# APOPKA PLANNING COMMISSION AGENDA

**NOVEMBER 12, 2019 5:30 PM**
**APOPKA CITY HALL COUNCIL CHAMBERS**

**CALL TO ORDER**

**OPENING AND INVOCATION**

**APPROVAL OF MINUTES**

1. Approve minutes of the Planning Commission meeting held October 8, 2019

**PUBLIC COMMENT PERIOD**

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

**PUBLIC HEARING**

## Legislative:

1. Comprehensive Plan – Text Amendment – Future Land Use Element – Policy 3.1.r
   Project: City of Apopka
   Project Manager: David Moon

2. Comprehensive Plan – Large Scale – Future Land Use Amendment
   From: "County" Rural & "City" Mixed Use
   To: "City" Mixed Use – Airport Support District
   Project: Rubright Area Properties
   Location: West of North Orange Blossom Trail, north of Hogshead Road
   Project Manager: David Moon

3. Comprehensive Plan – Large Scale – Future Land Use Amendment
   From: Commercial (Max. 0.15 FAR)
   To: Residential Low Suburban (0-3.5 du/ac)
   Project: Clonts Farm Inc.
   Location: South of Lust Road, west of South Binion Rd.
   Project Manager: Phil Martinez

4. Administrative Change of Zoning – Apopka Fire Station No. 2
   From: T (Transitional District)
   To: INST (Institutional District)
   Project: City of Apopka
   Location: South of West Welch Road, west of North Park Avenue
   Project Manager: Phil Martinez

5. Administrative Change of Zoning – Maldonado
   From: T (Transitional District)
   To: RSF-1A (Residential Single-Family Estate District)
   Project: Yolanda Maldonado
   Location: South of Victor Drive, east of North Orange Blossom Trail (Victor Heights Plat, Lot 22)
   Project Manager: Phil Martinez

6. Administrative Change of Zoning – Commercial
   From: T (Transitional District)
   To: C-C (Community Commercial District)
   Project: NP Properties LLC
   Location: East of N. Orange Blossom Trail, south of Victor Road
   Project Manager: Phil Martinez

7. Administrative Change of Zoning – Residential
   From: T (Transitional District)
   To: RSF-1A (Residential Single-Family Estate District)
   Project: NP Properties LLC
   Location: East of N. Orange Blossom Trail, south of Victor Road (Victor Heights Plat, Lots 21 and 23)
   Project Manager: Phil Martinez

8. Administrative Comprehensive Plan Small Scale Future Land Use Amendment
   From: "County" Commercial (Max. 3.0 FAR)
   To: "City" Commercial (Max. 0.25 FAR)
   Project: 355 W OBT LLC
   Location: 355 West Orange Blossom Trail
   Project Manager: Phil Martinez

## Quasi-Judicial:

9. Variance – Code of Ordinances, Part III, Land Development Code, Article III, Section 3.3.5
   Project: Stone Keys, LLC, c/o Gloria Chauca
   Location: 804 East Orange Street
   Project Manager: Phil Martinez

**SITE PLANS**

**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 OCTOBER 8, 2019, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.**

**MEMBERS PRESENT:** James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Howard Washington

**ABSENT:** Robert Ryan; Butch Stanley; and Orange County Public Schools (Non-voting)

**STAFF PRESENT:** Joseph Byrd – City Attorney, James Hitt, FRA-RA – Community Development Director, Bobby Howell, AICP – Senior Planner, Pamela Richmond, AICP – Senior Planner; Jean Sanchez – Planner II, and Jeanne Green – Recording Secretary.

**OTHERS PRESENT:** Michael Cooper, Luke Classon, Sofia Sierra-Gil

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

**APPROVAL OF MINUTES:** Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of September 10, 2019, at 5:30 p.m.

**Motion:** **Linda Laurendeau made a motion to approve the Planning Commission minutes from the regular meeting held on September 10, 2019, at 5:30 p.m. and seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Howard Washington (5-0)**

**PUBLIC COMMENT**: Chairperson Greene opened the meeting to Public Comment. No one spoke.

**LEGISLATIVE – FINAL DEVELOPMENT PLAN – AUTO BASE HOLDINGS (LAKE GEM LOT 3)** - Chairperson Greene stated this is a request to find the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan, subject to the findings of this staff report for the property owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, and located at 601 Marshall Lake Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan, subject to the findings of this staff report for the property owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, and located at 601 Marshall Lake Road. The engineer is Ken Ehlers, P.E. The future land use is Industrial and the zoning is Planned Unit Development (PUD)/I-1. The existing use is vacant land. The proposed use is a 4290 sq. ft. warehouse and a 3,200 sq. ft. Office for a total building size of 7,430 sq. ft. The tract size is 1.31 +/- acres or 57,063 sq. ft. The proposed floor area ration is 0.15 and the maximum allowed is 0.60. The applicable code is the 1993 Land Development Code.

The Auto Base Holdings (Lake Gem Commerce Center Lot 3) Final Development Plan is a site plan proposing a 7,490 square foot building for warehousing and office uses for a roadside assistance service company. No outdoor storage and servicing of vehicles will occur on site. Parking of vehicles must

occur within designated parking stalls. Located within the PUD/I-1 zoning district, Lot 3 contains 1.31 acres. Lake Gem Commerce complies with the development standards for I-1 zoning district but allowed for a building height of up 50 feet, as is proposed in this site plan, and subject to the all other standards within PUD Ordinance No. 2447.

The minimum setbacks applicable to this project are:

| Setback | Min. Standard |
|---|---|
| Front* | 25’ |
| Side | 10’ |
| Rear | 10’* |
| Corner | 25’ |

*30 feet setback from residential uses or zoning districts.

Ingress/egress access points for the development will be via Gem Commerce Court. Twenty-two parking spaces, including one accessible parking space, are provided as required by Code.

A transportation impact analysis (TIA) was conducted for the Lake Gem Commercial Center Industrial Park to assess the impacts of the total project on the surrounding roadway segments and intersections within a one-mile radius of the project per the City’s adopted TIA methodology. Marshall Lake Building Lot 10 is one of 12 lots located in the 90,000 sq. ft. Lake Gem Industrial Park project, representing about 8% of the total project. Included in the analysis were segments of Bradshaw Road, Marshall Lake Road, and W 1st Street. The intersection of Bradshaw Road and Lake Marshall Road along with the site entrance were also analyzed.

The Lake Gem Industrial Park project will generate 627 daily trips and 87 P.M. Peak Hour trips. Marshall Lake Building Lot 10 will generate 52 daily trips and 7 P.M. Peak Hour Trips. The addition of the project trips for the entire Lake Gem Industrial Park to the study roadways will not cause the Level of Service (LOS) to fall below the City’s adopted LOS. The intersection of Bradshaw Road and Marshall Lake Road and the site entrance will operate at acceptable Levels of Service with the addition of project generated traffic.

The stormwater management system includes an on-site retention area on the western portion of the Lake Gem Commerce Park. The stormwater pond design has been previously reviewed under the Lake Gem Commerce Park and meets the City’s Land Development Code requirements.

Four Live Oak trees will be preserved. Cabbage Palms and two of the preserve Live Oaks are within the southern 25-foot wide buffer yard. Loblolly Pines and Japanese Blueberry trees are provided on the northern buffer area. One Japanese Blueberry tree is provided for each parking island, which is a minimum of 8-feet in width and matches the length of the adjacent parking spaces.

The County was notified at the time of the subdivision plan and plat for this property through the DRC agenda distribution.

The Development Review Committee recommends approval of the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan subject to the findings of this staff report.

Staff recommended the Planning Commission find the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan, subject to the findings of this staff report.

The role of the Planning Commission is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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

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

**Motion:** **Linda Laurendeau made a motion to find the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and recommend approval of the Auto Base Holdings (Lake Gem Lot 3) Final Development Plan, subject to the findings of this staff report for the property owned by Property Industrial Enterprises, LLC, c/o Michael R. Cooper, and located at 601 Marshall Lake Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Howard Washington (5-0).**

**LEGISLATIVE – FINAL DEVELOPMENT PLAN – CENTRAL FLORIDA PREPARATORY SCHOOL** - Chairperson Greene stated this is a request to find the Central Florida Preparatory School Final Development Plan consistent with the Comprehensive Plan, Land Development Code and approved Special Exception; and recommend approval of the Final Development Plan, subject to Ordinance No. 2434, Conditions of the approval for the Special Exception, and the findings of this staff report for the property owned by Emerson Point Association, LLLP, c/o Michael Wright, and located at 1800 Marden Road.

Staff Presentation: Ms. Sanchez stated this is a request to find the Central Florida Preparatory School Final Development Plan consistent with the Comprehensive Plan, Land Development Code and approved Special Exception; and recommend approval of the Final Development Plan, subject to Ordinance No. 2434, Conditions of the approval for the Special Exception, and the findings of this staff report for the property owned by Emerson Point Association, LLLP, c/o Michael Wright, and located at 1800 Marden Road. The engineer is Appian Engineering, LLC, c/o Luke M. Classon, P.E. The future land use is Commercial and the zoning is Planned Unit Development (PUD). The existing use is vacant land and the proposed use is a private school. The proposed used is a 39,514 sq. ft. School Building and a 12,563 sq. ft. gymnasium. The proposed flood area ratio is 0.19 and the maximum allowed is 0.25. The tract size is 6.39 +/- acres or 278,348 +/- sq. ft. The applicable code is the 1993 Land Development Code.

The Central Florida Preparatory School Final Development Plan is a site plan proposing a building, 39,514 sq. ft. in size, for a private school use and a gymnasium, 12,563 sq. ft. in size, on 6.39 acres. A tot lot is also proposed adjacent to the school building, enclosed with an aluminum or wrought iron fence. The drop-off zone is located on the west side of the building that includes a pedestrian crossing. The private school will be gated and the gate will only be open during morning drop-off times, afternoon dismissal and special events. The three-lane car drop-off queue is located on the north of the site. The

private school will offer education to students from pre-school to 12th grade for a maximum enrollment of 600 full-time students. This project is subject to the standards set forth in PUD Ordinance No. 2434, as well as, the conditions of approval for the granted Special Exception.

The minimum setbacks applicable to this project are:

| Setback | Min. Standard |
|---|---|
| Front | 50' from Centerline of ROW/ 10'from the property line |
| Side | 10' |
| Rear | 10' |

Per Code, 165 parking spaces are required. The applicant proposes a total of 232 parking spaces are proposed including 6 accessible spaces. As students will be dropped off and picked utilizing three one-way drive aisles. To promote safety during the student drop-off and pick-up schedule, the school administration operates a mandatory procedure that all vehicle drivers and students must follow. This procedure was presented to the Development Review Committee.

The site is proposed to be served by a full access driveway on Marden Road that will connect as the eastbound leg of the existing roundabout at Marden Road and SR 414 Off-Ramp. A second right-in-right-out only access will be located at the northeast corner of the project site.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 1,488 Daily trips, and of those trips, 102 will occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: Marden Road from Ocoee Apopka Road to Keene Road; CR 435/Clarcona Road from Michael Gladden Boulevard to Keene Road; CR 437A/Ocoee Apopka Road from Central Avenue to Keene Road; and Boy Scout Road from Binion Road to Ocoee Apopka Road. The roadway segment analysis demonstrates sufficient capacity exists on all study roadway segments to accommodate the addition of trips generated by this project.

The stormwater management system includes an on-site retention area, on the western portion of the site. Per the City Engineer, the stormwater pond design meets the City's Land Development.

The landscaping plans show that the southern boundary is proposed to be lined with six-foot tall aluminum fence, Live Oaks and Magnolia trees. The eastern boundary adjacent to Marden Ridge includes Magnolia and Birch trees and a 6-foot tall aluminum fence. The northern boundary contains a 6-foot tall masonry wall along the length of the car lanes. Foundation plantings are provided on the perimeter of the gymnasium and school building. The planting materials are consistent with the standards set forth in Ordinance No. 2069.

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

The Development Review Committee recommends approval of the Central Florida Preparatory School Final Development Plan subject to Ordinance No. 2434, Conditions of the approval for the Special Exception and the findings of this staff report.

Staff recommended the Planning Commission find the Central Florida Preparatory School Final Development Plan consistent with the Comprehensive Plan, Land Development Code and Special Exception Approval, and recommend approval of the Final Development Plan, subject to Ordinance No. 2434, Conditions of the approval for the Special Exception and the findings of this staff report.

The role of the Planning Commission is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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

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

**Motion:** **Mary Norwood made a motion to find the Central Florida Preparatory School Final Development Plan consistent with the Comprehensive Plan, Land Development Code and approved Special Exception; and recommend approval of the Final Development Plan, subject to Ordinance No. 2434, Conditions of the approval for the Special Exception, and the findings of this staff report for the property owned by Emerson Point Association, LLLP, c/o Michael Wright, and located at 1800 Marden Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Howard Washington (5-0).**

**LEGISLATIVE – MAJOR DEVELOPMENT PLAN – HAMRICK ESTATES** - Chairperson Greene stated this is a request to find the Major Development Plan consistent with the Land Development Code; and recommend approval of the Hamrick Estates Major Development Plan subject to City Council approving an Amended Development Agreement and completion of the School Capacity Enhancement Agreement (CEA) and Concurrency Management Agreement (CMA) process for the property owned by Wekiva Pointe, LLC, c/o Annette L. Peck Trust and located at 3220 Pittman Road.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Major Development Plan consistent with the Land Development Code; and recommend approval of the Hamrick Estates Major Development Plan subject to City Council approving an Amended Development Agreement and completion of the School Capacity Enhancement Agreement (CEA) and Concurrency Management Agreement (CMA) process for the property owned by Wekiva Pointe, LLC, c/o Annette L. Peck Trust and located at 3220 Pittman Road. The applicant is Geoffrey L. Summitt, P.E. The existing use is vacant land. The proposed use is 111 Single-Family detached residential lots. The current future land use is Residential Estate (1 du/ac), Mixed-Use (10du/ac – superseded by Future Land Use Element Policy 3.5 which permits no more than 2 du/ac north of Ponkan Road). The proposed future land use is Very Low Density Suburban Residential (2 du/ac, adoption hearing scheduled for November 6, 2019 City Council meeting), Mixed-Use (10du/ac – superseded by Future Land Use Element Policy 3.5 which permits no more than 2 du/ac north of Ponkan Road). The current zoning is RSF-1A (Residential Single-Family Estate), MU-ES-GT (Mixed Use-East Shore-Gateway). The tract size is 55.50 +/- acres. The applicable code is the 2019 Land Development Code.

The applicant has submitted a Major Development Plan detailing the development of 111 single-family detached units on 55.50 acres that is proposed to be developed in two phases. The subject property is located west of Mt. Stirling Avenue, east of Pittman Road, and north of Ponkan Road. The property has

two zoning designations, RSF-1A (Residential Single-Family Estate) and MU-ES-GT (Mixed Use-East Shore-Gateway). The purpose of the RSF-1A: Residential Single-Family Estate district is to provide lands that accommodate primarily medium-density, single-family detached dwellings on lots with a minimum lot area of 12,500 sq. ft. per dwelling unit. Development standards in the RSF-1A zoning district are as follows:

**Minimum Zoning Standards RSF-1A--**

| | |
|---|---|
| Lot area, min. (sf) | 12,500 |
| Living area, min. (sf per unit) | 1,800 |
| Lot width, min. (ft) | 95 |
| Front yard setback, min. and max. (ft) | 25 |
| Side yard setback, min. (ft) | 10 |
| Corner side yard/Double front setback, min. (ft) | 25 |
| Rear yard setback, min. (ft) | 25 |
| Building height, max. (ft) | 35 |

The purpose of the MU-ES-GT: Mixed-Use East Shore-Gateway subdistrict is to have uses that are more suburban in character but are developed in a more walkable and pedestrian-friendly form. Development standards in the MU-ES-GT zoning district are as follows:

**Minimum Zoning Standards MU-ES-GT--**

| | |
|---|---|
| Lot area, min. (sf) | 7,500 |
| Living area, min. (sf per unit) | 1,350 |
| Lot width, min. (ft) | 70 |
| Front yard setback, min. and max. (ft) | 25 min |
| Side yard setback, min. (ft) | 7.5 |
| Corner side yard setback, min. (ft) | 20 |
| Rear yard setback, min. (ft) | 25 |
| Building height, max. (ft) | 35 |

**Development Plan--** The applicant is proposing the following development standards for the project as detailed on the Major Development Plan:

| | | |
|---|---|---|
| No. of residential lots: | 111 | single family homes |
| Minimum lot width: | 70-feet - MU-ES-GT zoned lots, 95-feet - RSF-1A zoned lots | |
| Minimum lot size: | 12,500<br>7,500 | sq. ft. RSF-1A zoned lots<br>sq. ft. MU-ES-GT zoned lots |
| Typical lot size: | 12,825<br>8,400 | sq. ft. RSF-1A zoned lots<br>sq. ft. MU-ES-GT zoned lots |
| Minimum living area: | 1,800 | sq. ft. , entire project |
| | | |
| Setbacks: | | |
| Front: | 25-feet, entire project | |
| Rear: | 25-feet, entire project | |
| Side: | 10-feet, entire project | |
| Corner side yard: | 25-feet, entire project | |
| Proposed Density: | 2 du/ac | |

Development of the entire property is subject to Comprehensive Plan, Future Land Use Element Policy 3.5, which permits no more than 2 dwelling units per acre for all development located north of Ponkan Road. Development of the northern portion of the property (known as the Hamrick property) is subject to the requirements of a Development Agreement dated April 15, 2019.

The subject property is proposed to be accessed via Pittman Road, a 60-foot wide right-of-way, which connects to Ponkan Road. Improvements will be required to be made to Pittman Road which will be permitted separately and detailed within a separate plan set. All lots within the subdivision will be accessed via two internal roadways that will be dedicated to the City of Apopka. A stubout is proposed to the south of lot 67 to allow future connection to the property to the east at such time it develops. This property is not located within the Rock Springs Ridge subdivision. Per Section 2.a of the Development Agreement dated April 15, 2019, no vehicular connection will be provided onto Mt. Stirling Avenue, a public right-of-way which is located to the east of the subject property within the Rock Springs Ridge subdivision.

A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 1,144 Daily trips and 112 PM Peak Hour net new trips. The following roadway segments were analyzed for capacity in the study: Ponkan Road from Plymouth Sorrento Road to Vick Road and Vick Road to Rock Springs Road; and Vick Road from Lester Road from Ponkan Road. The roadway segment analysis demonstrates sufficient capacity exists on all roadways to accommodate the addition of trips generated by this project.

The intersections of Vick Road and Ponkan Road, Ponkan Road and Rock Springs Road, and Vick Road and Old Dixie Highway, along with the site access at Pittman Road were analyzed for existing and future conditions for the PM Peak Hour. The analysis shows that the study intersections are currently operating satisfactorily and will continue to operate at a satisfactory LOS in the projected conditions.

The intersection of Ponkan Road and Pittman Road was also analyzed for stopping sight distance. Based on this analysis and consultation with Orange County (Ponkan Road is owned and maintained by Orange County), it was determined that the intersection of Ponkan Road and Pittman Road should be modified from the split connection that currently exists to one access point. Modifications to the sidewalk and cross walk are required as part of the intersection modification. Also, an advanced warning sign with a flashing beacon and rumble strips should be installed on Ponkan Road for the westbound approach. These improvements will provide sufficient sight distance and advanced warning for drivers.

Two tracts for stormwater retention, noted as Tracts “F” and “H” are located in the northern and central portion of the site. The retention ponds are located in tracts that are owned and maintained by the homeowner’s association with easements that are dedicated to the City of Apopka. Per Table 5.4.5 of the Land Development Code, up to 75-percent of the land area occupied by the stormwater management facility counts toward the required open space.

Per Section 2.b of the Development Agreement, a 25-foot wide landscape buffer will be preserved adjacent to the Rock Springs Ridge subdivision that is located within a tract that is owned and maintained by the homeowner’s association with an easement dedicated to the City of Apopka. Per the Development Agreement, the existing trees will be preserved as much as possible and included as part of the required landscaping for the project.

Per Table 5.4.5 of the Land Development Code, 20-percent of the site is required to be preserved as open space. The Major Development Plan reserves 24-percent of the site as open space. Pursuant to the requirements of the Land Development Code, active and passive recreational elements are provided. A tot lot is provided as an active recreational amenity. Passive recreational areas are provided within the above referenced tree save area located on the eastern portion of the property. Additional passive recreational areas are located within the stormwater management facilities that are noted within Tracts "F" and "H", a 0.20-acre open space area noted as Tract "B", a 0.40-acre open space area noted as Tract "C", and a 7.77-acre open space area noted on the Major Development Plan as Tract "D". Tract "E" is noted as a perimeter open space tract that is dedicated to the homeowner's association with an easement dedicated to the City of Apopka. Per the Land Development Code, this area is permitted to count toward passive open space.

The conditions below as set forth in the Land Development Agreement for Hamrick Property Future Land Use Amendment, Ordinance No. 2690, are applicable to the Major Development Plan:

1. The project shall not provide any vehicular connection to Mt. Stirling Avenue for use by its Project residents.

2. A separate landscape tract on the east side of the project adjacent to Rock Springs Ridge subdivision shall be a minimum of twenty-five (25.0) feet and landscaped in accordance with the City LDC with trees and shrubs. As much as possible, the existing trees on the east side of the project adjacent to Rock Springs Ridge subdivision will be preserved and included as part of said landscape.

3. The City hereby agrees and accepts any such utilities connection points along the Mt. Stirling Avenue side of the Project as sufficient and approved for the Property.

4. At the request of the City, the Developer may have to perform certain off-site improvements to Pittman Road. Accordingly, the City agrees that any such off-site improvements to Pittman Road shall be undertaken within the existing right-of-way boundaries for Pittman Road and shall qualify for the City's impact fee credits. The City hereby agrees to acquire the ownership and maintenance obligations for Pittman Road once reconstruction has been completed and accepted by the City for primary access to the project and upon the Developer's execution and delivery of this Agreement.

The applicant will be required to obtain from Orange County Public Schools (OCPS) a Capacity Enhancement Agreement (CEA) and Concurrency Management Agreement (CMA) prior to approval of a Construction Site Plan or as set forth in the Amended Development Agreement.

The County was notified at the time of the subdivision plan for this property through the DRC agenda distribution.

Pursuant to Section 2.4.2 of the Land Development Code, a Community Meeting was held on July 25, 2019 which the Major Development Plan was presented to the surrounding property owners.

The Development Review Committee finds the Major Development Plan consistent with the Land Development Code and recommends approval of the Hamrick Estates Major Development Plan.

Staff recommended the Planning Commission find the Major Development Plan consistent with the Land Development Code, and recommend approval of the Hamrick Estates Major Development Plan subject to City Council approving an Amended Development Agreement and completion of the School Capacity Enhancement Agreement (CEA) and Concurrency Management Agreement (CMA) process.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

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.

In response to a question by Commissioner Washington, Mr. Howell stated that the project is surrounded by residential properties and a wall or fencing is not required. There is an agreement between the developer and the Rock Springs Ridge homeowners association that there will be a 25-foot natural buffer between the new development and the Rock Springs Ridge subdivision.

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

**Motion:** **Howard Washington made a motion to find the Major Development Plan consistent with the Land Development Code; and recommend approval of the Hamrick Estates Major Development Plan subject to City Council approving an Amended Development Agreement and completion of the School Capacity Enhancement Agreement (CEA) and Concurrency Management Agreement (CMA) process for the property owned by Wekiva Pointe, LLC, c/o Annette L. Peck Trust and located at 3220 Pittman Road. Motion seconded by William Gusler. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, and Howard Washington (5-0).**

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**ADJOURNMENT:** The meeting was adjourned at 5:48 p.m.

_____

James Greene, Chairperson

_____

James K. Hitt, FRA-RA
Community Development Director

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | "A" Policy 3.1.r Amendment |
| ____ | OTHER: | | "B" Applicant's Justification |
| | | | "C" Applicant's Traffic Study |
| | | | "D" Applicant's Environmental Assessment |
| | | | "E" Applicant's Small Area Study |
| | | | "F" Plymouth Study Area |

**SUBJECT:** **AMENDING THE CITY OF APOPKA COMPREHENSIVE PLAN – FUTURE LAND USE ELEMENT, POLICY 3.1.r**

**REQUEST:** **RECOMMEND APPROVAL OF THE AMENDMENT TO THE CITY OF APOPKA COMPREHENSIVE PLAN – FUTURE LAND USE ELEMENT, POLICY 3.1.r**

**SUMMARY:**

A new Mixed Use Future Land Use Future Land Use Designation is proposed and is called the "Mixed Use Airport Support District". This proposed Comprehensive Plan Text Amendment is being reviewed concurrently with a Large-Scale Future Land Use Amendment (to Mixed Use Airport Support District) that covers 424.41 +/- acres to the north, west, and south side of the Orlando-Apopka Airport.

This proposed text amendment calls for a mixture of uses, residential and non-residential, with density/intensity standards, depicted in "Exhibit A". The Mixed Use Airport Support District Future Land Use is proposed in a location that is part of a small area study, named, the "Plymouth Study Area", attached as "Exhibit F". Per the Plymouth Study Area:

> "…the Orlando Country Airport, railroad tracks and train depot within the Plymouth area, makes it an ideal location for industrial uses, especially those heavily dependent on these types of transportation." …
>
> "…There are several lakes, wetlands and conservation areas identified that can provide a natural environment compatible with low-density residential development." …

The applicant has provided a justification, traffic study, environmental assessment, and a small area study for this proposed text amendment, and the materials are attached to this staff report as Exhibits B, C, D, and E respectively.

Exhibit "A" of the Staff Report presents the proposed text amendment to Policy 3.1.r.

**PROPOSED POLICY TEXT AMENDMENT:** Exhibit "A" includes the proposed amendment to Policy 3.1.r. of the Future Land Use Element.

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**PUBLIC HEARING SCHEDULE:**
November 12, 2019 - Planning Commission (5:30 pm)
December 4, 2019 – City Council 1st Reading (1:30 pm) Transmittal

**DULY ADVERTISED:**
October 25, 2019 – Public Hearing Notice

---

**RECOMMENDATION ACTION:**

The **Development Review Committee** recommends approval of the amendment to the City of Apopka Comprehensive Plan, Future Land Use Element, Policy 3.1.r to add a new Mixed-Use Future Land Use Designation, Mixed Use Airport Support District.

**Recommended Motion:** Recommend approval of the amendment to the City of Apopka Comprehensive Plan, Future Land Use Element, Policy 3.1.r. to create a new Mixed-Use Future Land Use Designation, "Mixed Use Airport Support District".

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

**"Exhibit A"**

**Proposed Text Amendment to Comprehensive Plan, Chapter 1, Future Land Use Element, Policy 3.1.r**

**Proposed Language to be added to Policy 3.1.r is <u>Underlined</u> and *Italicized***

**Policy 3.1.r.**

**Mixed-Use**

The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

| | **Community Center** | **Employment Center** | **Central Business District** | **Interchange** | ***Airport Support District (5)*** |
|---|---|---|---|---|---|
| **Uses Allowed (1)** | | | | | |
| Residential | 50% Max. | 30% Max. | 50% Max. | 75% Max. | *80% Max.* |
| Commercial | 60% Max. | 40% Max. | 60% Max. | 30% Max. | *40 % Max.* |
| Office/Medical | 50% Max. | 90% Max. | 40% Max. | | |
| Light Industrial | 0 | 20% Max. | | | |
| Recreation (Passive or Active) | 20% Min. | 15% Min. | 15% | 15% Min. | *15% Min. (4)* |
| Institutional/Public/Civic | 50% Max. | 40% Max. | 40% | 40% Max. | *40% Max.* |
| **Development Standards** | | | | | |
| FAR (2) | | | | | |
| Minimum | 0.25 | 0.25 | 0.25 | (See Note 3) | *0.2* |
| Maximum | 0.6 | 1 | 2 | 1 | *1* |
| Density Maximum | 10 | 15 | 15 | 25 | *5* |

**NOTES:**

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies ~~2~~0.79 and ~~2~~0.810 for densities/intensities by character district.

*(4) Open space percentage applies only to the residential portion of the Special Area Study.*

(5) *Airport Support District Future Land Use Designation shall only be assigned to land north or Hogshead Road, west of U.S. 441, and south of Ponkan Road. A property assigned the Airport Support District shall contain a minimum of twenty-five contiguous acres unless abutting land already assigned the Airport Support District FLUM Designation.*

Designation of a Mixed-Use Category

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

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;

2. The CRA Overlay District depicted on the adopted FLUM;

3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and

4. Areas that have been subject to a Small Area Study.

**“Exhibit B”**

**Applicant’s Justification for Text Amendment**

## SECTION 3: JUSTIFICATION

The following section provides justification for the requested Comprehensive Plan.

**Future Land Use Element:**

1. Policy 3.2 Development and redevelopment shall be integrated with the adjacent land uses through: 1) the creation of like uses; or 2) creation of complementary uses; or 3) mitigation of adverse impacts.
   **Response: The proposed future land use designation provides a transition from more intense non-residential land uses to the north, east and south, to the "County" Rural land use to the west of the subject property.**

2. Policy 3.3 New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses that are not alike to the proposed development or redevelopment land use classification through requirements adopted as part of the land development regulations.
   **Response: The proposed Mixed Use – Airport Support District future land use is a less-intense and impactful land use designation than the Industrial future land use to the north, east and south of the subject property. It serves as a transitional land use between higher-intensity non-residential land uses and unincorporated "Rural" property to the west, which serves as the Lake Apopka Restoration Area.**

3. Policy 3.1.r In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:
   1. Areas within the Expressway, Plymouth, West and Northwest small area plans as shown on their respective master plans;
   2. The CRA Overlay District depicted on the adopted FLUM;
   3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
   4. Areas that have been subject to a *Small Area Study.*

   **Response: A Small Area Study may be found in Section 6.**

4. Policy 4.3 Where listed species are found, the City of Apopka shall maintain necessary habitat for the protection of listed species pursuant to Rules 68A-27.003, 68A-27.004, and 68A27.005, FAC either through preservation or mitigation or relocation.
   **Response: An Environmental Assessment, conducted by Biotech, may be found in Section 6.**

**Housing Element:**

1. Policy 1.4 The City of Apopka shall review development proposals to ensure: 1) adequate secondary or emergency access; 2) reduction of through traffic in residential areas or limit the number of access points to a residential neighborhood; 3) limit or buffer higher intensity uses and particularly high care volume users in developments adjacent to residential areas; 4) ensure safe and adequate pedestrian access, multimodal access, etc.
   **Response: The subject property has multiple access points or roadway frontage, including US 441, Wesley Road and Hogshead Road.**

**Transportation Element:**

1. Policy 4.18 The City shall protect the airport from encroachment of incompatible uses.
   **Response: The proposed land use designation of Mixed Use – Airport Support District is compatible with the adjacent Orlando-Apopka Airport, and those uses permitted within Policy 3.1.e will not have adverse impact or encroachment on the airport or airport uses.**

2. Policy 9.2 Although development is exempt from transportation concurrency, new development or redevelopment must submit a Traffic Analysis Impact Study to determine impacts of the development, if the development is projected to generate 400 or more gross daily trips.
   **Response: A traffic study was completed by Traffic & Mobility Consultants in August 2019. The study shows the proposed amendment will generate 8,960 daily trips and 658 PM peak hour trips. Please see Section 6 for the complete traffic study findings.**

**Conservation Element:**

1. Policy 3.3 New developments shall identify jurisdictional wetland boundary areas and such areas shall be so designated and assigned a Conservation land Use. Those areas designated in the development plan as wetland areas shall be updated in the Future Land Use Map upon each large scale Comprehensive Plan Amendment.
   **Response: Environmental assessments, including wetland identification, were completed by Bio-Tech Consulting, Inc. An analysis showed less than 23 acres of wetlands on the 349.8-acre subject site. Please see Section 5 for the Preliminary Wetland Map showing location of identified wetlands and Section 6 for a copy of the Environmental Assessment.**

2. Policy 4.1 Development habitat studies, based on the evaluation criteria found in Table 5-1 in the Conservation Element support documentation shall be required for all developments of more than 10 acres. Where listed species are found:
   a) and the site achieves a rating of 169 or higher, an area which will sustain a viable population of the species shall be preserved;
   b) and the site achieves a rating of less than 169, mitigation measures which ensure an area which will sustain a viable population of the species present shall be preserved, or the species may be relocated to an area which will sustain a viable population of the species inhabiting the site.

**Response: The environmental assessments conducted by Bio-Tech Consulting, Inc. showed the presence of Gopher Tortoise burrows on-site. Please see Section 6 for the full environmental assessment findings, including soils and preliminary wetland identification.**

## SECTION 4: PUBLIC FACILITIES

---

The following section identifies those public facilities serving the subject property.

**Transportation**
The property has access from W. Orange Blossom Trail to the east, Wesley Road to the north, and Hogshead Road to the south.

**Solid Waste**
The City of Apopka is the provider of solid waste pickup for commercial properties within the city limits and will serve the property.

**Water/Sewer**
There is a 16-inch DIP water line and a 12-inch sewer force main along W. Orange Blossom Trail (US 441). Please see below for a copy of the Utility Availability Map provided by the City of Apopka Public Services Department.

(Please note: The Utility Availability map below reflects a project boundary from an earlier request. Please see the revised subject property boundary as shown in the maps above.)

**“Exhibit C”**

**Applicant’s Traffic Study**

**RUBRIGHT PROPERTIES**
Project № 18047 v3.0
August 2019

# TRANSPORTATION FACILITIES ANALYSIS
# CITY OF APOPKA
# FLORIDA

***Prepared by:***

**Traffic & Mobility Consultants**
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

***Prepared for:***
American Land Development
3911 Orange Lake Drive
Orlando, Florida 32817

## EXECUTIVE SUMMARY

**Project Information**

Name: Rubright Properties
Location: US 441, west of Yothers Road
Description: Change the Future Land Use from OC Rural/City Mixed-Use to City Mixed Use – Airport Support District
Current maximum allowable development: 1,164 residential units & 170,000 SF Industrial Park
Proposed maximum allowable development: 1.5 Million SF Distribution Center & 900 Residential Units

**Trip Generation**

Proposed amendment will result in the following additional traffic:
Daily: 8,960 daily trips
PM Peak: 658 PM peak hour trips

***Findings***

- All study segments currently operate at adequate LOS
- In the year 2023 and 2030, US 441 is projected to degrade to a deficient LOS due to background traffic growth.
- The proposed amendment does not cause any deficiencies on the transportation network.

**Recommendations**

- The proposed development will undergo further review through the City's Concurrency System during subsequent development approvals. Any impacts to the offsite network by the development will be addressed through the City's process.

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## 1.0 INTRODUCTION

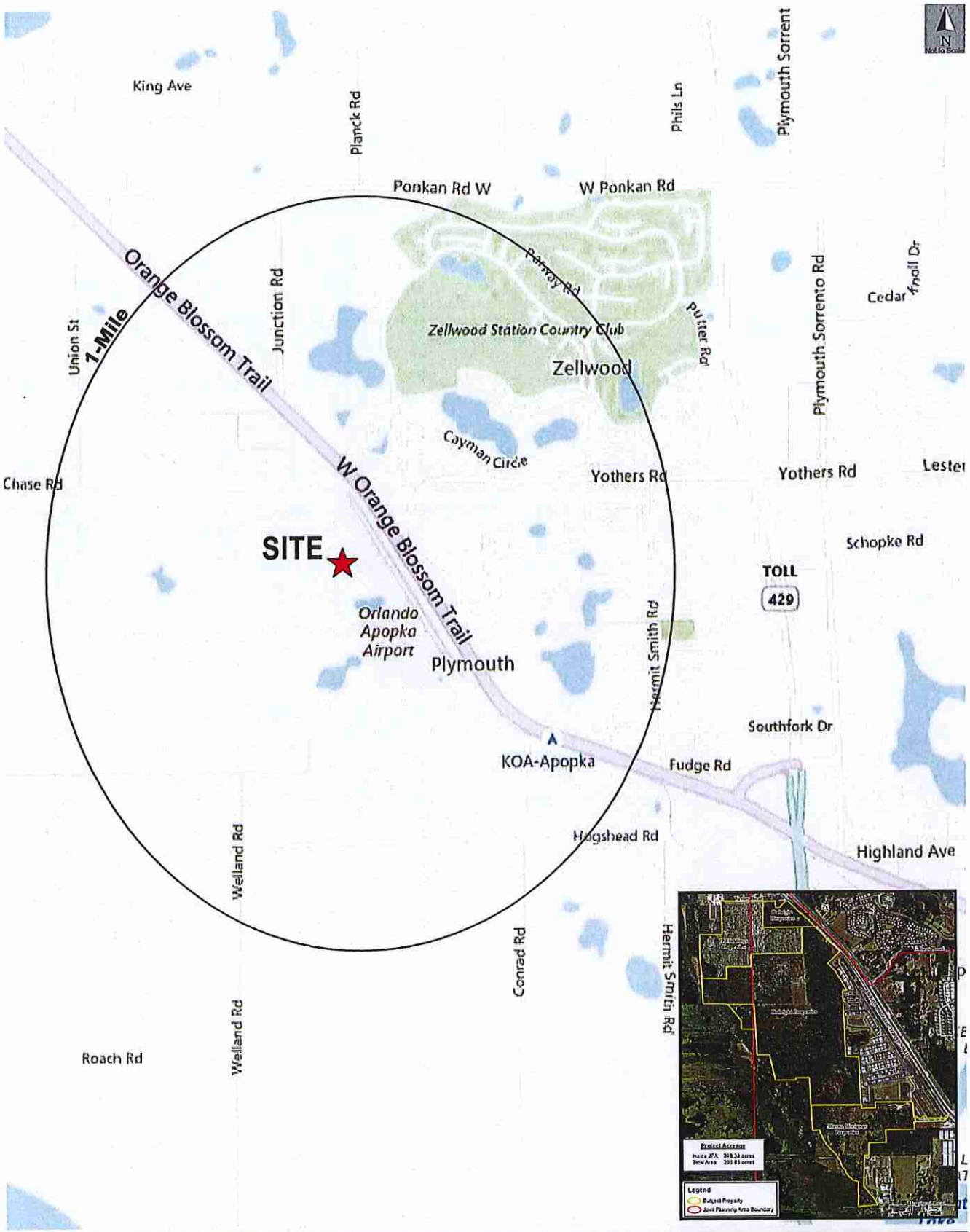
This analysis was prepared in support of the application to amend the City of Apopka Comprehensive Plan's (CP) Future Land Use (FLU) for the properties located at Yothers Road and US 441 within the City of Apopka. **Figure 1** depicts the site location and the 1-mile preliminary impact area. A view of the property assemblage is provided in **Appendix A**.

The overall area that is the subject of this amendment is 451.94 acres, of which 75.11 acres of the overall property are currently within the City of Apopka and have a FLU of Planned Development-Mixed Use, and the remaining 376.83 acres were recently annexed into the City of Apopka and are designated with a Rural and Industrial FLU. The proposed amendment is to change the FLU designation to City of Apopka Mixed Use – Airport Support District.

**Table 1** summarizes the land uses, area, densities and allowable development yields for the site as currently adopted, and with the requested Comprehensive Plan Amendment (CPA).

**Table 1**
**Future Land Use Designations**

| Land Use Designation | Jurisdiction | Area | Maximum Density | Units |
|---|---|---|---|---|
| ***Current FLU (Rural/PD-Mixed Use & Industrial)*** | | | | |
| Industrial | Apopka | 5.20 Ac | 0.75 FAR | 170 KSF |
| Rural | Apopka | 371.63 Ac | 1 DU/10 Ac | 37 DU |
| PD-Mixed Use | Apopka | 75.11 Ac | 15 DU/1 Ac | 1,127 DU |
| Total Allowable Development | | | | 170 KSF Ind |
| | | | | 1,164 DU |
| ***Proposed FLU (Mixed Use - Airport Support District)*** | | | | |
| Industrial | Apopka | 130.00 Ac | 0.33 FAR | 1,869 KSF |
| Residential | Apopka | 321.94 Ac | 5 DU/Ac | 1,610 DU |




**Site Location Map**
Rubright Properties
18047 v3.0

Figure
**1**

## 2.0 EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for daily and PM peak hour capacity conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information obtained from the latest City of Apopka 2017 Traffic Counts Program. Existing volumes were adjusted to the current year (2019) using the annual growth rate of 4.5% calculated for this area from historical volumes. The traffic count information and growth rate calculation are provided in **Appendix B.**

**Table 2** summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area operate at adequate Level of Service (LOS).

**Table 2**
**Existing Conditions Capacity Analysis**

| | | # | LOS | 2019 Daily Conditions | | | 2018 PM Peak Conditions | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Roadway | Segment | Lns | Std | Capacity | Traffic | LOS | Capacity | Traffic | Dir | LOS |
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 39,896 | A | 2,480 | 1,851 | NB | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 48,747 | B | 2,480 | 2,112 | SB | A |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 5,624 | C | 720 | 249 | EB | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 1,411 | C | 720 | 72 | WB | C |

*Note: Existing 2019 traffic volumes calculated from 2017 volumes Obtained from City of Apopka 2017 Traffic Count Program*

## 3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Metroplan Orlando Transportation Improvement Plan (TIP), as well as Orange County's Capital Improvement Program (CIP) and the Long-Range Transportation Plan (LRTP) were reviewed to identify any planned or programmed improvements to the transportation facilities in this area, which revealed that there are no major improvements planned in the immediate vicinity of the proposed development. However, **Table 3** lists improvements to the transportation network that are planned in the City and supporting information is included in **Appendix C**.

**Table 3**
**Planned & Programmed Improvements**

| Road | Segment | Improvement | Status |
|---|---|---|---|
| Wekiva Parkway | US 441 to SR 46 | New 4 Lane Expressway | Programmed |
| Plymouth Sorrento Road | US 441 to Orange County Line | Widen to 4 Lanes | Planned |
| Ponkan Road | Plymouth Sorrento Rd to Rock Springs Rd | Widen to 4 Lanes | Planned |
| Kelly Park Road | US 441 to Plymouth Sorrento Rd | Widen to 4 Lanes | Planned |

The construction of the Wekiva Parkway is nearly complete in this area with anticipation that it will open for traffic in the near future. The effect of the new toll expressway is anticipated to be suppressive of traffic volume growth on US 441 and the local area in the short term as commuter traffic is removed from the local road network and diverted to the expressway. However, in the long term, the expressway will spur development in the area, which will then contribute to a resumed trend of increasing traffic volumes.

## 4.0 PROJECT TRIPS

### 4.1 Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition*. It should be noted that the development will be limited to 1.5 Million square feet of Distribution Centers and 900 single family residential units; therefore, the trip generation was calculated based on these uses. Trip generation rates and calculations are summarized in **Table 4**. Detailed information sheets and supporting information are included in **Appendix D**.

**Table 4**
**Trip Generation Calculation**

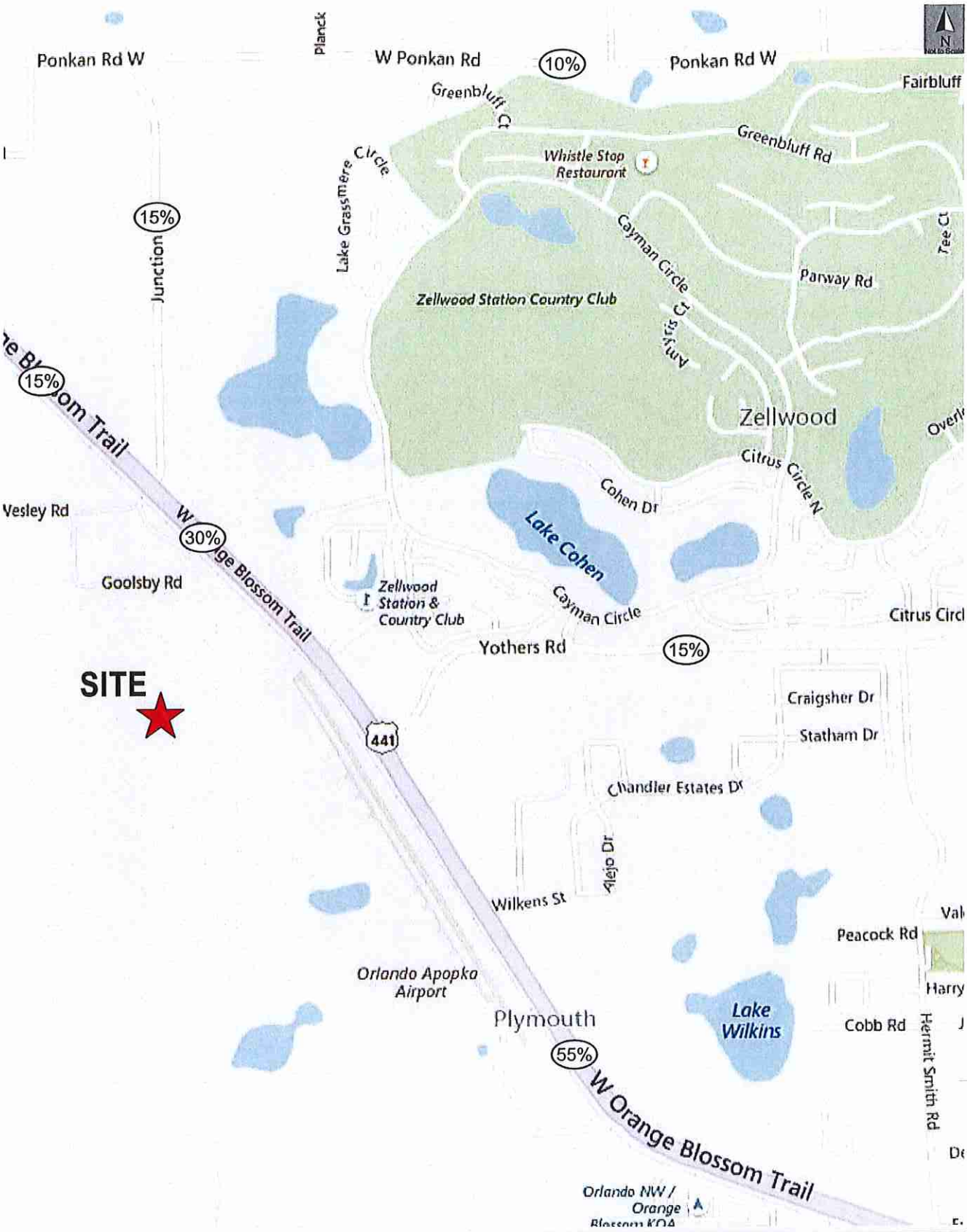
| ITE Code | Land Use | Size | Daily Rate | Daily Trips | PM Peak Hour Rate | PM Peak Hour Total | PM Peak Hour Enter | PM Peak Hour Exit |
|---|---|---|---|---|---|---|---|---|
| **Existing - Rural/PD-Mixed Use** | | | | | | | | |
| 210 | Single Family | 1,164 DU | 8.54 | 9,941 | 0.92 | 1,071 | 675 | 396 |
| 130 | Industrial Park | 170 KSF | 3.37 | 573 | 0.4 | 68 | 14 | 54 |
| **Total (Existing FLU)** | | | | **10,513** | | **1,139** | **689** | **450** |
| **Proposed - Mixed Use - Airport Support District** | | | | | | | | |
| 156 | High-Cube Warehouse | 1,500 KSF | 7.75 | 11,625 | 0.64 | 960 | 653 | 307 |
| 210 | Single Family | 900 DU | 8.72 | 7,848 | 0.93 | 837 | 527 | 310 |
| **Total (Proposed FLU)** | | | | **19,473** | | **1,797** | **1,180** | **617** |
| **Net Change in Trips w/Proposed Amendment** | | | | **8,960** | | **658** | **243** | **415** |

*Trip generation based on ITE Trip Generation, 10th Edition*

The proposed amendment will result in a net increase of 8,960 daily trips and 658 PM peak hour trips on the roadway network.

### 4.2 Trip Distribution

To assign the PM peak hour trips generated by the proposed development to the study roadways, a distribution pattern in the general vicinity of the project site was determined based on the site location with respect to the transportation network, surrounding land uses, and local and regional attractions. The project's trip distribution pattern is provided in **Figure 2.**




**Project Trip Distribution**
Rubright Properties
18047 v3.0

Figure 2

## 5.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2023) and the Horizon Year (2030). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment).

### 5.1 Background Traffic Volumes and Transportation Network

Projected background traffic volumes for the 2030 analysis were calculated based on historical and projected growth rates on the study segments. Based on the growth profile for the area, an average annual growth of 4.5% was applied, which reflects historical growth.

The transportation network applied in the Interim Year analysis is the existing and committed transportation network. The Horizon Year analysis was performed with the planned transportation network.

### 5.2 Interim Year 2023 Conditions

The 2023 Interim Year analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes. **Table 5** summarizes the results of the analysis, which reveal that US 441, from Yothers Road to SR 429 Connector Road, is projected to be deficient in the year 2023 due to background traffic growth. The analysis in **Table 6** indicates that the proposed amendment will not cause any other segments to become deficient.

### 5.3 Horizon Year 2030 Conditions

The Horizon Year analysis was conducted for projected background traffic volumes in the year 2030. **Table 7** summarizes the base conditions analysis, which shows that US 441 will continue to deteriorate absent further planned improvements. Analysis of projected conditions with the additional traffic resulting from the amendment, summarized in **Table 8,** shows that the proposed amendment will not cause any roadway segments to become deficient in the planning horizon.

**Table 5**
**Interim Year 2023 Base Conditions Analysis**

| Roadway | Segment | # Lns | LOS Std | 2023 Daily Trips Capacity | Traffic | LOS | 2023 PM Peak Trips Capacity | Traffic | Dir | LOS |
|---|---|---|---|---|---|---|---|---|---|---|
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 47,077 | A | 2,480 | 2,184 | NB | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 57,521 | F | 2,480 | 2,492 | SB | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 6,636 | D | 720 | 294 | EB | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 1,665 | C | 720 | 85 | WB | C |

**Table 6**
**Horizon Year 2023 Projected Conditions Analysis**

| Roadway | Segment | LOS Std | 2023 Daily Trips Capacity | Backg'd | Distr | Project | Total | LOS | 2023 PM Peak Trips Capacity | Backg'd | Dir | Project | Total | LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| US 441 | Ponkan Rd to Yothers Rd | D | 49,500 | 47,077 | 30% | 2,688 | 49,765 | F | 2,480 | 2,184 | NB | 125 | 2,309 | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | D | 49,500 | 57,521 | 55% | 4,928 | 62,449 | F | 2,480 | 2,492 | SB | 134 | 2,626 | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | E | 14,000 | 6,636 | 10% | 896 | 7,532 | D | 720 | 294 | EB | 24 | 318 | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | E | 14,000 | 1,665 | 15% | 1,344 | 3,009 | C | 720 | 85 | WB | 62 | 147 | C |

**Table 7**
**Interim Year 2030 Base Conditions Analysis**

| Roadway | Segment | # Lns | LOS Std | 2030 Daily Trips Capacity | Traffic | LOS | 2030 PM Peak Trips Capacity | Traffic | Dir | LOS |
|---|---|---|---|---|---|---|---|---|---|---|
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 59,645 | F | 2,480 | 2,767 | NB | F |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 72,877 | F | 2,480 | 3,157 | SB | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 8,408 | D | 720 | 372 | EB | D |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 2,109 | C | 720 | 108 | WB | C |

**Table 8**
**Horizon Year 2030 Projected Conditions Analysis**

| Roadway | Segment | LOS Std | 2030 Daily Trips Capacity | Backg'd | Distr | Project | Total | LOS | 2030 PM Peak Trips Capacity | Backg'd | Dir | Project | Total | LOS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| US 441 | Ponkan Rd to Yothers Rd | D | 49,500 | 59,645 | 30% | 2,688 | 62,333 | F | 2,480 | 2,767 | NB | 125 | 2,892 | F |
| US 441 | Yothers Rd to SR 429 Connector Rd | D | 49,500 | 72,877 | 55% | 4,928 | 77,805 | F | 2,480 | 3,157 | SB | 134 | 3,291 | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | E | 14,000 | 8,408 | 10% | 896 | 9,304 | D | 720 | 372 | EB | 24 | 396 | D |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | E | 14,000 | 2,109 | 15% | 1,344 | 3,453 | C | 720 | 108 | WB | 62 | 170 | C |

## 6.0 STUDY CONCLUSIONS

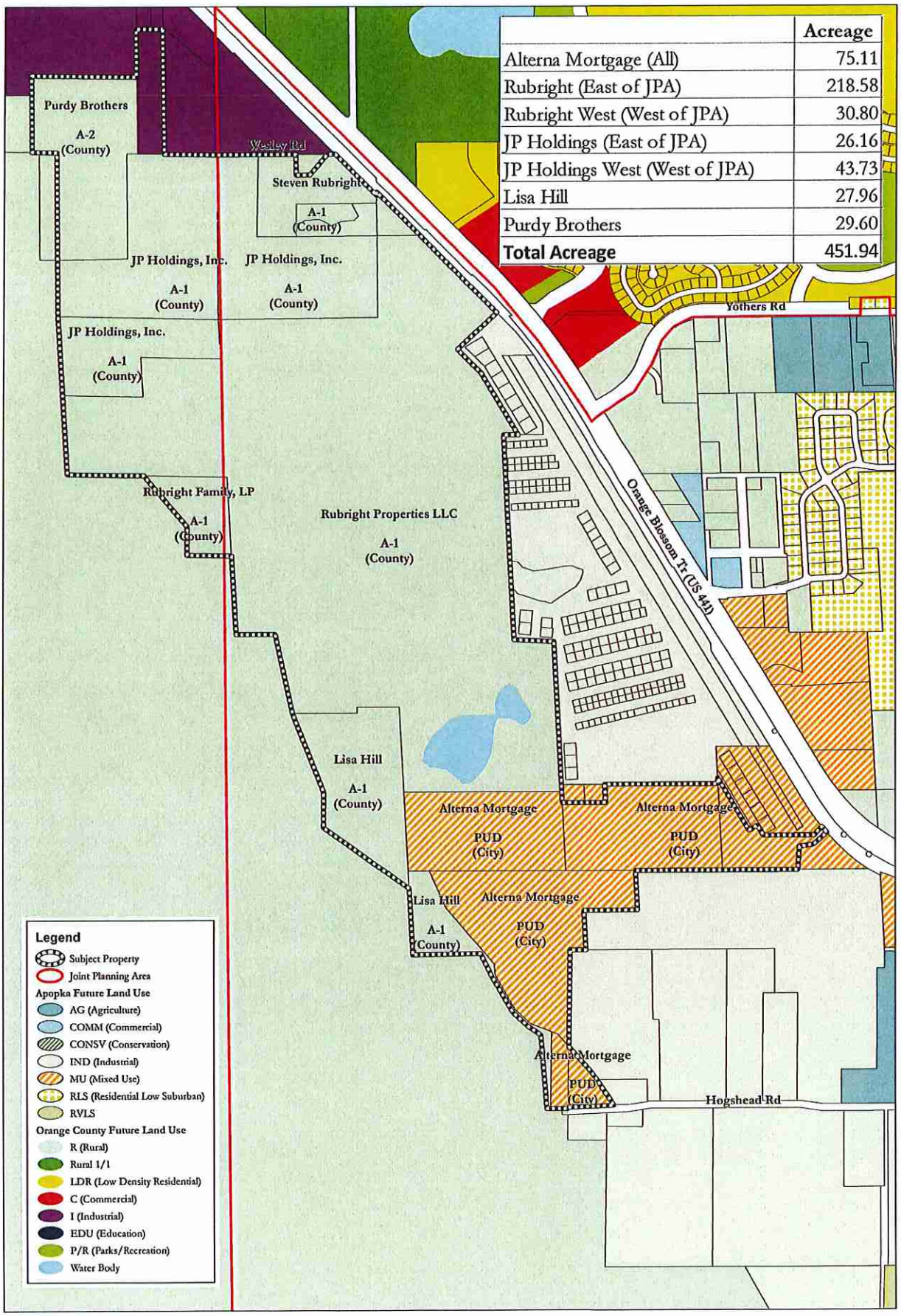
This study was conducted in support of a proposed Comprehensive Plan Amendment application for the Rubright Properties, located on US 441 west of Yothers Road, in the City of Apopka, Florida.

The requested amendment is to modify the existing future land use of the site from City of Apopka Rural and Mixed Use to City of Apopka Mixed Use – Airport Support District. The current land use designations allow the development up to170,000 SF of Industrial Park and 1,164 dwelling units on the approximately 450-acre property. With the proposed amendment, the allowable development on the property would increase to 1.5 Million SR of Industrial and 900 residential units. The findings of this analysis are as follows:

- The requested amendment would result in an increase 8,960 daily trips, of which 658 trips would occur in the PM peak hour.
- An analysis of existing conditions indicates that the roadway network within the primary 1-mile study area currently operates at satisfactory LOS.
- Analysis of Interim Year (2023) reveals that US 441, from Yothers Road to SR 429 Connector Road, is projected to become deficient due to growth in background traffic. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that US 441 would continue to deteriorate without improvements. The proposed amendment will not cause any roadway segments to become deficient in the Horizon Year.
- The proposed development of the site will undergo additional review through the development process, where roadway capacity, traffic operations, access, and intersection capacity will be further evaluated in accordance with the requirements of the City of Apopka's development approvals process. The proposed development will be required to address off-site impacts through the City's Concurrency Management System.

# APPENDICES

**Appendix A**
Rubright/Alterna Mortgage/JP Holdings/Purdy Brothers/Lisa Hill Properties




| | Acreage |
|---|---|
| Alterna Mortgage (All) | 75.11 |
| Rubright (East of JPA) | 218.58 |
| Rubright West (West of JPA) | 30.80 |
| JP Holdings (East of JPA) | 26.16 |
| JP Holdings West (West of JPA) | 43.73 |
| Lisa Hill | 27.96 |
| Purdy Brothers | 29.60 |
| **Total Acreage** | 451.94 |

June 20, 2018
P & B Job No: 18-032

FUTURE LAND USE & ZONING

APOPKA PROPERTIES

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**Appendix B**
Existing Traffic Volumes & Growth Calculations

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Major Arterial** | | | | | | | | | | | | | | | | | |
| **SR 436 (Semoran Boulevard)** | | | | | | | | | | | | | | | | | |
| US 441 to Sheeler Rd | 607A | 72 Hour | 8LD | D | 24,540 | 906 | 766 | 07:15 | 0.068 | 0.542 | C | 938 | 896 | 16:45 | 0.075 | 0.511 | C |
| Sheeler Rd to Thompson Rd | 620A | 72 Hour | 8LD | D | 34,334 | 1,300 | 1,002 | 07:15 | 0.067 | 0.565 | C | 1,267 | 1,521 | 16:45 | 0.081 | 0.546 | C |
| Thompson Rd to Roger Williams Rd | 608A | 72 Hour | 8LD | D | 39,920 | 1,764 | 1,037 | 07:15 | 0.070 | 0.630 | C | 1,462 | 1,748 | 16:45 | 0.080 | 0.545 | C |
| Roger Williams Rd to Piedmont-Wekiva Rd | 621A | 72 Hour | 8LD | D | 45,651 | 1,995 | 1,269 | 07:15 | 0.071 | 0.611 | C | 1,731 | 1,871 | 16:45 | 0.079 | 0.519 | C |
| Piedmont-Wekiva Rd to Seminole County Line | 622A | 72 Hour | 6LD | D | 57,425 | 2,726 | 1,579 | 07:15 | 0.075 | 0.633 | C | 2,116 | 2,415 | 17:00 | 0.079 | 0.533 | C |
| **US 441 (Orange Blossom Trail)** | | | | | | | | | | | | | | | | | |
| Ponkan Rd to Yothers Rd | 2.1 | 72 Hour | 4LD | D | 35,151 | 1,107 | 1,583 | 07:00 | 0.077 | 0.588 | C* | 1,631 | 1,230 | 16:45 | 0.081 | 0.570 | C* |
| Yothers Rd to SR 429 Connector Rd | 530A | 72 Hour | 4LD | D | 42,949 | 2,283 | 1,151 | 07:00 | 0.080 | 0.665 | A* | 1,600 | 1,861 | 16:45 | 0.081 | 0.538 | A* |
| SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437) | 940A | 72 Hour | 4LD | D | 25,872 | 1,159 | 815 | 07:00 | 0.076 | 0.587 | A* | 943 | 1,111 | 17:00 | 0.079 | 0.541 | A* |
| Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd | 550A | 72 Hour | 4LD | D | 26,313 | 995 | 752 | 07:00 | 0.066 | 0.570 | A* | 958 | 1,119 | 16:30 | 0.079 | 0.539 | A* |
| Boy Scout Blvd to Errol Pkwy | 82.1 | 72 Hour | 4LD | D | 29,698 | 951 | 1,159 | 07:00 | 0.071 | 0.549 | A* | 1,174 | 1,102 | 16:30 | 0.077 | 0.516 | A* |
| Errol Pkwy to SR 451 | 551A | 72 Hour | 4LD | D | 38,707 | 1,681 | 987 | 07:15 | 0.069 | 0.630 | A* | 1,476 | 1,588 | 17:00 | 0.079 | 0.518 | A* |
| SR 451 to Bradshaw Rd | 531A | 72 Hour | 4LD | D | 35,337 | 1,192 | 1,112 | 07:30 | 0.065 | 0.517 | A* | 1,294 | 1,407 | 17:00 | 0.076 | 0.521 | A* |
| Bradshaw Rd to Hawthorne Ave | 552A | 72 Hour | 5L | D | 37,855 | 1,547 | 1,029 | 07:00 | 0.068 | 0.601 | A* | 1,326 | 1,443 | 16:45 | 0.073 | 0.521 | A* |
| Hawthorne Ave to Central Ave | 553A | 72 Hour | 5L | D | 36,457 | 1,018 | 1,382 | 07:00 | 0.066 | 0.576 | A* | 1,416 | 1,281 | 17:00 | 0.074 | 0.525 | A* |
| Central Ave to Park Ave (CR 435) | 5099 | 72 Hour | 4LD | D | 38,688 | 1,504 | 982 | 07:00 | 0.064 | 0.605 | A* | 1,476 | 1,388 | 17:15 | 0.074 | 0.515 | A* |
| Park Ave (CR 435) to Highland Ave | 5098 | 72 Hour | 5L | D | 45,758 | 1,802 | 1,268 | 07:00 | 0.067 | 0.587 | A* | 1,599 | 1,672 | 17:15 | 0.071 | 0.511 | A* |
| Highland Ave to Alabama Ave (CR 424) | 609A | 72 Hour | 4LD | D | 48,366 | 1,754 | 1,377 | 07:15 | 0.065 | 0.560 | A* | 1,675 | 2,045 | 17:15 | 0.077 | 0.550 | B* |
| Alabama Ave (CR 424) to SR 436 | 5096A | 72 Hour | 4LD | D | 43,364 | 1,488 | 1,269 | 07:15 | 0.064 | 0.540 | A* | 1,390 | 1,829 | 16:45 | 0.074 | 0.568 | A* |
| SR 436 to Sheeler Rd | 7075 | 72 Hour | 4LD | D | 22,309 | 943 | 606 | 07:15 | 0.069 | 0.609 | C | 654 | 971 | 17:00 | 0.073 | 0.598 | C |
| Sheeler Rd to Roger Williams Rd | 661A | 72 Hour | 4LD | D | 27,030 | 766 | 1,089 | 07:00 | 0.069 | 0.587 | C | 1253 | 793 | 16:15 | 0.076 | 0.612 | C |
| Roger Williams Rd to Piedmont-Wekiva Rd | 660A | 72 Hour | 4LD | D | 28,579 | 713 | 1,163 | 07:00 | 0.066 | 0.620 | C | 1287 | 841 | 16:45 | 0.074 | 0.605 | C |
| Piedmont-Wekiva Rd to Seminole County Line | 659A | 72 Hour | 4LD | D | 32,706 | 913 | 1,434 | 07:00 | 0.072 | 0.611 | C | 1,598 | 940 | 16:15 | 0.078 | 0.630 | C |
| **Minor Arterial** | | | | | | | | | | | | | | | | | |
| **CR 424 (Alabama Avenue/Apopka Boulevard)** | | | | | | | | | | | | | | | | | |
| US 441 to 8th St | 670A | 24 Hour | 2L | E | 3,419 | 102 | 99 | 07:15 | 0.059 | 0.507 | C | 163 | 129 | 16:45 | 0.085 | 0.558 | C |
| 8th St to Sheeler Rd | 651A | 24 Hour | 2L | E | 4,566 | 192 | 154 | 07:00 | 0.076 | 0.555 | C | 191 | 268 | 16:45 | 0.101 | 0.584 | C |
| Sheeler Rd to Lakeville Rd | 653A | 24 Hour | 2L | E | 9,050 | 334 | 266 | 07:15 | 0.066 | 0.557 | C | 290 | 523 | 17:15 | 0.090 | 0.643 | C |
| Lakeville Rd to Hiawassee Rd | 658A | 24 Hour | 3L | E | 11,735 | 338 | 496 | 07:45 | 0.071 | 0.595 | C | 716 | 341 | 17:30 | 0.090 | 0.677 | C |
| Hiawassee Rd to Overland Rd | 33.1 | 24 Hour | 3L | E | 7,443 | 187 | 411 | 07:15 | 0.080 | 0.687 | D | 404 | 219 | 16:30 | 0.084 | 0.648 | D |
| Overland Rd to US 441 | 671A | 24 Hour | 2L | E | 5,196 | 184 | 188 | 07:15 | 0.072 | 0.505 | C | 149 | 273 | 16:00 | 0.081 | 0.647 | C |
| **CR 435 (Rock Spring Road/Park Avenue/Clarcona Road)** | | | | | | | | | | | | | | | | | |
| Kelly Park Rd to Ponkan Rd | 18.1 | 72 Hour | 5L/4LD | E | 18,129 | 447 | 1,013 | 07:00 | 0.081 | 0.694 | C | 1023 | 681 | 17:00 | 0.094 | 0.600 | C |
| Ponkan Rd to Welch Rd | 19 | 72 Hour | 5L | E | 24,207 | 648 | 1,300 | 07:00 | 0.080 | 0.667 | C | 1,366 | 895 | 17:15 | 0.093 | 0.604 | C |
| Welch Rd to Sandpiper Rd | 21 | 72 Hour | 5L | E | 24,393 | 566 | 1,302 | 07:00 | 0.077 | 0.697 | C | 1,649 | 867 | 17:15 | 0.103 | 0.655 | C |
| Sandpiper Rd to Votaw Rd | 516A | 24 Hour | 5L | E | 22,978 | 423 | 1,234 | 07:00 | 0.072 | 0.745 | D | 1,057 | 827 | 17:00 | 0.082 | 0.561 | D |
| Votaw Rd to Orange St | 517A | 72 Hour | 5L | E | 23,636 | 597 | 1,085 | 07:00 | 0.071 | 0.645 | D | 1,199 | 842 | 17:15 | 0.086 | 0.587 | D |
| Orange St to US 441 | 580A | 24 Hour | 5L | E | 24,652 | 625 | 1,150 | 07:00 | 0.072 | 0.648 | D | 1,244 | 899 | 17:00 | 0.087 | 0.580 | D |
| US 441 to Michael Gladden Blvd | 563A | 24 Hour | 2L | E | 15,026 | 437 | 547 | 07:00 | 0.065 | 0.556 | D | 640 | 556 | 17:00 | 0.080 | 0.535 | D |
| Michael Gladden Blvd to Cleveland St | 328.1 | 72 Hour | 2L | E | 12,219 | 361 | 467 | 07:00 | 0.068 | 0.564 | D | 543 | 464 | 16:45 | 0.082 | 0.539 | D |
| Cleveland St to Keene Rd | 564A | 24 Hour | 2L | E | 10,976 | 293 | 481 | 07:00 | 0.071 | 0.621 | C | 494 | 403 | 16:30 | 0.082 | 0.551 | C |
| Keene Rd to McCormick Rd | 565A | 24 Hour | 2L | E | 14,831 | 497 | 626 | 07:00 | 0.076 | 0.557 | C | 603 | 615 | 16:30 | 0.082 | 0.505 | C |
| McCormick Rd to Clarcona-Ocoee Rd | 7004 | 24 Hour | 2L | E | 16,393 | 530 | 742 | 07:00 | 0.078 | 0.583 | C | 677 | 665 | 16:45 | 0.082 | 0.504 | C |

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | | | | | | | | |
| **Lake Doe Boulevard** | | | | | | | | | | | | | | | | | |
| US 441 to Dunn Cove Dr | 1015 | 24 Hour | 2L | E | 3,550 | 193 | 55 | 07:15 | 0.070 | 0.778 | C | 108 | 195 | 17:15 | 0.085 | 0.644 | C |
| **Lake Francis Drive** | | | | | | | | | | | | | | | | | |
| Schopke Lester Rd to Errol Pkwy | 505A | 24 Hour | 2L | D | 807 | 37 | 35 | 07:45 | 0.089 | 0.514 | C | 37 | 34 | 16:45 | 0.088 | 0.521 | C |
| Errol Pkwy to Vick Rd | 504A | 24 Hour | 2L | D | 3,374 | 212 | 50 | 07:00 | 0.078 | 0.809 | C | 113 | 167 | 17:15 | 0.083 | 0.596 | C |
| **Lakeville Road** | | | | | | | | | | | | | | | | | |
| Wildwood St to Beggs Rd | 30 | 72 Hour | 2L | E | 5,546 | 218 | 232 | 07:30 | 0.081 | 0.516 | C | 292 | 240 | 17:00 | 0.096 | 0.549 | C |
| Beggs Rd to Clarcona Ocoee Rd | 67 | 72 Hour | 2L | E | 6,192 | 287 | 362 | 07:00 | 0.105 | 0.558 | C | 316 | 278 | 16:45 | 0.096 | 0.532 | C |
| **Lester Road** | | | | | | | | | | | | | | | | | |
| Vick Rd to Schopke Lester Rd | 506A | 24 Hour | 2L | E | 4,529 | 214 | 120 | 07:15 | 0.074 | 0.641 | C | 225 | 178 | 17:00 | 0.089 | 0.558 | C |
| Schopke Lester Rd to Plymouth Sorrento Rd (CR 437) | 801A | 24 Hour | 2L | E | 3,502 | 110 | 164 | 07:00 | 0.078 | 0.599 | C | 202 | 140 | 17:00 | 0.098 | 0.591 | C |
| **Marden Road** | | | | | | | | | | | | | | | | | |
| Ocoee Apopka Rd (CR 437A) to Keene Rd | 560A | 24 Hour | 2L | E | 1,668 | 68 | 79 | 07:00 | 0.088 | 0.537 | C | 105 | 56 | 17:30 | 0.097 | 0.652 | C |
| **Martin Street** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Lake Ave | 519A | 24 Hour | 2L | E | 3,811 | 181 | 168 | 07:00 | 0.092 | 0.519 | C | 152 | 183 | 17:15 | 0.088 | 0.546 | C |
| Maine Ave to Vick Rd | 830A | 24 Hour | 2L | E | 4,387 | 216 | 181 | 07:00 | 0.090 | 0.544 | C | 198 | 192 | 17:15 | 0.089 | 0.508 | C |
| **McCormick Road** | | | | | | | | | | | | | | | | | |
| Ocoee-Apopka Rd (CR 437A) to Clarcona Rd (CR 435) | 970A | 24 Hour | 2L | E | 4,668 | 254 | 219 | 07:45 | 0.101 | 0.537 | C | 158 | 196 | 16:15 | 0.076 | 0.554 | C |
| **Midland Avenue** | | | | | | | | | | | | | | | | | |
| US 441 to 6th St | 407A | 24 Hour | 2L | E | 1,427 | 51 | 64 | 07:15 | 0.081 | 0.557 | C | 90 | 63 | 17:00 | 0.107 | 0.588 | C |
| **Monroe Avenue** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Alabama Ave (CR 424) | 603A | 24 Hour | 2L | D | 4,227 | 300 | 84 | 07:00 | 0.091 | 0.781 | C | 156 | 363 | 17:15 | 0.123 | 0.699 | D |
| Alabama Ave (CR 424) to Sheeler Rd | 604A | 24 Hour | 2L | D | 4,811 | 227 | 102 | 07:00 | 0.068 | 0.690 | C | 212 | 292 | 17:15 | 0.105 | 0.579 | C |
| **Mt. Plymouth Road** | | | | | | | | | | | | | | | | | |
| Kelly Park Rd to Haas Rd | 17 | 72 Hour | 2L | E | *9,196* | *288* | *470* | 07:00 | 0.082 | 0.620 | C | *587* | *366* | 16:45 | 0.104 | 0.616 | C |
| Haas Rd to Lake County Line | 17A | 24 Hour | 2L | E | 8,825 | 264 | 429 | 07:00 | 0.079 | 0.619 | C | 554 | 350 | 16:45 | 0.102 | 0.613 | C |
| **North Maine Avenue** | | | | | | | | | | | | | | | | | |
| Martin St to Old Dixie Hwy | 512A | 24 Hour | 2L | D | 3,591 | 154 | 247 | 07:00 | 0.112 | 0.616 | C | 164 | 101 | 17:30 | 0.074 | 0.619 | C |
| **Old Dixie Highway/West Highland Avenue/Orange Street** | | | | | | | | | | | | | | | | | |
| Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd | 582A | 24 Hour | 2L | E | 2,461 | 85 | 67 | 07:00 | 0.062 | 0.559 | C | 93 | 162 | 17:15 | 0.104 | 0.635 | C |
| Boy Scout Blvd to Errol Pkwy | 510A | 24 Hour | 2L | E | 4,272 | 193 | 118 | 07:00 | 0.073 | 0.621 | C | 201 | 245 | 17:00 | 0.104 | 0.549 | C |
| Errol Pkwy to Vick Rd | 511A | 24 Hour | 2L | E | 8,139 | 341 | 231 | 07:45 | 0.070 | 0.596 | D | 337 | 448 | 17:00 | 0.096 | 0.571 | D |
| Vick Rd to Bradshaw Rd | 674A | 24 Hour | 2L | E | 9,428 | 526 | 285 | 07:00 | 0.086 | 0.649 | D | 461 | 418 | 17:00 | 0.093 | 0.524 | D |
| Bradshaw Rd to Hawthorne Ave | 518A | 24 Hour | 2L | E | 5,450 | 244 | 140 | 08:00 | 0.070 | 0.635 | C | 230 | 310 | 16:45 | 0.099 | 0.574 | C |
| Hawthorne Ave to Park Ave (CR 435) | 514A | 24 Hour | 2L | E | 2,670 | 159 | 52 | 07:15 | 0.079 | 0.754 | C | 129 | 126 | 16:45 | 0.096 | 0.506 | C |
| **Ondich Road** | | | | | | | | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 901A | 72 Hour | 2L | E | 1,301 | 38 | 73 | 07:00 | 0.085 | 0.658 | C | 98 | 58 | 17:00 | 0.120 | 0.628 | C |
| **Ponkan Road** | | | | | | | | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 13 | 72 Hour | 2L | E | *4,955* | *224* | *221* | 07:15 | 0.090 | 0.503 | C | *219* | *183* | 16:30 | 0.081 | 0.545 | C |
| Plymouth-Sorrento Rd (CR 437) to Vick Rd | 326 | 72 Hour | 2L | E | *4,637* | *495* | *156* | 07:45 | 0.140 | 0.760 | C | *245* | *178* | 16:30 | 0.091 | 0.579 | C |
| Vick Rd to Rock Springs Rd | 500A | 72 Hour | 2L | E | *4,930* | *196* | *221* | 07:00 | 0.085 | 0.530 | C | *232* | *219* | 17:15 | 0.091 | 0.514 | C |
| **Rock Ridge Boulevard** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Haddington Ct | 540A | 24 Hour | 2L | E | 5,274 | 55 | 288 | 07:00 | 0.065 | 0.840 | C | 249 | 154 | 16:45 | 0.076 | 0.618 | C |

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway / Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | | | | | | | | |
| **Roger Williams Road** | | | | | | | | | | | | | | | | | |
| US 441 to SR 436 | 613 | 24 Hour | 2L | E | 3,269 | 276 | 253 | 07:30 | 0.162 | 0.522 | C | 118 | 146 | 16:30 | 0.081 | 0.553 | C |
| **Rogers Road** | | | | | | | | | | | | | | | | | |
| Lester Rd to Gray Stone | 976A | 24 Hour | 2L | E | 381 | 17 | 27 | 07:45 | 0.115 | 0.614 | C | 25 | 8 | 17:00 | 0.087 | 0.758 | C |
| **Round Lake Road** | | | | | | | | | | | | | | | | | |
| Ponkan Rd to Sadler Ave | 8067 | 72 Hour | 2L | E | *4,640* | *212* | *262* | 07:15 | 0.102 | 0.553 | C | *249* | *202* | 16:30 | 0.097 | 0.552 | C |
| Sadler Ave to Kelly Park Rd | 974A | 72 Hour | 2L | E | *3,985* | *97* | *393* | 07:00 | 0.123 | 0.802 | C | *257* | *153* | 16:30 | 0.103 | 0.627 | C |
| Kelly Park Rd to Lake County Line | 975A | 72 Hour | 2L | E | *2,284* | *83* | *139* | 07:15 | 0.097 | 0.626 | C | *123* | *102* | 16:30 | 0.099 | 0.547 | C |
| **Sandpiper Road** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Ustler Rd | 600A | 24 Hour | 2L | E | 4,868 | 375 | 79 | 07:00 | 0.093 | 0.826 | C | 185 | 299 | 17:15 | 0.099 | 0.618 | C |
| Ustler Rd to Thompson Rd | 601A | 24 Hour | 2L | E | 5,880 | 432 | 100 | 07:00 | 0.090 | 0.812 | C | 218 | 364 | 17:15 | 0.099 | 0.625 | C |
| **Schopke-Lester Road** | | | | | | | | | | | | | | | | | |
| Lester Rd to Old Dixie Hwy | 507A | 24 Hour | 2L | E | 3,202 | 42 | 179 | 07:00 | 0.069 | 0.810 | C | 182 | 110 | 16:45 | 0.091 | 0.623 | C |
| **Sheeler Oaks Drive** | | | | | | | | | | | | | | | | | |
| Sheeler Rd to Saddleback Ridge | 701A | 24 Hour | 2L | E | 2,144 | 51 | 104 | 07:45 | 0.072 | 0.671 | C | 127 | 89 | 17:00 | 0.101 | 0.588 | C |
| **Summit Street** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Lake Ave | 521A | 24 Hour | 2L | E | 3,464 | 314 | 120 | 07:15 | 0.125 | 0.724 | C | 111 | 184 | 17:15 | 0.085 | 0.624 | C |
| **Tanglewild Street** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Ulster Rd | 611 | 24 Hour | 2L | E | 1,343 | 37 | 74 | 07:15 | 0.083 | 0.667 | C | 53 | 71 | 16:00 | 0.092 | 0.573 | C |
| **Thompson Road** | | | | | | | | | | | | | | | | | |
| Welch Rd to Votaw Rd | 429 | 72 Hour | 2L | E | *9,956* | *197* | *722* | 07:15 | 0.092 | 0.786 | C | *487* | *344* | 17:15 | 0.083 | 0.586 | C |
| Votaw Rd to SR 436 | 24 | 72 Hour | 2L | E | *9,123* | *148* | *572* | 07:00 | 0.079 | 0.794 | D | *534* | *279* | 17:15 | 0.089 | 0.657 | D |
| **Ustler Road** | | | | | | | | | | | | | | | | | |
| Sandpiper Rd to Welch Rd | 610A | 24 Hour | 2L | E | 794 | 25 | 42 | 07:45 | 0.084 | 0.627 | C | 34 | 42 | 16:00 | 0.096 | 0.553 | C |
| **Vick Road** | | | | | | | | | | | | | | | | | |
| US 441 to Old Dixie Hwy | 525A | 24 Hour | 4LD | E | 16,843 | 425 | 947 | 07:00 | 0.081 | 0.690 | D | 964 | 490 | 16:45 | 0.086 | 0.663 | D |
| Old Dixie Hwy to Martin St | 532A | 72 Hour | 2LD | E | 15,958 | 602 | 905 | 07:30 | 0.094 | 0.601 | F | 862 | 525 | 17:00 | 0.087 | 0.621 | F |
| Martin St to Welch Rd | 502A | 24 Hour | 2LD | E | 14,246 | 354 | 829 | 07:00 | 0.083 | 0.701 | E | 751 | 724 | 17:15 | 0.104 | 0.509 | D |
| Welch Rd to Lake Francis Dr | 503A | 24 Hour | 2L | E | 11,359 | 270 | 638 | 07:00 | 0.080 | 0.703 | D | 591 | 589 | 17:00 | 0.104 | 0.501 | D |
| Lake Francis Dr to Lester Rd | 533A | 24 Hour | 2L | E | 8,054 | 283 | 220 | 07:45 | 0.062 | 0.563 | C | 449 | 441 | 17:15 | 0.111 | 0.504 | D |
| Lester Rd to Ponkan Rd | 534A | 72 Hour | 2L | E | 6,392 | 402 | 300 | 07:45 | 0.110 | 0.573 | D | 429 | 205 | 17:15 | 0.099 | 0.677 | D |
| **Votaw Road** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Christiana Ave | 625A | 24 Hour | 2L | E | 7,418 | 270 | 156 | 08:30 | 0.057 | 0.634 | C | 405 | 493 | 17:00 | 0.121 | 0.549 | C |
| Christiana Ave to Thompson Rd | 626A | 24 Hour | 2L | E | 7,892 | 472 | 163 | 07:15 | 0.080 | 0.743 | C | 406 | 361 | 16:45 | 0.097 | 0.529 | C |
| Thompson Rd to Wekiva Springs Rd | 627A | 24 Hour | 2L | E | 7,888 | 472 | 163 | 07:15 | 0.081 | 0.743 | C | 406 | 361 | 16:45 | 0.097 | 0.529 | C |
| **Woodfield Oaks Drive** | | | | | | | | | | | | | | | | | |
| Arbor Way to Regal St | 700A | 24 Hour | 2L | E | 778 | 12 | 64 | 07:45 | 0.098 | 0.842 | C | 40 | 32 | 16:00 | 0.093 | 0.556 | C |
| **Yothers Road/Church Drive** | | | | | | | | | | | | | | | | | |
| US 441 to Plymouth Sorrento Rd (CR 437) | 800A | 72 Hour | 2L | E | 1,243 | 47 | 40 | 08:00 | 0.070 | 0.540 | C | 55 | 63 | 16:45 | 0.095 | 0.534 | C |

Notes:
Counts in italic are multi-day averages.
1 - Based on capacities from the Florida DOT 2013 Quality/Level of Service Handbook, Florida DOT ArtPlan 2012 Software or Orange County.
* These segments of US 441 are considered Constrained facilities.
Source: 2017 Traffic Counts from ***Luke Transportation Engineering Consultants, Inc.***

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

| Class / Roadway Segment | 2017 # of Lanes | 2017 Count Station | 2017 Type of Count | 2017 Daily Volume | 2016 Daily Volume | 2015 Daily Volume | 2014 Daily Volume | 2013 Daily Volume | 2012 Daily Volume | 2011 Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Major Arterial** | | | | | | | | | | |
| **SR 436 (Semoran Boulevard)** | | | | | | | | | | |
| US 441 to Sheeler Rd | 8LD | 607A | 72 Hour | 24,540 | 23,804 | 24,039 | 22,982 | 21,440 | 21,263 | 22,888 |
| Sheeler Rd to Thompson Rd | 8LD | 620A | 72 Hour | 34,334 | 33,520 | 33,464 | 29,827 | 29,188 | 29,133 | 29,243 |
| Thompson Rd to Roger Williams Rd | 8LD | 608A | 72 Hour | 39,920 | 37,235 | 43,213 | 33,967 | 34,150 | 33,720 | 35,070 |
| Roger Williams Rd to Piedmont-Wekiva Rd | 8LD | 621A | 72 Hour | 45,651 | 41,909 | 42,004 | 38,728 | 36,104 | 36,292 | 36,886 |
| Piedmont-Wekiva Rd to Seminole County Line | 6LD | 622A | 72 Hour | 57,425 | 56,220 | 58,406 | 51,843 | 49,818 | 49,679 | 50,188 |
| **US 441 (Orange Blossom Trail)** | | | | | | | | | | |
| Ponkan Rd to Yothers Rd | 4LD | 2.1 | 72 Hour | 35,151 | 36,687 | 34,515 | 33,778 | 30,858 | 28,488 | 32,475 |
| Yothers Rd to SR 429 Connector Rd | 4LD | 530A | 72 Hour | 42,949 | 40,598 | 41,556 | 34,850 | 32,294 | 29,502 | 29,683 |
| SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437) | 4LD | 940A | 72 Hour | 25,872 | 23,345 | 24,974 | 23,070 | 22,697 | 32,452 | 33,470 |
| Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd | 4LD | 550A | 72 Hour | 26,313 | 24,281 | 28,506 | 23,487 | 23,657 | 35,967 | 36,875 |
| Boy Scout Blvd to Errol Pkwy | 4LD | 82.1 | 72 Hour | 29,698 | 28,854 | 29,279 | 28,391 | 26,706 | 39,208 | 39,459 |
| Errol Pkwy to SR 451 | 4LD | 551A | 72 Hour | 38,707 | 35,670 | 37,365 | 35,685 | 33,849 | 46,591 | 45,495 |
| SR 451 to Bradshaw Rd | 4LD | 531A | 72 Hour | 35,337 | 35,119 | 36,704 | 34,988 | 33,853 | 36,048 | 36,640 |
| Bradshaw Rd to Hawthorne Ave | 5L | 552A | 72 Hour | 37,855 | 34,901 | 39,072 | 39,450 | 39,900 | 35,561 | 36,478 |
| Hawthorne Ave to Central Ave | 5L | 553A | 72 Hour | 36,457 | 37,902 | 40,802 | 35,256 | 33,589 | 36,195 | 36,758 |
| Central Ave to Park Ave (CR 435) | 4LD | 5099 | 72 Hour | 38,688 | 35,149 | 44,735 | 35,286 | 40,366 | 34,333 | 36,870 |
| Park Ave (CR 435) to Highland Ave | 5L | 5098 | 72 Hour | 45,758 | 42,433 | 41,575 | 39,614 | 41,019 | 41,427 | 43,018 |
| Highland Ave to Alabama Ave (CR 424) | 4LD | 609A | 72 Hour | 48,366 | 48,366 | 45,608 | 43,830 | 41,976 | 43,926 | 44,864 |
| Alabama Ave (CR 424) to SR 436 | 4LD | 5096A | 72 Hour | 43,364 | 47,184 | 41,306 | 44,981 | 42,309 | 45,191 | 45,258 |
| SR 436 to Sheeler Rd | 4LD | 7075 | 72 Hour | 22,309 | 26,145 | 22,442 | 21,478 | 21,783 | 23,826 | 24,069 |
| Sheeler Rd to Roger Williams Rd | 4LD | 661A | 72 Hour | 27,030 | 22,631 | 26,266 | 26,408 | 26,912 | 28,215 | 26,334 |
| Roger Williams Rd to Piedmont-Wekiva Rd | 4LD | 660A | 72 Hour | 28,579 | 27,601 | 27,859 | 27,647 | 28,434 | 28,545 | 29,095 |
| Piedmont-Wekiva Rd to Seminole County Line | 4LD | 659A | 72 Hour | 32,706 | 31,703 | 32,403 | 32,925 | 32,802 | 33,791 | 33,852 |
| **John Land Expressway (SR 414)** | | | | | | | | | | |
| 1 US 441 to Hiawassee Rd | N/A | 6LD | 24 Hour | N/C | 38,700 | 34,200 | 28,810 | 25,900 | 21,990 | 20,080 |
| 1 Hiawassee Rd to Keene Rd | N/A | 6LD | 24 Hour | N/C | 38,600 | 33,500 | 28,290 | 24,670 | 20,590 | 17,580 |
| 1 Keene Rd to SR 429/SR 451 | N/A | 6LD | 24 Hour | N/C | 33,900 | 29,100 | 24,120 | 20,870 | 16,320 | 13,820 |
| 1 SR 429/SR 451 to US 441 | N/A | 4LD | 24 Hour | N/C | 28,490 | 24,470 | 21,320 | 18,670 | --- | --- |
| **SR 451** | | | | | | | | | | |
| 2 US 441 to John Land Expwy | N/A | 4LD | 24 Hour | N/C | 15,800 | 14,560 | 12,820 | 12,250 | 26,070 | 26,670 |
| **Western Beltway (SR 429)** | | | | | | | | | | |
| 2 CR 437A to John Land Expwy | N/A | 4LD | 24 Hour | N/C | 50,580 | 44,190 | 37,440 | 33,220 | 29,320 | 20,110 |
| **Minor Arterial** | | | | | | | | | | |
| **CR 424 (Alabama Avenue/Apopka Boulevard)** | | | | | | | | | | |
| US 441 to 8th St | 2L | 670A | 24 Hour | 3,419 | 4,651 | 2,353 | 2,478 | 3,251 | 3,844 | 3,814 |
| 8th St to Sheeler Rd | 2L | 651A | 24 Hour | 4,566 | 4,629 | 4,013 | 3,910 | 4,217 | 4,170 | 3,920 |
| Sheeler Rd to Lakeville Rd | 2L | 653A | 24 Hour | 9,050 | 8,873 | 8,325 | 7,577 | 8,092 | 7,583 | 7,090 |
| Lakeville Rd to Hiawassee Rd | 3L | 658A | 24 Hour | 11,735 | 11,564 | 11,091 | 9,693 | 11,284 | 10,347 | 9,948 |
| Hiawassee Rd to Overland Rd | 3L | 33.1 | 24 Hour | 7,443 | 7,515 | 7,218 | 6,811 | 6,722 | 6,510 | 6,093 |
| Overland Rd to US 441 | 2L | 671A | 24 Hour | 5,196 | 5,541 | 4,748 | 5,230 | --- | --- | --- |

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

| Class<br>Roadway<br>Segment | 2017<br># of Lanes | 2017<br>Count Station | 2017<br>Type of Count | 2017<br>Daily Volume | 2016<br>Daily Volume | 2015<br>Daily Volume | 2014<br>Daily Volume | 2013<br>Daily Volume | 2012<br>Daily Volume | 2011<br>Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | |
| **North Maine Avenue** | | | | | | | | | | |
| Martin St to Old Dixie Hwy | 2L | 512A | 24 Hour | 3,591 | 7,701 | 1,875 | 4,062 | 2,722 | 3,204 | 2,342 |
| **Old Dixie Highway/West Highland Avenue/Orange Street** | | | | | | | | | | |
| Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd | 2L | 582A | 24 Hour | 2,461 | 2,461 | 2,154 | 2,133 | 1,993 | 2,553 | 2,283 |
| Boy Scout Blvd to Errol Pkwy | 2L | 510A | 24 Hour | 4,272 | 4,449 | 3,857 | 3,558 | 3,551 | 4,709 | 4,169 |
| Errol Pkwy to Vick Rd | 2L | 511A | 24 Hour | 8,139 | 8,291 | 7,118 | 6,724 | 6,916 | 7,851 | 7,012 |
| Vick Rd to Bradshaw Rd | 2L | 674A | 24 Hour | 9,428 | 9,138 | 7,707 | 8,021 | 6,916 | 7,851 | 7,012 |
| Bradshaw Rd to Hawthorne Ave | 2L | 518A | 24 Hour | 5,450 | 5,572 | 3,964 | 5,154 | 4,935 | 5,356 | 5,179 |
| Hawthorne Ave to Park Ave (CR 435) | 2L | 514A | 24 Hour | 2,670 | 4,009 | 2,345 | 4,352 | 3,825 | 2,819 | 3,783 |
| **Ondich Road** | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 2L | 901A | 72 Hour | 1,301 | 861 | 518 | 470 | 494 | 405 | 400 |
| **Ponkan Road** | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 2L | 13 | 72 Hour | 4,955 | 4,345 | 3,830 | 3,274 | 3,354 | 3,380 | 3,191 |
| Plymouth-Sorrento Rd (CR 437) to Vick Rd | 2L | 326 | 72 Hour | 4,637 | 5,215 | 5,063 | 4,927 | 4,013 | 4,919 | 3,924 |
| Vick Rd to Rock Springs Rd | 2L | 500A | 72 Hour | 4,930 | 4,245 | 3,756 | 3,726 | 4,949 | 4,757 | 5,158 |
| **Rock Ridge Boulevard** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Haddington Ct | 2L | 540A | 24 Hour | 5,274 | 5,475 | 5,576 | 4,767 | 5,115 | 5,325 | 5,858 |
| **Roger Williams Road** | | | | | | | | | | |
| US 441 to SR 436 | 2L | 613 | 24 Hour | 3,269 | 3,483 | 3,182 | 3,008 | 3,187 | 2,829 | 2,819 |
| **Rogers Road** | | | | | | | | | | |
| Lester Rd to Gray Stone | 2L | 976A | 24 Hour | 381 | --- | --- | --- | --- | --- | --- |
| **Round Lake Road** | | | | | | | | | | |
| Ponkan Rd to Sadler Ave | 2L | 8067 | 72 Hour | 4,640 | 3,122 | 2,398 | 2,372 | 3,766 | 3,304 | 4,105 |
| Sadler Ave to Kelly Park Rd | 2L | 974A | 72 Hour | 3,985 | 4,544 | 4,182 | 3,833 | 3,766 | 3,304 | 4,105 |
| Kelly Park Rd to Lake County Line | 2L | 975A | 72 Hour | 2,284 | 4,071 | 3,630 | 3,471 | 3,438 | 3,168 | 5,173 |
| **Sandpiper Road** | | | | | | | | | | |
| Park Ave (CR 435) to Ustler Rd | 2L | 600A | 24 Hour | 4,868 | 4,738 | 3,828 | 4,371 | 3,842 | 4,288 | 4,105 |
| Ustler Rd to Thompson Rd | 2L | 601A | 24 Hour | 5,880 | 5,597 | 5,049 | 5,091 | 4,605 | 5,187 | 5,173 |
| **Schopke-Lester Road** | | | | | | | | | | |
| Lester Rd to Old Dixie Hwy | 2L | 507A | 24 Hour | 3,202 | 3,718 | 3,416 | 2,940 | 2,587 | 2,863 | 2,700 |
| **Sheeler Oaks Drive** | | | | | | | | | | |
| Sheeler Rd to Saddleback Ridge | 2L | 701A | 24 Hour | 2,144 | 2,367 | 2,151 | 2,030 | 1,995 | 1,883 | 1,832 |
| **Summit Street** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Lake Ave | 2L | 521A | 24 Hour | 3,464 | 3,161 | 2,377 | 2,652 | 2,542 | 2,628 | 2,223 |
| **Tanglewild Street** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Ulster Rd | 2L | 611 | 24 Hour | 1,343 | 1,407 | 1,358 | 1,222 | 1,063 | 1,330 | 1,205 |
| **Thompson Road** | | | | | | | | | | |
| Welch Rd to Votaw Rd | 2L | 429 | 72 Hour | 9,956 | 10,324 | 10,046 | 8,507 | 9,491 | 9,258 | 9,087 |
| Votaw Rd to SR 436 | 2L | 24 | 72 Hour | 9,123 | 10,094 | 9,975 | 10,004 | 9,235 | 9,112 | 8,581 |
| **Ustler Road** | | | | | | | | | | |
| Sandpiper Rd to Welch Rd | 2L | 610A | 24 Hour | 794 | 911 | 778 | 973 | 743 | 902 | 922 |

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

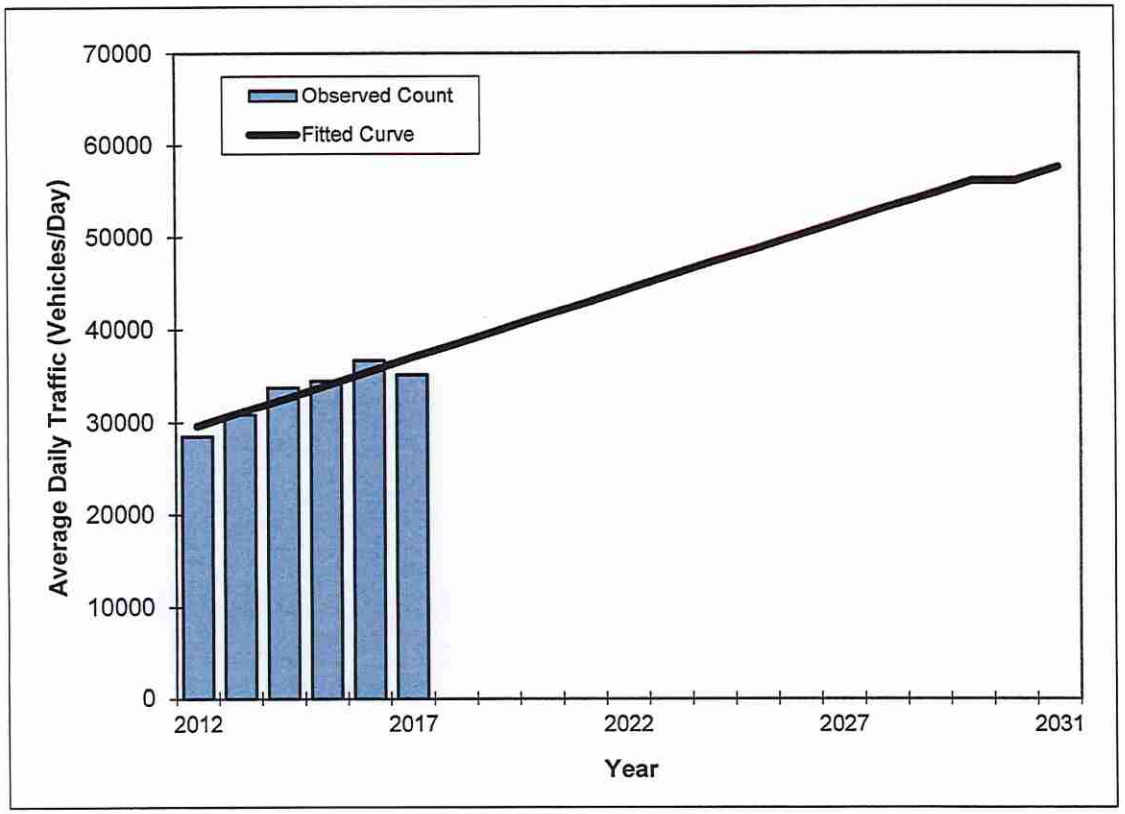
| Class<br>Roadway<br>Segment | 2017<br># of Lanes | 2017<br>Count Station | 2017<br>Type of Count | 2017<br>Daily Volume | 2016<br>Daily Volume | 2015<br>Daily Volume | 2014<br>Daily Volume | 2013<br>Daily Volume | 2012<br>Daily Volume | 2011<br>Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | |
| **Vick Road** | | | | | | | | | | |
| US 441 to Old Dixie Hwy | 4LD | 525A | 24 Hour | 16,843 | 12,438 | 16,387 | 11,069 | 8,746 | --- | --- |
| Old Dixie Hwy to Martin St | 2LD | 532A | 72 Hour | 15,958 | 14,293 | 12,674 | 11,980 | 10,908 | 10,022 | 9,096 |
| Martin St to Welch Rd | 2LD | 502A | 24 Hour | 14,246 | 13,841 | 11,510 | 10,804 | 9,640 | 9,898 | 8,406 |
| Welch Rd to Lake Francis Dr | 2L | 503A | 24 Hour | 11,359 | 11,181 | 10,107 | 10,224 | 11,178 | 10,881 | 11,415 |
| Lake Francis Dr to Lester Rd | 2L | 533A | 24 Hour | 8,054 | 8,341 | 7,264 | 6,754 | 6,853 | 7,945 | 7,550 |
| Lester Rd to Ponkan Rd | 2L | 534A | 72 Hour | 6,392 | 6,500 | 4,868 | 4,600 | 2,681 | 4,019 | 3,499 |
| **Votaw Road** | | | | | | | | | | |
| Park Ave (CR 435) to Christiana Ave | 2L | 625A | 24 Hour | 7,418 | 7,824 | 7,588 | 7,097 | 7,155 | 6,966 | 6,736 |
| Christiana Ave to Thompson Rd | 2L | 626A | 24 Hour | 7,892 | 7,886 | 7,857 | 7,398 | 6,328 | 6,837 | 6,713 |
| Thompson Rd to Wekiva Springs Rd | 2L | 627A | 24 Hour | 7,888 | 9,016 | 8,412 | 8,594 | 6,969 | 7,668 | 7,011 |
| **Woodfield Oaks Drive** | | | | | | | | | | |
| Arbor Way to Regal St | 2L | 700A | 24 Hour | 778 | 761 | 761 | 705 | 793 | 776 | 929 |
| **Yothers Road/Church Drive** | | | | | | | | | | |
| US 441 to Plymouth Sorrento Rd (CR 437) | 2L | 800A | 72 Hour | 1,243 | 1,050 | 1,592 | 1,635 | 1,280 | 1,203 | 746 |
| **Local** | | | | | | | | | | |
| **Boy Scout Boulevard** | | | | | | | | | | |
| Binion Rd to US 441 | 2L | 1001A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | 2,820 |
| **Lust Road** | | | | | | | | | | |
| West of Binion Road | 2L | 1002A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | 372 |
| **Myrtle Street** | | | | | | | | | | |
| Washington Street to Lake Ave | 2L | 1003A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |
| **Oak Street** | | | | | | | | | | |
| Central Ave to Park Ave | 2L | 1004A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |
| **Washington Street** | | | | | | | | | | |
| Myrtle St to Oak St | 2L | 1005A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |

Notes: --- - Count Data Not Available, CST - No Count due to construction, N.C. - Not Counted
1 - OOCEA 2016 *System's Traffic Data and Statistics Manual* traffic count data
2 - FDOT Florida Traffic Online (2016).
Source: 2017 Traffic Counts from ***Luke Transportation Engineering Consultants, Inc.***

# TRAFFIC TRENDS

## US 441 -- PONKAN TO YOTHERS

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | US 441 |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2012 | 28500 | 29600 |
| 2013 | 30900 | 31100 |
| 2014 | 33800 | 32500 |
| 2015 | 34500 | 34000 |
| 2016 | 36700 | 35500 |
| 2017 | 35200 | 37000 |
| 2020 Opening Year Trend | | |
| 2020 | N/A | 41400 |
| 2025 Mid-Year Trend | | |
| 2025 | N/A | 48700 |
| 2030 Design Year Trend | | |
| 2030 | N/A | 56100 |
| TRANPLAN Forecasts/Trends | | |
| | | |

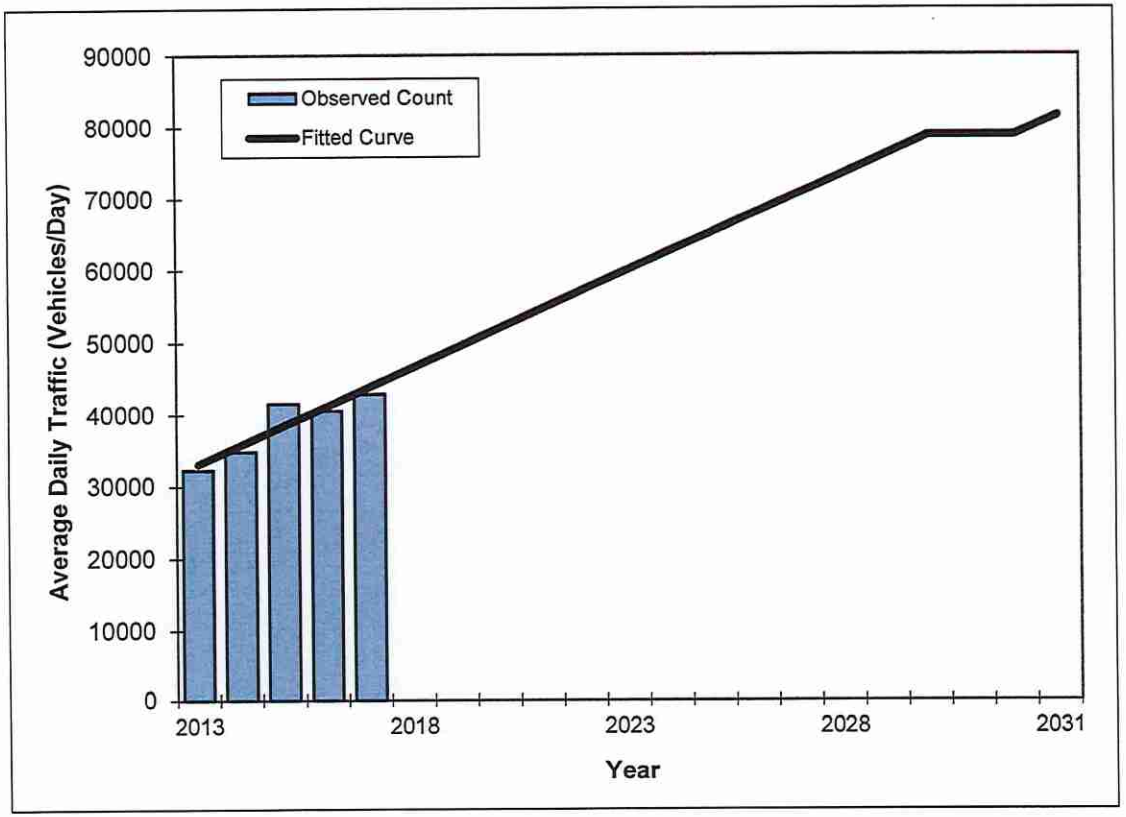
*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | 1,474 |
| Trend R-squared: | 83.3% |
| Trend Annual Historic Growth Rate: | 5.00% |
| Trend Growth Rate (2017 to Design Year): | 3.97% |
| Printed: | 28-Aug-19 |
| Straight Line Growth Option | |

# TRAFFIC TRENDS

## US 441 -- YOTHERS TO SR429 CONNECTOR

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | US 441 |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2013 | 32300 | 33100 |
| 2014 | 34900 | 35800 |
| 2015 | 41600 | 38500 |
| 2016 | 40600 | 41200 |
| 2017 | 42900 | 43800 |
| 2020 Opening Year Trend | | |
| 2020 | N/A | 51900 |
| 2025 Mid-Year Trend | | |
| 2025 | N/A | 65400 |
| 2030 Design Year Trend | | |
| 2030 | N/A | 78800 |
| TRANPLAN Forecasts/Trends | | |
| | | |

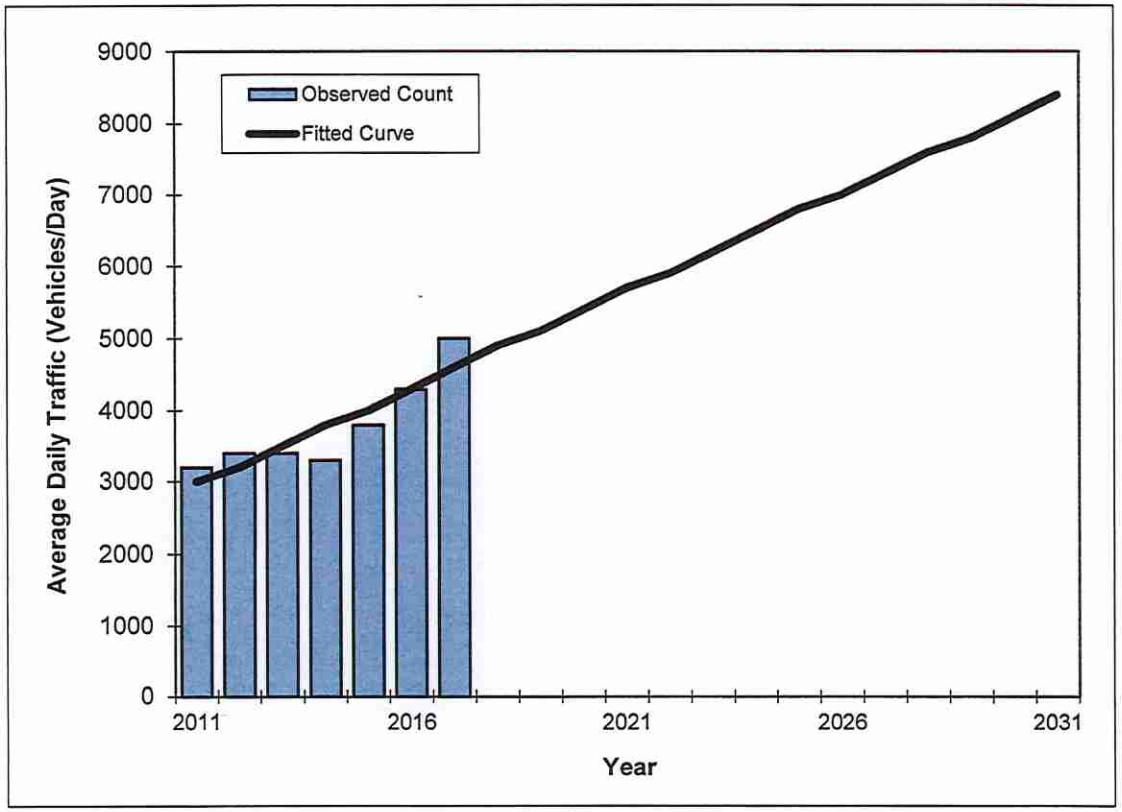
*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | 2,690 |
| Trend R-squared: | 85.4% |
| Trend Annual Historic Growth Rate: | 8.08% |
| Trend Growth Rate (2017 to Design Year): | 6.15% |
| Printed: | 28-Aug-19 |
| Straight Line Growth Option | |

# TRAFFIC TRENDS

## PONKAN -- ROUND LAKE TO PLYMOUTH SORRENTO

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | PONKAN |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2011 | 3200 | 3000 |
| 2012 | 3400 | 3200 |
| 2013 | 3400 | 3500 |
| 2014 | 3300 | 3800 |
| 2015 | 3800 | 4000 |
| 2016 | 4300 | 4300 |
| 2017 | 5000 | 4600 |
| 2020 Opening Year Trend | | |
| 2020 | N/A | 5400 |
| 2025 Mid-Year Trend | | |
| 2025 | N/A | 6800 |
| 2030 Design Year Trend | | |
| 2030 | N/A | 8100 |
| TRANPLAN Forecasts/Trends | | |
| | | |

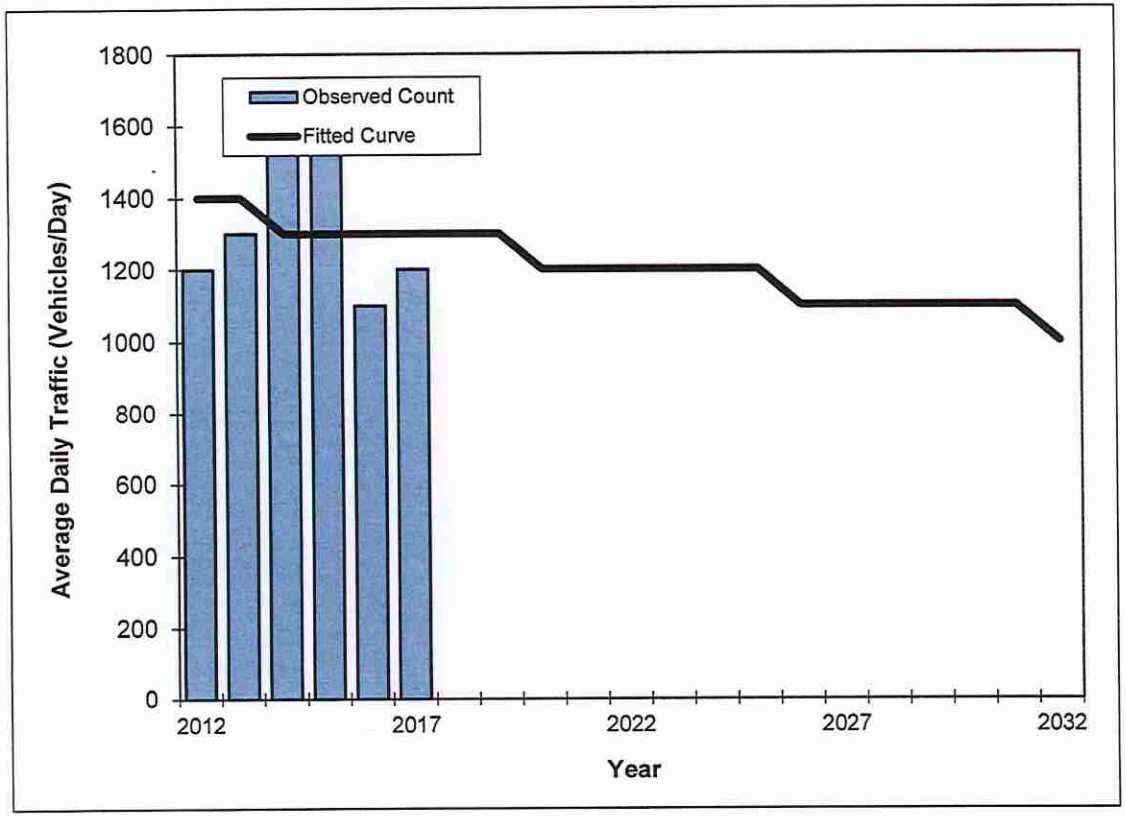
| | |
|---|---|
| ** Annual Trend Increase: | 271 |
| Trend R-squared: | 78.9% |
| Trend Annual Historic Growth Rate: | 8.89% |
| Trend Growth Rate (2017 to Design Year): | 5.85% |
| Printed: | 28-Aug-19 |
| Straight Line Growth Option | |

