APOPKA PLANNING COMMISSION AGENDA

January 14, 2025 5:30 PM
Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:
https://www.youtube.com/CityofApopkaFL

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD

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

ELECTION OF OFFICERS

1. Chairperson
   Vice-Chairperson

APPROVAL OF MINUTES

1. Meeting Minutes from December 10, 2024

PUBLIC HEARING

1. Quasi-Judicial – Ordinance No. 3091 – Change of Zoning – Plymouth Harbor Subdivision
   Owner(s): Parmani Farms LLC, Macaulay George
   Applicant(s): Geoff Summitt c/o GL Summitt Engineering, Inc.
   Location: 2260 Plymouth Sorrento Road, 2244 Sorrento Avenue
   Project: Plymouth Harbor Subdivision Rezoning
   Density: 5 DU/A
   Project Manager: Jun Sohn

2. Quasi-Judicial - Special Exception - Central Florida Preparatory School
   Owner(s): Central Florida Preparatory School Inc.
   Applicant(s): Rowena Flanders
   Location: 1800 Marden Road
   Project: Central Florida Preparatory SPX
   Density: N/A
   Project Manager: Amer Hamza

3. Quasi-Judicial - Special Exception - Pave A Lot Storage Warehouse
   Owner(s): Pave A Lot Asphalt Maintenance Inc.
   Applicant(s): Joseph Lewis
   Location: 951 S. Highland Avenue
   Project: Pave A Lot Storage Warehouse

Density: N/A
Project Manager: Amer Hamza

SITE PLANS

1. Bronson Peak Phase 2B - Plat
   Owner(s): DRP FL 5, LLC
   Applicant(s): Poulos and Bennett, LLC c/o Genevieve LaBuda
   Location: North of Boy Scout Road, south of Stonecliff Drive and west of Falconhurst Lane
   Tract Size: 19.53 +/- acres
   Density/Intensity: 3.5 dwelling units/acre maximum overall density
   Project Manager: Jean Sanchez

2. Quasi-Judicial - INB Homes - Major Development Plan
   Owner(s): Kelly Park Road Property, LLC
   Applicant(s): INB Homes, c/o John Ryan Adams
   Location: 2584 W. Kelly Park Road
   Project: INB Homes
   Density: 7.5 dwelling units per acre
   Project Manager: Bobby Howell, AICP

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 DECEMBER 10, 2024 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: Mary Norwood, Kirk Dickson and Orange County Public Schools (Non-voting)

STAFF PRESENT: Bobby Howell – Planning Manager, Jun Sohn, Ph. D - Planner II, Amer Hamza – Planner I, Andrew Hand – City Attorney (Cliff Sheppard's Office), Marta Schwarz – Content Specialist, Erin Arnold – Executive Assistant and Mary Denizard – Administrative Specialist

OTHERS PRESENT: John Townsend

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

PUBLIC COMMENT: Chairperson Gusler asked if anyone from the public wished to speak on a matter that is not on the agenda. With no one wishing to speak, Chairperson Gusler closed the public comment period.

APPROVAL OF MINUTES: Chairperson Gusler asked if there were any corrections or additions to the regular meeting minutes of November 12, 2024 at 5:30 p.m.

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

QUASI JUDICIAL – SPECIAL EXCEPTION – ADVENT HEALTH FUDGE ROAD COMPLEX

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

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

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

MOTION: Wes Dumey made a motion to approve the Special Exception to allow food processing or beverage bottling at the property located at 4051 Fudge Road in the I-L (Light Industrial) Zoning district, subject to the exhibits and findings of the staff report. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock and Wes Dumey (5-0).

LEGISLATIVE – ORDINANCE NO. 3085 – SMALL-SCALE FUTURE LAND USE AMENDMENT – 91 S BRADSHAW ROAD

Chairperson Gusler read the item description.

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

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

MOTION: Howard Washington made a motion to find the proposed Change of Zoning from Commercial to Industrial, consistent with the Comprehensive Plan and Land Development code, and compatible with the character of the surrounding area, and recommends approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock and Wes Dumey (5-0).

8TH STREET REPLAT - PLAT

Chairperson Gusler read the item description.

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

Commissioner Ryan asked who all would have access to the park that is being proposed on the property and where would the parking be to access it because he doesn't see any room for that.

Mr. Howell responded that it's a public park and the parking on site hasn't been determined. Parks and Recreation would have to draw up a park plan for that.

Commissioner Ryan asked Mr. Howell if he knew who paid for these plans. His concern is that there have been a couple of properties that were sold at 50% of the market value and he asked how do we get market value out of this property.

Mr. Howell responded that this is a project through the Community Redevelopment Agency (CRA) and his understanding is that the land would have to be deemed to be surplused and then it would be sold as surplus property. He responded that he wasn't prepared to answer the question about the market value since this is just in regards to the plat, but stated that appraisals are done on properties when they are sold so that would be how that would be done.

Attorney Andrew Hand mentioned for informational purposes that when it comes to alienation of property within the CRA for redevelopment purposes, there's a specific procedure that is followed that's unique to those types of properties. It requires solicitation of proposals and properties can only be sold at due value unless the set of procedures are gone through and that's considered by city council. Often times with CRA properties, things may be sold less than market value because of certain CRA plan factors that those properties are going to meet if it's not just a straight sale. If it is just a straight sale then there are considerations that the governing body has to make when taking that into account. It's nota normal alienation of property outside of the CRA and there could be a number of factors that go along with that.

Chairperson Gusler asked Mr. Howell who is responsible for negotiating that deal.

Mr. Howell responded that it was the previous Community Development Director, Jim Hitt, but currently is now his.

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

MOTION: Wes Dumey made a motion to approve the 8th Street Replat Plat based on the findings and facts in the staff report and exhibits. Motion seconded by Eric Mock. Aye votes were cast by William Gusler, Howard Washington, Robert Ryan, Eric Mock and Wes Dumey (5-0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 5:44 p.m.

_____
William Gusler, Chairperson

_____
Bobby Howell, Planning Manager

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: January 14, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial – Ordinance No. 3091 – Change of Zoning – Plymouth Harbor Subdivision

REQUEST:
Recommend approval of the Change of Zoning from RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family District-Large Lot) for the Residential Development at 2260 Plymouth Sorrento Road and 2244 Sorrento Avenue.

SUMMARY:
Owner(s): Parmani Farms LLC, Macaulay George
Applicant: Geoff Summitt c/o GL Summitt Engineering, Inc.
Parcel Identification Number(s): 30-20-28-0484-00-085, 25-20-27-0000-00-022
Location: 2260 Plymouth Sorrento Road, 2244 Sorrento Avenue
Existing Zoning: RSF-1A (Residential Single-Family Estate District)
Proposed Zoning: RSF-1B (Residential Single-Family District-Large Lot)
Existing Use(s): Vacant/Residential
Existing Future Land Use: Residential Low Suburban
Tract Size: 9.51 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	City “Residential Low Suburban”	City “RSF-1B”	Residential
East	County “Rural”	County “R-T 2”	Residential
South	City “Residential Low Suburban”/County “Rural”	City “RSF-1A”/ County “A-1”	Residential/Vacant
West	County “Rural”	County “A-1”	Vacant

PROJECT SUMMARY:

The subject properties, which are approximately 9.51 acres in size, are located at 2260 Plymouth Sorrento Road and 2244 Sorrento Avenue. They are currently used for Residential purposes and are vacant. The applicant is requesting a rezoning of the properties to align them with the zoning of the other properties of Plymouth Harbor Subdivision Development and to reduce the minimum lot area requirement for single-family residential use. In the zoning RSF-1A district, the minimum lot size for single-family residences is 12,500 square feet, while in RSF-1B, it is 8,000 square feet.

The proposed RSF-1B zoning district allows for a maximum density of five (5) dwelling units per acre; however, the future land use of these properties is Residential Low Suburban, which allows 3.5 dwelling units per acre. Therefore, the maximum density of these properties will be 3.5 dwelling units per acre after rezoning of the properties as the Comprehensive Plan overrides the Land Development Code.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

1. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;

- Applicant's response: The requested zoning amendment is consistent with the underlying land use currently assigned to the property. Those standard zoning categories identified within the comprehensive plan as being allowed under assigned land uses are provided in ensure consistency with the comp plan.
- Staff response: Staff has no objection.

2. Is in conflict with any provisions of the LDC;

- Applicant's response: The requested amendment does not conflict with any provision of the LDC or the City Comprehensive Plan.
- Staff response: Staff has no objection.

3. Addresses a demonstrated community need;

- Applicant's response: The requested amendment falls within the area defined in the City's Comprehensive Plan for future residential growth. The request does not alter the proposed use or allowable density for the subject parcels and is a consistent zoning category with the adjacent properties.
- Staff response: Staff has no objection.

4. Is required by changed conditions;

- Applicant's response: The requested amendment is needed to is needed to allow for consolidation of the two subject properties into the proposed Plymouth Harbor subdivision that is currently under.
- Staff response: Staff has no objection.

5. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

- Applicant's response: The requested use is consistent with the characteristics and zoning categories assigned to adjacent parcels.
- Staff response: Staff has no objection.

6. Would result in a logical and orderly development pattern;

- Applicant's response: Since the intent is to incorporate the subject parcels into the proposed Plymouth Harbor subdivision the request will provide a consistent zoning overlay for all the parcels within the subdivision boundary.
- Staff response: Staff has no objection.

7. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

- Applicant's response: The requested amendment will not impact any existing waterbodies, wetlands, or other environmentally sensitive areas as the property does not contain any environmentally sensitive areas. The development scheme will not introduce additional air or noise pollution due to the development restrictions imposed by the comprehensive plan.
- Staff response: Staff has no objection.

8. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).

- Applicant's response: The proposed amendment falls within the City's service area and is served by adequate water, sewer and other city services. Development of the site will provide sufficient stormwater management to serve the property as well as help facilitate the City's improvements to the streets for the purpose of providing an adequate level of service.
- Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:

OCPS determined that the school concurrency capacity for the subject development is available for elementary, middle, and high school.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on December 10, 2024.

PUBLIC HEARING SCHEDULE:

January 14, 2025 – Planning Commission (5:00 P.M.)
February 5, 2025 – City Council (1:30 P.M.), First Reading
February 19, 2025 – City Council (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:

December 20, 2024 – Apopka Chief
December 30, 2024 – Mailed notices to adjacent property owners
December 30, 2024 – Posters placed on property

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee (DRC):

Recommends approval of the Change of Zoning from RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family District—Large Lot), finding the proposed change consistent with the

Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – Planning Commission:

Find the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family District—Large Lot), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

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

ATTACHMENTS:

1. Ordinance Number 3091
2. Maps
3. APK-24-006 Concurrency Approval Letter
4. Ads

ORDINANCE NO. 3091

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT) TO RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT—LARGE LOT), FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED AT 2260 PLYMOUTH SORRENTO ROAD AND 2244 SORRENTO AVENUE; OWNED BY PARMANI FARMS LLC AND MACAULAY GEORGE, COMPRISING 9.51 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

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

WHEREAS, the proposed RSF-1B (Residential Single-Family District—Large Lot) District zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby RSF-1B District, as defined in the Apopka Land Development Code, and with the following provision:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

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

Section VI. That this Ordinance shall take effect upon the date of adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of_____, 2025.

READ FIRST TIME: February 5, 2025

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: December 20, 2024

57

EXHIBIT "A"
Parcel Identification Number(s): 30-20-28-0484-00-085, 25-20-27-0000-00-022

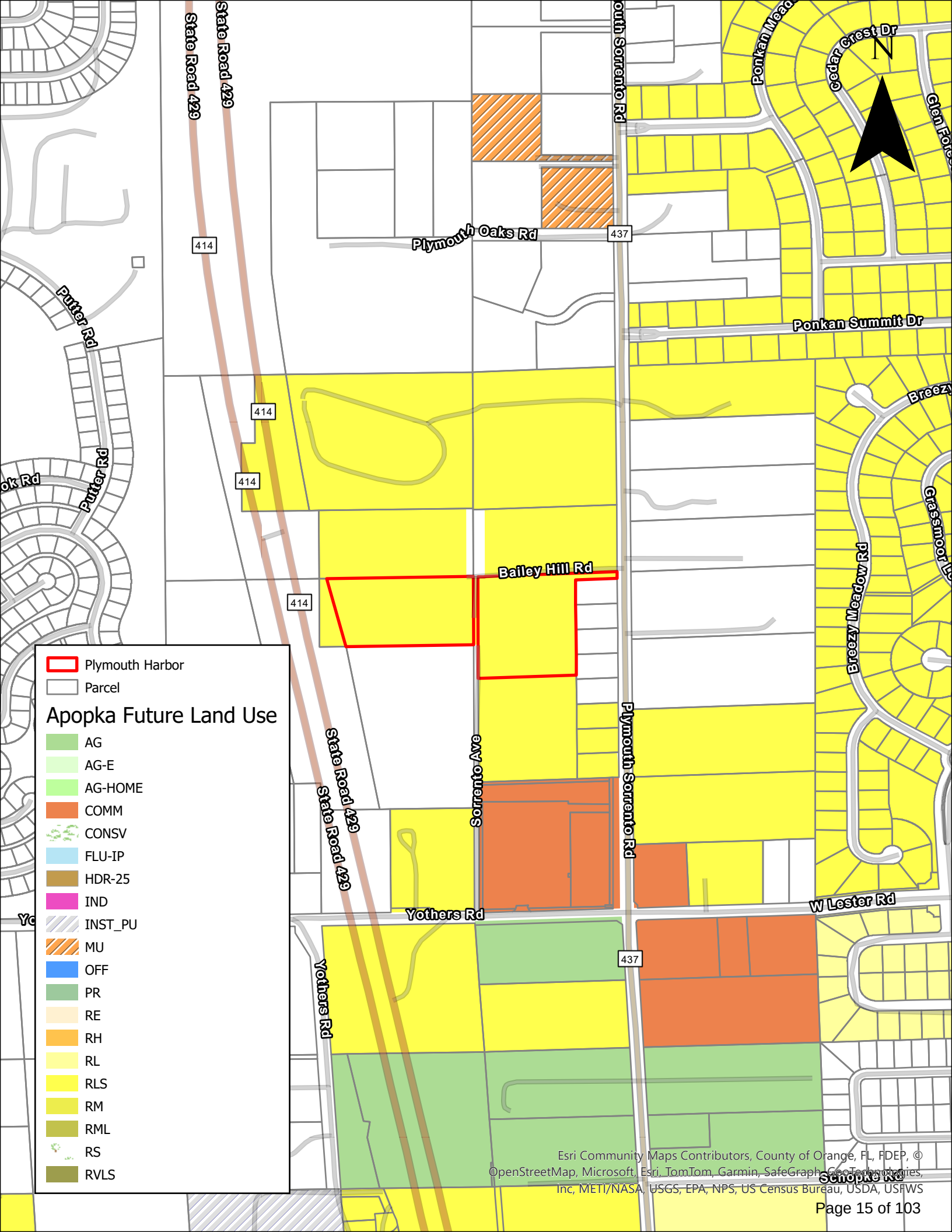
Location Map

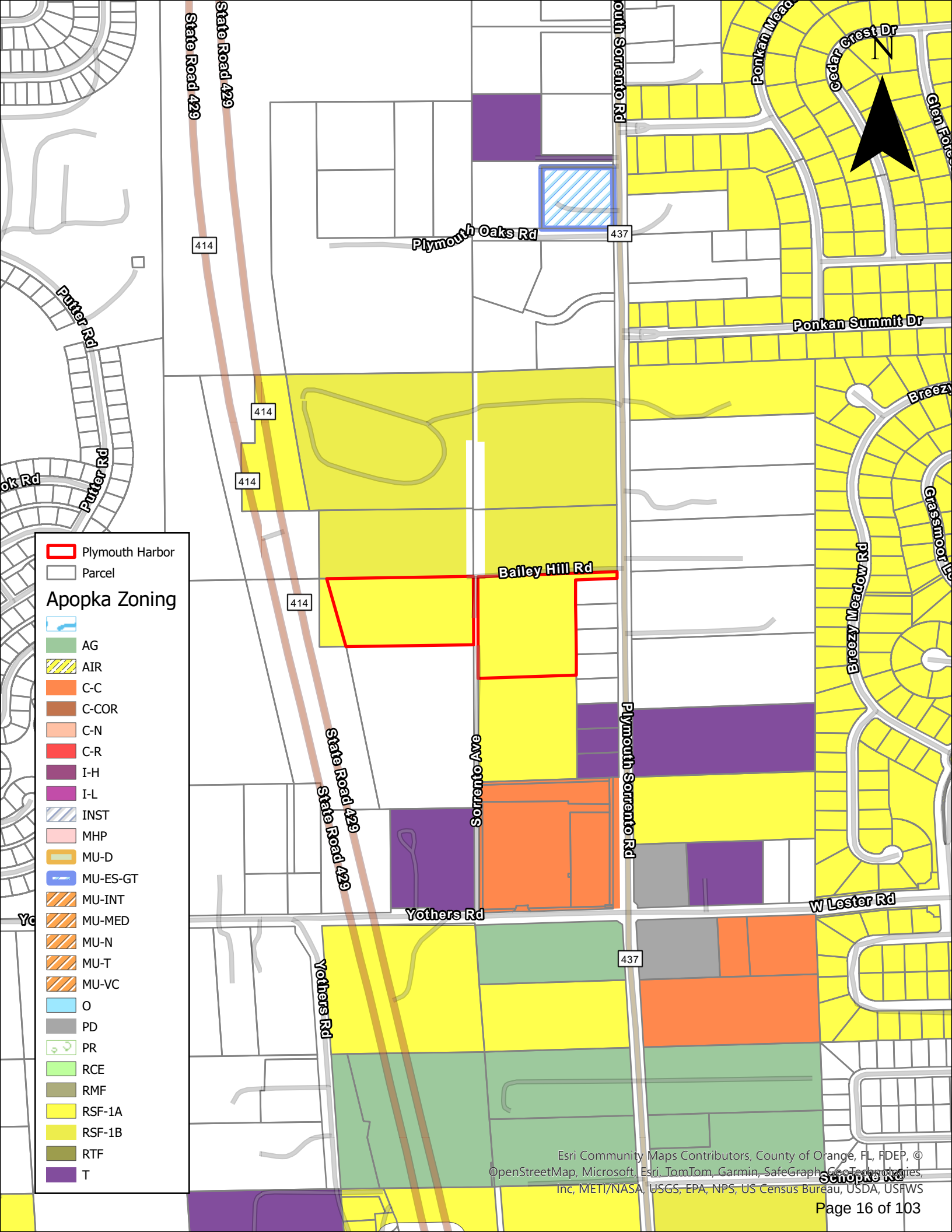




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State Road 429
State Road 429
414
414
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414
Plymouth Oaks Rd
437
Ponkan Summit Dr
Cedar Crest Dr
Glen Fore
Breezy
Grassmoor L
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Plymouth Sorrento Rd
State Road 429
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Yothers Rd
Yothers Rd
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W Lester Rd
437
Schopke Rd
N
Plymouth Harbor
Parcel
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Plymouth Harbor
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
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State Road 429
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State Road 429
Plymouth Oaks Rd
Bailey Hill Rd
Ponkan Summit Dr
Cedar Crest Dr
Ponkan Meadow Dr
Breezy Meadow Rd
Grassmoor Ln
Putter Rd
Putter Rd
Sorrento Ave
Plymouth Sorrento Rd
Yothers Rd
Yothers Rd
W Lester Rd
Schopke Rd
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Orange County Public Schools

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

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER

November 13, 2024

VIA E-MAIL: geoff@glseng.com
Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

ACTION: RECOMMENDATION FOR APPROVAL for APK-24-006 Plymouth Harbor Subdivision.

This letter serves as the official Capacity Encumbrance Letter (CEL) on behalf of the City of Apopka by Orange County Public Schools that school capacity for the following development **is available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	Plymouth Harbor Subdivision
OCPS Completed Application Date:	3/25/2024
Parcel #(s):	25-27-20-0000-00-008, 25-27-20-0000-00-021, 30-28-20-0484-00-040, 30-28-20-0484-00-060, 25-20-27-0000-00-022; 30-20-28-0484-00-085
Requested Units (#):	Total: 86 SF <2,000: SF 2,000–2,499: SF 2,500-2,999: 86 SF 3,000–3,999: SF >= 4,000: MF: TH:
School Board District:	#7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 86 single-family residential units.

This determination expires on May 7, 2025. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

The following conditions shall apply to the approval of the CEL:

1. This letter must be signed and notarized by the Applicant, and returned to:

   Orange County Public Schools
   Facilities Planning
   6501 Magic Way, Building 200
   Orlando Florida 32809

"The Orange County School Board is an equal opportunity agency."

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $980,572.00 and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE	
1st Installment Due On or Prior to May 7, 2025	$ 326,857.33
2nd Installment Due On or Prior to May 7, 2026	$ 326,857.33
3rd Installment Due On or Prior to May 7, 2027	$ 326,857.33
TOTAL	**$ 980,572.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

3. Notwithstanding the schedule provided by Condition #2, the Applicant may prepay any or all of the Capacity Reservation Fees in advance or as the need arises. Applicant acknowledges and agrees that Applicant may only obtain building permits in direct proportion to the amount of Capacity Reservation Fees paid.
4. **If Applicant intends to start construction of the Project prior to the due date of the Capacity Reservation Fees, please contact the Department of Facilities Planning to discuss an alternate payment schedule.**
5. Upon issuance of this CEL, capacity for the Project will be encumbered for 180 days. Upon request, the CEL can be extended for an additional 180 days. Prior to the CEL expiration date, the owner of the account will be required to reserve the encumbered capacity by remitting the required payment.
6. School capacity for the project will be reserved for three years from the date of land use approval as long as payments are made in accordance with the Capacity Reservation Fee Schedule as described above. In the event a Capacity Reservation payment is not made, the reservation will be cancelled and the Applicant will need to re-apply for school concurrency.

This determination is governed by the provisions of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the local government's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara Pelc

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: Capacity Reservation Fee & Mitigation Form

CC: Jean Sanchez, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Acknowledgement of Conditions of Approval

Applicant acknowledges receipt of this Capacity Encumbrance Letter and agrees to the conditions set forth herein. Applicant also acknowledges that Concurrency is not formally reserved until:

- The conditions specified above are satisfied, and
- The first installment of the Capacity Reservation Fee is paid.

Signed By Applicant: _____ Date: _____

STATE OF FLORIDA COUNTY OF _____ .The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, as _____ of _____, a _____, on behalf of the _____. Said person (check one) ☐ is personally known to me or ☐ produced _____ as identification.

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

Applicant must return a signed and notarized copy of this letter to OCPS Department of Facilities Planning.

