has employer-sponsored health insurance, while the rate of uninsured Floridians was 11.2 percent in 2022 — higher than the national average of 8 percent. Also, in 2022,

Florida ranked 46th in the nation for the uninsured population.

Compounding this are the 979,000 people who have been disenrolled from Medicaid, 460,000 of whom are children.

Furthermore, access depends on where the person lives. In rural areas, there are roughly 1.3 physicians for every 1,000 people available in the U.S., while urban areas have around 3.1 physicians for every 1,000 people.

CITY OF APOPKA PUBLIC HEARING NOTICE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

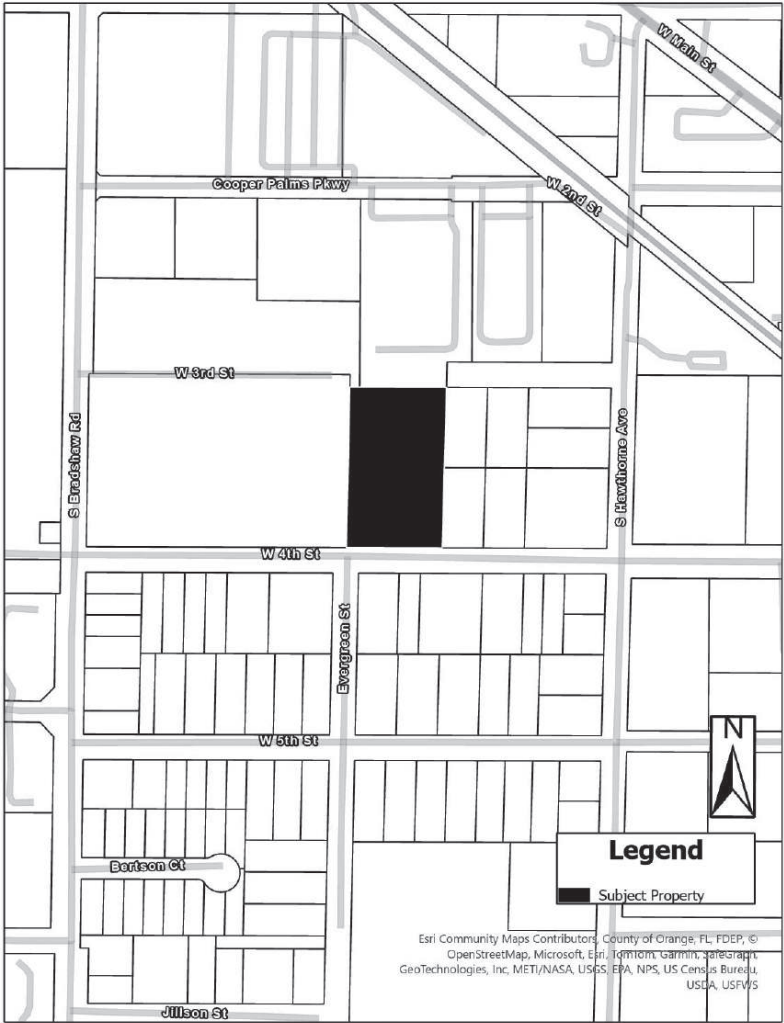
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Albert Iglesias** has made application relating to the following described property.

ORDINANCE NO. 3058

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY LOW MEDIUM TO INDUSTRIAL FOR CERTAIN REAL PROPERTY OWNED BY SFL PARTNERS LLC AND JFJ REAL INVESTMENTS, LLC; LOCATED NORTH OF FOURTH STREET, EAST OF BRADSHAW ROAD AND WEST OF HAWTHORNE AVENUE; COMPRISING 1.97 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3059

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY R-2 (RESIDENTIAL DISTRICT) TO I-L (LIGHT INDUSTRIAL), FOR CERTAIN REAL PROPERTY OWNED BY SFL PARTNERS LLC AND JFJ REAL INVESTMENTS, LLC; LOCATED NORTH OF FOURTH STREET, EAST OF BRADSHAW ROAD AND WEST OF HAWTHORNE AVENUE; COMPRISING 1.97 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



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Zellwood Church of God celebrates its 100th year on August 3 and 4

The Zellwood Church of God will celebrate its 100th anniversary with a celebration all weekend.

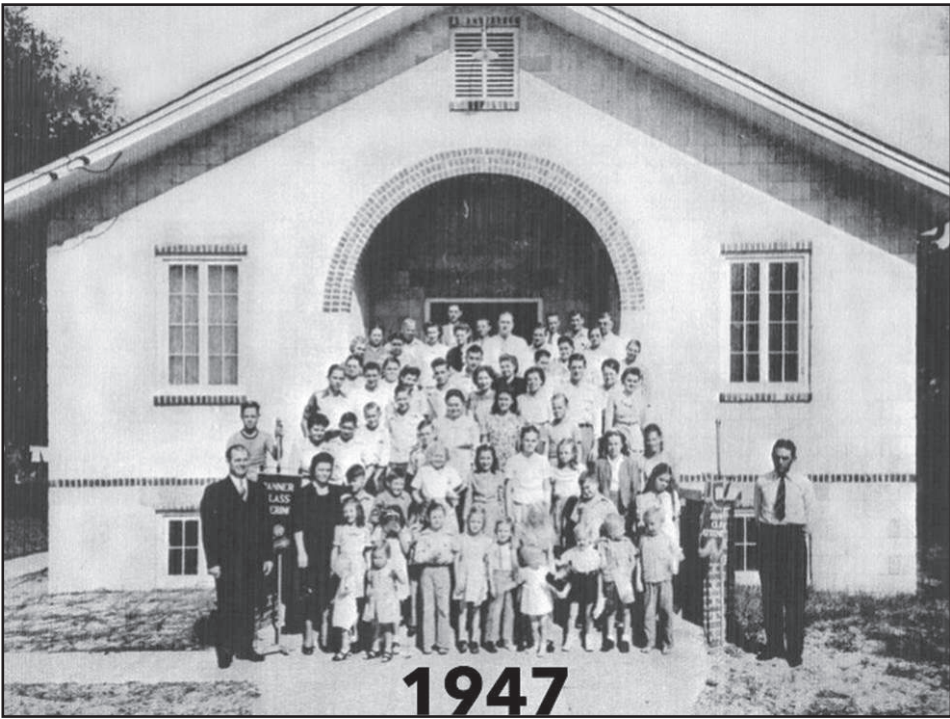
First, a 100th anniversary celebration will take place on Saturday, August 3, from 10:30 a.m.-2:30 p.m. There will be free food, DJ music, games and prizes, and a bounce house and water slide for the children. The Zellwood Church of God is located at 5213 King Ave., Zellwood.

The two-day event will then culminate on Sunday morning at 10:30 a.m. with a morning service. Special guest speaker will be Bishop Stanley Holder, the newly appointed State Overseer of the Florida Church of God, and his wife Dr. Teresa Holder. There will be no Sunday School this Sunday only.

The Zellwood Church of God was established on August 3, 1924.

The 100-year-old Zellwood Church of God in 1947 and as it appears in its 100th year.

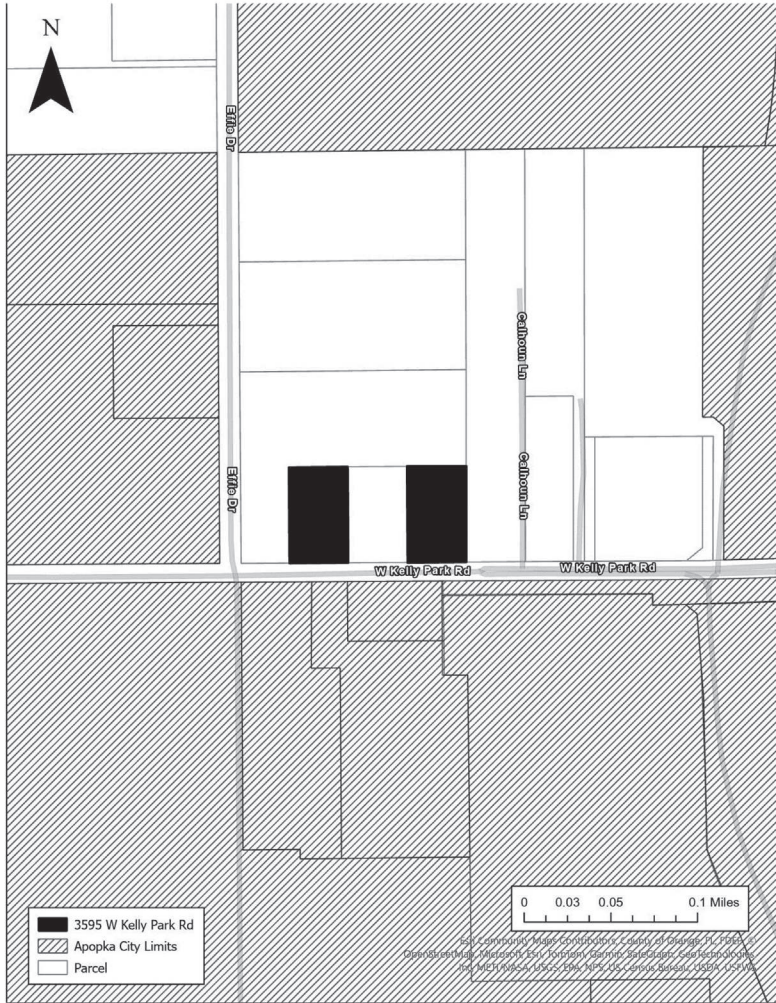
Photo courtesy of Zellwood Church of God



PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **Jesse Anderson** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located at 3595 W Kelly Park Road and 3611 W Kelly Park Road. This application relates to the following described property:

ORDINANCE NO. 3069
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY EFFIE ROAD HOLDINGS LLC; LOCATED AT 3595 W KELLY PARK ROAD AND 3611 W KELLY PARK ROAD, COMPRISING 2.32 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 12-20-27-0000-00-018, 12-20-27-0000-00-016
Contains: 2.32 +/- acres

NOTICE is given that public hearings for **Ordinance No. 3069** will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, August 7, 2024 beginning at 1:30 P.M** AND **Wednesday, August 21, 2024 at 7:00 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

August 2, 2024

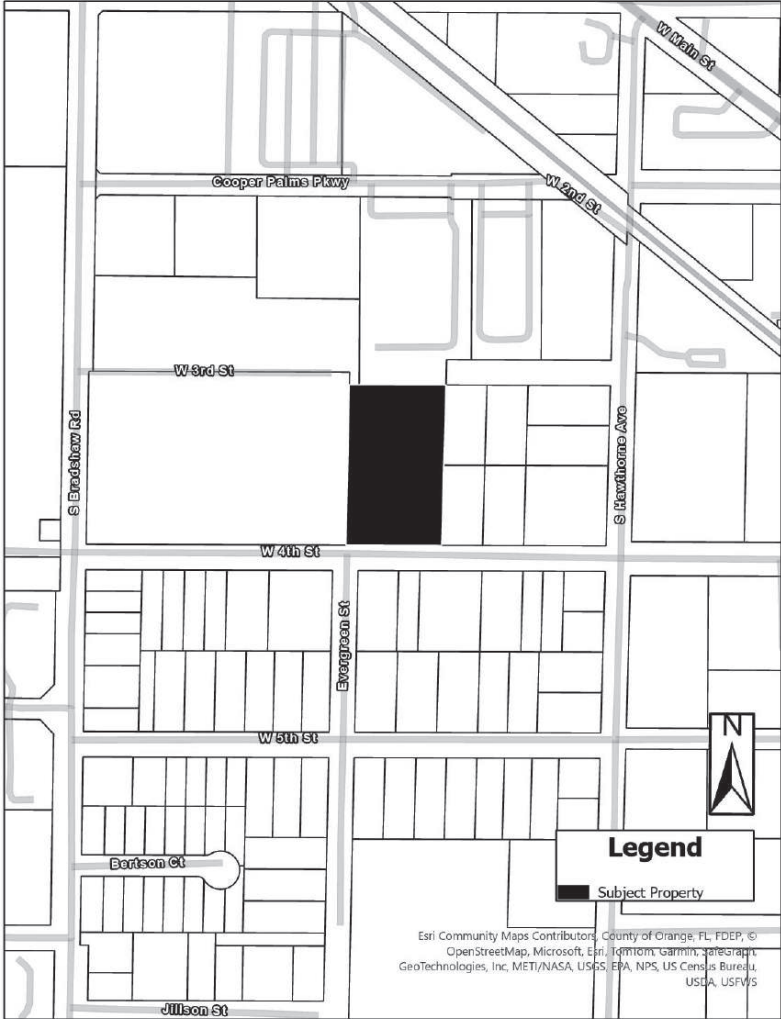
Publish: The Apopka Chief

177160

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **ALBERT IGLESIAS** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located north of Fourth Street, east of Bradshaw Road and west of Hawthorne Avenue. This application relates to the following described property:

ORDINANCE NO. 3057
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY SFL PARTNERS LLC AND JFJ REAL INVESTMENTS, LLC; LOCATED NORTH OF FOURTH STREET, EAST OF BRADSHAW ROAD AND WEST OF HAWTHORNE AVENUE; COMPRISING 1.97 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 09-21-28-0868-01-510
Contains: 1.97 +/- acres

NOTICE is given that public hearings for Ordinance No. 3057 will be held by the **City of Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, August 7, 2024 beginning at 1:30 P.M.** or as soon thereafter as possible.

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

Apopka City Council
Apopka Planning Commission
Community Development Department

August 2, 2024

Publish: The Apopka Chief

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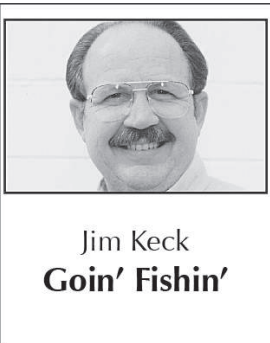
23.82 pounds wins X-treme Bass Series Tournament on Harris chain

Hello Folks,

I hope you are havin’ a great week, and you are lookin’ forward to goin’ fishin’ this weekend. We might have a little interruption due to the storm, but hopefully, we will just get some rain out of the system. It’s been kinda hot and it looks like we are goin’ to have the hottest month of July on record since they started keepin’ records. If you are on the water, make sure you have plenty of water and Gatorade on board so you can stay hydrated.

The panfishin’ has slowed way, way down durin’ the month of July. It’s been so hot folks just ain’t fishin for panfish. Kyle at Bitter’s Bait & Tackle reports that they are only sellin’ a few cups of red worms each day due to the heat.

They are sellin’ a few shiners for bass fishin’ early in the mornin’ or late in the day. If you can find a shade tree and float a shiner out near the grass or pads, you just might get a Florida Bass to bite. Folks are catchin’ a few bass in the Harris Chain. It’s been a little slow due to the heat. You will have to be very patient because the bite has been slow. You can try fishin’ the fish finders through-out the chain. They help



find the pads that provide lots of shade for the bass. You can also try fishin’ off-shore grass beds in deeper water.

The X-treme Bass Series held their monthly tournament on the Harris chain last weekend and it took 23.82 pounds to win. The team of Colbie Cagle and Braden Robinson took home their 2nd win of the season. Congrats guys on a job well done, especially in this hot weather. The team of Mathew Elixson and Hunter Pruitt came in 2nd place, and they also had the big bass of the tournament which weighed in at 8.27 pounds.

The bass fishin’ on the Butler Chain is a little slow, but is still fishin’ better than most lakes in our area. You will do best by gettin’ on the water early and takin’ advantage of the early mornin’ bite. Also keep a eye out for schoolers comin’ up and feedin’ on bait-fish. Always have

a rod with a lipless crank-bait tied on, so you will be ready for some great fun catchin’ those schoolers. You should be able to catch plenty of keeper-size bass especially if you have a little breeze blowin’ durin’ the day.

The Wednesday night Shootout held on John’s Lake was a little slow as well. If you fish their tournament, you are allowed to weigh in 3 bass. They hold their tournament from 5:15-9 p.m. The team of Leandro Saratt and Erico School won the 11-boat event with 3 bass that hit the scales at 8.30 pounds. Big bass was caught by the team of Chad Hayes and Ronnie Durden which weighed in at 5.90 pounds.

Well, that’s it for this week. I wish I had better news to report, but it’s that time of the year when it’s the dog days of summer. The dog days of summer start on July 3rd and run through August 11th. These 40 days are usually the hottest 40 days of the year. In Florida, those days may go into September as well.

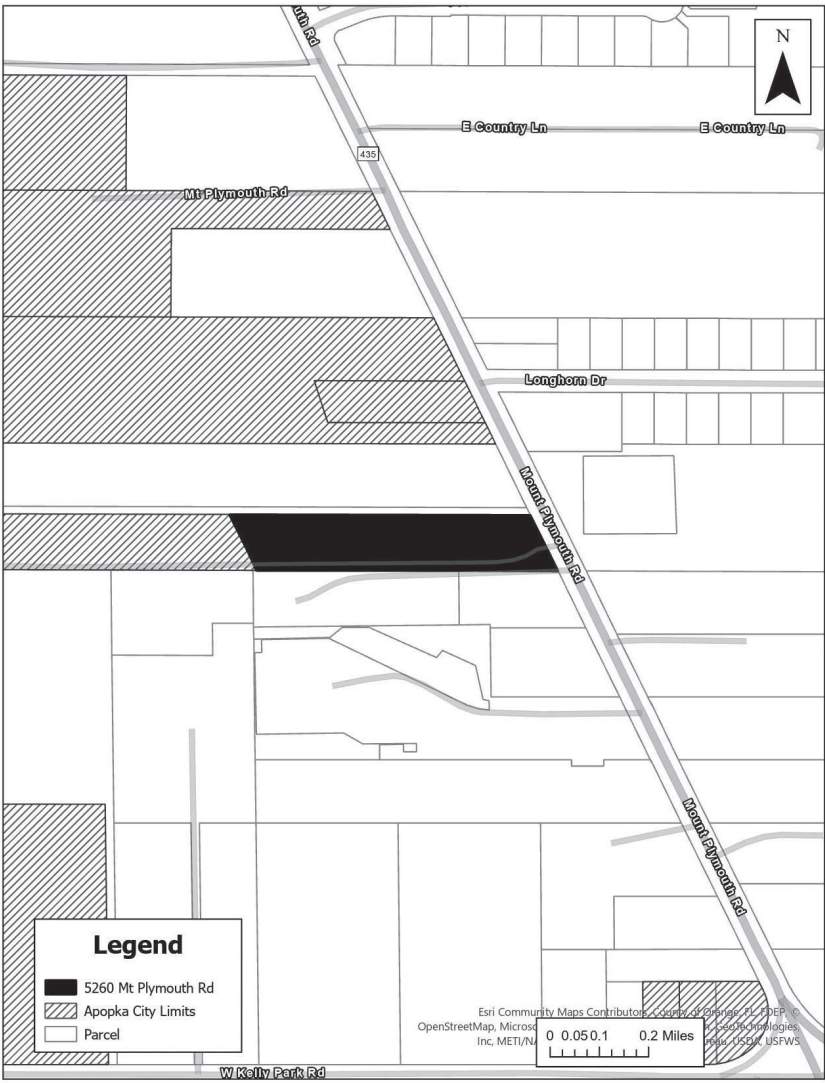
I hope you have a great week, and I’ll see ya next week.

Tip of the week: Dog Days.

Save a few and good luck!

PUBLIC HEARING NOTICE VARIANCE REQUEST CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City’s Land Development Code (LDC), herein advises you that **Julian R. Coto** requests a **VARIANCE** from LDC, Section 3.2.3. AG: Agriculture District, to allow a minimum Lot Area of 103,163 square feet and a minimum Lot Width of 145 feet for a single-family housing development in lieu of a minimum Lot Area of 108,900 square feet and a minimum Lot Width of 150 feet in specific locations within the property located at 5260 MT PLYMOUTH ROAD. This application relates to the following described property:



Parcel Identification Number(s): 09-20-28-7608-00-132
Contains: 2.37 +/- Acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, August 13, 2024 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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

August 2, 2024
Publish: The Apopka Chief
Apopka Planning Commission
Community Development Department
177161

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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 July 21-27, the Apopka Police Department received 1,568 calls for service, responded to 20 crashes, issued 60 citations, and made 16 arrests. Juveniles were charged with out-of-county warrant.

The following adults were arrested and charged:

Bernardo Nicolas Beira, 61, confidential, Apopka, resist officer with violence (X2); battery-touch or strike; battery on specified personnel; health-safety nuisance injurious to health.

Trinidad A’dore Carthers, 20, confidential, Apopka, battery-touch or strike.

Nivea Enid Cruz, 46, confidential, Apopka, battery-touch or strike.

Ka’Nayziah Ke’Niya

Edwards, 21, confidential, Leesburg, battery-touch or strike.

Lisa Hellen Houston, 55, 1991 S. Apopka Blvd., Apopka, aggravated battery on pregnant victim.

Michael Alphonso Jackson Burnett Jr., 30, confidential, Orlando, battery-touch or strike.

Keisha Jackson, 29, 45 W. 10th St., Apopka, trespassing-trespass occupied structure or conveyance; resist officer-obstruction without violence.

Rafiq Al Fatir Hamin Osborne McDonald; 33, confidential, Apopka, battery-touch or strike; obstructing Justice-hinder witness communicating information to law enforcement officer/ a life/capital proceeding.

Modesto Perez-Mendez, 379109, confidential, Apopka, battery-touch or strike.

Samuel Rodriguez-Cherena, 44, confidential, Apopka, drugs-possession of controlled substance without prescription; drug equipment-possession and/or use; simple assault-intent threat to do violence.

Jason William Scott, 46, 18 N. Terry Ave. 144, Orlando, burglary- dwell-

ing/structure cause damage \$1,000+.

Shaina Marie Stouffer, 34, 1507 Camel Ct., Apopka, drugs-trafficking fentanyl/fentanyl analogues 4 grams+; drugs-possession of controlled substance without prescription (methamphetamine); drugs-possession of controlled substance without prescription (alprazolam); drug equipment-possession and/or use.

Maria Edith Timperio, 62, confidential, Apopka, battery-touch or strike.

Dorian James Tinsley-Gary, 23, confidential, Mt. Dora, contempt of court-violation injunction protection domestic violence (X2).

Ingrid Yolany Vasquez-Reyes, 23, 1367 Orange St., Apopka, obstructing justice-tamper with evidence in criminal proceeding; DUI-unlawful blood alcohol, DUI-influence of alcohol or drugs; moving traffic violation-operate motor vehicle without valid license; hit and run-leave scene of crash involving damage to property.

Tyler Cain Worrick, 28, 19023 Park Pl. Blvd. A, Eustis, out-of-county warrant.

Davison: Balancing school, football

Continued from page 1B

football and his academics has always been easy because of the work ethic instilled in him by his parents from a very young age. Davison says that because he started taking academics so seriously at such a young age and has always been balancing his athletic and academic lives that now it’s just second nature.

“Oh, I feel like that’s been the easy thing for me. My parents have instilled the importance of an academic mindset in me from when I was a baby. So, I just grew up knowing how to do it. Like, I don’t play video games during the week. I make sure that I’m zoned in from when I get home to when it’s time to go to sleep. I make sure I get all my work done. And it’s really just me wanting to reach that highest level, to reach my ceiling, as quickly as I can. Since I was so young, it wasn’t really anything for me, and now I’m able to keep it up. I’m seeing the benefits from it. I’m reaping the benefits of all that work

now.”

Leadership and chemistry go hand in hand a lot of the time. Without a good leader, there will be no chemistry in a team. So, leadership got us talking about chemistry and how the Blue Darters and Davison himself grow and foster that brotherhood that’s needed in a winning program.

Davison told me that chemistry on the field starts off the field. He said that he helps some of his teammates with homework, they play games together in their free time, and on the field at practice is where a lot of joking around and friendships start. Davison also said he’s always checking in with his guys whether at school, practice, or in free time just to make sure they are ok, and that everything is going well.

“Right now, we’ve been focusing big on brotherhood. So, we as a team feel like as long as you can fight for your brother, you can do anything. And so that man next to you means the world to us, and we’re going to keep it like that

for a while.

I asked Davison what strategies or methods he uses to keep his morale high after a tough play or big hit during a game.

“You know, you can’t really live in the play or in the past too much as a quarterback. It’s all about keeping your composure and looking into the future. But sometimes, I’ll ask when we get into the sideline to see the play I messed up on, and then communicate to all the coaches so I can figure out what I can do to make that play better and the rest of the game better for us as a team.”

When we talked about preparations during the off-season Davison talked about the importance of rest. He said the boys and himself have been focused on relaxing and alone time to figure out what would work best for everybody for the upcoming season. He talked about the obvious physical work that they have focused on this off-season with condition-

See DAVISON Page 3B

Speed: May wants his red hat



The car pictured is May’s grandfather’s Datsun 240Z that set the land speed record in October of 2021. This is the car May will attempt to set his record in.

Continued from page 1B

true story about Burt Munro building a motorcycle to beat the land speed record at Bonneville.

May’s grandfather Red will be attempting to break a speed record that he put in place just three years ago. In October of 2021, May’s grandfather put down a record-breaking land speed of 244 miles per hour beating the previous record of 220 that stood untouched since 1988. May will be joining him the first week of August as his grandfather tries to beat the record he set in 2021 while May will try to set his own record.

May’s dream is to be the youngest person ever to receive a red hat. To get a red hat, you must set a land speed record over 200 miles per hour. Right now, the youngest person to break a land speed record over 200 miles per hour is a 17-year-old, so May will be the youngest by a good margin if he can pull it off. I will say this... I’m not the biggest car guy, but I know a little bit and this car that May will be driving is no joke.

The car is a 1972 Datsun 240Z that has been fitted with a Toyota 2JZ-GTE inline-six- and a 72-millimeter turbo. Now to some

that may sound like gibberish but in layman’s terms this car is probably faster than any car you’ve ever seen. The car pushes out a peak of 859 horsepower.

May’s grandfather will be trying to break the record on Saturday, August 3, and will try again the following Sunday. Depending on if May’s grandfather breaks the record, May will try to create his own record the following Monday.

I hope May can make his dream come true, and stay tuned next week for updates and an interview with May to tell all about his trip and what his next dream will look like.



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 1.

Meeting Date: August 13, 2024

Department: Community Development

SUBJECT:

Floridian Town Center Multi-Family, Phase 1 - Major Development Plan

REQUEST:

Recommend approval of the Floridian Town Center Multi-family, Phase 1 Major Development Plan

SUMMARY:

Owner(s): Floridian Apopka Phase 1 Owner, LLC

Applicant(s): Andrew McCown

Location: Floridian Town Center, Phase 4

Project: Mutli-family residential development

Density/Intensity: 312 multi-family residential units

Project Manager: Bobby Howell, AICP

Zoning Report

This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	High Density Residential	PD (Planned Development)	Parcel 4, Floridian Town Center
East	High Density Residential	PD (Planned Development)	Tract G, Floridian Town Center
South	Commercial	PD (Planned Development)	Parcel 5, Floridan Town Center
West	High Density Residential, Commercial	PD (Planned Development)	Parcel 7, Floridian Town Center

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for consideration for a development consisting of 312 multi-family units in ten buildings that are 3 stories each. The property is located in Phase 1 of the Floridan Town Center Planned Development. The subject property has a High Density Residential future land use designation and a zoning designation of PD (Planned Development). The subject property is approximately 14.7 acres in size.

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.

ACCESS/PARKING: Access is proposed via Floridian Town Center Boulevard and Kiowa Avenue. Consistent with the PD Master Plan, a total of 493 parking spaces are provided on site. Of the 493, 15 are accessible spaces, 9 are parallel spaces, 30 are provided in garages, and 30 are electric car parking/charging stations. LDC Table 5.1.5.J requires 8 accessible spaces. 106 bicycle parking spaces are provided.

STORMWATER: Consistent with the PD Master Plan, stormwater retention is provided in the center of the site, and on Tracts "G" and "H".

LANDSCAPING/OPEN SPACE: Landscaping is provided consistent with the approved Master Plan. Plant materials such as Southern Red Cedar, Southern Live Oak, Cabbage Palm, and Viburnum are provided. Grass will consist of Bahia which is a drought tolerant specie. Open space is consistent with the approved Master Plan.

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

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

PUBLIC HEARING SCHEDULE:

August 13, 2024 – Planning Commission (5:00 pm)
September 4, 2024 – City Council (1:30 pm)

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

DEVELOPMENT REVIEW COMMITTEE (DRC):

The Development Review Committee recommends approval of the Floridian Town Center Multi-Family, Phase 1 - Major Development Plan.

RECOMMENDED MOTION - PLANNING COMMISSION:

Recommend approval of the Floridian Town Center, Multi-Family, Phase 1 - Major Development Plan.

ATTACHMENTS:

1. Major Development Plan, Phase 1
2. Landscape Plan
3. Architectural Elevations
4. Map series

MAJOR DEVELOPMENT PLAN - PHASE 1

FLORIDIAN TOWN CENTER
(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

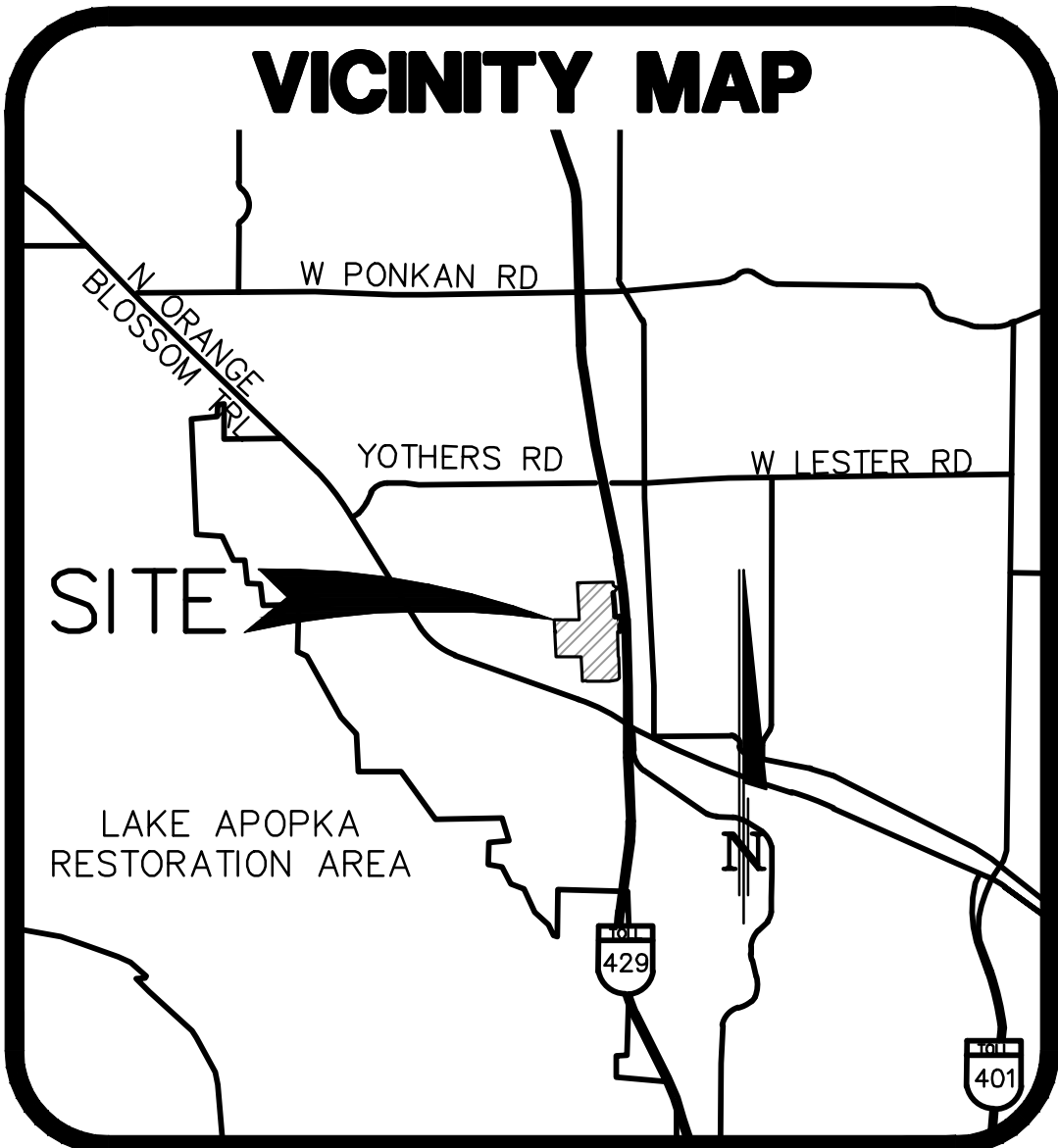
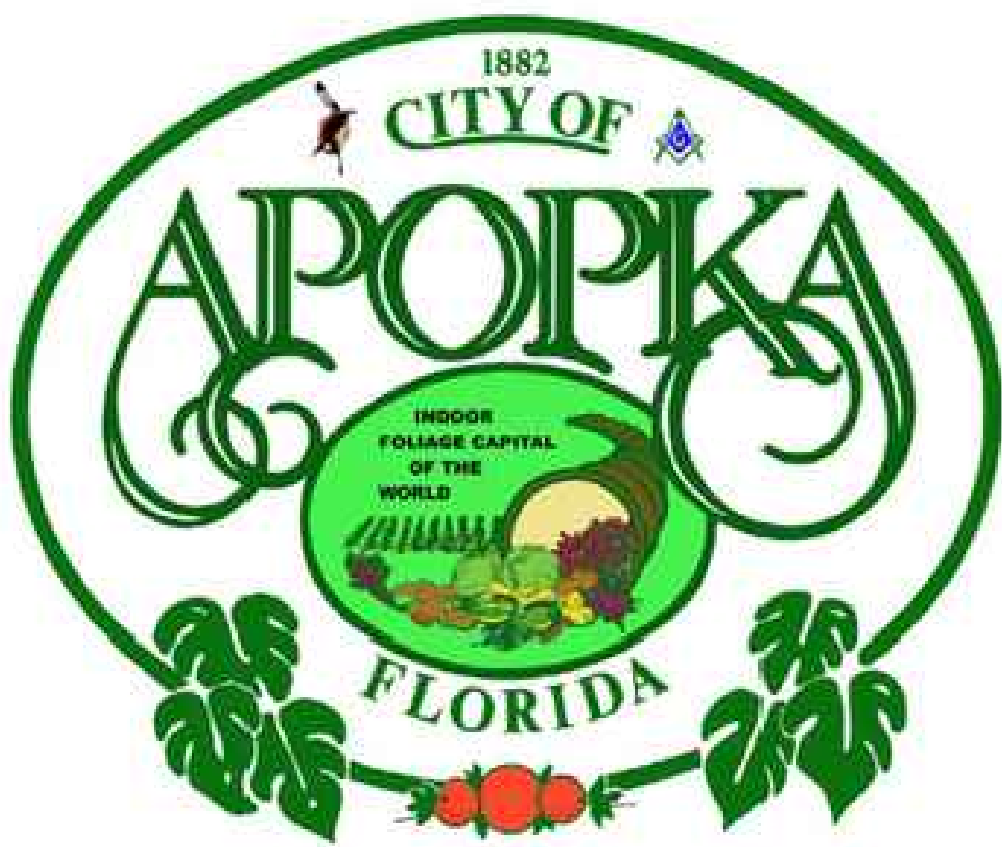
PREPARED FOR

FLORIDIAN APOPKA PHASE 1 OWNER, LLC

60 14TH STREET SOUTH, SUITE 104

BIRMINGHAM, AL 35233-1414

Ph: 205.254.8565



SECTION 36, TOWNSHIP 20S, RANGE 27E,
SECTION 31, TOWNSHIP 20S, RANGE 28E

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 1 OWNER LLC
60 14TH STREET SOUTH, SUITE 104
BIRMINGHAM, ALABAMA 35233-1414
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: JOHN T. TOWNSEND, PE

ARCHITECT

GROUP 4 DESIGN, INC.
G4 ARCHITECTURAL SERVICES, LLC.
1939 HENDRICKS AVENUE
JACKSONVILLE, FLORIDA 32207
Ph: 904.353.5900

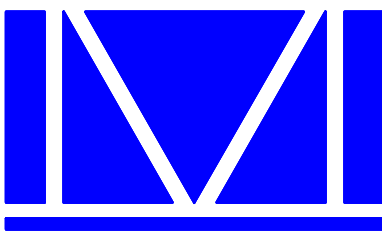
PLANNERS/LANDSCAPE ARCHITECTS

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 APRIL 30, 2024
FEBRUARY 16, 2021



McINTOSH ASSOCIATES

an LJA 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".

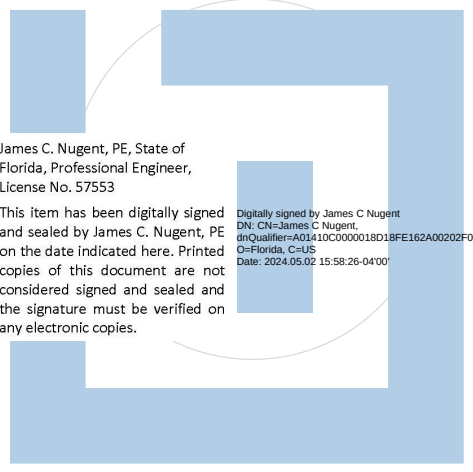
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.



SHEET INDEX

1	COVER SHEET
2	SITE DATA & DEVELOPMENT NOTES
3	AERIAL, SOILS & FLUCCS
4	OVERALL DEVELOPMENT PLAN
5-9	MASTER DEVELOPMENT PLAN
10-14	PRELIMINARY PAVING, GRADING AND UTILITIES PLAN
15	TYPICAL SECTIONS
16-17	FIRE TRUCK TURNING MOVEMENT PLAN
18-19	OFFSITE IMPROVEMENTS
20	OFFSITE UTILITIES
21	CONSTRUCTION PHASING PLAN
L001-L006	TREE MITIGATION SHEETS
L100-L108	LANDSCAPE PLANS
OS-1	OPEN SPACE PLAN
S-1	SIGNAGE PLAN
	BUILDING ELEVATIONS

NOT FOR CONSTRUCTION



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DEVELOPMENT NOTES

- ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
- 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 (CFX) 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.
- ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
- 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.
- SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA.
- STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
- THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.
- PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE SHOWN ON SHEET 3, AERIAL.
- NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
- NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
- PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(21) 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 (LDC) 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). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.
- PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
- FOR PARCEL 4 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 4 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 SYSTEMS, FDC's 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 ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
- IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL, THEN THE APPROVAL OF THIS MAJOR DEVELOPMENT PLAN WILL EXPIRE.
- SCHOOLS:

WITHIN THE MULTI-FAMILY PORTION (APARTMENT) (312 UNITS x 0.281 STUDENTS/ UNIT) = 88 STUDENTS

WITHIN THE COMMERCIAL DEVELOPMENT NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
- 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 TRANSPIRATION RIGHT-OF-WAY UTILITY PERMIT

CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFX) DRAINAGE CONNECTION PERMIT

FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT

FDEP 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 (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

PARCEL/TRACK	USE	AREA (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN	NOTES
PARCEL 1	COMMERCIAL RETAIL	4.006	0.069	1.72	3.937	98.3	POA	
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.78	6.574	99.2	POA	
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.00	3.119	100.0	POA	
PARCEL 4	MULTI-FAMILY APARTMENTS	30.766	7.840	25.5	22.926	74.5	POA	
PARCEL 5	FLEX SPACE	2.908	0.015	0.5	2.893	99.5	POA	
PARCEL 6	YMCA, COMMERCIAL	3.034	0.000	0.0	3.034	100.0	POA	
PARCEL 7	ASSISTED LIVING FACILITIES	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 LS	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, SOUTHFORK 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	CITY	
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7	0.366	46.3	CITY	
TOTALS (1)		77.627	12.05	15.5	65.581	84.5		

1. 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.

2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT.

DESCRIPTION	POINTS EARNED	NOTES
LOCATION		
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		
CREAT 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. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET	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 3 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 MULTI-FAMILY AND COMMERCIAL DEVELOPMENT OF EXISTING ABANDON AGRICULTURAL NURSERIES AND VACANT PROPERTY. IMPROVEMENTS WILL OCCUR IN MULTIPLE PHASES. CONSISTING OF MASS GRADING, CONSTRUCTION OF BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.

THIS PROPOSED DEVELOPMENT PLAN INCLUDES MASS GRADING THE ENTIRE PROPERTY, PARCEL 4 PHASE 1 APARTMENT DEVELOPMENT AND ASSOCIATED UTILITIES, DEVELOPMENT OF PORTIONS OF THE PUBLIC RIGHT-OF-WAYS WITH UTILITIES IMPROVEMENTS AS SHOWN WITHIN THIS PLAN SET. ALL OTHER PARCELS AND FUTURE WORK WILL REQUIRE SEPARATE MAJOR DEVELOPMENT PLAN APPROVALS THROUGH THE CITY OF APOPKA.
- PROJECT AREAS: 73.93 ACRES (FLORIDIAN TOWN CENTER)
3.70 ACRES (CITY OF APOPKA LAND)
- PROJECT ADDRESS: 429 CONNECTOR ROAD, APOPKA, FL
- EXISTING ZONING: PUD - PLANNED UNIT DEVELOPMENT
- PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT
- SURROUNDING ZONING:

NORTH:

EAST SIDE: S.R. 429 EXPRESSWAY

WEST SIDE:

SOUTH SIDE:
- FUTURE LAND USE (FLU) DESIGNATION: COMM AND HDR
- EXISTING LAND USE: UNDEVELOPED LAND AND ABANDON NURSERY
- PROPOSED LAND USE: 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
PROPOSED RESIDENTIAL UNITS: 312 PHASE 1 UNITS
- BUILDING INFORMATION:

ALLOWABLE HEIGHT: 50' HEIGHT, 4 STORIES

PROVIDED HEIGHT: 40'/51'/52' APARTMENT BUILDING (**)

MINIMUM LIVING SPACE: 750 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 = 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 : 15 SPACES

PARALLEL PARKING : 9 SPACES

GARAGE PARKING : 30 SPACES

ELECTRIC CAR PARKING/CHARGING STATIONS: 30 SPACES*

TOTAL PARKING PROVIDED: 493 SPACES

*ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUSTED AT TIME OF FINAL ENGINEERING.
- 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

(GREEN 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 SHEET OS-1 FOR CALCULATIONS OF REQUIRED AND PROVIDED OPEN SPACE.

OPEN SPACE PROVIDED WITHIN PARCEL 4 PHASE 1 AREA IS 301,275 SF = 6.916 ACRES
- IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% FOR PARCEL 4; 80% FOR ALL OTHER PARCELS (1, 2, 3 & 5) WITHIN FLORIDIAN TOWN CENTER PUD.

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 = 9,403 SF = 0.22 ACRES

GARAGE BUILDINGS (6 TOTAL) = 8,004 SF = 0.18 ACRES

PAVEMENT, SIDEWALKS, ETC. = 207,129 SF = 4.76 ACRES

TOTAL IMPERVIOUS SURFACE = 341,544 SF = 7.84 ACRES
- PROPOSED RIGHT-OF-WAYS:

PAVEMENT, SIDEWALKS, CURBS, ETC. = 172,541 SF = 3.96 ACRES
- TRANSPORTATION IMPACT

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
 748 EAST CLEVELAND STREET
 APOPKA, FL 32703
 PH: 407.215.5505
 FAX: 407.703.1731

DUKE ENERGY

ELECTRICAL DIVISION
 452 EAST CROWN POINT ROAD
 WINTER GARDEN, FL 32787
 PH: 407.905.3302
 FAX: 407.905.3365

CENTURYLINK FLORIDA, INC.