*Axle-Adjusted

# TRAFFIC TRENDS

## YOTHERS -- US441 TO PLYMOUTH SORRENTO

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | YOTHERS |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2012 | 1200 | 1400 |
| 2013 | 1300 | 1400 |
| 2014 | 1600 | 1300 |
| 2015 | 1600 | 1300 |
| 2016 | 1100 | 1300 |
| 2017 | 1200 | 1300 |
| 2020 Opening Year Trend | | |
| 2020 | N/A | 1200 |
| 2025 Mid-Year Trend | | |
| 2025 | N/A | 1200 |
| 2030 Design Year Trend | | |
| 2030 | N/A | 1100 |
| TRANPLAN Forecasts/Trends | | |

*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | -17 |
| Trend R-squared: | 2.2% |
| Trend Annual Historic Growth Rate: | -1.43% |
| Trend Growth Rate (2017 to Design Year): | -1.18% |
| Printed: | 28-Aug-19 |
| Straight Line Growth Option | |

**Appendix C**
TIP/LRTP

**MetroPlan Orlando**
**Transportation Improvement Program**
***Toll Road Projects - Central Florida Expressway Authority***

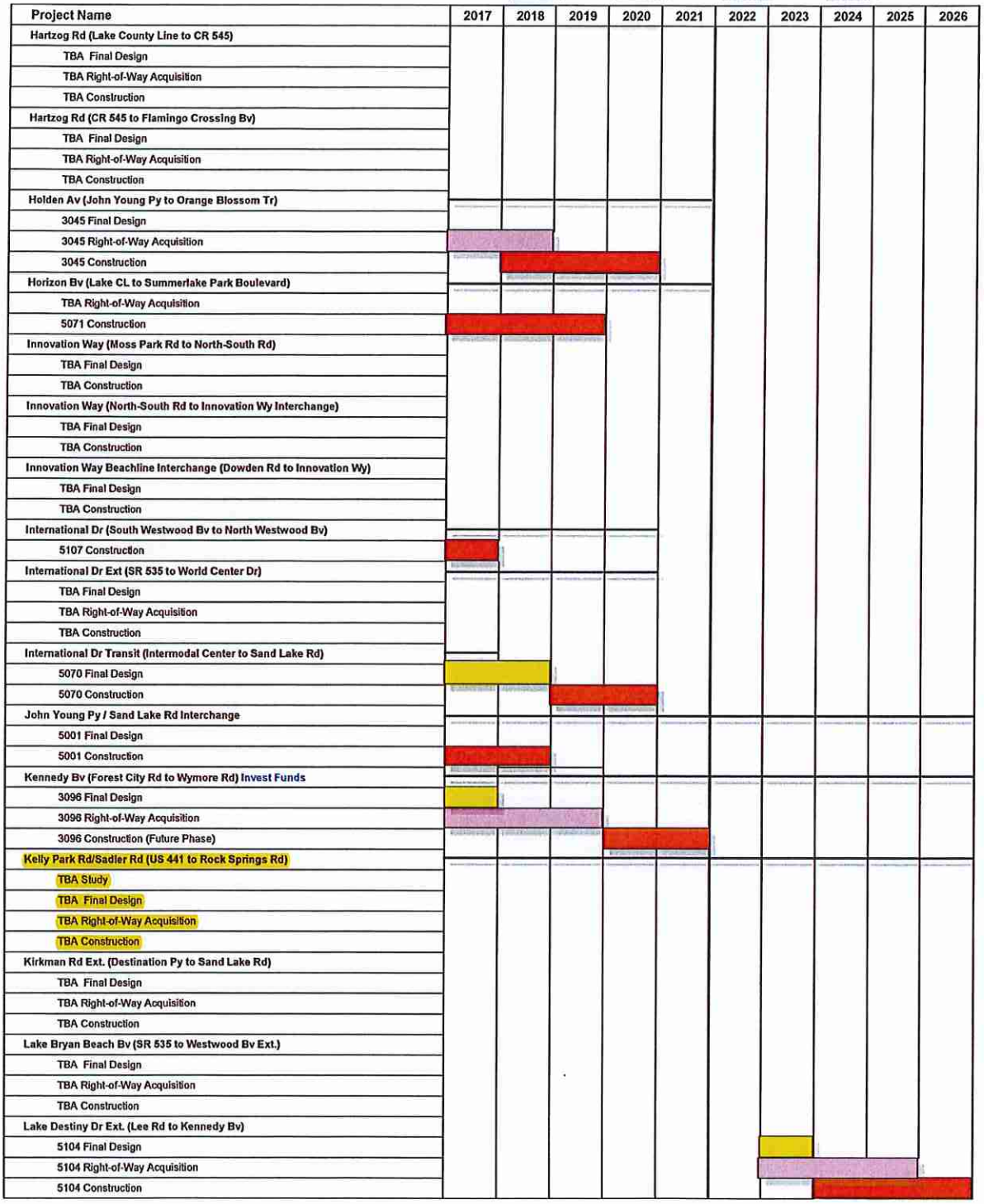
| Project Number | Project Name or Designation | Project Description | | | | 2040 LRTP Reference | Historic Cost Prior to 2017/18 ($000's) | Project Status and Cost ($000's) | | | | | | | Estimated Future Cost After 2021/22 ($000's) | Total Project Cost ($000's) | Responsible Agency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | From | To | Length (Miles) | Work Description | | | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | Funding Sources | Project Phases | | | |
| 99097 *SIS Project* | SR 528 | at Econlockhatchee River | | | Bridge Replacement/Widening | Overview page 7 | 6,343 | 13,171<br>13,171 | 3,293<br>3,293 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | CST | 0 | 22,807 | CFX |
| 99137 *SIS Project* | SR 528 Frontage | Boggy Creek Rd. | SR 436 | 2.10 | Landscaping | Overview page 9 | 0 | 0<br>0 | 0<br>0 | 0<br>0 | 256<br>256 | 20<br>20 | SP<br>Total | PE/CST/ Maintenance | 0 | 276 | CFX |
| 99026 *SIS Project* | Misc. Safety, Guardrail, Drainage & Lighting | Systemwide | | | Miscellaneous Upgrades | Overview page 7 | 7,466 | 404<br>404 | 649<br>649 | 781<br>781 | 756<br>756 | 506<br>506 | SP<br>Total | PE/CST | 0 | 10,562 | CFX |
| 99124 *SIS Project* | Multimodal/Intermodal Opportunity Study | | | | Multimodal/Intermodal Study | Overview page 7 | 0 | 300<br>300 | 300<br>300 | 300<br>300 | 300<br>300 | 300<br>300 | SP<br>Total | Study | 0 | 1,500 | CFX |
| 99145 | Safety Campaign | | | | Safety Communications Project | Overview page 7 | 0 | 195<br>195 | 170<br>170 | 160<br>160 | 120<br>120 | 100<br>100 | SP<br>Total | Communic. | 0 | 745 | CFX |
| 99146 *SIS Project* | SR 528 | Narcoossee Rd. | E of SR 520 | 18.00 | Safety Project (Fencing) | Overview page 7 | 0 | 10<br>10 | 3,139<br>3,139 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | PE/CST | 0 | 3,149 | CFX |
| 99104 *SIS Project* | SR 408 Eastern Extension | Challenger Pkwy. | SR 520 | 7.30 | New 4-Lane Expressway | Tech. Rep. 3 page 40 | 2,305 | 1,000<br>1,000 | 0<br>0 | 1,675<br>1,675 | 1,664<br>1,664 | 0<br>0 | SP<br>Total | PD&E/Line & Grade | TBD | TBD | CFX |
| 99129 | SR 528 Northeast District Connector Study | SR 528 | Northeast District | 8.00 | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 995<br>995 | 990<br>990 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,985 | CFX |
| 99147 | Osceola Pkwy. Extension Feasibility Study | Northeast Connector | SR 417 | | New Expressway Study | Overview page 7 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99148 | Northeast Connector Expressway Study | Florida's Turnpike | Osceola Pkwy. Extension | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99149 | Southport Connector Feasibility Study | Poinciana Pkwy. | Florida's Turnpike | | New Expressway Study | Overview page 7 | 0 | 938<br>938 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 938 | CFX |
| 99150 | Poinciana/I-4 Connector Feasibility Study | I-4 | Poinciana Pkwy. | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99151 | SR 414 Direct Connection Study | US 441 | SR 434 | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 150<br>150 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 150 | CFX |
| 99152 | Lake/Orange Connector Feasibility Study | US 27 | SR 429 | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 0<br>0 | 285<br>285 | 825<br>825 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,110 | CFX |
| 99153 | Expansion PD&E Based on Feasibility Studies Phase 1 | | | | New Expressway Study | Overview page 7 | 0 | 0<br>0 | 1,057<br>1,057 | 1,046<br>1,046 | 1,113<br>1,113 | 1,102<br>1,102 | SP<br>Total | PD&E/Line & Grade | 0 | 4,318 | CFX |
| 99154 | Expansion PD&E Based on Feasibility Studies Phase 2 | | | | New Expressway Study | Overview page 7 | 0 | 0<br>0 | 0<br>0 | 1,085<br>1,085 | 1,074<br>1,074 | 1,142<br>1,142 | SP<br>Total | PD&E/Line & Grade | 0 | 3,301 | CFX |
| 99103 *SIS Project* | SR 429 | at SR 414 | | | Landscaping | Overview page 9 | 3,911 | 5<br>5 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Maintenance | 0 | 3,916 | CFX |
| 99128 *SIS Project* | SR 429 | at SR 414 | | | Landscaping Phase 2 | Overview page 9 | 947 | 825<br>825 | 20<br>20 | 5<br>5 | 0<br>0 | 0<br>0 | SP<br>Total | CST/ Maintenance | 0 | 1,797 | CFX |
| 99105 *SIS Project* | Wekiva Pkwy. - Section 1A | US 441 Interchange | N of Ponkan Rd. | 2.30 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 75,855 | 2,100<br>2,100 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 77,955 | CFX |
| 99078 *SIS Project* | Wekiva Pkwy. - Section 1B | N of Ponkan Rd. | N of Kelly Park Rd. | 2.30 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 60,992 | 2,625<br>2,625 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 63,617 | CFX |

**MetroPlan Orlando**
**Transportation Improvement Program**
***Toll Road Projects - Central Florida Expressway Authority***

| Project Number | Project Name or Designation | Project Description | | | | 2040 LRTP Reference | Historic Cost Prior to 2017/18 ($000's) | Project Status and Cost ($000's) | | | | | | | Estimated Future Cost After 2021/22 ($000's) | Total Project Cost ($000's) | Responsible Agency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | From | To | Length (Miles) | Work Description | | | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | Funding Sources | Project Phases | | | |
| 99080 *SIS Project* | Wekiva Pkwy. - Section 2A | E of CR 437 | E of Mt. Plymouth Rd. | 2.00 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 47,056 | 21,255<br>21,255 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 68,311 | CFX |
| 99079 *SIS Project* | Wekiva Pkwy. - Section 2B | N of Kelly Park Rd. | E of CR 437 | 2.00 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 85,508 | 26,008<br>26,008 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 111,516 | CFX |
| 99081 *SIS Project* | Wekiva Pkwy. - Section 2C | Orange/Lake Co. Line | SR 46 E of Round Lake Rd. | 1.30 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 53,154 | 17,730<br>17,730 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 70,884 | CFX |
| 99131 *SIS Project* | Wekiva Pkwy. | US 441 | Kelly Park Rd. | | Landscaping | Overview page 9 | 42 | 2,451<br>2,451 | 60<br>60 | 60<br>60 | 0<br>0 | 0<br>0 | SP<br>Total | CST/ Maintenance | 0 | 2,613 | CFX |
| 99155 *SIS Project* | Wekiva Pkwy. | Coronado Summerset Dr. | SR 46 | | Landscaping | Overview page 9 | 0 | 527<br>527 | 495<br>495 | 20<br>20 | 5<br>5 | 0<br>0 | SP<br>Total | PE/CST/ Maintenance | 0 | 1,047 | CFX |
| 99156 *SIS Project* | Wekiva Pkwy. | SR 451 | SR 429 | | Landscaping | Overview page 9 | 0 | 80<br>80 | 983<br>983 | 20<br>20 | 15<br>15 | 0<br>0 | SP<br>Total | PE/CST/ Maintenance | 0 | 1,098 | CFX |
| 99157 *SIS Project* | Wekiva Pkwy. | Utility Viaduct | Mt. Plymouth Rd. | | Landscaping | Overview page 9 | 0 | 26<br>26 | 316<br>316 | 295<br>295 | 20<br>20 | 5<br>5 | SP<br>Total | PE/CST/ Maintenance | 0 | 662 | CFX |
| 99158 *SIS Project* | Wekiva Pkwy. | at Kelly Park Rd. | | | Landscaping | Overview page 9 | 0 | 0<br>0 | 76<br>76 | 973<br>973 | 20<br>20 | 15<br>15 | SP<br>Total | PE/CST/ Maintenance | 0 | 1,084 | CFX |
| 99159 *SIS Project* | Wekiva Pkwy. | N of SR 429/451 Interchange | Coronado Summerset Dr. | | Landscaping | Overview page 9 | 0 | 0<br>0 | 42<br>42 | 627<br>627 | 589<br>589 | 20<br>20 | SP<br>Total | PE/CST/ Maintenance | 0 | 1,278 | CFX |
| 99160 *SIS Project* | Wekiva Pkwy. | Pond 1 | Utility Viaduct | | Landscaping | Overview page 9 | 0 | 0<br>0 | 0<br>0 | 95<br>95 | 1,166<br>1,166 | 20<br>20 | SP<br>Total | PE/CST/ Maintenance | 0 | 1,281 | CFX |
| 99082 *SIS Project* | SR 429/Wekiva Pkwy. | US 441 | E of Mt. Plymouth Rd. & NW to SR 46 | | New 4-Lane Expressway (Right of Way) | Tech. Rep. 3 page 47 | 142,631 | 47,656<br>47,656 | 8,497<br>8,497 | 648<br>648 | 0<br>0 | 0<br>0 | SP/CF<br>Total | ROW | 0 | 199,432 | CFX |
| 99133 *SIS Project* | SR 408 | at SR 417 (Phase 2) | | | Add Ramps, Mill & Resurface | Tech. Rep. 3 page 4 | 282 | 39,760<br>39,760 | 39,760<br>39,760 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | CST | 0 | 79,802 | CFX |
| 99043 *SIS Project* | SR 429/Western Expy. | at Schofield Rd. | | | Landscaping | Overview page 9 | 0 | 0<br>0 | 13<br>13 | 433<br>433 | 20<br>20 | 20<br>20 | SP<br>Total | PE/CST Maintenance | 0 | 486 | CFX |
| 99083 *SIS Project* | SR 417 | at Boggy Creek Rd. (Phase 3) | | | Landscaping | Overview page 9 | 0 | 58<br>58 | 854<br>854 | 20<br>20 | 15<br>15 | 0<br>0 | SP<br>Total | PE/CST Maintenance | 0 | 947 | CFX |
| 99107 *SIS Project* | SR 528 | at Innovation Way | | | Add New Interchange | Tech. Rep. 3 page 5 | 52,695 | 26,936<br>26,936 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | DSB | 0 | 79,631 | CFX |
| 99108 *SIS Project* | SR 408 | at I-4 Ultimate | | | Reconstruct Interchange | Tech. Rep. 2 page 11 | 2,024 | 75,964<br>75,964 | 75,964<br>75,964 | 80,968<br>80,968 | 0<br>0 | 0<br>0 | SP<br>Total | Contribution | 0 | 234,920 | CFX |
| 99134 *SIS Project* | SR 429 New Interchange Studies | | | | Interchange Studies & Design | Overview page 7 | 0 | 160<br>160 | 1,033<br>1,033 | 0<br>0 | 6,195<br>6,195 | 6,184<br>6,184 | SP<br>Total | Study/PE | 0 | 13,572 | CFX |
| 99136 *SIS Project* | SR 528 | at Innovation Way | | | Landscaping | Overview page 9 | 0 | 0<br>0 | 0<br>0 | 0<br>0 | 49<br>49 | 614<br>614 | SP<br>Total | PE/CST Maintenance | 0 | 663 | CFX |
| 99049 *SIS Project* | Miscellaneous Facility Improvements | | | | Upgrade/Replace Facilities | Overview page 7 | 5,394 | 3,378<br>3,378 | 6,304<br>6,304 | 1,330<br>1,330 | 1,059<br>1,059 | 1,054<br>1,054 | SP<br>Total | PE/CST | 0 | 18,519 | CFX |
| 99054 *SIS Project* | Miscellaneous Technology Projects | | | | System Upgrades and Equipment | Overview page 10 | 36,703 | 50,975<br>50,975 | 41,748<br>41,748 | 12,611<br>12,611 | 4,721<br>4,721 | 3,909<br>3,909 | SP<br>Total | PE/CST | 0 | 150,667 | CFX |

# Orange County, Florida
## Public Works Department's 10-Year Roadway Program
(by Fiscal Year)

RCA Design ROW Const.



| Project Name | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| Hartzog Rd (Lake County Line to CR 545) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Hartzog Rd (CR 545 to Flamingo Crossing Bv) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Holden Av (John Young Py to Orange Blossom Tr) | | | | | | | | | | |
| 3045 Final Design | | | | | | | | | | |
| 3045 Right-of-Way Acquisition | | | | | | | | | | |
| 3045 Construction | | | | | | | | | | |
| Horizon Bv (Lake CL to Summerlake Park Boulevard) | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| 5071 Construction | | | | | | | | | | |
| Innovation Way (Moss Park Rd to North-South Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Innovation Way (North-South Rd to Innovation Wy Interchange) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Innovation Way Beachline Interchange (Dowden Rd to Innovation Wy) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| International Dr (South Westwood Bv to North Westwood Bv) | | | | | | | | | | |
| 5107 Construction | | | | | | | | | | |
| International Dr Ext (SR 535 to World Center Dr) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| International Dr Transit (Intermodal Center to Sand Lake Rd) | | | | | | | | | | |
| 5070 Final Design | | | | | | | | | | |
| 5070 Construction | | | | | | | | | | |
| John Young Py / Sand Lake Rd Interchange | | | | | | | | | | |
| 5001 Final Design | | | | | | | | | | |
| 5001 Construction | | | | | | | | | | |
| Kennedy Bv (Forest City Rd to Wymore Rd) Invest Funds | | | | | | | | | | |
| 3096 Final Design | | | | | | | | | | |
| 3096 Right-of-Way Acquisition | | | | | | | | | | |
| 3096 Construction (Future Phase) | | | | | | | | | | |
| Kelly Park Rd/Sadler Rd (US 441 to Rock Springs Rd) | | | | | | | | | | |
| TBA Study | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Kirkman Rd Ext. (Destination Py to Sand Lake Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Lake Bryan Beach Bv (SR 535 to Westwood Bv Ext.) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Lake Destiny Dr Ext. (Lee Rd to Kennedy Bv) | | | | | | | | | | |
| 5104 Final Design | | | | | | | | | | |
| 5104 Right-of-Way Acquisition | | | | | | | | | | |
| 5104 Construction | | | | | | | | | | |

Projects schedules are subject to change
Call 407-836-7885 for additional project information



last updated: 04/04/2017

## Orange County, Florida
### Public Works Department's 10-Year Roadway Program
(by Fiscal Year)

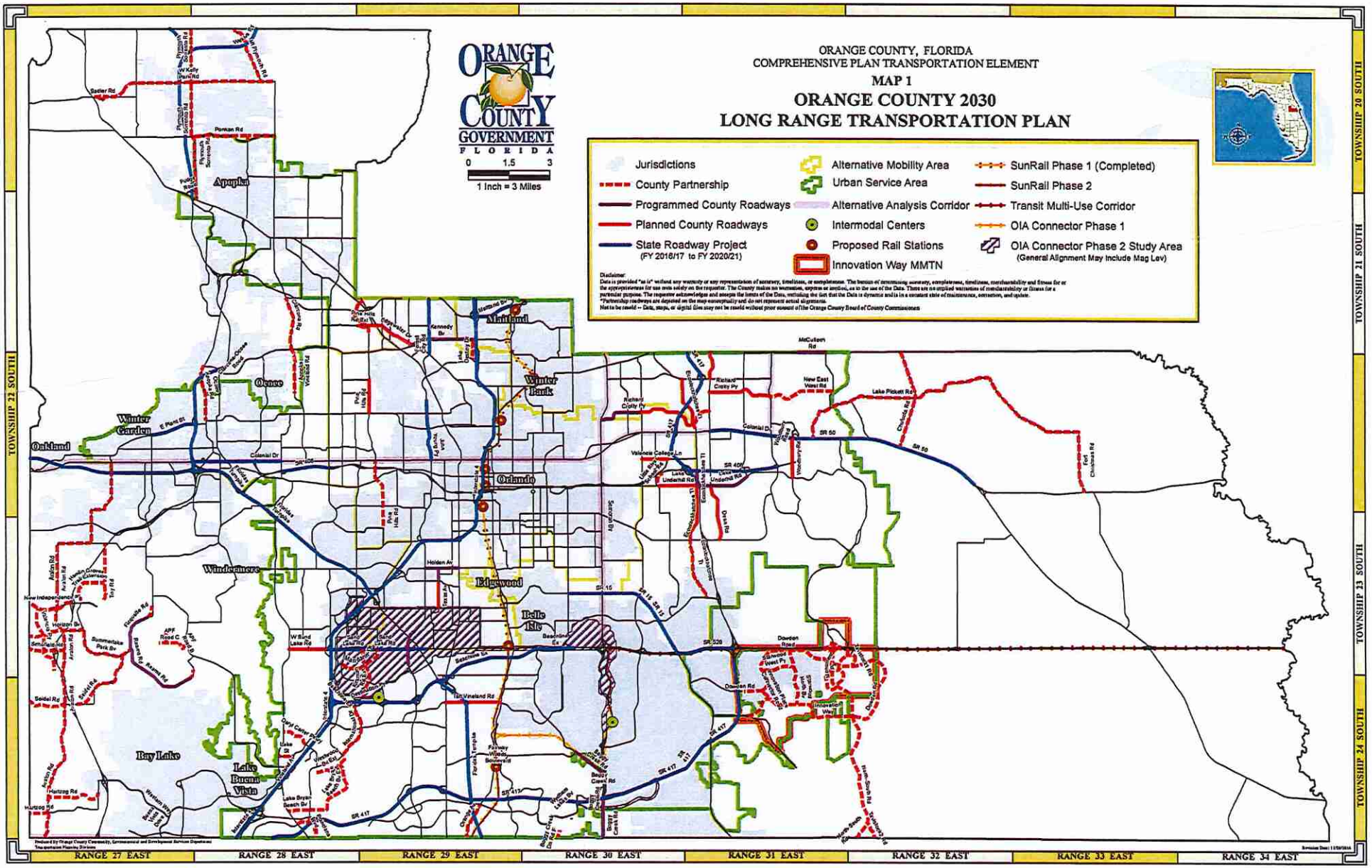
RCA Design ROW Const.

| Project Name | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| Pine Hills Rd North (Silver Star Rd to North Ln) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Pine Hills Rd Ext (Metro West Bv to Old Winter Garden Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Plymouth Sorrento Rd (US 441 to Ponkan Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Plymouth Sorrento Rd (Ponkan Rd to Orange County Line) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Poinciana Bv (Osceola CL to International Dr Ext. ) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Ponkan Rd (Plymoth Sorrento Rd to Rock Springs Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Reams Rd (Delmar Rd to Taborfield Rd) | | | | | | | | | | |
| 5068 Final Design | | | | | | | | | | |
| 5068 Right-of-Way Acquisition | | | | | | | | | | |
| 5068 Construction | | | | | | | | | | |
| Reams Rd (Summerlake Park Bv to Taborfield Rd) Invest Funds | | | | | | | | | | |
| 5139 CIP RCA Study | | | | | | | | | | |
| 5139 Final Design | | | | | | | | | | |
| 5139 Right-of-Way Acquisition | | | | | | | | | | |
| 5139 Construction | | | | | | | | | | |
| Regency Village Dr (Lake St to Wildwood Av) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Richard Crotty Py (SR 436 to Goldenrod Rd) Invest Funds | | | | | | | | | | |
| 2752 Final Design | | | | | | | | | | |
| 2752 Right-of-Way Acquisition | | | | | | | | | | |
| 2752 Construction | | | | | | | | | | |
| Richard Crotty Py (Goldenrod Rd to Dean Rd) | | | | | | | | | | |
| 2752 Final Design | | | | | | | | | | |
| 2752 Right-of-Way Acquisition | | | | | | | | | | |
| 2752 Construction | | | | | | | | | | |
| Richard Crotty Py (Dean Rd to Alafaya Tr) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Richard Crotty Py (Alafaya Tr to N Tanner Rd) | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| Sand Lake Rd (AV to Turkey Lake) | | | | | | | | | | |
| 2883 RCA Study | | | | | | | | | | |
| 2883 Design | | | | | | | | | | |
| 2883 Right-of-Way Acquisition | | | | | | | | | | |
| 2883 Construction | | | | | | | | | | |

Projects schedules are subject to change
Call 407-836-7885 for additional project information



last updated: 04/04/2017


ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT
MAP 1
ORANGE COUNTY 2030
LONG RANGE TRANSPORTATION PLAN
ORANGE COUNTY GOVERNMENT FLORIDA
0 1.5 3
1 Inch = 3 Miles
Jurisdictions
County Partnership
Programmed County Roadways
Planned County Roadways
State Roadway Project
(FY 2016/17 to FY 2020/21)
Alternative Mobility Area
Urban Service Area
Alternative Analysis Corridor
Intermodal Centers
Proposed Rail Stations
Innovation Way MMTN
SunRail Phase 1 (Completed)
SunRail Phase 2
Transit Multi-Use Corridor
OIA Connector Phase 1
OIA Connector Phase 2 Study Area
(General Alignment May Include Mag Lev)
Disclaimer
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
"Partnership roadways are depicted on the map conceptually and do not represent actual alignments.
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners
Produced By Orange County Community, Environmental and Development Services Department
Transportation Planning Division
Revision Date: 11/30/2016
TOWNSHIP 22 SOUTH
TOWNSHIP 23 SOUTH
TOWNSHIP 24 SOUTH
RANGE 27 EAST
RANGE 28 EAST
RANGE 29 EAST
RANGE 30 EAST
RANGE 31 EAST
RANGE 32 EAST
RANGE 33 EAST
RANGE 34 EAST
Apopka
Ocoee
Winter Garden
Oakland
Maitland
Winter Park
Orlando
Windermere
Edgewood
Belle Isle
Bay Lake
Lake Buena Vista

**Appendix D**
Trip Generation Information Sheets

# Single-Family Detached Housing
(210)

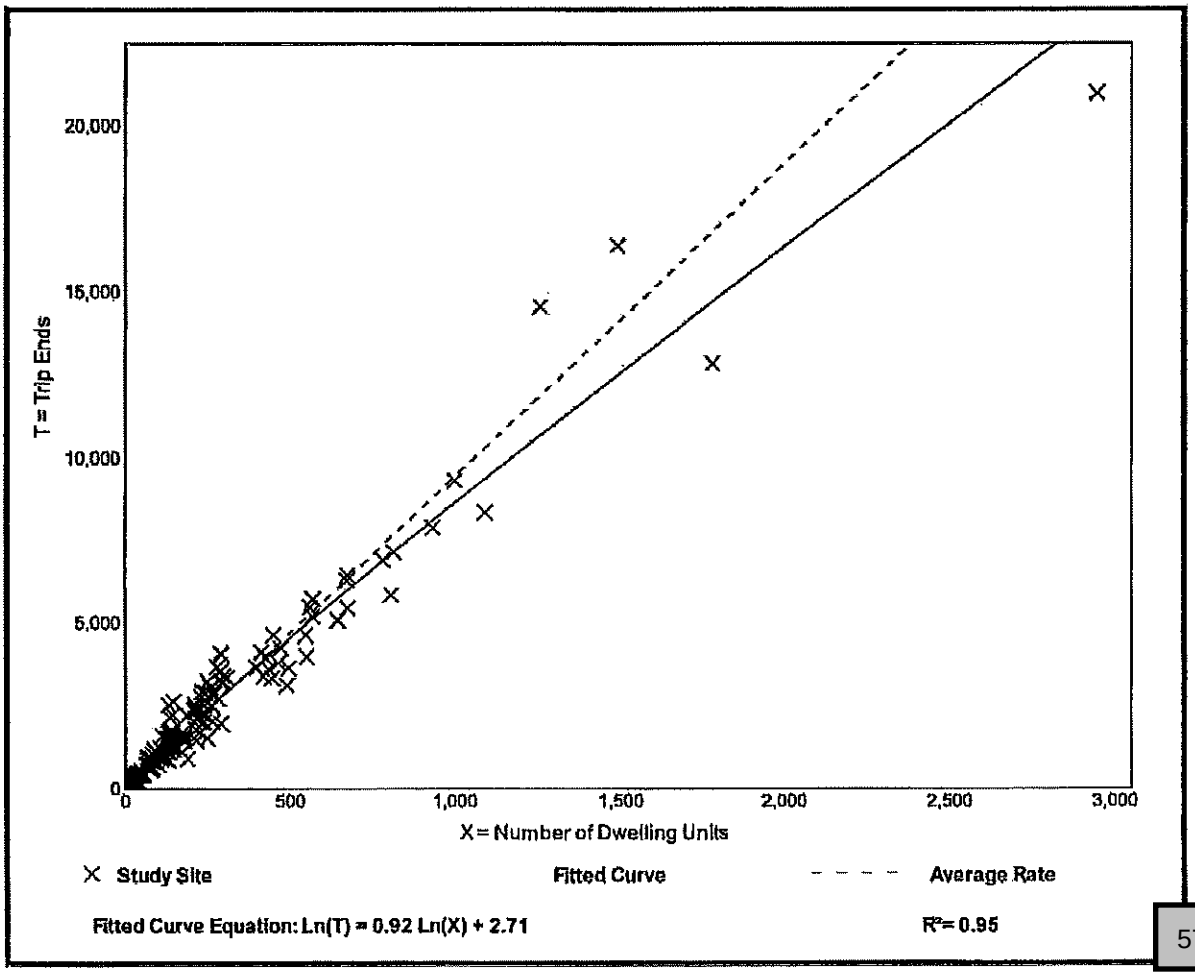
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.44 | 4.81 - 19.39 | 2.10 |

## Data Plot and Equation



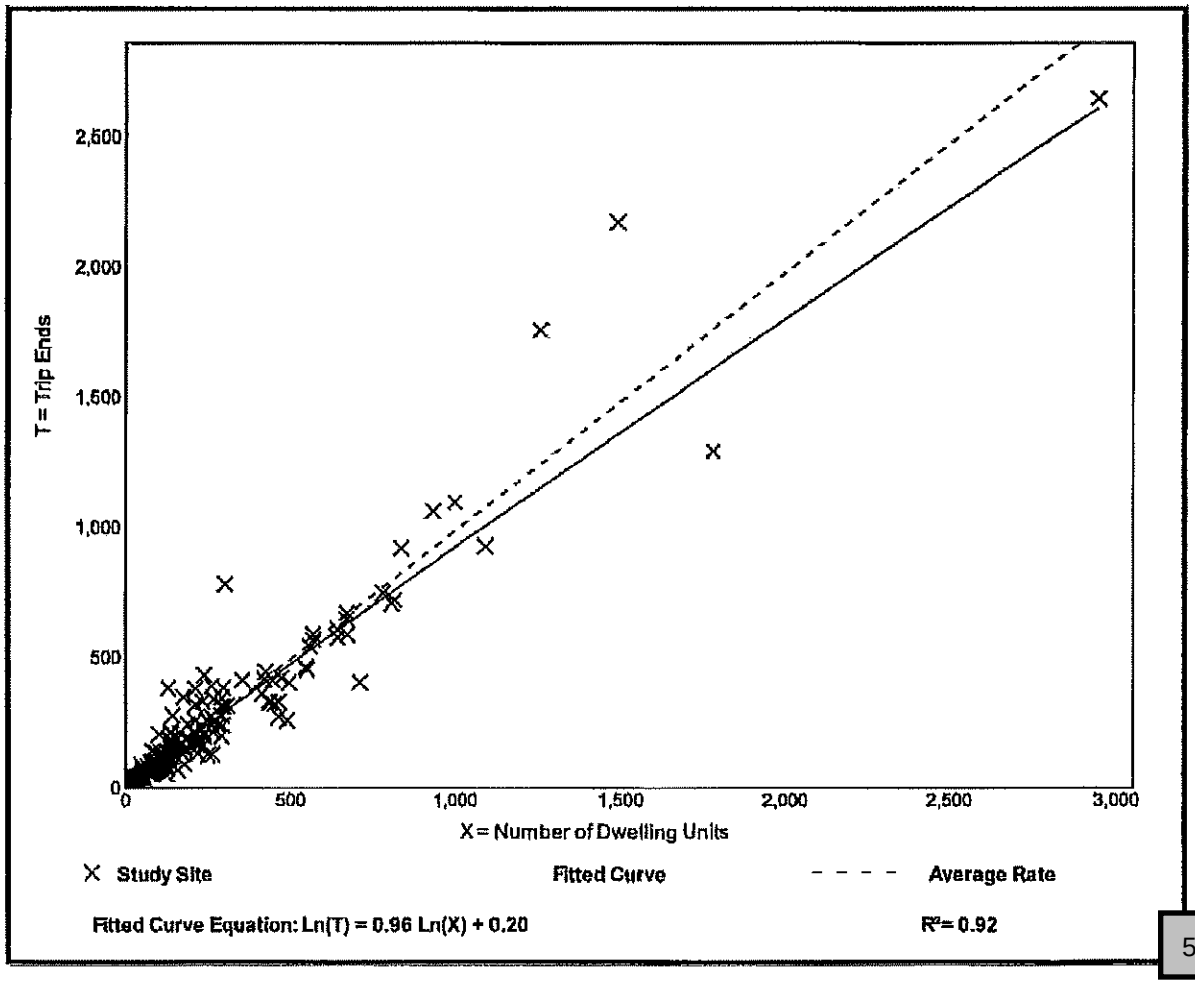
# Single-Family Detached Housing
(210)

**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.99 | 0.44 - 2.98 | 0.31 |

## Data Plot and Equation



# High-Cube Parcel Hub Warehouse
(156)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday**

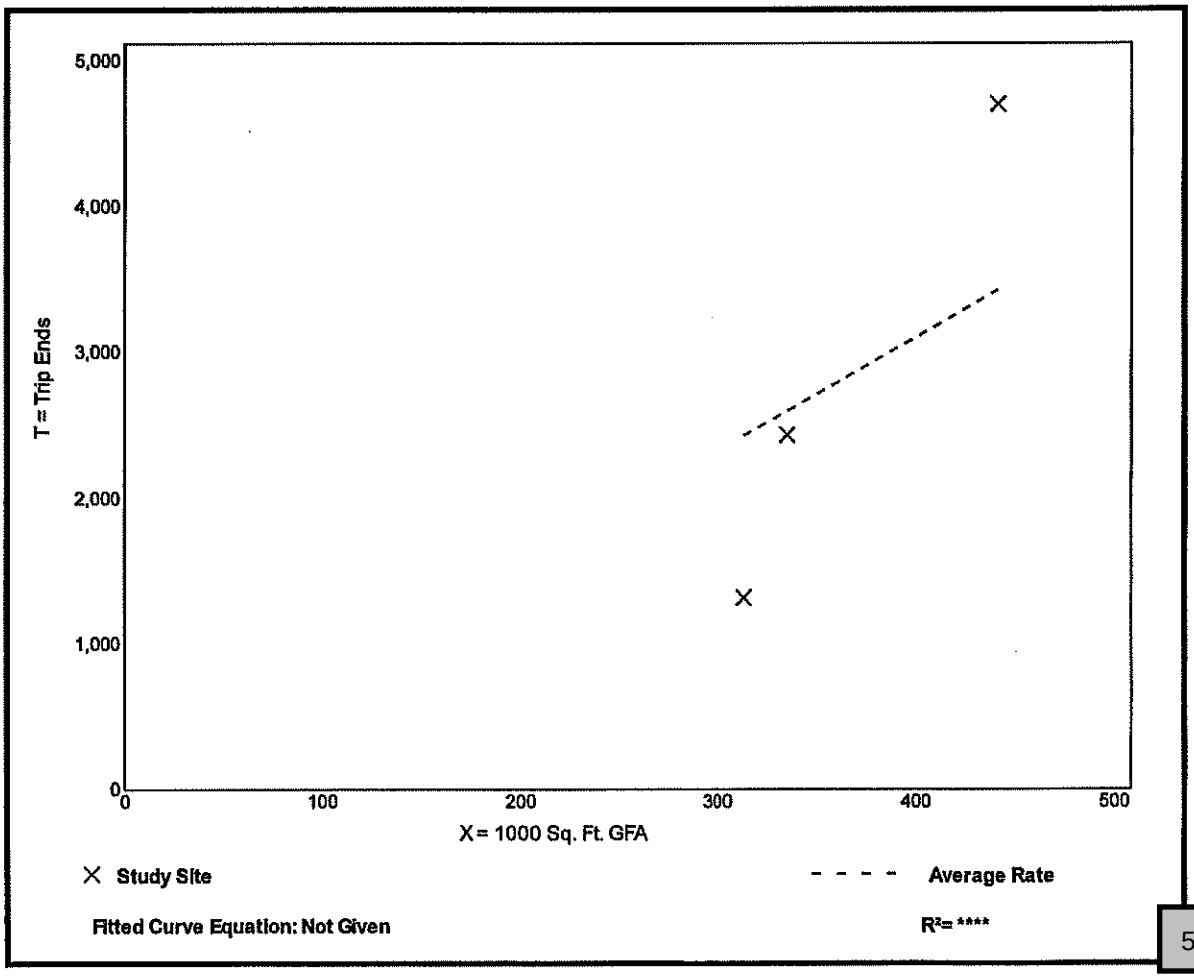
**Setting/Location: General Urban/Suburban**
Number of Studies: 3
1000 Sq. Ft. GFA: 363
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.75 | 4.20 - 10.64 | 9.58 |

## Data Plot and Equation

***Caution – Small Sample Size***



# High-Cube Parcel Hub Warehouse
(156)

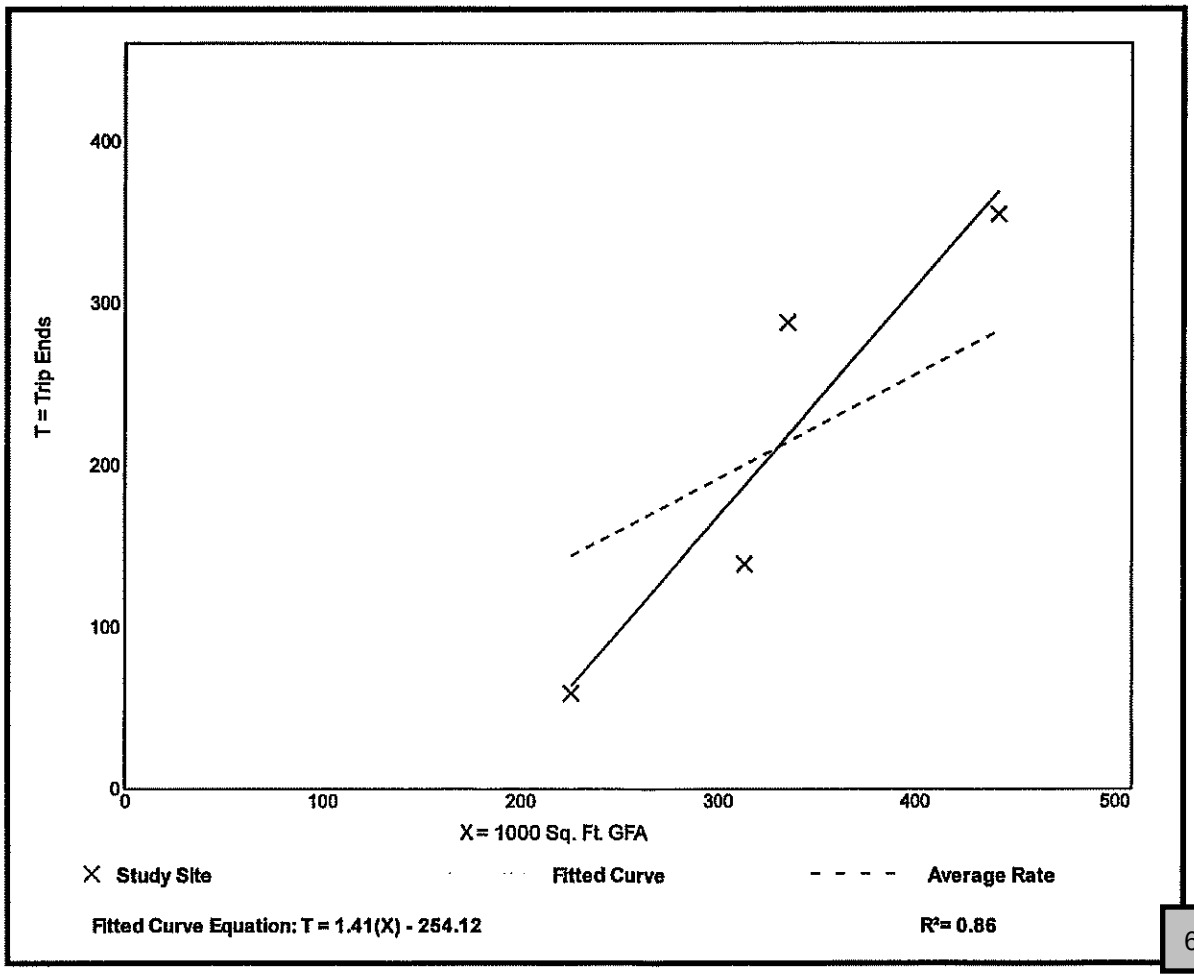
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 4
1000 Sq. Ft. GFA: 329
Directional Distribution: 68% entering, 32% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.64 | 0.26 - 0.86 | 0.27 |

## Data Plot and Equation

***Caution – Small Sample Size***



**“Exhibit D”**

**Applicant’s Environmental Assessment**

**Bio-Tech Consulting Inc.**
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

May 7, 2018

Brian Martin
**3301 Bellington Drive**
Orlando, FL 32835

**Proj: JP Holding Property Site – Orange County, Florida**
**Section 26, 27, & 34, Township 20 South, Range 27 East**
**(BTC File #271-06)**

**Re: Environmental Assessment Report**

Dear Mr. Martin:

During May of 2018, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 70.81-acre JP Holding property. The site is bordered by Orange Blossom Trail to the northeast and Lake Apopka to the southwest within Sections 26, 27, & 34; Township 20 South; Range 27 East; Orange County, Florida (Figures 1, 2 & 3). This environmental assessment includes the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna, and
- a review for potential development constraints.

**SOILS**

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), six (6) soil types occur within the subject property boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
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- **Basinger fine sand, depressional (#3)**
- **Candler-Apopka fine sands, 5 to 12 percent slopes (#6)**
- **Canova muck (#9)**
- **Pomello find sand, 0 to 5 percent slopes**
- **Tavares fine sand, 0 to 5 percent slopes (#46)**
- **Tavares-Millhopper fine sands 0 to 5 percent (#47)**

The following presents a brief description of the soil types mapped for the subject property:

**Basinger fine sand, depressional (#3)** are nearly level and very poorly drained. It is shallow depressions and sloughs and along the edges of freshwater marshes and swamps. Typically the surface layer has a surface of layer of black fine sand about 7 inches thick. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year and is within 12-inches of the surface for the rest of the year. The permeability is rapid throughout.

**Candler-Apopka fine sands, 5 to 12 percent slopes (#6)** are sloping and strongly sloping and excessively drained and well drained. These soils are on the uplands. Candler soil is sloping and excessively drained. Apopka soils are strongly sloping and well drained. The surface layer of Candler soil is very dark grayish brown fine sand about 6 inched thick. The surface layer of Apopka soil is dark grayish brown fine sand about 5 inches thick. A seasonal high water table is at a depth of more than 72 inches in Apopka soil and at a depth of more than 80 inches in Candler soil. The permeability of Candler soil is rapid in surface and subsurface layers, and it is rapid to moderately rapid in the subsoil. The permeability of Apopka soil is rapid in surface and subsurface layers, and it is moderate in the subsoil. A seasonal high water table is at a depth of more than 80-inches.

**Canova muck (#9)** is a nearly level and very poorly drained soil found in freshwater swamps and marshes that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, the soil has an organic layer of black muck about 6 inches thick. The surface layer, to a depth of 9 inches, is very dark gray fine sand. The subsurface layer, to a depth of 16 inches, is gray fine sand. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year. The permeability is rapid in the surface and subsurface layers, and is moderate to moderately rapid in the subsoil and substratum.

**Pomello fine sand, 0 to 5 percent slopes (#34)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of gray fine sand about 3 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 24 to 40 inches for 1 to 4 months and recedes to a depth of 40 to 60 inches during dry periods. Permeability of this soil type is very rapid in the surface and subsurface layers, moderately rapid in the subsoil, and rapid in the substratum.

**Tavares fine sand, 0 to 5 percent slopes (#46)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (#47)** are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map unit have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers Basinger fine sand, depressional (#3) and Canova muck (#9) associated with the property to be a hydric soil type. This information can be found in the Hydric Soils of Florida Handbook, Third Edition (March, 2000).

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The JP Holding property currently supports four (4) land use types/vegetative communities (Figure 5). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as Citrus Groves (221) and Mixed Hardwoods (438). The wetland/surface water land use types/vegetative communities found on the site are classified as Ditch (510) and Stream and Lake Swamps (615). The following provides a brief description of the on-site land use types/vegetative communities:

### Uplands:

*221 Citrus Groves*

The majority of the JP Holding property is comprised of Citrus Groves (221). The dominant vegetation is citrus (*Citrus sp.*). Other species observed included bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus trivialis*), shrub verbena (*Lantana strigocamara* ), guinea grass (*Panicum maximum*), burnweed (*Erechtites hieraciifolius*), Virgina pepperweed (*Lepidium virginicum*), and smooth beggarticks (*Bidens laevis*).

***438 Mixed Hardwoods***

The west boundary contain habitat most consistent with Mixed Hardwoods (438). Vegetation within this area includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), Chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), sword fern (*Nephrolepis exaltata*), and lantana (*Lantana strigocamara*).

**Wetlands:**

***510 Ditch***

There is a small surface water system that is best described at Ditch (510). The small ditch contains such vegetation as red maple (*Acer rubrum*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), dog fennel (*Eupatorium capillifolium*), and balsam pear (*Momordica charantia*). The system was dry at the time of the site evaluation.

***615 Stream and Lake Swamp***

The small wetland area located on the southwest boundary is best classified as Stream and Lake Swamp (615). This area borders the Lake Apopka Restoration Area. Vegetation within these system include cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), Virginia chain fern (*Woodwardia virginica*), camphor tree (*Cinnamomum camphora*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), wild taro (*Colocasia esculenta*), ragweed (*Ambrosia artemisiifolia*), nightshade (*Solanum americanum*), broomsedge (*Andropogon sp.*), dog fennel (*Eupatorium capillifolium*), duck potato (*Sagittaria latifolia*), and pokeweed (*Phytolacca americana*).

**PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Wildlife Methodology Guidelines (1988); and Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised January 2017); an assessment for "listed" floral and faunal species was conducted at the site on May 2, 2018. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species,

Threatened Species and Species of Special Concern (updated May 2017) that have the potential to occur in Orange County.

**Reptiles and Amphibians**
black racer *(Coluber constrictor)*
**gopher tortoise *(Gopherus polyphemus)***
green anole *(Anolis caroliniana)*
pig frog *(Rana grylio)*
southern leopard frog *(Rana utricularia)*
cottonmouth (*Agkistrodon piscivorus*)
rattle snake (*Crotalus adamanteus*)

**Birds**
Black Vulture *(Coragyps atratus)*
Turkey Vulture *(Cathartes aura)*
Great Egret (*Ardea alba*)
Cattle Egret (*Bubulcus ibis*)
Red-Shoulder hawk (*Agelaius phoeniceus*)
Common Grackle *(Quiscalus quiscula)*
Mourning Dove *(Zenaida macroura)*
Northern Cardinal *(Cardinalis cardinalis)*
Northern Mockingbird *(Mimus polyglottos)*
Wild Turkey *(Meleagris gallopavo)*
American Crow (*Corvus brachyrhynchos*)

**Mammals**
Raccoon (*Procyon lotor*)
Opossum (*Didelphis virginiana*)
White-tail deer (*Odocoileus virginianus*)
Coyote (*Canis latrans*)
Eastern gray squirrel *(Sciurus carolinensis)*
Nine-banded armadillo *(Dasypus novemcinctus)*

One (1) of the above wildlife species, Gopher Tortoise (*Gopherus Polyphemus*) is identified on the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017). The following provides a brief description of these species and others as they relate to the development of the site.

***Bald Eagle (Haliaeetus leucocephalus)***
*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In addition to the on-site review for "listed" species, BTC conducted a review of the FFWCC's recorded Bald Eagle *(Haliaeetus leucocephalus)* nest sites on or in the vicinity of the subject property. This review revealed no Bald Eagle nests, through the 2016 nesting season, within one (1.0) mile of the subject site. There are no anticipated development restrictions concerning Bald Eagles on the subject property.

**Gopher Tortoise (*Gopherus polyphemus*)**
*State Listed as "Threatened" by FFWCC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

Burrows were observed within the project site. As such, resolution of the gopher tortoise issue will need to be permitted through the FFWCC prior to any construction activities. A 100% gopher tortoise survey is required and the survey would be valid for a period of 90 days. The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

**USFWS CONSULTATION AREAS**

The U.S. Fish and Wildlife Service have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might

consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultations Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

**Everglade Snail Kite *(Rostrhamus sociabilis)***
*Federally Listed as "Endangered" by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as "Endangered" by the USFWS. Everglade Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the site during the wildlife survey conducted by BTC. As such, no further action should be required pertaining to Everglade Snail Kites.

**Florida Scrub-Jay *(Aphelocoma coerulescens)***
*Federally Listed as "Threatened" by USF*

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed during the wildlife survey and no suitable habitat for this species exists within the site boundaries. As such, no further action should be required pertaining to the Florida Scrub-Jay.

**Florida Sand Skink *(Neoseps reynoldsi)***
*Federally Listed as "Threatened" by USFWS*

The Florida sand skink is listed as "Threatened" by the USFWS. The Florida sand skink exists in areas vegetated with sand pine *(Pinus clausa)* - rosemary *(Ceratiola ericoides)* scrub or a long leaf pine *(Pinus palustris)* - turkey oak *(Quercus laevis)* association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

A sand skink survey is in the process of being conducted this season. Results will be provided once completed in a separate report.

## DEVELOPMENT CONSTRAINTS

All wetlands on the site have been delineated by BTC in accordance with local, state and federal guidelines utilizing pink "Bio-Tech Consulting" flagging tape (Figure 6). All wetland flag locations will need to be approved by the appropriate regulatory agencies. The on-site wetlands are located within the Southern Ocklawaha River.

### City of Apopka

The City of Apopka requires within its Land Development Code a series of environmental evaluation criteria. As stated in the Apopka Land Development Code (5.02.04) when a site containing listed species receives a score of 169 or higher, the city shall require preservation through an easement of an area which will sustain a viable population. If the site ranks below 169, the City shall allow relocation and/or mitigation measures of the identified species on a case by case basis. The subject site does contain listed species and therefore, an evaluation criterion will need to be performed to see if further coordination with the city will be required.

The property falls within Joint Planning Area Agreement (JPA) boundary. The JPA agreement was formed to improve the coordination between the City of Apopka and Orange County. The City of Apopka will coordinate existing resource protection plans with Orange County to appropriately conserve and manage natural areas and open space with the project area.

### St. Johns River Water Management District

An Environmental Resource Permit (ERP) will be required through the St. Johns River Water Management District (SJRWMD) for all wetland and/or other surface water impacts (both direct and secondary). Impacts to the project's wetland and/or other surface water communities would

be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

**U.S. Army Corps of Engineers**

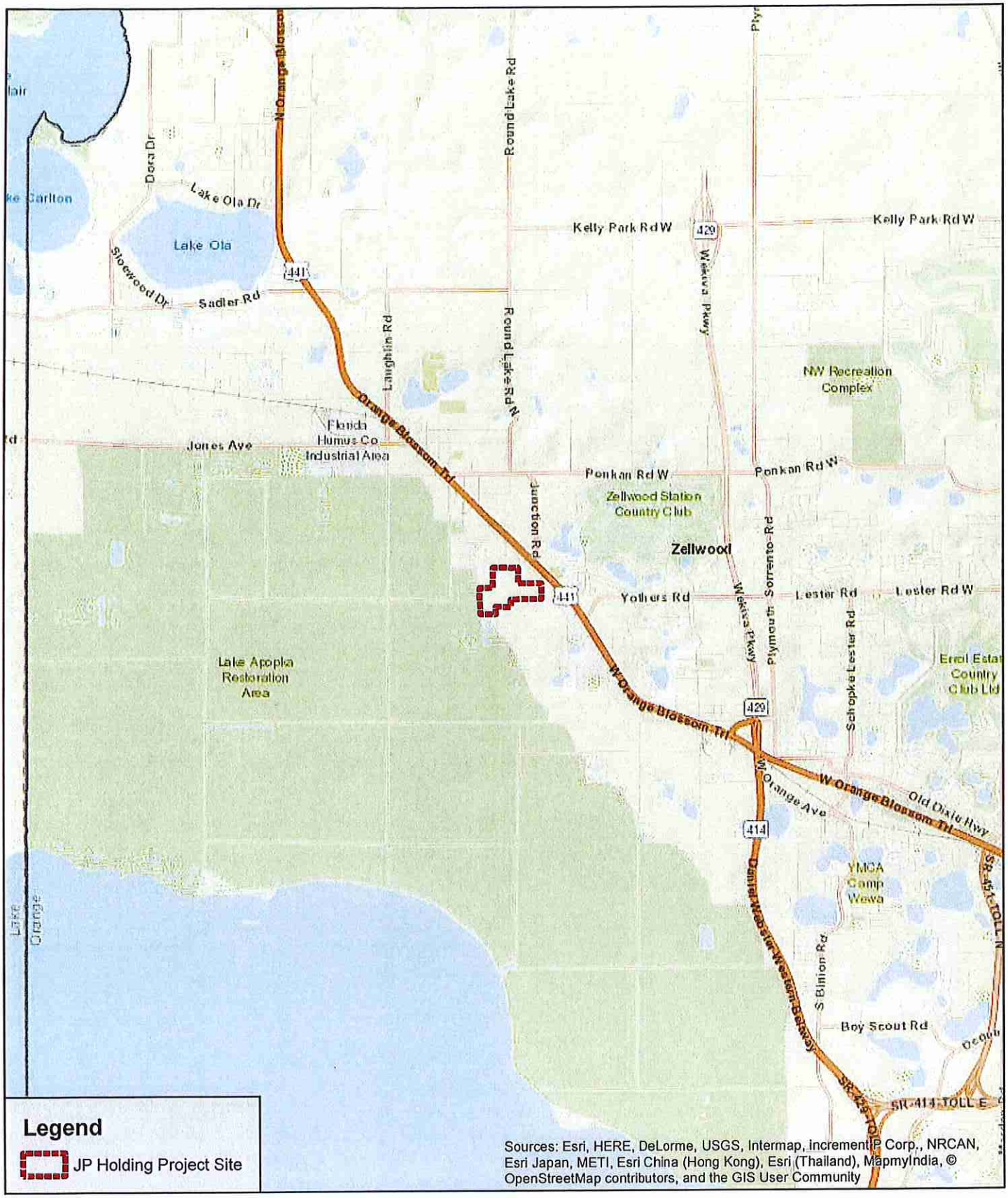
Permitting may also be required for the project's wetland and/or other surface water impacts by the US Army Corps of Engineers (USACOE). As with the District, it is anticipated that all impacts to the project's wetlands and/or other surface water communities would be permittable by the USACOE as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. It is our position based upon our preliminary review that the on-site wetlands are regulated by the USACOE. Involvement by the USACOE will have to be resolved prior to site development.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Mark Ausley
Project Manager

attachments

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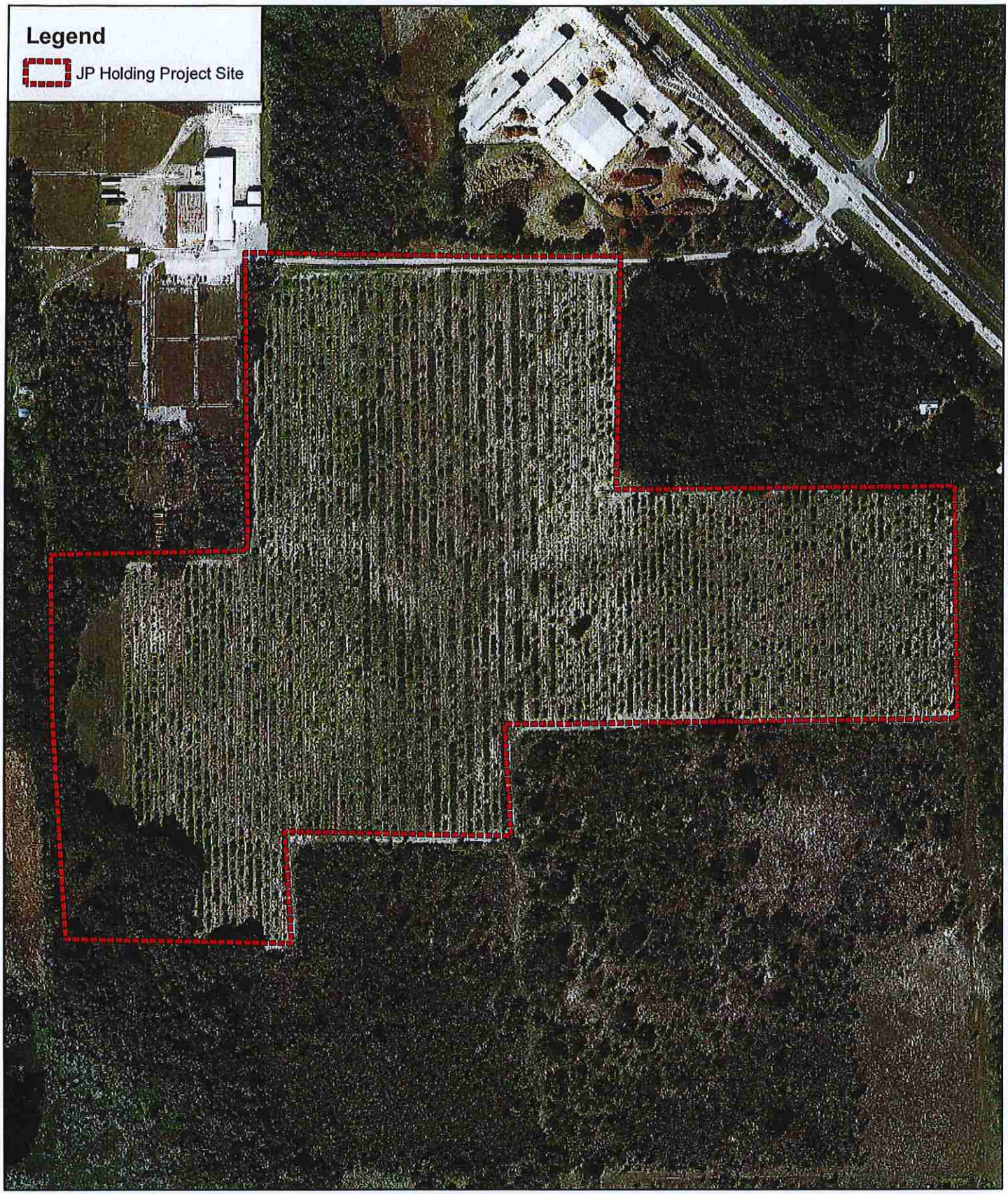
JP Holdings
Orange County, Florida
Figure 1
Location Map

N
W E
S

5,700 Feet

Project #: 271-06
Produced By: N
Date: 5/7/2018

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JP Holdings
Orange County, Florida
Figure 2
2017 Orange County Aerial Map

N
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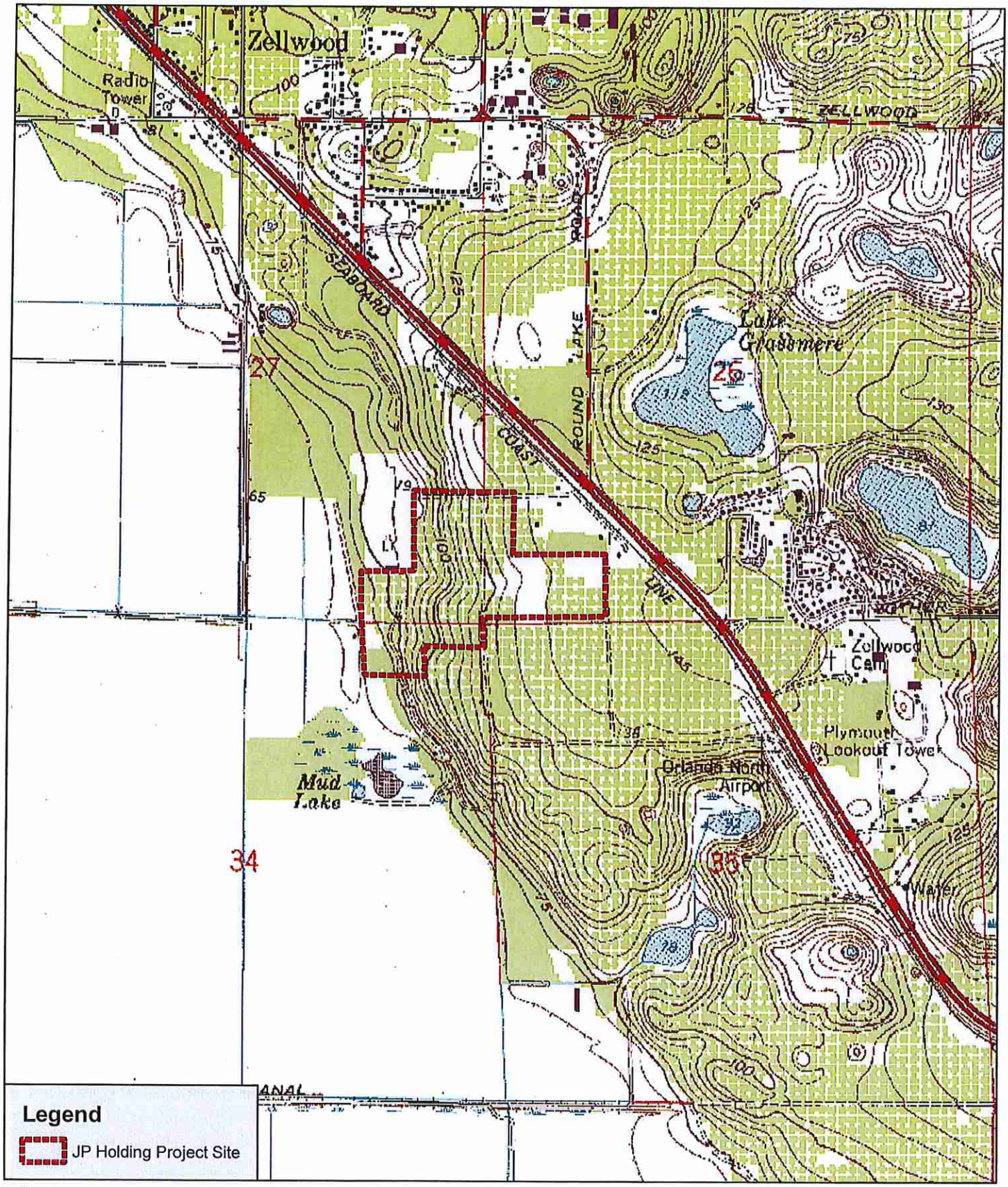
390
Feet

Project #: 271-06
Produced By: M
Date: 5/7/2018

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JP Holdings
Orange County, Florida
Figure 3
USGS Topographic Map

N
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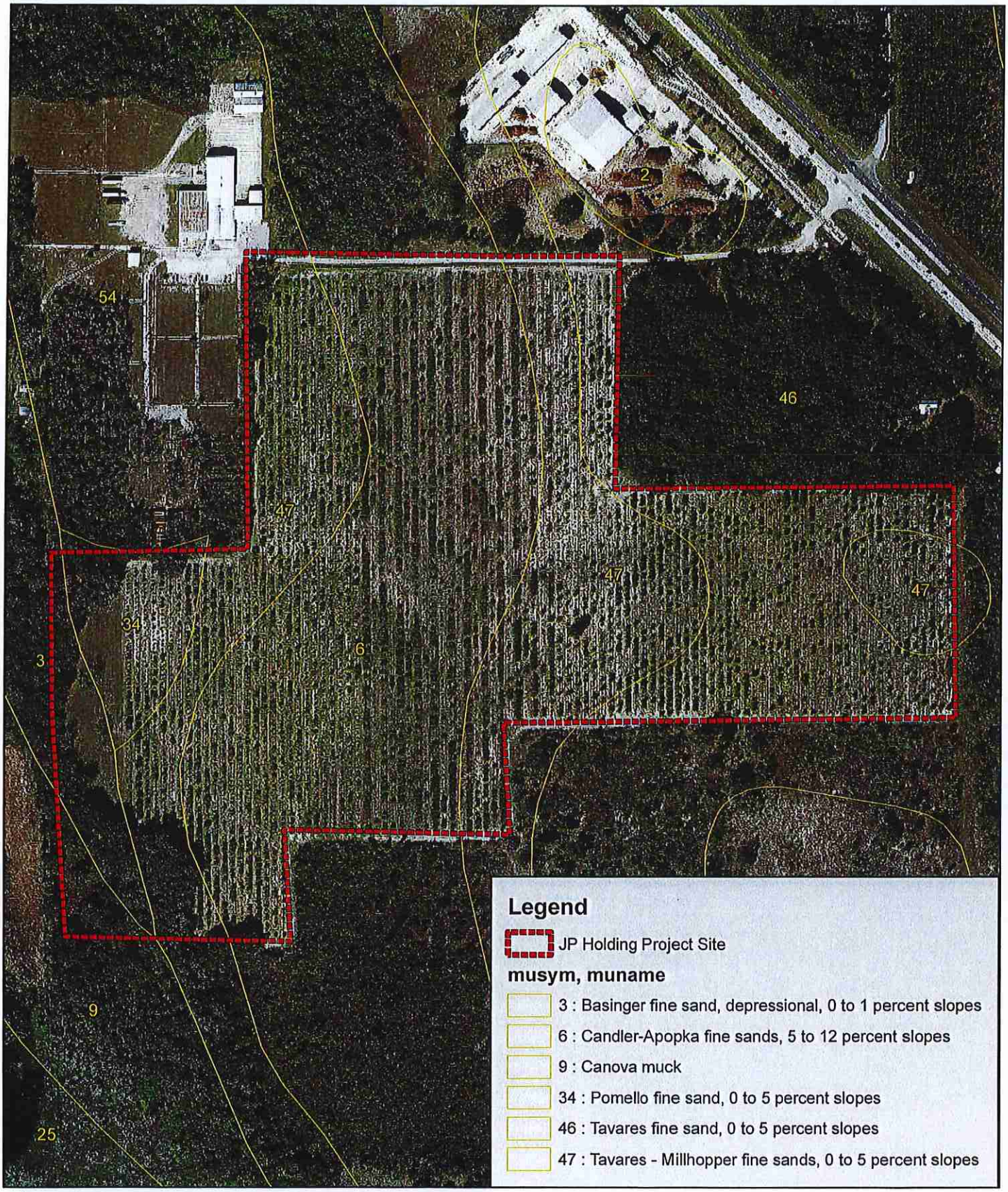
1,400 Feet

Project #: 271-06
Produced By: MKD
Date: 5/7/2018

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JP Holdings
Orange County, Florida
Figure 4
USDA - NRCS Soil Map

N
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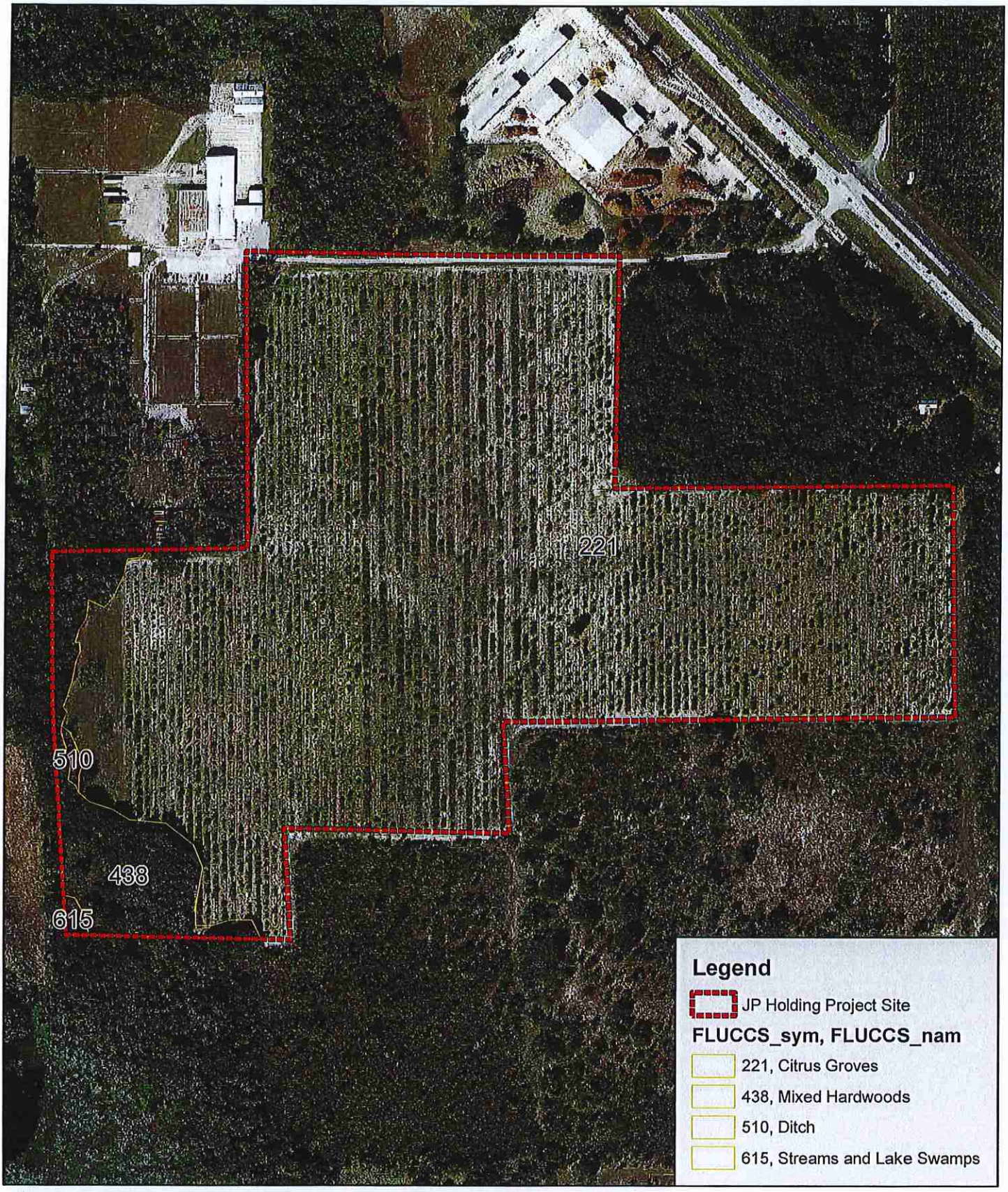
390
Feet

Project #: 271-06
Produced By: M
Date: 5/7/2018

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JP Holdings
Orange County, Florida
Figure 5
FLUCFCS Map

N
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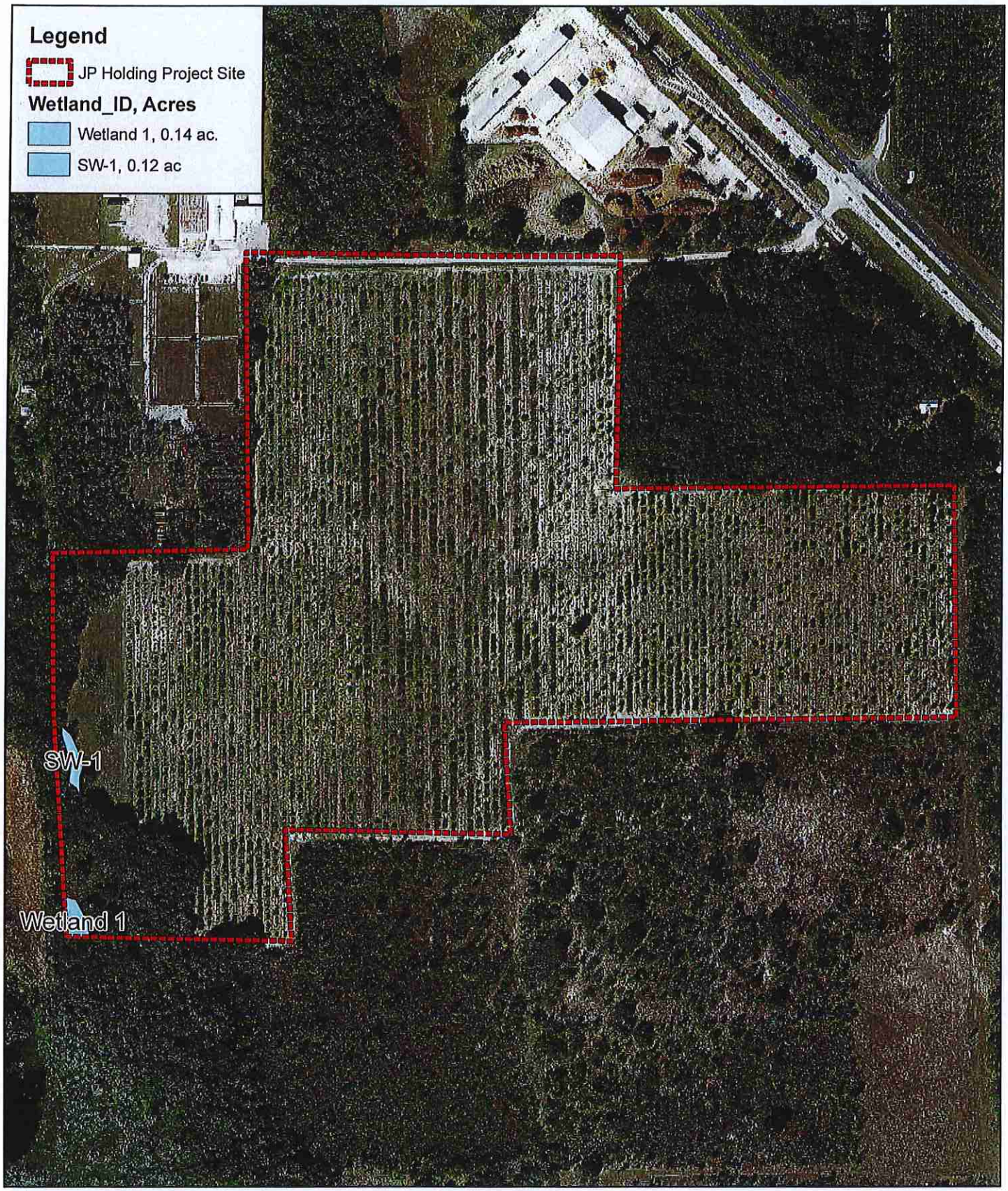
390
Feet

Project #: 271-06
Produced By: M[illegible]
Date: 5/7/2018

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JP Holdings
Orange County, Florida
Figure 6
Wetland Map

N
W E
S

380
Feet

Project #: 271-06
Produced By: M
Date: 5/2/2018

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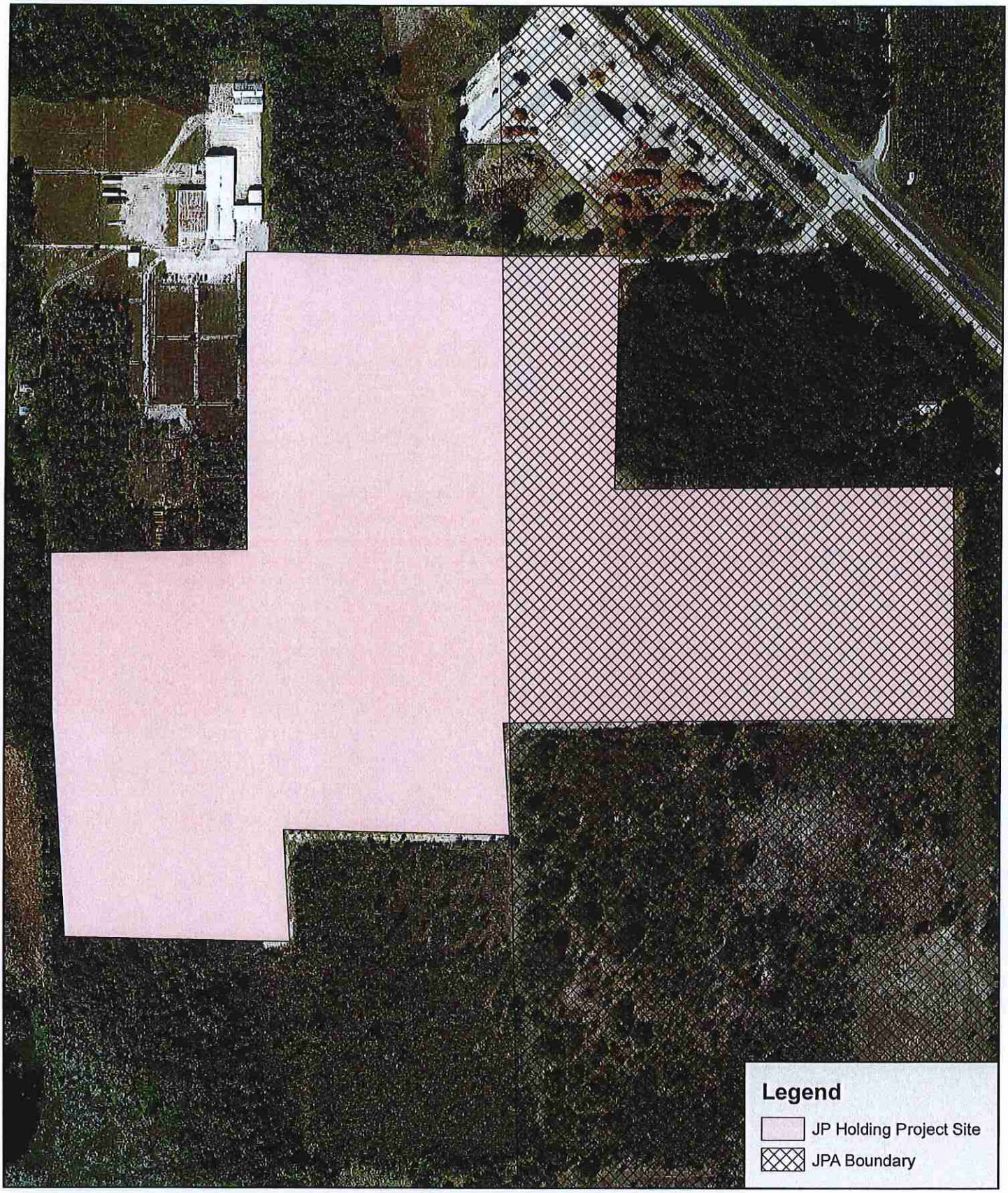
JP Holdings
Orange County, Florida
Consultation Areas

N W E S

390 Feet

Project #: 271-06
Produced By: M[illegible]
Date: 5/7/2018

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JP Holdings
Orange County, Florida
JPA Boundary Map

N
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390
Feet

Project #: 271-06
Produced By: MKD
Date: 6/6/2018

**Florida Fish and Wildlife Conservation Commission**



# Eagle Nest Locator

Welcome to the Florida Fish and Wildlife Conservation Commission Bald Eagle Nest Locator. The search features below may be used to locate FWC documented bald eagle nesting territories and to view their locations in map and spreadsheet form.

New Survey Protocol: In 2008 the statewide bald eagle nesting territory survey protocol changed. Here is the map showing what counties are being surveyed during the 2015-2016 breeding season. The protocol change reduces annual statewide survey effort and increases the amount of information gained from the nests that are visited during the survey season. Nest productivity is now determined for a sub-sample of the nests that are surveyed annually. Nest activity and productivity information are critical to determining if the goals and objectives of the Bald Eagle Management Plan are being met.

Attention: The information contained within this database is current through the 2016-2017 nesting season; nests were surveyed by FWC from November 2016 to April 2017. Accuracy of the nest locations is estimated to be within 0.1 miles of the true location. Not all eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests.

**Locate Nests By:**

Nested Search | Modify Search | New Search

**Nest Map:**
**3 nests were found that meet the search criteria.**

**Bald Eagle Nest Data Search Results:** Results per page: 20

| | Nest ID | County | Latitude | Longitude | Known Active | Last Survey | Distance |
|---|---|---|---|---|---|---|---|
| View History | OR035 | Orange | 28 42.65 | 81 39.19 | 2011 | 2014 | 3.64 |
| View History | OR058 | Orange | 28 44.77 | 81 31.94 | 2014 | 2014 | 4.32 |
| View History | OR073 | Orange | 28 41.45 | 81 34.68 | 2014 | 2014 | 1.81 |

Print Export Page 1 of 1

**Please direct any questions, comments, or suggestions about this page to BaldEagle@MyFWC.com. To learn more about eagles in Florida please visit the FWC bald eagle website.**

| Table 1: | Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida | | |
|---|---|---|---|
| **Scientific Name** | **Common Name** | **Federal Status** | **State Status** |
| **REPTILES** | | | |
| *Alligator mississippiensis* | American alligator | SAT | FT(S/A) |
| *Drymarchon corais couperi* | eastern indigo snake | LT | FT |
| *Gopherus polyphemus* | gopher tortoise | C | ST |
| *Lampropeltis extenuata* | short-tailed snake | N | ST |
| *Pituophis melanoleucus mugitus* | Florida pine snake | N | ST |
| *Plestiodon reynoldsi* | sand skink | LT | FT |
| **BIRDS** | | | |
| *Aphelocoma coerulescens* | Florida scrub-jay | LT | FT |
| *Athene cunicularia floridana* | Florida burrowing owl | N | ST |
| *Caracara cheriway* | Crested Caracara | LT | FT |
| *Egretta caerulea* | little blue heron | N | ST |
| *Egretta tricolor* | tricolored heron | N | ST |
| *Falco sparverius paulus* | southeastern American kestrel | N | ST |
| *Grus canadensis pratensis* | Florida sandhill crane | N | ST |
| *Haliaeetus leucocephalus* | bald eagle | N | ** |
| *Mycteria americana* | wood stork | LT | FT |
| *Pandion haliaetus* | osprey | N | SSC* |
| *Picoides borealis* | red-cockaded woodpecker | LE | FE |
| *Platalea ajaja* | roseate spoonbill | N | ST |
| *Sterna antillarum* | least tern | N | ST |
| **MAMMALS** | | | |
| *Sciurus niger shermani* | Sherman's fox squirrel | N | SSC |
| **VASCULAR PLANTS** | | | |
| *Bonamia grandiflora* | Florida bonamia | LT | E |
| *Calopogon multiflorus* | Many-flowered Grass-pink | N | T |
| *Centrosema arenicola* | Sand Butterfly Pea | N | E |
| *Chionanthus pygmaeus* | Pygmy Fringe Tree | LE | E |
| *Centrosema arenicola* | sand butterfly pea | N | N |
| *Coelorachis tuberculosa* | piedmont jointgrass | N | N |
| *Deeringothamnus pulchellus* | beautiful pawpaw | LE | E |
| *Eriogonum longifolium* var *gnaphalifolium* | scrub buckwheat | LT | E |
| *Helianthus debilis* ssp *tardiflorus* | beach sunflower | N | N |
| *Ilex opaca var arenicola* | scrub holly | N | N |
| *Illicium parviflorum* | star anise | N | E |
| *Lechea cernua* | nodding pinweed | N | T |
| *Lupinus aridorum* | scrub lupine | LE | E |
| *Matelea floridana* | Florida spiny-pod | N | E |
| *Monotropa hypopithys* | pinesap | N | E |
| *Najas filifolia* | Narrowleaf Naiad | N | T |
| *Nemastylis floridana* | Celestial Lily | N | E |
| *Nolina atopocarpa* | Florida beargrass | N | T |
| *Nolina brittoniana* | Britton's beargrass | LE | E |
| *Ophioglossum palmatum* | hand fern | N | E |
| *Panicum abscissum* | cutthroat grass | N | E |
| *Paronychia chartacea* ssp *chartacea* | paper-like nailwort | LT | E |
| *Persea humilis* | scrub bay | N | N |
| *Pecluma plumula* | Plume Polypody | N | E |
| *Polygonella myriophylla* | Small's jointweed | LE | E |
| *Prunus geniculata* | scrub plum | LE | E |
| *Pteroglossaspis ecristata* | Giant Orchid | N | T |
| *Stylisma abdita* | scrub stylisma | N | E |
| *Warea amplexifolia* | clasping warea | LE | E |
| *Zephyranthes simpsonii* | redmargin lily | N | T |

**FEDERAL LEGAL STATUS**

**LE**-Endangered: species in danger of extinction throughout all or a significant portion of its range.
**LT**-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
**SAT**-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
**C**-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
**XN**-Non-essential experimental population.
**N**-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

**STATE LEGAL STATUS - ANIMALS**

**FE**- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
**FT**- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
**FXN**- Federal listed as an experimental population in Florida
**FT(S/A)**- Federal Threatened due to similarity of appearance
**ST**- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
**SSC**-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)

**N**-Not currently listed, nor currently being considered for listing.

*** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)***

**STATE LEGAL STATUS - PLANTS**

**E**-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
**T**-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
**N**-Not currently listed, nor currently being considered for listing.

**Bio-Tech Consulting Inc.**
Environmental and Permitting Services

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May 3, 2018

Robert Zlatkiss
**American Land Development**
**3911 Orange Lake Drive**
Orlando, FL 32817

**Proj: Rubright and Alterna Property Sites – Orange County, Florida Section 2, 26, 27, 34, & 35, Township 20 & 21 South, Range 27 East (BTC File #672-18)**

**Re: Environmental Assessment Report**

Dear Mr. Zlatkiss:

During May of 2018, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 248.24-acre Rubright property and 75.09-acre Alterna property. The sites are bordered by Orange Blossom Trail to the northeast, Hogshead Road to the south, and Lake Apopka to the southwest within Sections 2, 26, 27, 34, & 35; Township 20 & 21 South; Range 27 East; Orange County, Florida (Figures 1, 2 & 3). This environmental assessment includes the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna, and
- a review for potential development constraints.

**SOILS**

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), eight (8) soil types occur within the subject property boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Archbold fine sand, 0 to 5 percent slopes (#2)**
- **Basinger fine sand, depressional (#3)**
- **Candler-Apopka fine sands, 5 to 12 percent slopes (#6)**
- **Canova muck (#9)**
- **Gator muck (#18)**
- **Okeelanta muck (#25)**
- **Tavares fine sand, 0 to 5 percent slopes (#46)**
- **Tavares-Millhopper fine sands 0 to 5 percent (#47)**

The following presents a brief description of the soil types mapped for the subject property:

**Archbold fine sand, 0 to 5 percent slopes (#2)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of dark gray fine sand about 2 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 42 to 60 inches for about 6 months and recedes to a depth of 60 to 80 inches for the rest of the year. It is at a depth of 24 to 40 inches for about 1 month to 4 months during wet periods. Permeability of this soil type is very rapid throughout.

**Basinger fine sand, depressional (#3)** are nearly level and very poorly drained. It is shallow depressions and sloughs and along the edges of freshwater marshes and swamps. Typically the surface layer has a surface of layer of black fine sand about 7 inches thick. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year and is within 12-inches of the surface for the rest of the year. The permeability is rapid throughout.

**Candler-Apopka fine sands, 5 to 12 percent slopes (#6)** are sloping and strongly sloping and excessively drained and well drained. These soils are on the uplands. Candler soil is sloping and excessively drained. Apopka soils are strongly sloping and well drained. The surface layer of Candler soil is very dark grayish brown fine sand about 6 inched thick. The surface layer of Apopka soil is dark grayish brown fine sand about 5 inches thick. A seasonal high water table is at a depth of more than 72 inches in Apopka soil and at a depth of more than 80 inches in Candler soil. The permeability of Candler soil is rapid in surface and subsurface layers, and it is rapid to moderately rapid in the subsoil. The permeability of Apopka soil is rapid in surface and subsurface layers, and it is moderate in the subsoil. A seasonal high water table is at a depth of more than 80-inches.

**Canova muck (#9)** is a nearly level and very poorly drained soil found in freshwater swamps and marshes that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, the soil has an organic layer of black muck about 6 inches thick. The surface layer, to a depth of 9 inches, is very dark gray fine sand. The subsurface layer, to a depth of 16 inches, is gray fine sand. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year. The permeability is rapid in the surface and subsurface layers, and is moderate to moderately rapid in the subsoil and substratum.

**Gator muck (#18)** is a nearly level and very poorly drained soil found in freshwater swamps that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, this soil has a surface layer of black muck about 28 inches thick. The upper part of the underlying material, to a depth of about 37 inches, is dark olive gray fine sandy loam. The lower part to a depth of 80 inches or more is light gray sandy clay loam that has few to common light gray sand calcium carbonate accumulations. Under natural conditions, the water table is at or above the surface for most of the year except during extended dry periods. The permeability is rapid in the surface layer, and it is moderately slow to slow in the underlying material.

**Okeelanta muck (#25)** is a nearly level, very poorly drained soil found in freshwater swamps and in drained areas north of Lake Apopka. Typically, the upper part of the surface layer of this soil is black muck about 9 inches thick. Under natural conditions, this soil is ponded for 6 to 9 months or more each year. In most years, a seasonal high water table for this soil type is at or near the surface. In most areas, the soil in this map unit is artificially drained by tile drains and surface ditches. Permeability of this soil type is rapid in the organic layers, and is moderately rapid to moderately slow in the underlying material.

**Tavares fine sand, 0 to 5 percent slopes (#46)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (#47)** are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map unit have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers Basinger fine sand, depressional (#3), Canova muck (#9), Gator muck (#18), and Okeelanta muck (#25) associated with the properties to be a hydric soil type. This information can be found in the Hydric Soils of Florida Handbook, Third Edition (March, 2000).

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The Rubright and Alterna properties currently supports nine (9) land use types/vegetative communities (Figure 5). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as Open Land (190),

Unimproved Pastures (212), Other Shrubs and Brush (329), Cabbage Palm (428), Hardwoods-Conifer Mixed (434), Mixed Hardwoods (438), and Roads and Highways (814). The wetland/surface water land use types/vegetative communities found on the sites are classified as Stream and Lake Swamps (615) and Willow and Elderberry (618). The following provides a brief description of the on-site land use types/vegetative communities:

**Uplands:**

***190 – Open Land***

There is a small portion of the Rubright property that contains Open Land (190). The dominant vegetation is bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), slash pine saplings (*Pinus elliottii*), ragweed (*Ambrosia artemisiifolia*), and blackberry (*Rubus trivialis*).

***212 – Unimproved Pastures***

A portion of the Alterna property is best described as Unimproved Pasture (212). Vegetation observed within this system includes bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus trivialis*), purple passionflower (*Passiflora incarnata*), coralbean (*Erythrina herbacea*), hairy indigo (*Indigofera hirsuta*), cogon grass (*Imperata cylindrica*) and cabbage palm (*Sabal palmetto*).

***329 - Other Shrubs and Brush***

There are two (2) areas on the Rubright property that have been disturbed and are now naturally recruiting and best classified as Other Shrubs and Brush (329). The dominant vegetation within this habitat type includes blackberry (*Rubus trivialis*), ragweed (*Ambrosia artemisiifolia*), Caesar weed (*Urena lobata*), slash pine sapling (*Pinus elliottii*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), cogon grass (*Imperata cylindrica*), wax myrtle (*Morella cerifera*), Carolina willow (*Salix caroliniana*), elderberry (*Sambucus nigra*), dog fennel (*Eupatorium capillifolium*), lantana (*Lantana strigocamara* ), guinea grass (*Panicum maximum*), chinaberry (*Melia azedarach*), winged sumac (*Rhus copallinum*), greenbrier (*Smilax sp.*), Chinese tallow (*Triadica sebifera*), grapevine (*Vitis aestivalis*), burnweed (*Erechtites hieraciifolius*), nightshade (*Solanum americanum*), pokeweed (*Phytolacca americana*), and Virgina pepperweed (*Lepidium virginicum*).

### *428 - Cabbage Palm*

A portion of the Alterna property contains a community that is best described as Cabbage Palm (428). This portion of the site was once used a nursery and a portion of the cabbage palms (*Sabal palmetto*) were planted in rows for retail purposes. This area has been abandoned and the area is recruiting new vegetation, along with additional cabbage palms. Other vegetative species found within this system include bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), Virgina pepperweed (*Lepidium virginicum*), dog fennel (*Eupatorium capillifolium*), lantana (*Lantana strigocamara*), guinea grass (*Panicum maximum*), ragweed (*Ambrosia artemisiifolia*), Chinaberry (*Melia azedarach*), grapevine (*Vitis aestivalis*), broomsedge (*Andropogon sp.*), blackberry (*Rubus trivialis*), and purple passionflower (*Passiflora incarnata*).

### *434 Hardwood-Conifer Mixed*

The eastern portion of the Rubright property is best classified as Hardwoods-Conifer Mixed (434). A large portion of the Rubright property was once utilized for a silviculture operation. Vegetation observed within this system includes slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), tread-softly (*Cnidoscolus stimulosus*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), and lantana (*Lantana strigocamara*).

### *438 - Mixed Hardwoods*

Both the Rubright and Alterna properties contain habitat most consistent with Mixed Hardwoods (438). Vegetation within these areas included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), and lantana (*Lantana strigocamara*).

### *814 - Roads and Highways*

There is a roadway on the east portion of the Alterna site that connects the site to Orange Blossom Trial.

**Wetlands:**

***615 - Stream and Lake Swamp***

Both sites border the Lake Apopka Restoration Area on the western boundaries. Small wetland areas best classified as Stream and Lake Swamp (615) are located on each property. Vegetation within these systems include cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), Virginia chain fern (*Woodwardia virginica*), camphor tree (*Cinnamomum camphora*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), wild taro (*Colocasia esculenta*), ragweed (*Ambrosia artemisiifolia*), nightshade (*Solanum americanum*), broomsedge (*Andropogon sp.*), dog fennel (*Eupatorium capillifolium*), duck potato (*Sagittaria latifolia*), and pokeweed (*Phytolacca americana*).

***618 - Willow and Elderberry***

There are two (2) small distrubed wetland communities which exhibits the characteristics most consistent with the Willow and Elderberry (618). The dominant vegetation within these areas consists of Carolina willow (*Salix caroliniana*) and elderberry (*Sambucus nigra*). Other species observed include Peruvian primrose (*Ludwigia peruviana*), wax myrtle (*Morella cerifera*), Chinese tallow (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*), blackberry (*Rubus trivialis*), muscadine grapevine (*Vitis rotundifolia*), and burnweed (*Erechtites hieraciifolius*).

**PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Wildlife Methodology Guidelines (1988); and Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised January 2017); an assessment for "listed" floral and faunal species was conducted at the site on May 2, 2018. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017) that have the potential to occur in Orange County.

**Reptiles and Amphibians**
black racer *(Coluber constrictor)*
**gopher tortoise *(Gopherus polyphemus)***
green anole *(Anolis caroliniana)*
pig frog *(Rana grylio)*
southern leopard frog *(Rana utricularia)*
cottonmouth (*Agkistrodon piscivorus*)

rattle snake (*Crotalus adamanteus*)

**Birds**
Black Vulture *(Coragyps atratus)*
Turkey Vulture *(Cathartes aura)*
Anhinga *(Anhinga anhinga)*
Great egret (*Ardea alba*)
Cattle egret (*Bubulcus ibis*)
Red-shoulder hawk (*Agelaius phoeniceus*)
Common Grackle *(Quiscalus quiscula)*
Mourning Dove *(Zenaida macroura)*
Northern Cardinal *(Cardinalis cardinalis)*
Northern Mockingbird *(Mimus polyglottos)*
Wild Turkey *(Meleagris gallopavo)*
American Crow (*Corvus brachyrhynchos*)

**Mammals**
Raccoon (*Procyon lotor*)
Opossum (*Didelphis virginiana*)
White-tail deer (*Odocoileus virginianus*)
Coyote (*Canis latrans*)
Eastern gray squirrel *(Sciurus carolinensis)*
Nine-banded armadillo *(Dasypus novemcinctus)*

One (1) of the above wildlife species, Gopher Tortoise (*Gopherus Polyphemus*) is identified on the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017). The following provides a brief description of these species and others as they relate to the development of the site.

***Bald Eagle (Haliaeetus leucocephalus)***
*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle *Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are

recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

In addition to the on-site review for listed species, BTC conducted a review of the FFWCC's recorded Bald Eagle *(Haliaeetus leucocephalus)* nest sites on or in the vicinity of the subject property (See Attached). This review showed one (1) recorded bald eagle nest, through the 2014 nesting season, within one (1.0) mile of the Alterna Site. Bald Eagle Nests OR073 is located south of the site. According to FFWCC, the nest is located beyond the 660-foot buffer zone, as such, it is anticipated that no further action should be required pertaining to Bald Eagle nests.

**Gopher Tortoise (*Gopherus polyphemus*)**
*State Listed as "Threatened" by FFWCC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

Burrows were observed within both of the project sites. As such, resolution of the gopher tortoise issue will need to be permitted through the FFWCC prior to any construction activities. A 100% wildlife survey is recommended and the survey would be valid for a period of 90 days. The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

**USFWS CONSULTATION AREAS**

The U.S. Fish and Wildlife Service have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultations Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

**Everglade Snail Kite *(Rostrhamus sociabilis)***
*Federally Listed as "Endangered" by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as "Endangered" by the USFWS. Everglade Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the site during the wildlife survey conducted by BTC. As such, no further action should be required pertaining to Everglade Snail Kites.

**Florida Scrub-Jay *(Aphelocoma coerulescens)***
*Federally Listed as "Threatened" by USF*
Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed during the wildlife survey and no suitable habitat for this species exists within the site boundaries. As such, no further action should be required pertaining to the Florida Scrub-Jay.

**Florida Sand Skink *(Neoseps reynoldsi)***
*Federally Listed as "Threatened" by USFWS*

The Florida sand skink is listed as "Threatened" by the USFWS. The Florida sand skink exists in areas vegetated with sand pine *(Pinus clausa)* - rosemary *(Ceratiola ericoides)* scrub or a long leaf pine *(Pinus palustris)* - turkey oak *(Quercus laevis)* association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

A sand skink survey is in the process of being conducted this season. Results will be provided once completed in a separate report.

## DEVELOPMENT CONSTRAINTS

All wetlands on the site have been delineated by BTC in accordance with local, state and federal guidelines utilizing pink "Bio-Tech Consulting" flagging tape (Figure 6). All wetland flag locations will need to be approved by the appropriate regulatory agencies. The on-site wetlands are located within the Southern Ocklawaha River.

### City of Apopka

The City of Apopka requires within its Land Development Code a series of environmental evaluation criteria. As stated in the Apopka Land Development Code (5.02.04) when a site containing listed species receives a score of 169 or higher, the city shall require preservation through an easement of an area which will sustain a viable population. If the site ranks below 169, the City shall allow relocation and/or mitigation measures of the identified species on a case by case basis. The subject site does contain listed species and therefore, an evaluation criterion will need to be performed to see if further coordination with the city will be required.

Both properties fall within Joint Planning Area Agreement (JPA) boundary. The JPA agreement was formed to improve the coordination between the City of Apopka and Orange County. The City of Apopka will coordinate existing resource protection plans with Orange County to appropriately conserve and manage natural areas and open space with the project areas.