Attachment A

Orange County Public Schools

School Concurrency Determination

User ID SV November 8, 202 12:18:30

Project ID: CMA-APK-24 -006 Valid Until: May 7, 2025

Project Name:	PLYMOUTH HARBOR SUBDIVISION					
Unvested Units	SF <2,000 Sq. Ft. Units	0	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	0
	SF 2,500-2,999 Sq Ft Units	86	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2023-2024)	1,704	1,112	3,390
	Enrollment (2023-2024)	1,388	1,151	3,449
	Utilization (2023-2024)	81.5%	103.5%	101.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	378	170	241
	Reserved Capacity	38	42	20
	Adjusted Utilization	105.9%	122.6%	109.4%
	Adjusted Available Seats	70	0	0
	Analysis of Proposed Development			
	Students Generated	17.544	9.804	14.190
	Adjusted Utilization	106.9%	123.4%	109.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	9.804	14.190

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	KELLY PARK (6-8) MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	1,704	431	2,738
	Enrollment (2023-2024)	1,388	375	2,159
	Utilization (2023-2024)	81.5%	87.0%	78.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	486	56	579
	Analysis of Reserved Capacity			
	Encumbered Capacity	123	0	344
	Reserved Capacity	46	0	38
	Adjusted Utilization	91.4%	87.0%	92.8%
	Adjusted Available Seats	317	56	197
	Analysis of Proposed Development			
	Students Generated	17.544	9.804	14.190
	Adjusted Utilization	92.4%	89.3%	93.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	0.000

WOLF LAKE ES
WOLF LAKE MS
APOPKA HS

Attachment B

Orange County Public Schools

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

CAPACITY RESERVATION FEE & MITIGATION FORM

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Tamara Pelc
(407) 317-3700 x2022139
Tamara.Pelc@ocps.net

SECTION 1: CMA/CEL INFORMATION	
	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):[1]
	General Location:
	Development Permit Type:[2]

SECTION 2: APPLICANT INFORMATION	
	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

Revised 1/2022

Attachment B

SECTION 3: DEVELOPMENT PROFILE

Plat/Site Plan Title.[3]								
Project Name:								
Phase:								
Enter the # of units:								
Single Family					**Town-House**	**Multi-Family**	**Multi-Family High Rise**	**Total # of Units**
< 2,000	2,000 – 2,499	2,500 – 2,999	3,000 – 3,999	> = 4,000				
Local Governmental Approval date of Plat/Site Plan:								

SECTION 4: PAYMENT SUMMARY

Capacity Reservation Fee Amount (payable to the applicable local government)

Installment: ☐ 1st ☐ 2nd ☐ 3rd ☐ Remaining Balance — **Installment Amount $**_____

A check made payable to the applicable local government must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.

1/1/2017 – 9/30/2021	Single Family $8,784/unit	Multi-Family $5,919/unit	Townhouse $6,930/unit

Effective 10/1/2022

Single Family < 2,000 sq. ft.	$8,829.00/unit	Single Family > = 4,000 sq. ft.	$9,584.00/unit
Single Family 2,000 – 2,499 sq. ft.	$9,513.00/unit	Townhouse	$8,805.00/unit
Single Family 2,500 – 2,999 sq. ft.	$11,402.00/unit	Multi-Family (Non High Rise)	$6,751.00/unit
Single Family 3,000 – 3,999 sq. ft.	$12,015.00/unit	Multi-Family (High Rise)	$307.00/unit[4]

Does this CMA / CEL require an additional contribution? Yes ☐ No ☐

Identify the section of the CMA / CEL that requires the mitigation payment?

Proportionate Share Mitigation Amount (payable to Orange County School Board) $_____

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable **Local Government**. (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the **Orange County Public Schools**. (Deliver to OCPS)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

_____ Signature of Applicant

_____ Print Name of Applicant

_____ Date

Attachment B

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer :_____ Date Reviewed:_____	Received Stamp
☐	Application Sufficient
☐	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.
4. Multi-Family High Rise rate is effective June 22, 2021.

Tell them you saw it in
The Apopka Chief

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Neighborhood meeting will focus on including commercial road cleanup

In the new year, Orange County District 2 Commissioner Christine Moore will host a community meeting that will focus on incorporating commercial roads in the neighborhood corridor clean-up program.

The First Quarterly Neighborhoods Leaders' Meeting will take place on Thursday, January 16, 2025, at 6 p.m. in the media center of Wekiva High School, 2501 Hiawassee Road, Apopka.

The meeting's special guest speaker will be Edward Erfurt, director of community action at Strong Towns, a nonprofit media advocacy organization that produces content that analyzes the failures of the post-war North American development pattern while giving citizens the knowledge and tools to start making their places better.

For further details about the meeting, call Moore's office at 407-836-5850.

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Visit www.TheApopkaChief.com
Phone: 407-886-2777
Fax: 407-889-4121
Email: news@theapopkachief.com

Fraud: 'Insurance fraud is not a victimless crime,' FBI agent says

Continued from page 5A

a victimless crime. It costs taxpayers millions of dollars every year. The FBI will continue to collaborate with our partners to ensure those who engage in such deceptive actions are held accountable."

This case was investigated by the FBI Baltimore Field Office's Wilmington Resident Agency with assistance from investigators with the Delaware Department of Insurance Fraud Prevention Bureau. Assistant U.S. Attorneys Jesse S. Wenger, Meredith C. Ruggles, and Shamoor Anis are prosecuting the case.

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Invisalign/ZOOM!

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3091
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2260 PLYMOUTH SORRENTO ROAD; OWNED BY PARMANI FARMS LLC; AND 2244 SORRENTO AVENUE; OWNED BY MACAULAY GEORGE, COMPRISING 9.51 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 30-20-28-0484-00-085,
25-20-27-0000-00-022
Contains: 9.51 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3091** will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 5, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

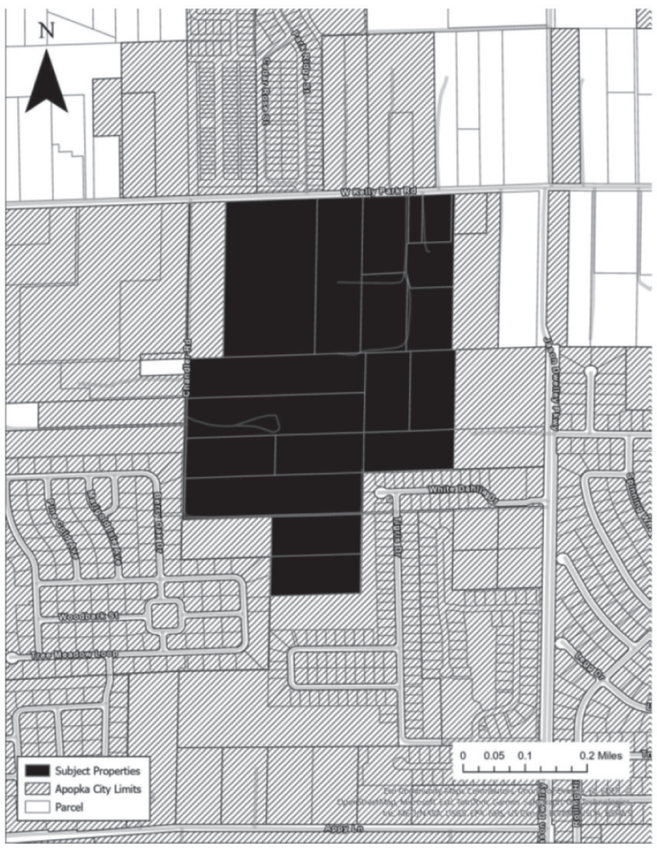
December 20, 2024

Publish: The Apopka Chief **177735**

CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT

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

ORDINANCE NO. 3078
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL, CITY FLU-IN PROGRESS, AND CITY RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND EAST OF CHANDLER ROAD, OWNED BY ORCHID ESTATE HOA COMMUNITY, MEGA GNG, LLC, JACOB SNAVELY, 4625 CHANDLER ROAD, LLC, MATTHEW & DEBORAH SHAW, DAPHNE MARTIN, WALTER H. ROBINSON III, YOO SHIK UM IRREVOCABLE TRUST, PM-S1 REO, LLC COMPRISING 116.94 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132,
18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050,
18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048,
18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035,
18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033,
18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080,
18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 116.94 +/- acres

NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 15, 2025 beginning at 7:00 P.M.**

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

Apopka City Council
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177742**

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: January 14, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - Central Florida Preparatory School

REQUEST:
Approve a Special Exception Use Permit to increase the maximum number of students allowed from 600 students to 720 students at the Central Florida Preparatory School in a PD (Planned Development) Zoning District

SUMMARY:
Owner(s): Central Florida Preparatory School Inc.
Applicant: Rowena Flanders
Parcel Identification Number(s): 17-21-28-5501-01-000
Location: 1800 Marden Road
Future Land Use: Commercial
Existing Use: K-12 Private School
Zoning: PD (Planned Development)
Tract Size: 6.39 +/- acres
Proposed Use: K-12 Private School

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential High	PD (Planned Development)	Multi-Family Apartments
East	Mixed Use	PD (Planned Development)	Single Family/Townhouse Subdivision
South	N/A	N/A	State Road 414 (Tollroad)
West	N/A	N/A	State Road 451 (Tollroad)

PROJECT SUMMARY:

The applicant intends to increase the maximum number of students allowed from 600 students to 720 students at the Central Florida Preparatory School which requires a Special Exception Use Permit within the specific PD (Planned Development) which was adopted via Ordinance No. 2434. The site is located at 1800 Marden Road. All of the adjacent properties to the north and east have a zoning of PD (Planned Development). The total acreage of the site is 6.39 +/- acres and currently has the existing Central Florida Preparatory School building on the site. To accommodate the increase in maximum number of students, a new building on the west side of the existing building is being proposed along with minor parking lot changes south of the existing building. The proposed new building would provide additional classrooms, labs, testing areas and a gymnasium for the school. The proposed new building is consistent with the “Phase 2” building expansion that was shown on the original Final Development Plans approved by the City. The proposed building expansion and the minor parking lot changes will have to go through a Minor Development Plan application after the special exception permit is approved.

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

standards:

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

Applicant Response: The proposed development will be consistent with the Comprehensive Plan by meeting a few goals and objectives.
1) Improving development utility by providing a increased school capacity and resources for students
2) Improving traffic flow and pedestrian accessibility within existing development
3) Enhance community character by reinforcing existing development patterns and addressing compatibility issues.
Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: The proposed development will comply with all applicable PUD zoning district standards per the adopted Land Development Code of the City.
Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will comply with all standards in Sec 4.2.3- Standards Specific to Principal Uses, specifically the Section 'D' referencing Principal Use Standards for Public, Civic, and Institutional developments.
Staff Response: Staff has no objection.

- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

Applicant Response: The proposed development will be appropriate for its location and maintain compatibility with the Residentially Zoned 'PUD' development directly to the north.
Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will adequately screen and buffer from adjacent lands, as it is being developed within the confines of an existing compliant property and will not affect its Zoning or Existing/Future Land Use.
Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will ensure that no site lighting shall negatively impact adjacent properties.
Staff Response: Staff has no objection.

- Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

Applicant Response: The proposed development will provide a Traffic Impact Analysis (TIA) Report with the Major Development Plan/Construction Site Plan for which all pedestrian and vehicular traffic flow will be assessed and coordinated at that time.
Staff Response: Staff has no objection.

- Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Applicant Response: During the Minor/Major Development Plan and Construction Site Plan permitting process, the proposed development will coordinate with City staff to ensure to avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading signs, lighting, and other site elements.
Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district.
Staff Response: Staff has no objection.

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

Applicant Response: The development will ensure to meet all applicable City and State regulations to ensure that the proposed development will avoid significant deterioration of water and air resources, scenic resources, and other natural resources.
Staff Response: Staff has no objection.

- Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities;

Applicant Response: Based on coordination with staff and a traffic analysis completed in November 2024, the

proposed development will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities.
Staff Response: Staff has no objection.

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

Applicant Response: The proposed development will comply with all other relevant City, State, and federal laws and regulations.
Staff Response: Staff has no objection

PUBLIC HEARING SCHEDULE:
January 14, 2025 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
December 13, 2024 – Mailed Notices to Adjacent Property Owners
December 13, 2024 – Poster Placed on Property
December 20, 2024 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee: Recommends approval of a Special Exception to increase the maximum number of students allowed from 600 students to 720 students at the Central Florida Preparatory School in a PD (Planned Development) Zoning District, subject to the exhibits and findings of the staff report.

Recommended Motion – Planning Commission: Approve a Special Exception to increase the maximum number of students allowed from 600 students to 720 students at the Central Florida Preparatory School in a PD (Planned Development) Zoning District, subject to the exhibits and findings of the staff report.

Planning Commission Role:
Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception Permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:
1. Conceptual Plan
2. Map Series
3. Advertisement December 20

P:_PROJECT DRAWINGS\CFP-001 Central FL Prep School Phase 2\Drawings\CAD Civil3D\Layouts\02 Conceptual Plans\Conceptual Plan 2.dwg Modified: 11/14/2024 By:slancaster Plotted By:sam lancaster



N

W E

S

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

LEGEND

PROPERTY BOUNDARY

NO.	DESCRIPTION	DATE	BY

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CONCEPTUAL PLAN 2

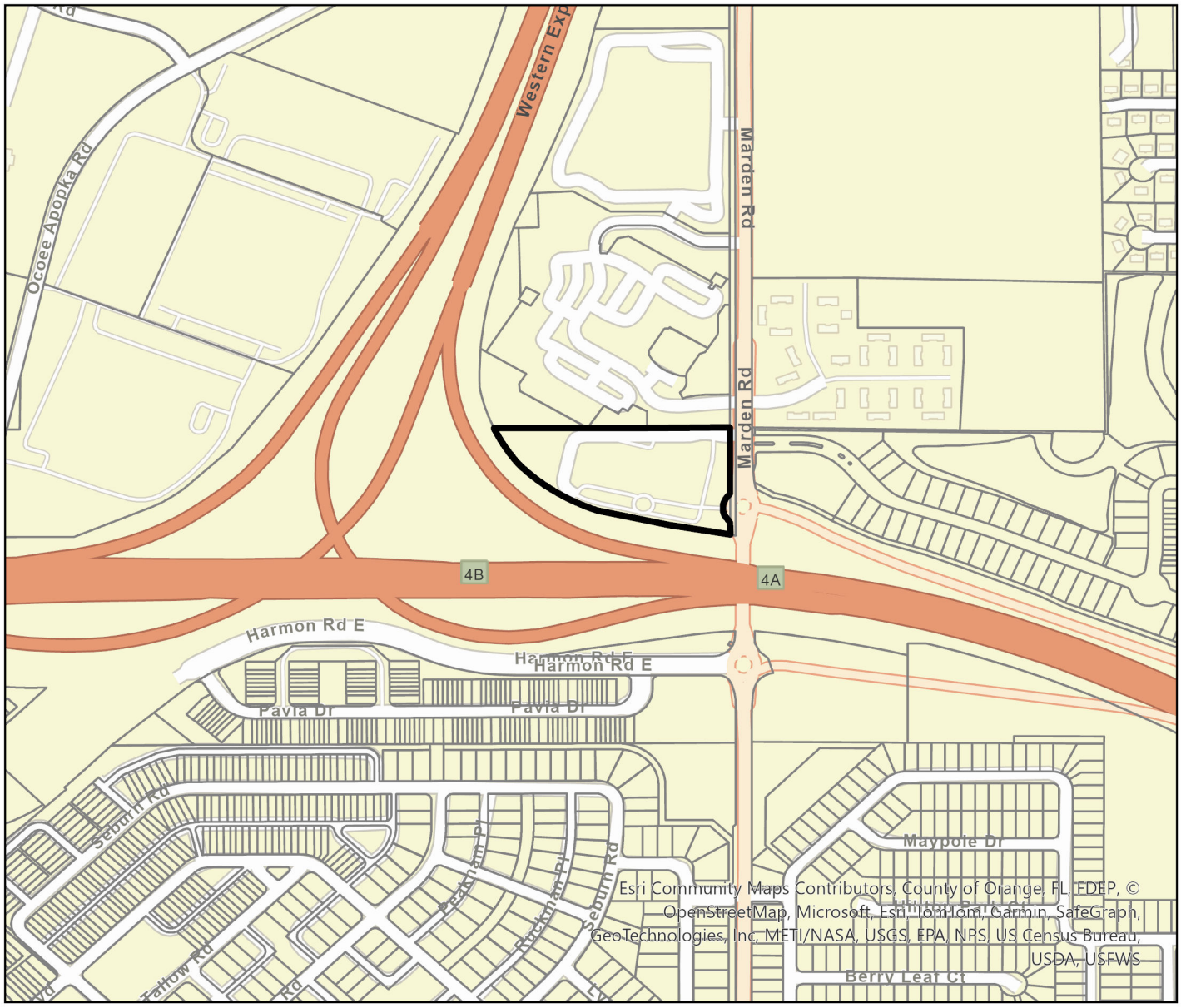
CENTRAL FLORIDA PREPATORY SCHOOL – PHASE 2 CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: L. CLASSON	CHECKED: L. CLASSON	DATE: 11/14/2024
SCALE: 1" = 30'	PROJECT: CFP-001	SHEET: CP.2	