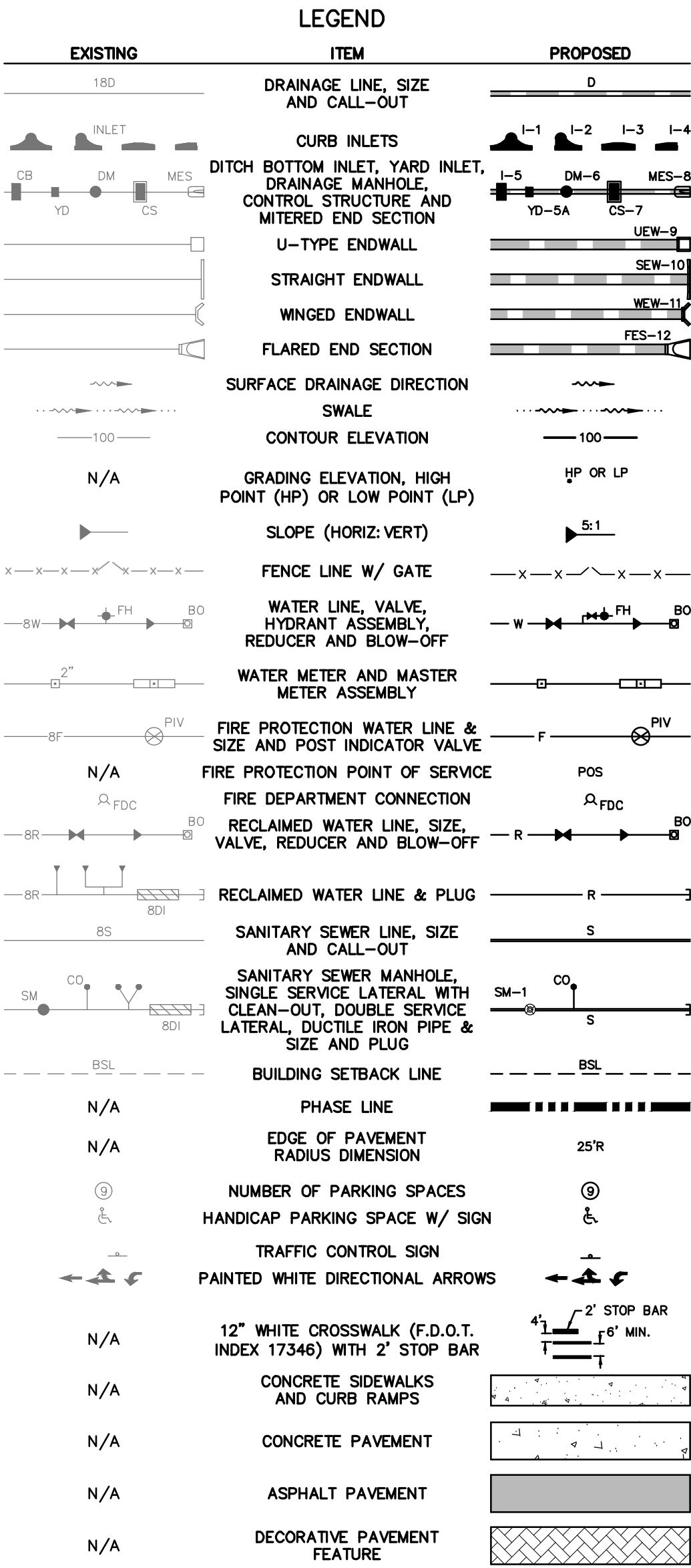
TELECOMMUNICATIONS
 33 NORTH MAIN STREET
 WINTER GARDEN, FL 34787
 PH: 407.814.5351
 FAX: 407.814.5320

BRIGHT HOUSE NETWORKS

CABLE TV
 65 SOUTH KELLER ROAD
 ORLANDO, FL 32810
 PH: 407.215.5505
 FAX: 407.215.5758

LAKE APOPKA NATURAL GAS

NATURAL GAS
 1320 WINTER GARDEN VINELAND RD
 WINTER GARDEN, FL 34787
 PH: 407.656.2734
 FAX: 407.410.7024



MAJOR DEVELOPMENT PLAN - PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description

Issue Date 2/16/21

Project No 18161

Drawn/Designed MAB / MAB Checked By JCN

Drawing Title

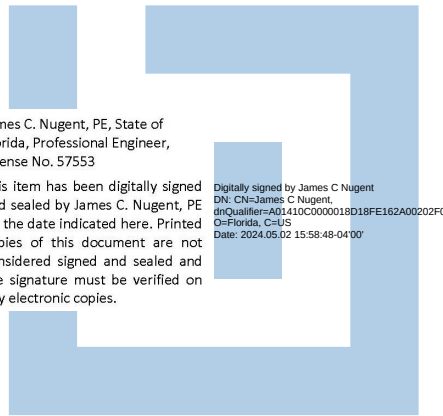
SITE DATA & DEVELOPMENT NOTES

Sheet Number

2

2 OF 21

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LEGEND

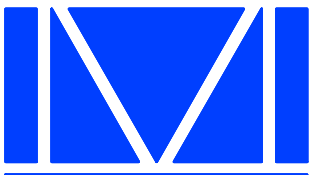
..... EXISTING SOILS LIMITS, PER USDA
NATURAL RESOURCES CONSERVATION
SERVICE MAPS

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:

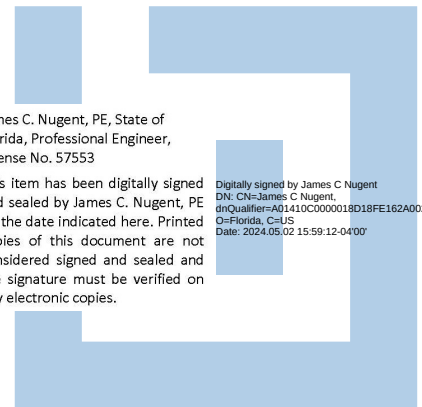
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MAJOR DEVELOPMENT PLAN – PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

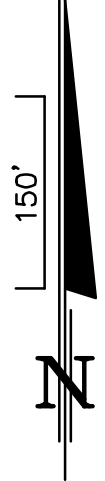
Issue Description

Issue Date	2/16/21
Project No	18161
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Checked By	JCN
Drawing Title	

AERIAL, SOILS &
FLUCCS

Sheet Number

3
3 OF 21



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o=Quintana, ou=1419C000001804PCE12AD0,
c=Guatemala, cn=C, C=GT
Date: 2016.02.12 15:09:55 -0500

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Issue Description			
Issue Date		2/16/21	
Project No		18161	
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Drawing Title			

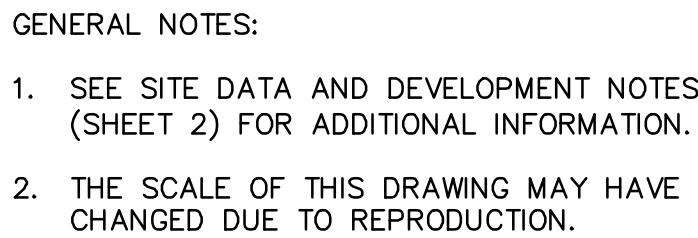
MASTER DEVELOPMENT PLAN

Sheet Number

5

5 OF 21

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Page 33 of 101



Seals



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MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

Issue Description			
Issue Date		2/16/21	
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Drawing Title			

MASTER DEVELOPMENT PLAN

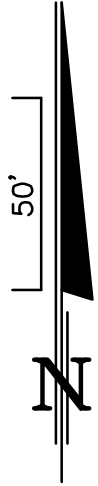
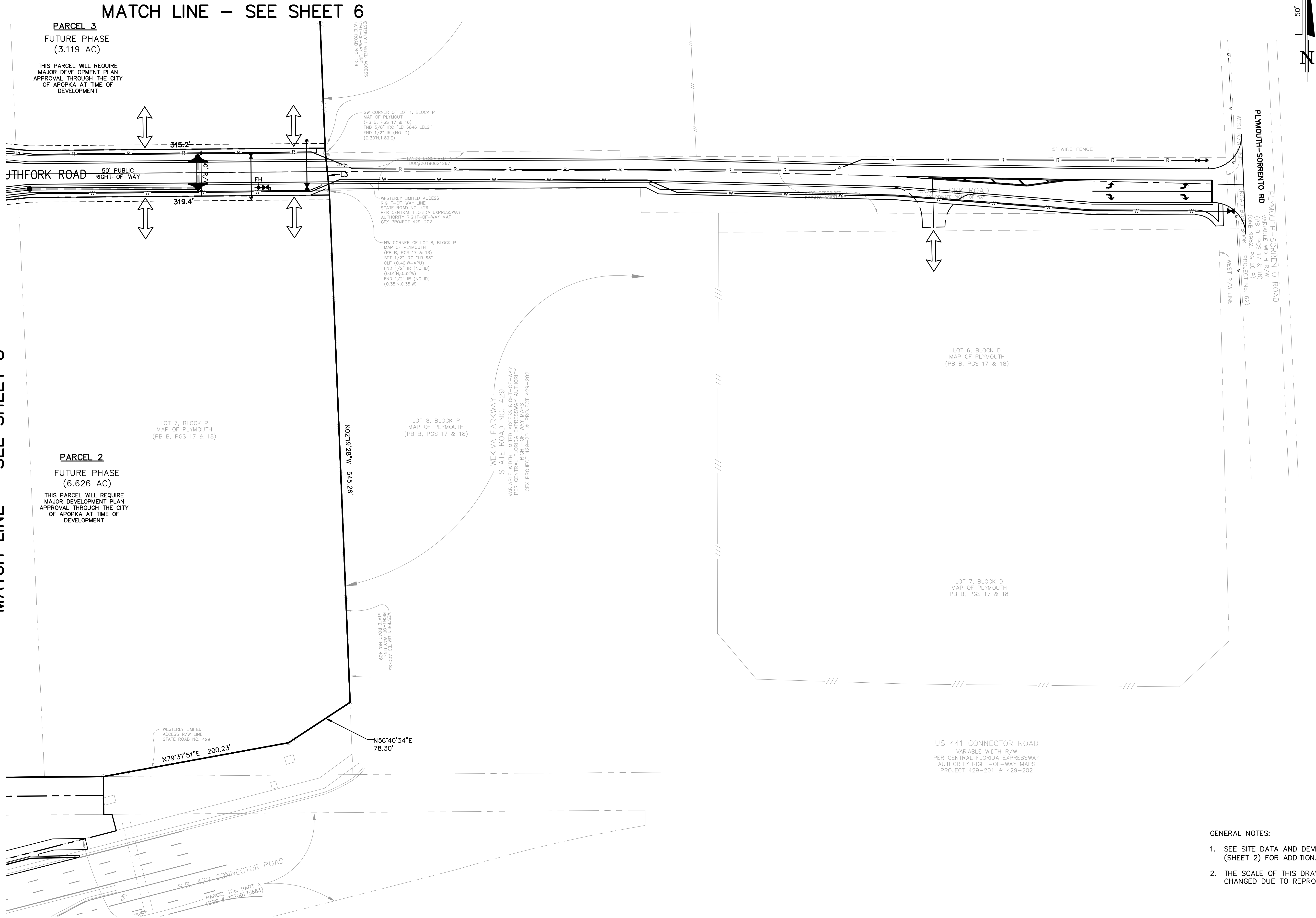
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8 OF 21

Page 34 of 101

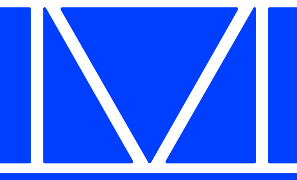
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MATCH LINE – SEE SHEET 8



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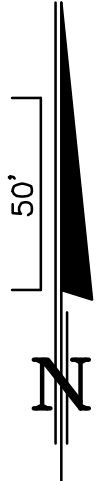
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FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES	
Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description	
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MASTER DEVELOPMENT PLAN

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o=Qualcomm, ou=1100000000, email=jc.nugent@qualcomm.com,
c=Florida, ou=ChES
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CITY OF APOKA, FLORIDA

MAJOR DEVELOPMENT PLAN – PHASE 1

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Project No		18161	
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Drawing Title			

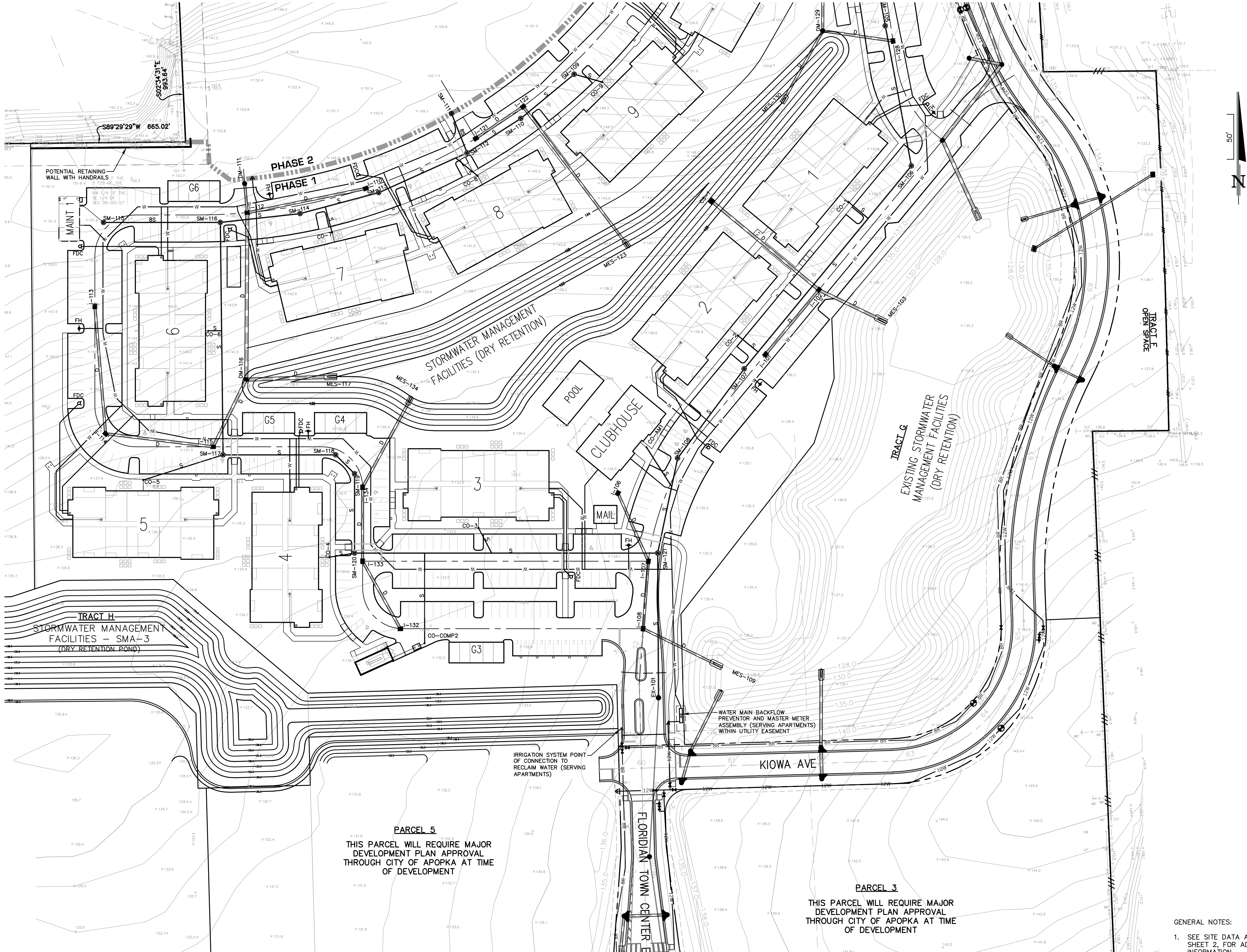
PRELIMINARY PAVING, GRADING AND UTILITIES PLAN

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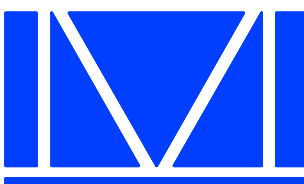
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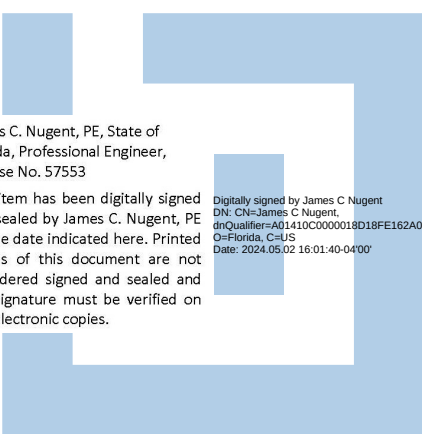
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FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description

Issue Date 2/16/21

Project No 18161

Drawn/ MAB / MAB Checked By JCN

Drawing Title

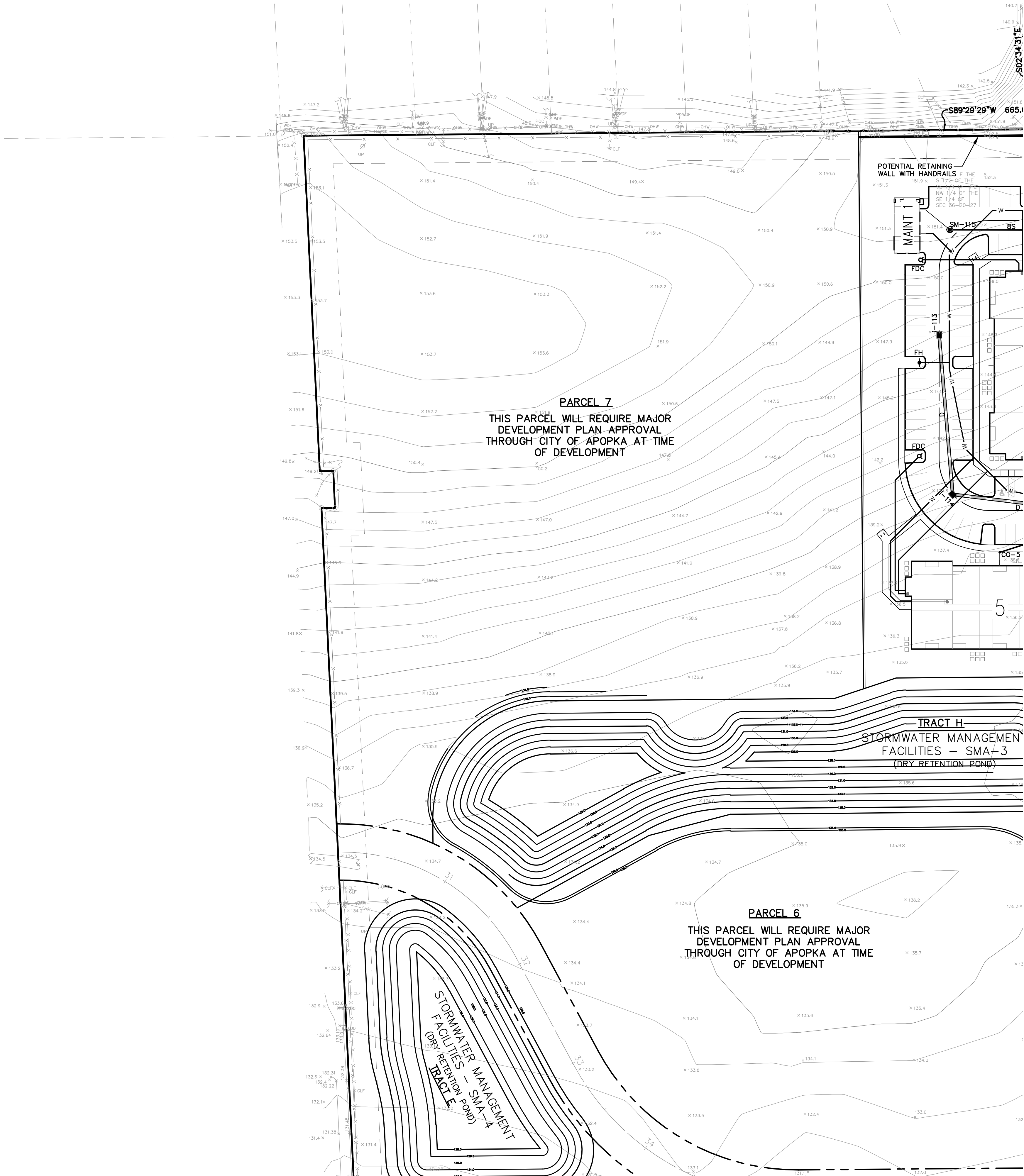
**PRELIMINARY
PAVING, GRADING
AND UTILITIES
PLAN**

Sheet Number

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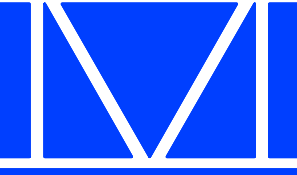
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MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

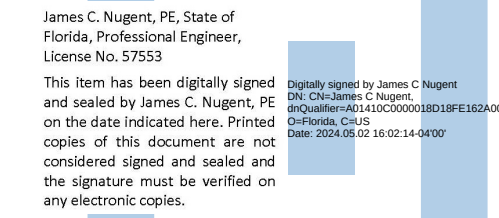
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Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description	
Issue Date	2/16/21
Project No	18161
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PRELIMINARY
PAVING, GRADING
AND UTILITIES
PLAN



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MAJOR DEVELOPMENT PLAN – PHASE 1

FLORIDIAN TOWN CENTER
(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

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Issue Description	
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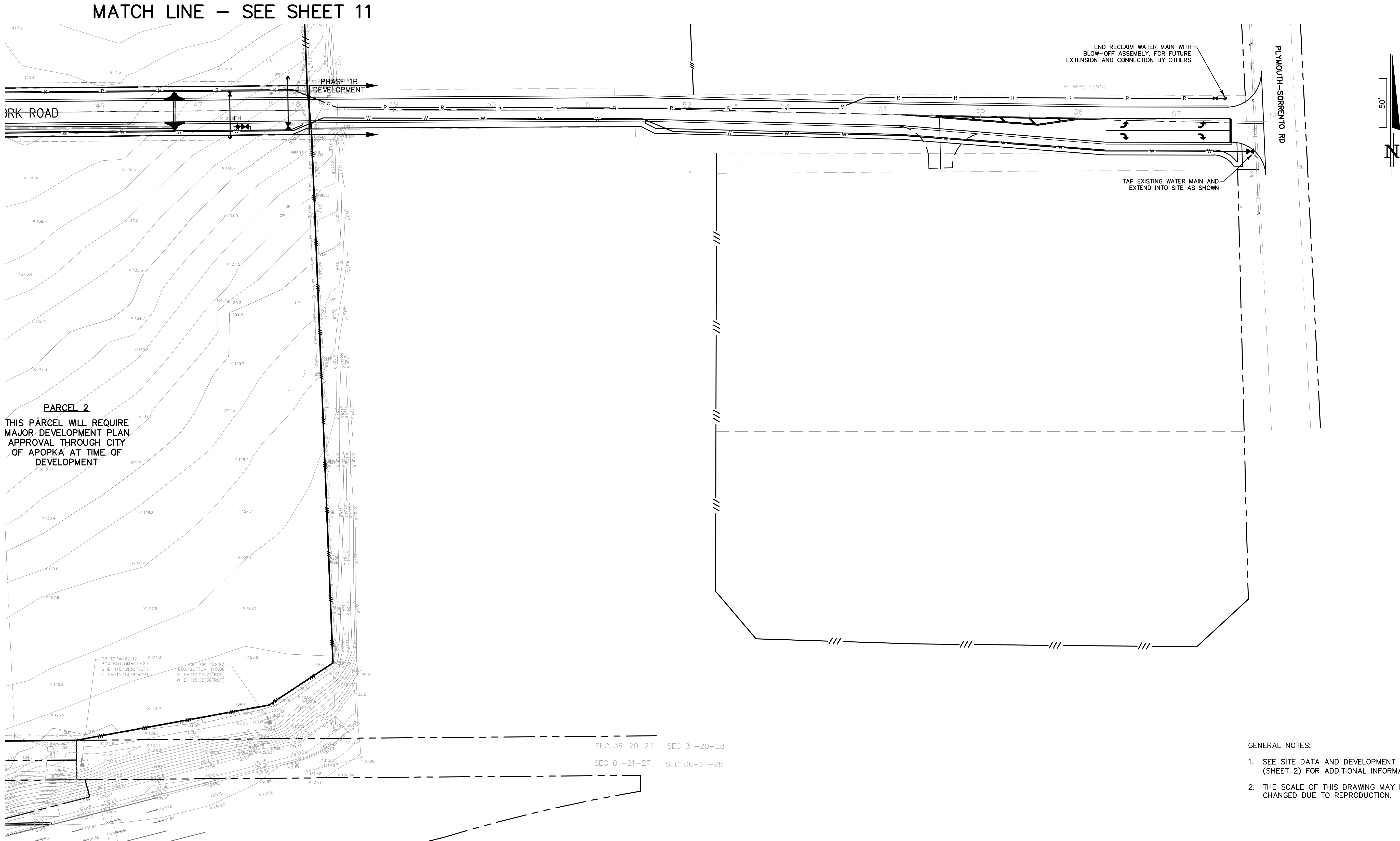
PRELIMINARY PAVING, GRADING AND UTILITIES PLAN

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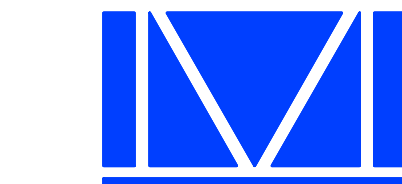
MATCH LINE — SEE SHEET 13



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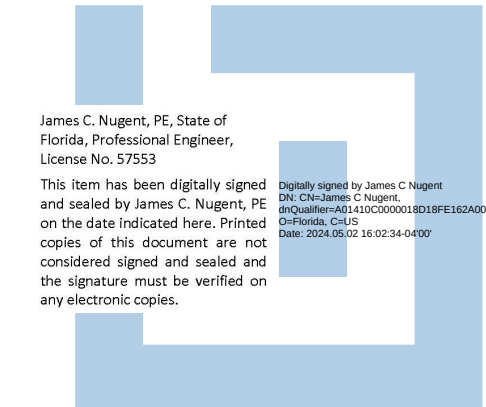
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FLORIDIAN TOWN CENTER

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CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
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Issue Description

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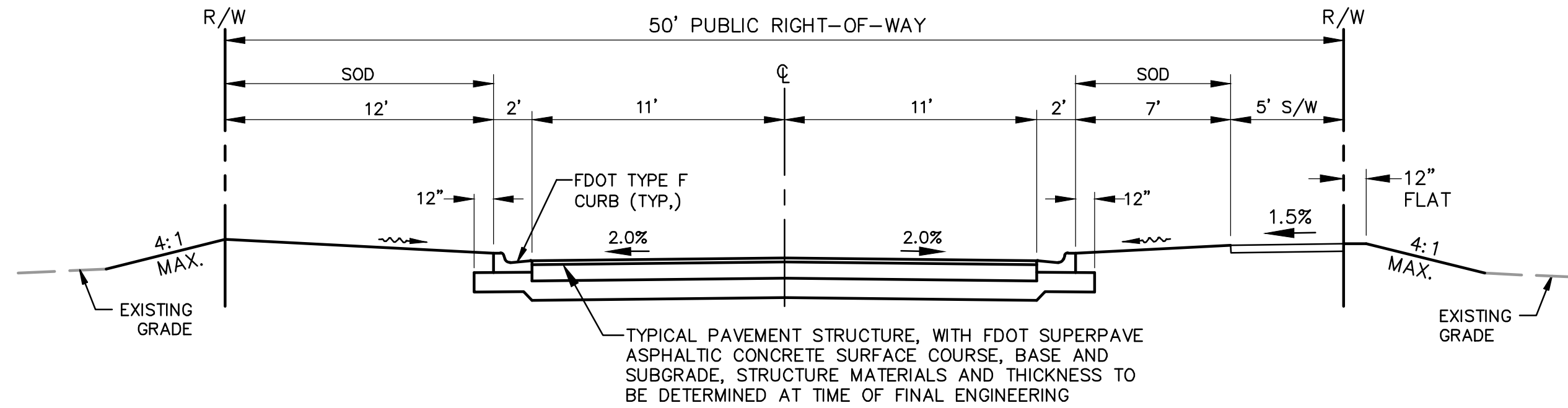
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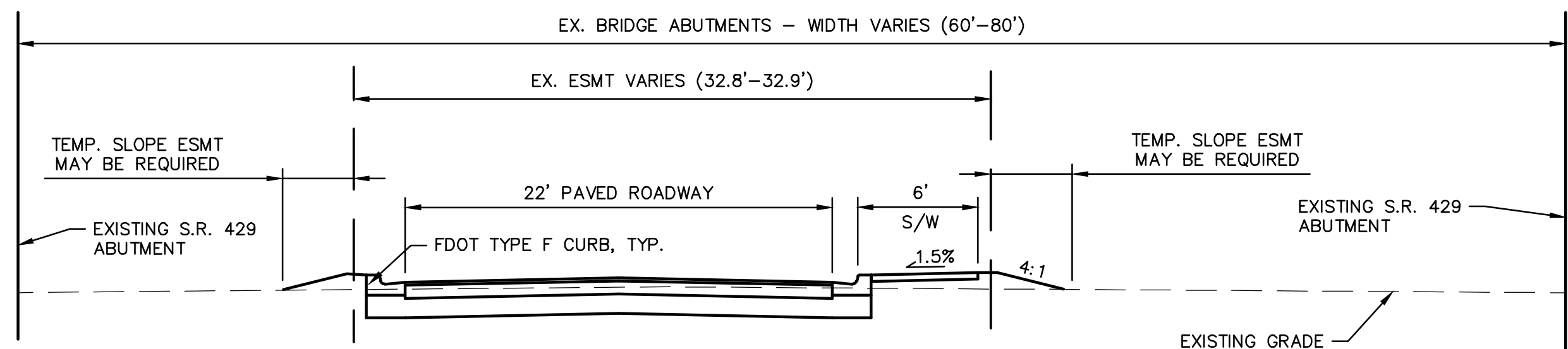
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14 OF 21

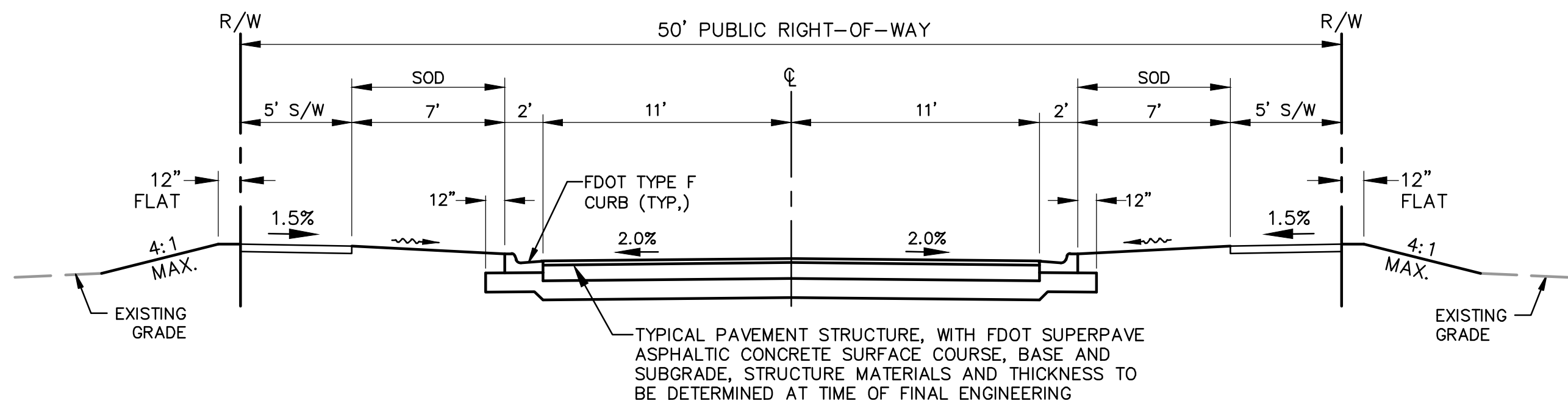
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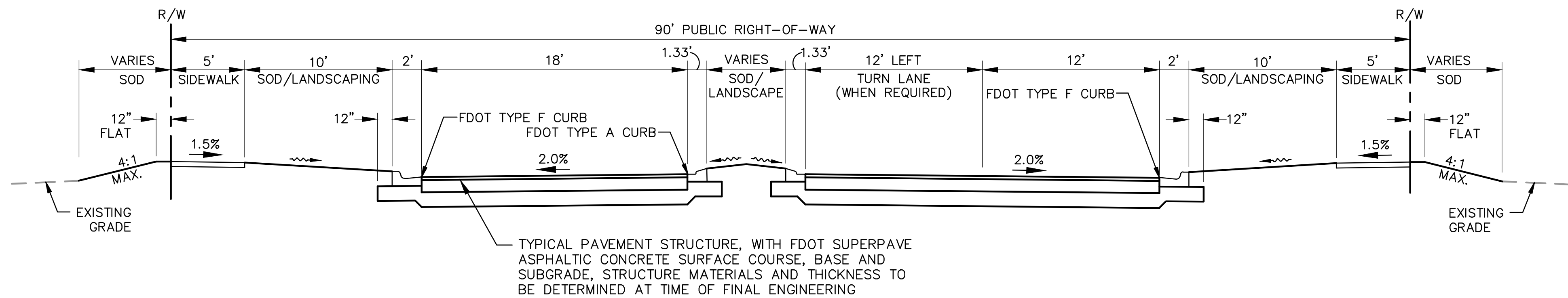
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FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD
NTS



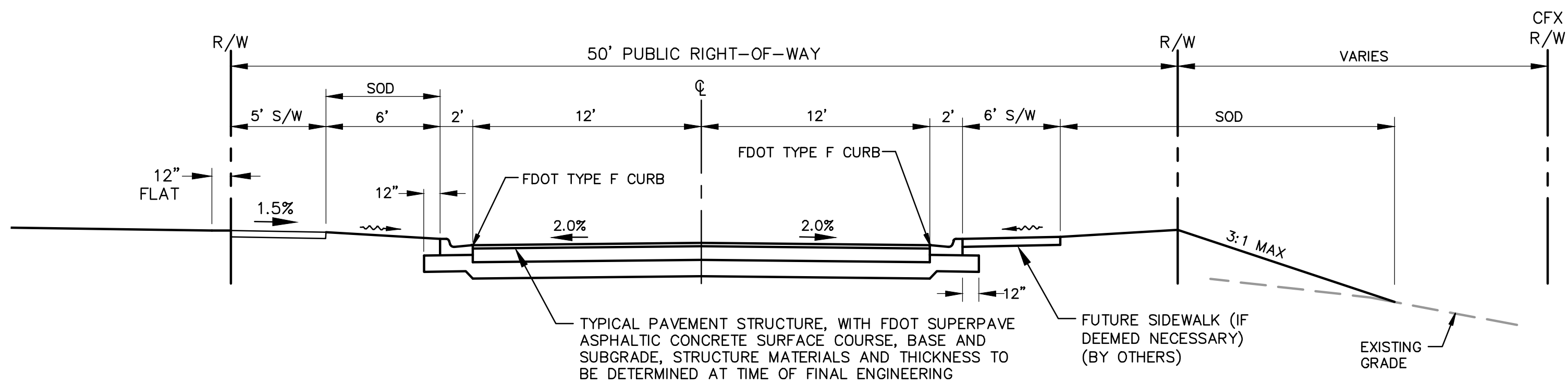
SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS
NTS



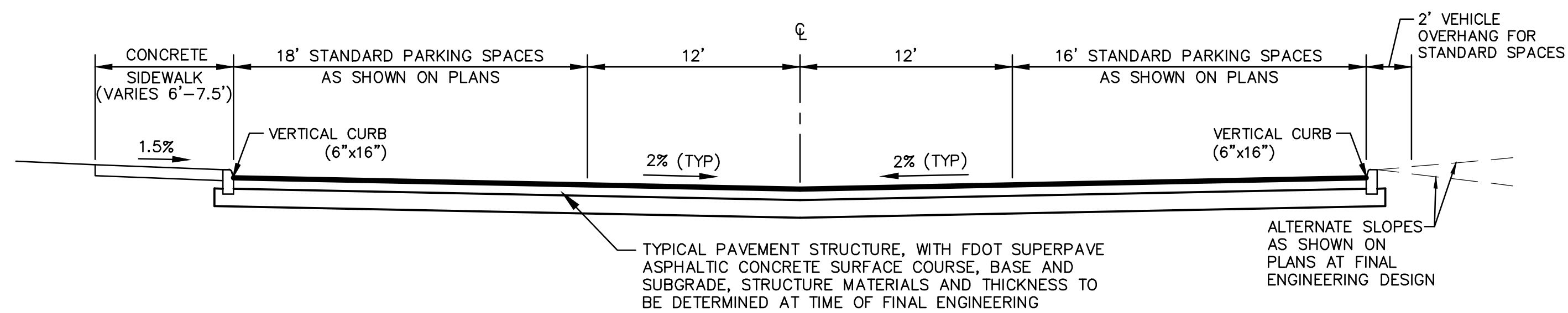
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EAST OF ROUND-ABOUT TO SR 429 UNDERPASS
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CROWNED ENTRANCE ROAD SECTION
NTS



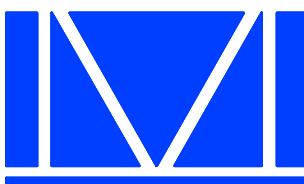
KIOWA AVENUE SECTION
NTS



TYPICAL PARKING AISLE SECTION
APARTMENT DEVELOPMENT
NTS

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FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

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Project No 18161

Drawn/ MAB / MAB Checked By JCN

Drawing Title

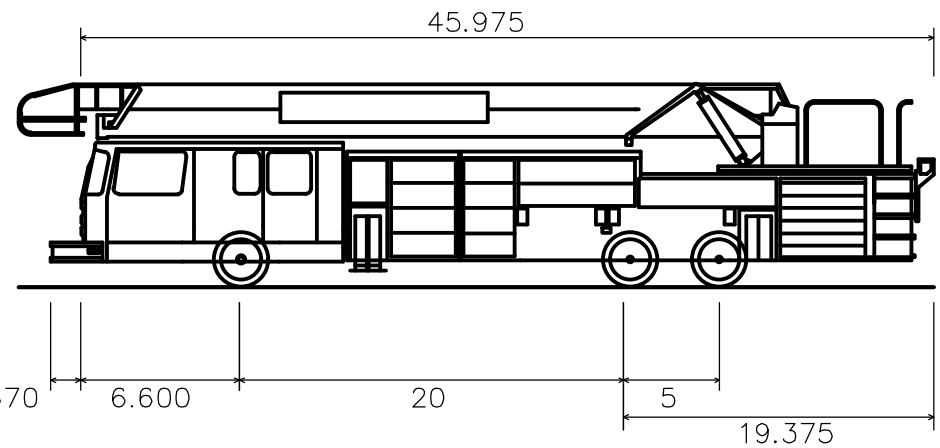
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SECTIONS

Sheet Number

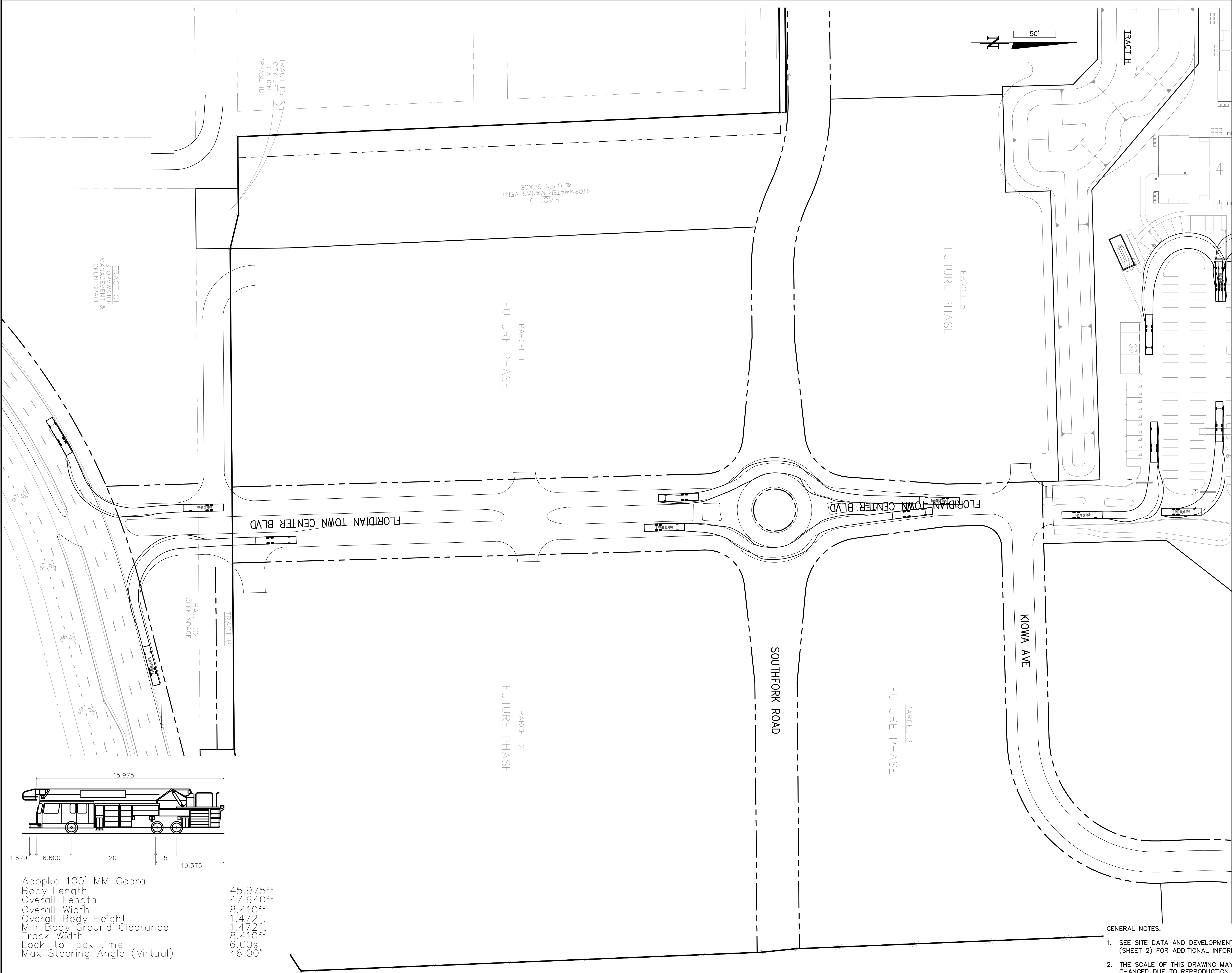
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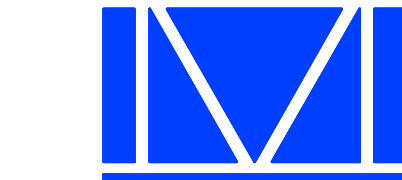


Apopka 100' MM Cobra	
Body Length	45.975ft
Overall Length	47.640ft
Overall Width	8.410ft
Overall Body Height	1.472ft
Min Body Ground Clearance	1.472ft
Track Width	8.410ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	46.00°



GENERAL NOTES:

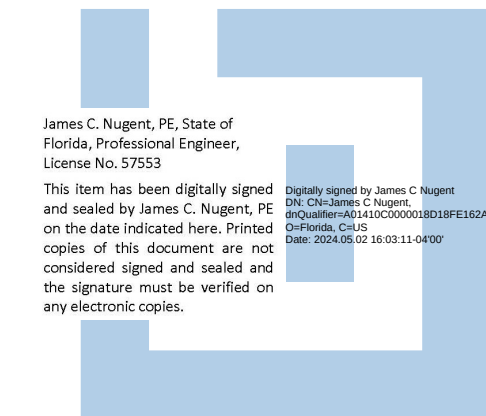
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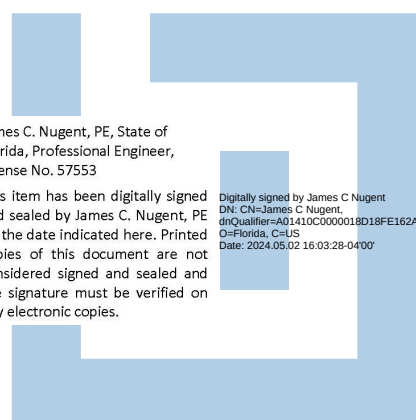
Issue Date	2/16/21
Project No	18161
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Drawing Title

FIRE TRUCK
TURNING
MOVEMENT PLAN

Sheet Number

16
16 OF 21



DATE:

MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

[illegible]

Issue Description

Issue Date	2/16/21
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Project No	18161
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Drawn/ Designed	MAB / MAB	Checked By	JCN
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Drawing Title

FIRE TRUCK TURNING MOVEMENT PLAN

Sheet Number

17
OF 21

Page 43 of 101

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SEE SHEET 16

NOT FOR CONSTRUCTION

Diagram showing a cross-section of a road with a 50' width and a 10% slope.

PARCEL 4

PHASE 2
PHASE 1

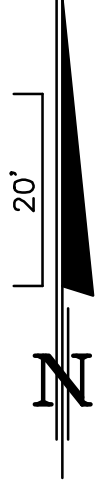
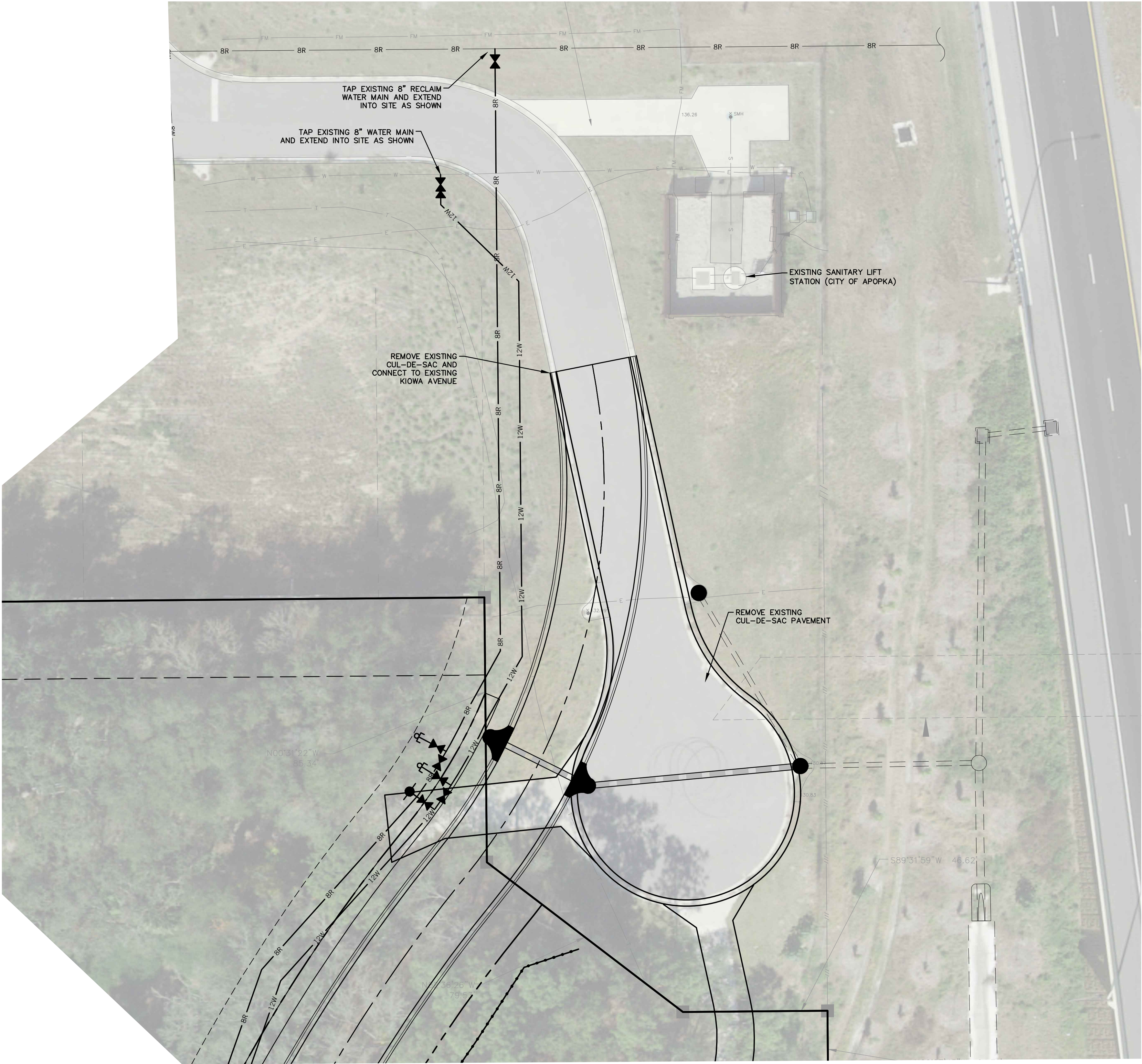
PHASE 2
PHASE 1

KIOWA AVE

GENERAL NOTES:

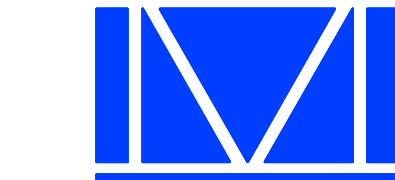
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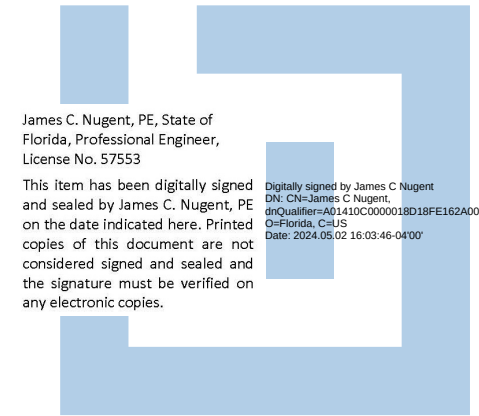
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McINTOSH ASSOCIATES
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1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

Seals



DATE: _____

MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date

Issue Description	
Issue Date	4/19/24
Project No	18161
Drawn/Designed	MAB / MAB
Checked By	JCN

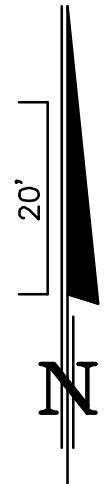
Drawing Title

OFFSITE
IMPROVEMENTS

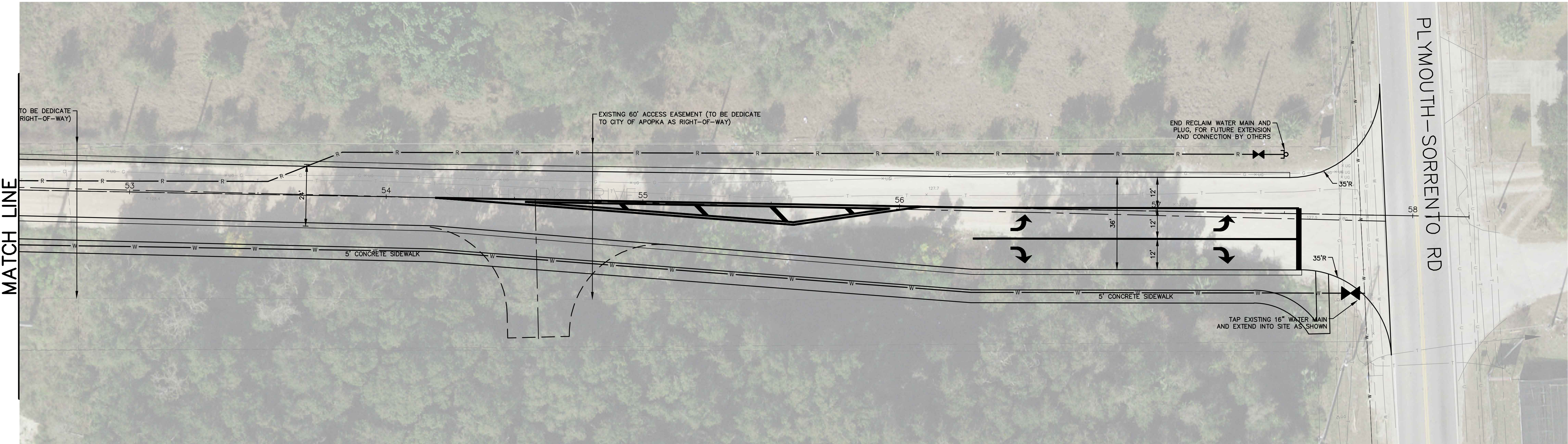
Sheet Number

18
18 OF 21

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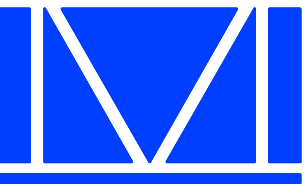


NOT FOR CONSTRUCTION



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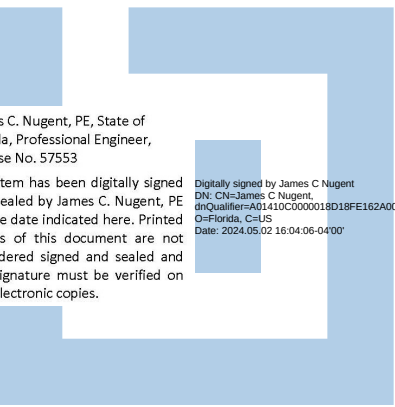
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ORLANDO, FL 32810 407.644.4068

Seals



DATE: _____

MAJOR DEVELOPMENT PLAN – PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES	
Description	Date

Issue Description	
Issue Date	4/19/24
Project No	18161
Drawn/Designed	MAB / MAB
Checked By	JCN
Drawing Title	