**St. Johns River Water Management District**

An Environmental Resource Permit (ERP) will be required through the St. Johns River Water Management District (SJRWMD) for all wetland and/or other surface water impacts (both direct and secondary). Impacts to the project's wetland and/or other surface water communities would be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

**U.S. Army Corps of Engineers**

Permitting may also be required for the project's wetland and/or other surface water impacts by the US Army Corps of Engineers (USACOE). As with the District, it is anticipated that all impacts to the project's wetlands and/or other surface water communities would be permittable by the USACOE as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. It is our position based upon our preliminary review that the on-site wetlands are regulated by the USACOE. Involvement by the USACOE will have to be resolved prior to site development.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Mark Ausley
Project Manager

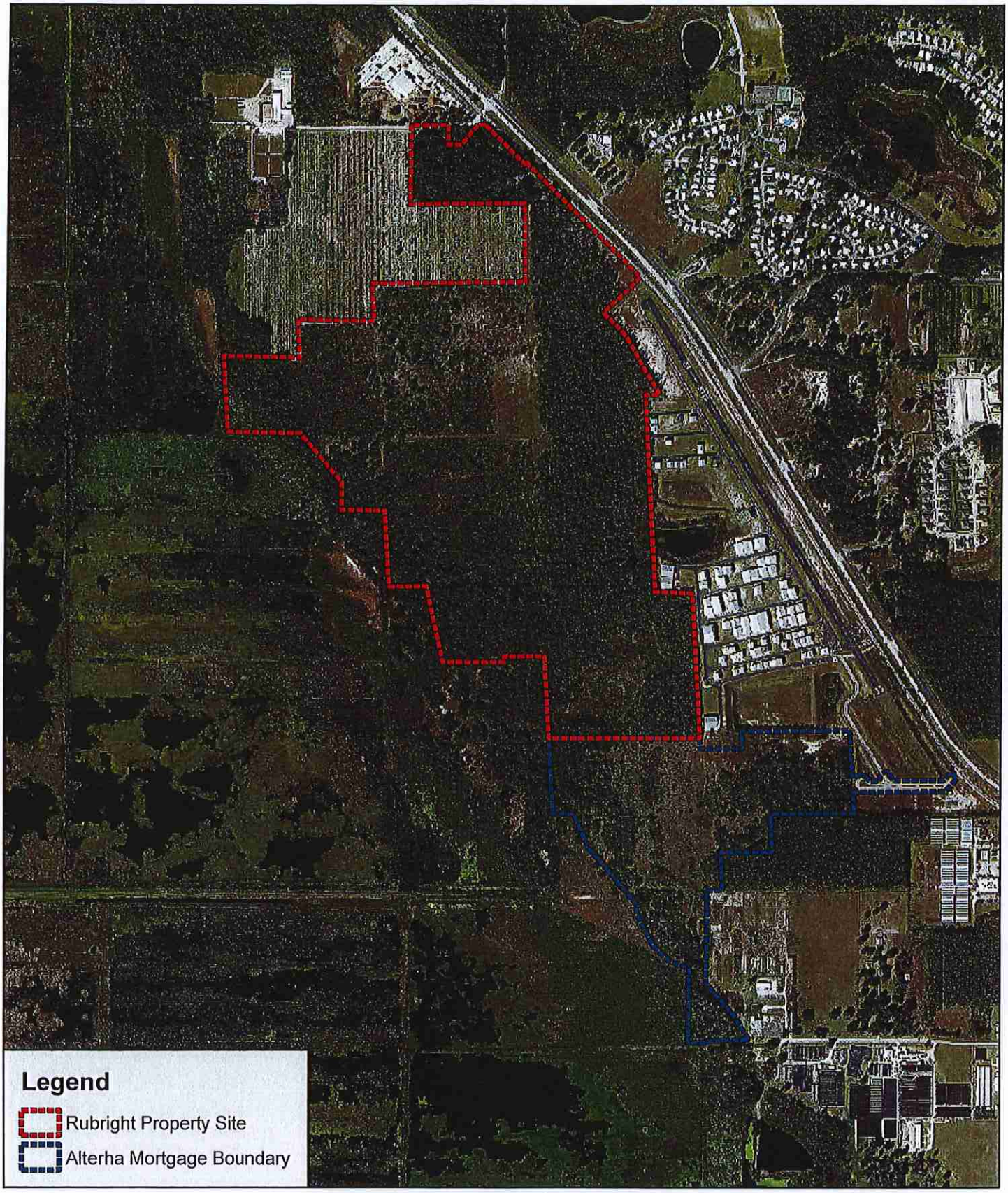
attachments

**Bio-Tech Consulting Inc.**
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Rubright and Alterna Property Site
Orange County, Florida
Figure 1
Location Map

0 1,125 2,250 4,500 Feet

Project #: 672-18
Produced By: MK
Date: 4/30/2018

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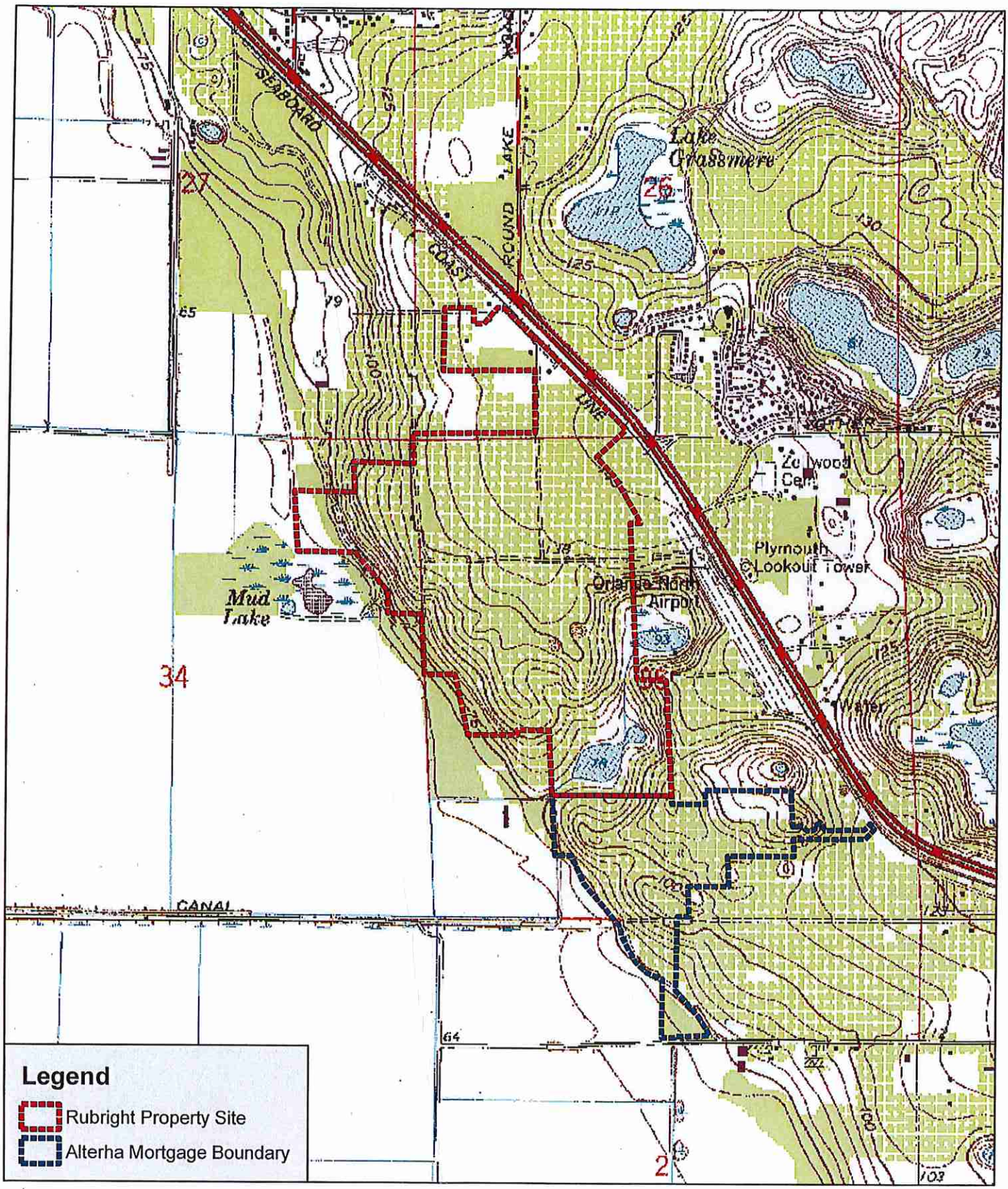
Rubright and Alterna Property Site
Orange County, Florida
Figure 2
Aerial Map

0 375 750
Feet

Project #: 672-18
Produced By: MKD
Date: 4/30/2018

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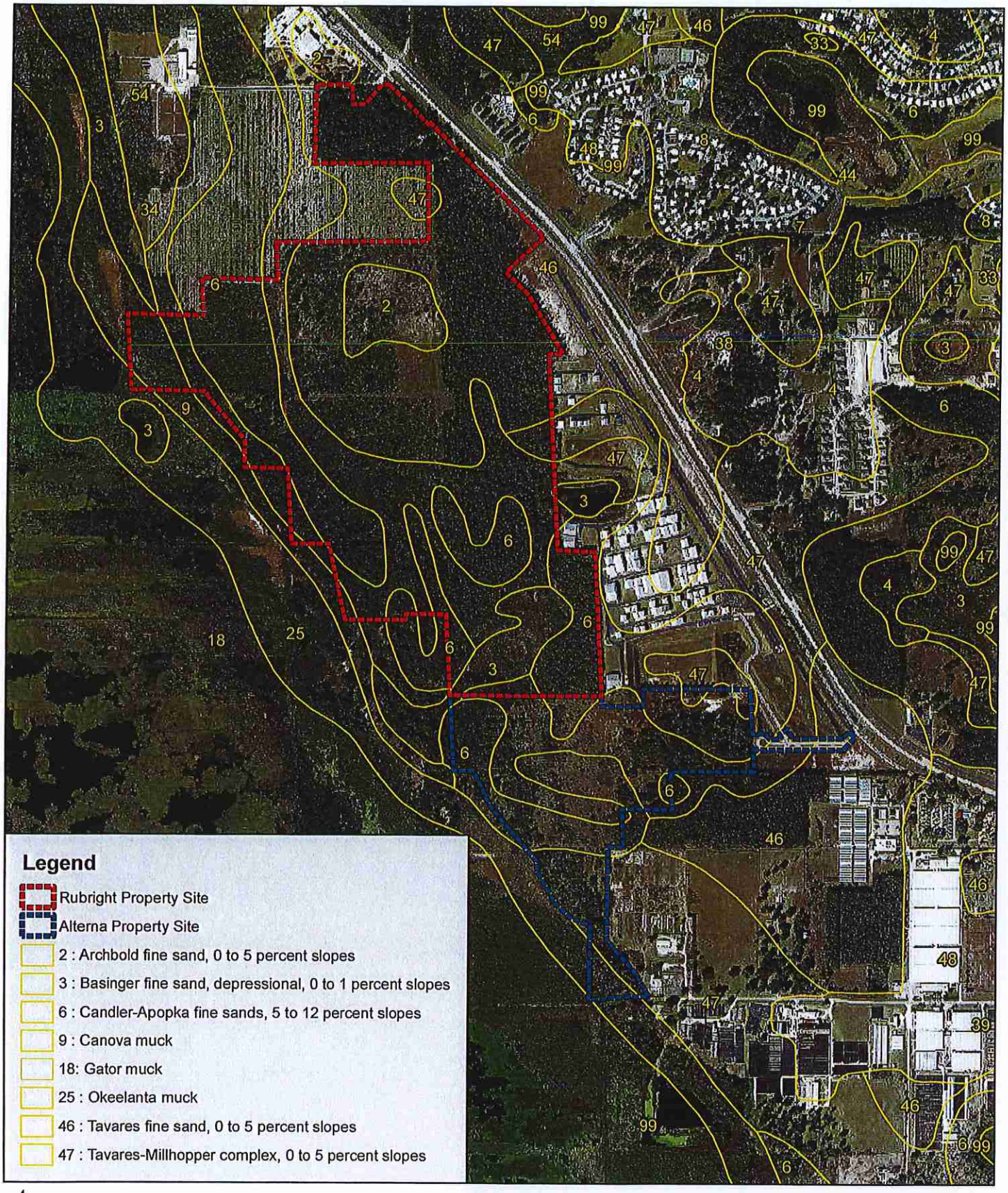
Rubright and Alterna Property Site
Orange County, Florida
Figure 3
Topo Map

0 375 750 1,500 Feet

Project #: 672-18
Produced By: MK
Date: 4/30/2018

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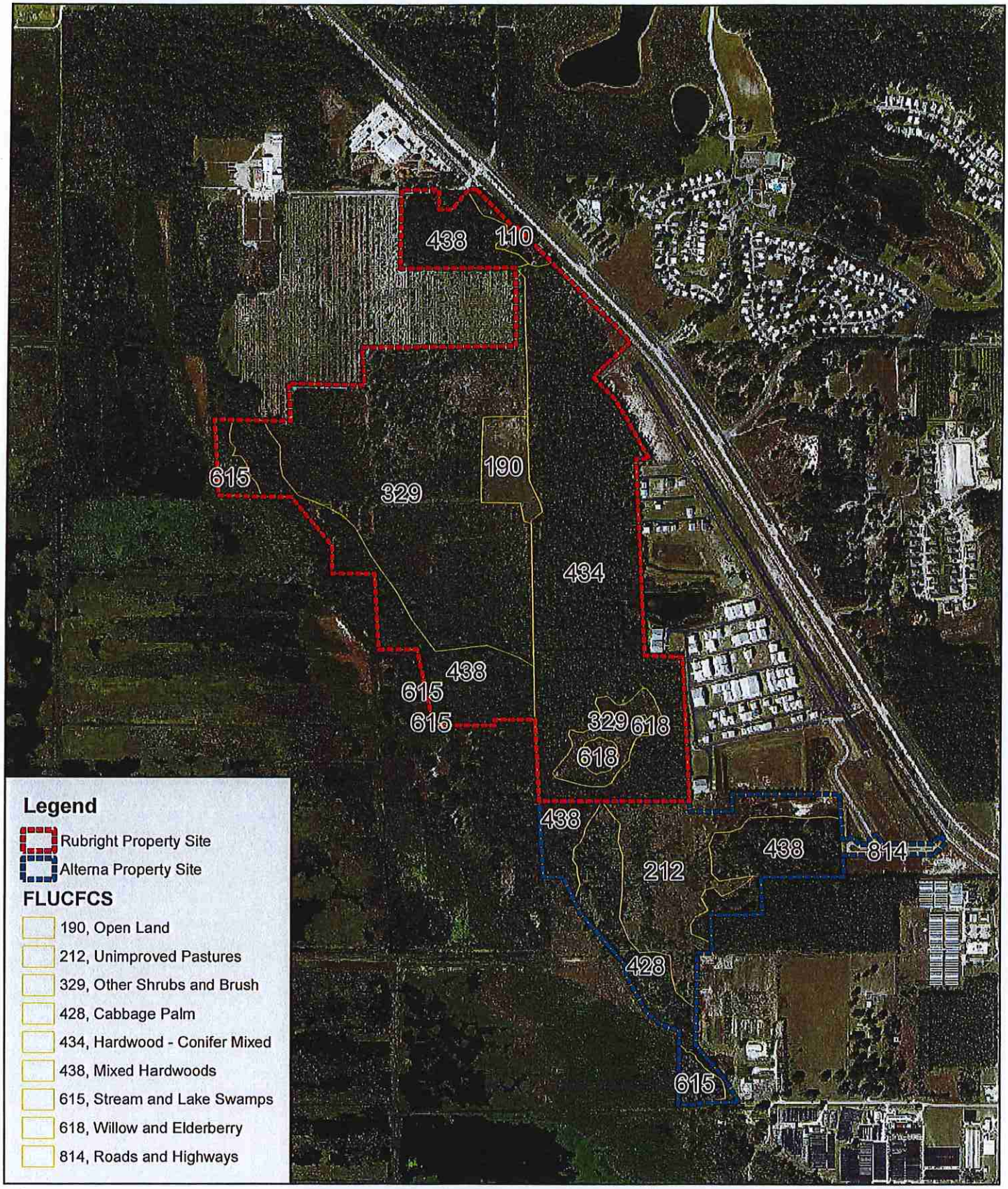
Rubright and Alterna Property Site
Orange County, Florida
Figure 4
Soils Map

0 375 750
Feet

Project #: 672-
Produced By: M
Date: 5/2/2018

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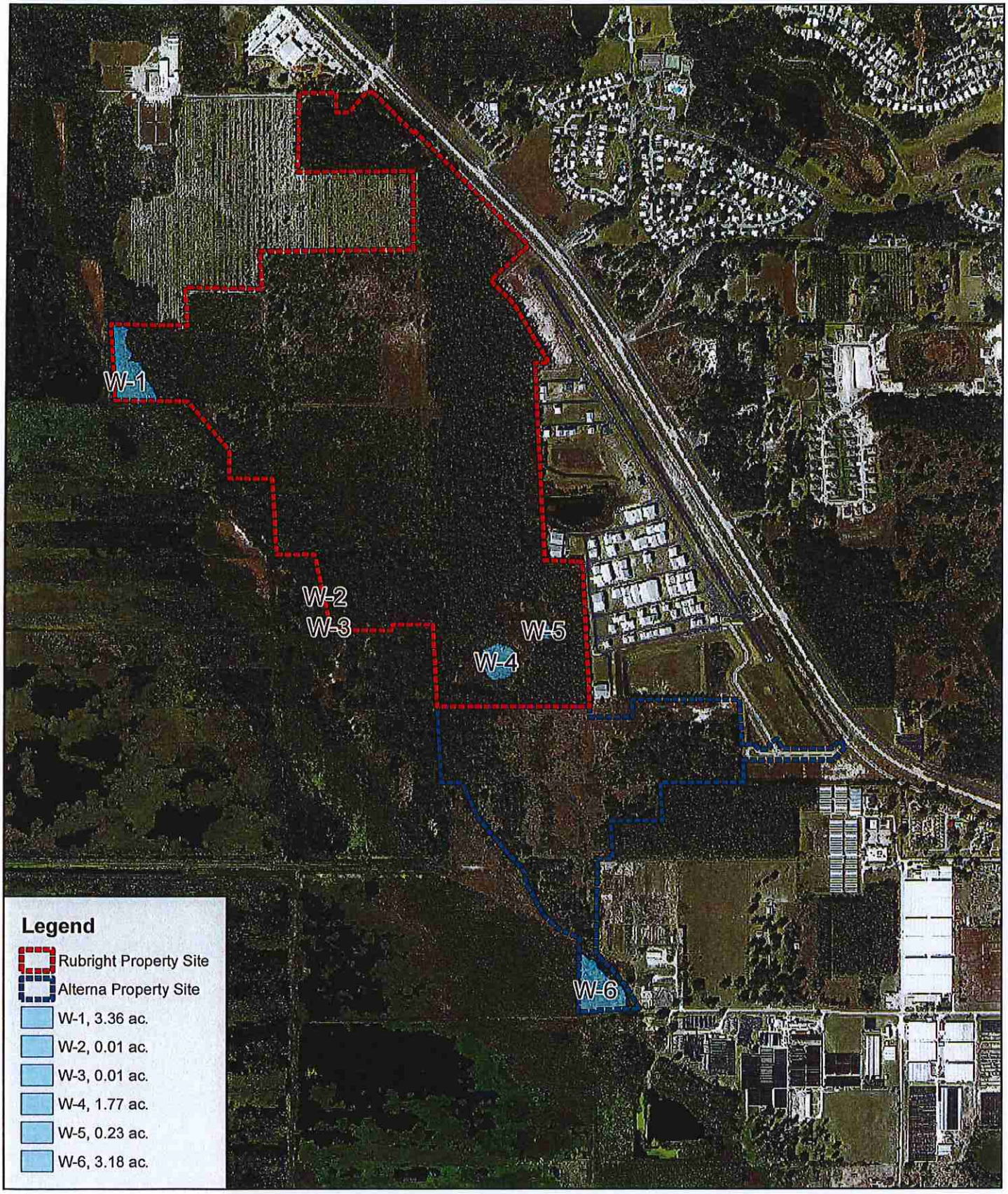
Rubright and Alterna Property Site
Orange County, Florida
Figure 5
FLUCFCS Map

0 375 750
Feet

Project #: 672-
Produced By: MKD
Date: 5/3/2018

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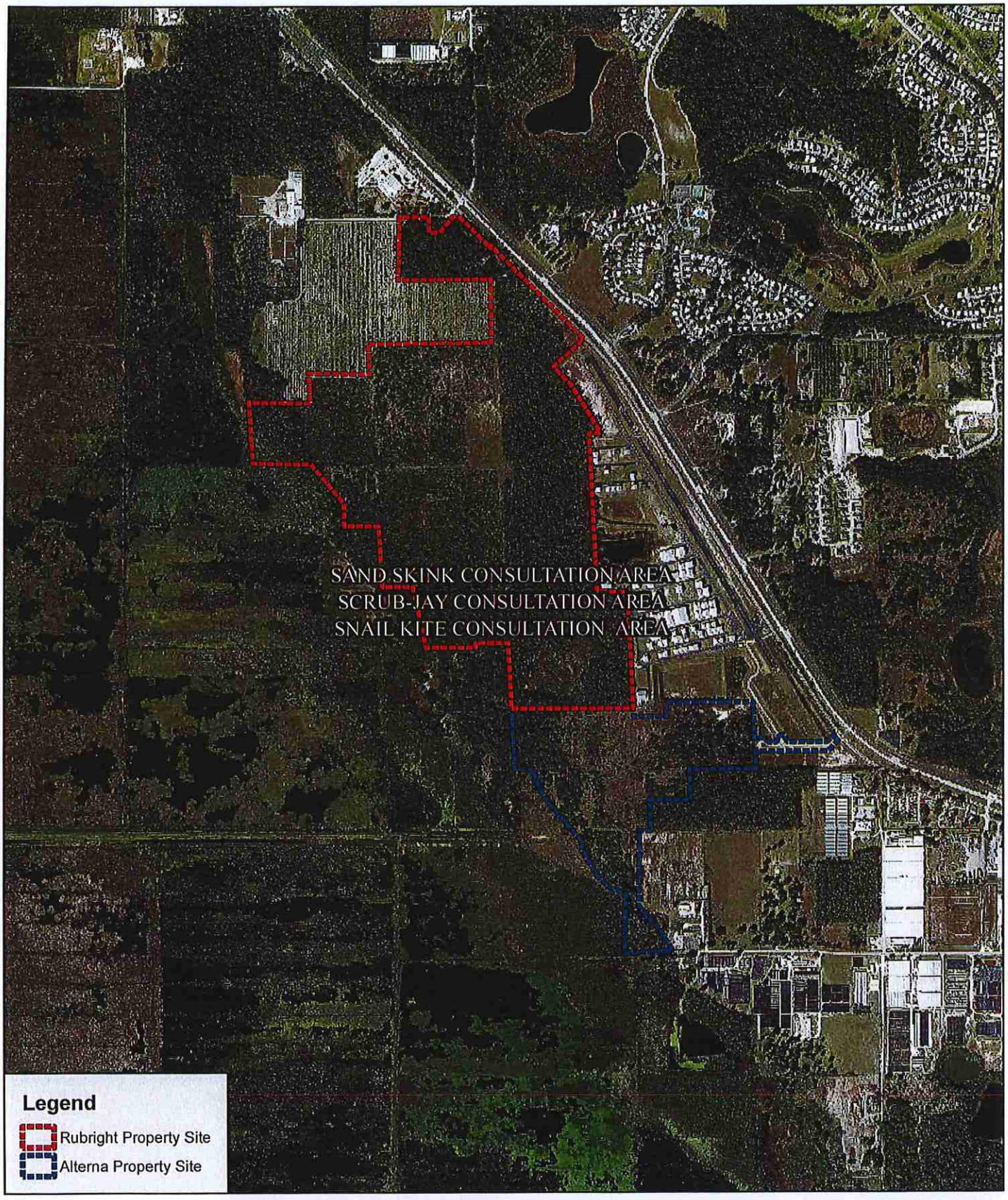
Rubright and Alterna Property Site
Orange County, Florida
Figure 6
Wetland Map

0 375 750
Feet

Project #: 672-
Produced By: MKD
Date: 5/2/2018

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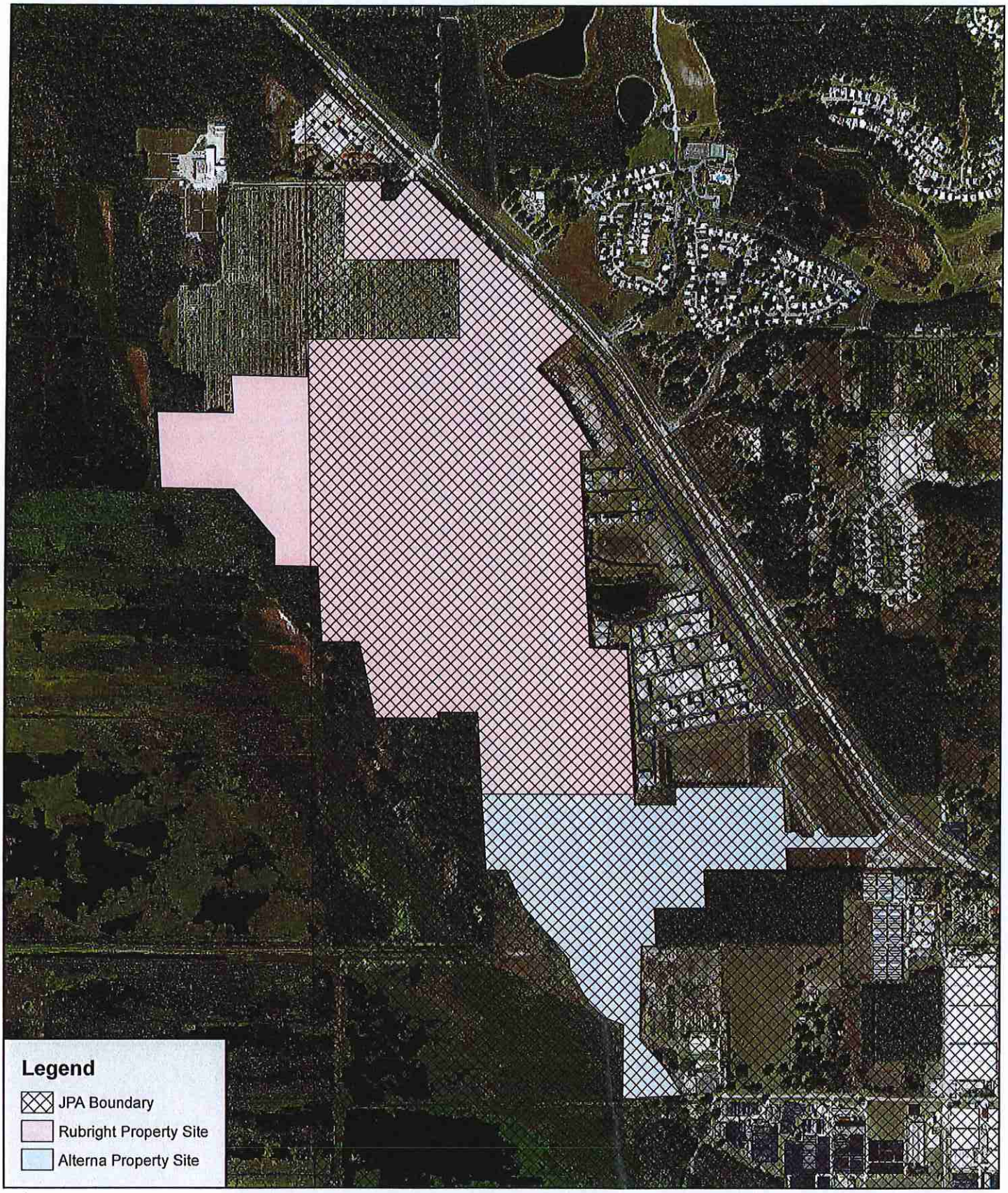
Rubright and Alterna Property Site
Orange County, Florida
Consultation Areas

0 375 750 1,500 Feet

Project #: 672-
Produced By: M
Date: 5/4/2018

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Rubright and Alterna Property Site
Orange County, Florida
JPA Boundary Map

0 375 750
Feet

Project #: 672-
Produced By: M[illegible]
Date: 5/4/201[illegible]

**Florida Fish and Wildlife Conservation Commission**



# Eagle Nest Locator

Welcome to the Florida Fish and Wildlife Conservation Commission Bald Eagle Nest Locator. The search features below may be used to locate FWC documented bald eagle nesting territories and to view their locations in map and spreadsheet form.

New Survey Protocol: In 2008 the statewide bald eagle nesting territory survey protocol changed. Here is the map showing what counties are being surveyed during the 2015-2016 breeding season. The protocol change reduces annual statewide survey effort and increases the amount of information gained from the nests that are visited during the survey season. Nest productivity is now determined for a sub-sample of the nests that are surveyed annually. Nest activity and productivity information are critical to determining if the goals and objectives of the Bald Eagle Management Plan are being met.

Attention: The information contained within this database is current through the 2016-2017 nesting season; nests were surveyed by FWC from November 2016 to April 2017. Accuracy of the nest locations is estimated to be within 0.1 miles of the true location. Not all eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests.

**Locate Nests By:**

Nested Search | Modify Search | New Search

**Nest Map:**
**3 nests were found that meet the search criteria.**

Print

**Bald Eagle Nest Data Search Results:** Results per page: 20

| | Nest ID | County | Latitude | Longitude | Known Active | Last Survey | Distance |
|---|---|---|---|---|---|---|---|
| View History | OR035 | Orange | 28 42.65 | 81 39.19 | 2011 | 2014 | 4.38 |
| View History | OR058 | Orange | 28 44.77 | 81 31.94 | 2014 | 2014 | 4.70 |
| View History | OR073 | Orange | 28 41.45 | 81 34.68 | 2014 | 2014 | 0.42 |

Print Export Page 1 of 1

**Please direct any questions, comments, or suggestions about this page to BaldEagle@MyFWC.com. To learn more about eagles in Florida please visit the FWC bald eagle website.**

| Table 1: | Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida | | |
|---|---|---|---|
| **Scientific Name** | **Common Name** | **Federal Status** | **State Status** |
| **REPTILES** | | | |
| *Alligator mississippiensis* | American alligator | SAT | FT(S/A) |
| *Drymarchon corais couperi* | eastern indigo snake | LT | FT |
| *Gopherus polyphemus* | gopher tortoise | C | ST |
| *Lampropeltis extenuata* | short-tailed snake | N | ST |
| *Pituophis melanoleucus mugitus* | Florida pine snake | N | ST |
| *Plestiodon reynoldsi* | sand skink | LT | FT |
| **BIRDS** | | | |
| *Aphelocoma coerulescens* | Florida scrub-jay | LT | FT |
| *Athene cunicularia floridana* | Florida burrowing owl | N | ST |
| *Caracara cheriway* | Crested Caracara | LT | FT |
| *Egretta caerulea* | little blue heron | N | ST |
| *Egretta tricolor* | tricolored heron | N | ST |
| *Falco sparverius paulus* | southeastern American kestrel | N | ST |
| *Grus canadensis pratensis* | Florida sandhill crane | N | ST |
| *Haliaeetus leucocephalus* | bald eagle | N | ** |
| *Mycteria americana* | wood stork | LT | FT |
| *Pandion haliaetus* | osprey | N | SSC* |
| *Picoides borealis* | red-cockaded woodpecker | LE | FE |
| *Platalea ajaja* | roseate spoonbill | N | ST |
| *Sterna antillarum* | least tern | N | ST |
| **MAMMALS** | | | |
| *Sciurus niger shermani* | Sherman's fox squirrel | N | SSC |
| **VASCULAR PLANTS** | | | |
| *Bonamia grandiflora* | Florida bonamia | LT | E |
| *Calopogon multiflorus* | Many-flowered Grass-pink | N | T |
| *Centrosema arenicola* | Sand Butterfly Pea | N | E |
| *Chionanthus pygmaeus* | Pygmy Fringe Tree | LE | E |
| *Centrosema arenicola* | sand butterfly pea | N | N |
| *Coelorachis tuberculosa* | piedmont jointgrass | N | N |
| *Deeringothamnus pulchellus* | beautiful pawpaw | LE | E |
| *Eriogonum longifolium* var *gnaphalifolium* | scrub buckwheat | LT | E |
| *Helianthus debilis* ssp *tardiflorus* | beach sunflower | N | N |
| *Ilex opaca var arenicola* | scrub holly | N | N |
| *Illicium parviflorum* | star anise | N | E |
| *Lechea cernua* | nodding pinweed | N | T |
| *Lupinus aridorum* | scrub lupine | LE | E |
| *Matelea floridana* | Florida spiny-pod | N | E |
| *Monotropa hypopithys* | pinesap | N | E |
| *Najas filifolia* | Narrowleaf Naiad | N | T |
| *Nemastylis floridana* | Celestial Lily | N | E |
| *Nolina atopocarpa* | Florida beargrass | N | T |
| *Nolina brittoniana* | Britton's beargrass | LE | E |
| *Ophioglossum palmatum* | hand fern | N | E |
| *Panicum abscissum* | cutthroat grass | N | E |
| *Paronychia chartacea* ssp *chartacea* | paper-like nailwort | LT | E |
| *Persea humilis* | scrub bay | N | N |
| *Pecluma plumula* | Plume Polypody | N | E |
| *Polygonella myriophylla* | Small's jointweed | LE | E |
| *Prunus geniculata* | scrub plum | LE | E |
| *Pteroglossaspis ecristata* | Giant Orchid | N | T |
| *Stylisma abdita* | scrub stylisma | N | E |
| *Warea amplexifolia* | clasping warea | LE | E |
| *Zephyranthes simpsonii* | redmargin lily | N | T |

**FEDERAL LEGAL STATUS**

LE-Endangered: species in danger of extinction throughout all or a significant portion of its range.
LT-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
SAT-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
C-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
XN-Non-essential experimental population.
N-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

**STATE LEGAL STATUS - ANIMALS**

FE- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN- Federal listed as an experimental population in Florida
FT(S/A)- Federal Threatened due to similarity of appearance
ST- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
SSC-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)
N-Not currently listed, nor currently being considered for listing.

*** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

**STATE LEGAL STATUS - PLANTS**

E-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
T-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N-Not currently listed, nor currently being considered for listing.

**“Exhibit E”**

**Applicant’s Small Area Study**

## Table of Contents


Introduction ..... 1

The Apopka Properties and Surrounding Area ..... 1

The Proposed Development Program ..... 2

Future Land Use ..... 2

Joint Planning Area/Plymouth Area Conceptual Master Plan ..... 3

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Projected Need/Justification ..... 5

Utilities ..... 6

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Recreation and Open Space ..... 9

Policy Analysis – City of Apopka Comprehensive Plan 2030 ..... 10


## Exhibits


Exhibit A ..... Rubright Properties Aerial

Exhibit B ..... Existing Future Land Use Map

Exhibit C ..... Proposed Future Land Use Map

Exhibit D ..... Plymouth Area Conceptual Master Plan

Exhibit E ..... West Area Conceptual Master Plan

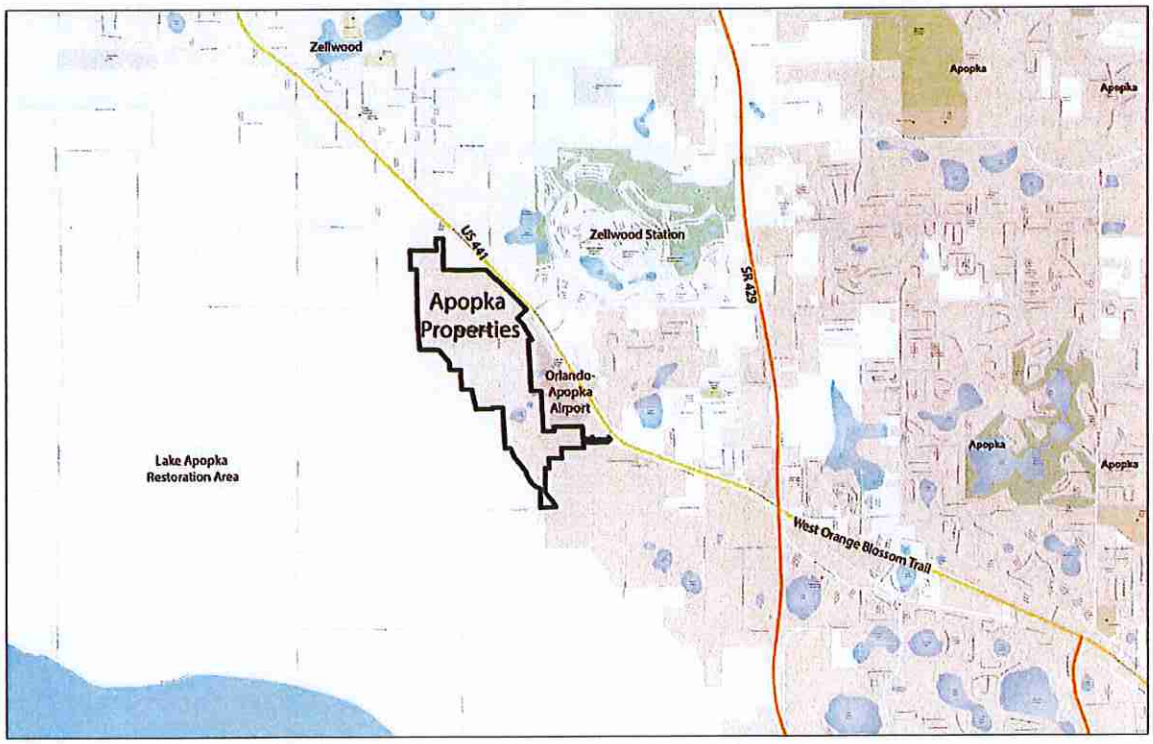
## Introduction

This Small Area Study is prepared in support of the proposed development of 424 acres of property located on the west side of the City of Apopka known as the Rubright Properties. The Small Area Study is required by the City of Apopka Comprehensive Plan for the planned Mixed-Use development, and is also required by the Joint Planning Area Agreement between the City of Apopka and Orange County. Transportation analysis and environmental studies are provided in support of this proposed development under separate cover.

## The Apopka Properties and Surrounding Area

The proposed development is located on the southwest side of West Orange Blossom Trail (US 441), south of the unincorporated community of Zellwood and immediately west of the Orlando Apopka Airport. The Rubright Properties is an assemblage of 19 separate properties with access to West Orange Blossom Trail on the north and south sides of the airport (See Exhibit A – Aerial).

**Figure 1: Location Map**




The west side of the property is bordered by the Lake Apopka Restoration Area that is owned by the St. Johns River Water Management District. The north side of the Rubright Properties has frontage on Wesley Road which serves an existing industrial area and connects to West Orange Blossom Trail. Between Wesley Road and the Orlando Apopka Airport, the subject property has nearly 2,000 feet of frontage along the south side of West Orange Blossom Trail, a 4-land divided highway. A CSX railroad lies between the road frontage and West Orange Blossom Trail. The subject property also connects to West Orange Blossom Trail via Apopka Airport Road on the south side of the airport. The very southern end of the subject property has frontage on the Hogshead Road right-of-way that runs from the subject

property east to West Orange Blossom Trail. (See Exhibit A - Aerial). Approximately 349 of the 424 acres were annexed into the City of Apopka on May 15, 2019, the remainder were already within the City Limits. The Policy Analysis beginning on page 10 of this study demonstrates that the proposed location is consistent with the City of Apopka Comprehensive Plan regarding logical expansion of the City as stated in Goal 1, Objective 3, and Policy 3.14 of the Future Land Use Element.

**Figure 2: Bird's Eye View of Rubright Properties**

## The Proposed Development Program

The proposed development program for the Rubright Properties is a mix of employment and housing as follows:

| Use | Acreage | Density/Intensity | Maximum Total Units |
|---|---|---|---|
| Residential | 198 | 4 dwelling units/acre | 792 dwelling units |
| Industrial | 226 | 0.33 Floor Area Ratio | 3.2 million sq. ft. |

An estimated 20% of the total acreage is wetland/conservation area.

## Future Land Use

The proposed Future Land Use Designation for the development is Mixed Use - Airport Support District. (See Exhibit – B: Existing Future Land Use, and Exhibit – C: Proposed Future Land Use Map.) The proposed Future Land Use designation of Airport Support District is a new mixed-use land use category that reflects the importance of the location of the property adjacent to the economic engine of the Orlando Apopka Airport. In order to implement the new Airport Support District Future Land Use

Designation, Policy 3.1.r. is proposed to be amended to include a range of uses as follows (changes shown by underline):

| Uses Allowed[1] | Community Center | Employment Center | Central Business District | Interchange | Airport Support District |
|---|---|---|---|---|---|
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40% max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% | 10% | | |
| Recreation | 20% min. | 15% min. | 15% min. | 15% min. | 15% max.[4] |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| **Development Standards** | | | | | |
| FAR [2] Minimum | 0.25 | 0.25 | 0.25 | see note 3 | 0.35 |
| Maximum | 0.6 | 0.6 | 1 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
(2) Calculated per individual site or in the case of mixed use by development site.
(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.
(4) Open space percentage applies only to the residential portion of the Special Area Study.

The Policy Analysis beginning on page 10 of this study demonstrates that the proposed development is consistent with the City of Apopka Comprehensive Plan regarding a mix of land uses as found in Policy 3.1.r, and Policy 19.1 of the Future Land Use Element.

## Joint Planning Area/Plymouth Area Conceptual Master Plan

The 2004 Settlement Interlocal Agreement between the City of Apopka and Orange County, Florida establishes the Joint Planning Area between the two governments. The 2004 boundary of the Joint Planning Area included most, but not all of the subject property. Exhibit C of this report shows the northwestern portion of the Rubright Properties that were added to the Joint Planning Area Agreement in 2019.

The Interlocal agreement includes seven Small Area Studies for the unincorporated portions of the Joint Planning Area. The Small Area Study that includes the Rubright Properties is identified as the "Plymouth Area". The Conceptual Master Plan for the Plymouth Small Area Study includes all land that lies between West Orange Blossom Trail and the Lake Apopka Restoration Area, running from the northwest corner of the subject property, south to North Binion Road. (See Exhibit D - Plymouth Area Conceptual Master Plan). The area on the northeast side of West Orange Blossom Trail is part of the "West Area" Conceptual Master Plan and borders the subject property at the North Orange Blossom Trail boundary. (See Exhibit E - West Area Conceptual Master Plan).The Conceptual Master Plans of these Small Area Studies included land that was both within and outside of the City of Apopka, and represents the full urban build-out of these areas. While not binding to either the City of Apopka or Orange County, the Conceptual Master Plans provide insight into the ultimate build-out that the City foresees for this area.

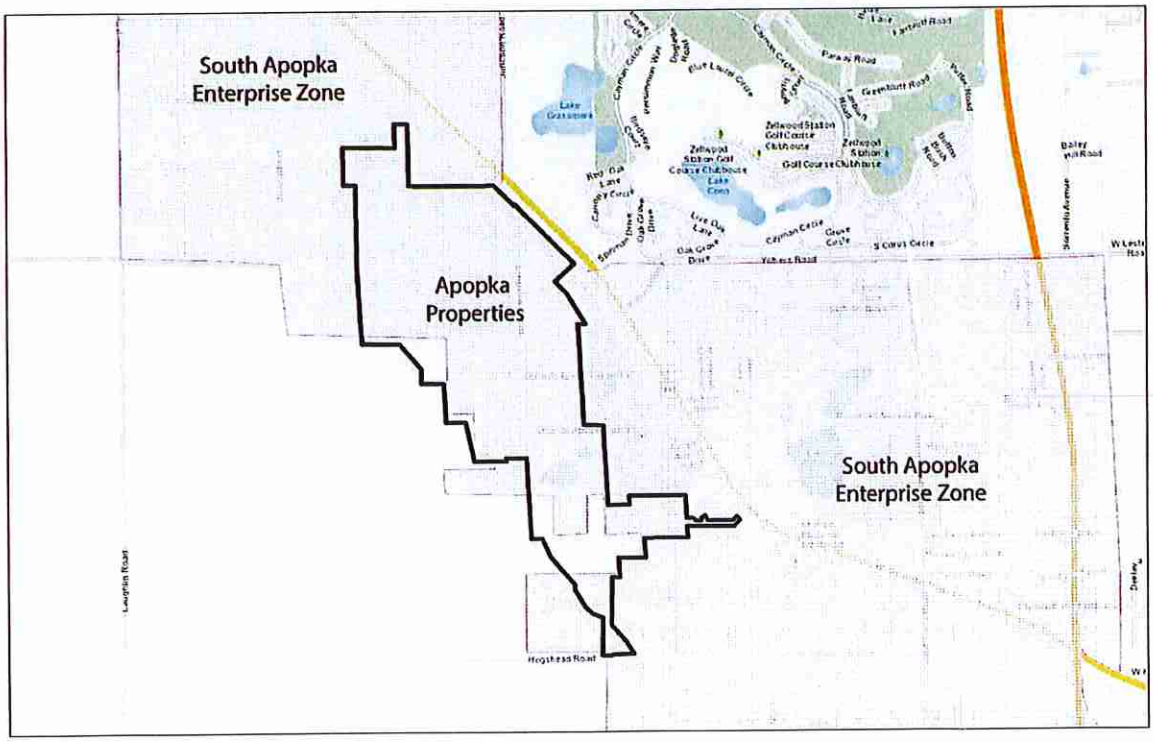
The Policy Analysis beginning on page 10 of this study demonstrates that the proposed development is consistent with the City of Apopka Comprehensive Plan regarding the Joint Planning Area and the associated Plymouth Small Area Study as found Objective 12, Policy 12.1, Policy 12.2, Policy 12.3, Objective 13 and Policy 13.2 of the Future Land Use Element.

The proposed Mixed Use – Airport Support District Future Land Use for the Rubright Properties is consistent with the Plymouth Small Area Study. The 3.2 million square feet of industrial uses in the proposed development program is consistent with the planned industrial land uses on the west side of the airport found in the Plymouth Area Concept Plan. The Airport Support District is a Mixed Use land use category that will encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices. The residential uses help to balance the land uses in the area and will avoid the over-allocation of industrial uses that would occur if the entire area were industrial.

## South Apopka Enterprise Zone

The Rubright Properties are also almost wholly within the South Apopka Enterprise Zone. The South Apopka Enterprise Zone is intended to be a catalyst for economic development and provides tax incentives to business based on employment within the zone. The industrial component of the development program is exactly the type of employment-based economic activity anticipated by the Enterprise Zone.

**Figure 3: South Apopka Enterprise Zone**

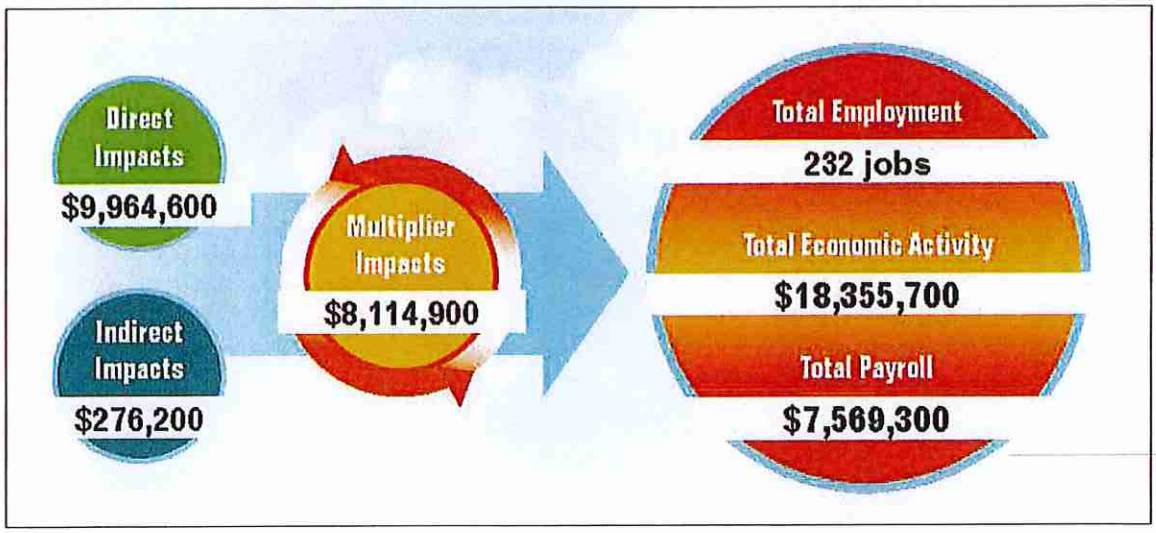


## Projected Need/Justification

The West Apopka area and the surrounding communities of Zellwood, Tangerine, and Mount Dora are experiencing growth that is influenced by the completion of the Western Beltway and Wekiva Parkway (SR 429). Located less than two miles east of the Apopka Properties, the Western Beltway provides quick access to Interstate 4, the Florida Turnpike, Downtown Orlando, and the tourist areas of the Orlando area. When completed in 2022, the Wekiva Parkway will provide the final leg of a beltway system that will complete a perimeter around the Metro Orlando area. The tolled expressway will provide travel alternatives and relieve US 441, SR 46 and other area roads of traffic congestion resulting from growth and travel between Orange, Lake and Seminole Counties.

The other predominate economic engine for this area is the adjacent Orlando Apopka Airport. The transformation of the airport from a small landing strip to a major economic engine began in 2004 when a developer purchased the airport and offered nearly 200 hanger lots for sale rather than lease. The developer also widened and extended the runway and added a parallel taxiway. The changes have been a catalyst for growth. As shown on the following info graphic from the Florida Department of Transportation, the Orlando Apopka Airport has annual direct economic impacts of nearly $10 million and total economic impacts of over $18 million[1].

**Figure 4: Orlando Apopka Airport Annual Economic Impact**




According the City of Apopka Comprehensive Plan 2030, population forecasts show total population for the City growing from 74,289 in the year 2020, to 125,538 in the year 2030.[2] Land use demand projections for the year 2030 for the City of Apopka show the need for additional acreage for Residential (7,879 ac.), Industrial (827 ac.), and Mixed Use (67 ac.) between the years 2009 and 2030.

[1] Florida Department of Transportation, *Economic Impact of Orlando Apopka Airport*, March 2010.
[2] Table 1-2, Population Forecasts, 2010-2030, *City of Apopka Comprehensive Plan 2030, Future Land Use Element.*

Over the 2000-2018 period, Orange County realized growth of 218,661 residential units, 160,546,905 square feet of commercial/retail and office space[3], and 54,389,616 square feet of industrial space[4]. During this same time frame, Northwest Orange County[5] realized growth of 21,505 residential units, 2,082,899 square feet of commercial/retail and office space, and 4,170,372 square feet of industrial space. These reflect the following Northwest subarea county capture shares: 9.8 percent of residential unit growth, 1.3 percent of commercial/retail and office space growth, and 7.67 percent of industrial space growth.

Orange County's long-range forecasts of residential and nonresidential growth, prepared for the 2011 Innovation Way study, indicate that projected growth in residential inventory would average 8,497 units per year over the 2010-2040 period. In addition, that same study indicated annual growth in commercial/retail and office space would average 2,196,048 square feet over the 2010-2030 period, and industrial space growth would average 1,642,200 square feet over this same horizon. Applying these annual projections to the next decade (2020-2030) would indicate forecasted growth of 84,970 residential units, 21,960,482 square feet of commercial/retail and office, and 16,422,000 square feet of industrial space countywide.

The application of slightly higher capture rate shares for the northwest subarea for the 2020-2030 period would be a reasonable inference, indicative of diminishing land inventory in other areas of the County and the specific location next to the airport. Applying a 12 percent capture rate for residential, 8 percent for commercial/retail and office, and 20 percent for industrial, would result in the following 2020-2030 growth forecasts for Orange County.

- 10,196 residential units
- 1,756,839 square feet of commercial/retail and office
- 3,284,400 square feet of industrial

The subject property's land use program has an appropriate scale of requested uses to accommodate this projected growth within the City of Apopka. As noted in the Policy Analysis section of this study, the location of the proposed development near a major employment center of the Orlando Apopka Airport is consistent with Future Land Use Element Policy 6.3 of the Comprehensive Plan Growth Management Policies.

## Utilities

The Rubright Properties are within the City of Apopka Service Area for water, sewer, re-use water and solid waste. The City owns and operates five water plants with an interconnected distribution system. According to the Policy 2.1.1 of the Infrastructure Element of the City of Apopka Comprehensive Plan 2030, the adopted level of service average for water consumption in the City of Apopka is 177 gallons per capita per day (GPCD). This level of service includes the water demand for residential and non-residential users. Through various conservation efforts, the City seeks to reduce the level of service from 177 GPCD to 137 GPCD by the year 2030.

[3] Vertical development on parcels with Florida Department of Revenue land use codes 11 – 39, based on effective year built designation

[4] Vertical development on parcels with Florida Department of Revenue land use codes 41 – 49, based on effective year built designation

[5] Defined as zip codes 32703, 32712, 32757, and 32776

According to the US Census Bureau estimates for 2013-2017, the average persons per household in Orange County Florida is 2.78. With 198 dwelling units the total projected population for the Rubright Properties is 550 people. The projected **water consumption** for the development is as follows:

| Projected Population | Adopted GPCD | Total Projected Usage (GPD) |
|---|---|---|
| 2,202 | 177 | 389,754 |

While the percentage of non-residential to residential uses are considerably higher than the overall mix within the City, the anticipated reduction in level of service by the year 2030 should offset the difference in land use. The concurrency management system will further ensure that potable water service is available at the time of development for both potable water and fire service.

The City of Apopka's adopted level of service for sanitary sewer is 81 gallons per capita per day (GPCD). This level of service is an average daily flow based on the population served by the system and the3 system wide flows generated within the utility service area. The projected flows for **Sanitary Sewer** at build out of the Rubright Properties is as follows:

| Projected Population | Adopted GPCD | Total Projected Usage (GPD) |
|---|---|---|
| 2,202 | 81 | 178,362 |

The Rubright Properties will extend utility lines to serve the proposed development. The City's utility system is designed to accommodate the growth, including the proposed development of the Rubright Properties through the year 2030. As noted in the Policy Analysis of this study, the proposed development is consistent with Future Land Use Element Policy 1.1, Policy 1.2, and Policy 1.6 regarding adequate public facilities.

## Schools

The Rubright Properties are within the North Area Learning Community of Orange County Public Schools. The following is a list of all schools on the North Area Learning Community:

**Figure 5: North Area Learning Community Schools**

| SCHOOLS | JURISDICTION | T-R | SCHOOLS | JURISDICTION | T-R |
|---|---|---|---|---|---|
| Apopka ES | Apopka | 21-28 | Riverside ES | County | 21-29 |
| Clay Springs ES | County | 21-28 | Rock Springs ES | Apopka | 20-28 |
| Dream Lake ES | Apopka | 21-28 | Spring Lake ES | Ocoee | 22-28 |
| Hungerford ES | Maitland | 21-29 | Wheatley ES | County | 21-28 |
| Killarney ES | County | 22-29 | Wolf Lake ES | Apopka | 20-28 |
| Lake Gem ES | County | 22-28 | Zellwood ES | County | 20-27 |
| Lake Silver ES | Orlando | 22-29 | Audubon Park School K-8 | Orlando | 22-30 |
| Lake Sybelia ES | Maitland | 21-29 | Apopka Memorial MS | Apopka | 21-28 |
| Lakeville ES | Apopka | 21-28 | College Park MS | Orlando | 22-29 |
| Lockhart ES | County | 21-29 | Lockhart MS | County | 21-29 |
| Lovell ES | County | 21-28 | Meadowbrook MS | County | 22-28 |
| Orlando Gifted Academy | Orlando | 22-30 | Piedmont Lakes MS | County | 21-28 |
| Pinewood ES | County | 22-28 | Wolf Lake MS | Apopka | 20-28 |
| Prairie Lake ES | County | 22-28 | | | |

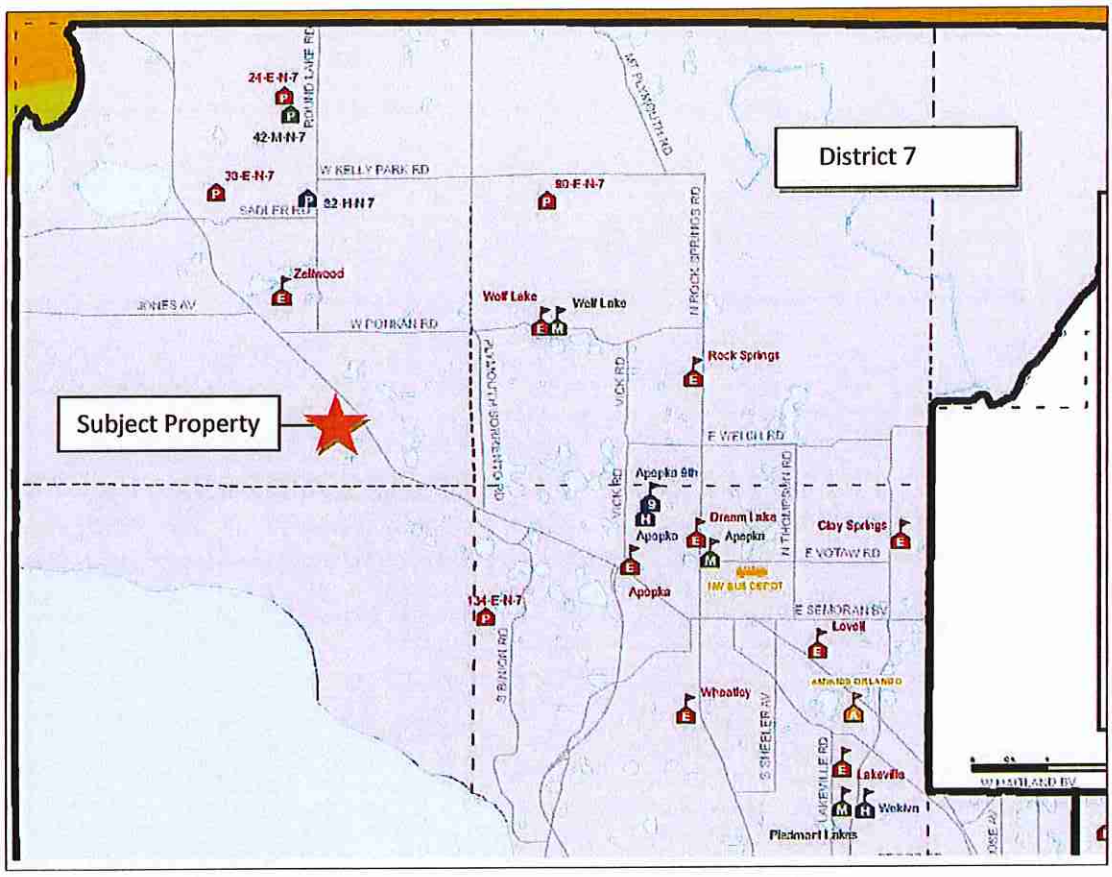
The proposed development is currently zoned for Zelllwood Elementary School, Wolf Lake Middle School and Apopka High School. According to attendance records from the 2017-2018 school year, Zellwood Elementary School is at 97% capacity, with 80 available seats, while both Wolf Lake Middle School and Apopka High School are over capacity (125% capacity and 111% capacity respectfully).

With a maximum of 792 residential dwelling units, the development will generate a total of 330 students. Based on Orange County Public Schools student generation rates, the proposed development will generate the following students:

| School Type | Generation Rate | Students |
|---|---|---|
| Elementary | 0.191 | 151 |
| Middle | 0.095 | 75 |
| High | 0.131 | 104 |
| **Total Students** | | **330** |

Figure 6 below shows the existing and planned schools within the North Area Learning Community. New elementary schools that are planned in close proximity to the Rubright Properties include 38-E-N located in the northeast quadrant of Sadler Road and West Orange Blossom Trail, approximately 1.2 miles to the northwest, and 134-E-N-7 located on South Binion Road, approximately 4.5 miles to the southeast. New middle school 42-M-N-7 is planned to be located off Round Lake Road and will provide relief capacity for Wolf Lake Middle School. The relief capacity for Apopka High School will be provided by the planned new high school (82-H-N-7) located near the intersection of Sadler Road and Round Lake Road.

**Figure 6: Orange County Public Schools Existing and Proposed Facilities 2018-2019**




## Recreation and Open Space

The adopted level of service standard for all park lands in the City of Apopka is 3 acres per 1,000 residents. As of 2009, the City owned and maintained recreation and open space lands of approximately 7.3 acres per 1,000 residents far exceeded the level of service. The Comprehensive Plan estimates that by the year 2030, the City would still have excess capacity within the recreation and open space lands, even without any additions. The projected demand for **parks and open space** generated by the maximum 198 dwelling units of the Rubright Properties is as follows:

| **Projected Population** | **Adopted LOS** | **Total Projected Demand** |
|---|---|---|
| 550 | 3 acres per capita | 1,650 acres |

The developer will work with the City of Apopka to identify specific deficiencies in the recreation and open space inventory identify methods to mitigate impacts that the proposed development will have on these deficiencies.

## Policy Analysis – City of Apopka Comprehensive Plan 2030

The proposed mixed use development of the Rubright Property is consistent with the City of Apopka Comprehensive Plan. Along with this Small Area Study, consistency with the Comprehensive Plan is implemented through the Annexation, Future Land Use Map Amendment, and Planned Development Rezoning of property. The following is a list of Future Land Use Element Goals and Policies related to the proposed development. Following each policy is an explanation shown in *italics* of how the proposed development with is consistent with or implements each of these related policies.

**GOAL 1**
Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population.

*The Apopka Properties meet Goal 1 of the Future Land Use Element by providing a logical expansion of the City boundaries into an easily accessible area, and providing a mix of uses that addresses both housing demand and employment opportunities.*

Policy 1.1
New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

*The proposed development is located within an area where public facilities are available without going below adopted levels of service.*

Policy 1.2
The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

*The City's concurrency management process will ensure that facilities are available concurrent with development.*

Policy 1.6
The City of Apopka shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

*The subject property has been annexed.*

Objective 3
The City of Apopka shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are

coordinated with planned and proposed regional and local transportation and other public facilities.

*The proposed development is a logical expansion of the existing urban area that will address future demand for growth.*

Policy 3.1
Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;
3. promote the most compatible, beneficial use to adjoining neighborhoods;
4. preserve significant environmental, topographical or natural features;
5. allow a variety of housing types;
6. accommodate mixed uses;
7. offer a maximum amount of open space and recreational amenities;
8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

Planned Unit Development may not be pursued simply as a means to circumvent traditional zoning requirements within the Land Development Code.

*The Planned Unit Development rezoning process will be utilized on the Rubright Property in order to implement a mixed-use development program that meets the performance standards established in this policy.*

Policy 3.1.r.
Mixed-Use
The primary intent of the Mixed Use land use category is toallow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on

location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

| Uses Allowed[1] | Community Center | Employment Center | Central Business District | Interchange | Airport Support District |
|---|---|---|---|---|---|
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40% max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% | 10% | | |
| Recreation | 20% min. | 15% min. | 15% min. | 15% min. | 15% max.[4] |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| **Development Standards** | | | | | |
| FAR [2] Minimum | 0.25 | 0.25 | 0.25 | see note 3 | 0.20 |
| Maximum | 0.6 | 0.6 | 1 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.

(4) Open space percentage applies only to the residential portion of the Special Area Study.

Designation of a Mixed-Use Category

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

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

*Part of the Comprehensive Plan Amendment application includes changes to Policy 3.1.r as shown above by the underline language. In short, a new mixed-use future land use designation called Airport Support District has been added to support the new employment center on the north side of the property and the*

*proposed residential development on the south side of the property. Since the property is located within the Plymouth small area, the location of the new Mixed-Use Airport Support District is consistent with the location criteria of this policy.*

**Policy 3.14**
The City shall consider the following when evaluating land use amendments, especially changes from very low density categories to higher density categories and voluntary annexation requests:

- ☐ Whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- ☐ The availability of public facilities and water supplies to service a more dense or intense land use; and
- ☐ Multi-modal transportation linkages between proposed residential use and neighborhood.

*The proposed development meets all the criteria for converting very low density land (rural in Orange County) to higher density (Airport Support District) as outlined in Policy 3.14.*

Policy 6.3
The development of a variety of employment centers shall be encouraged in large scale planning developments in an effort to maximize the development's internal capture rate.

*The proposed development is a rare opportunity to add to the inventory of employment-based land uses in a location that is easily accessible and compatible with the surrounding land uses. The proposed industrial uses are separated from existing residential by the four-lane divided US 441/West Orange Blossom Trail and the CSX rail line. Proposed residential is buffered from the employment center and the airport. The proposed mixed uses will provide an opportunity for internal capture within the development and the community at large.*

Objective 12
The City shall maintain regulations in the LDC to implement the four Small Area Concept Plans for the Expressway, Plymouth, West and Northwest study areas.

*As noted, the proposed development is consistent with the intent of the Plymouth Small Area Study by including the employment center use with up to 3.2 million square feet of non-residential development.*

Policy 12.1
The City shall coordinate with Orange County to shape the growth in this part of the county in a manner consistent with the Small Area master plans included within the Future Land Use Element.

*As noted, the proposed development is consistent with the intent of the Plymouth Small Area Study by including the employment center use with up to 3.2 million square feet of non-residential development.*

**Policy 12.2**
Areas shown and assigned land use designations in the Small Area Study Master Plans which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses. Should these areas be annexed, a Comprehensive Plan amendment will be required to officially designate them on the Future Land Use Map consistent with the land uses shown on the master plan included within the Future Land Use Element.

*The proposed mixed-use development program is consistent with the intent of the Plymouth Small Area Study. The proposed industrial is consistent with the Plymouth Conceptual Master Plan and the introduction of residential will help meet the housing demand in an appropriate location.*

Policy 12.3
All development proposed within the boundaries of the four small area studies shall incorporate the following elements to the maximum extent feasible:

1. Public view/access to natural lakes within the study areas shall be preserved.
2. Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between the roads and the lakes.
3. Local streets should be designed in a grid system to the maximum extent possible and relate functionally to the surrounding arterial road network.

*The proposed development includes a road system that is parallel to and connects to US 441/West Orange Blossom Trail in as many locations as possible. Consistent with this policy, the internal road system will be designed in a grid system to the maximum extent possible.*

Policy 12.7
The City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issues addressed in the Lake Apopka Planning Initiative, including protection of public access to Lake Apopka; protection of view sheds; integration of recreational uses; and incorporation of water-oriented commercial and recreational uses that can support eco-tourism.

*By extending Wesley Road through the subject property, the proposed development may provide future access to the Lake Apopka Preservation area to the west of the property.*

Policy 12.12
The City shall ensure that the land development code includes requirements for adequate buffering to be provided between the airport/industrial uses and residential areas shown in the Plymouth master plan.

*The proposed industrial development within the Rubright Property will be buffered from all planned and existing residential development.*

**OBJECTIVE 13**
The City of Apopka shall implement the Joint Planning Area Agreement (JPA) between the City of Apopka and Orange County adopted on October 20, 2004.

*As demonstrated by this Small Area Study, the proposed development is consistent with the City of Apopka and Orange County Joint Planning Area.*

Policy 13.2
The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:
a. Joint planning area;
b. Utilities/On site disposal systems; stormwater; Wekiva Parkway Interchange Land Use Plan;
c. Planning and development within the Joint Planning Area;
d. Public Services.

*This small area study, along with the annexation, Future Land Use Map amendment and the Planned Development rezoning will facilitate coordination between the City of Apopka and Orange County.*

Objective 19
New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

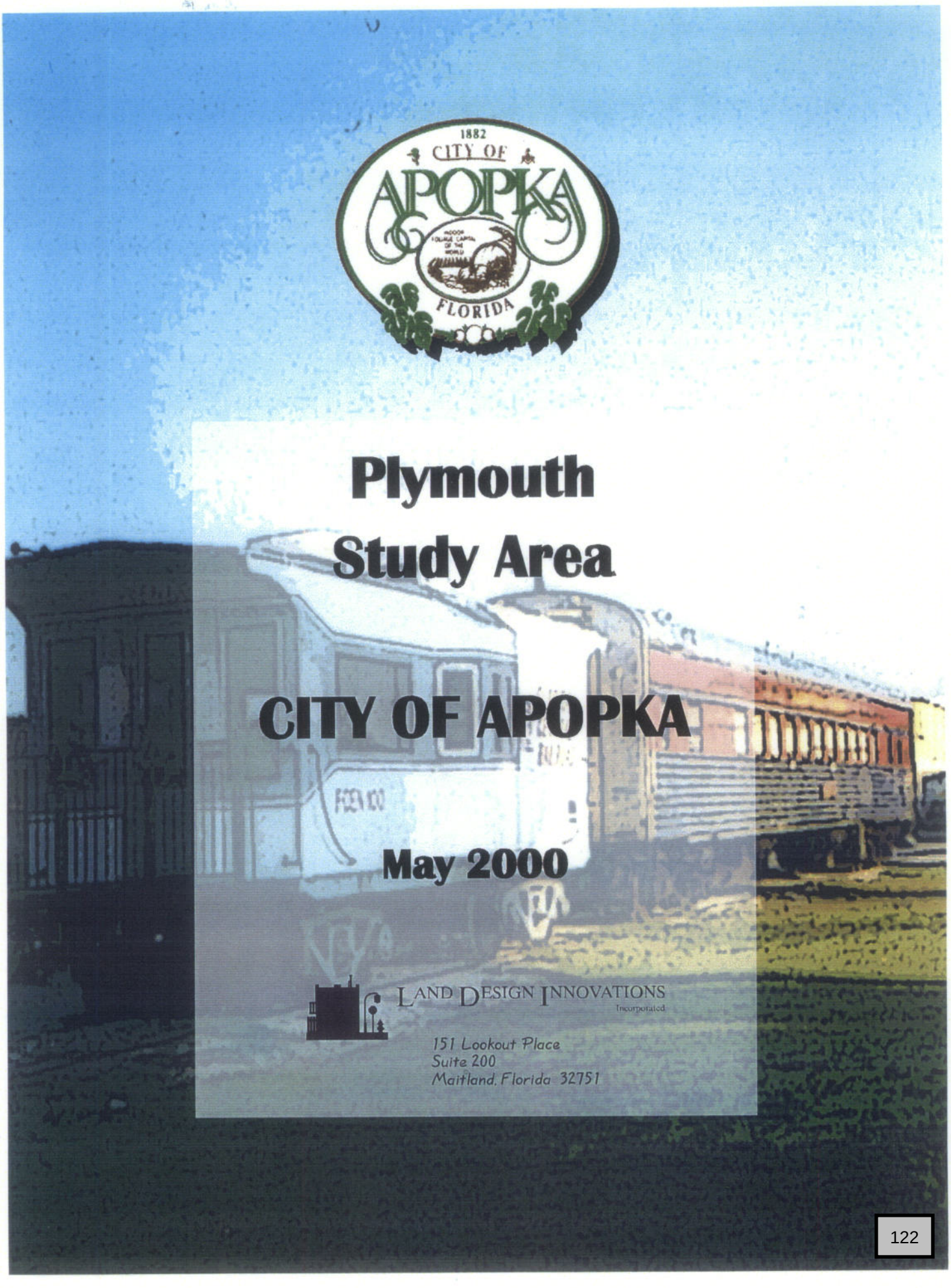
*The proposed mixed-use development of the Rubright Property is consistent with the objective of reducing urban sprawl.*

Policy 19.1
Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

*The proposed Planned Development rezoning will serve to implement pedestrian friendly street design.*

**“Exhibit F”**

**Plymouth Study Area**



# Plymouth Study Area

## CITY OF APOPKA

**May 2000**

LAND DESIGN INNOVATIONS
Incorporated

151 Lookout Place
Suite 200
Maitland, Florida 32751

# Plymouth Study Area

*Prepared for:*

**City of Apopka**
**City Hall**
**120 East Main Street**
**Apopka, FL 32704-1229**

**May 2000**

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The Apopka Community Development Department gratefully acknowledges those people who contributed to this document, and to those people who took part in the public participation process.

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## Introduction

Apopka is a city with a rural heritage. This heritage is evident in the numerous farms, nurseries and agricultural enterprises remaining in the City. The City's economy has historically been dependent upon agriculture and the fern industry. In addition, Apopka once had a thriving downtown and regional railroad access that encouraged many industries to make the City their home. Unfortunately, the dichotomy between the rural scenic beauty and the urban character of large industrial users were not often well blended and the visual unity of the City has not been maintained.

The establishment of less attractive industrial uses is most evident along the City major streets, which carry the highest volumes of traffic. The result has been a loss of the rural image along these major arterials and a lack of consistency with residential areas.

The City is anticipated to experience enormous growth pressure as a result of the proximity of Apopka in the Orlando Metropolitan region. The location and character of the Plymouth area and its access to the region make it ideal for continued industrial development.

Careful consideration of the growth patterns and design of future development in the Plymouth area must be considered to regain some of the pastoral scenic character of rural Apopka and prevent further proliferation of blighted areas, especially along highly visible roadways and highways such as US 441, which establishes the image of the City within the region. Transitional land uses and buffers must be required between rural residential areas and developing urban areas to tie the Plymouth area together into a unified, well-designed whole.

## Economic Overview

Through legislation enacted starting in 1985, the St. John's River Water Management District (SJRWMD) was directed to restore Lake Apopka to a Class III water body, fit for wildlife and recreation. In 1996, the Florida Legislature directed that the "muck" farms along the lake's northern shore be purchased and restored. The Legislature and USDA Wetlands Reserve Program have provided the $103 million in funding for the acquisitions that were completed in August 1999. With the 14,000 acres of former muck farms now out of production, further application of pesticides and fertilizers has stopped at those sites. Ending the runoff of fertilizers was necessary to clean up Lake Apopka and the associated impacts to the downstream Harris Chain of Lakes; however, the economic benefits that this industry brought to the City have been lost.

In 1999, the State of Florida Office of Tourism, Trade and Economic Development designated the Lake Apopka Enterprise Zone, which encompasses areas suffering adverse economic impacts due to governmental acquisition of Lake Apopka farmlands in conjunction with the Lake Apopka Restoration Plan. The Plymouth Study Area is located within the Lake Apopka Enterprise Zone. This enterprise zone is scheduled to terminate five (5) years following the established effective date.

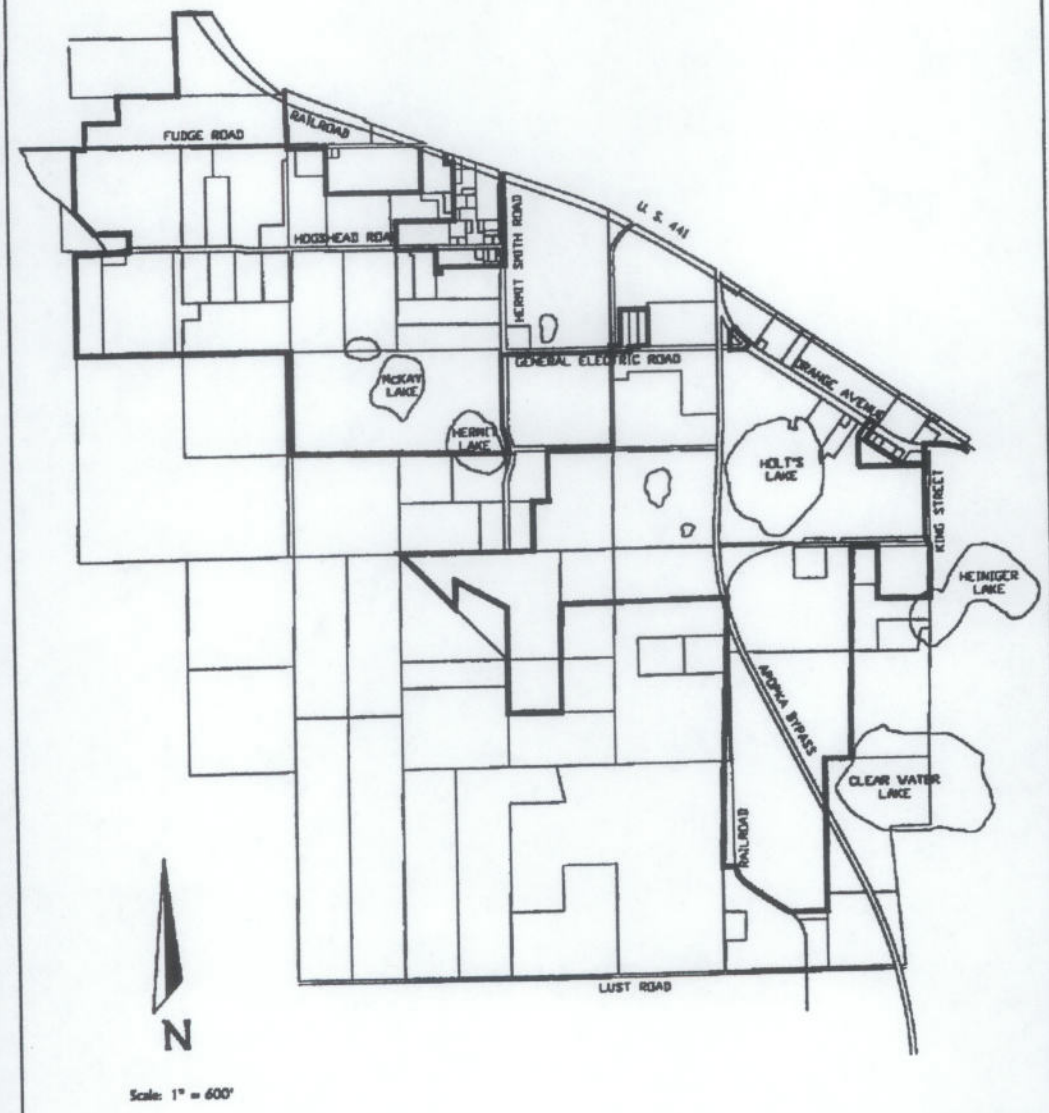
The goal of the enterprise zone concept is to induce the private sector to invest its own resources in productive enterprises that rebuild the industrial and commercial viability of the areas and provide jobs for residents of the areas. In order to provide the private sector with the necessary incentives to invest in such distressed areas, the following incentives were established:

- Sales tax credits for job creation;
- Sales tax refund for building materials;
- Sales tax refund for business equipment;
- Corporate income jobs tax credits;
- Community contribution tax credits; and,
- Corporate tax credit of property taxes paid.

## Location of Study Area

The Plymouth Study Area is located in the western area of the City of Apopka in northwest Orange County. Lake and Seminole Counties are within five miles of the City. Exhibit 1 in Appendix A shows the general location of the study area in relation to the remainder of the City.

The Plymouth Study Area boundaries were defined at the commencement of the process. Apopka's Plymouth Area is generally located northwest of the downtown area, south of West Orange Blossom Trail, north of Lake Apopka and it extends just east of the Orlando Country Airport. The study area includes land both within the City limits and unincorporated areas of Orange County. The Expressway Study area is located directly to the east and the West study area is located directly to the north of the Plymouth area. A base map depicting the boundaries of the study area is shown on the following page.




LAND DESIGN INNOVATIONS

Study Area Basemap

CITY OF APOPKA FLORIDA

PLYMOUTH AREA

## Existing Conditions Analysis

The City of Apopka currently has an estimated population of 22,724 residents located within 15,607 acres. As previously discussed, the City developed around agricultural related commerce shipping citrus and ferns by railroad. Today, Apopka serves mostly as a bedroom community with few major employment centers within the City limits. Several of the major employment centers are located within the Plymouth study area, such as Acco, Coca Cola and Environworks.

The Plymouth area comprises approximately 2,042 acres. An analysis of the existing use of the land within the Plymouth area and regional development patterns surrounding it was conducted to prepare this study. The analysis of existing conditions included the preparation of a series of maps depicting the existing conditions within the study area.

### *Property Ownership*

Property ownership patterns were analyzed to determine where agglomerations of land holdings were located within the study area. Exhibit 2 illustrates not only the owners of specific parcels, but also shows some existing land use limitations, such as conservation areas. Existing businesses and residential areas, and the Lake Apopka restoration project provide limitations for additional development or changes in future land use. As shown on the map, there are several large-scale property owners in the study area. Larger properties often provide better opportunities to incorporate continuity into development design and make an impact on the economic base. The exhibit also shows Apopka's municipal boundary, which can be very useful for determining properties that are under the same ownership but split between the City and County boundaries. Exhibit 2 should be utilized as a tool to coordinate efforts between adjacent property owners to incorporate good design principles and sound planning techniques. In addition, the exhibit is useful for determining logical annexation strategies.

### *Natural Features*

The Plymouth Area is divided into two predominant physiographic features. Most of the study area that is parallel to US 441 is non-forested upland, which provides a very sound foundation for development. The majority of the remainder of the study area falls within the Lake Restoration Area that was recently acquired by the St. John's River Water Management District. There are some major development limitations in the Plymouth Area as a result of the Lake Apopka Restoration Area and 100 Year Flood Zone. There are several forested wetland areas adjacent to the lake restoration boundary, and also several natural lakes. The majority of the larger lakes are on the east side of the study area. There are only a few areas identified within the center of the study area that are comprised of forested upland. Exhibit 3 in Appendix A identifies the location of the physiographic features in the Plymouth Area.

### *Floodplains/Major Basins*

The Plymouth study area is located entirely within the Lake Apopka Drainage Basin. About thirty (30) percent of the study area falls within the 100-year floodplain associated with Lake Apopka. This area is also the Lake Apopka restoration area owned by the St. John's River Water Management District. Other 100-year floodplain areas are located around the smaller lakes in the study area. Some of the floodplains link the small lakes together. Exhibit 4 in Appendix A depicts the location of the floodplains and major drainage basins in the area (including the Wekiva River Drainage Basin,

which is located to the north of the Plymouth Study Area) based upon information received from the Federal Emergency Management Agency.

### *Conservation Areas*

It should be noted that there are several conservation areas identified in connection with the Lake Apopka Restoration Area. Exhibit 5 shows the location of the conservation areas as identified on the County's Land Use Map. These conservation areas were verified with the SJRWMD, and were identified as mostly hardwood and shrub swamp.

### *Drainage Sub-Basins*

General stormwater flow patterns in relation to the 100-year flood zones and lakes are shown in Exhibit 6 in Appendix A. This exhibit shows the drainage sub-basin divides that are located within the Plymouth Study Area.

### *Existing Land Use*

The majority of the Plymouth Study area is currently vacant and land outside of the restoration area is capable of accommodating significant growth. Exhibit 7 in Appendix A identifies the location of existing land uses in the study area both within the City limits and adjacent County areas.

Large blocks of active agricultural uses exist in the Plymouth Area. The predominant agricultural uses are orange groves and wholesale plant nurseries. Development encroachment in the vicinity of these areas will have to be carefully managed to prevent negative impacts to the groves and nurseries. It is anticipated that some of the agricultural lands will be sold for development in the future.

There are a few very small concentrations of low density and rural residential uses, including a mobile home park along US 441. These residential uses are dispersed along the north and east side of the study area. Some of the rural residential may have the potential for redevelopment in the future. The land uses adjacent to the low density residential uses will need to transition or incorporate appropriate buffering techniques.

There is a concentration of industrial uses along US 441 in association with the railroad. A percentage of the older industrial parks and large manufacturing companies have not maintained their facilities or provided any aesthetic amenities; therefore, some of the industrial areas are showing signs of blighted conditions and are a disincentive to attracting future economic development to the area. There is very little commercial and office development in the study area.

The St. John's River Water Management District, as part of the Lake Apopka Restoration Project, is currently coordinating the re-use of the muck farms along Lake Apopka. The overwhelming majority of the existing development in the Plymouth Area is low density/intensity and could accommodate additional development or redevelopment. Many existing sites are underutilized.

### *Community Facilities and Parks*

There are currently few community facilities in the study area. One of the most important facilities that will impact future development in the Plymouth area is the privately owned Orlando Country Airport. Exhibit 8 in Appendix A shows the limited community facilities that currently exist. There are two churches located near US 441; a brand new municipal fire station on Orange Avenue; a

cemetery located centrally in the study area; and the Plymouth Citizens Improvement Committee facility near Binion Road.

### *Utilities*

Currently, water and sanitary sewer facilities are available to accommodate development on the east side of the study area. Exhibit 9 in Appendix A shows that the City of Apopka currently provides water and sewer service along General Electric Road, Orange Avenue and Binion Road. Orange County currently provides water services, but not sewer services, along Hermit Smith Road and General Electric Road within the study area. The developments along these roads currently provide their own septic systems.

The City is currently working on a utilities master plan. The plan will establish utility service area boundaries and will identify future utility improvements in the area. Preliminary maps show that new potable water lines will be installed along Conrad Road, Hermit Smith Road, T. L. Smith Road, Peterson Road and Lust Road. The sewer master plan was not available at the time this report was prepared.

According to the Orange County Utilities Department, Orange County plans to add water service along Orange Blossom Trail west of Hermit Smith Road as well as sewer service along Orange Blossom Trail from approximately Hermit Smith Road east to Orange Avenue then along West Orange Avenue to Binion Road. Orange County expects to complete these additions in 2003.

### *Transportation*

The Plymouth area currently has access to more modes of transportation for economic development than any other area in the City. Exhibit 10 identifies the multiple types of transportation currently available and proposed in the Plymouth area. One of the major transportation related influences on future development will be the completion of the Apopka Bypass. The Bypass is an extension of Maitland Boulevard, which is proposed to end approximately at the intersection of Orange Blossom Trail and Orange Avenue. The resulting vehicular node is cause for careful consideration of the immediate adjacent land use, since this will become a major intersection.

Another influential transportation element is the Orlando Country Airport. The airport can tremendously impact the types of future development around it. The City should plan ahead to prevent conflicts between incompatible land uses while at the same time allowing ample room for needed expansion of the facility for economic development purposes.

The Florida Central Railroad, which runs along SR 441, is currently used for freight trains only but has the potential to become a commuter line. Representatives of the Florida Central Railroad, have noted that FCR is in the process of obtaining approval for the commuter line and, if approved, they expect it to be in operation by the year 2003. There is also an undeveloped railroad right-of-way that runs just west of Binion Road, between Holt's Lake and south of Lust Road. The potential use of this right-of-way would impact the land uses along its path.

The proximity of the Western Expressway (SR 429), currently under construction east of the Plymouth Study Area, will also have an effect on the traffic patterns and the uses locating within the study area. The road, which runs north south, will connect the City of Apopka with the south

portion of Orange County, providing an alternative route to I-4 and US 441. Access to the Western Expressway from the Plymouth Study Area will be provided through the Apopka Bypass.

Exhibit 10 shows the major roads, railroad tracks and local paved and unpaved roads throughout the Plymouth area.

## Land Use Analysis

After examining the existing conditions, LDI identified several factors that may provide some opportunities and limitations to development in the Plymouth Area. Some of the major factors are identified below:

- Western Expressway and Apopka Bypass
- 100-year floodplains
- St. John's River Water Management District property and the ongoing Lake Apopka Restoration Project
- Orlando Country Airport
- Lakes
- Conservation areas
- Existing businesses (e.g. nurseries and industrial plants)
- Existing rural residential uses
- Existing orange groves
- Areas without utility service

After thorough analysis of these limitations, LDI determined that five of these remain in a state of final development, with no potential for new development or redevelopment:

- Western Expressway and Apopka Bypass
- St. John's River Water Management District property and the proposed Lake Apopka Restoration Area (asset for eco-tourism)
- Orlando Country Airport (economic development stimulator)
- Lakes (visual amenities)
- Conservation areas (visual amenities)

These areas of limited use will still be included in the conceptual master plan for the Plymouth area as they could be marketed in the future for sale and/or prepared for development through physical and environmental reclamation practices. The other limitations mentioned above have alternative solutions to allow for development or redevelopment.

## Approach to Conceptual Master Plan Process

The approach taken to prepare the conceptual master plan included several steps. After the initial data collection phase, the City's consultant team evaluated the natural site constraints and existing development conditions. Several meetings were held with City personnel and other agencies to verify and gather more in-depth information for the conceptual master plan.

### *Community Coordination*

City staff members provided tours of the study area to the Consultant team to review the existing conditions and current development patterns in the Plymouth area. The consultants then prepared a property ownership map (Appendix A, Exhibit 2). City staff mailed flyers to all the property owners explaining the purpose of the study and requesting their attendance at a community workshop.

The community workshop was held on Saturday, February 5, 2000 at Apopka Elementary School located at 675 West Dixie Highway. Approximately 31 individuals attended the workshop. Twelve of the attendees were City officials, staff members, agency representatives or consultants, while the remaining 19 attendees represented property owners and/or residents. The attendance roster from the workshop is included in Appendix B.

The Apopka Community Development Director kicked off the workshop with introductions and a greeting to participants. LDI then gave a PowerPoint presentation to identify stakeholders in the Plymouth study area and major issues that were uncovered in the original analysis. A copy of the PowerPoint presentation is also included in Appendix B. After the presentation, four alternative conceptual master plans prepared by the Consultant team were presented to initiate discussion among the workshop participants. The four alternative concepts presented during the workshop are included in Appendix B. The workshop attendees were divided into groups to develop their ideas on basemaps of the study area.

### *City Coordination and Participation*

The City of Apopka Community Development Department is the lead agency for the preparation of the Plymouth Area Study. The majority of the Community Development Department staff members were present to facilitate the community workshop and respond to questions. A representative of the City Public Works Department was also available to answer questions.

### *County Participation*

Since the study area encompasses land within both the City of Apopka and unincorporated Orange County, coordination between the City and the County was a major component of the conceptual master plan process. A meeting was held between the Orange County District 2 Commissioner and the City's consultant team to discuss major issues and the potential to coordinate development efforts in the Plymouth area.

In addition, representatives from the Orange County District 2 Commissioner's office and the Orange County Planning Department were invited to attend the workshop. An Aide to the Orange County District 2 Commissioner was able to participate in the community workshop and acted as a liaison providing feedback to the County.

### *School Board Coordination*

A representative of Orange County Public Schools was contacted and copies of the alternatives were provided to him for review. The Plymouth area conceptual master plan shows possible locations for schools; however, additional studies of densities and buildout scenarios will be necessary to determine the best locations for school siting.

### *Coordination with SJRWMD, ECFRPC and Friends of Lake Apopka*

The St. John's River Water Management District (SJRWMD), in conjunction with other state, federal and local agencies, has made extraordinary efforts in recent years to improve the quality of Lake Apopka. Lake Apopka is known for having the "poorest water quality of any large lake in the State." The SJRWMD has been working diligently to prepare a restoration plan for the muck farms recently purchased along Lake Apopka. A representative of the SJRWMD was in attendance and participated in the workshop. The SJRWMD representative provided and presented maps showing the current restoration planning to the workshop participants. The SJRWMD has an interest in guiding new development in the basin to ensure protection of the improved water quality resulting from the restoration project.

The SJRWMD, the East Central Florida Regional Planning Council (ECFRPC) and Friends of Lake Apopka, a non-profit public interest group, have begun a planning initiative to address issues related to new development in the Lake Apopka basin and its effect on water quality. The initiative includes efforts from two counties, six cities, the ECFRPC and the SJRWMD.

A Steering Committee has been formed to address issues in the basin and includes elected officials from Lake and Orange Counties and the cities of Apopka, Ocoee, Winter Garden, Oakland, Monteverde and Clermont. The planning initiative is in the initial stages and no data is available at this time.

The Plymouth Area is within the Lake Apopka basin. Therefore, the Plymouth Area Conceptual Master Plan addresses several of the issues initially identified by the Lake Apopka planning initiative. They include protection of public access to Lake Apopka; protection of viewsheds; integration of recreational uses; and incorporation of water oriented commercial and recreational uses that can support eco-tourism. Several trails, parks and boardwalks have been proposed along the edge of the restoration area.

### *Preparation of the Plan*

Subsequent to the workshop, the Consultant team compiled all the issues documented on the base maps from each work group and prepared a final conceptual master plan. The key issues that created the foundation for the final conceptual master plan are identified in the next section.

## The Plymouth Area Conceptual Master Plan

The primary issues identified by the Consultant team, City staff and the workshop participants were:

- The protection of Lake Apopka and the establishment of buffers between development and the lake restoration area.
- The need to encourage new industry types compatible with the environment to compensate for the loss of the muck farms in the area.
- The opportunity for public access to Lake Apopka and other smaller lakes in the area.
- The lack of alternative roads within the area to relieve the traffic on US 441.
- The need to improve the image of the Plymouth area, especially as seen from US 441.
- The opportunity presented by the location of the railroad, the airport and US 441 in the Plymouth area with regard to the establishment of industrial uses.
- The need to protect and improve the quality of existing residential developments in the area.
- The need to provide for a gateway to the Plymouth community.
- The potential for redevelopment/reuse of the train depot at the intersection of US 441 and the Apopka Bypass.

### *Gateways and Community Landmarks*

One important component of a community is the presence of landmarks or gateways that give identity or a visual sense of place. Based upon the Plymouth community workshop and the proposed conceptual master plan, one potential gateway location and a few major intersections have been identified for special aesthetic treatments to unify the community. The proposed gateway would be at the intersection of the proposed extension of Lust Road with US 441. This gateway would not only mark the entrance to the Plymouth area but would also mark an entrance to the City of Apopka. Major intersection amenities are proposed in the area where the Apopka Bypass would intersect with Lust Road; where the Bypass would intersect US 441; and the intersection of Hermit Smith Road and US 441. Proposed treatments of these areas include signage; the creation of a park in conjunction with the redevelopment and reuse of the train depot; specialized landscaping, street signs and street furniture; and, the encouragement of development of public plazas and architectural details at major intersections.

### *Land Uses*

The appropriate location for land uses was determined based upon the local community's desires, natural features, and existing and proposed public service improvements. Major land uses categories and their proposed locations are identified below.

**Agriculture & Nurseries**

The Master Plan shows a few areas as agriculture/nursery. Most of these are already established uses that are encouraged to stay. The type of farming or processing allowed, however, would need to be consistent with the Lake Apopka Restoration Plan.

**Residential**

Residential uses exist and are proposed within the Plymouth area. Currently, all residential uses in the study area are predominantly rural in nature, with the exception of the one mobile home park along US 441.

There are several lakes, wetlands and conservation areas identified that can provide a natural environment compatible with low-density residential development. Very Low Suburban residential densities (up to 2 dwelling units per acre) are proposed around McKay and Hermit Lakes and the areas between the Lake Apopka Restoration Area and higher intensity uses. Low densities (up to 5 units per acre) are proposed north of Clearwater Lake. Public view/access to the lakes in this area should be preserved by requiring the location of roads, instead of the homes, adjacent to the lakes. Parks, schools and community facilities are also recommended along lakes.

**Commercial**

Based on the availability of retail uses on the north side of US 441, and the proposed location for additional retail at the intersection of Lust Road and the Apopka Bypass (Expressway Corridor Study Area Master Plan), the amount of retail use proposed for the Plymouth area is very limited, and should only include those uses intended to serve the immediate neighborhood. Retail use is proposed on Hogshead Road, just west of proposed and existing residential uses; at the northwest intersection of Lust Road and the Bypass; and at the intersection of Peterson Road and the Apopka Bypass. Commercial uses should not be permitted to dominate all four quadrants of any given intersection in the Plymouth area.

Retail is also one of the uses encouraged in the mixed-use employment center designation on the conceptual master plan. The amount and design of the retail in the mixed use area will be critical to create a viable economic base that does not merely duplicate strip commercial development or big box department stores. Many communities such as Winter Park, Boca Raton and Reston have developed very successful retail components that are complimented by the incorporation of residential and office uses. Mixed-use developments become community landmarks just by their nature and often incorporate community gathering spaces.

**Office**

The potential for the extension of Class A office building parks into Apopka cannot be underestimated. The type of development occurring along Maitland Boulevard has had very positive impact on the economic base of Maitland. The Apopka Bypass will be an extension of Maitland Boulevard. This development trend is encouraged to continue along the Apopka Bypass. The potential will be even greater due to the connection of the Apopka Bypass to the Western Expressway.

The mixed-use employment center designations are ideal for the location of office buildings or office parks. Although these locations are conveniently placed for access from adjacent neighborhoods, they also serve as an employment draw from areas outside Apopka based upon the new regional transportation access.

**Industrial**

As noted above, the location of the Orlando Country Airport, railroad tracks and train depot within the Plymouth area, makes it an ideal location for industrial uses, especially those heavily dependant on these types of transportation. The proposed conceptual master plan shows heavy industrial uses around the Orlando Country Airport and around the train depot area. Light industrial uses are proposed along the railroad tracks and between the Florida Central Railroad right-of-way and the Apopka Bypass. New industrial uses and the expansion of existing businesses should be carefully

designed to contribute to the creation of a positive image of the Plymouth area and the City in general, and to protect the residential neighborhoods from visual or environmental impacts.

- *North Orlando Country Airport*: The location of the North Orlando Airport in the Plymouth area is a positive asset, as it helps attract businesses dependant on air travel; however, due to its proximity to some existing residential uses, it could be seen as a nuisance. The master plan shows industrial uses around the airport, and some higher density residential uses adjacent to the industrial areas. It is imperative that adequate buffering be provided between the airport/industrial uses and residential areas. The airport is currently in the process of obtaining permits for expansion.

- *Train Depot*: There is currently a train depot located between US 441 and Orange Avenue. It is currently used for freight only. Florida Central Railroad representatives have noted that FCR is in the process of getting approval for using the railroad and depot for a commuter line and, if approved, they expect it to be in operation by the year 2003. The master plan proposes the rehabilitation of the train depot as a train station. A commuter train running between Tavares and Orlando would alleviate the traffic congestion on US 441. The City should take advantage of the location, architecture and significance of the building to create a landmark representing the character of the Plymouth area. The master plan shows a park and industrial uses adjacent to the depot.

**Conservation**

The Orange County Future Land Use Map shows a few pockets of Conservation in the Plymouth area. The Consultant team has worked with the SJRWMD to properly identify those areas in the master plan.

The Master Plan also shows areas designated as conservation or recreation between the proposed extension of Lust Road and Lake Apopka. Although most of these lands are already owned by the SJRWMD, there may be a few parcels under private ownership. The City may want to consider using a Transfer of Development Rights program to preserve these lands.

## *Community Facilities and Parks*

Parks are recommended within a 3/4-mile radius of all proposed residential areas for easy "walk-to" access. The master plan shows potential parks adjacent to existing lakes to take advantage of the natural environment and, at the same time, to protect the public access and use of these amenities. Neighborhood parks may not include parking and may have only minimal amenities. Amenities in neighborhood parks may include open play areas, tot lots, fitness equipment, picnic areas, benches, tables and trash receptacles.

Community parks are also recommended on the conceptual master plan to provide natural gathering places. These types of parks should be strategically located and should provide community facility buildings and recreational facilities to meet the level of service demand for the area. Adequate parking should be provided depending on the types of uses on site.

In response to the need to protect the area around Lake Apopka from the encroachment of development, the Consultant team is proposing a scenic boulevard and a boardwalk running

between the Apopka Bypass and US 441, parallel to the restoration area boundary. There will be areas of open space, parks, and nature trails to the southeast of this boulevard.

Adequate open space is also reserved on individual sites by means of the City's Land Development Regulations. However, strategic locations for open space that will benefit the community should be encouraged through site design standards.

Proposed park areas should be connected through the eventual network of local neighborhood streets and thoroughfares. It is highly recommended that designated striping for on-street bicycle paths be incorporated into residential areas. One great opportunity for a pedestrian/bicycle connection between the restoration area and the rest of the City would be the existing Florida Central Railroad right-of-way. A park and trail conceptual master plan is necessary to determine ownership issues and the best locations and provisions for interconnection to existing facilities, as well as the natural environment.

A more detailed study of the buildout of the area will be necessary to properly locate educational facilities. The conceptual master plan does include potential locations for public and institutional uses, which include school facilities, based upon the proximity to residential communities.

### *Utilities and Public Service Improvements*

The City of Apopka is currently working on a master plan for utilities in the northwest and west areas of the City. This plan establishes utility service boundaries, and identifies deficiencies and future improvements necessary to serve the projected population in this part of the County.

### *Roadways*

The proposed Apopka Bypass gives promise to become an excellent connector for the east and west sides of the City. The alignment of the Apopka Bypass in the conceptual master plan is only preliminary. Final design had not begun at the time of this report.

The Plymouth area conceptual master plan shows a proposed roadway connecting the Apopka Bypass with the Airport. This road is intended to provide appropriate access and traffic circulation for future development patterns, as well as an alternative to utilizing US 441, which is already experiencing level of service deficiencies. This roadway, which would be an extension of Lust Road to the northwest, is proposed as a tree-lined, scenic boulevard that would service the entire Plymouth area and serve as a boundary for the expansion of development to the south and southwest. Between this roadway and the lake area, the Master Plan proposes the construction of a boardwalk and defined public parks areas.

There are two roads in the Plymouth area which, considering their size and location, carry a heavy load of traffic. One of them is Fudge Road, which is currently very narrow, and Hermit Smith, which traverses through a residential neighborhood. The consultant team recommends that these roads be paved and widened, and that sidewalks and landscaping be installed for the length of these facilities.

LAND DESIGN INNOVATIONS
151 Lookout Place
Suite 200
Maitland, Florida 32751
Phone: 407-975-1273
Fax: 407-975-1278

# Plymouth Area

CITY OF APOPKA FLORIDA

# Conceptual Master Plan

# Appendix A

## Exhibits

**Please contact the Apopka Community Development Department regarding Appendix A - Exhibits 1 through 10**

# Appendix B

# Community Participation

# City of Apopka

# Small Area Land Use Studies Workshop

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# Plymouth Area

**When:** Saturday, December 4, 1999 at 10:00 A.M. to 12:00 P.M.

**Where:** Apopka Elementary School, 675 W. Dixie Highway, Apopka, Florida 32712
(See enclosed map)

**What:** The City of Apopka is undertaking a series of Small Area Land Use Studies to analyze and anticipate the land uses, infrastructure and natural constraints in various portions of Apopka and the surrounding area. As a component of this effort, the City will conduct several public workshops in order to gain community input. Our second workshop will address the Plymouth area on the west side of Apopka, as depicted on the enclosed map.

The Plymouth area is undergoing a dramatic transition at this time, due to the Western Expressway and the proposed Apopka Bypass. This workshop will offer property owners and other concerned participants the opportunity to shape the future development patterns in this area.

**Items to be discussed:** Major opportunities and constraints created by the transportation development in the area such as the Western Expressway and the proposed Apopka Bypass; Land Uses (agriculture, residential, office, commercial, industrial, parks/recreation); Utilities; Ecological; Employment, and; Existing physical conditions and future development potential.

**Objective of the Workshop:** To brainstorm and begin to develop a strategic plan for the beltway corridor that will benefit all property owners and affected parties.

Interested parties are encouraged to attend and participate. While this effort is sponsored by the City of Apopka, property owners and concerned citizens in the unincorporated County portion of the study area are welcome. We value your input.

Any questions related to the workshop should be directed to the Community Development Department, at (407) 703-1712.

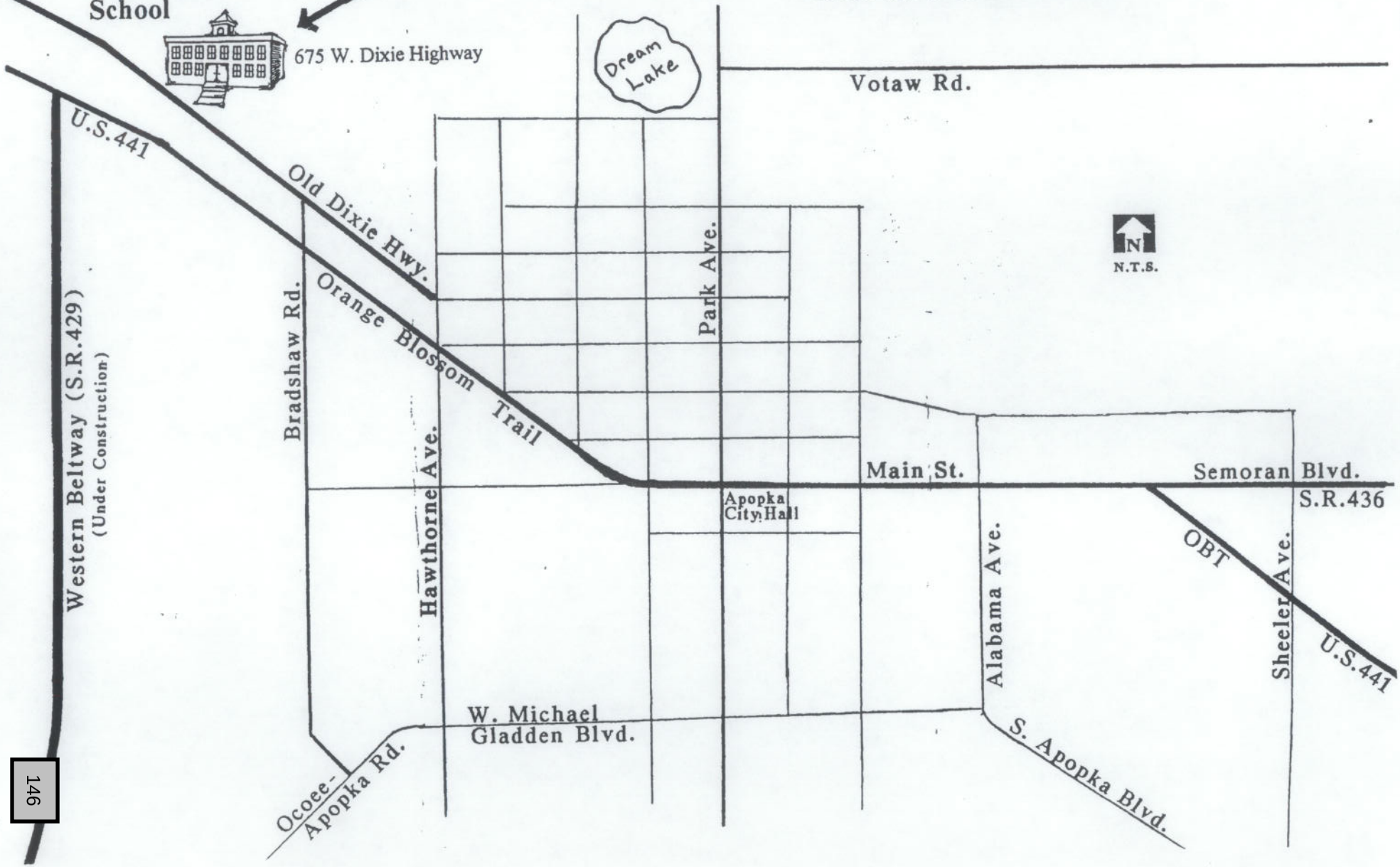
In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's office at 120 East Main Street, Apopka, Florida 32703, Telephone (407) 703-1704, not later than five (5) days prior to the proceedings.

**PUBLIC NOTICE -- CITY OF APOPKA**
**120 East Main Street**
**Apopka, Florida 32703**

***Please RSVP by Wednesday, December 1, 1999. Call the Community Development Department, at (407) 703-1712***

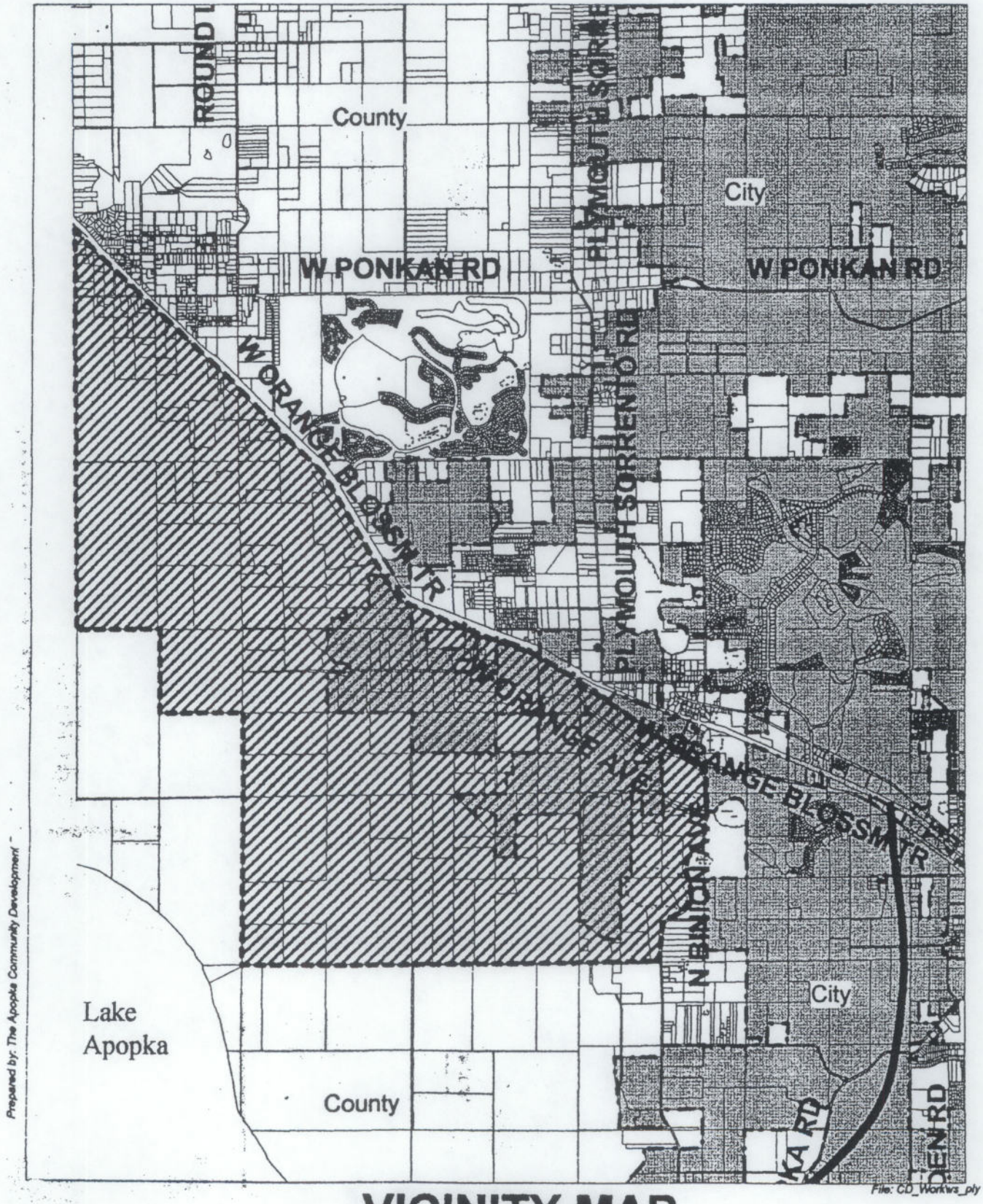
# Small Area Land Use Studies
# WORKSHOP - Plymouth Area

**Saturday, December 4, 1999**
*** 10:00 A.M. to 12:00 P.M. ***



# SMALL AREA STUDY - PLYMOUTH
## (SOUTH SIDE OF US HWY 441)

Scale: 1" = 4,500' 11-2-99




# VICINITY MAP

CITY OF APOPKA

SMALL AREA LAND USE STUDY WORKSHOP
PLYMOUTH AREA

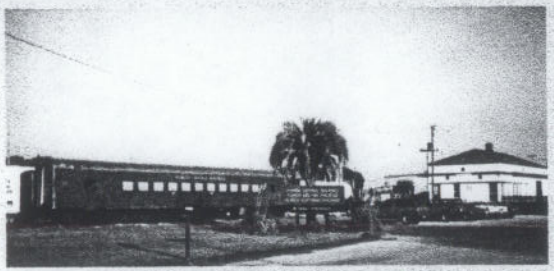
DATE: February 5, 2000

PLEASE PRINT

| | NAME: | ADDRESS: |
|---|---|---|
| 1 | Charles E. Grinnell Jr | PO Box 18 Zellwood |
| 2 | Jack Smith | 3671 Lomond Ct. |
| 3 | John Jreig | City |
| 4 | Cassandra Johnson | Plymouth |
| 5 | Clayton Lee | 2443 ~~[illegible]~~ Dodge Court |
| 6 | Paul Holmes | 2640 W Orange Ave |
| 7 | Rick Amundson | 2640 W. Orange Ave. |
| 8 | Susie Simpson | 650 Sandpiper |
| 9 | Sue Simpson | 1277 Plymouth Sorrento |
| 10 | Rod Simpson | schopke |
| 11 | Blanche Goddes Schopke | PO Box 414 Plymouth |
| 12 | Bob Chandler | P.O. Box 73 Zellwood |
| 13 | Billy Long | 2849 Lust Rd Apopka |
| 14 | Louie R. Fleming | 2455 W Hy 441 C. Phil ORR |
| 15 | Bo Long | 2849 Lust Rd. Apopka |
| 16 | [illegible] Smith | 743 N. Sugar Plum Ln. - Apopka |
| 17 | Jeff Debitetto c/o Lou Haubner Realty | 99 W Main St Apopka 32703 |
| 18 | Sandra Monroe | Hermit Smith/Hogshead/Plymouth |
| 19 | Tom Collins | City Board member |
| 20 | Arthur J Monroe | P.O. Box 752, Plymouth |
| 21 | John Thomson | SJRWMD |
| 22 | Bob Housam (Housam) | Hermit Smith, Old Dixie, Highland Binion Rd. |
| 23 | Mayor John Lord | |
| 24-27 | Nicole Gullet, Jim Hitt, JoAnn Walker, Justin Campbell (City employees) | |
| 28 | John Jreig (signed in above) | |

Shirley Sharpe-Terrell (Comm Sindler's Office)

## City of Apopka Plymouth Area



*Building Healthy Communities with Vibrant Economies*

Land Design Innovations

## City of Apopka Plymouth Area

- General Location of Plymouth Study Area

Land Design Innovations

## City of Apopka Plymouth Area

### *Major Stakeholders*

- Residents / Tenants
  - Image of Community / Maintain Lifestyle
  - Property Values
  - Nearby Schools
  - Job Opportunities
  - Community Services
  - Wellness/Sports

Land Design Innovations

## City of Apopka Plymouth Area

### *Major Stakeholders*

- City of Apopka
  - Maintain Level of Service Standards
  - Manage Growth
  - Tax Revenue Base / Economic Development
  - Roadways and Utilities
  - Community Services
  - Coordination with County

Land Design Innovations

## City of Apopka
## Plymouth Area

### *Major Stakeholders*

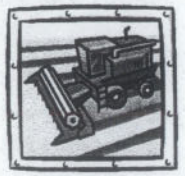
- Orange County
  - Maintain Level of Service Standards
  - Manage Growth
  - Tax Revenue Base / Economic Development
  - Roadways and Utilities
  - Community Services
  - Coordination with City of Apopka

Land Design Innovations

## City of Apopka
## Plymouth Area

### *Major Stakeholders*

- Agricultural Interests
  - Adequate Water Supply
  - Farm/Nursery Expansion
  - Encroaching Development
  - Employment
  - Transportation



Land Design Innovations

## City of Apopka
## Plymouth Area

### *Major Stakeholders*

- Business Owners / Major Employers

(such as, Mid-Florida Freezer, Coca Cola, ACCO, Consolidated Mineral, ORS Environworks, Nurseries)

  - Property Access / Transportation
  - Utilities
  - Employment
  - Expansion
  - Streetscape Improvements / Property Value

Land Design Innovations

## City of Apopka
## Plymouth Area

### *Major Stakeholders*

- Orlando Country Airport
  - Expansion / New Runways
  - Roadway Access
  - Utilities

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- Florida Central Railroad / CSX
  - Commuter Train / Depot
  - Roadway Intersections
  - Additional Spur Lines
  - Additional Users / Capacity

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- Department of Transportation
  - Access throughout the Region
  - Streetscape Improvements/Safety
  - Limited Access to Major Roads
  - Additional Modes of Transportation (bike paths, bus, sidewalks, rail, etc.)

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- School Board
  - Location to Neighborhoods / Students
  - School Bus Routes
  - Compatible Adjacent Uses
  - Safety
  - Access

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- Developers/Builders
  - Investment Opportunities
  - Economic Incentives
  - Adequate Facilities (Roadways / Utilities)
  - Consistent Quality

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- Environmental Groups
  - St. John's River Water Management District
  - Recharge for Water Supply
  - Wetland Protection
  - Wildlife/Habitat Protection
  - Abundant Wildlife (Mice)

Land Design Innovations

City of Apopka
Plymouth Area

## *Major Stakeholders*

- Specialized Groups (Examples)
  - Plymouth Citizens Improvement Committee
  - Chamber of Commerce (Civic, Arts, Sports, etc.)
  - Economic Development Commission
  - Non- Profit Groups (Nursery Associations, Housing Authority)
  - Sportsman Organizations
  - Merchant Groups

Land Design Innovations

City of Apopka
Plymouth Area

## *Natural Feature Opportunities*

- Abundant Supply of Land
- Developable Non-Forested Upland
- Several Lake Views
- Generally Flat Topography
- Good Soils for Development
- Active Agriculture
- Restoration of Lake Apopka

Land Design Innovations

City of Apopka
Plymouth Area

## *Transportation Opportunities*

- Construction of Apopka Bypass
- Additional LYNX Routes
- Airport Expansion
- Potential Commuter Rail (CSX)
- Local Connector Boulevards
- Pave Dirt Roads in Urban Areas

Land Design Innovations

City of Apopka
Plymouth Area

## *Tourism Opportunities*

- Eco-Tourism (Lake Apopka)
  - Boating/Canoeing/Kayaking
  - Fishing/Hunting
  - Bird-watching
  - Camping/Hiking
  - Biking/Horseback Riding

Land Design Innovations

City of Apopka
Plymouth Area

## *Economic Opportunities*

- Attract New Industries to the Area
- Create a Stable Economy by Diversifying
- Construct Needed Utilities and Roadways
- City and County Economic Development Partnerships

Land Design Innovations

City of Apopka
Plymouth Area

## *Future Planning Opportunities*

- Create a Strong Community Identity
- Plan Community Facility Locations (Schools, Parks, etc.)
- Plan to Prevent Traffic Congestion
- Preserve and Utilize the Natural Environment
- Require Quality Design

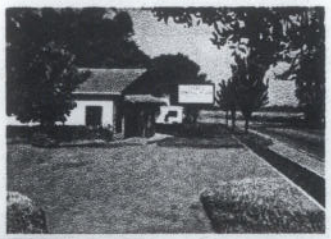
Land Design Innovations

City of Apopka
Plymouth Area

## *Quality Design*

General Store Before

General Store After



Land Design Innovations

City of Apopka
Plymouth Area

## *Quality Design*

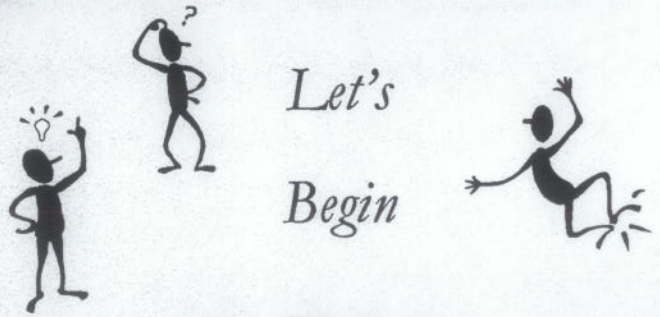
**Prestige Image – Commercial and Industrial Development on Landscaped Lots in Park Like Surrounding and Incorporate Good Architecture in Urban Areas.**

**Residential Areas - Distinct Community Image that Encourages Interaction**

**Landscape Enhancements – Screen Areas with Negative Appearance from Public View.**

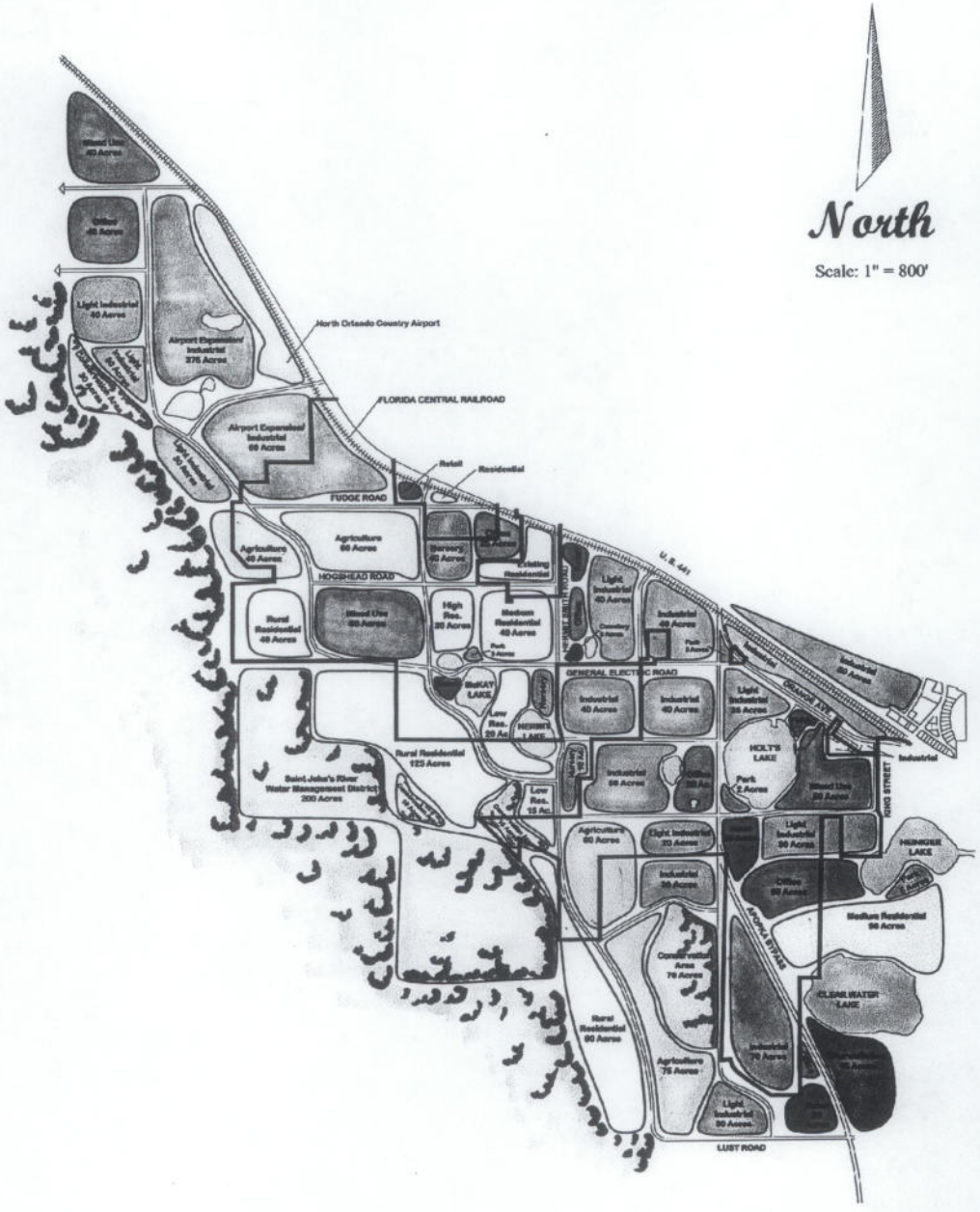
Land Design Innovations

City of Apopka
Plymouth Area



*Let's Begin*

Land Design Innovations

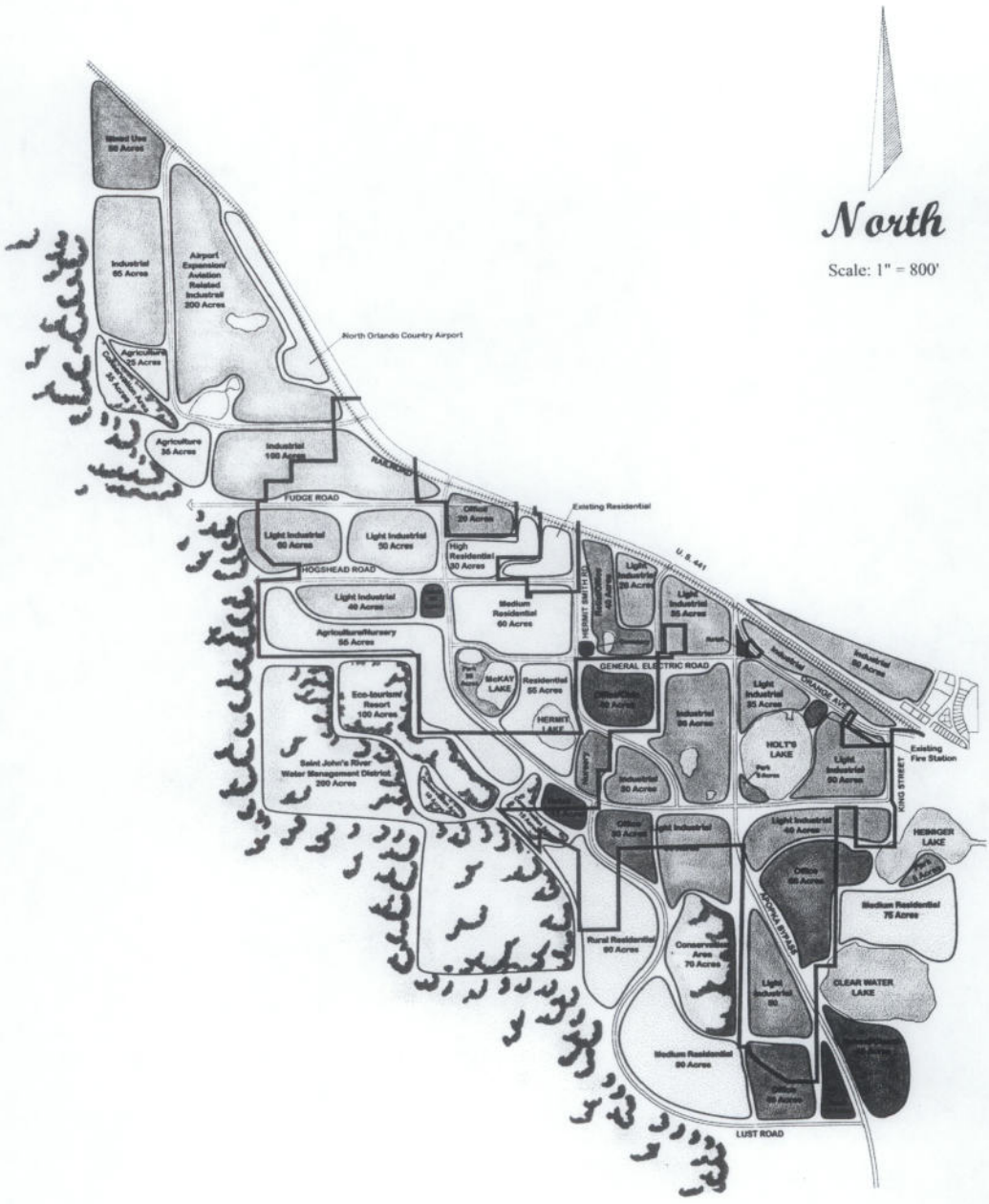



LAND DESIGN INNOVATIONS
Incorporated
333 Versailles Drive * Suite 104-105
Maitland, Florida 32751
Phone: 407.975.1273 * Fax: 407.975.1278

# Alternative Master Plan 1

CITY OF APOPKA FLORIDA

# PLYMOUTH AREA




LAND DESIGN INNOVATIONS
Incorporated
533 Versailles Drive * Suite 104-105
Maitland, Florida 32751
Phone: 407.975.1273 * Fax: 407.975.1278

# Alternative Master Plan 2

CITY OF APOPKA FLORIDA

# PLYMOUTH AREA

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Land Use Report |
| ____ | OTHER: | | Parcel Table |
| | | | Vicinity Map |
| | | | Future Land Use Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |
| | | | Applicant's Support Doc. |

**SUBJECT:** **COMPREHENSIVE PLAN - LARGE SCALE – FUTURE LAND USE AMENDMENT – RUBRIGHT AREA PROPERTIES**

**REQUEST:** **COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – RUBRIGHT AREA PROPERITES:**
**FROM: "COUNTY" RURAL & "CITY" MIXED USE**
**TO: "CITY" MIXED USE – AIRPORT SUPPORT DISTRICT**

**SUMMARY:**

| | |
|---|---|
| OWNERS: | See Parcel Table |
| APPLICANT: | Poulos & Bennett, LLC, c/o Kathy Hattaway |
| LOCATION: | West of North Orange Blossom Trail, north of Hogshead Road |
| PARCEL ID #(S): | See Parcel Table |
| EXISTING USE: | See Parcel Table |
| DEVELOPMENT POTENTIAL: | Max. 1,273 Dwelling Units and Max. 7,394,919 non-residential sq. ft. |
| CURRENT ZONING: | "City" Planned Development (PD), Transitional (T), and Orlando Apopka Airport District (AIR), and "County" Citrus Rural (A-1), Farmland Rural (A-2), and Planned Development (P-D) |
| PROPOSED ZONING: | TBD |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING FLU: 371 Dwelling Units or 2,288,119 non-residential sq. ft. or a combination thereof<br><br>PROPOSED FLU: Max. 1,273 Dwelling Units or Max. 7,394,919 non-residential sq. ft. or a combination thereof |
| TRACT SIZE: | 424.41 +/- acres |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject properties were annexed into the City on May 20, 1998, December 1, 2004, July 5, 2006, and May 15, 2019 via Ordinance Numbers 1168, 1704, 1823, and 2723 respectively. The proposed Large-Scale Future Land Use Amendment is being requested for 17 properties, listed on the "Parcel Table". Pursuant to Florida law, properties ten acres or more are required to undergo review by State planning agencies. The proposed Large-Scale Future Land Use is being processed concurrently with a proposed Comprehensive Plan Text Amendment to add a new, Mixed Use Future Land Use Designation, "Mixed Use – Airport Support District".