APPIAN ENGINEERING

NOT FOR CONSTRUCTION

11/14/24

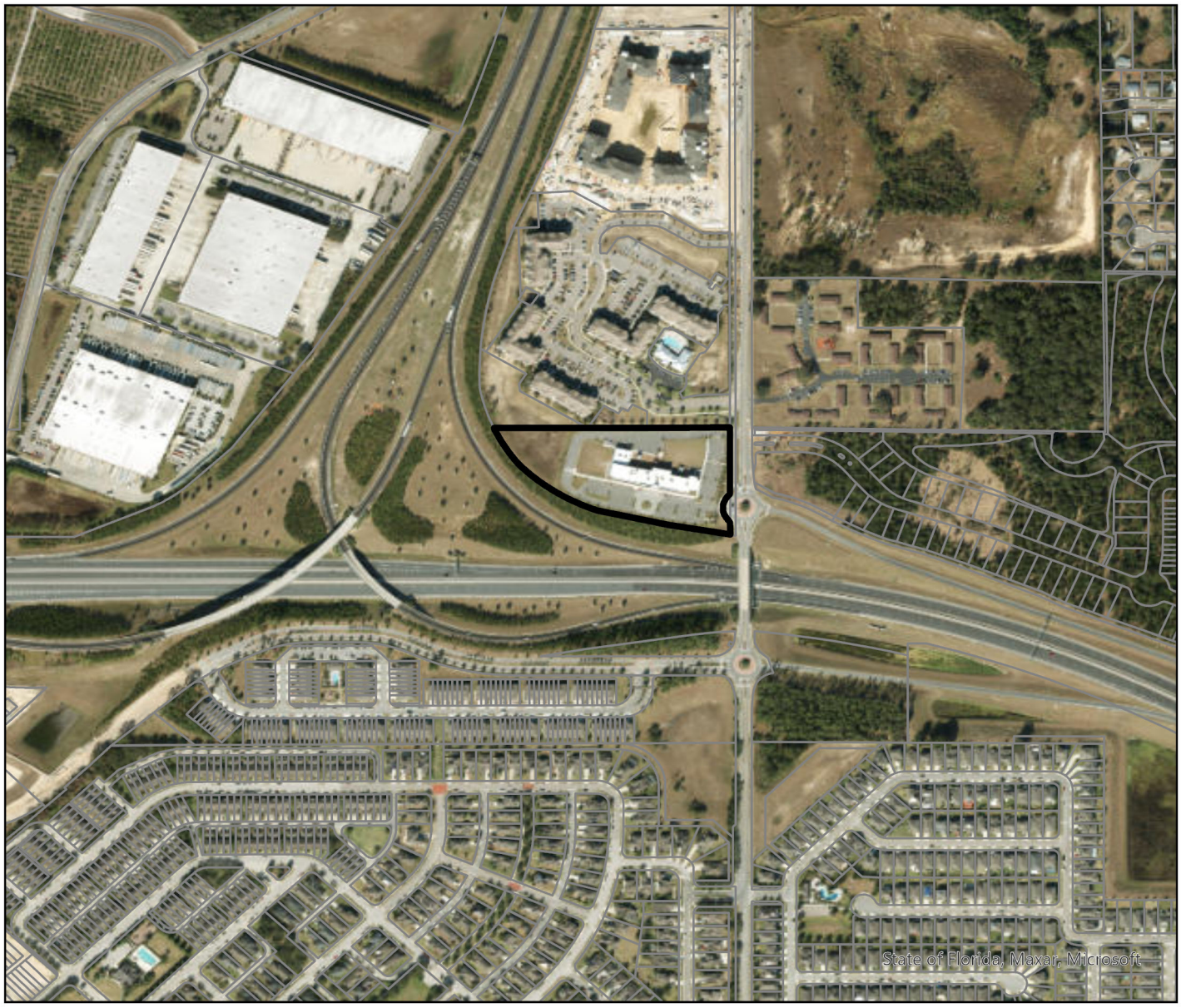


1800 Marden Road

Parcel

0 0.1 0.2 0.4 Miles

N

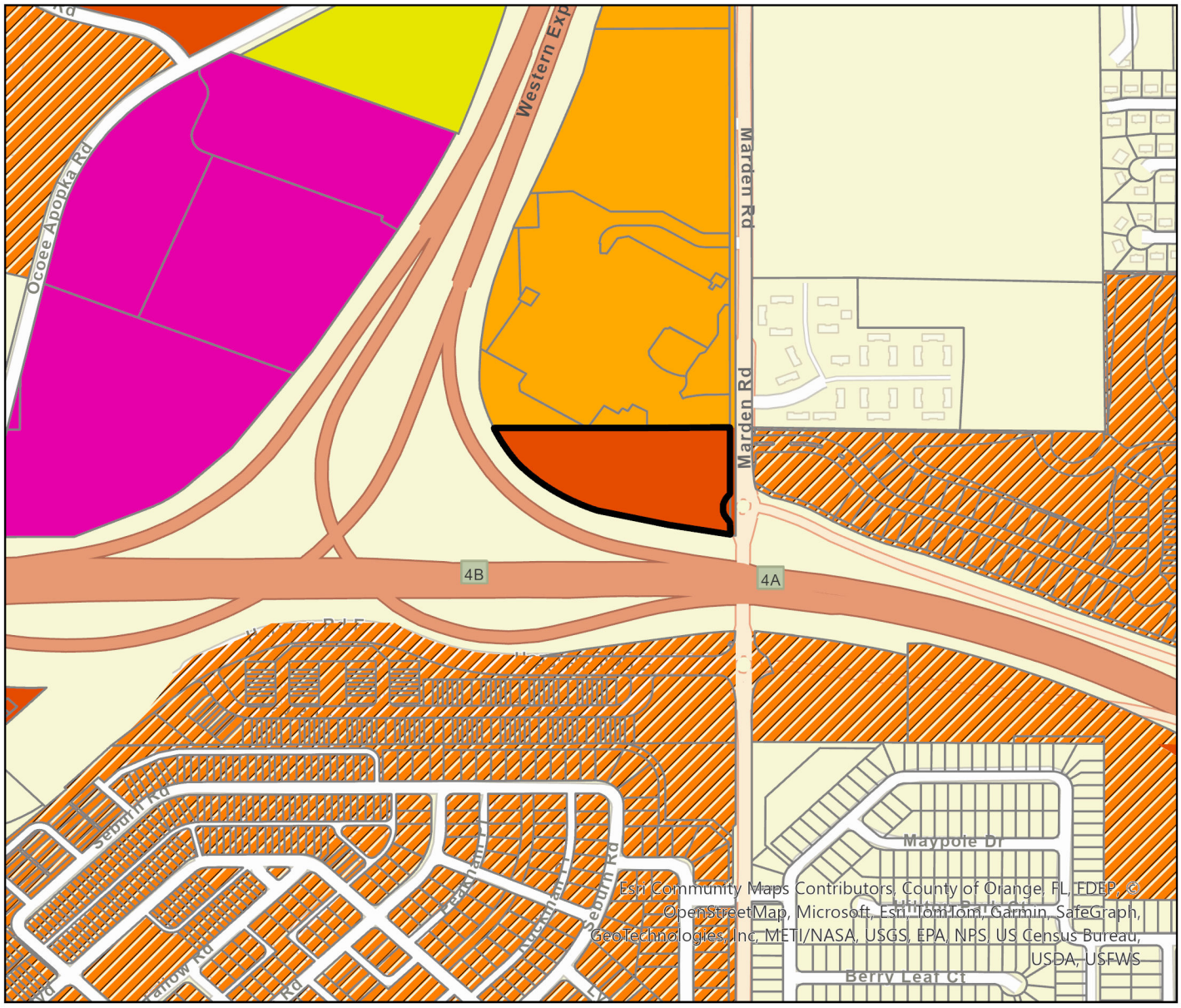


1800 Marden Road

Parcel

0 0.1 0.2 0.4 Miles

N



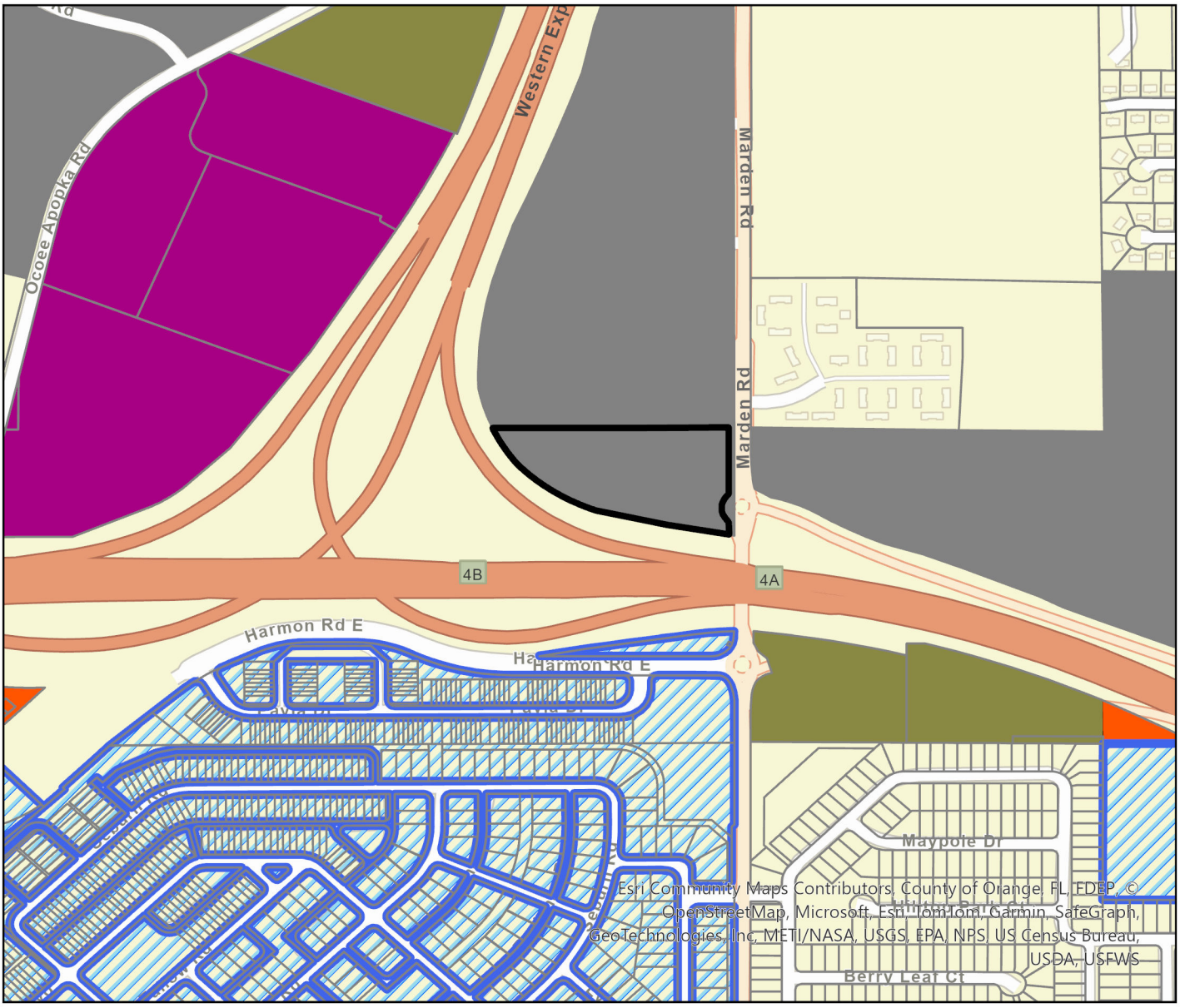
1800 Marden Road
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FL
- H
- IN
- IN
- M
- O
- P
- R
- R

0 0.1 0.2 0.4 Miles

N



1800 Marden Road
Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT

0 0.1 0.2 0.4 Miles

N

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

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Appian Engineering, LLC c/o Luke Classon, P.E**. has made application relating to the following described property.

ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3068

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) DISTRICT TO KPI-MU(KELLY PARK INTERCHANGE – MIXED-USE) DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Contains: 54.85 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3067 and 3068 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 15, 2025 beginning at 7:00 P.M.**

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

Apopka City Councilv
Apopka Planning Commission
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177732**

Moore: Personalize your community

Continued from page 2A

become more like living rooms where residents meet and grow. It is safer to walk and bike and thus more chance meetups. We need to encourage builders to go back to smaller projects with duplexes, triplexes, and townhomes on grid-like streets. The big multi-national building of subdivisions is harmful to our collaborative culture.

Today, most of us experience ugly, boring, too long to walk anywhere pleasant, high-speed corridors. Even upscale areas like Lester Road have long, unappealing brick walls with cars travelling at high speeds. Yet, the addition of benches, outdoor furniture, art installations, walking clubs, and, of course, pressure-washing could change all of this. Please, North Apopka residents, join our quarterly meetings at Wekiva High School. Together, we can improve the culture along Lester Road.

Nevertheless, the pre-WWII downtown grids with shorter blocks and often brick roadways dissuade high rates of speed. They encourage greater pedestrian activity. While we aren't discussing blight and homeless issues in this column, these challenges can be remedied with the same solutions. Clean, appealing, unique streets which enjoy greater walkability and bicycle riding are a solution. These individual streets provide the basis for greater communication and engagement between citizens.

The Neighborhood Leader Program incentivizes and grows residents into leaders who in turn create art and grow that love of place along existing corridors. Government can never make all of this jusr happen. However, the government can stop additional sprawl and incentivize more pre-WWII development or redevelopment.

I first discovered the truth of personalized schools while serving on the Orange County School Board. Protype schools were great for efficiency and cost savings, but bad for creating a sense of ownership, care, and concern by students, staff, and parents. By adding art installations, murals, sculptures, and distinctive area pictures, students become connected to their community. I utilized corporate donations, small donors, and my office discretionary funds to make these projects come to life.

I am disappointed the staff at Clay Springs Elementary School took down a previous principal's donation of personal photographs of Wekiva Springs. They were helpful towards teaching students to love the uniqueness of their school zone and community. Not every school is named after a Class I spring. I recently taught fifty students at a Clay Springs Teach-In event. The only students who knew that Clay Springs is really Wekiwa Springs were my two granddaughters. How tragic.

So, in our District 2 suburban communities, we are working on distinctives celebrating and promoting our best features. We cannot change the layout now of massive suburban subdivisions.

However, like the schools, we can personalize corridors. For example, we hired artist Delia Miller to paint a mural celebrating "Wekiwa Springs" on a blighted gas station at the corner of Thompson and Votaw roads. Fence cup art declaring Eastern Apopka as "Wekiwa Springs" was erected on Wekiva Springs Road near the Sprouts store. Rose art was painted on a blighted fence all along Rose Avenue. Lovely magnolia banners were erected along Magnolia Homes Road. A Lockhart historical mural was painted by artist Lisa Mikler along Edgewater Drive. A welcome to cyclists on the Coast-2-Coast trail painted – again by artist Delia Miller – at the corner of Pine Hills and Clarcona Ocoee roads.

I also had plans for "One Apopka" cup art installation along Clarcona Road, but that is when I broke my foot. I hope to complete this project in collaboration with Jarette Schofield next year.

The top leaders in the Neighborhood Leaders Program have studied the book, Love Where You Live by author Peter Kageyama of St. Petersburg, Florida. These leaders are now pondering more projects in their neighborhoods. Installations require fundraising, planning, and engagement of nearby residents. The people who work together on projects become – A TEAM. Once we are a team, we can accomplish anything.

We have much more work to do in 2025. Ideas and opportunities are infinite to restore the love of community and collaboration between neighbors. I kick off the 2025 Neighborhood Leader season with nationally recognized speaker, Edward Erfurt, Director of Community Action, from the Strong Towns Organization, on Thursday, January 16, at Wekiva High School. I hope to see you there.

Hayden: Treat government as a business

Continued from page 2A

his choice of Secretary of Defense, Pete Hegseth. I do not want some pompous, educated idiot that has never experienced combat sending my grandkids off to a hellhole to die for his egotistical view of the United States as a world police force. I want someone in that office that knows the sound of a fire fight, who knows what it's like to have the pain of losing your buddy, the cost of endless, meaningless fighting for something you don't understand.

I want someone as Secretary of Defense that knows when to say "No" to sending our young men and women into situations in which we have no business, but when called upon to defend our nation and our allies, will not back down, quit, or make excuses for not responding.

Every cabinet position is extremely important, but I feel the position of Secretary of Defense has to be filled by a person who is not afraid of war, but will consider diplomacy and common, sensical ways before sending people to die; and that is Pete Hegseth.

Donald Trump has promised to clean the sewer that is known as Washington, D.C., and the cabinet he is choosing is not only willing to do it but is committed to following the President's agenda to carry that out.

When President Trump took office the first time, he gained an enormous, eye-opening, education on the corruption prevalent in our political arena. As a businessman, he knew he had to serve his clients, or he would suffer financially. With politicians, they felt as though the populace should serve them to keep the "freebies" they had "graciously" provided.

It all reminds me of the Turkish Proverb that says, "The forest was shrinking but the axe was clever and convinced the Trees that since his handle was made of wood, he was one of them." We've thrown the axe out of the forest and it's time to get down to the business of making America GREAT again!

Let's stop beating a dead horse and start feeding the live one with our support. MAY GOD BLESS AMERICA!

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ALL ABOUT APOPKA

The Apopka Chief
Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is $25 in Orange County and $30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address,, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com

City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28'30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
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Neighborhood meeting will focus on including commercial road cleanup

In the new year, Orange County District 2 Commissioner Christine Moore will host a community meeting that will focus on incorporating commercial roads in the neighborhood corridor clean-up program.

The First Quarterly Neighborhoods Leaders' Meeting will take place on Thursday, January 16, 2025, at 6 p.m. in the media center of Wekiva High School, 2501 Hiawassee Road, Apopka.

The meeting's special guest speaker will be Edward Erfurt, director of community action at Strong Towns, a nonprofit media advocacy organization that produces content that analyzes the failures of the post-war North American development pattern while giving citizens the knowledge and tools to start making their places better.

For further details about the meeting, call Moore's office at 407-836-5850.

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Fraud: 'Insurance fraud is not a victimless crime,' FBI agent says

Continued from page 5A

a victimless crime. It costs taxpayers millions of dollars every year. The FBI will continue to collaborate with our partners to ensure those who engage in such deceptive actions are held accountable."

This case was investigated by the FBI Baltimore Field Office's Wilmington Resident Agency with assistance from investigators with the Delaware Department of Insurance Fraud Prevention Bureau. Assistant U.S. Attorneys Jesse S. Wenger, Meredith C. Ruggles, and Shamoor Anis are prosecuting the case.

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CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3091
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2260 PLYMOUTH SORRENTO ROAD; OWNED BY PARMANI FARMS LLC; AND 2244 SORRENTO AVENUE; OWNED BY MACAULAY GEORGE, COMPRISING 9.51 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 30-20-28-0484-00-085,
25-20-27-0000-00-022
Contains: 9.51 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3091** will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 5, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

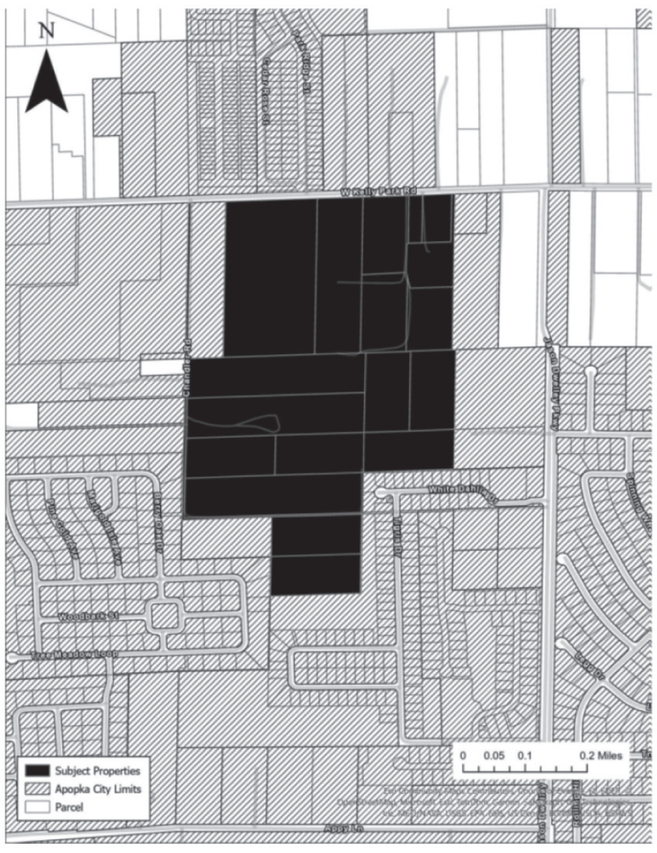
December 20, 2024

Publish: The Apopka Chief **177735**

CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT

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

ORDINANCE NO. 3078
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL, CITY FLU-IN PROGRESS, AND CITY RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND EAST OF CHANDLER ROAD, OWNED BY ORCHID ESTATE HOA COMMUNITY, MEGA GNG, LLC, JACOB SNAVELY, 4625 CHANDLER ROAD, LLC, MATTHEW & DEBORAH SHAW, DAPHNE MARTIN, WALTER H. ROBINSON III, YOO SHIK UM IRREVOCABLE TRUST, PM-S1 REO, LLC COMPRISING 116.94 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132,
18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050,
18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048,
18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035,
18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033,
18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080,
18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 116.94 +/- acres

NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 15, 2025 beginning at 7:00 P.M.**

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

Apopka City Council
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177742**

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Remigius "Remi" Christopher Birko Jr.

November 10, 1979 ••• December 06, 2024

Remigius "Remi" Christopher Birko Jr., 45, of Sorrento, Florida passed away on December 06, 2024. Mr. Birko was born on November 10, 1979 in Winter Garden, Florida. Mr. Birko is preceded in death by his paternal grandparents Ray and Betty Birko; maternal grandfather Larry Fleetwood; as well as his brother Cameron Durand. He is survived by his mother Belinda (Lee) Hendrix; father Remigius Christopher (Gail) Birko Sr.; step-father Randy Durand; children Mason Millis, Kayla Birko, Jocelyn Birko and Nicholas Birko; siblings Wisty (Kalen) Birko-Guehl, Randall "Boo-Boo" (Amanda) Durand, Shannon (Frank) Birko, Jaxsen Hendrix and Dustin (Kristy) Hendrix; maternal grandmother Sharon (Gene) Foster; nephews James Gilvin, Damian Durand and Robbie Hudson; nieces Zoey Melendez, Kyleigh Yeager and Kandance Yeager; as well as a slew of aunts, uncles and cousins.



He will be dearly missed by his many loved ones and friends.

Tell them you saw it in **The Apopka Chief**

Mary Ann Moore Hembree

September 15, 1933 •••• November 26, 2024

Mrs. Mary "Ann" Moore Hembree, age 91, of Rome, GA, passed away on Tuesday, November 26, 2024. Ann was born in Barnesville, GA, September 15, 1933, and graduated from Rome High School (GA) in 1952. She married her high school sweetheart, Otto Martin in November of 1951 and soon after her graduation, the couple moved to Orlando, FL where they made their home and brought up five daughters. Ann started working for Walt Disney World ,November of 1971, and after 21 years, retired. She and her late husband, Billy Hembree, enjoyed attending church, traveling, and gathering with family. She taught the grandchildren her favorite card game and always enjoyed playing with them. A devout Christians, Ann and Billy were faithful members of Apopka Assembly of God in Apopka, FL and Heritage Church in Moltrie, GA. After Billy's passing, she moved back to FL where she attended South Fern Creek Community Church in Orlando. She returned to Rome in the spring of 2023 where she lived in Armuchee. Ann loved to laugh and be silly, and never met a stranger. She was known to say, "It's just as easy to be nice to people as it is to be mean...and a lot more fun for both." After knowing a person for only a short time she would say good-bye with, "God bless you...I love you!". As she aged, Ann often quoted the title from a book by Art Linlkletter: "Getting Old Ain't For Sissys!!" but, living for over 90 years, she proudly wore the badge of, "Tough Ol' Bird". The last surviving child of 10 born to her late parents, Early Alvin and Mamie Lee (Thurman) Moore.

Ann was preceded in death by her daughter, DeLayne Martin; her husband, Billy Hembree, and all of her brothers and sisters, her granddaughter, Me Me King, and her grandson, Reggie Denny. Ann is survived by her daughters, Debbie Martin, Judy Denny (Randall), Cherryll Yates (Johnny), Gale Young (Alan), Wyndye Farley (Mark Rhodes), and her many grandchildren, great grandchildren, and her great great grandchildren and several nieces and nephews.

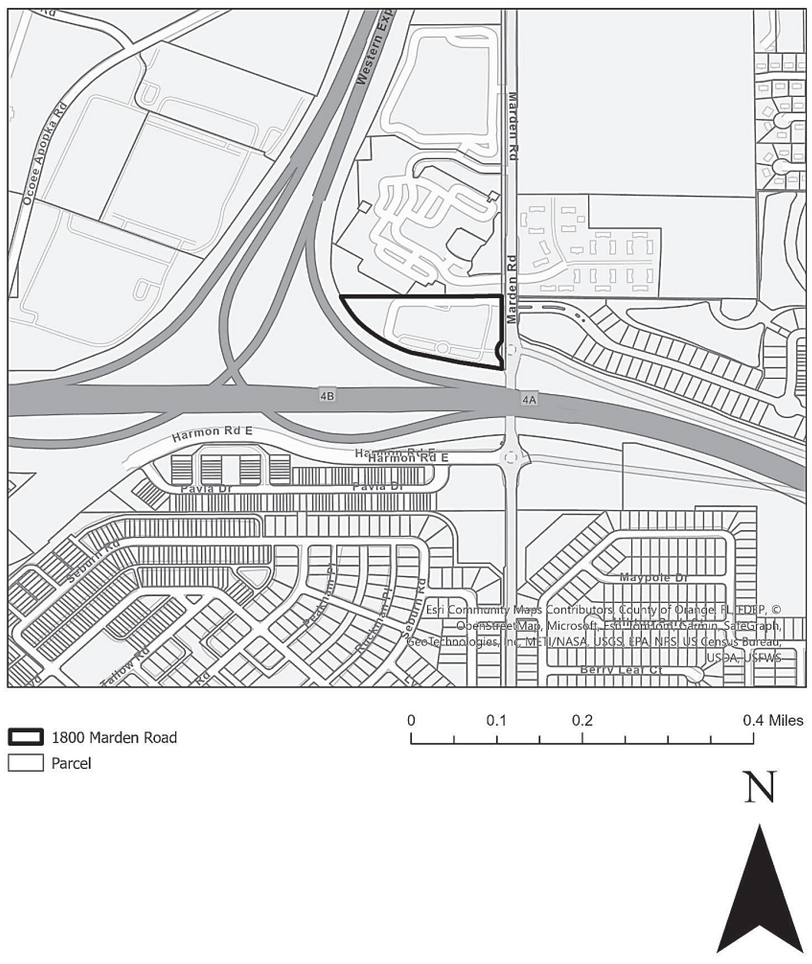
Ann was a loving and devoted mother, mother-in-law, grandmother, great grandmother, great-great grandmother, aunt and friend and will be greatly missed. She will be interred in the Moore Family plot at Greenwood Cemetery, Barnesville, GA . Henderson & Sons Funeral Home, North Chapel, is honored to serve the family of Mrs. Mary Ann Hembree.



CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **ROWENA FLANDERS** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO INCREASE THE MAXIMUM NUMBER OF STUDENTS ALLOWED FROM 600 STUDENTS TO 720 STUDENTS AT THE CENTRAL FLORIDA PREPARATORY SCHOOL IN A PLANNED DEVELOPMENT (PD) ZONING DISTRICT.**

This application relates to the following described property located at 1800 Marden Road:



Parcel Identification Number(s): 17-21-28-5501-01-000
Contains: 6.39 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, January 14, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

December 20, 2024

Apopka City Council
Community Development Department

Publish: The Apopka Chief **177737**

Chief: Sanchez credited with boosting department morale following tragedy

Continued from page 1A

2015; to fire captain in November 2015; and to division chief of EMS in February 2020.

Rivera-Sanchez was promoted to deputy fire chief in October 2023 and promoted to interim fire chief last July.

After serving 22 years on the Apopka Fire Department that included the last five as fire chief, Wylam retired amidst controversy surrounding firefighter Austin Duran's line-of-duty death in summer 2022 and the city's subsequent handling of it.

Before the vote to appoint Rivera-Sanchez as fire chief, Mayor Bryan Nelson described what he called his "biggest" interaction with the interim chief when the city struggled with its EMS billing company, in that the city wasn't getting near the amount of revenue it should be receiving. Nelson asked Rivera-Sanchez to look at the issue as the EMS coordinator. Sanchez was able to resolve the problem.

"We're now probably, with some additional add-ons that he's been able to accomplish, we've probably added a million, $2 million in revenue from our EMS billing," Nelson said. "So, for the ambulance rides, because of some of the requirements the fed's put on us and making sure that we're billing at the right rate, he's able to increase our revenue for the city $1.2 million, $1.3 million, all a lot in part to his efforts. So, not only is he good with the folks – because you can see them all (city firefighters), they're all here tonight – but also good with the numbers. It's not only a people job, but it's also a numbers job."