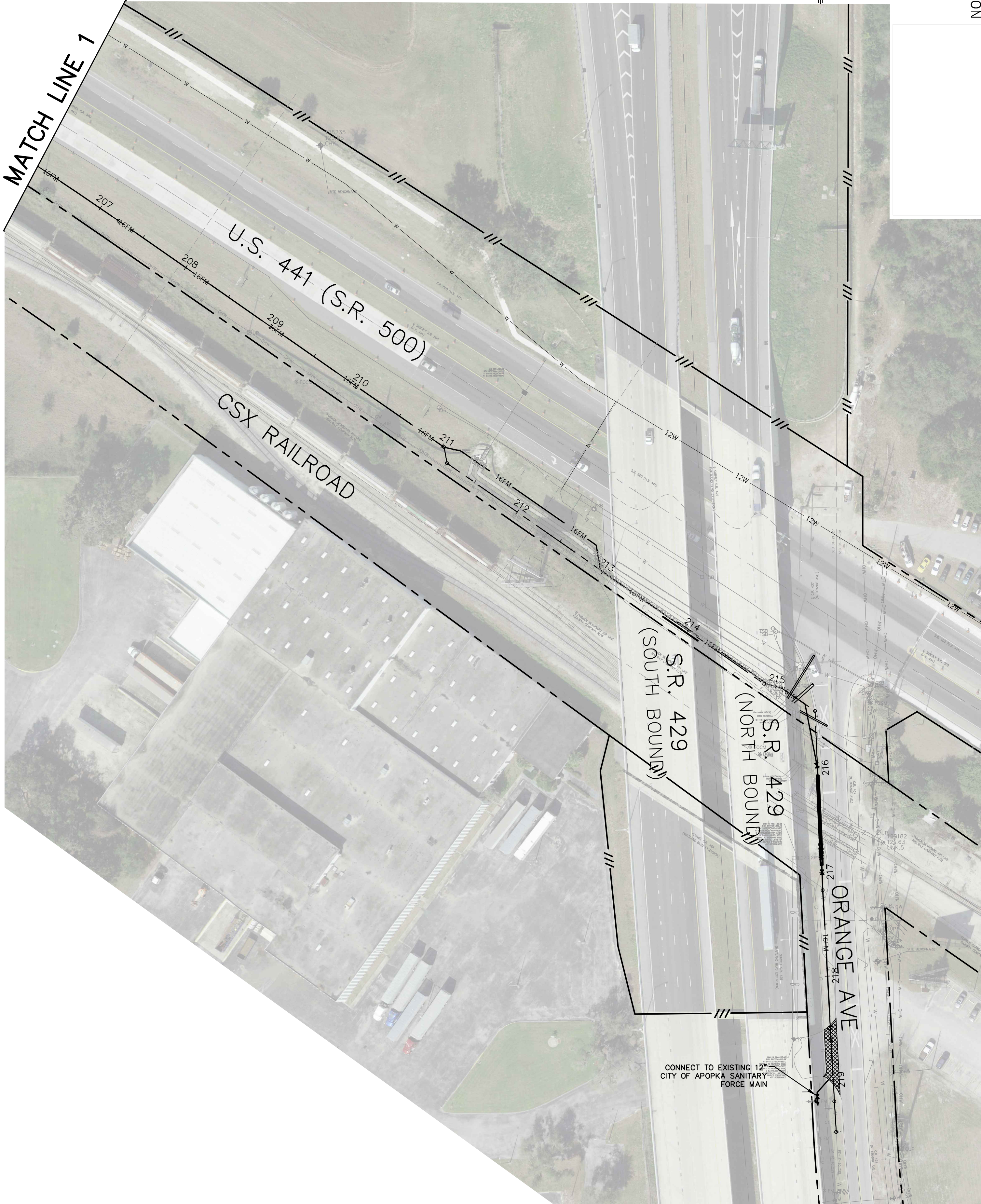
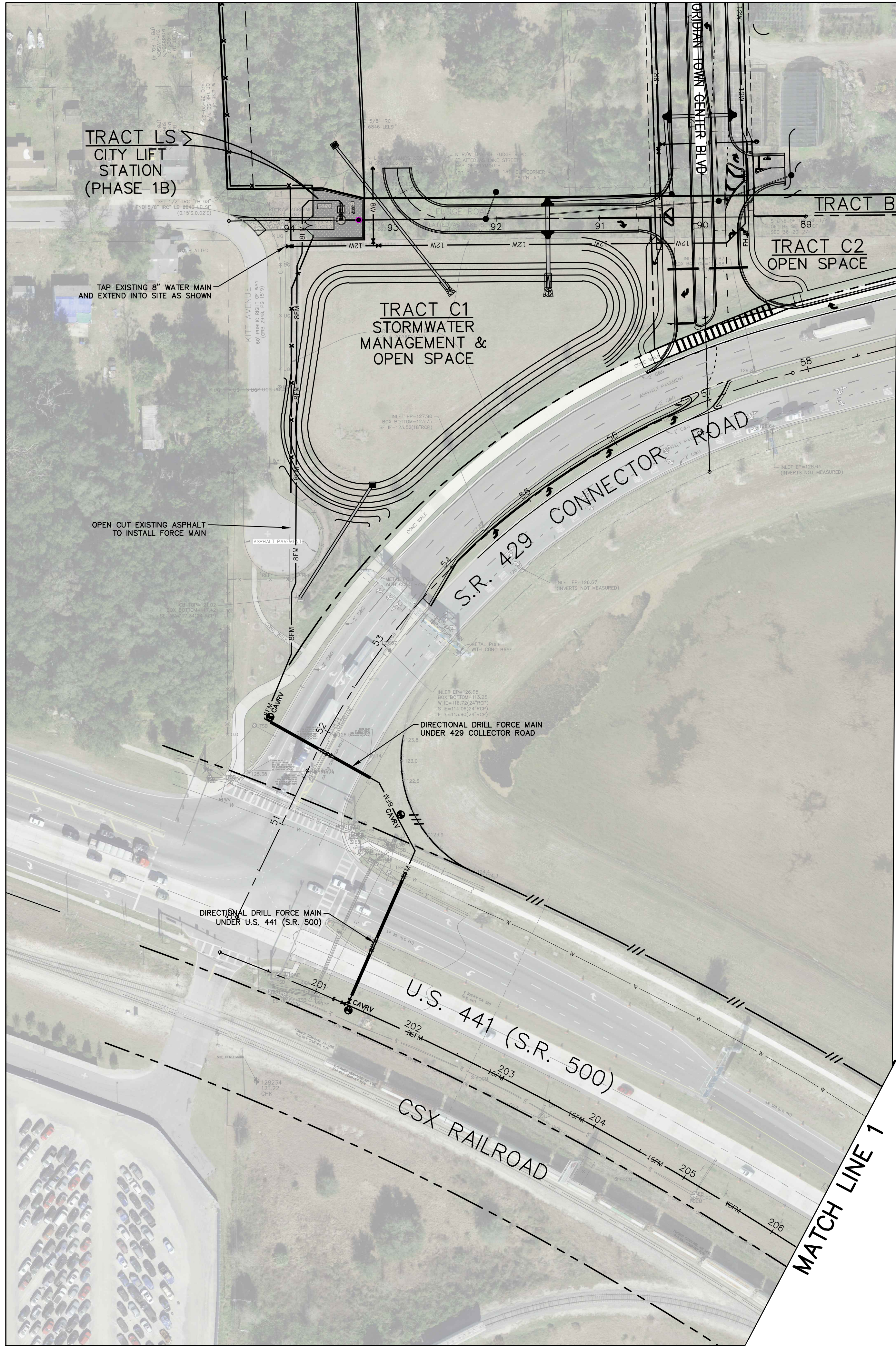
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Sheet Number

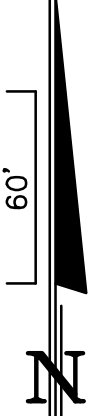
19

19 OF 21

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ORLANDO, FL 32810 407.644.4068

Seals

James C. Nugent, P.E., State of Florida, Professional Engineer, License No. 57553

This seal has been digitally signed and sealed by James C. Nugent, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DATE: _____

MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOKA, FLORIDA

DOCUMENT CHANGES	
Description	Date
Issue Description	
Issue Date	4/19/24
Project No	18161
Drawn/Designed	MAB / MAB
Checked By	JCN
Drawing Title	

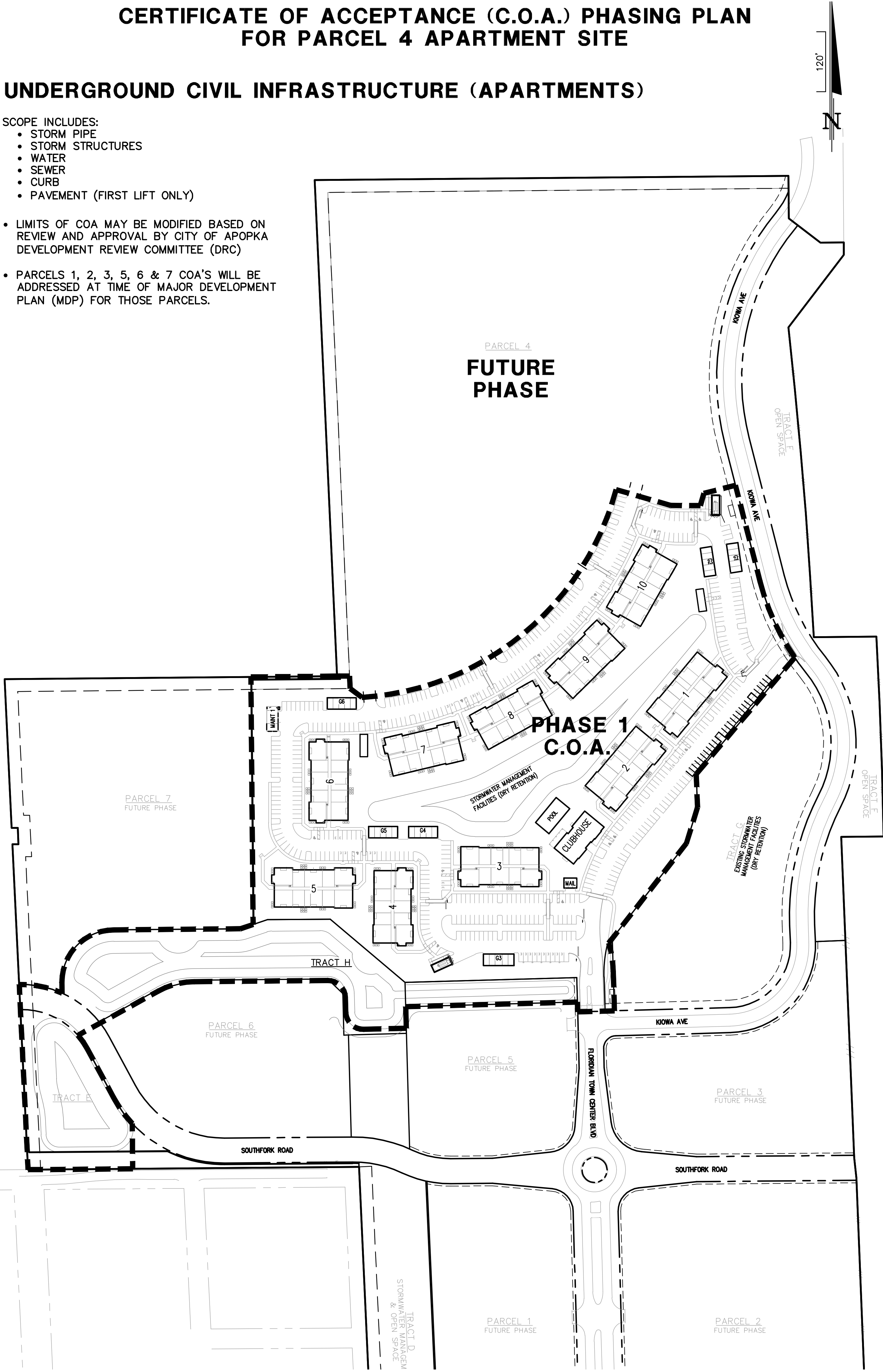
OFFSITE UTILITIES

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CERTIFICATE OF ACCEPTANCE (C.O.A.) PHASING PLAN
FOR PARCEL 4 APARTMENT SITE

UNDERGROUND CIVIL INFRASTRUCTURE (APARTMENTS)

- SCOPE INCLUDES:
- STORM PIPE
 - STORM STRUCTURES
 - WATER
 - SEWER
 - CURB
 - PAVEMENT (FIRST LIFT ONLY)
- LIMITS OF COA MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 5, 6 & 7 COA'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.

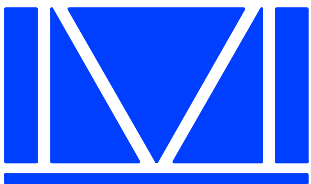
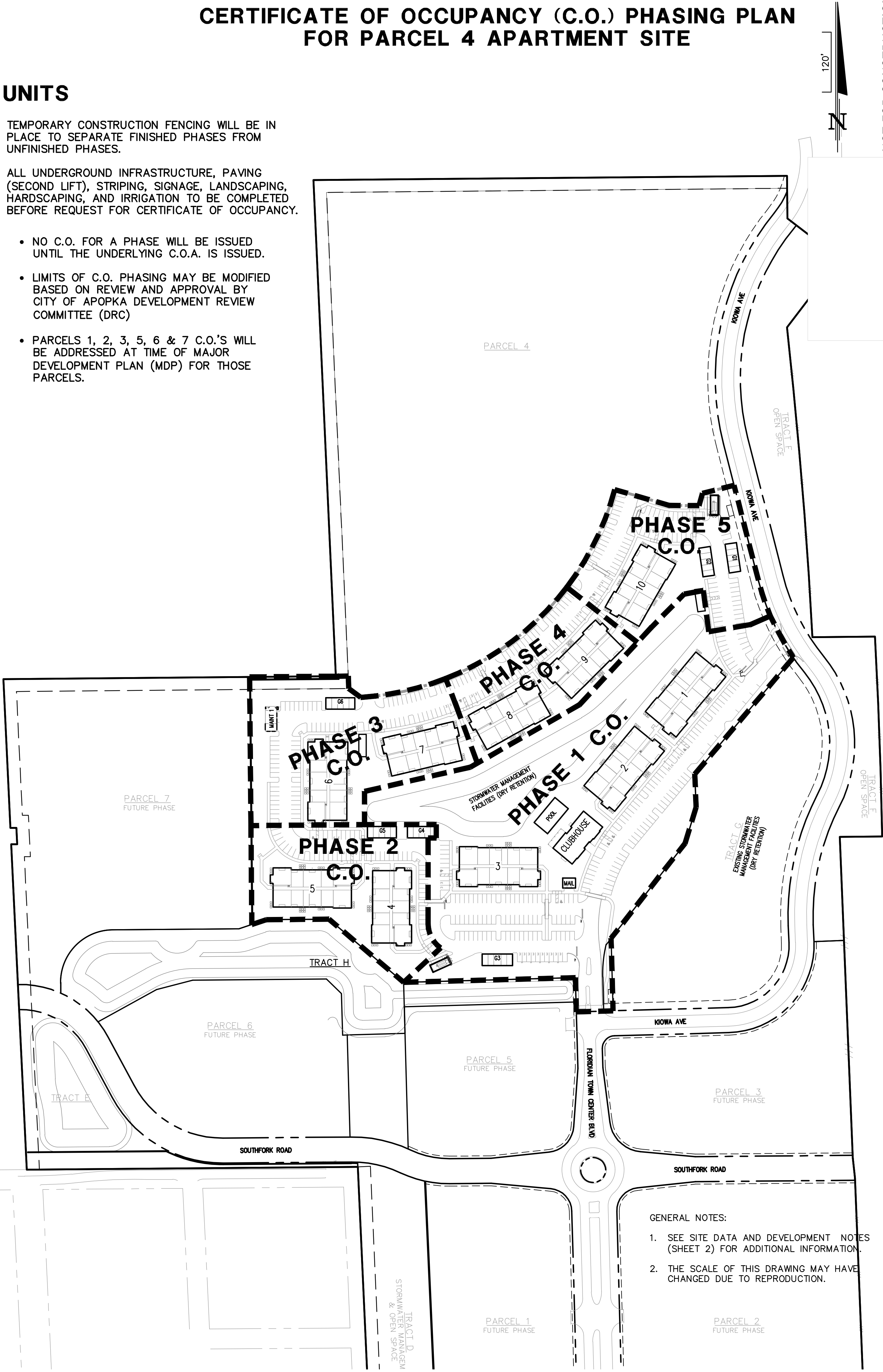


UNITS

TEMPORARY CONSTRUCTION FENCING WILL BE IN PLACE TO SEPARATE FINISHED PHASES FROM UNFINISHED PHASES.

ALL UNDERGROUND INFRASTRUCTURE, PAVING (SECOND LIFT), STRIPING, SIGNAGE, LANDSCAPING, HARDSCAPING, AND IRRIGATION TO BE COMPLETED BEFORE REQUEST FOR CERTIFICATE OF OCCUPANCY.

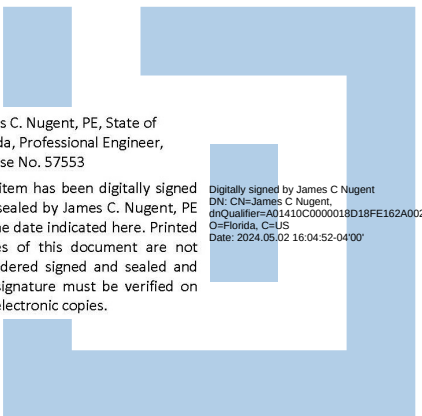
- NO C.O. FOR A PHASE WILL BE ISSUED UNTIL THE UNDERLYING C.O.A. IS ISSUED.
- LIMITS OF C.O. PHASING MAY BE MODIFIED BASED ON REVIEW AND APPROVAL BY CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE (DRC)
- PARCELS 1, 2, 3, 5, 6 & 7 C.O.'S WILL BE ADDRESSED AT TIME OF MAJOR DEVELOPMENT PLAN (MDP) FOR THOSE PARCELS.



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ASSOCIATES
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ORLANDO, FL 32810 407.644.4068

Seals



DATE:

MAJOR DEVELOPMENT PLAN – PHASE 1

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description

Issue Date 2/16/21

Project No 18161

Drawn/ MAB / MAB Checked By JCN

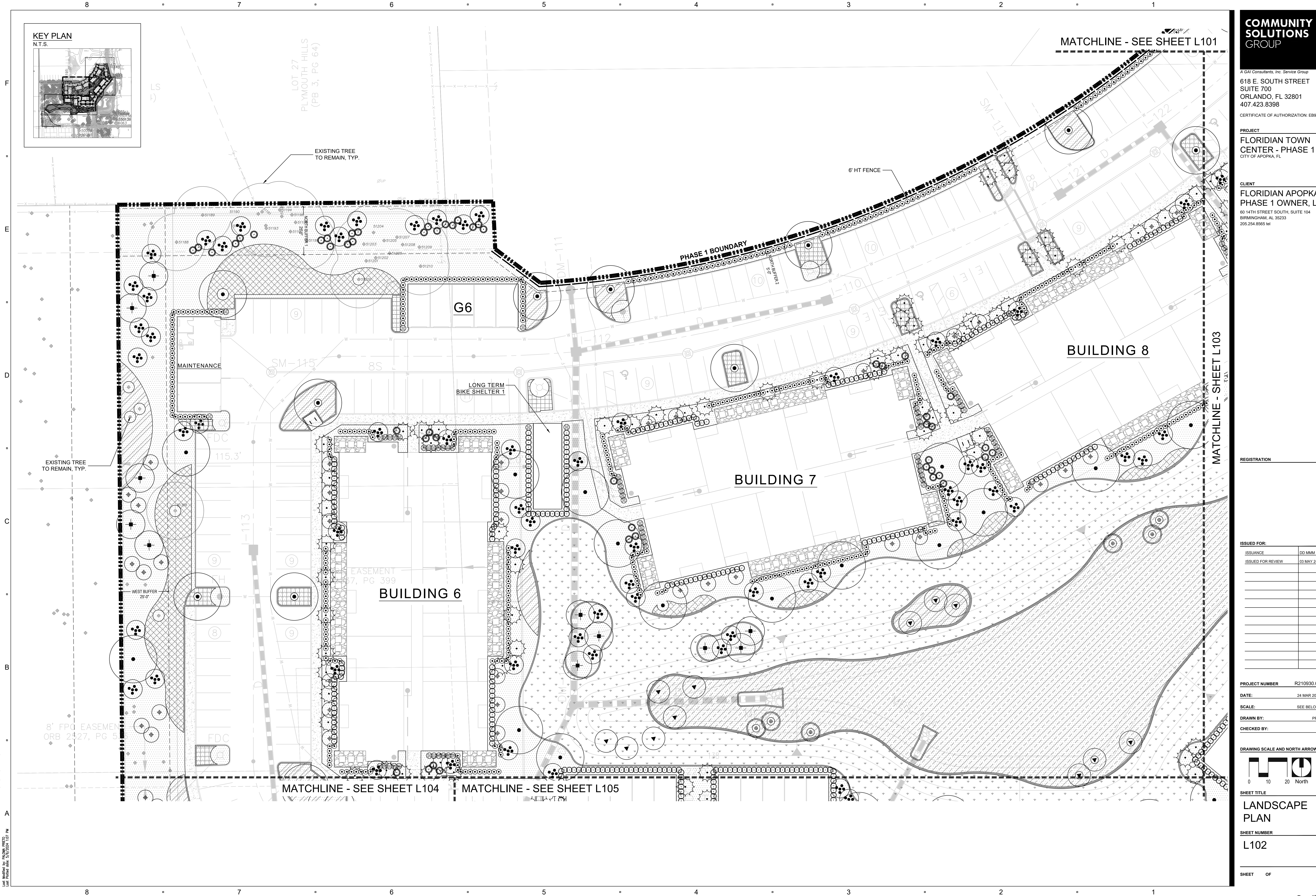
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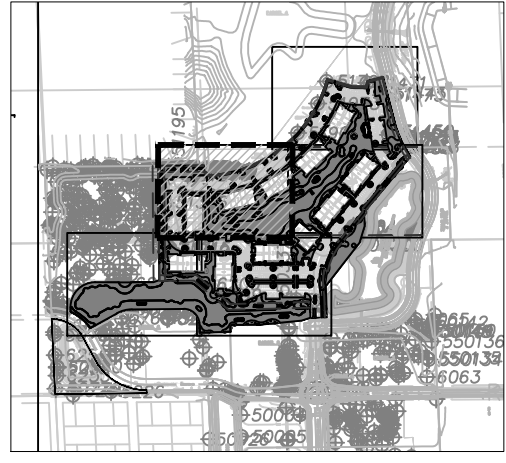
Sheet Number

21

21 OF 21



KEY PLAN
N.T.S.



LOT 27
PLYMOUTH HILLS
(PB 3, PG 64)

EXISTING TREE
TO REMAIN, TYP.

6' HT FENCE

PHASE 1 BOUNDARY

G6

BUILDING 8

BUILDING 7

BUILDING 6

LONG TERM
BIKE SHELTER 1

MAINTENANCE

EXISTING TREE
TO REMAIN, TYP.

EASEMENT
PG 37, PG 399

8' FPO EASEMENT
ORB 2527, PG 5

MATCHLINE - SEE SHEET L104

MATCHLINE - SEE SHEET L105

MATCHLINE - SEE SHEET L101

MATCHLINE - SHEET L103

COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB0951

PROJECT
FLORIDIAN TOWN
CENTER - PHASE 1
CITY OF APOKA, FL

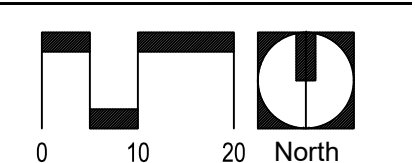
CLIENT
FLORIDIAN APOKA
PHASE 1 OWNER, LLC
60 14TH STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
205.254.8565 tel

REGISTRATION

ISSUED FOR:	
ISSUANCE	DD MMM YY
ISSUED FOR REVIEW	03 MAY 24

PROJECT NUMBER R210930.02
DATE: 24 MAR 2024
SCALE: SEE BELOW
DRAWN BY: PPM
CHECKED BY: IM

DRAWING SCALE AND NORTH ARROW

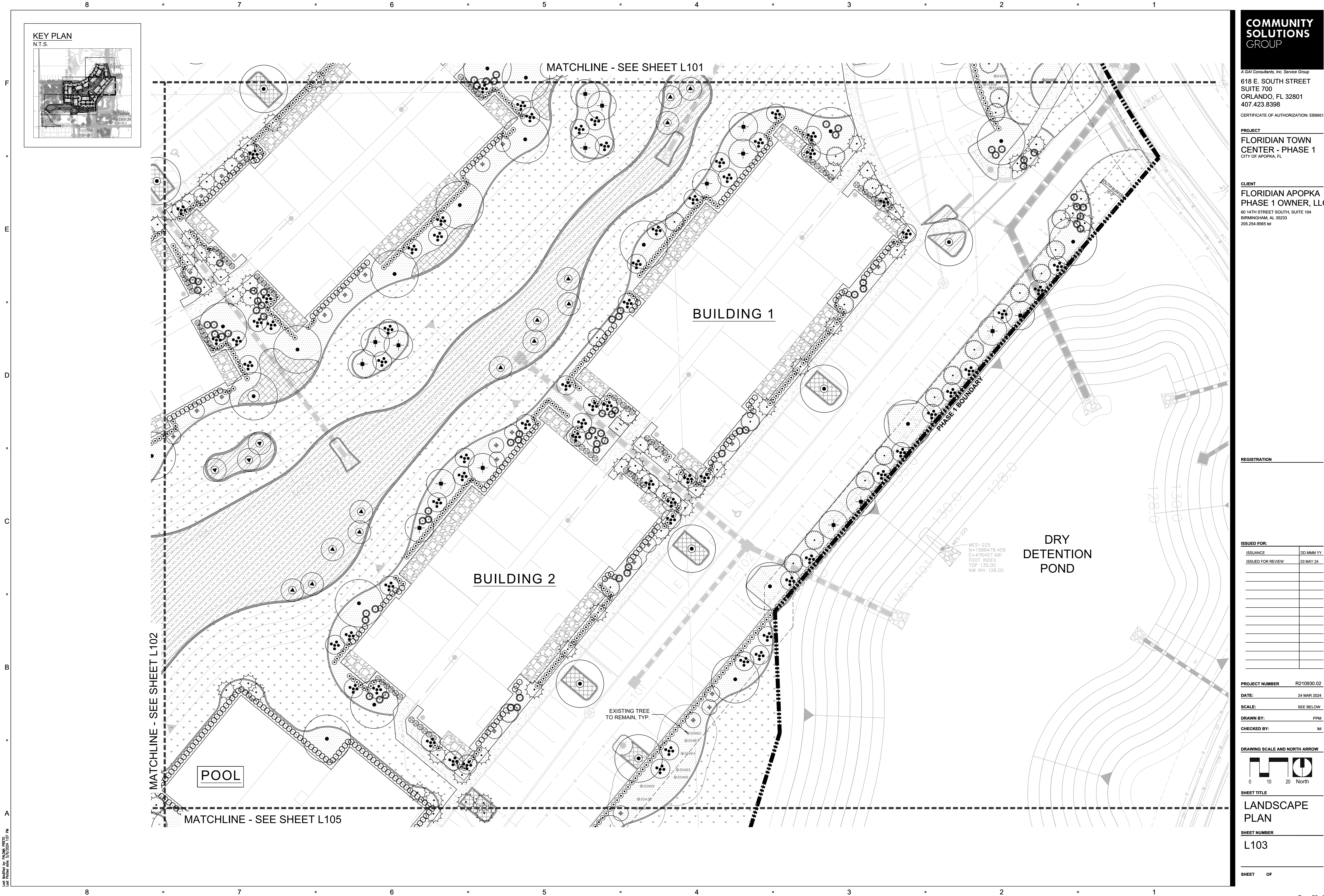


SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L102

SHEET OF

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Last Modified By: jhorne



KEY PLAN
N.T.S.

MATCHLINE - SEE SHEET L101

BUILDING 1

BUILDING 2

POOL

MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L105

EXISTING TREE
TO REMAIN, TYP.

DRY
DETENTION
POND

MES-225
N=1588479.459
E=476457.451
FDOT INDEX
TOP 135.00
NW INV 128.00

COMMUNITY
SOLUTIONS
GROUP

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB0951

PROJECT
FLORIDIAN TOWN
CENTER - PHASE 1
CITY OF APOKA, FL

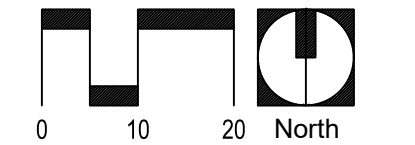
CLIENT
FLORIDIAN APOKA
PHASE 1 OWNER, LLC
60 14TH STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
205.254.8565 tel

REGISTRATION

ISSUED FOR:	
ISSUANCE	DD MMM YY
ISSUED FOR REVIEW	03 MAY 24

PROJECT NUMBER	R210930.02
DATE:	24 MAR 2024
SCALE:	SEE BELOW
DRAWN BY:	PPM
CHECKED BY:	IM

DRAWING SCALE AND NORTH ARROW



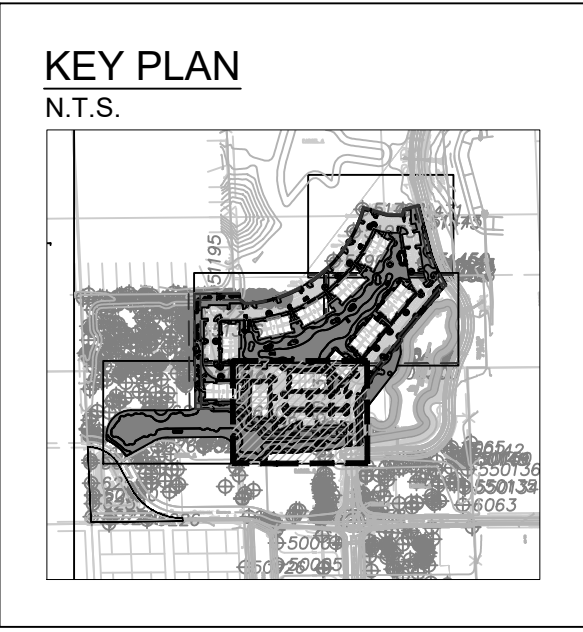
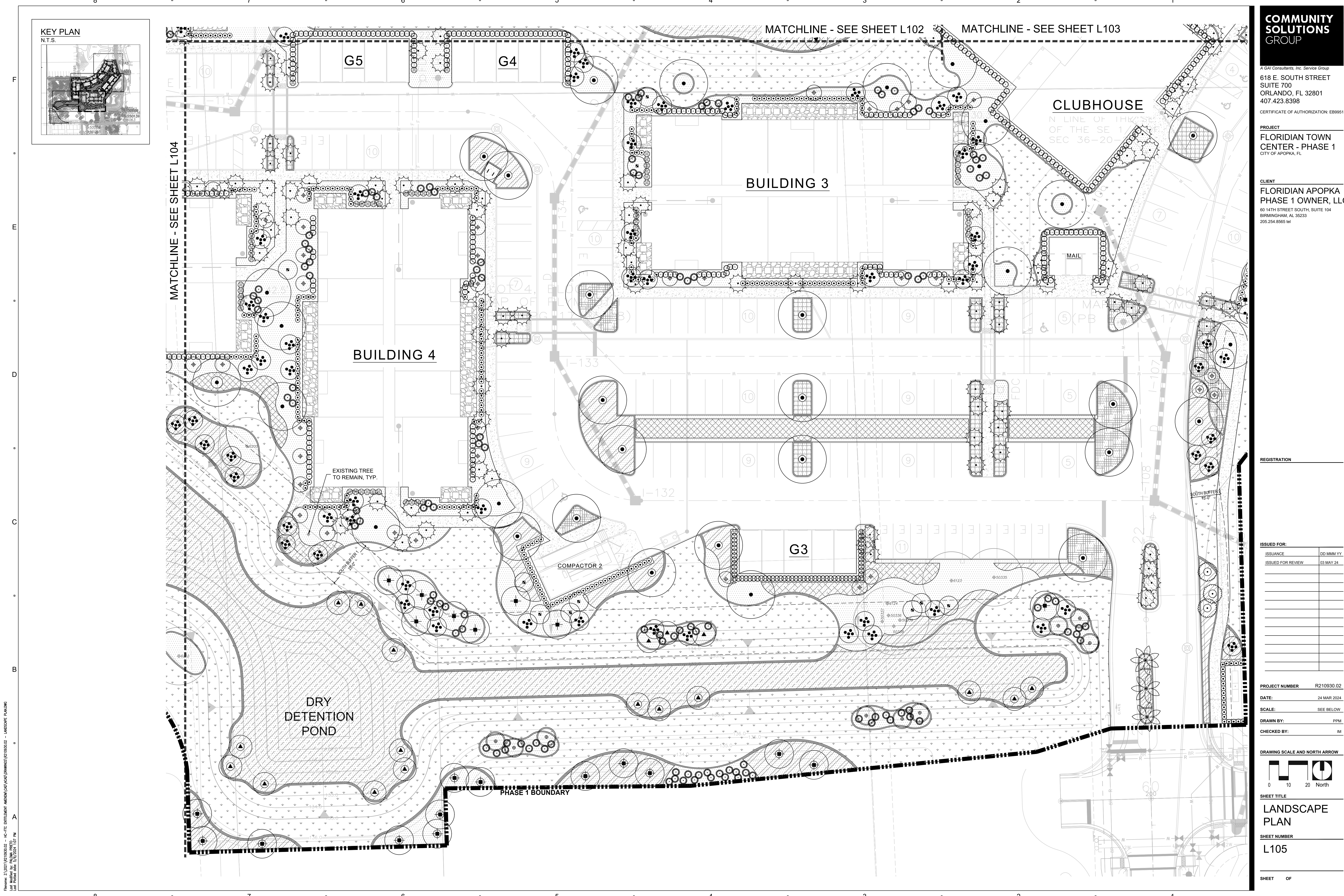
SHEET TITLE
LANDSCAPE
PLAN

SHEET NUMBER
L103

SHEET OF



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 Last Modified by: PALOMA PRETO
 Last Plotted date: 5/6/2024 1:07 PM
 A



COMMUNITY SOLUTIONS GROUP

A GAI Consultants, Inc. Service Group
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
CERTIFICATE OF AUTHORIZATION: EB0951

PROJECT
FLORIDIAN TOWN CENTER - PHASE 1
CITY OF APOPKA, FL

CLIENT
FLORIDIAN APOPKA PHASE 1 OWNER, LLC
60 14TH STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
205.254.8565 tel

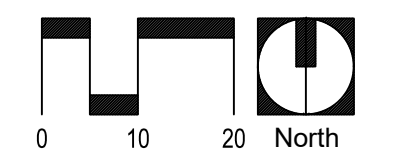
REGISTRATION

ISSUED FOR:

ISSUANCE	DD MMM YY
ISSUED FOR REVIEW	03 MAY 24

PROJECT NUMBER R210930.02
DATE: 24 MAR 2024
SCALE: SEE BELOW
DRAWN BY: PPM
CHECKED BY: IM

DRAWING SCALE AND NORTH ARROW



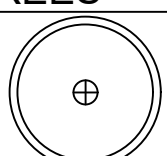
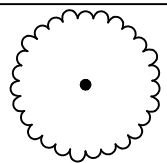
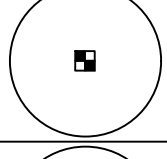
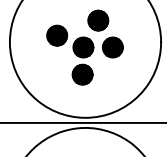
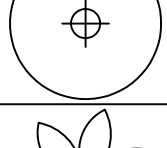
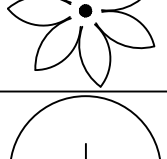
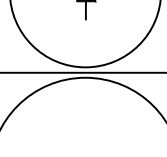
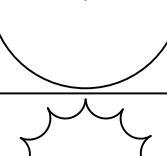
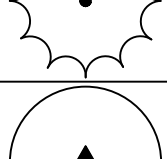
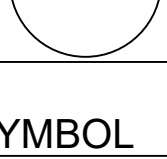
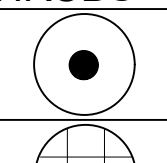
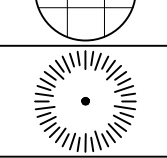
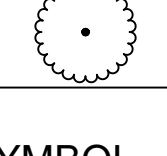
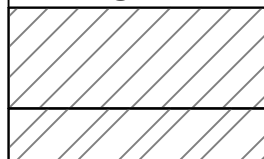
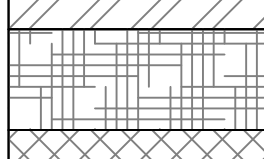
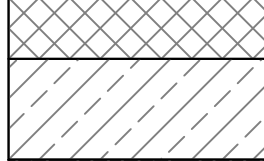
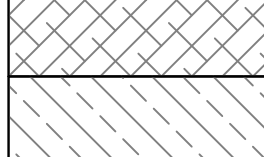
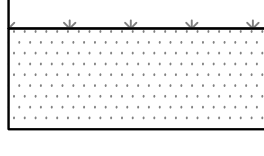
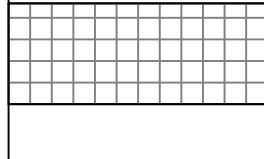
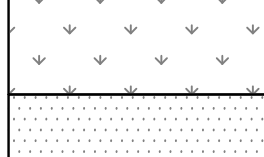
SHEET TITLE
LANDSCAPE PLAN
SHEET NUMBER
L105

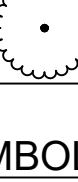
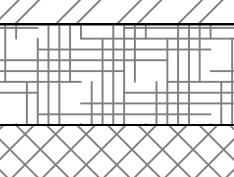
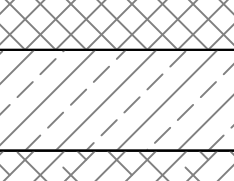
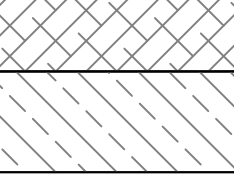
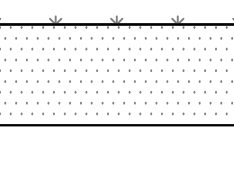
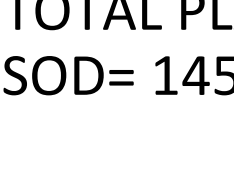
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User: jroberts Date: 11/24/2023 1:07 PM
Plot Date: 11/24/2023 1:07 PM

NOTE:

All landscape areas to be top dressed with Pine Straw mulch at 3" depth. Mulch areas and quantities referenced in the Plant Schedule above are located in a specific area on site.

5								4								3								2								1							
PLANT SCHEDULE																																							
SYMBOL		CODE		QTY		BOTANICAL / COMMON NAME										CONT				SIZE						NATIVE/NON-NATIVE													
TREES																																							
		JV		30		Juniperus virginiana `Silicola` / Southern Red Cedar										F.G.				3" CAL., 8' HT. MIN X 5' SPRD.						Native													
		LIN		25		Lagerstroemia indica `Muskogee` / Muskogee Crape Myrtle										45 GAL.				STD., 2.5" CAL, 10'-12' HT X 5' SPRD						Non-Native													
		MGL		14		Magnolia grandiflora `Little Gem` / Dwarf Southern Magnolia										65 GAL.				3" CAL., 8' HT X 3.5' SPRD						Native													
		MC		243		Morella cerifera / Wax Myrtle										45 GAL.				MULTI TREE, 8' HT MIN. FULL						Native													
		MF		145		Myrcianthes fragrans / Simpson's Stopper										45 GAL.				TREE FORM, SINGLE, 2" CAL. 10' HT						Native													
		PD		3		Phoenix dactylifera `Medjool` / Date Palm										FG.				20' HT, MATCHED, SPECIMEN						Non-Native													
		PE		56		Pinus elliotti var. densa / South Florida Slash Pine										45 GAL.				STD., 3" CAL. 10'-12' HT X 4' SPRD						Native													
		QV		110		Quercus virginiana, 65G / Southern Live Oak										65 GAL.				3"-4" CAL., 6' CT. 15'-16' HT X 7'-8' SPRD						Native													
		SP		280		Sabal palmetto / Cabbage Palm										FG.				10'-18' CT. SEE PLAN FOR CT HT.						Native													
		TD		70		Taxodium distichum / Bald Cypress										65 GAL.				3"-3.5" CAL., 14' HT X 6' SPRD						Native													
SYMBOL		CODE		QTY		BOTANICAL / COMMON NAME										SIZE				NATIVE/NON-NATIVE																			
SHRUBS																																							
		PMA		1,853		Podocarpus macrophyllus / Podocarpus										7 GAL., 3' HT MIN.				Non-Native																			
		RF		251		Rhododendron indicum `Formosa` / Formosa Azalea										7 GAL., 3' HT MIN.				Non-Native																			
		SR		275		Serenoa repens / Saw Palmetto										15 GAL., 3' O.A.				Native																			
		VO		1,034		Viburnum obovatum / Walter`s Viburnum										7 GAL. FULL. 2' HT MIN.				Native																			
SYMBOL		CODE		QTY		BOTANICAL / COMMON NAME										SIZE				NATIVE/NON-NATIVE										SPACING									
SHRUB AREAS																																							
		JB		57		Juniperus conferta `Blue Pacific` / Blue Pacific Juniper										3 GAL., 6" HT X 15" SPRD.				Non-Native										24" o.c.									
		MCA		2,809		Muhlenbergia capillaris / Pink Muhly										3 GAL. 18"-24" OA.				Native										30" o.c.									
		RI		545		Raphiolepis indica / Indian Hawthorn										3 GAL., 10"HT X12" SPRD				Non-Native										30" o.c.									
		SBA		444		Spartina bakeri / Sand Cord Grass										3 GAL., 24"-30" HT, FULL				Native										48" o.c.									
		SBA2		5,693		Spartina bakeri / Sand Cord Grass										4" LINER, 24" HT.				Native										48" o.c.									
		TFL		796		Tripsacum floridanum / Dwarf Fakahatchee										3 GAL., 18" HT				Native										30" o.c.									
		VOD		38		Viburnum obovatum `Dwarf Walter`s` / Dwarf Walter`s Viburnum										3 GAL. 18"-24" OA.				Native										30" o.c.									
GROUND COVERS																																							
		EB		2,371		Evolvulus glomeratus `Blue Daze` / Brazilian Dwarf Morning Glory										1 GAL., 8"-10" HT				Native										18" o.c.									
SOD & MULCH																																							
		PNO		145,649 sf		Paspalum notatum / Bahia Grass										sod																							
		MULCH		255,221 sf		Pine Straw Mulch										flat																							
TOTAL PLANTING AREA = 400,870 SF																																							
SOD= 145,649 SF or 36.33%																																							

PLANT SCHEDULE			
SYMBOL	CODE	QTY	BOTANICAL NAME
TREES			
	JV	30	Juniperus
	LIN	25	Lagerströmia
	MGL	14	Magnolia
	MC	243	Morella
	MF	145	Myrcianthes
	PD	3	Phoenix
	PE	56	Pinus
	QV	110	Quercus
	SP	280	Sabal
	TD	70	Taxodium
SYMBOL	CODE	QTY	BOTANICAL NAME
SHRUBS			
	PMA	1,853	Podocarpus
	RF	251	Rhododendron
	SR	275	Serenoa
	VO	1,034	Viburnum
SYMBOL	CODE	QTY	BOTANICAL NAME
SHRUB AREAS			
	JB	57	Juniperus
	MCA	2,809	Muhlenbergia
	RI	545	Rhipsalis
	SBA	444	Spartina
	SBA2	5,693	Spartina
	TFL	796	Tripsacum
	VOD	38	Viburnum
GROUND COVERS			
	EB	2,371	Evolvulus
SOD & MULCH			
	PNO	145,649 sf	Paspalum
	MULCH	255,221 sf	Pine Str

TOTAL PLANTING AREA = 400,870 SF

SOD= 145,649 SF or 36.33%

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SECTION 5.1.5.E.1.k GENERAL STANDARDS FOR OFF-STREET VEHICULAR PARKING

A maximum of a two-foot overhang is allowed from a curb or wheel stop onto a non-paved surface.

SECTION 5.2 LANDSCAPING AND BUFFER STANDARDS SUMMARY

A. Foundation Planting Standards

All buildings facing rights-of-way:

- Shrubs - min. 24" ht, planted 30 inches on-center
- (1) small decorative or ornamental tree (15 Gal. min.) per 20 feet of length

Multifamily and nonresidential:

- (1) canopy shade tree (3" Cal. min)-35 LF of perimeter both abutting and not abutting a street or parking area.
- (10) shrubs (36" min) - per 35 LF of perimeter both abutting and not abutting a street or parking area.

B. Off-Street Vehicular Parking Area Planting

Interior Vehicular Parking Area Landscaping

- At least 90 percent of the parking spaces shall be within 80 feet of the trunk of a tree.
- Credit for Required Landscaping:
Required landscaping associated with perimeter landscaping around an off-street vehicular parking area may be credited towards the bufferyard requirements.

Perimeter Off-street Vehicular Parking

- A hedge row consisting of a shrub with a min. ht of 36 inches and planted 3.5' on center.

Bufferyards

- Household Living 12--20 units/acre, Group Living, Community Service, Educational abutting Single-Family Detached Dwelling

Type C

Option 1: Semi Opaque - Plantings per 100 linear feet

- 25' minimum width
- (11) Shrubs
- (5) Understory (2" min cal.) Trees
- (3) Canopy (3" min cal., 8' ht.) Tree

Option 2: Semi Opaque - Plantings per 100 linear feet

- 15' minimum width
- (15) Shrubs
- (6) Understory (2" min cal.) Trees
- (2) Canopy (3" min cal., 8' ht.) Tree

Option 3: Semi Opaque - Plantings per 100 linear feet

- 5' minimum width
- 6' ht opaque fence or wall
- (15) Shrubs

Parking Area Calculations	
# of Parking Spaces	Required: 499 (468= 312 units x 1.5 spaces per 1 unit)+(31= 1 space per 10 units)
	Provided: 493
Parking lot paved area (vehicular only):	3.85 AC (167,818 SF)
# of Trees in parking lot	Required: 49.3 or 50 (1 Canopy tree per 10 spaces)
	Provided: 64
Mature canopy overlap in parking lot	Required: 30%
	Provided: 67.8% (2.61 AC or 113,771 SF)
	Tree mature spread diameters (Source - IFAS source): - Southern Live Oak (Quercus virginiana) - 60 ft. - South Florida Slash Pine (Pinus elliotti var. densa) - 30 ft. - Southern Magnolia (Magnolia grandiflora) - 40 ft. - Cabbage Palm (Sabal palmetto) - 8 ft.

IRRIGATION NOTE:

All areas should receive 100% irrigation with head to head coverage except dry ponds.

MEDIOOL DATE INSTALLATION NOTE:

Landscape Contractor shall provide certification that trees are free of Lethal Bronzing Disease (LBD). Provide LBD testing quarterly through establishment period. Follow current maintenance protocol prescribed by the University of Florida Institute of Food and Agricultural Sciences (IFAS). Contact the IFAS Orange County Extension office for more information 407.254.9200 orange@ifas.ufl.edu. Contractor shall replace any diseased tree during establishment period.