Mixed-Use Future Land Uses:

> "The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories." – Comprehensive Plan Policy 3.1.r

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

The applicant, has a desire to develop the Rubright Area properties as a mixed-use residential, industrial, and commercial property. Prior to adoption of the Future Land Use Map amendment, the applicant will prepare a master plan and apply for a complementary zoning category. Additional information supporting the proposed Future Land Use Designation is provided by the applicant and provided in the exhibits.

**COMPREHENSIVE PLAN COMPLIANCE**: A Comprehensive Plan Text Amendment, to amend the Mixed-Use Future Land Use Policy 3.1.r, to include a new designation, "Mixed Use – Airport Support District", is being processed concurrent with this Large-Scale Future Land Use Designation. The proposed Intensity/Density standards are depicted in the table below:

| | Community Center | Employment Center | Central Business District | Interchange (3) | Airport Support District *(Proposed via pending Ord. No. 2742)* |
|---|---|---|---|---|---|
| Uses Allowed [1] | | | | | |
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40 % max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% max. | 10% max. | | |
| Recreation (Passive or Active) | 20% min. | 15% min. | 15% min. | 15% min. | 15% min.[4] |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| Development Standards | | | | | |
| FAR [2] | | | | | |
| Minimum | 0.25 | 0.25 | 0.25 | (see Note 3) | 0.20 |
| Maximum | 0.6 | 1 | 2 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:
(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.
(4) Open space percentage applies only to the residential portion of the Airport Support District.

The underlined language is the proposed amendment to Policy 3.1.r.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 10, 2019.

**PUBLIC HEARING SCHEDULE:**
November 12, 2019 - Planning Commission (5:30 pm)
December 4, 2019 - City Council (1:30 pm) - 1st Reading & Transmittal

**DULY ADVERTISED:**
October 25, 2018 – Public Notice (Apopka Chief) and Notification (letters and posting)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from "County" Rural and "City" Mixed Use to "City" Mixed Use – Airport Support District for the properties owned by American Sanford Four, LLC, Steven R. Rubright, JP Holdings, Inc., Rubright Properties, LLC, Alterna Mortgage Income Fund, LLC, Rubright Family, LP, JP Holdings, Inc. & James Scott Pridgen, Douglas & Lisa Surrett & James P. Purdy, subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation.

**Recommended Motion:** Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from "County" Rural and "City" Mixed Use to "City" Mixed Use – Airport Support District to the Florida Department of Economic Opportunity, subject to City Council adopting the proposed Future Land Use Element text amendment that supports this Future Land Use Designation.

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

## LAND USE REPORT

## I. RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use(s)* |
|---|---|---|---|
| North (County) | "County" Industrial | "County" IND-2 & IND-3 | Cowart Mulch Supply & Woodlands |
| East (City and County) | "City" Industrial & "County" Commercial, Low Density Residential, & Rural Settlement 1/1 | "City" I-L & AIR & "County" P-D | Orlando-Apopka Airport, Place of Worship, Zellwood Station |
| South (City & County) | "City" Industrial & "County" Rural | "City" I-L & "County" A-1 | Dora Landscaping & Woodlands |
| West (County) | "County" Rural | "County" A-1 | Lake Apopka Restoration Area (SJRWMD) |

## II. LAND USE ANALYSIS

North: Abutting the subject properties to the north are unincorporated, industrially-zoned properties and woodlands.

West: The Lake Apopka Restoration Area is west-adjacent of the subject properties.

South: To the south are industrially zoned properties and Hogshead Road.

East: To the east is the Orlando Apopka Airport, the CSX Railroad, S.R. 441, followed by Zellwood Station

The proposed future land use designation, "Mixed Use - Airport Support District" is consistent with the surrounding future land use and zoning designations. With proximity to S.R. 441, the CSX Railroad, and the Orlando Apopka Airport, industrial, commercial, and office uses are suitable for the subject properties. In addition, with proximity to the Lake Apopka Restoration Area, residential uses are suitable for the subject area.

Therefore, staff supports the proposed future land use changes.

Other Information:

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River Basin Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2

- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that karst features are within the vicinity of this property.

Analysis of the character of the Property: The subject properties are primarily undeveloped and consist of woodlands. Currently, the properties are accessed from Wesley Road and Apopka Airport Road.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the subject site is Mixed Use – Airport Support District. With a maximum of 80% residential in the Mixed Use – Airport Support District, this amendment will generate an estimated population increase of 4,509 residents. Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population, but a housing supply is needed to meet the growing population.

**CALCULATIONS:**

EXISTING: "County" Rural (1 DU/10 AC, 349.37 AC) & "City" Mixed Use (Max. 15 du/ac and Max. 1.0 FAR, 75.04 acres)
371 D/U X 2.659 p/h = 986 persons
PROPOSED: "City" Mixed Use – Airport Support District (Max. 80% residential): 5 DU/AC x 339.52 = 1,697 max DU
1,697 D/U x 2.659 p/h = 4,512 persons
**Net Increase= 4,512 Persons**

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD/Capita ; 81 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 79,866 GPD

3. Projected total demand under proposed designation: 365,472 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 81 GPD/Capita

6. Projected LOS under proposed designation: 81 GPD/Capita

7. Improvement/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 174 GPD/Capita ; 174 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 171,564 GPD

3. Projected total demand under proposed designation: 785,088 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 174 GPD / Capita

6. Projected LOS under proposed designation: 174 GPD / Capita

7. Improvement/expansions already programmed or needed as a result of the proposed amendment: TBD

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka

2. If the site is not currently served, please indicate the designated service provider: City of Apopka

3. Projected LOS under existing designation: 3,944 lbs/ day

4. Projected LOS under proposed designation: 18,048 lbs / day

5. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site:

2. Projected LOS under existing designation:

3. Projected LOS under proposed designation:

4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita

2. Projected facility under existing designation: 2.96 acres

3. Projected facility under proposed designation: 13.54 acres

4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

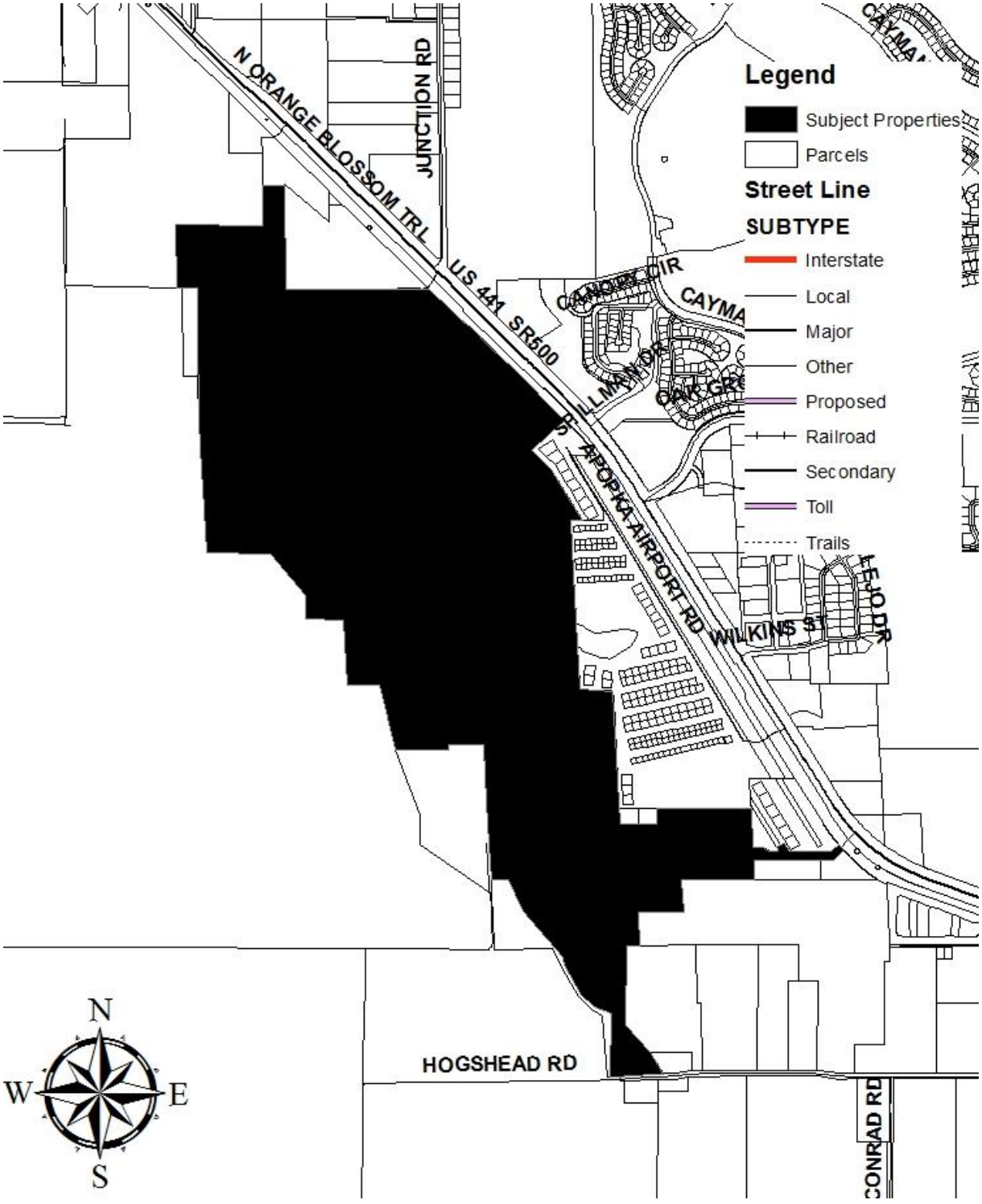
## PARCEL OWNERSHIP TABLE

| | Parcel ID | Property Owner | Acreage +/- | Existing Use |
|---|---|---|---|---|
| 1 | 26-20-27-0000-00-027 | American Sanford Four, LLC | 0.72 | Single family home |
| 2 | 26-20-27-0000-00-028 | Steven R. Rubright | 9.24 | Agriculture |
| 3 | 26-20-27-0000-00-042 | Steven R. Rubright | 1.65 | Agriculture |
| 4 | 26-20-27-0000-00-029 | Steven R. Rubright | 2.48 | Agriculture |
| 5 | 26-20-27-0000-00-032 | Steven R. Rubright | 1.49 | Single family home, container nursery |
| 6 | 26-20-27-0000-00-030 | JP Holdings, Inc. | 26.11 | Agriculture-Timber |
| 7 | 35-20-27-5220-00-060 | Rubright Properties, LLC | 226.35 | Agriculture-Timber |
| 8 | 35-20-27-0000-00-012 | Alterna Mortgage Income Fund, LLC | 19.87 | Undeveloped |
| 9 | 35-20-27-0000-00-048 | Alterna Mortgage Income Fund, LLC | 20.37 | Undeveloped |
| 10 | 35-20-27-0000-00-054 | Alterna Mortgage Income Fund, LLC | 2.2 | Undeveloped |
| 11 | 02-21-27-0000-00-028 | Alterna Mortgage Income Fund, LLC | 28.2 | Undeveloped |
| 12 | 02-21-27-0000-00-030 | Alterna Mortgage Income Fund, LLC | 1.99 | Undeveloped |
| 13 | 02-21-27-0000-00-029 | Alterna Mortgage Income Fund, LLC | 2.41 | Undeveloped |
| 14 | 34-20-27-0000-00-007 | Rubright Family, LP | 7.02 | Agriculture-Timber |
| 15 | 27-20-27-0000-00-053 | JP Holdings, Inc. & James Scott Pridgen | 29.76 | Agriculture-Timber |
| 16 | 34-20-27-0000-00-005 | JP Holdings, Inc. & James Scott Pridgen | 14.94 | Agriculture-Timber |
| 17 | 27-20-27-0000-00-052 | Douglas & Lisa Surrett & James P. Purdy | 29.61 | Warehousing-agriculture |
| Total Project Acreage | | | 424. 41 +/- | |

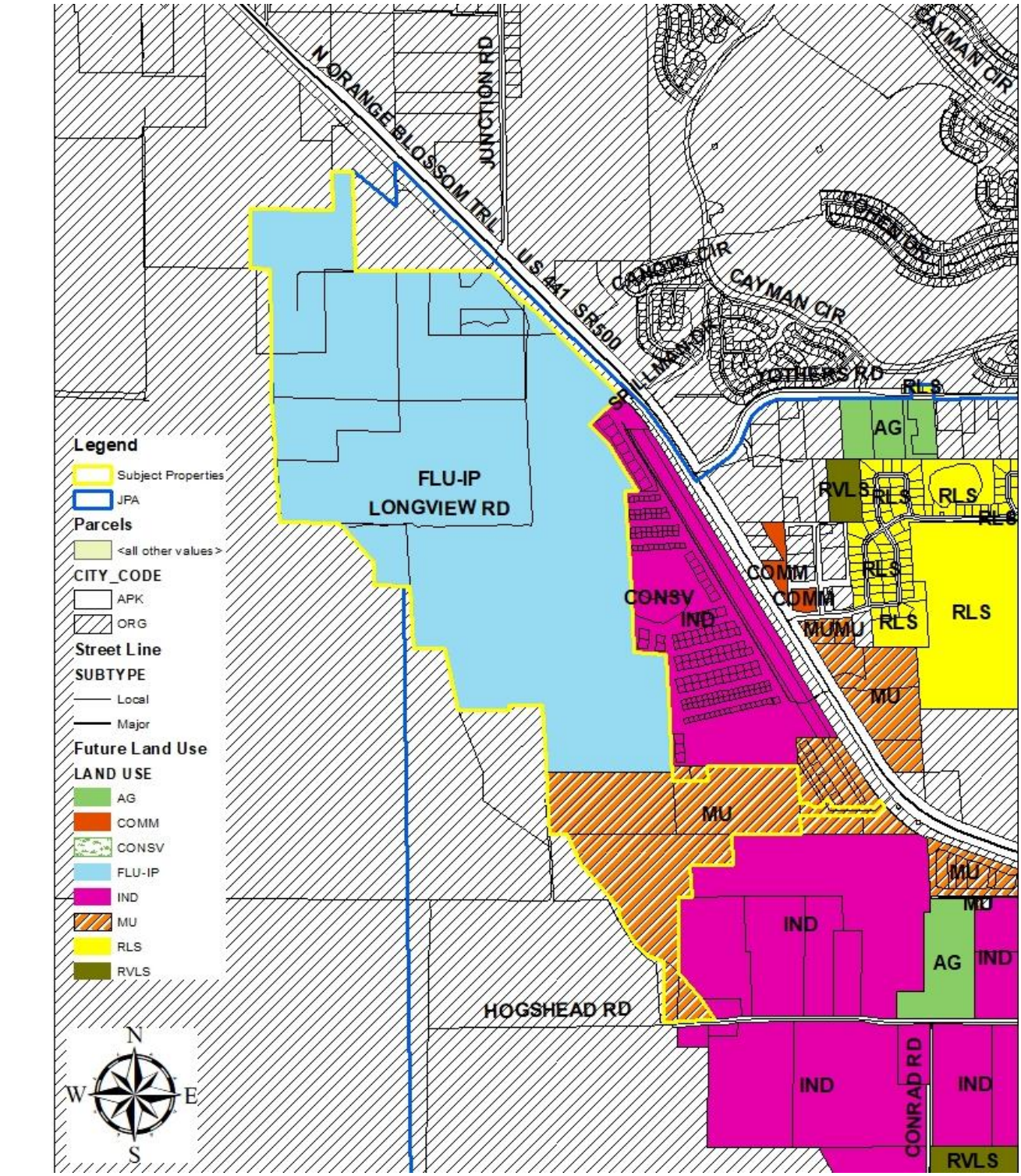
N

**Rubright Area Properties**
**Proposed Large Scale Future Land Use Amendment:**
**From: "County" Rural & "City" Mixed Use**
**To: "City" Mixed Use – Airport Support District**

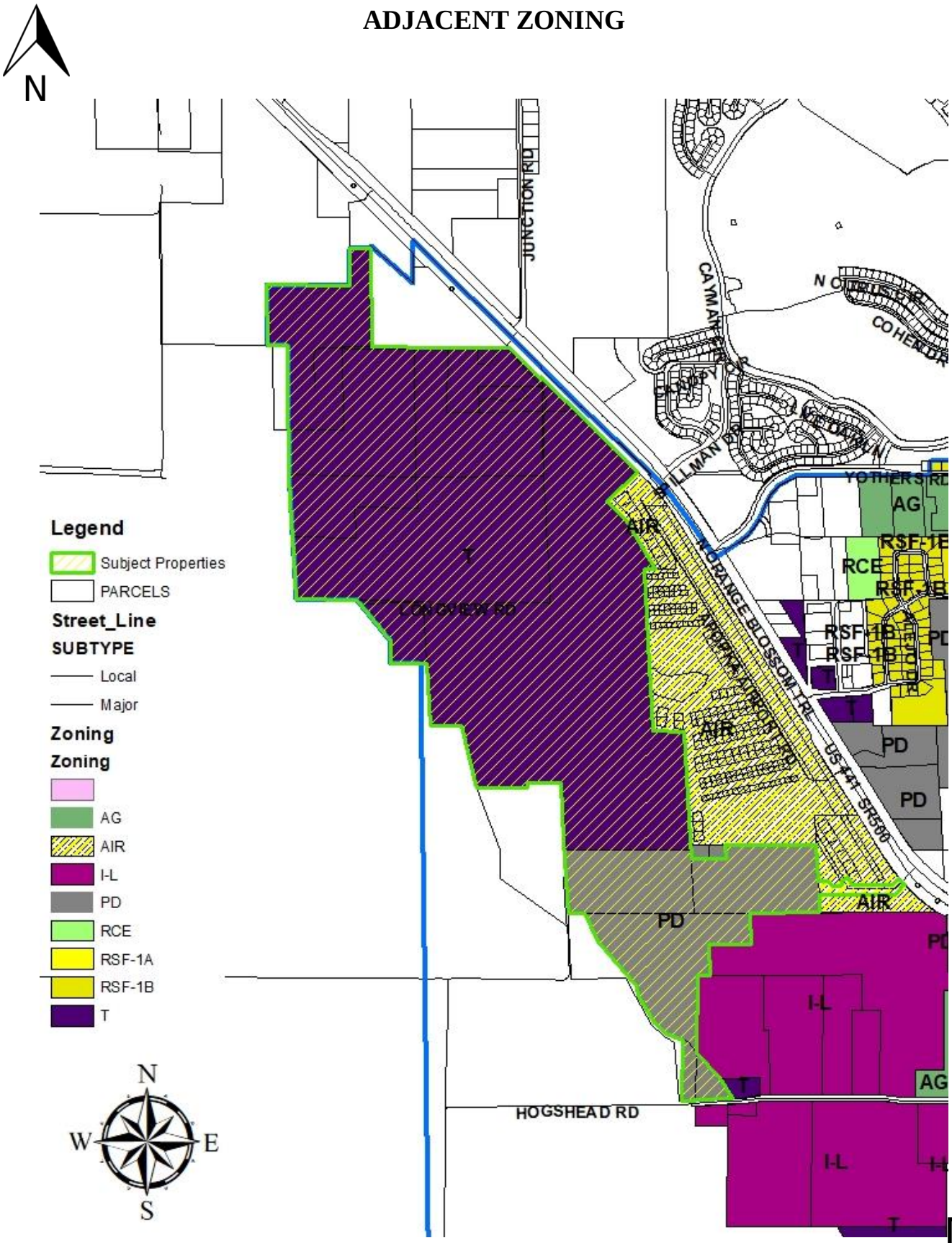
## VICINITY MAP



# FUTURE LAND USE MAP

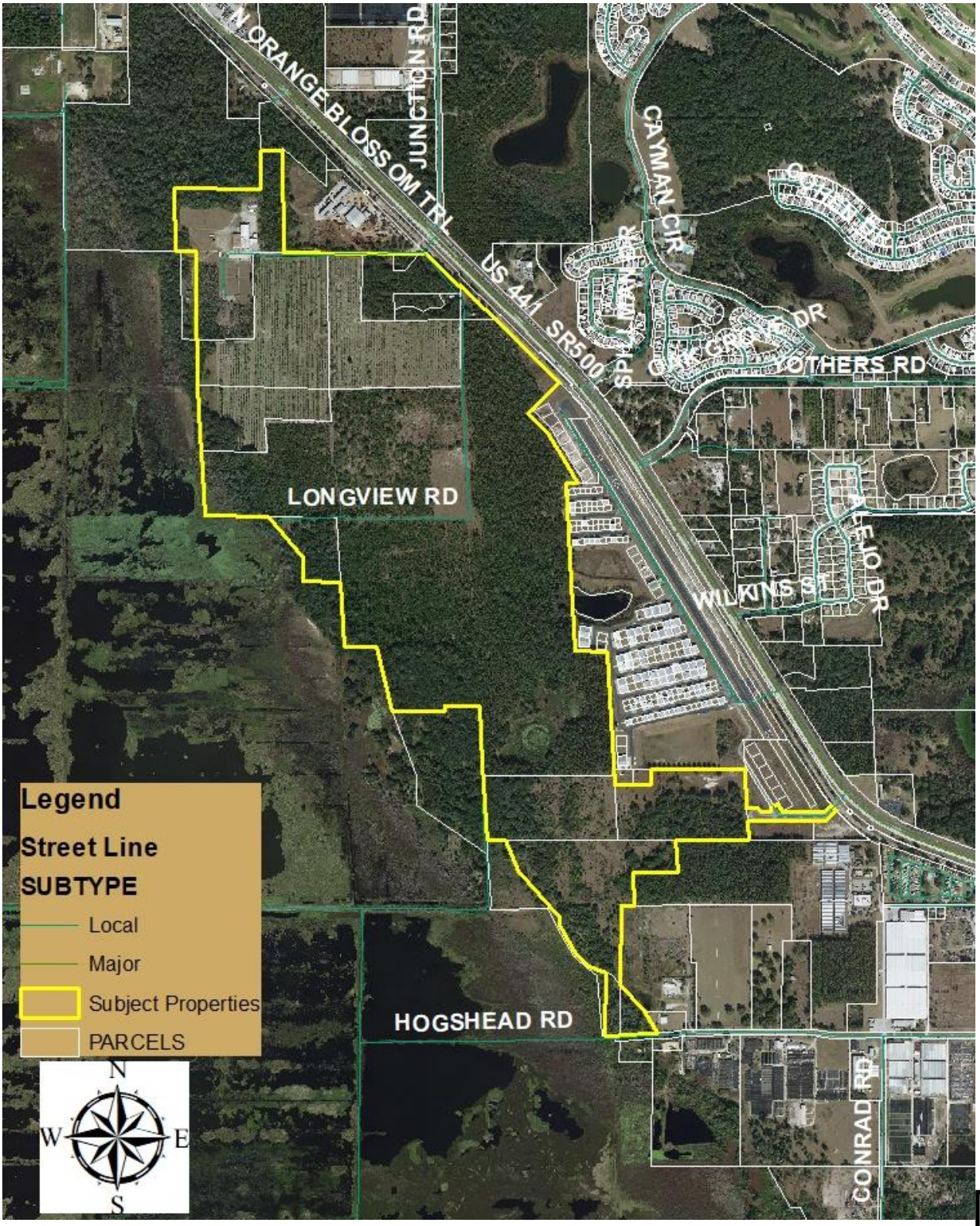


# ADJACENT ZONING



N

# ADJACENT USES



# Comprehensive Plan Amendment Package

## Apopka, Florida

**August 30, 2019**

POULOS & BENNETT

2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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1. Development Applications
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    a. Property Owner Affidavits
    b. Parcel Cards
    c. Legal Descriptions

## Property Information

| | Parcel ID | Property Owner | Acreage |
|---|---|---|---|
| 1 | 26-20-27-0000-00-027 | American Sanford Four, LLC | 0.72 |
| 2 | 26-20-27-0000-00-028 | Steven R. Rubright | 9.24 |
| 3 | 26-20-27-0000-00-042 | Steven R. Rubright | 1.65 |
| 4 | 26-20-27-0000-00-029 | Steven R. Rubright | 2.48 |
| 5 | 26-20-27-0000-00-032 | Steven R. Rubright | 1.49 |
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| 7 | 35-20-27-5220-00-060 | Rubright Properties, LLC | 226.35 |
| 8 | 35-20-27-0000-00-012 | Alterna Mortgage Income Fund, LLC | 19.87 |
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| 10 | 35-20-27-0000-00-054 | Alterna Mortgage Income Fund, LLC | 2.20 |
| 11 | 02-21-27-0000-00-028 | Alterna Mortgage Income Fund, LLC | 28.20 |
| 12 | 02-21-27-0000-00-030 | Alterna Mortgage Income Fund, LLC | 1.99 |
| 13 | 02-21-27-0000-00-029 | Alterna Mortgage Income Fund, LLC | 2.41 |
| 14 | 34-20-27-0000-00-007 | Rubright Family, LP | 7.02 |
| 15 | 27-20-27-0000-00-053 | JP Holdings, Inc. & James Scott Pridgen | 29.76 |
| 16 | 34-20-27-0000-00-005 | JP Holdings, Inc. & James Scott Pridgen | 14.94 |
| 17 | 27-20-27-0000-00-052 | Douglas and Lisa Surrett and James P. Purdy | 29.61 |
| **TOTAL PROJECT ACREAGE FOR APOPKA PROPERTIES** | | | 424.41 |

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| *-- FOR OFFICIAL USE ONLY--* | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | Steven R. Rubright | | | | | |
| Address: | 4814 Wesley Road | | | | | |
| City: | Apopka | | | State: | FL | Zip: 32712-5908 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | | State: | | Zip: |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 26-20-27-0000-00-028; 26-20-27-0000-00-042; 26-20-27-0000-00-029; and 26-20-27-0000-00-032 |
| Subject Property Address: | 4813 Wesley Road; 4814 Wesley Road; 4686 W. Orange Blossom Trail |
| Subject Property Size (acres): | 14.86 |

**ADJACENT PROPERTY:**

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | Rubright Family, LP | | | | | |
| Address: | 1921 Hill Drive | | | | | |
| City: | Apopka | | | State: | FL | Zip: 32703-9340 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | | State: | | Zip: |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 34-20-27-0000-00-007 |
| Subject Property Address: | 5000 Longview Road |
| Subject Property Size (acres): | 7.02 |

ADJACENT PROPERTY:

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

26-20-27-0000-00-029
26-20-27-0000-00-032
26-20-27-0000-00-042

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: _____
Owner(s) of Record (Signature)

Steven R Rubright
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 21ST day of May, 2018 by STEVEN R. RUBRIGHT who is personally known to me or has produced personally know to me as identification and who did (did not (circle one) take an oath.

_____
Notary Public (Signature)

My Commission Expires: _____

BLAIR M. JOHNSON
MY COMMISSION EXPIRES
MARCH 20, 2021
#GG 067556
Bonded thru Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

_____
Notary Public (Print Name)

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | Rubright Properties LLC | | | | | |
| Address: | 3465 Ocoee Apopka Road | | | | | |
| City: | Apopka | | State: | FL | Zip: | 32703-8500 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | State: | | Zip: | |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 35-20-27-5220-00-060 |
| Subject Property Address: | 4670 W. Orange Blossom Trail |
| Subject Property Size (acres): | 226.35 |

ADJACENT PROPERTY:

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

**Application for Future Land Use and/or Zoning Amendments**
**Page 3**

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: Warren David Rubright
Owner(s) of Record (Signature)

Warren David Rubright
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 21ST day of May, 2018, by Warren David Rubright who is personally known to me or has produced personally known to me as identification and who did / did not (circle one) take an oath.

Blair M Johnson
Notary Public (Signature)

My Commission Expires: _____

_____
Notary Public (Print Name)

BLAIR M. JOHNSON
MY COMMISSION EXPIRES
MARCH 20, 2021
#GG 067556
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | JP Holdings Inc. | | | | | |
| Address: | 205 W. State Road 434 | | | | | |
| City: | Winter Springs | | | State: | FL | Zip: 32708-5329 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | | State: | | Zip: |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 26-20-27-0000-00-030 |
| Subject Property Address: | 4910 Wesley Road |
| Subject Property Size (acres): | 26.11 |

ADJACENT PROPERTY:

| *Direction* | *Jurisdiction* Circle One | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | JP Holdings Inc. & James Scott Pridgen Tr. | | | | | |
| Address: | 205 W. State Road 434, Ste. A | | | | | |
| City: | Winter Springs | | State: | FL | Zip: | 32708-5329 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | State: | | Zip: | |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 27-20-27-0000-00-053; 34-20-27-0000-00-005 |
| Subject Property Address: | 4910 Wesley Road |
| Subject Property Size (acres): | 44.7 |

ADJACENT PROPERTY:

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

**Application for Future Land Use and/or Zoning Amendments**
**Page 3**

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: _____
Owner(s) of Record (Signature)

JAMES SCOTT PRIDGEN
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 25 day of May, 2018, by James Scott Pridgen who is personally known to me or has produced Fl Drivers License as Identification and who did / did not (circle one) take an oath.

KAREY T HARTWELL
MY COMMISSION #FF171895
EXPIRES January 25, 2019
(407) 398-0153 FloridaNotaryService.com

_____
Notary Public (Signature)

My Commission Expires: 1/29/2019

Karey T. Hartwell
Notary Public (Print Name)

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | Alterna Mortgage Income Fund LLC | | | | | |
| Address: | 150 S. Pine Island Rd. Ste. 430 | | | | | |
| City: | Plantation | | State: | FL | Zip: | 33324-2667 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | State: | | Zip: | |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 35-30-27-0000-00-012; 35-20-27-0000-00-048; 35-20-27-0000-00-054; 02-21-27-0000-00-028; 02-21-27-0000-00-030; 02-21-27-0000-00-029 |
| Subject Property Address: | 4501 Hogshead Road |
| Subject Property Size (acres): | 75.04 |

**ADJACENT PROPERTY:**

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| Existing Use: | Undeveloped | | Proposed Use: | Mixed Use - Airport Support District | |
| FLU Amendment: | From: | Rural | To: | Mixed Use - ASD | |
| Zoning Amendment: | From: | No City Zoning | To: | PUD | |

| | |
|---|---|
| Number of Persons Residing on the Subject Property: | 0 |
| Improvements Existing on Property: | 0 |
| Additional Conditions Requested by Applicant: | See attached |

Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:

| | | | | |
|---|---|---|---|---|
| Paved Street Meeting City Standards: | X | Yes | | No |
| Curb and Gutter: | X | Yes | | No |
| Stormwater Drainage: | | Yes | | No |
| Water: | X | Yes | | No |
| Sewer: | X | Yes | | No |
| Street Lights: | X | Yes | | No |
| Underwriter Approved Fire Hydrant: | | Yes | X | No |

| | |
|---|---|
| Other: | |

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: _____
Owner(s) of Record (Signature)

Albert Friedman
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 21ST day of May, 2018, by Albert Friedman who is personally known to me or has produced _____ as Identification and who did / did not (circle one) take an oath.

Kathleen Miner
Notary Public (Signature)

My Commission Expires: Feb. 20, 2021

Kathleen Miner
Notary Public (Print Name)

Kathleen Miner
Commission # GG074522
Expires: Feb. 20, 2021
Bonded thru Aaron Notary

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | American Sanford Four, LLC. | | | | | |
| Address: | 3911 Orange Lake Dr. | | | | | |
| City: | Orlando | | State: | FL | Zip: | 32817-1637 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | State: | | Zip: | |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 26-20-27-0000-00-027 |
| Subject Property Address: | 4820 Wesley Road |
| Subject Property Size (acres): | 0.72 acres |

ADJACENT PROPERTY:

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| **Existing Use:** | Undeveloped | | **Proposed Use:** | Mixed Use - Airport Support District | |
| **FLU Amendment:** | **From:** | Rural | **To:** | Mixed Use - ASD | |
| **Zoning Amendment:** | **From:** | No City Zoning | **To:** | PUD | |

| | |
|---|---|
| **Number of Persons Residing on the Subject Property:** | 0 |
| **Improvements Existing on Property:** | 0 |
| **Additional Conditions Requested by Applicant:** | See attached |

**Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:**

| | | | | |
|---|---|---|---|---|
| **Paved Street Meeting City Standards:** | X | **Yes** | | **No** |
| **Curb and Gutter:** | X | **Yes** | | **No** |
| **Stormwater Drainage:** | | **Yes** | | **No** |
| **Water:** | X | **Yes** | | **No** |
| **Sewer:** | X | **Yes** | | **No** |
| **Street Lights:** | X | **Yes** | | **No** |
| **Underwriter Approved Fire Hydrant:** | | **Yes** | X | **No** |

| | |
|---|---|
| **Other:** | |

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: _____
Owner(s) of Record (Signature)

Robert Zlatkiss
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 2nd day of August, 2018, by Robert Zlatkiss who is personally known to me or has produced Florida Drivers License as identification and who did / did not (circle one) take an oath.

NOTARY PUBLIC STATE OF FLORIDA
AMANDA D CREECH
Commission # GG 197477
Expires March 6, 2019
Bonded Thru Budget Notary Services

Amanda D Creech
Notary Public (Signature)

My Commission Expires: March 6, 2019

Amanda D Creech
Notary Public (Print Name)

City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1739 - Phone -- 407-703-1791 - Fax

**APPLICATION FOR**
**FUTURE LAND USE AMENDMENT**
**AND/OR ZONING AMENDMENT**

| -- FOR OFFICIAL USE ONLY-- | |
|---|---|
| DATE SUBMITTED: | |
| FEE PAID: $ | |
| CHECK #: | |
| RECEIPT #: | |

| Check One | REQUEST |
|---|---|
| X | Large Scale Future Land Use (FLU) Change (>10 acres) |
| | Small Scale Future Land Use (FLU) Change (<10 acres) |
| X | Zoning Amendment |

| | | | | | | |
|---|---|---|---|---|---|---|
| Owner of Record: | Douglas and Lisa Surrett and James P. Purdy | | | | | |
| Address: | Attn: Doug Surrett, PO Box 39, Loudon, TN 37774-0039 | | | | | |
| City: | Loudon | | | State: | TN | Zip: 37774-0039 |
| Phone: | | | E-Mail: | | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Applicant: | Same as above | | | | | |
| Address: | | | | | | |
| City: | | | | State: | | Zip: |
| Phone: | | | E-Mail: | | | |

| | |
|---|---|
| Subject Property Parcel I.D. #(s): | 27-20-27-0000-00-052 |
| Subject Property Address: | 5101 Wesley Road |
| Subject Property Size (acres): | 29.67 |

**ADJACENT PROPERTY:**

| *Direction* | *Jurisdiction Circle One* | | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|---|---|
| North | City | County | Industrial | I-2/I-3 | Mulch Operations |
| East | City | County | W. Orange Blossom Trail | n/a | Roadway |
| South | City | County | Rural | No City Zoning | Vacant |
| West | City | County | Rural | No City Zoning | Vacant |

| | | | | | |
|---|---|---|---|---|---|
| Existing Use: | Undeveloped | | Proposed Use: | Mixed Use - Airport Support District | |
| FLU Amendment: | From: | Rural | To: | Mixed Use - ASD | |
| Zoning Amendment: | From: | No City Zoning | To: | PUD | |

| | |
|---|---|
| Number of Persons Residing on the Subject Property: | 0 |
| Improvements Existing on Property: | 0 |
| Additional Conditions Requested by Applicant: | See attached |

Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:

| | | | | |
|---|---|---|---|---|
| Paved Street Meeting City Standards: | X | Yes | | No |
| Curb and Gutter: | X | Yes | | No |
| Stormwater Drainage: | | Yes | | No |
| Water: | X | Yes | | No |
| Sewer: | X | Yes | | No |
| Street Lights: | X | Yes | | No |
| Underwriter Approved Fire Hydrant: | | Yes | X | No |

| | |
|---|---|
| Other: | |

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: James P Purdy
Owner(s) of Record (Signature)

James P. Purdy
(Print Name)

By: _____
Owner(s) of Record (Signature)

_____
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 19th day of July, 2018, by James P Purdy who is personally known to me or has produced TN Drivers License as Identification and who did / did not (circle one) take an oath.

My Commission Expires: 5/17/2021

JAMES L. JAMESON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF LOUDON

James L. Jameson
Notary Public (Signature)

James L. Jameson
Notary Public (Print Name)

I (We) hereby appoint (print name): Kathy Hattaway/Poulos & Bennett, LLC
to serve as representative at all public hearings regarding my (our) property.

I (We), the undersigned owner(s) for the Future Land Use and/or Zoning Amendment of the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By: Lisa P. Surrett
Owner(s) of Record (Signature)

Lisa P. Surrett
(Print Name)

By:
Owner(s) of Record (Signature)

Douglas M. Surrett
(Print Name)

**STATE OF FLORIDA**
**COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 19th day of July, 2018, by Lisa P Surrett and Douglas M Surrett who is personally known to me or has produced TN Drivers License TN Driver License as Identification and who did/ did not (circle one) take an oath.

James L. Jameson
Notary Public (Signature)

My Commission Expires: 5/17/2021

JAMES L. JAMESON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF LOUDON

James L Jameson
Notary Public (Print Name)

# Property Record - 26-20-27-0000-00-042

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
Wesley Rd

**Names**
Rubright Steven R

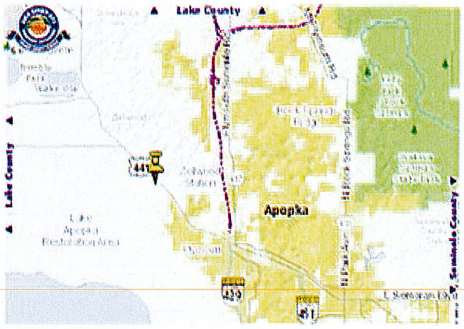
**Municipality**
ORG - Un-Incorporated

**Property Use**
6920 - Fernery

**Mailing Address**
4814 Wesley Rd
Apopka, FL 32712-5908

**Physical Address**
Wesley Rd
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $23,793 | + | $0 | + | $0 = | $23,793 (3.0%) | - | $22,308 = | **$1,485** (0%) |
| 2016 ✓ MKT | $23,100 | + | $0 | + | $0 = | $23,100 (0%) | - | $21,615 = | **$1,485** (0%) |
| 2015 ✓ MKT | $23,100 | + | $0 | + | $0 = | $23,100 (0%) | - | $21,615 = | **$1,485** (0%) |
| 2014 ✓ MKT | $23,100 | + | $0 | + | $0 = | $23,100 | - | $21,615 = | **$1,485** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $22,308 | **$370** |
| 2016 ✓ $ AG | $21,615 | **$367** |
| 2015 ✓ $ AG | $21,615 | **$376** |
| 2014 ✓ $ AG | $21,615 | **$381** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $1,485 | $0 | $1,485 | 4.2220 (-7.47%) | **$6.27** | 25 % |
| Public Schools: By Local Board | $1,485 | $0 | $1,485 | 3.2480 (0.00%) | **$4.82** | 20 % |

Print Time: 5/14/2018 4:39 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000042/

| | | | | | | |
|---|---|---|---|---|---|---|
| Orange County (General) | $1,485 | $0 | $1,485 | 4.4347 (0.00%) | **$6.59** | 27 % |
| Unincorporated County Fire | $1,485 | $0 | $1,485 | 2.2437 (0.00%) | **$3.33** | 14 % |
| Unincorporated Taxing District | $1,485 | $0 | $1,485 | 1.8043 (0.00%) | **$2.68** | 11 % |
| Library - Operating Budget | $1,485 | $0 | $1,485 | 0.3748 (0.00%) | **$0.56** | 2 % |
| St Johns Water Management District | $1,485 | $0 | $1,485 | 0.2724 (-5.58%) | **$0.40** | 2 % |
| | | | | **16.5999** | **$24.65** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| COUNTY SPECIAL ASSESSMENT | ADVANCED DISP - GARBAGE - (407)836-6601 | 0.00 | $220.00 | **$0.00** |
| | | | | **$0.00** |

## Property Features

### Property Description

(NOTE: AG PORTION OF THE FOLLOWING DESCRIBED PROPERTY) THE S 269.8 FT OF NE1/4 OF SW1/4 OF SW 1/4 OF SEC 26-20-27 2989/1241 & UN RECORDED AG ON FILE

### Total Land Area

71,839 sqft (+/-) | 1.65 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6920 - Fernery | A-1 | 1.65 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| There are no sales for the selected parcel | | | | | | | |

# Property Record - 26-20-27-0000-00-032

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
4686 W Orange Blossom Trl

**Names**
Rubright Steven R

**Municipality**
ORG - Un-Incorporated

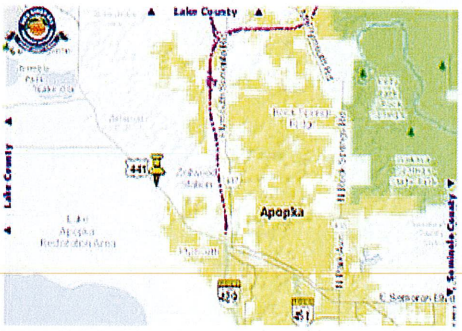
**Property Use**
6930 - Container Nursery

**Mailing Address**
4814 Wesley Rd
Apopka, FL 32712-5908

**Physical Address**
4686 W Orange Blossom Trl
Apopka, FL 32712

QR Code For Mobile Phone

272026000000032 01/30/2007




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $12,038 | + | $2,598 | + | $3,240 | = $17,876 (1.2%) | - $3,597 | = **$14,279** (.69%) |
| 2016 ✓ MKT | $11,920 | + | $2,500 | + | $3,240 | = $17,660 (.67%) | - $3,479 | = **$14,181** (.83%) |
| 2015 ✓ MKT | $11,920 | + | $2,383 | + | $3,240 | = $17,543 (0%) | - $3,479 | = **$14,064** (0%) |
| 2014 ✓ MKT | $11,920 | + | $2,383 | + | $3,240 | = $17,543 | - $3,479 | = **$14,064** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $3,597 | **$60** |
| 2016 ✓ $ AG | $3,479 | **$59** |
| 2015 ✓ $ AG | $3,479 | **$60** |
| 2014 ✓ $ AG | $3,479 | **$61** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $14,279 | $0 | $14,279 | 4.2220 (-7.47%) | **$60.29** | 25 % |

Print Time: 5/14/2018 4:43 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000032/

| | | | | | | |
|---|---|---|---|---|---|---|
| Public Schools: By Local Board | $14,279 | $0 | $14,279 | 3.2480 (0.00%) | **$46.38** | 20 % |
| Orange County (General) | $14,279 | $0 | $14,279 | 4.4347 (0.00%) | **$63.32** | 27 % |
| Unincorporated County Fire | $14,279 | $0 | $14,279 | 2.2437 (0.00%) | **$32.04** | 14 % |
| Unincorporated Taxing District | $14,279 | $0 | $14,279 | 1.8043 (0.00%) | **$25.76** | 11 % |
| Library - Operating Budget | $14,279 | $0 | $14,279 | 0.3748 (0.00%) | **$5.35** | 2 % |
| St Johns Water Management District | $14,279 | $0 | $14,279 | 0.2724 (-5.58%) | **$3.89** | 2 % |
| | | | | **16.5999** | **$237.03** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| COUNTY SPECIAL ASSESSMENT | ADVANCED DISP - GARBAGE - (407)836-6601 | 0.00 | $220.00 | **$0.00** |
| EXEMPT FROM PICKUP | UNLIVABLE - GARBAGE - | 1.00 | $0.00 | **$0.00** |
| | | | | **$0.00** |

## Property Features

### Property Description

BEG NW COR OF S1/2 OF SE1/4 OF SW1/4 RUN N 363 FT TO RY SELY ALONG SAME TO N BDRY LINE OF S1/2 OF SE1/4 OF OF SW1/4 W 396 FT TO POB IN SEC 26-20-27

### Total Land Area

65,063 sqft (+/-) | 1.49 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6930 - Container Nursery | A-1 | 0.49 ACRE(S) | working... | working... | working... | working... |
| 0100 - Single Family | A-1 | 1 ACRE(S) | working... | working... | working... | working... |

### Buildings

| | |
|---|---|
| **Model Code** | 01 - Single Fam Residence |
| **Type Code** | 0102 - Single Fam Class II |
| **Building Value** | working... |
| **Estimated New Cost** | working... |
| **Actual Year Built** | 1945 |
| **Beds** | 2 |
| **Baths** | 1.0 |
| **Floors** | 1 |
| **Gross Area** | 949 sqft |
| **Living Area** | 600 sqft |
| **Exterior Wall** | Conc/Cindr |
| **Interior Wall** | Minimum |

| Subarea Description | Sqft | Value |
|---|---|---|
| BAS - Base Area | 600 | working... |
| UOP - Unf O Prch | 349 | working... |

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| XPB1 - Pole Bldg 1 | 01/01/2002 | 264 Square Feet | working... | working... |
| XGMP - Green House Metal/Poly | 01/01/2011 | 720 Square Feet | working... | working... |
| XPB1 - Pole Bldg 1 | 01/01/2002 | 200 Square Feet | working... | working... |
| FPL1 - Basic Fireplace | 01/01/1945 | 1 Unit(s) | working... | working... |

# Sales

## Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/11/2011 | $100 | 20110515916 | 10274 / 5696 | Quitclaim Multiple | Rubright W David<br>Rubright Mary Ann | Rubright Steven R | Improved |
| 04/11/2011 | $100 | 20110515914 | 10274 / 5691 | Quitclaim Multiple | Rubright Properties L L C | Rubright W David<br>Rubright Mary Ann | Improved |
| 04/21/2004 | $26,100 | 20040272656 | 07421 / 4577 | Warranty Deed | Rubright W David<br>Rubright Mary Ann | Rubright Properties L L C | Improved |
| 05/05/2000 | $100 | 20010421462 | 06349 / 4731 | Quitclaim Deed | Rubright Family LP | Rubright W David<br>Rubright Mary Ann | Improved |
| 12/07/1999 | $24,000 | 19990541085 | 05903 / 2768 | Personal Representative's Deed | Ulmer L O Estate | Rubright Family LP | Improved |

## Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 1311 Hancock Lone Palm Rd | 04/17/2018 | $500,000 | $125 | Warranty Deed | 0/0 | 20180240510 | / |
| 602 Hermit Smith Rd | 01/04/2018 | $1,800,000 | $1,172 | Trustee's Deed | 0/0 | 20180036530 | / |

# Property Record - 26-20-27-0000-00-028

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
4813 Wesley Rd

**Names**
Rubright Steven R

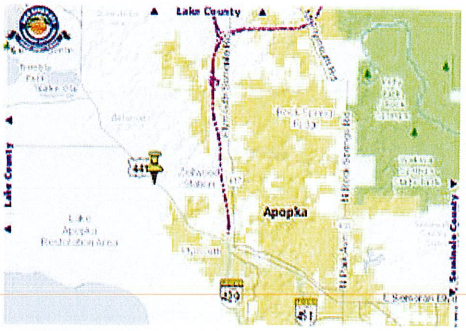
**Municipality**
ORG - Un-Incorporated

**Property Use**
6920 - Fernery

**Mailing Address**
4814 Wesley Rd
Apopka, FL 32712-5908

**Physical Address**
4813 Wesley Rd
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $139,374 | + | $0 | + | $0 | = $139,374 (.56%) | - | $25,026 | = **$114,348** (0%) |
| 2016 ✓ MKT | $138,600 | + | $0 | + | $0 | = $138,600 (0%) | - | $24,252 | = **$114,348** (0%) |
| 2015 ✓ MKT | $138,600 | + | $0 | + | $0 | = $138,600 (0%) | - | $24,252 | = **$114,348** (0%) |
| 2014 ✓ MKT | $138,600 | + | $0 | + | $0 | = $138,600 | - | $24,252 | = **$114,311** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $25,026 | **$415** |
| 2016 ✓ $ AG | $24,252 | **$411** |
| 2015 ✓ $ AG | $24,252 | **$421** |
| 2014 ✓ $ AG | $24,252 | **$428** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $114,348 | $0 | $114,348 | 4.2220 (-7.47%) | **$482.78** | 25 % |
| Public Schools: By Local Board | $114,348 | $0 | $114,348 | 3.2480 (0.00%) | **$371.40** | 20 % |

Print Time: 5/14/2018 4:38 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000028/

| | | | | | | |
|---|---|---|---|---|---|---|
| Orange County (General) | $114,348 | $0 | $114,348 | 4.4347 (0.00%) | **$507.10** | 27 % |
| Unincorporated County Fire | $114,348 | $0 | $114,348 | 2.2437 (0.00%) | **$256.56** | 14 % |
| Unincorporated Taxing District | $114,348 | $0 | $114,348 | 1.8043 (0.00%) | **$206.32** | 11 % |
| Library - Operating Budget | $114,348 | $0 | $114,348 | 0.3748 (0.00%) | **$42.86** | 2 % |
| St Johns Water Management District | $114,348 | $0 | $114,348 | 0.2724 (-5.58%) | **$31.15** | 2 % |
| | | | | **16.5999** | **$1,898.17** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

NE1/4 OF SW1/4 OF SW1/4 S OF RY (LESS BEG NW COR RUN S 170 FT E 112 FT NELY TO PT 259 FT E OF BEG W TO BEG & LESS S 269 FT) & E1/2 OF NW1/4 OF SW1/4 OF SW1/4 (LESS STRIP ON W 16.8 FT WIDE ON N & 6 FT WIDE ON S) & (LESS N 15 FT) OF SEC 26-20-27

### Total Land Area

402,495 sqft (+/-) | 9.24 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6920 - Fernery | A-1 | 1.72 ACRE(S) | working... | working... | working... | working... |
| 0001 - Vacant Residential | A-1 | 7.52 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/11/2011 | $100 | 20110515916 | 10274 / 5696 | Quitclaim Multiple | Rubright W David<br>Rubright Mary Ann | Rubright Steven R | Vacant |
| 04/11/2011 | $100 | 20110515914 | 10274 / 5691 | Quitclaim Multiple | Rubright Properties L L C | Rubright W David<br>Rubright Mary Ann | Vacant |
| 04/21/2004 | $4,500 | 20040272729 | 07421 / 4740 | Warranty Deed | Rubright W David<br>Rubright Mary Ann | Rubright Properties L L C | Vacant |
| 05/05/2000 | $100 | 20010421466 | 06349 / 4755 | Quitclaim Deed | Rubright Family LP | Rubright W David<br>Rubright Mary Ann | Vacant |
| 06/16/1999 | $90,000 | 19990277739 | 05782 / 2262 | Warranty Deed | Whitman Walter Ray<br>Whitman Marian M | Rubright Family LP | Vacant |
| 06/01/1971 | $6,000 | 19710418140 | 02070 / 0940 | Warranty Deed | | | Improved |

# Property Record - 26-20-27-0000-00-029

Orange County Property Appraiser • http://www.ocpafl.org

## Property Summary

**Property Name**
4814 Wesley Rd

**Names**
Rubright Steven R

**Municipality**
ORG - Un-Incorporated

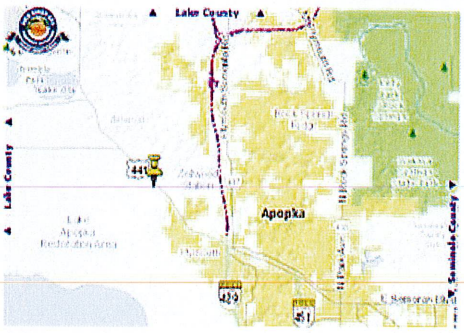
**Property Use**
0100 - Single Family

**Mailing Address**
4814 Wesley Rd
Apopka, FL 32712-5908

**Physical Address**
4814 Wesley Rd
Apopka, FL 32712

QR Code For Mobile Phone

272026000000029 01/30/2007




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $37,200 | + | $25,500 | + | $1,326 = | $64,026 (-.27%) | **$55,258** (2.1%) |
| 2016 ✓ MKT | $37,200 | + | $25,674 | + | $1,326 = | $64,200 (.72%) | **$54,121** (.70%) |
| 2015 ✓ MKT | $37,200 | + | $25,216 | + | $1,326 = | $63,742 (12%) | **$53,745** (.80%) |
| 2014 ✓ MKT | $37,200 | + | $18,519 | + | $1,326 = | $57,045 | **$53,318** |

| Tax Year Benefits | Original Homestead | Additional Hx | Other Exemptions | SOH Cap | Tax Savings |
|---|---|---|---|---|---|
| 2017 ✓ $ HX CAP | $25,000 | $5,258 | $0 | $8,768 | **$609** |
| 2016 ✓ $ HX CAP | $25,000 | $4,121 | $0 | $10,079 | **$633** |
| 2015 ✓ $ HX CAP | $25,000 | $3,745 | $0 | $9,997 | **$642** |
| 2014 ✓ $ HX CAP | $25,000 | $3,318 | $0 | $3,727 | **$537** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|

Print Time: 5/14/2018 4:40 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000029/

| | | | | | | |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $55,258 | $25,000 | $30,258 | 4.2220 (-7.47%) | **$127.75** | 28 % |
| Public Schools: By Local Board | $55,258 | $25,000 | $30,258 | 3.2480 (0.00%) | **$98.28** | 22 % |
| Orange County (General) | $55,258 | $30,258 | $25,000 | 4.4347 (0.00%) | **$110.87** | 24 % |
| Unincorporated County Fire | $55,258 | $30,258 | $25,000 | 2.2437 (0.00%) | **$56.09** | 12 % |
| Unincorporated Taxing District | $55,258 | $30,258 | $25,000 | 1.8043 (0.00%) | **$45.11** | 10 % |
| Library - Operating Budget | $55,258 | $30,258 | $25,000 | 0.3748 (0.00%) | **$9.37** | 2 % |
| St Johns Water Management District | $55,258 | $30,258 | $25,000 | 0.2724 (-5.58%) | **$6.81** | 1 % |
| | | | | **16.5999** | **$454.28** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| COUNTY SPECIAL ASSESSMENT | ADVANCED DISP - GARBAGE - (407)836-6601 | 1.00 | $220.00 | **$220.00** |
| | | | | **$220.00** |

## Property Features

### Property Description

(NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) THE S 269.8 FT OF NE1/4 OF SW1/4 OF SW 1/4 OF SEC 26-20-27 2989/1241 & UN RECORDED AG ON FILE

### Total Land Area

108,164 sqft (+/-) | 2.48 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0100 - Single Family | A-1 | 2.48 ACRE(S) | working... | working... | working... | working... |

### Buildings

| | |
|---|---|
| **Model Code** | 01 - Single Fam Residence |
| **Type Code** | 0102 - Single Fam Class II |
| **Building Value** | working... |
| **Estimated New Cost** | working... |
| **Actual Year Built** | 1920 |
| **Beds** | 3 |
| **Baths** | 1.0 |
| **Floors** | 1 |
| **Gross Area** | 1408 sqft |
| **Living Area** | 1224 sqft |
| **Exterior Wall** | Average |
| **Interior Wall** | Wall.Bd/Wd |

| Subarea Description | Sqft | Value |
|---|---|---|
| BAS - Base Area | 1224 | working... |
| FSP - F/Scr Prch | 160 | working... |
| UOP - Unf O Prch | 24 | working... |

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| SHED - Shed | 01/01/2002 | 1 Unit(s) | working... | working... |
| AB1 - Accessory Building 1 | 01/01/2002 | 486 Square Feet | working... | working... |

## Sales

### Sales History

## Property Record Card for 272026000000029

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/11/2011 | $100 | 20110515916 | 10274 / 5696 | Quitclaim Multiple | Rubright W David<br>Rubright Mary Ann | Rubright Steven R | Improved |
| 04/11/2011 | $100 | 20110515915 | 10274 / 5694 | Quitclaim Deed | Rubright Family L P | Rubright W David<br>Rubright Mary Ann | Improved |
| 04/11/2003 | $60,000 | 20030219404 | 06876 / 2989 | Warranty Deed | Gaskins Adelbert D<br>Gaskins Cynthia M | Rubright Family L P | Improved |
| 10/31/1996 | $100 | 19965835156 | 05152 / 0561 | Warranty Deed | Gaskins Adelbert D | Gaskins Adelbert D<br>Gaskins Cynthia M | Improved |
| 03/01/1979 | $25,000 | 19791359705 | 02989 / 1241 | Warranty Deed | | | Improved |

# Property Record - 34-20-27-0000-00-007

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
5000 Longview Rd

**Names**
Rubright Family L P

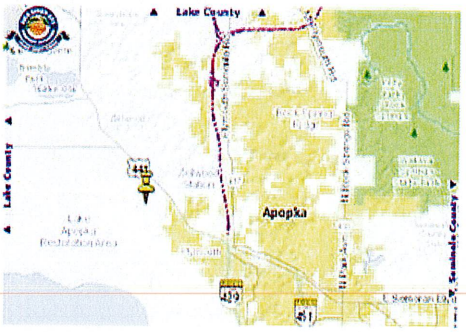
**Municipality**
ORG - Un-Incorporated

**Property Use**
9900 - Non-Ag Acreage

**Mailing Address**
1921 Hill Dr
Apopka, FL 32703-9340

**Physical Address**
5000 Longview Rd
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | Building(s) | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|
| 2017 MKT | $112,074 | + $0 | + $0 | = $112,074 (3.0%) | **$112,074** (3.0%) |
| 2016 MKT | $108,810 | + $0 | + $0 | = $108,810 (0%) | **$108,810** (0%) |
| 2015 MKT | $108,810 | + $0 | + $0 | = $108,810 (0%) | **$108,810** (0%) |
| 2014 MKT | $108,810 | + $0 | + $0 | = $108,810 | **$108,810** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $112,074 | $0 | $112,074 | 4.2220 (-7.47%) | **$473.18** | 25 % |
| Public Schools: By Local Board | $112,074 | $0 | $112,074 | 3.2480 (0.00%) | **$364.02** | 20 % |
| Orange County (General) | $112,074 | $0 | $112,074 | 4.4347 (0.00%) | **$497.01** | 27 % |
| Unincorporated County Fire | $112,074 | $0 | $112,074 | 2.2437 (0.00%) | **$251.46** | 14 % |
| Unincorporated Taxing District | $112,074 | $0 | $112,074 | 1.8043 (0.00%) | **$202.22** | 11 % |
| Library - Operating Budget | $112,074 | $0 | $112,074 | 0.3748 (0.00%) | **$42.01** | 2 % |
| St Johns Water Management District | $112,074 | $0 | $112,074 | 0.0274 (-5.58%) | **$30.53** | 2 % |
| | | | | **16.5999** | **$1,860.43** | |

Print Time: 5/14/2018 4:45 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272034000000007/

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

N1/2 OF SE1/4 OF NE1/4 (LESS COMM AT NE COR OF N1/2 OF SE1/4 OF NE1/4 TH N 88 DEG W 696.74 FT TO POB S 40 DEG E 554.89 FT S OO DEG W 237.03 FT N 89 DEG W 952.75 FT N 03 DEG W 655.74 FT S 88 DEG E 632.03 TO POB) IN SEC 34-20-27

### Total Land Area

305,992 sqft (+/-) | 7.02 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 9900 - Non-Ag Acreage | A-1 | 7.02 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 09/29/2004 | $35,000 | 20040647744 | 07651 / 0807 | Warranty Deed | Schaffer Harry R<br>Schaffer Nancy J M | Rubright Family L P | Vacant |
| 04/01/1986 | $40,000 | 19862503998 | 03773 / 2430 | Warranty Deed | | | Vacant |
| 03/01/1979 | $100 | 19791362110 | 02991 / 1487 | Quitclaim Deed | | | Vacant |
| 06/01/1971 | $1,000 | 19710448364 | 02119 / 0008 | Warranty Deed | | | Vacant |

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| Old Lake Pickett Rd | 04/06/2018 | $395,000 | | Special Warranty | 0/0 | 20180218521 | / |
| 1056 Bailey Hill Rd | 04/06/2018 | $175,000 | | Warranty Deed | 0/0 | 20180214098 | / |
| Maguire Rd | 03/29/2018 | $2,625,000 | | Warranty Deed | 0/0 | 20180203585 | / |
| Hermit Smith Rd | 03/29/2018 | $400,000 | | Special Warranty | 0/0 | 20180193711 | / |
| 2309 W Kelly Park Rd | 03/29/2018 | $265,200 | | Special Warranty | 0/0 | 20180195930 | / |
| E Welch Rd | 03/29/2018 | $100,000 | $57 | Warranty Deed | 0/0 | 20180210929 | / |
| 7425 Clarcona Ocoee Rd | 03/27/2018 | $40,000 | | Warranty Deed | 0/0 | 20180198191 | / |
| 21210 E Colonial Dr | 03/20/2018 | $475,000 | | Warranty Deed | 0/0 | 20180182003 | / |
| Gilliam Rd | 03/02/2018 | $65,300 | | Warranty Multiple | 0/0 | 20180148748 | / |
| 3477 Plymouth Sorrento Rd | 02/28/2018 | $690,000 | | Warranty Deed | 0/0 | 20180123559 | / |

# Property Record - 35-20-27-5220-00-060

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
4670 W Orange Blossom Trl

**Names**
Rubright Properties L L C

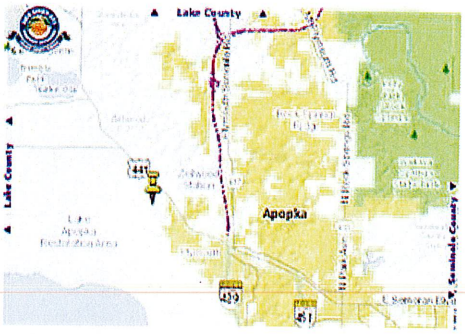
**Municipality**
ORG - Un-Incorporated

**Property Use**
5420 - Timberland Planted

**Mailing Address**
3465 Ocoee Apopka Rd
Apopka, FL 32703-8500

**Physical Address**
4670 W Orange Blossom Trl
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $3,130,261 | + | $0 | + | $0 | = $3,130,261 (2.9%) | - | $2,739,126 | = **$391,135** (2.3%) |
| 2016 ✓ MKT | $3,041,881 | + | $0 | + | $0 | = $3,041,881 (0%) | - | $2,659,682 | = **$382,199** (0%) |
| 2015 ✓ MKT | $3,041,881 | + | $0 | + | $0 | = $3,041,881 (0%) | - | $2,659,682 | = **$382,199** (0%) |
| 2014 ✓ MKT | $3,041,881 | + | $0 | + | $0 | = $3,041,881 | - | $2,659,682 | = **$382,199** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $2,739,126 | **$45,469** |
| 2016 ✓ $ AG | $2,659,682 | **$45,100** |
| 2015 ✓ $ AG | $2,659,682 | **$46,219** |
| 2014 ✓ $ AG | $2,659,682 | **$46,938** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $391,135 | $0 | $391,135 | 4.2220 (-7.47%) | **$1,651.37** | 25 % |
| Public Schools: By Local Board | $391,135 | $0 | $391,135 | 3.2480 (0.00%) | **$1,270.41** | 20 % |

Print Time: 5/14/2018 4:44 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272035522000060/

| | | | | | | |
|---|---|---|---|---|---|---|
| Orange County (General) | $391,135 | $0 | $391,135 | 4.4347 (0.00%) | **$1,734.57** | 27 % |
| Unincorporated County Fire | $391,135 | $0 | $391,135 | 2.2437 (0.00%) | **$877.59** | 14 % |
| Unincorporated Taxing District | $391,135 | $0 | $391,135 | 1.8043 (0.00%) | **$705.72** | 11 % |
| Library - Operating Budget | $391,135 | $0 | $391,135 | 0.3748 (0.00%) | **$146.60** | 2 % |
| St Johns Water Management District | $391,135 | $0 | $391,135 | 0.2724 (-5.58%) | **$106.55** | 2 % |
| | | | | **16.5999** | **$6,492.81** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

LONGVIEW GROVES K/26 THAT PT OF S1/2 OF SE1/4 OF SW1/4 SEC 26-20-27 LYING W OF SCL RR & THAT PT OF NE1/4 OF NW1/4 SEC 35-20-27 LYING W OF SCL RR (LESS S 330 FT OF E 330 FT & LESS THAT PT OF LOTS 6 & 11 & PLATTED R/W ELY OF SAID LOTS LONGVIEW GROVES K/26 DESC AS COMM N1/4 COR SEC 35-20-27 S 408.14 FT FOR POB CONT S 483.08 FT N 27 DEG W 652.95 FT S 86 DEG E 261.8 FT SELY 93.67 FT TO POB) & SW1/4 OF NW1/4 & SE1/4 OF NW1/4 (LESS E 330 FT) & NE1/4 OF SW1/4 & N1/2 OF SW1/4 OF SE1/4 & S 60 FT OF NW1/4 OF SE1/4 & NW1/4 OF NW1/4 & W3/4 OF N1/2 OF NW1/4 OF SW1/4 (LESS PT DESC IN 373/302) & BEG 50 FT N OF SE COR OF N1/2 OF NW1/4 OF SW1/4 W 350 FT N TO 1/4 LINE E TO NE COR OF NW1/4 OF SW1/4 S TO POB ALL IN SEC 35-20-27 & S1/2 OF NE1/4 OF NE1/4 OF NE1/4 & S1/2 OF NE1/4 OF NE1/4 SEC 34-20-27 (LESS THAT PORTION DESC IN 7946/1844) & (LESS N 50 FT OF E 330 FT OF SW1/4 OF SEC 35-20-27) & (LESS THE N1/2 OF SW1/4 OF SE1/4 & THE S 60 FT OF THE NW1/4 OF SE1/4 OF SEC 35-20-27)

### Total Land Area

9,859,597 sqft (+/-) | 226.35 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6999 - Ag Waste | A-1 | 19.38 ACRE(S) | working... | working... | working... | working... |
| 5420 - Timberland Planted | A-1 | 182.17 ACRE(S) | working... | working... | working... | working... |
| 9900 - Non-Ag Acreage | A-1 | 20.49 ACRE(S) | working... | working... | working... | working... |
| 9500 - Submerged | A-1 | 4.3 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/21/2004 | $116,800 | 20040260190 | 07413 / 3880 | Warranty Deed | Rubright W David<br>Rubright Mary Ann | Rubright Properties L L C | Vacant |
| 05/05/2000 | $100 | 20010421464 | 06349 / 4743 | Quitclaim Multiple | Rubright Family LP | Rubright W David<br>Rubright Mary Ann | Vacant |
| 06/16/1999 | $457,800 | 19990273910 | 05780 / 3960 | Warranty Multiple | Gills James P<br>Gills Margaret R | Rubright Family LP | Vacant |
| 01/01/1983 | $100 | 19831877828 | 03339 / 0531 | Quitclaim Multiple | | | Vacant |
| 12/01/1982 | $1,000,000 | 19831875521 | 03337 / 1360 | Warranty Multiple | | | Vacant |

## Property Record Card for 272035522000060

12/01/1979 $762,000 19791470127 03078 / 1729 Warranty Deed

Improved

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| Sunderson Rd | 03/21/2018 | $325,000 | | Trustee's Deed | 0/0 | 20180196509 | / |
| 1177 Chicago Ave | 01/02/2018 | $109,500 | | Warranty Multiple | 0/0 | 20180007481 | / |

# Property Record - 26-20-27-0000-00-030

Orange County Property Appraiser • http://www.ocpafl.org

## Property Summary

**Property Name**
4910 Wesley Rd

**Names**
Jp Holdings Inc

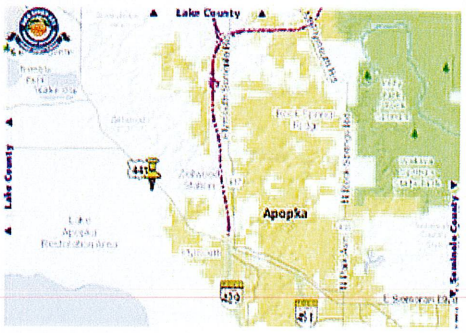
**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434
Winter Springs, FL 32708-5329

**Physical Address**
4910 Wesley Rd
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $403,400 | + | $0 | + | $0 | = $403,400 (3.0%) | - | $330,292 | = **$73,108** (0%) |
| 2016 ✓ MKT | $391,650 | + | $0 | + | $0 | = $391,650 (0%) | - | $318,542 | = **$73,108** (0%) |
| 2015 ✓ MKT | $391,650 | + | $0 | + | $0 | = $391,650 (11%) | - | $318,542 | = **$73,108** (0%) |
| 2014 ✓ MKT | $352,485 | + | $0 | + | $0 | = $352,485 | - | $279,377 | = **$73,108** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $330,292 | **$5,483** |
| 2016 ✓ $ AG | $318,542 | **$5,402** |
| 2015 ✓ $ AG | $318,542 | **$5,536** |
| 2014 ✓ $ AG | $279,377 | **$4,930** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $73,108 | $0 | $73,108 | 4.2220 (-7.47%) | **$308.66** | 25 % |
| Public Schools: By Local Board | $73,108 | $0 | $73,108 | 3.2480 (0.00%) | **$237.45** | 20 % |

Print Time: 5/14/2018 4:43 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000030/

| | | | | | | |
|---|---|---|---|---|---|---|
| Orange County (General) | $73,108 | $0 | $73,108 | 4.4347 (0.00%) | **$324.21** | 27 % |
| Unincorporated County Fire | $73,108 | $0 | $73,108 | 2.2437 (0.00%) | **$164.03** | 14 % |
| Unincorporated Taxing District | $73,108 | $0 | $73,108 | 1.8043 (0.00%) | **$131.91** | 11 % |
| Library - Operating Budget | $73,108 | $0 | $73,108 | 0.3748 (0.00%) | **$27.40** | 2 % |
| St Johns Water Management District | $73,108 | $0 | $73,108 | 0.2724 (-5.58%) | **$19.91** | 2 % |
| | | | | **16.5999** | **$1,213.57** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

SE1/4 OF SW1/4 OF SW1/4 & SW1/4 OF SW1/4 OF SW1/4 & W1/2 OF NW1/4 OF SW1/4 OF SW1/4 & BEG 333.2 FT E OF NW COR OF NW1/4 OF SW1/4 OF SW1/4 RUN S 679.5 FT E 6 FT NLY TO PT 16.8 FT E OF BEG W TO POB OF SEC 26-20-27

### Total Land Area

1,137,427 sqft (+/-) | 26.11 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 26.11 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/29/2015 | $250,000 | 20150230065 | 10915 / 1741 | Warranty Deed | Keller Outdoor Inc | Jp Holdings Inc | Vacant |
| 01/10/2005 | $600,000 | 20050049688 | 07789 / 1032 | Warranty Deed | Southern Farm & Land LLC | Keller Outdoor Inc | Vacant |
| 12/19/2003 | $100 | 20040064129 | 07288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 08/29/2003 | $100 | 20030585201 | 07142 / 1570 | Warranty Deed | Zellwin Farms Co | Southern Farm & Land Co | Vacant |
| 09/01/1988 | $2,600 | 19883093218 | 04016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 19760993484 | 02699 / 1270 | Warranty Deed | | | Vacant |

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| Lake Pickett Rd | 01/05/2018 | $700 | | Special Warranty | 0/0 | 20180076280 | / |
| Lake Pickett Rd | 01/05/2018 | $12,600 | | Special Warranty | 0/0 | 20180076278 | / |

# Property Record - 34-20-27-0000-00-005

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
Wesley Rd

**Names**
Jp Holdings Inc 50% Int
Pridgen James Scott Tr 50% Int

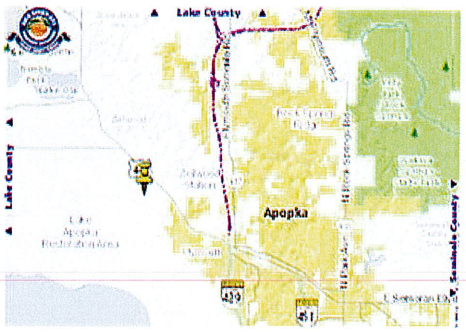
**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434 Ste A
Winter Springs, FL 32708-5329

**Physical Address**
Wesley Rd
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2018 W MKT | $197,983 | + | $0 | + | $0 | = $197,983 (10.0%) | - | $167,948 | = **$30,035** (0%) |
| 2017 ✓ MKT | $180,015 | + | $0 | + | $0 | = $180,015 (3.0%) | - | $149,980 | = **$30,035** (0%) |
| 2016 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 (0%) | - | $144,746 | = **$30,035** (0%) |
| 2015 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 (0%) | - | $144,746 | = **$30,035** (0%) |
| 2014 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 | - | $144,746 | = **$30,035** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2018 W $ AG | $167,948 | **$2,756** |
| 2017 ✓ $ AG | $149,980 | **$2,490** |
| 2016 ✓ $ AG | $144,746 | **$2,454** |
| 2015 ✓ $ AG | $144,746 | **$2,515** |
| 2014 ✓ $ AG | $144,746 | **$2,554** |

### 2018 Taxable Value and Estimate of Proposed Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $30,035 | $0 | $30,035 | 4.0510 (-4.05%) | **$121.67** | 25 % |
| Public Schools: By Local Board | $30,035 | $0 | $30,035 | 3.2480 (0.00%) | **$97.55** | 20 % |
| Orange County (General) | $30,035 | $0 | $30,035 | 4.4347 (0.00%) | **$133.20** | 27 % |
| Unincorporated County Fire | $30,035 | $0 | $30,035 | 2.2437 (0.00%) | **$67.39** | 14 % |
| Unincorporated Taxing District | $30,035 | $0 | $30,035 | 1.8043 (0.00%) | **$54.19** | |
| Library - Operating Budget | $30,035 | $0 | $30,035 | 0.3748 (0.00%) | **$11.26** | |

| | | | | | | |
|---|---|---|---|---|---|---|
| St Johns Water Management District | $30,035 | $0 | $30,035 | 0.2562 (-5.95%)<br>**16.4127** | **$7.69**<br>**$492.95** | 2 % |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

THE NW1/4 OF NE1/4 OF NE1/4 & THE N1/2 OF NE1/4 OF NE1/4 OF NE1/4 SEC 34-20-27

### Total Land Area

650,967 sqft (+/-) | 14.94 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 10.2 ACRE(S) | $16,995.00 | $173,349 | $2,800.00 | $28,560 |
| 6610 - Orange Grove | A-1 | 1.43 ACRE(S) | $16,995.00 | $24,303 | $800.00 | $1,144 |
| 6999 - Ag Waste | A-1 | 3.31 ACRE(S) | $100.00 | $331 | $100.00 | $331 |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/06/2009 | $102,900 | 200902615370 | 09868 / 6917 | Warranty Multiple | Southern Farm And Land LLC | Jp Holdings Inc 50% Int<br>Pridgen James Scott Tr 50% Int | Vacant |
| 12/19/2003 | $100 | 200400641290 | 07288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 06/27/2003 | $69,300 | 200303961780 | 07002 / 2623 | Warranty Multiple | Zellwin Farms Co | Southern Orange Farm & Land Co | Vacant |
| 11/13/1989 | $100 | 198933870070 | 04133 / 1846 | Warranty Deed | | | Vacant |
| 09/14/1988 | $10,500 | 198830932180 | 04016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 197609934840 | 02699 / 1270 | Warranty Deed | | | Vacant |

# Property Record - 27-20-27-0000-00-053

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
Wesley Rd

**Names**
Jp Holdings Inc 50% Int
Pridgen James Scott Tr 50% Int

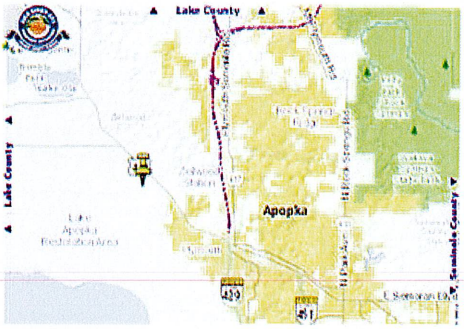
**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434 Ste A
Winter Springs, FL 32708-5329

**Physical Address**
Wesley Rd
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2018 W MKT | $483,807 | + | $0 | + | $0 | = $483,807 (10%) | - | $407,009 | = **$76,798** (0%) |
| 2017 ✓ MKT | $439,838 | + | $0 | + | $0 | = $439,838 (3.0%) | - | $363,040 | = **$76,798** (0%) |
| 2016 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 (0%) | - | $350,232 | = **$76,798** (0%) |
| 2015 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 (0%) | - | $350,232 | = **$76,798** (0%) |
| 2014 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 | - | $350,232 | = **$76,798** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2018 W $ AG | $407,009 | **$6,680** |
| 2017 ✓ $ AG | $363,040 | **$6,026** |
| 2016 ✓ $ AG | $350,232 | **$5,939** |
| 2015 ✓ $ AG | $350,232 | **$6,086** |
| 2014 ✓ $ AG | $350,232 | **$6,181** |

### 2018 Taxable Value and Estimate of Proposed Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $76,798 | $0 | $76,798 | 4.0510 (-4.05%) | **$311.11** | 25 % |
| Public Schools: By Local Board | $76,798 | $0 | $76,798 | 3.2480 (0.00%) | **$249.44** | 20 % |
| Orange County (General) | $76,798 | $0 | $76,798 | 4.4347 (0.00%) | **$340.58** | 27 % |
| Unincorporated County Fire | $76,798 | $0 | $76,798 | 2.2437 (0.00%) | **$172.31** | 14 % |
| Unincorporated Taxing District | $76,798 | $0 | $76,798 | 1.8043 (0.00%) | **$138.57** | |
| Library - Operating Budget | $76,798 | $0 | $76,798 | 0.3748 (0.00%) | **$28.78** | |

| | | | | | | |
|---|---|---|---|---|---|---|
| St Johns Water Management District | $76,798 | $0 | $76,798 | 0.2562 (-5.95%)<br>**16.4127** | **$19.68**<br>**$1,260.47** | 2 % |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

BEG SE COR OF SEC RUN N 1360.76 FT W 753.98 FT M/L S 866.70 FT W 578.15 FT S 465 FT E 1331.11 FT TO POB IN SEC 27-20-27

### Total Land Area

1,296,149 sqft (+/-) | 29.76 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 26.95 ACRE(S) | $16,995.00 | $458,015 | $2,800.00 | $75,460 |
| 6610 - Orange Grove | A-1 | 1.51 ACRE(S) | $16,995.00 | $25,662 | $800.00 | $1,208 |
| 6999 - Ag Waste | A-1 | 1.3 ACRE(S) | $100.00 | $130 | $100.00 | $130 |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/06/2009 | $272,100 | 200902615370 | 9868 / 6917 | Warranty Multiple | Southern Farm And Land LLC | Jp Holdings Inc 50% Int<br>Pridgen James Scott Tr 50% Int | Vacant |
| 12/19/2003 | $100 | 200400641290 | 7288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 06/27/2003 | $383,800 | 200303961780 | 7002 / 2623 | Warranty Multiple | Zellwin Farms Co | Southern Orange Farm & Land Co | Vacant |
| 09/01/1988 | $31,000 | 198830932180 | 4016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 197609934840 | 2699 / 1270 | Warranty Deed | | | Vacant |

# Property Record - 35-20-27-0000-00-054

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
W Orange Blossom Trl

**Names**
Alterna Mortgage Income Fund LLC

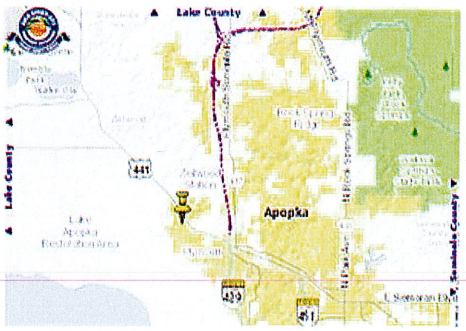
**Municipality**
APK - Apopka

**Property Use**
1000 - Vacant Commercial

**Mailing Address**
150 S Pine Island Rd Ste 430
Plantation, FL 33324-2667

**Physical Address**
W Orange Blossom Trl
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

No Data To Show At This Time
There are no ad valorem taxes to display at this time.
There are no Non-Ad Valorem Assessments

## Property Features

### Property Description

COMM SW COR OF N1/2 OF SE1/4 OF SE1/4 OF SEC35-20-27 TH N00-56-14E 190.24 FT TO THE POB TH CONTINUE N00-56-14E 140.17 FT TH S86-12-39E 50 FT TH S00-56-14W 140.17 FT TH N86-12-39W 50 FT TO THE POB & COMM SW COR OF N1/2 OF SE1/4 OF SE1/4 OF SEC35-20-27 TH N00-56-14E 190.24 FT TH S86-12-39E 50 FT TO THE POB TH CONTINUE S86-12-39E 745.6 FT TH N48-58-06E 147.04 FT TO PT ON WLY R/W LINE OF THE C.S.X. RAILROAD SAID PT BEING ON A CURV CONCAV NELY HAV RAD OF 1773.17 FT & CENT ANG OF 02-35-21 & CHORD BEARING OF N37-53-40W & ARC LENGTH OF 80.12 FT TH S48-58-06W 97.16 FT TH N86-12-39W 427.01 FT TH N27-11-23W 97.76 FT TH S62-48-37W 80.12 FT TH S27-11-23E 11.25 FT TO PT OF CURV CONCAV NWLY HAV RAD OF 25 FT & CENT ANG OF 120-58-44 & CHORD BEARING OF S33-17-59W & ARC LENGTH OF 52.79 FT TH N86-12-39W 57.45 FT TO PT OF CURV CONCAV NELY HAV RAD OF 30 FT & CENT ANG OF 60-00-00 & CHORD BEARING OF N56-12-39W & ARC LENGTH OF 31.42 FT TO PT OF REVERSE CURV CONCAV SWLY HAV RAD OF 70 FT & CENT ANG OF 84-11-59 & CHORD BEARING OF N68-18-38W & ARC LENGTH OF 102.87 FT TH S00-56-14W 134.01 FT TO THE POB

## Property Record Card for 272035000000054

### Total Land Area

95,895 sqft (+/-) | 2.20 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 1000 - Vacant Commercial | MIXED-EC | 95895.46 SQUARE FEET | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| PVAS - Pav Asph | 01/01/2010 | 5817 Square Feet | working... | working... |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 09/14/2017 | $95,000 | 20170541785 | / | Quitclaim Deed | Cama Self Directed Ira LLC Fbo | Alterna Mortgage Income Fund LLC | Vacant |

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 3249 Columbia St | 04/30/2018 | $1,085,000 | | Special Warranty | 0/0 | 20180262293 | / |
| S Orange Ave | 04/30/2018 | $900,000 | | Special Warranty | 0/0 | 20180258990 | / |
| 3059 Carmona Rd | 04/13/2018 | $130,100 | | Tax Deed | 0/0 | 20180221692 | / |
| Maguire Rd | 04/10/2018 | $695,000 | | Warranty Deed | 0/0 | 20180258943 | / |
| 1217 35Th St | 04/10/2018 | $400 | | Warranty Multiple | 0/0 | 20180221281 | / |
| S Orange Blossom Trl | 04/10/2018 | $600 | | Warranty Multiple | 0/0 | 20180221281 | / |
| 1218 34Th St | 04/10/2018 | $500 | | Warranty Multiple | 0/0 | 20180221281 | / |
| 3401 34Th St | 04/10/2018 | $1,500 | | Warranty Multiple | 0/0 | 20180221281 | / |
| 1214 34Th St | 04/10/2018 | $800 | | Warranty Multiple | 0/0 | 20180221281 | / |
| 9854 Tagore Pl | 04/09/2018 | $1,175,000 | | Special Warranty | 0/0 | 20180220395 | / |

# Property Record - 35-20-27-0000-00-048

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
W Orange Blossom Trl

**Names**
Alterna Mortgage Income Fund LLC

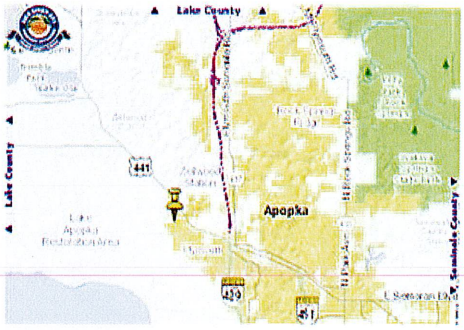
**Municipality**
APK - Apopka

**Property Use**
0001 - Vacant Residential

**Mailing Address**
150 S Pine Island Rd Ste 430
Plantation, FL 33324-2667

**Physical Address**
W Orange Blossom Trl
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $356,475 | + | $0 | + | $0 | = $356,475 (0%) | **$356,475** (0%) |
| 2016 ✓ MKT | $356,475 | + | $0 | + | $0 | = $356,475 (0%) | **$356,475** (0%) |
| 2015 ✓ MKT | $356,475 | + | $0 | + | $0 | = $356,475 (0%) | **$356,475** (0%) |
| 2014 ✓ MKT | $356,475 | + | $0 | + | $0 | = $356,475 | **$356,475** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $356,475 | $0 | $356,475 | 4.2220 (-7.47%) | **$1,505.04** | 26 % |
| Public Schools: By Local Board | $356,475 | $0 | $356,475 | 3.2480 (0.00%) | **$1,157.83** | 20 % |
| Orange County (General) | $356,475 | $0 | $356,475 | 4.4347 (0.00%) | **$1,580.86** | 27 % |
| City Of Apopka | $356,475 | $0 | $356,475 | 3.7876 (0.00%) | **$1,350.18** | 23 % |
| Library - Operating Budget | $356,475 | $0 | $356,475 | 0.3748 (0.00%) | **$133.61** | 2 % |
| St Johns Water Management District | $356,475 | $0 | $356,475 | 0.2724 (-5.58%) | **$97.10** | 2 % |
| | | | | **16.3395** | **$5,824.62** | |

### 2017 Non-Ad Valorem Assessments

Print Time: 5/14/2018 4:46 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272035000000048/

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| CITY OF APOPKA | APOPKA STORM - DRAINAGE - (407)703-1731 | 15.00 | $1.00 | **$15.00** |
| | | | | **$15.00** |

# Property Features

## Property Description

THE N1/2 OF SW1/4 OF SE1/4 & THE S 60 FT OF NW1/4 OF SE1/4 OF SEC 35-20-27 (LESS BEG AT THE SW COR OF THE NW1/4 OF SE1/4 OF SEC 35-20-27 TH RUN N00-54-31E 60 FT S86-10-29E 189.55 FT S00-54-31W 150 FT N86-10-29W 189.55 FT N00-54-31E 90 FT TO POB) & (LESS COMM SW COR NW1/4 OF SE1/4 OF SAID SEC 35-20-27 RUN N00-54-31E 60 FT TH S86-10-29E 189.55 FT FOR POB TH CONT S86-10-29E 180.45 FT TH S00-54-31W 150 FT TH N86-10-29W 180.45 FT TH N00-54-31E 150 FT TO POB)

## Total Land Area

887,507 sqft (+/-) | 20.37 acres (+/-) GIS Calculated

## Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0001 - Vacant Residential | PUD | 20.37 ACRE(S) | working... | working... | working... | working... |

## Buildings

## Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

# Sales

## Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 01/28/2014 | $100 | 201403832491 | 10782 / 6545 | Contract Multiple | Avion Point West LLC | Alterna Mortgage Income Fund LLC | Vacant |
| 01/27/2009 | $100 | 200900563381 | 09820 / 7931 | Warranty Multiple | Orlando Country Aviation Services Inc | Avion Point West LLC | Vacant |
| 02/17/2006 | $900,000 | 200601378421 | 08505 / 4626 | Warranty Deed | Rubright Properties L L C | Orlando Country Aviation Services Inc | Vacant |

## Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 9350 Tyrella Pine Trl | 05/01/2018 | $315,600 | | Special Warranty | 0/0 | 20180259135 | / |
| 2229 White Feather Loop | 05/01/2018 | $287,800 | | Special Warranty | 0/0 | 20180259066 | / |
| 15827 Turkey Island Cir | 04/30/2018 | $1,038,800 | $214 | Warranty Deed | 5/4 | 20180257378 | / |
| 7125 Desert Mandarin St | 04/30/2018 | $363,300 | | Special Warranty | 0/0 | 20180262192 | / |
| 15767 Sweet Limetta Dr | 04/30/2018 | $435,000 | | Special Warranty | 0/0 | 20180262089 | / |
| 7231 Summerlake Groves St | 04/30/2018 | $297,000 | | Special Warranty | 0/0 | 20180262025 | / |
| 7237 Summerlake Groves St | 04/30/2018 | $328,500 | | Special Warranty | 0/0 | 20180262550 | / |
| 15235 Southern Martin St | 04/30/2018 | $360,300 | | Warranty Deed | 0/0 | 20180257177 | / |
| Bancroft Blvd | 04/30/2018 | $40,000 | | Warranty Deed | 0/0 | 20180256411 | / |
| 8443 Adalina Pl | 04/30/2018 | $950,600 | | Special Warranty | 0/0 | 20180261718 | / |

# Property Record - 35-20-27-0000-00-012

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
4501 Hogshead Rd

**Names**
Alterna Mortgage Income Fund LLC

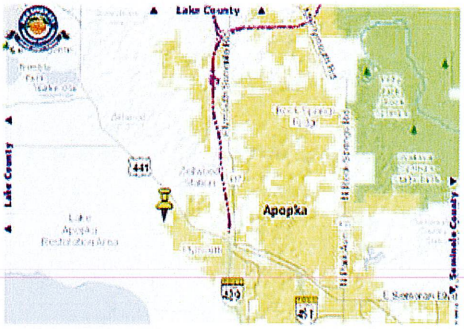
**Municipality**
APK - Apopka

**Property Use**
0001 - Vacant Residential

**Mailing Address**
150 S Pine Island Rd Ste 430
Plantation, FL 33324-2667

**Physical Address**
4501 Hogshead Rd
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $347,725 | + | $0 | + | $0 | = $347,725 (0%) | **$347,725** (0%) |
| 2016 ✓ MKT | $347,725 | + | $0 | + | $0 | = $347,725 (0%) | **$347,725** (0%) |
| 2015 ✓ MKT | $347,725 | + | $0 | + | $0 | = $347,725 (0%) | **$347,725** (0%) |
| 2014 ✓ MKT | $347,725 | + | $0 | + | $0 | = $347,725 | **$347,725** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $347,725 | $0 | $347,725 | 4.2220 (-7.47%) | **$1,468.09** | 26 % |
| Public Schools: By Local Board | $347,725 | $0 | $347,725 | 3.2480 (0.00%) | **$1,129.41** | 20 % |
| Orange County (General) | $347,725 | $0 | $347,725 | 4.4347 (0.00%) | **$1,542.06** | 27 % |
| City Of Apopka | $347,725 | $0 | $347,725 | 3.7876 (0.00%) | **$1,317.04** | 23 % |
| Library - Operating Budget | $347,725 | $0 | $347,725 | 0.3748 (0.00%) | **$130.33** | 2 % |
| St Johns Water Management District | $347,725 | $0 | $347,725 | 0.2724 (-5.58%) | **$94.72** | 2 % |
| | | | | **16.3395** | **$5,681.65** | |

### 2017 Non-Ad Valorem Assessments

Print Time: 5/14/2018 4:46 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272035000000012/

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| CITY OF APOPKA | APOPKA STORM - DRAINAGE - (407)703-1731 | 15.00 | $1.00 | **$15.00** |
| | | | | **$15.00** |

# Property Features

## Property Description

THE N1/2 OF SE1/4 OF SW1/4 SEC 35-20-27

## Total Land Area

865,373 sqft (+/-) | 19.87 acres (+/-) GIS Calculated

## Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0001 - Vacant Residential | PUD | 19.87 ACRE(S) | working... | working... | working... | working... |

## Buildings

## Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

# Sales

## Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 01/28/2014 | $100 | 20140383249 | 10782 / 6545 | Contract Multiple | Avion Point West LLC | Alterna Mortgage Income Fund LLC | Vacant |
| 01/27/2009 | $100 | 20090056338 | 09820 / 7931 | Warranty Multiple | Thompson James P A | Avion Point West LLC | Vacant |
| 06/28/2005 | $776,000 | 20050451408 | 08059 / 1794 | Warranty Deed | Dora Landscaping Co | Thompson James P A | Vacant |
| 06/09/2004 | $219,400 | 20040416748 | 07508 / 0936 | Trustee's Multiple | Greene Harry R Tr | Dora Landscaping Co | Vacant |
| 01/21/1997 | $100 | 19970026474 | 05191 / 0201 | Warranty Multiple | Greene Harry R<br>Greene Julia J | Greene Harry R Tr | Vacant |
| 12/01/1978 | $68,000 | 19791333932 | 02969 / 0554 | Warranty Deed | | | Vacant |
| 06/01/1975 | $50,000 | 19750939370 | 02657 / 0438 | Warranty Deed | | | Improved |

## Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 9350 Tyrella Pine Trl | 05/01/2018 | $315,600 | | Special Warranty | 0/0 | 20180259135 | / |
| 2229 White Feather Loop | 05/01/2018 | $287,800 | | Special Warranty | 0/0 | 20180259066 | / |
| 15827 Turkey Island Cir | 04/30/2018 | $1,038,800 | $214 | Warranty Deed | 5/4 | 20180257378 | / |
| 15395 Southern Martin St | 04/30/2018 | $405,700 | | Warranty Deed | 0/0 | 20180257627 | / |
| 8243 Purple Sandpiper Ave | 04/30/2018 | $377,700 | | Warranty Deed | 0/0 | 20180255869 | / |
| 1803 Portofino Meadows Blvd | 04/30/2018 | $245,900 | | Warranty Deed | 0/0 | 20180261647 | / |
| 8443 Adalina Pl | 04/30/2018 | $950,600 | | Special Warranty | 0/0 | 20180261718 | / |
| Bancroft Blvd | 04/30/2018 | $40,000 | | Warranty Deed | 0/0 | 20180256411 | / |
| 11753 Ruby Lake Rd | 04/30/2018 | $1,000,000 | | Special Warranty Multiple | 0/0 | 20180258515 | / |
| 7125 Desert Mandarin St | 04/30/2018 | $363,300 | | Special Warranty | 0/0 | 20180262192 | / |

# Property Record - 02-21-27-0000-00-028

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
W Orange Blossom Trl

**Names**
Alterna Mortgage Income Fund LLC

**Municipality**
APK - Apopka

**Property Use**
0001 - Vacant Residential

**Mailing Address**
150 S Pine Island Rd Ste 430
Plantation, FL 33324-2667

**Physical Address**
W Orange Blossom Trl
Apopka, FL 32703

QR Code For Mobile Phone

## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $494,375 | + | $0 | + | $0 | = $494,375 (0%) | **$494,375** (0%) |
| 2016 ✓ MKT | $494,375 | + | $0 | + | $0 | = $494,375 (0%) | **$494,375** (0%) |
| 2015 ✓ MKT | $494,375 | + | $0 | + | $0 | = $494,375 (0%) | **$494,375** (0%) |
| 2014 ✓ MKT | $494,375 | + | $0 | + | $0 | = $494,375 | **$494,375** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $494,375 | $0 | $494,375 | 4.2220 (-7.47%) | **$2,087.25** | 26 % |
| Public Schools: By Local Board | $494,375 | $0 | $494,375 | 3.2480 (0.00%) | **$1,605.73** | 20 % |
| Orange County (General) | $494,375 | $0 | $494,375 | 4.4347 (0.00%) | **$2,192.40** | 27 % |
| City Of Apopka | $494,375 | $0 | $494,375 | 3.7876 (0.00%) | **$1,872.49** | 23 % |
| Library - Operating Budget | $494,375 | $0 | $494,375 | 0.3748 (0.00%) | **$185.29** | 2 % |
| St Johns Water Management District | $494,375 | $0 | $494,375 | 0.2724 (-5.58%) | **$134.67** | 2 % |
| | | | | **16.3395** | **$8,077.83** | |

### 2017 Non-Ad Valorem Assessments

Print Time: 5/14/2018 4:47 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272102000000028/

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| CITY OF APOPKA | APOPKA STORM - DRAINAGE - (407)703-1731 | 15.00 | $1.00 | **$15.00** |
| | | | | **$15.00** |

# Property Features

## Property Description

FROM THE SE COR OF NE1/4 OF NW1/4 OF SEC 02-21-27 TH RUN E 674.69 FT N 55.13 FT FOR POB TH W 177.86 FT W 113.27 FT N 32 DEG W 246.87 FT E 417.68 FT S 186.46 FT TO POB & IN SEC 35-20-27 N1/2 OF S1/2 OF SW1/4 (LESS E 750 FT) & S1/2 OF SE1/4 OF SW1/4 (LESS BEG SW COR RUN N 654.59 FT RUN E 180.30 FT S 25 DEG E 337.98 FT S 41 DEG E TO S LINE OF SEC TH W 660 FT TO POB) & W 132 FT OF S1/4 OF SW1/4 OF SE1/4 OF SEC 35-20-27 & NE1/4 OF NW1/4 (LESS TRACT BEG SW COR RUN N 1317.78 FT E 660 FT S 41 DEG E 100 FT S 04 DEG E 89.5 FT S 30 DEG E 332.36 FT S 48 DEG E 175.9 FT S 69 DEG E 235.76 FT S 42 DEG E 144 FT S 513.94 FT W 1319.62 FT TO POB)

## Total Land Area

1,228,532 sqft (+/-) | 28.20 acres (+/-) GIS Calculated

## Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0001 - Vacant Residential | PUD | 28.25 ACRE(S) | working... | working... | working... | working... |

## Buildings

## Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

# Sales

## Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 01/28/2014 | $100 | 20140383249 | 10782 / 6545 | Contract Multiple | Avion Point West LLC | Alterna Mortgage Income Fund LLC | Vacant |
| 01/27/2009 | $100 | 20090056338 | 09820 / 7931 | Warranty Multiple | Thompson James P A | Avion Point West LLC | Vacant |
| 02/17/2006 | $1,293,400 | 20060139086 | 08506 / 4121 | Special Warranty Multiple | Dora Landscaping Co | Thompson James P A | Vacant |

## Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 2229 White Feather Loop | 05/01/2018 | $287,800 | | Special Warranty | 0/0 | 20180259066 | / |
| 9350 Tyrella Pine Trl | 05/01/2018 | $315,600 | | Special Warranty | 0/0 | 20180259135 | / |
| Melville St | 04/30/2018 | $40,000 | | Warranty Deed | 0/0 | 20180256416 | / |
| 1557 Conway Isle Cir | 04/30/2018 | $150,000 | | Special Warranty | 0/0 | 20180257151 | / |
| 8443 Adalina Pl | 04/30/2018 | $950,600 | | Special Warranty | 0/0 | 20180261718 | / |
| 8048 Bluejack Oak Dr | 04/30/2018 | $295,000 | | Special Warranty | 0/0 | 20180261796 | / |
| 15395 Southern Martin St | 04/30/2018 | $405,700 | | Warranty Deed | 0/0 | 20180257627 | / |
| 8243 Purple Sandpiper Ave | 04/30/2018 | $377,700 | | Warranty Deed | 0/0 | 20180255869 | / |
| 11753 Ruby Lake Rd | 04/30/2018 | $1,000,000 | | Special Warranty Multiple | 0/0 | 20180258515 | / |
| 15827 Turkey Island Cir | 04/30/2018 | $1,038,800 | $214 | Warranty Deed | 5/4 | 20180257378 | / |

# Property Record - 02-21-27-0000-00-030

Orange County Property Appraiser • http://www.ocpafl.org

## Property Summary

**Property Name**
Hogshead Rd

**Names**
Alterna Mortgage Income Fund LLC

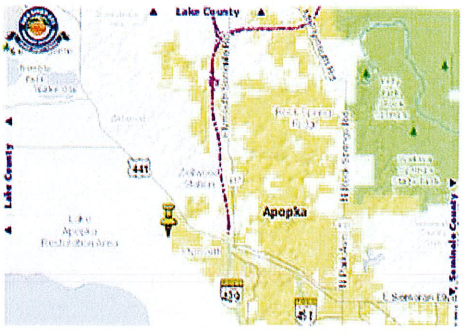
**Municipality**
APK - Apopka

**Property Use**
0001 - Vacant Residential

**Mailing Address**
150 S Pine Island Rd Ste 430
Plantation, FL 33324-2667

**Physical Address**
Hogshead Rd
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $18,277 | + | $0 | + | $0 | = $18,277 (0%) | **$18,277** (0%) |
| 2016 ✓ MKT | $18,277 | + | $0 | + | $0 | = $18,277 (0%) | **$18,277** (0%) |
| 2015 ✓ MKT | $18,277 | + | $0 | + | $0 | = $18,277 (0%) | **$18,277** (0%) |
| 2014 ✓ MKT | $18,277 | + | $0 | + | $0 | = $18,277 | **$18,277** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $18,277 | $0 | $18,277 | 4.2220 (-7.47%) | **$77.17** | 26 % |
| Public Schools: By Local Board | $18,277 | $0 | $18,277 | 3.2480 (0.00%) | **$59.36** | 20 % |
| Orange County (General) | $18,277 | $0 | $18,277 | 4.4347 (0.00%) | **$81.05** | 27 % |
| City Of Apopka | $18,277 | $0 | $18,277 | 3.7876 (0.00%) | **$69.23** | 23 % |
| Library - Operating Budget | $18,277 | $0 | $18,277 | 0.3748 (0.00%) | **$6.85** | 2 % |
| St Johns Water Management District | $18,277 | $0 | $18,277 | 0.2724 (-5.58%) | **$4.98** | 2 % |
| | | | | **16.3395** | **$298.64** | |

### 2017 Non-Ad Valorem Assessments

Print Time: 5/14/2018 4:48 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272102000000030/

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| CITY OF APOPKA | APOPKA STORM - DRAINAGE - (407)703-1731 | 15.00 | $1.00 | **$15.00** |
| | | | | **$15.00** |

# Property Features

## Property Description

THE W 146.66 FT OF THE FOLLOWING DESC PARCEL BEG AT THE SE COR OF NE1/4 OF NW1/4 OF SEC 02-21-27 TH RUN E 40.42 FT CONT E 362.92 FT N 32 DEG W 284.08 FT N 42 DEG W 512.16 FT N 69 DEG W 52.50 FT S 637.99 FT E 146.66 FT TO POB

## Total Land Area

86,474 sqft (+/-) | 1.99 acres (+/-) GIS Calculated

## Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0001 - Vacant Residential | PUD | 1 ACRE(S) | working... | working... | working... | working... |
| 9600 - Waste Land | PUD | 0.95 ACRE(S) | working... | working... | working... | working... |

## Buildings

## Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

# Sales

## Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 01/28/2014 | $100 | 201403832491 | 0782 / 6545 | Contract Multiple | Avion Point West LLC | Alterna Mortgage Income Fund LLC | Vacant |
| 01/27/2009 | $100 | 200900563380 | 9820 / 7931 | Warranty Multiple | Thompson James P A | Avion Point West LLC | Vacant |
| 05/02/2006 | $100 | 200604321040 | 8728 / 2302 | Quitclaim Deed | Greene Harry R Tr | Thompson James P A | Vacant |

## Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 9350 Tyrella Pine Trl | 05/01/2018 | $315,600 | | Special Warranty | 0/0 | 20180259135 | / |
| 2229 White Feather Loop | 05/01/2018 | $287,800 | | Special Warranty | 0/0 | 20180259066 | / |
| 15827 Turkey Island Cir | 04/30/2018 | $1,038,800 | $214 | Warranty Deed | 5/4 | 20180257378 | / |
| 8048 Bluejack Oak Dr | 04/30/2018 | $295,000 | | Special Warranty | 0/0 | 20180261796 | / |
| 949 Grand Hilltop Dr | 04/30/2018 | $327,900 | | Special Warranty | 0/0 | 20180262043 | / |
| 10340 Kensington Shore Dr | 04/30/2018 | $365,000 | | Warranty Deed | 0/0 | 20180255180 | / |
| 7125 Desert Mandarin St | 04/30/2018 | $363,300 | | Special Warranty | 0/0 | 20180262192 | / |
| 15767 Sweet Limetta Dr | 04/30/2018 | $435,000 | | Special Warranty | 0/0 | 20180262089 | / |
| 7231 Summerlake Groves St | 04/30/2018 | $297,000 | | Special Warranty | 0/0 | 20180262025 | / |
| 7237 Summerlake Groves St | 04/30/2018 | $328,500 | | Special Warranty | 0/0 | 20180262550 | / |

# Property Record - 26-20-27-0000-00-027

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary as of 04/02/2019

**Property Name**
4820 Wesley Rd

**Names**
American Sanford Four LLC

**Municipality**
ORG - Un-Incorporated

**Property Use**
0100 - Single Family

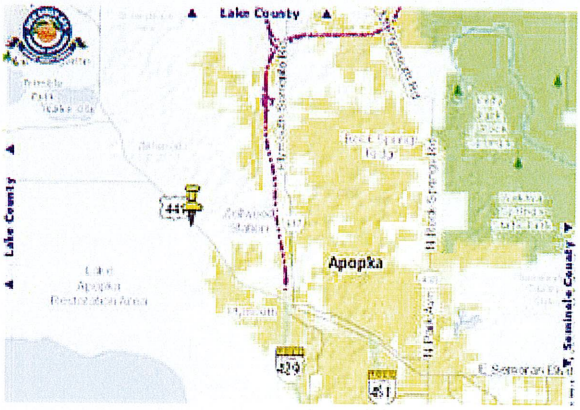
**Mailing Address**
3911 Orange Lake Dr
Orlando, FL 32817-1637

**Physical Address**
4820 Wesley Rd
Apopka, FL 32712

**QR Code For Mobile Phone**

4820 WESLEY RD, APOPKA, FL 32712 2/23/2017 1:20 PM

272026000000027 01/30/2007




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2018 ✓ MKT | $10,000 | + | $20,570 | + | $4,860 | = $35,430 (2.0%) | **$35,430** (2.0%) |
| 2017 ✓ MKT | $10,000 | + | $19,879 | + | $4,860 | = $34,739 (2.2%) | **$34,739** (2.2%) |
| 2016 ✓ MKT | $10,000 | + | $19,125 | + | $4,860 | = $33,985 (5.3%) | **$33,985** (5.3%) |
| 2015 ✓ MKT | $10,000 | + | $17,416 | + | $4,860 | = $32,276 | **$32,276** |

### 2018 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $35,430 | $0 | $35,430 | 4.0510 (-4.05%) | **$143.53** | 25 % |
| Public Schools: By Local Board | $35,430 | $0 | $35,430 | 3.2480 (0.00%) | **$115.08** | 20 % |
| Orange County (General) | $35,430 | $0 | $35,430 | 4.4347 (0.00%) | **$157.12** | 27 % |
| Unincorporated County Fire | $35,430 | $0 | $35,430 | 2.2437 (0.00%) | **$79.49** | 14 % |
| Unincorporated Taxing District | $35,430 | $0 | $35,430 | 1.8043 (0.00%) | **$63.93** | 11 % |
| Library - Operating Budget | $35,430 | $0 | $35,430 | 0.3748 (0.00%) | **$13.28** | 2 % |
| St Johns Water Management District | $35,430 | $0 | $35,430 | 0.2562 (-5.95%) | **$9.08** | 2 % |
| | | | | **16.4127** | **$581.51** | |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| COUNTY SPECIAL ASSESSMENT | ADVANCED DISP - GARBAGE - (407)836-6601 | 1.00 | $230.00 | **$230.00** |
| | | | | **$230.00** |

## Property Features

### Property Description

BEG NW COR OF NE 1/4 OF SW 1/4 OF SW 1/4 RUN S 170 FT E 112 FT NELY TO PT 259 FT E OF BEG W TO POB IN SEC 26-20-27

### Total Land Area

31,535 sqft (+/-) | 0.72 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 0100 - Single Family | A-1 | 1 LOT(S) | working... | working... | working... | working... |

### Buildings

| | | | | |
|---|---|---|---|---|
| **Model Code** | 01 - Single Fam Residence | Subarea Description | Sqft | Value |
| **Type Code** | 0102 - Single Fam Class II | BAS - Base Area | 1085 | working... |
| **Building Value** | $16,334 | | | |
| **Estimated New Cost** | $54,445 | | | |

| | |
|---|---|
| **Actual Year Built** | 1930 |
| **Beds** | 2 |
| **Baths** | 1.0 |
| **Floors** | 1 |
| **Gross Area** | 1085 sqft |
| **Living Area** | 1085 sqft |
| **Exterior Wall** | Wood.Shthn |
| **Interior Wall** | Plywood.Pn |

| | | | | |
|---|---|---|---|---|
| **Model Code** | 02 - Manufactured Home | Subarea Description | Sqft | Value |
| **Type Code** | 0201 - Manufactured Home | BAS - Base Area | 840 | working... |
| **Building Value** | $6,726 | | | |
| **Estimated New Cost** | $22,420 | | | |
| **Actual Year Built** | 1970 | | | |
| **Beds** | 2 | | | |
| **Baths** | 1.0 | | | |
| **Floors** | 1 | | | |
| **Gross Area** | 840 sqft | | | |
| **Living Area** | 840 sqft | | | |
| **Exterior Wall** | Modl.Metal | | | |
| **Interior Wall** | Plywood.Pn | | | |

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| AB1 - Accessory Building 1 | 01/01/1980 | 440 Square Feet | working... | working... |
| CPT1 - Carport 1 | 01/01/1980 | 1 Unit(s) | working... | working... |
| FPL1 - Basic Fireplace | 01/01/1930 | 1 Unit(s) | working... | working... |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 07/31/2018 | $95,000 | 20180465279 | / | Special Warranty | Kerper Austin | American Sanford Four LLC | Improved |
| 04/24/2018 | $22,000 | 20180264129 | / | Warranty Deed | Paradice Land Trust | Kerper Austin | Improved |
| 12/15/2017 | $19,600 | 20170682402 | / | Tax Deed | Hildreth Mildred J Lunsford | Paradice Land Trust | Improved |

## Services for Location

## TPP Accounts At Location

| Account | Market Value | Taxable Value | Business Name(s) | Business Address |
|---|---|---|---|---|

There are no TPP Accounts associated with this parcel.