City commissioners directly praised Sanchez for his professionalism and his ability to boost the fire department's morale in the time following Duran's death.

"That was something that was very important following; sadly, you know – we all had a very dark time in the fire department with the death of one of our firefighters," Vice Mayor Diane Velazquez said. "It was very hard to navigate through it. But you stayed on and you made sure to bring the morale up for that fire department, give them the confidence and the hope that we were moving forward and that things would get better for training and with the leadership."

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AFD survey seeks input

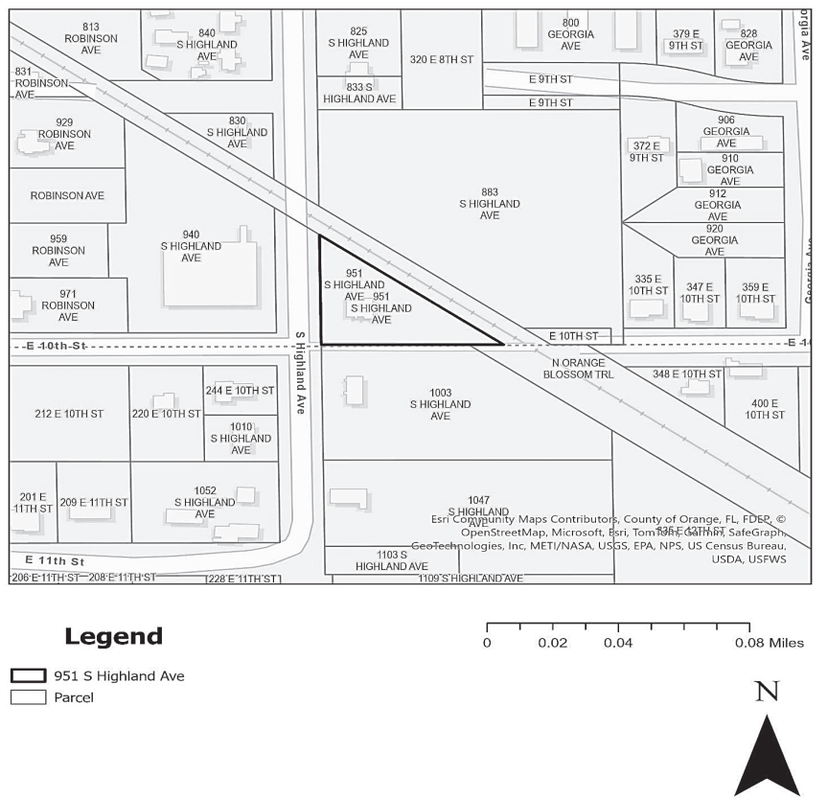
The Apopka Fire Department is developing a new strategic plan to guide its efforts in serving the community for the next five years. To that end, the department is asking citizens to complete a 15–20-minute survey. The survey can be found online at shorturl.at/FM0WF and is open until Tuesday, December 24 at 5 p.m.

Results will be shared with fire department team members to inform what areas of service are most important to the community. Participation in this survey is voluntary, and all questions are optional.

CITY OF APOPKA PUBLIC HEARING NOTICE SPECIAL EXCEPTION

NOTICE is hereby given that **JOSEPH LEWIS** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW A WAREHOUSE IN THE MIXED-USE DOWNTOWN (MU-D) ZONING DISTRICT.**

This application relates to the following described property located at 951 S Highland Avenue:



Parcel Identification Number(s): 15-21-28-0000-00-106
Contains: 0.57 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, January 14, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

December 20, 2024

Apopka Planning Commission
Community Development Department

Publish: The Apopka Chief **177736**

Police Beat

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

In the period from December 8-14, the Apopka Police Department received 1,359 calls for service, responded to 40 crashes, issued 31 citations, and made 11 arrests. Juveniles were charged with burglary-unoccupied structure unarmed; damage property-criminal mischief $1,000 or more.

The following adults were arrested and charged:

Lorenzo Antonio Aguilar, 20, confidential, Apopka, battery touch or strike.

Khimani Khamon Campbell, 21, 1971 Parkglen Cir., Apopka, failure to appear.

Clint Jesse Chambers, 25, transient, Apopka, other agency warrant (X2).

Tyson Kane Herzig, 50, 611 Business Park Blvd. #101, Winter Garden, other agency warrant.

Eduardo Jaramillo, 39, 4606 W 5th St., Little Rock, moving traffic violation-operate motor vehicle without valid license 1st conviction.

Nickolas William Mills, 40, confidential, Apopka, battery touch or strike.

Lo Ammi Vaughan Pierre, 21, 1230 Windward Dr., Apopka, hit and run-leave scene of crash involving damage to property, non-moving traffic violation-attach registration license plate not assigned.

Jairo Ramirez-Gomez, 22, 618 Bradshaw Rd., Apopka, moving traffic violation-operate motor vehicle without valid license 2nd conviction.

Shawn David Savage, 47, confidential, Apopka, contempt of court-violation injunction protection domestic violence.

Joseph Carter Wren, 33, 1400 Wurst Rd., Ocoee, other agency warrant (X2); larceny-petit theft, merchandise farm transit 2+ prior conviction.

Allan Jabeth Zamora Ramos, 36, 222 S. Apollo Dr., Apopka, crash DUI-property damage/personal injury.

Lake Jesup and Lake Monroe producin' good amount of specks



Jim Keck
Goin' Fishin'

Hello Folks,

I hope you are havin' a great week and hopefully by now you have all your Christmas shoppin' done. As you get ready for the season, please remember the reason for the season.

The fishin' isn't doin' too bad right now. Folks are gettin' on the water and catchin' some specks. Lake Monroe and Lake Jesup have been producin' some nice stringers of specks. Most of the specks that are bein' caught in Lake Monroe are bein' caught on minners by driftin' open water. You will have to keep movin' until you find'em, but once you find the school, you should be able to drift back and forth over them, until they quit bitin'.

Kyle at Bitter's Bait & Tackle reports some nice stringers of specks are still bein' caught under the 417 bridge on Lake Jesup. Most of the specks are bein' caught on minners and a few are caught on jigs tipped with a minner. Make sure you are usin' bright colored jigs for best results. White, chartreuse, pink, orange or green ... something that will get their attention.

We had a real nice bright full moon over the weekend so the fishin' should continue to get better each week. We have some cooler weather comin' but that shouldn't bother the specks too much.

Kyle reports that the bass fishin' hasn't been too awful bad in most of the lakes in our area. Folks are happy that the Butler Chain ramps are back open. Folks like to fish for bass in the chain and the wintertime is one of the best times to catch some bass out there.

I love to fish it as well, and look forward to this time of the year to get out there and catch some bass. You can catch'em on just about any type of bait. Folks like to use shiners and most folks like to use artificial baits to catch'em. Most of the guides like to free-line shiners over the submerged hydrilla and eel-grass throughout the chain.

Whatever you would like to try, just get out there and fish.

As you folks know, I try to cover a few tournaments each year and I have mentioned the X-treme Bass Series this past year. I just wanted to let you know that they are havin' a new division for 2025. The new division will be the Conway Chain Division in 2025.

That's right. They are goin' to hold tournaments on the Conway Chain. The new division will hold its tournaments on Wednesday nights. They will be holdin' their first tournament on January 18th, 2025. If you are interested in fishin this new division, go to this website for the dates and times for next year. The website is www.Xtreme-BassSeries.com.

Well, we gotta go get ready for another Christmas Day celebration. It's hard to believe that it is Christmas again. The older I get, the faster they come. I want to take a moment and wish everyone a very Merry Christmas. I hope you and your family have a great day next week.

Tip of the week: Merry Christmas

Save a few and good luck!

HOF: From an early age McMillian knew sports was his future

Continued from page 1B

40th McMillian has been a teacher at and coached the Apopka Memorial Middle School Seahawks.

From an early age, McMillian played sports and was an established as well as experienced athlete when entering high school. The passion for the four mainstream (in Florida) sports of baseball, football, basketball as well as track and field were developed at an early age, being named MVP of several teams. McMillian saw football as the vehicle providing a ride to college though. Playing in the NFL was the end goal.

However, between seeing football as the vehicle and taking action toward seeing football as the vehicle life cropped up with different plans for the defensive back. Football scholarships were offered to McMillian, but the first scholarships came from track and field coaches. Within hours of placing second in the 300-meter hurdles at the state championship meet during 1979, McMillian was offered the scholarship by the Rattlers coaches at Florida A&M University. So, when the football scholarships did come, McMillian had already gone through the process of changing gears. A second change of gears just didn't match the value of staying the course McMillian had already decided to pursue.

McMillian was also a Warrior before his time at Apopka. The Blue Darters' longest standing yearly rival of Apopka, McMillian graduated from West Orange High School in 1979. A bachelor's degree was pursued on an athletic scholarship---in track and field instead of football. During 1985, McMillian graduated from Florida A&M and the Rattlers program with a bachelor's degree in education. Certification is in the specific discipline of physical education.

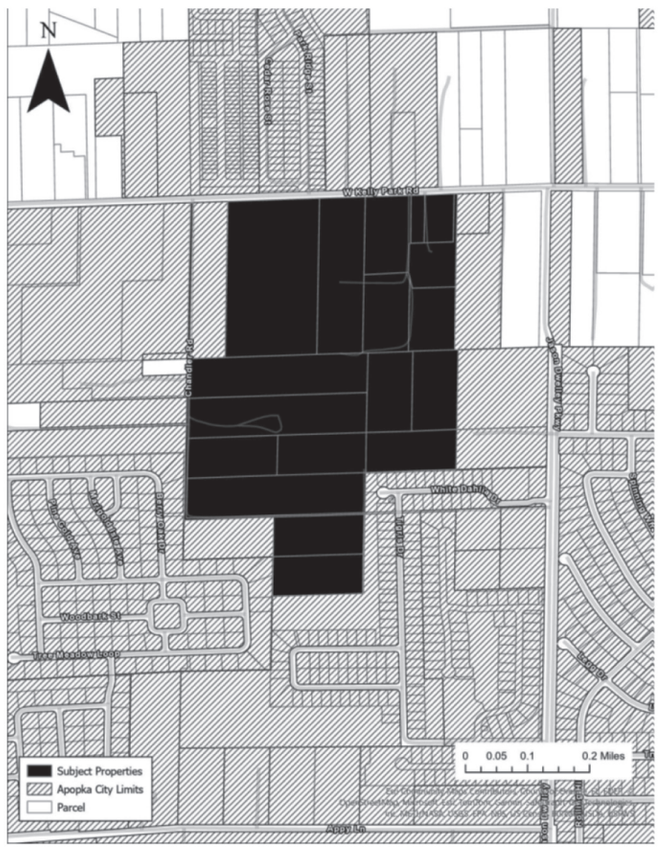
Furthermore, part of changing gears was giving up summers spent at football practices and an oppor-

See HOF Page 4B

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3093
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL DISTRICT), COUNTY A-2 (FARMLAND RURAL DISTRICT), CITY T (TRANSITIONAL), AND RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU (KELLY PARK INTERCHANGE MIXED USE) WITH AN ASSIGNMENT OF NEIGHBORHOOD OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND EAST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 117.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 117.16 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 5, 2025 beginning at 1:30 P.M. AND Wednesday, February 19, 2025 at 7:00 P.M.**

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

Apopka City Council
Apopka Planing Commission
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177746**

PUBLIC HEARING NOTICE
VARIANCE REQUEST
CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **CHANDLER OAKS APOPKA, LLC** requests a **VARIANCE** from LDC, Section 5.16.5(B)(3)(d)(2) Off-Site or Near Site Improvements, to allow the owner to work with the City to provide a bond for their proportionate share to construct the right turn lane at the time the right-of-way becomes available. This application relates to the following described property:



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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

Apopka City Council
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177743**

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 3.
Meeting Date: January 14, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - Special Exception - Pave A Lot Storage Warehouse

REQUEST:
Approve a Special Exception Use Permit to allow a warehouse in the MU-D (Mixed Use Downtown) Zoning District

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

Zoning Report
This chart includes the relationships to adjacent properties.

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

PROJECT SUMMARY:
The applicant intends to build warehouse/storage building on the site which requires a Special Exception Use Permit within the MU-D (Mixed Use Downtown) zoning district according to LDC Section 4.2.3.C.b. The site is located at 951 S. Highland Avenue and has a future land use designation of Industrial. All of the adjacent properties to the north, east, and west are zoned MU-D (Mixed Use Downtown). The total acreage of the site is 0.57 +/- acres and currently is vacant. The storage building currently has a proposed total area of 3,200 square feet which is below the property's maximum FAR of 14,857 square feet. The proposed storage building will be required to be approved via a Minor Development Plan application following approval of the special exception permit, if it is approved.

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

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

Applicant Response: Yes, I will be consistent with goals, objectives, and policies.
Staff Response: Staff has no objection.
- Will comply with all applicable zoning district standards;

Applicant Response: Yes, I will comply with zoning district standards.
Staff Response: Staff has no objection.
- Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;

Applicant Response: Yes, I will comply with standards for specific principal uses.
Staff Response: Staff has no objection.
- Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;

Applicant Response: Yes, it will be compatible with surrounding land uses.
Staff Response: Staff has no objection.
- Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;

Applicant Response: Yes, I will minimize visual impacts.
Staff Response: Staff has no objection.
- Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;

Applicant Response: I will ensure no lighting shall impact adjacent properties.
Staff Response: Staff has no objection.
- Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;

Applicant Response: Yes, I ensure to egress traffic flow.
Staff Response: Staff has no objection.
- Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;

Applicant Response: Yes, I assure there will be no negative impacts to neighbors.
Staff Response: Staff has no objection.
- Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;

Applicant Response: No, I will not impact land values.
Staff Response: Staff has no objection, applicant has ensured that their plan will not impact land values.
- Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;

Applicant Response: Yes, I will avoid air and water resources deterioration.
Staff Response: Staff has no objection.
- Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities;

Applicant Response: I will not.
Staff Response: Staff has no objection, applicant has ensured that it will not overburden existing public facilities and services.
- Will comply with all other relevant City, State, and federal laws and regulations.

Applicant Response: No, I will not overburden facility and services.
Staff Response: Staff has no objection, applicant has ensured that they will comply with all federal laws and regulations.

PUBLIC HEARING SCHEDULE:
January 14, 2025 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
December 20, 2024 – Mailed Notices to Adjacent Property Owners
December 23, 2024 – Poster Placed on Property
December 20, 2024 – Apopka Chief

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of a Special Exception to allow a warehouse within the MU-D (Mixed Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

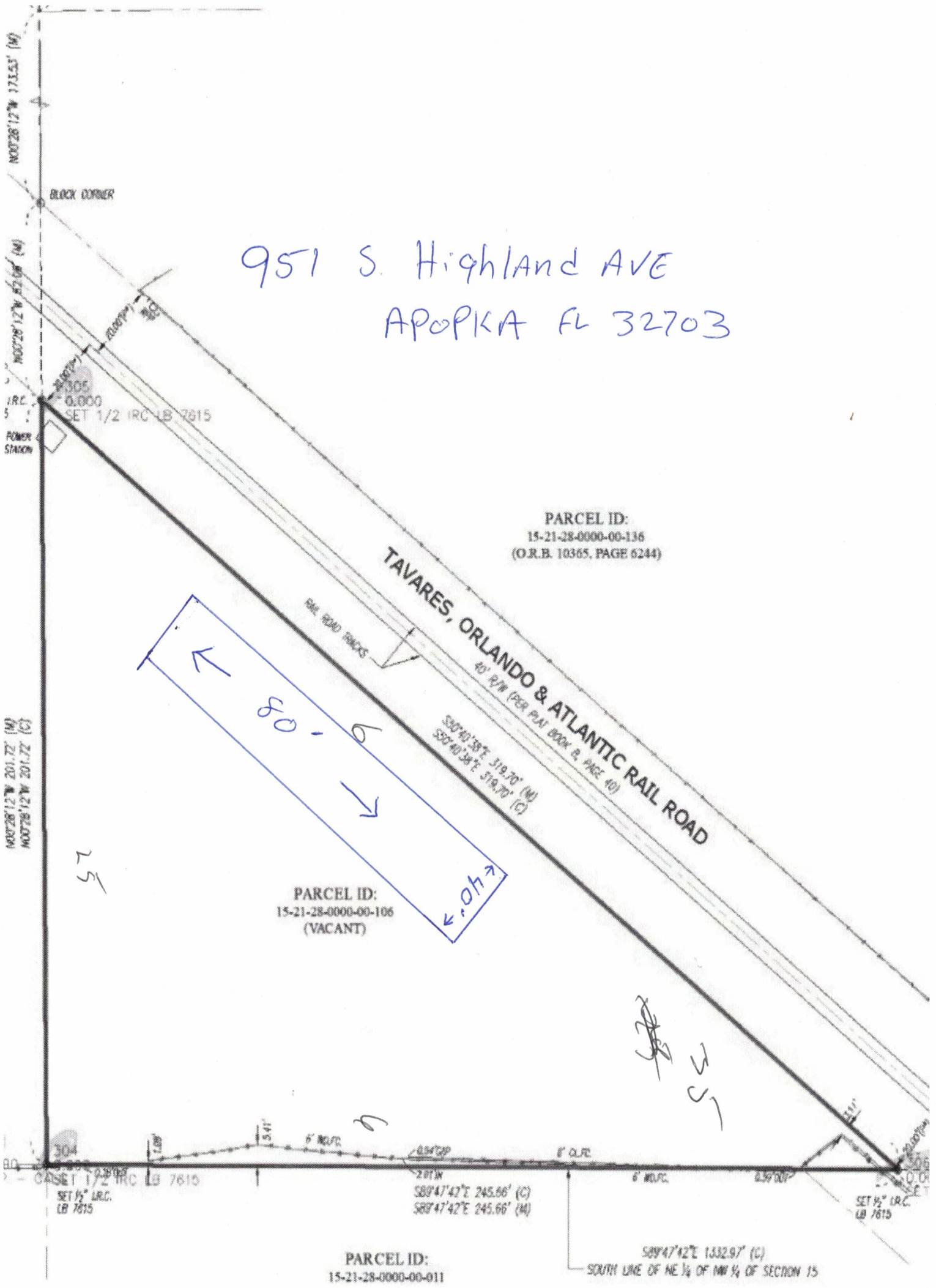
Recommended Motion – Planning Commission: Approve a Special Exception to allow a warehouse within the MU-D (Mixed Use Downtown) zoning district, subject to the exhibits and findings of the staff report.

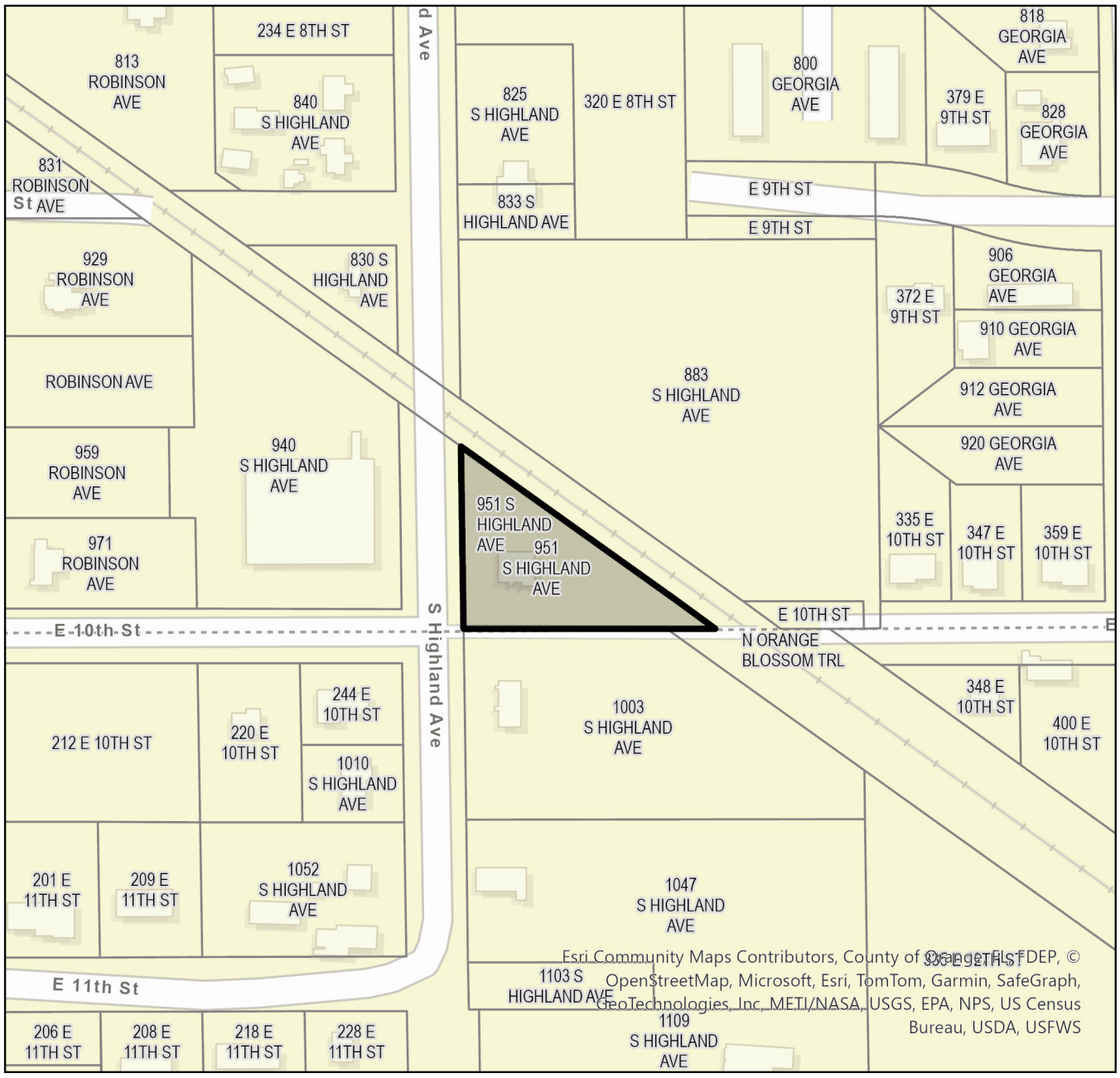
Planning Commission Role:

Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception Permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:

1. Conceptual Plan
2. Map Series
3. Advertisement December 20


951 S. Highland AVE
APOPKA FL 32703
BLOCK CORNER
N00°28'12"W 1315.53' (M)
N00°28'12"W 201.72' (M)
N00°28'12"W 201.77' (C)
POWER STATION
SET 1/2 IRC LB 7615
PARCEL ID:
15-21-28-0000-00-136
(O.R.B. 10365, PAGE 6244)
TAVARES, ORLANDO & ATLANTIC RAIL ROAD
40' R/W (PER PLAT BOOK B, PAGE 40)
RAIL ROAD TRACKS
S50°40'38"E 519.70' (M)
S50°40'38"E 519.70' (C)
80 - 6
40'
PARCEL ID:
15-21-28-0000-00-106
(VACANT)
57
57
304
SET 1/2 IRC LB 7615
SET ½" I.R.C.
LB 7615
S89°47'42"E 245.66' (C)
S89°47'42"E 245.66' (M)
SET ½" I.R.C.
LB 7615
PARCEL ID:
15-21-28-0000-00-011
S89°47'42"E 1332.97' (C)
SOUTH LINE OF NE ¼ OF NW ¼ OF SECTION 15