BUFFER CALCULATIONS

**NORTH BUFFER 1: TYPE "C" OPTION 1
REQUIRED (5.2.5.B.3.D-2)**

- 25' min. width
- 11 shrubs/100 LF:
- North Boundary 1= 195.3 LF/100= 1.95 X 11= 21.45 or 22 shrubs
- 5 Understory (2" Cal. Min.) Trees/ 100 LF
- North Boundary 1= 195.3 LF/100= 1.95 X 5= 9.75 or 10 Understory Trees
- 3 Canopy (3" Cal. Min and 8' Ht) Trees/100 LF
- North Boundary 1= 195.3 LF/100= 1.95 X 3= 5.85 or 6 Canopy Trees

**NORTH BUFFER 1: TYPE "C" OPTION 1
PROVIDED (5.2.5.B.3.D-2)**

- 25' width
- 22 Shrubs
- 10 Understory (2" Cal. Min.) Trees
- 18 Existing

**NORTH BUFFER 2: TYPE "C" OPTION 3
REQUIRED (5.2.5.B.3.D-2)**

- 5' min. width
- 6' ht opaque fence
- 15 shrubs/100 LF:
- North Boundary 2= 1,001.2 LF/100= 10.0 X 15= 150.18 or 151 shrubs

**NORTH BUFFER 2: TYPE "C" OPTION 3
PROVIDED (5.2.5.B.3.D-2)**

- 5' width
- 6' ht opaque fence
- 209 Shrubs

**WEST BUFFER: TYPE "C" OPTION 1
REQUIRED (5.2.5.B.3.D-2)**

- 25' min. width
- 11 shrubs/100 LF:
- West Boundary= 495 LF/100= 4.95 X 11= 54.45 or 55 shrubs
- 5 Understory (2" Cal. Min.) Trees/ 100 LF
- West Boundary= 495 LF/100= 4.95 X 5= 24.75 or 25 Understory Trees
- 3 Canopy (3" Cal. Min and 8' Ht) Trees/100 LF
- West Boundary= 495 LF/100= 4.95 X 3= 14.85 or 15 Canopy Trees

**WEST BUFFER: TYPE "C" OPTION 1
PROVIDED (5.2.5.B.3.D-2)**

- 25' width
- 152 Shrubs
- 26 Understory (2" Cal. Min.) Trees
- 20 Existing + 8 Canopy (3" Cal. Min and 8' Ht) Trees= 28 Canopy Trees

**EAST BUFFER: TYPE "C" OPTION 2
REQUIRED (5.2.5.B.3.D-2)**

- 15' min. width
- 15 shrubs/100 LF:
- East Boundary= 365.2 LF/100= 3.65 X 15= 54.75 or 55 shrubs
- 6 Understory (2" Cal. Min.) Trees/ 100 LF
- East Boundary= 365.2 LF/100= 3.65 X 6= 21.9 or 22 Understory Trees
- 2 Canopy (3" Cal. Min and 8' Ht) Trees/100 LF
- East Boundary= 365.2 LF/100= 3.65 X 2= 7.3 or 8 Canopy Trees

**EAST BUFFER: TYPE "C" OPTION 2
PROVIDED (5.2.5.B.3.D-2)**

- 15' width
- 157 Shrubs
- 22 Understory (2" Cal. Min.) Trees
- 5 Existing + 4 Canopy (3" Cal. Min and 8' Ht) Trees= 9 Canopy Trees

**SOUTH BUFFER 1: TYPE "C" OPTION 1
REQUIRED (5.2.5.B.3.D-2)**

- 25' min. width
- 11 shrubs/100 LF:
- South Boundary 1= 693 LF/100= 6.93 X 11= 76.23 or 77 shrubs
- 5 Understory (2" Cal. Min.) Trees/ 100 LF
- South Boundary 1= 693 LF/100= 6.93 X 5= 34.65 or 35 Understory Trees
- 3 Canopy (3" Cal. Min and 8' Ht) Trees/100 LF
- South Boundary 1= 693 LF/100= 6.93 X 3= 20.79 or 21 Canopy Trees

**SOUTH BUFFER 1: TYPE "C" OPTION 1
PROVIDED (5.2.5.B.3.D-2)**

- 25' width
- 174 Shrubs
- 35 Understory (2" Cal. Min.) Trees
- 21 Canopy (3" Cal. Min and 8' Ht) Trees

**SOUTH BUFFER 2: TYPE "C" OPTION 2
REQUIRED (5.2.5.B.3.D-2)**

- 15' min. width
- 15 shrubs/100 LF:
- South Boundary 2= 847 LF/100= 8.47 X 15= 127.05 or 128 shrubs
- 6 Understory (2" Cal. Min.) Trees/ 100 LF
- South Boundary 2= 847 LF/100= 8.47 X 6= 50.82 or 51 Understory Trees
- 2 Canopy (3" Cal. Min and 8' Ht) Trees/100 LF
- South Boundary 2= 847 LF/100= 8.47 X 2= 16.94 or 17 Canopy Trees

**SOUTH BUFFER 2: TYPE "C" OPTION 2
PROVIDED (5.2.5.B.3.D-2)**

- 15' width
- 205 Shrubs
- 52 Understory (2" Cal. Min.) Trees
- 18 Canopy (3" Cal. Min and 8' Ht) Trees

BUILDING FOUNDATION CALCULATIONS

BLDG 1 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 495.3/35= 14.15 x 10= 141.5 or 142 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 495.3 (bldg perimeter)/20= 24.77 or 25 Trees
- (1) Canopy Tree per 35 LF
- 495.3 (bldg perimeter)/35= 14.15 or 15 Trees

BLDG 1 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 142 Shrubs (36"ht. min.)
- 25 Small Decorative or Ornamental Trees
- 15 Canopy Trees

BLDG 2 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 503.3/35= 14.38 x 10= 143.8 or 144 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 503.3 (bldg perimeter)/20= 25.17 or 26 Trees
- (1) Canopy Tree per 35 LF
- 503.3 (bldg perimeter)/35= 14.38 or 15 Trees

BLDG 2 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 147 Shrubs (36"ht. min.)
- 26 Small Decorative or Ornamental Trees
- 15 Canopy Trees

BLDG 3 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 479.3/35= 13.69 x 10= 136.9 or 137 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 3 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 144 Shrubs (36" ht. min.)
- 26 Small Decorative or Ornamental Trees
- 15 Canopy Trees

BLDG 4 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 479.3/35= 13.69 x 10= 136.9 or 137 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 4 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 137 Shrubs (36" ht. min.)
- 24 Small Decorative or Ornamental Trees
- 14 Canopy Trees

BLDG 5 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 503.3/35= 14.38 x 10= 143.8 or 144 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 503.3 (bldg perimeter)/20= 25.17 or 26 Trees
- (1) Canopy Tree per 35 LF
- 503.3 (bldg perimeter)/35= 14.38 or 15 Trees

BLDG 5 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 128 Shrubs (36" ht. min.)
- 20 Small Decorative or Ornamental Trees
- 12 Canopy Trees + 3 Existing Canopy Trees = 15 Canopy Trees

BLDG 6 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 503.3/35= 14.38 x 10= 143.8 or 144 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 503.3 (bldg perimeter)/20= 25.17 or 26 Trees
- (1) Canopy Tree per 35 LF
- 503.3 (bldg perimeter)/35= 14.38 or 15 Trees

BLDG 6 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 144 Shrubs (36" ht. min.)
- 26 Small Decorative or Ornamental Trees
- 15 Canopy Trees

BLDG 7 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 479.3/35= 13.69 x 10= 136.9 or 137 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 7 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 137 Shrubs (36" ht. min.)
- 24 Small Decorative or Ornamental Trees
- 14 Canopy Trees

BLDG 8 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 495.3/35= 14.15 x 10= 141.5 or 142 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 8 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 137 Shrubs (36"ht. min.)
- 24 Small Decorative or Ornamental Trees
- 14 Canopy Trees

BLDG 9 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 479.3/35= 13.69 x 10= 136.9 or 137 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 9 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 137 Shrubs (36"ht. min.)
- 24 Small Decorative or Ornamental Trees
- 14 Canopy Trees

BLDG 10 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (10) Shrubs (36"ht. min)/35 LF
- 479.3/35= 13.69 x 10= 136.9 or 137 Shrubs
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 479.3 (bldg perimeter)/20= 23.9 or 24 Trees
- (1) Canopy Tree per 35 LF
- 479.3 (bldg perimeter)/35= 13.69 or 14 Trees

BLDG 10 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 137 Shrubs (36"ht. min.)
- 24 Small Decorative or Ornamental Trees
- 12 Canopy Trees

G1 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G1 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.)-30 inches on-center
- 9 Trees

G2 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G2 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.)-30 inches on-center
- 9 Trees

G3 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G3 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.) -30 inches on-center
- 5 Canopy Trees + 4 Existing Trees= 9 Trees

G4 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G4 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.)-30 inches on-center
- 9 Trees

G5 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G5 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.)-30 inches on-center
- 9 Trees

G6 FOUNDATION REQUIREMENTS (5.2.5.A)

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 162 (bldg perimeter)/20= 8.1 or 9 Trees

G6 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.)-30 inches on-center
- 1 Canopy Trees + 8 Existing Canopy Trees= 9 Trees

**CLUBHOUSE BLDG FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 294 (bldg perimeter)/20= 14.7 or 15 Trees

CLUBHOUSE BLDG FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 18 Trees

**MAINTENANCE BLDG FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.)-30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 146 (bldg perimeter)/20= 7.3 or 8 Trees

MAINTENANCE BLDG FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min) at 30" on-center
- 2 Small Decorative or Ornamental Trees + 2 Canopy Trees
- + 4 Existing Canopy Trees = 8 Trees

**COMPACTOR 1 FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 113 (bldg perimeter)/20= 5.65 or 6 Trees

COMPACTOR 1 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.) -30 inches on-center
- 6 Canopy Trees

**COMPACTOR 2 FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 113 (bldg perimeter)/20= 5.65 or 6 Trees

COMPACTOR 2 FOUNDATION PROVIDED

- 4' min width
- Shrubs (24" ht. min.) -30 inches on-center
- 3 Small Decorative or Ornamental Trees + 3 Canopy Trees= 6 Trees

**LONG TERM BIKE SHELTER 1 FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.) -30 inches on-center
- (1) Small Decorative or Ornamental Tree/ 20 LF
- 120 (bldg perimeter)/20= 6 Trees

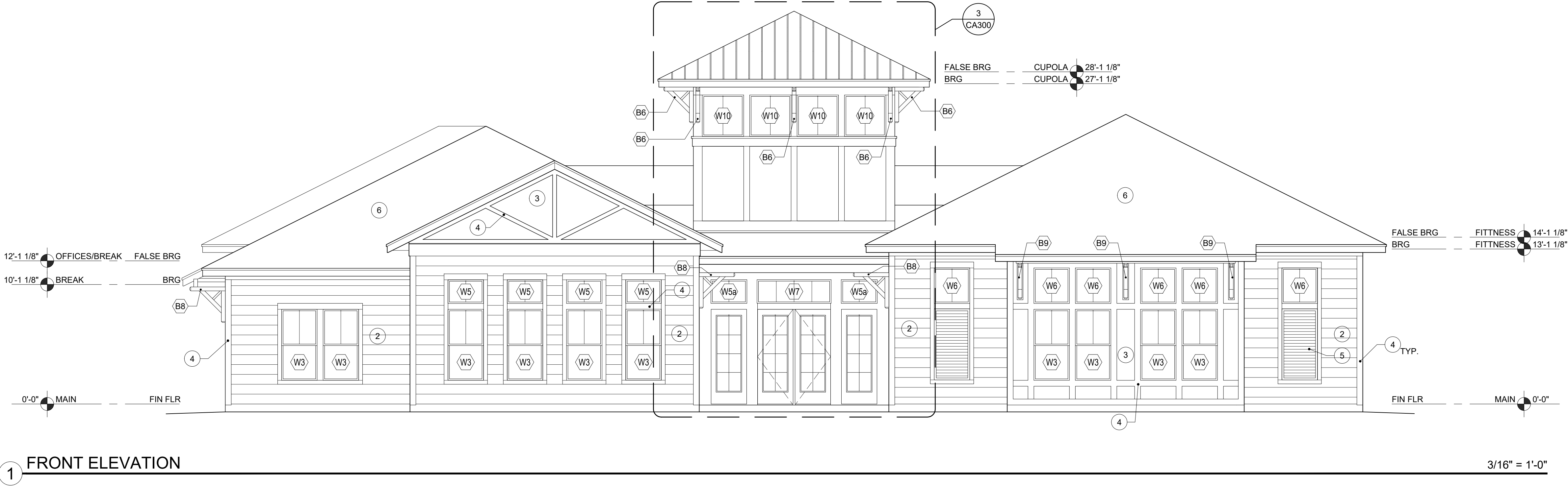
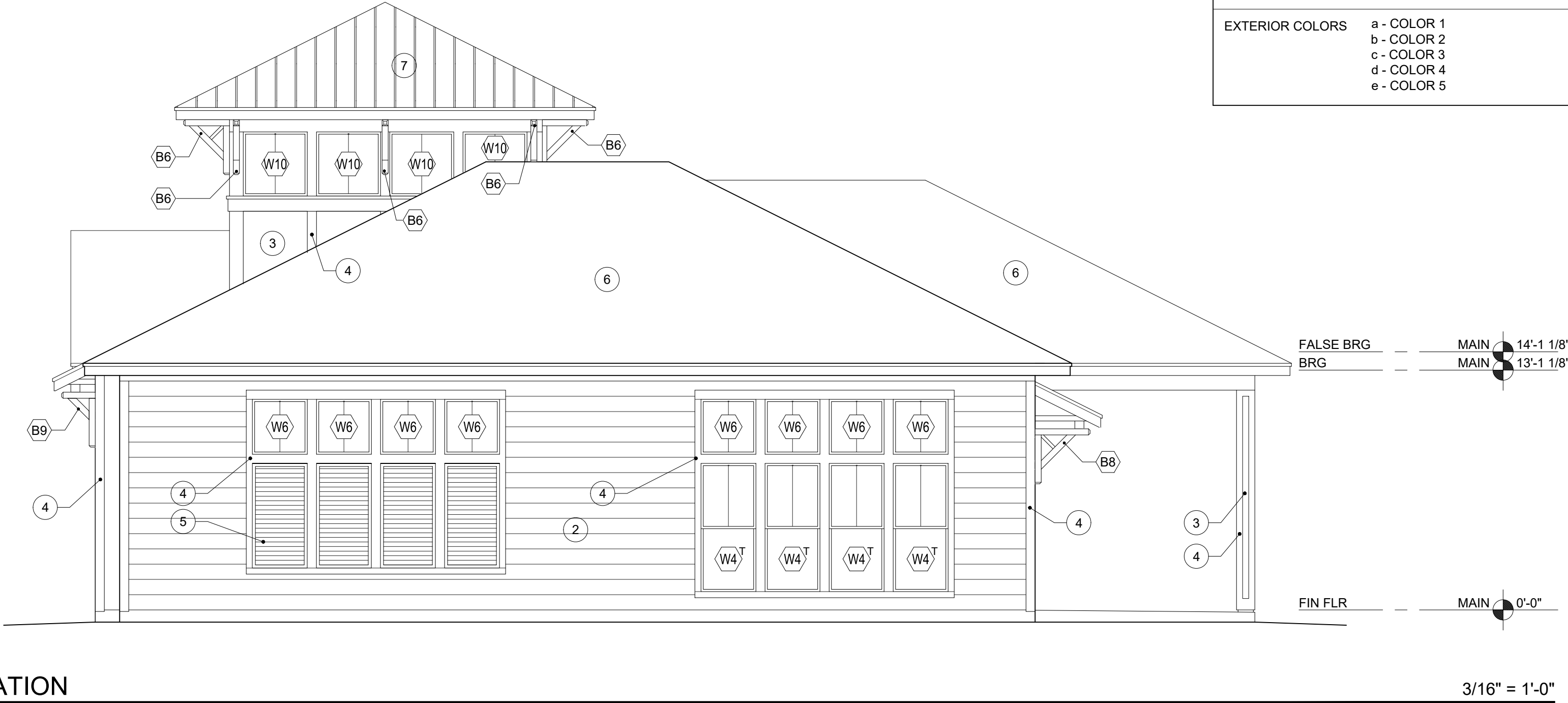
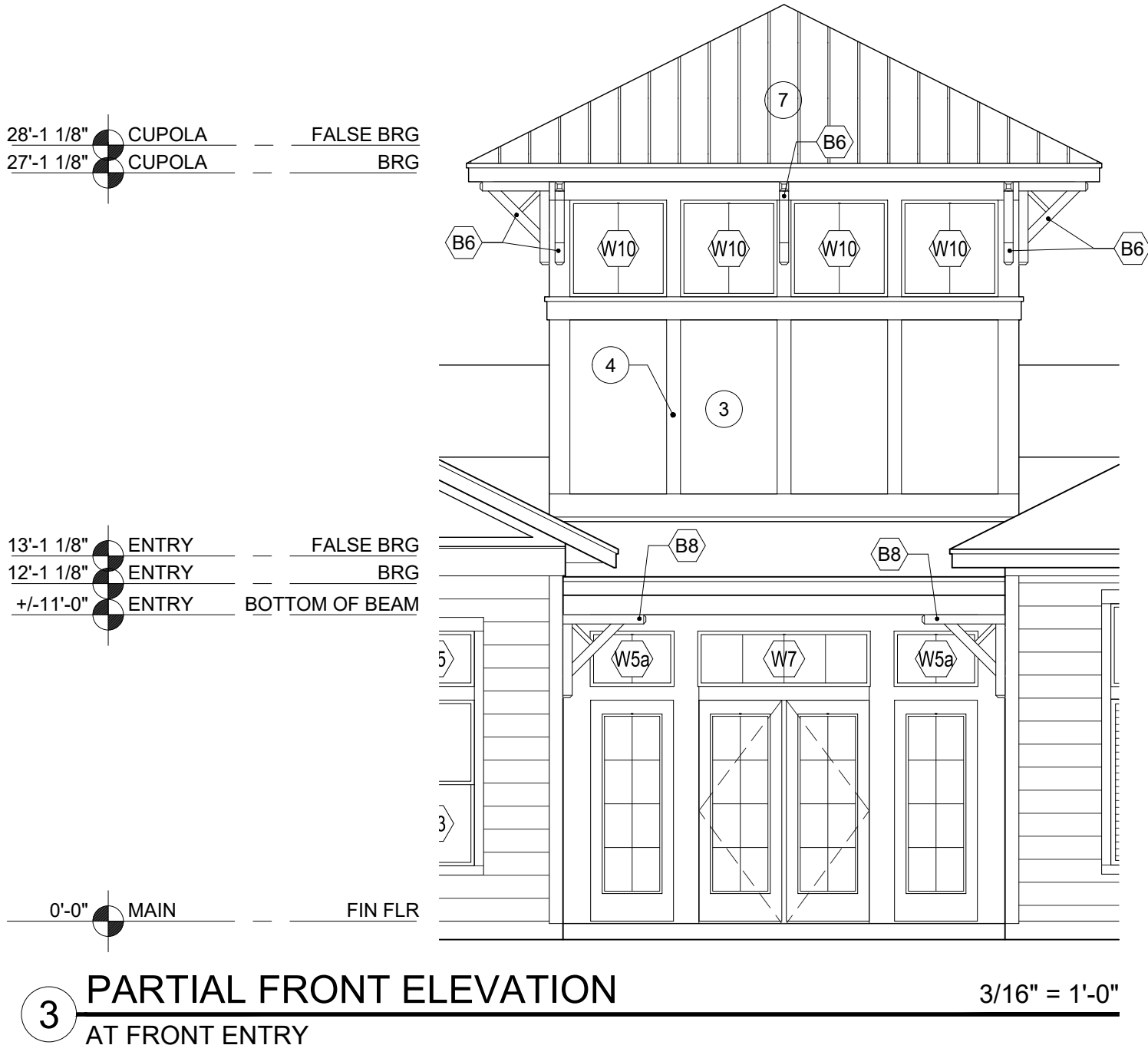
**LONG TERM BIKE SHELTER 1 FOUNDATION
PROVIDED**

- 4' min width
- Shrubs (24" ht. min.) -30 inches on-center
- 4 Small Decorative or Ornamental Trees + 2 Canopy Trees= 6 Trees

**LONG TERM BIKE SHELTER 2 FOUNDATION
REQUIREMENTS (5.2.5.A)**

- 4' min. width
- Shrubs (24" ht. min.) -30 inches

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MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
4	FIBER CEMENT TRIM, SMOOTH, PAINTED
5	FIBER CEMENT LAP SIDING, 3" EXPOSURE, PAINTED
6	ARCHITECTURAL ASPHALT SHINGLES
7	STANDING SEAM METAL ROOF
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
SHUTTERS ARE SITE BUILT UNO. SEE SCHEDULES FOR INFO RE MANUFACTURED SHUTTERS	
SUBMIT SAMPLES FOR APPROVAL BY AOR	
EXTERIOR COLORS	a - COLOR 1 b - COLOR 2 c - COLOR 3 d - COLOR 4 e - COLOR 5

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SUMMIT
CONTRACTING
GROUP, INC.

Project Number: XX.XXXX.XX

Drawn By: G4

Checked By: G4

Project Name:

CORPORATE REALTY

FLORIDIAN TOWN CENTER

APOPKA, FLORIDA

Drawing Name:

CLUBHOUSE

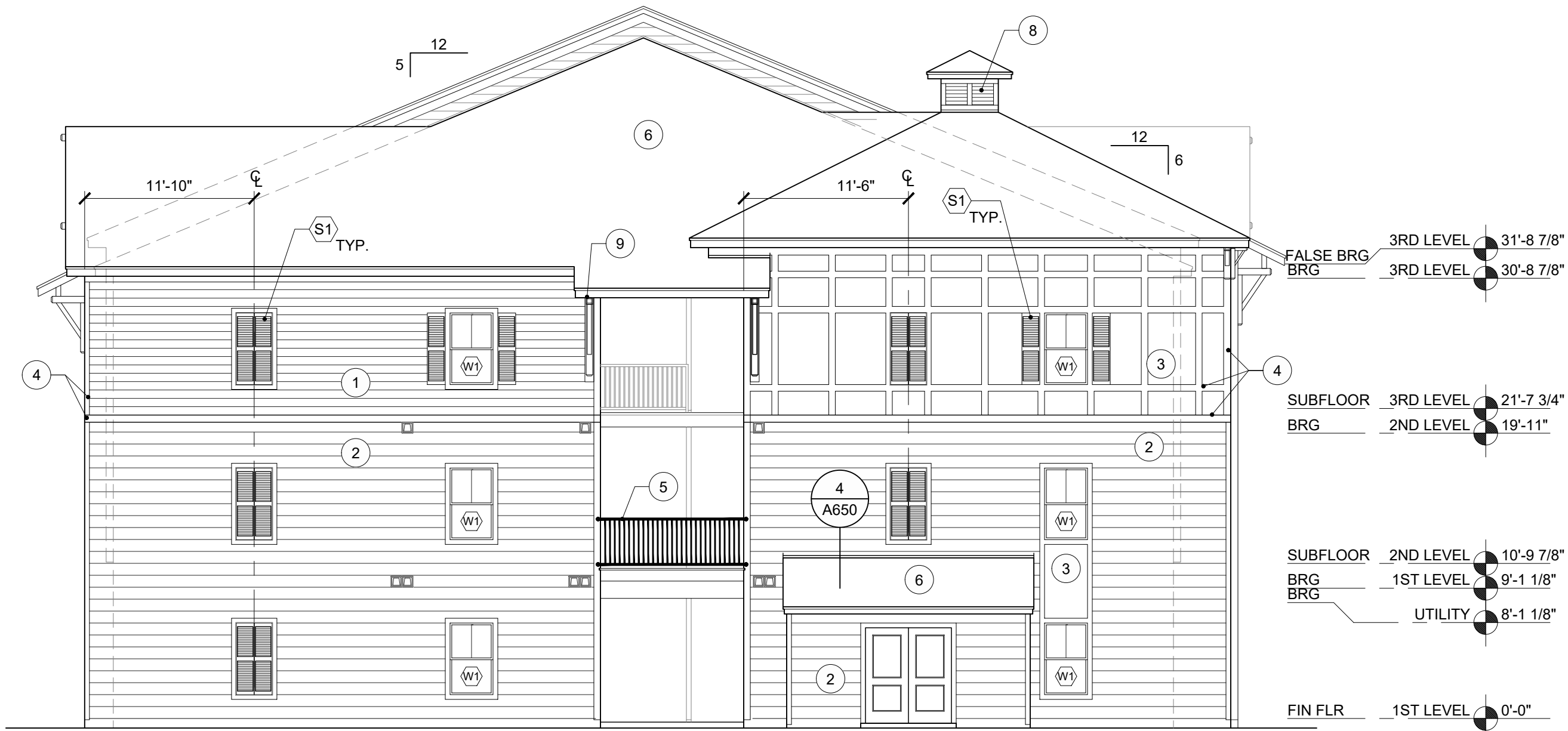
ELEVATIONS

ELEVATION C

CA300

Page 56 of 101

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2 BUILDING MIX 3.1
EXTERIOR ELEVATION - LEFT

1/8" = 1'-0"



1 BUILDING MIX 3.1
EXTERIOR ELEVATION - REAR

1/8" = 1'-0"

MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
4	FIBER CEMENT TRIM, SMOOTH, PAINTED
5	42" HIGH ALUMINUM GUARDRAIL
6	ARCHITECTURAL ASPHALT SHINGLES
7	FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED
8	FIBER CEMENT LAP SIDING, 3" EXPOSURE, PAINTED
9	B1, PAINTED, RE: BRACKET SCHEDULE A701
10	B2, PAINTED, RE: BRACKET SCHEDULE A701
11	B3, PAINTED, RE: BRACKET SCHEDULE A701
12	B4, PAINTED, RE: BRACKET SCHEDULE A701
13	B5, PAINTED, RE: BRACKET SCHEDULE A701
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O. ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE	
SUBMIT SAMPLES FOR APPROVAL BY AOR	
EXTERIOR COLORS a - COLOR 1 b - COLOR 2 c - COLOR 3 d - COLOR 4 e - COLOR 5	

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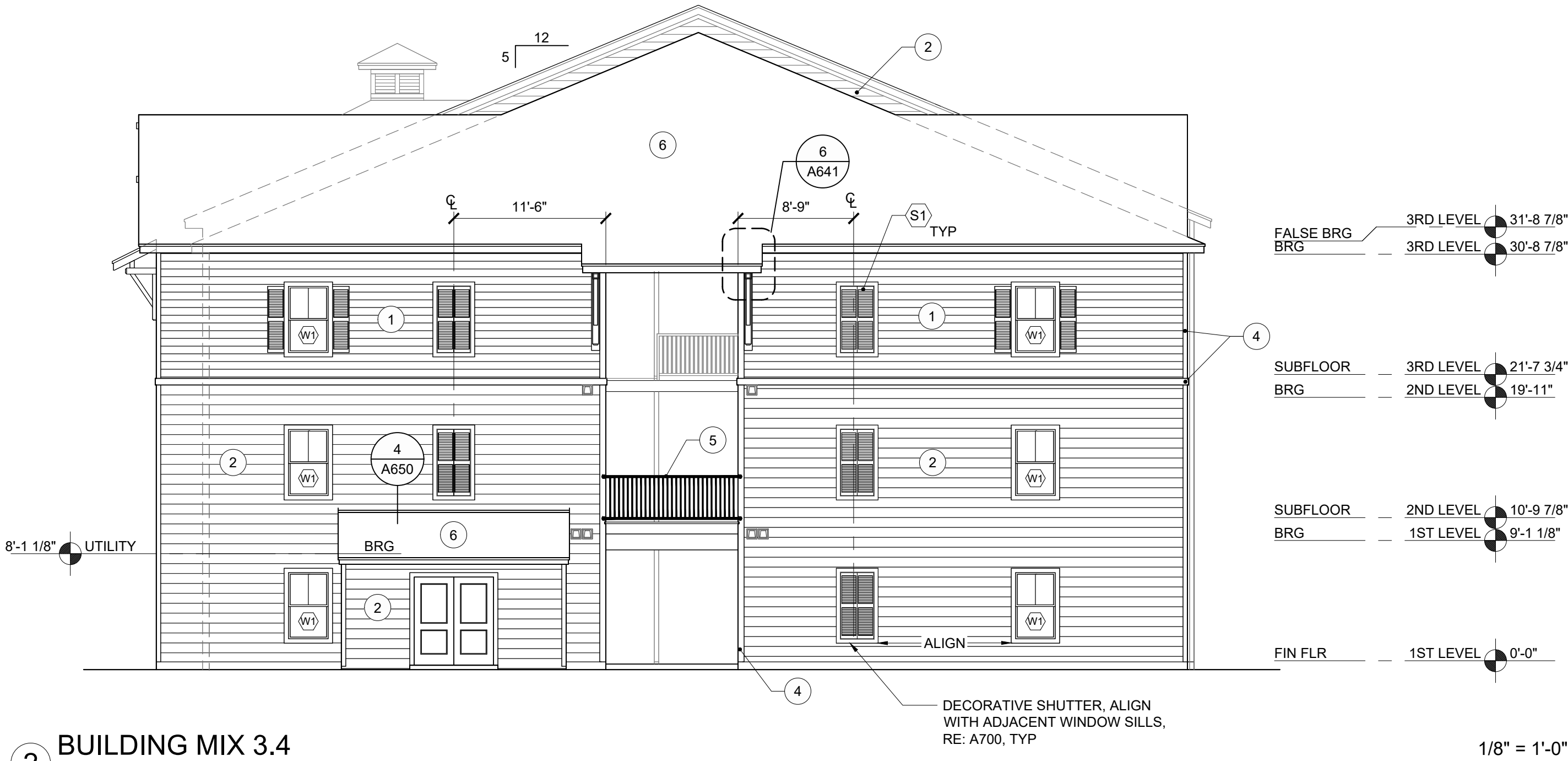
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SUMMIT CONTRACTING GROUP, INC.

Project Number: XX.XXXX.XX
Drawn By: G4
Checked By: G4
Project Name: CORPORATE REALTY
FLORIDIAN TOWN CENTER
APOPKA, FLORIDA
Drawing Name: BUILDING MIX 3.1
EXTERIOR ELEVATIONS
ELEVATION C

A331b

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2 BUILDING MIX 3.4
EXTERIOR ELEVATION - RIGHT



1 BUILDING MIX 3.4
EXTERIOR ELEVATION - FRONT

MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
4	FIBER CEMENT TRIM, SMOOTH, PAINTED
5	42" HIGH ALUMINUM GUARDRAIL
6	ARCHITECTURAL ASPHALT SHINGLES
7	FIBER CEMENT BOARD AND BATTEN, SMOOTH, PAINTED
8	FIBER CEMENT LAP SIDING, 3" EXPOSURE, PAINTED
9	B1, PAINTED, RE: BRACKET SCHEDULE A701
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11	B3, PAINTED, RE: BRACKET SCHEDULE A701
12	B4, PAINTED, RE: BRACKET SCHEDULE A701
13	B5, PAINTED, RE: BRACKET SCHEDULE A701
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O. ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE	
SUBMIT SAMPLES FOR APPROVAL BY AOR	
EXTERIOR COLORS a - COLOR 1 b - COLOR 2 c - COLOR 3 d - COLOR 4 e - COLOR 5	

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GROUP, INC.

Project Number: XX.XXXX.XX
Drawn By: G4
Checked By: G4
Project Name:
CORPORATE REALTY
FLORIDIAN TOWN CENTER
APOPKA, FLORIDA
Drawing Name:
BUILDING MIX 3.4
EXTERIOR ELEVATIONS
ELEVATION C

A334a

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2 BUILDING MIX 3.4
EXTERIOR ELEVATION - LEFT

1/8" = 1'-0"



1 BUILDING MIX 3.4
EXTERIOR ELEVATION - REAR

1/8" = 1'-0"

MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
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11	B3, PAINTED, RE: BRACKET SCHEDULE A701
12	B4, PAINTED, RE: BRACKET SCHEDULE A701
13	B5, PAINTED, RE: BRACKET SCHEDULE A701
GENERAL MATERIALS (UNO)	
FIBER CEMENT TRIM : SMOOTH : PAINTED : 5/4" THICK U.N.O. ALL DOOR / WINDOW TRIM AT FIBER CEMENT WALLS RE: DETAILS	
ALL FIBER CEMENT LAP SIDING: WOOD GRAIN TEXTURE	
SUBMIT SAMPLES FOR APPROVAL BY AOR	
EXTERIOR COLORS a - COLOR 1 b - COLOR 2 c - COLOR 3 d - COLOR 4 e - COLOR 5	

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SUMMIT
CONTRACTING
GROUP, INC.

Project Number: XX.XXXX.XX

Drawn By: G4

Checked By: G4

Project Name:
CORPORATE REALTY
FLORIDIAN TOWN CENTER
APOPKA, FLORIDA

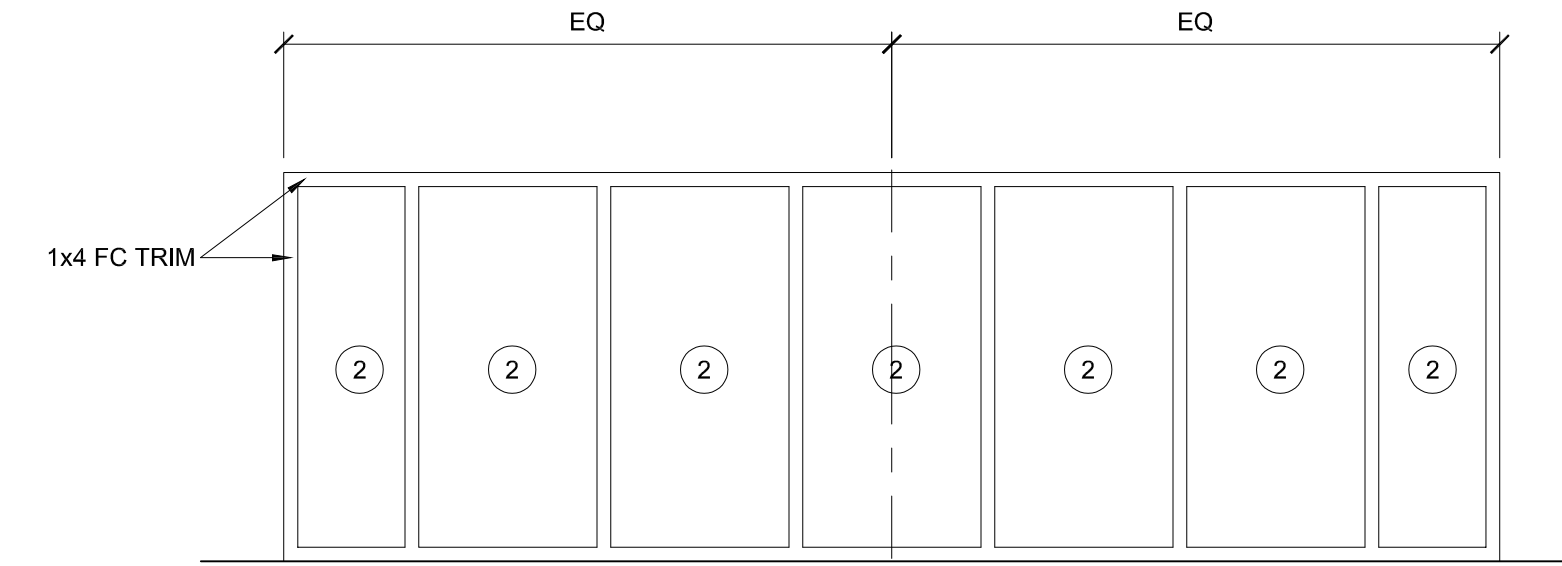
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BUILDING MIX 3.4
EXTERIOR ELEVATIONS
ELEVATION C

A334b

Page 61 of 101

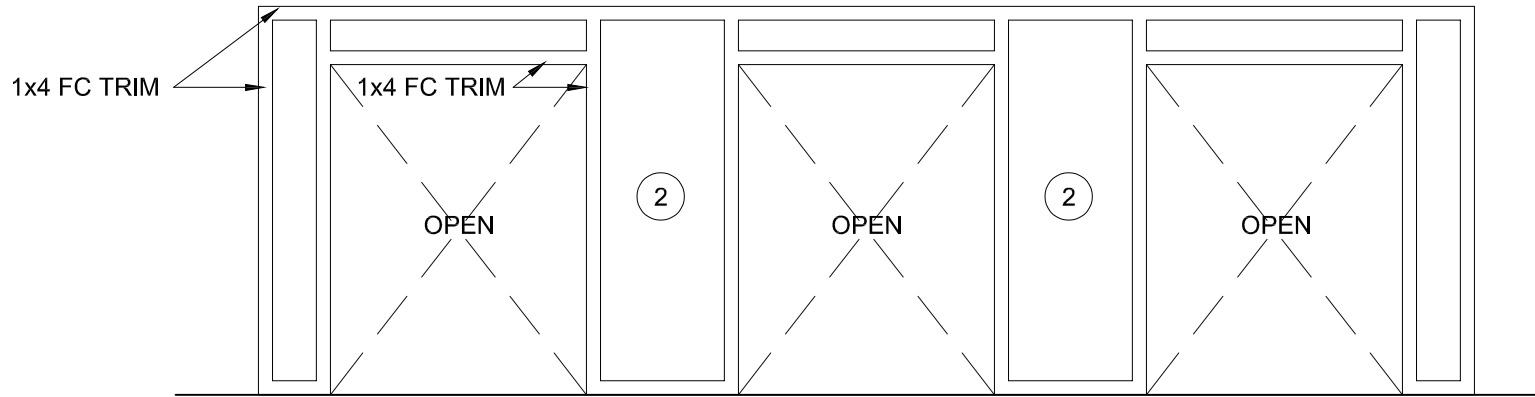
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MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT PANEL, SMOOTH, PAINTED
3	FIBER CEMENT TRIM, SMOOTH, PAINTED
4	ARCHITECTURAL ASPHALT SHINGLES
REFER TO SHEET A300 FOR EXTERIOR COLOR DESTINATIONS.	
MAILBOX BASIS OF DESIGN IS FLORENCE CORPORATION MODELS. ALL MAIL KEYS TO BE PROVIDED AT 54" AFF AND MAIL SLOT AT 48" AFF MAXIMUM.	



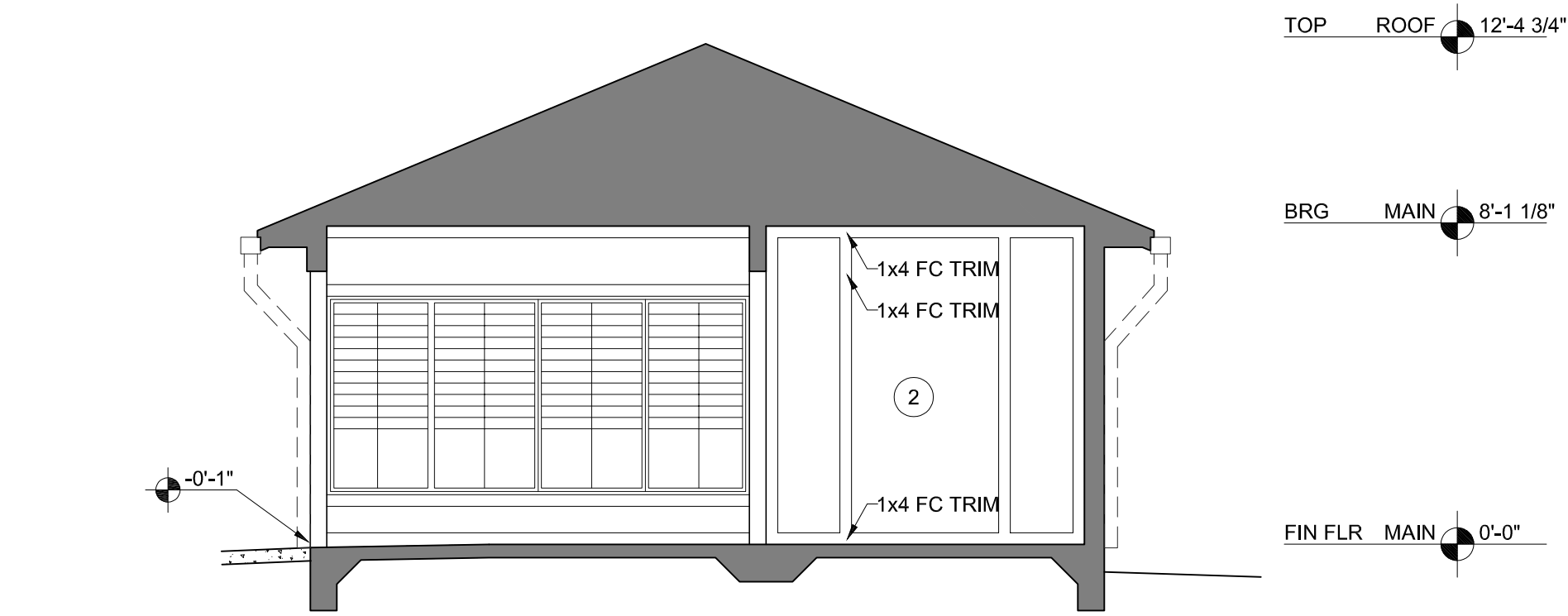
6 INTERIOR ELEVATION
*PARCEL LOCKERS NOT SHOWN FOR CLARITY

1/4" = 1'-0"



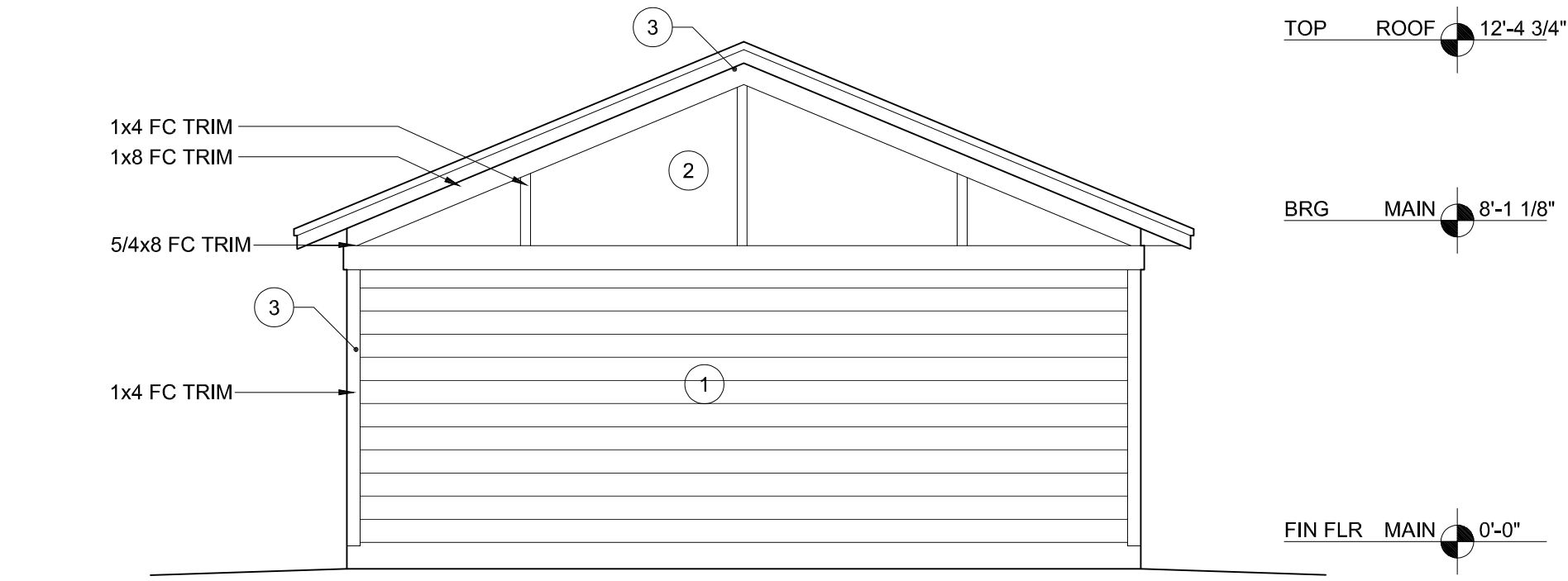
5 INTERIOR ELEVATION

1/4" = 1'-0"



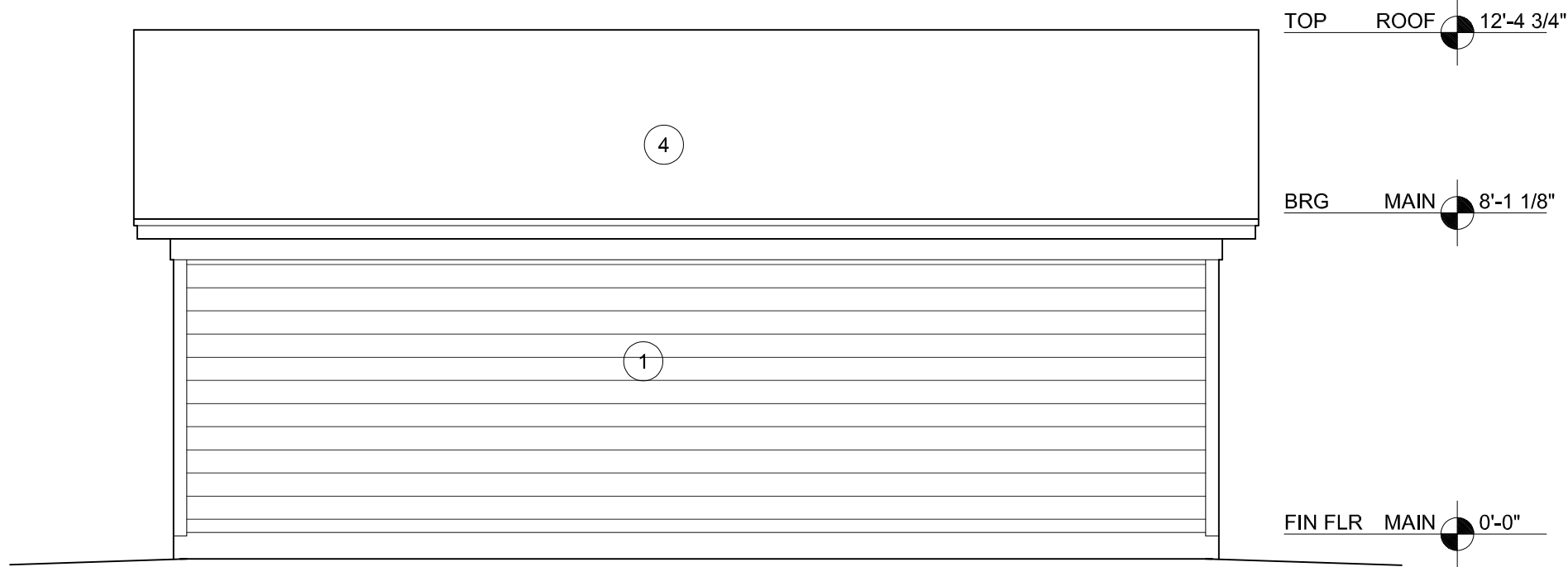
4 MAIL KIOSK - SECTION

1/4" = 1'-0"



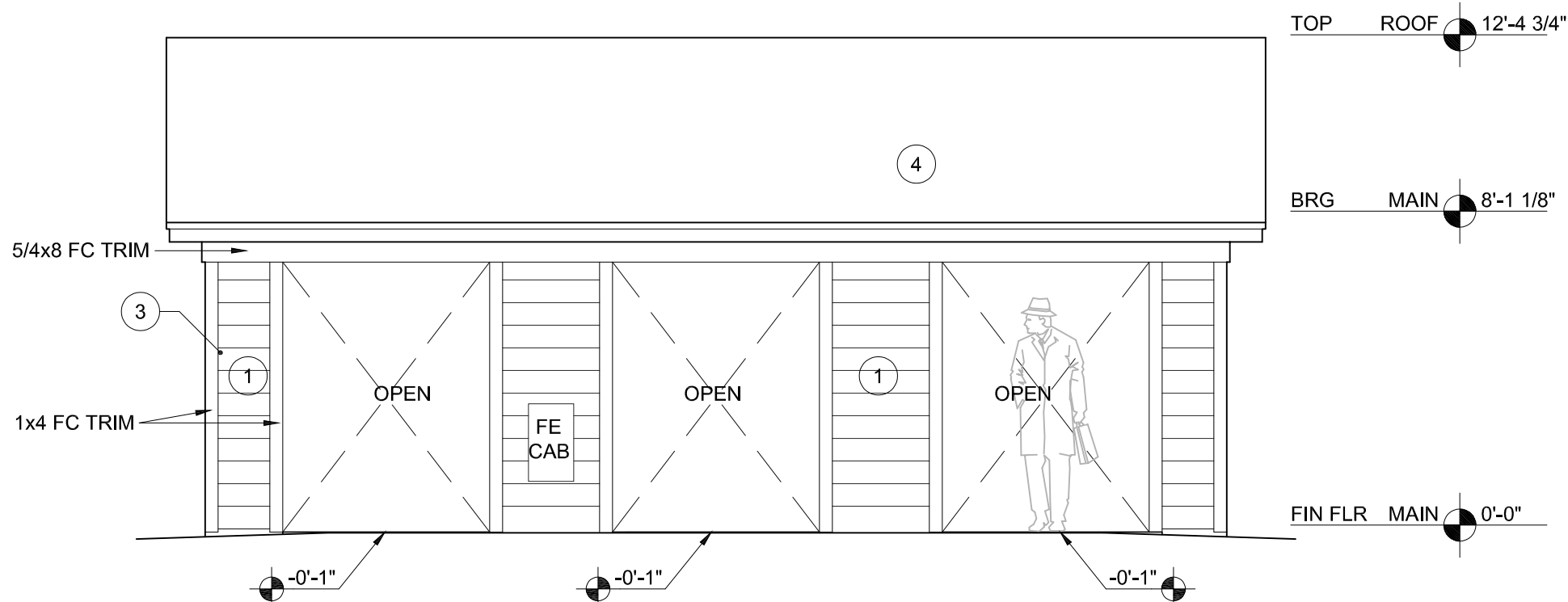
3 MAIL KIOSK - ELEVATION

1/4" = 1'-0"



2 MAIL KIOSK - ELEVATION

1/4" = 1'-0"



1 MAIL KIOSK - ELEVATION

1/4" = 1'-0"

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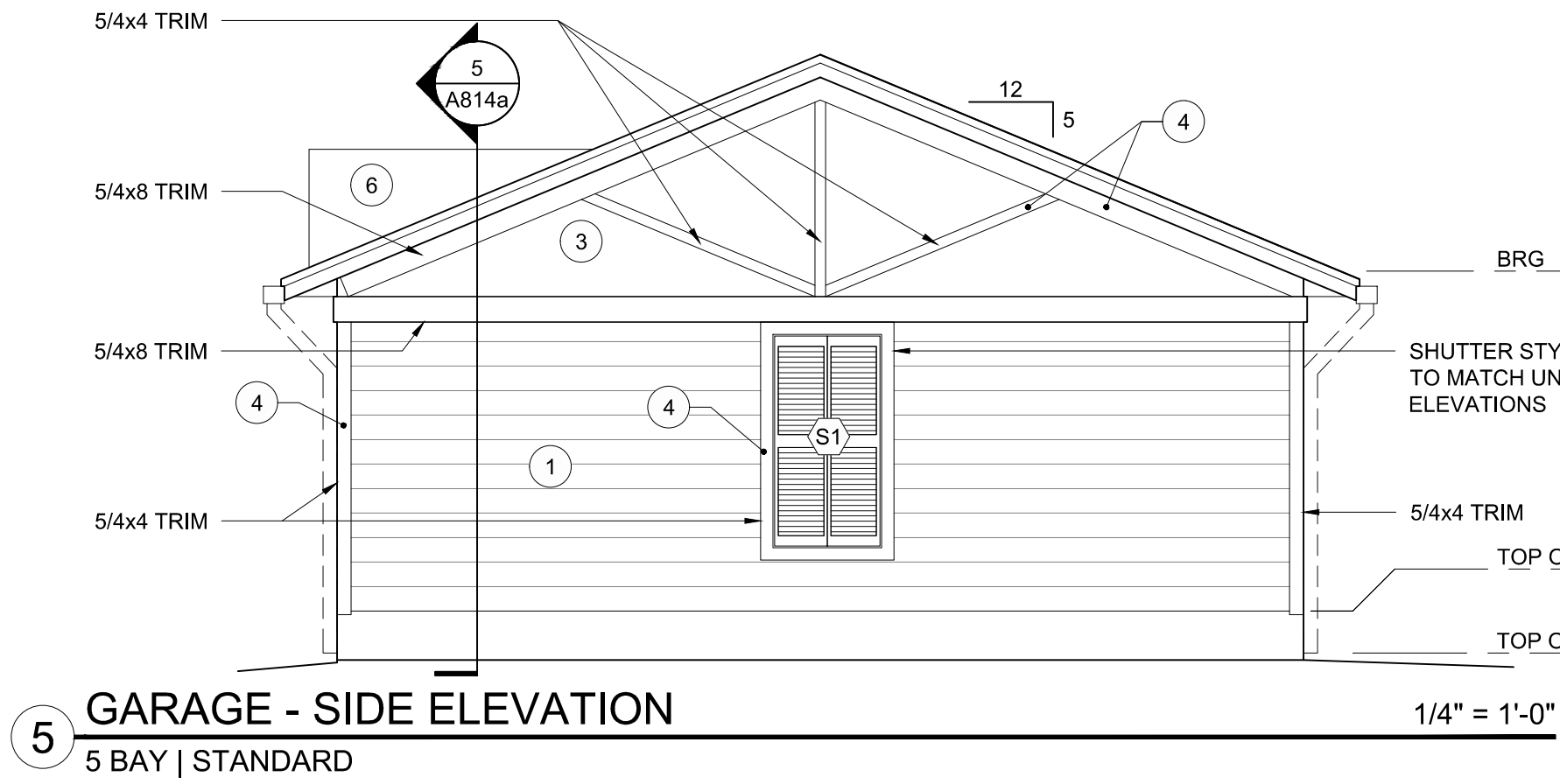
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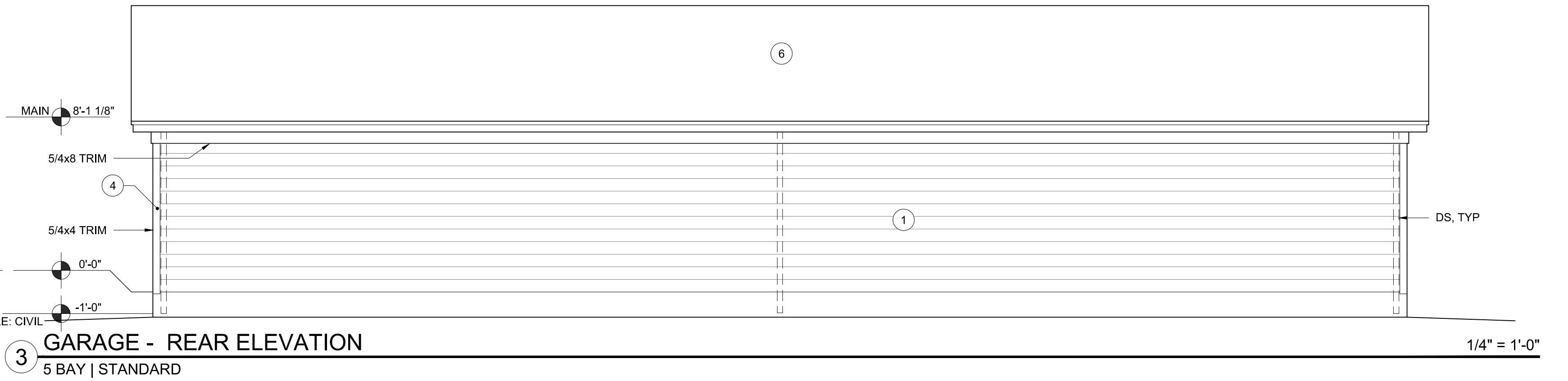
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CONTRACTING
GROUP, INC.