## Schools

Wolf Lake (Middle School)

| | |
|---|---|
| **Principal** | Caroll Grimando |
| **Office Phone** | 407-464-3317 |
| **Grades** | 2018: B \| 2017: B \| 2016: B |

Apopka (High School)

| | |
|---|---|
| **Principal** | Lyle Heinz |
| **Office Phone** | 407-905-5500 |
| **Grades** | 2018: B \| 2017: C \| 2016: B |

Zellwood (Elementary)

| | |
|---|---|
| **Principal** | Franklin Dennis Mattucci |
| **Office Phone** | 407-884-2258 |
| **Grades** | 2018: C \| 2017: C \| 2016: D |

## Utilities/Services

| | |
|---|---|
| **Electric** | Duke Energy |
| **Water** | Apopka |
| **Recycling (Tuesday)** | Orange County |
| **Trash (Monday)** | Orange County |
| **Yard Waste (Tuesday)** | Orange County |

## Elected Officials

| | |
|---|---|
| State Senate | Randolph Bracy |
| County Commissioner | Bryan Nelson |
| US Representative | Val Demings |
| State Representative | Kamia L. Brown |
| School Board Representative | Christine Moore |
| Orange County Property Appraiser | Rick Singh |

## Nearby Amenities (1 mile radius)

| | |
|---|---|
| **Gas Stations** | 2 |
| **Restaurants** | 1 |

# Market Stats

## Sales Within Last 1 Year

# Property Record - 26-20-27-0000-00-030

Orange County Property Appraiser • http://www.ocpafl.org

## Property Summary

**Property Name**
4910 Wesley Rd

**Names**
Jp Holdings Inc

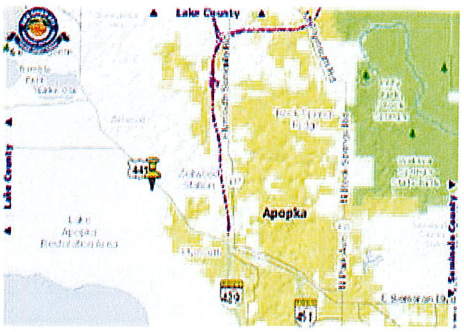
**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434
Winter Springs, FL 32708-5329

**Physical Address**
4910 Wesley Rd
Apopka, FL 32703

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2017 ✓ MKT | $403,400 | + | $0 | + | $0 | = $403,400 (3.0%) | - | $330,292 | = **$73,108** (0%) |
| 2016 ✓ MKT | $391,650 | + | $0 | + | $0 | = $391,650 (0%) | - | $318,542 | = **$73,108** (0%) |
| 2015 ✓ MKT | $391,650 | + | $0 | + | $0 | = $391,650 (11%) | - | $318,542 | = **$73,108** (0%) |
| 2014 ✓ MKT | $352,485 | + | $0 | + | $0 | = $352,485 | - | $279,377 | = **$73,108** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2017 ✓ $ AG | $330,292 | **$5,483** |
| 2016 ✓ $ AG | $318,542 | **$5,402** |
| 2015 ✓ $ AG | $318,542 | **$5,536** |
| 2014 ✓ $ AG | $279,377 | **$4,930** |

### 2017 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $73,108 | $0 | $73,108 | 4.2220 (-7.47%) | **$308.66** | 25 % |
| Public Schools: By Local Board | $73,108 | $0 | $73,108 | 3.2480 (0.00%) | **$237.45** | 20 % |

Print Time: 5/14/2018 4:43 PM
Report URL:
http://www.ocpafl.org/Searches/ParcelInfoPrinterFriendly.aspx/PFSettings/AA1AB1AD0AE0BA1BB1BC1BD0BE0CA1CD1CB1CC1CE1DA1DB1EA0EB0EC0ED0EE0EG0EH0EI0MA0ZA1/PDF/False/PID/272026000000030/

| | | | | | | |
|---|---|---|---|---|---|---|
| Orange County (General) | $73,108 | $0 | $73,108 | 4.4347 (0.00%) | **$324.21** | 27 % |
| Unincorporated County Fire | $73,108 | $0 | $73,108 | 2.2437 (0.00%) | **$164.03** | 14 % |
| Unincorporated Taxing District | $73,108 | $0 | $73,108 | 1.8043 (0.00%) | **$131.91** | 11 % |
| Library - Operating Budget | $73,108 | $0 | $73,108 | 0.3748 (0.00%) | **$27.40** | 2 % |
| St Johns Water Management District | $73,108 | $0 | $73,108 | 0.2724 (-5.58%) | **$19.91** | 2 % |
| | | | | **16.5999** | **$1,213.57** | |

### 2017 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

SE1/4 OF SW1/4 OF SW1/4 & SW1/4 OF SW1/4 OF SW1/4 & W1/2 OF NW1/4 OF SW1/4 OF SW1/4 & BEG 333.2 FT E OF NW COR OF NW1/4 OF SW1/4 OF SW1/4 RUN S 679.5 FT E 6 FT NLY TO PT 16.8 FT E OF BEG W TO POB OF SEC 26-20-27

### Total Land Area

1,137,427 sqft (+/-) | 26.11 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 26.11 ACRE(S) | working... | working... | working... | working... |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/29/2015 | $250,000 | 20150230065 | 10915 / 1741 | Warranty Deed | Keller Outdoor Inc | Jp Holdings Inc | Vacant |
| 01/10/2005 | $600,000 | 20050049688 | 07789 / 1032 | Warranty Deed | Southern Farm & Land LLC | Keller Outdoor Inc | Vacant |
| 12/19/2003 | $100 | 20040064129 | 07288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 08/29/2003 | $100 | 20030585201 | 07142 / 1570 | Warranty Deed | Zellwin Farms Co | Southern Farm & Land Co | Vacant |
| 09/01/1988 | $2,600 | 19883093218 | 04016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 19760993484 | 02699 / 1270 | Warranty Deed | | | Vacant |

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| Lake Pickett Rd | 01/05/2018 | $700 | | Special Warranty | 0/0 | 20180076280 | / |
| Lake Pickett Rd | 01/05/2018 | $12,600 | | Special Warranty | 0/0 | 20180076278 | / |

# Property Record - 27-20-27-0000-00-053

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
Wesley Rd

**Names**
Jp Holdings Inc 50% Int
Pridgen James Scott Tr 50% Int

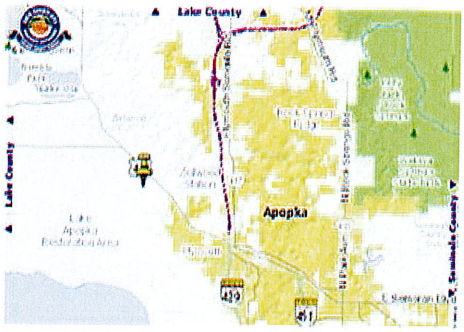
**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434 Ste A
Winter Springs, FL 32708-5329

**Physical Address**
Wesley Rd
Apopka, FL 32712

QR Code For Mobile Phone




## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2018 W MKT | $483,807 | + | $0 | + | $0 | = $483,807 (10%) | - | $407,009 | = **$76,798** (0%) |
| 2017 ✓ MKT | $439,838 | + | $0 | + | $0 | = $439,838 (3.0%) | - | $363,040 | = **$76,798** (0%) |
| 2016 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 (0%) | - | $350,232 | = **$76,798** (0%) |
| 2015 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 (0%) | - | $350,232 | = **$76,798** (0%) |
| 2014 ✓ MKT | $427,030 | + | $0 | + | $0 | = $427,030 | - | $350,232 | = **$76,798** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2018 W $ AG | $407,009 | **$6,680** |
| 2017 ✓ $ AG | $363,040 | **$6,026** |
| 2016 ✓ $ AG | $350,232 | **$5,939** |
| 2015 ✓ $ AG | $350,232 | **$6,086** |
| 2014 ✓ $ AG | $350,232 | **$6,181** |

### 2018 Taxable Value and Estimate of Proposed Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $76,798 | $0 | $76,798 | 4.0510 (-4.05%) | **$311.11** | 25 % |
| Public Schools: By Local Board | $76,798 | $0 | $76,798 | 3.2480 (0.00%) | **$249.44** | 20 % |
| Orange County (General) | $76,798 | $0 | $76,798 | 4.4347 (0.00%) | **$340.58** | 27 % |
| Unincorporated County Fire | $76,798 | $0 | $76,798 | 2.2437 (0.00%) | **$172.31** | 14 % |
| Unincorporated Taxing District | $76,798 | $0 | $76,798 | 1.8043 (0.00%) | **$138.57** | 11 % |
| Library - Operating Budget | $76,798 | $0 | $76,798 | 0.3748 (0.00%) | **$28.78** | 2 |

| | | | | | | |
|---|---|---|---|---|---|---|
| St Johns Water Management District | $76,798 | $0 | $76,798 | 0.2562 (-5.95%)<br>**16.4127** | **$19.68**<br>**$1,260.47** | 2 % |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

BEG SE COR OF SEC RUN N 1360.76 FT W 753.98 FT M/L S 866.70 FT W 578.15 FT S 465 FT E 1331.11 FT TO POB IN SEC 27-20-27

### Total Land Area

1,296,149 sqft (+/-) | 29.76 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 26.95 ACRE(S) | $16,995.00 | $458,015 | $2,800.00 | $75,460 |
| 6610 - Orange Grove | A-1 | 1.51 ACRE(S) | $16,995.00 | $25,662 | $800.00 | $1,208 |
| 6999 - Ag Waste | A-1 | 1.3 ACRE(S) | $100.00 | $130 | $100.00 | $130 |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/06/2009 | $272,100 | 20090261537 | 09868 / 6917 | Warranty Multiple | Southern Farm And Land LLC | Jp Holdings Inc 50% Int<br>Pridgen James Scott Tr 50% Int | Vacant |
| 12/19/2003 | $100 | 200400641290 | 07288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 06/27/2003 | $383,800 | 200303961780 | 07002 / 2623 | Warranty Multiple | Zellwin Farms Co | Southern Orange Farm & Land Co | Vacant |
| 09/01/1988 | $31,000 | 198830932180 | 04016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 197609934840 | 02699 / 1270 | Warranty Deed | | | Vacant |

# Property Record - 34-20-27-0000-00-005

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary

**Property Name**
Wesley Rd

**Names**
Jp Holdings Inc 50% Int
Pridgen James Scott Tr 50% Int

**Municipality**
ORG - Un-Incorporated

**Property Use**
6613 - Orange Grove

**Mailing Address**
205 W State Road 434 Ste A
Winter Springs, FL 32708-5329

**Physical Address**
Wesley Rd
Apopka, FL 32703

QR Code For Mobile Phone

## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | | Ag Benefits | Assessed Value |
|---|---|---|---|---|---|---|---|---|---|
| 2018 W MKT | $197,983 | + | $0 | + | $0 | = $197,983 (10.0%) | - | $167,948 | = **$30,035** (0%) |
| 2017 ✓ MKT | $180,015 | + | $0 | + | $0 | = $180,015 (3.0%) | - | $149,980 | = **$30,035** (0%) |
| 2016 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 (0%) | - | $144,746 | = **$30,035** (0%) |
| 2015 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 (0%) | - | $144,746 | = **$30,035** (0%) |
| 2014 ✓ MKT | $174,781 | + | $0 | + | $0 | = $174,781 | - | $144,746 | = **$30,035** |

| Tax Year Benefits | Ag Benefits | Tax Savings |
|---|---|---|
| 2018 W $ AG | $167,948 | **$2,756** |
| 2017 ✓ $ AG | $149,980 | **$2,490** |
| 2016 ✓ $ AG | $144,746 | **$2,454** |
| 2015 ✓ $ AG | $144,746 | **$2,515** |
| 2014 ✓ $ AG | $144,746 | **$2,554** |

### 2018 Taxable Value and Estimate of Proposed Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $30,035 | $0 | $30,035 | 4.0510 (-4.05%) | **$121.67** | 25 % |
| Public Schools: By Local Board | $30,035 | $0 | $30,035 | 3.2480 (0.00%) | **$97.55** | 20 % |
| Orange County (General) | $30,035 | $0 | $30,035 | 4.4347 (0.00%) | **$133.20** | 27 % |
| Unincorporated County Fire | $30,035 | $0 | $30,035 | 2.2437 (0.00%) | **$67.39** | 14 % |
| Unincorporated Taxing District | $30,035 | $0 | $30,035 | 1.8043 (0.00%) | **$54.19** | 11 % |
| Library - Operating Budget | $30,035 | $0 | $30,035 | 0.3748 (0.00%) | **$11.26** | 2 |

| | | | | | | |
|---|---|---|---|---|---|---|
| St Johns Water Management District | $30,035 | $0 | $30,035 | 0.2562 (-5.95%)<br>**16.4127** | **$7.69**<br>**$492.95** | 2 % |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

THE NW1/4 OF NE1/4 OF NE1/4 & THE N1/2 OF NE1/4 OF NE1/4 OF NE1/4 SEC 34-20-27

### Total Land Area

650,967 sqft (+/-) | 14.94 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 6613 - Orange Grove | A-1 | 10.2 ACRE(S) | $16,995.00 | $173,349 | $2,800.00 | $28,560 |
| 6610 - Orange Grove | A-1 | 1.43 ACRE(S) | $16,995.00 | $24,303 | $800.00 | $1,144 |
| 6999 - Ag Waste | A-1 | 3.31 ACRE(S) | $100.00 | $331 | $100.00 | $331 |

### Buildings

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| There are no extra features associated with this parcel | | | | |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 04/06/2009 | $102,900 | 200902615370 | 9868 / 6917 | Warranty Multiple | Southern Farm And Land LLC | Jp Holdings Inc 50% Int<br>Pridgen James Scott Tr 50% Int | Vacant |
| 12/19/2003 | $100 | 200400641290 | 7288 / 4396 | Warranty Multiple | Southern Farm & Land Co | Southern Farm & Land LLC | Vacant |
| 06/27/2003 | $69,300 | 200303961780 | 7002 / 2623 | Warranty Multiple | Zellwin Farms Co | Southern Orange Farm & Land Co | Vacant |
| 11/13/1989 | $100 | 198933870070 | 4133 / 1846 | Warranty Deed | | | Vacant |
| 09/14/1988 | $10,500 | 198830932180 | 4016 / 0144 | Warranty Multiple | | | Vacant |
| 06/01/1976 | $110,000 | 197609934840 | 2699 / 1270 | Warranty Deed | | | Vacant |

# Property Record - 27-20-27-0000-00-052

Orange County Property Appraiser •
http://www.ocpafl.org

## Property Summary as of 04/02/2019

**Property Name**

Purdy Brothers Trucking

**Names**

Surrett Lisa
Surrett Douglas
Purdy James P

**Municipality**

ORG - Un-Incorporated

**Property Use**

4800 - Warehousing

**Mailing Address**

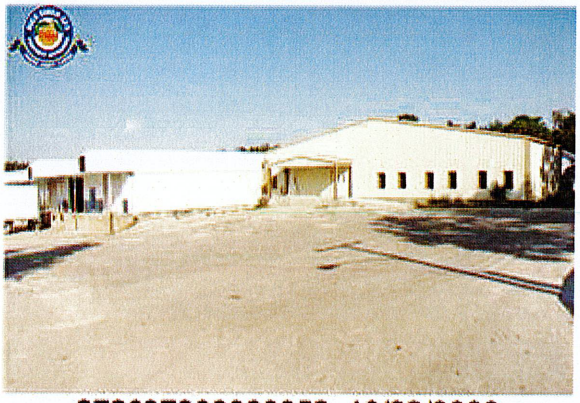
Attn: Doug Surrett
Po Box 39
Loudon, TN 37774-0039

**Physical Address**

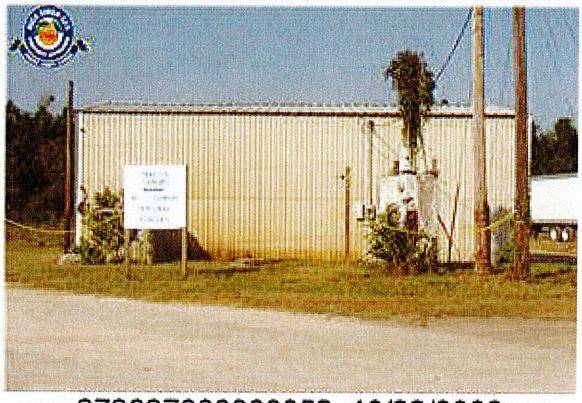
5101 Wesley Rd
Apopka, FL 32712

**QR Code For Mobile Phone**

272027000000052 10/22/2006



272027000000052 10/22/2006



272027000000052 10/22/2006

## Value and Taxes

### Historical Value and Tax Benefits

| Tax Year Values | Land | | Building(s) | | Feature(s) | Market Value | Assessed Value |
|---|---|---|---|---|---|---|---|
| 2018 ✓ MKT | $503,222 | + | $608,145 | + | $87,763 = | $1,199,130 (17%) | **$1,016,469** (10%) |
| 2017 ✓ MKT | $457,475 | + | $510,942 | + | $56,875 = | $1,025,292 (2.1%) | **$924,063** (10%) |
| 2016 ✓ MKT | $444,150 | + | $503,307 | + | $56,875 = | $1,004,332 (1.3%) | **$840,057** (10%) |
| 2015 ✓ MKT | $444,150 | + | $490,693 | + | $56,875 = | $991,718 | **$763,688** |

| Tax Year Benefits | Tax Savings |
|---|---|
| 2018 ✓ $ | **$1,665** |
| 2017 ✓ $ | **$924** |
| 2016 ✓ $ | **$1,502** |
| 2015 ✓ $ | **$2,089** |

### 2018 Taxable Value and Certified Taxes

| Taxing Authority | Assd Value | Exemption | Tax Value | Millage Rate | Taxes | % |
|---|---|---|---|---|---|---|
| Public Schools: By State Law (Rle) | $1,199,130 | $0 | $1,199,130 | 4.0510 (-4.05%) | **$4,857.68** | 27 % |
| Public Schools: By Local Board | $1,199,130 | $0 | $1,199,130 | 3.2480 (0.00%) | **$3,894.77** | 22 % |
| Orange County (General) | $1,016,469 | $0 | $1,016,469 | 4.4347 (0.00%) | **$4,507.74** | 25 % |
| Unincorporated County Fire | $1,016,469 | $0 | $1,016,469 | 2.2437 (0.00%) | **$2,280.65** | 13 % |
| Unincorporated Taxing District | $1,016,469 | $0 | $1,016,469 | 1.8043 (0.00%) | **$1,834.02** | 10 % |
| Library - Operating Budget | $1,016,469 | $0 | $1,016,469 | 0.3748 (0.00%) | **$380.97** | 2 % |
| St Johns Water Management District | $1,016,469 | $0 | $1,016,469 | 0.2562 (-5.95%) | **$260.42** | 1 % |
| | | | | **16.4127** | **$18,016.25** | |

### 2018 Non-Ad Valorem Assessments

| Levying Authority | Assessment Description | Units | Rate | Assessment |
|---|---|---|---|---|
| There are no Non-Ad Valorem Assessments | | | | |

## Property Features

### Property Description

SE COR SE1/4 RUN W 1331.11 FT N 465 FT FOR POB E 578.15 FT N 866.7 FT E 274.51 FT N 1000 FT W 187.28 FT S 358.40 FT W 870 FT S 636.13 FT E 210 FT S 886.44 FT TO POB SEC 27-20-27

### Total Land Area

1,292,380 sqft (+/-) | 29.67 acres (+/-) GIS Calculated

### Land

| Land Use Code | Zoning | Land Units | Unit Price | Land Value | Class Unit Price | Class Value |
|---|---|---|---|---|---|---|
| 4800 - Warehousing | A-2 | 29.61 ACRE(S) | working... | working... | working... | working... |

### Buildings

| | | | | |
|---|---|---|---|---|
| **Model Code** | 02 - Manufactured Home | Subarea Description | Sqft | Value |
| **Type Code** | 0201 - Manufactured Home | BAS - Base Area | 560 | working... |
| **Building Value** | $4,813 | | | |
| **Estimated New Cost** | $16,044 | | | |
| **Actual Year Built** | 1973 | | | |
| **Beds** | 3 | | | |
| **Baths** | 1.5 | | | |
| **Floors** | 1 | | | |
| **Gross Area** | 560 sqft | | | |
| **Living Area** | 560 sqft | | | |
| **Exterior Wall** | Modl.Metal | | | |
| **Interior Wall** | Plywood.Pn | | | |

| | | | | |
|---|---|---|---|---|
| **Model Code** | 06 - Warehouse | Subarea Description | Sqft | Value |
| **Type Code** | 4900 - Open Storage | BAS - Base Area | 9600 | working... |
| **Building Value** | $42,297 | FOP - F/Opn Prch | 1120 | working... |
| **Estimated New Cost** | $106,274 | | | |
| **Actual Year Built** | 1975 | | | |
| **Beds** | 0 | | | |
| **Baths** | 0.0 | | | |
| **Floors** | 1 | | | |
| **Gross Area** | 10720 sqft | | | |
| **Living Area** | 9600 sqft | | | |
| **Exterior Wall** | Modl.Metal | | | |
| **Interior Wall** | None | | | |

| | | | | |
|---|---|---|---|---|
| **Model Code** | 06 - Warehouse | Subarea Description | Sqft | Value |
| **Type Code** | 4900 - Open Storage | BAS - Base Area | 6972 | working... |
| **Building Value** | $19,535 | | | |
| **Estimated New Cost** | $49,083 | | | |
| **Actual Year Built** | 1975 | | | |
| **Beds** | 0 | | | |
| **Baths** | 0.0 | | | |
| **Floors** | 1 | | | |
| **Gross Area** | 6972 sqft | | | |
| **Living Area** | 6972 sqft | | | |
| **Exterior Wall** | Modl.Metal | | | |
| **Interior Wall** | None | | | |

| | | | | |
|---|---|---|---|---|
| **Model Code** | 06 - Warehouse | Subarea Description | Sqft | Value |
| **Type Code** | 4800 - Warehousing | BAS - Base Area | 3200 | working... |
| **Building Value** | $192,310 | FOP - F/Opn Prch | 242 | working... |
| **Estimated New Cost** | $231,142 | | | |
| **Actual Year Built** | 2006 | | | |
| **Beds** | | | | |

| | |
|---|---|
| **Baths** | |
| **Floors** | 1 |
| **Gross Area** | 3442 sqft |
| **Living Area** | 3200 sqft |
| **Exterior Wall** | Modl.Metal |
| **Interior Wall** | Drywall |

| | | | | |
|---|---|---|---|---|
| **Model Code** | 06 - Warehouse | Subarea Description | Sqft | Value |
| **Type Code** | 4800 - Warehousing | BAS - Base Area | 8000 | working... |
| **Building Value** | $339,456 | | | |
| **Estimated New Cost** | $408,000 | | | |
| **Actual Year Built** | 2006 | | | |
| **Beds** | | | | |
| **Baths** | | | | |
| **Floors** | 1 | | | |
| **Gross Area** | 8000 sqft | | | |
| **Living Area** | 8000 sqft | | | |
| **Exterior Wall** | Modl.Metal | | | |
| **Interior Wall** | Minimum | | | |

### Extra Features

| Description | Date Built | Units | Unit Price | XFOB Value |
|---|---|---|---|---|
| 5092 - Greenhouse Metal/Poly 3 | 01/01/1975 | 10956 Unit(s) | working... | working... |
| 5230 - Accesory Building 1 | 12/01/1994 | 1200 Unit(s) | working... | working... |
| 6030 - Paved Asphalt | 01/01/1980 | 17544 Unit(s) | working... | working... |
| 6040 - Paved Concrete | 01/01/1975 | 60960 Unit(s) | working... | working... |
| 5320 - Canopy Cover Aluminum 1 | 01/01/2006 | 1400 Unit(s) | working... | working... |

## Sales

### Sales History

| Sale Date | Sale Amount | Instrument # | Book/Page | Deed Code | Seller(s) | Buyer(s) | Vac/Imp |
|---|---|---|---|---|---|---|---|
| 05/03/2000 | $275,000 | 200001942 | 70 06000 / 1319 | Warranty Deed | Connell Garry F | Surrett Lisa<br>Surrett Douglas<br>Purdy James P | Improved |
| 12/01/1985 | $350,000 | 198524347 | 42 03725 / 0456 | Special Warranty | | | Improved |
| 03/01/1985 | $100 | 198522838 | 79 03618 / 2144 | Certificate of Title | | | Improved |

### Similar Sales

| Address | Sale Date | Sale Amount | $/SQFT | Deed Code | Beds/Baths | Instrument # | Book/Page |
|---|---|---|---|---|---|---|---|
| 1241 Miller Ave | 03/18/2019 | $600,000 | $217 | Special Warranty | 0/0 | 20190166758 | / |
| 6802 Stapoint Ct | 03/13/2019 | $1,338,300 | $61 | Warranty Multiple | 0/0 | 20190156385 | / |
| 18715 E Colonial Dr | 03/11/2019 | $200,000 | $19 | Quitclaim Deed | 0/0 | 20190146628 | / |
| 875 Central Florida Pkwy | 03/07/2019 | $2,850,000 | $88 | Special Warranty | 0/0 | 20190155314 | / |
| 1314 W Anderson St | 03/05/2019 | $474,300 | $79 | Warranty Multiple | 0/0 | 20190142785 | / |
| 1332 W Anderson St | 03/05/2019 | $906,300 | $55 | Warranty Multiple | 0/0 | 20190142785 | / |
| 240 Circle Dr | 03/04/2019 | $620,000 | $191 | Warranty Deed | 0/0 | 20190149413 | / |
| 3732 Bryn Mawr St | 03/01/2019 | $2,620,900 | $78 | Special Warranty Multiple | 0/0 | 20190140511 | / |
| 1633 Minnesota Ave | 03/01/2019 | $502,800 | $173 | Special Warranty Multiple | 0/0 | 20190144484 | / |
| 4969 Old Winter Garden Rd | 02/28/2019 | $850,000 | $45 | Warranty Deed | 5/3 | 20190128348 | / |

# Services for Location

## TPP Accounts At Location

| Account | Market Value | Taxable Value | Business Name(s) | Business Address |
|---|---|---|---|---|
| REG-159179 | working... | working... | Purdy Bros Trucking Co | 5101 Wesley Rd |

## Schools

Wolf Lake (Middle School)

| | |
|---|---|
| **Principal** | Caroll Grimando |
| **Office Phone** | 407-464-3317 |
| **Grades** | 2018: B \| 2017: B \| 2016: B |

Apopka (High School)

| | |
|---|---|
| **Principal** | Lyle Heinz |
| **Office Phone** | 407-905-5500 |
| **Grades** | 2018: B \| 2017: C \| 2016: B |

Zellwood (Elementary)

| | |
|---|---|
| **Principal** | Franklin Dennis Mattucci |
| **Office Phone** | 407-884-2258 |
| **Grades** | 2018: C \| 2017: C \| 2016: D |

## Utilities/Services

| | |
|---|---|
| **Electric** | Duke Energy |
| **Water** | Apopka |
| **Recycling (Tuesday)** | Orange County |
| **Trash (Monday)** | Orange County |
| **Yard Waste (Tuesday)** | Orange County |

## Elected Officials

| | |
|---|---|
| State Senate | Randolph Bracy |
| County Commissioner | Bryan Nelson |
| US Representative | Val Demings |
| State Representative | Kamia L. Brown |
| School Board Representative | Christine Moore |
| Orange County Property Appraiser | Rick Singh |

## A. Existing Conditions

Location & Current Use

The subject property consists of 424.41 acres located west of Orange Blossom Trail (US 441), north of Hogshead Road. It is comprised of nineteen parcels which are predominantly vacant, but also contain an existing single-family home, container nursery, and a citrus grove.

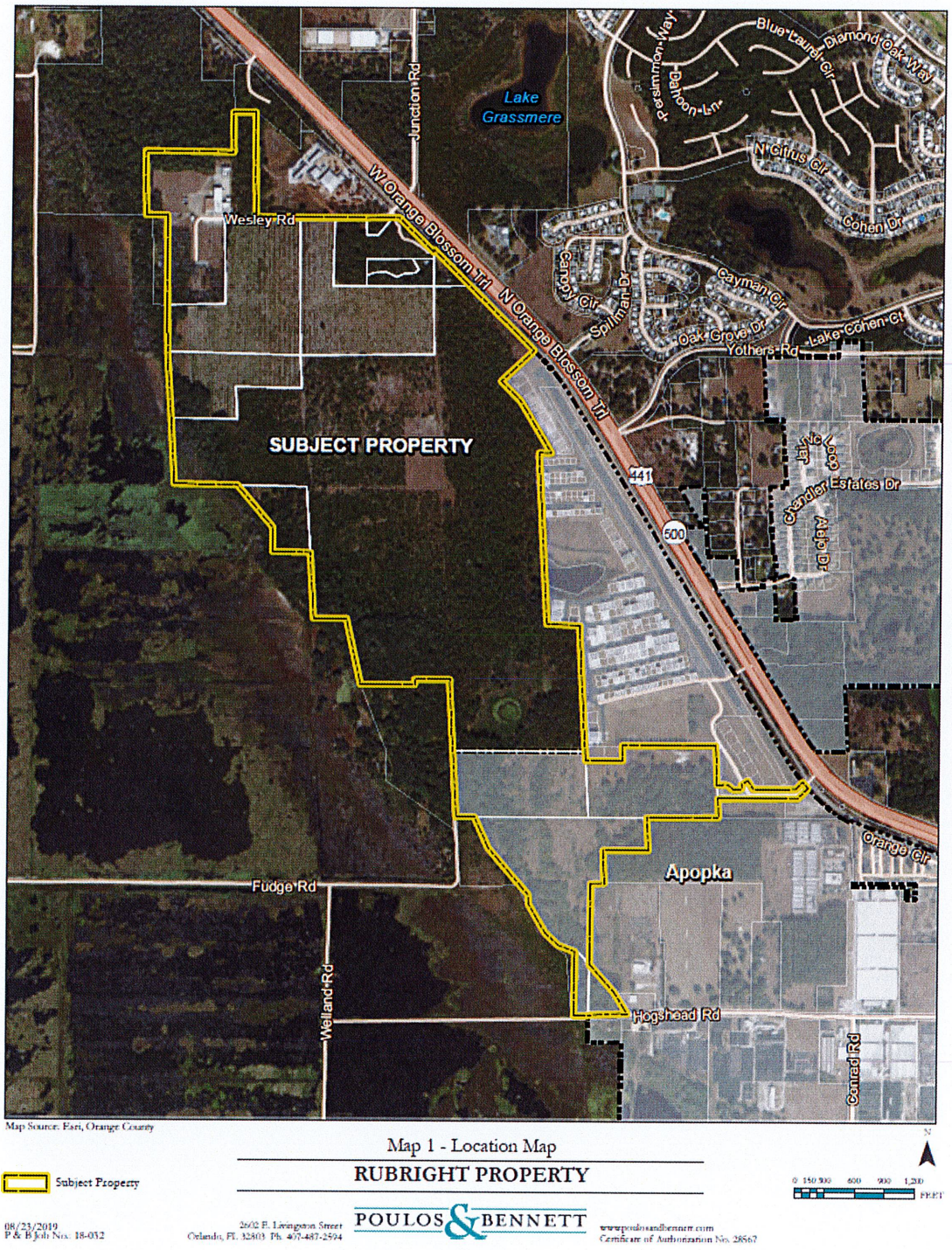



Figure 1: Location Map

Current Use by Parcel

| | Parcel ID | Property Owner | Current Use |
|---|---|---|---|
| 1 | 26-20-27-0000-00-027 | American Sanford Four, LLC | Single-family residence & Manufactured Home |
| 2 | 26-20-27-0000-00-028 | Steven R. Rubright | Fernery |
| 3 | 26-20-27-0000-00-042 | Steven R. Rubright | Fernery |
| 4 | 26-20-27-0000-00-029 | Steven R. Rubright | Single-family residence |
| 5 | 26-20-27-0000-00-032 | Steven R. Rubright | Single-family residence & container nursery |
| 6 | 26-20-27-0000-00-030 | JP Holdings, Inc. | Citrus grove |
| 7 | 34-20-27-0000-00-007 | Rubright Family, LP | Vacant |
| 8 | 35-20-27-0000-00-012 | Alterna Mortgage Income Fund, LLC | Vacant |
| 9 | 35-20-27-0000-00-048 | Alterna Mortgage Income Fund, LLC | Vacant |
| 10 | 35-20-27-0000-00-054 | Alterna Mortgage Income Fund, LLC | R-O-W |
| 11 | 02-21-27-0000-00-028 | Alterna Mortgage Income Fund, LLC | Vacant |
| 12 | 02-21-27-0000-00-030 | Alterna Mortgage Income Fund, LLC | Vacant |
| 13 | 02-21-27-0000-00-029 | Alterna Mortgage Income Fund, LLC | Vacant |
| 14 | 35-20-27-5220-00-060 | Rubright Properties, LLC | Vacant |
| 15 | 27-20-27-0000-00-053 | JP Holdings, Inc. & James Scott Pridgen | Orange Grove |
| 16 | 34-20-27-0000-00-005 | JP Holdings, Inc. & James Scott Pridgen | Orange Grove |
| 17 | 27-20-27-0000-00-052 | Douglas and Lisa Surrett and James P. Purdy | Manufactured Home & Warehouses |

Existing Entitlements

Portions of the subject property have an existing future land use designations of "City" Mixed Use and the remainder has no "City" future land use assigned. The existing future land use designation for those surrounding properties, both in the City and Orange County, are outlined in the map and table below.

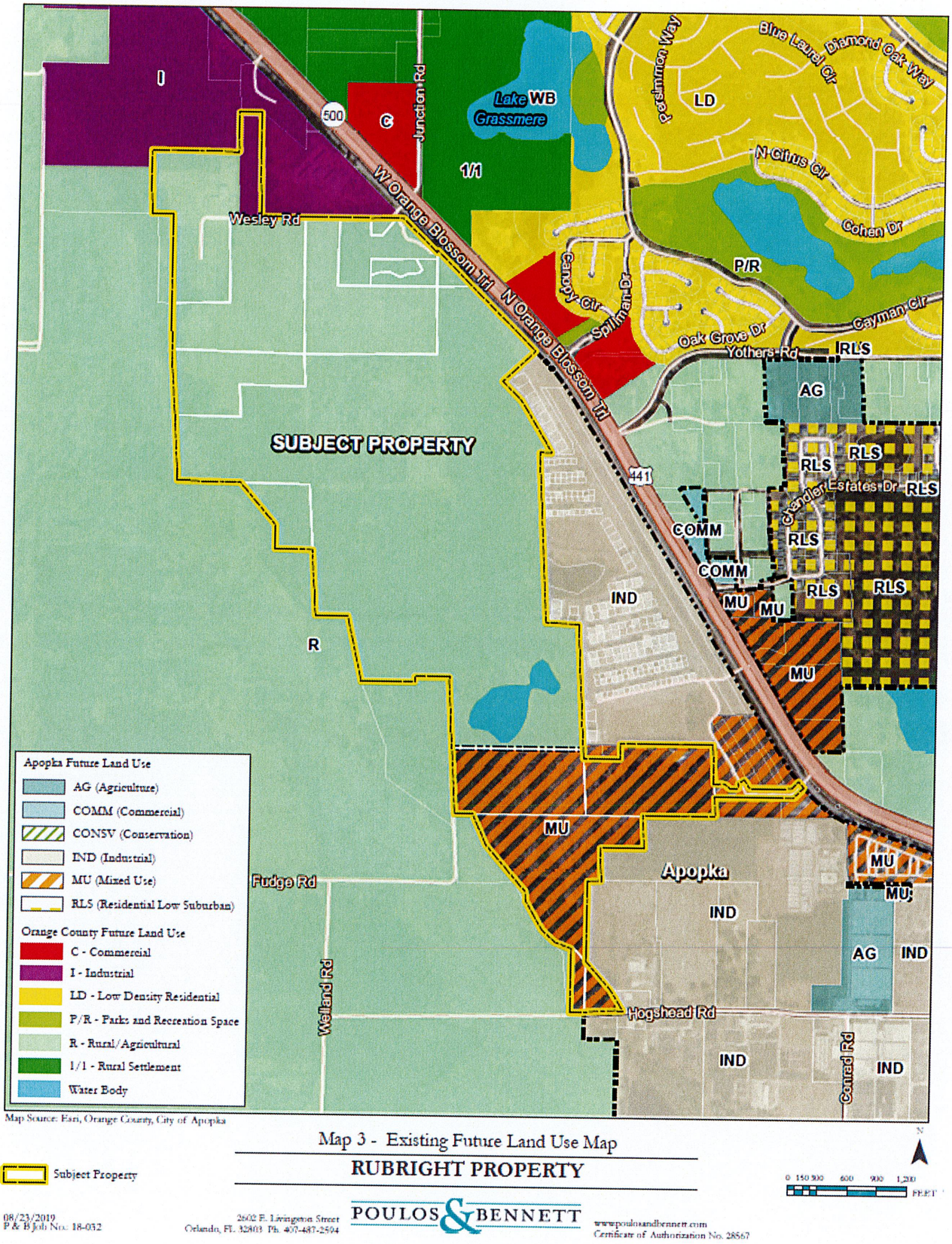



Figure 3: Existing Future Land Use

**Surrounding Future Land Use**

| | |
|---|---|
| North | Industrial (County) |
| East | R-O-W and Industrial (City) |
| South | Rural (County) and Industrial (City) |
| West | Rural (County) |

## B. Statement of Request

The request is to amend the text in Policy 3.1.r to add a new mixed use category (Mixed Use-Airport Support District) and to amend the future land use designation for the subject property from no "City" future land use and "City" Mixed Use to "City" Mixed Use – Airport Support District. A draft of the amended text in Policy 3.1.r is included on the next page.

**Policy 3.1.r**

**Mixed-Use**

The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

| | Community Center | Employment Center | Central Business District | Interchange (3) | Airport Support District |
|---|---|---|---|---|---|
| Uses Allowed (1) | | | | | |
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40 % max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% max. | 10% max. | | |
| Recreation (Passive or Active) | 20% min. | 15% min. | 15% min. | 15% min. | 15% max.(4) |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| Development Standards | | | | | |
| FAR (2) | | | | | |
| Minimum | 0.25 | 0.25 | 0.25 | (see Note 3) | 0.20 |
| Maximum | 0.6 | 1 | 2 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:

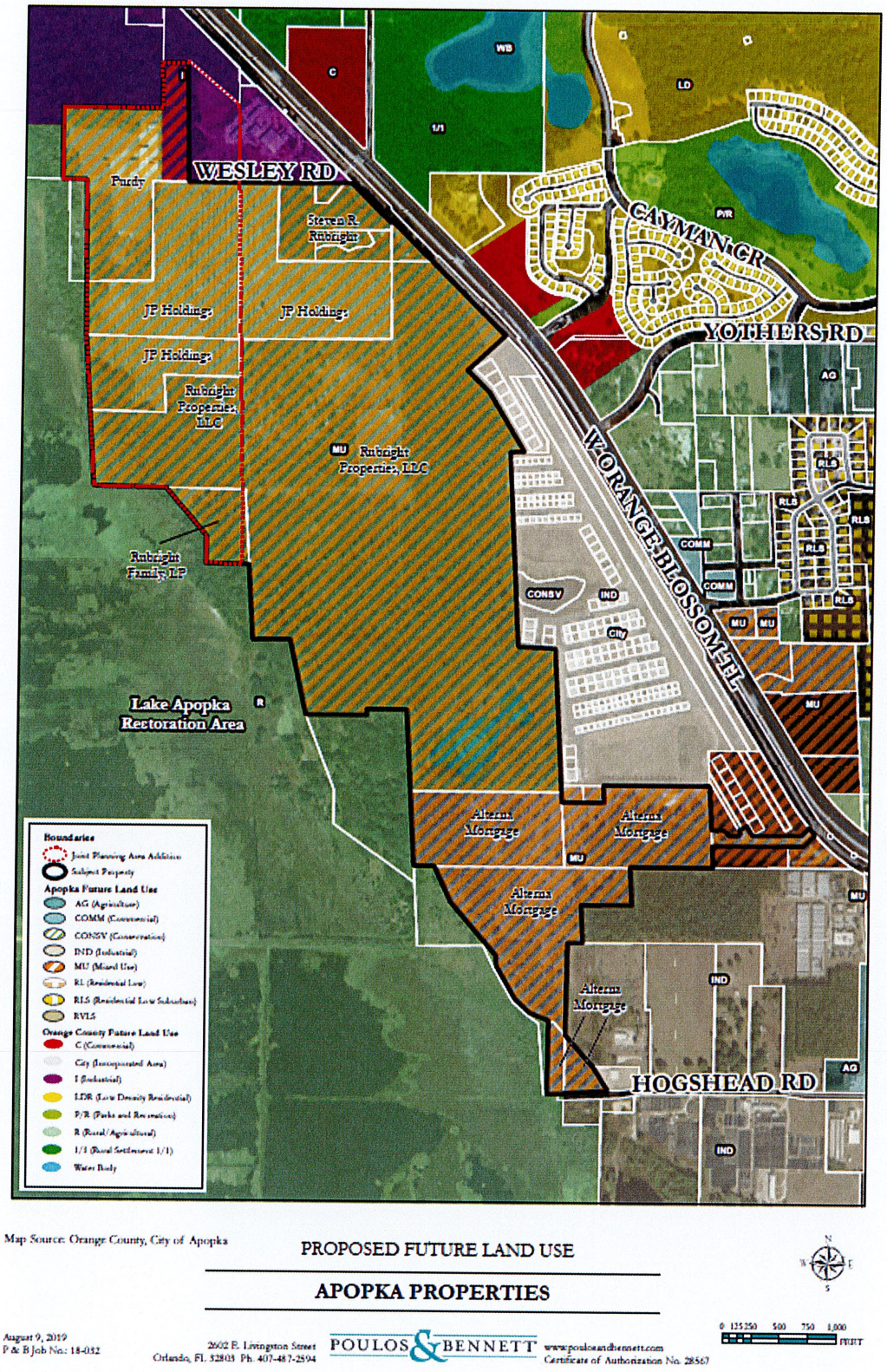
(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
(2) Calculated per individual site or in the case of mixed use by development site.
(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.
(4) Open space percentage applies only to the residential portion of the Special Area Study.

Designation of a Mixed-Use Category

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

(1) Areas within the Expressway, Plymouth, West and Northwest small area plans as shown on their respective master plans;
(2) The CRA Overlay District depicted on the adopted FLUM;

(3) Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
(4) Areas that have been subject to a Small Area Study.




Map Source: Orange County, City of Apopka

PROPOSED FUTURE LAND USE

APOPKA PROPERTIES

August 9, 2019
P & B Job No.: 18-032

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

0 125 250 500 750 1,000 FEET

Figure 4: Proposed Future Land Use

## SECTION 3: JUSTIFICATION

The following section provides justification for the requested Comprehensive Plan.

**Future Land Use Element:**

1. Policy 3.2 Development and redevelopment shall be integrated with the adjacent land uses through: 1) the creation of like uses; or 2) creation of complementary uses; or 3) mitigation of adverse impacts.
   **Response: The proposed future land use designation provides a transition from more intense non-residential land uses to the north, east and south, to the "County" Rural land use to the west of the subject property.**

2. Policy 3.3 New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses that are not alike to the proposed development or redevelopment land use classification through requirements adopted as part of the land development regulations.
   **Response: The proposed Mixed Use – Airport Support District future land use is a less-intense and impactful land use designation than the Industrial future land use to the north, east and south of the subject property. It serves as a transitional land use between higher-intensity non-residential land uses and unincorporated "Rural" property to the west, which serves as the Lake Apopka Restoration Area.**

3. Policy 3.1.r In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:
   1. Areas within the Expressway, Plymouth, West and Northwest small area plans as shown on their respective master plans;
   2. The CRA Overlay District depicted on the adopted FLUM;
   3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
   4. Areas that have been subject to a *Small Area Study.*

   **Response: A Small Area Study may be found in Section 6.**

4. Policy 4.3 Where listed species are found, the City of Apopka shall maintain necessary habitat for the protection of listed species pursuant to Rules 68A-27.003, 68A-27.004, and 68A27.005, FAC either through preservation or mitigation or relocation.
   **Response: An Environmental Assessment, conducted by Biotech, may be found in Section 6.**

**Housing Element:**

1. Policy 1.4 The City of Apopka shall review development proposals to ensure: 1) adequate secondary or emergency access; 2) reduction of through traffic in residential areas or limit the number of access points to a residential neighborhood; 3) limit or buffer higher intensity uses and particularly high care volume users in developments adjacent to residential areas; 4) ensure safe and adequate pedestrian access, multimodal access, etc.
   **Response: The subject property has multiple access points or roadway frontage, including US 441, Wesley Road and Hogshead Road.**

**Transportation Element:**

1. Policy 4.18 The City shall protect the airport from encroachment of incompatible uses.
   **Response: The proposed land use designation of Mixed Use – Airport Support District is compatible with the adjacent Orlando-Apopka Airport, and those uses permitted within Policy 3.1.e will not have adverse impact or encroachment on the airport or airport uses.**

2. Policy 9.2 Although development is exempt from transportation concurrency, new development or redevelopment must submit a Traffic Analysis Impact Study to determine impacts of the development, if the development is projected to generate 400 or more gross daily trips.
   **Response: A traffic study was completed by Traffic & Mobility Consultants in August 2019. The study shows the proposed amendment will generate 8,960 daily trips and 658 PM peak hour trips. Please see Section 6 for the complete traffic study findings.**

**Conservation Element:**

1. Policy 3.3 New developments shall identify jurisdictional wetland boundary areas and such areas shall be so designated and assigned a Conservation land Use. Those areas designated in the development plan as wetland areas shall be updated in the Future Land Use Map upon each large scale Comprehensive Plan Amendment.
   **Response: Environmental assessments, including wetland identification, were completed by Bio-Tech Consulting, Inc. An analysis showed less than 23 acres of wetlands on the 349.8-acre subject site. Please see Section 5 for the Preliminary Wetland Map showing location of identified wetlands and Section 6 for a copy of the Environmental Assessment.**

2. Policy 4.1 Development habitat studies, based on the evaluation criteria found in Table 5-1 in the Conservation Element support documentation shall be required for all developments of more than 10 acres. Where listed species are found:
   a) and the site achieves a rating of 169 or higher, an area which will sustain a viable population of the species shall be preserved;
   b) and the site achieves a rating of less than 169, mitigation measures which ensure an area which will sustain a viable population of the species present shall be preserved, or the species may be relocated to an area which will sustain a viable population of the species inhabiting the site.

**Response: The environmental assessments conducted by Bio-Tech Consulting, Inc. showed the presence of Gopher Tortoise burrows on-site. Please see Section 6 for the full environmental assessment findings, including soils and preliminary wetland identification.**

## SECTION 4: PUBLIC FACILITIES

---

The following section identifies those public facilities serving the subject property.

**Transportation**
The property has access from W. Orange Blossom Trail to the east, Wesley Road to the north, and Hogshead Road to the south.

**Solid Waste**
The City of Apopka is the provider of solid waste pickup for commercial properties within the city limits and will serve the property.

**Water/Sewer**
There is a 16-inch DIP water line and a 12-inch sewer force main along W. Orange Blossom Trail (US 441). Please see below for a copy of the Utility Availability Map provided by the City of Apopka Public Services Department.

(Please note: The Utility Availability map below reflects a project boundary from an earlier request. Please see the revised subject property boundary as shown in the maps above.)

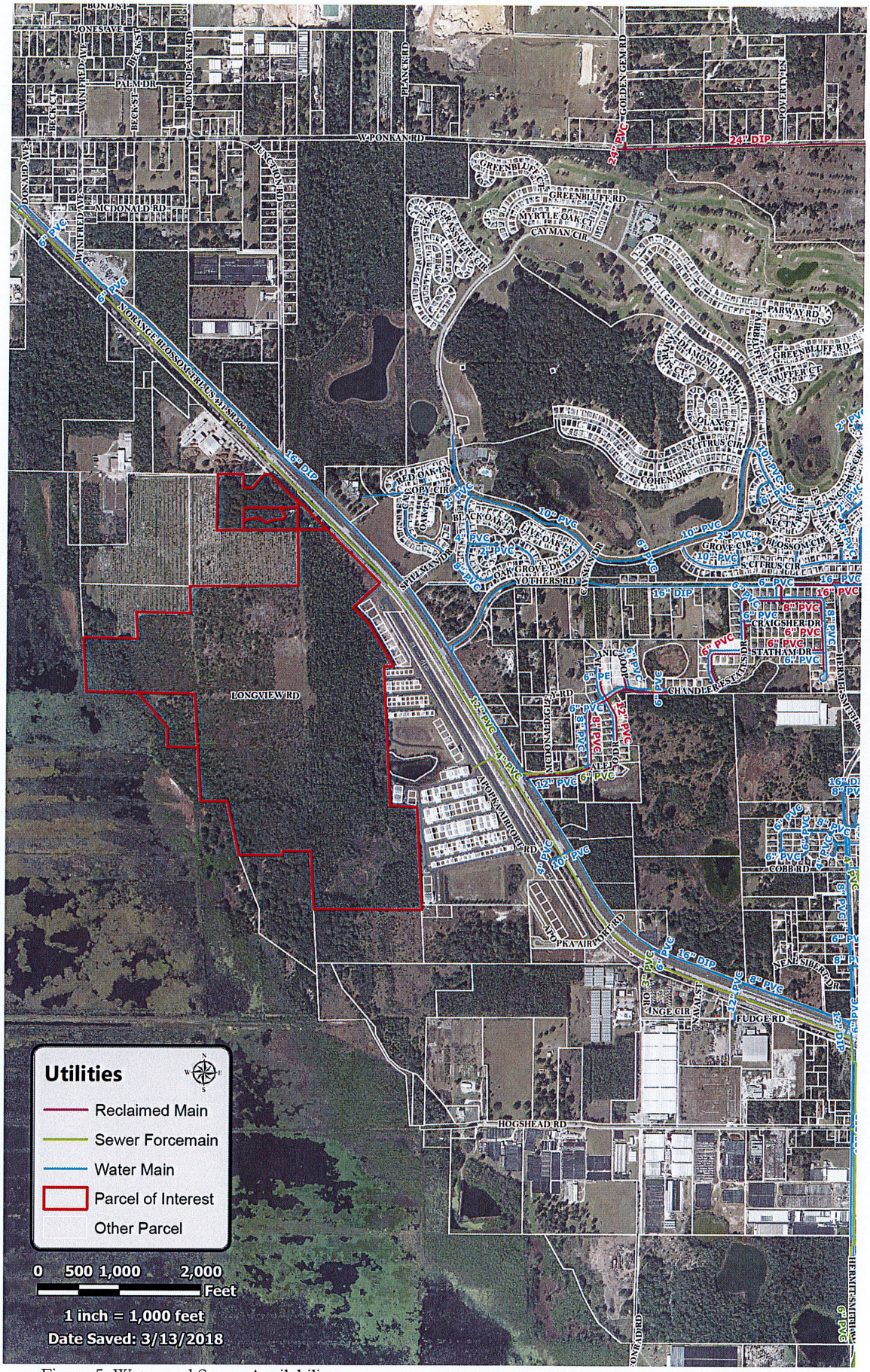
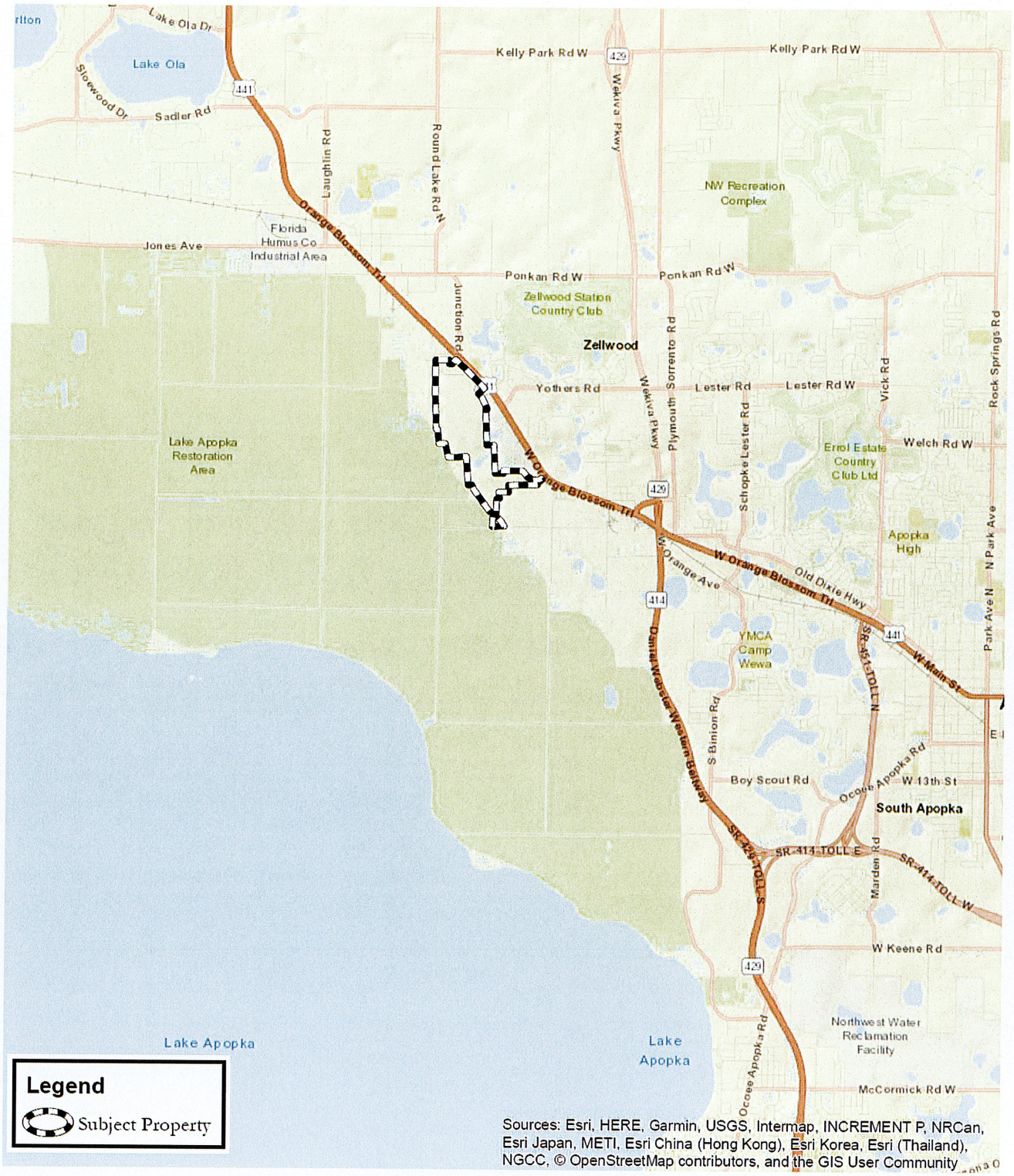



Figure 5: Water and Sewer Availability

## SECTION 5: MAPS

Map 1: General Location Map
Map 2: Aerial Map
Map 3: Existing Future Land Use
Map 4: Proposed Future Land Use
Map 5: Preliminary Wetlands Map




Map Source: Orange County GIS

# LOCATION MAP

# APOPKA PROPERTIES

N W E S

0 250 500 1,000 1,500 2,000 FEET

April 15, 2019
P & B Job No.: 18-032

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

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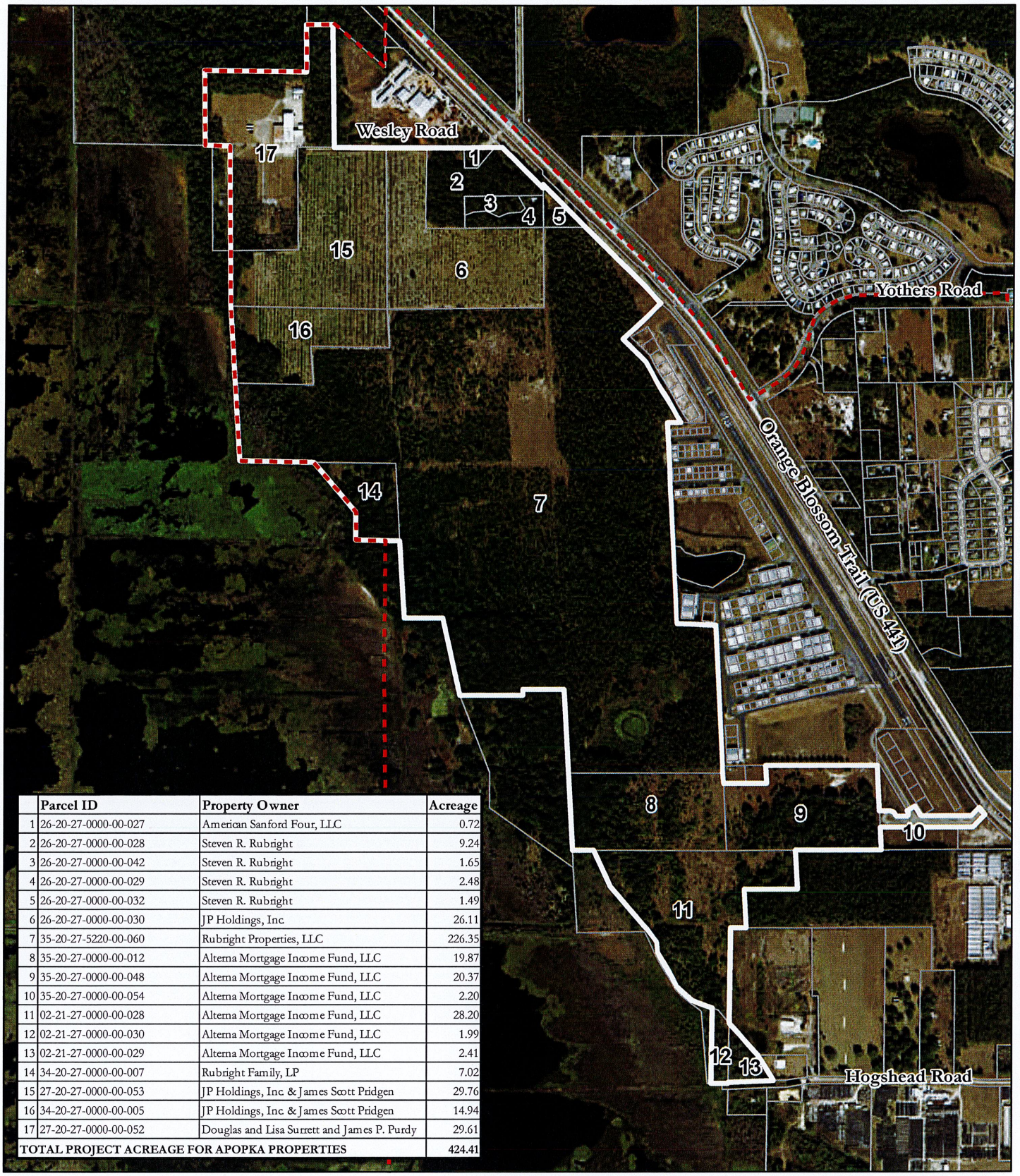


| | Parcel ID | Property Owner | Acreage |
|---|---|---|---|
| 1 | 26-20-27-0000-00-027 | American Sanford Four, LLC | 0.72 |
| 2 | 26-20-27-0000-00-028 | Steven R. Rubright | 9.24 |
| 3 | 26-20-27-0000-00-042 | Steven R. Rubright | 1.65 |
| 4 | 26-20-27-0000-00-029 | Steven R. Rubright | 2.48 |
| 5 | 26-20-27-0000-00-032 | Steven R. Rubright | 1.49 |
| 6 | 26-20-27-0000-00-030 | JP Holdings, Inc | 26.11 |
| 7 | 35-20-27-5220-00-060 | Rubright Properties, LLC | 226.35 |
| 8 | 35-20-27-0000-00-012 | Alterna Mortgage Income Fund, LLC | 19.87 |
| 9 | 35-20-27-0000-00-048 | Alterna Mortgage Income Fund, LLC | 20.37 |
| 10 | 35-20-27-0000-00-054 | Alterna Mortgage Income Fund, LLC | 2.20 |
| 11 | 02-21-27-0000-00-028 | Alterna Mortgage Income Fund, LLC | 28.20 |
| 12 | 02-21-27-0000-00-030 | Alterna Mortgage Income Fund, LLC | 1.99 |
| 13 | 02-21-27-0000-00-029 | Alterna Mortgage Income Fund, LLC | 2.41 |
| 14 | 34-20-27-0000-00-007 | Rubright Family, LP | 7.02 |
| 15 | 27-20-27-0000-00-053 | JP Holdings, Inc & James Scott Pridgen | 29.76 |
| 16 | 34-20-27-0000-00-005 | JP Holdings, Inc & James Scott Pridgen | 14.94 |
| 17 | 27-20-27-0000-00-052 | Douglas and Lisa Surrett and James P. Purdy | 29.61 |
| TOTAL PROJECT ACREAGE FOR APOPKA PROPERTIES | | | 424.41 |

Map Source: Orange County GIS, ESRI

Joint Planning Area

Subject Property

AERIAL

# APOPKA PROPERTIES

N W E S

0 250 500 1,000 1,500 2,000

July 15, 2019
P & B Job No.: 18-032

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

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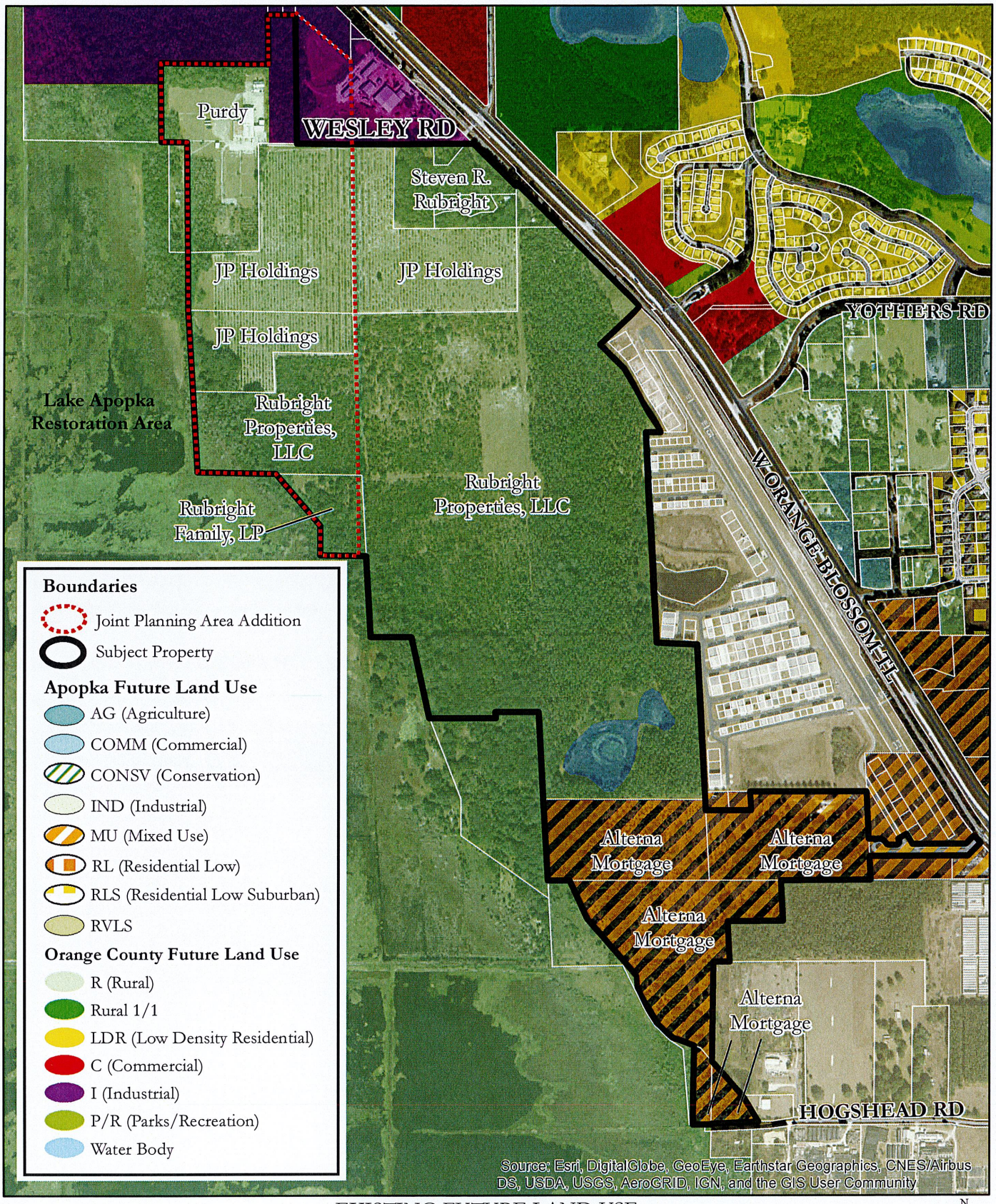
Certificate of Authorization No. 28567




Map Source: Orange County, City of Apopka

EXISTING FUTURE LAND USE
JPA - ANNEXATION PARCELS

# APOPKA PROPERTIES

N W E S

0 250 500 1,000 1,500 2,000

April 8, 2019
P & B Job No.: 18-032

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

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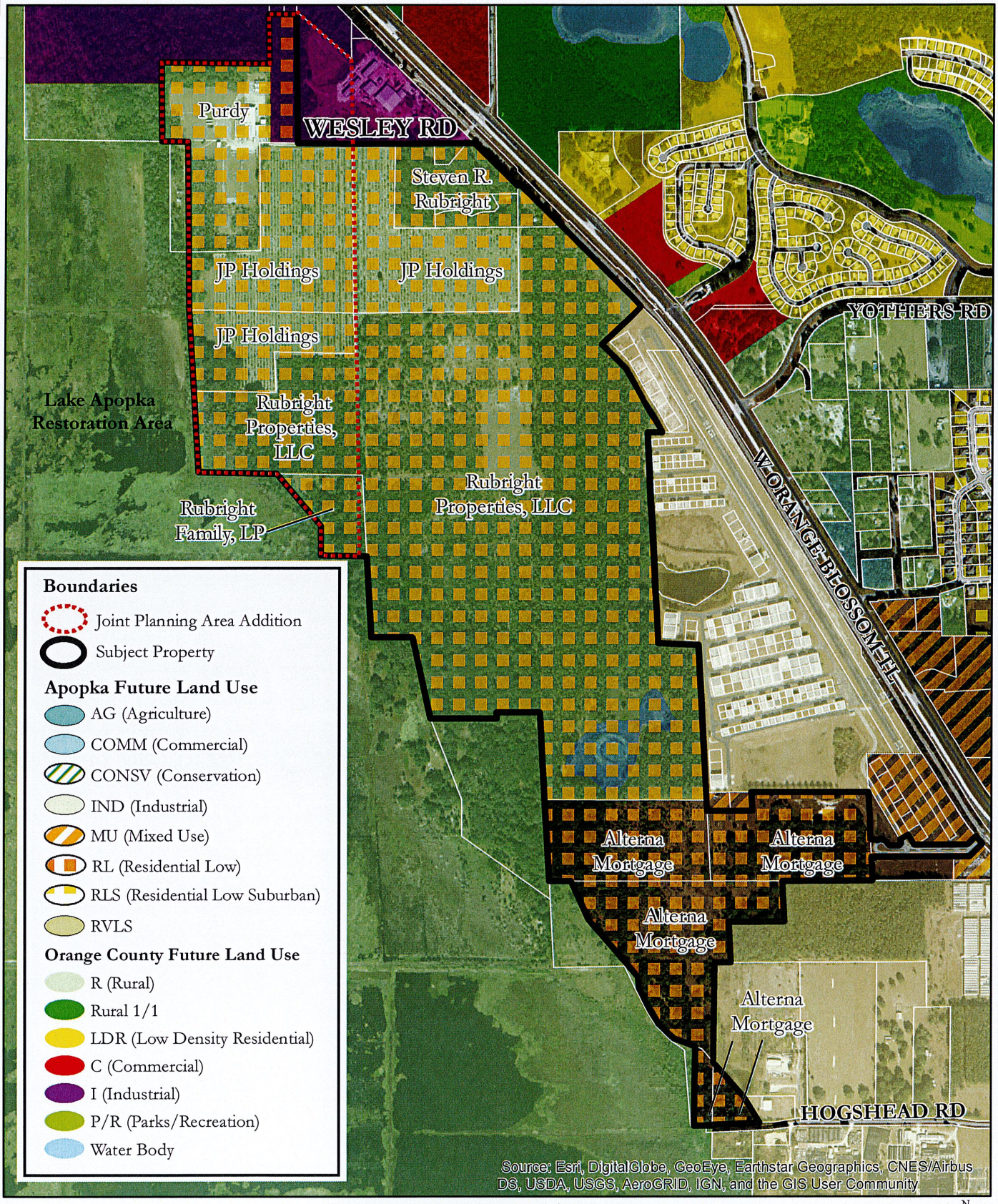


Map Source: Orange County, City of Apopka

PROPOSED FUTURE LAND USE
JPA - ANNEXATION PARCELS

# APOPKA PROPERTIES

N
W E
S

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April 8, 2019
P & B Job No.: 18-032

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Orlando, FL 32803 Ph. 407-487-2594

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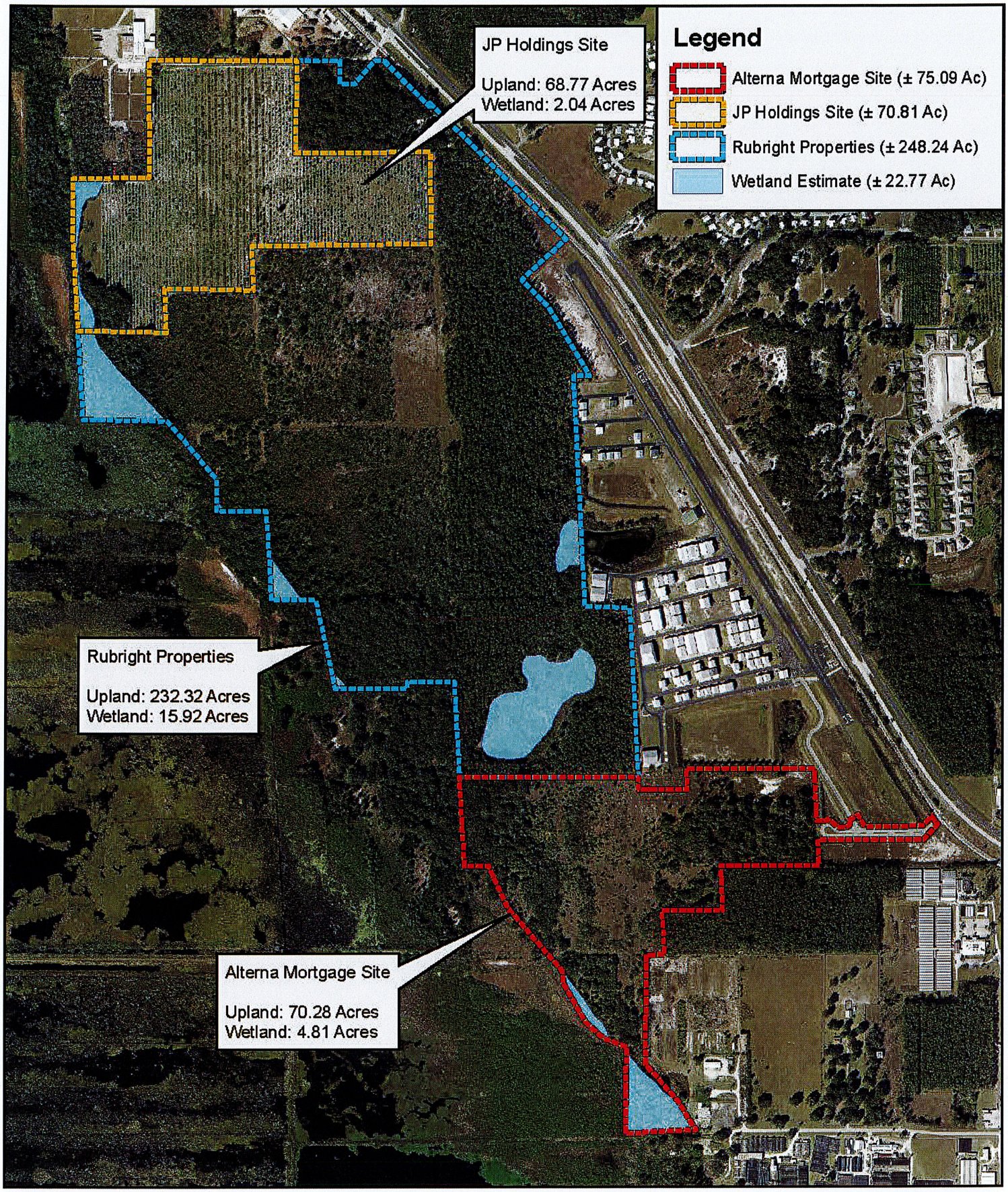


**Bio-Tech Consulting Inc.**
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

Alterna, Rubright, & JP Holdings
Orange County, Florida
Figure
Wetland Estimate Map

N
W E
S

1,250 Feet

Project #: 672-
Produced By:
Date: 3/13/2018

Traffic Study
Environmental Assessment
Small Area Study

**RUBRIGHT PROPERTIES**
Project № 18047 v3.0
August 2019

# TRANSPORTATION FACILITIES ANALYSIS
# CITY OF APOPKA
# FLORIDA

***Prepared by:***

**Traffic & Mobility Consultants**
3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

***Prepared for:***
American Land Development
3911 Orange Lake Drive
Orlando, Florida 32817

## EXECUTIVE SUMMARY

**Project Information**

Name: Rubright Properties
Location: US 441, west of Yothers Road
Description: Change the Future Land Use from OC Rural/City Mixed-Use to City Mixed Use – Airport Support District
Current maximum allowable development: 1,164 residential units & 170,000 SF Industrial Park
Proposed maximum allowable development: 1.5 Million SF Distribution Center & 900 Residential Units

**Trip Generation**

Proposed amendment will result in the following additional traffic:
Daily: 8,960 daily trips
PM Peak: 658 PM peak hour trips

***Findings***

- All study segments currently operate at adequate LOS
- In the year 2023 and 2030, US 441 is projected to degrade to a deficient LOS due to background traffic growth.
- The proposed amendment does not cause any deficiencies on the transportation network.

**Recommendations**

- The proposed development will undergo further review through the City's Concurrency System during subsequent development approvals. Any impacts to the offsite network by the development will be addressed through the City's process.

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5.2 Interim Year 2023 Conditions ..... 7
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**APPENDICES ..... 11**

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Appendix B Existing Traffic Volumes & Growth Calculations
Appendix C TIP/LRTP
Appendix D Trip Generation Information Sheets

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Table 4 Trip Generation Calculation ..... 5
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## 1.0 INTRODUCTION

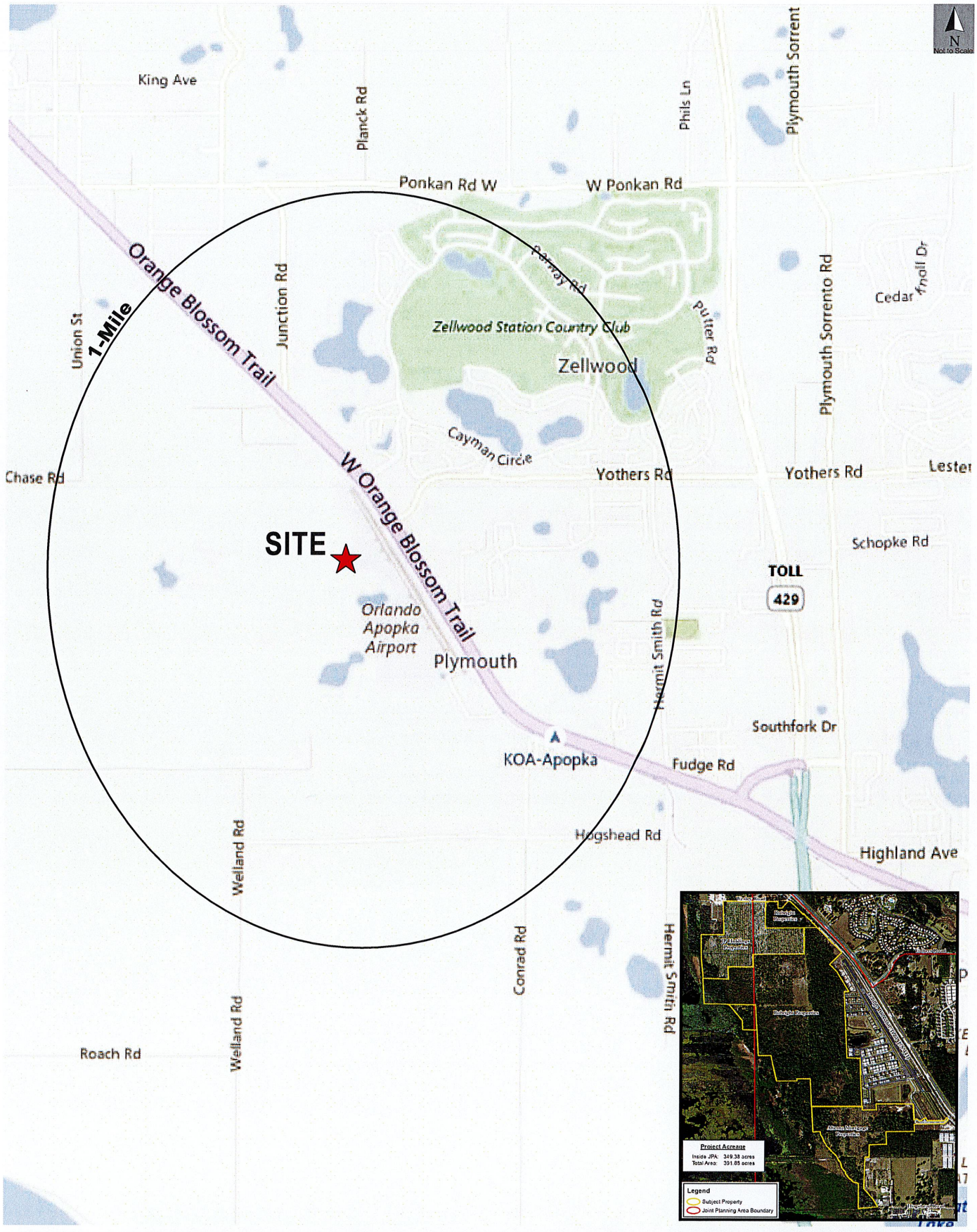
This analysis was prepared in support of the application to amend the City of Apopka Comprehensive Plan's (CP) Future Land Use (FLU) for the properties located at Yothers Road and US 441 within the City of Apopka. **Figure 1** depicts the site location and the 1-mile preliminary impact area. A view of the property assemblage is provided in **Appendix A**.

The overall area that is the subject of this amendment is 451.94 acres, of which 75.11 acres of the overall property are currently within the City of Apopka and have a FLU of Planned Development-Mixed Use, and the remaining 376.83 acres were recently annexed into the City of Apopka and are designated with a Rural and Industrial FLU. The proposed amendment is to change the FLU designation to City of Apopka Mixed Use – Airport Support District.

**Table 1** summarizes the land uses, area, densities and allowable development yields for the site as currently adopted, and with the requested Comprehensive Plan Amendment (CPA).

**Table 1**
**Future Land Use Designations**

| Land Use Designation | Jurisdiction | Area | Maximum Density | Units |
|---|---|---|---|---|
| ***Current FLU (Rural/PD-Mixed Use & Industrial)*** | | | | |
| Industrial | Apopka | 5.20 Ac | 0.75 FAR | 170 KSF |
| Rural | Apopka | 371.63 Ac | 1 DU/10 Ac | 37 DU |
| PD-Mixed Use | Apopka | 75.11 Ac | 15 DU/1 Ac | 1,127 DU |
| Total Allowable Development | | | | 170 KSF Ind<br>1,164 DU |
| ***Proposed FLU (Mixed Use - Airport Support District)*** | | | | |
| Industrial | Apopka | 130.00 Ac | 0.33 FAR | 1,869 KSF |
| Residential | Apopka | 321.94 Ac | 5 DU/Ac | 1,610 DU |




TMC
Traffic & Mobility Consultants

**Site Location Map**
Rubright Properties
18047 v3.0

Figure
1

## 2.0 EXISTING TRAFFIC CONDITIONS

The existing traffic conditions were evaluated within the project's primary influence area. This included the area's major roadways which were analyzed for daily and PM peak hour capacity conditions.

The existing conditions on the roadway network were analyzed by comparing the latest available traffic volumes on each of the roadway segments to the adopted capacity thresholds. The existing conditions analysis was based on information obtained from the latest City of Apopka 2017 Traffic Counts Program. Existing volumes were adjusted to the current year (2019) using the annual growth rate of 4.5% calculated for this area from historical volumes. The traffic count information and growth rate calculation are provided in **Appendix B**.

**Table 2** summarizes the existing conditions capacity analysis in the area. This analysis reveals that currently all roadway segments within the study area operate at adequate Level of Service (LOS).

**Table 2**
**Existing Conditions Capacity Analysis**

| Roadway | Segment | # Lns | LOS Std | 2019 Daily Conditions | | | 2018 PM Peak Conditions | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capacity | Traffic | LOS | Capacity | Traffic | Dir | LOS |
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 39,896 | A | 2,480 | 1,851 | NB | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 48,747 | B | 2,480 | 2,112 | SB | A |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 5,624 | C | 720 | 249 | EB | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 1,411 | C | 720 | 72 | WB | C |

*Note: Existing 2019 traffic volumes calculated from 2017 volumes Obtained from City of Apopka 2017 Traffic Count Program*

## 3.0 PLANNED AND PROGRAMMED IMPROVEMENTS

The Metroplan Orlando Transportation Improvement Plan (TIP), as well as Orange County's Capital Improvement Program (CIP) and the Long-Range Transportation Plan (LRTP) were reviewed to identify any planned or programmed improvements to the transportation facilities in this area, which revealed that there are no major improvements planned in the immediate vicinity of the proposed development. However, **Table 3** lists improvements to the transportation network that are planned in the City and supporting information is included in **Appendix C**.

**Table 3**
**Planned & Programmed Improvements**

| Road | Segment | Improvement | Status |
|---|---|---|---|
| Wekiva Parkway | US 441 to SR 46 | New 4 Lane Expressway | Programmed |
| Plymouth Sorrento Road | US 441 to Orange County Line | Widen to 4 Lanes | Planned |
| Ponkan Road | Plymouth Sorrento Rd to Rock Springs Rd | Widen to 4 Lanes | Planned |
| Kelly Park Road | US 441 to Plymouth Sorrento Rd | Widen to 4 Lanes | Planned |

The construction of the Wekiva Parkway is nearly complete in this area with anticipation that it will open for traffic in the near future. The effect of the new toll expressway is anticipated to be suppressive of traffic volume growth on US 441 and the local area in the short term as commuter traffic is removed from the local road network and diverted to the expressway. However, in the long term, the expressway will spur development in the area, which will then contribute to a resumed trend of increasing traffic volumes.

## 4.0 PROJECT TRIPS

### 4.1 Trip Generation

The trip generation for the existing and proposed land use densities was calculated using trip generation information published by the Institute of Transportation Engineers (ITE) in *Trip Generation, 10th Edition.* It should be noted that the development will be limited to 1.5 Million square feet of Distribution Centers and 900 single family residential units; therefore, the trip generation was calculated based on these uses. Trip generation rates and calculations are summarized in **Table 4**. Detailed information sheets and supporting information are included in **Appendix D**.

**Table 4**
**Trip Generation Calculation**

| ITE Code | Land Use | Size | Daily | | PM Peak Hour | | | |
|---|---|---|---|---|---|---|---|---|
| | | | Rate | Trips | Rate | Total | Enter | Exit |
| **Existing - Rural/PD-Mixed Use** | | | | | | | | |
| 210 | Single Family | 1,164 DU | 8.54 | 9,941 | 0.92 | 1,071 | 675 | 396 |
| 130 | Industrial Park | 170 KSF | 3.37 | 573 | 0.4 | 68 | 14 | 54 |
| **Total (Existing FLU)** | | | | **10,513** | | **1,139** | **689** | **450** |
| **Proposed - Mixed Use - Airport Support District** | | | | | | | | |
| 156 | High-Cube Warehouse | 1,500 KSF | 7.75 | 11,625 | 0.64 | 960 | 653 | 307 |
| 210 | Single Family | 900 DU | 8.72 | 7,848 | 0.93 | 837 | 527 | 310 |
| **Total (Proposed FLU)** | | | | **19,473** | | **1,797** | **1,180** | **617** |
| **Net Change in Trips w/Proposed Amendment** | | | | **8,960** | | **658** | **243** | **415** |

*Trip generation based on ITE Trip Generation, 10th Edition*

The proposed amendment will result in a net increase of 8,960 daily trips and 658 PM peak hour trips on the roadway network.

### 4.2 Trip Distribution

To assign the PM peak hour trips generated by the proposed development to the study roadways, a distribution pattern in the general vicinity of the project site was determined based on the site location with respect to the transportation network, surrounding land uses, and local and regional attractions. The project's trip distribution pattern is provided in **Figure 2.**

TMC Traffic & Mobility Consultants

**Project Trip Distribution**

Rubright Properties

18047 v3.0

Figure 2

## 5.0 PROJECTED CONDITIONS ANALYSIS

Projected conditions were assessed to evaluate the impact of the proposed amendment on the roadway network. The projected conditions analysis was performed for the Interim Year (2023) and the Horizon Year (2030). The analyses were conducted for the base condition (without the amendment) and for the proposed condition (with the amendment).

### 5.1 Background Traffic Volumes and Transportation Network

Projected background traffic volumes for the 2030 analysis were calculated based on historical and projected growth rates on the study segments. Based on the growth profile for the area, an average annual growth of 4.5% was applied, which reflects historical growth.

The transportation network applied in the Interim Year analysis is the existing and committed transportation network. The Horizon Year analysis was performed with the planned transportation network.

### 5.2 Interim Year 2023 Conditions

The 2023 Interim Year analysis was conducted comparing projected traffic volumes to the roadway network capacity and service volumes. **Table 5** summarizes the results of the analysis, which reveal that US 441, from Yothers Road to SR 429 Connector Road, is projected to be deficient in the year 2023 due to background traffic growth. The analysis in **Table 6** indicates that the proposed amendment will not cause any other segments to become deficient.

### 5.3 Horizon Year 2030 Conditions

The Horizon Year analysis was conducted for projected background traffic volumes in the year 2030. **Table 7** summarizes the base conditions analysis, which shows that US 441 will continue to deteriorate absent further planned improvements. Analysis of projected conditions with the additional traffic resulting from the amendment, summarized in **Table 8,** shows that the proposed amendment will not cause any roadway segments to become deficient in the planning horizon.

## Table 5
## Interim Year 2023 Base Conditions Analysis

| Roadway | Segment | # Lns | LOS Std | 2023 Daily Trips | | | 2023 PM Peak Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capacity | Traffic | LOS | Capacity | Traffic | Dir | LOS |
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 47,077 | A | 2,480 | 2,184 | NB | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 57,521 | F | 2,480 | 2,492 | SB | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 6,636 | D | 720 | 294 | EB | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 1,665 | C | 720 | 85 | WB | C |

## Table 6
## Horizon Year 2023 Projected Conditions Analysis

| Roadway | Segment | LOS Std | 2023 Daily Trips | | | | | | 2023 PM Peak Trips | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Capacity | Backg'd | Distr | Project | Total | LOS | Capacity | Backg'd | Dir | Project | Total | LOS |
| US 441 | Ponkan Rd to Yothers Rd | D | 49,500 | 47,077 | 30% | 2,688 | 49,765 | F | 2,480 | 2,184 | NB | 125 | 2,309 | A |
| US 441 | Yothers Rd to SR 429 Connector Rd | D | 49,500 | 57,521 | 55% | 4,928 | 62,449 | F | 2,480 | 2,492 | SB | 134 | 2,626 | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | E | 14,000 | 6,636 | 10% | 896 | 7,532 | D | 720 | 294 | EB | 24 | 318 | C |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | E | 14,000 | 1,665 | 15% | 1,344 | 3,009 | C | 720 | 85 | WB | 62 | 147 | C |

## Table 7
## Interim Year 2030 Base Conditions Analysis

| Roadway | Segment | # Lns | LOS Std | 2030 Daily Trips | | | 2030 PM Peak Trips | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Capacity | Traffic | LOS | Capacity | Traffic | Dir | LOS |
| US 441 | Ponkan Rd to Yothers Rd | 4 | D | 49,500 | 59,645 | F | 2,480 | 2,767 | NB | F |
| US 441 | Yothers Rd to SR 429 Connector Rd | 4 | D | 49,500 | 72,877 | F | 2,480 | 3,157 | SB | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | 2 | E | 14,000 | 8,408 | D | 720 | 372 | EB | D |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | 2 | E | 14,000 | 2,109 | C | 720 | 108 | WB | C |

## Table 8
## Horizon Year 2030 Projected Conditions Analysis

| Roadway | Segment | LOS Std | 2030 Daily Trips | | | | | | 2030 PM Peak Trips | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Capacity | Backg'd | Distr | Project | Total | LOS | Capacity | Backg'd | Dir | Project | Total | LOS |
| US 441 | Ponkan Rd to Yothers Rd | D | 49,500 | 59,645 | 30% | 2,688 | 62,333 | F | 2,480 | 2,767 | NB | 125 | 2,892 | F |
| US 441 | Yothers Rd to SR 429 Connector Rd | D | 49,500 | 72,877 | 55% | 4,928 | 77,805 | F | 2,480 | 3,157 | SB | 134 | 3,291 | F |
| Ponkan Rd | Round Lake Rd to Plymouth Sorrento Rd | E | 14,000 | 8,408 | 10% | 896 | 9,304 | D | 720 | 372 | EB | 24 | 396 | D |
| Yothers Rd | US 441 to Plymouth Sorrento Rd | E | 14,000 | 2,109 | 15% | 1,344 | 3,453 | C | 720 | 108 | WB | 62 | 170 | C |

## 6.0 STUDY CONCLUSIONS

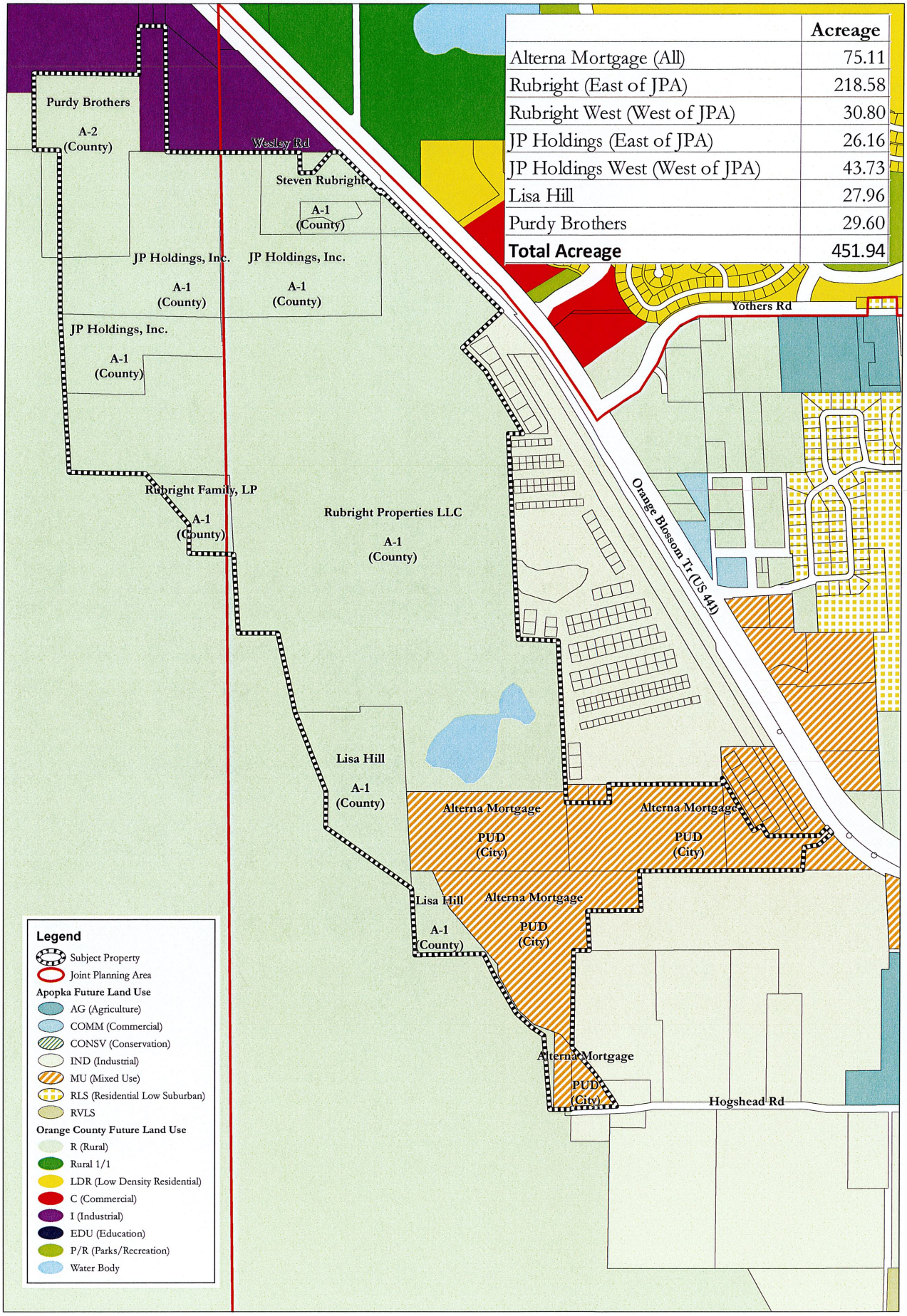
This study was conducted in support of a proposed Comprehensive Plan Amendment application for the Rubright Properties, located on US 441 west of Yothers Road, in the City of Apopka, Florida.

The requested amendment is to modify the existing future land use of the site from City of Apopka Rural and Mixed Use to City of Apopka Mixed Use – Airport Support District. The current land use designations allow the development up to170,000 SF of Industrial Park and 1,164 dwelling units on the approximately 450-acre property. With the proposed amendment, the allowable development on the property would increase to 1.5 Million SR of Industrial and 900 residential units. The findings of this analysis are as follows:

- The requested amendment would result in an increase 8,960 daily trips, of which 658 trips would occur in the PM peak hour.
- An analysis of existing conditions indicates that the roadway network within the primary 1-mile study area currently operates at satisfactory LOS.
- Analysis of Interim Year (2023) reveals that US 441, from Yothers Road to SR 429 Connector Road, is projected to become deficient due to growth in background traffic. The proposed amendment will not cause any roadway segments to become deficient in the Interim Year.
- Analysis of Horizon Year (2030) conditions indicates that US 441 would continue to deteriorate without improvements. The proposed amendment will not cause any roadway segments to become deficient in the Horizon Year.
- The proposed development of the site will undergo additional review through the development process, where roadway capacity, traffic operations, access, and intersection capacity will be further evaluated in accordance with the requirements of the City of Apopka's development approvals process. The proposed development will be required to address off-site impacts through the City's Concurrency Management System.