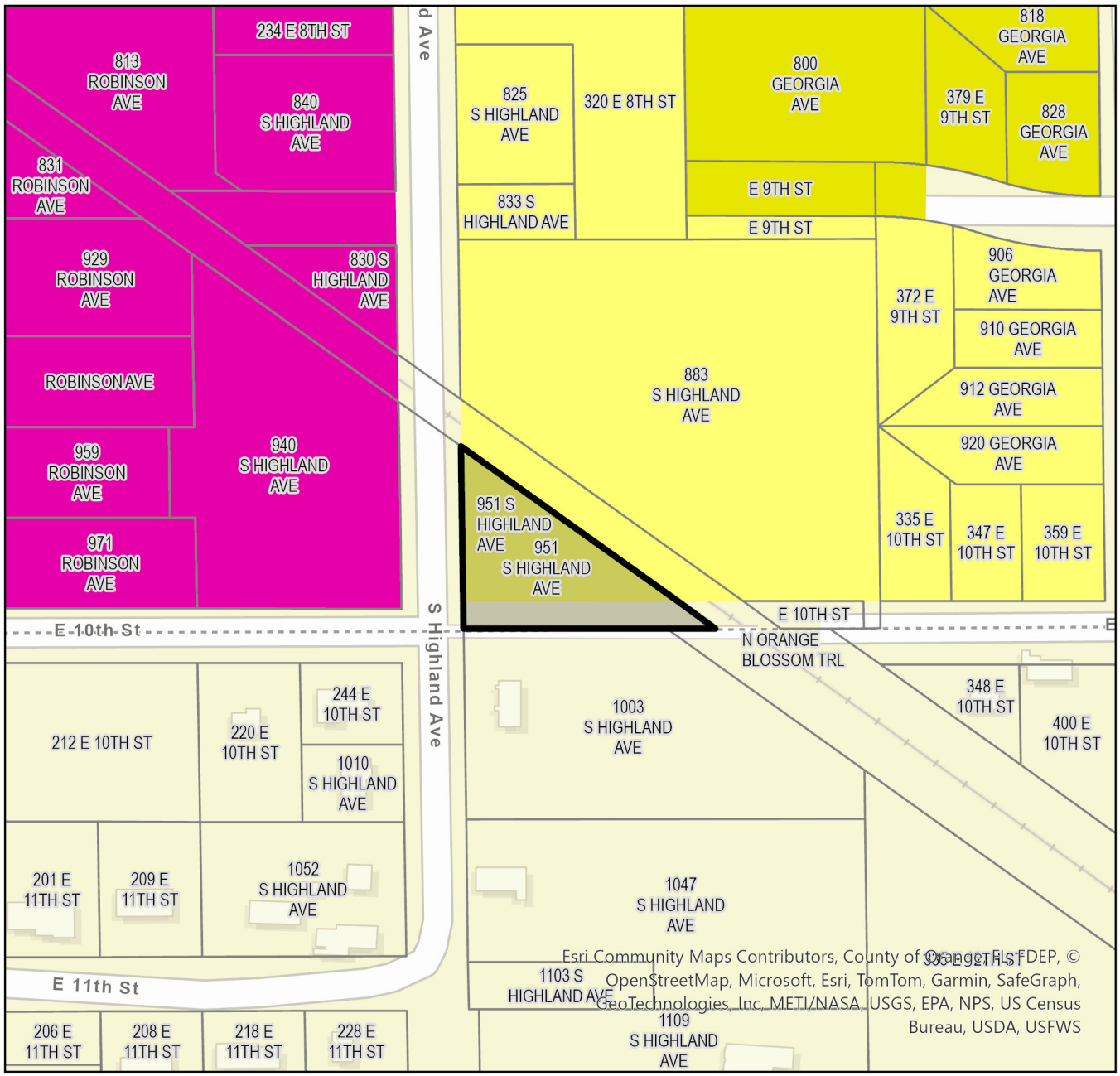


0 0.03 0.05 0.1 Miles

N

Legend

- 951 S Highland Avenue
- Parcel



0 0.03 0.05 0.1 Miles

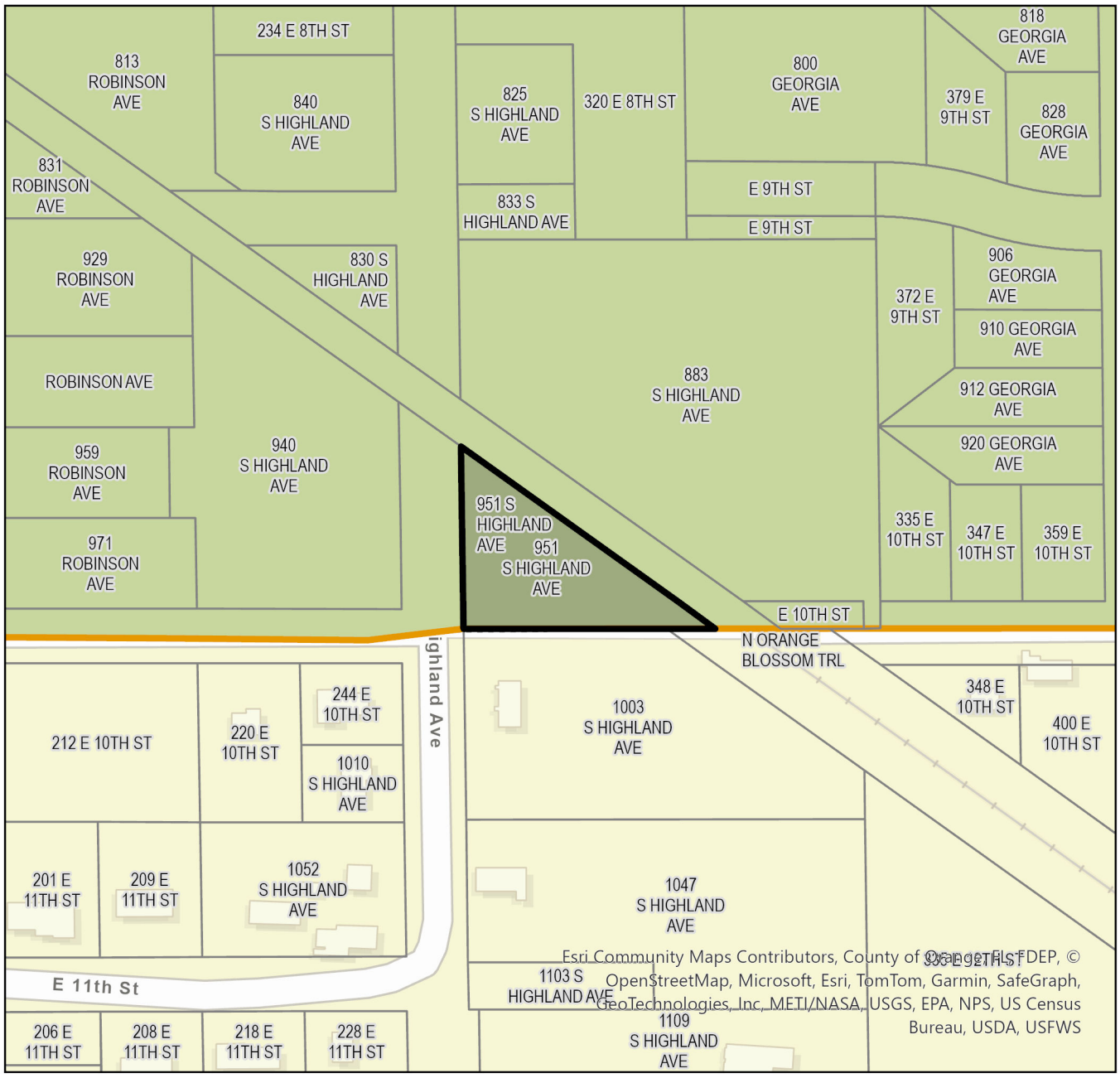
N

Legend

- 951 S Highland Avenue
- Parcel

Apopka Future Land Use

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



0 0.03 0.05 0.1 Miles

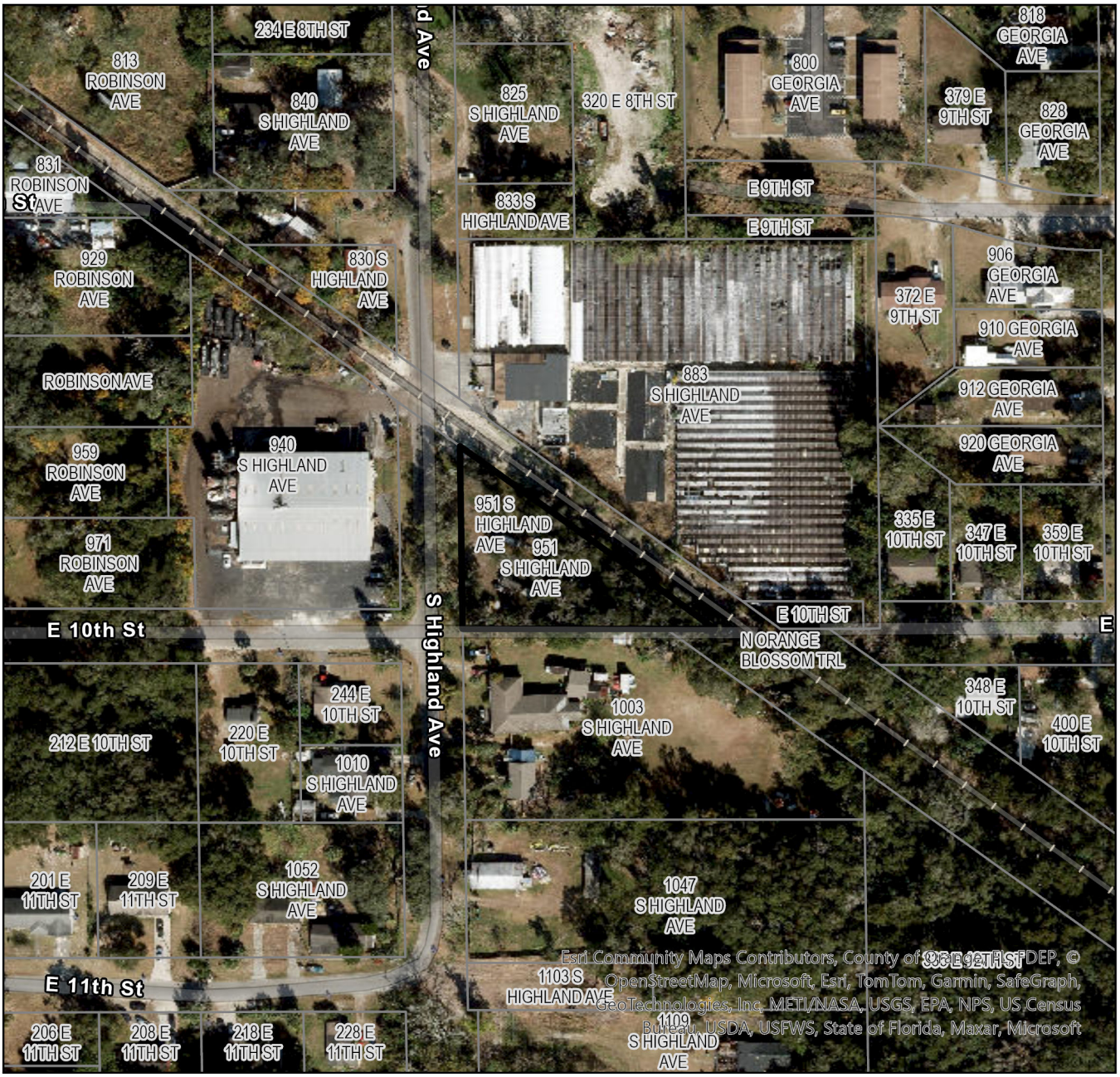
N

Legend

- 951 S Highland Avenue
- Parcel

Apopka Zoning

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



0 0.03 0.05 0.1 Miles

N

Legend

- 951 S Highland Avenue
- Parcel

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

NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Appian Engineering, LLC c/o Luke Classon, P.E**. has made application relating to the following described property.

ORDINANCE NO. 3067

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3068

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL) DISTRICT TO KPI-MU(KELLY PARK INTERCHANGE – MIXED-USE) DISTRICT, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE SOUTHWEST CORNER OF ONDICH ROAD AND EFFIE DRIVE; COMPRISING 54.85 ACRES, MORE OR LESS; OWNED BY PM S-1 REO, LLC; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 11-20-27-0000-00-037, 11-20-27-0000-00-069, 12-20-27-0000-00-001, 12-20-27-0000-00-012, 12-20-27-0000-00-046, 12-20-27-0000-00-048
Contains: 54.85 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3067 and 3068 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 15, 2025 beginning at 7:00 P.M.**

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

Apopka City Councilv
Apopka Planning Commission
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177732**

Moore: Personalize your community

Continued from page 2A

become more like living rooms where residents meet and grow. It is safer to walk and bike and thus more chance meetups. We need to encourage builders to go back to smaller projects with duplexes, triplexes, and townhomes on grid-like streets. The big multi-national building of subdivisions is harmful to our collaborative culture.

Today, most of us experience ugly, boring, too long to walk anywhere pleasant, high-speed corridors. Even upscale areas like Lester Road have long, unappealing brick walls with cars travelling at high speeds. Yet, the addition of benches, outdoor furniture, art installations, walking clubs, and, of course, pressure-washing could change all of this. Please, North Apopka residents, join our quarterly meetings at Wekiva High School. Together, we can improve the culture along Lester Road.

Nevertheless, the pre-WWII downtown grids with shorter blocks and often brick roadways dissuade high rates of speed. They encourage greater pedestrian activity. While we aren't discussing blight and homeless issues in this column, these challenges can be remedied with the same solutions. Clean, appealing, unique streets which enjoy greater walkability and bicycle riding are a solution. These individual streets provide the basis for greater communication and engagement between citizens.

The Neighborhood Leader Program incentivizes and grows residents into leaders who in turn create art and grow that love of place along existing corridors. Government can never make all of this jusr happen. However, the government can stop additional sprawl and incentivize more pre-WWII development or redevelopment.

I first discovered the truth of personalized schools while serving on the Orange County School Board. Protype schools were great for efficiency and cost savings, but bad for creating a sense of ownership, care, and concern by students, staff, and parents. By adding art installations, murals, sculptures, and distinctive area pictures, students become connected to their community. I utilized corporate donations, small donors, and my office discretionary funds to make these projects come to life.

I am disappointed the staff at Clay Springs Elementary School took down a previous principal's donation of personal photographs of Wekiva Springs. They were helpful towards teaching students to love the uniqueness of their school zone and community. Not every school is named after a Class I spring. I recently taught fifty students at a Clay Springs Teach-In event. The only students who knew that Clay Springs is really Wekiwa Springs were my two granddaughters. How tragic.

So, in our District 2 suburban communities, we are working on distinctives celebrating and promoting our best features. We cannot change the layout now of massive suburban subdivisions.

However, like the schools, we can personalize corridors. For example, we hired artist Delia Miller to paint a mural celebrating "Wekiwa Springs" on a blighted gas station at the corner of Thompson and Votaw roads. Fence cup art declaring Eastern Apopka as "Wekiwa Springs" was erected on Wekiva Springs Road near the Sprouts store. Rose art was painted on a blighted fence all along Rose Avenue. Lovely magnolia banners were erected along Magnolia Homes Road. A Lockhart historical mural was painted by artist Lisa Mikler along Edgewater Drive. A welcome to cyclists on the Coast-2-Coast trail painted – again by artist Delia Miller – at the corner of Pine Hills and Clarcona Ocoee roads.

I also had plans for "One Apopka" cup art installation along Clarcona Road, but that is when I broke my foot. I hope to complete this project in collaboration with Jarette Schofield next year.

The top leaders in the Neighborhood Leaders Program have studied the book, Love Where You Live by author Peter Kageyama of St. Petersburg, Florida. These leaders are now pondering more projects in their neighborhoods. Installations require fundraising, planning, and engagement of nearby residents. The people who work together on projects become – A TEAM. Once we are a team, we can accomplish anything.

We have much more work to do in 2025. Ideas and opportunities are infinite to restore the love of community and collaboration between neighbors. I kick off the 2025 Neighborhood Leader season with nationally recognized speaker, Edward Erfurt, Director of Community Action, from the Strong Towns Organization, on Thursday, January 16, at Wekiva High School. I hope to see you there.

Hayden: Treat government as a business

Continued from page 2A

his choice of Secretary of Defense, Pete Hegseth. I do not want some pompous, educated idiot that has never experienced combat sending my grandkids off to a hellhole to die for his egotistical view of the United States as a world police force. I want someone in that office that knows the sound of a fire fight, who knows what it's like to have the pain of losing your buddy, the cost of endless, meaningless fighting for something you don't understand.

I want someone as Secretary of Defense that knows when to say "No" to sending our young men and women into situations in which we have no business, but when called upon to defend our nation and our allies, will not back down, quit, or make excuses for not responding.

Every cabinet position is extremely important, but I feel the position of Secretary of Defense has to be filled by a person who is not afraid of war, but will consider diplomacy and common, sensical ways before sending people to die; and that is Pete Hegseth.

Donald Trump has promised to clean the sewer that is known as Washington, D.C., and the cabinet he is choosing is not only willing to do it but is committed to following the President's agenda to carry that out.

When President Trump took office the first time, he gained an enormous, eye-opening, education on the corruption prevalent in our political arena. As a businessman, he knew he had to serve his clients, or he would suffer financially. With politicians, they felt as though the populace should serve them to keep the "freebies" they had "graciously" provided.

It all reminds me of the Turkish Proverb that says, "The forest was shrinking but the axe was clever and convinced the Trees that since his handle was made of wood, he was one of them." We've thrown the axe out of the forest and it's time to get down to the business of making America GREAT again!

Let's stop beating a dead horse and start feeding the live one with our support. MAY GOD BLESS AMERICA!

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ALL ABOUT APOPKA

The Apopka Chief
Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. The Apopka Chief newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is $25 in Orange County and $30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to The Apopka Chief, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address,, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com

City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28'30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441

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Neighborhood meeting will focus on including commercial road cleanup

In the new year, Orange County District 2 Commissioner Christine Moore will host a community meeting that will focus on incorporating commercial roads in the neighborhood corridor clean-up program.

The First Quarterly Neighborhoods Leaders' Meeting will take place on Thursday, January 16, 2025, at 6 p.m. in the media center of Wekiva High School, 2501 Hiawassee Road, Apopka.

The meeting's special guest speaker will be Edward Erfurt, director of community action at Strong Towns, a nonprofit media advocacy organization that produces content that analyzes the failures of the post-war North American development pattern while giving citizens the knowledge and tools to start making their places better.

For further details about the meeting, call Moore's office at 407-836-5850.

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Fraud: 'Insurance fraud is not a victimless crime,' FBI agent says

Continued from page 5A

a victimless crime. It costs taxpayers millions of dollars every year. The FBI will continue to collaborate with our partners to ensure those who engage in such deceptive actions are held accountable."

This case was investigated by the FBI Baltimore Field Office's Wilmington Resident Agency with assistance from investigators with the Delaware Department of Insurance Fraud Prevention Bureau. Assistant U.S. Attorneys Jesse S. Wenger, Meredith C. Ruggles, and Shamoor Anis are prosecuting the case.

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CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3091
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT) TO RSF-1B (RESIDENTIAL SINGLE FAMILY-LARGE LOT), FOR CERTAIN REAL PROPERTY LOCATED 2260 PLYMOUTH SORRENTO ROAD; OWNED BY PARMANI FARMS LLC; AND 2244 SORRENTO AVENUE; OWNED BY MACAULAY GEORGE, COMPRISING 9.51 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 30-20-28-0484-00-085,
25-20-27-0000-00-022
Contains: 9.51 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for **Ordinance Number 3091** will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 5, 2025 beginning at 1:30 P.M.**

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

Apopka City Council
Apopka Planning Commission
Community Development Department

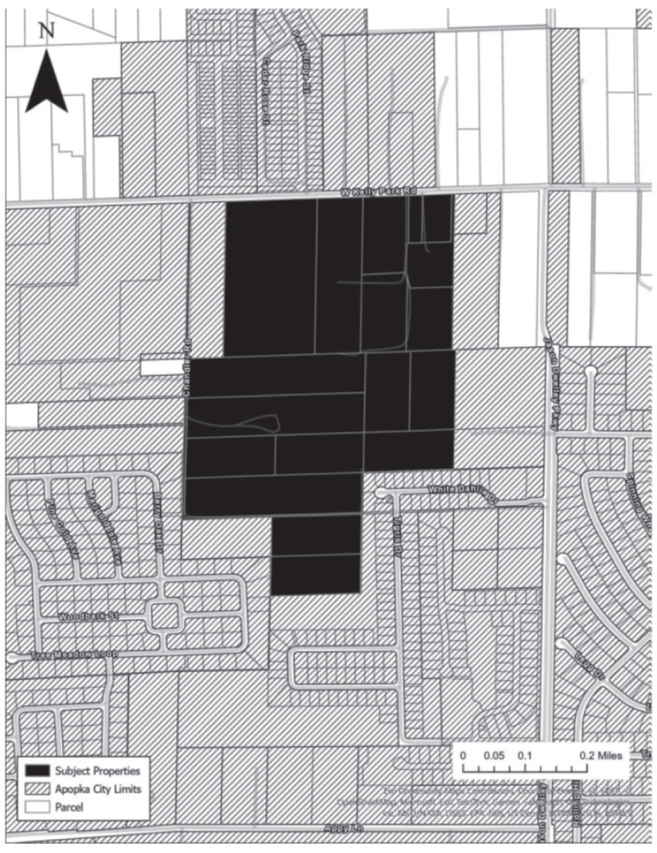
December 20, 2024

Publish: The Apopka Chief **177735**

CITY OF APOPKA
PUBLIC HEARING NOTICE
FUTURE LAND USE AMENDMENT

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

ORDINANCE NO. 3078
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL, CITY FLU-IN PROGRESS, AND CITY RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD, AND EAST OF CHANDLER ROAD, OWNED BY ORCHID ESTATE HOA COMMUNITY, MEGA GNG, LLC, JACOB SNAVELY, 4625 CHANDLER ROAD, LLC, MATTHEW & DEBORAH SHAW, DAPHNE MARTIN, WALTER H. ROBINSON III, YOO SHIK UM IRREVOCABLE TRUST, PM-S1 REO, LLC COMPRISING 116.94 ACRES, MORE OR LESS, PROVIDING FOR SEVERABILITY; AND FOR AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132,
18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050,
18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048,
18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035,
18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033,
18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080,
18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 116.94 +/- acres

NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, January 15, 2025 beginning at 7:00 P.M.**

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

Apopka City Council
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177742**

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Remigius "Remi" Christopher Birko Jr.