Project Number: XX.XXXX.XX
Drawn By: G4
Checked By: G4
Project Name:
CORPORATE REALTY
FLORIDIAN TOWN CENTER
APOPKA, FLORIDA
Drawing Name:
MAIL KIOSK W/ PACKAGE ROOM
ELEVATIONS & SECTIONS

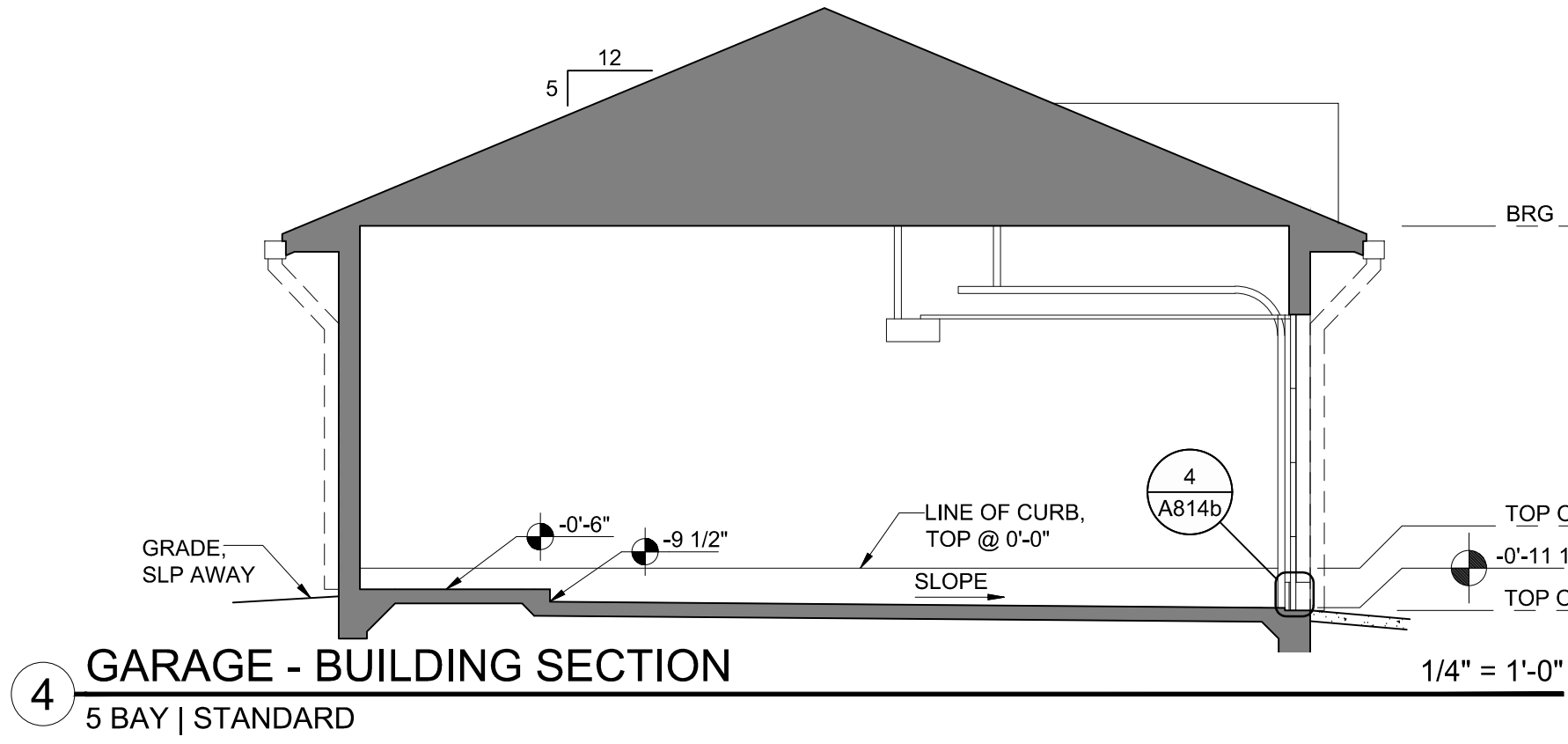
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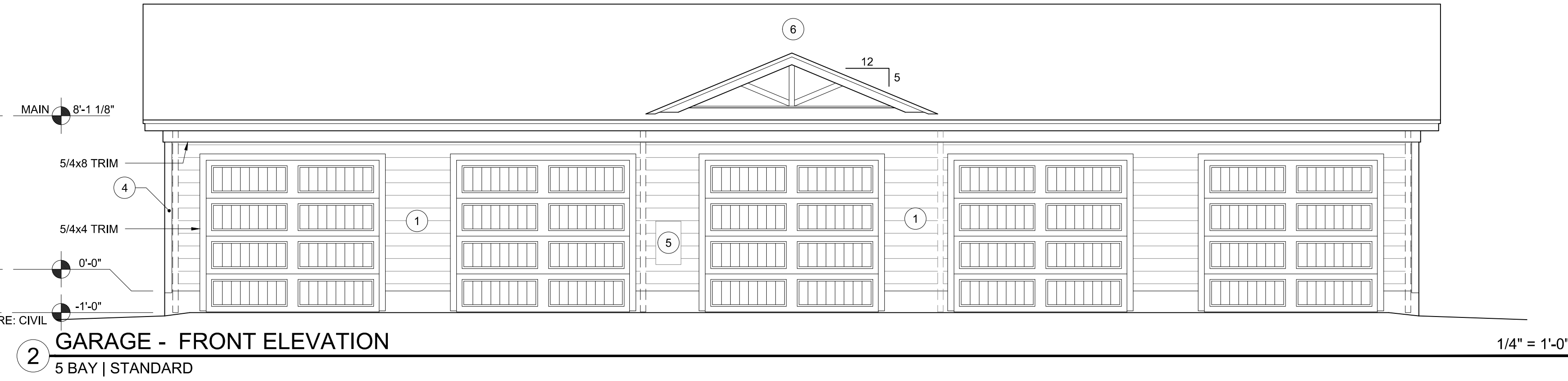
5 GARAGE - SIDE ELEVATION
5 BAY | STANDARD



3 GARAGE - REAR ELEVATION
5 BAY | STANDARD

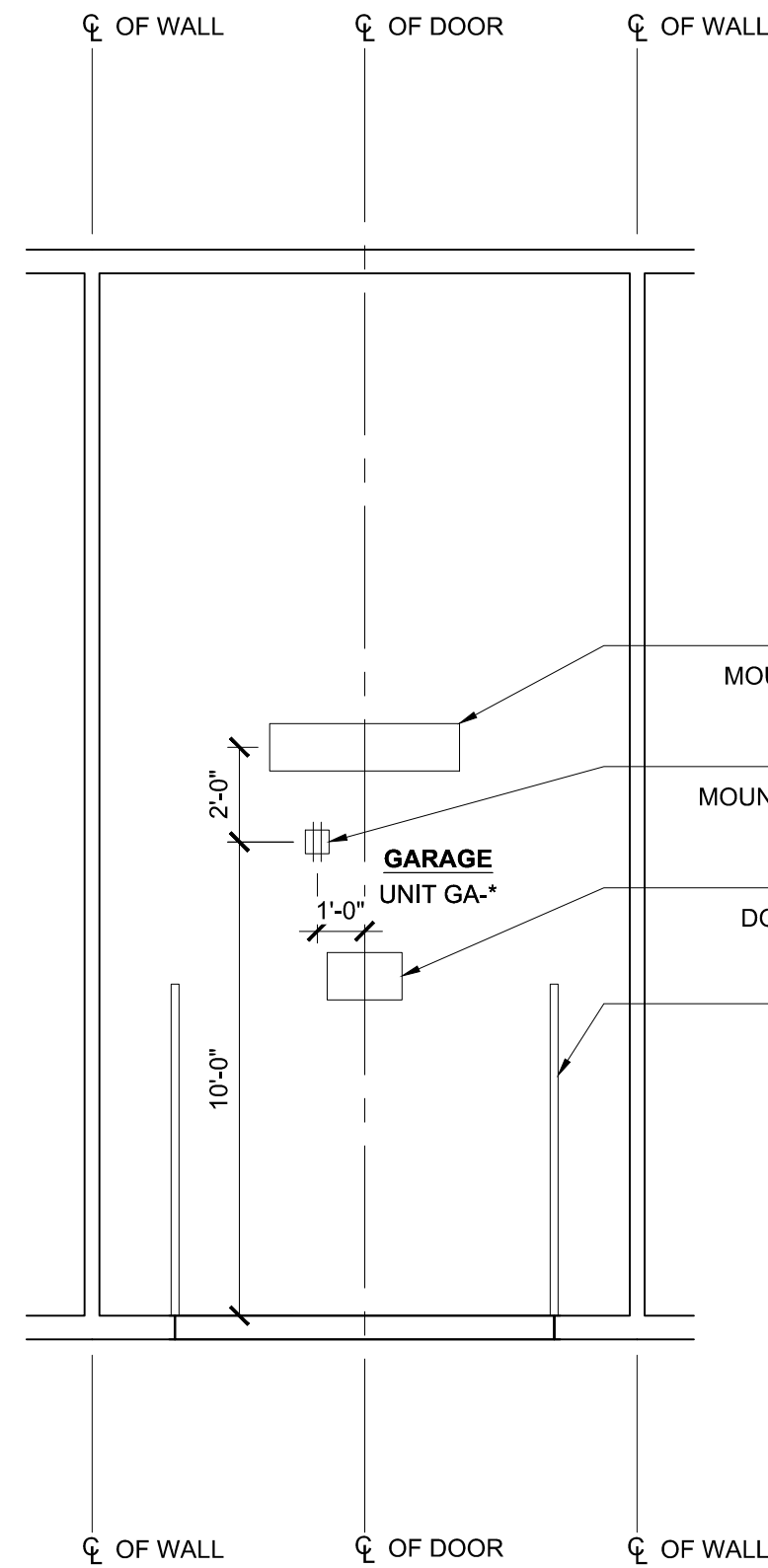


4 GARAGE - BUILDING SECTION
5 BAY | STANDARD

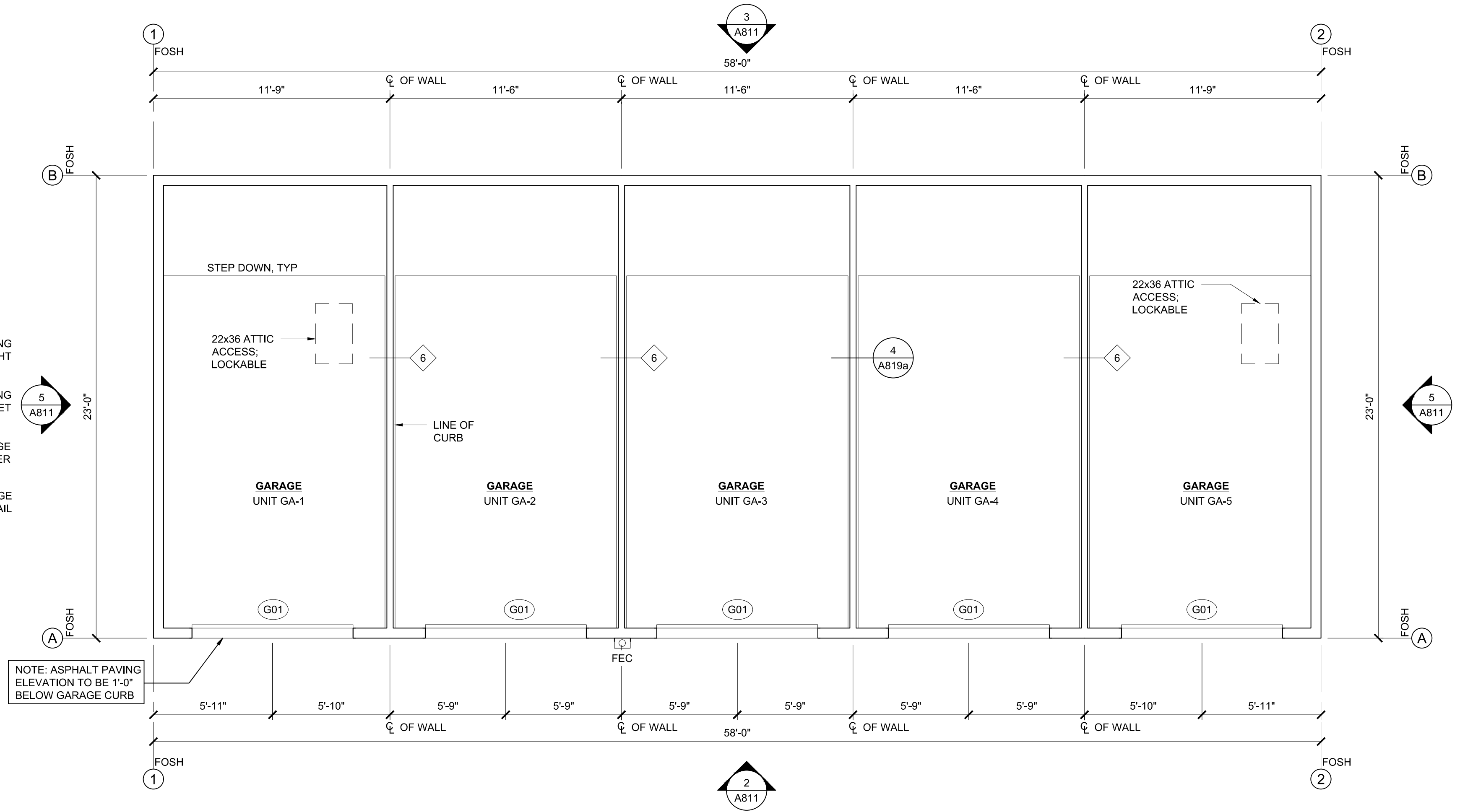


2 GARAGE - FRONT ELEVATION
5 BAY | STANDARD

MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
4	FIBER CEMENT TRIM, SMOOTH, PAINTED
5	WATERPROOF FE CABINET; STAINLESS OR POLYMER
6	ARCHITECTURAL ASPHALT SHINGLES
REFER TO OWNER APPROVED RENDERING FOR EXTERIOR COLOR DESTINATIONS.	



6 TYP BAY RCP
1/4" = 1'-0"



1 GARAGE - FLOOR PLAN
5 BAY | STANDARD

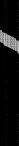
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This elevation drawing shows a garage unit with the following dimensions and features:

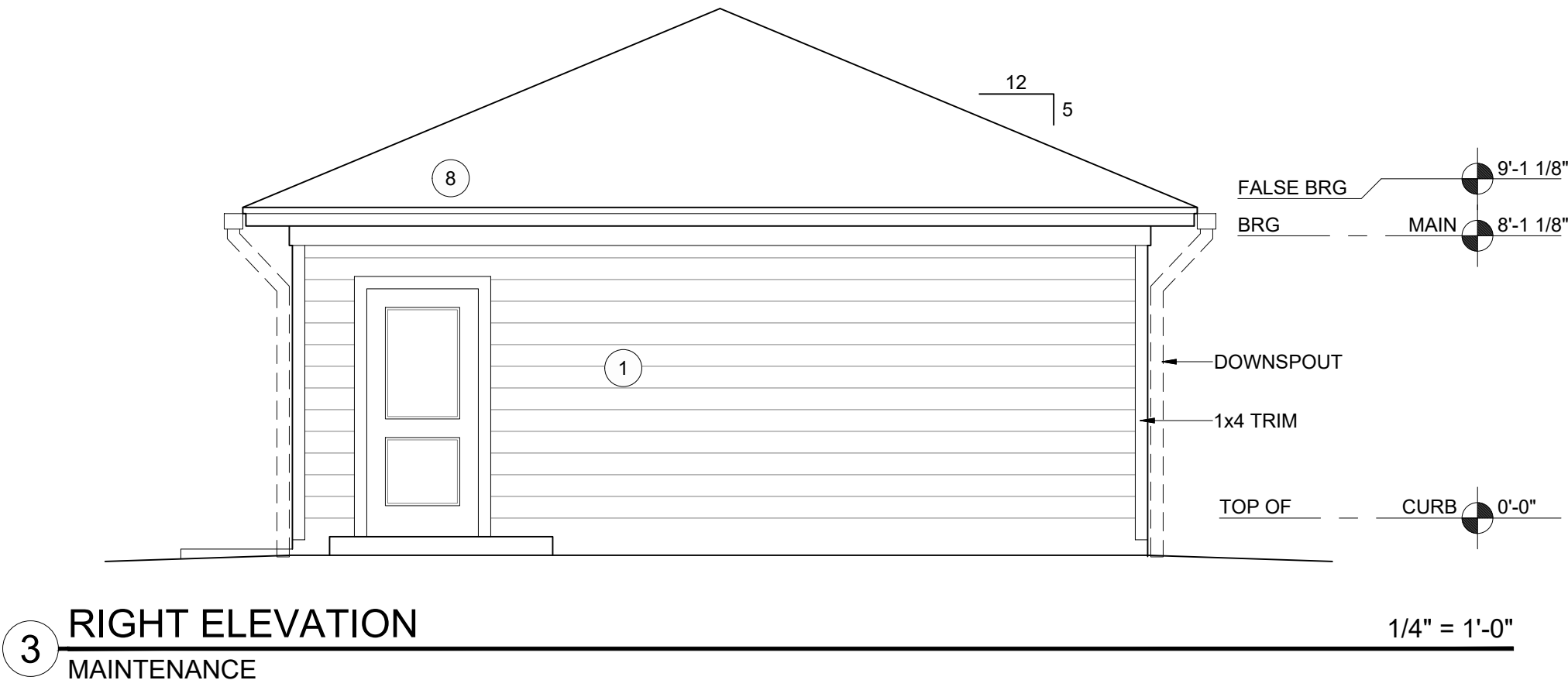
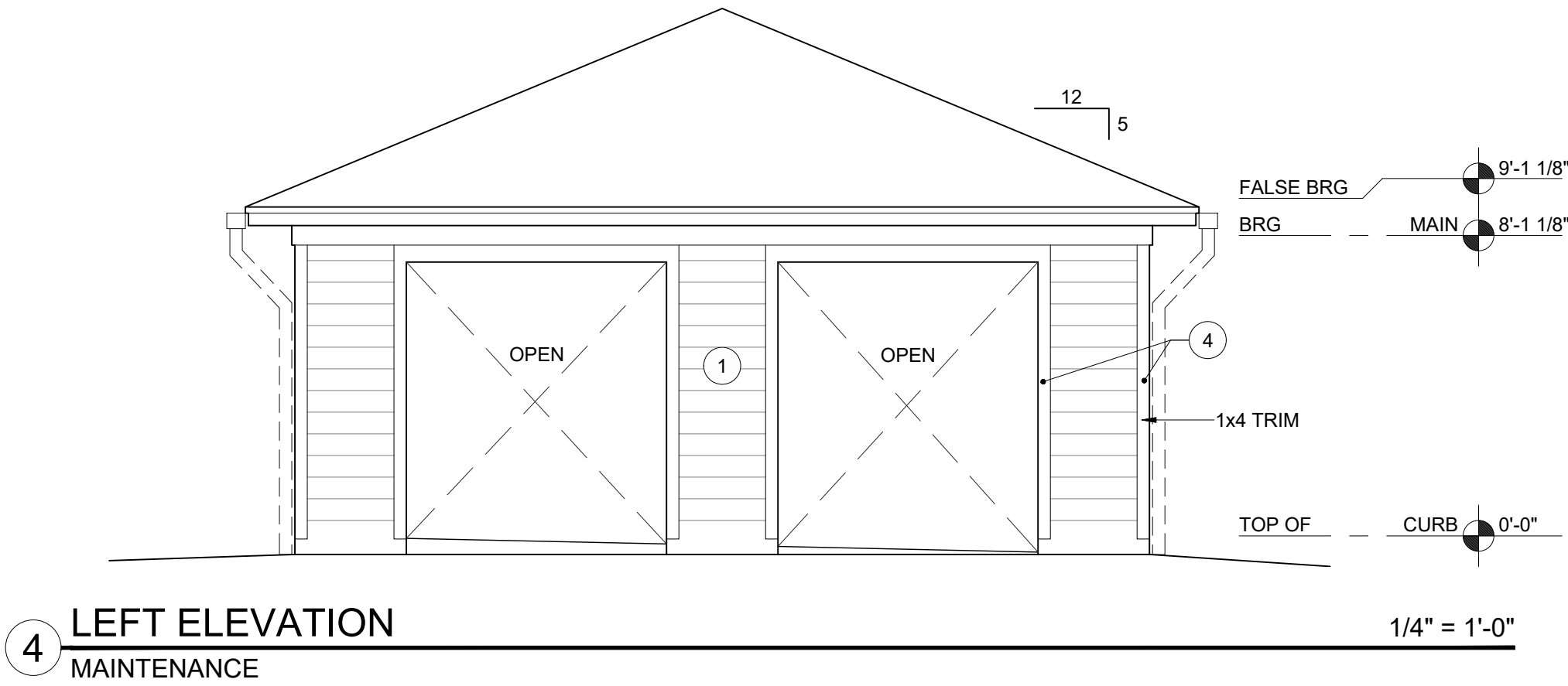
- Overall height: 10'-0"
- Overall width: 2'-0"
- Unit height: 1'-0"
- Callouts on the right side:
 - MO (likely Mounting)
 - MOUN (likely Mounting)
 - DC (likely Door Control)
- Reference lines at the top and bottom:
 - ℄ OF WALL
 - ℄ OF DOOR
 - ℄ OF WALL



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A813

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MATERIAL LEGEND	
1	FIBER CEMENT LAP SIDING, 7" EXPOSURE, PAINTED
2	FIBER CEMENT LAP SIDING, 10" EXPOSURE, PAINTED
3	FIBER CEMENT PANEL, SMOOTH, PAINTED
4	FIBER CEMENT TRIM, SMOOTH, PAINTED
5	TBD
6	TBD
7	TBD
8	ARCHITECTURAL ASPHALT SHINGLES
SUBMIT SAMPLES FOR APPROVAL BY AOR	
RE OWNER APPROVED RENDERING FOR EXTERIOR COLORS	

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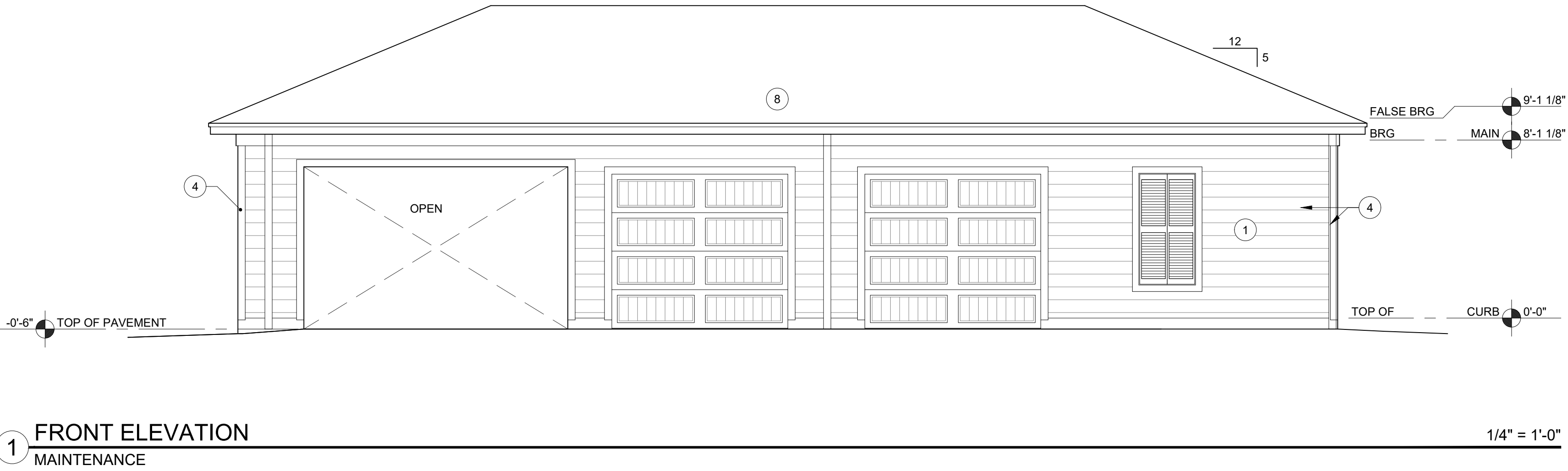
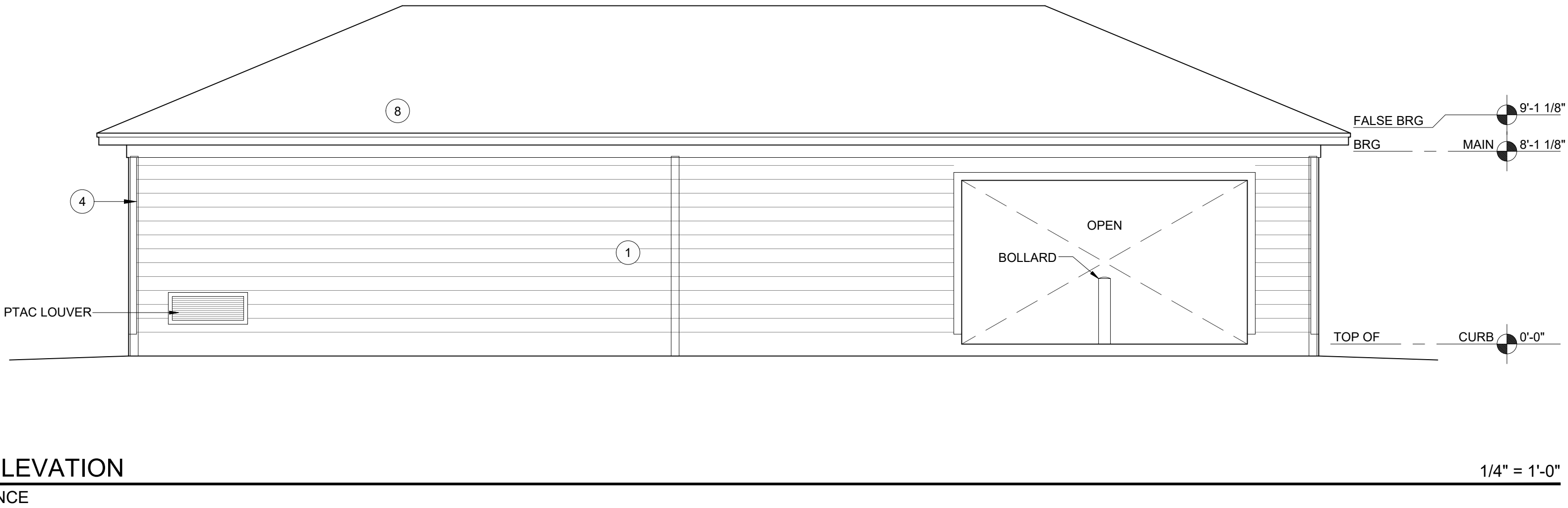
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SUMMIT

CONTRACTING

GROUP, INC.

Project Number: XX.XXXX.XX

Drawn By: G4

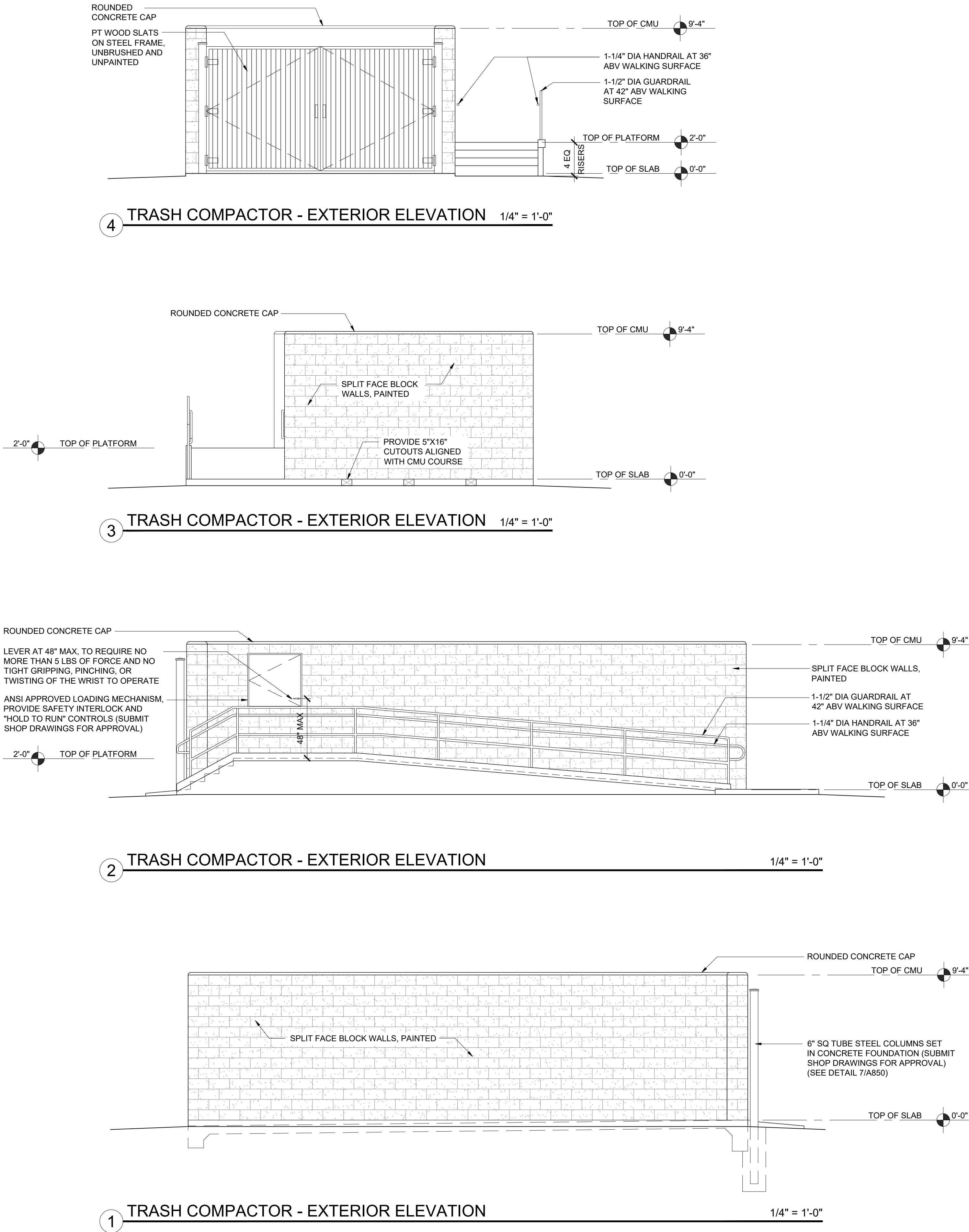
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Project Name:
CORPORATE REALTY
FLORIDIAN TOWN CENTER
APOPKA, FLORIDA

Drawing Name:
MAINTENANCE
ELEVATIONS

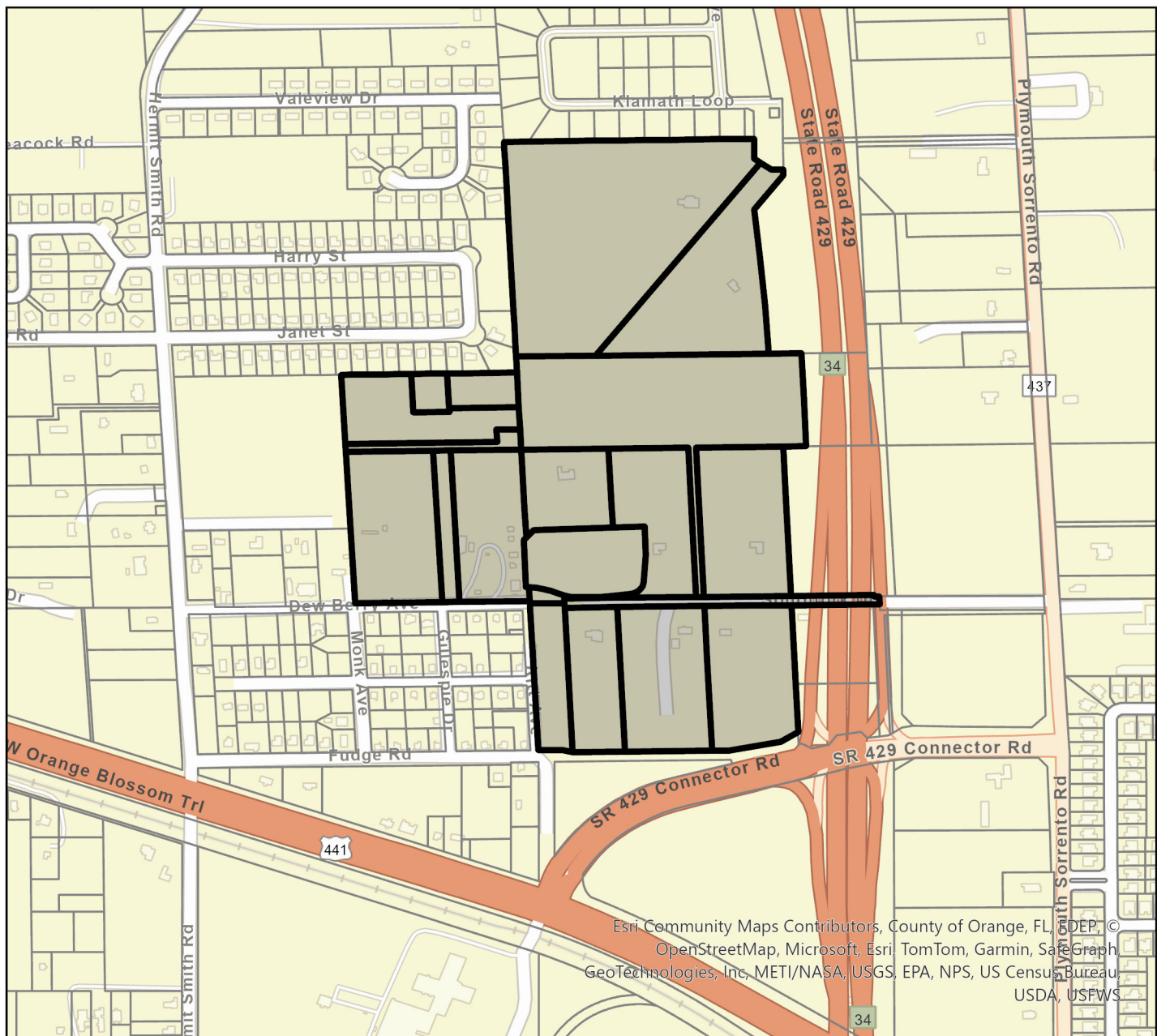
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-  Parcel
-  Floridian Town Center Apartments Phase 1

0 0.1 0.2 0.4 Miles

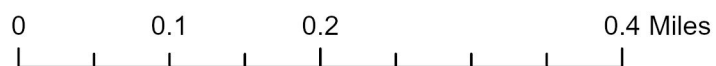
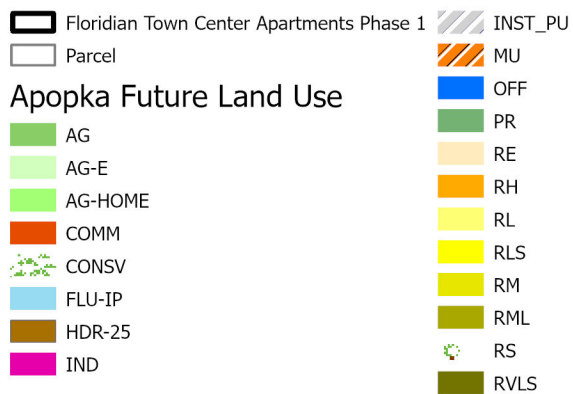
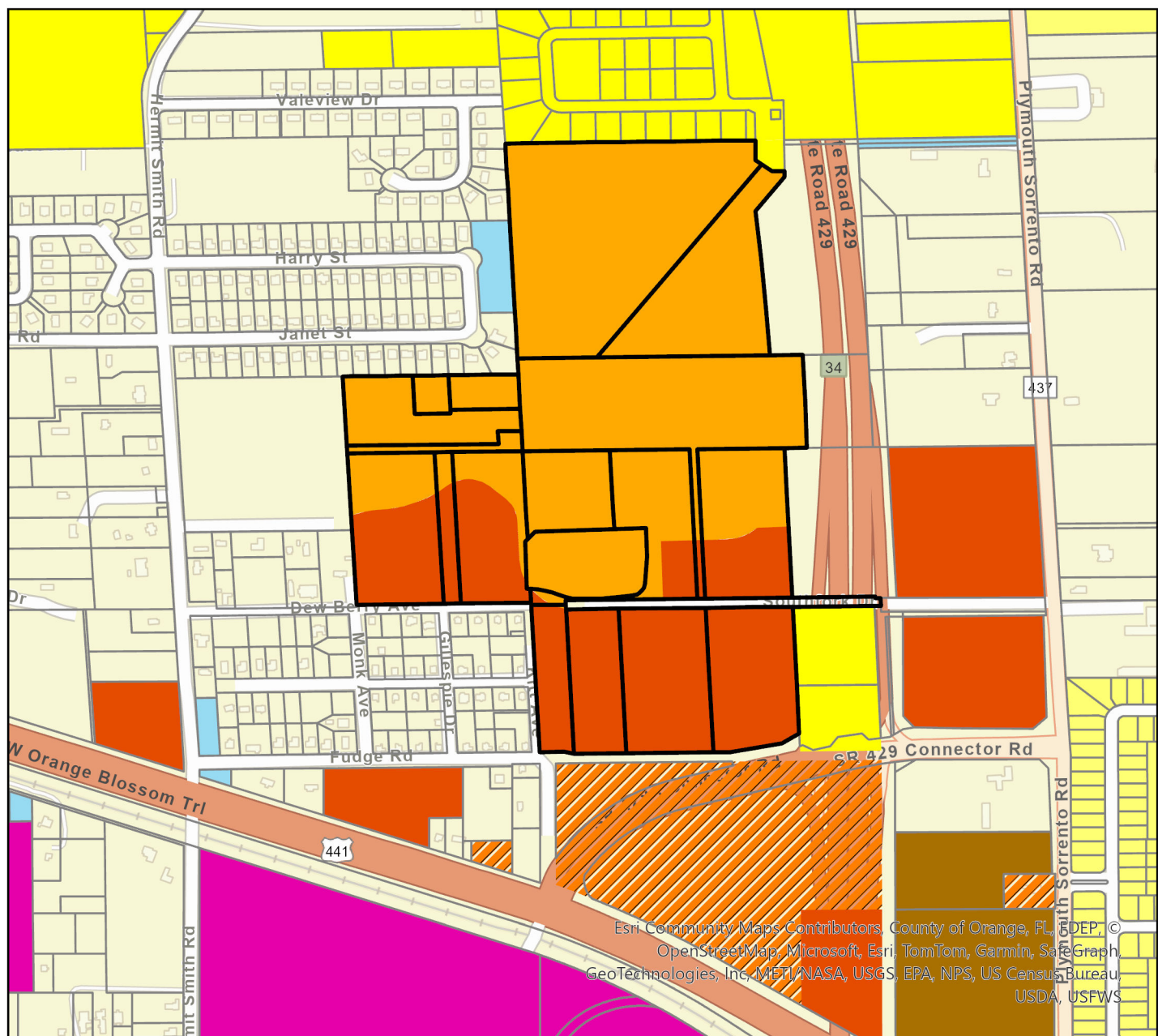


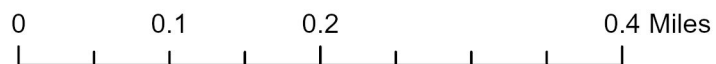
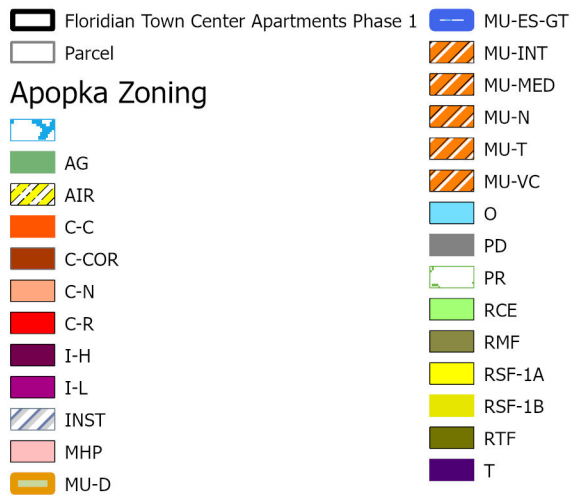
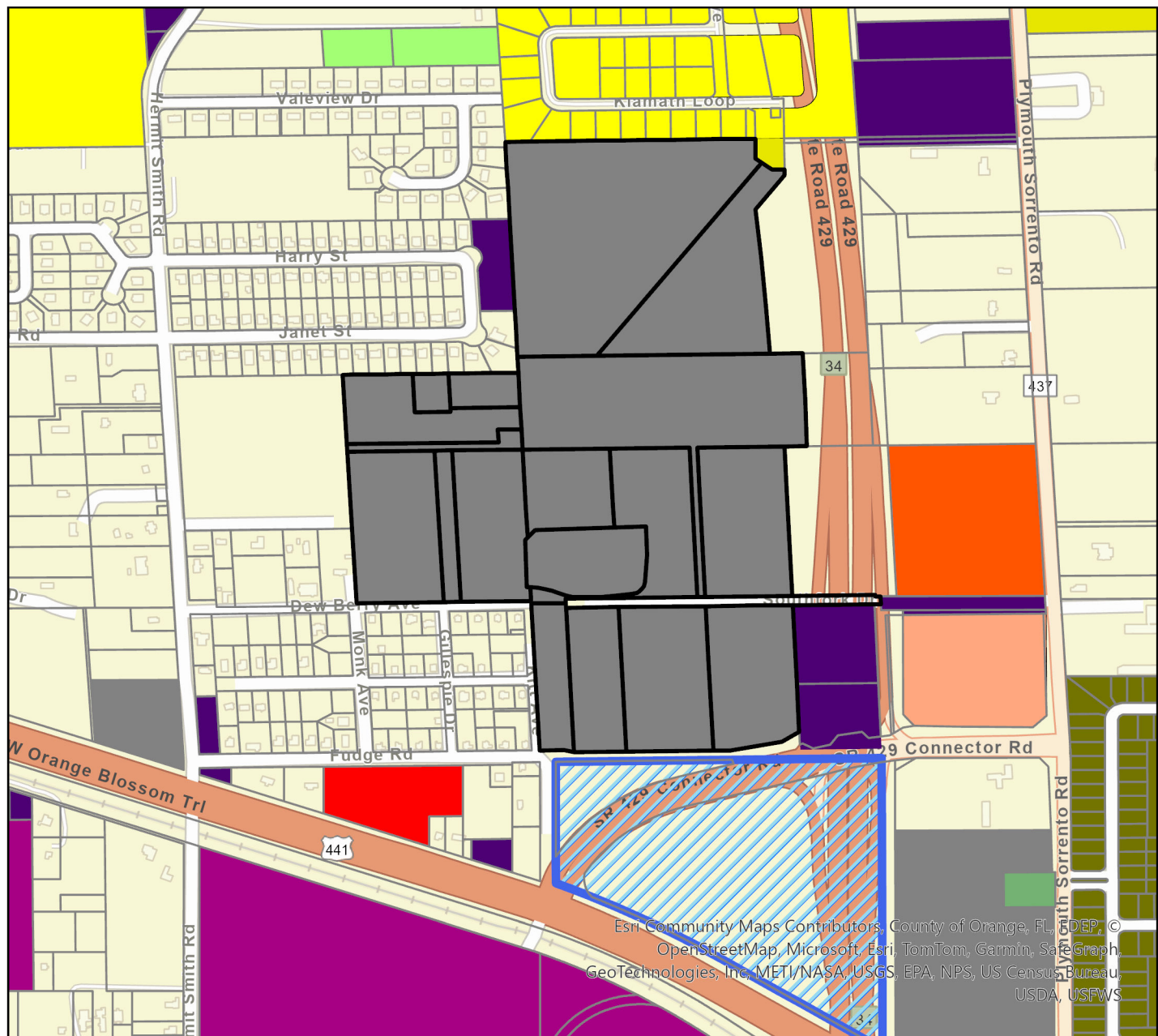


-  Parcel
-  Floridian Town Center Apartments Phase 1

0 0.1 0.2 0.4 Miles









City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 2.

Meeting Date: August 13, 2024

Department: Community Development

SUBJECT:

Wyld Oaks – Replat

REQUEST:

Recommend approval of the Wyld Oaks – Replat.

SUMMARY:

Owner(s): Kelly Park VB Development, LLC

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

Tract Size: 152.285 +/- acres

Parcel Identification Number(s): 13-20-27-4300-01-000

Location: 3434 West Kelly Park Road

Future Land Use: Mixed-Use

Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use)

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use, Rural Settlement, and County Rural	KPI-MU (Kelly Park Interchange - Mixed-Use), T (Transitional), AG (Agricultural) and County A-1 (Citrus Rural)	Single-family residences and vacant
South	Mixed-Use	KPI-MU	Parkview Preserve Residential Subdivision and Single-family residence
East	Mixed-Use	KPI-MU	Winding Meadows and Winding Meadows North Residential Subdivision
West	Mixed-Use and County Rural	KPI-MU and AG	Golden Orchard Residential Subdivision and Single-family residences

PROJECT SUMMARY:

The applicant has submitted the Wyld Oaks – Replat to establish stormwater tracts and create nine lots while including the recently acquired properties located in the southwest corner of the development site. The Plat is consistent with the Kelly Industrial Park - Major Development Plan approved by the City Council on February 7, 2024 and Kelly Industrial Park Phase I - Construction Site Plan (CSP) approved by the Development Review Committee on April 17, 2024, as well as, the Madison Oaks - CSP approved by the Development Review Committee on July 23, 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:

There are several ingress and egress points for the Wyld Oaks Development, including access on Golden Gem Road, Kelly Park Road, Effie Drive and Sadler Road, as well as,

PUBLIC HEARING SCHEDULE:

August 13, 2024 - Planning Commission (5:30 P.M.)
September 4, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Wyld Oaks – Replat.

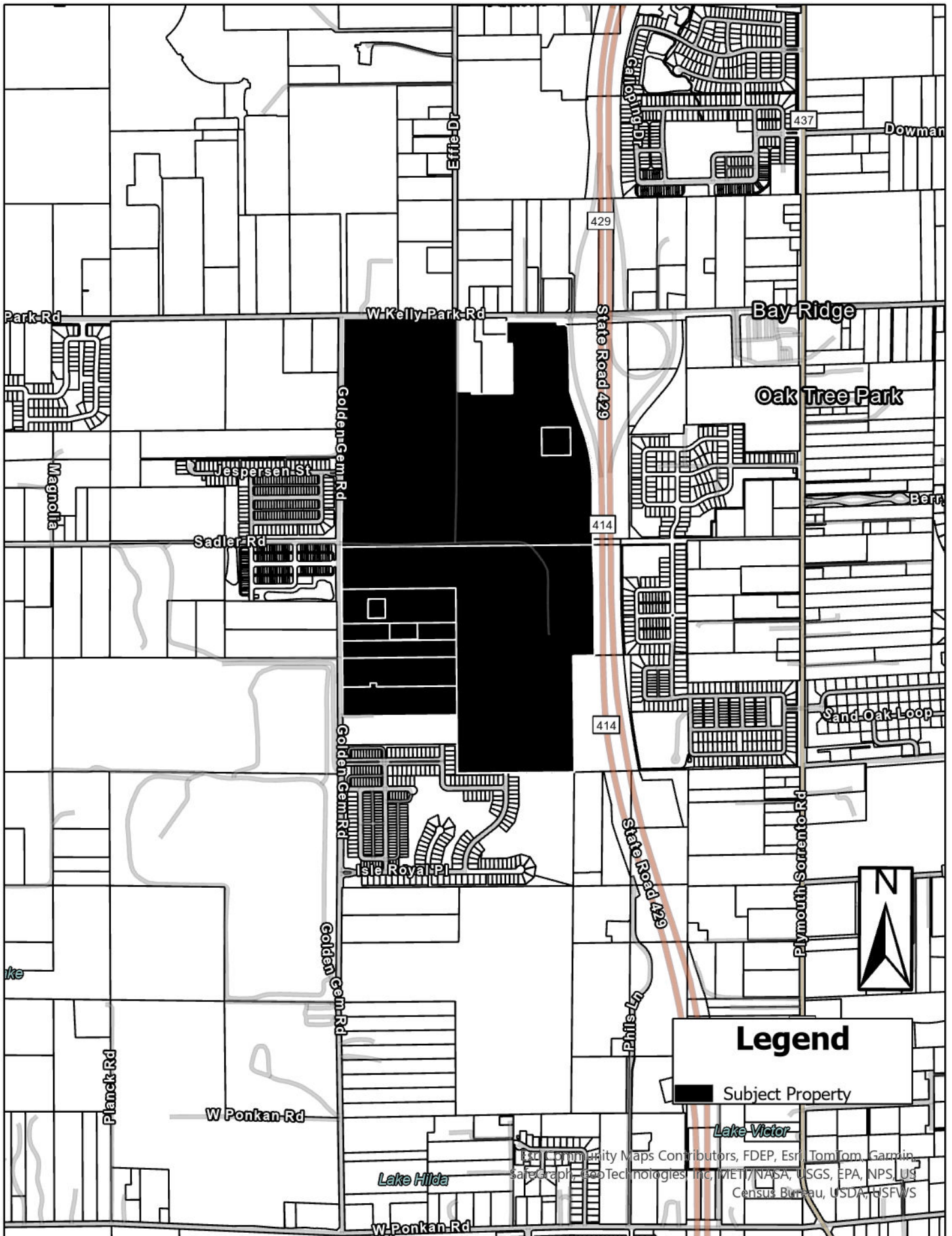
Recommended Motion - Planning Commission:

Recommend approval of the Wyld Oaks – Replat.