# APPENDICES

**Appendix A**
Rubright/Alterna Mortgage/JP Holdings/Purdy Brothers/Lisa Hill Properties




| | Acreage |
|---|---|
| Alterna Mortgage (All) | 75.11 |
| Rubright (East of JPA) | 218.58 |
| Rubright West (West of JPA) | 30.80 |
| JP Holdings (East of JPA) | 26.16 |
| JP Holdings West (West of JPA) | 43.73 |
| Lisa Hill | 27.96 |
| Purdy Brothers | 29.60 |
| **Total Acreage** | 451.94 |

June 20, 2018

P & B Job No.: 18-032

FUTURE LAND USE & ZONING

APOPKA PROPERTIES

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**Appendix B**
Existing Traffic Volumes & Growth Calculations

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway / Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Major Arterial** | | | | | | | | | | | | | | | | | |
| **SR 436 (Semoran Boulevard)** | | | | | | | | | | | | | | | | | |
| US 441 to Sheeler Rd | 607A | 72 Hour | 8LD | D | 24,540 | 906 | 766 | 07:15 | 0.068 | 0.542 | C | 938 | 896 | 16:45 | 0.075 | 0.511 | C |
| Sheeler Rd to Thompson Rd | 620A | 72 Hour | 8LD | D | 34,334 | 1,300 | 1,002 | 07:15 | 0.067 | 0.565 | C | 1,267 | 1,521 | 16:45 | 0.081 | 0.546 | C |
| Thompson Rd to Roger Williams Rd | 608A | 72 Hour | 8LD | D | 39,920 | 1,764 | 1,037 | 07:15 | 0.070 | 0.630 | C | 1,462 | 1,748 | 16:45 | 0.080 | 0.545 | C |
| Roger Williams Rd to Piedmont-Wekiva Rd | 621A | 72 Hour | 8LD | D | 45,651 | 1,995 | 1,269 | 07:15 | 0.071 | 0.611 | C | 1,731 | 1,871 | 16:45 | 0.079 | 0.519 | C |
| Piedmont-Wekiva Rd to Seminole County Line | 622A | 72 Hour | 6LD | D | 57,425 | 2,726 | 1,579 | 07:15 | 0.075 | 0.633 | C | 2,116 | 2,415 | 17:00 | 0.079 | 0.533 | C |
| **US 441 (Orange Blossom Trail)** | | | | | | | | | | | | | | | | | |
| Ponkan Rd to Yothers Rd | 2.1 | 72 Hour | 4LD | D | 35,151 | 1,107 | 1,583 | 07:00 | 0.077 | 0.588 | C * | 1,631 | 1,230 | 16:45 | 0.081 | 0.570 | C * |
| Yothers Rd to SR 429 Connector Rd | 530A | 72 Hour | 4LD | D | 42,949 | 2,283 | 1,151 | 07:00 | 0.080 | 0.665 | A * | 1,600 | 1,861 | 16:45 | 0.081 | 0.538 | A * |
| SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437) | 940A | 72 Hour | 4LD | D | 25,872 | 1,159 | 815 | 07:00 | 0.076 | 0.587 | A * | 943 | 1,111 | 17:00 | 0.079 | 0.541 | A * |
| Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd | 550A | 72 Hour | 4LD | D | 26,313 | 995 | 752 | 07:00 | 0.066 | 0.570 | A * | 958 | 1,119 | 16:30 | 0.079 | 0.539 | A * |
| Boy Scout Blvd to Errol Pkwy | 82.1 | 72 Hour | 4LD | D | 29,698 | 951 | 1,159 | 07:00 | 0.071 | 0.549 | A * | 1,174 | 1,102 | 16:30 | 0.077 | 0.516 | A * |
| Errol Pkwy to SR 451 | 551A | 72 Hour | 4LD | D | 38,707 | 1,681 | 987 | 07:15 | 0.069 | 0.630 | A * | 1,476 | 1,588 | 17:00 | 0.079 | 0.518 | A * |
| SR 451 to Bradshaw Rd | 531A | 72 Hour | 4LD | D | 35,337 | 1,192 | 1,112 | 07:30 | 0.065 | 0.517 | A * | 1,294 | 1,407 | 17:00 | 0.076 | 0.521 | A * |
| Bradshaw Rd to Hawthorne Ave | 552A | 72 Hour | 5L | D | 37,855 | 1,547 | 1,029 | 07:00 | 0.068 | 0.601 | A * | 1,326 | 1,443 | 16:45 | 0.073 | 0.521 | A * |
| Hawthorne Ave to Central Ave | 553A | 72 Hour | 5L | D | 36,457 | 1,018 | 1,382 | 07:00 | 0.066 | 0.576 | A * | 1,416 | 1,281 | 17:00 | 0.074 | 0.525 | A * |
| Central Ave to Park Ave (CR 435) | 5099 | 72 Hour | 4LD | D | 38,688 | 1,504 | 982 | 07:00 | 0.064 | 0.605 | A * | 1,476 | 1,388 | 17:15 | 0.074 | 0.515 | A * |
| Park Ave (CR 435) to Highland Ave | 5098 | 72 Hour | 5L | D | 45,758 | 1,802 | 1,268 | 07:00 | 0.067 | 0.587 | A * | 1,599 | 1,672 | 17:15 | 0.071 | 0.511 | A * |
| Highland Ave to Alabama Ave (CR 424) | 609A | 72 Hour | 4LD | D | 48,366 | 1,754 | 1,377 | 07:15 | 0.065 | 0.560 | A * | 1,675 | 2,045 | 17:15 | 0.077 | 0.550 | B * |
| Alabama Ave (CR 424) to SR 436 | 5096A | 72 Hour | 4LD | D | 43,364 | 1,488 | 1,269 | 07:15 | 0.064 | 0.540 | A * | 1,390 | 1,829 | 16:45 | 0.074 | 0.568 | A * |
| SR 436 to Sheeler Rd | 7075 | 72 Hour | 4LD | D | 22,309 | 943 | 606 | 07:15 | 0.069 | 0.609 | C | 654 | 971 | 17:00 | 0.073 | 0.598 | C |
| Sheeler Rd to Roger Williams Rd | 661A | 72 Hour | 4LD | D | 27,030 | 766 | 1,089 | 07:00 | 0.069 | 0.587 | C | 1253 | 793 | 16:15 | 0.076 | 0.612 | C |
| Roger Williams Rd to Piedmont-Wekiva Rd | 660A | 72 Hour | 4LD | D | 28,579 | 713 | 1,163 | 07:00 | 0.066 | 0.620 | C | 1287 | 841 | 16:45 | 0.074 | 0.605 | C |
| Piedmont-Wekiva Rd to Seminole County Line | 659A | 72 Hour | 4LD | D | 32,706 | 913 | 1,434 | 07:00 | 0.072 | 0.611 | C | 1,598 | 940 | 16:15 | 0.078 | 0.630 | C |
| **Minor Arterial** | | | | | | | | | | | | | | | | | |
| **CR 424 (Alabama Avenue/Apopka Boulevard)** | | | | | | | | | | | | | | | | | |
| US 441 to 8th St | 670A | 24 Hour | 2L | E | 3,419 | 102 | 99 | 07:15 | 0.059 | 0.507 | C | 163 | 129 | 16:45 | 0.085 | 0.558 | C |
| 8th St to Sheeler Rd | 651A | 24 Hour | 2L | E | 4,566 | 192 | 154 | 07:00 | 0.076 | 0.555 | C | 191 | 268 | 16:45 | 0.101 | 0.584 | C |
| Sheeler Rd to Lakeville Rd | 653A | 24 Hour | 2L | E | 9,050 | 334 | 266 | 07:15 | 0.066 | 0.557 | C | 290 | 523 | 17:15 | 0.090 | 0.643 | C |
| Lakeville Rd to Hiawassee Rd | 658A | 24 Hour | 3L | E | 11,735 | 338 | 496 | 07:45 | 0.071 | 0.595 | C | 716 | 341 | 17:30 | 0.090 | 0.677 | C |
| Hiawassee Rd to Overland Rd | 33.1 | 24 Hour | 3L | E | 7,443 | 187 | 411 | 07:15 | 0.080 | 0.687 | D | 404 | 219 | 16:30 | 0.084 | 0.648 | D |
| Overland Rd to US 441 | 671A | 24 Hour | 2L | E | 5,196 | 184 | 188 | 07:15 | 0.072 | 0.505 | C | 149 | 273 | 16:00 | 0.081 | 0.647 | C |
| **CR 435 (Rock Spring Road/Park Avenue/Clarcona Road)** | | | | | | | | | | | | | | | | | |
| Kelly Park Rd to Ponkan Rd | 18.1 | 72 Hour | 5L/4LD | E | 18,129 | 447 | 1,013 | 07:00 | 0.081 | 0.694 | C | 1023 | 681 | 17:00 | 0.094 | 0.600 | C |
| Ponkan Rd to Welch Rd | 19 | 72 Hour | 5L | E | 24,207 | 648 | 1,300 | 07:00 | 0.080 | 0.667 | C | 1,366 | 895 | 17:15 | 0.093 | 0.604 | C |
| Welch Rd to Sandpiper Rd | 21 | 72 Hour | 5L | E | 24,393 | 566 | 1,302 | 07:00 | 0.077 | 0.697 | C | 1,649 | 867 | 17:15 | 0.103 | 0.655 | C |
| Sandpiper Rd to Votaw Rd | 516A | 24 Hour | 5L | E | 22,978 | 423 | 1,234 | 07:00 | 0.072 | 0.745 | D | 1,057 | 827 | 17:00 | 0.082 | 0.561 | D |
| Votaw Rd to Orange St | 517A | 72 Hour | 5L | E | 23,636 | 597 | 1,085 | 07:00 | 0.071 | 0.645 | D | 1,199 | 842 | 17:15 | 0.086 | 0.587 | D |
| Orange St to US 441 | 580A | 24 Hour | 5L | E | 24,652 | 625 | 1,150 | 07:00 | 0.072 | 0.648 | D | 1,244 | 899 | 17:00 | 0.087 | 0.580 | D |
| US 441 to Michael Gladden Blvd | 563A | 24 Hour | 2L | E | 15,026 | 437 | 547 | 07:00 | 0.065 | 0.556 | D | 640 | 556 | 17:00 | 0.080 | 0.535 | D |
| Michael Gladden Blvd to Cleveland St | 328.1 | 72 Hour | 2L | E | 12,219 | 361 | 467 | 07:00 | 0.068 | 0.564 | D | 543 | 464 | 16:45 | 0.082 | 0.539 | D |
| Cleveland St to Keene Rd | 564A | 24 Hour | 2L | E | 10,976 | 293 | 481 | 07:00 | 0.071 | 0.621 | C | 494 | 403 | 16:30 | 0.082 | 0.551 | C |
| Keene Rd to McCormick Rd | 565A | 24 Hour | 2L | E | 14,831 | 497 | 626 | 07:00 | 0.076 | 0.557 | C | 603 | 615 | 16:30 | 0.082 | 0.505 | C |
| McCormick Rd to Clarcona-Ocoee Rd | 7004 | 24 Hour | 2L | E | 16,393 | 530 | 742 | 07:00 | 0.078 | 0.583 | C | 677 | 665 | 16:45 | 0.082 | 0.504 | C |

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway / Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | | | | | | | | |
| **Lake Doe Boulevard** | | | | | | | | | | | | | | | | | |
| US 441 to Dunn Cove Dr | 1015 | 24 Hour | 2L | E | 3,550 | 193 | 55 | 07:15 | 0.070 | 0.778 | C | 108 | 195 | 17:15 | 0.085 | 0.644 | C |
| **Lake Francis Drive** | | | | | | | | | | | | | | | | | |
| Schopke Lester Rd to Errol Pkwy | 505A | 24 Hour | 2L | D | 807 | 37 | 35 | 07:45 | 0.089 | 0.514 | C | 37 | 34 | 16:45 | 0.088 | 0.521 | C |
| Errol Pkwy to Vick Rd | 504A | 24 Hour | 2L | D | 3,374 | 212 | 50 | 07:00 | 0.078 | 0.809 | C | 113 | 167 | 17:15 | 0.083 | 0.596 | C |
| **Lakeville Road** | | | | | | | | | | | | | | | | | |
| Wildwood St to Beggs Rd | 30 | 72 Hour | 2L | E | 5,546 | 218 | 232 | 07:30 | 0.081 | 0.516 | C | 292 | 240 | 17:00 | 0.096 | 0.549 | C |
| Beggs Rd to Clarcona Ocoee Rd | 67 | 72 Hour | 2L | E | 6,192 | 287 | 362 | 07:00 | 0.105 | 0.558 | C | 316 | 278 | 16:45 | 0.096 | 0.532 | C |
| **Lester Road** | | | | | | | | | | | | | | | | | |
| Vick Rd to Schopke Lester Rd | 506A | 24 Hour | 2L | E | 4,529 | 214 | 120 | 07:15 | 0.074 | 0.641 | C | 225 | 178 | 17:00 | 0.089 | 0.558 | C |
| Schopke Lester Rd to Plymouth Sorrento Rd (CR 437) | 801A | 24 Hour | 2L | E | 3,502 | 110 | 164 | 07:00 | 0.078 | 0.599 | C | 202 | 140 | 17:00 | 0.098 | 0.591 | C |
| **Marden Road** | | | | | | | | | | | | | | | | | |
| Ocoee Apopka Rd (CR 437A) to Keene Rd | 560A | 24 Hour | 2L | E | 1,668 | 68 | 79 | 07:00 | 0.088 | 0.537 | C | 105 | 56 | 17:30 | 0.097 | 0.652 | C |
| **Martin Street** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Lake Ave | 519A | 24 Hour | 2L | E | 3,811 | 181 | 168 | 07:00 | 0.092 | 0.519 | C | 152 | 183 | 17:15 | 0.088 | 0.546 | C |
| Maine Ave to Vick Rd | 830A | 24 Hour | 2L | E | 4,387 | 216 | 181 | 07:00 | 0.090 | 0.544 | C | 198 | 192 | 17:15 | 0.089 | 0.508 | C |
| **McCormick Road** | | | | | | | | | | | | | | | | | |
| Ocoee-Apopka Rd (CR 437A) to Clarcona Rd (CR 435) | 970A | 24 Hour | 2L | E | 4,668 | 254 | 219 | 07:45 | 0.101 | 0.537 | C | 158 | 196 | 16:15 | 0.076 | 0.554 | C |
| **Midland Avenue** | | | | | | | | | | | | | | | | | |
| US 441 to 6th St | 407A | 24 Hour | 2L | E | 1,427 | 51 | 64 | 07:15 | 0.081 | 0.557 | C | 90 | 63 | 17:00 | 0.107 | 0.588 | C |
| **Monroe Avenue** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Alabama Ave (CR 424) | 603A | 24 Hour | 2L | D | 4,227 | 300 | 84 | 07:00 | 0.091 | 0.781 | C | 156 | 363 | 17:15 | 0.123 | 0.699 | D |
| Alabama Ave (CR 424) to Sheeler Rd | 604A | 24 Hour | 2L | D | 4,811 | 227 | 102 | 07:00 | 0.068 | 0.690 | C | 212 | 292 | 17:15 | 0.105 | 0.579 | C |
| **Mt. Plymouth Road** | | | | | | | | | | | | | | | | | |
| Kelly Park Rd to Haas Rd | 17 | 72 Hour | 2L | E | *9,196* | *288* | *470* | 07:00 | 0.082 | 0.620 | C | *587* | *366* | 16:45 | 0.104 | 0.616 | C |
| Haas Rd to Lake County Line | 17A | 24 Hour | 2L | E | 8,825 | 264 | 429 | 07:00 | 0.079 | 0.619 | C | 554 | 350 | 16:45 | 0.102 | 0.613 | C |
| **North Maine Avenue** | | | | | | | | | | | | | | | | | |
| Martin St to Old Dixie Hwy | 512A | 24 Hour | 2L | D | 3,591 | 154 | 247 | 07:00 | 0.112 | 0.616 | C | 164 | 101 | 17:30 | 0.074 | 0.619 | C |
| **Old Dixie Highway/West Highland Avenue/Orange Street** | | | | | | | | | | | | | | | | | |
| Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd | 582A | 24 Hour | 2L | E | 2,461 | 85 | 67 | 07:00 | 0.062 | 0.559 | C | 93 | 162 | 17:15 | 0.104 | 0.635 | C |
| Boy Scout Blvd to Errol Pkwy | 510A | 24 Hour | 2L | E | 4,272 | 193 | 118 | 07:00 | 0.073 | 0.621 | C | 201 | 245 | 17:00 | 0.104 | 0.549 | C |
| Errol Pkwy to Vick Rd | 511A | 24 Hour | 2L | E | 8,139 | 341 | 231 | 07:45 | 0.070 | 0.596 | D | 337 | 448 | 17:00 | 0.096 | 0.571 | D |
| Vick Rd to Bradshaw Rd | 674A | 24 Hour | 2L | E | 9,428 | 526 | 285 | 07:00 | 0.086 | 0.649 | D | 461 | 418 | 17:00 | 0.093 | 0.524 | D |
| Bradshaw Rd to Hawthorne Ave | 518A | 24 Hour | 2L | E | 5,450 | 244 | 140 | 08:00 | 0.070 | 0.635 | C | 230 | 310 | 16:45 | 0.099 | 0.574 | C |
| Hawthorne Ave to Park Ave (CR 435) | 514A | 24 Hour | 2L | E | 2,670 | 159 | 52 | 07:15 | 0.079 | 0.754 | C | 129 | 126 | 16:45 | 0.096 | 0.506 | C |
| **Ondich Road** | | | | | | | | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 901A | 72 Hour | 2L | E | 1,301 | 38 | 73 | 07:00 | 0.085 | 0.658 | C | 98 | 58 | 17:00 | 0.120 | 0.628 | C |
| **Ponkan Road** | | | | | | | | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 13 | 72 Hour | 2L | E | *4,955* | *224* | *221* | 07:15 | 0.090 | 0.503 | C | *219* | *183* | 16:30 | 0.081 | 0.545 | C |
| Plymouth-Sorrento Rd (CR 437) to Vick Rd | 326 | 72 Hour | 2L | E | *4,637* | *495* | *156* | 07:45 | 0.140 | 0.760 | C | *245* | *178* | 16:30 | 0.091 | 0.579 | C |
| Vick Rd to Rock Springs Rd | 500A | 72 Hour | 2L | E | *4,930* | *196* | *221* | 07:00 | 0.085 | 0.530 | C | *232* | *219* | 17:15 | 0.091 | 0.514 | C |
| **Rock Ridge Boulevard** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Haddington Ct | 540A | 24 Hour | 2L | E | 5,274 | 55 | 288 | 07:00 | 0.065 | 0.840 | C | 249 | 154 | 16:45 | 0.076 | 0.618 | C |

**City of Apopka**
**2017 Traffic Count Program**
**Peak Hour/Direction Level of Service**

| Class / Roadway / Segment | Count Location Number | Type of Count | No. of Lanes | LOS Std. | Daily Volume | AM Peak Hour (7-9 AM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] | PM Peak Hour (4-6 PM Peak Period) NB/EB | SB/WB | Time | K | D | LOS [1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | | | | | | | | |
| **Roger Williams Road** | | | | | | | | | | | | | | | | | |
| US 441 to SR 436 | 613 | 24 Hour | 2L | E | 3,269 | 276 | 253 | 07:30 | 0.162 | 0.522 | C | 118 | 146 | 16:30 | 0.081 | 0.553 | C |
| **Rogers Road** | | | | | | | | | | | | | | | | | |
| Lester Rd to Gray Stone | 976A | 24 Hour | 2L | E | 381 | 17 | 27 | 07:45 | 0.115 | 0.614 | C | 25 | 8 | 17:00 | 0.087 | 0.758 | C |
| **Round Lake Road** | | | | | | | | | | | | | | | | | |
| Ponkan Rd to Sadler Ave | 8067 | 72 Hour | 2L | E | *4,640* | *212* | *262* | 07:15 | 0.102 | 0.553 | C | *249* | *202* | 16:30 | 0.097 | 0.552 | C |
| Sadler Ave to Kelly Park Rd | 974A | 72 Hour | 2L | E | *3,985* | *97* | *393* | 07:00 | 0.123 | 0.802 | C | *257* | *153* | 16:30 | 0.103 | 0.627 | C |
| Kelly Park Rd to Lake County Line | 975A | 72 Hour | 2L | E | *2,284* | *83* | *139* | 07:15 | 0.097 | 0.626 | C | *123* | *102* | 16:30 | 0.099 | 0.547 | C |
| **Sandpiper Road** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Ustler Rd | 600A | 24 Hour | 2L | E | 4,868 | 375 | 79 | 07:00 | 0.093 | 0.826 | C | 185 | 299 | 17:15 | 0.099 | 0.618 | C |
| Ustler Rd to Thompson Rd | 601A | 24 Hour | 2L | E | 5,880 | 432 | 100 | 07:00 | 0.090 | 0.812 | C | 218 | 364 | 17:15 | 0.099 | 0.625 | C |
| **Schopke-Lester Road** | | | | | | | | | | | | | | | | | |
| Lester Rd to Old Dixie Hwy | 507A | 24 Hour | 2L | E | 3,202 | 42 | 179 | 07:00 | 0.069 | 0.810 | C | 182 | 110 | 16:45 | 0.091 | 0.623 | C |
| **Sheeler Oaks Drive** | | | | | | | | | | | | | | | | | |
| Sheeler Rd to Saddleback Ridge | 701A | 24 Hour | 2L | E | 2,144 | 51 | 104 | 07:45 | 0.072 | 0.671 | C | 127 | 89 | 17:00 | 0.101 | 0.588 | C |
| **Summit Street** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Lake Ave | 521A | 24 Hour | 2L | E | 3,464 | 314 | 120 | 07:15 | 0.125 | 0.724 | C | 111 | 184 | 17:15 | 0.085 | 0.624 | C |
| **Tanglewild Street** | | | | | | | | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Ulster Rd | 611 | 24 Hour | 2L | E | 1,343 | 37 | 74 | 07:15 | 0.083 | 0.667 | C | 53 | 71 | 16:00 | 0.092 | 0.573 | C |
| **Thompson Road** | | | | | | | | | | | | | | | | | |
| Welch Rd to Votaw Rd | 429 | 72 Hour | 2L | E | *9,956* | *197* | *722* | 07:15 | 0.092 | 0.786 | C | *487* | *344* | 17:15 | 0.083 | 0.586 | C |
| Votaw Rd to SR 436 | 24 | 72 Hour | 2L | E | *9,123* | *148* | *572* | 07:00 | 0.079 | 0.794 | D | *534* | *279* | 17:15 | 0.089 | 0.657 | D |
| **Ustler Road** | | | | | | | | | | | | | | | | | |
| Sandpiper Rd to Welch Rd | 610A | 24 Hour | 2L | E | 794 | 25 | 42 | 07:45 | 0.084 | 0.627 | C | 34 | 42 | 16:00 | 0.096 | 0.553 | C |
| **Vick Road** | | | | | | | | | | | | | | | | | |
| US 441 to Old Dixie Hwy | 525A | 24 Hour | 4LD | E | 16,843 | 425 | 947 | 07:00 | 0.081 | 0.690 | D | 964 | 490 | 16:45 | 0.086 | 0.663 | D |
| Old Dixie Hwy to Martin St | 532A | 72 Hour | 2LD | E | 15,958 | 602 | 905 | 07:30 | 0.094 | 0.601 | F | 862 | 525 | 17:00 | 0.087 | 0.621 | F |
| Martin St to Welch Rd | 502A | 24 Hour | 2LD | E | 14,246 | 354 | 829 | 07:00 | 0.083 | 0.701 | E | 751 | 724 | 17:15 | 0.104 | 0.509 | D |
| Welch Rd to Lake Francis Dr | 503A | 24 Hour | 2L | E | 11,359 | 270 | 638 | 07:00 | 0.080 | 0.703 | D | 591 | 589 | 17:00 | 0.104 | 0.501 | D |
| Lake Francis Dr to Lester Rd | 533A | 24 Hour | 2L | E | 8,054 | 283 | 220 | 07:45 | 0.062 | 0.563 | C | 449 | 441 | 17:15 | 0.111 | 0.504 | D |
| Lester Rd to Ponkan Rd | 534A | 72 Hour | 2L | E | 6,392 | 402 | 300 | 07:45 | 0.110 | 0.573 | D | 429 | 205 | 17:15 | 0.099 | 0.677 | D |
| **Votaw Road** | | | | | | | | | | | | | | | | | |
| Park Ave (CR 435) to Christiana Ave | 625A | 24 Hour | 2L | E | 7,418 | 270 | 156 | 08:30 | 0.057 | 0.634 | C | 405 | 493 | 17:00 | 0.121 | 0.549 | C |
| Christiana Ave to Thompson Rd | 626A | 24 Hour | 2L | E | 7,892 | 472 | 163 | 07:15 | 0.080 | 0.743 | C | 406 | 361 | 16:45 | 0.097 | 0.529 | C |
| Thompson Rd to Wekiva Springs Rd | 627A | 24 Hour | 2L | E | 7,888 | 472 | 163 | 07:15 | 0.081 | 0.743 | C | 406 | 361 | 16:45 | 0.097 | 0.529 | C |
| **Woodfield Oaks Drive** | | | | | | | | | | | | | | | | | |
| Arbor Way to Regal St | 700A | 24 Hour | 2L | E | 778 | 12 | 64 | 07:45 | 0.098 | 0.842 | C | 40 | 32 | 16:00 | 0.093 | 0.556 | C |
| **Yothers Road/Church Drive** | | | | | | | | | | | | | | | | | |
| US 441 to Plymouth Sorrento Rd (CR 437) | 800A | 72 Hour | 2L | E | 1,243 | 47 | 40 | 08:00 | 0.070 | 0.540 | C | 55 | 63 | 16:45 | 0.095 | 0.534 | C |

Notes:
Counts in italic are multi-day averages.
1 - Based on capacities from the Florida DOT 2013 Quality/Level of Service Handbook, Florida DOT ArtPlan 2012 Software or Orange County.
* These segments of US 441 are considered Constrained facilities.
Source: 2017 Traffic Counts from ***Luke Transportation Engineering Consultants, Inc.***

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

| Class / Roadway Segment | 2017 # of Lanes | 2017 Count Station | 2017 Type of Count | 2017 Daily Volume | 2016 Daily Volume | 2015 Daily Volume | 2014 Daily Volume | 2013 Daily Volume | 2012 Daily Volume | 2011 Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Major Arterial** | | | | | | | | | | |
| **SR 436 (Semoran Boulevard)** | | | | | | | | | | |
| US 441 to Sheeler Rd | 8LD | 607A | 72 Hour | 24,540 | 23,804 | 24,039 | 22,982 | 21,440 | 21,263 | 22,888 |
| Sheeler Rd to Thompson Rd | 8LD | 620A | 72 Hour | 34,334 | 33,520 | 33,464 | 29,827 | 29,188 | 29,133 | 29,243 |
| Thompson Rd to Roger Williams Rd | 8LD | 608A | 72 Hour | 39,920 | 37,235 | 43,213 | 33,967 | 34,150 | 33,720 | 35,070 |
| Roger Williams Rd to Piedmont-Wekiva Rd | 8LD | 621A | 72 Hour | 45,651 | 41,909 | 42,004 | 38,728 | 36,104 | 36,292 | 36,886 |
| Piedmont-Wekiva Rd to Seminole County Line | 6LD | 622A | 72 Hour | 57,425 | 56,220 | 58,406 | 51,843 | 49,818 | 49,679 | 50,188 |
| **US 441 (Orange Blossom Trail)** | | | | | | | | | | |
| Ponkan Rd to Yothers Rd | 4LD | 2.1 | 72 Hour | 35,151 | 36,687 | 34,515 | 33,778 | 30,858 | 28,488 | 32,475 |
| Yothers Rd to SR 429 Connector Rd | 4LD | 530A | 72 Hour | 42,949 | 40,598 | 41,556 | 34,850 | 32,294 | 29,502 | 29,683 |
| SR 429 Connector Rd to Plymouth Sorrento Rd (CR 437) | 4LD | 940A | 72 Hour | 25,872 | 23,345 | 24,974 | 23,070 | 22,697 | 32,452 | 33,470 |
| Plymouth Sorrento Rd (CR 437) to Boy Scout Blvd | 4LD | 550A | 72 Hour | 26,313 | 24,281 | 28,506 | 23,487 | 23,657 | 35,967 | 36,875 |
| Boy Scout Blvd to Errol Pkwy | 4LD | 82.1 | 72 Hour | 29,698 | 28,854 | 29,279 | 28,391 | 26,706 | 39,208 | 39,459 |
| Errol Pkwy to SR 451 | 4LD | 551A | 72 Hour | 38,707 | 35,670 | 37,365 | 35,685 | 33,849 | 46,591 | 45,495 |
| SR 451 to Bradshaw Rd | 4LD | 531A | 72 Hour | 35,337 | 35,119 | 36,704 | 34,988 | 33,853 | 36,048 | 36,640 |
| Bradshaw Rd to Hawthorne Ave | 5L | 552A | 72 Hour | 37,855 | 34,901 | 39,072 | 39,450 | 39,900 | 35,561 | 36,478 |
| Hawthorne Ave to Central Ave | 5L | 553A | 72 Hour | 36,457 | 37,902 | 40,802 | 35,256 | 33,589 | 36,195 | 36,758 |
| Central Ave to Park Ave (CR 435) | 4LD | 5099 | 72 Hour | 38,688 | 35,149 | 44,735 | 35,286 | 40,366 | 34,333 | 36,870 |
| Park Ave (CR 435) to Highland Ave | 5L | 5098 | 72 Hour | 45,758 | 42,433 | 41,575 | 39,614 | 41,019 | 41,427 | 43,018 |
| Highland Ave to Alabama Ave (CR 424) | 4LD | 609A | 72 Hour | 48,366 | 48,366 | 45,608 | 43,830 | 41,976 | 43,926 | 44,864 |
| Alabama Ave (CR 424) to SR 436 | 4LD | 5096A | 72 Hour | 43,364 | 47,184 | 41,306 | 44,981 | 42,309 | 45,191 | 45,258 |
| SR 436 to Sheeler Rd | 4LD | 7075 | 72 Hour | 22,309 | 26,145 | 22,442 | 21,478 | 21,783 | 23,826 | 24,069 |
| Sheeler Rd to Roger Williams Rd | 4LD | 661A | 72 Hour | 27,030 | 22,631 | 26,266 | 26,408 | 26,912 | 28,215 | 26,334 |
| Roger Williams Rd to Piedmont-Wekiva Rd | 4LD | 660A | 72 Hour | 28,579 | 27,601 | 27,859 | 27,647 | 28,434 | 28,545 | 29,095 |
| Piedmont-Wekiva Rd to Seminole County Line | 4LD | 659A | 72 Hour | 32,706 | 31,703 | 32,403 | 32,925 | 32,802 | 33,791 | 33,852 |
| **John Land Expressway (SR 414)** | | | | | | | | | | |
| **1** US 441 to Hiawassee Rd | N/A | 6LD | 24 Hour | N/C | 38,700 | 34,200 | 28,810 | 25,900 | 21,990 | 20,080 |
| **1** Hiawassee Rd to Keene Rd | N/A | 6LD | 24 Hour | N/C | 38,600 | 33,500 | 28,290 | 24,670 | 20,590 | 17,580 |
| **1** Keene Rd to SR 429/SR 451 | N/A | 6LD | 24 Hour | N/C | 33,900 | 29,100 | 24,120 | 20,870 | 16,320 | 13,820 |
| **1** SR 429/SR 451 to US 441 | N/A | 4LD | 24 Hour | N/C | 28,490 | 24,470 | 21,320 | 18,670 | --- | --- |
| **SR 451** | | | | | | | | | | |
| **2** US 441 to John Land Expwy | N/A | 4LD | 24 Hour | N/C | 15,800 | 14,560 | 12,820 | 12,250 | 26,070 | 26,670 |
| **Western Beltway (SR 429)** | | | | | | | | | | |
| **2** CR 437A to John Land Expwy | N/A | 4LD | 24 Hour | N/C | 50,580 | 44,190 | 37,440 | 33,220 | 29,320 | 20,110 |
| **Minor Arterial** | | | | | | | | | | |
| **CR 424 (Alabama Avenue/Apopka Boulevard)** | | | | | | | | | | |
| US 441 to 8th St | 2L | 670A | 24 Hour | 3,419 | 4,651 | 2,353 | 2,478 | 3,251 | 3,844 | 3,814 |
| 8th St to Sheeler Rd | 2L | 651A | 24 Hour | 4,566 | 4,629 | 4,013 | 3,910 | 4,217 | 4,170 | 3,920 |
| Sheeler Rd to Lakeville Rd | 2L | 653A | 24 Hour | 9,050 | 8,873 | 8,325 | 7,577 | 8,092 | 7,583 | 7,090 |
| Lakeville Rd to Hiawassee Rd | 3L | 658A | 24 Hour | 11,735 | 11,564 | 11,091 | 9,693 | 11,284 | 10,347 | 9,948 |
| Hiawassee Rd to Overland Rd | 3L | 33.1 | 24 Hour | 7,443 | 7,515 | 7,218 | 6,811 | 6,722 | 6,510 | 6,093 |
| Overland Rd to US 441 | 2L | 671A | 24 Hour | 5,196 | 5,541 | 4,748 | 5,230 | --- | --- | --- |

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

| Class / Roadway Segment | 2017 # of Lanes | 2017 Count Station | 2017 Type of Count | 2017 Daily Volume | 2016 Daily Volume | 2015 Daily Volume | 2014 Daily Volume | 2013 Daily Volume | 2012 Daily Volume | 2011 Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | |
| **North Maine Avenue** | | | | | | | | | | |
| Martin St to Old Dixie Hwy | 2L | 512A | 24 Hour | 3,591 | 7,701 | 1,875 | 4,062 | 2,722 | 3,204 | 2,342 |
| **Old Dixie Highway/West Highland Avenue/Orange Street** | | | | | | | | | | |
| Plymouth-Sorrento Rd (CR 437) to Boy Scout Blvd | 2L | 582A | 24 Hour | 2,461 | 2,461 | 2,154 | 2,133 | 1,993 | 2,553 | 2,283 |
| Boy Scout Blvd to Errol Pkwy | 2L | 510A | 24 Hour | 4,272 | 4,449 | 3,857 | 3,558 | 3,551 | 4,709 | 4,169 |
| Errol Pkwy to Vick Rd | 2L | 511A | 24 Hour | 8,139 | 8,291 | 7,118 | 6,724 | 6,916 | 7,851 | 7,012 |
| Vick Rd to Bradshaw Rd | 2L | 674A | 24 Hour | 9,428 | 9,138 | 7,707 | 8,021 | 6,916 | 7,851 | 7,012 |
| Bradshaw Rd to Hawthorne Ave | 2L | 518A | 24 Hour | 5,450 | 5,572 | 3,964 | 5,154 | 4,935 | 5,356 | 5,179 |
| Hawthorne Ave to Park Ave (CR 435) | 2L | 514A | 24 Hour | 2,670 | 4,009 | 2,345 | 4,352 | 3,825 | 2,819 | 3,783 |
| **Ondich Road** | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 2L | 901A | 72 Hour | 1,301 | 861 | 518 | 470 | 494 | 405 | 400 |
| **Ponkan Road** | | | | | | | | | | |
| Round Lake Rd to Plymouth-Sorrento Rd (CR 437) | 2L | 13 | 72 Hour | 4,955 | 4,345 | 3,830 | 3,274 | 3,354 | 3,380 | 3,191 |
| Plymouth-Sorrento Rd (CR 437) to Vick Rd | 2L | 326 | 72 Hour | 4,637 | 5,215 | 5,063 | 4,927 | 4,013 | 4,919 | 3,924 |
| Vick Rd to Rock Springs Rd | 2L | 500A | 72 Hour | 4,930 | 4,245 | 3,756 | 3,726 | 4,949 | 4,757 | 5,158 |
| **Rock Ridge Boulevard** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Haddington Ct | 2L | 540A | 24 Hour | 5,274 | 5,475 | 5,576 | 4,767 | 5,115 | 5,325 | 5,858 |
| **Roger Williams Road** | | | | | | | | | | |
| US 441 to SR 436 | 2L | 613 | 24 Hour | 3,269 | 3,483 | 3,182 | 3,008 | 3,187 | 2,829 | 2,819 |
| **Rogers Road** | | | | | | | | | | |
| Lester Rd to Gray Stone | 2L | 976A | 24 Hour | 381 | --- | --- | --- | --- | --- | --- |
| **Round Lake Road** | | | | | | | | | | |
| Ponkan Rd to Sadler Ave | 2L | 8067 | 72 Hour | 4,640 | 3,122 | 2,398 | 2,372 | 3,766 | 3,304 | 4,105 |
| Sadler Ave to Kelly Park Rd | 2L | 974A | 72 Hour | 3,985 | 4,544 | 4,182 | 3,833 | 3,766 | 3,304 | 4,105 |
| Kelly Park Rd to Lake County Line | 2L | 975A | 72 Hour | 2,284 | 4,071 | 3,630 | 3,471 | 3,438 | 3,168 | 5,173 |
| **Sandpiper Road** | | | | | | | | | | |
| Park Ave (CR 435) to Ustler Rd | 2L | 600A | 24 Hour | 4,868 | 4,738 | 3,828 | 4,371 | 3,842 | 4,288 | 4,105 |
| Ustler Rd to Thompson Rd | 2L | 601A | 24 Hour | 5,880 | 5,597 | 5,049 | 5,091 | 4,605 | 5,187 | 5,173 |
| **Schopke-Lester Road** | | | | | | | | | | |
| Lester Rd to Old Dixie Hwy | 2L | 507A | 24 Hour | 3,202 | 3,718 | 3,416 | 2,940 | 2,587 | 2,863 | 2,700 |
| **Sheeler Oaks Drive** | | | | | | | | | | |
| Sheeler Rd to Saddleback Ridge | 2L | 701A | 24 Hour | 2,144 | 2,367 | 2,151 | 2,030 | 1,995 | 1,883 | 1,832 |
| **Summit Street** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Lake Ave | 2L | 521A | 24 Hour | 3,464 | 3,161 | 2,377 | 2,652 | 2,542 | 2,628 | 2,223 |
| **Tanglewild Street** | | | | | | | | | | |
| Rock Springs Rd (CR 435) to Ulster Rd | 2L | 611 | 24 Hour | 1,343 | 1,407 | 1,358 | 1,222 | 1,063 | 1,330 | 1,205 |
| **Thompson Road** | | | | | | | | | | |
| Welch Rd to Votaw Rd | 2L | 429 | 72 Hour | 9,956 | 10,324 | 10,046 | 8,507 | 9,491 | 9,258 | 9,087 |
| Votaw Rd to SR 436 | 2L | 24 | 72 Hour | 9,123 | 10,094 | 9,975 | 10,004 | 9,235 | 9,112 | 8,581 |
| **Ustler Road** | | | | | | | | | | |
| Sandpiper Rd to Welch Rd | 2L | 610A | 24 Hour | 794 | 911 | 778 | 973 | 743 | 902 | 922 |

**City of Apopka**
**2017 Traffic Count Program**
**Historical Traffic Counts**

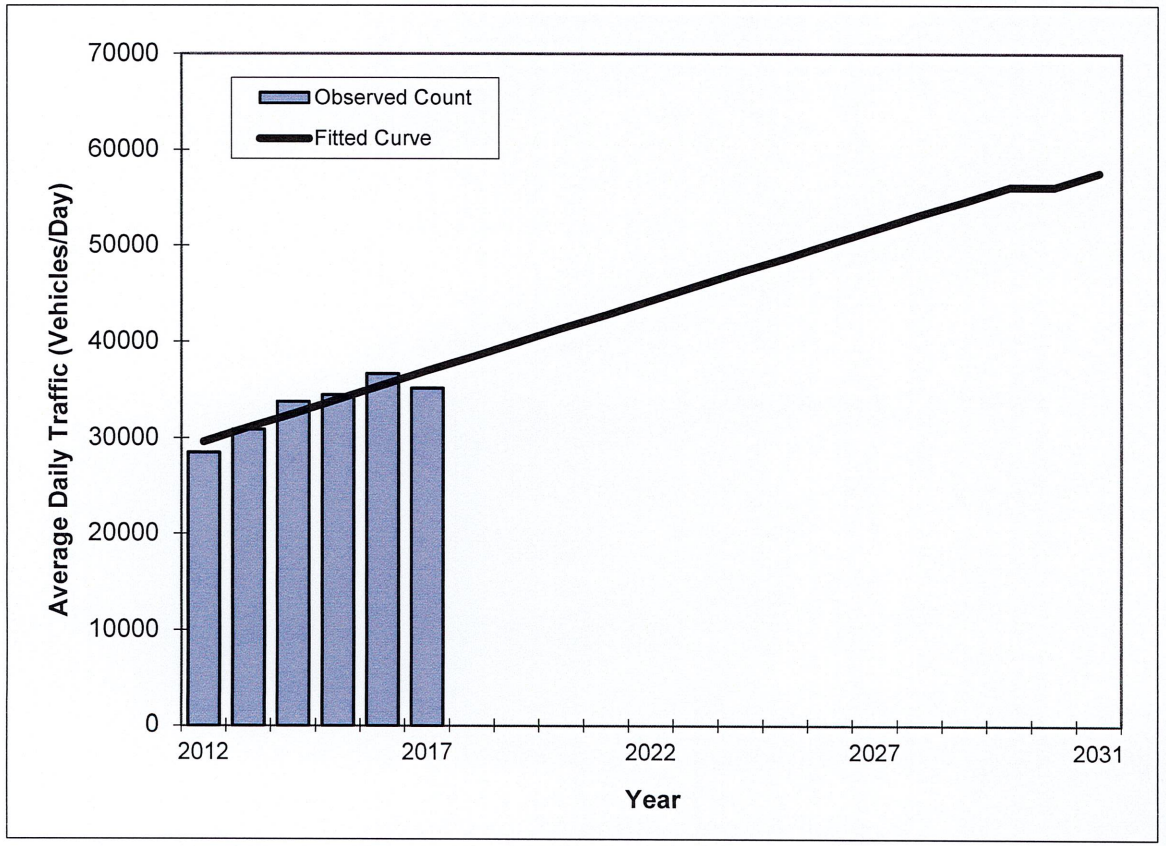
| Class / Roadway Segment | 2017 # of Lanes | 2017 Count Station | 2017 Type of Count | 2017 Daily Volume | 2016 Daily Volume | 2015 Daily Volume | 2014 Daily Volume | 2013 Daily Volume | 2012 Daily Volume | 2011 Daily Volume |
|---|---|---|---|---|---|---|---|---|---|---|
| **Minor Collector (Continued)** | | | | | | | | | | |
| **Vick Road** | | | | | | | | | | |
| US 441 to Old Dixie Hwy | 4LD | 525A | 24 Hour | 16,843 | 12,438 | 16,387 | 11,069 | 8,746 | --- | --- |
| Old Dixie Hwy to Martin St | 2LD | 532A | 72 Hour | 15,958 | 14,293 | 12,674 | 11,980 | 10,908 | 10,022 | 9,096 |
| Martin St to Welch Rd | 2LD | 502A | 24 Hour | 14,246 | 13,841 | 11,510 | 10,804 | 9,640 | 9,898 | 8,406 |
| Welch Rd to Lake Francis Dr | 2L | 503A | 24 Hour | 11,359 | 11,181 | 10,107 | 10,224 | 11,178 | 10,881 | 11,415 |
| Lake Francis Dr to Lester Rd | 2L | 533A | 24 Hour | 8,054 | 8,341 | 7,264 | 6,754 | 6,853 | 7,945 | 7,550 |
| Lester Rd to Ponkan Rd | 2L | 534A | 72 Hour | 6,392 | 6,500 | 4,868 | 4,600 | 2,681 | 4,019 | 3,499 |
| **Votaw Road** | | | | | | | | | | |
| Park Ave (CR 435) to Christiana Ave | 2L | 625A | 24 Hour | 7,418 | 7,824 | 7,588 | 7,097 | 7,155 | 6,966 | 6,736 |
| Christiana Ave to Thompson Rd | 2L | 626A | 24 Hour | 7,892 | 7,886 | 7,857 | 7,398 | 6,328 | 6,837 | 6,713 |
| Thompson Rd to Wekiva Springs Rd | 2L | 627A | 24 Hour | 7,888 | 9,016 | 8,412 | 8,594 | 6,969 | 7,668 | 7,011 |
| **Woodfield Oaks Drive** | | | | | | | | | | |
| Arbor Way to Regal St | 2L | 700A | 24 Hour | 778 | 761 | 761 | 705 | 793 | 776 | 929 |
| **Yothers Road/Church Drive** | | | | | | | | | | |
| US 441 to Plymouth Sorrento Rd (CR 437) | 2L | 800A | 72 Hour | 1,243 | 1,050 | 1,592 | 1,635 | 1,280 | 1,203 | 746 |
| **Local** | | | | | | | | | | |
| **Boy Scout Boulevard** | | | | | | | | | | |
| Binion Rd to US 441 | 2L | 1001A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | 2,820 |
| **Lust Road** | | | | | | | | | | |
| West of Binion Road | 2L | 1002A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | 372 |
| **Myrtle Street** | | | | | | | | | | |
| Washington Street to Lake Ave | 2L | 1003A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |
| **Oak Street** | | | | | | | | | | |
| Central Ave to Park Ave | 2L | 1004A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |
| **Washington Street** | | | | | | | | | | |
| Myrtle St to Oak St | 2L | 1005A | 24 Hour | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. | N.C. |

Notes: --- - Count Data Not Available, CST - No Count due to construction, N.C. - Not Counted
1 - OOCEA 2016 *System's Traffic Data and Statistics Manual* traffic count data
2 - FDOT Florida Traffic Online (2016).
Source: 2017 Traffic Counts from ***Luke Transportation Engineering Consultants, Inc.***

# TRAFFIC TRENDS

## US 441 -- PONKAN TO YOTHERS

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | US 441 |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2012 | 28500 | 29600 |
| 2013 | 30900 | 31100 |
| 2014 | 33800 | 32500 |
| 2015 | 34500 | 34000 |
| 2016 | 36700 | 35500 |
| 2017 | 35200 | 37000 |
| **2020 Opening Year Trend** | | |
| 2020 | N/A | 41400 |
| **2025 Mid-Year Trend** | | |
| 2025 | N/A | 48700 |
| **2030 Design Year Trend** | | |
| 2030 | N/A | 56100 |
| **TRANPLAN Forecasts/Trends** | | |

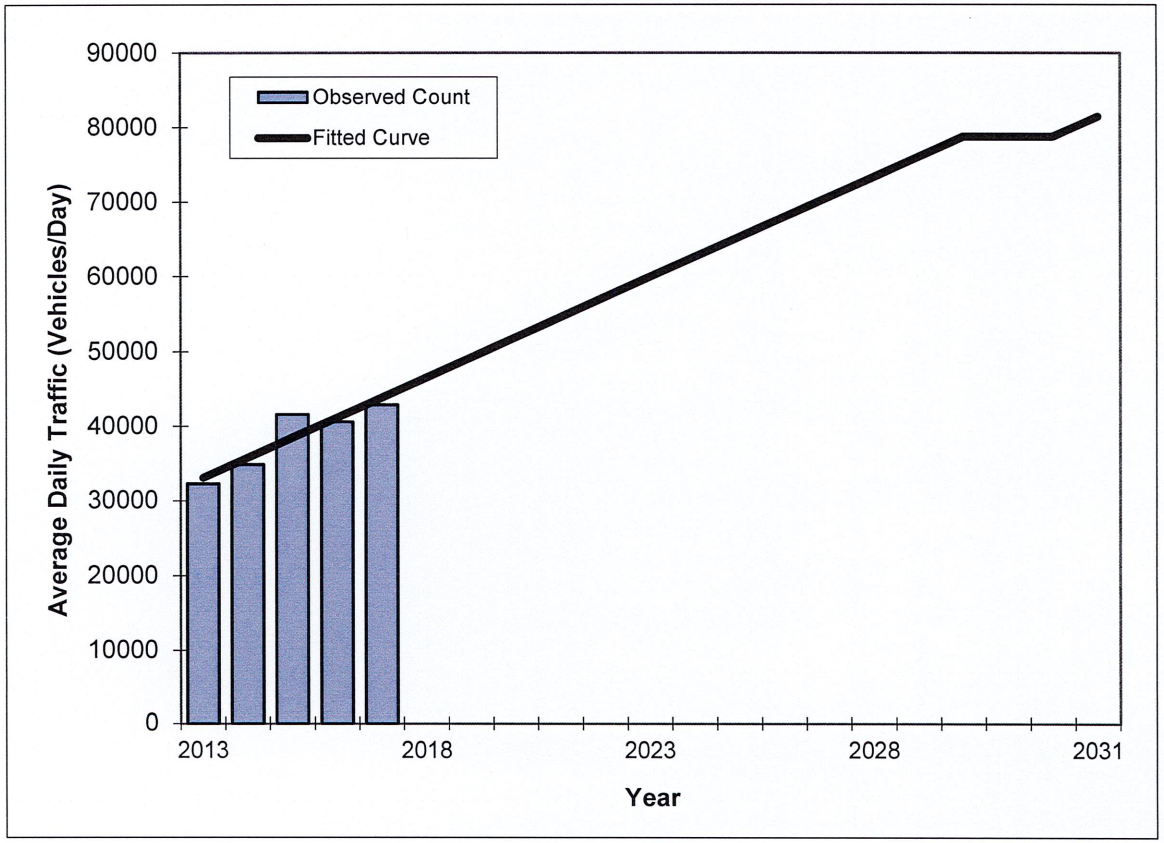
| | |
|---|---|
| **** Annual Trend Increase:** | 1,474 |
| **Trend R-squared:** | 83.3% |
| **Trend Annual Historic Growth Rate:** | 5.00% |
| **Trend Growth Rate (2017 to Design Year):** | 3.97% |
| **Printed:** | 28-Aug-19 |
| **Straight Line Growth Option** | |

***Axle-Adjusted**

# TRAFFIC TRENDS

## US 441 -- YOTHERS TO SR429 CONNECTOR

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | US 441 |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2013 | 32300 | 33100 |
| 2014 | 34900 | 35800 |
| 2015 | 41600 | 38500 |
| 2016 | 40600 | 41200 |
| 2017 | 42900 | 43800 |
| **2020 Opening Year Trend** | | |
| 2020 | N/A | 51900 |
| **2025 Mid-Year Trend** | | |
| 2025 | N/A | 65400 |
| **2030 Design Year Trend** | | |
| 2030 | N/A | 78800 |
| **TRANPLAN Forecasts/Trends** | | |
| | | |

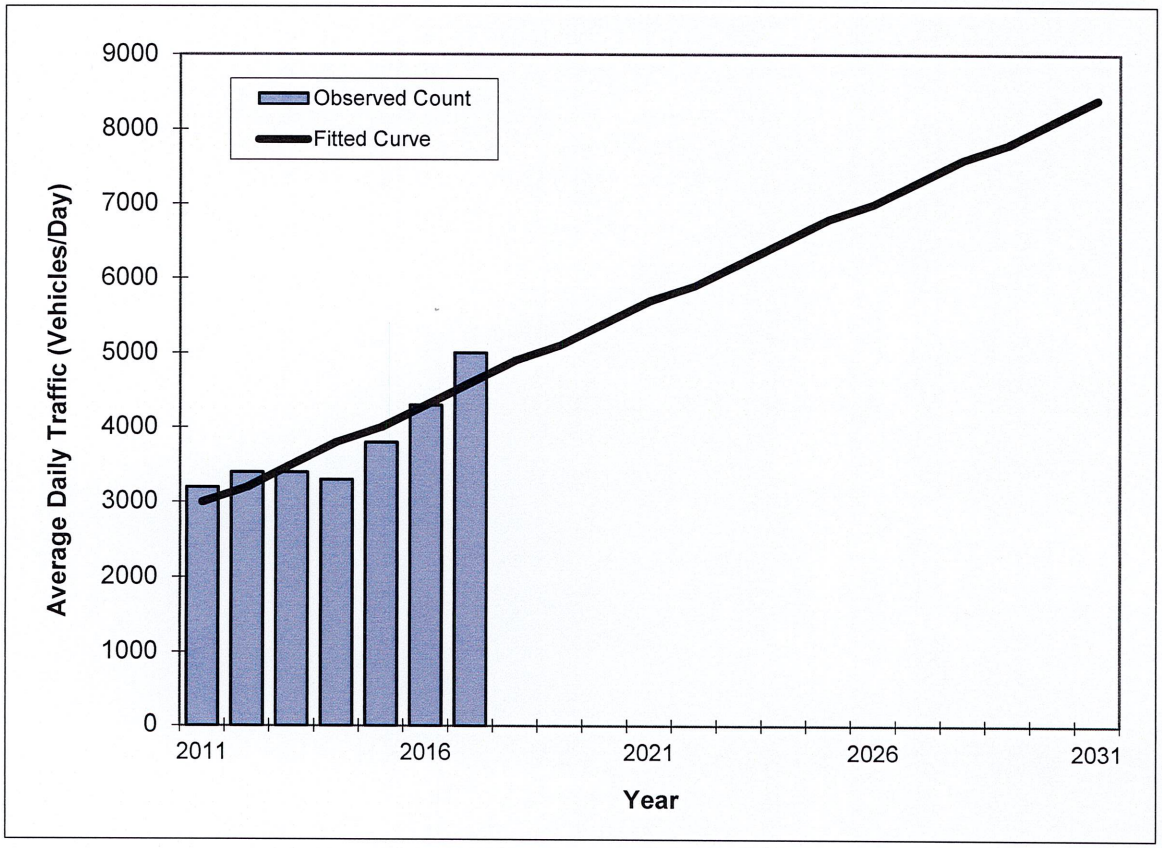
*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | 2,690 |
| Trend R-squared: | 85.4% |
| Trend Annual Historic Growth Rate: | 8.08% |
| Trend Growth Rate (2017 to Design Year): | 6.15% |
| Printed: | 28-Aug-19 |
| **Straight Line Growth Option** | |

# TRAFFIC TRENDS

## PONKAN -- ROUND LAKE TO PLYMOUTH SORRENTO

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | PONKAN |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2011 | 3200 | 3000 |
| 2012 | 3400 | 3200 |
| 2013 | 3400 | 3500 |
| 2014 | 3300 | 3800 |
| 2015 | 3800 | 4000 |
| 2016 | 4300 | 4300 |
| 2017 | 5000 | 4600 |
| **2020 Opening Year Trend** | | |
| 2020 | N/A | 5400 |
| **2025 Mid-Year Trend** | | |
| 2025 | N/A | 6800 |
| **2030 Design Year Trend** | | |
| 2030 | N/A | 8100 |
| **TRANPLAN Forecasts/Trends** | | |

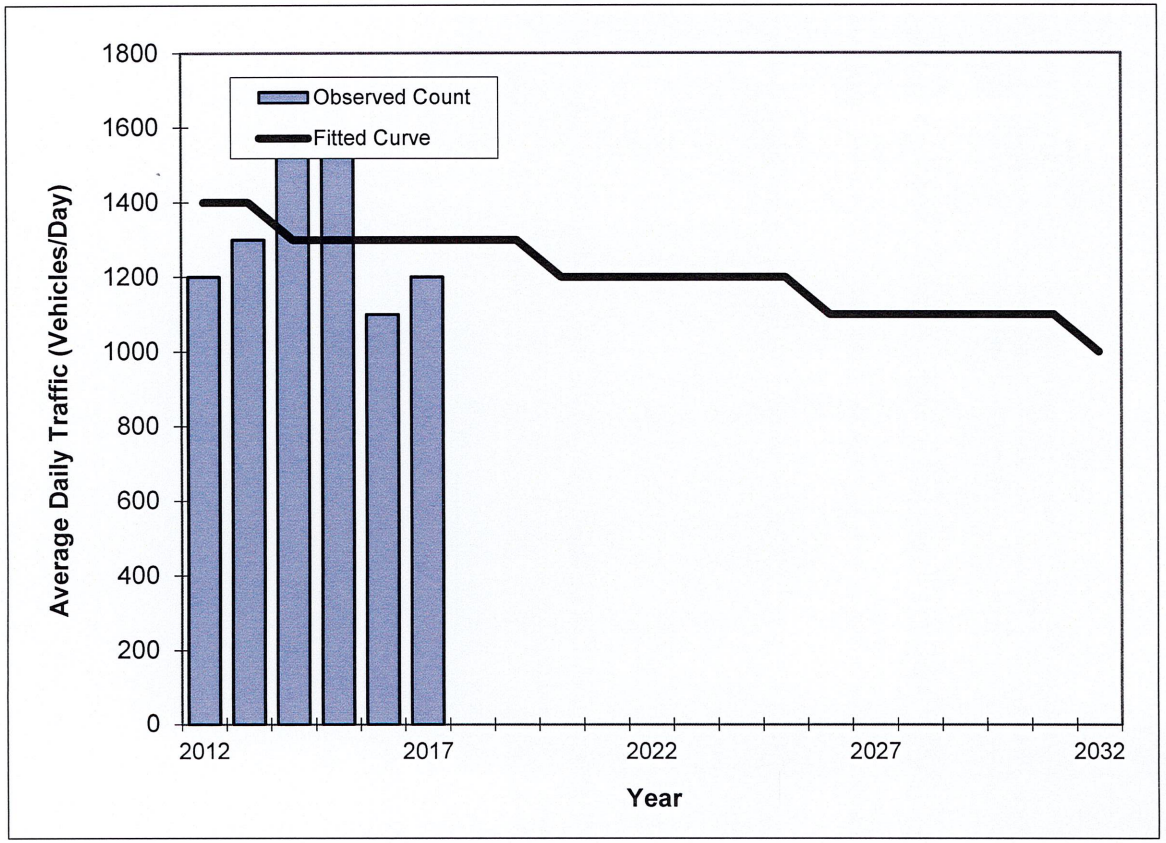
| | |
|---|---|
| **** Annual Trend Increase:** | 271 |
| **Trend R-squared:** | 78.9% |
| **Trend Annual Historic Growth Rate:** | 8.89% |
| **Trend Growth Rate (2017 to Design Year):** | 5.85% |
| **Printed:** | 28-Aug-19 |
| **Straight Line Growth Option** | |

***Axle-Adjusted**

# TRAFFIC TRENDS

## YOTHERS -- US441 TO PLYMOUTH SORRENTO

| | |
|---|---|
| **County:** | ORANGE |
| **Station #:** | 0 |
| **Highway:** | YOTHERS |




| Year | Traffic (ADT/AADT) Count* | Trend** |
|---|---|---|
| 2012 | 1200 | 1400 |
| 2013 | 1300 | 1400 |
| 2014 | 1600 | 1300 |
| 2015 | 1600 | 1300 |
| 2016 | 1100 | 1300 |
| 2017 | 1200 | 1300 |
| **2020 Opening Year Trend** | | |
| 2020 | N/A | 1200 |
| **2025 Mid-Year Trend** | | |
| 2025 | N/A | 1200 |
| **2030 Design Year Trend** | | |
| 2030 | N/A | 1100 |
| **TRANPLAN Forecasts/Trends** | | |
| | | |

*Axle-Adjusted

| | |
|---|---|
| ** Annual Trend Increase: | -17 |
| Trend R-squared: | 2.2% |
| Trend Annual Historic Growth Rate: | -1.43% |
| Trend Growth Rate (2017 to Design Year): | -1.18% |
| Printed: | 28-Aug-19 |
| **Straight Line Growth Option** | |

**Appendix C**
TIP/LRTP

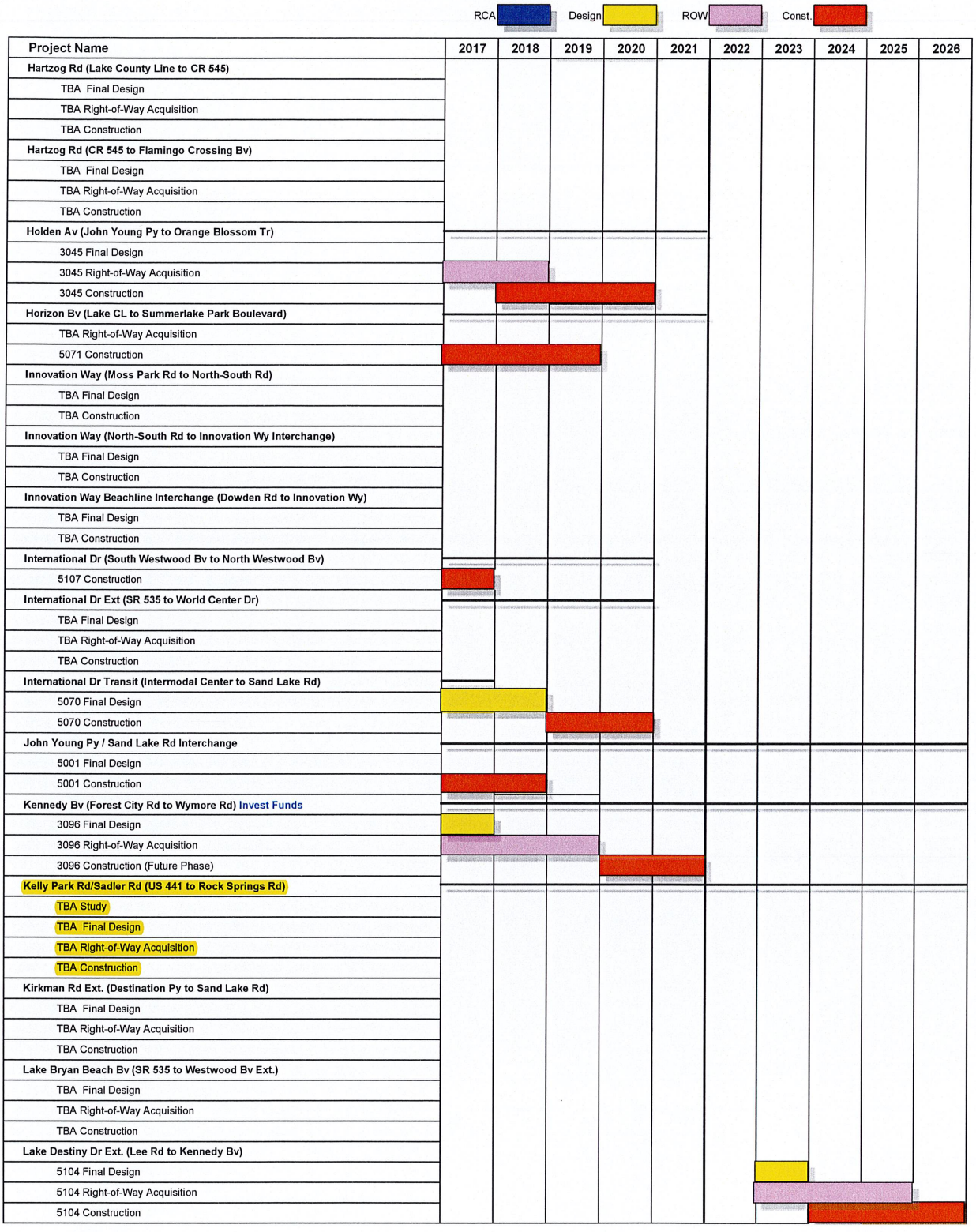
**MetroPlan Orlando**
**Transportation Improvement Program**
***Toll Road Projects - Central Florida Expressway Authority***

| Project Number | Project Name or Designation | Project Description: From | To | Length (Miles) | Work Description | 2040 LRTP Reference | Historic Cost Prior to 2017/18 ($000's) | Project Status and Cost ($000's): 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | Funding Sources | Project Phases | Estimated Future Cost After 2021/22 ($000's) | Total Project Cost ($000's) | Responsible Agency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 99097 *SIS Project* | SR 528 | at Econlockhatchee River | | | Bridge Replacement/Widening | Overview page 7 | 6,343 | 13,171<br>13,171 | 3,293<br>3,293 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | CST | 0 | 22,807 | CFX |
| 99137 *SIS Project* | SR 528 Frontage | Boggy Creek Rd. | SR 436 | 2.10 | Landscaping | Overview page 9 | 0 | 0<br>0 | 0<br>0 | 0<br>0 | 256<br>256 | 20<br>20 | SP<br>Total | PE/CST/ Maintenance | 0 | 276 | CFX |
| 99026 *SIS Project* | Misc. Safety, Guardrail, Drainage & Lighting | Systemwide | | | Miscellaneous Upgrades | Overview page 7 | 7,466 | 404<br>404 | 649<br>649 | 781<br>781 | 756<br>756 | 506<br>506 | SP<br>Total | PE/CST | 0 | 10,562 | CFX |
| 99124 *SIS Project* | Multimodal/Intermodal Opportunity Study | | | | Multimodal/Intermodal Study | Overview page 7 | 0 | 300<br>300 | 300<br>300 | 300<br>300 | 300<br>300 | 300<br>300 | SP<br>Total | Study | 0 | 1,500 | CFX |
| 99145 | Safety Campaign | | | | Safety Communications Project | Overview page 7 | 0 | 195<br>195 | 170<br>170 | 160<br>160 | 120<br>120 | 100<br>100 | SP<br>Total | Communic. | 0 | 745 | CFX |
| 99146 *SIS Project* | SR 528 | Narcoossee Rd. | E of SR 520 | 18.00 | Safety Project (Fencing) | Overview page 7 | 0 | 10<br>10 | 3,139<br>3,139 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | PE/CST | 0 | 3,149 | CFX |
| 99104 *SIS Project* | SR 408 Eastern Extension | Challenger Pkwy. | SR 520 | 7.30 | New 4-Lane Expressway | Tech. Rep. 3 page 40 | 2,305 | 1,000<br>1,000 | 0<br>0 | 1,675<br>1,675 | 1,664<br>1,664 | 0<br>0 | SP<br>Total | PD&E/Line & Grade | TBD | TBD | CFX |
| 99129 | SR 528 Northeast District Connector Study | SR 528 | Northeast District | 8.00 | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 995<br>995 | 990<br>990 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,985 | CFX |
| 99147 | Osceola Pkwy. Extension Feasibility Study | Northeast Connector | SR 417 | | New Expressway Study | Overview page 7 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99148 | Northeast Connector Expressway Study | Florida's Turnpike | Osceola Pkwy. Extension | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99149 | Southport Connector Feasibility Study | Poinciana Pkwy. | Florida's Turnpike | | New Expressway Study | Overview page 7 | 0 | 938<br>938 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 938 | CFX |
| 99150 | Poinciana/I-4 Connector Feasibility Study | I-4 | Poinciana Pkwy. | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 1,125<br>1,125 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,125 | CFX |
| 99151 | SR 414 Direct Connection Study | US 441 | SR 434 | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 150<br>150 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 150 | CFX |
| 99152 | Lake/Orange Connector Feasibility Study | US 27 | SR 429 | | New Expressway Study | Tech. Rep. 3 page 41 | 0 | 0<br>0 | 285<br>285 | 825<br>825 | 0<br>0 | 0<br>0 | SP<br>Total | Study | 0 | 1,110 | CFX |
| 99153 | Expansion PD&E Based on Feasibility Studies Phase 1 | | | | New Expressway Study | Overview page 7 | 0 | 0<br>0 | 1,057<br>1,057 | 1,046<br>1,046 | 1,113<br>1,113 | 1,102<br>1,102 | SP<br>Total | PD&E/Line & Grade | 0 | 4,318 | CFX |
| 99154 | Expansion PD&E Based on Feasibility Studies Phase 2 | | | | New Expressway Study | Overview page 7 | 0 | 0<br>0 | 0<br>0 | 1,085<br>1,085 | 1,074<br>1,074 | 1,142<br>1,142 | SP<br>Total | PD&E/Line & Grade | 0 | 3,301 | CFX |
| 99103 *SIS Project* | SR 429 | at SR 414 | | | Landscaping | Overview page 9 | 3,911 | 5<br>5 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | Maintenance | 0 | 3,916 | CFX |
| 99128 *SIS Project* | SR 429 | at SR 414 | | | Landscaping Phase 2 | Overview page 9 | 947 | 825<br>825 | 20<br>20 | 5<br>5 | 0<br>0 | 0<br>0 | SP<br>Total | CST/ Maintenance | 0 | 1,797 | CFX |
| 99105 ***SIS Project*** | Wekiva Pkwy. - Section 1A | US 441 Interchange | N of Ponkan Rd. | 2.30 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 75,855 | 2,100<br>**2,100** | 0<br>**0** | 0<br>**0** | 0<br>**0** | 0<br>**0** | SP/CF<br>**Total** | CST | **0** | **77,955** | CFX |
| 99078 ***SIS Project*** | Wekiva Pkwy. - Section 1B | N of Ponkan Rd. | N of Kelly Park Rd. | 2.30 | New 4-Lane Expressway | Tech. Rep. 3 page 47 | 60,992 | 2,625<br>2,625 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 63,617 | CFX |

**MetroPlan Orlando**
**Transportation Improvement Program**
***Toll Road Projects - Central Florida Expressway Authority***

| Project Number | Project Name or Designation | Project Description: From | Project Description: To | Project Description: Length (Miles) | Project Description: Work Description | 2040 LRTP Reference | Historic Cost Prior to 2017/18 ($000's) | Project Status and Cost ($000's): 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | Funding Sources | Project Phases | Estimated Future Cost After 2021/22 ($000's) | Total Project Cost ($000's) | Responsible Agency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 99080<br>***SIS Project*** | Wekiva Pkwy. - Section 2A | E of CR 437 | E of Mt. Plymouth Rd. | 2.00 | New 4-Lane Expressway | Tech. Rep. 3<br>page 47 | 47,056 | 21,255<br>21,255 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 68,311 | CFX |
| 99079<br>***SIS Project*** | Wekiva Pkwy. - Section 2B | N of Kelly Park Rd. | E of CR 437 | 2.00 | New 4-Lane Expressway | Tech. Rep. 3<br>page 47 | 85,508 | 26,008<br>26,008 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 111,516 | CFX |
| 99081<br>***SIS Project*** | Wekiva Pkwy. - Section 2C | Orange/Lake Co. Line | SR 46 E of<br>Round Lake Rd. | 1.30 | New 4-Lane Expressway | Tech. Rep. 3<br>page 47 | 53,154 | 17,730<br>17,730 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP/CF<br>Total | CST | 0 | 70,884 | CFX |
| 99131<br>*SIS Project* | Wekiva Pkwy. | US 441 | Kelly Park Rd. | | Landscaping | Overview<br>page 9 | 42 | 2,451<br>2,451 | 60<br>60 | 60<br>60 | 0<br>0 | 0<br>0 | SP<br>Total | CST/<br>Maintenance | 0 | 2,613 | CFX |
| 99155<br>*SIS Project* | Wekiva Pkwy. | Coronado Summerset Dr. | SR 46 | | Landscaping | Overview<br>page 9 | 0 | 527<br>527 | 495<br>495 | 20<br>20 | 5<br>5 | 0<br>0 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 1,047 | CFX |
| 99156<br>*SIS Project* | Wekiva Pkwy. | SR 451 | SR 429 | | Landscaping | Overview<br>page 9 | 0 | 80<br>80 | 983<br>983 | 20<br>20 | 15<br>15 | 0<br>0 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 1,098 | CFX |
| 99157<br>*SIS Project* | Wekiva Pkwy. | Utility Viaduct | Mt. Plymouth Rd. | | Landscaping | Overview<br>page 9 | 0 | 26<br>26 | 316<br>316 | 295<br>295 | 20<br>20 | 5<br>5 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 662 | CFX |
| 99158<br>*SIS Project* | Wekiva Pkwy. | at Kelly Park Rd. | | | Landscaping | Overview<br>page 9 | 0 | 0<br>0 | 76<br>76 | 973<br>973 | 20<br>20 | 15<br>15 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 1,084 | CFX |
| 99159<br>*SIS Project* | Wekiva Pkwy. | N of SR 429/451 Interchange | Coronado Summerset Dr. | | Landscaping | Overview<br>page 9 | 0 | 0<br>0 | 42<br>42 | 627<br>627 | 589<br>589 | 20<br>20 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 1,278 | CFX |
| 99160<br>*SIS Project* | Wekiva Pkwy. | Pond 1 | Utility Viaduct | | Landscaping | Overview<br>page 9 | 0 | 0<br>0 | 0<br>0 | 95<br>95 | 1,166<br>1,166 | 20<br>20 | SP<br>Total | PE/CST/<br>Maintenance | 0 | 1,281 | CFX |
| 99082<br>*SIS Project* | SR 429/Wekiva Pkwy. | US 441 | E of Mt. Plymouth Rd. &<br>NW to SR 46 | | New 4-Lane Expressway<br>(Right of Way) | Tech. Rep. 3<br>page 47 | 142,631 | 47,656<br>47,656 | 8,497<br>8,497 | 648<br>648 | 0<br>0 | 0<br>0 | SP/CF<br>Total | ROW | 0 | 199,432 | CFX |
| 99133<br>*SIS Project* | SR 408 | at SR 417 (Phase 2) | | | Add Ramps, Mill & Resurface | Tech. Rep. 3<br>page 4 | 282 | 39,760<br>39,760 | 39,760<br>39,760 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | CST | 0 | 79,802 | CFX |
| 99043<br>*SIS Project* | SR 429/Western Expy. | at Schofield Rd. | | | Landscaping | Overview<br>page 9 | 0 | 0<br>0 | 13<br>13 | 433<br>433 | 20<br>20 | 20<br>20 | SP<br>Total | PE/CST<br>Maintenance | 0 | 486 | CFX |
| 99083<br>*SIS Project* | SR 417 | at Boggy Creek Rd. (Phase 3) | | | Landscaping | Overview<br>page 9 | 0 | 58<br>58 | 854<br>854 | 20<br>20 | 15<br>15 | 0<br>0 | SP<br>Total | PE/CST<br>Maintenance | 0 | 947 | CFX |
| 99107<br>*SIS Project* | SR 528 | at Innovation Way | | | Add New Interchange | Tech. Rep. 3<br>page 5 | 52,695 | 26,936<br>26,936 | 0<br>0 | 0<br>0 | 0<br>0 | 0<br>0 | SP<br>Total | DSB | 0 | 79,631 | CFX |
| 99108<br>*SIS Project* | SR 408 | at I-4 Ultimate | | | Reconstruct Interchange | Tech. Rep. 2<br>page 11 | 2,024 | 75,964<br>75,964 | 75,964<br>75,964 | 80,968<br>80,968 | 0<br>0 | 0<br>0 | SP<br>Total | Contribution | 0 | 234,920 | CFX |
| 99134<br>*SIS Project* | SR 429 New Interchange Studies | | | | Interchange Studies & Design | Overview<br>page 7 | 0 | 160<br>160 | 1,033<br>1,033 | 0<br>0 | 6,195<br>6,195 | 6,184<br>6,184 | SP<br>Total | Study/PE | 0 | 13,572 | CFX |
| 99136<br>*SIS Project* | SR 528 | at Innovation Way | | | Landscaping | Overview<br>page 9 | 0 | 0<br>0 | 0<br>0 | 0<br>0 | 49<br>49 | 614<br>614 | SP<br>Total | PE/CST<br>Maintenance | 0 | 663 | CFX |
| 99049<br>*SIS Project* | Miscellaneous Facility Improvements | | | | Upgrade/Replace Facilities | Overview<br>page 7 | 5,394 | 3,378<br>3,378 | 6,304<br>6,304 | 1,330<br>1,330 | 1,059<br>1,059 | 1,054<br>1,054 | SP<br>Total | PE/CST | 0 | 18,519 | CFX |
| 99054<br>*SIS Project* | Miscellaneous Technology Projects | | | | System Upgrades and Equipment | Overview<br>page 10 | 36,703 | 50,975<br>50,975 | 41,748<br>41,748 | 12,611<br>12,611 | 4,721<br>4,721 | 3,909<br>3,909 | SP<br>Total | PE/CST | 0 | 150,667 | CFX |

# Orange County, Florida
## Public Works Department's 10-Year Roadway Program
### (by Fiscal Year)



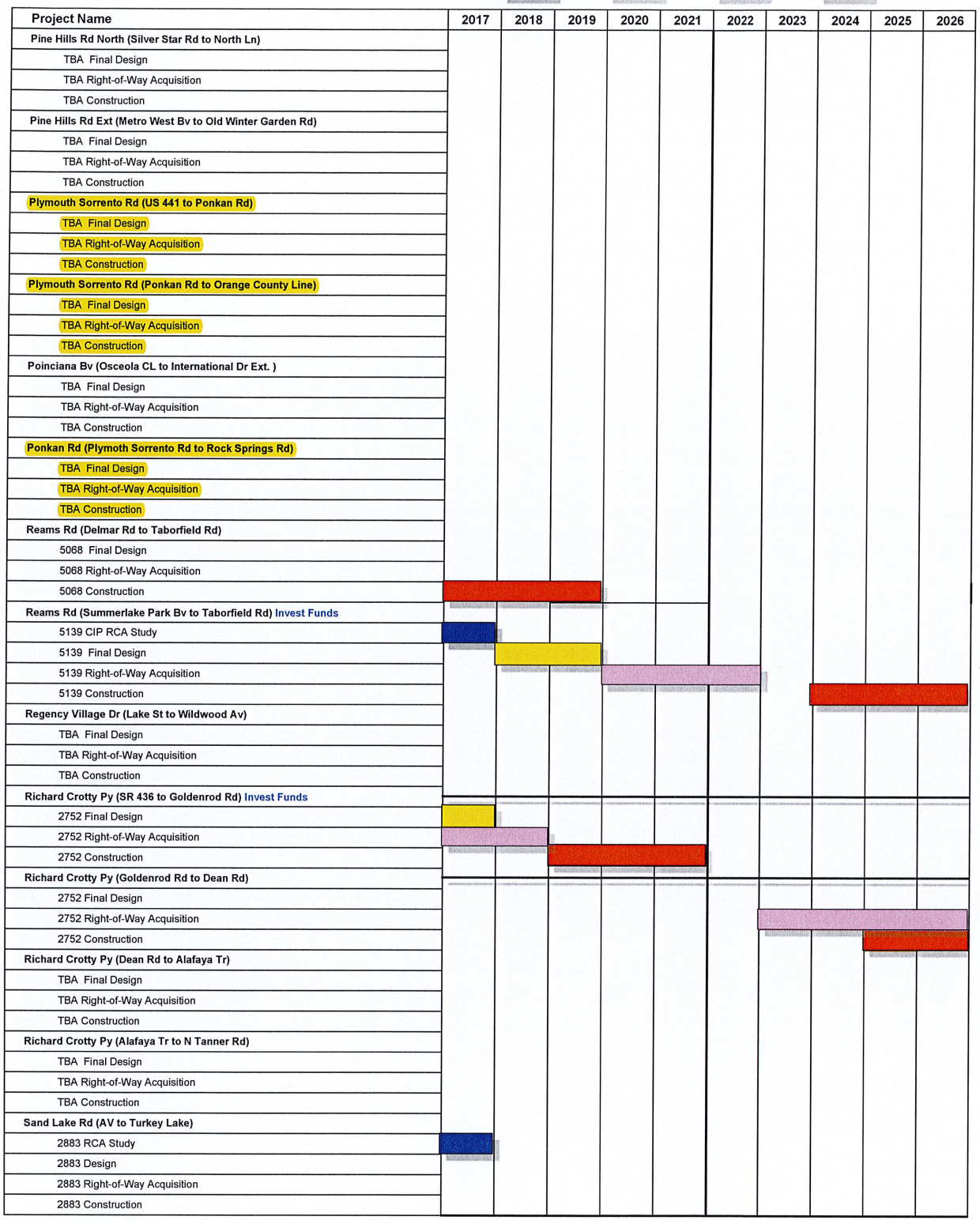

Projects schedules are subject to change
Call 407-836-7885 for additional project information



last updated: 04/04/2017

# Orange County, Florida
## Public Works Department's 10-Year Roadway Program
### (by Fiscal Year)

RCA Design ROW Const.

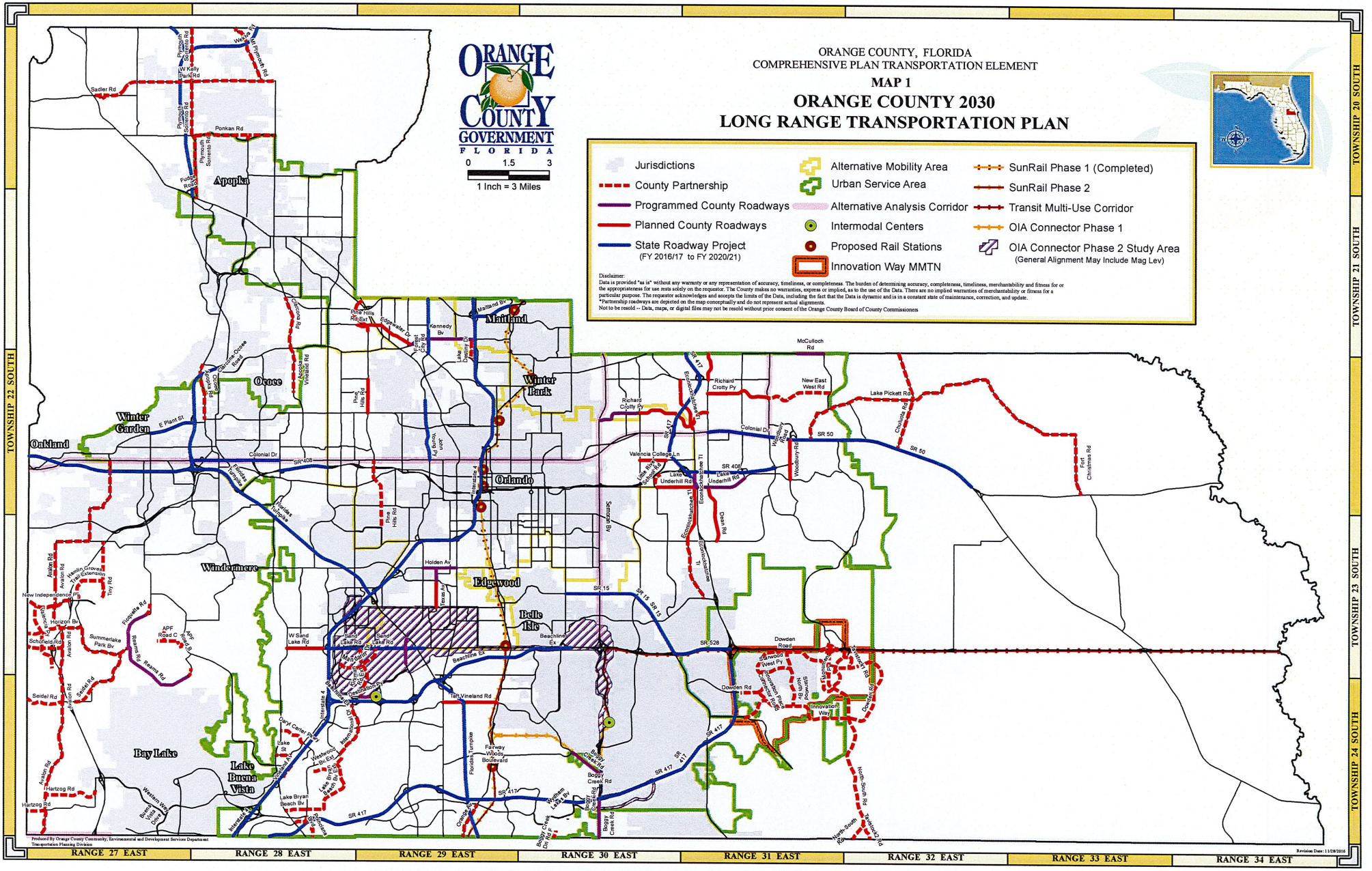


| Project Name | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Pine Hills Rd North (Silver Star Rd to North Ln)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Pine Hills Rd Ext (Metro West Bv to Old Winter Garden Rd)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Plymouth Sorrento Rd (US 441 to Ponkan Rd)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Plymouth Sorrento Rd (Ponkan Rd to Orange County Line)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Poinciana Bv (Osceola CL to International Dr Ext. )** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Ponkan Rd (Plymoth Sorrento Rd to Rock Springs Rd)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Reams Rd (Delmar Rd to Taborfield Rd)** | | | | | | | | | | |
| 5068 Final Design | | | | | | | | | | |
| 5068 Right-of-Way Acquisition | | | | | | | | | | |
| 5068 Construction | | | | | | | | | | |
| **Reams Rd (Summerlake Park Bv to Taborfield Rd)** Invest Funds | | | | | | | | | | |
| 5139 CIP RCA Study | | | | | | | | | | |
| 5139 Final Design | | | | | | | | | | |
| 5139 Right-of-Way Acquisition | | | | | | | | | | |
| 5139 Construction | | | | | | | | | | |
| **Regency Village Dr (Lake St to Wildwood Av)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Richard Crotty Py (SR 436 to Goldenrod Rd)** Invest Funds | | | | | | | | | | |
| 2752 Final Design | | | | | | | | | | |
| 2752 Right-of-Way Acquisition | | | | | | | | | | |
| 2752 Construction | | | | | | | | | | |
| **Richard Crotty Py (Goldenrod Rd to Dean Rd)** | | | | | | | | | | |
| 2752 Final Design | | | | | | | | | | |
| 2752 Right-of-Way Acquisition | | | | | | | | | | |
| 2752 Construction | | | | | | | | | | |
| **Richard Crotty Py (Dean Rd to Alafaya Tr)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Richard Crotty Py (Alafaya Tr to N Tanner Rd)** | | | | | | | | | | |
| TBA Final Design | | | | | | | | | | |
| TBA Right-of-Way Acquisition | | | | | | | | | | |
| TBA Construction | | | | | | | | | | |
| **Sand Lake Rd (AV to Turkey Lake)** | | | | | | | | | | |
| 2883 RCA Study | | | | | | | | | | |
| 2883 Design | | | | | | | | | | |
| 2883 Right-of-Way Acquisition | | | | | | | | | | |
| 2883 Construction | | | | | | | | | | |

Projects schedules are subject to change
Call 407-836-7885 for additional project information



last updated: 04/04/2017


ORANGE COUNTY, FLORIDA
COMPREHENSIVE PLAN TRANSPORTATION ELEMENT
MAP 1
ORANGE COUNTY 2030
LONG RANGE TRANSPORTATION PLAN
ORANGE COUNTY GOVERNMENT
FLORIDA
0 1.5 3
1 Inch = 3 Miles
Jurisdictions
County Partnership
Programmed County Roadways
Planned County Roadways
State Roadway Project
(FY 2016/17 to FY 2020/21)
Alternative Mobility Area
Urban Service Area
Alternative Analysis Corridor
Intermodal Centers
Proposed Rail Stations
Innovation Way MMTN
SunRail Phase 1 (Completed)
SunRail Phase 2
Transit Multi-Use Corridor
OIA Connector Phase 1
OIA Connector Phase 2 Study Area
(General Alignment May Include Mag Lev)
Disclaimer:
Data is provided "as is" without any warranty or any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requestor. The County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requestor acknowledges and accepts the limits of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction, and update.
*Partnership roadways are depicted on the map conceptually and do not represent actual alignments.
Not to be resold -- Data, maps, or digital files may not be resold without prior consent of the Orange County Board of County Commissioners
Produced By Orange County Community, Environmental and Development Services Department
Transportation Planning Division
Revision Date: 11/28/2016
TOWNSHIP 22 SOUTH
TOWNSHIP 21 SOUTH
TOWNSHIP 20 SOUTH
TOWNSHIP 23 SOUTH
TOWNSHIP 24 SOUTH
RANGE 27 EAST
RANGE 28 EAST
RANGE 29 EAST
RANGE 30 EAST
RANGE 31 EAST
RANGE 32 EAST
RANGE 33 EAST
RANGE 34 EAST
Apopka
Ocoee
Winter Garden
Oakland
Winter Park
Maitland
Orlando
Windermere
Edgewood
Belle Isle
Bay Lake
Lake Buena Vista
Sadler Rd
Ponkan Rd
Plymouth Sorrento Rd
W Kelly Park Rd
Fuguay Rd
Clarcona Ocoee Rd
Pine Hills Rd
Kennedy Blvd
Lake Destiny Dr
Forest City Rd
Edgewater Dr
Maitland Blvd
Orange Blossom Trail
Apopka Vineland Rd
Colonial Dr
SR 408
E Plant St
Florida Turnpike
Interstate 4
Holden Ave
Texas Ave
Sand Lake Rd
Beachline Ex
Beachline Exp
Dowden Road
Dowden Rd
Tan Vineland Rd
Parkway Boulevard
Bonnie Brae Blvd
Bonnie Brae Cir
Bonnie Brae Ct
Bonnie Brae Pl
Bonnie Brae Ter
Bonnie Brae Way
Bonnie Brae Wy
Bonnie Brae Ln
Bonnie Brae Rd
Bonnie Brae Dr
Bonnie Brae Cv
Bonnie Brae Ave

**Appendix D**
Trip Generation Information Sheets

# Single-Family Detached Housing
(210)

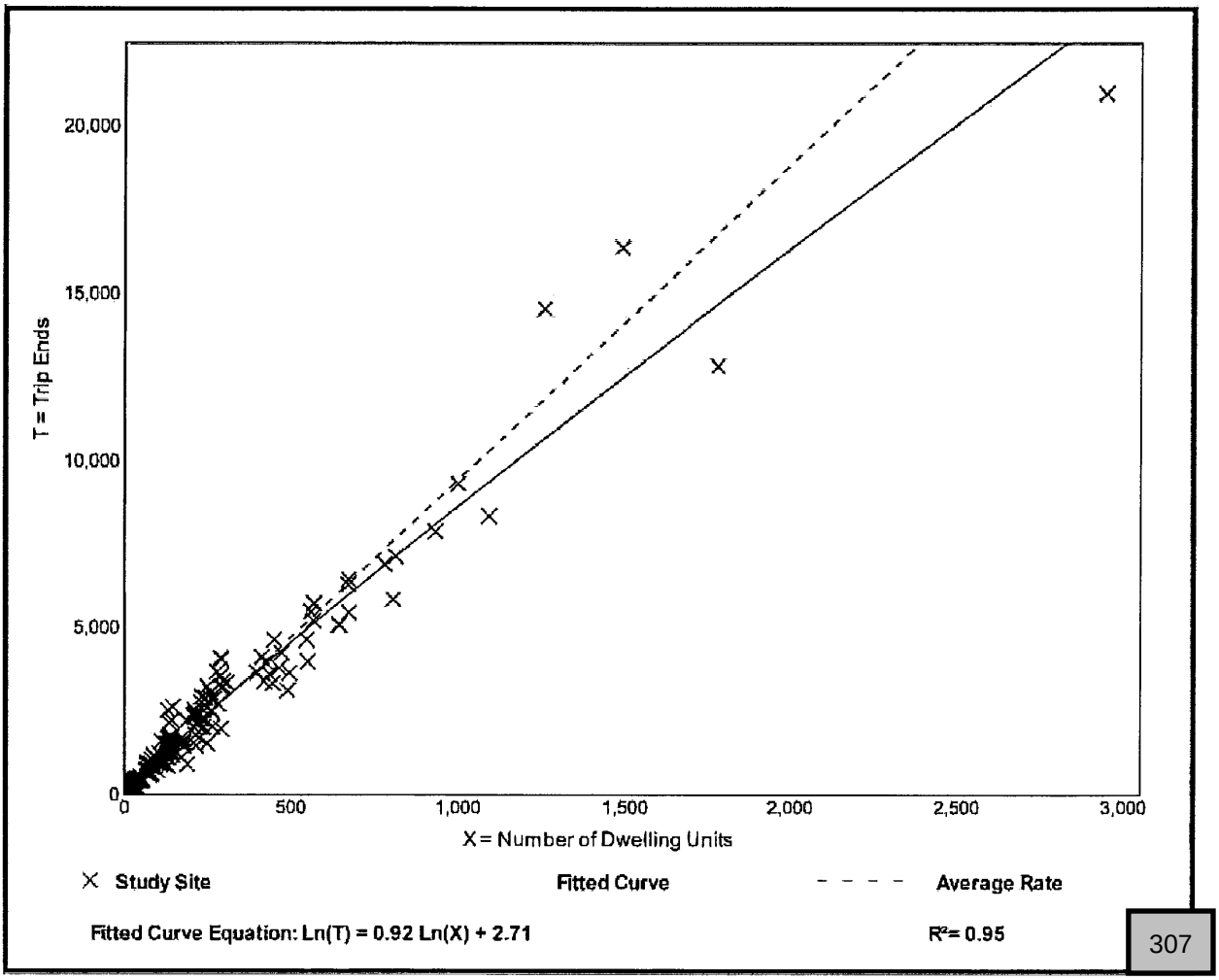
**Vehicle Trip Ends vs: Dwelling Units**
**On a: Weekday**

**Setting/Location: General Urban/Suburban**
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 9.44 | 4.81 - 19.39 | 2.10 |

## Data Plot and Equation




**Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.71** **$R^2$= 0.95**

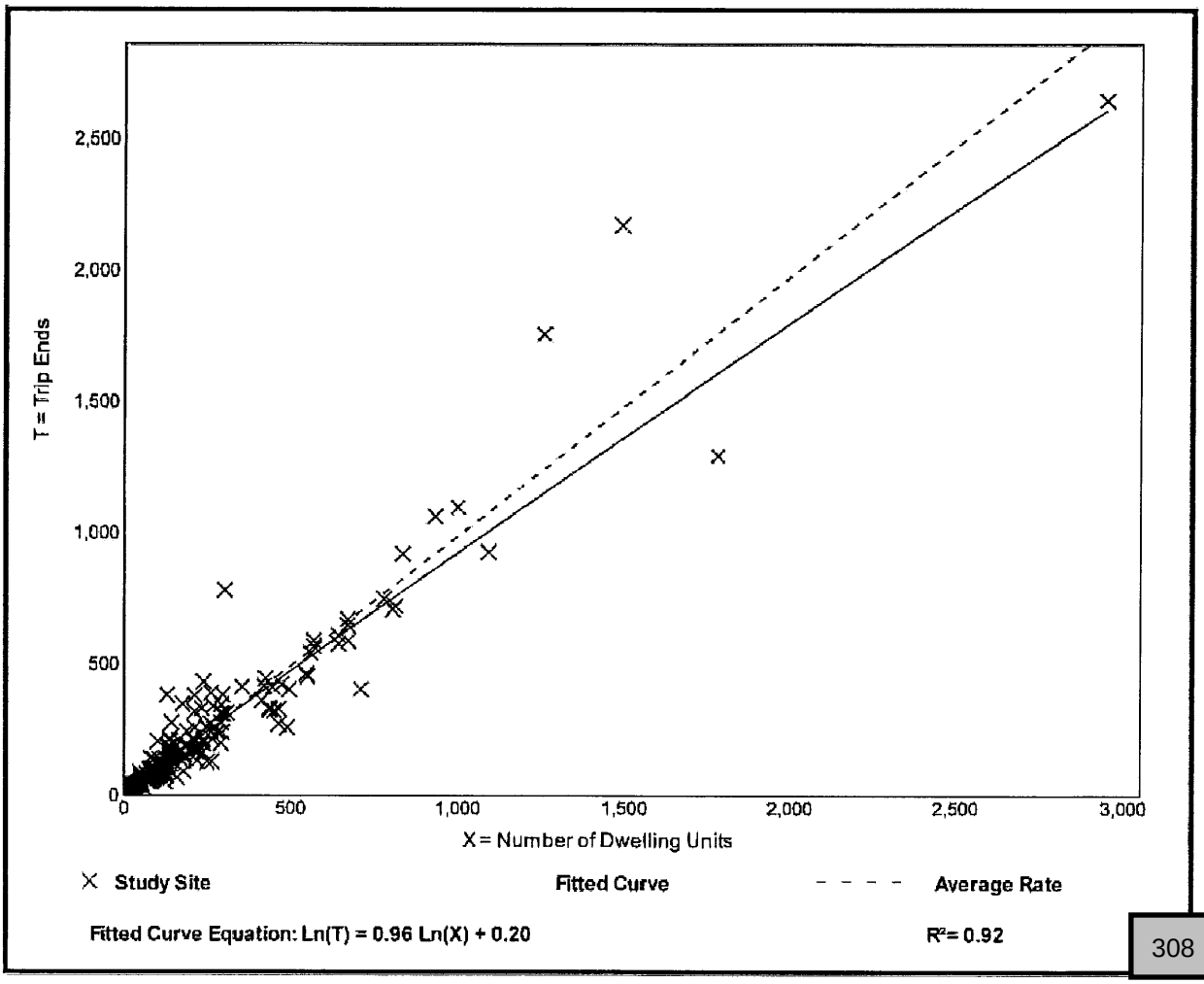
# Single-Family Detached Housing
(210)

**Vehicle Trip Ends vs:** **Dwelling Units**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.99 | 0.44 - 2.98 | 0.31 |

## Data Plot and Equation



# High-Cube Parcel Hub Warehouse
(156)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**
**On a: Weekday**

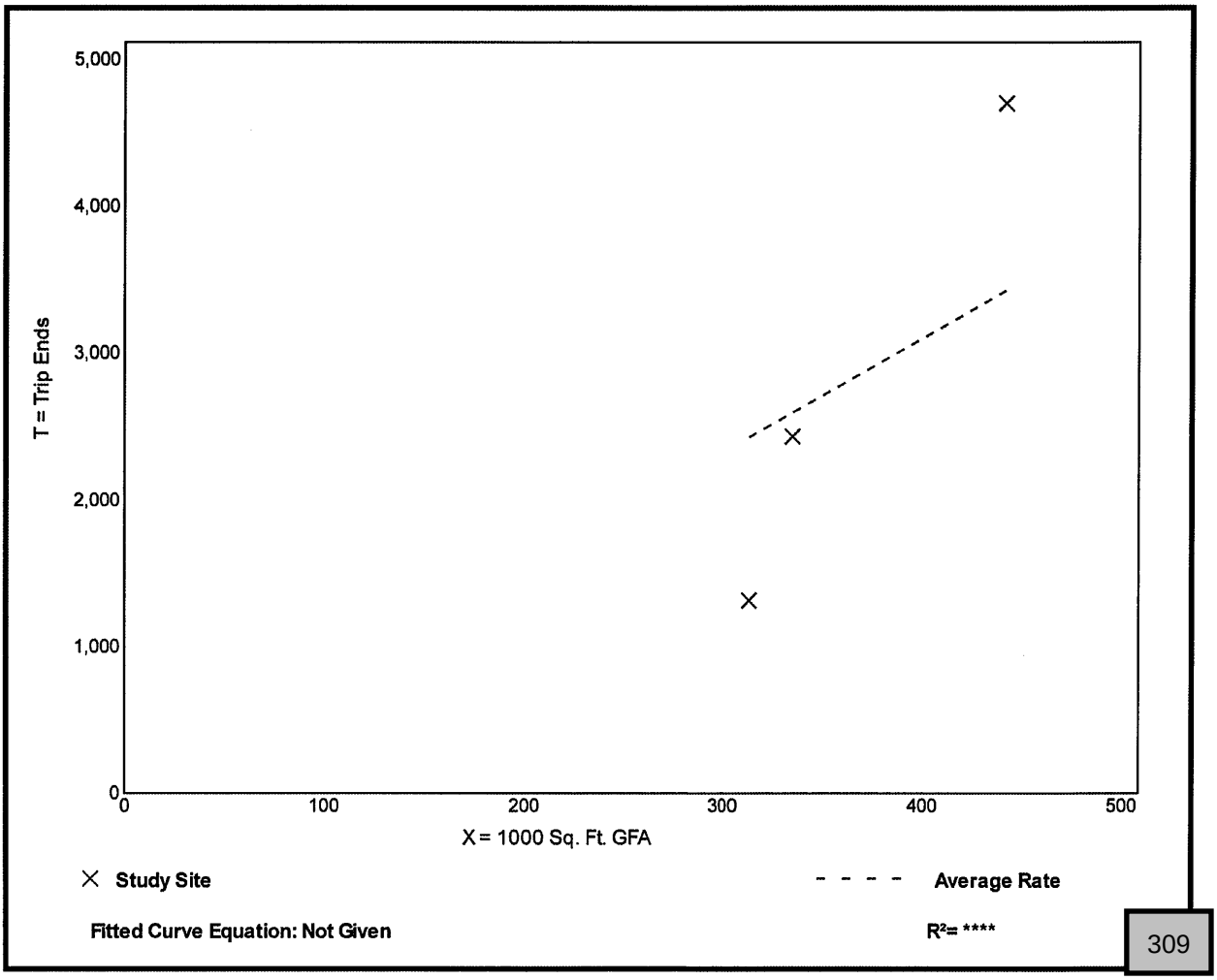
**Setting/Location: General Urban/Suburban**
Number of Studies: 3
1000 Sq. Ft. GFA: 363
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 7.75 | 4.20 - 10.64 | 9.58 |

## Data Plot and Equation

***Caution – Small Sample Size***




**Fitted Curve Equation: Not Given**

$R^2$= ****

# High-Cube Parcel Hub Warehouse
(156)

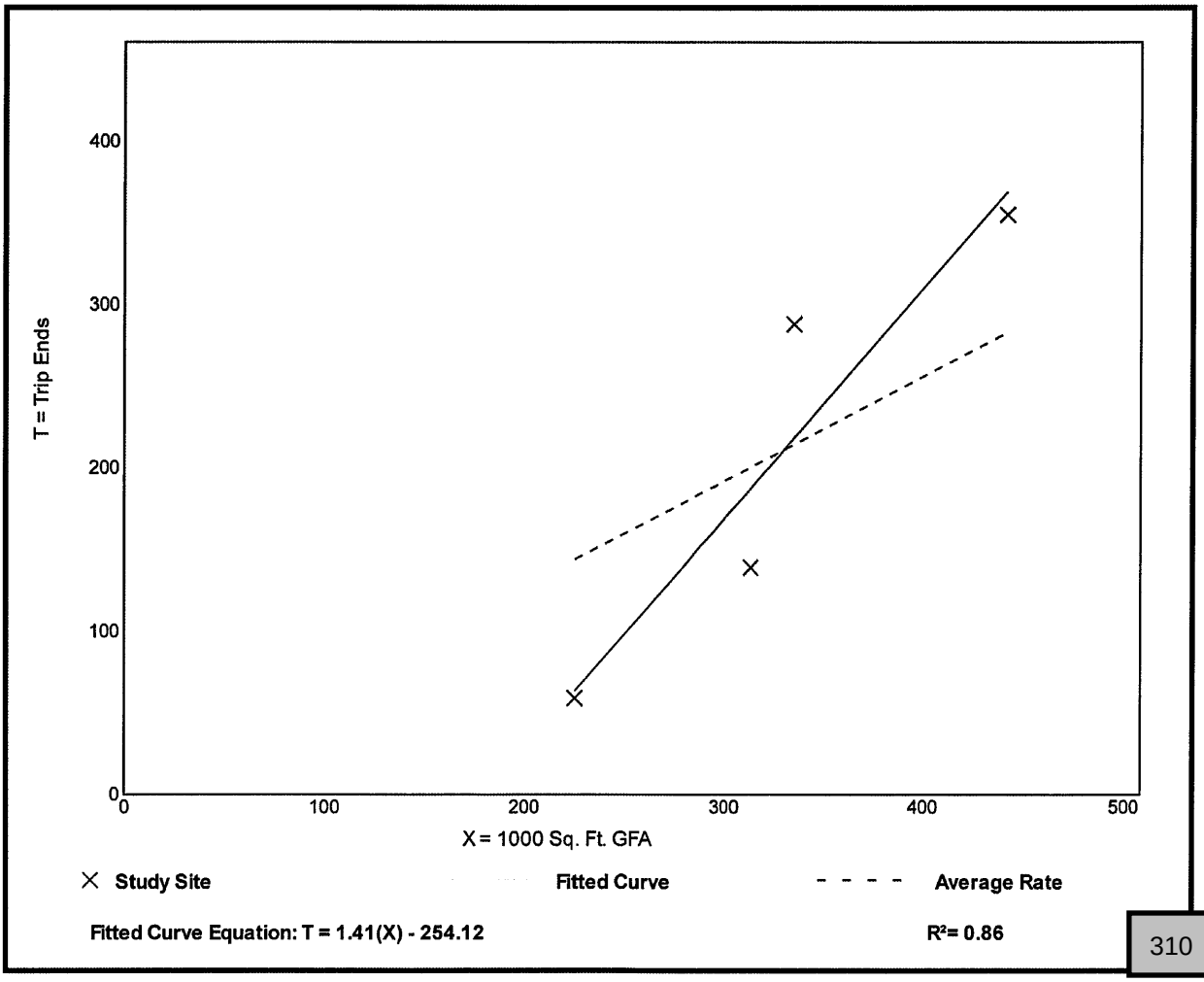
**Vehicle Trip Ends vs:** **1000 Sq. Ft. GFA**
**On a:** **Weekday,**
**Peak Hour of Adjacent Street Traffic,**
**One Hour Between 4 and 6 p.m.**
**Setting/Location:** **General Urban/Suburban**
Number of Studies: 4
1000 Sq. Ft. GFA: 329
Directional Distribution: 68% entering, 32% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

| Average Rate | Range of Rates | Standard Deviation |
|---|---|---|
| 0.64 | 0.26 - 0.86 | 0.27 |

## Data Plot and Equation

***Caution – Small Sample Size***



**Bio-Tech Consulting Inc.**
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

May 7, 2018

Brian Martin
**3301 Bellington Drive**
Orlando, FL 32835

**Proj: JP Holding Property Site – Orange County, Florida**
**Section 26, 27, & 34, Township 20 South, Range 27 East**
**(BTC File #271-06)**

**Re: Environmental Assessment Report**

Dear Mr. Martin:

During May of 2018, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 70.81-acre JP Holding property. The site is bordered by Orange Blossom Trail to the northeast and Lake Apopka to the southwest within Sections 26, 27, & 34; Township 20 South; Range 27 East; Orange County, Florida (Figures 1, 2 & 3). This environmental assessment includes the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna, and
- a review for potential development constraints.

## SOILS

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), six (6) soil types occur within the subject property boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Basinger fine sand, depressional (#3)**
- **Candler-Apopka fine sands, 5 to 12 percent slopes (#6)**
- **Canova muck (#9)**
- **Pomello find sand, 0 to 5 percent slopes**
- **Tavares fine sand, 0 to 5 percent slopes (#46)**
- **Tavares-Millhopper fine sands 0 to 5 percent (#47)**

The following presents a brief description of the soil types mapped for the subject property:

**Basinger fine sand, depressional (#3)** are nearly level and very poorly drained. It is shallow depressions and sloughs and along the edges of freshwater marshes and swamps. Typically the surface layer has a surface of layer of black fine sand about 7 inches thick. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year and is within 12-inches of the surface for the rest of the year. The permeability is rapid throughout.

**Candler-Apopka fine sands, 5 to 12 percent slopes (#6)** are sloping and strongly sloping and excessively drained and well drained. These soils are on the uplands. Candler soil is sloping and excessively drained. Apopka soils are strongly sloping and well drained. The surface layer of Candler soil is very dark grayish brown fine sand about 6 inched thick. The surface layer of Apopka soil is dark grayish brown fine sand about 5 inches thick. A seasonal high water table is at a depth of more than 72 inches in Apopka soil and at a depth of more than 80 inches in Candler soil. The permeability of Candler soil is rapid in surface and subsurface layers, and it is rapid to moderately rapid in the subsoil. The permeability of Apopka soil is rapid in surface and subsurface layers, and it is moderate in the subsoil. A seasonal high water table is at a depth of more than 80-inches.

**Canova muck (#9)** is a nearly level and very poorly drained soil found in freshwater swamps and marshes that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, the soil has an organic layer of black muck about 6 inches thick. The surface layer, to a depth of 9 inches, is very dark gray fine sand. The subsurface layer, to a depth of 16 inches, is gray fine sand. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year. The permeability is rapid in the surface and subsurface layers, and is moderate to moderately rapid in the subsoil and substratum.

**Pomello fine sand, 0 to 5 percent slopes (#34)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of gray fine sand about 3 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 24 to 40 inches for 1 to 4 months and recedes to a depth of 40 to 60 inches during dry periods. Permeability of this soil type is very rapid in the surface and subsurface layers, moderately rapid in the subsoil, and rapid in the substratum.

**Tavares fine sand, 0 to 5 percent slopes (#46)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (#47)** are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map unit have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers Basinger fine sand, depressional (#3) and Canova muck (#9) associated with the property to be a hydric soil type. This information can be found in the Hydric Soils of Florida Handbook, Third Edition (March, 2000).

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The JP Holding property currently supports four (4) land use types/vegetative communities (Figure 5). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as Citrus Groves (221) and Mixed Hardwoods (438). The wetland/surface water land use types/vegetative communities found on the site are classified as Ditch (510) and Stream and Lake Swamps (615). The following provides a brief description of the on-site land use types/vegetative communities:

### Uplands:

#### *221 Citrus Groves*

The majority of the JP Holding property is comprised of Citrus Groves (221). The dominant vegetation is citrus (*Citrus sp.*). Other species observed included bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus trivialis*), shrub verbena (*Lantana strigocamara* ), guinea grass (*Panicum maximum*), burnweed (*Erechtites hieraciifolius*), Virgina pepperweed (*Lepidium virginicum*), and smooth beggarticks (*Bidens laevis*).

***438 Mixed Hardwoods***

The west boundary contain habitat most consistent with Mixed Hardwoods (438). Vegetation within this area includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), Chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), sword fern (*Nephrolepis exaltata*), and lantana (*Lantana strigocamara*).

**Wetlands:**

***510 Ditch***

There is a small surface water system that is best described at Ditch (510). The small ditch contains such vegetation as red maple (*Acer rubrum*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), dog fennel (*Eupatorium capillifolium*), and balsam pear (*Momordica charantia*). The system was dry at the time of the site evaluation.

***615 Stream and Lake Swamp***

The small wetland area located on the southwest boundary is best classified as Stream and Lake Swamp (615). This area borders the Lake Apopka Restoration Area. Vegetation within these system include cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), Virginia chain fern (*Woodwardia virginica*), camphor tree (*Cinnamomum camphora*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), wild taro (*Colocasia esculenta*), ragweed (*Ambrosia artemisiifolia*), nightshade (*Solanum americanum*), broomsedge (*Andropogon sp.*), dog fennel (*Eupatorium capillifolium*), duck potato (*Sagittaria latifolia*), and pokeweed (*Phytolacca americana*).

**PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Wildlife Methodology Guidelines (1988); and Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised January 2017); an assessment for "listed" floral and faunal species was conducted at the site on May 2, 2018. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species,

Threatened Species and Species of Special Concern (updated May 2017) that have the potential to occur in Orange County.

**Reptiles and Amphibians**
black racer *(Coluber constrictor)*
**gopher tortoise *(Gopherus polyphemus)***
green anole *(Anolis caroliniana)*
pig frog *(Rana grylio)*
southern leopard frog *(Rana utricularia)*
cottonmouth (*Agkistrodon piscivorus*)
rattle snake (*Crotalus adamanteus*)

**Birds**
Black Vulture *(Coragyps atratus)*
Turkey Vulture *(Cathartes aura)*
Great Egret (*Ardea alba*)
Cattle Egret (*Bubulcus ibis*)
Red-Shoulder hawk (*Agelaius phoeniceus*)
Common Grackle *(Quiscalus quiscula)*
Mourning Dove *(Zenaida macroura)*
Northern Cardinal *(Cardinalis cardinalis)*
Northern Mockingbird *(Mimus polyglottos)*
Wild Turkey *(Meleagris gallopavo)*
American Crow (*Corvus brachyrhynchos*)

**Mammals**
Raccoon (*Procyon lotor*)
Opossum (*Didelphis virginiana*)
White-tail deer (*Odocoileus virginianus*)
Coyote (*Canis latrans*)
Eastern gray squirrel *(Sciurus carolinensis)*
Nine-banded armadillo *(Dasypus novemcinctus)*

One (1) of the above wildlife species, Gopher Tortoise (*Gopherus Polyphemus*) is identified on the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017). The following provides a brief description of these species and others as they relate to the development of the site.

***Bald Eagle (Haliaeetus leucocephalus)***
*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In addition to the on-site review for "listed" species, BTC conducted a review of the FFWCC's recorded Bald Eagle *(Haliaeetus leucocephalus)* nest sites on or in the vicinity of the subject property. This review revealed no Bald Eagle nests, through the 2016 nesting season, within one (1.0) mile of the subject site. There are no anticipated development restrictions concerning Bald Eagles on the subject property.

**Gopher Tortoise (*Gopherus polyphemus*)**
*State Listed as "Threatened" by FFWCC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

Burrows were observed within the project site. As such, resolution of the gopher tortoise issue will need to be permitted through the FFWCC prior to any construction activities. A 100% gopher tortoise survey is required and the survey would be valid for a period of 90 days. The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

**USFWS CONSULTATION AREAS**

The U.S. Fish and Wildlife Service have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might

consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultations Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

**Everglade Snail Kite *(Rostrhamus sociabilis)***
*Federally Listed as "Endangered" by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as "Endangered" by the USFWS. Everglade Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the site during the wildlife survey conducted by BTC. As such, no further action should be required pertaining to Everglade Snail Kites.

**Florida Scrub-Jay *(Aphelocoma coerulescens)***
*Federally Listed as "Threatened" by USF*

Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed during the wildlife survey and no suitable habitat for this species exists within the site boundaries. As such, no further action should be required pertaining to the Florida Scrub-Jay.

**Florida Sand Skink *(Neoseps reynoldsi)***
*Federally Listed as "Threatened" by USFWS*

The Florida sand skink is listed as "Threatened" by the USFWS. The Florida sand skink exists in areas vegetated with sand pine *(Pinus clausa)* - rosemary *(Ceratiola ericoides)* scrub or a long leaf pine *(Pinus palustris)* - turkey oak *(Quercus laevis)* association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

A sand skink survey is in the process of being conducted this season. Results will be provided once completed in a separate report.

## DEVELOPMENT CONSTRAINTS

All wetlands on the site have been delineated by BTC in accordance with local, state and federal guidelines utilizing pink "Bio-Tech Consulting" flagging tape (Figure 6). All wetland flag locations will need to be approved by the appropriate regulatory agencies. The on-site wetlands are located within the Southern Ocklawaha River.

### City of Apopka

The City of Apopka requires within its Land Development Code a series of environmental evaluation criteria. As stated in the Apopka Land Development Code (5.02.04) when a site containing listed species receives a score of 169 or higher, the city shall require preservation through an easement of an area which will sustain a viable population. If the site ranks below 169, the City shall allow relocation and/or mitigation measures of the identified species on a case by case basis. The subject site does contain listed species and therefore, an evaluation criterion will need to be performed to see if further coordination with the city will be required.

The property falls within Joint Planning Area Agreement (JPA) boundary. The JPA agreement was formed to improve the coordination between the City of Apopka and Orange County. The City of Apopka will coordinate existing resource protection plans with Orange County to appropriately conserve and manage natural areas and open space with the project area.

### St. Johns River Water Management District

An Environmental Resource Permit (ERP) will be required through the St. Johns River Water Management District (SJRWMD) for all wetland and/or other surface water impacts (both direct and secondary). Impacts to the project's wetland and/or other surface water communities would

be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

**U.S. Army Corps of Engineers**

Permitting may also be required for the project's wetland and/or other surface water impacts by the US Army Corps of Engineers (USACOE). As with the District, it is anticipated that all impacts to the project's wetlands and/or other surface water communities would be permittable by the USACOE as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. It is our position based upon our preliminary review that the on-site wetlands are regulated by the USACOE. Involvement by the USACOE will have to be resolved prior to site development.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Mark Ausley
Project Manager

attachments

**Legend**

JP Holding Project Site

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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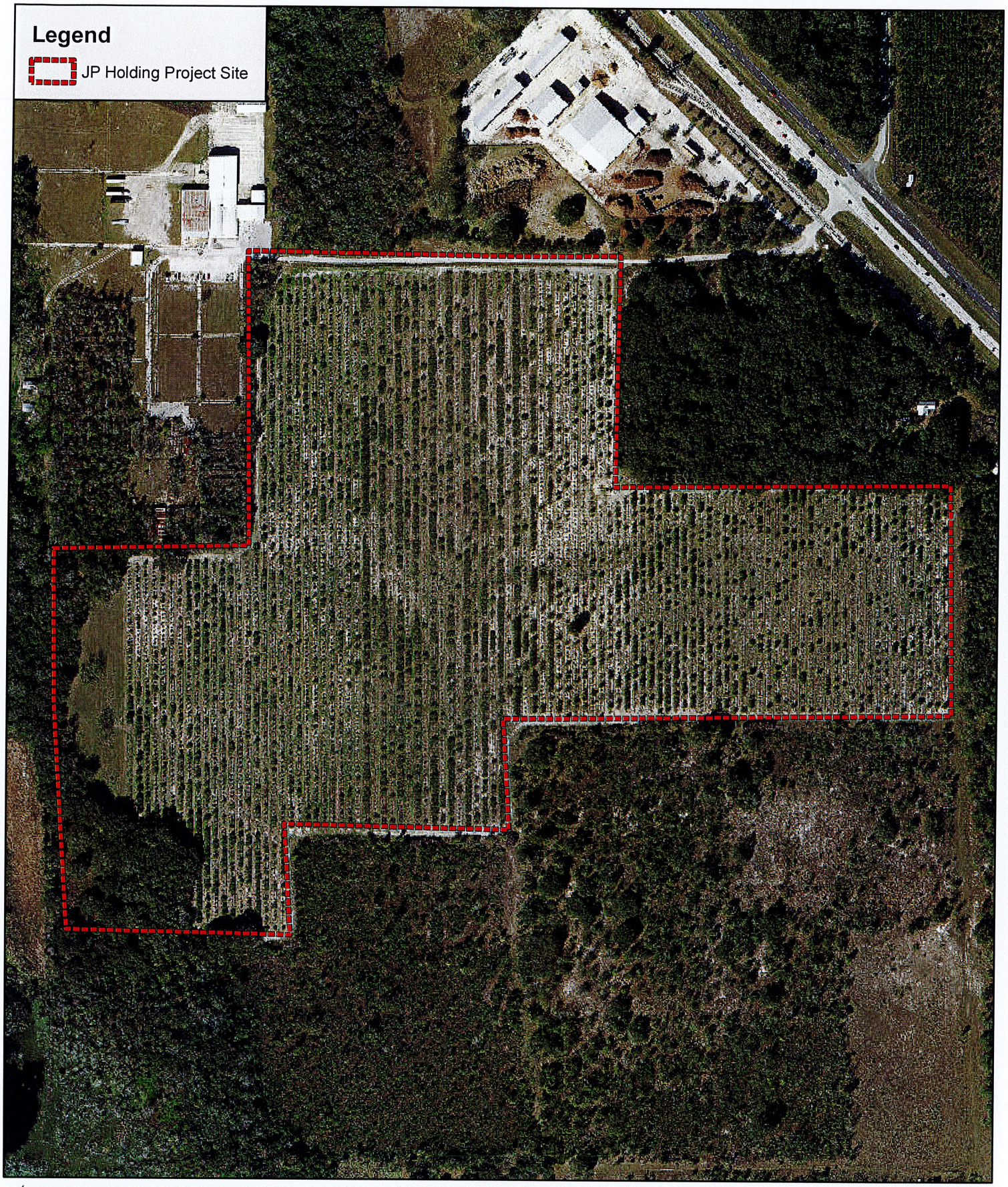
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

JP Holdings
Orange County, Florida
Figure 1
Location Map

N
W E
S

5,700 Feet

Project #: 271.06
Produced By: [illegible]
Date: 5/7/2018

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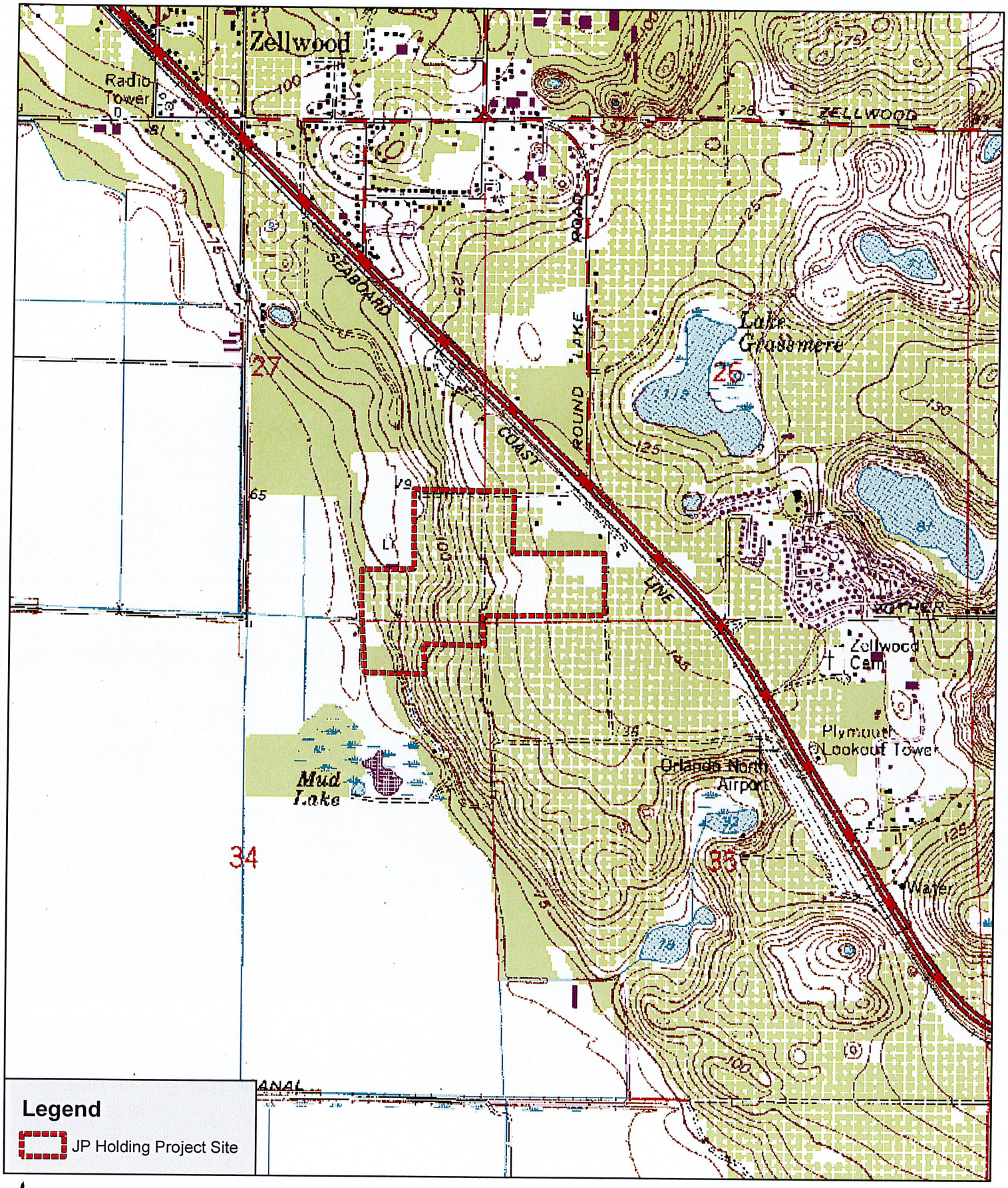
JP Holdings
Orange County, Florida
Figure 2
2017 Orange County Aerial Map

N
W E
S

390
Feet

Project #: 271-06
Produced By: 321
Date: 5/7/2018




**Bio-Tech Consulting Inc.**
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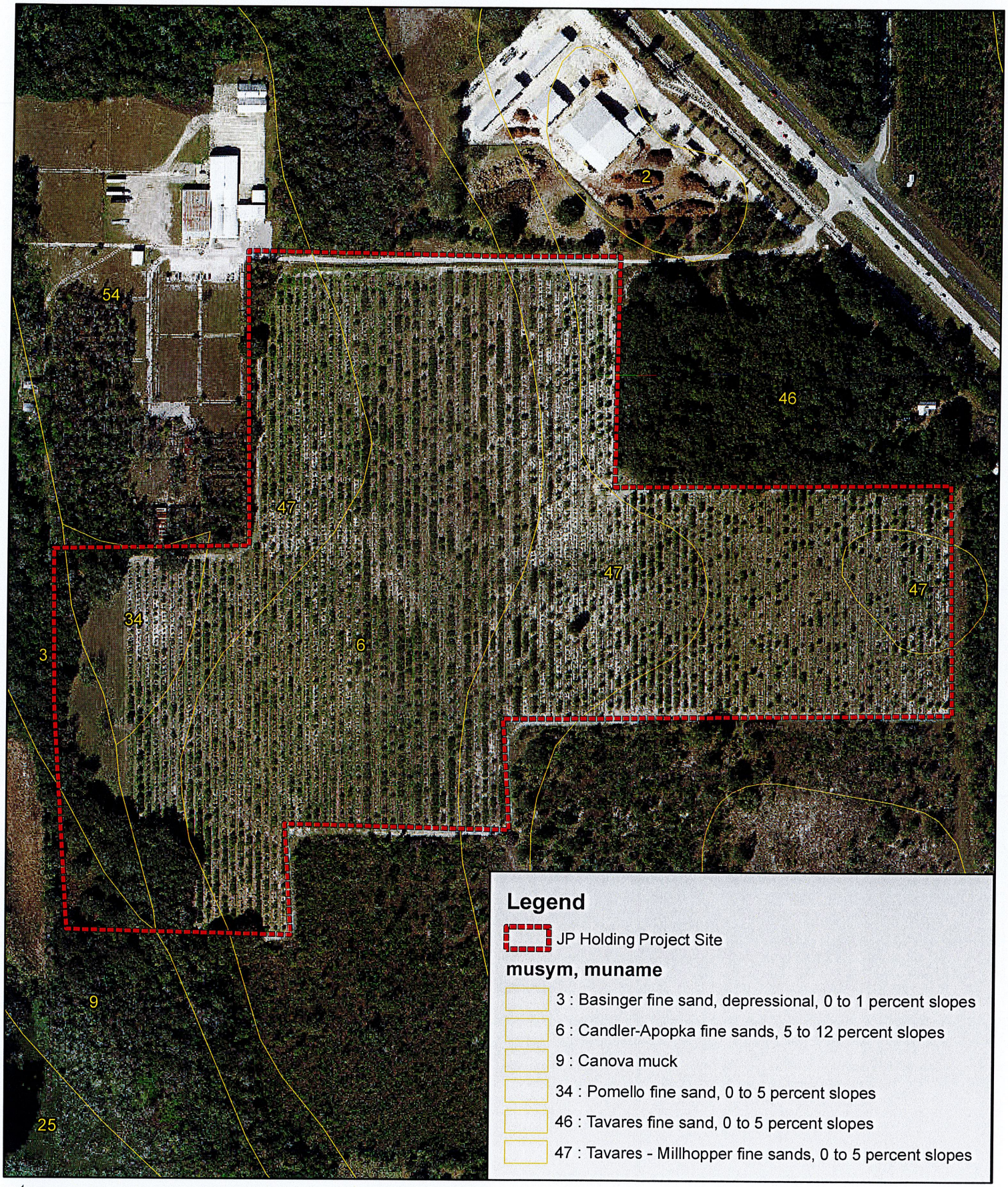
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

JP Holdings
Orange County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,400
Feet

Project #: 271-06
Produced By:
Date: 5/7/20



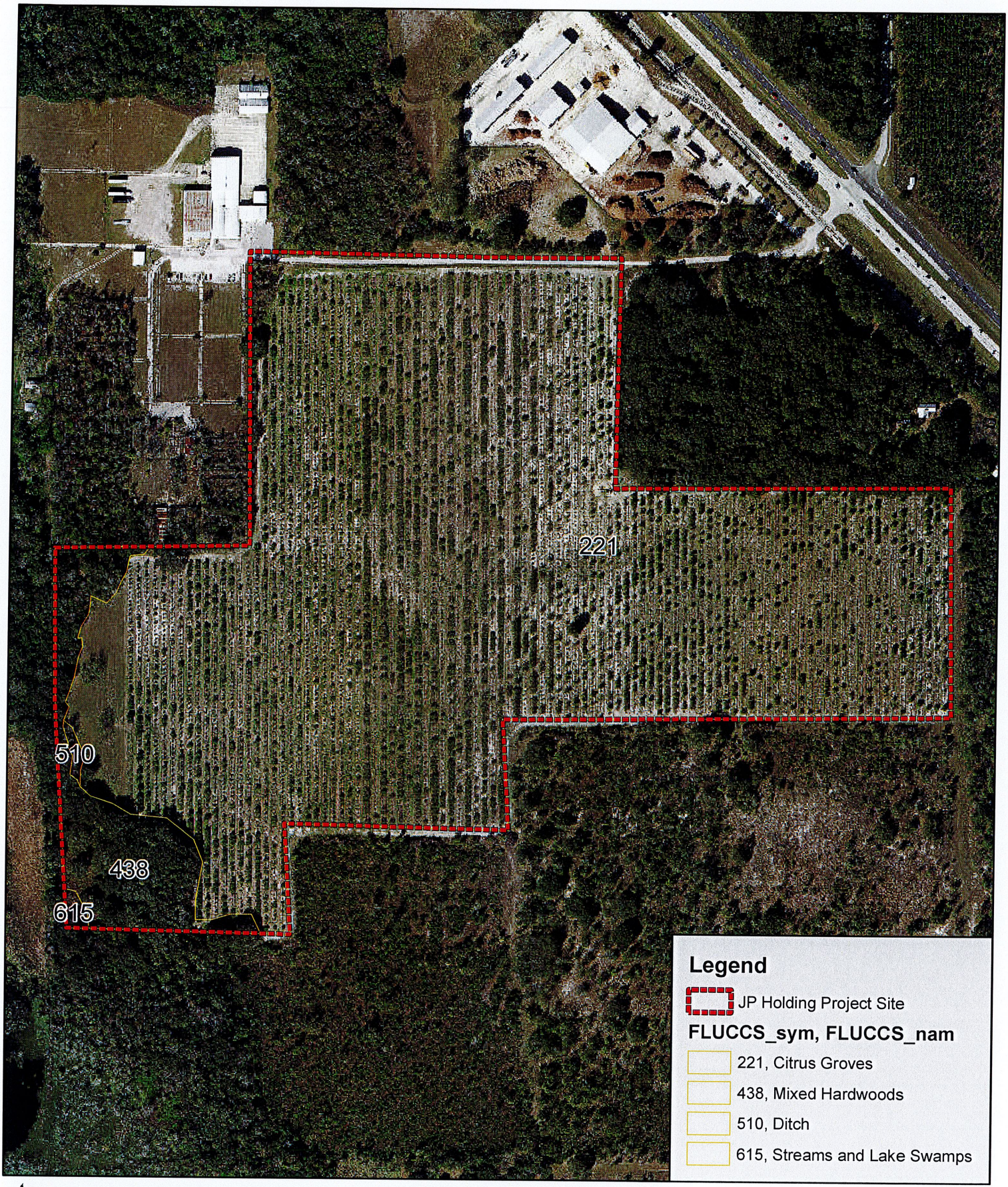

**Bio-Tech Consulting Inc.**
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

JP Holdings
Orange County, Florida
Figure 4
USDA - NRCS Soil Map

N
W E
S

390
Feet

Project #: 271-06
Produced By
Date: 5/7/2018

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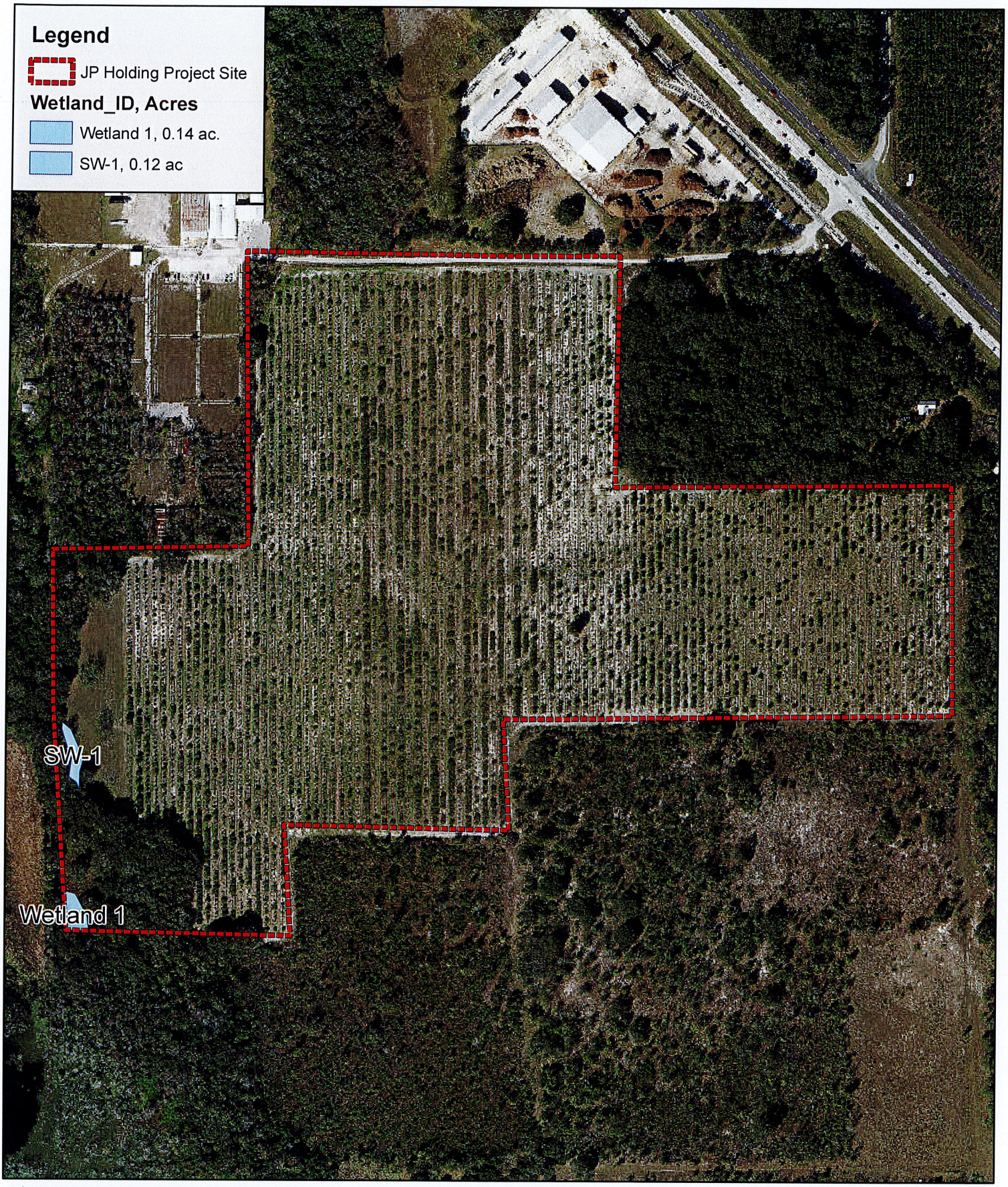
JP Holdings
Orange County, Florida
Figure 5
FLUCFCS Map

N
W E
S

390
Feet

Project #: 271-06
Produced By:
Date: 5/7/20

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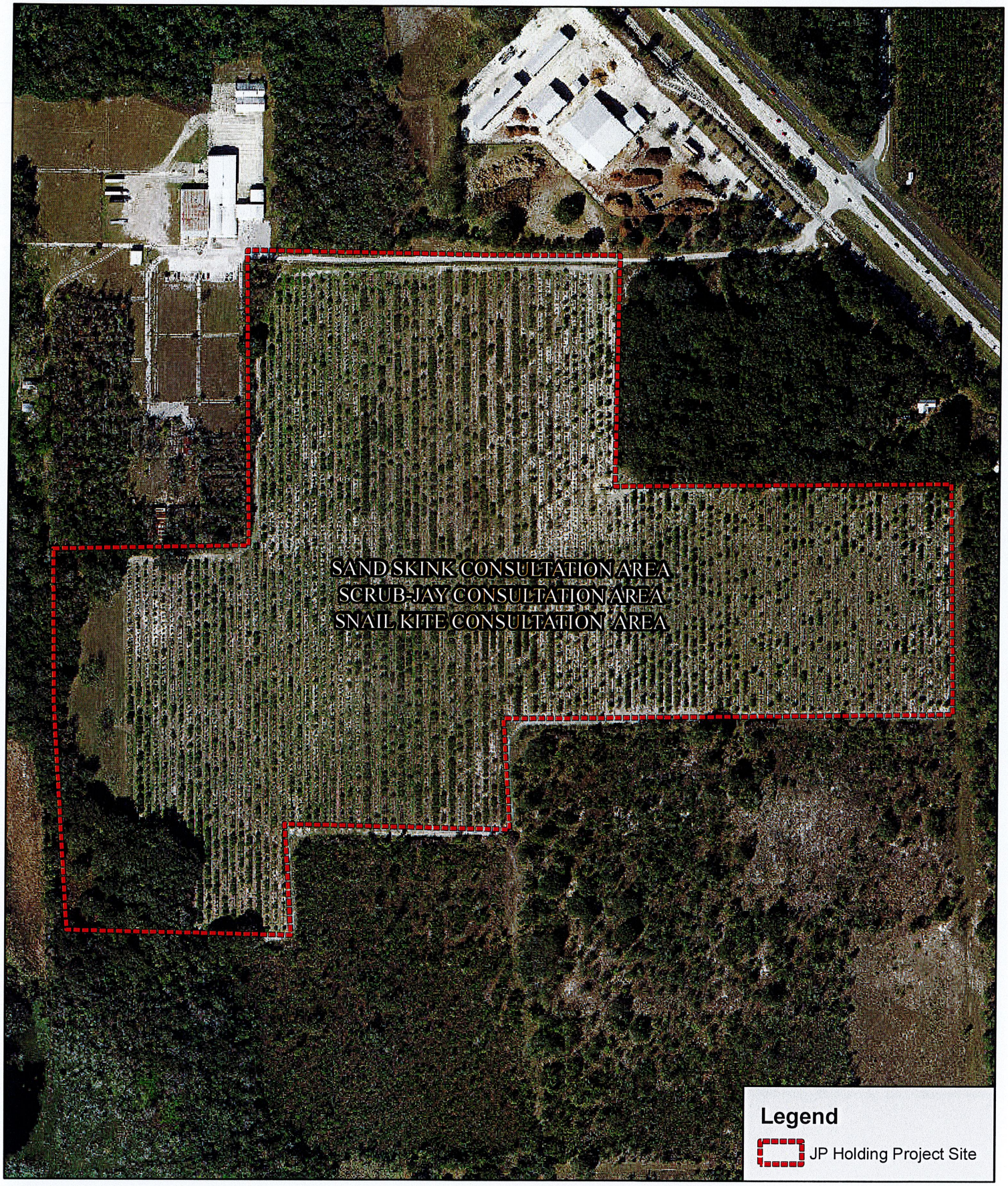
JP Holdings
Orange County, Florida
Figure 6
Wetland Map

N
W E
S

380
Feet

Project #: 271-06
Produced By
Date: 5/2/2016

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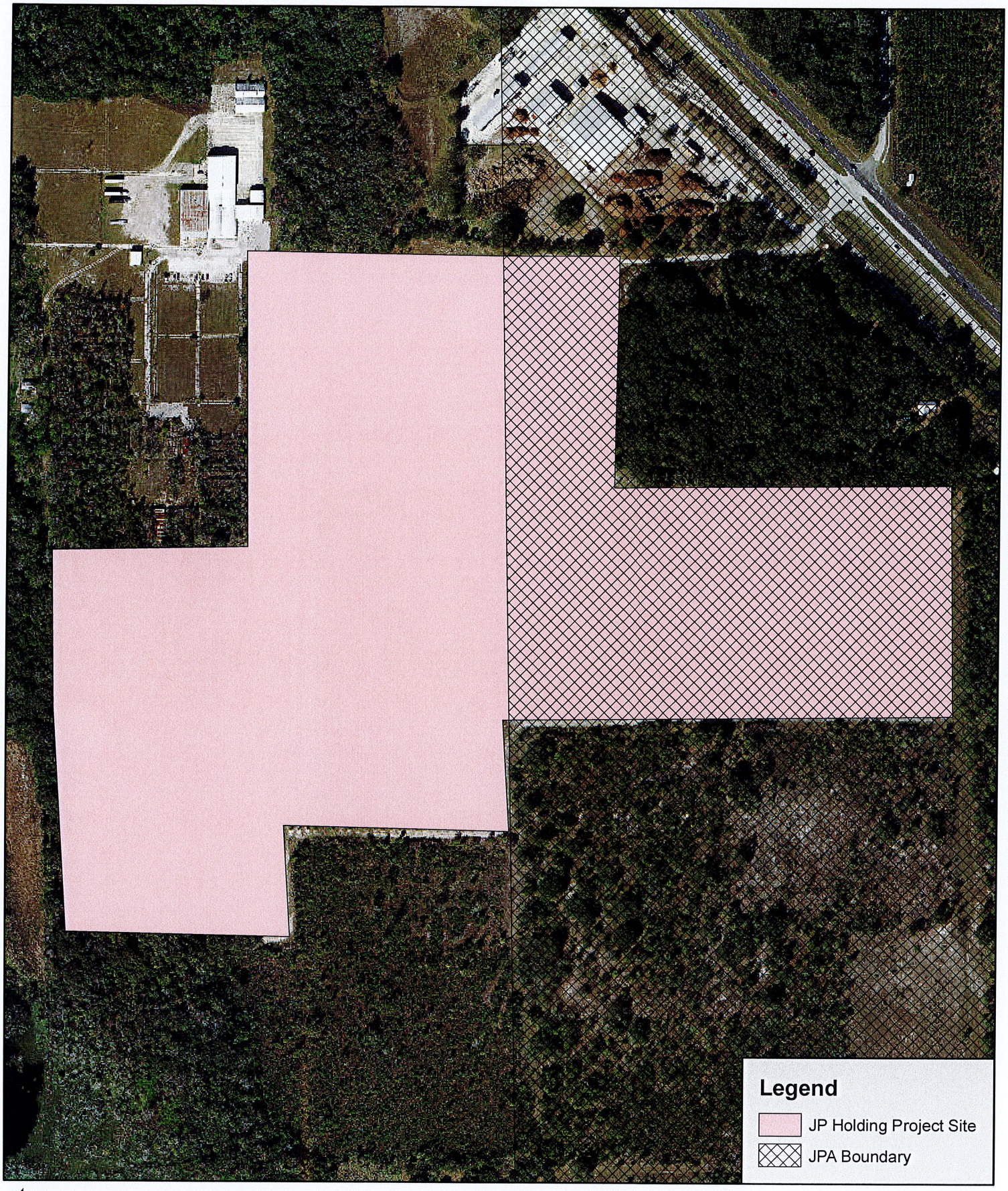
JP Holdings
Orange County, Florida
Consultation Areas

N
W E
S

390
Feet

Project #: 271-06
Produced By
Date: 5/7/20

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# JP Holdings
## Orange County, Florida
## JPA Boundary Map

N
W E
S

390
Feet

Project #: 271-06
Produced By
Date: 6/6/20

# Eagle Nest Locator

Welcome to the Florida Fish and Wildlife Conservation Commission Bald Eagle Nest Locator. The search features below may be used to locate FWC documented bald eagle nesting territories and to view their locations in map and spreadsheet form.