November 10, 1979 ••• December 06, 2024

Remigius "Remi" Christopher Birko Jr., 45, of Sorrento, Florida passed away on December 06, 2024. Mr. Birko was born on November 10, 1979 in Winter Garden, Florida. Mr. Birko is preceded in death by his paternal grandparents Ray and Betty Birko; maternal grandfather Larry Fleetwood; as well as his brother Cameron Durand. He is survived by his mother Belinda (Lee) Hendrix; father Remigius Christopher (Gail) Birko Sr.; step-father Randy Durand; children Mason Millis, Kayla Birko, Jocelyn Birko and Nicholas Birko; siblings Wisty (Kalen) Birko-Guehl, Randall "Boo-Boo" (Amanda) Durand, Shannon (Frank) Birko, Jaxsen Hendrix and Dustin (Kristy) Hendrix; maternal grandmother Sharon (Gene) Foster; nephews James Gilvin, Damian Durand and Robbie Hudson; nieces Zoey Melendez, Kyleigh Yeager and Kandance Yeager; as well as a slew of aunts, uncles and cousins.



He will be dearly missed by his many loved ones and friends.

Tell them you saw it in **The Apopka Chief**

Mary Ann Moore Hembree

September 15, 1933 •••• November 26, 2024

Mrs. Mary "Ann" Moore Hembree, age 91, of Rome, GA, passed away on Tuesday, November 26, 2024. Ann was born in Barnesville, GA, September 15, 1933, and graduated from Rome High School (GA) in 1952. She married her high school sweetheart, Otto Martin in November of 1951 and soon after her graduation, the couple moved to Orlando, FL where they made their home and brought up five daughters. Ann started working for Walt Disney World ,November of 1971, and after 21 years, retired. She and her late husband, Billy Hembree, enjoyed attending church, traveling, and gathering with family. She taught the grandchildren her favorite card game and always enjoyed playing with them. A devout Christians, Ann and Billy were faithful members of Apopka Assembly of God in Apopka, FL and Heritage Church in Moltrie, GA. After Billy's passing, she moved back to FL where she attended South Fern Creek Community Church in Orlando. She returned to Rome in the spring of 2023 where she lived in Armuchee. Ann loved to laugh and be silly, and never met a stranger. She was known to say, "It's just as easy to be nice to people as it is to be mean...and a lot more fun for both." After knowing a person for only a short time she would say good-bye with, "God bless you...I love you!". As she aged, Ann often quoted the title from a book by Art Linlkletter: "Getting Old Ain't For Sissys!!" but, living for over 90 years, she proudly wore the badge of, "Tough Ol' Bird". The last surviving child of 10 born to her late parents, Early Alvin and Mamie Lee (Thurman) Moore.

Ann was preceded in death by her daughter, DeLayne Martin; her husband, Billy Hembree, and all of her brothers and sisters, her granddaughter, Me Me King, and her grandson, Reggie Denny. Ann is survived by her daughters, Debbie Martin, Judy Denny (Randall), Cherryll Yates (Johnny), Gale Young (Alan), Wyndye Farley (Mark Rhodes), and her many grandchildren, great grandchildren, and her great great grandchildren and several nieces and nephews.

Ann was a loving and devoted mother, mother-in-law, grandmother, great grandmother, great-great grandmother, aunt and friend and will be greatly missed. She will be interred in the Moore Family plot at Greenwood Cemetery, Barnesville, GA . Henderson & Sons Funeral Home, North Chapel, is honored to serve the family of Mrs. Mary Ann Hembree.



Chief: Sanchez credited with boosting department morale following tragedy

Continued from page 1A

2015; to fire captain in November 2015; and to division chief of EMS in February 2020.

Rivera-Sanchez was promoted to deputy fire chief in October 2023 and promoted to interim fire chief last July.

After serving 22 years on the Apopka Fire Department that included the last five as fire chief, Wylam retired amidst controversy surrounding firefighter Austin Duran's line-of-duty death in summer 2022 and the city's subsequent handling of it.

Before the vote to appoint Rivera-Sanchez as fire chief, Mayor Bryan Nelson described what he called his "biggest" interaction with the interim chief when the city struggled with its EMS billing company, in that the city wasn't getting near the amount of revenue it should be receiving. Nelson asked Rivera-Sanchez to look at the issue as the EMS coordinator. Sanchez was able to resolve the problem.

"We're now probably, with some additional add-ons that he's been able to accomplish, we've probably added a million, $2 million in revenue from our EMS billing," Nelson said. "So, for the ambulance rides, because of some of the requirements the fed's put on us and making sure that we're billing at the right rate, he's able to increase our revenue for the city $1.2 million, $1.3 million, all a lot in part to his efforts. So, not only is he good with the folks – because you can see them all (city firefighters), they're all here tonight – but also good with the numbers. It's not only a people job, but it's also a numbers job."

City commissioners directly praised Sanchez for his professionalism and his ability to boost the fire department's morale in the time following Duran's death.

"That was something that was very important following; sadly, you know – we all had a very dark time in the fire department with the death of one of our firefighters," Vice Mayor Diane Velazquez said. "It was very hard to navigate through it. But you stayed on and you made sure to bring the morale up for that fire department, give them the confidence and the hope that we were moving forward and that things would get better for training and with the leadership."

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AFD survey seeks input

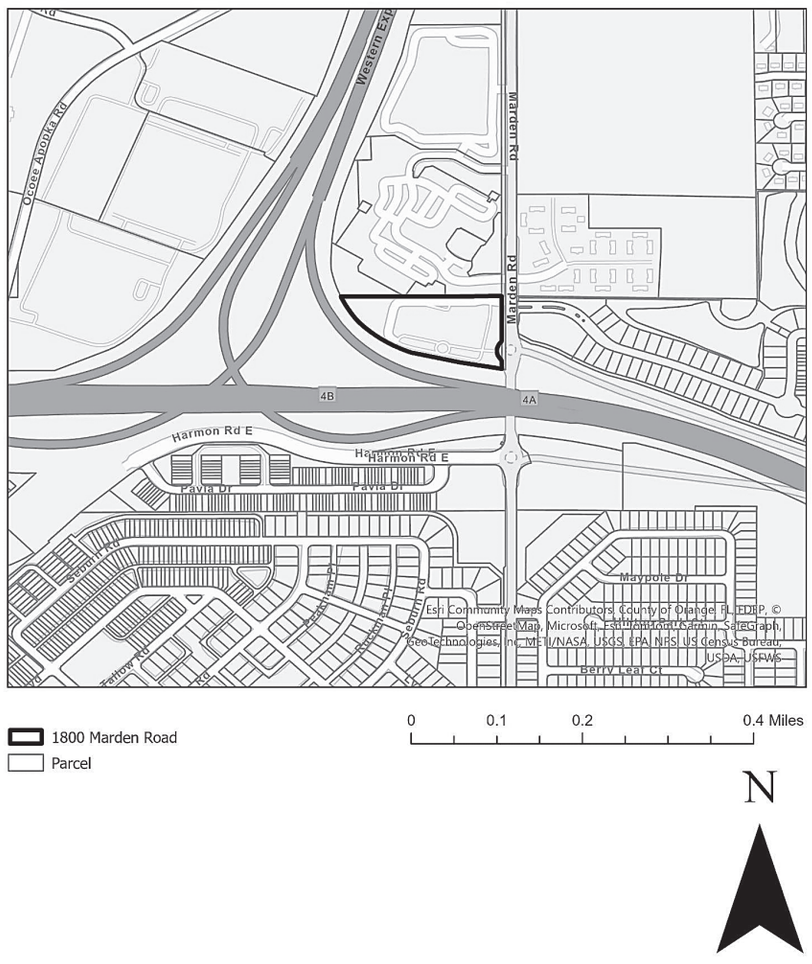
The Apopka Fire Department is developing a new strategic plan to guide its efforts in serving the community for the next five years. To that end, the department is asking citizens to complete a 15–20-minute survey. The survey can be found online at shorturl.at/FM0WF and is open until Tuesday, December 24 at 5 p.m.

Results will be shared with fire department team members to inform what areas of service are most important to the community. Participation in this survey is voluntary, and all questions are optional.

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **ROWENA FLANDERS** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO INCREASE THE MAXIMUM NUMBER OF STUDENTS ALLOWED FROM 600 STUDENTS TO 720 STUDENTS AT THE CENTRAL FLORIDA PREPARATORY SCHOOL IN A PLANNED DEVELOPMENT (PD) ZONING DISTRICT.**

This application relates to the following described property located at 1800 Marden Road:



Parcel Identification Number(s): 17-21-28-5501-01-000
Contains: 6.39 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, January 14, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

December 20, 2024

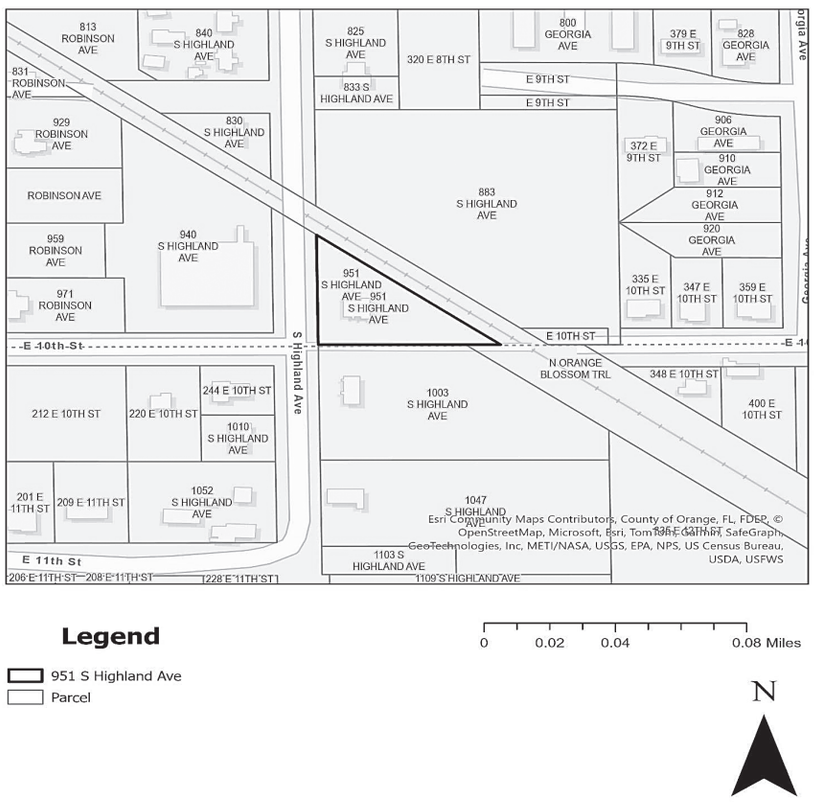
Apopka City Council
Community Development Department

Publish: The Apopka Chief **177737**

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **JOSEPH LEWIS** has made an application, in accordance with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 4.2.2.C to the City of Apopka Planning Commission for a **SPECIAL EXCEPTION TO ALLOW A WAREHOUSE IN THE MIXED-USE DOWNTOWN (MU-D) ZONING DISTRICT.**

This application relates to the following described property located at 951 S Highland Avenue:



Parcel Identification Number(s): 15-21-28-0000-00-106
Contains: 0.57 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, January 14, 2025 beginning at 5:30 P.M.,** or as soon thereafter as possible.

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

December 20, 2024

Apopka Planning Commission
Community Development Department

Publish: The Apopka Chief **177736**

Police Beat

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

In the period from December 8-14, the Apopka Police Department received 1,359 calls for service, responded to 40 crashes, issued 31 citations, and made 11 arrests. Juveniles were charged with burglary-unoccupied structure unarmed; damage property-criminal mischief $1,000 or more.

The following adults were arrested and charged:

Lorenzo Antonio Aguilar, 20, confidential, Apopka, battery touch or strike.

Khimani Khamon Campbell, 21, 1971 Parkglen Cir., Apopka, failure to appear.

Clint Jesse Chambers, 25, transient, Apopka, other agency warrant (X2).

Tyson Kane Herzig, 50, 611 Business Park Blvd. #101, Winter Garden, other agency warrant.

Eduardo Jaramillo, 39, 4606 W 5th St., Little Rock, moving traffic violation-operate motor vehicle without valid license 1st conviction.

Nickolas William Mills, 40, confidential, Apopka, battery touch or strike.

Lo Ammi Vaughan Pierre, 21, 1230 Windward Dr., Apopka, hit and run-leave scene of crash involving damage to property, non-moving traffic violation-attach registration license plate not assigned.

Jairo Ramirez-Gomez, 22, 618 Bradshaw Rd., Apopka, moving traffic violation-operate motor vehicle without valid license 2nd conviction.

Shawn David Savage, 47, confidential, Apopka, contempt of court-violation injunction protection domestic violence.

Joseph Carter Wren, 33, 1400 Wurst Rd., Ocoee, other agency warrant (X2); larceny-petit theft, merchandise farm transit 2+ prior conviction.

Allan Jabeth Zamora Ramos, 36, 222 S. Apollo Dr., Apopka, crash DUI-property damage/personal injury.

Lake Jesup and Lake Monroe producin' good amount of specks



Jim Keck
Goin' Fishin'

Hello Folks,

I hope you are havin' a great week and hopefully by now you have all your Christmas shoppin' done. As you get ready for the season, please remember the reason for the season.

The fishin' isn't doin' too bad right now. Folks are gettin' on the water and catchin' some specks. Lake Monroe and Lake Jesup have been producin' some nice stringers of specks. Most of the specks that are bein' caught in Lake Monroe are bein' caught on minners by driftin' open water. You will have to keep movin' until you find'em, but once you find the school, you should be able to drift back and forth over them, until they quit bitin'.

Kyle at Bitter's Bait & Tackle reports some nice stringers of specks are still bein' caught under the 417 bridge on Lake Jesup. Most of the specks are bein' caught on minners and a few are caught on jigs tipped with a minner. Make sure you are usin' bright colored jigs for best results. White, chartreuse, pink, orange or green ... something that will get their attention.

We had a real nice bright full moon over the weekend so the fishin' should continue to get better each week. We have some cooler weather comin' but that shouldn't bother the specks too much.

Kyle reports that the bass fishin' hasn't been too awful bad in most of the lakes in our area. Folks are happy that the Butler Chain ramps are back open. Folks like to fish for bass in the chain and the wintertime is one of the best times to catch some bass out there.

I love to fish it as well, and look forward to this time of the year to get out there and catch some bass. You can catch'em on just about any type of bait. Folks like to use shiners and most folks like to use artificial baits to catch'em. Most of the guides like to free-line shiners over the submerged hydrilla and eel-grass throughout the chain.

Whatever you would like to try, just get out there and fish.

As you folks know, I try to cover a few tournaments each year and I have mentioned the X-treme Bass Series this past year. I just wanted to let you know that they are havin' a new division for 2025. The new division will be the Conway Chain Division in 2025.

That's right. They are goin' to hold tournaments on the Conway Chain. The new division will hold its tournaments on Wednesday nights. They will be holdin' their first tournament on January 18th, 2025. If you are interested in fishin this new division, go to this website for the dates and times for next year. The website is www.Xtreme-BassSeries.com.

Well, we gotta go get ready for another Christmas Day celebration. It's hard to believe that it is Christmas again. The older I get, the faster they come. I want to take a moment and wish everyone a very Merry Christmas. I hope you and your family have a great day next week.

Tip of the week: Merry Christmas

Save a few and good luck!

HOF: From an early age McMillian knew sports was his future

Continued from page 1B

40th McMillian has been a teacher at and coached the Apopka Memorial Middle School Seahawks.

From an early age, McMillian played sports and was an established as well as experienced athlete when entering high school. The passion for the four mainstream (in Florida) sports of baseball, football, basketball as well as track and field were developed at an early age, being named MVP of several teams. McMillian saw football as the vehicle providing a ride to college though. Playing in the NFL was the end goal.

However, between seeing football as the vehicle and taking action toward seeing football as the vehicle life cropped up with different plans for the defensive back. Football scholarships were offered to McMillian, but the first scholarships came from track and field coaches. Within hours of placing second in the 300-meter hurdles at the state championship meet during 1979, McMillian was offered the scholarship by the Rattlers coaches at Florida A&M University. So, when the football scholarships did come, McMillian had already gone through the process of changing gears. A second change of gears just didn't match the value of staying the course McMillian had already decided to pursue.

McMillian was also a Warrior before his time at Apopka. The Blue Darters' longest standing yearly rival of Apopka, McMillian graduated from West Orange High School in 1979. A bachelor's degree was pursued on an athletic scholarship---in track and field instead of football. During 1985, McMillian graduated from Florida A&M and the Rattlers program with a bachelor's degree in education. Certification is in the specific discipline of physical education.

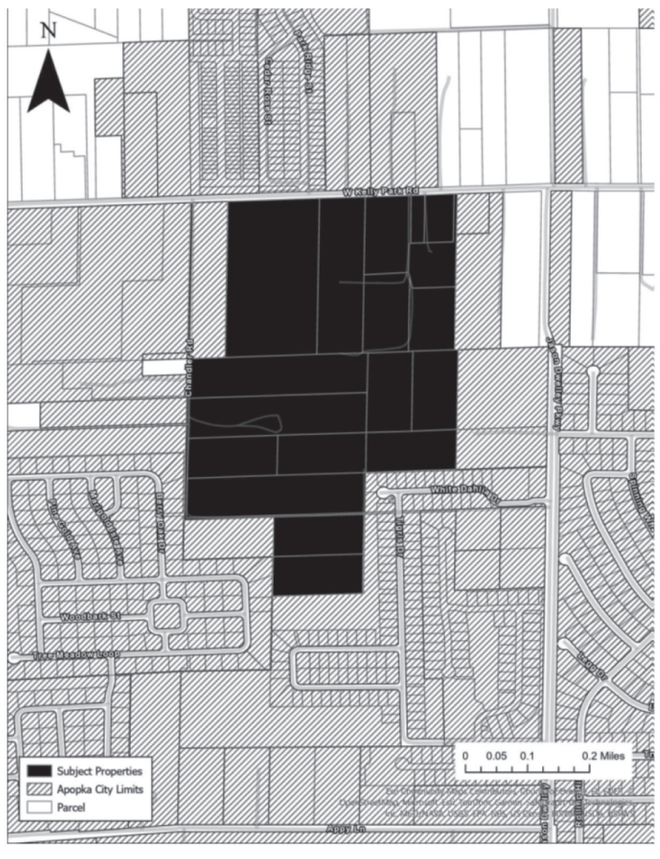
Furthermore, part of changing gears was giving up summers spent at football practices and an oppor-

See HOF Page 4B

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

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

ORDINANCE NO. 3093
AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL DISTRICT), COUNTY A-2 (FARMLAND RURAL DISTRICT), CITY T (TRANSITIONAL), AND RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU (KELLY PARK INTERCHANGE MIXED USE) WITH AN ASSIGNMENT OF NEIGHBORHOOD OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND EAST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 117.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 117.16 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 5, 2025 beginning at 1:30 P.M. AND Wednesday, February 19, 2025 at 7:00 P.M.**

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

Apopka City Council
Apopka Planing Commission
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177746**

PUBLIC HEARING NOTICE
VARIANCE REQUEST
CITY OF APOPKA

The City of Apopka Planning Commission, in accordance with Article II, Section 2.5.5.A of the City's Land Development Code (LDC), herein advises you that **CHANDLER OAKS APOPKA, LLC** requests a **VARIANCE** from LDC, Section 5.16.5(B)(3)(d)(2) Off-Site or Near Site Improvements, to allow the owner to work with the City to provide a bond for their proportionate share to construct the right turn lane at the time the right-of-way becomes available. This application relates to the following described property:



Parcel Identification Number(s): 18-20-25-0000-00-058, 18-20-28-0000-00-102, 18-20-28-0000-00-122, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-138, 18-20-28-0000-00-001
Contains: 45.37 +/- acres

You are hereby notified that a Public Hearing will be held in the City of Apopka Council Chambers on **Tuesday, January 14, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible. The variance application is available for review at the Community Development Department at Apopka City Hall, 120 East Main Street, Apopka, Florida between the hours of 8:00 A.M. and 5:00 P.M.

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

Apopka City Council
Community Development Department

December 20, 2024

Publish: The Apopka Chief **177743**

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: January 14, 2025
Department: Community Development

SUBJECT:
Bronson Peak Phase 2B - Plat

REQUEST:
Recommend approval of the Bronson Peak Phase 2B – Plat.

SUMMARY:
Owner(s): Toll Southeast LP Company, Inc.
Applicant(s): Poulos and Bennett, LLC c/o Genevieve LaBuda.
Tract Size: 19.53 +/- acres
Parcel Identification Number(s): 17-21-28-0935-06-001 (Parent Parcel)
Location: North of Boy Scout Road, south of Stonecliff Drive and west of Falconhurst Lane
Density/Intensity: 3.5 dwelling units/acre maximum overall density
Future Land Use: Residential Low
Zoning: PD (Planned Development)
Project Manager: Jean Sanchez

Zoning Report:

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

PROJECT SUMMARY:

The applicant has submitted the Bronson Peak Phase 2B – Plat to create 60 single family residential lots and open space tracts. The Plat is consistent with The Ridge - Major Development Plan approved by the City Council on October 13, 2021, and The Ridge PD Parcel 2 - Construction Site Plan (CSP) approved by the Development Review Committee on June 16, 2022.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access is on Boy Scout Road via Ravenhurst Place.

PUBLIC HEARING SCHEDULE:

January 14, 2025 - Planning Commission (5:30 P.M.)
February 5, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):

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

Recommended Motion - Planning Commission:

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

ATTACHMENTS:
1. Bronson Peak Phase 2B - Plat
2. Maps

BRONSON PEAK PHASE 2B

SHEET 1 OF 3

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

PLAT BOOK_____ PAGE _____

LEGAL DESCRIPTION

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

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT NORTHWEST CORNER OF BRONSON PEAK PHASE 1C ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 9 THROUGH 13 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE WEST LINE OF SAID BRONSON PEAK PHASE 1C THE FOLLOWING BEARINGS AND DISTANCES: SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 210.35 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 12.53 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 35.95 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 128.00 FEET; THENCE RUN SOUTH 11° 43' 02" WEST FOR A DISTANCE OF 63.71 FEET TO A POINT ON A NON–TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 22° 46' 44" EAST, AND A CHORD DISTANCE OF 19.13 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 19.63 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 91.62 FEET TO THE NORTHEAST CORNER OF BRONSON PEAK PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 59 THROUGH 61 OF SAID PUBLIC RECORDS BEING A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, WITH A CHORD BEARING OF SOUTH 73° 59' 48" WEST, AND A CHORD DISTANCE OF 12.47 FEET; THENCE RUN ALONG THE NORTH LINE OF SAID BRONSON PEAK PHASE 2A THE FOLLOWING BEARINGS AND DISTANCES: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 56" FOR A DISTANCE OF 12.62 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 521.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF SOUTH 81° 58' 31" WEST, AND A CHORD DISTANCE OF 26.96 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 29' 31" FOR A DISTANCE OF 27.04 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 74° 13' 45" WEST FOR A DISTANCE OF 6.01 FEET; THENCE RUN SOUTH 57° 05' 05" WEST FOR A DISTANCE OF 58.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 16° 35' 49" EAST, AND A CHORD DISTANCE OF 14.05 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 38' 11" FOR A DISTANCE OF 14.24 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 367.06 FEET; THENCE RUN SOUTH 00° 15' 45" EAST FOR A DISTANCE OF 95.00 FEET; THENCE RUN SOUTH 89° 43' 16" WEST FOR A DISTANCE OF 50.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 10° 52' 16" EAST, AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 11' 05" FOR A DISTANCE OF 27.73 FEET TO A POINT ON A RADIAL LINE; THENCE RUN SOUTH 68° 32' 11" WEST FOR A DISTANCE OF 156.59 FEET TO THE NORTHWEST CORNER OF SAID BRONSON PEAK PHASE 2A, SAID POINT LIES ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN ALONG SAID WEST LINE NORTH 02° 03' 11" EAST FOR A DISTANCE OF 956.34 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 89° 15' 43" EAST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 17 FOR A DISTANCE OF 1184.79 FEET TO THE POINT OF BEGINNING.