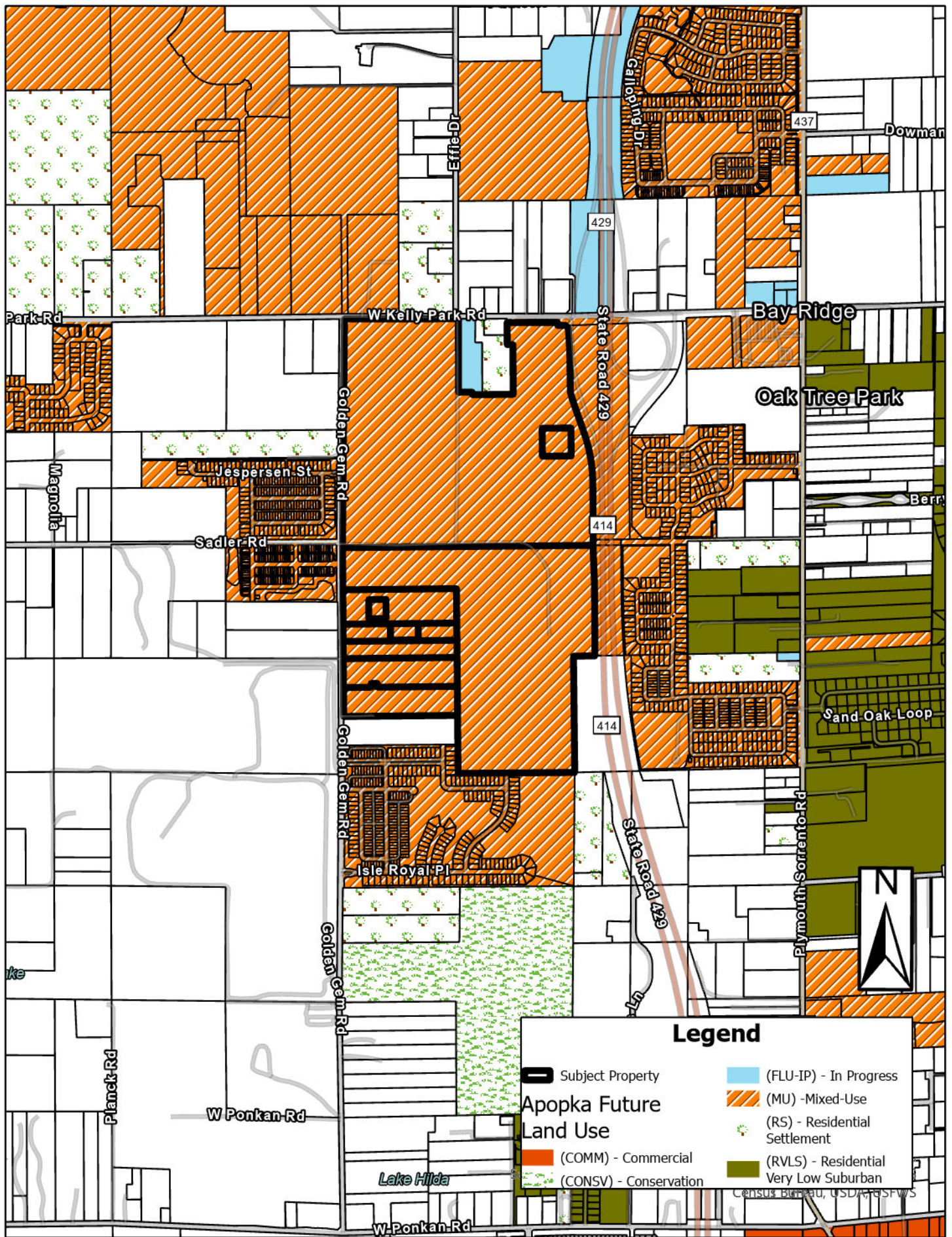
ATTACHMENTS:

1. Maps
2. Wyld Oaks - Plat

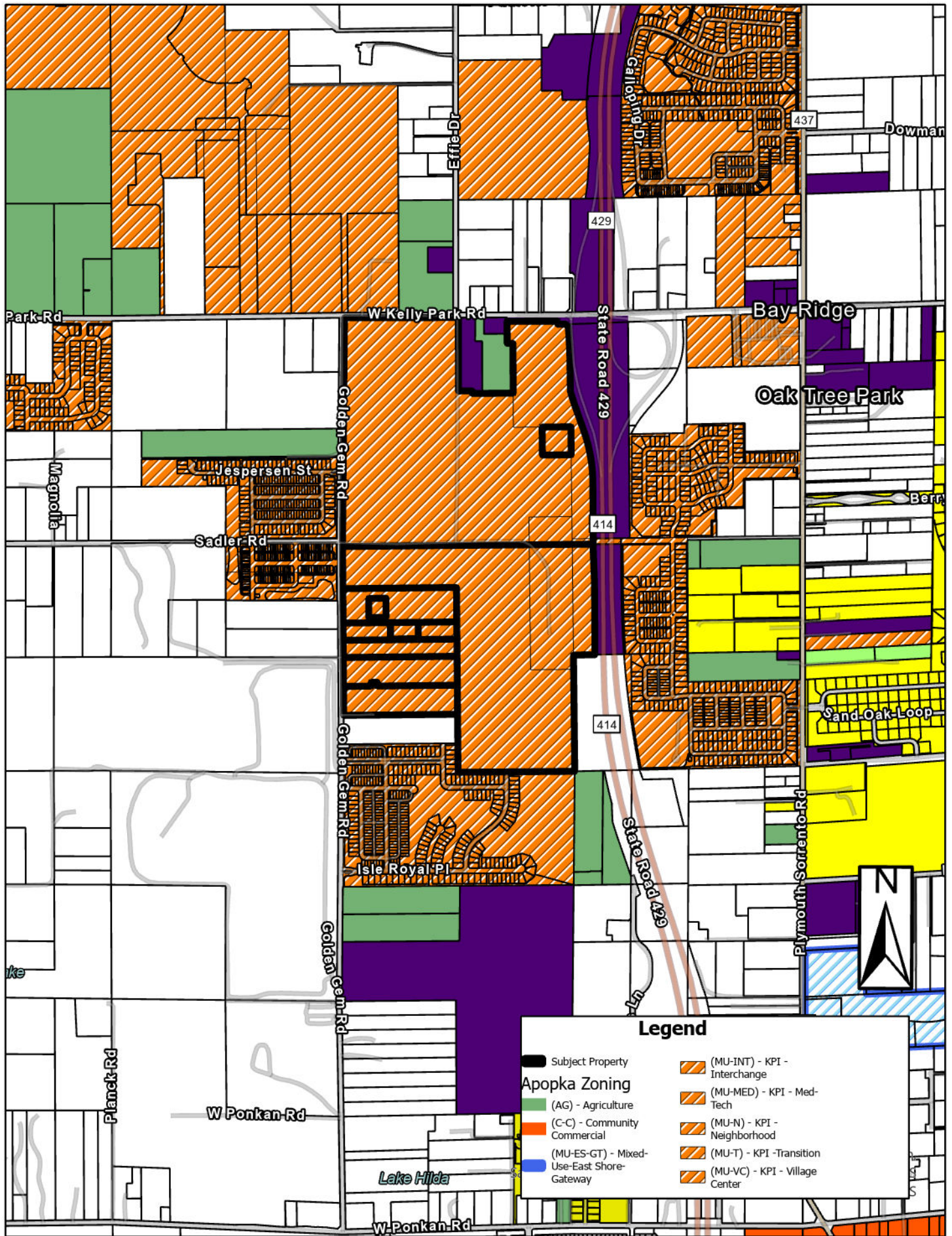
Vicinity



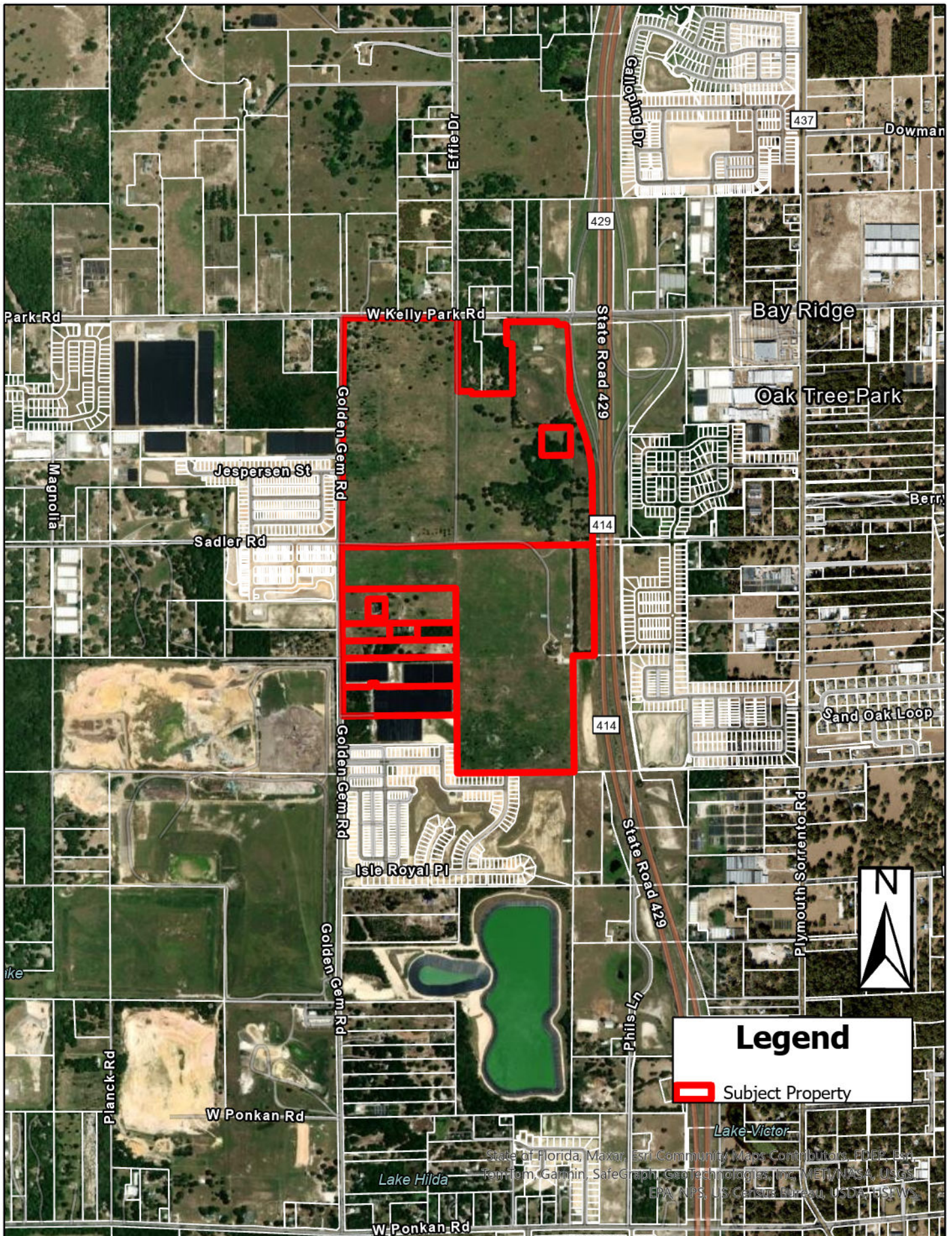
Future Land Use



Zoning



Aerial



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 – SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK PAGE

WYLD OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Kelly Park VB Development, LLC, a Delaware limited liability company, being the owners 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 as shown hereon and dedicates Sadler Road & Effie Drive & Tracts D & E to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Kelly Park VB Development, LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its undersigned representative thereunto duly authorized on this _____ day of _____, 2024.

Kelly Park VB Development, LLC,
a Delaware limited liability company

By: KPVB Acquisition, LLC,
a Delaware limited liability company, its Member

By: WO Assignment, LLC,
a Florida limited liability company, its Member

By: _____

Printed Name: Kevin Barry

Title: Manager

Signed in the presence of:

By: _____ By: _____

Printed Name: _____ Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ by Kevin Barry, _____ as Manager of WO Assignment, LLC, a Florida limited liability company, which is the Member of KPVB Acquisition, LLC, a Delaware limited liability company, which is a member of Kelly Park VB Development, LLC, a Delaware limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, Public Records of Orange County, Florida, being the owners 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 as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2024.

LIT Cadence West Kelly Phase I, LLC,
a Delaware limited liability company

By: Cadence Kelly GP 1 LLC,
a Florida limited liability company, its managing member

By: _____

Printed Name: _____

Title: _____

Signed in the presence of:

By: _____ By: _____

Printed Name: _____ Printed Name: _____

STATE OF _____ COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of _____ by _____, as _____ of Cadence Kelly GP 1 LLC, a Florida limited liability company, as the managing member of LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, on behalf of the company, who is ☐ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: _____

Printed Name: _____

Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on _____ the foregoing plat was examined and approved by:

City Engineer: _____ Date _____

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records _____

on _____ as Doc No. _____

County Comptroller in and for Orange County, Florida

By: _____

LEGAL DESCRIPTION:

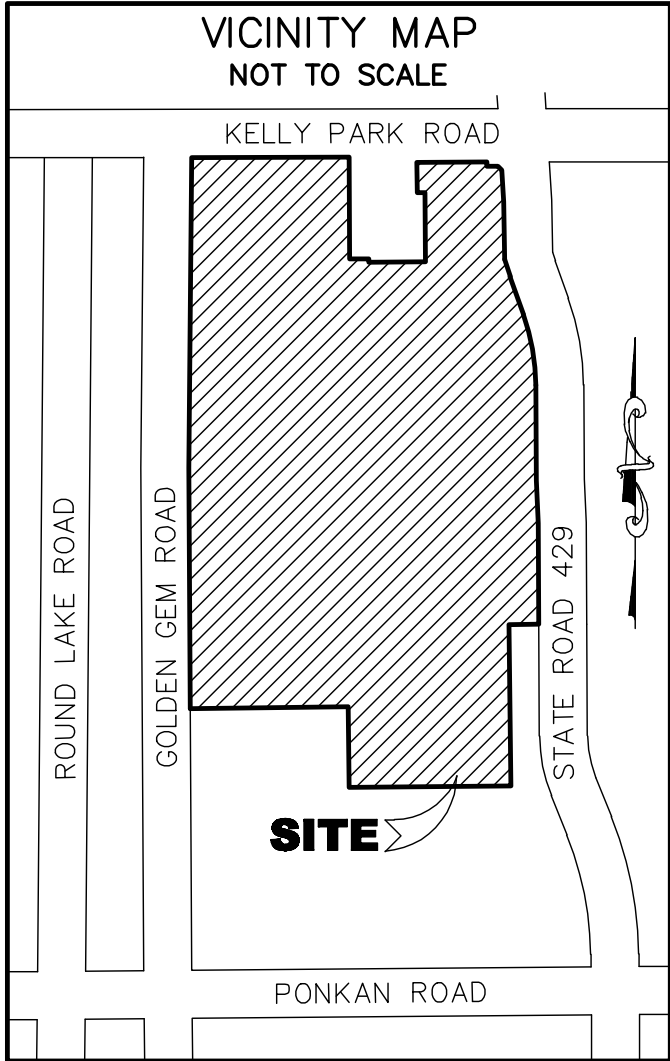
A Replat of Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and a portion of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows

Beginning at the South quarter corner of Section 13, Township 20 south, Range 27 East, Orange County, Florida; thence run S89°31'40"W, along the South line of the Southwest quarter of said Section 13 for a distance of 1356.86 feet; thence departing said South line, run N00°29'47"W for a distance of 673.93 feet to a point on the North line of the North 1/2 of the Southwest quarter of the Southwest quarter of said Section 13; thence run S89°23'24"W along said North line for a distance of 1325.15 feet; to a point on the Easterly right of way line of Golden Gem Road, as recorded in Official Records Book 61, Page 315 of the Public Records of Orange County, Florida; thence departing said North line, run N00°21'03"W along said Easterly right of way line for a distance of 2018.83 feet to a point on the North line of the Southwest quarter of aforesaid Section 13; thence run N00°29'36"E, continuing along said Easterly right of way line for a distance of 2603.70 feet to a point on the South right of way line of Kelly Park Road according to Deed Book 398, Page 190 of the aforesaid public records; thence departing said Easterly right of way line, run N89°53'52"E, along said South right of way line for a distance of 1324.32 feet; thence departing said South right of way line, run S00°04'14"E for a distance of 853.16 feet; thence run N89°34'17"E for a distance of 160.19 feet; thence run S00°25'43"E for a distance of 30.00 feet; thence run N89°34'17"E, along a line parallel with the South line of the Northeast quarter of the Northwest quarter of said Section 13 for a distance of 476.16 feet; thence run N00°21'18"W for a distance of 579.54 feet; thence run S89°53'52"W for a distance of 66.00 feet; thence run N00°21'18"W for a distance of 256.00 feet to a point on the South right of way line of Kelly Park Road according to Document Number 20140460923 of the aforesaid Public Records of Orange County, Florida; thence run the following 2 courses along said South right of way line: N89°53'52"E for a distance of 588.40 feet; thence run S00°29'13"E for a distance of 35.75 feet to a point on the South limited access right of way line of State Road Number 429/Wekiva Parkway; thence run the following courses along the South and West limited access right of way line: N89°17'56"E for a distance of 90.86 feet; thence run S47°15'37"E for a distance of 44.44 feet; thence run S03°35'05"E for a distance of 266.15 feet; thence run S00°49'55"E for a distance of 485.06 feet to the point on a non tangent curve, concave Northeasterly having a radius of 2003.86 feet, with a chord bearing of S17°19'29"E, and a chord distance of 152.02 feet; thence run Southeasterly along the arc of said curve through a central angle of 04°20'51" for a distance of 152.05 feet to a point on a non tangent line; thence run S19°30'03"E for a distance of 334.38 feet to a point on a non tangent curve, concave Westerly having a radius of 1815.86 feet, with a chord bearing of S09°55'47"E, and a chord distance of 603.87 feet; thence run Southerly along the arc of said curve through a central angle of 19°08'34" for a distance of 606.68 feet to a point of tangency; thence run S00°21'30"E for a distance of 800.00 feet; thence run S02°15'59"E for a distance of 360.40 feet; thence run S00°22'19"E for a distance of 845.51 feet; thence run S88°57'47"W for a distance of 249.88 feet; thence run S00°38'28"E for a distance of 1350.83 feet to the point of beginning.

Contains 13,254,910 square feet or 304.291 acres, more or less.

GENERAL NOTES:

- Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 13–20–27 as being S89°31'40"W as shown on the plat of Kelly Park Crossings, Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida.
- All lot lines are radial, unless otherwise noted non–radial.
- 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. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- Tracts A and B shown hereon are designated as stormwater retention/detention tracts and are hereby reserved by Kelly Park VB Development, LLC for conveyance by separate instrument to Golden Gem Community Development District established pursuant to Chapter 190, Florida Statutes, or a non–profit property owners' association. Tract C previously has been conveyed to Golden Gem Community Development District and is designated as stormwater retention/detention tract.
- The property which is the subject of this Plat is encumbered by that certain Declaration of Covenants, Easements & Restrictions for Wyld Oaks dated November 21, 2013 under Instrument No. 20230677899 of the Public Records of Orange County Florida as amended, which establishes various covenants, easements and restrictions applicable to the property and provides for owners within the property to be members of Wyld Oaks Community Association, Inc., a Florida a non–profit corporation.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Golden Gem Community Development District

As owner of Tract C of the plat hereof by virtue of Special Warranty Deed recorded in Official Records Doc# 20240349059, Public Records of Orange County, Florida, the Chair/Vice–Chair of the Board of Supervisors of the Golden Gem Community Development District hereby consents to and joins in to the recording of this instrument and the dedications shown hereon.

Chair/Vice–Chair

Witness

Witness

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the City Council of the City of Apopka approved the foregoing plat.

Mayor, City of Apopka

Date

Attested by City Clerk

City Clerk, Susan M. Bone

Date

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all the requirements of chapter 177 and that said land is located in the City of Apopka, Orange County, Florida.

JAMES R. SHANNON JR. PSM REGISTRATION No. 4671
SHANNON SURVEYING, INC. – LB No.6898
499 North S.R. 434 – SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774–8372

Date

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____ 2024 the Apopka Planning Commission approved the foregoing plat.

Chairman

Date

QUALIFICATION STATEMENT OF REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 of the 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 of the coordinates, points or measurements shown on this plat.

Printed Name:
Registration No.

Date

SHEET INDEX

SHEET 1 OF 4 – Legal description, dedication,
Surveyor's notes & legend

SHEET 2 OF 4 – Plat Boundary

SHEETS 3 & 4 – Lot and Easement geometry

LEGEND:

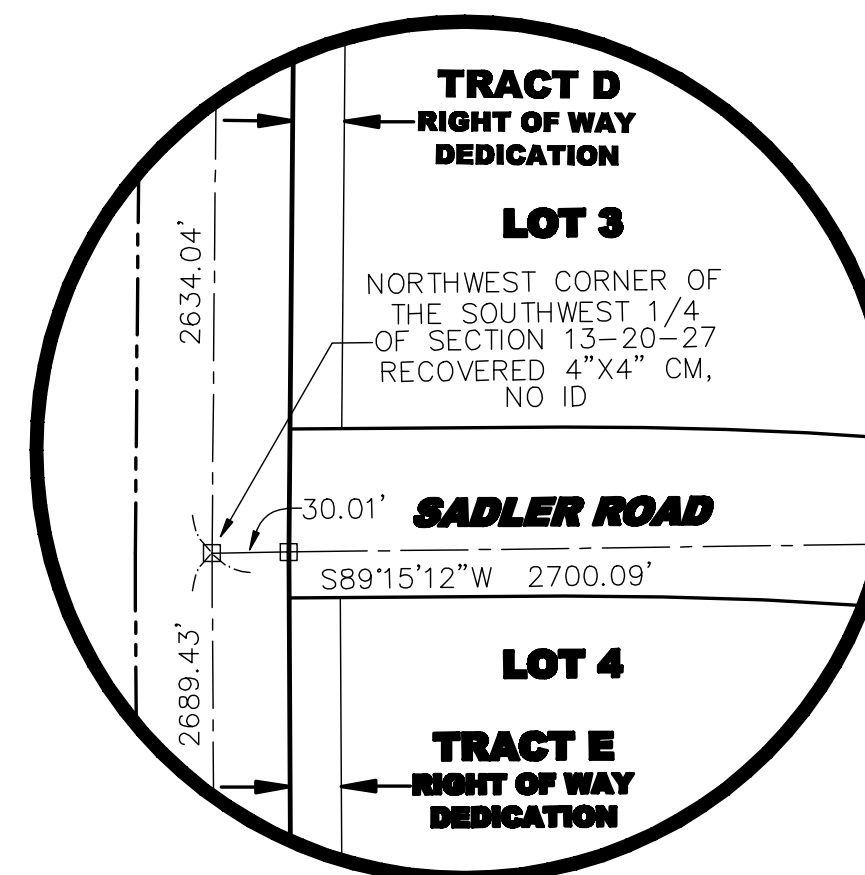
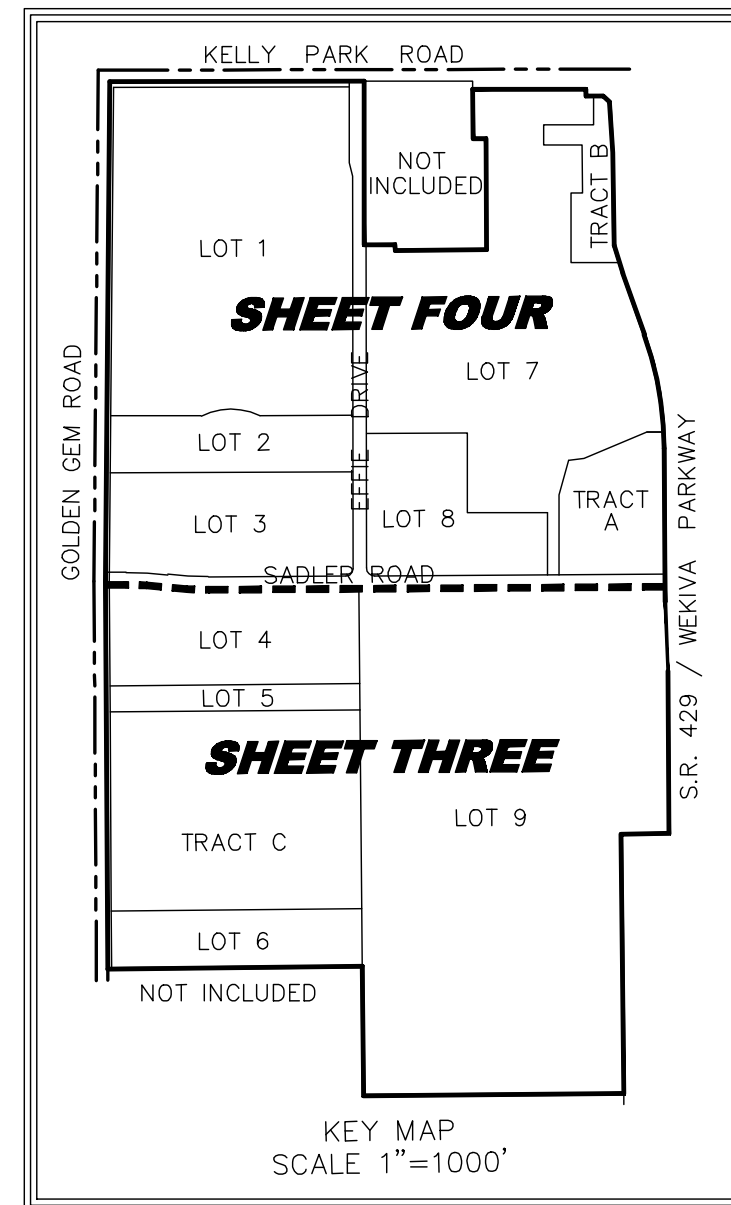
- RECOVERED 4"x4" CM PRM LB 6723 UNLESS OTHERWISE NOTED
- RECOVERED AS NOTED
- SET NAIL & DISK PCP 4671 (PERMANENT CONTROL POINT)
- INDICATES CENTERLINE
- NUMBER
- CM – CONCRETE MONUMENT
- CCR – CERTIFIED CORNER RECORD
- ID – IDENTIFICATION
- LB – LICENSED BUSINESS CERTIFICATION
- NT – NON TANGENT
- ORB – OFFICIAL RECORDS BOOK
- PB – PLAT BOOK
- PG – PAGE
- RM – PERMANENT REFERENCE MONUMENT
- P.T. – POINT OF TANGENCY
- P.O.L. – POINT ON LINE
- D – DELTA (CENTRAL ANGLE)
- CH – CHORD
- CB – CHORD BEARING
- R – RADIUS
- L – LENGTH
- CL – CENTERLINE
- PRM – PERMANENT REFERENCE MARKER

WYLD OAKS

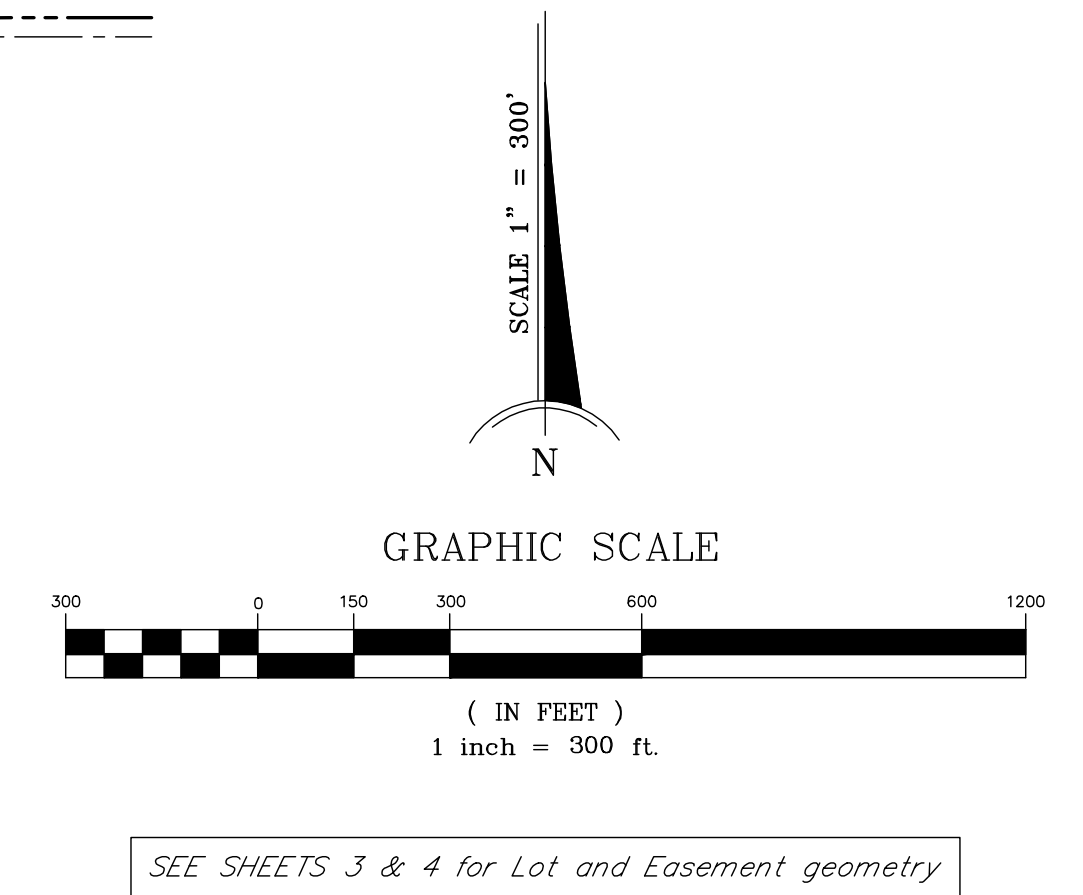
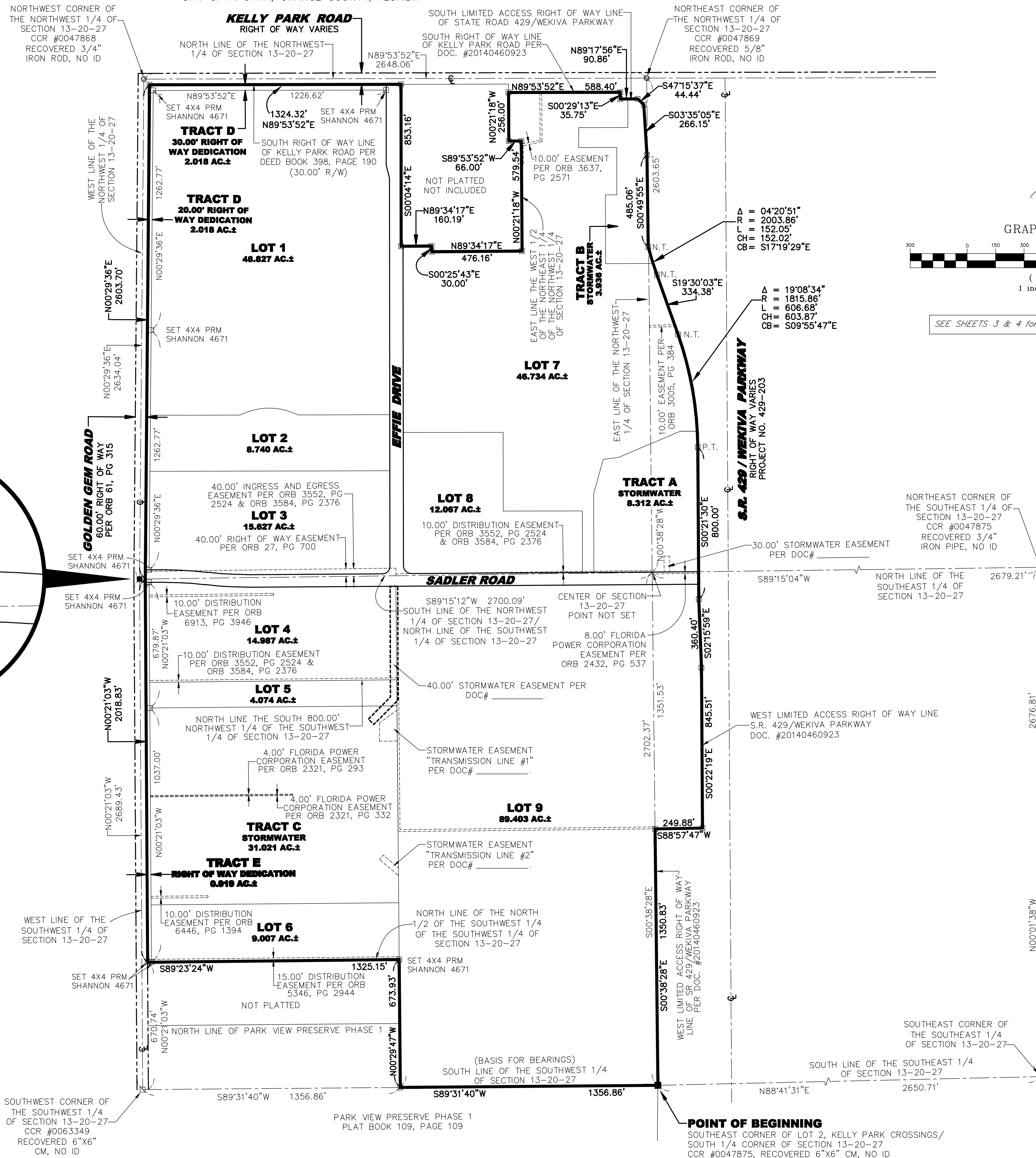
SHEET 2 OF 4

PLAT BOOK _____ PAGE _____

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



- LEGEND:**
- - RECOVERED 4"x4" CM, PRM, LB 6723 UNLESS OTHERWISE NOTED
 - - RECOVERED AS NOTED
 - - SET NAIL & DISK PCP 4671 (PERMANENT CONTROL POINT)
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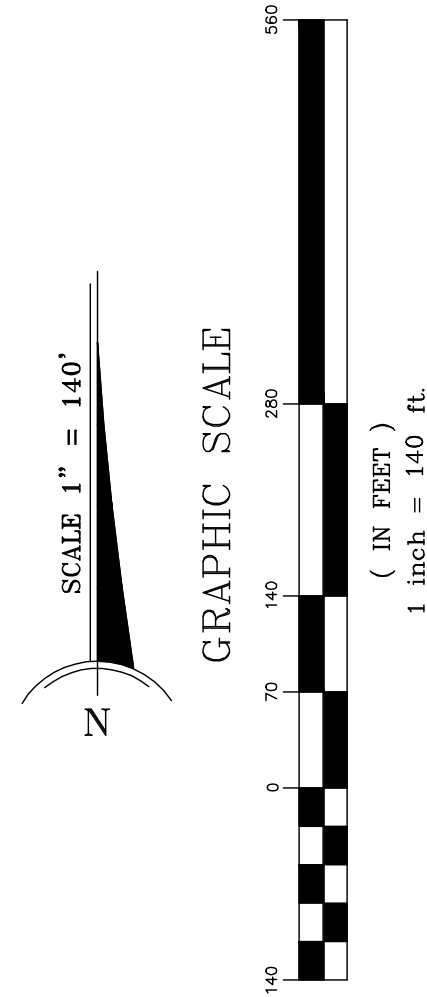
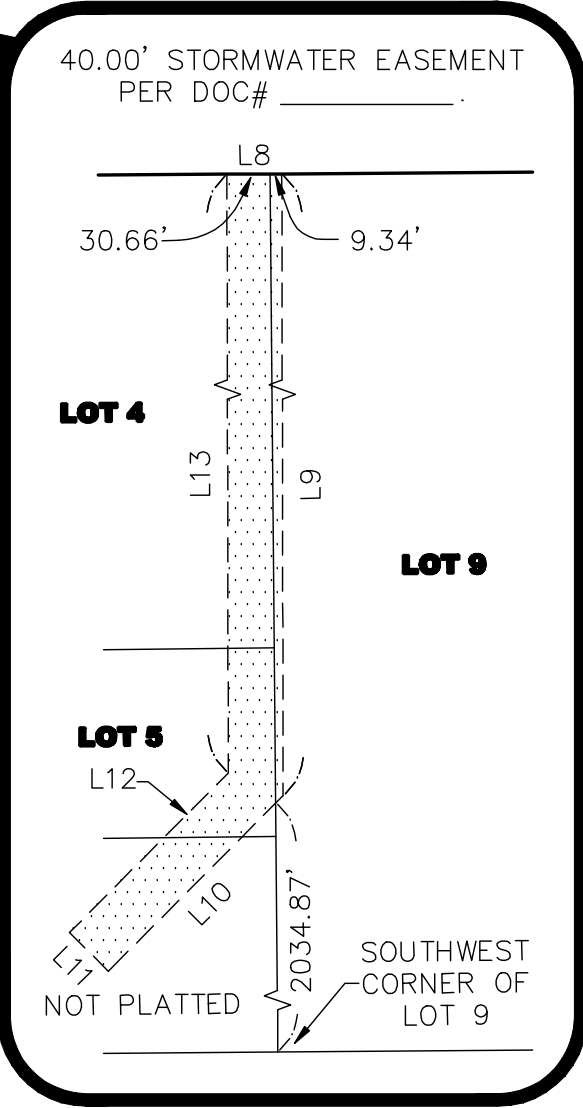
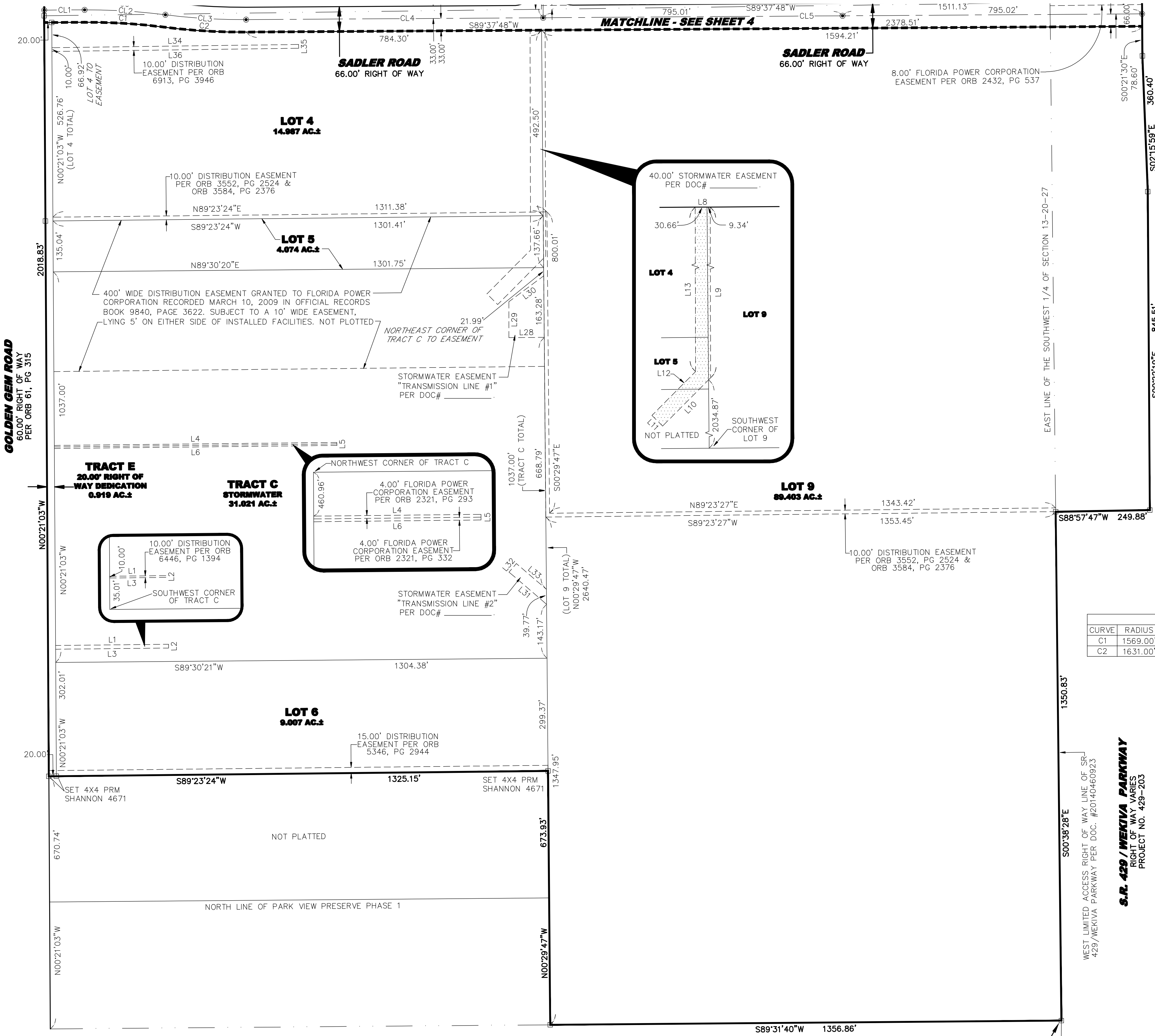
SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF AOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

PLAT BOOK _____ PAGE _____



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°23'24"E	300.00'
L2	S00°21'03"E	10.00'
L3	S89°23'24"W	300.00'
L4	N89°23'27"E	750.00'
L5	S00°21'03"E	8.00'
L6	S89°23'27"W	750.00'
L7	N89°37'48"E	107.41'
L8	N89°37'48"E	40.00'
L9	S00°07'42"E	600.16'
L10	S44°49'45"W	180.59'
L11	N45°10'15"W	40.00'
L12	N44°49'45"E	164.04'
L13	N00°07'42"W	583.44'
L28	S89°27'53"W	94.06'
L29	N00°00'00"W	95.46'
L30	N53°26'27"E	115.33'
L31	N49°27'55"W	131.16'
L32	N40°15'49"E	30.00'
L33	S49°27'55"E	105.06'
L34	N89°15'12"E	654.96'
L35	S00°44'48"E	10.00'
L36	S89°15'12"W	655.03'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD
C1	1569.00'	07°41'38"	210.69'	N86°31'23"W	210.53'
C2	1631.00'	07°41'38"	219.02'	S86°31'23"E	218.85'

- LEGEND:
- - RECOVERED 4"x4" CM "LB 6723 (P.R.M.)" UNLESS OTHERWISE NOTED
 - - RECOVERED AS NOTED INDICATES CENTERLINE
 - CM - CONCRETE MONUMENT
 - CCR - CERTIFIED CORNER RECORD
 - ID - IDENTIFICATION
 - LB - LICENSED BUSINESS CERTIFICATION
 - N.T. - NON TANGENT
 - ORB - OFFICIAL RECORDS BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - PRM - PERMANENT REFERENCE MONUMENT
 - P.T. - POINT OF TANGENCY



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 3.

Meeting Date: August 13, 2024

Department: Community Development

SUBJECT:

Crossroads at Kelly Park Phase 1B – Plat

REQUEST:

Recommend approval of the Crossroads at Kelly Park Phase 1B – Plat

SUMMARY:

Owner(s): Galvin Land Services, LLC and Kelly Park Land Investments, LLC

Applicant: Poulos & Bennett, LLC c/o Melissa Martinez

Parcel Identification Number(s): 11-20-27-0000-00-013

Location: 4338 Ondich Road

Future Land Use: Mixed-Use

Zoning District: KPI-MU (Kelly Park Interchange – Mixed-Use)

Proposed Use: 175 single family lots

Tract Size: 29.03 +/- acres

Density/Intensity: 4.82 +/- dwelling units per acre

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Rural Settlement and County Rural	AG (Agriculture) and County A-1 (Citrus Rural)	Single-family residences and vacant
East	Mixed-Use and County Rural	KPI-MU (Kelly Park Interchange – Mixed-Use) and County A-1 (Citrus Rural)	Single-family residences, vacant and agricultural facilities
South	Mixed-Use, Rural Settlement and County Rural	KPI-MU, AG and County A-1	Vacant
West	Mixed-Use and Rural Settlement	KPI-MU and AG	Single-family residences, vacant and agricultural facilities

PROJECT SUMMARY:

The applicant has submitted the Crossroads at Kelly Park Phase 1B – Plat for consideration, creating 140 residential lots, as well as, alley and park tracts, and easements. This plat also creates nine tracts for open space and amenities. This Plat is consistent with the Kelly Park Property - Major Development Plan approved by the City Council on August 3, 2022 and the Crossroads at Kelly Park Phase 1B – Construction Site Plan approved by the Development Review Committee on October 4, 2023.

ACCESS:

Access to this phase of the Crossroads Development is proposed on Kelly Park Road via Waypointe Boulevard, as well as, connections to the proposed and future developments to the south, north, west and east adjacent properties.

PUBLIC HEARING SCHEDULE:

August 13, 2024 - Planning Commission (5:30 P.M.)
September 4, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Crossroads at Kelly Park Phase 1B – Plat.

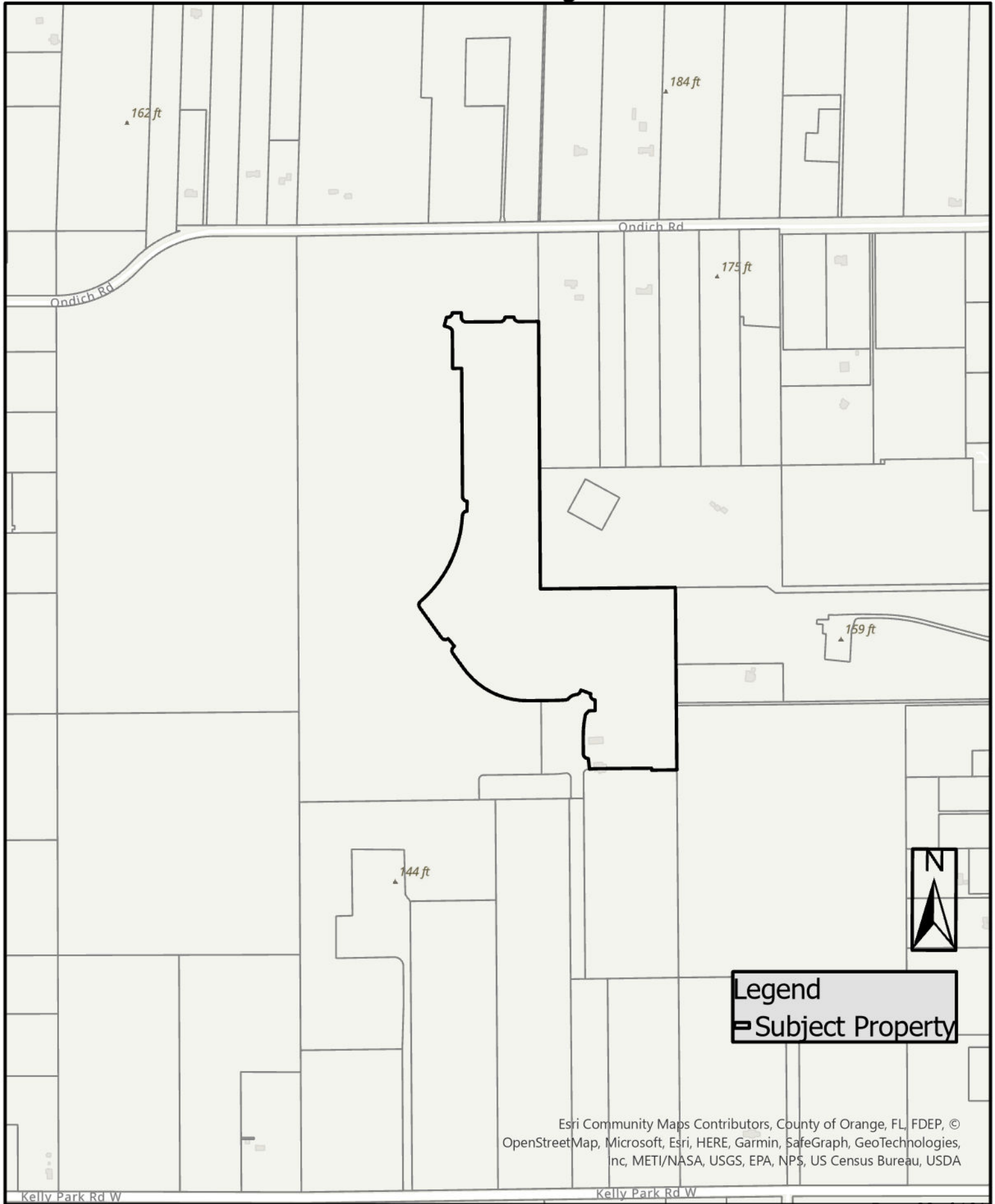
Recommended Motion – Planning Commission:

Recommend approval of the Crossroads at Kelly Park Phase 1B – Plat.