New Survey Protocol: In 2008 the statewide bald eagle nesting territory survey protocol changed. Here is the map showing what counties are being surveyed during the 2015-2016 breeding season. The protocol change reduces annual statewide survey effort and increases the amount of information gained from the nests that are visited during the survey season. Nest productivity is now determined for a sub-sample of the nests that are surveyed annually. Nest activity and productivity information are critical to determining if the goals and objectives of the Bald Eagle Management Plan are being met.

Attention: The information contained within this database is current through the 2016-2017 nesting season; nests were surveyed by FWC from November 2016 to April 2017. Accuracy of the nest locations is estimated to be within 0.1 miles of the true location. Not all eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests.

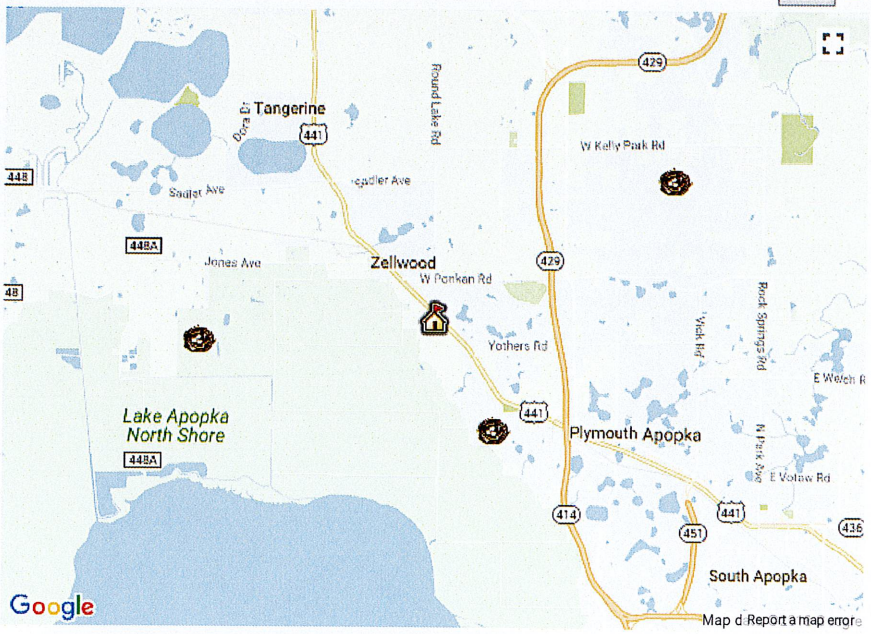
**Locate Nests By:**

Nested Search | Modify Search | New Search

**Nest Map:**

**3 nests were found that meet the search criteria.**

Print




**Bald Eagle Nest Data Search Results:**

Results per page: 20

| | Nest ID | County | Latitude | Longitude | Known Active | Last Survey | Distance |
|---|---|---|---|---|---|---|---|
| View History | OR035 | Orange | 28 42.65 | 81 39.19 | 2011 | 2014 | 3.64 |
| View History | OR058 | Orange | 28 44.77 | 81 31.94 | 2014 | 2014 | 4.32 |
| View History | OR073 | Orange | 28 41.45 | 81 34.68 | 2014 | 2014 | 1.81 |

Print Export

Page 1 of 1

**Please direct any questions, comments, or suggestions about this page to BaldEagle@MyFWC.com. To learn more about eagles in Florida please visit the FWC bald eagle website.**

| Table 1: | Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida | | |
|---|---|---|---|
| **Scientific Name** | **Common Name** | **Federal Status** | **State Status** |
| **REPTILES** | | | |
| *Alligator mississippiensis* | American alligator | SAT | FT(S/A) |
| *Drymarchon corais couperi* | eastern indigo snake | LT | FT |
| *Gopherus polyphemus* | gopher tortoise | C | ST |
| *Lampropeltis extenuata* | short-tailed snake | N | ST |
| *Pituophis melanoleucus mugitus* | Florida pine snake | N | ST |
| *Plestiodon reynoldsi* | sand skink | LT | FT |
| **BIRDS** | | | |
| *Aphelocoma coerulescens* | Florida scrub-jay | LT | FT |
| *Athene cunicularia floridana* | Florida burrowing owl | N | ST |
| *Caracara cheriway* | Crested Caracara | LT | FT |
| *Egretta caerulea* | little blue heron | N | ST |
| *Egretta tricolor* | tricolored heron | N | ST |
| *Falco sparverius paulus* | southeastern American kestrel | N | ST |
| *Grus canadensis pratensis* | Florida sandhill crane | N | ST |
| *Haliaeetus leucocephalus* | bald eagle | N | ** |
| *Mycteria americana* | wood stork | LT | FT |
| *Pandion haliaetus* | osprey | N | SSC* |
| *Picoides borealis* | red-cockaded woodpecker | LE | FE |
| *Platalea ajaja* | roseate spoonbill | N | ST |
| *Sterna antillarum* | least tern | N | ST |
| **MAMMALS** | | | |
| *Sciurus niger shermani* | Sherman's fox squirrel | N | SSC |
| **VASCULAR PLANTS** | | | |
| *Bonamia grandiflora* | Florida bonamia | LT | E |
| *Calopogon multiflorus* | Many-flowered Grass-pink | N | T |
| *Centrosema arenicola* | Sand Butterfly Pea | N | E |
| *Chionanthus pygmaeus* | Pygmy Fringe Tree | LE | E |
| *Centrosema arenicola* | sand butterfly pea | N | N |
| *Coelorachis tuberculosa* | piedmont jointgrass | N | N |
| *Deeringothamnus pulchellus* | beautiful pawpaw | LE | E |
| *Eriogonum longifolium* var *gnaphalifolium* | scrub buckwheat | LT | E |
| *Helianthus debilis* ssp *tardiflorus* | beach sunflower | N | N |
| *Ilex opaca var arenicola* | scrub holly | N | N |
| *Illicium parviflorum* | star anise | N | E |
| *Lechea cernua* | nodding pinweed | N | T |
| *Lupinus aridorum* | scrub lupine | LE | E |
| *Matelea floridana* | Florida spiny-pod | N | E |
| *Monotropa hypopithys* | pinesap | N | E |
| *Najas filifolia* | Narrowleaf Naiad | N | T |
| *Nemastylis floridana* | Celestial Lily | N | E |
| *Nolina atopocarpa* | Florida beargrass | N | T |
| *Nolina brittoniana* | Britton's beargrass | LE | E |
| *Ophioglossum palmatum* | hand fern | N | E |
| *Panicum abscissum* | cutthroat grass | N | E |
| *Paronychia chartacea* ssp *chartacea* | paper-like nailwort | LT | E |
| *Persea humilis* | scrub bay | N | N |
| *Pecluma plumula* | Plume Polypody | N | E |
| *Polygonella myriophylla* | Small's jointweed | LE | E |
| *Prunus geniculata* | scrub plum | LE | E |
| *Pteroglossaspis ecristata* | Giant Orchid | N | T |
| *Stylisma abdita* | scrub stylisma | N | E |
| *Warea amplexifolia* | clasping warea | LE | E |
| *Zephyranthes simpsonii* | redmargin lily | N | T |

**FEDERAL LEGAL STATUS**

**LE**-Endangered: species in danger of extinction throughout all or a significant portion of its range.
**LT**-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
**SAT**-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
**C**-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
**XN**-Non-essential experimental population.
**N**-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

**STATE LEGAL STATUS - ANIMALS**

**FE**- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
**FT**- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
**FXN**- Federal listed as an experimental population in Florida
**FT(S/A)**- Federal Threatened due to similarity of appearance
**ST**- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
**SSC**-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)
**N**-Not currently listed, nor currently being considered for listing.

*** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

**STATE LEGAL STATUS - PLANTS**

**E**-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
**T**-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
**N**-Not currently listed, nor currently being considered for listing.

**Bio-Tech Consulting Inc.**
Environmental and Permitting Services

info@bio-techconsulting.com
www.bio-techconsulting.com

May 3, 2018

Robert Zlatkiss
**American Land Development**
**3911 Orange Lake Drive**
Orlando, FL 32817

**Proj: Rubright and Alterna Property Sites – Orange County, Florida**
**Section 2, 26, 27, 34, & 35, Township 20 & 21 South, Range 27 East**
**(BTC File #672-18)**

**Re: Environmental Assessment Report**

Dear Mr. Zlatkiss:

During May of 2018, Bio-Tech Consulting, Inc. (BTC) conducted an environmental assessment of the approximately 248.24-acre Rubright property and 75.09-acre Alterna property. The sites are bordered by Orange Blossom Trail to the northeast, Hogshead Road to the south, and Lake Apopka to the southwest within Sections 2, 26, 27, 34, & 35; Township 20 & 21 South; Range 27 East; Orange County, Florida (Figures 1, 2 & 3). This environmental assessment includes the following elements:

- review of soil types mapped within the site boundaries;
- evaluation of land use types/vegetative communities present;
- field review for occurrence of protected flora and fauna, and
- a review for potential development constraints.

**SOILS**

According to the Soil Survey of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), eight (8) soil types occur within the subject property boundaries (Figure 4). These soils include the following:

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Vero Beach Office
4445 N A1A
Suite 221
Vero Beach, FL 32963

Jacksonville Office
1157 Beach Boulevard
Jacksonville Beach, FL 32250

Tampa Office
6011 Benjamin Road
Suite 101 B
Tampa, FL 33634

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Aquatic & Land
Management Operations
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

- **Archbold fine sand, 0 to 5 percent slopes (#2)**
- **Basinger fine sand, depressional (#3)**
- **Candler-Apopka fine sands, 5 to 12 percent slopes (#6)**
- **Canova muck (#9)**
- **Gator muck (#18)**
- **Okeelanta muck (#25)**
- **Tavares fine sand, 0 to 5 percent slopes (#46)**
- **Tavares-Millhopper fine sands 0 to 5 percent (#47)**

The following presents a brief description of the soil types mapped for the subject property:

**Archbold fine sand, 0 to 5 percent slopes (#2)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the flatwoods. The surface layer of this soil type generally consists of dark gray fine sand about 2 inches thick. In most years, the seasonal high water table for this soil type is at a depth of 42 to 60 inches for about 6 months and recedes to a depth of 60 to 80 inches for the rest of the year. It is at a depth of 24 to 40 inches for about 1 month to 4 months during wet periods. Permeability of this soil type is very rapid throughout.

**Basinger fine sand, depressional (#3)** are nearly level and very poorly drained. It is shallow depressions and sloughs and along the edges of freshwater marshes and swamps. Typically the surface layer has a surface of layer of black fine sand about 7 inches thick. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year and is within 12-inches of the surface for the rest of the year. The permeability is rapid throughout.

**Candler-Apopka fine sands, 5 to 12 percent slopes (#6)** are sloping and strongly sloping and excessively drained and well drained. These soils are on the uplands. Candler soil is sloping and excessively drained. Apopka soils are strongly sloping and well drained. The surface layer of Candler soil is very dark grayish brown fine sand about 6 inched thick. The surface layer of Apopka soil is dark grayish brown fine sand about 5 inches thick. A seasonal high water table is at a depth of more than 72 inches in Apopka soil and at a depth of more than 80 inches in Candler soil. The permeability of Candler soil is rapid in surface and subsurface layers, and it is rapid to moderately rapid in the subsoil. The permeability of Apopka soil is rapid in surface and subsurface layers, and it is moderate in the subsoil. A seasonal high water table is at a depth of more than 80-inches.

**Canova muck (#9)** is a nearly level and very poorly drained soil found in freshwater swamps and marshes that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, the soil has an organic layer of black muck about 6 inches thick. The surface layer, to a depth of 9 inches, is very dark gray fine sand. The subsurface layer, to a depth of 16 inches, is gray fine sand. Under natural conditions, the water table is above the surface for 6 to 9 months or more each year. The permeability is rapid in the surface and subsurface layers, and is moderate to moderately rapid in the subsoil and substratum.

**Gator muck (#18)** is a nearly level and very poorly drained soil found in freshwater swamps that are mainly north of Lake Apopka. Undrained areas are ponded for 6 to 9 months or more each year. Typically, this soil has a surface layer of black muck about 28 inches thick. The upper part of the underlying material, to a depth of about 37 inches, is dark olive gray fine sandy loam. The lower part to a depth of 80 inches or more is light gray sandy clay loam that has few to common light gray sand calcium carbonate accumulations. Under natural conditions, the water table is at or above the surface for most of the year except during extended dry periods. The permeability is rapid in the surface layer, and it is moderately slow to slow in the underlying material.

**Okeelanta muck (#25)** is a nearly level, very poorly drained soil found in freshwater swamps and in drained areas north of Lake Apopka. Typically, the upper part of the surface layer of this soil is black muck about 9 inches thick. Under natural conditions, this soil is ponded for 6 to 9 months or more each year. In most years, a seasonal high water table for this soil type is at or near the surface. In most areas, the soil in this map unit is artificially drained by tile drains and surface ditches. Permeability of this soil type is rapid in the organic layers, and is moderately rapid to moderately slow in the underlying material.

**Tavares fine sand, 0 to 5 percent slopes (#46)** is a nearly level to gently sloping, moderately well drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

**Tavares-Millhopper fine sands, 0 to 5 percent slopes (#47)** are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands. Typically the surface layer of Tavares soil consists of very dark grayish brown fine sand about 6 inches thick. Typically the surface layer of Millhopper soil consists of gray fine sand about 7 inches thick. The soils in this map unit have a seasonal high table at a depth of 36 to 60 inches for 2 to 6 months. The permeability of Tavares soil is rapid or very rapid. The permeability of Millhopper soil is rapid in the surface and subsurface layers and moderately slow in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers Basinger fine sand, depressional (#3), Canova muck (#9), Gator muck (#18), and Okeelanta muck (#25) associated with the properties to be a hydric soil type. This information can be found in the Hydric Soils of Florida Handbook, Third Edition (March, 2000).

## LAND USE TYPES/VEGETATIVE COMMUNITIES

The Rubright and Alterna properties currently supports nine (9) land use types/vegetative communities (Figure 5). These land use types were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The on-site upland land use types/vegetative communities are classified as Open Land (190),

Unimproved Pastures (212), Other Shrubs and Brush (329), Cabbage Palm (428), Hardwoods-Conifer Mixed (434), Mixed Hardwoods (438), and Roads and Highways (814). The wetland/surface water land use types/vegetative communities found on the sites are classified as Stream and Lake Swamps (615) and Willow and Elderberry (618). The following provides a brief description of the on-site land use types/vegetative communities:

**Uplands:**

***190 – Open Land***

There is a small portion of the Rubright property that contains Open Land (190). The dominant vegetation is bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), slash pine saplings (*Pinus elliottii*), ragweed (*Ambrosia artemisiifolia*), and blackberry (*Rubus trivialis*).

***212 – Unimproved Pastures***

A portion of the Alterna property is best described as Unimproved Pasture (212). Vegetation observed within this system includes bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), broomsedge (*Andropogon sp.*), ragweed (*Ambrosia artemisiifolia*), blackberry (*Rubus trivialis*), purple passionflower (*Passiflora incarnata*), coralbean (*Erythrina herbacea*), hairy indigo (*Indigofera hirsuta*), cogon grass (*Imperata cylindrica*) and cabbage palm (*Sabal palmetto*).

***329 - Other Shrubs and Brush***

There are two (2) areas on the Rubright property that have been disturbed and are now naturally recruiting and best classified as Other Shrubs and Brush (329). The dominant vegetation within this habitat type includes blackberry (*Rubus trivialis*), ragweed (*Ambrosia artemisiifolia*), Caesar weed (*Urena lobata*), slash pine sapling (*Pinus elliottii*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), cogon grass (*Imperata cylindrica*), wax myrtle (*Morella cerifera*), Carolina willow (*Salix caroliniana*), elderberry (*Sambucus nigra*), dog fennel (*Eupatorium capillifolium*), lantana (*Lantana strigocamara* ), guinea grass (*Panicum maximum*), chinaberry (*Melia azedarach*), winged sumac (*Rhus copallinum*), greenbrier (*Smilax sp.*), Chinese tallow (*Triadica sebifera*), grapevine (*Vitis aestivalis*), burnweed (*Erechtites hieraciifolius*), nightshade (*Solanum americanum*), pokeweed (*Phytolacca americana*), and Virgina pepperweed (*Lepidium virginicum*).

### *428 - Cabbage Palm*

A portion of the Alterna property contains a community that is best described as Cabbage Palm (428). This portion of the site was once used a nursery and a portion of the cabbage palms (*Sabal palmetto*) were planted in rows for retail purposes. This area has been abandoned and the area is recruiting new vegetation, along with additional cabbage palms. Other vegetative species found within this system include bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), Virgina pepperweed (*Lepidium virginicum*), dog fennel (*Eupatorium capillifolium*), lantana (*Lantana strigocamara*), guinea grass (*Panicum maximum*), ragweed (*Ambrosia artemisiifolia*), Chinaberry (*Melia azedarach*), grapevine (*Vitis aestivalis*), broomsedge (*Andropogon sp.*), blackberry (*Rubus trivialis*), and purple passionflower (*Passiflora incarnata*).

### *434 Hardwood-Conifer Mixed*

The eastern portion of the Rubright property is best classified as Hardwoods-Conifer Mixed (434). A large portion of the Rubright property was once utilized for a silviculture operation. Vegetation observed within this system includes slash pine (*Pinus elliotti*), live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), tread-softly (*Cnidoscolus stimulosus*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), and lantana (*Lantana strigocamara*).

### *438 - Mixed Hardwoods*

Both the Rubright and Alterna properties contain habitat most consistent with Mixed Hardwoods (438). Vegetation within these areas included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), Chinese tallow (*Triadica sebifera*), chinaberry (*Melia azedarach*), cabbage palm (*Sabal palmetto*), camphor tree (*Cinnamomum camphora*), hercules-club (*Zanthoxylum clava-herculis*), persimmon (*Diospyos virginiana*), black cherry (*Prunus serotina*), hickory (*Carya glabra*), citrus (*Citrus sp.*), bahia grass (*Paspalum notatum*), bermudagrass (*Cynodon dactylon*), saw palmetto (*Serenoa repens*), dog fennel (*Eupatorium capillifolium*), Caesar weed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), and lantana (*Lantana strigocamara*).

### *814 - Roads and Highways*

There is a roadway on the east portion of the Alterna site that connects the site to Orange Blossom Trial.

**Wetlands:**

***615 - Stream and Lake Swamp***

Both sites border the Lake Apopka Restoration Area on the western boundaries. Small wetland areas best classified as Stream and Lake Swamp (615) are located on each property. Vegetation within these systems include cabbage palm (*Sabal palmetto*), red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*), sweetbay (*Magnolia virginiana*), laurel oak (*Quercus laurifolia*), Virginia chain fern (*Woodwardia virginica*), camphor tree (*Cinnamomum camphora*), elderberry (*Sambucus nigra*), Carolina willow (*Salix caroliniana*), wild taro (*Colocasia esculenta*), ragweed (*Ambrosia artemisiifolia*), nightshade (*Solanum americanum*), broomsedge (*Andropogon sp.*), dog fennel (*Eupatorium capillifolium*), duck potato (*Sagittaria latifolia*), and pokeweed (*Phytolacca americana*).

***618 - Willow and Elderberry***

There are two (2) small distrubed wetland communities which exhibits the characteristics most consistent with the Willow and Elderberry (618). The dominant vegetation within these areas consists of Carolina willow (*Salix caroliniana*) and elderberry (*Sambucus nigra*). Other species observed include Peruvian primrose (*Ludwigia peruviana*), wax myrtle (*Morella cerifera*), Chinese tallow (*Triadica sebifera*), dotted smartweed (*Persicaria punctata*), blackberry (*Rubus trivialis*), muscadine grapevine (*Vitis rotundifolia*), and burnweed (*Erechtites hieraciifolius*).

**PROTECTED SPECIES**

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); Wildlife Methodology Guidelines (1988); and Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised January 2017); an assessment for "listed" floral and faunal species was conducted at the site on May 2, 2018. This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are "listed" by the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017) that have the potential to occur in Orange County.

**Reptiles and Amphibians**
black racer *(Coluber constrictor)*
**gopher tortoise *(Gopherus polyphemus)***
green anole *(Anolis caroliniana)*
pig frog *(Rana grylio)*
southern leopard frog *(Rana utricularia)*
cottonmouth (*Agkistrodon piscivorus*)

rattle snake (*Crotalus adamanteus*)

**Birds**
Black Vulture *(Coragyps atratus)*
Turkey Vulture *(Cathartes aura)*
Anhinga *(Anhinga anhinga)*
Great egret (*Ardea alba*)
Cattle egret (*Bubulcus ibis*)
Red-shoulder hawk (*Agelaius phoeniceus*)
Common Grackle *(Quiscalus quiscula)*
Mourning Dove *(Zenaida macroura)*
Northern Cardinal *(Cardinalis cardinalis)*
Northern Mockingbird *(Mimus polyglottos)*
Wild Turkey *(Meleagris gallopavo)*
American Crow (*Corvus brachyrhynchos*)

**Mammals**
Raccoon (*Procyon lotor*)
Opossum (*Didelphis virginiana*)
White-tail deer (*Odocoileus virginianus*)
Coyote (*Canis latrans*)
Eastern gray squirrel *(Sciurus carolinensis)*
Nine-banded armadillo *(Dasypus novemcinctus)*

One (1) of the above wildlife species, Gopher Tortoise (*Gopherus Polyphemus*) is identified on the FFWCC's Official Lists - Florida's Endangered Species, Threatened Species and Species of Special Concern (updated May 2017). The following provides a brief description of these species and others as they relate to the development of the site.

***Bald Eagle (Haliaeetus leucocephalus)***
*State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FFWCC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FFWCC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle *Haliaeetus leuchocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FFWCC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. Under FFWCC's new management plans, buffer zones are

recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. A FFWCC Eagle permit is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest during the nesting season, October 1 through May 15 or when eagles are present at the nest.

In addition to the on-site review for listed species, BTC conducted a review of the FFWCC's recorded Bald Eagle *(Haliaeetus leucocephalus)* nest sites on or in the vicinity of the subject property (See Attached). This review showed one (1) recorded bald eagle nest, through the 2014 nesting season, within one (1.0) mile of the Alterna Site. Bald Eagle Nests OR073 is located south of the site. According to FFWCC, the nest is located beyond the 660-foot buffer zone, as such, it is anticipated that no further action should be required pertaining to Bald Eagle nests.

**Gopher Tortoise (*Gopherus polyphemus*)**
*State Listed as "Threatened" by FFWCC*

Currently the gopher tortoise (*Gopherus polyphemus*) is classified as a "Category 2 Candidate Species" by the U.S. Fish and Wildlife Service (USFWS), and as of September 2007 is now classified as "Threatened" by FFWCC, and as "Threatened" by FCREPA. The basis of the "Threatened" classification by the FFWCC for the gopher tortoise is due to habitat loss and destruction of burrows. Gopher tortoises are commonly found in areas with well-drained soils associated with the pine flatwoods, pastures and abandoned orange groves. Several other protected species known to occur in Orange County have a possibility of occurring in this area, as they are gopher tortoise commensal species. These species include the eastern indigo snake (*Drymarchon couperi*), Florida mouse (*Podomys floridanus*) and the gopher frog (*Rana capito*). However, none of these species were observed during the survey conducted.

Burrows were observed within both of the project sites. As such, resolution of the gopher tortoise issue will need to be permitted through the FFWCC prior to any construction activities. A 100% wildlife survey is recommended and the survey would be valid for a period of 90 days. The FFWCC provides three (3) options for developers that have gopher tortoises on their property. These options include: 1) avoidance (i.e., 25-foot buffer around burrow), 2) preservation of habitat, and 3) off-site relocation. As such, resolution of the gopher tortoise issue will need to be permitted through FFWCC prior to any construction activities.

**USFWS CONSULTATION AREAS**

The U.S. Fish and Wildlife Service have established "consultation areas" for certain listed species. Generally, these consultation areas only become an issue if USFWS consultation is required, which is usually associated with permitting through the U.S. Army Corps of Engineers. The reader should be aware that species presence and need for additional review are often determined to be unnecessary early in the permit review process due to lack of appropriate habitat or other conditions. However, the USFWS makes the final determination.

Consultation areas are typically very regional in size, often spanning multiple counties where the species in question is known to exist. Consultation areas by themselves do not indicate the presence of a listed species. They only indicate an area where there is a potential for a listed species to occur and that additional review might be necessary to confirm or rule-out the presence of the species. The additional review typically includes the application of species-specific criteria to rule-out or confirm the presence of the species in question. Such criteria might consist of a simple review for critical habitat types. In other cases, the review might include the need for species-specific surveys using established methodologies that have been approved by the USFWS.

The following paragraphs include a list of the USFWS Consultations Areas associated with the subject site. Also included, is a brief description of the respective species habitat and potential for additional review:

**Everglade Snail Kite *(Rostrhamus sociabilis)***
*Federally Listed as "Endangered" by USFWS*

The subject site falls within the USFWS Consultation Area for the Everglade Snail Kite. Currently the Everglade Snail Kite is listed as "Endangered" by the USFWS. Everglade Snail Kites are similar in size to Red-shouldered Hawks. All Everglade Snail Kites have deep red eyes and a white rump patch. Males are slate gray, and females and juveniles vary in amounts of white, light brown, and dark brown, but the females always have white on their chin. Kites vocalize mainly during courtship and nesting. They may occur in nearly all of the wetlands of central and southern Florida. They regularly occur in lake shallows along the shores and islands of many major lakes, including Lakes Okeechobee, Kissimmee, Tohopekaliga (Toho) and East Toho. They also regularly occur in the expansive marshes of southern Florida such as Water Conservation Areas 1, 2, and 3, Everglades National Park, the upper St. John's River marshes and Grassy Waters Preserve.

No Everglade Snail Kites were observed within the site during the wildlife survey conducted by BTC. As such, no further action should be required pertaining to Everglade Snail Kites.

**Florida Scrub-Jay *(Aphelocoma coerulescens)***
*Federally Listed as "Threatened" by USF*
Currently the Florida Scrub-Jay is listed as threatened by the USFWS. Florida Scrub Jays are largely restricted to scattered, often small and isolated patches of sand pine scrub, xeric oak, scrubby flatwoods, and scrubby coastal stands in peninsular Florida (Woolfenden 1978a, Fitzpatrick et al. 1991). They avoid wetlands and forests, including canopied sand pine stands. Optimal Scrub-Jay habitat is dominated by shrubby scrub, live oaks, myrtle oaks, or scrub oaks from 1 to 3 m (3 to 10 ft.) tall, covering 50% to 90% of the area; bare ground or sparse vegetation less than 15 cm (6 in) tall covering 10% to 50% of the area; and scattered trees with no more than 20% canopy cover (Fitzpatrick et al. 1991).

No Florida Scrub-Jays were observed during the wildlife survey and no suitable habitat for this species exists within the site boundaries. As such, no further action should be required pertaining to the Florida Scrub-Jay.

**Florida Sand Skink *(Neoseps reynoldsi)***
*Federally Listed as "Threatened" by USFWS*

The Florida sand skink is listed as "Threatened" by the USFWS. The Florida sand skink exists in areas vegetated with sand pine *(Pinus clausa)* - rosemary *(Ceratiola ericoides)* scrub or a long leaf pine *(Pinus palustris)* - turkey oak *(Quercus laevis)* association. Habitat destruction is the primary threat to this species' survival. Citrus groves, residential, commercial and recreational facilities have depleted the xeric upland habitat of the sand skink. All properties within the limits of this consultation area that are located at elevations greater than 80' and contain suitable (moderate-to-well drained soils) soils are believed by USFWS to be areas of potential sand skink habitat.

A sand skink survey is in the process of being conducted this season. Results will be provided once completed in a separate report.

## DEVELOPMENT CONSTRAINTS

All wetlands on the site have been delineated by BTC in accordance with local, state and federal guidelines utilizing pink "Bio-Tech Consulting" flagging tape (Figure 6). All wetland flag locations will need to be approved by the appropriate regulatory agencies. The on-site wetlands are located within the Southern Ocklawaha River.

### City of Apopka

The City of Apopka requires within its Land Development Code a series of environmental evaluation criteria. As stated in the Apopka Land Development Code (5.02.04) when a site containing listed species receives a score of 169 or higher, the city shall require preservation through an easement of an area which will sustain a viable population. If the site ranks below 169, the City shall allow relocation and/or mitigation measures of the identified species on a case by case basis. The subject site does contain listed species and therefore, an evaluation criterion will need to be performed to see if further coordination with the city will be required.

Both properties fall within Joint Planning Area Agreement (JPA) boundary. The JPA agreement was formed to improve the coordination between the City of Apopka and Orange County. The City of Apopka will coordinate existing resource protection plans with Orange County to appropriately conserve and manage natural areas and open space with the project areas.

**St. Johns River Water Management District**

An Environmental Resource Permit (ERP) will be required through the St. Johns River Water Management District (SJRWMD) for all wetland and/or other surface water impacts (both direct and secondary). Impacts to the project's wetland and/or other surface water communities would be permittable by SJRWMD as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts.

**U.S. Army Corps of Engineers**

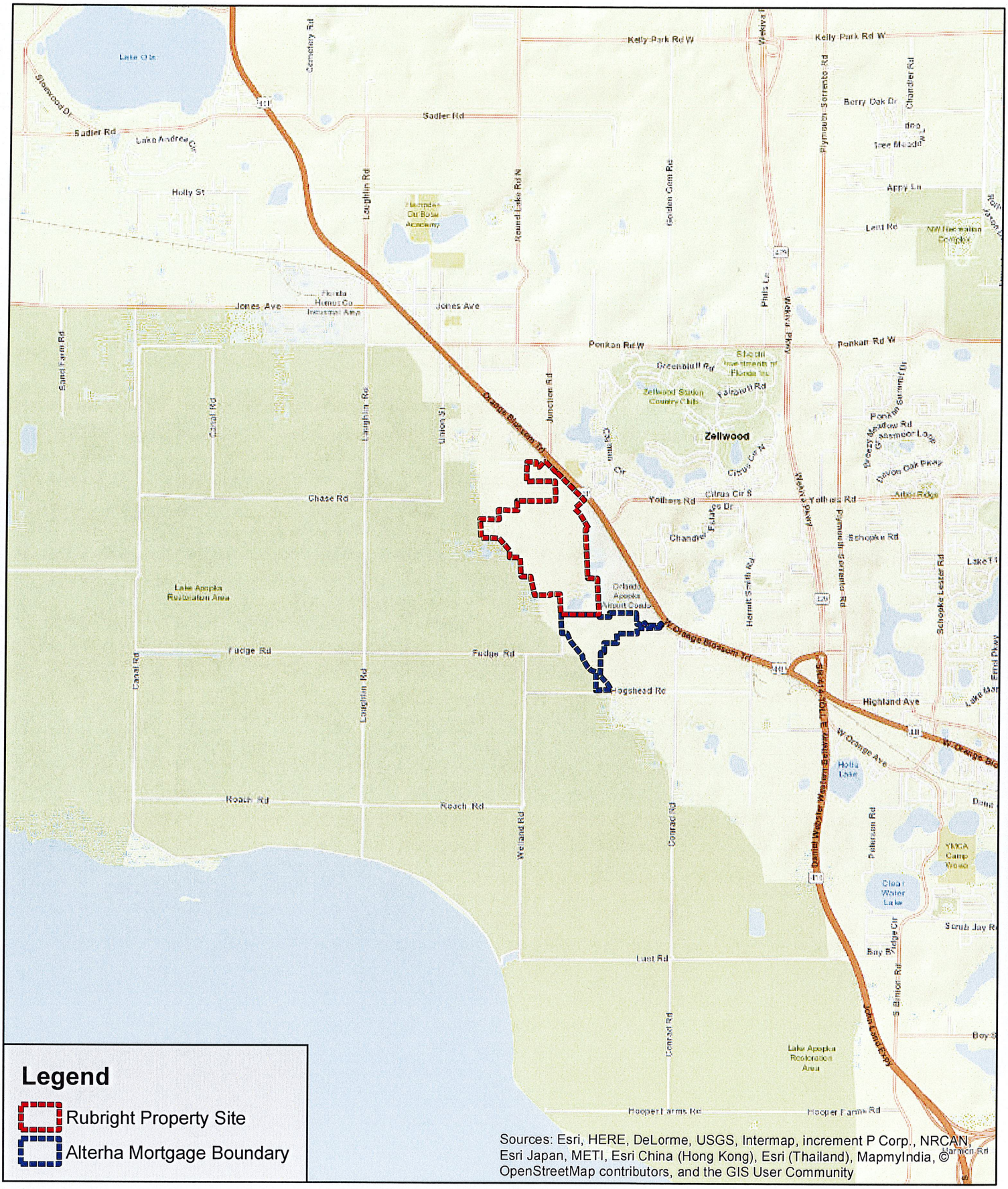
Permitting may also be required for the project's wetland and/or other surface water impacts by the US Army Corps of Engineers (USACOE). As with the District, it is anticipated that all impacts to the project's wetlands and/or other surface water communities would be permittable by the USACOE as long as the issues of elimination and reduction of wetland impacts have been addressed and as long as the mitigation offered is sufficient to offset the functional losses incurred via the proposed impacts. It is our position based upon our preliminary review that the on-site wetlands are regulated by the USACOE. Involvement by the USACOE will have to be resolved prior to site development.

The environmental limitations described in this document are based on observations and technical information available on the date of the on-site evaluation. This report is for general planning purposes only. The limits of any on-site wetlands/surface waters can only be determined and verified through field delineation and/or on-site review by the pertinent regulatory agencies. The wildlife surveys conducted within the subject property boundaries do not preclude the potential for any listed species, as noted on Table 1 (attached), currently or in the future. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Mark Ausley
Project Manager

attachments

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www.bio-techconsulting.com

Rubright and Alterna Property Site
Orange County, Florida
Figure 1
Location Map

0 1,125 2,250 4,500 Feet

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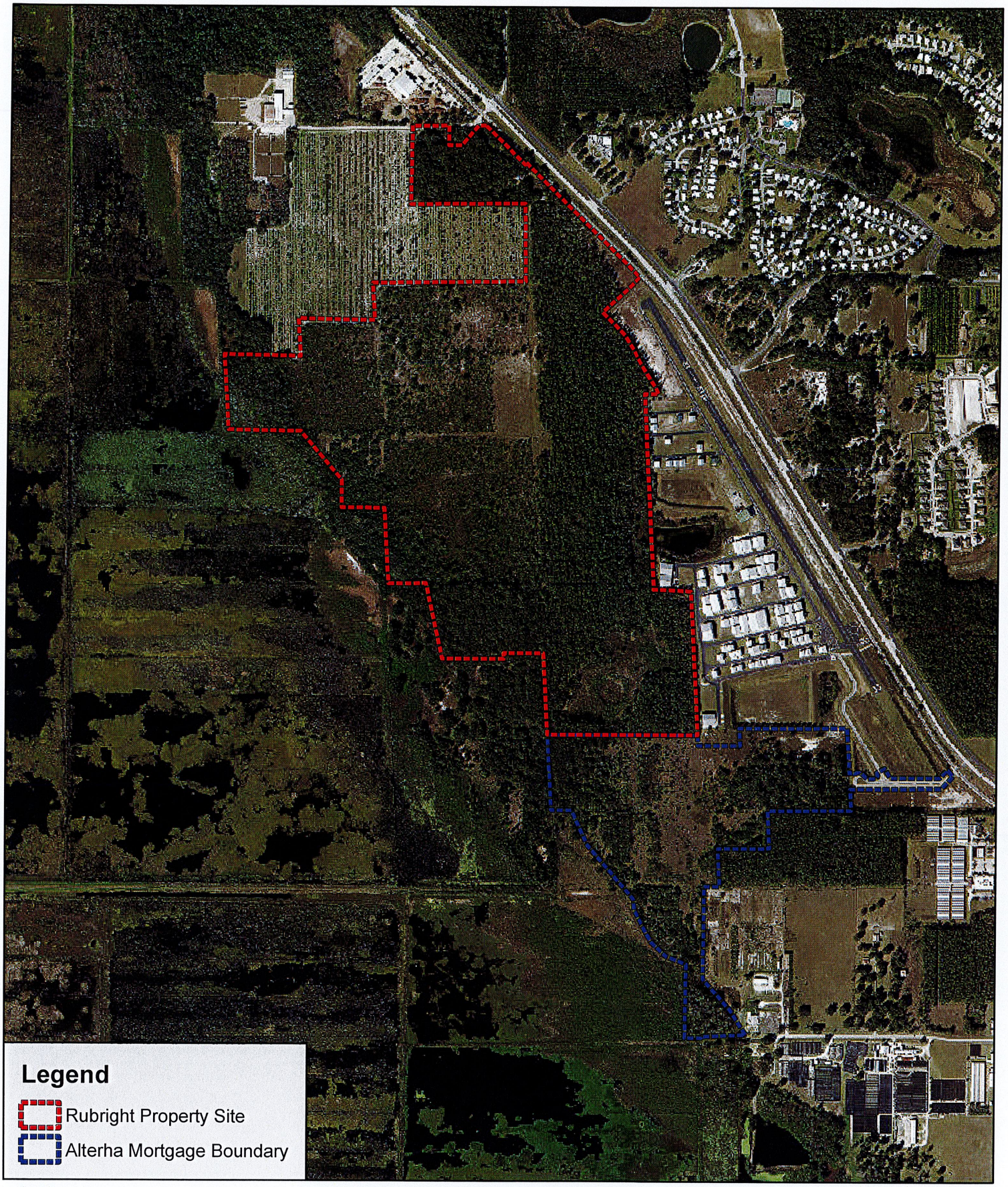
Produced By:
Date: 4/30/2

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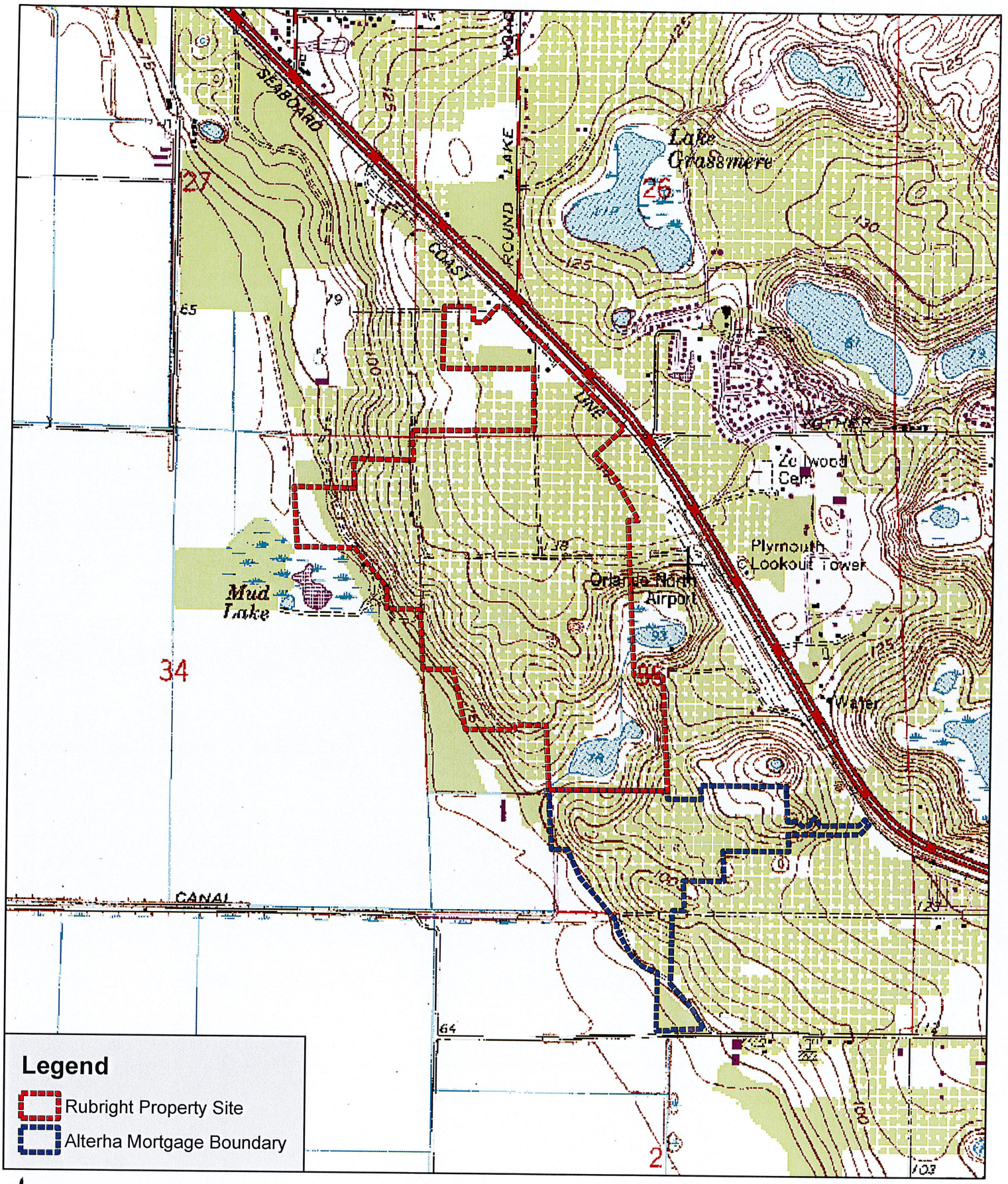
Rubright and Alterna Property Site
Orange County, Florida
Figure 2
Aerial Map

0 375 750
Feet

Project #: 672-18
Produced By:
Date: 4/30/2

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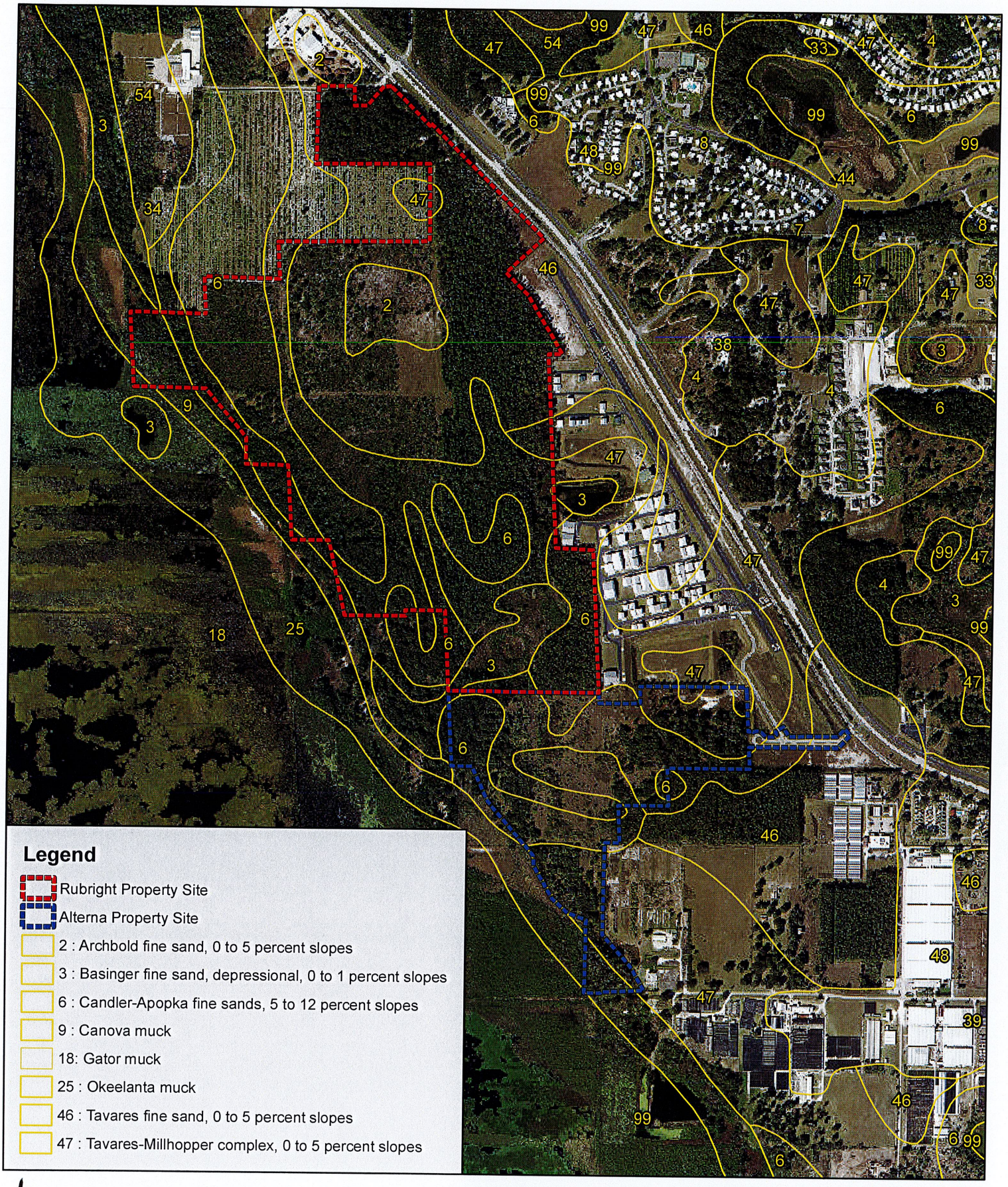
Rubright and Alterna Property Site
Orange County, Florida
Figure 3
Topo Map

0 375 750 1,500
Feet

Project #: 672-18
Produced By:
Date: 4/30/20

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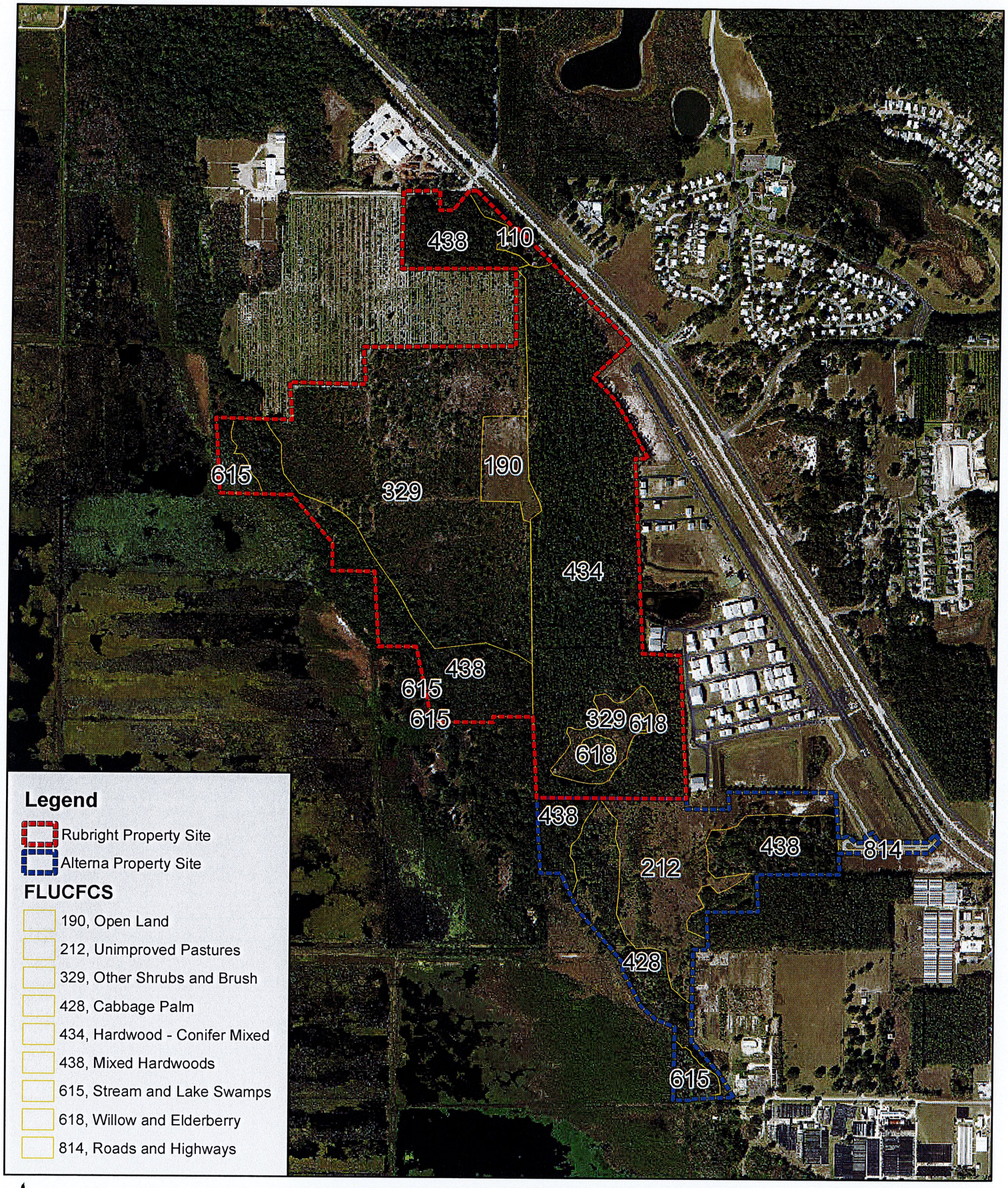
Rubright and Alterna Property Site
Orange County, Florida
Figure 4
Soils Map

0 375 750
Feet

Project #: 672-
Produced By:
Date: 5/2/201

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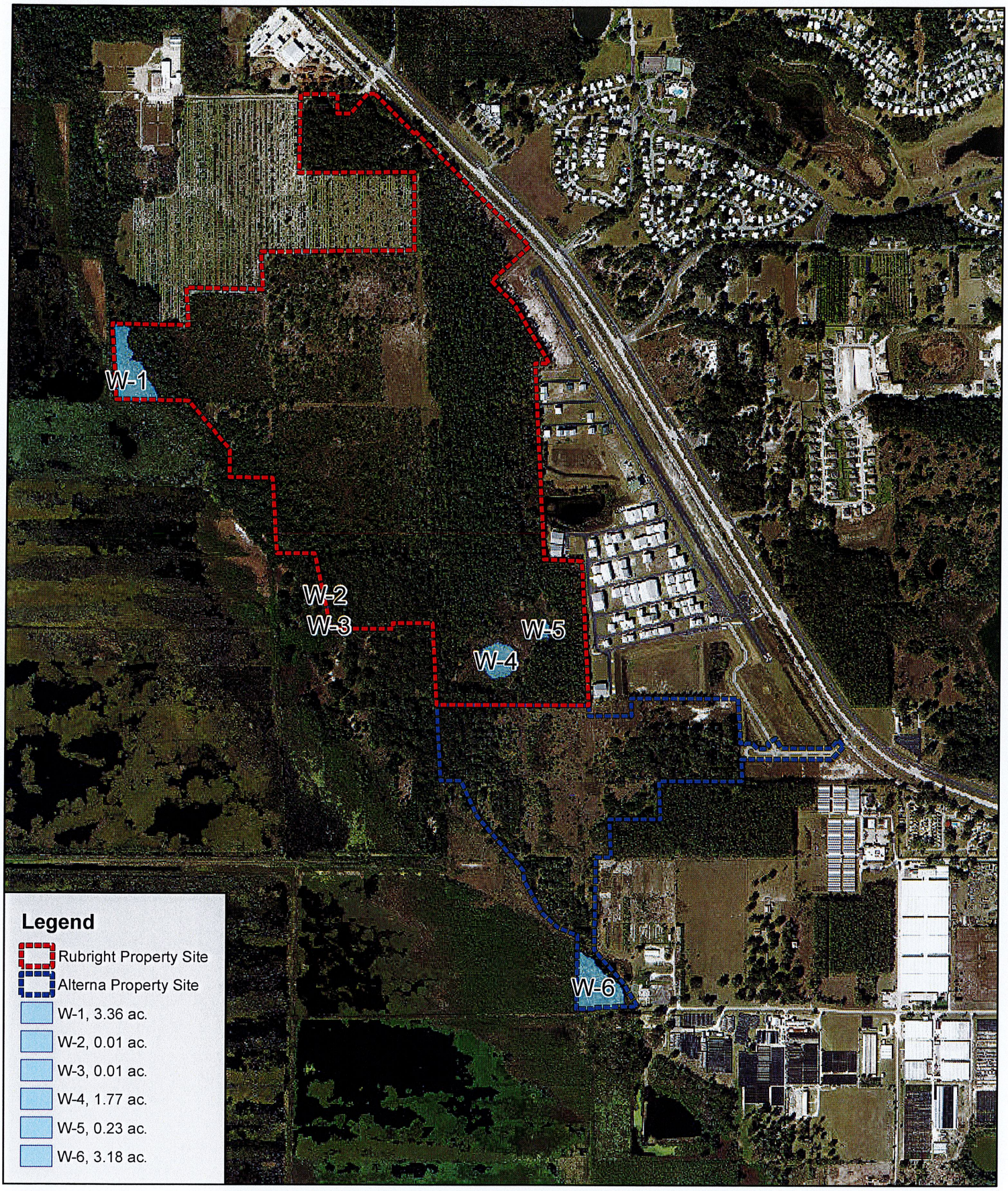
Rubright and Alterna Property Site
Orange County, Florida
Figure 5
FLUCFCS Map

0 375 750
Feet

Project #: 672-
Produced By:
Date: 5/3/20

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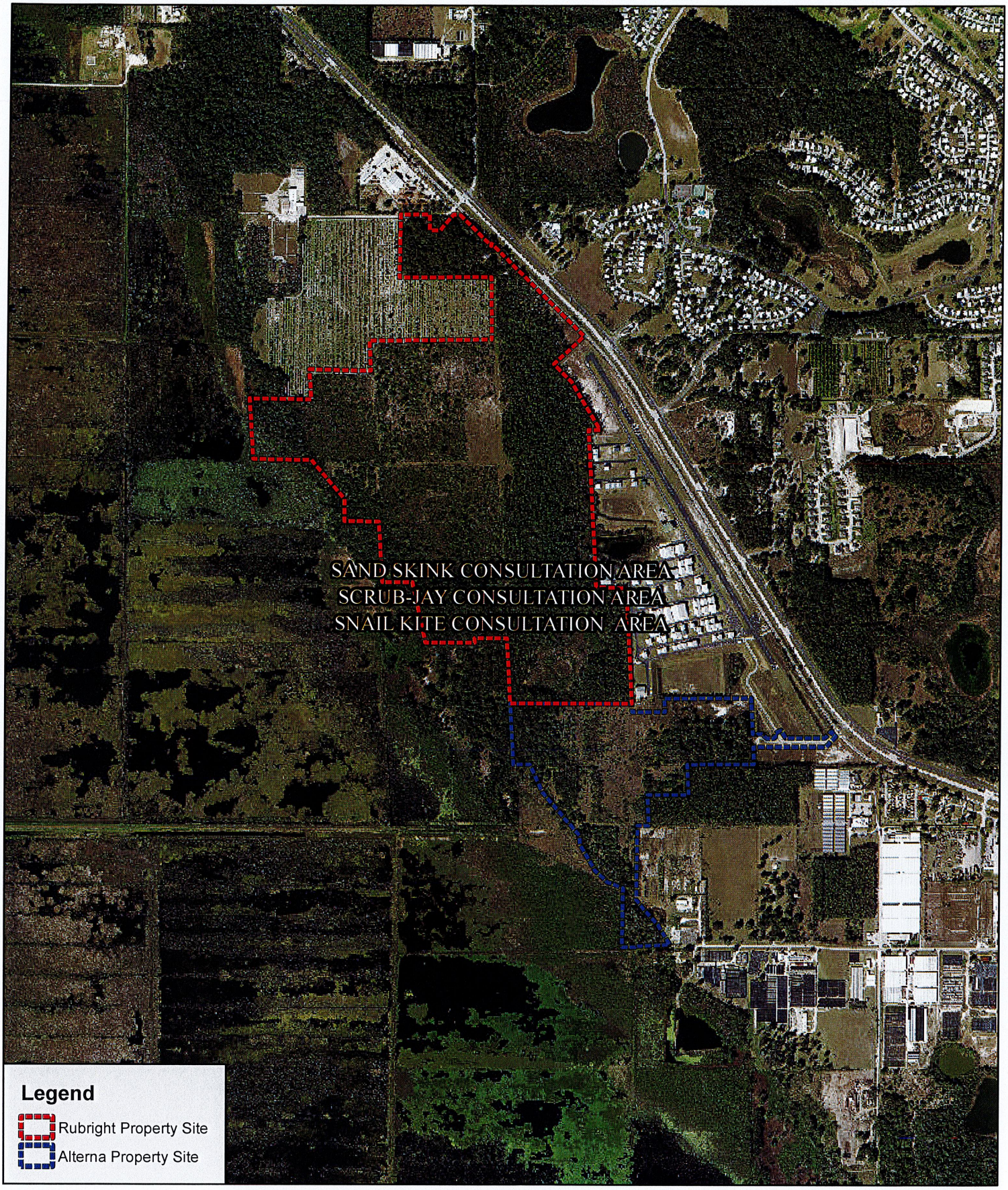
Rubright and Alterna Property Site
Orange County, Florida
Figure 6
Wetland Map

0 375 750
Feet

Project #: 672-
Produced By:
Date: 5/2/20

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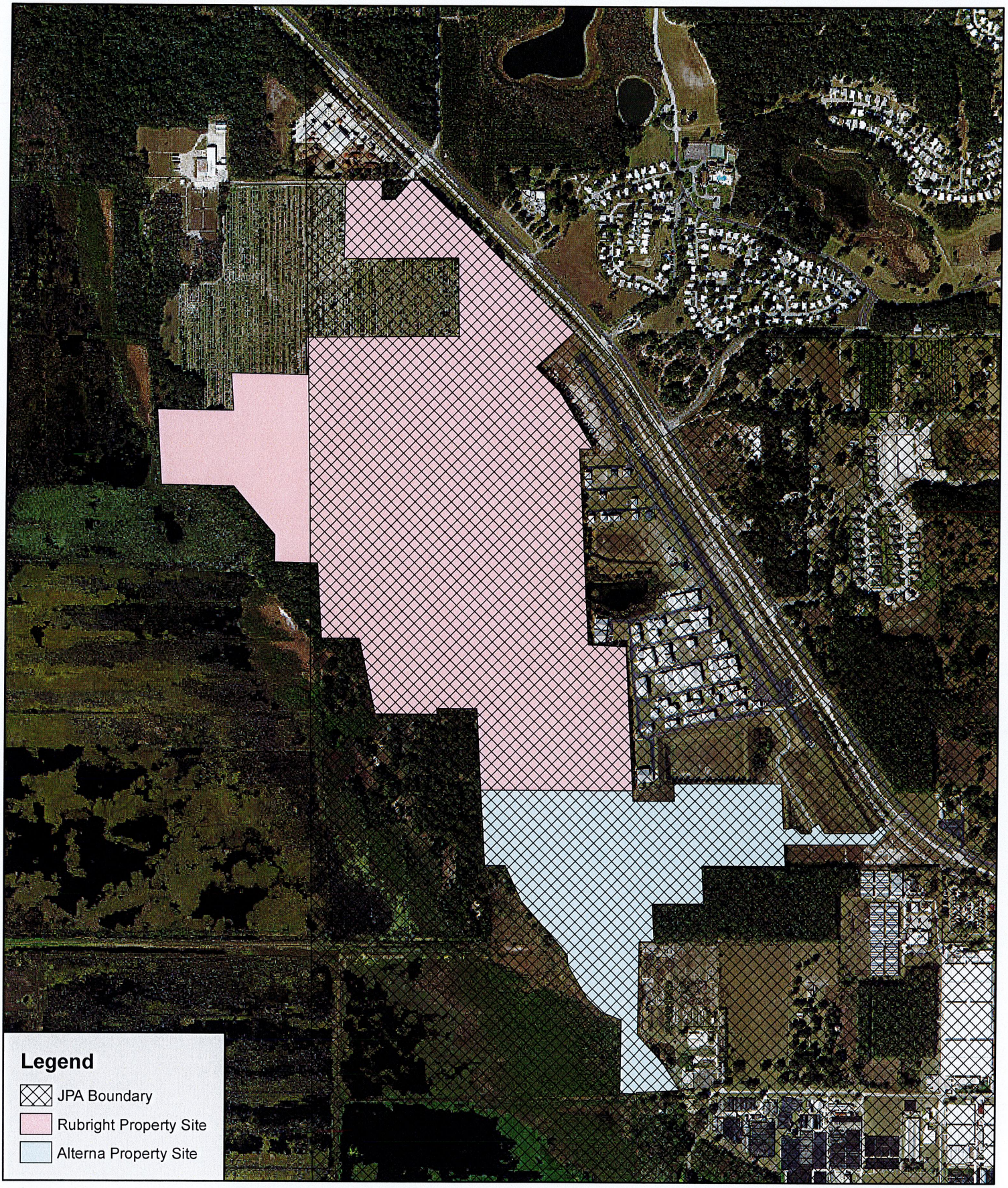
Rubright and Alterna Property Site
Orange County, Florida
Consultation Areas

0 375 750 1,500
Feet

Project #: 672-
Produced By:
Date: 5/4/20

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Rubright and Alterna Property Site
Orange County, Florida
JPA Boundary Map

0 375 750
Feet

Project #: 672-
Produced By:
Date: 5/4/20

# Eagle Nest Locator

Welcome to the Florida Fish and Wildlife Conservation Commission Bald Eagle Nest Locator. The search features below may be used to locate FWC documented bald eagle nesting territories and to view their locations in map and spreadsheet form.

New Survey Protocol: In 2008 the statewide bald eagle nesting territory survey protocol changed. Here is the map showing what counties are being surveyed during the 2015-2016 breeding season. The protocol change reduces annual statewide survey effort and increases the amount of information gained from the nests that are visited during the survey season. Nest productivity is now determined for a sub-sample of the nests that are surveyed annually. Nest activity and productivity information are critical to determining if the goals and objectives of the Bald Eagle Management Plan are being met.

Attention: The information contained within this database is current through the 2016-2017 nesting season; nests were surveyed by FWC from November 2016 to April 2017. Accuracy of the nest locations is estimated to be within 0.1 miles of the true location. Not all eagle nests in Florida have been documented by FWC. Non-documented nests receive the same level of protections as FWC documented nests.

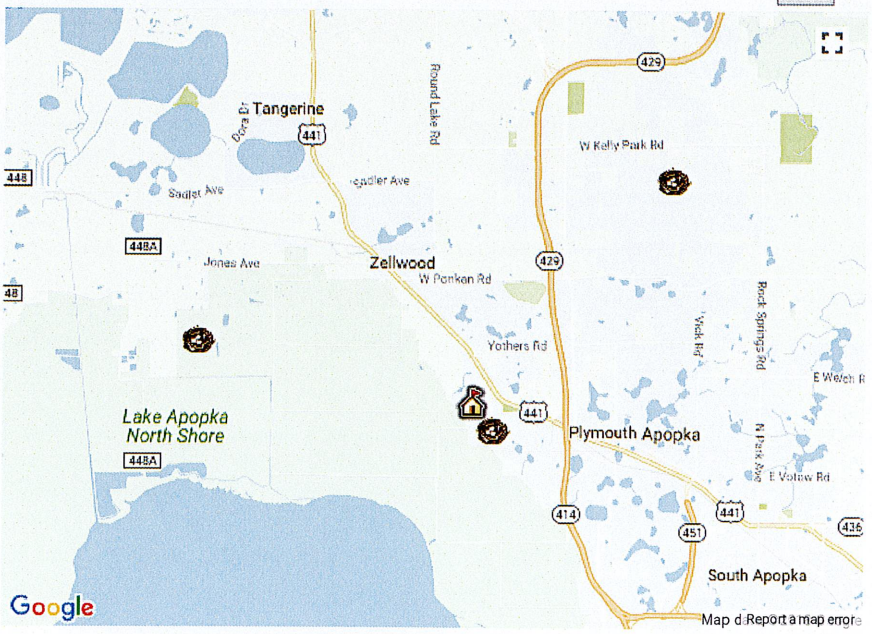
**Locate Nests By:**

Nested Search | Modify Search | New Search

**Nest Map:**

**3 nests were found that meet the search criteria.**

Print




**Bald Eagle Nest Data Search Results:**

Results per page: 20

| | Nest ID | County | Latitude | Longitude | Known Active | Last Survey | Distance |
|---|---|---|---|---|---|---|---|
| View History | OR035 | Orange | 28 42.65 | 81 39.19 | 2011 | 2014 | 4.38 |
| View History | OR058 | Orange | 28 44.77 | 81 31.94 | 2014 | 2014 | 4.70 |
| View History | OR073 | Orange | 28 41.45 | 81 34.68 | 2014 | 2014 | 0.42 |

Print Export

Page 1 of 1

**Please direct any questions, comments, or suggestions about this page to BaldEagle@MyFWC.com. To learn more about eagles in Florida please visit the FWC bald eagle website.**

| Table 1: | Potentially Occuring Listed Wildlife and Plant Species in Orange County, Florida | | |
|---|---|---|---|
| **Scientific Name** | **Common Name** | **Federal Status** | **State Status** |
| **REPTILES** | | | |
| *Alligator mississippiensis* | American alligator | SAT | FT(S/A) |
| *Drymarchon corais couperi* | eastern indigo snake | LT | FT |
| *Gopherus polyphemus* | gopher tortoise | C | ST |
| *Lampropeltis extenuata* | short-tailed snake | N | ST |
| *Pituophis melanoleucus mugitus* | Florida pine snake | N | ST |
| *Plestiodon reynoldsi* | sand skink | LT | FT |
| **BIRDS** | | | |
| *Aphelocoma coerulescens* | Florida scrub-jay | LT | FT |
| *Athene cunicularia floridana* | Florida burrowing owl | N | ST |
| *Caracara cheriway* | Crested Caracara | LT | FT |
| *Egretta caerulea* | little blue heron | N | ST |
| *Egretta tricolor* | tricolored heron | N | ST |
| *Falco sparverius paulus* | southeastern American kestrel | N | ST |
| *Grus canadensis pratensis* | Florida sandhill crane | N | ST |
| *Haliaeetus leucocephalus* | bald eagle | N | ** |
| *Mycteria americana* | wood stork | LT | FT |
| *Pandion haliaetus* | osprey | N | SSC* |
| *Picoides borealis* | red-cockaded woodpecker | LE | FE |
| *Platalea ajaja* | roseate spoonbill | N | ST |
| *Sterna antillarum* | least tern | N | ST |
| **MAMMALS** | | | |
| *Sciurus niger shermani* | Sherman's fox squirrel | N | SSC |
| **VASCULAR PLANTS** | | | |
| *Bonamia grandiflora* | Florida bonamia | LT | E |
| *Calopogon multiflorus* | Many-flowered Grass-pink | N | T |
| *Centrosema arenicola* | Sand Butterfly Pea | N | E |
| *Chionanthus pygmaeus* | Pygmy Fringe Tree | LE | E |
| *Centrosema arenicola* | sand butterfly pea | N | N |
| *Coelorachis tuberculosa* | piedmont jointgrass | N | N |
| *Deeringothamnus pulchellus* | beautiful pawpaw | LE | E |
| *Eriogonum longifolium* var *gnaphalifolium* | scrub buckwheat | LT | E |
| *Helianthus debilis* ssp *tardiflorus* | beach sunflower | N | N |
| *Ilex opaca var arenicola* | scrub holly | N | N |
| *Illicium parviflorum* | star anise | N | E |
| *Lechea cernua* | nodding pinweed | N | T |
| *Lupinus aridorum* | scrub lupine | LE | E |
| *Matelea floridana* | Florida spiny-pod | N | E |
| *Monotropa hypopithys* | pinesap | N | E |
| *Najas filifolia* | Narrowleaf Naiad | N | T |
| *Nemastylis floridana* | Celestial Lily | N | E |
| *Nolina atopocarpa* | Florida beargrass | N | T |
| *Nolina brittoniana* | Britton's beargrass | LE | E |
| *Ophioglossum palmatum* | hand fern | N | E |
| *Panicum abscissum* | cutthroat grass | N | E |
| *Paronychia chartacea* ssp *chartacea* | paper-like nailwort | LT | E |
| *Persea humilis* | scrub bay | N | N |
| *Pecluma plumula* | Plume Polypody | N | E |
| *Polygonella myriophylla* | Small's jointweed | LE | E |
| *Prunus geniculata* | scrub plum | LE | E |
| *Pteroglossaspis ecristata* | Giant Orchid | N | T |
| *Stylisma abdita* | scrub stylisma | N | E |
| *Warea amplexifolia* | clasping warea | LE | E |
| *Zephyranthes simpsonii* | redmargin lily | N | T |

**FEDERAL LEGAL STATUS**

**LE**-Endangered: species in danger of extinction throughout all or a significant portion of its range.
**LT**-Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
**SAT**-Endangered due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
**C**-Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
**XN**-Non-essential experimental population.
**N**-Not currently listed, nor currently being considered for listing as Endangered or Threatened.

**STATE LEGAL STATUS - ANIMALS**

**FE**- Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
**FT**- Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
**FXN**- Federal listed as an experimental population in Florida
**FT(S/A)**- Federal Threatened due to similarity of appearance
**ST**- State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
**SSC**-Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)

**N**-Not currently listed, nor currently being considered for listing.

*** State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (1918) and the Bald and Golden Eagle Protection Act (1940)*

**STATE LEGAL STATUS - PLANTS**

**E**-Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
**T**-Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
**N**-Not currently listed, nor currently being considered for listing.

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Schools ..... 7

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## Exhibits


Exhibit A ..... Rubright Properties Aerial

Exhibit B ..... Existing Future Land Use Map

Exhibit C ..... Proposed Future Land Use Map

Exhibit D ..... Plymouth Area Conceptual Master Plan

Exhibit E ..... West Area Conceptual Master Plan

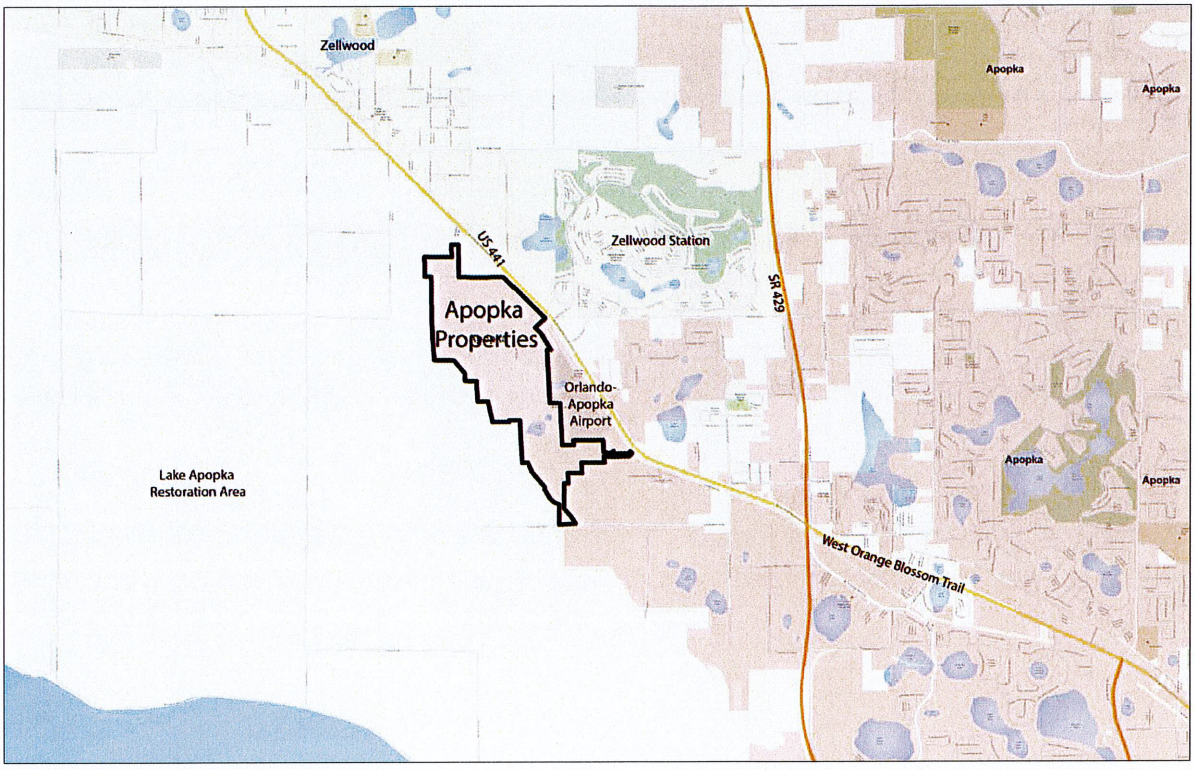
## Introduction

This Small Area Study is prepared in support of the proposed development of 424 acres of property located on the west side of the City of Apopka known as the Rubright Properties. The Small Area Study is required by the City of Apopka Comprehensive Plan for the planned Mixed-Use development, and is also required by the Joint Planning Area Agreement between the City of Apopka and Orange County. Transportation analysis and environmental studies are provided in support of this proposed development under separate cover.

## The Apopka Properties and Surrounding Area

The proposed development is located on the southwest side of West Orange Blossom Trail (US 441), south of the unincorporated community of Zellwood and immediately west of the Orlando Apopka Airport. The Rubright Properties is an assemblage of 19 separate properties with access to West Orange Blossom Trail on the north and south sides of the airport (See Exhibit A – Aerial).

**Figure 1: Location Map**




The west side of the property is bordered by the Lake Apopka Restoration Area that is owned by the St. Johns River Water Management District. The north side of the Rubright Properties has frontage on Wesley Road which serves an existing industrial area and connects to West Orange Blossom Trail. Between Wesley Road and the Orlando Apopka Airport, the subject property has nearly 2,000 feet of frontage along the south side of West Orange Blossom Trail, a 4-land divided highway. A CSX railroad lies between the road frontage and West Orange Blossom Trail. The subject property also connects to West Orange Blossom Trail via Apopka Airport Road on the south side of the airport. The very southern end of the subject property has frontage on the Hogshead Road right-of-way that runs from the subject

property east to West Orange Blossom Trail. (See Exhibit A - Aerial). Approximately 349 of the 424 acres were annexed into the City of Apopka on May 15, 2019, the remainder were already within the City Limits. The Policy Analysis beginning on page 10 of this study demonstrates that the proposed location is consistent with the City of Apopka Comprehensive Plan regarding logical expansion of the City as stated in Goal 1, Objective 3, and Policy 3.14 of the Future Land Use Element.

**Figure 2: Bird's Eye View of Rubright Properties**

## The Proposed Development Program

The proposed development program for the Rubright Properties is a mix of employment and housing as follows:

| Use | Acreage | Density/Intensity | Maximum Total Units |
|---|---|---|---|
| Residential | 198 | 4 dwelling units/acre | 792 dwelling units |
| Industrial | 226 | 0.33 Floor Area Ratio | 3.2 million sq. ft. |

An estimated 20% of the total acreage is wetland/conservation area.

## Future Land Use

The proposed Future Land Use Designation for the development is Mixed Use - Airport Support District. (See Exhibit – B: Existing Future Land Use, and Exhibit – C: Proposed Future Land Use Map.) The proposed Future Land Use designation of Airport Support District is a new mixed-use land use category that reflects the importance of the location of the property adjacent to the economic engine of the Orlando Apopka Airport. In order to implement the new Airport Support District Future Land Use

Designation, Policy 3.1.r. is proposed to be amended to include a range of uses as follows (changes shown by underline):

| Uses Allowed[1] | Community Center | Employment Center | Central Business District | Interchange | Airport Support District |
|---|---|---|---|---|---|
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40% max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% | 10% | | |
| Recreation | 20% min. | 15% min. | 15% min. | 15% min. | 15% max.[4] |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| **Development Standards** | | | | | |
| FAR [2] Minimum | 0.25 | 0.25 | 0.25 | see note 3 | 0.35 |
| Maximum | 0.6 | 0.6 | 1 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.
(2) Calculated per individual site or in the case of mixed use by development site.
(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.
(4) Open space percentage applies only to the residential portion of the Special Area Study.

The Policy Analysis beginning on page 10 of this study demonstrates that the proposed development is consistent with the City of Apopka Comprehensive Plan regarding a mix of land uses as found in Policy 3.1.r, and Policy 19.1 of the Future Land Use Element.

## Joint Planning Area/Plymouth Area Conceptual Master Plan

The 2004 Settlement Interlocal Agreement between the City of Apopka and Orange County, Florida establishes the Joint Planning Area between the two governments. The 2004 boundary of the Joint Planning Area included most, but not all of the subject property. Exhibit C of this report shows the northwestern portion of the Rubright Properties that were added to the Joint Planning Area Agreement in 2019.

The Interlocal agreement includes seven Small Area Studies for the unincorporated portions of the Joint Planning Area. The Small Area Study that includes the Rubright Properties is identified as the "Plymouth Area". The Conceptual Master Plan for the Plymouth Small Area Study includes all land that lies between West Orange Blossom Trail and the Lake Apopka Restoration Area, running from the northwest corner of the subject property, south to North Binion Road. (See Exhibit D - Plymouth Area Conceptual Master Plan). The area on the northeast side of West Orange Blossom Trail is part of the "West Area" Conceptual Master Plan and borders the subject property at the North Orange Blossom Trail boundary. (See Exhibit E - West Area Conceptual Master Plan).The Conceptual Master Plans of these Small Area Studies included land that was both within and outside of the City of Apopka, and represents the full urban build-out of these areas. While not binding to either the City of Apopka or Orange County, the Conceptual Master Plans provide insight into the ultimate build-out that the City foresees for this area.

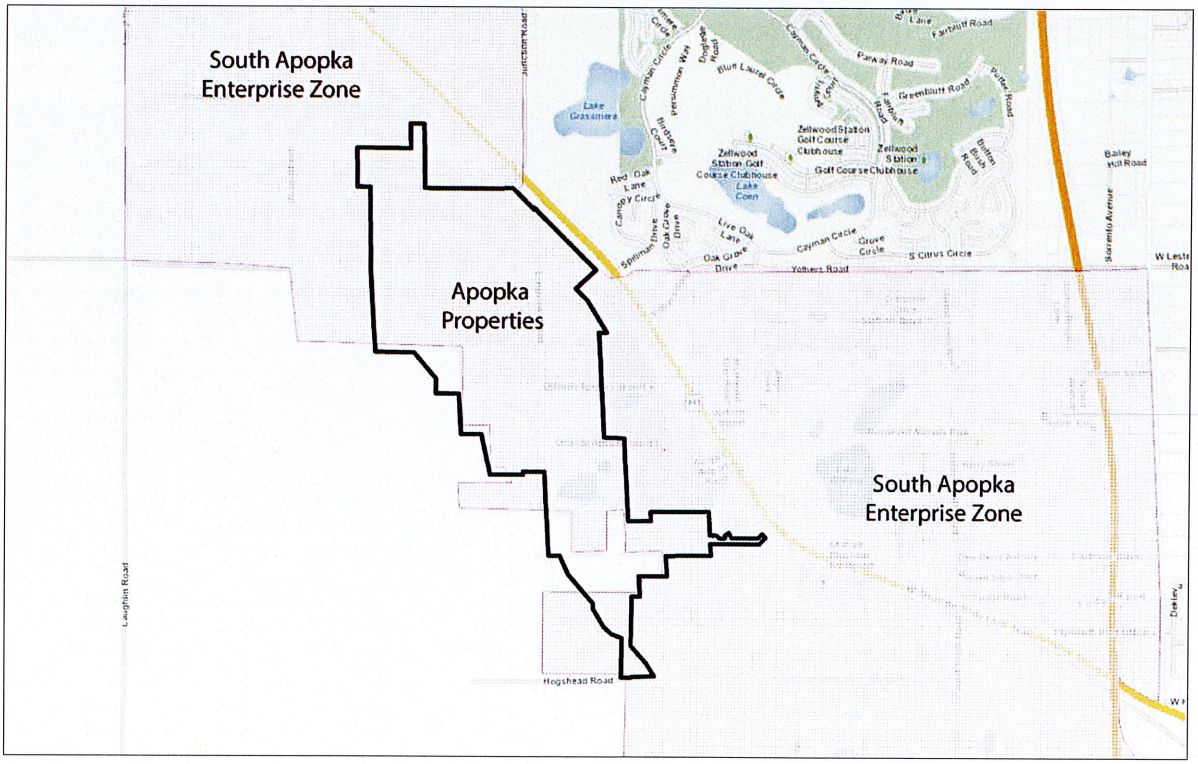
The Policy Analysis beginning on page 10 of this study demonstrates that the proposed development is consistent with the City of Apopka Comprehensive Plan regarding the Joint Planning Area and the associated Plymouth Small Area Study as found Objective 12, Policy 12.1, Policy 12.2, Policy 12.3, Objective 13 and Policy 13.2 of the Future Land Use Element.

The proposed Mixed Use – Airport Support District Future Land Use for the Rubright Properties is consistent with the Plymouth Small Area Study. The 3.2 million square feet of industrial uses in the proposed development program is consistent with the planned industrial land uses on the west side of the airport found in the Plymouth Area Concept Plan. The Airport Support District is a Mixed Use land use category that will encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices. The residential uses help to balance the land uses in the area and will avoid the over-allocation of industrial uses that would occur if the entire area were industrial.

## South Apopka Enterprise Zone

The Rubright Properties are also almost wholly within the South Apopka Enterprise Zone. The South Apopka Enterprise Zone is intended to be a catalyst for economic development and provides tax incentives to business based on employment within the zone. The industrial component of the development program is exactly the type of employment-based economic activity anticipated by the Enterprise Zone.

**Figure 3: South Apopka Enterprise Zone**

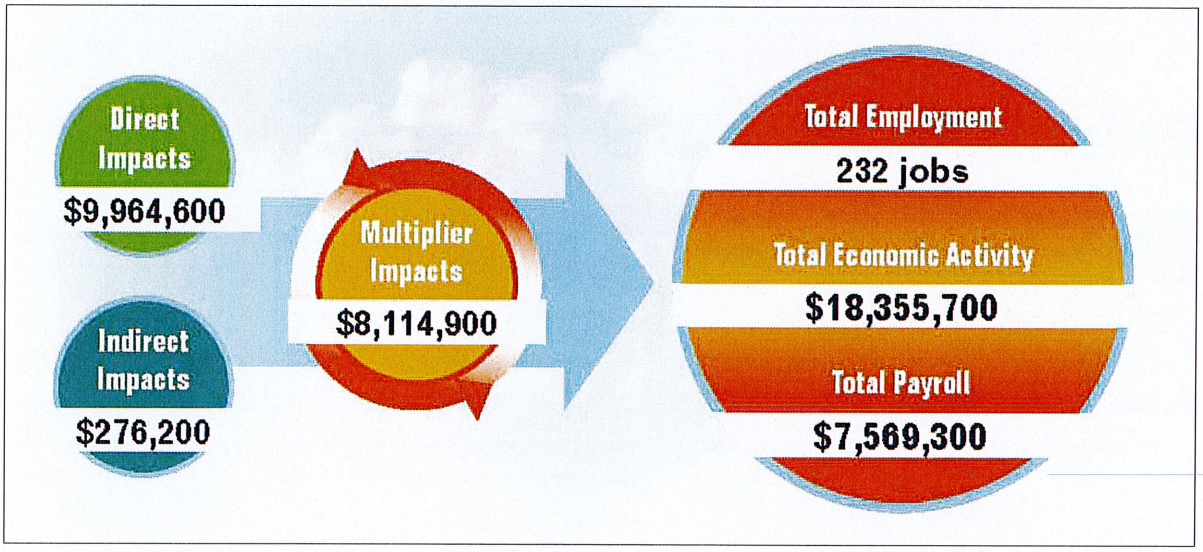


## Projected Need/Justification

The West Apopka area and the surrounding communities of Zellwood, Tangerine, and Mount Dora are experiencing growth that is influenced by the completion of the Western Beltway and Wekiva Parkway (SR 429). Located less than two miles east of the Apopka Properties, the Western Beltway provides quick access to Interstate 4, the Florida Turnpike, Downtown Orlando, and the tourist areas of the Orlando area. When completed in 2022, the Wekiva Parkway will provide the final leg of a beltway system that will complete a perimeter around the Metro Orlando area. The tolled expressway will provide travel alternatives and relieve US 441, SR 46 and other area roads of traffic congestion resulting from growth and travel between Orange, Lake and Seminole Counties.

The other predominate economic engine for this area is the adjacent Orlando Apopka Airport. The transformation of the airport from a small landing strip to a major economic engine began in 2004 when a developer purchased the airport and offered nearly 200 hanger lots for sale rather than lease. The developer also widened and extended the runway and added a parallel taxiway. The changes have been a catalyst for growth. As shown on the following info graphic from the Florida Department of Transportation, the Orlando Apopka Airport has annual direct economic impacts of nearly $10 million and total economic impacts of over $18 million[1].

**Figure 4: Orlando Apopka Airport Annual Economic Impact**




According the City of Apopka Comprehensive Plan 2030, population forecasts show total population for the City growing from 74,289 in the year 2020, to 125,538 in the year 2030.[2] Land use demand projections for the year 2030 for the City of Apopka show the need for additional acreage for Residential (7,879 ac.), Industrial (827 ac.), and Mixed Use (67 ac.) between the years 2009 and 2030.

[1] Florida Department of Transportation, *Economic Impact of Orlando Apopka Airport*, March 2010.
[2] Table 1-2, Population Forecasts, 2010-2030, *City of Apopka Comprehensive Plan 2030, Future Land Use Element.*

Over the 2000-2018 period, Orange County realized growth of 218,661 residential units, 160,546,905 square feet of commercial/retail and office space[3], and 54,389,616 square feet of industrial space[4]. During this same time frame, Northwest Orange County[5] realized growth of 21,505 residential units, 2,082,899 square feet of commercial/retail and office space, and 4,170,372 square feet of industrial space. These reflect the following Northwest subarea county capture shares: 9.8 percent of residential unit growth, 1.3 percent of commercial/retail and office space growth, and 7.67 percent of industrial space growth.

Orange County's long-range forecasts of residential and nonresidential growth, prepared for the 2011 Innovation Way study, indicate that projected growth in residential inventory would average 8,497 units per year over the 2010-2040 period. In addition, that same study indicated annual growth in commercial/retail and office space would average 2,196,048 square feet over the 2010-2030 period, and industrial space growth would average 1,642,200 square feet over this same horizon. Applying these annual projections to the next decade (2020-2030) would indicate forecasted growth of 84,970 residential units, 21,960,482 square feet of commercial/retail and office, and 16,422,000 square feet of industrial space countywide.

The application of slightly higher capture rate shares for the northwest subarea for the 2020-2030 period would be a reasonable inference, indicative of diminishing land inventory in other areas of the County and the specific location next to the airport. Applying a 12 percent capture rate for residential, 8 percent for commercial/retail and office, and 20 percent for industrial, would result in the following 2020-2030 growth forecasts for Orange County.

- 10,196 residential units
- 1,756,839 square feet of commercial/retail and office
- 3,284,400 square feet of industrial

The subject property's land use program has an appropriate scale of requested uses to accommodate this projected growth within the City of Apopka. As noted in the Policy Analysis section of this study, the location of the proposed development near a major employment center of the Orlando Apopka Airport is consistent with Future Land Use Element Policy 6.3 of the Comprehensive Plan Growth Management Policies.

## Utilities

The Rubright Properties are within the City of Apopka Service Area for water, sewer, re-use water and solid waste. The City owns and operates five water plants with an interconnected distribution system. According to the Policy 2.1.1 of the Infrastructure Element of the City of Apopka Comprehensive Plan 2030, the adopted level of service average for water consumption in the City of Apopka is 177 gallons per capita per day (GPCD). This level of service includes the water demand for residential and non-residential users. Through various conservation efforts, the City seeks to reduce the level of service from 177 GPCD to 137 GPCD by the year 2030.

[3] Vertical development on parcels with Florida Department of Revenue land use codes 11 – 39, based on effective year built designation

[4] Vertical development on parcels with Florida Department of Revenue land use codes 41 – 49, based on effective year built designation

[5] Defined as zip codes 32703, 32712, 32757, and 32776

According to the US Census Bureau estimates for 2013-2017, the average persons per household in Orange County Florida is 2.78. With 198 dwelling units the total projected population for the Rubright Properties is 550 people. The projected **water consumption** for the development is as follows:

| Projected Population | Adopted GPCD | Total Projected Usage (GPD) |
|---|---|---|
| 2,202 | 177 | 389,754 |

While the percentage of non-residential to residential uses are considerably higher than the overall mix within the City, the anticipated reduction in level of service by the year 2030 should offset the difference in land use. The concurrency management system will further ensure that potable water service is available at the time of development for both potable water and fire service.

The City of Apopka's adopted level of service for sanitary sewer is 81 gallons per capita per day (GPCD). This level of service is an average daily flow based on the population served by the system and the3 system wide flows generated within the utility service area. The projected flows for **Sanitary Sewer** at build out of the Rubright Properties is as follows:

| Projected Population | Adopted GPCD | Total Projected Usage (GPD) |
|---|---|---|
| 2,202 | 81 | 178,362 |

The Rubright Properties will extend utility lines to serve the proposed development. The City's utility system is designed to accommodate the growth, including the proposed development of the Rubright Properties through the year 2030. As noted in the Policy Analysis of this study, the proposed development is consistent with Future Land Use Element Policy 1.1, Policy 1.2, and Policy 1.6 regarding adequate public facilities.

## Schools

The Rubright Properties are within the North Area Learning Community of Orange County Public Schools. The following is a list of all schools on the North Area Learning Community:

**Figure 5: North Area Learning Community Schools**

| SCHOOLS | JURISDICTION | T-R | SCHOOLS | JURISDICTION | T-R |
|---|---|---|---|---|---|
| Apopka ES | Apopka | 21-28 | Riverside ES | County | 21-29 |
| Clay Springs ES | County | 21-28 | Rock Springs ES | Apopka | 20-28 |
| Dream Lake ES | Apopka | 21-28 | Spring Lake ES | Ocoee | 22-28 |
| Hungerford ES | Maitland | 21-29 | Wheatley ES | County | 21-28 |
| Killarney ES | County | 22-29 | Wolf Lake ES | Apopka | 20-28 |
| Lake Gem ES | County | 22-28 | Zellwood ES | County | 20-27 |
| Lake Silver ES | Orlando | 22-29 | Audubon Park School K-8 | Orlando | 22-30 |
| Lake Sybelia ES | Maitland | 21-29 | Apopka Memorial MS | Apopka | 21-28 |
| Lakeville ES | Apopka | 21-28 | College Park MS | Orlando | 22-29 |
| Lockhart ES | County | 21-29 | Lockhart MS | County | 21-29 |
| Lovell ES | County | 21-28 | Meadowbrook MS | County | 22-28 |
| Orlando Gifted Academy | Orlando | 22-30 | Piedmont Lakes MS | County | 21-28 |
| Pinewood ES | County | 22-28 | Wolf Lake MS | Apopka | 20-28 |
| Prairie Lake ES | County | 22-28 | | | |

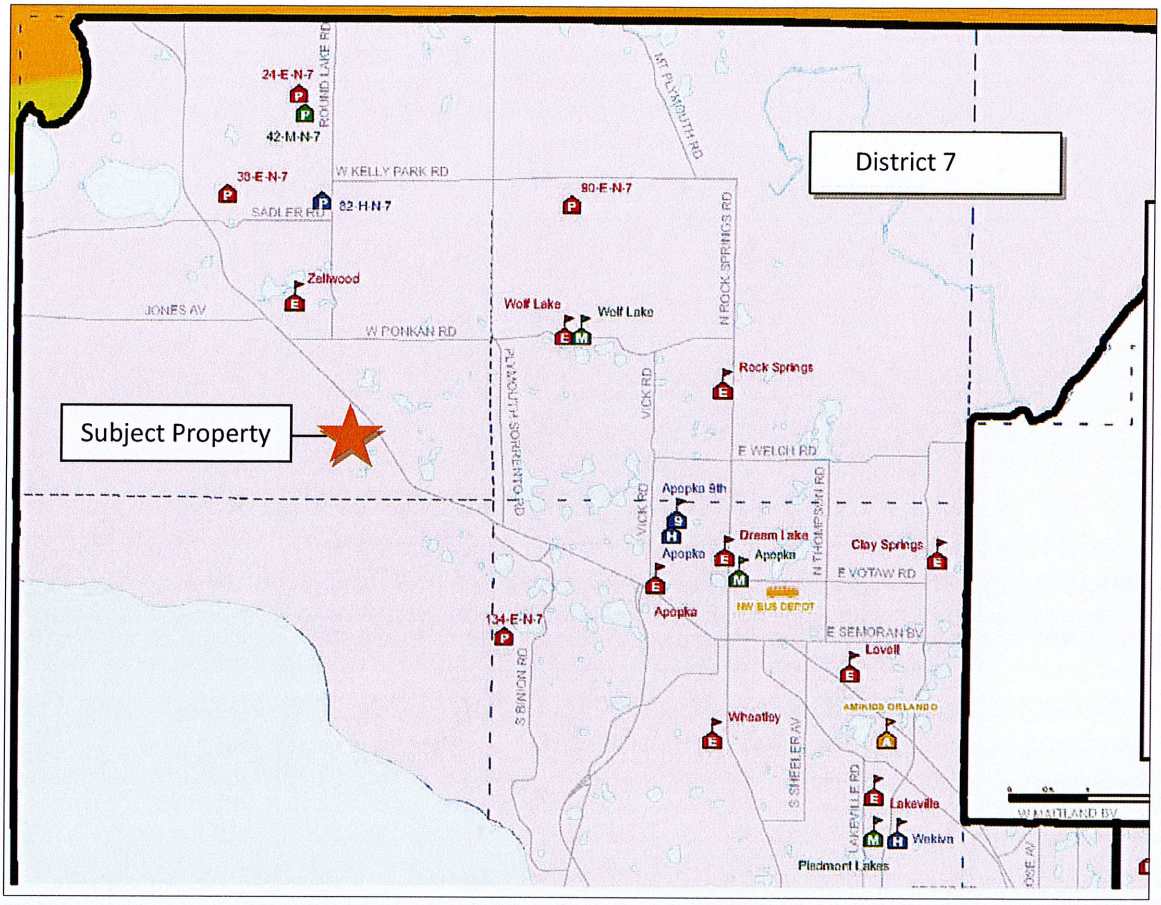
The proposed development is currently zoned for Zelllwood Elementary School, Wolf Lake Middle School and Apopka High School. According to attendance records from the 2017-2018 school year, Zellwood Elementary School is at 97% capacity, with 80 available seats, while both Wolf Lake Middle School and Apopka High School are over capacity (125% capacity and 111% capacity respectfully).

With a maximum of 792 residential dwelling units, the development will generate a total of 330 students. Based on Orange County Public Schools student generation rates, the proposed development will generate the following students:

| School Type | Generation Rate | Students |
|---|---|---|
| Elementary | 0.191 | 151 |
| Middle | 0.095 | 75 |
| High | 0.131 | 104 |
| **Total Students** | | **330** |

Figure 6 below shows the existing and planned schools within the North Area Learning Community. New elementary schools that are planned in close proximity to the Rubright Properties include 38-E-N located in the northeast quadrant of Sadler Road and West Orange Blossom Trail, approximately 1.2 miles to the northwest, and 134-E-N-7 located on South Binion Road, approximately 4.5 miles to the southeast. New middle school 42-M-N-7 is planned to be located off Round Lake Road and will provide relief capacity for Wolf Lake Middle School. The relief capacity for Apopka High School will be provided by the planned new high school (82-H-N-7) located near the intersection of Sadler Road and Round Lake Road.

**Figure 6: Orange County Public Schools Existing and Proposed Facilities 2018-2019**




## Recreation and Open Space

The adopted level of service standard for all park lands in the City of Apopka is 3 acres per 1,000 residents. As of 2009, the City owned and maintained recreation and open space lands of approximately 7.3 acres per 1,000 residents far exceeded the level of service. The Comprehensive Plan estimates that by the year 2030, the City would still have excess capacity within the recreation and open space lands, even without any additions. The projected demand for **parks and open space** generated by the maximum 198 dwelling units of the Rubright Properties is as follows:

| Projected Population | Adopted LOS | Total Projected Demand |
|---|---|---|
| 550 | 3 acres per capita | 1,650 acres |

The developer will work with the City of Apopka to identify specific deficiencies in the recreation and open space inventory identify methods to mitigate impacts that the proposed development will have on these deficiencies.

## Policy Analysis – City of Apopka Comprehensive Plan 2030

The proposed mixed use development of the Rubright Property is consistent with the City of Apopka Comprehensive Plan. Along with this Small Area Study, consistency with the Comprehensive Plan is implemented through the Annexation, Future Land Use Map Amendment, and Planned Development Rezoning of property. The following is a list of Future Land Use Element Goals and Policies related to the proposed development. Following each policy is an explanation shown in *italics* of how the proposed development with is consistent with or implements each of these related policies.

**GOAL 1**
Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population.

*The Apopka Properties meet Goal 1 of the Future Land Use Element by providing a logical expansion of the City boundaries into an easily accessible area, and providing a mix of uses that addresses both housing demand and employment opportunities.*

Policy 1.1
New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

*The proposed development is located within an area where public facilities are available without going below adopted levels of service.*

Policy 1.2
The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

*The City's concurrency management process will ensure that facilities are available concurrent with development.*

Policy 1.6
The City of Apopka shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

*The subject property has been annexed.*

Objective 3
The City of Apopka shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are

coordinated with planned and proposed regional and local transportation and other public facilities.

*The proposed development is a logical expansion of the existing urban area that will address future demand for growth.*

**Policy 3.1**
Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;
3. promote the most compatible, beneficial use to adjoining neighborhoods;
4. preserve significant environmental, topographical or natural features;
5. allow a variety of housing types;
6. accommodate mixed uses;
7. offer a maximum amount of open space and recreational amenities;
8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

Planned Unit Development may not be pursued simply as a means to circumvent traditional zoning requirements within the Land Development Code.

*The Planned Unit Development rezoning process will be utilized on the Rubright Property in order to implement a mixed-use development program that meets the performance standards established in this policy.*

**Policy 3.1.r.**
**Mixed-Use**
The primary intent of the Mixed Use land use category is toallow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on

location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

| Uses Allowed[(1)] | Community Center | Employment Center | Central Business District | Interchange | Airport Support District |
|---|---|---|---|---|---|
| Residential | 50% max. | 30% max. | 50% max. | 75% max. | 80% max. |
| Commercial | 60% max. | 40% max. | 60% max. | 30% max. | 40% max. |
| Office/Medical | 50% max. | 90% max. | 70% max. | | |
| Light Industrial | 0 | 20% | 10% | | |
| Recreation | 20% min. | 15% min. | 15% min. | 15% min. | 15% max.[4] |
| Institutional/Public/Civic | 50% max. | 40% max. | 50% max. | 40% max. | 40% max. |
| **Development Standards** | | | | | |
| FAR [(2)] Minimum | 0.25 | 0.25 | 0.25 | see note 3 | 0.20 |
| Maximum | 0.6 | 0.6 | 1 | 1 | 1 |
| Density Maximum | 10 | 15 | 15 | 25 | 5 |

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies 20.9 and 20.10 for densities/intensities by character district.

(4) Open space percentage applies only to the residential portion of the Special Area Study.

Designation of a Mixed-Use Category

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

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

*Part of the Comprehensive Plan Amendment application includes changes to Policy 3.1.r as shown above by the underline language. In short, a new mixed-use future land use designation called Airport Support District has been added to support the new employment center on the north side of the property and the*

*proposed residential development on the south side of the property. Since the property is located within the Plymouth small area, the location of the new Mixed-Use Airport Support District is consistent with the location criteria of this policy.*

**Policy 3.14**
The City shall consider the following when evaluating land use amendments, especially changes from very low density categories to higher density categories and voluntary annexation requests:

- ☐ Whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- ☐ The availability of public facilities and water supplies to service a more dense or intense land use; and
- ☐ Multi-modal transportation linkages between proposed residential use and neighborhood.