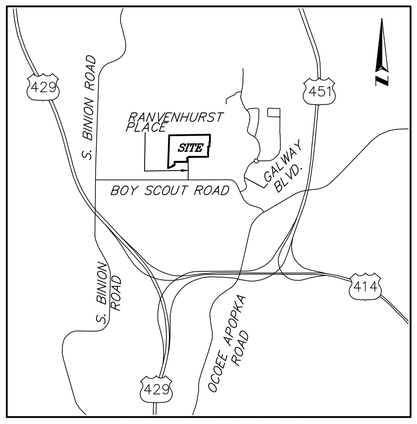
CONTAINING 19.53 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

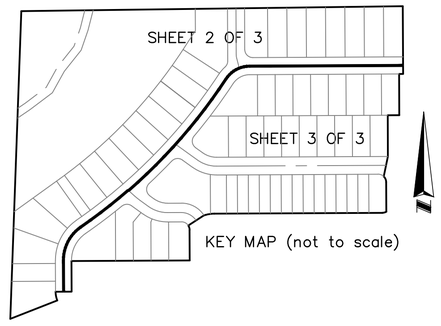
1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST AS BEING N02°03'11"E (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON–RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
4. COMMON AREAS, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRONSON PEAK (THE DECLARATION), AS RECORDED IN DOCUMENT NUMBER 20230337117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, ARE TO BE OWNED AND MAINTAINED BY BRONSON PEAK HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
5. TRACT C–2 (CONSERVATION) AND THE UPLAND BUFFER SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AUTHORITIES.
6. TRACT P–3 (STORMWATER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACT AND ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM.
7. TRACTS OS–5, OS–10, OS–11 AND OS–12 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
8. A NON–EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
9. PROPERTY IS SUBJECT TO A BLANKET TEMPORARY CONSTRUCTION EASEMENT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20220341247. SAID EASEMENT WILL TERMINATE AT THE RECORDING OF THIS PLAT.
10. PROPERTY IS SUBJECT TO A TEMPORARY NON–EXCLUSIVE ACCESS EASEMENT AGREEMENT TO KELLY W. SHIRLEY, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210770397. EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF JOINDER OR RELEASE FROM GRANTEE, UPON GRANTOR'S OR ITS SUCCESSOR'S COMPLETION AND DEDICATION OF A PUBLIC RIGHT OF WAY THAT PROVIDES ACCESS TO AND FROM BOY SCOUT ROAD TO THE BENEFITED PROPERTY.
11. THIS PLAT IS PART OF A PHASED DEVELOPMENT. THE LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS.
12. PRIVATE DRAINAGE EASEMENTS (P.D.E.) SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
13. A DRAINAGE EASEMENT OVER THE ENTIRETY OF TRACT OS–5 (OPEN SPACE) SHALL BE DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
14. AREAS OF STREETS STRIPED FOR PARKING SHALL BE MAINTAINED BY THE ASSOCIATION.
15. THE FENCE EASEMENTS AND WALL EASEMENTS SHOWN HEREON ARE DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LB	LICENSED BUSINESS
℄	CENTERLINE
CCR#	CERTIFIED CORNER RECORD NUMBER
U.E.	UTILITY EASEMENT
R/W	RIGHT–OF–WAY
OA	OVERALL
◉	SET NAIL & DISK LB 6723 PERMANENT CONTROL POINT (P.C.P.)
P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
⊡	RECOVERED 4" X 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)
P.R.C.	POINT OF REVERSE CURVATURE
N.T.	NON–TANGENT
N.R.	NON–RADIAL
D.E.	DRAINAGE EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT
R	RADIUS
CD	CHORD DISTANCE
CB	CHORD BEARING
BLVD.	BOULEVARD
L	ARC LENGTH
Δ	CENTRAL ANGLE
PB.	PLAT BOOK
PG.(S)	PAGE(S)
	CHANGE IN DIRECTION ALONG R/W
F.E.	FENCE EASEMENT
W.F.E.	WALL & FENCE EASEMENT



VICINITY MAP: NOT TO SCALE



KEY MAP (not to scale)

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

ALLEN & COMPANY
Founded in 1988
SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654–5355 LB#6723

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on 01–25–2024 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in City Of Apopka, Orange County, Florida.

By: _____ Date: _____

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

BRONSON PEAK PHASE 2B
DEDICATION

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

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

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

By: _____
Print Name: _____
Title: _____

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

Notary Block:

STATE OF _____
COUNTY OF _____

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

[Notary Seal]

_____
Notary Public

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance with the technical requirements of Chapter 177 Part 1 Florida Statutes; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____ Date _____

Printed Name: Ralph A. Nieto, P.S.M.
NIETO LAND SURVEYING, LLC.
Registration Number 6025

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

_____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as Document#_____

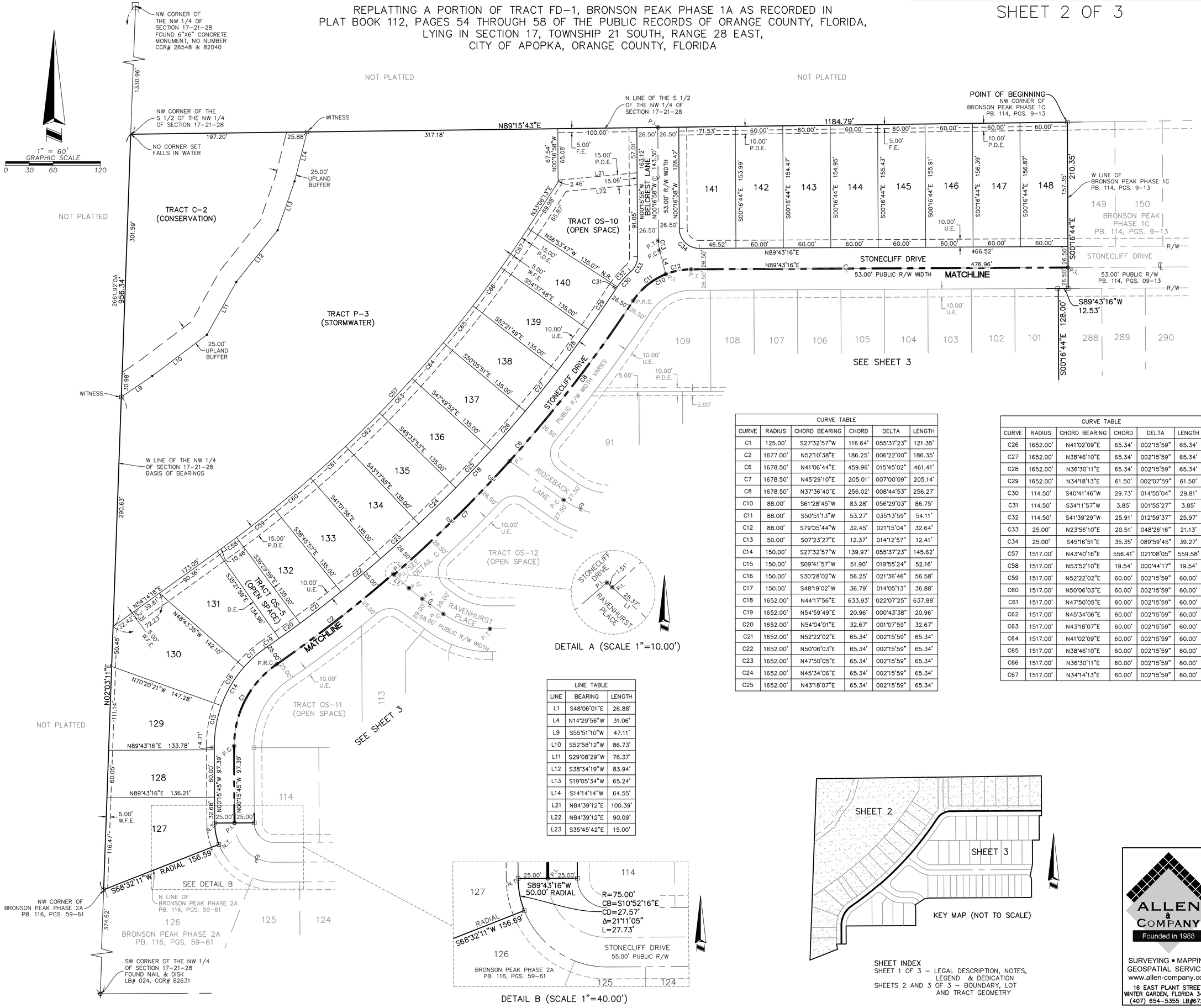
County Comptroller in and for Orange County, Florida.

By _____

BRONSON PEAK PHASE 2B

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

PLAT BOOK ___ PAGE___



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	125.00'	S27°32'57"W	116.64'	055°37'23"	121.35'
C2	1677.00'	N52°10'38"E	186.25'	006°22'00"	186.35'
C6	1678.50'	N41°06'44"E	459.96'	015°45'02"	461.41'
C7	1678.50'	N45°29'10"E	205.01'	007°00'09"	205.14'
C8	1678.50'	N37°36'40"E	256.02'	008°44'53"	256.27'
C10	88.00'	S61°28'45"W	83.28'	056°29'03"	86.75'
C11	88.00'	S50°51'13"W	53.27'	035°13'59"	54.11'
C12	88.00'	S79°05'44"W	32.45'	021°15'04"	32.64'
C13	50.00'	S07°23'27"E	12.37'	014°12'57"	12.41'
C14	150.00'	S27°32'57"W	139.97'	055°37'23"	145.62'
C15	150.00'	S09°41'57"W	51.90'	019°55'24"	52.16'
C16	150.00'	S30°28'02"W	56.25'	021°36'46"	56.58'
C17	150.00'	S48°19'02"W	36.79'	014°05'13"	36.88'
C18	1652.00'	N44°17'56"E	633.93'	022°07'25"	637.88'
C19	1652.00'	N54°59'49"E	20.96'	000°43'38"	20.96'
C20	1652.00'	N54°04'01"E	32.67'	001°07'59"	32.67'
C21	1652.00'	N52°22'02"E	65.34'	002°15'59"	65.34'
C22	1652.00'	N50°06'03"E	65.34'	002°15'59"	65.34'
C23	1652.00'	N47°50'05"E	65.34'	002°15'59"	65.34'
C24	1652.00'	N45°34'06"E	65.34'	002°15'59"	65.34'
C25	1652.00'	N43°18'07"E	65.34'	002°15'59"	65.34'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C26	1652.00'	N41°02'09"E	65.34'	002°15'59"	65.34'
C27	1652.00'	N38°46'10"E	65.34'	002°15'59"	65.34'
C28	1652.00'	N36°30'11"E	65.34'	002°15'59"	65.34'
C29	1652.00'	N34°18'13"E	61.50'	002°07'59"	61.50'
C30	114.50'	S40°41'46"W	29.73'	014°55'04"	29.81'
C31	114.50'	S34°11'57"W	3.85'	001°55'27"	3.85'
C32	114.50'	S41°39'29"W	25.91'	012°59'37"	25.97'
C33	25.00'	N23°56'10"E	20.51'	048°26'16"	21.13'
C34	25.00'	S45°16'51"E	35.35'	089°59'45"	39.27'
C57	1517.00'	N43°40'16"E	556.41'	021°08'05"	559.58'
C58	1517.00'	N53°52'10"E	19.54'	000°44'17"	19.54'
C59	1517.00'	N52°22'02"E	60.00'	002°15'59"	60.00'
C60	1517.00'	N50°06'03"E	60.00'	002°15'59"	60.00'
C61	1517.00'	N47°50'05"E	60.00'	002°15'59"	60.00'
C62	1517.00'	N45°34'06"E	60.00'	002°15'59"	60.00'
C63	1517.00'	N43°18'07"E	60.00'	002°15'59"	60.00'
C64	1517.00'	N41°02'09"E	60.00'	002°15'59"	60.00'
C65	1517.00'	N38°46'10"E	60.00'	002°15'59"	60.00'
C66	1517.00'	N36°30'11"E	60.00'	002°15'59"	60.00'
C67	1517.00'	N34°14'13"E	60.00'	002°15'59"	60.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°06'01"E	26.88'
L4	N14°29'56"W	31.06'
L9	S55°51'10"W	47.11'
L10	S52°58'12"W	86.73'
L11	S29°08'29"W	76.37'
L12	S38°34'19"W	83.94'
L13	S19°05'34"W	65.24'
L14	S14°14'14"W	64.55'
L21	N84°39'12"E	100.39'
L22	N84°39'12"E	90.09'
L23	S35°45'42"E	15.00'

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

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BRONSON PEAK PHASE 2B

SHEET 3 OF 3

PLAT BOOK ___ PAGE___

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

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
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C2	1677.00'	N52°10'38"E	186.25'	006°22'00"	186.35'
C3	200.00'	S51°12'01"E	21.63'	006°11'59"	21.64'
C4	100.00'	S72°17'22"E	61.77'	035°58'44"	62.79'
C5	54.00'	N61°35'49"W	51.83'	057°21'49"	54.06'
C6	1678.50'	N41°06'44"E	459.96'	015°45'02"	461.41'
C7	1678.50'	N45°29'10"E	205.01'	007°00'09"	205.14'
C8	1678.50'	N37°36'40"E	256.02'	008°44'53"	256.27'
C9	100.00'	S72°17'22"E	61.77'	035°58'44"	62.79'
C10	88.00'	S61°28'45"W	83.28'	056°29'03"	86.75'
C11	88.00'	S50°51'13"W	53.27'	035°13'59"	54.11'
C12	88.00'	S79°05'44"W	32.45'	021°15'04"	32.64'
C35	61.50'	S61°28'45"W	58.20'	056°29'03"	60.63'
C36	1705.00'	N36°38'39"E	202.65'	006°48'51"	202.77'
C37	1705.00'	N35°18'48"E	123.54'	004°09'08"	123.56'
C38	1705.00'	N38°43'13"E	79.20'	002°39'42"	79.21'
C39	25.00'	S07°07'28"E	36.67'	094°21'04"	41.17'
C40	72.50'	S72°17'22"E	44.78'	035°58'44"	45.53'
C41	25.00'	N67°46'44"W	19.13'	045°00'00"	19.63'
C42	127.50'	S72°17'22"E	78.75'	035°58'44"	80.06'
C43	127.50'	S85°49'56"E	19.77'	008°53'34"	19.79'
C44	127.50'	S67°50'35"E	59.71'	027°05'09"	60.27'
C45	25.00'	S84°37'28"W	32.85'	082°09'04"	35.85'
C46	1705.00'	N45°13'08"E	99.37'	003°20'23"	99.39'
C47	25.00'	S03°42'20"E	38.63'	101°11'19"	44.15'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C48	71.00'	S72°17'22"E	43.86'	035°58'44"	44.58'
C49	83.00'	N61°35'49"W	79.67'	057°21'49"	83.10'
C50	25.00'	N61°35'49"W	24.00'	057°21'49"	25.03'
C51	129.00'	S72°17'22"E	79.68'	035°58'44"	81.01'
C52	129.00'	S79°17'12"E	49.19'	021°59'03"	49.50'
C53	129.00'	S61°17'50"E	31.43'	013°59'40"	31.51'
C54	25.00'	S88°08'37"W	30.48'	075°06'47"	32.77'
C55	1702.00'	N52°58'26"E	141.76'	004°46'25"	141.80'
C56	100.00'	S27°32'57"W	93.31'	055°37'23"	97.08'
C68	1702.00'	N53°24'26"E	116.03'	003°54'25"	116.05'
C69	1702.00'	N51°01'13"E	25.74'	000°52'00"	25.74'
C71	100.00'	S78°29'15"W	14.85'	008°30'59"	14.86'
C72	100.00'	S86°14'00"W	12.17'	006°58'33"	12.17'
C73	25.00'	N45°16'44"W	35.36'	090°00'00"	39.27'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°06'01"E	26.88'
L2	S54°18'00"E	32.81'
L3	N89°43'16"E	42.92'
L5	S54°18'00"E	38.81'
L6	S54°18'00"E	16.07'
L7	N89°43'16"E	42.92'
L8	N00°15'45"W	2.38'
L15	S54°18'00"E	44.16'
L16	N89°43'16"E	42.92'
L17	S21°42'20"W	10.12'
L18	N39°24'58"E	38.38'
L19	S54°18'00"E	84.19'
L20	S54°18'00"E	27.59'

1" = 60' GRAPHIC SCALE
0 30 60 120

SEE SHEET 2

BELCREST LANE 53.00' R/W WIDTH

TRACT OS–10 (OPEN SPACE)

STONECLIFF DRIVE 53.00' PUBLIC R/W WIDTH

MATCHLINE

W LINE OF BRONSON PEAK PHASE 1C PB. 114, PGS. 9–13

BRONSON PEAK PHASE 1C PB. 114, PGS. 9–13

RIDGEBACK LANE 55.00' PUBLIC R/W WIDTH

RAVENHURST PLACE 58.00' PUBLIC R/W BRONSON PARK PHASE 2A PB.116, PGS.59–61

TRACT OS–12 (OPEN SPACE)

TRACT OS–5 (OPEN SPACE)

TRACT OS–11 (OPEN SPACE)

FALCONHURST LANE 55.00' PUBLIC R/W PB 114, PGS. 09–13

WESTWARD ALLEY (PRIVATE) TRACT C–2, PB. 114, PGS. 9–13

N LINE OF BRONSON PEAK PHASE 2A PB. 116, PGS. 59–61

BRONSON PEAK PHASE 2A PB. 116, PGS. 59–61

SEE DETAIL C

SEE DETAIL D

SEE DETAIL E

SEE DETAIL F

DETAIL C (SCALE 1"=10.00')

DETAIL D (SCALE 1"=10.00')

DETAIL E (SCALE 1"=40.00')

DETAIL F (SCALE 1"=40.00')

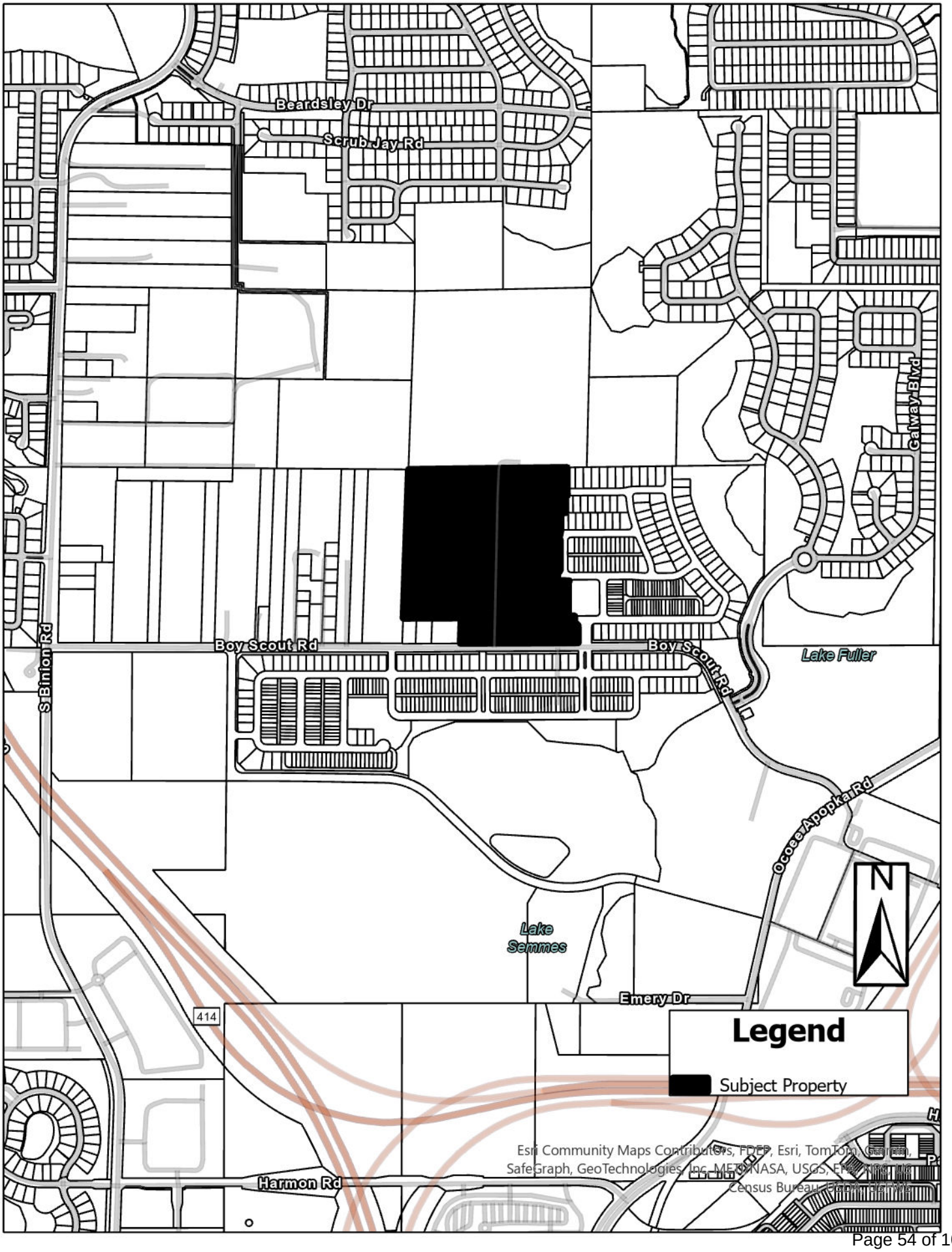
OS–12 (OPEN SPACE)