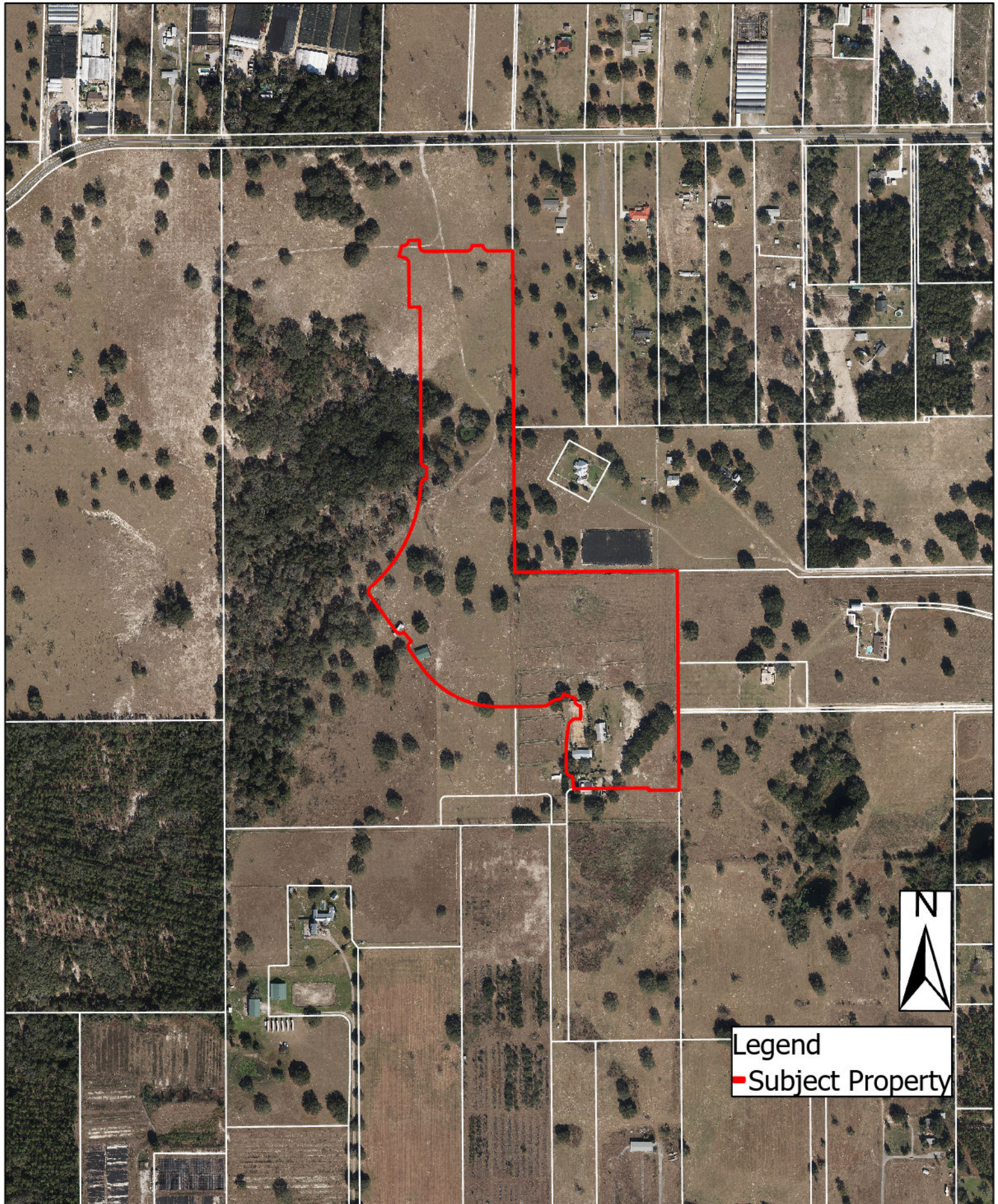
ATTACHMENTS:

- 1. Maps
- 2. Crossroads at KP Phase 1A - Plat

Vicinity

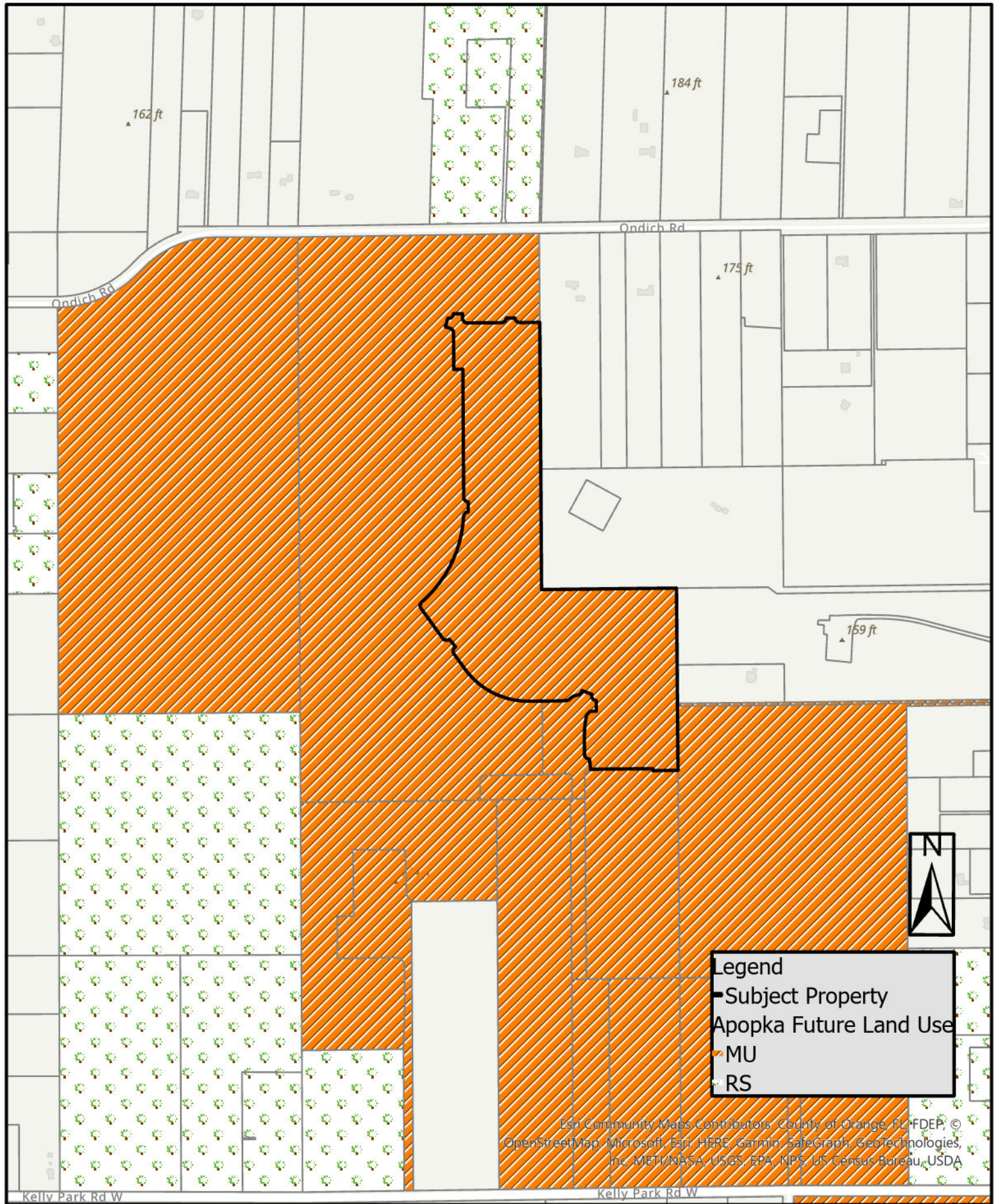


Aerial

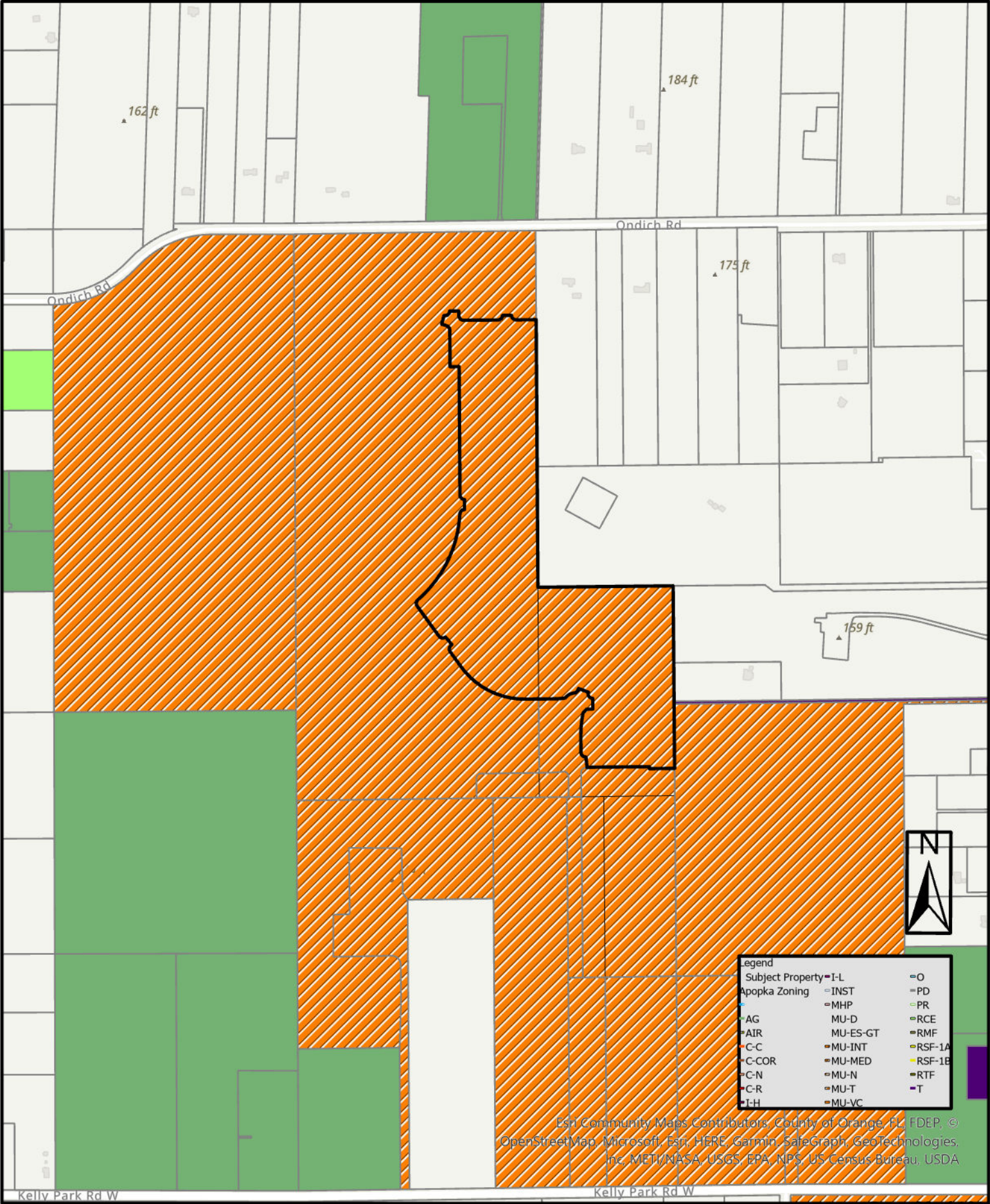


Legend
- Subject Property

Future Land Use



Zoning



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

CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°08'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'34" EAST, ALONG SAID WEST LINE TO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1470.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.89 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 05°29'10", AN ARC LENGTH OF 45.05 FEET, A CHORD LENGTH OF 45.03 FEET AND A CHORD BEARING OF SOUTH 86°47'24" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 05°57'11" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°29'10", AN ARC LENGTH OF 41.66 FEET, A CHORD LENGTH OF 37.01 FEET AND A CHORD BEARING OF NORTH 48°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°28'01" WEST, 93.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 12°14'34", AN ARC LENGTH OF 120.73 FEET, A CHORD LENGTH OF 120.50 FEET AND A CHORD BEARING OF NORTH 05°39'16" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 44°37'27", AN ARC LENGTH OF 3.89 FEET, A CHORD LENGTH OF 3.80 FEET AND A CHORD BEARING OF NORTH 34°05'16" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 24°22'10", AN ARC LENGTH OF 24.25 FEET, A CHORD LENGTH OF 24.07 FEET AND A CHORD BEARING OF NORTH 44°12'55" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 58°05'38", AN ARC LENGTH OF 4.90 FEET, A CHORD LENGTH OF 4.70 FEET AND A CHORD BEARING OF NORTH 00°04'39" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°07'28" EAST, 32.61 FEET; THENCE RUN NORTH 00°28'01" WEST, 49.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°27'54", AN ARC LENGTH OF 49.07 FEET, A CHORD LENGTH OF 41.56 FEET AND A CHORD BEARING OF NORTH 35°38'35" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 69°24'38" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 170.50 FEET, A CENTRAL ANGLE OF 10°44'46", AN ARC LENGTH OF 31.98 FEET, A CHORD LENGTH OF 31.93 FEET AND A CHORD BEARING OF SOUTH 29°57'45" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 46°23'52", AN ARC LENGTH OF 4.05 FEET, A CHORD LENGTH OF 3.94 FEET AND A CHORD BEARING OF SOUTH 54°32'04" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 30°50'21", AN ARC LENGTH OF 30.69 FEET, A CHORD LENGTH OF 30.32 FEET AND A CHORD BEARING OF SOUTH 62°18'50" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 39°13'52", AN ARC LENGTH OF 17.12 FEET, A CHORD LENGTH OF 16.79 FEET AND A CHORD BEARING OF SOUTH 86°30'36" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°07'32" WEST, 60.81 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 03°17'24", AN ARC LENGTH OF 9.47 FEET, A CHORD LENGTH OF 9.47 FEET AND A CHORD BEARING OF SOUTH 87°46'14" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°24'56" WEST, 163.27 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 54°44'56", AN ARC LENGTH OF 410.88 FEET, A CHORD LENGTH OF 395.43 FEET AND A CHORD BEARING OF NORTH 63°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 102.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'09", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF NORTH 07°24'57" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 946.00 FEET, A CENTRAL ANGLE OF 00°25'29", AN ARC LENGTH OF 7.01 FEET, A CHORD LENGTH OF 7.01 FEET AND A CHORD BEARING OF NORTH 50°27'17" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 39°45'28" WEST, 55.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°55'20", AN ARC LENGTH OF 40.98 FEET, A CHORD LENGTH OF 36.54 FEET AND A CHORD BEARING OF NORTH 82°47'48" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 204.97 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°02'51", AN ARC LENGTH OF 37.11 FEET, A CHORD LENGTH OF 33.79 FEET AND A CHORD BEARING OF NORTH 06°41'17" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 46°14'02", AN ARC LENGTH OF 540.65 FEET, A CHORD LENGTH OF 526.10 FEET AND A CHORD BEARING OF NORTH 26°05'42" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°38'45", AN ARC LENGTH OF 37.81 FEET, A CHORD LENGTH OF 34.31 FEET AND A CHORD BEARING OF NORTH 46°19'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 201.67 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 71°27'34", AN ARC LENGTH OF 31.18 FEET, A CHORD LENGTH OF 29.20 FEET AND A CHORD BEARING OF NORTH 36°06'21" WEST TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF NORTH 73°38'51" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 14°32'25" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'59", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 39.65 FEET AND A CHORD BEARING OF NORTH 52°04'56" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 89°37'26" EAST, 50.00 FEET; THENCE RUN SOUTH 00°22'34" EAST, 26.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 46°19'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 36.971 ACRES MORE OR LESS.

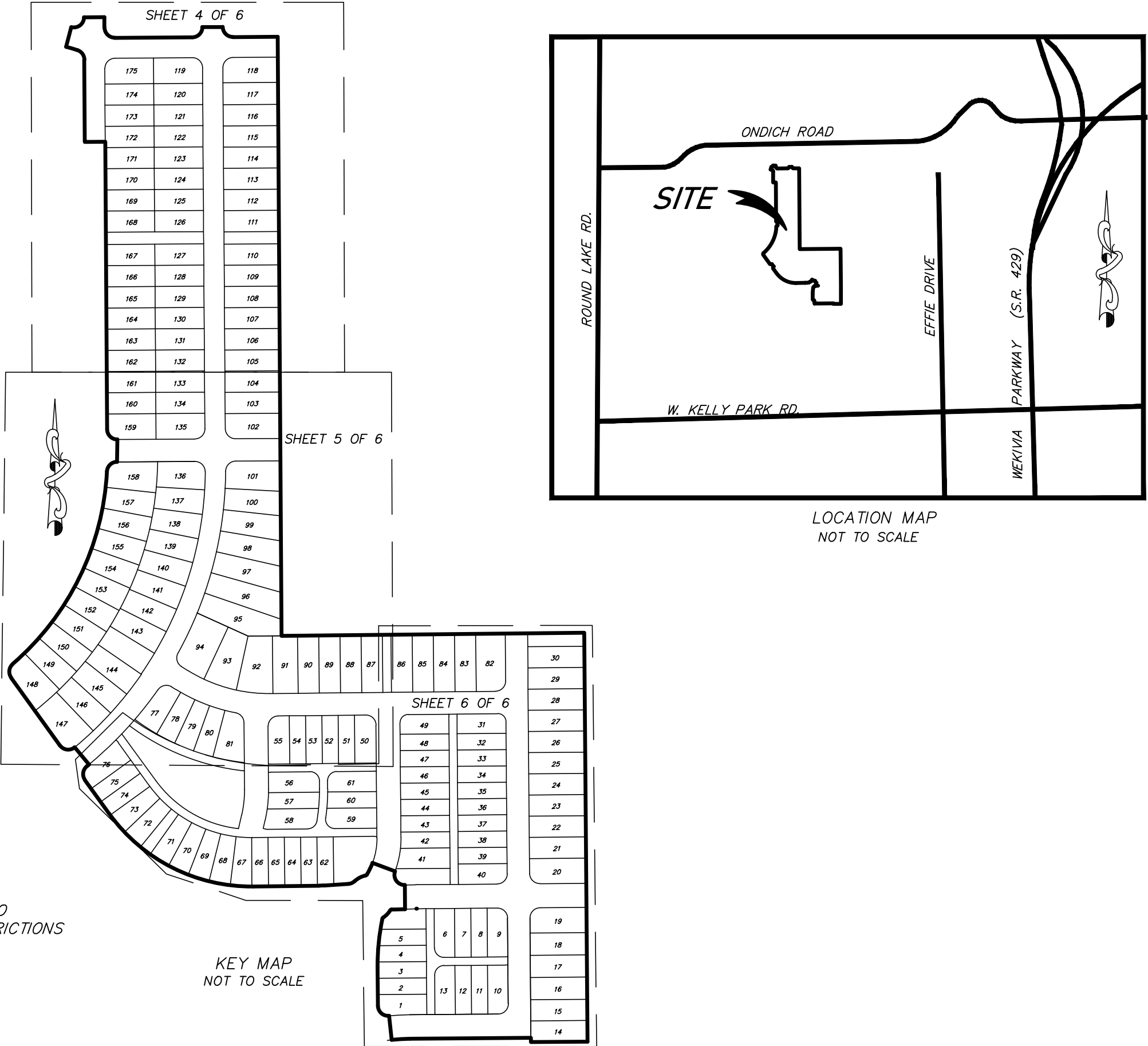
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NOTICE:

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SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD AS BEING NORTH 89°08'52" EAST.
- ☐ DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK PHASE 1A (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO. COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK PHASE 1A HOMEOWNERS' ASSOCIATION, INC. "ASSOCIATION", AS PRESCRIBED IN THE DECLARATION.
- TRACTS "PIA-13", "PIA-14", "PIA-16", "PIA-17", "PIA-18", "PIA-19", "PIA-20", "PIA-22", AND "PIA-28" (PARKS), ARE COMMON AREAS AND SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- TRACT FD-2 (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY DFC KELLY PARK, LLC, ITS SUCCESSORS AND/OR ASSIGNS.
- ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER ALL ASSOCIATION DRAINAGE EASEMENTS (A.D.E.) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
- TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) IS A COMMON AREA PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION AND IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES: (I) FOR THE PURPOSE OF EXERCISING ALL POWER AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSED OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPLE AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENCE THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES, ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.



PLAT BOOK	PAGE
CROSSROADS AT KELLY PARK PHASE 1A	
DEDICATION	
KNOW ALL MEN BY THESE PRESENTS, THAT DFC KELLY PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS, UTILITY EASEMENTS (U.E.), MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENTS (M.D.S.E.) TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.	
IN WITNESS WHEREOF, DFC Kelly Park, LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of ____, 2023.	
Signed, sealed and delivered in the presence of the following two witnesses:	
DFC Kelly Park, LLC, a Florida Limited Liability Company	DF Residential II, LP, a Florida Limited Partnership
Print Name: _____ (Witness)	By: _____ Name: _____ Title: _____
Print Name: _____ (Witness)	
STATE OF FLORIDA	
COUNTY OF _____	
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of ____, 2023, by _____ as _____ of DF Residential II, LP, a Florida Limited Partnership on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.	
Print Name: _____ Notary Public — State of Florida Commission No.: _____ My Commission Expires: _____	
CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION	
THIS IS TO CERTIFY, that on ____, 2023 the undersigned approved the foregoing plat.	
By: _____ Chairman	
CERTIFICATE OF APPROVAL BY THE MUNICIPALITY	
THIS IS TO CERTIFY, that on ____, 2023 the undersigned approved the foregoing plat.	
By: _____ Bryan Nelson, Mayor of the City of Apopka	
Attest: _____ Linda F. Goff, City Clerk	
CERTIFICATE OF APPROVAL BY CITY ENGINEER	
THIS IS TO CERTIFY, that on ____, 2023 the undersigned approved the foregoing plat.	
By: _____ Richard W. Earp, City Engineer	
CERTIFICATE OF COUNTY COMPTROLLER	
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ print _____	
Comptroller in and for Orange County, Florida	
By: _____	
CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR	
Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.	
Signed: _____ Date _____ Printed name: Andrew A. Perry P.S.M. Southeastern Surveying and Mapping Corp. Registration Number LS 6124	
CERTIFICATE OF SURVEYOR AND MAPPER	
KNOWN ALL MEN BY THESE PRESENTS , that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on April 25, 2023	
a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed; that permanent reference monuments have been placed as shown thereon; that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.	
Date _____ LS 4044 Surveyor's Registration Number _____ LB 7808 Certificate of Authorization Number _____ PEC — Surveying and Mapping, LLC 2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765	Surveyor's Signature _____ David A. White Surveyor's Name (printed) _____



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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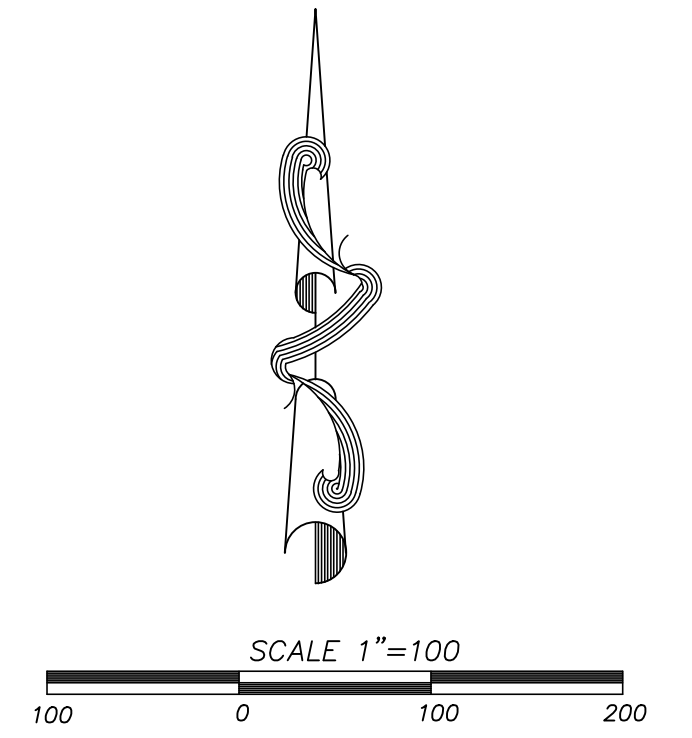
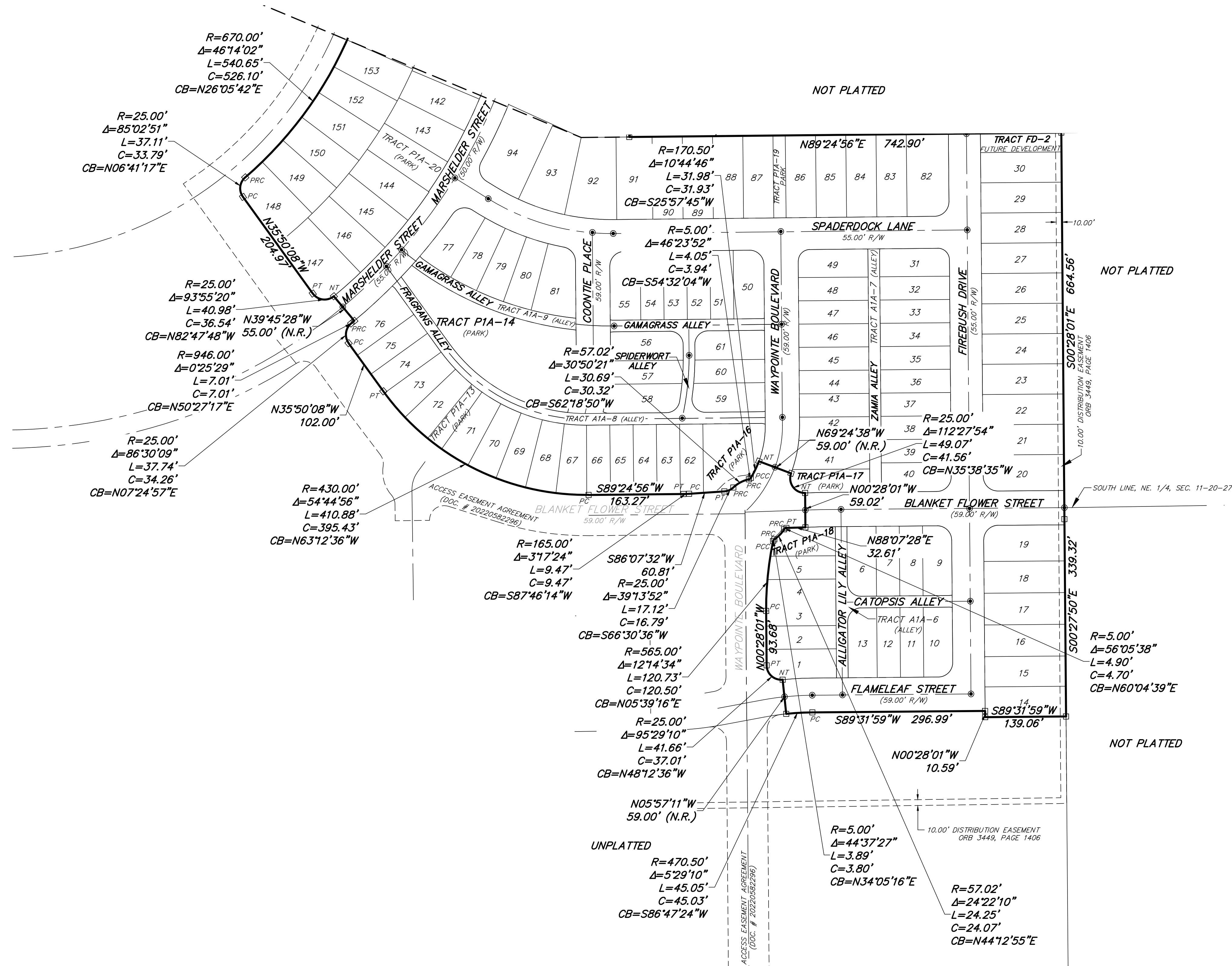
CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

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SURVEYING AND MAPPING, LLC

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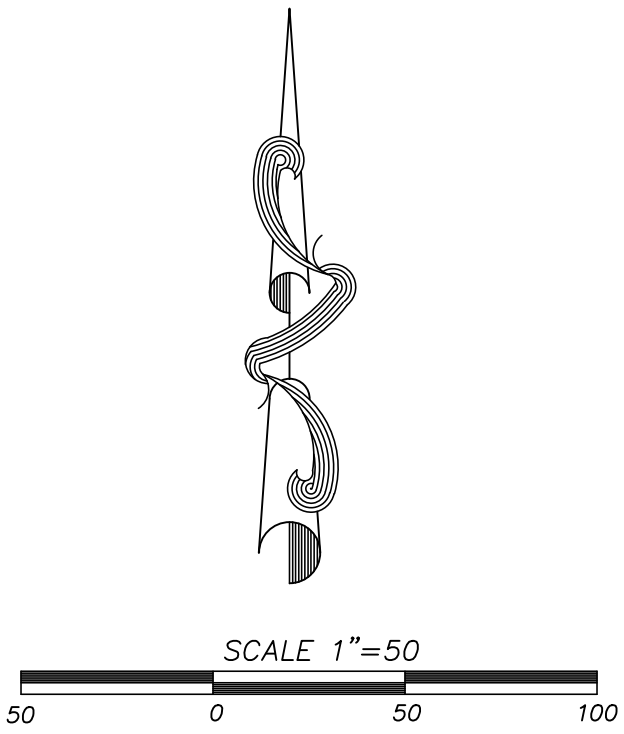
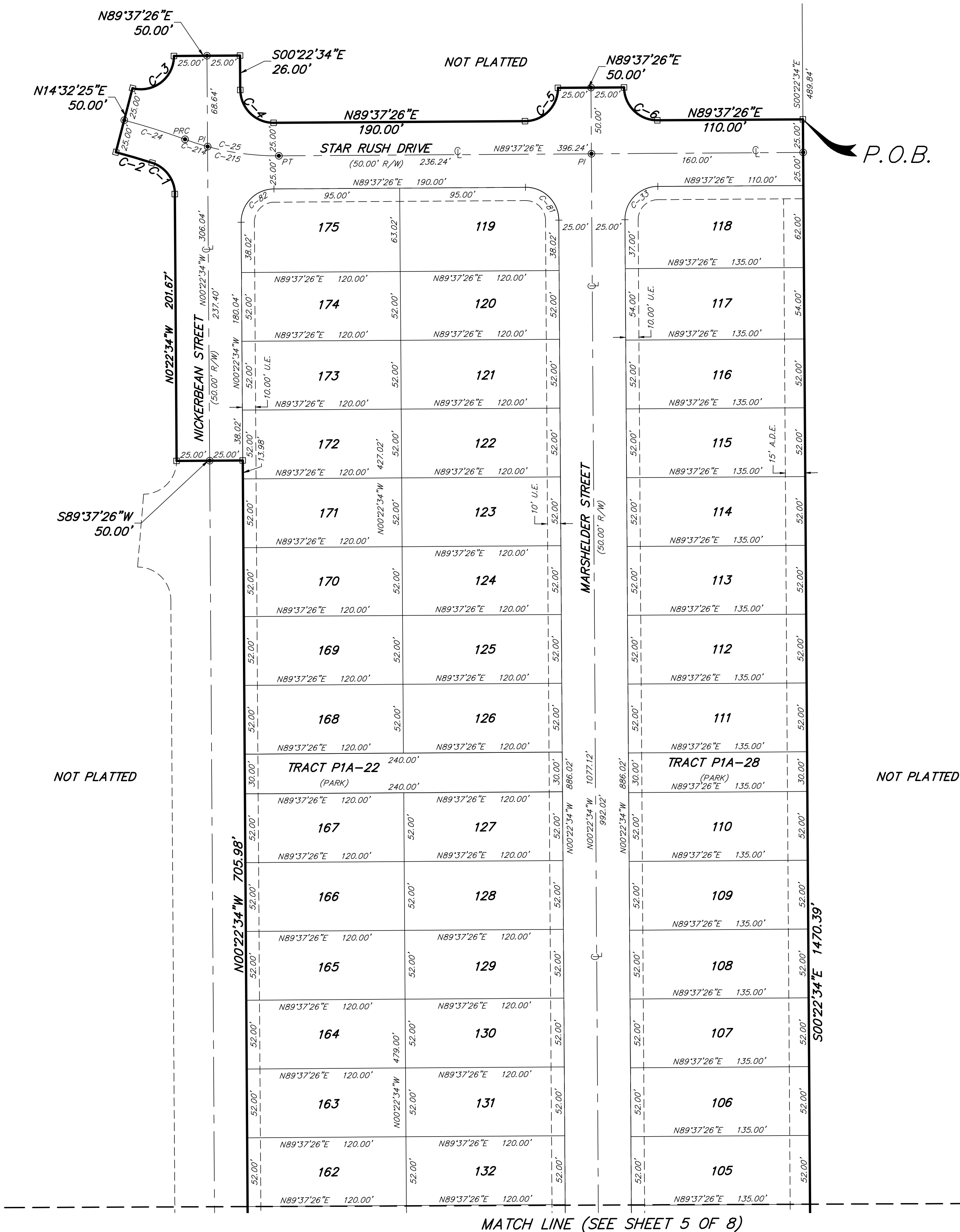
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CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-1	25.00'	071°27'34"	31.18'	31.18'	N36°06'21"W
C-2	450.00'	003°37'27"	28.46'	28.46'	N73°38'51"W
C-3	25.00'	104°54'59"	45.78'	45.78'	N52°04'56"E
C-4	25.00'	090°00'00"	39.27'	39.27'	S45°22'34"E
C-5	25.00'	090°00'00"	39.27'	39.27'	N44°37'28"E
C-6	25.00'	090°00'00"	39.27'	39.27'	S45°22'34"E
C-24	475.00'	005°48'40"	48.18'	48.18'	N72°33'15"W
C-25	200.00'	020°43'39"	72.35'	72.35'	S80°00'45"E
C-33	25.00'	090°00'00"	39.27'	39.27'	S44°37'26"W
C-81	25.00'	090°00'00"	39.27'	39.27'	N45°22'34"W
C-82	25.00'	090°00'00"	39.27'	39.27'	S44°37'26"W
C-214	200.00'	005°08'06"	17.92'	17.92'	S72°12'58"E
C-215	200.00'	015°35'33"	54.43'	54.43'	S82°34'48"E

PEC

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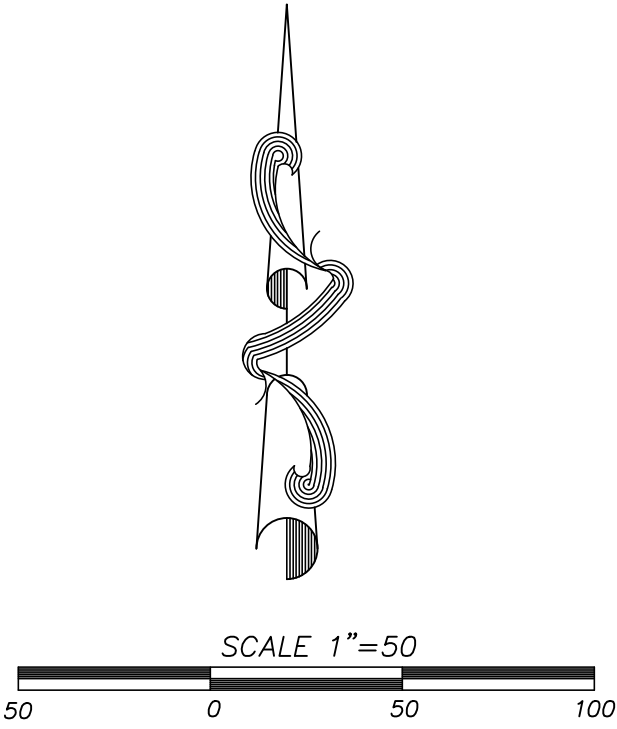
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BOOK

PAGE

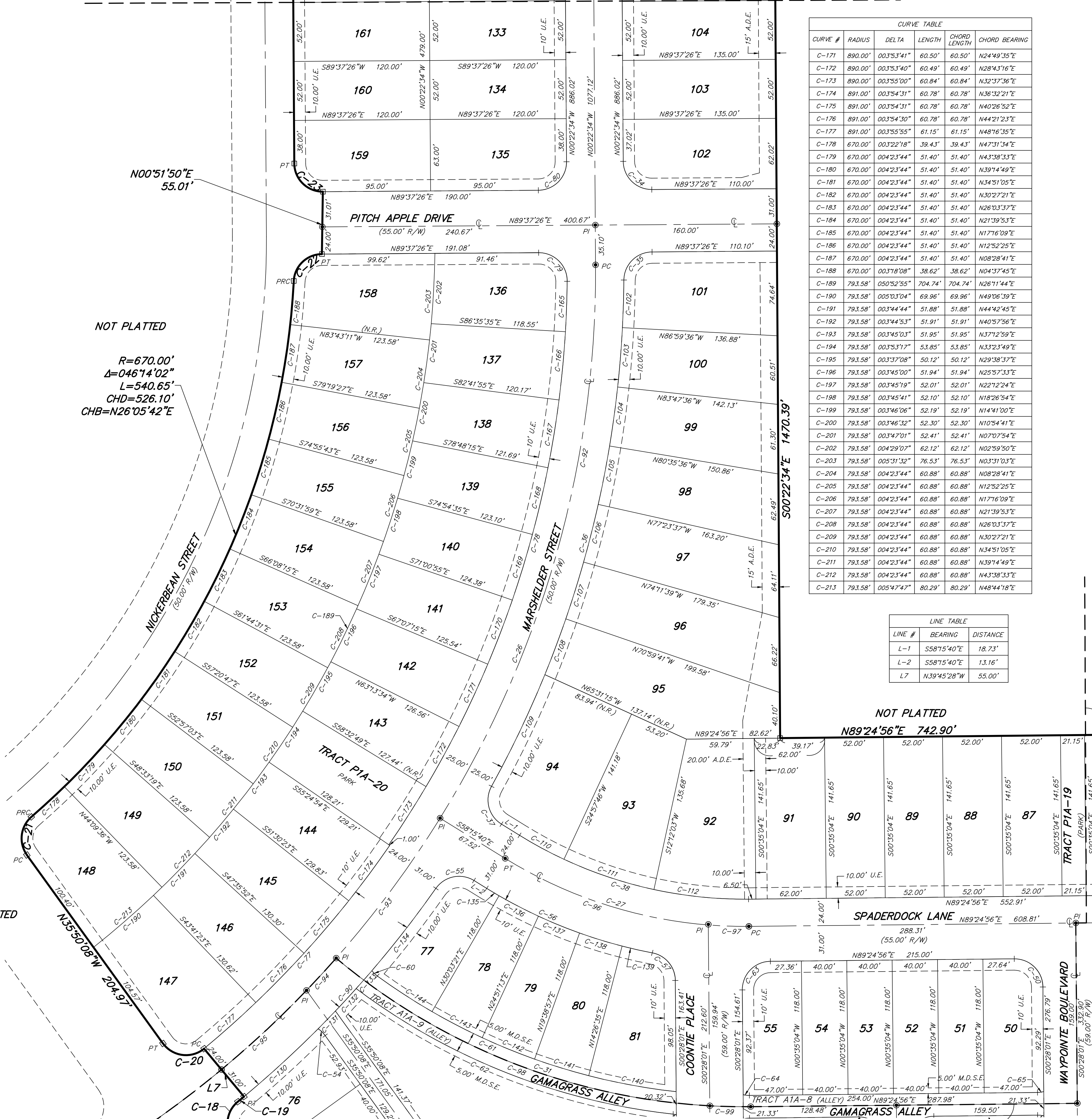
CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-18	25.00'	086°30'09"	37.74'	37.74'
C-19	946.00'	000°25'29"	7.01'	7.01'
C-20	25.00'	093°55'20"	40.98'	40.98'
C-21	25.00'	085°02'51"	37.11'	37.11'
C-22	25.00'	086°38'45"	37.81'	37.81'
C-23	25.00'	090°00'00"	39.27'	39.27'
C-26	915.00'	050°37'06"	808.36'	808.36'
C-27	400.50'	032°19'24"	225.94'	225.94'
C-31	559.50'	040°35'47"	396.43'	396.43'
C-34	25.00'	090°00'00"	39.27'	39.27'
C-35	25.00'	089°10'29"	38.91'	38.91'
C-36	940.00'	028°24'32"	466.08'	466.08'
C-37	25.00'	087°07'09"	38.01'	38.01'
C-38	376.50'	032°19'24"	212.40'	212.40'
C-50	25.00'	090°07'03"	39.32'	39.32'
C-54	23.00'	021°09'54"	8.50'	8.50'
C-55	25.00'	086°39'51"	37.81'	37.81'
C-56	431.50'	020°54'55"	157.51'	157.51'
C-57	25.00'	078°42'35"	34.34'	34.34'
C-60	23.00'	016°22'17"	6.61'	6.61'
C-61	549.50'	029°48'33"	285.89'	285.89'
C-62	569.50'	030°36'41"	304.27'	304.27'
C-63	25.00'	089°52'57"	39.22'	39.22'
C-64	23.00'	013°57'07"	5.60'	5.60'
C-65	23.00'	013°43'04"	5.51'	5.51'
C-77	891.00'	015°39'27"	243.49'	243.49'
C-78	890.00'	034°02'20"	528.74'	528.74'
C-79	25.00'	090°55'15"	39.67'	39.67'
C-80	25.00'	090°00'00"	39.27'	39.27'
C-90	946.00'	015°07'06"	250.44'	250.44'
C-92	915.00'	032°08'47"	513.37'	513.37'
C-93	915.00'	009°38'15"	153.91'	153.91'
C-94	915.00'	002°25'00"	38.59'	38.59'
C-95	915.00'	006°25'05"	102.49'	102.49'
C-96	400.50'	027°12'16"	190.16'	190.16'
C-97	400.50'	005°07'08"	35.78'	35.78'
C-98	559.50'	036°54'20"	360.39'	360.39'
C-99	559.50'	003°41'27"	36.04'	36.04'
C-102	940.00'	002°33'27"	41.96'	41.96'
C-103	940.00'	003°12'00"	52.50'	52.50'
C-104	940.00'	003°12'00"	52.50'	52.50'
C-105	940.00'	003°11'59"	52.49'	52.49'
C-106	940.00'	003°11'58"	52.49'	52.49'
C-107	940.00'	003°11'58"	52.49'	52.49'
C-108	940.00'	003°11'54"	52.47'	52.47'
C-109	940.00'	006°39'16"	109.17'	109.17'
C-110	376.50'	006°46'35"	44.53'	44.53'
C-111	376.50'	012°45'43"	83.86'	83.86'
C-112	376.50'	012°47'07"	84.01'	84.01'
C-130	946.00'	005°21'58"	88.60'	88.60'
C-131	946.00'	001°19'31"	21.88'	21.88'
C-132	946.00'	001°38'01"	26.97'	26.97'
C-133	946.00'	001°16'12"	20.97'	20.97'
C-134	946.00'	005°34'23"	92.02'	92.02'
C-135	431.50'	001°40'59"	12.67'	12.67'
C-136	431.50'	005°12'09"	39.18'	39.18'
C-137	431.50'	005°12'16"	39.19'	39.19'
C-138	431.50'	005°12'22"	39.21'	39.21'
C-139	431.50'	003°37'11"	27.26'	27.26'
C-140	549.50'	008°10'57"	78.47'	78.47'
C-141	549.50'	005°12'22"	49.93'	49.93'
C-142	549.50'	005°12'16"	49.91'	49.91'
C-143	549.50'	005°12'09"	49.89'	49.89'
C-144	549.50'	006°00'50"	57.68'	57.68'
C-165	890.00'	002°51'44"	44.46'	44.46'
C-166	890.00'	003°53'40"	60.49'	60.49'
C-167	890.00'	003°53'40"	60.49'	60.49'
C-168	890.00'	003°53'40"	60.49'	60.49'
C-169	890.00'	003°53'40"	60.49'	60.49'
C-170	890.00'	003°53'40"	60.49'	60.49'

INDEX:
SHEET 1 = COVER SHEET
SHEET 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS



NOT PLATTED

R=670.00'
Δ=046°14'02"
L=540.65'
CHD=526.10'
CHB=N26°05'42"E



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-171	890.00'	003°53'41"	60.50'	60.50'
C-172	890.00'	003°53'40"	60.49'	60.49'
C-173	890.00'	003°55'00"	60.84'	60.84'
C-174	891.00'	003°54'31"	60.78'	60.78'
C-175	891.00'	003°54'31"	60.78'	60.78'
C-176	891.00'	003°54'30"	60.78'	60.78'
C-177	891.00'	003°55'55"	61.15'	61.15'
C-178	670.00'	003°22'18"	39.43'	39.43'
C-179	670.00'	004°23'44"	51.40'	51.40'
C-180	670.00'	004°23'44"	51.40'	51.40'
C-181	670.00'	004°23'44"	51.40'	51.40'
C-182	670.00'	004°23'44"	51.40'	51.40'
C-183	670.00'	004°23'44"	51.40'	51.40'
C-184	670.00'	004°23'44"	51.40'	51.40'
C-185	670.00'	004°23'44"	51.40'	51.40'
C-186	670.00'	004°23'44"	51.40'	51.40'
C-187	670.00'	004°23'44"	51.40'	51.40'
C-188	670.00'	003°18'08"	38.62'	38.62'
C-189	793.58'	050°52'55"	704.74'	704.74'
C-190	793.58'	005°03'04"	69.96'	69.96'
C-191	793.58'	003°44'44"	51.88'	51.88'
C-192	793.58'	003°44'53"	51.91'	51.91'
C-193	793.58'	003°45'03"	51.95'	51.95'
C-194	793.58'	003°53'17"	53.85'	53.85'
C-195	793.58'	003°37'08"	50.12'	50.12'
C-196	793.58'	003°45'00"	51.94'	51.94'
C-197	793.58'	003°45'19"	52.01'	52.01'
C-198	793.58'	003°45'41"	52.10'	52.10'
C-199	793.58'	003°46'06"	52.19'	52.19'
C-200	793.58'	003°46'32"	52.30'	52.30'
C-201	793.58'	003°47'01"	52.41'	52.41'
C-202	793.58'	004°29'07"	62.12'	62.12'
C-203	793.58'	005°31'32"	76.53'	76.53'
C-204	793.58'	004°23'44"	60.88'	60.88'
C-205	793.58'	004°23'44"	60.88'	60.88'
C-206	793.58'	004°23'44"	60.88'	60.88'
C-207	793.58'	004°23'44"	60.88'	60.88'
C-208	793.58'	004°23'44"	60.88'	60.88'
C-209	793.58'	004°23'44"	60.88'	60.88'
C-210	793.58'	004°23'44"	60.88'	60.88'
C-211	793.58'	004°23'44"	60.88'	60.88'
C-212	793.58'	004°23'44"	60.88'	60.88'
C-213	793.58'	005°47'47"	80.29'	80.29'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S58°15'40"E	18.73'
L-2	S58°15'40"E	13.16'
L7	N39°45'28"W	55.00'

NOT PLATTED

N89°24'56"E 742.90'

SPADERDOCK LANE

(55.00' R/W)

MATCH LINE (SEE SHEET 6 OF 6)

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

PLAT
BOOK

PAGE

LINE TABLE		
LINE #	BEARING	DISTANCE
L-3	N89°24'56"E	37.05'
L-4	N89°24'56"E	66.91'
L-5	N89°24'56"E	28.91'
L-6	N89°24'56"E	37.98'
L7	N39°45'28"W	55.00'

SCALE 1"=50
50 0 50 100



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-7	470.50'	005°29'10"	45.05'	586°47'24"W
C-8	25.00'	085°29'10"	41.66'	548°12'36"E
C-9	565.00'	012°14'34"	120.73'	S05°39'16"W
C-10	5.00'	044°37'27"	3.89'	S34°05'16"W
C-11	57.02'	024°22'10"	24.25'	N44°12'55"E
C-12	5.00'	056°05'38"	4.90'	S60°04'39"W
C-13	25.00'	112°27'54"	49.07'	S35°38'35"E
C-14	170.50'	010°44'46"	31.98'	N25°37'45"E
C-15	5.00'	046°23'52"	4.05'	N54°32'04"E
C-16	57.02'	030°50'21"	30.69'	S62°18'50"W
C-17	25.00'	039°13'52"	17.12'	N66°30'36"E
C-18	25.00'	086°30'09"	37.74'	S07°24'57"W
C-19	946.00'	000°25'29"	7.01'	N50°27'17"E
C-20	25.00'	093°55'20"	40.98'	S82°47'48"E
C-28	200.00'	021°03'23"	73.50'	N10°03'41"E
C-29	300.00'	054°44'56"	286.66'	S63°12'36"E
C-30	300.00'	013°25'20"	70.28'	N06°14'39"E
C-31	559.50'	040°35'47"	396.43'	S70°17'10"E
C-32	464.50'	012°12'11"	98.83'	N05°38'05"E
C-39	25.00'	089°52'57"	39.22'	S45°28'01"E
C-40	25.00'	090°00'00"	39.27'	S45°28'01"E
C-41	25.00'	090°00'00"	39.27'	S44°31'59"W
C-42	25.00'	090°00'00"	39.27'	N45°28'01"W
C-43	25.00'	090°00'00"	39.27'	N44°31'59"E
C-44	23.00'	090°00'00"	36.13'	S44°31'59"W
C-45	23.00'	090°00'00"	36.13'	S45°28'01"E
C-46	25.00'	090°00'00"	39.27'	N44°31'59"E

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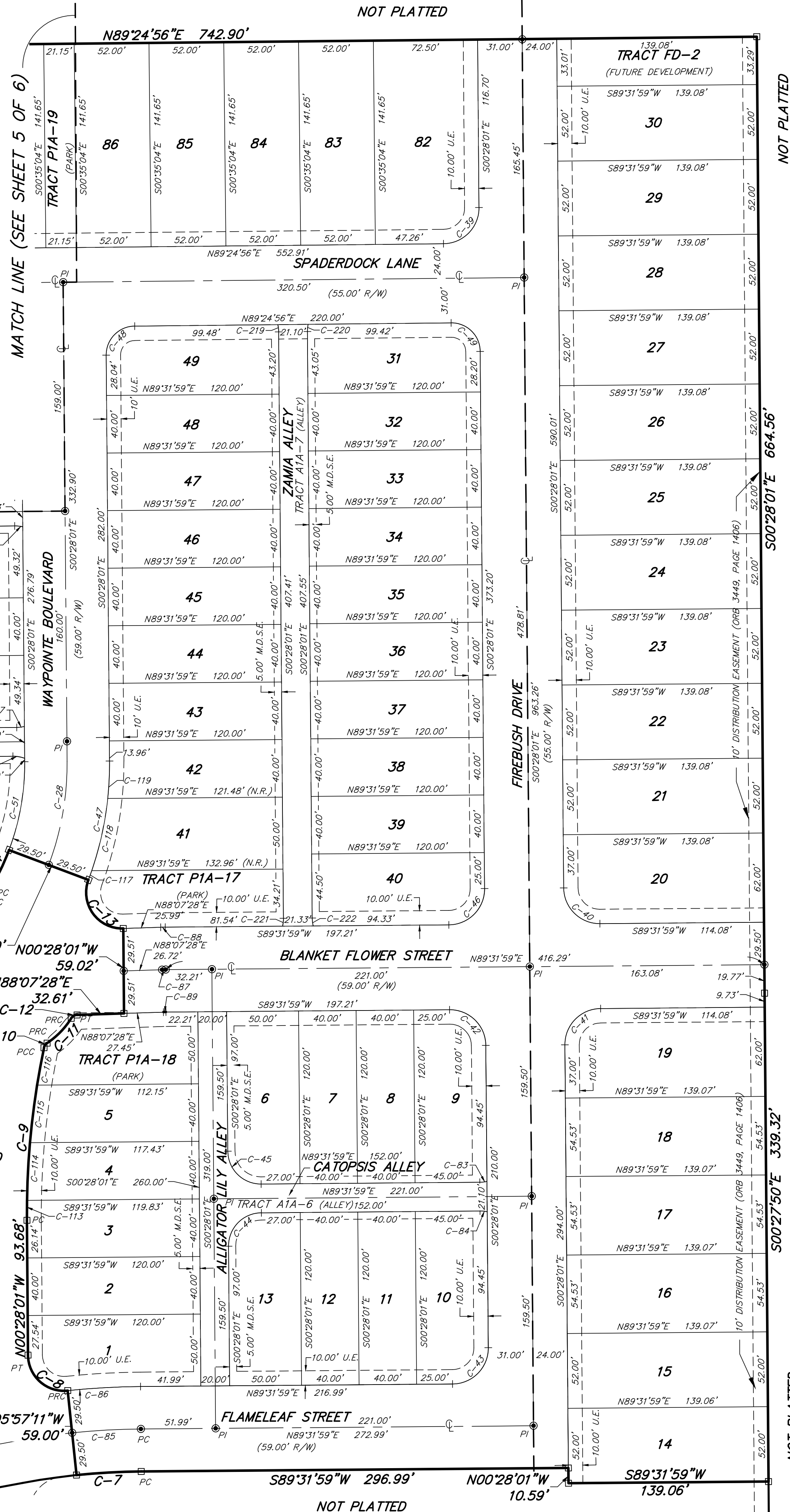
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OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS
THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE
PUBLIC RECORDS OF THIS COUNTY.