*The proposed development meets all the criteria for converting very low density land (rural in Orange County) to higher density (Airport Support District) as outlined in Policy 3.14.*

Policy 6.3
The development of a variety of employment centers shall be encouraged in large scale planning developments in an effort to maximize the development's internal capture rate.

*The proposed development is a rare opportunity to add to the inventory of employment-based land uses in a location that is easily accessible and compatible with the surrounding land uses. The proposed industrial uses are separated from existing residential by the four-lane divided US 441/West Orange Blossom Trail and the CSX rail line. Proposed residential is buffered from the employment center and the airport. The proposed mixed uses will provide an opportunity for internal capture within the development and the community at large.*

Objective 12
The City shall maintain regulations in the LDC to implement the four Small Area Concept Plans for the Expressway, Plymouth, West and Northwest study areas.

*As noted, the proposed development is consistent with the intent of the Plymouth Small Area Study by including the employment center use with up to 3.2 million square feet of non-residential development.*

Policy 12.1
The City shall coordinate with Orange County to shape the growth in this part of the county in a manner consistent with the Small Area master plans included within the Future Land Use Element.

*As noted, the proposed development is consistent with the intent of the Plymouth Small Area Study by including the employment center use with up to 3.2 million square feet of non-residential development.*

**Policy 12.2**
Areas shown and assigned land use designations in the Small Area Study Master Plans which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses. Should these areas be annexed, a Comprehensive Plan amendment will be required to officially designate them on the Future Land Use Map consistent with the land uses shown on the master plan included within the Future Land Use Element.

*The proposed mixed-use development program is consistent with the intent of the Plymouth Small Area Study. The proposed industrial is consistent with the Plymouth Conceptual Master Plan and the introduction of residential will help meet the housing demand in an appropriate location.*

Policy 12.3
All development proposed within the boundaries of the four small area studies shall incorporate the following elements to the maximum extent feasible:

1. Public view/access to natural lakes within the study areas shall be preserved.
2. Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between the roads and the lakes.
3. Local streets should be designed in a grid system to the maximum extent possible and relate functionally to the surrounding arterial road network.

*The proposed development includes a road system that is parallel to and connects to US 441/West Orange Blossom Trail in as many locations as possible. Consistent with this policy, the internal road system will be designed in a grid system to the maximum extent possible.*

Policy 12.7
The City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issues addressed in the Lake Apopka Planning Initiative, including protection of public access to Lake Apopka; protection of view sheds; integration of recreational uses; and incorporation of water-oriented commercial and recreational uses that can support eco-tourism.

*By extending Wesley Road through the subject property, the proposed development may provide future access to the Lake Apopka Preservation area to the west of the property.*

Policy 12.12
The City shall ensure that the land development code includes requirements for adequate buffering to be provided between the airport/industrial uses and residential areas shown in the Plymouth master plan.

*The proposed industrial development within the Rubright Property will be buffered from all planned and existing residential development.*

**OBJECTIVE 13**
The City of Apopka shall implement the Joint Planning Area Agreement (JPA) between the City of Apopka and Orange County adopted on October 20, 2004.

*As demonstrated by this Small Area Study, the proposed development is consistent with the City of Apopka and Orange County Joint Planning Area.*

Policy 13.2
The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:
a. Joint planning area;
b. Utilities/On site disposal systems; stormwater; Wekiva Parkway Interchange Land Use Plan;
c. Planning and development within the Joint Planning Area;
d. Public Services.

*This small area study, along with the annexation, Future Land Use Map amendment and the Planned Development rezoning will facilitate coordination between the City of Apopka and Orange County.*

Objective 19
New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

*The proposed mixed-use development of the Rubright Property is consistent with the objective of reducing urban sprawl.*

Policy 19.1
Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

*The proposed Planned Development rezoning will serve to implement pedestrian friendly street design.*

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Land Use Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Future Land Use Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CLONTS FARM LLC**

**REQUEST:** **COMPREHENSIVE PLAN – LARGE SCALE – FUTURE LAND USE AMENDMENT – CLONTS FARM INC.:**
**FROM: COMMERCIAL (MAX. 0.15 FAR)**
**TO: RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)**

**SUMMARY:**

| | | |
|---|---|---|
| OWNER: | Clonts Farm, Inc. | |
| APPLICANT: | K. Hovnanian Cambridge Homes, LLC | |
| LOCATION: | South of Lust Road, west of South Binion Rd. | |
| PARCEL ID #: | 18-21-28-0000-00-001 | |
| EXISTING USE: | Vacant | |
| DEVELOPMENT POTENTIAL: | Up to 38 Dwelling Units | |
| CURRENT ZONING: | T (Transitional) | |
| MAXIMUM ALLOWABLE DEVELOPMENT UNDER FLUM: | EXISTING FLU: | 71,874 non-residential sq. ft. |
| | PROPOSED FLU: | 38 Dwelling Units |
| TRACT SIZE: | 11.00 +/- acres | |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject property was annexed into the City on December 1, 2004 via Ordinance No. 1706. The property-at-large consists of an estimated 30.94 acres. Approximately 19.94 acres has a "Residential Low Suburban" Future Land Use Designation, while the eastern 11 acres has a "Commercial" Future Land Use Designation. The Commercial Future Land Use on this property is limited to 0.15 FAR, in accordance with Policy 3.15 of the Future Land Use Element, Apopka Comprehensive Plan.

A request to assign a Future Land Use Designation of Residential Medium Low is compatible with the designations assigned to abutting properties. The FLUM application covers approximately 23.52 acres.

Residential Low Suburban Future Land Uses:

"The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks." – Policy 3.1.D of the Comprehensive Plan

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this land use change (see attached Land Use Report). Based on the findings of the Land Use report, the proposed FLUM amendment is compatible with the surrounding and nearby land uses and the character of the general area.

**SCHOOL CAPACITY REPORT:** An executed capacity enhancement agreement or a letter of capacity determination with Orange County Public Schools will be required prior to adoption of the future land use amendment.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 10, 2019.

**PUBLIC HEARING SCHEDULE:**
November 12, 2019 - Planning Commission (5:30 pm)
December 4, 2019 - City Council (1:30 pm) - 1st Reading & Transmittal

**DULY ADVERTISED:**
October 25, 2019 – Public Notice (Apopka Chief) and Notification (letters and posting)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Commercial to Residential Low Suburban (0-3.5 du/ac) for the properties owned by Clonts Farm, Inc.

**Recommended Motion:** Find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend transmittal of the Future Land Use Map designation from Commercial to Residential Low Suburban to the Florida Department of Economic Opportunity.

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

## LAND USE REPORT

## I. RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (City) | Residential Low | RSF-1B | Lust Rd. & Clear Lake Landing Subdivision |
| East (City & County) | "County" Rural & "City" Residential Low | "County" A-1 & "City" T | Single Family Houses |
| South (City) | Residential Low & Conservation | RSF-1B | Woodlands |
| West (City) | Residential Low Suburban | T | Woodlands |

## II. LAND USE ANALYSIS

North: Abutting the subject property to the north is Lust Road, followed by the Clear Lake Landing Subdivision. Clear Lake Landing is a detached, single-family subdivision with a Residential Low Future Land Use Designation (0-5 du/ac). The typical lot width in this subdivision is 75 feet.

West: The 11 acres that are proposed to undergo a Large-Scale Future Land Use Amendment are part of a greater parcel consisting of approximately 30.94 acres. The Western part of this parcel has Residential Low Suburban Future Land Use and contains woodlands. Further west is the State Route 429.

South: South-adjacent is a wooded parcel with two Future Land Use Designations, Residential Low & Conservation.

East: To the east is Binion Road, followed by single family homes.

The proposed future land use designation of Residential Low Suburban (0-3.5 du/ac) is consistent with the surrounding future land use designations, which are of a residential nature.

Therefore, staff supports the proposed future land use changes.

Other Information:

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. While located within the Wekiva River Basin Study Area, the subject property is not located within the Protection Area. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that karst features are within the vicinity of this property.

Analysis of the character of the Property: The property abuts Lust Road and S. Binion Road. Across Lust Road is the Clear Lake Landing Subdivision, a detached, single-family unit subdivision. In addition, approximately .4 miles to the west is the entrance to the Lake Apopka Restoration Area, featuring the Lake Apopka Wildlife Drive. City staff are currently pursuing a Large-Scale Future Land Use Amendment (to Conservation) for 2393 Lust Road, a 69.5-acre parcel, north of the entrance to the Lake Apopka Restoration Area. This 69.5-acre parcel is intended to provide nature-based recreation and educational public use facilities. The character of the area is largely residential and conservation-based, making the proposed "Residential Low Suburban" Future Land Use Designation suitable for the subject property.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the subject site is Residential Low Suburban (0 – 3.5 du/ac). A change to a residential land use of Residential Low Suburban Density will generate an estimated population increase up to 101 persons. Based on the housing element of the City's Comprehensive Plan, this amendment will increase the City's future population, but a housing supply is needed to meet the growing population.

**CALCULATIONS:**

EXISTING: Commercial (Max. 0.15 FAR): 11 acres,
or 479,160 sq. ft. X 0.15 = 71,874 non-residential sq. ft.

PROPOSED: Residential Low Suburban (0-3.5 DU/AC x 11 = 38 max. dwelling units
38 D/U x 2.659 p/h = 101 persons
**Net Increase= 101 persons**

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 90 GPD/1,000sf; 81 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 6,469 GPD

3. Projected total demand under proposed designation: 8,181 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 90 GPD/1,000sf

6. Projected LOS under proposed designation: 81 GPD/Capita

7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 200 GPD/1,000 sf; 174 GPD / Capita

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 14,375 GPD

3. Projected total demand under proposed designation: 17,574 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 200 GPD/1,000 sf

6. Projected LOS under proposed designation: 174 GPD / Capita

7. Improved/expansions already programmed or needed as a result of the proposed amendment: None

8. Parcel located within the reclaimed water service area:

Solid Waste

1. Facilities serving the site: City of Apopka

2. If the site is not currently served, please indicate the designated service provider: City of Apopka

3. Projected LOS under existing designation: 287 lbs/ day

4. Projected LOS under proposed designation: 404 lbs / day

5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site:

2. Projected LOS under existing designation:

3. Projected LOS under proposed designation:

4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita

2. Projected facility under existing designation: 0 acres

3. Projected facility under proposed designation: .303 acres

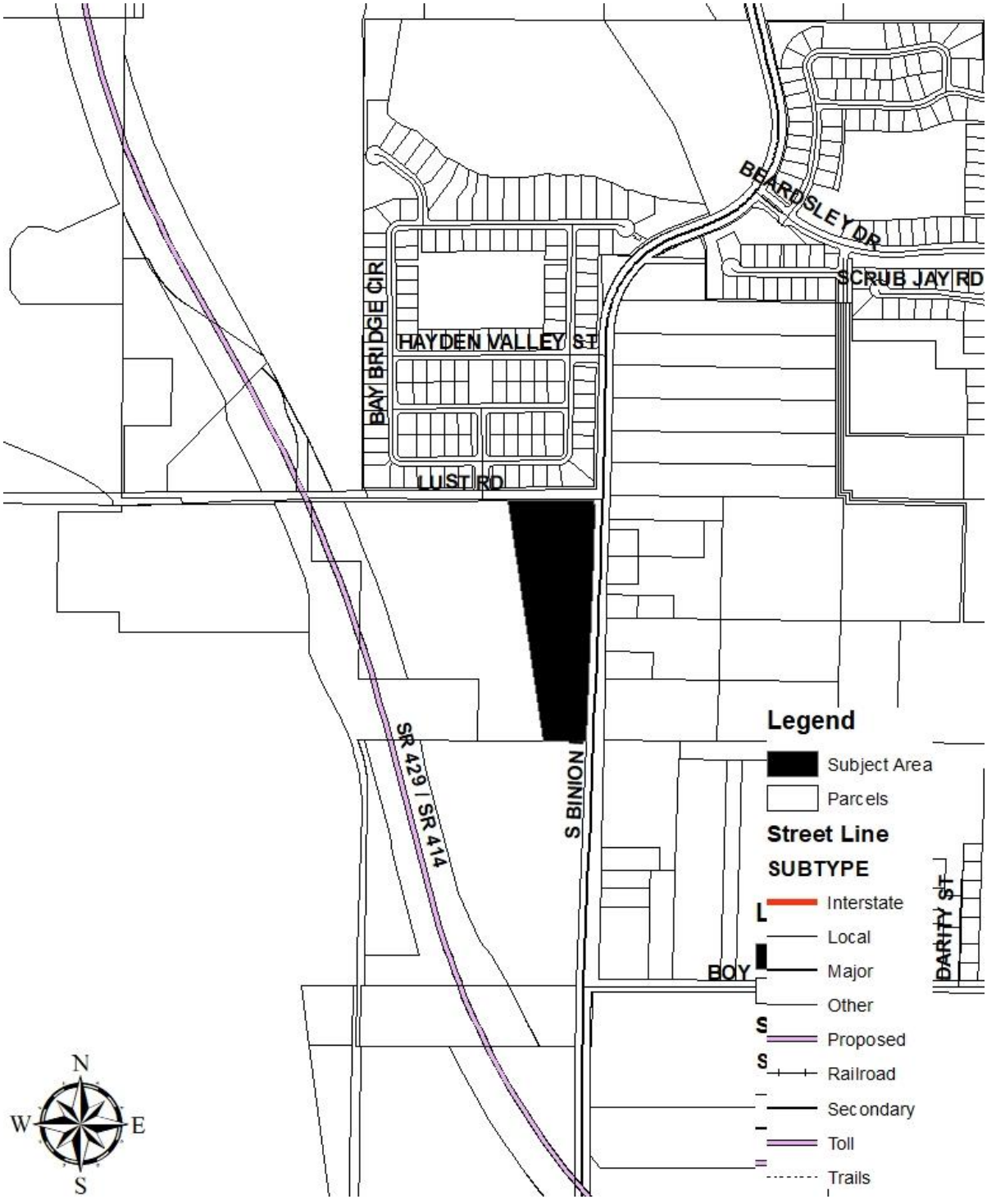
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

N

**Clonts Farm, Inc.**
**Proposed Large Scale Future Land Use Amendment:**
**From: Commercial**
**To: Residential Low Suburban (0-3.5 du/ac)**
**Parcel ID #s: 18-21-28-0000-00-001**

## VICINITY MAP



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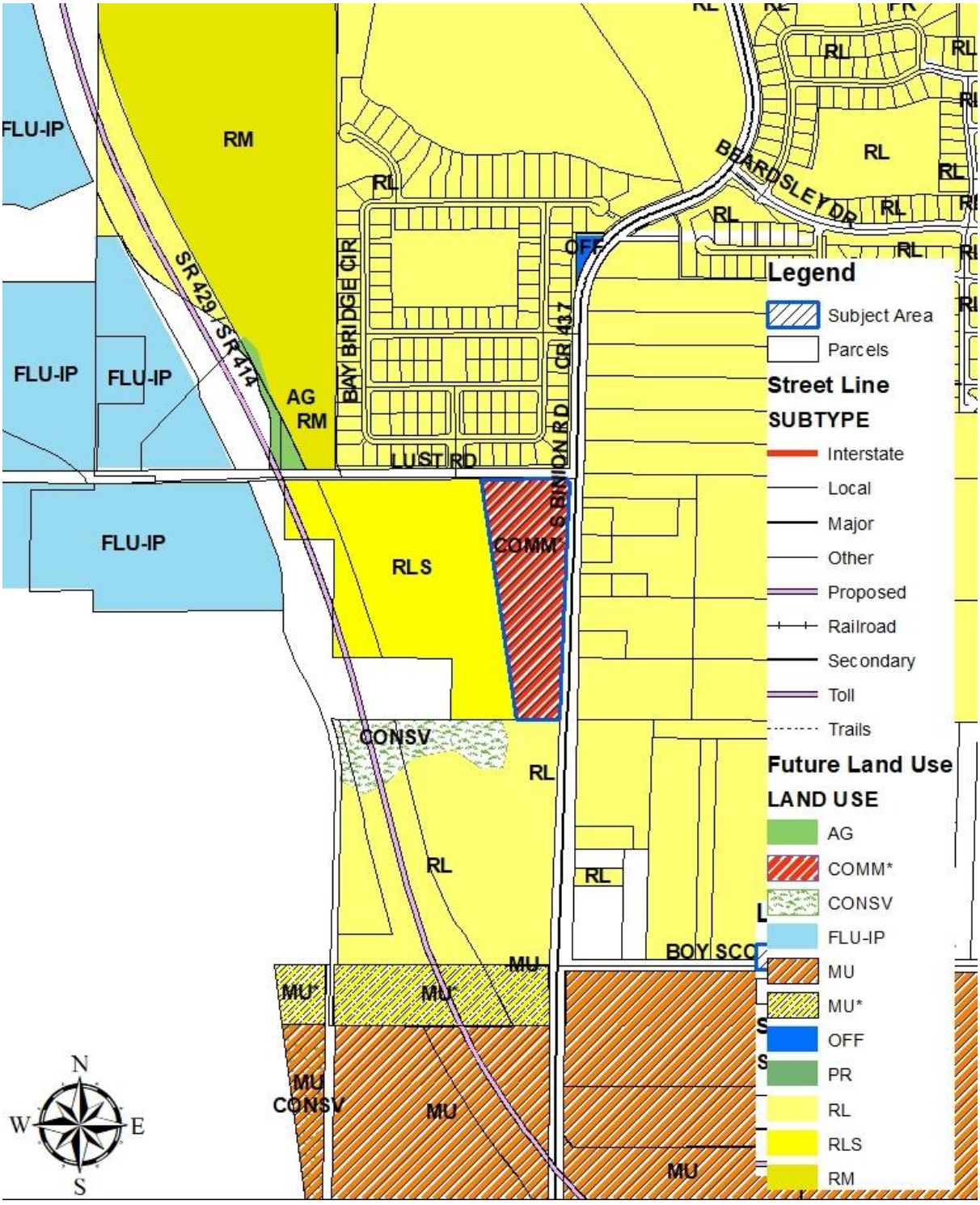
# FUTURE LAND USE MAP



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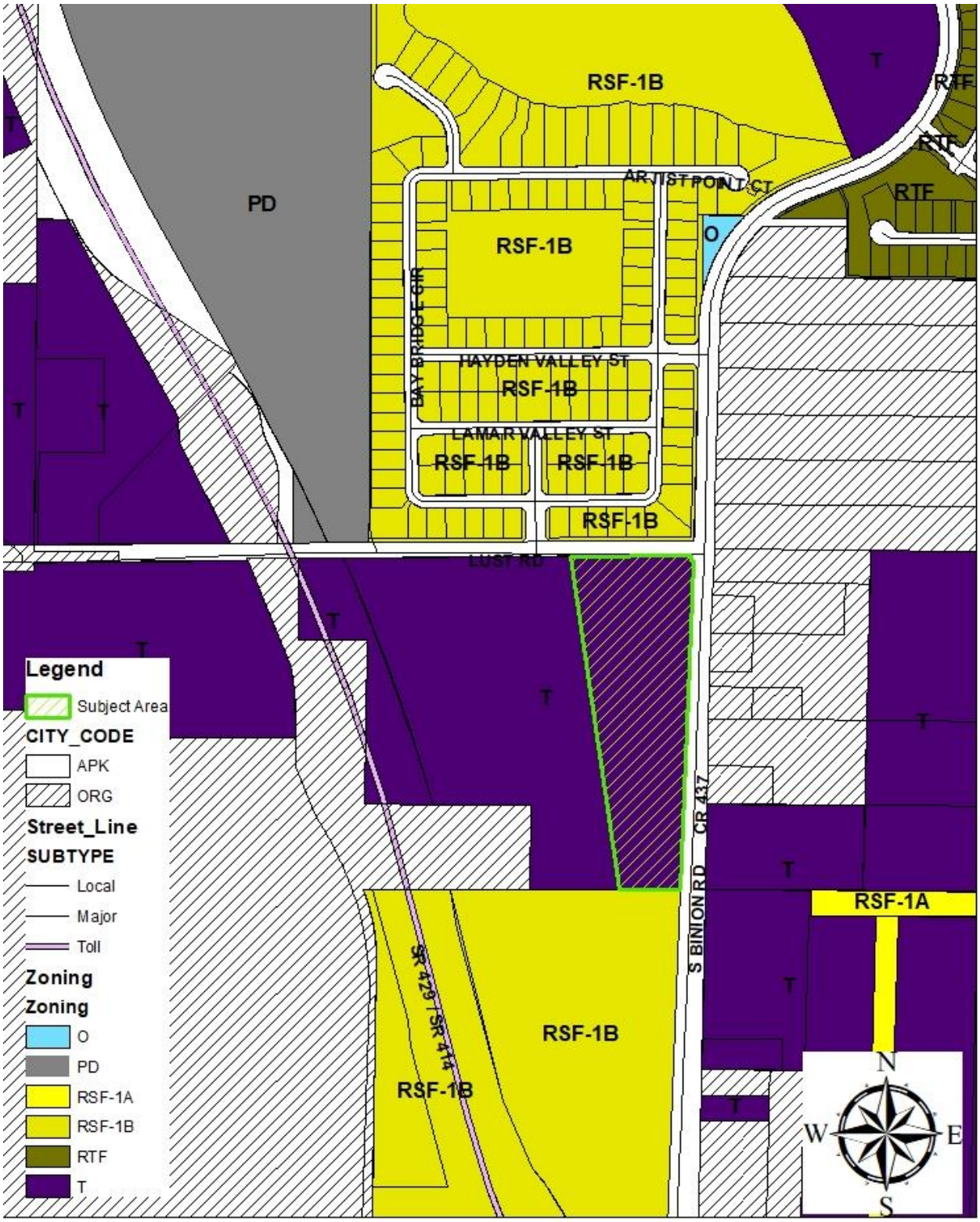
# ADJACENT ZONING



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# ADJACENT USES

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Zoning Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **ADMINISTRATIVE CHANGE OF ZONING - CITY OF APOPKA FIRE STATION NO. 2**

**REQUEST:** **ADMINISTRATIVE CHANGE OF ZONING - CITY OF APOPKA FIRE STATION NO. 2**
**FROM: T (TRANSITIONAL)**
**TO: INST (INSTITUTIONAL DISTRICT)**

**SUMMARY:**

| | |
|---|---|
| OWNER/APPLICANT: | City of Apopka |
| PARCEL ID NUMBER: | 33-20-28-0000-00-116 |
| LOCATION: | South of West Welch Road, west of North Park Avenue (302 W. Welch Road) |
| EXISTING USE: | City of Apopka Fire Station No. 2 |
| FUTURE LAND USE DES: | Institutional |
| CURRENT ZONING: | T (Transitional) |
| PROPOSED ZONING: | INST (Institutional) |
| TRACT SIZE: | 2.38 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT: | EXISTING: 31,101 non-residential sq. ft.<br>PROPOSED: 31,101 non-residential sq. ft. |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject parcel was annexed into the city on November 19, 2003 by Ordinance Number 1610. A change of zoning to "Institutional District" is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The "Institutional District" zoning is compatible with the property due to the size and uses. The existing use of the property is the Apopka Fire Station No. 2. Per the Land Development Code, an "Emergency Services Facility" is a permitted use in the Institutional zoning.

**COMPREHENSIVE PLAN COMPLIANCE**: The existing and proposed use of the property is consistent with the existing "Institutional" Future Land Use designation and the City's Institutional Zoning classification. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed future land use change will no have an impact on public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 2, 2019.

**PUBLIC HEARING SCHEDULE:**
Planning Commission, November 12, 2019 (5:30 pm)
City Council, November 20, 2019 (7:00 pm) - 1st Reading
City Council, December 4, 2019 (1:30 pm) - 2nd Reading

**DULY ADVERTISED:**
October 11, 2019 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

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**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "Transitional" to "Institutional" for the property owned by City of Apopka, and located at 302 W. Welch Road.

**Recommended Motion**: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "Transitional" to "Institutional" for the property owned by City of Apopka, and located at 302 W. Welch Road.

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

## ZONING REPORT

## RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (City) | "City" Office | "City" O | Welch Road & "Kids R Kids" Day Care |
| East (City) | "City" Commercial | "City" PD | Single Family Homes & Spring Harbor Subdivision |
| South (City) | "City" Residential Very Low Suburban | "City" RSF-1B | Single Family Home |
| West (County) | "County" Medium Low Density Residential | "County" A-2 | Single Family Homes |

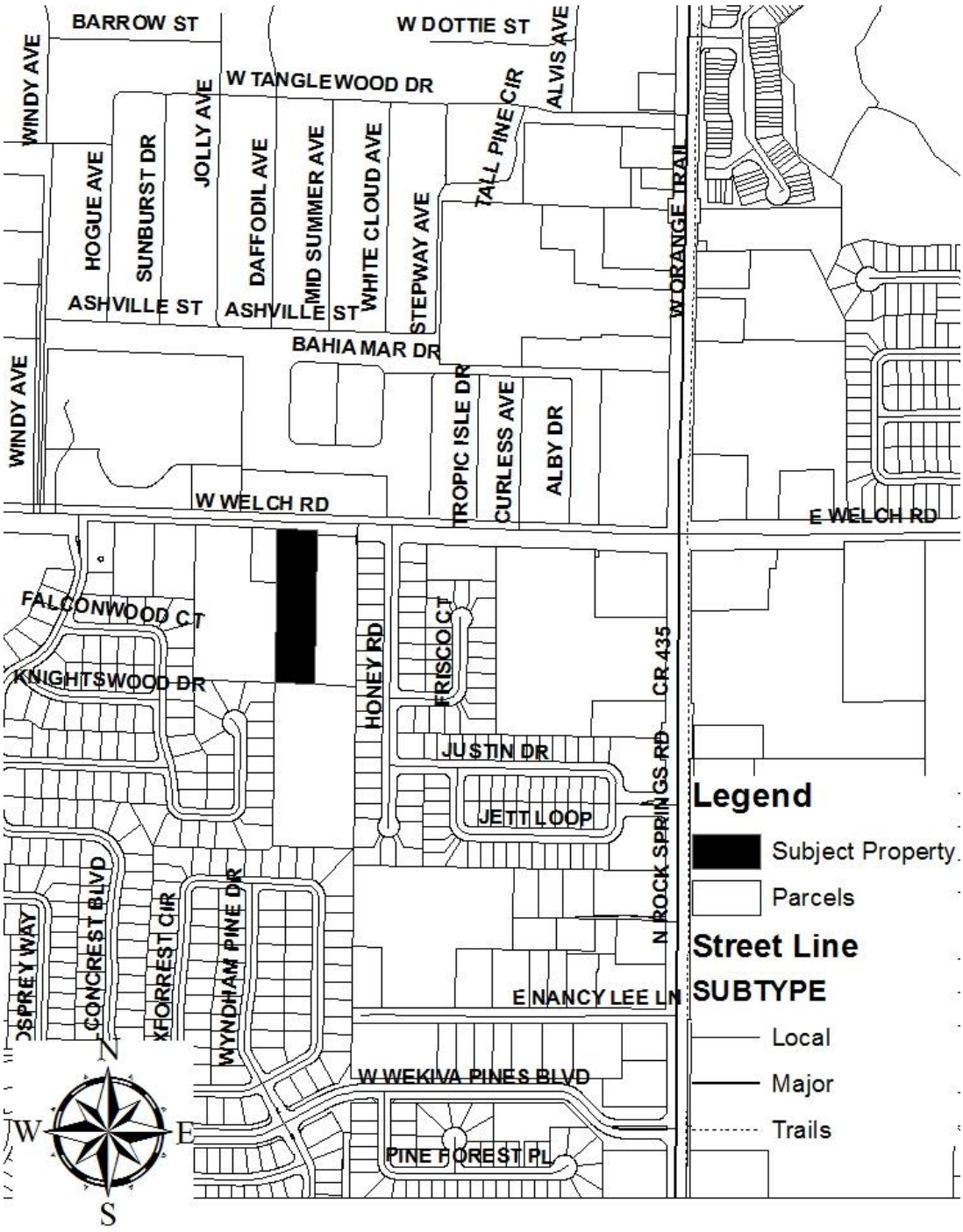
**LAND USE & TRAFFIC COMPATIBILITY:** The property is currently accessed from W. Welch Road. Properties in the immediate vicinity are of a residential nature, while commercial uses are found further to the east, at the intersection of Rock Springs Road and Welch Road.

**COMPREHENSIVE PLAN COMPLIANCE:** The proposed INST (Institutional) zoning is consistent with the existing Future Land Use designation, "Institutional", and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

N

**City of Apopka**
**2.38 +/- acres**
**Proposed Change of Zoning:**
**From: "City" T (Transitional)**
**To: "City" INST (Institutional)**
**Parcel ID #: 33-20-28-0000-00-116**

# VICINITY MAP



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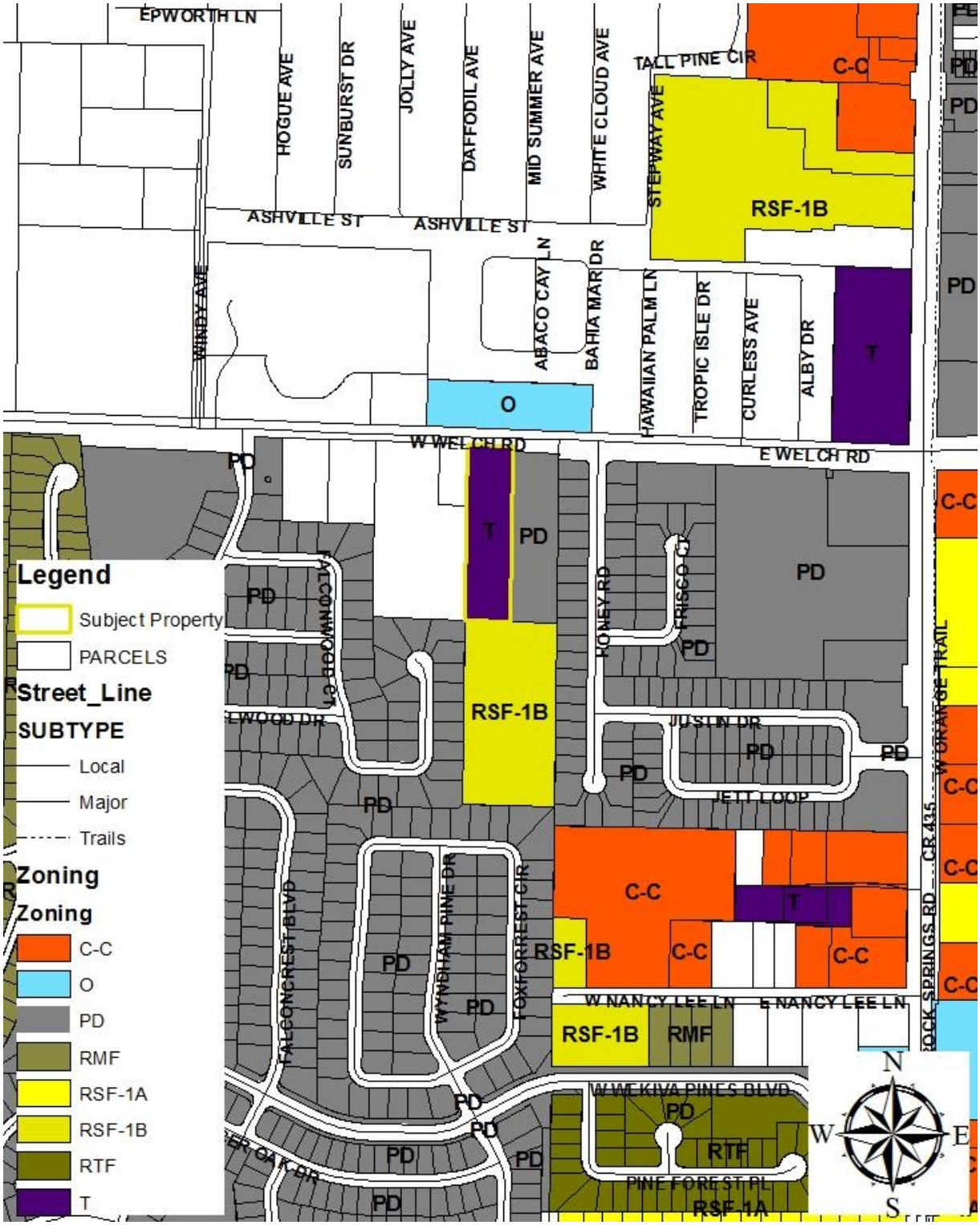
# ADJACENT ZONING



N

# ADJACENT USES

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Zoning Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **ADMINISTRATIVE - CHANGE OF ZONING – MALDONADO**

**REQUEST:** **ADMINISTRATIVE CHANGE OF ZONING – MALDONADO:**
**FROM: T (TRANSITIONAL)**
**TO: RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Yolanda Maldonado |
| APPLICANT: | City of Apopka |
| PARCEL ID NUMBER: | 14-21-28-8876-00-220 |
| LOCATION: | South of Victor Drive, east of North Orange Blossom Trail<br>Victor Heights Plat, Lot 22 |
| FUTURE LAND USE: | Residential Medium Density |
| EXISTING USE: | Single Family Home |
| CURRENT ZONING: | T (Transitional) |
| PROPOSED ZONING: | RSF-1A (Residential Single-Family Estate District) |
| TRACT SIZE: | 0.46 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT | EXISTING: 4 Dwelling Units - “Residential Medium” FLU<br>PROPOSED: 4 Dwelling Units - “Residential Medium” FLU |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject property was annexed into the city on July 21, 2010 by Ordinance No. 2180. Residential Medium Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. The property is a residential lot within the Victor Heights plat.

**COMPREHENSIVE PLAN COMPLIANCE**: The proposed RSF-1A (Residential Single-Family Estate District) zoning is consistent with the existing Residential Medium (0-10 dwelling units/acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed zoning change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 2, 2019.

**PUBLIC HEARING SCHEDULE:**
Planning Commission, November 12, 2019 (5:30 pm)
City Council, November 20, 2019 (7:00 pm) - 1st Reading
City Council, December 4, 2019 (1:30 pm) - 2nd Reading

**DULY ADVERTISED:**
October 11, 2019 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

---

**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "Transitional" to "Residential Single-Family Estate District" for the property owned by Yolanda Maldonado, and located at 1520 Victor Drive.

**Recommended Motion**: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from "Transitional" to "Residential Single-Family Estate District" for the property owned by Yolanda Maldonado, and located at 1520 Victor Drive.

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

## ZONING REPORT

## RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Medium Low Density Residential | "County" R-1 | Victor Drive & Single-Family Homes |
| East (City) | "City" Residential Medium | "City" T | Vacant |
| South (City) | "City" Commercial | "City" C-C | Vacant |
| West (City) | "City" Residential Medium | "City" T | Vacant |

**LAND USE & TRAFFIC COMPATIBILITY:**

The property is currently accessed from Victor Drive. The subject property, along with other properties in the vicinity that are located off of Victor Drive, are of a detached, single family house nature. These properties are part of the "Victor Heights" Plat.

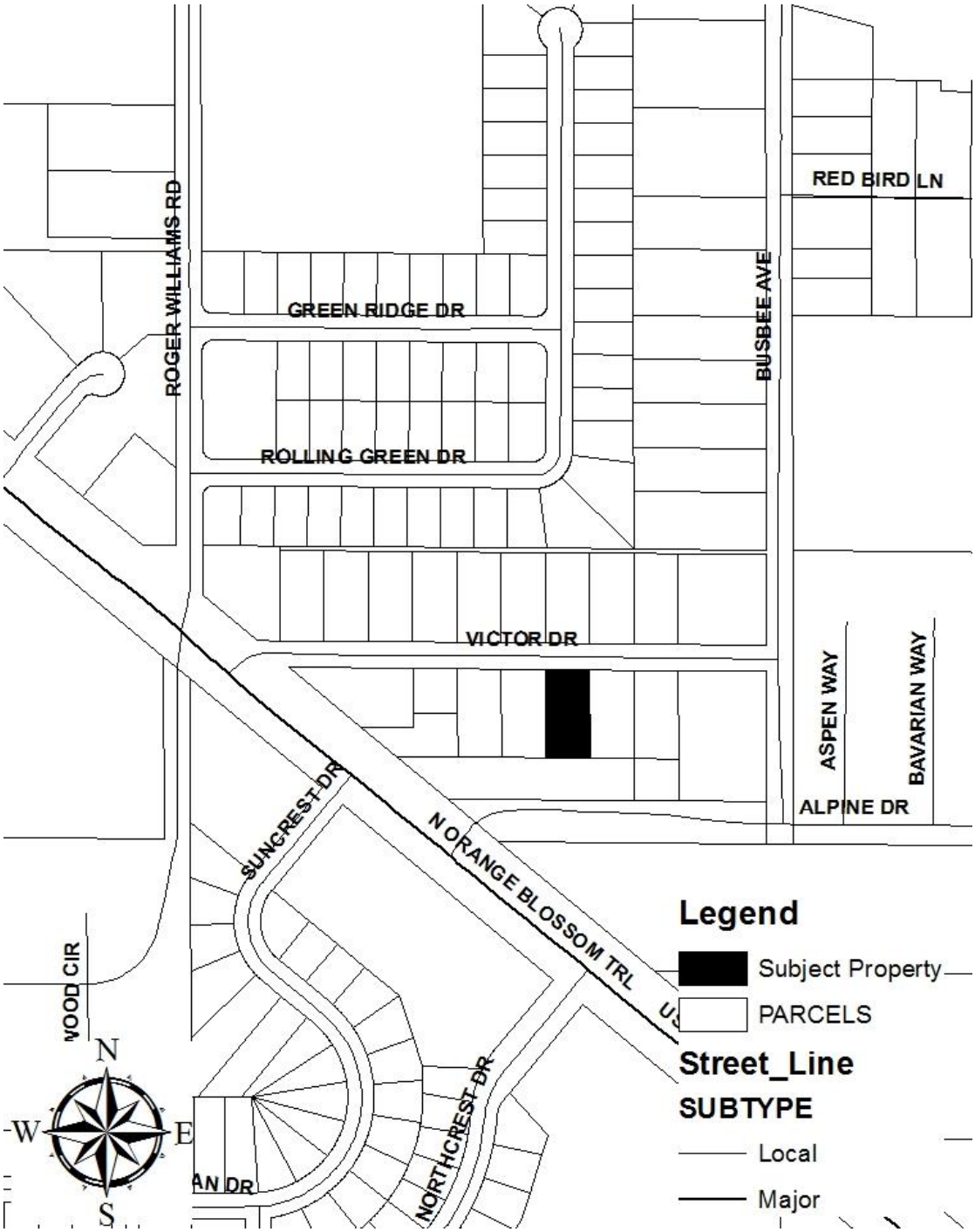
**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed RSF-1A zoning is consistent with the proposed Future Land Use designation, "Residential Medium" (0-10 dwelling units/acre) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

N

**Maldonado**
**0.46 +/- acres**
**Proposed Change of Zoning:**
**From: "City" T (Transitional)**
**To: "City" RSF-1A (Residential Single-Family Estate)**
**Parcel ID #: 14-21-28-8876-00-220**

# VICINITY MAP



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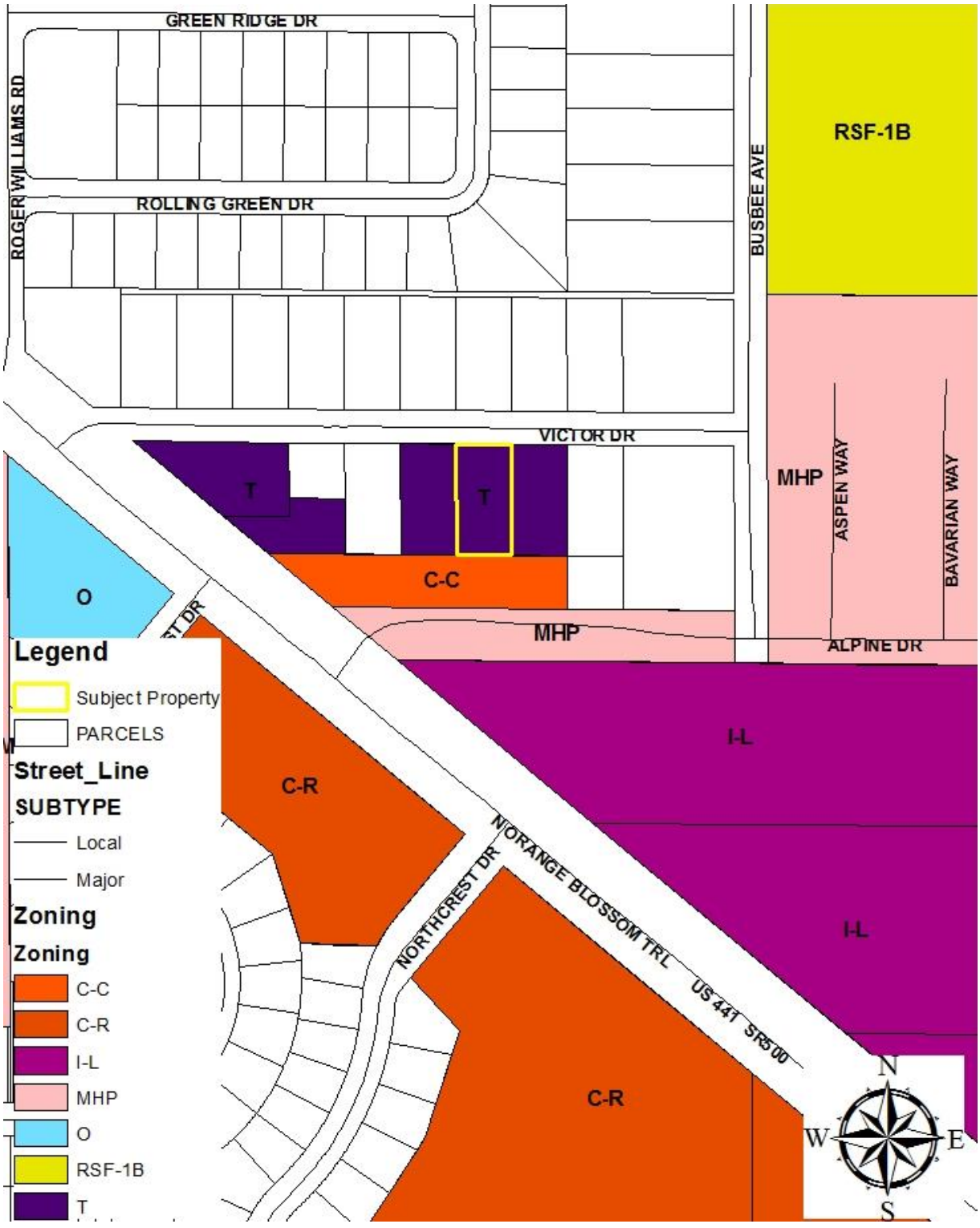
# ADJACENT ZONING



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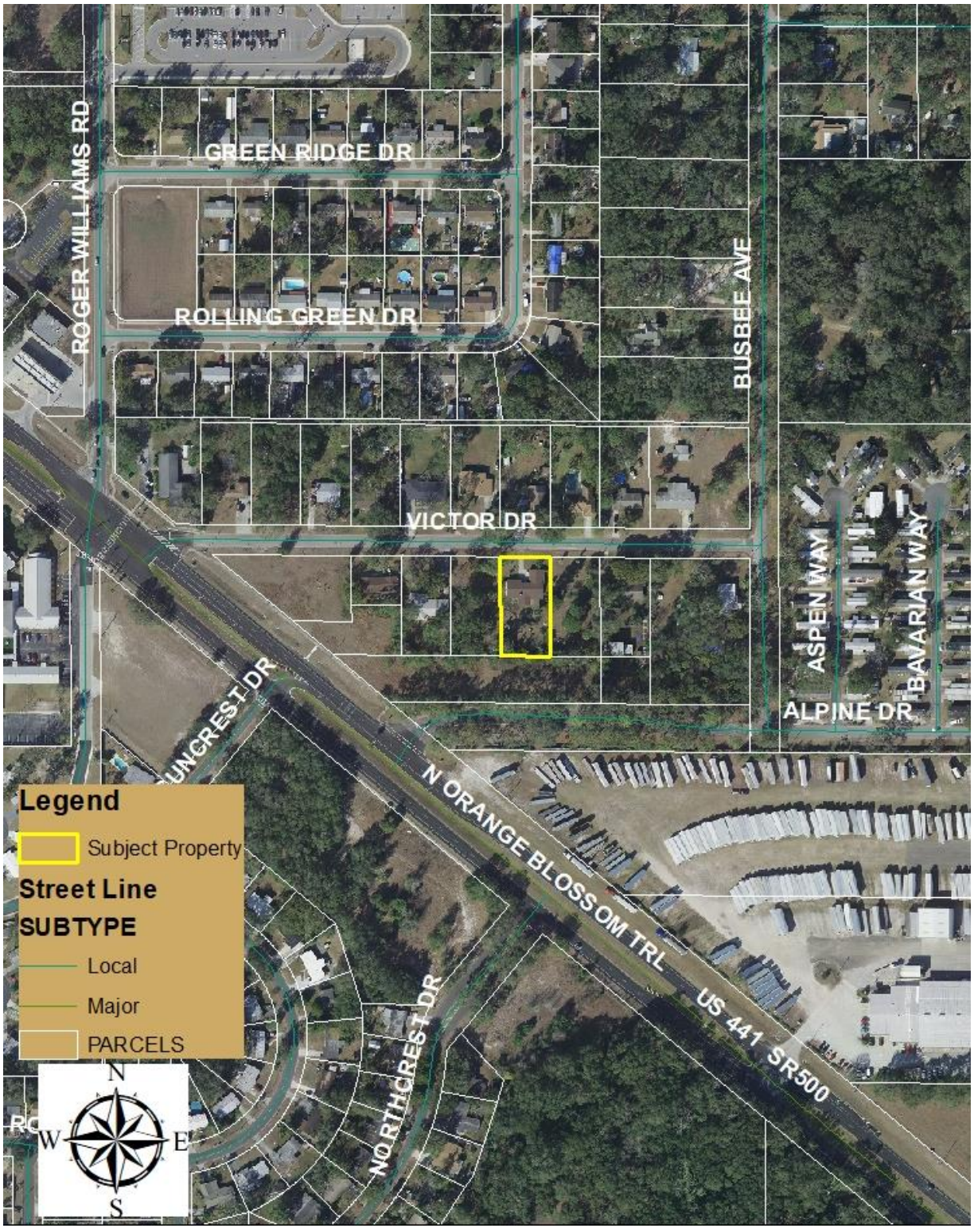
# ADJACENT USES



# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Zoning Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **ADMINISTRATIVE - CHANGE OF ZONING – NP PROPERTIES LLC**

**REQUEST:** **ADMINISTRATIVE CHANGE OF ZONING – NP PROPERTIES LLC:**
**FROM: T (TRANSITIONAL DISTRICT)**
**TO: C-C (COMMUNITY COMMERCIAL DISTRICT)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | N P Properties, LLC |
| APPLICANT: | City of Apopka |
| LOCATION: | East of N. Orange Blossom Trail & South of Victor Road |
| PARCEL ID NUMBERS: | 14-21-28-8876-00-160; 14-21-28-8876-00-140 |
| EXISTING USE: | Vacant |
| CURRENT ZONING: | T (Transitional District) |
| PROPOSED ZONING: | "City" C-C (Community Commercial District) |
| TRACT SIZE: | 0.96 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING: 2 Dwelling Units<br>PROPOSED: 10,454 sq. ft. (non-residential) |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject parcels were annexed in the city on July 21, 2010 by Ordinance No. 2179. Commercial Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. Prior to March 6, 2019, the properties were zoned County "C-1 (Zoning in Progress)".

**COMPREHENSIVE PLAN COMPLIANCE**: The proposed C-C "Community Commercial" zoning is consistent with the existing Commercial (0.25 FAR Max.) Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed zoning of CC-Commercial will not have an impact on public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 2, 2019.

**PUBLIC HEARING SCHEDULE:**
November 12, 2019 - Planning Commission (5:30 pm)
November 20, 2019 - City Council (7:00 pm) - 1st Reading
December 4, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

**DULY ADVERTISED**:
October 11, 2019 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

---

**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to C-C (Community Commercial) for the properties owned by N P Properties, LLC.

**Recommended Motion**: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from T (Transitional) to C-C (Community Commercial) for the properties owned by N P Properties, LLC.

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

## ZONING REPORT

## RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Medium Low Density Residential & "County" Commercial | "County" R-2, R-1, & C-2 | Victor Dr. & Single-Family Homes |
| East (County) | "County" Medium Low Density Residential | "County" A-2 | Single-Family Homes |
| South (City) | "City" Commercial | "City" C-C | Vacant |
| West (City) | "City" Institutional/Public Use | "City" O | N. Orange Blossom Trail & Vacant |

**LAND USE & TRAFFIC COMPATIBILITY:**

The properties are currently accessed from N. Orange Blossom Trail & Victor Drive. The subject properties, along with other properties in the vicinity that are located off of N. Orange Blossom Trail, are of a commercial/industrial nature.

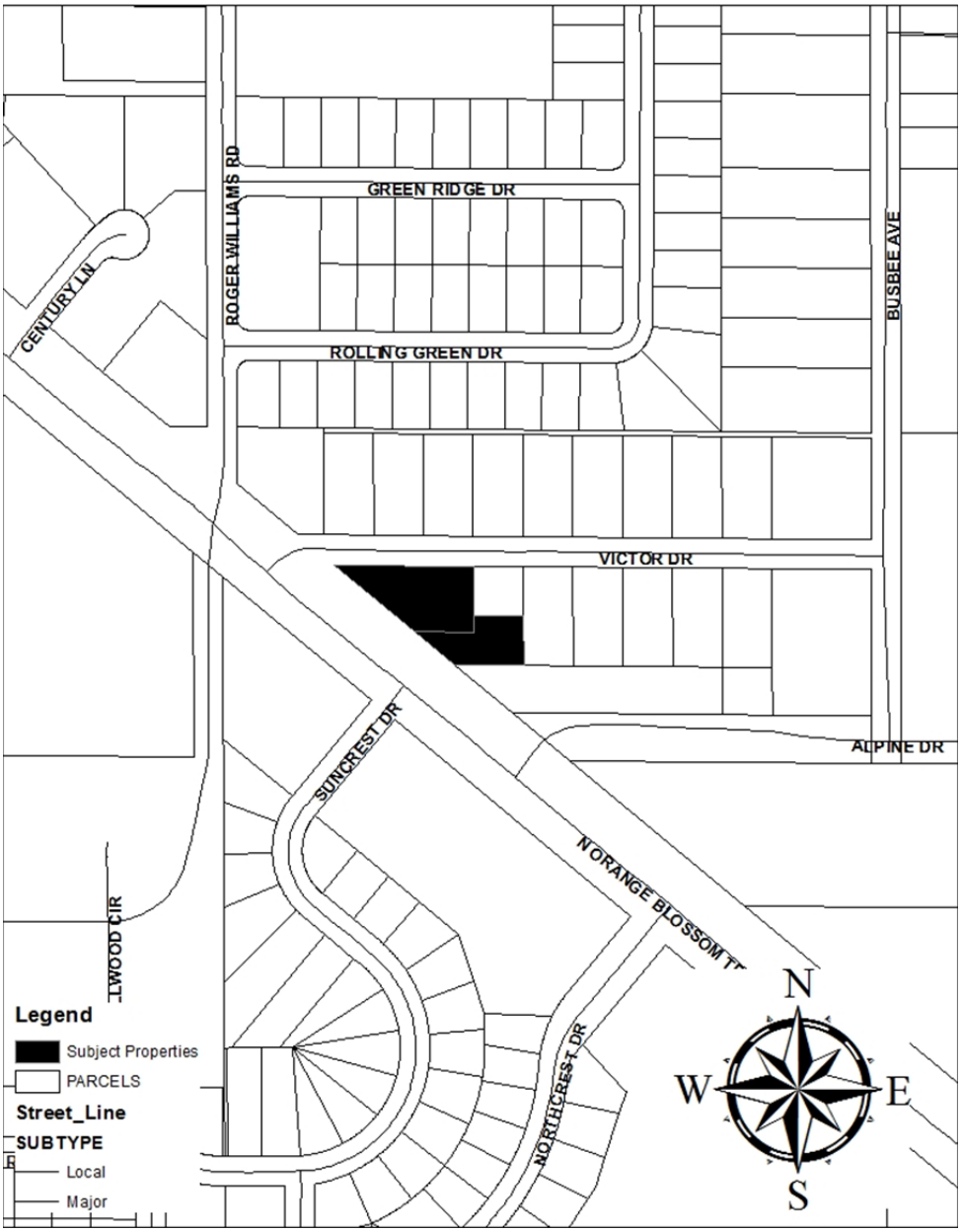
**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed C-C zoning is consistent with the proposed Future Land Use designation, "Commercial" (Max. FAR 0.25) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

N

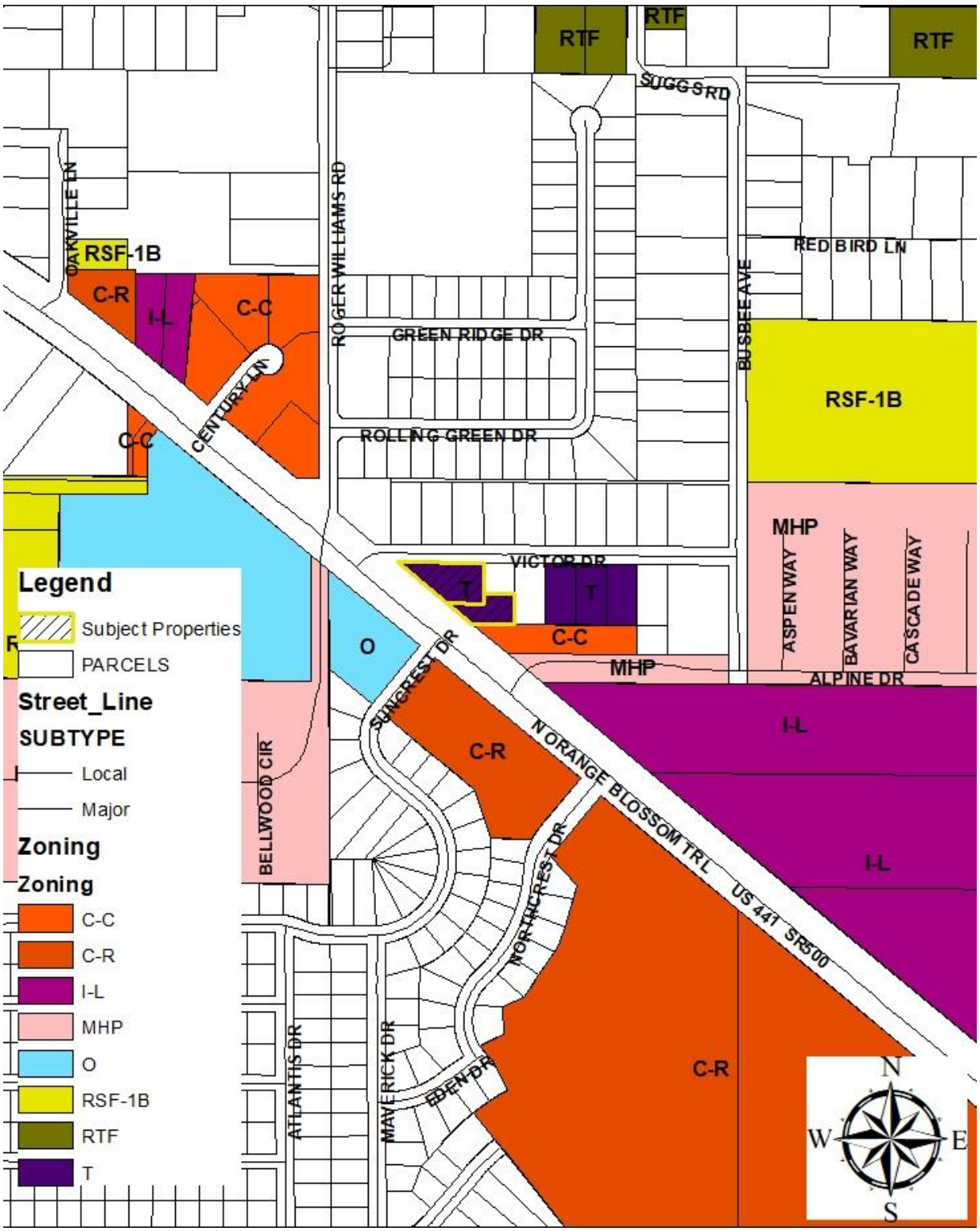
**NP Properties, LLC**
**0.96 +/- acres**
**Proposed Change of Zoning:**
**From: T (Transitional District)**
**To: C-C (Community Commercial District)**
**Parcel ID #: 14-21-28-8876-00-160; 14-21-28-8876-00-140**

# VICINITY MAP




Prepared by: Apopka Community Dev. Dept.,
October 2019

# ADJACENT ZONING



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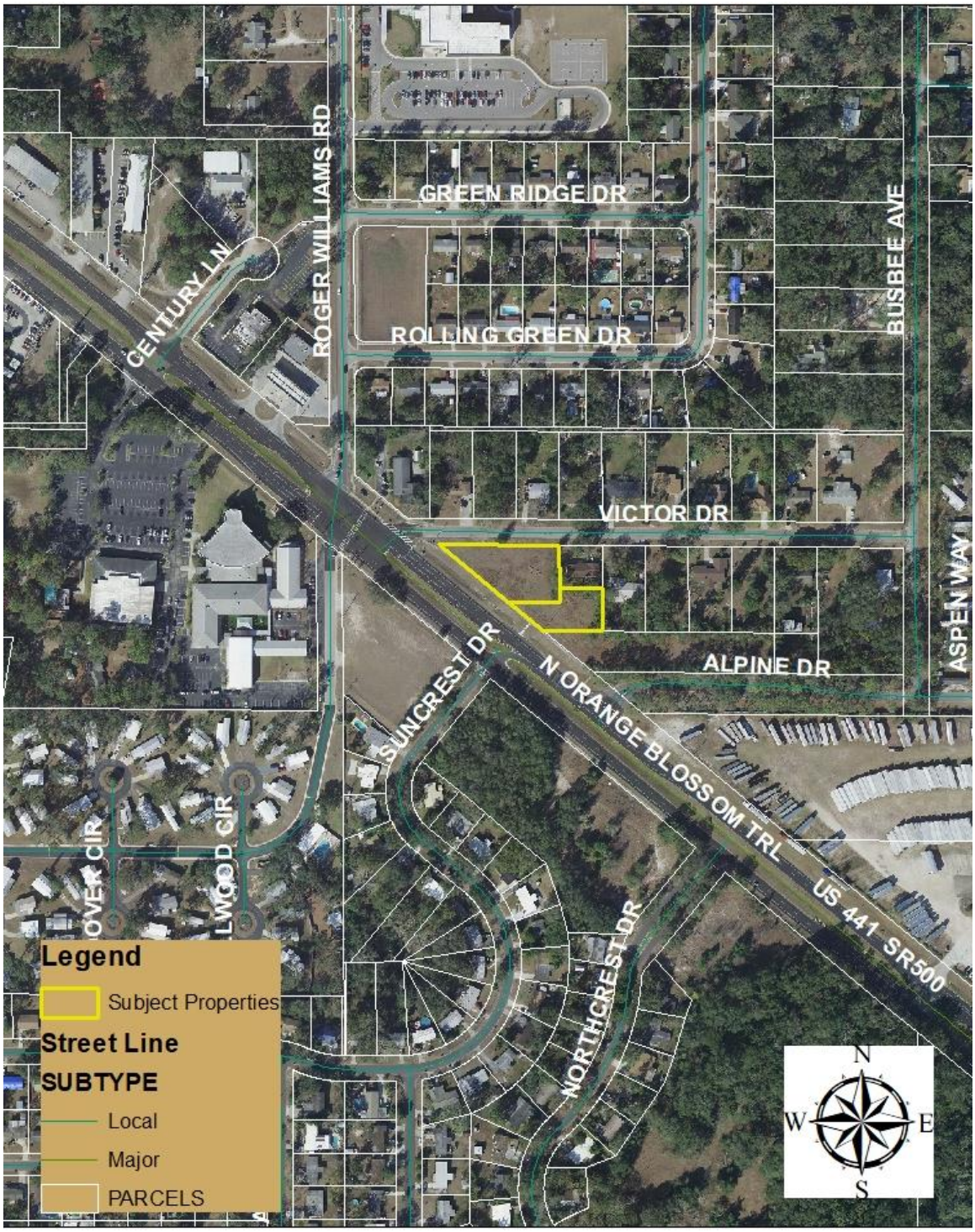
# ADJACENT USES




Prepared by: Apopka Community Dev. Dept.,
October 2019

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Zoning Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **ADMINISTRATIVE - CHANGE OF ZONING – NP PROPERTIES LLC**

**REQUEST:** **ADMINISTRATIVE CHANGE OF ZONING – NP PROPERTIES LLC:**
**FROM: T (TRANSITIONAL DISTRICT)**
**TO: RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | N P Properties, LLC |
| APPLICANT: | City of Apopka |
| LOCATION: | East of N. Orange Blossom Trail & South of Victor Road<br>Victor Heights Plat, Lots 21 and 23 |
| PARCEL ID NUMBERS: | 14-21-28-8876-00-210; 14-21-28-8876-00-230 |
| EXISTING USE: | Vacant |
| CURRENT ZONING: | T (Transitional District) |
| PROPOSED ZONING: | RSF-1A (Residential Single-Family Estate District) |
| TRACT SIZE: | 0.91 +/- acres total |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING: 9 Dwelling Units (“Residential Medium” Future Land Use)<br>PROPOSED: 9 Dwelling Units (“Residential Medium” Future Land Use) |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject property comprises two lots within the Victor Heights plat and both of which were annexed into the city on July 21, 2010 by Ordinance No. 2180. Residential Medium Future Land Use was designated to the properties on December 21, 2011 via Ordinance No. 2241. The subject lots can de

**COMPREHENSIVE PLAN COMPLIANCE**: The proposed RSF-1A (Residential Single-Family Estate District) zoning is consistent with the existing Residential Medium (0-10 dwelling units/acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

**SCHOOL CAPACITY REPORT:** The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 2, 2019.

**PUBLIC HEARING SCHEDULE:**
November 12, 2019 - Planning Commission (5:30 pm)
November 20, 2019 - City Council (7:00 pm) - 1st Reading
December 4, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

**DULY ADVERTISED**:
October 11, 2019 -- Public Notice and Notification- (Apopka Chief, letter to property owner)

---

**RECOMMENDATION ACTION:**

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to RSF-1A (Residential Single-Family Estate District) for the properties owned by N P Properties, LLC.

**Recommended Motion**: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from T (Transitional) to RSF-1A (Residential Single-Family Estate District) for the properties owned by N P Properties, LLC.

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

## ZONING REPORT

## RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Medium Low Density Residential | "County" R-1 | Victor Dr. & Single-Family Homes |
| East (County & City) | "County" Medium Low Density Residential & "City" Residential Medium | "County" R-1 & "City" T | Single-Family Homes |
| South (City) | "City" Commercial | "City" C-C | Vacant |
| West (County & City) | "County" Medium Low Density Residential & "City" Residential Medium | "County" R-1 & "City" T | Single Family Homes |

**LAND USE & TRAFFIC COMPATIBILITY:**

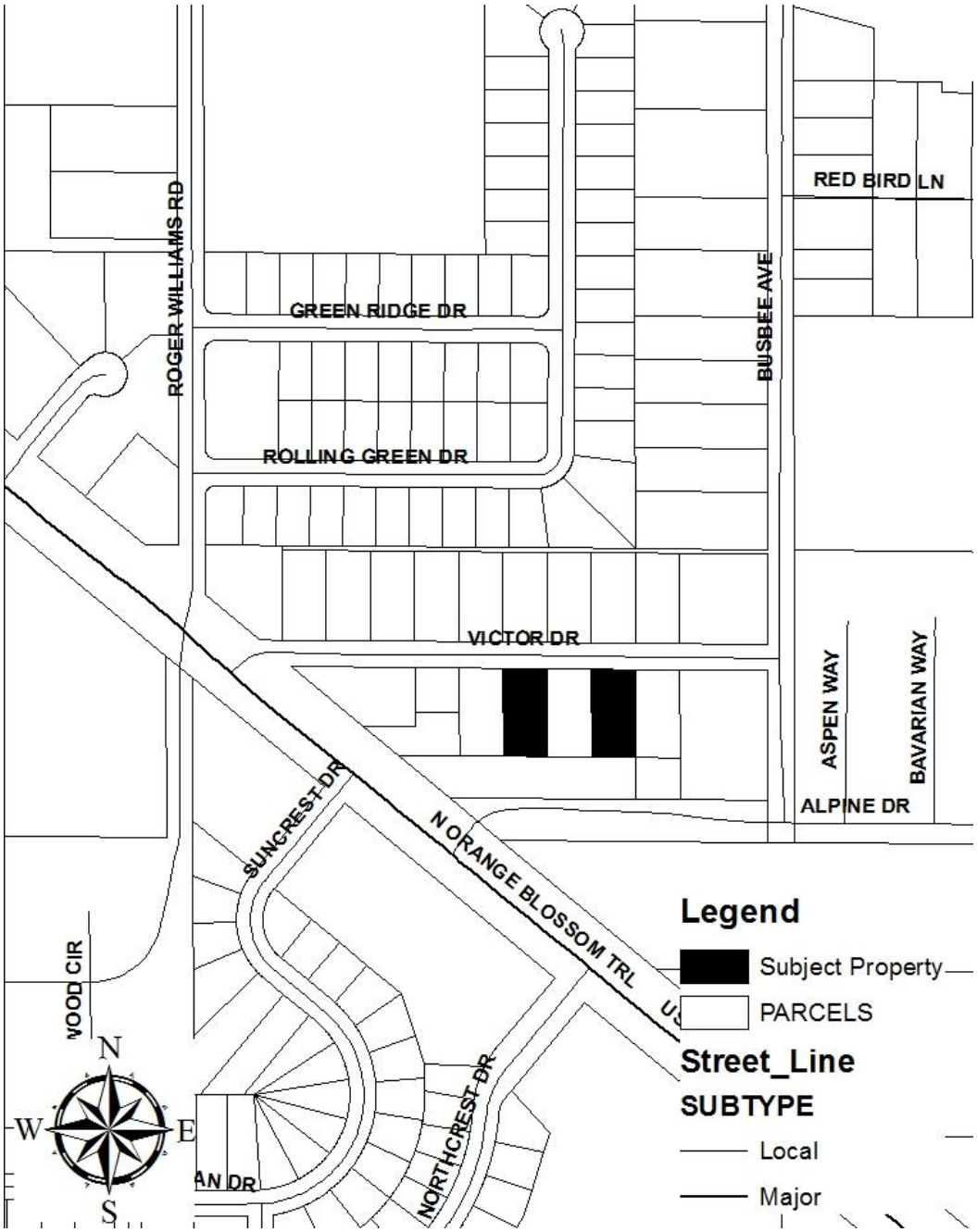
The properties are currently accessed from Victor Drive. The subject properties, along with other properties in the vicinity that are located off of Victor Drive, are of a detached, single family house nature. These properties are part of the "Victor Heights" Plat.

**COMPREHENSIVE PLAN COMPLIANCE:**

The proposed RSF-1A zoning is consistent with the proposed Future Land Use designation, "Residential Medium" (0-10 dwelling units/acre) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

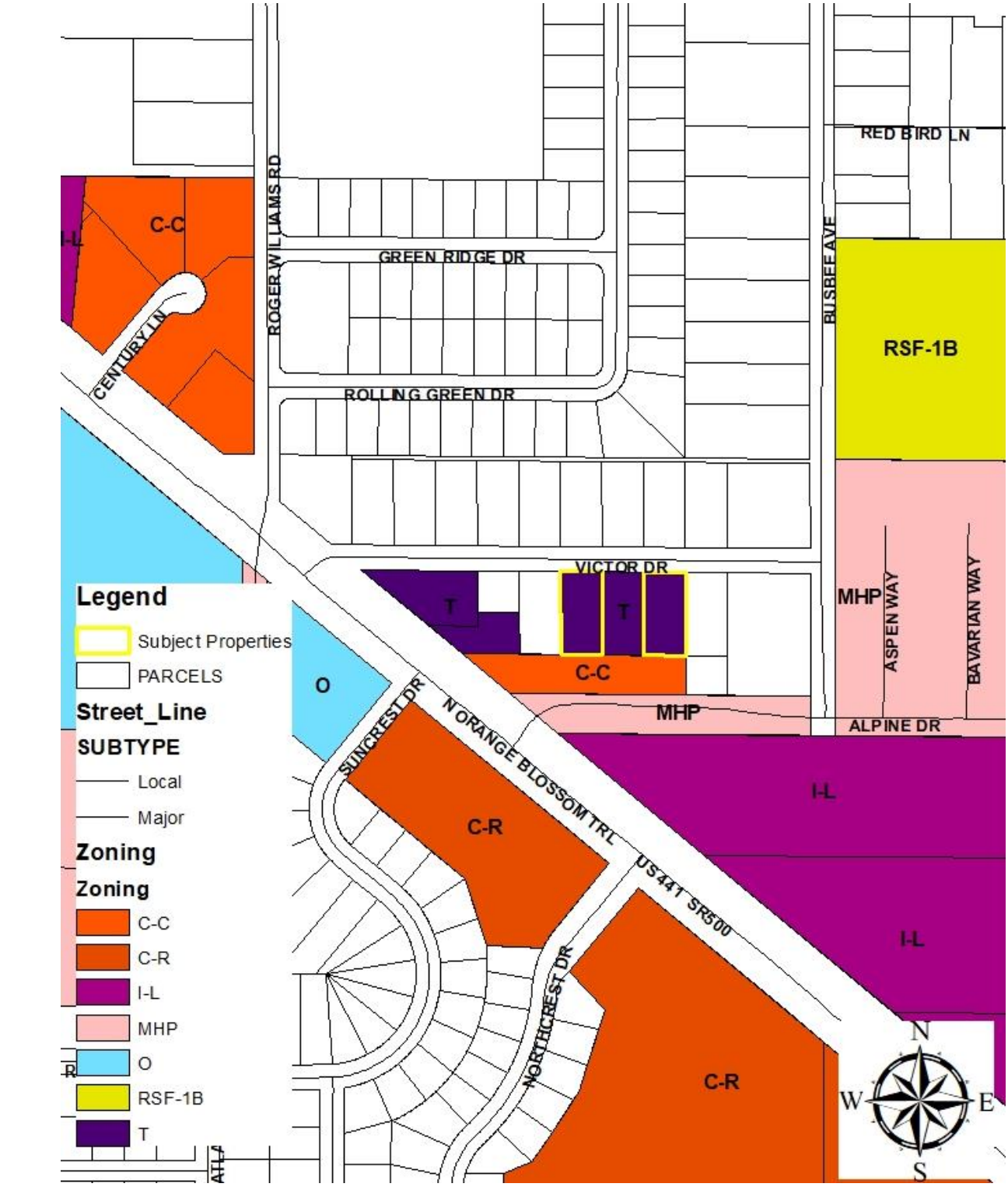
**NP Properties, LLC**
**0.91 +/- acres**
**Proposed Change of Zoning:**
**From: T (Transitional District)**
**To: RSF-1A (Residential Single-Family Estate District)**
**Parcel ID #: 14-21-28-8876-00-210; 14-21-28-8876-00-230**

# VICINITY MAP




Prepared by: Apopka Community Dev. Dept.,
October 2019

# ADJACENT ZONING




Prepared by: Apopka Community Dev. Dept.,
October 2019

# ADJACENT USES

Prepared by: Apopka Community Dev. Dept.,
October 2019

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| ____ | SITE PLAN | FROM: | Community Development |
| ____ | SPECIAL REPORTS | EXHIBITS: | Land Use Report |
| ____ | OTHER: | | Vicinity Map |
| | | | Future Land Use Map |
| | | | Adjacent Zoning Map |
| | | | Adjacent Uses Map |

**SUBJECT:** **COMPREHENSIVE PLAN – SMALL SCALE – ADMINISTRATIVE FUTURE LAND USE AMENDMENT – 355 W. OBT LLC**

**REQUEST:** **COMPREHENSIVE PLAN – SMALL SCALE ADMINISTRATIVE FUTURE LAND USE AMENDMENT:**
**FROM: "COUNTY" COMMERCIAL (MAX. 3.0 FAR)**
**TO: "CITY" COMMERCIAL (MAX. 0.25 FAR)**

**SUMMARY:**

| | |
|---|---|
| OWNER: | 355 W OBT LLC |
| APPLICANT: | City of Apopka |
| LOCATION: | 355 W. Orange Blossom Trail |
| PARCEL ID NUMBER: | 09-21-28-7544-01-010 |
| EXISTING USE: | Vacant |
| CURRENT ZONING: | MU-D, Mixed Use Downtown District |
| PROPOSED DEVELOPMENT: | Vacant |
| TRACT SIZE: | 1.65 +/- acres |
| MAXIMUM ALLOWABLE DEVELOPMENT: | EXISTING: 215,229 sq. ft.<br>PROPOSED: 17,935 sq. ft. |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**ADDITIONAL COMMENTS:** The subject parcel was annexed into the city on July 21, 2017 by Ordinance Number 2547. Presently, the subject property is without a "city" future land use and zoning designation. The proposed Future Land Use, "Commercial" is compatible with the property due to its "MU-D, Mixed Use Downtown District" Zoning. In addition, "Commercial" Future Land Use can be found in the vicinity of the property, including the along W. Orange Blossom Trail.

**COMPREHENSIVE PLAN COMPLIANCE**: The proposed Future Land Use, "Commercial", is consistent with the existing zoning designation, "MU-D, Mixed Use Downtown District". Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support a "Commercial" designation at the subject site:

*Future Land Use Element*

**Policy 3.1.i**

**Commercial**

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

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

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

Planned Unit Development uses may include:

1) All primary land uses
2) All special exception uses
3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

**SCHOOL CAPACITY REPORT:** The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

**ORANGE COUNTY NOTIFICATION:** The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on October 2, 2019.

**PUBLIC HEARING SCHEDULE**:
November 12, 2019 - Planning Commission (5:30 pm)
November 20, 2019 - City Council (7:00 pm) - 1st Reading
December 4, 2019 – City Council (1:30 pm) – 2nd Reading and Adoption

**DULY ADVERTISED**:
October 11, 2019 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

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**RECOMMENDATION ACTION:**

**The Development Review Committee**: finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Commercial for the property owned by 355 W OBT LLC, and located at 355 W. Orange Blossom Trail.

**Planning Commission Recommended Motion:** Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from "County" Commercial to "City" Commercial, subject to the findings of the Staff Report.

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

## LAND USE REPORT

## I. RELATIONSHIP TO ADJACENT PROPERTIES:

| *Direction* | *Future Land Use* | *Zoning* | *Present Use* |
|---|---|---|---|
| North (County) | "County" Medium Low Density Residential | "County" R-1 | Single Family Home |
| East (City & County) | "City" Commercial & "County" Commercial | "City" MU-D & "County" C-3 | Car Dealerships & Motor Repair (MBP Auto Sell Inc. & Downtown Motor Enterprises, Inc.) |
| South (City) | "City" Commercial | "City" MU-D | Loomis Funeral Home |
| West (City) | "City" Commercial | "City" MU-D | Car Sale & Repair (Easy Auto Finance & Best Tires) |

## II. LAND USE ANALYSIS

The subject property is currently vacant, future development must comply with the Commercial future land use designation & be consistent with the Comprehensive Plan policies listed above.

Properties in all three cardinal directions are of a commercial nature, while the north adjacent property (across from Old Dixie Highway) has an Orange County Future Land Use Designation, "Residential Medium Low Density", allowing 0-10 dwelling units per acre.

The proposed Commercial future land use designation is consistent with the general future land use character of the surrounding area.

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the "Core Area" of the JPA. The proposed FLUM Amendment request for a change from "County" Commercial to "City" Commercial (Max. 0.25 FAR) is consistent with the terms of the JPA (Second Amendment). 355 W OBT LLC is the property owner, and has been notified of the hearing schedule.

Transportation: Road access to the site is from W. Orange Blossom Trail and Old Dixie Highway.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property.

Analysis of the character of the property: The property is currently vacant.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial (Max. 0.25 FAR) Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

**CALCULATIONS:**
ADOPTED: 0 Unit(s) x 2.659 p/h = 0 persons (215,229 non-residential sq. ft.)
PROPOSED: 0 Unit(s) x 2.659 p/h = 0 persons (17,935 non-residential sq. ft.)

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is required for developments greater than ten (10) acres in size. At the time the Master Site Plan or Preliminary Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 90 GPD/1,000sf; 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 19,371 GPD

3. Projected total demand under proposed designation: 1,614 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 90 GPD/1,000sf

6. Projected LOS under proposed designation: 90 GPD/1,000sf

7. Improvement/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 200 GPD/1,000sf; 20 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 43,046 GPD

3. Projected total demand under proposed designation: 3,587 GPD

4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD/1,000sf

6. Projected LOS under proposed designation: 200 GPD/1,000sf

7. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka

2. If the site is not currently served, please indicate the designated service provider: City of Apopka

3. Projected LOS under existing designation: 861 lbs/ day

4. Projected LOS under proposed designation: 72 lbs / day

5. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site: ____

2. Projected LOS under existing designation: _

3. Projected LOS under proposed designation: _

4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita

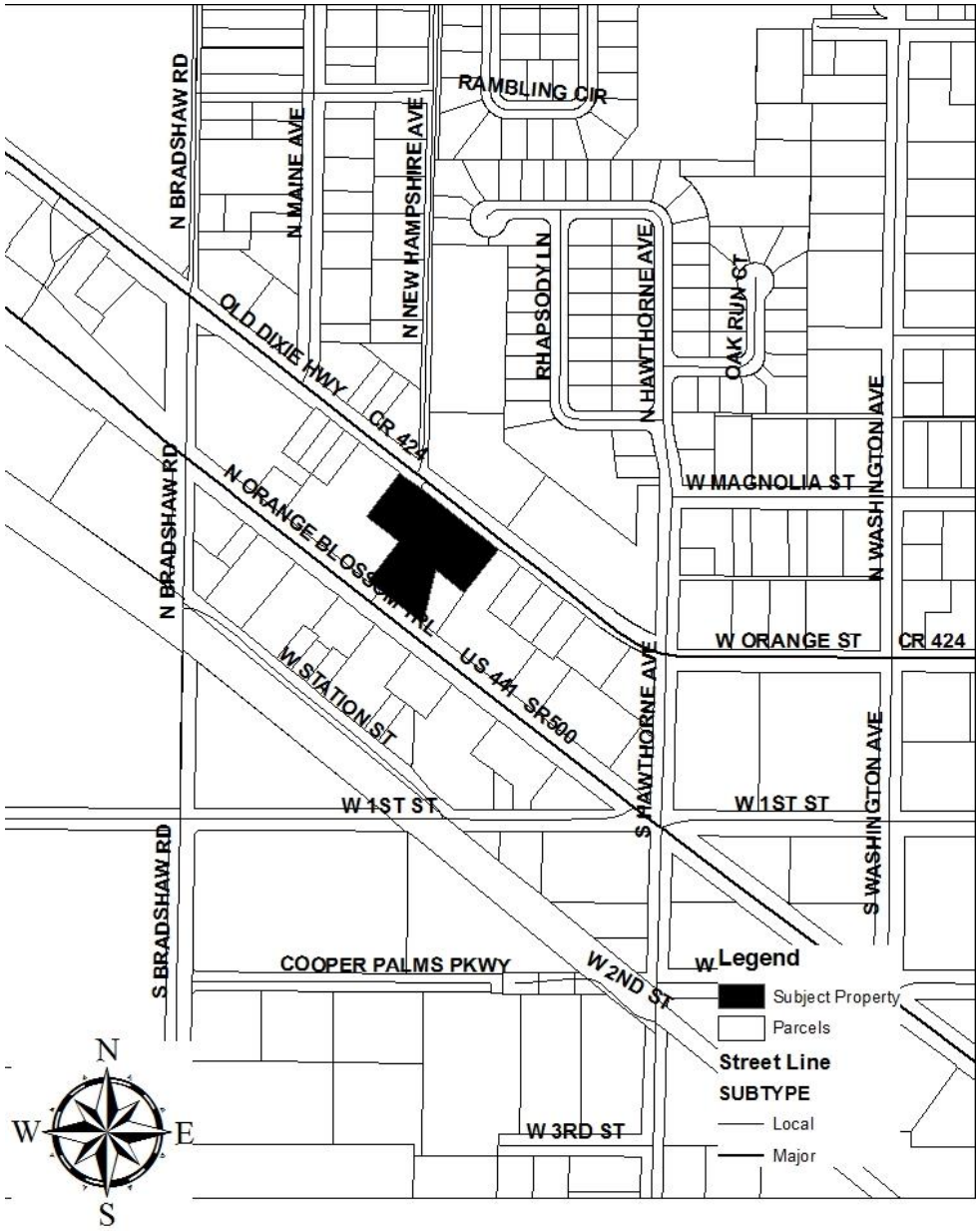
2. Projected facility under existing designation: 0 acres

3. Projected facility under proposed designation: 0 acres

4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

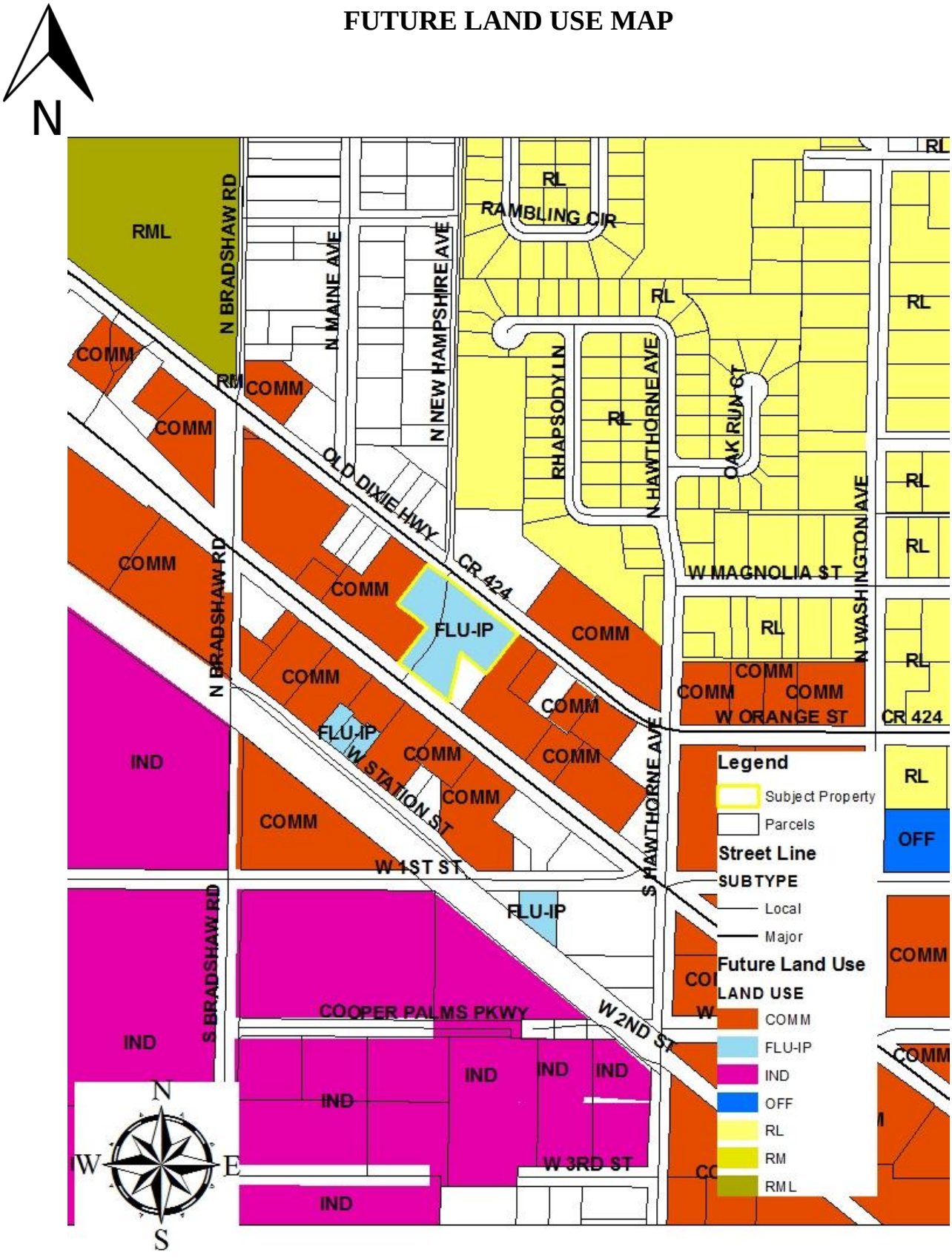
**355 W OBT LLC**
**1.65 +/- acres**
**Proposed Small Scale Future Land Use Amendment:**
**From: "County" Commercial**
**To: "City" Commercial**
**Parcel ID #: 09-21-28-7544-01-010**

# VICINITY MAP



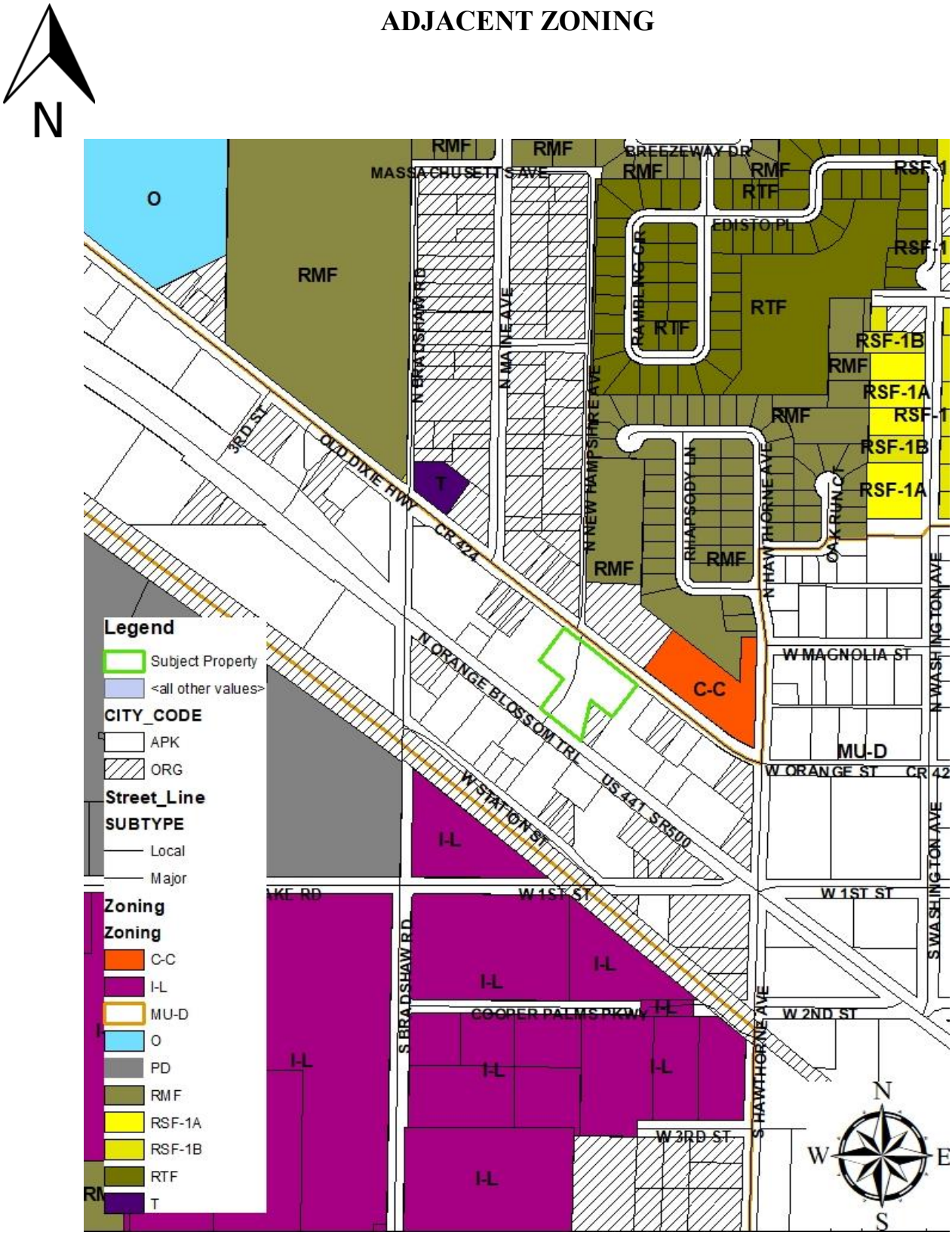

Prepared by: Apopka Community Dev. Dept., October 2019

# FUTURE LAND USE MAP




Prepared by: Apopka Community Dev. Dept., October 2019

# ADJACENT ZONING



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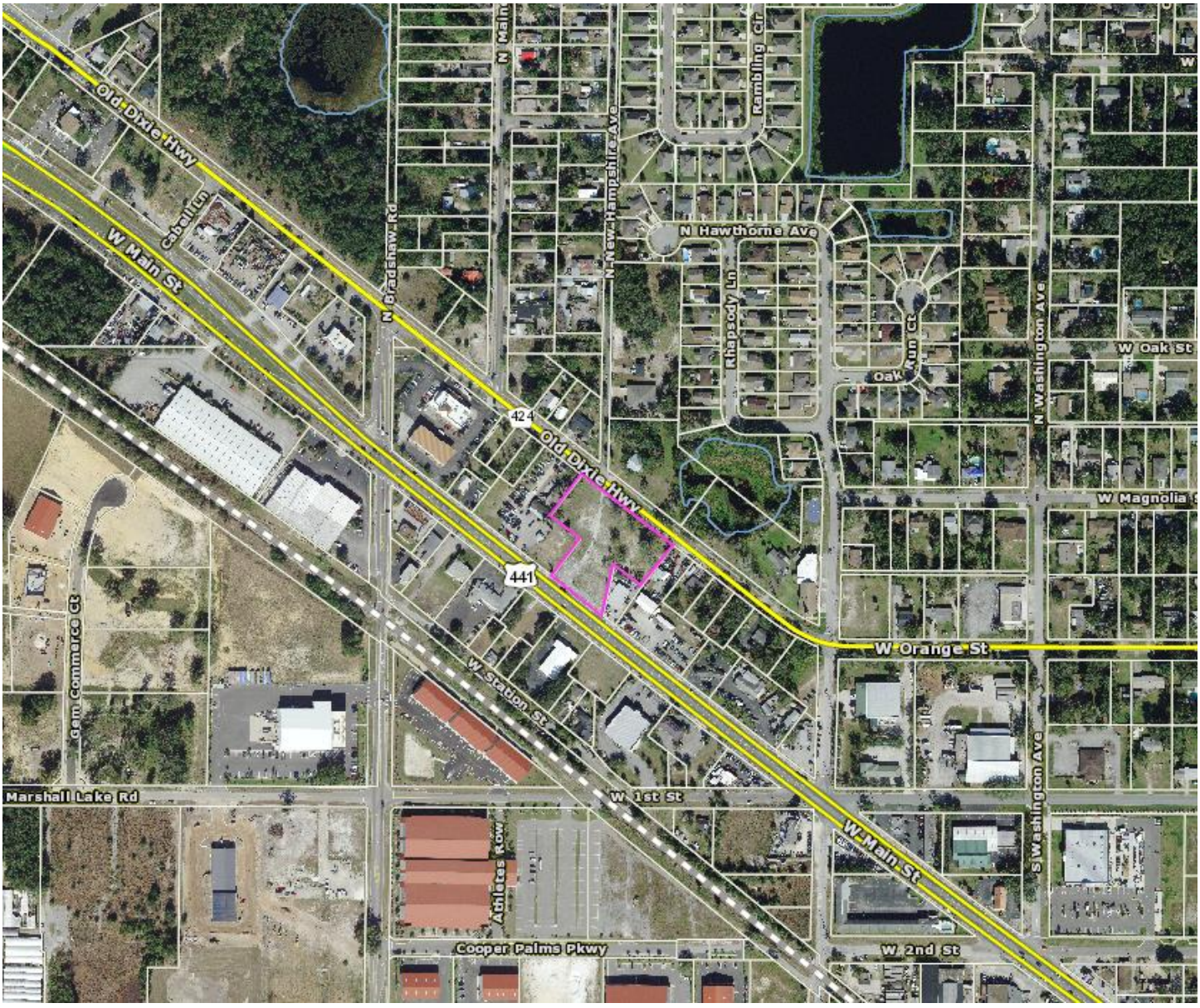
# ADJACENT USES




Source: Orange County Property Appraiser Aerial, January 2019

# CITY OF APOPKA
# PLANNING COMMISSION

| | | | |
|---|---|---|---|
| X | PUBLIC HEARING | MEETING OF: | November 12, 2019 |
| | SITE PLAN | FROM: | Community Development |
| | SPECIAL REPORTS | EXHIBITS: | Vicinity Map |
| X | OTHER: Variance | | Aerial Map |
| | | | Survey |

**SUBJECT:** **VARIANCE – GLORIA CHAUCA – 804 E. ORANGE STREET**

**REQUEST:** **APPROVE A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE III, SECTION 3.3.5, TO REDUCE THE FRONT YARD SETBACK FROM TWENTY-FIVE FEET TO TWENTY FEET AND TO REDUCE THE EAST SIDE YARD SETBACK FROM 10 FEET TO 3 FEET.**

**SUMMARY:**

| | |
|---|---|
| OWNER: | Stone Keys, LLC |
| APPLICANT: | Gloria Chauca |
| LOCATION: | 804 E. Orange Street |
| PARCEL ID #: | 10-21-28-6136-00-070 |
| FUTURE LAND USE: | Residential Low |
| ZONING: | RSF-1B (Residential Single-Family District – Large Lot) |
| EXISTING USE: | Single Family Home |
| TRACT SIZE: | 0.25 +/- acre |

**DISTRIBUTION**

| | | |
|---|---|---|
| Mayor Nelson | Finance Director | Public Services Director |
| Commissioners | HR Director | Recreation Director |
| City Administrator | IT Director | City Clerk |
| Community Development Director | Police Chief | Fire Chief |

**VARIANCE REQUEST SUMMARY:** The applicant is requesting a variance from Section 3.3.5 (C). Intensity and Dimensional Standards, which requires a 25 feet front yard setback and a 10 feet side yard setback. The existing home on the property, built in 1960, has a 21.4 feet front yard setback and a 3.1 feet east side yard setback, as depicted in the applicant's survey.

- *Applicant Request* - Allow reduction of the minimum front yard setback to 21 feet and the east side yard setback to 3 feet to recognize existing location of the constructed building.

**VARIANCE PROCESS:** Per Land Development Code Section 2.2.5. Relief. A. Zoning Variance. 5. Zoning Variance Review Standards. A . Initial Determination:

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 so, the Planning Commission shall make the findings in subsection b. below, based on the granting of the variance for that site alone.

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. No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

Per Land Development Code, Section 2.2.5. Relief. A. Zoning Variance. 5. Zoning Variance Review Standards. B. Required Findings:

A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

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;

   ***Applicant's Response*:** Existing home was built before the lot split.

   ***Staff's Response*:** The subject property, along with the east-adjacent property, were formerly combined into a larger parcel. The parcel was split back to the original lot dimensions (Lots 7 & 8 of the Oakwood Estates Subdivision). In addition, the house was constructed (in 1960) prior to the adoption of the Land Development Code (in 2019).

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;

   ***Applicant's Response*:** No, all other elements will stay as is.

   ***Staff's Response*:** No objection.

3. The proposed variance will not substantially increase congestion on surrounding public streets;

   ***Applicant's Response*:** Will not add daily trips.

   ***Staff's Response*:** No objection.

4. The proposed variance will not substantially diminish property values in the area surrounding the site;

   ***Applicant's Response*:** No, will not diminish property value – will stay as single-family residence.

   ***Staff's Response*:** No objection

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

   ***Applicant's Response*:** The variance will not alter the character of the surrounding area.

   ***Staff's Response*:** The character of the area is single-family residential; the subject property is a residential lot with an existing residential home.

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;

   ***Applicant's Response*:** Yes, will be in harmony with surrounding area

   ***Staff's Response*:** No objection.

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

   ***Applicant's Response*:** The current property owner did not construct, or renovate, the house to its current setbacks.

   ***Staff's Response*:** The required setbacks were established (in 2019) after the construction of the home (in 1960)

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

   ***Applicant's Response*:** The variance will not create safety hazards.

   ***Staff's Response*:** No objection.

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

   ***Applicant's Response*:** Yes, minimal variance can request for property to conform with code.

   ***Staff's Response*:** No objection.

## RECOMMENDATION ACTION:

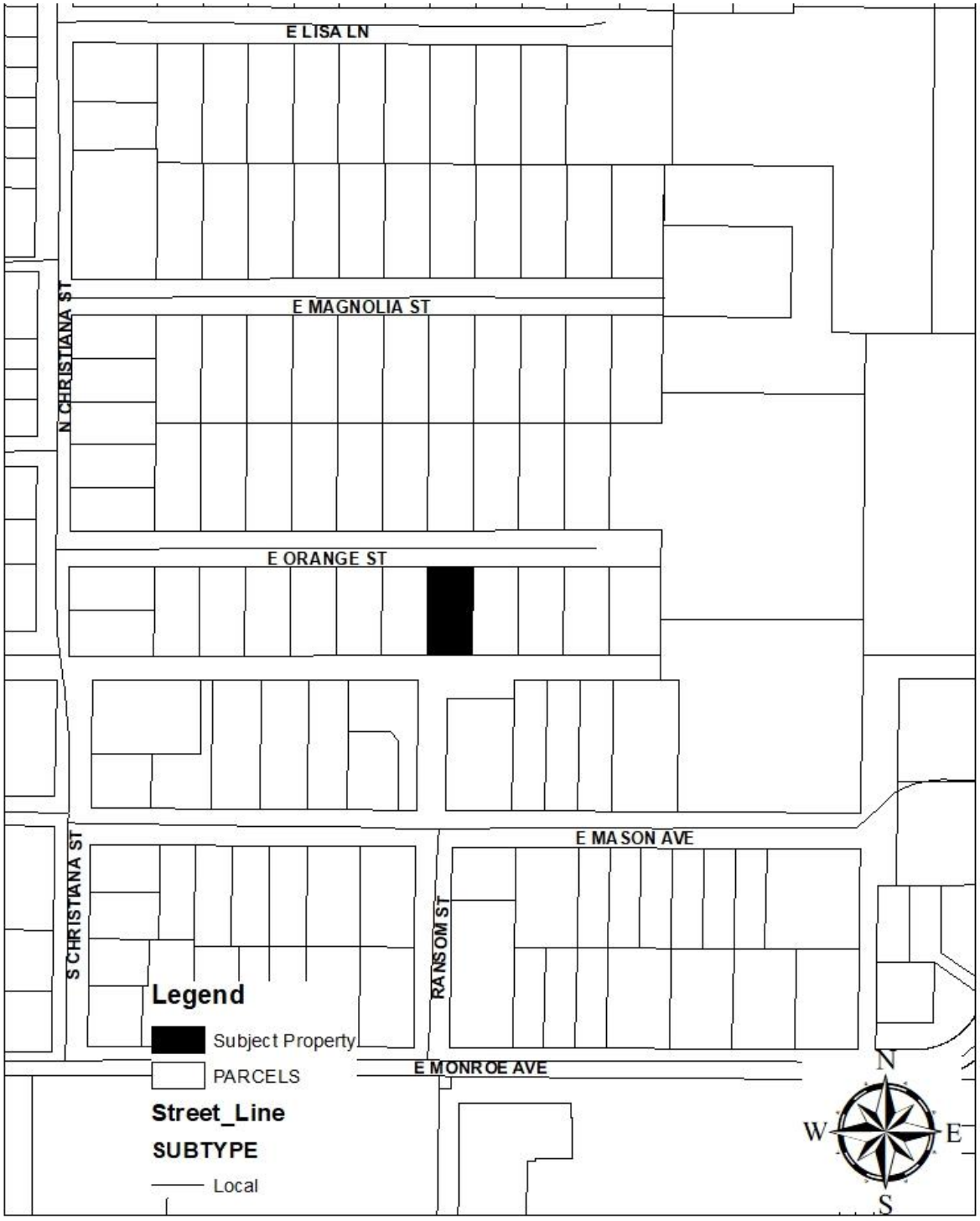
Planning staff has no objection to the applicant's request for a variance to allow a minimum front yard setback of 21 feet rather than 25 feet, and a minimum side yard setback of three feet instead of ten feet.

**Planning Commission Role:** Based on the information provided by the applicant at the hearing for the variance requested, Planning Commission must first determine that sufficient information indicates "whether a need for the proposed variance arises out of the physical surroundings, shape topographical conditions, or other physical or environment conditions that are unique to the specific property involved." If so, then the Planning Commission must find that sufficient information occurs to accept each of the nine variance criteria. Planning Commission has the authority to approve, deny, or approve with conditions the requested variance.

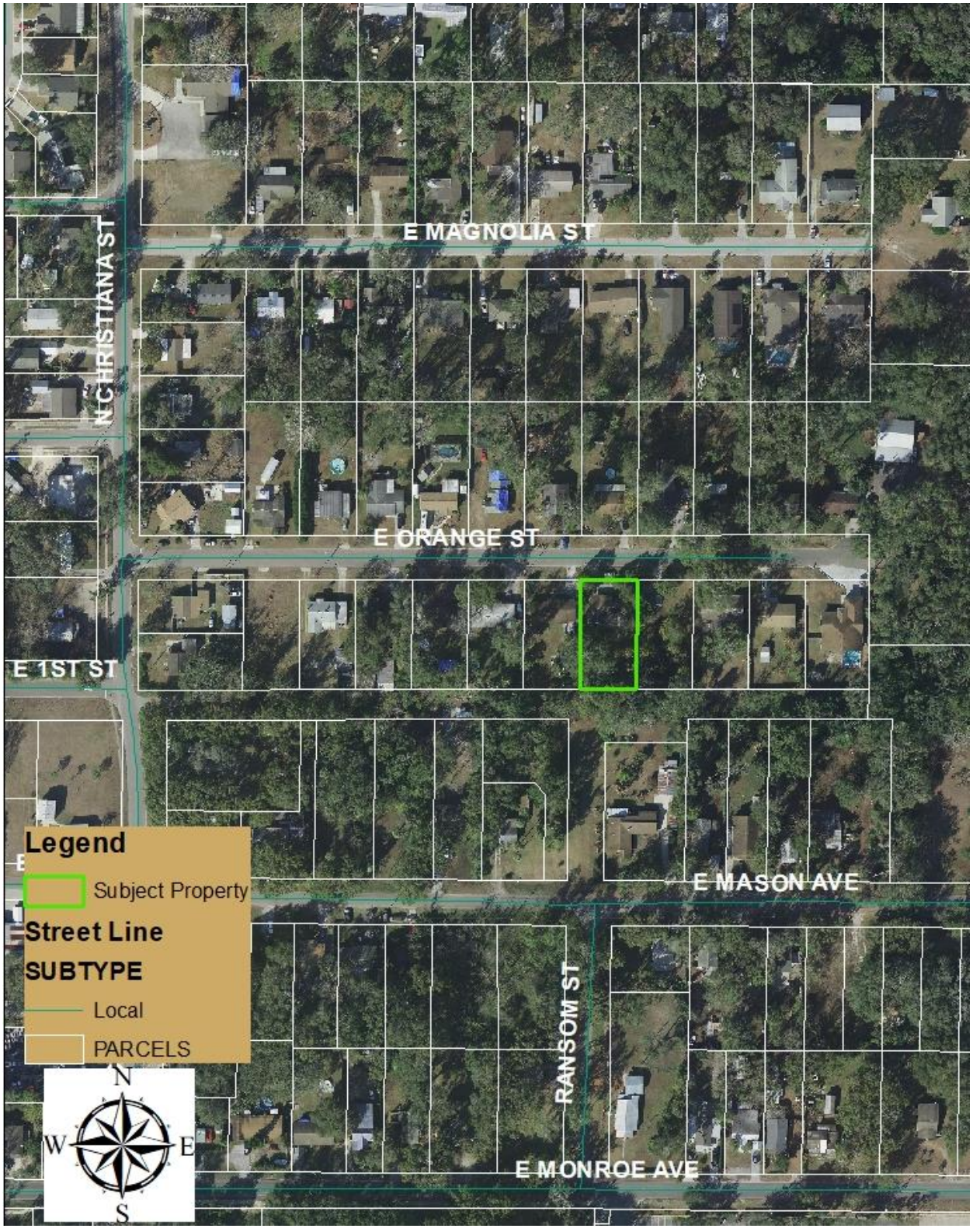
**Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.**

**Owner:** **Stone Keys, LLC**
**Applicant:** **Gloria Chauca**
**Parcel ID Nos.:** **10-21-28-6136-00-070**
**Address:** **804 E. Orange Street**
**Total area:** **0.25 acre(s) +/-**

# VICINITY MAP



# AERIAL MAP


E MAGNOLIA ST
N CHRISTIANA ST
E ORANGE ST
E 1ST ST
E MASON AVE
RANSOM ST
E MONROE AVE
Legend
Subject Property
Street Line
SUBTYPE
Local
PARCELS
N
W
E
S

# BOUNDARY SURVEY

## LEGAL DESCRIPTION:

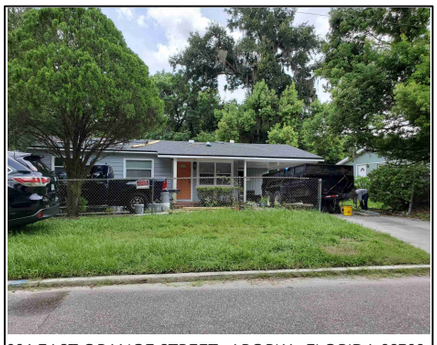
LOTS 7 AND 8, OAKWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK W, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

## FLOOD INFORMATION:

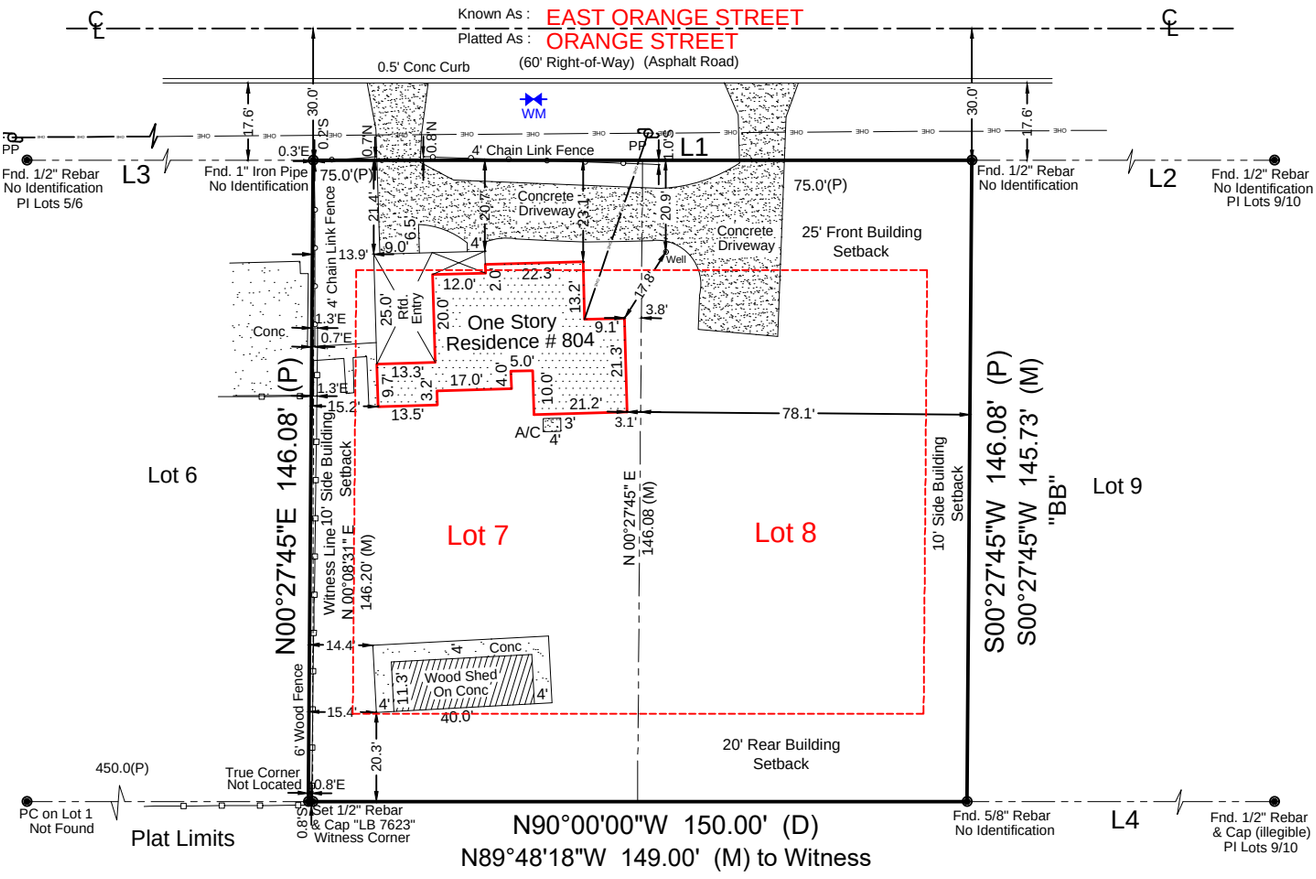
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 9/25/2009.

## CERTIFIED TO:

STONE KEYS, LLC; STONEBRIDGE TITLE GROUP, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

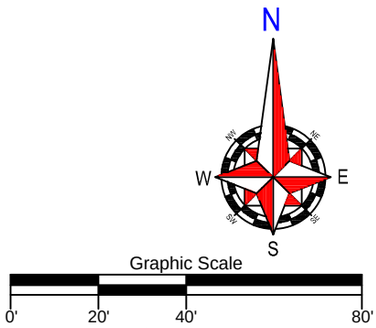


804 EAST ORANGE STREET, APOPKA, FLORIDA 32703




Z.H. MASON'S ADDITION TO APOPKA CITY
LOTS 12 & 13 BLK A

| L1 | L3 |
|---|---|
| S90°00'00"E 150.00' (D) | S90°00'00"E 75.00' (P) |
| S89°59'19"E 149.81' (M) | S89°45'16"E 74.65' (M) |
| **L2** | **L4** |
| S90°00'00"E 75.00' (P) | N90°00'00"W 75.00' (P) |
| S89°45'31"E 75.09' (M) | N89°44'25"W 75.35' (M) |




Revision : Added Building Setbacks - (8/26/19) - ADS

Scale: 1"=40'

| Field Date: 8/5/2019 | Date Completed: 08/06/19 |
|---|---|
| Drawn By: C.W. | File Number: IS-63445 |

-Legend-

| | | | |
|---|---|---|---|
| C | - Calculated | PC | - Point of Curvature |
| ℄ | - Centerline | Pg. | - Page |
| CB | - Concrete Block | PI | - Point of Intersection |
| CM | - Concrete Monument | P.O.B. | - Point of Beginning |
| Conc. | - Concrete | P.O.L. | - Point on Line |
| D | - Description | PP | - Power Pole |
| DE | - Drainage Easement | PRM | - Permanent Reference Monument |
| Esmt. | - Easement | PT | - Point of Tangency |
| F.E.M.A. | - Federal Emergency Management Agency | R | - Radius |
| FFE | - Finished Floor Elevation | Rad. | - Radial |
| Fnd. | - Found | R&C | - Rebar & Cap |
| IP | - Iron Pipe | Rec. | - Recovered |
| L | - Length (Arc) | Rfd. | - Roofed |
| M | - Measured | Set Rebar | - Set ½" Rebar & Cap "LB 7623" |
| N&D | - Nail & Disk | Typ. | - Typical |
| N.R. | - Non-Radial | UE | - Utility Easement |
| ORB | - Official Records Book | WM | - Water Meter |
| P | - Plat | Δ | - Delta (Central Angle) |
| P.B. | - Plat Book | —O— | - Chain Link Fence |
| —□— | - Wood Fence | | |

-NOTES-

>Survey is Based upon the Legal Description Supplied by Client.
>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
>Subject to any Easements and/or Restrictions of Record.
>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
>Building Ties are NOT to be used to reconstruct Property Lines.
>Fence Ownership is NOT determined.
>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.

-POINTS OF INTEREST-

BUILDING CROSSES SETBACK LINE

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

PATRICK K. IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA

Patrick K. Ireland PSM 6637 FOR THE FIRM LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.


Ireland & Associates Surveying, Inc.
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www.irelandsurveying.com
420
Office-407.678.3366 Fax-407.320.8165