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-47	229.50'	021°03'23"	84.34'	N10°03'41"E
C-48	20.00'	089°52'57"	31.37'	S44°28'28"W
C-49	20.00'	090°07'03"	31.46'	N45°31'32"W
C-51	170.50'	021°03'23"	62.66'	N10°03'41"E
C-52	23.00'	021°03'42"	8.45'	N80°03'13"W
C-53	310.00'	094°44'56"	296.22'	S63°12'36"E
C-54	23.00'	021°09'54"	8.50'	N46°25'05"W
C-58	270.50'	013°25'20"	63.37'	N06°14'39"E
C-59	290.00'	047°18'48"	239.47'	S59°29'32"E
C-61	549.50'	029°48'33"	285.89'	S68°50'05"E
C-62	569.50'	030°36'41"	304.27'	S68°23'19"E
C-66	23.00'	013°57'09"	5.60'	N83°36'29"W
C-67	23.00'	013°43'04"	5.51'	N82°33'24"E
C-68	23.00'	098°48'02"	39.66'	S41°11'03"E
C-69	474.50'	008°40'59"	71.91'	N03°52'29"E
C-70	21.00'	089°52'57"	36.08'	S44°28'28"W
C-71	23.00'	090°07'03"	36.18'	N45°31'32"W
C-72	434.50'	010°02'33"	79.66'	N04°33'16"E
C-73	23.00'	079°50'24"	32.05'	N49°29'44"E
C-74	23.00'	027°21'11"	10.98'	S76°54'28"E
C-75	329.50'	013°25'20"	77.19'	N06°14'39"E
C-76	23.00'	013°43'06"	5.51'	S82°33'23"W
C-83	23.00'	012°33'21"	5.04'	N83°15'19"E
C-84	23.00'	012°33'21"	5.04'	N84°11'20"W
C-85	500.00'	005°29'10"	47.87'	S86°47'24"W
C-86	529.50'	005°29'10"	50.70'	S86°47'24"W
C-87	100.00'	001°24'31"	2.46'	S88°49'44"W

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-88	129.50'	001°24'31"	3.18'	S88°49'44"W
C-89	70.50'	001°24'31"	1.73'	S88°49'44"W
C-90	946.00'	015°10'06"	250.44'	N42°39'30"E
C-91	165.00'	003°17'24"	9.47'	N87°46'14"E
C-94	915.00'	002°25'00"	38.59'	S42°36'58"E
C-95	915.00'	006°25'05"	102.49'	N47°02'00"E
C-98	559.50'	036°54'20"	360.39'	S68°26'27"E
C-99	559.50'	003°41'27"	36.04'	S88°44'20"E
C-100	290.00'	007°26'07"	37.63'	S86°52'00"E
C-101	300.00'	053°24'29"	279.64'	S62°32'23"E
C-113	565.00'	001°24'31"	13.86'	S00°14'09"W
C-114	565.00'	004°03'52"	40.08'	S02°58'16"W
C-115	565.00'	004°05'33"	40.36'	S07°02'58"W
C-116	565.00'	002°40'48"	26.43'	S10°26'09"W
C-117	229.50'	001°42'25"	6.84'	N19°44'09"E
C-118	229.50'	012°50'04"	51.41'	N12°27'55"E
C-119	229.50'	006°30'54"	26.10'	N02°47'26"E
C-120	430.00'	000°25'46"	3.22'	S89°37'49"E
C-121	430.00'	007°05'24"	53.21'	S86°36'36"E
C-122	430.00'	007°05'24"	53.21'	S79°31'12"E
C-123	430.00'	007°05'24"	53.21'	S72°25'48"E
C-124	430.00'	007°05'24"	53.21'	S65°20'24"E
C-125	430.00'	007°05'24"	53.21'	S58°15'00"E
C-126	430.00'	004°00'02"	30.02'	S52°42'17"E
C-127	430.00'	007°05'24"	53.21'	S47°09'20"E
C-128	430.00'	007°17'09"	54.68'	S39°57'49"E
C-129	430.00'	000°29'07"	3.64'	S36°04'41"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-130	946.00'	005°21'58"	88.60'	N47°33'34"E
C-131	946.00'	001°19'31"	21.88'	N44°12'49"E
C-132	946.00'	001°38'01"	26.97'	N42°44'04"E
C-133	946.00'	001°16'12"	20.97'	N41°16'58"E
C-145	23.00'	007°03'45"	2.84'	N80°09'47"W
C-146	474.50'	002°51'33"	23.68'	N06°47'12"E
C-147	474.50'	004°50'26"	40.09'	N02°56'12"E
C-148	474.50'	000°59'00"	8.14'	N00°01'29"E
C-149	454.50'	001°01'54"	8.18'	N00°02'56"E
C-150	454.50'	005°03'16"	40.10'	N03°05'32"E
C-151	454.50'	003°57'22"	31.38'	N07°35'51"E
C-152	329.50'	004°58'02"	28.57'	N10°28'18"E
C-153	329.50'	006°59'14"	40.18'	N04°29'40"E
C-154	329.50'	001°28'04"	8.44'	N00°16'01"E
C-155	310.00'	000°25'46"	2.32'	N89°37'49"E
C-156	310.00'	007°05'24"	38.36'	S86°36'36"E
C-157	310.00'	007°05'24"	38.36'	S79°31'12"E
C-158	310.00'	007°05'24"	38.36'	S72°25'48"E
C-159	310.00'	007°05'24"	38.36'	S65°20'24"E
C-160	310.00'	007°05'24"	38.36'	S58°15'00"E
C-161	310.00'	004°00'02"	21.65'	S52°42'17"E
C-162	310.00'	007°05'24"	38.40'	S47°09'20"E
C-163	310.00'	007°05'24"	38.40'	S40°03'27"E
C-164	310.00'	000°40'23"	3.64'	S36°10'20"E
C-216	23.00'	007°43'52"	3.10'	S87°00'52"E
C-217	290.00'	006°31'20"	33.01'	S86°24'36"E
C-218	290.00'	000°54'47"	4.62'	N89°52'20"E

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-219	23.00'	012°40'24"	5.09'	N06°48'13"W
C-220	23.00'	012°26'18"	4.99'	S05°45'08"W
C-221	23.00'	013°50'07"	5.55'	N06°27'02"E
C-222	23.00'	013°50'07"	5.55'	S07°23'04"E



PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967



City of Apopka PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS

Item #: 4.

Meeting Date: August 13, 2024

Department: Community Development

SUBJECT:

Bronson Peak Phase 2A - Plat

REQUEST:

Recommend approval of the Bronson Peak Phase 2A – Plat.

SUMMARY:

Owner(s): DRP FL 5, LLC

Applicant(s): Poulos and Bennett, LLC c/o Genevieve LaBuda.

Tract Size: 14.52 +/- acres

Parcel Identification Number(s): 17-21-28-0935-06-001

Location: North of Boy Scout Road and west of Galway Boulevard

Density/Intensity: 3.5 dwelling units/acre maximum overall density

Future Land Use: Residential Low

Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use)

Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	Planned Development (PD) and RSF-1B (Residential Single-Family - Large Lot)	Bronson Peak Phase 1C Residential Subdivision and Vacant
South	Mixed-Use	PD	Bronson Ridge Residential Subdivision
East	Mixed-Use	PD	Breckenridge Residential Subdivision
West	Residential Low	PD	Bronson Peak Phase 3 Residential Subdivision

PROJECT SUMMARY:

The applicant has submitted the Bronson Peak Phase 2A – Plat to create 88 lots, as well as, right-of-way and alley tracts. The Plat is consistent with The Ridge - Major Development Plan approved by the City Council on October 13, 2021 and The Ridge PD Parcel 2 - Construction Site Plan (CSP) approved by the Development Review Committee on June 16, 2022.

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 is on Boy Scout Road via Ravenhurst Place.

PUBLIC HEARING SCHEDULE:

August 13, 2024 - Planning Commission (5:30 P.M.)
September 4, 2024 - City Council (1:30 P.M.)

FUNDING SOURCE:

Not applicable.

RECOMMENDED MOTION:

Development Review Committee (DRC):

Recommends approval of the Bronson Peak Phase 2A – Plat.

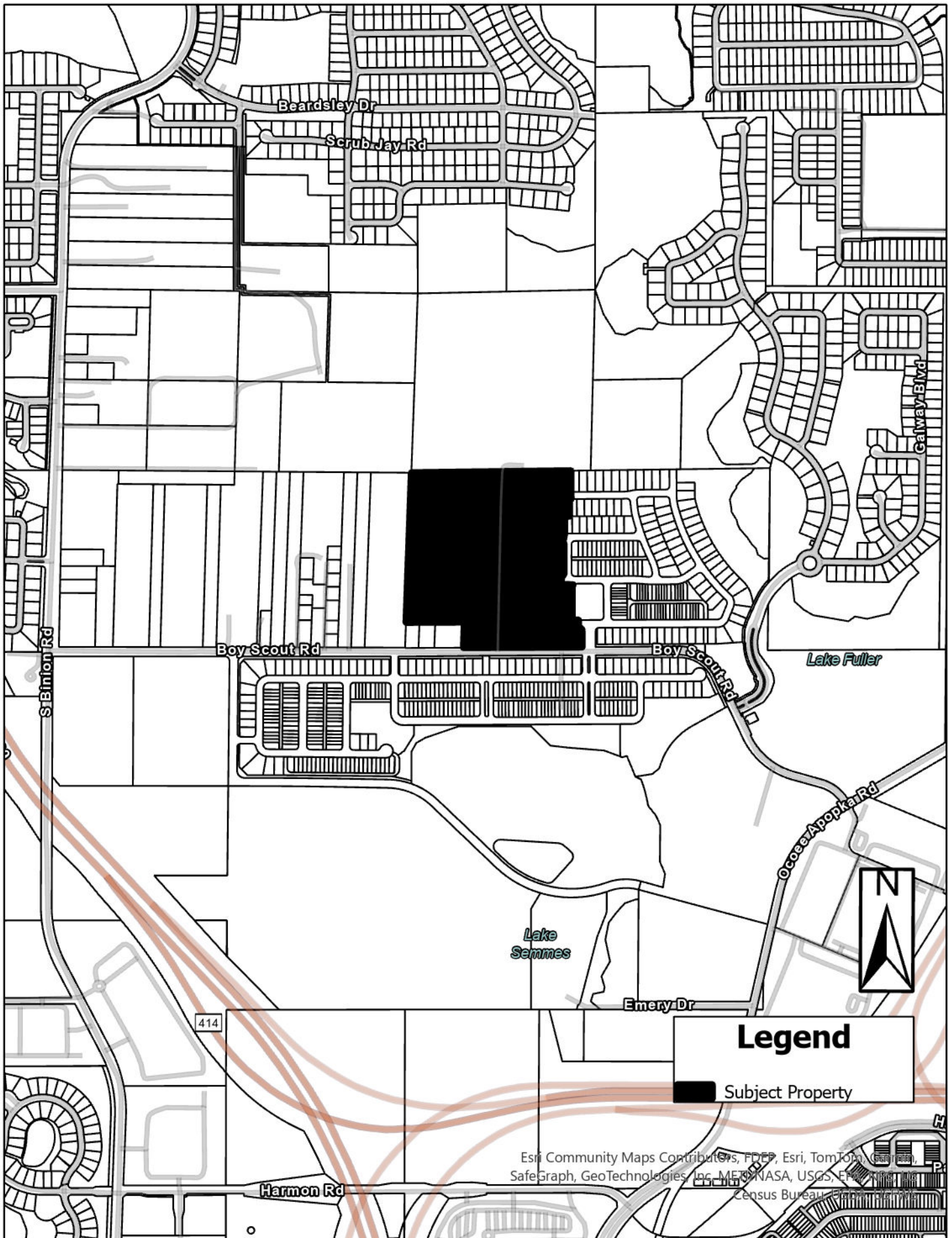
Recommended Motion - Planning Commission:

Recommend approval of the Bronson Peak Phase 2A – Plat.

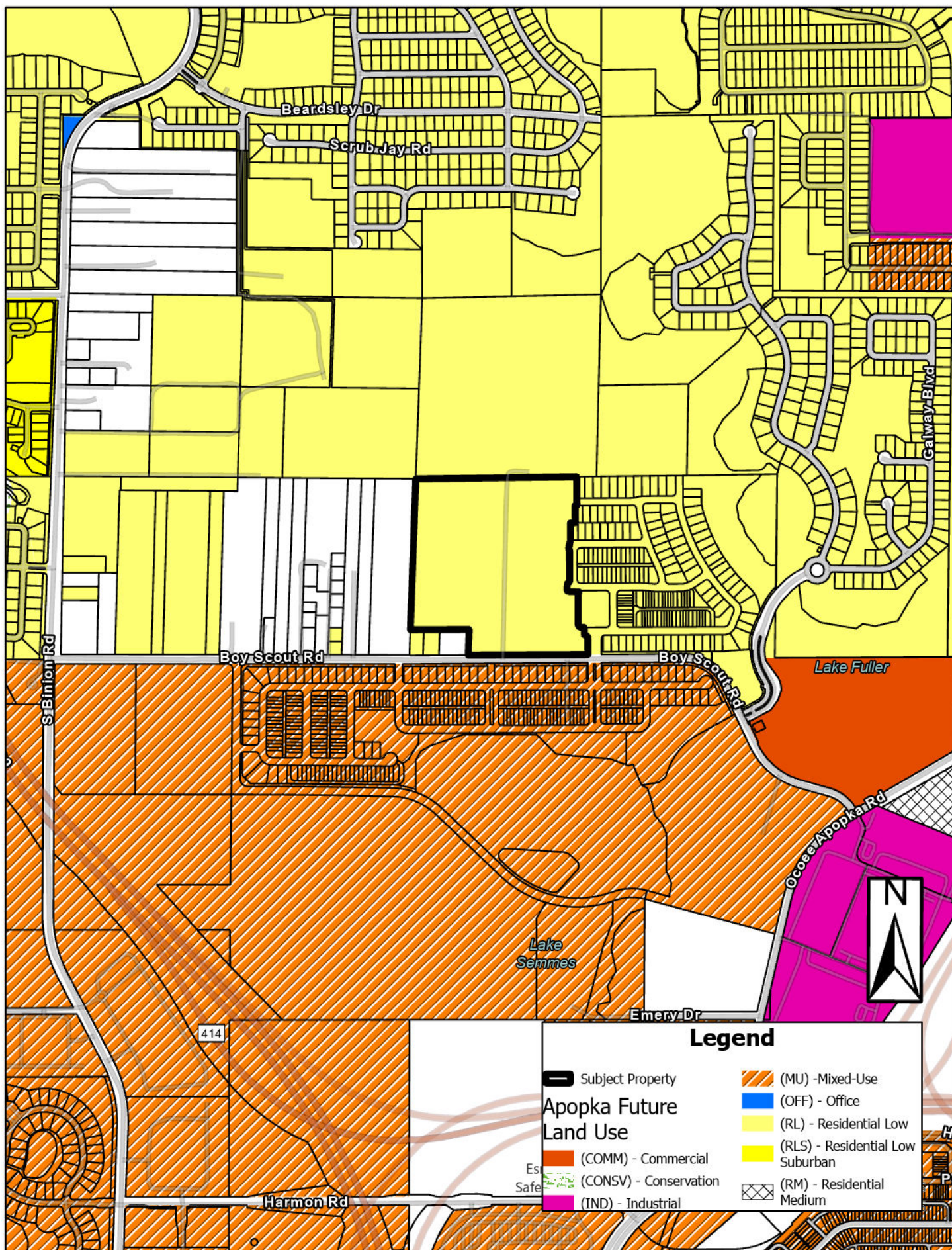
ATTACHMENTS:

1. Maps
2. Bronson Peak 2A - Plat

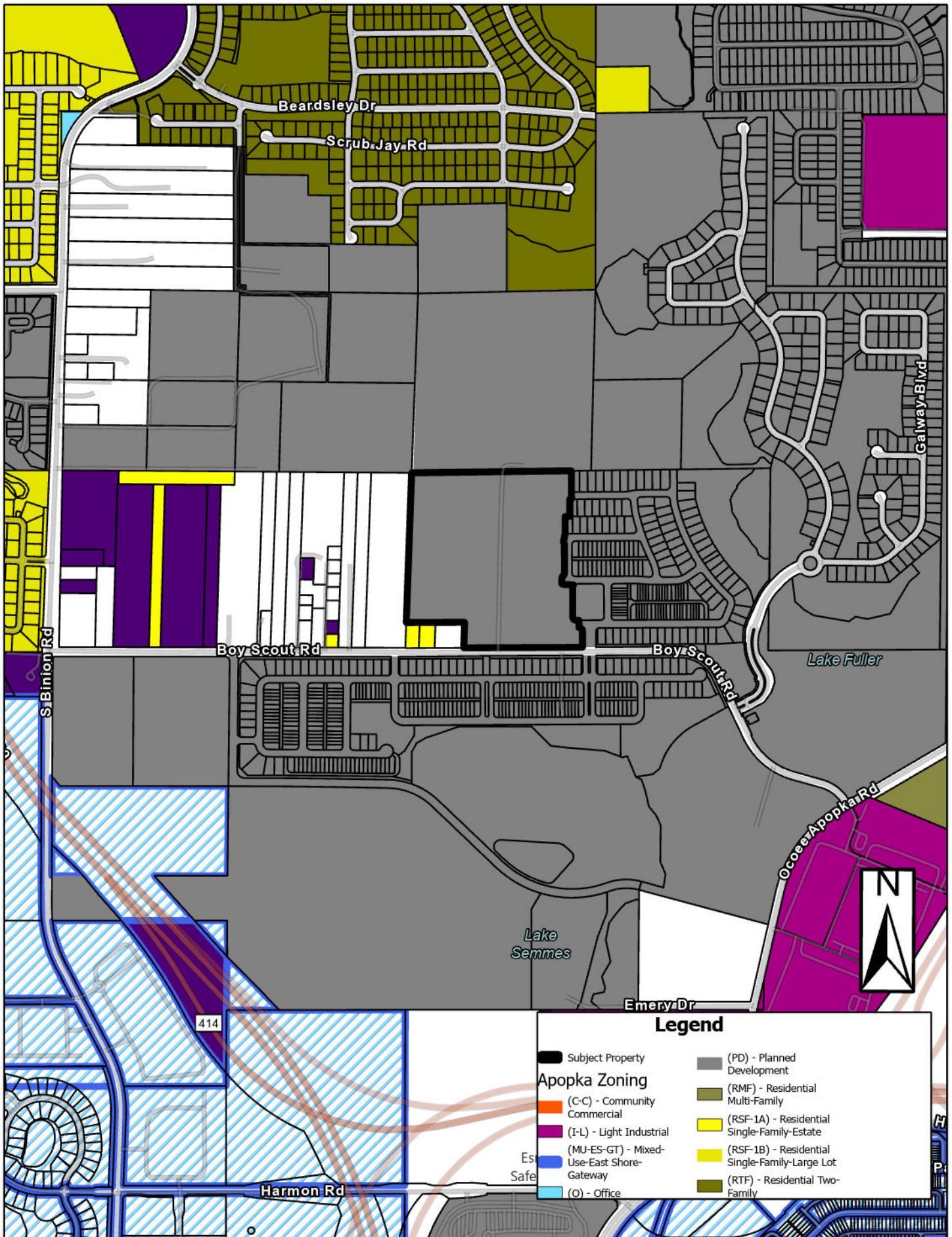
Vicinity



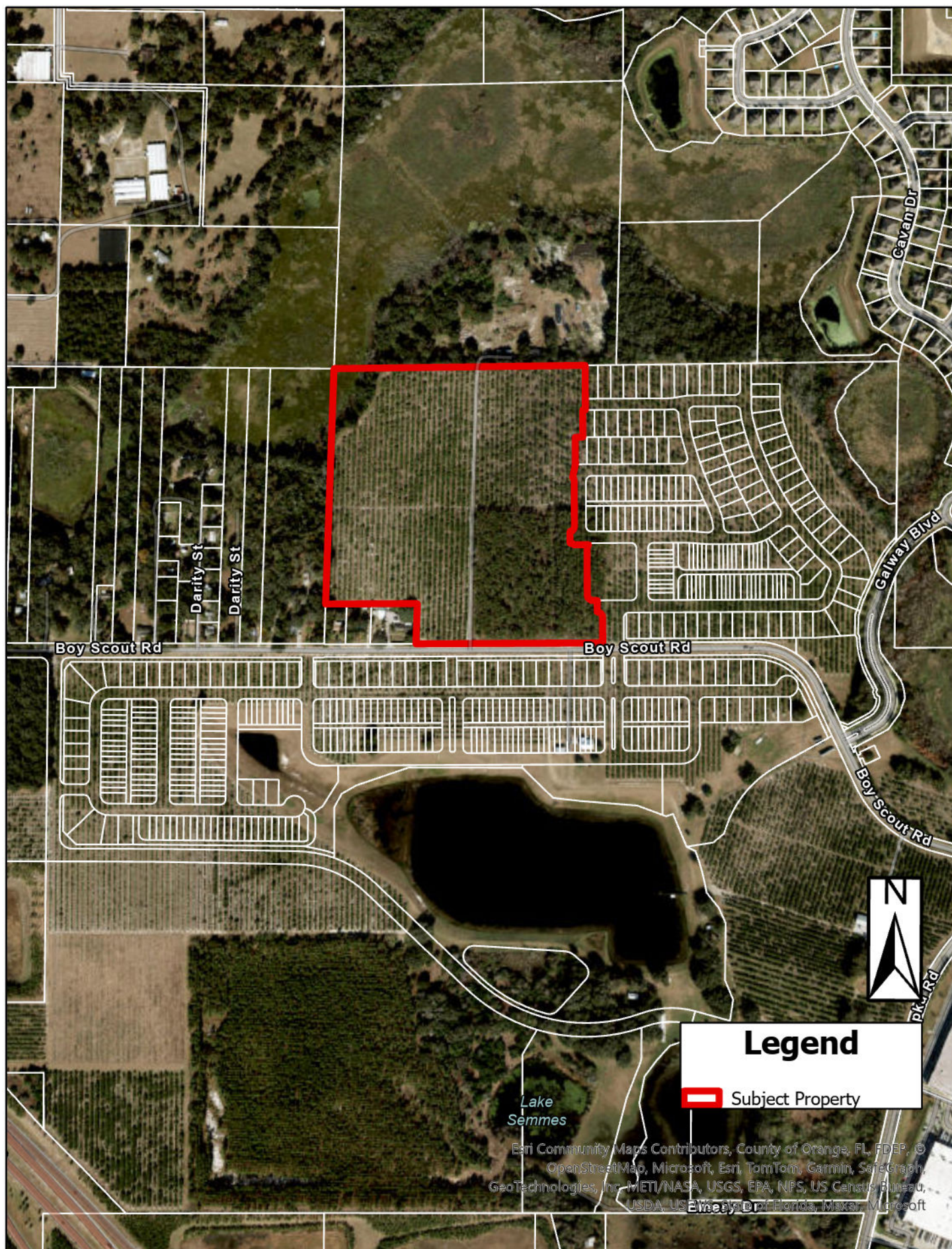
Future Land Use



Zoning



Aerial



BRONSON PEAK PHASE 2A

SHEET 1 OF 3

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT FD-1, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD ACCORDING TO DEED BOOK 338, PAGE 17 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 43' 16" WEST ALONG THE SOUTH LINE OF SAID TRACT FD-1 AND SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 880.93 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FD-1 ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE COURSES ALONG THE WESTERLY LINE OF SAID TRACT FD-1: NORTH 02°03'11" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 190.16 FEET TO THE NORTHEAST CORNER OF THE SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°43'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 FOR A DISTANCE OF 433.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 02° 03' 11" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 154.44 FEET; THENCE DEPARTING SAID WESTERLY LINE OF TRACT FD-1 AND SAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 RUN NORTH 68° 32' 11" EAST FOR A DISTANCE OF 156.59 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 10° 52' 16" WEST, AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 11' 05" FOR A DISTANCE OF 27.73 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00° 15' 45" WEST FOR A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 367.06 FEET; THENCE RUN NORTH 00° 16' 44" WEST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 16° 35' 49" WEST, AND A CHORD DISTANCE OF 14.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 38' 11" FOR A DISTANCE OF 14.24 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 57° 05' 05" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 74° 13' 45" EAST FOR A DISTANCE OF 6.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 81° 58' 31" EAST, AND A CHORD DISTANCE OF 26.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 29' 31" FOR A DISTANCE OF 27.04 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 521.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, WITH A CHORD BEARING OF NORTH 73° 59' 48" EAST, AND A CHORD DISTANCE OF 12.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 56" FOR A DISTANCE OF 12.62 FEET TO A POINT ON THE NON-TANGENT EASTERLY LINE OF AFORESAID TRACT FD-1, BRONSON PEAK PHASE 1A, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FALCONHURST LANE, BRONSON PEAK PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 9 THROUGH 13 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 120.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 39° 54' 30" WEST, AND A CHORD DISTANCE OF 32.26 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 22' 27" FOR A DISTANCE OF 35.07 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.35 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 67° 46' 44" EAST, AND A CHORD DISTANCE OF 19.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 19.63 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG AFORESAID EASTERLY LINE OF TRACT FD-1, BRONSON PEAK PHASE 1A, RUN THE FOLLOWING COURSES; NORTH 89° 43' 16" EAST FOR A DISTANCE OF 69.64 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 22° 13' 16" WEST, AND A CHORD DISTANCE OF 19.13 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 21.82 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

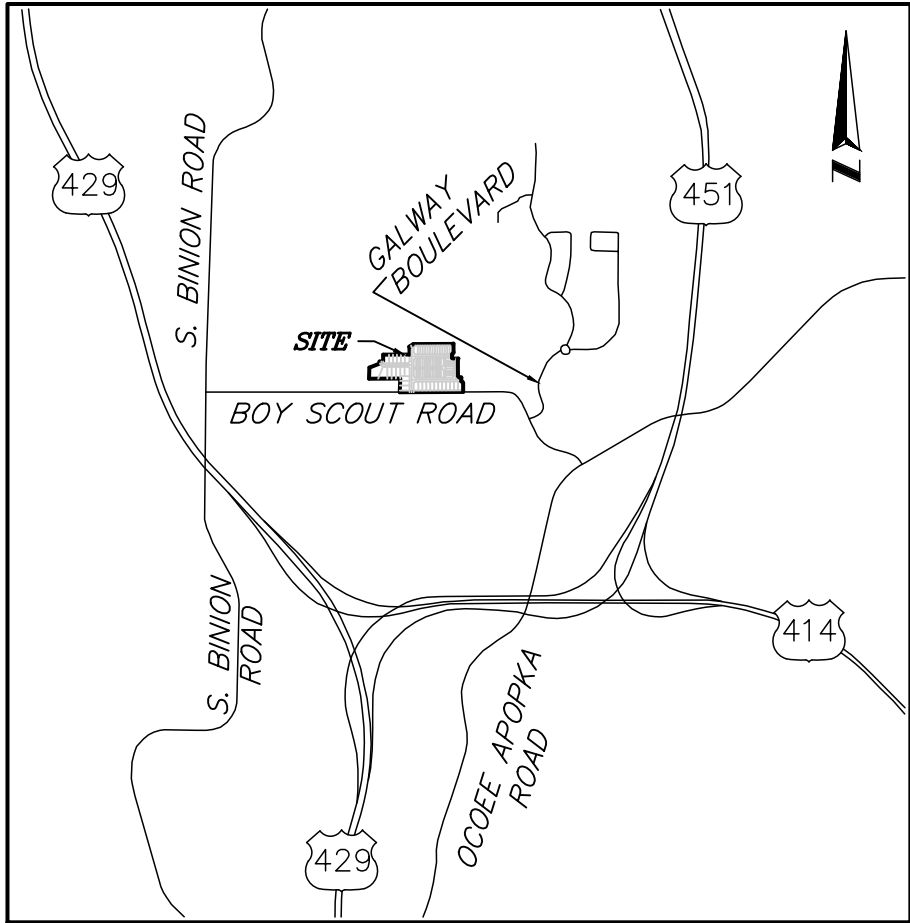
CONTAINS 14.52 ACRES MORE OR LESS

SURVEYOR'S NOTES:

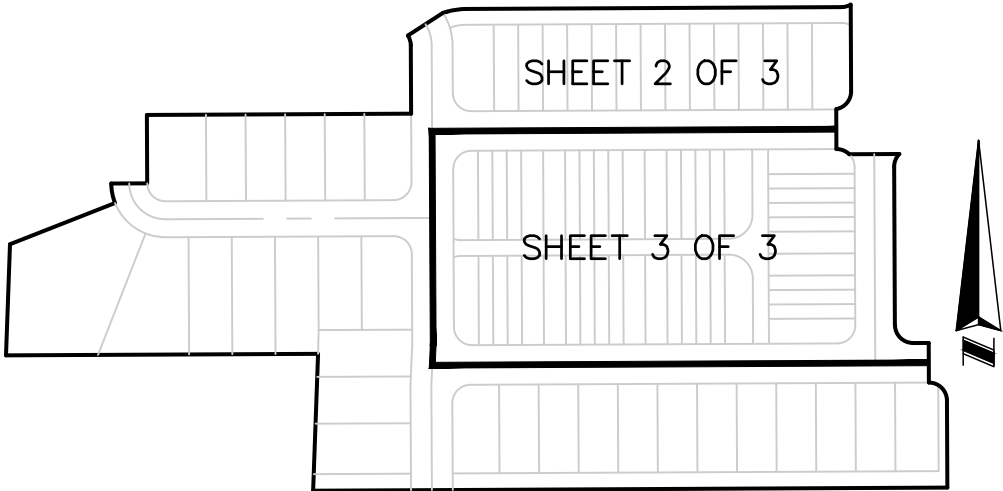
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING N02°03'11"E.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- COMMON AREAS, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRONSON PEAK (THE DECLARATION), AS RECORDED IN DOCUMENT NUMBER 20230337117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, ARE TO BE OWNED AND MAINTAINED BY BRONSON PEAK HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
- TRACTS OS-2 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- PROPERTY IS SUBJECT TO A BLANKET TEMPORARY CONSTRUCTION EASEMENT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20220341247. SAID EASEMENT WILL TERMINATE AT THE RECORDING OF THIS PLAT.
- PROPERTY IS SUBJECT TO A TEMPORARY NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT TO KELLY W. SHIRLEY, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210770397. EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF JOINDER OR RELEASE FROM GRANTEE, UPON GRANTOR'S OR ITS SUCCESSOR'S COMPLETION AND DEDICATION OF A PUBLIC RIGHT OF WAY THAT PROVIDES ACCESS TO AND FROM BOY SCOUT ROAD TO THE BENEFITED PROPERTY.
- TRACTS A-2 AND F-2 (ALLEY) ARE COMMON AREAS PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION AND IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES; (I) FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENTS THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN ALLEYS A-2 AND F-2 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THIS PLAT IS PART OF A PHASED DEVELOPMENT. THE LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS.
- AREAS OF THE STREETS STRIPED FOR PARKING SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE FENCE EASEMENT SHOWN HEREON IS DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	N.T.	NON-TANGENT
LB	LICENSED BUSINESS	NR	NON-RADIAL
P.E.	PROFESSIONAL ENGINEER	R	RADIUS
⌄	CENTERLINE	CD	CHORD DISTANCE
CCR#	CERTIFIED CORNER RECORD NUMBER	CB	CHORD BEARING
U.E.	UTILITY EASEMENT	L	ARC LENGTH
D.E.	DRAINAGE EASEMENT	Δ	CENTRAL ANGLE
D.U.E.	DRAINAGE & UTILITY EASEMENT	↶	CHANGE IN DIRECTION
R/W	RIGHT-OF-WAY	PG.(S)	PAGE(S)
■	SET 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	PB.	PLAT BOOK
▣	RECOVERED 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	DB.	DEED BOOK
●	SET NAIL & DISK LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	F.E.	FENCE EASEMENT
⦿	SET NAIL & DISK LB 6723 PERMANENT CONTROL POINT (P.C.P.)		
P.I.	POINT OF INTERSECTION		
P.C.	POINT OF CURVATURE		
P.T.	POINT OF TANGENCY		



VICINITY MAP: NOT TO SCALE



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 4-24-2023 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in City Of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK _____ PAGE _____

BRONSON PEAK PHASE 2A
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC, a Delaware limited liability company being the owners in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the streets, drainage easements and utility easements to the perpetual use of the public.

In witness whereof, the undersigned, DRP FL 5, LLC, a Delaware limited liability company has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this _____ day of _____, 2024.

DRP FL 5, LLC, a Delaware limited liability company
By: DW General Partner, LLC, a Delaware limited liability company, its Manager

By: _____
Print Name: _____
Title: _____

Witnesses:

Print Name: _____

Print Name: _____

Notary Block:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024 by _____ as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL
BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 of the 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 of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____

Printed Name: Ralph Nieto, P.S.M.
Registration Number 6025

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Mayor
Attest: _____
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records

on _____ as Document# _____

County Comptroller in and for Orange County, Florida.

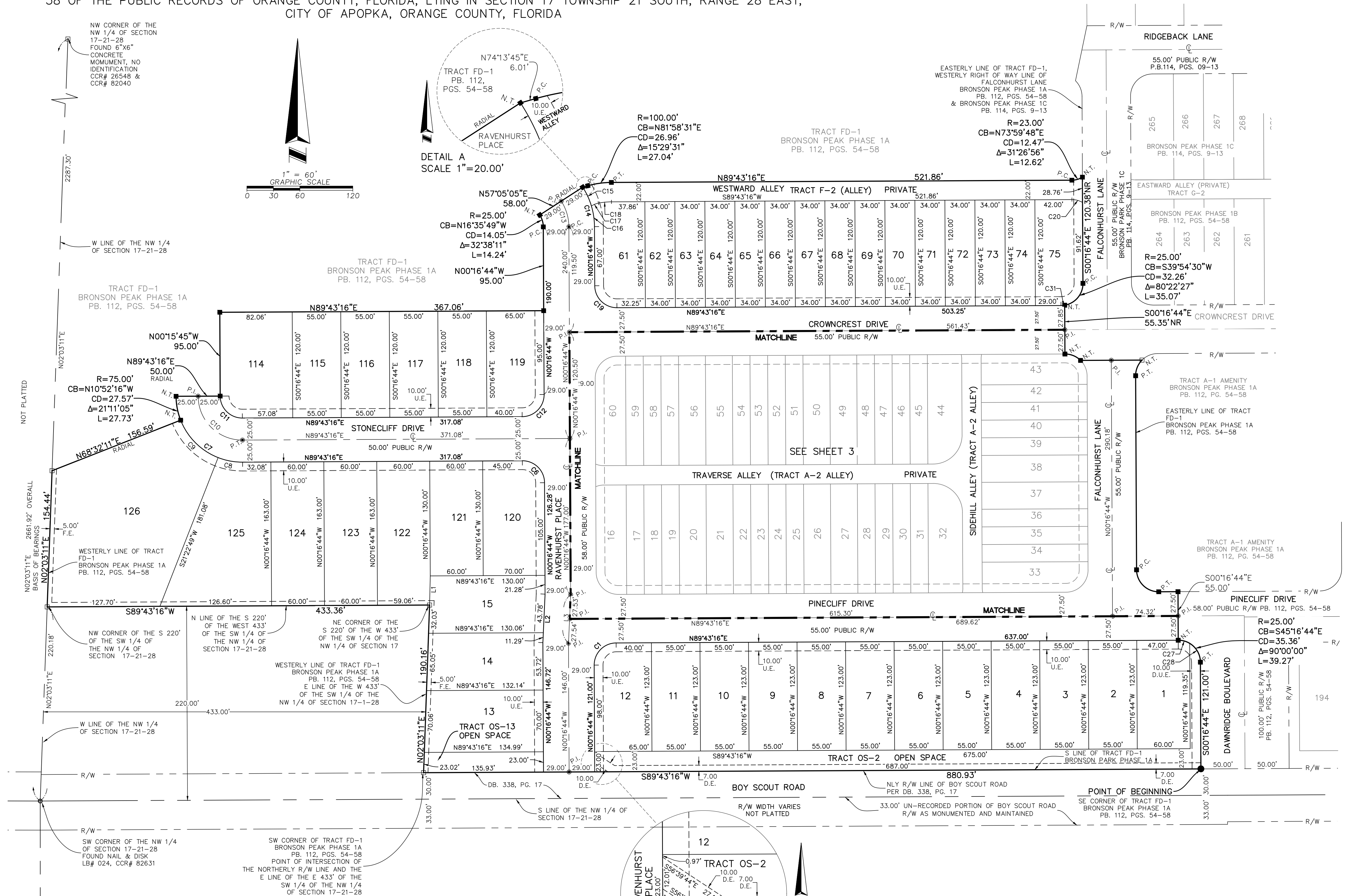
By _____

BRONSON PEAK PHASE 2A

SHEET 2 OF 3

PLAT BOOK ____ PAGE ____

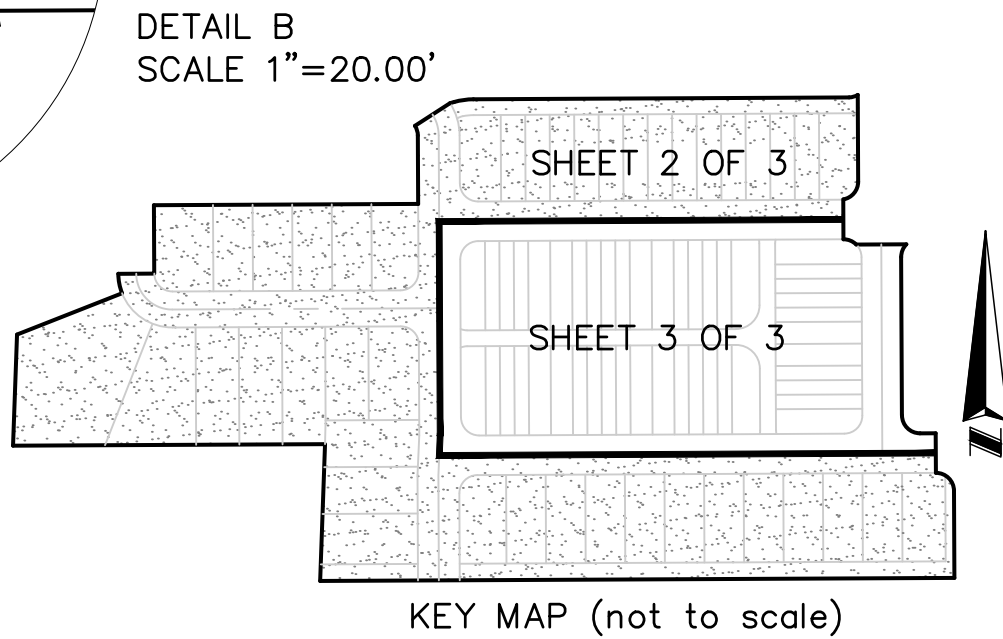
REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	25.00'	S44°43'16\"W	35.36'	090°00'00\"
C6	25.00'	N45°16'44\"W	35.36'	090°00'00\"
C7	75.00'	S55°52'16\"E	84.76'	068°48'55\"
C8	75.00'	S79°26'57\"E	28.18'	021°39'32\"
C9	75.00'	S45°02'30\"E	60.00'	047°09'23\"
C10	50.00'	S45°16'44\"E	70.71'	090°00'00\"
C11	25.00'	S45°16'44\"E	35.36'	090°00'00\"
C12	25.00'	N44°43'16\"E	35.36'	090°00'00\"
C13	54.00'	N16°35'49\"W	30.34'	032°38'11\"
C14	83.00'	N16°35'49\"W	46.64'	032°38'11\"

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C15	83.00'	N24°47'06\"W	23.48'	016°15'37\"
C16	83.00'	N08°28'01\"W	23.64'	016°22'33\"
C17	23.00'	S68°00'40\"W	8.63'	021°38'04\"
C18	78.00'	S84°16'29\"W	14.81'	010°53'34\"
C19	25.00'	S45°16'44\"E	35.36'	090°00'00\"
C20	23.00'	N74°33'15\"W	12.47'	031°26'56\"
C27	25.00'	N74°36'46\"W	13.50'	031°19'56\"
C28	25.00'	N29°36'46\"W	24.49'	058°40'04\"
C31	25.00'	N84°54'30\"E	4.20'	009°37'33\"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°21'40\"W	33.01'
L2	N02°35'06\"E	55.07'
L3	N02°35'06\"E	55.07'



SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

ALLEN & COMPANY
Founded in 1988

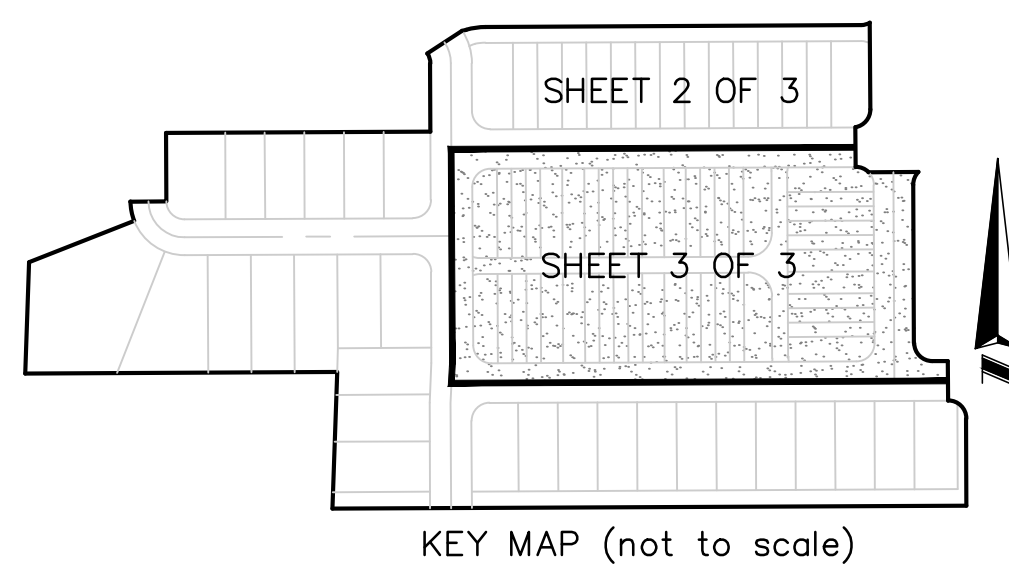
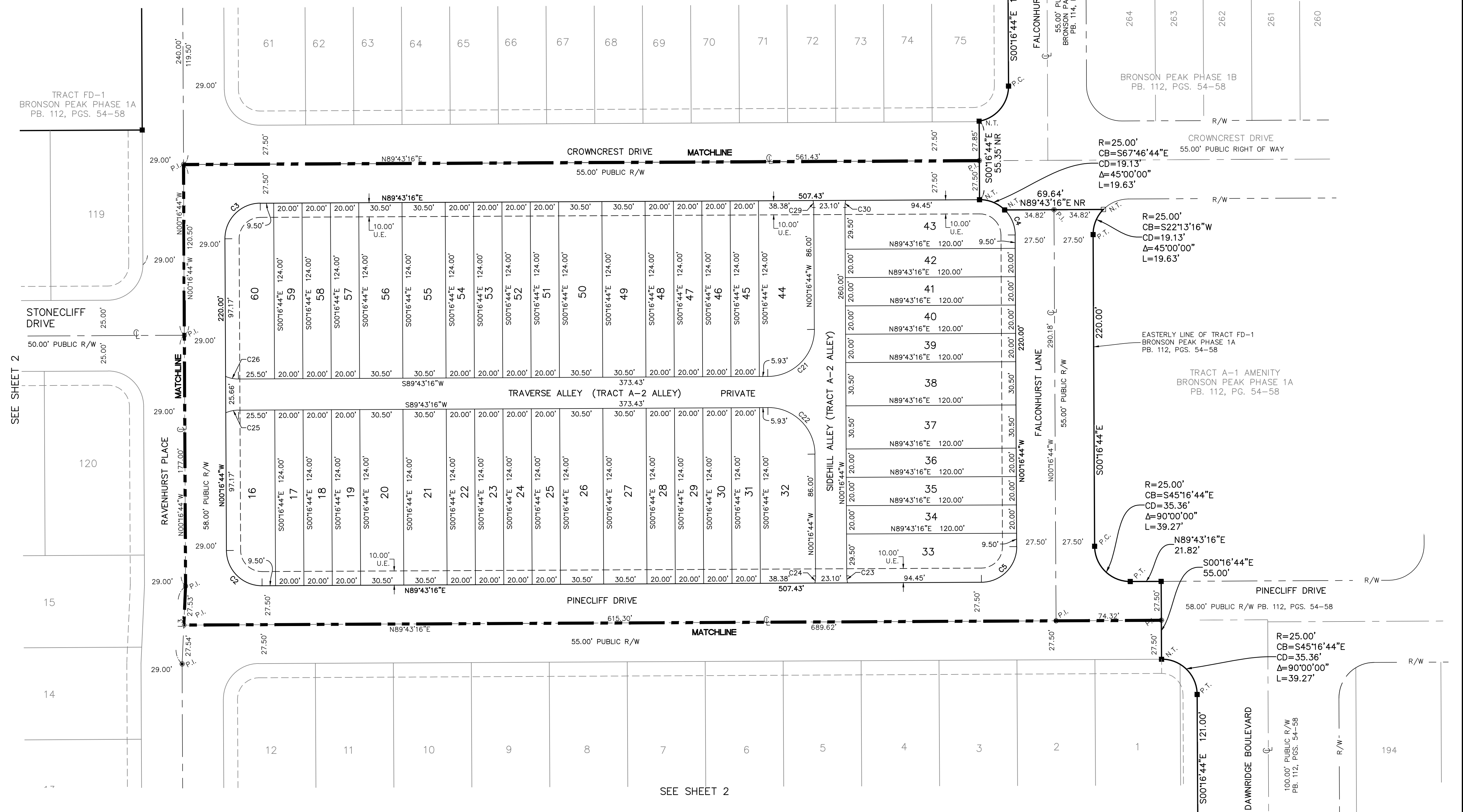
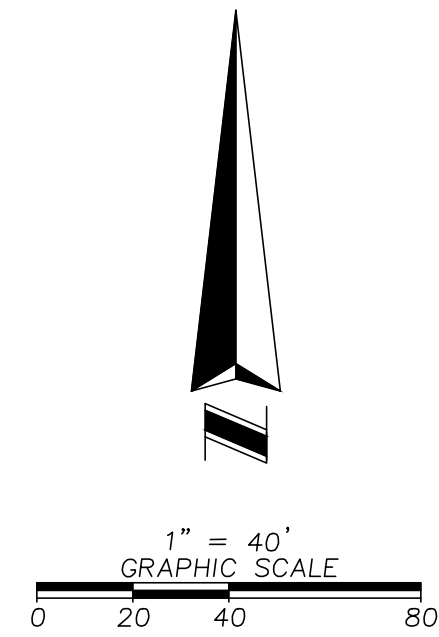
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

BRONSON PEAK PHASE 2A

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK ____ PAGE ____



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C2	25.00'	S45°16'44"E	35.36'	090°00'00"
C3	25.00'	S44°43'16"W	35.36'	090°00'00"
C4	25.00'	N22°46'44"W	19.13'	045°00'00"
C5	25.00'	N44°43'16"E	35.36'	090°00'00"
C21	33.00'	N44°43'16"E	46.67'	090°00'00"
C22	33.00'	N45°16'44"W	46.67'	090°00'00"
C23	23.00'	S06°33'24"E	5.03'	012°33'21"
C24	23.00'	N05°59'57"E	5.03'	012°33'21"
C25	23.00'	S78°12'12"W	9.18'	023°02'08"
C26	23.00'	S78°45'39"E	9.18'	023°02'08"
C29	23.00'	N06°33'25"W	5.03'	012°33'20"
C30	23.00'	S05°59'57"W	5.03'	012°33'20"

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°35'06"E	55.07'

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT AND TRACT GEOMETRY

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