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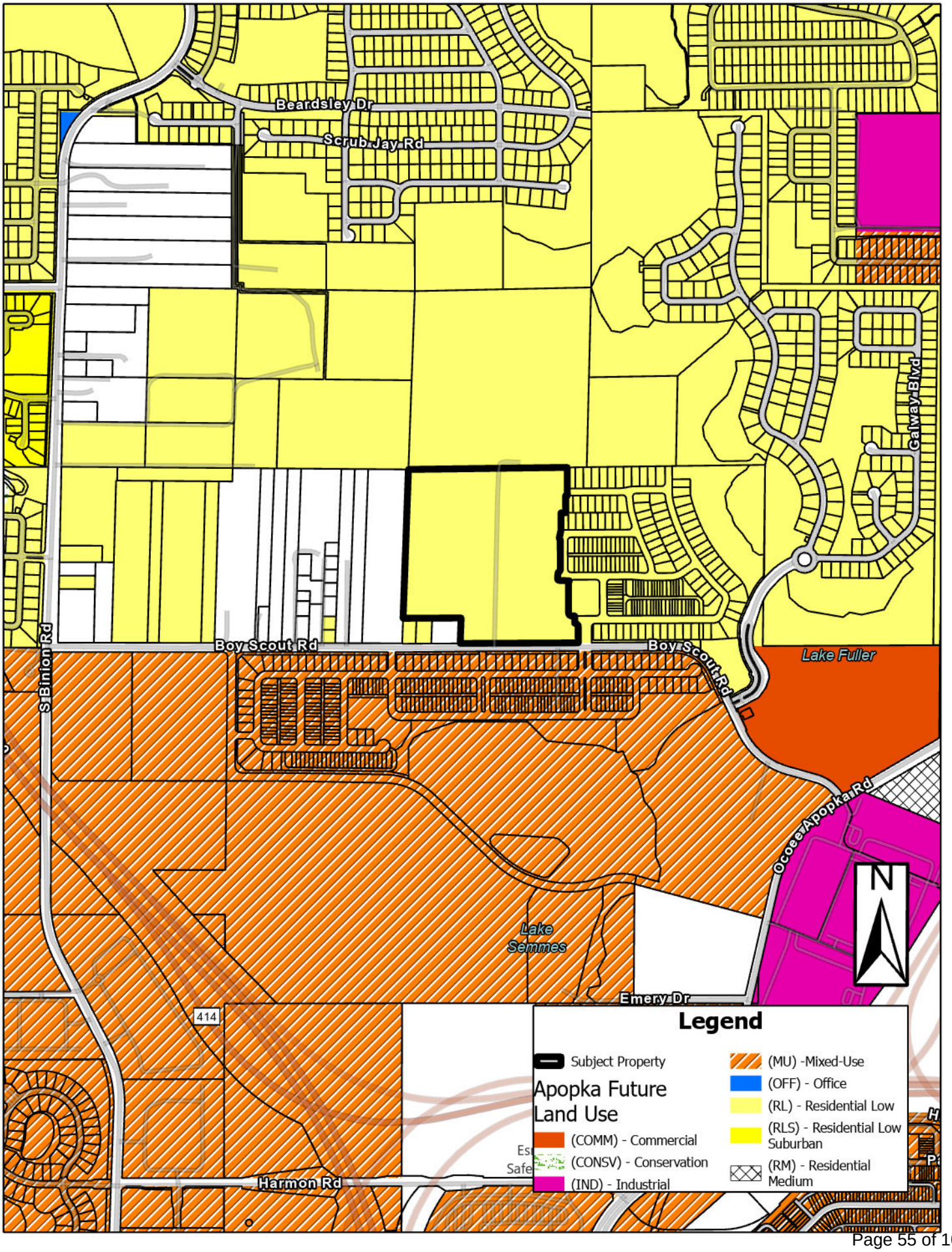
SHEET INDEX
SHEET 1 OF 3 – LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 – BOUNDARY, LOT AND TRACT GEOMETRY

KEY MAP (NOT TO SCALE)

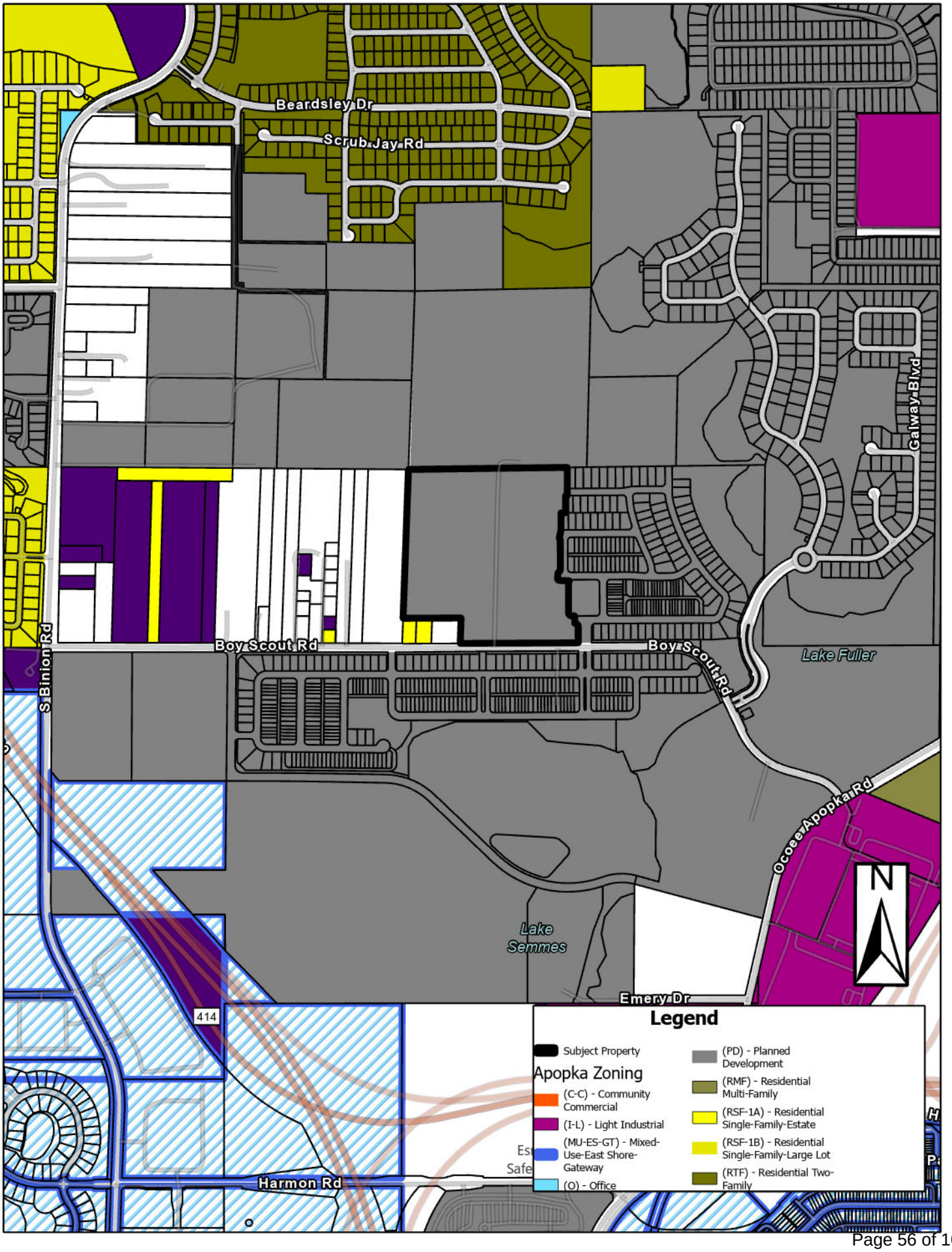
Vicinity


Beardsley Dr
Scrub Jay Rd
Galway Blvd
S Binion Rd
Boy Scout Rd
Boy Scout Rd
Lake Fuller
Ocoee Apopka Rd
N
Lake Semmes
Emery Dr
414
Legend
Subject Property
Harmon Rd
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

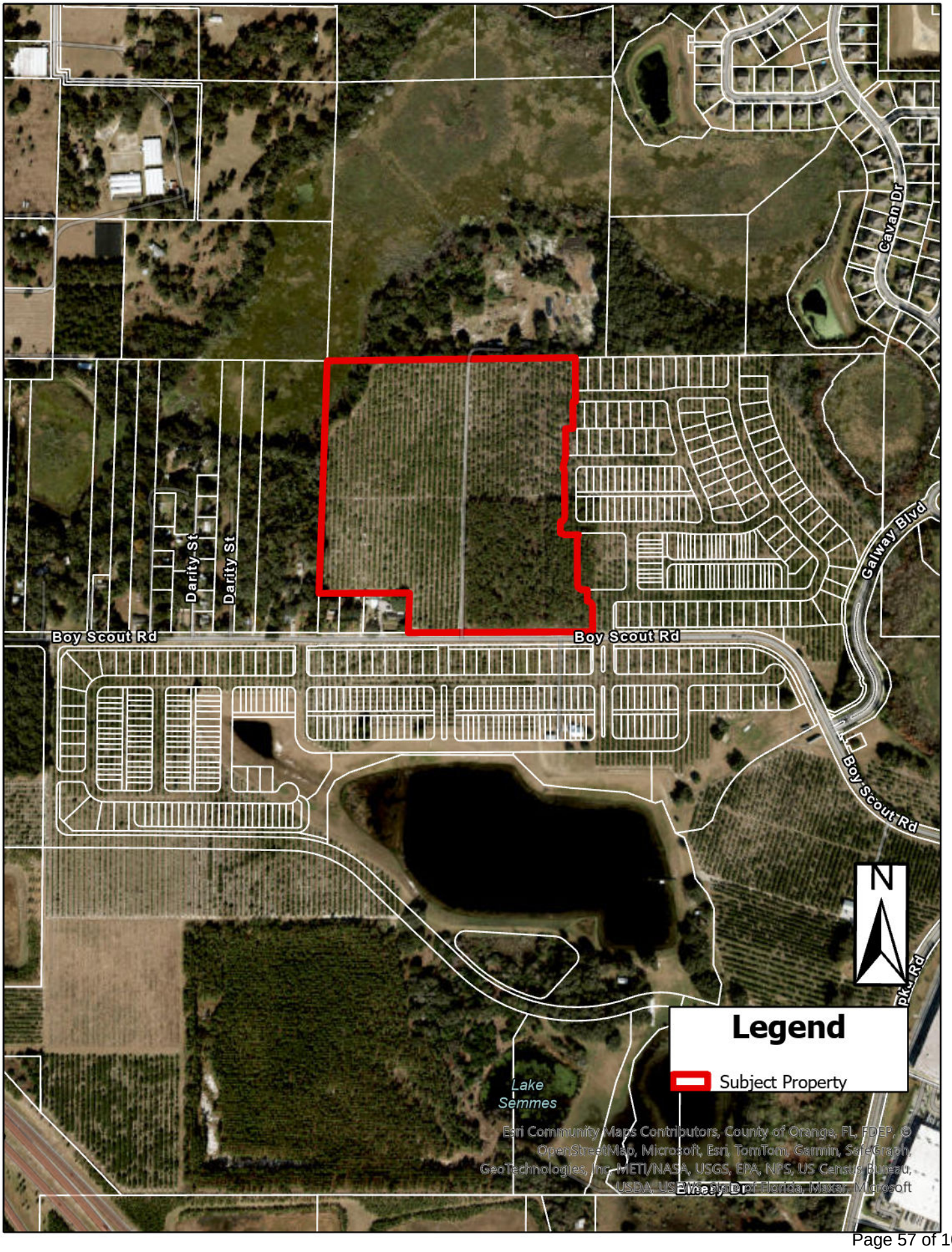
Future Land Use



Zoning


Beardsley Dr
Scrub Jay Rd
Galway Blvd
S Binion Rd
Boy Scout Rd
Boy Scout Rd
Lake Fuller
Ocoee Apopka Rd
N
Lake Semmes
Emery Dr
414
Harmon Rd
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PD) - Planned Development
(RMF) - Residential Multi-Family
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(RTF) - Residential Two-Family

Aerial


Cavan Dr
Galway Blvd
Darity St
Darity St
Boy Scout Rd
Boy Scout Rd
Boy Scout Rd
N
Legend
Subject Property
Lake
Semmes
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: January 14, 2025
Department: Community Development

SUBJECT:
Quasi-Judicial - INB Homes - Major Development Plan

REQUEST:
Recommend approval of the INB Homes Major Development Plan

SUMMARY:
Owner(s): Kelly Park Road Property, LLC
Applicant(s): INB Homes, c/o John Ryan Adams
Location: 2584 W. Kelly Park Road
Project: INB Homes
Density: 7.5 dwelling units per acre
Project Manager: Bobby Howell, AICP

Zoning Report
This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood)	Oaks at Kelly Park subdivision
East	Residential Very Low Suburban	RSF-1A (Residential Single-Family -Estate)	Agricultural buildings
South	In Progress	T (Transitional)	Vacant
West	City Residential Very Low Suburban, County Rural	City T (Transitional), County A-1 (Citrus Rural) District	Vacant

PROJECT SUMMARY:
The applicant has submitted a Major Development Plan for consideration for the construction of a development consisting of a parcel that is reserved for future non-residential development along W. Kelly Park Road and 250 townhome units on the southern portion of the property. The property is in the Transition character zone of the Kelly Park Interchange Form Based Code area, which permits a maximum density of 10 dwelling units per acre by right and 15 dwelling units per acre with a bonus subject to the criteria of Section R, Development Bonuses and TDR's of the Kelly Park Interchange Form Based Code. If a site, or any portion of a site is located within a one mile radius of the interchange of Kelly Park Road and State Road 429, the entire site is subject to the form-based standards contained within the Kelly Park Form-Based Code.

The Major Development Plan proposes development of the property with a total of 250 residential units consisting of townhomes within the Transition character zone at a maximum density of 7.5 dwelling units per acre. There are no minimum and maximum lot size and living area requirements in the Form Based Code. In addition, a non-

residential parcel totaling 10.33 acres in size is reserved in the northern portion of the site for future development and is located within the Transition character zone as noted in the Kelly Park Interchange Form Based Code. Any proposed uses for this parcel must be consistent with the list of permitted uses in the Transition character zone. This parcel will be interconnected via vehicular and pedestrian connections to the residential portion of the site.

The Major Development Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Transition character zone criteria. The Transition character zone is intended to provide a buffer between the high-density/intensity Village Center zone and the low-density/intensity areas outside the form-based code area. The zone shall respect pedestrian function and scale and shall mainly be comprised of single or multi-use office/medium-density residential buildings and urban single-family homes. The surrounding properties consist of residential uses.

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

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS/PARKING:
Access to the site is proposed via W. Kelly Park Road via left-in and right-in turn lanes. A dedication of a 30-foot wide strip for future right-of-way needs for W. Kelly Park Road is detailed on the Major Development Plan. Within this strip, a 12-foot wide multipurpose trail will be constructed by the developer to help facilitate the construction of the regional trail system that is proposed and is currently being constructed within the Kelly Park Form Based Code area a vehicular access point leading to the non-residential and residential portions of the site are located along W. Kelly Park Road. The Major Development Plan proposes the townhome units to be accessed via alleyways. The main internal roadways are street type "D", which is the required street type within the Transition character zone. Rights-of-ways ranging in width from 60 to 72-feet wide are provided. Within this right-of-way. 127 on-street parking spaces are provided. The townhome units are alley loaded. Per Table 14 of the Form Based Code, the alleyways are required to provide 18-feet of right-of-way.

The Major Development Plan details the design of the internal street system with public streets utilizing a walkable street design with pedestrian and vehicular connections between the residential and nonresidential portions of the development. In addition, future roadway and pedestrian connections are provided to the properties to the west and east to facilitate connections as those properties develop.

STORMWATER:
A telecommunications tower is located on the nonresidential parcel. A 1.62 acre water management tract is proposed to be located around the telecommunications tower. A 152.25-foot fall zone is provided adjacent to the telecommunications tower. The master stormwater pond is located in the central portion of the residential portion of the site.

OPEN SPACE:
In accordance with the requirements of the Form Based Code, 15-percent of the total site area is required to remain as open space. The Master Plan reserves 15.12-percent of the site as open space. Common recreation elements include a community swimming pool, green space with internal trail system, passive open space/recreation areas, playgrounds and the dedication of the bike trail along W. Kelly Park Road.

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

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

PUBLIC HEARING SCHEDULE:
January 14, 2025 – Planning Commission (5:30 P.M.)
February 5, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

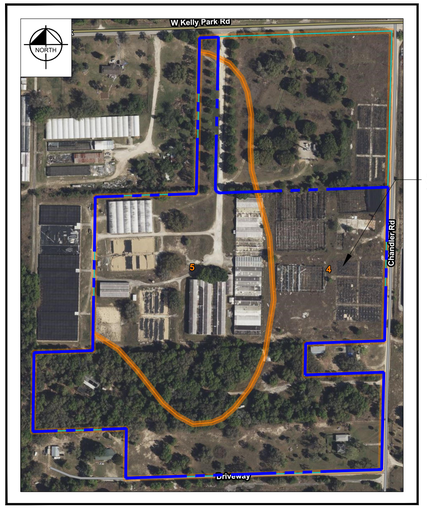
RECOMMENDED MOTION:
Development Review Committee (DRC):
The Development Review Committee recommends approval of the INB Homes Major Development Plan.

Recommended Motion – Planning Commission:
Recommend approval of the INB Homes Major Development Plan.

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

ATTACHMENTS:
1. Major Development Plan
2. Landscape Plan
3. Location Map

MAJOR DEVELOPMENT PLANS
FOR
INB HOMES - KELLY PARK RD.
PARCEL I.D. #'s:
18-20-28-0000-00-027
CITY OF APOPKA, FL
OCTOBER 25, 2024



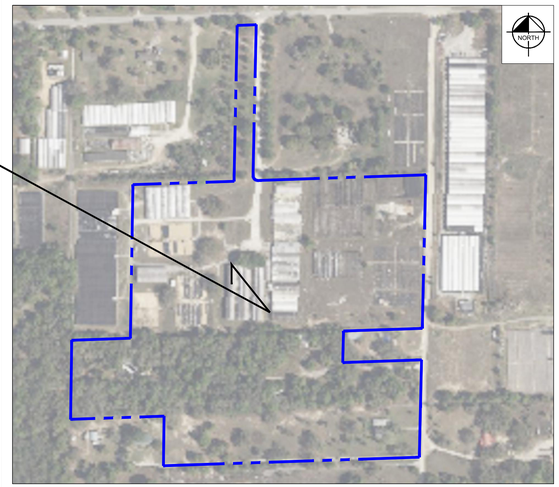
4 CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5 CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES

SOILS MAP
1" = 300'

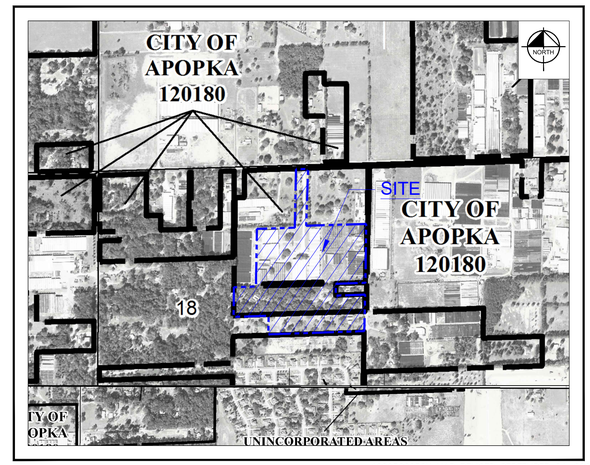


VICINITY MAP
1" = 1500'

PROJECT AREA



SECTION 13, TOWNSHIP 20S, RANGE 27E
AERIAL MAP
1" = 300'



FEMA MAP
1" = 800'

12095C0050H MAP REVISED SEPTEMBER 24, 2021
12095C0110H MAP REVISED SEPTEMBER 24, 2021
12095C0125H MAP REVISED SEPTEMBER 24, 2021

LEGAL DESCRIPTION: (as provided by the client)

PARCEL 1:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN S01°10'19"1329.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S87°54'10"W, 484.85 FEET; THENCE N00°39'10"E, 663.87 FEET; THENCE N87°51'36"E, 293.90 FEET; THENCE N01°10'19"E, 664.39 FEET; THENCE N87°49'30"E, 197.00 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR KELLY PARK ROAD.

PARCEL 2:

BEGIN 328.77 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 20 FEET; RUN EAST 657.29 FEET; RUN SOUTH 20 FEET; RUN WEST TO THE POINT OF BEGINNING.
(NOTE: PARCEL 2 IS INCLUDED WITHIN THE PARCEL 3 DESCRIPTION)

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 18, 249.69 FEET, TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°42'46" EAST, 643.32 FEET; THENCE RUN NORTH 87°51'36" EAST, 423.85 FEET; THENCE RUN NORTH 00°57'29" EAST, 653.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST KELLY PARK ROAD; THENCE RUN NORTH 87°49'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE SAID WEST KELLY PARK ROAD, 609.34 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°10'18" WEST, 634.35 FEET; THENCE RUN SOUTH 87°51'36" WEST, 292.33 FEET; THENCE RUN SOUTH 00°39'10" WEST, 663.87 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 87°54'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, 739.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 132 FEET OF THE EAST 330 FEET OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS:

THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS THE SOUTH 15 FEET, LESS THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PROJECT TEAM

DEVELOPER/APPLICANT:
INB HOMES
3670 MAGUIRE BLVD., SUITE 220
ORLANDO, FL 32803
CONTACT: JONATHAN BELL
PHONE: (804) 240-9548
EMAIL: J.BELL@INBHOMES.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: BRIAN S. ASHBY
PHONE: (407) 898-1511
EMAIL: BRIAN.ASHBY@KIMLEY-HORN.COM

SURVEYOR:
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN, P.S.M.
PHONE: (407) 654-5355
EMAIL: JIM@ALLEN-COMPANY.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO
PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

ENVIRONMENTAL:
BIO-TECH CONSULTING INC
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

SHEET INDEX

Sheet Number	Sheet Title
MDP0.0	COVER SHEET
MDP2.0	OVERALL SITE PLAN
MDP2.1-MDP2.5	SITE PLAN
MDP2.6	FIRE TRUCK TURN ANALYSIS
MDP3.0	OVERALL PAVING GRADING AND DRAINAGE PLAN
MDP3.1-MDP3.5	PAVING GRADING AND DRAINAGE PLAN
MDP4.0	OVERALL UTILITY PLAN
MDP4.1-MDP4.5	UTILITY PLAN

PROPERTY OWNERS

PARCEL IDs: 18-20-28-0000-00-138
18-20-28-0000-00-001
18-20-28-0000-00-027
KELLY PARK ROAD PROPERTY LLC
9259 POINT CYPRESS DRIVE
ORLANDO, FL 32836

UTILITY PROVIDERS

WATER AND SEWER:
CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E, MAIN STREET, 2ND FLOOR
APOPKA, FLORIDA 32703
PHONE: (407) 703-1712

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
PHONE: (407) 938-661

PREPARED BY
Kimley»Horn

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200 S. Orange Ave., Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BRIAN S. ASHBY, P.E.
FL PE No. 80456

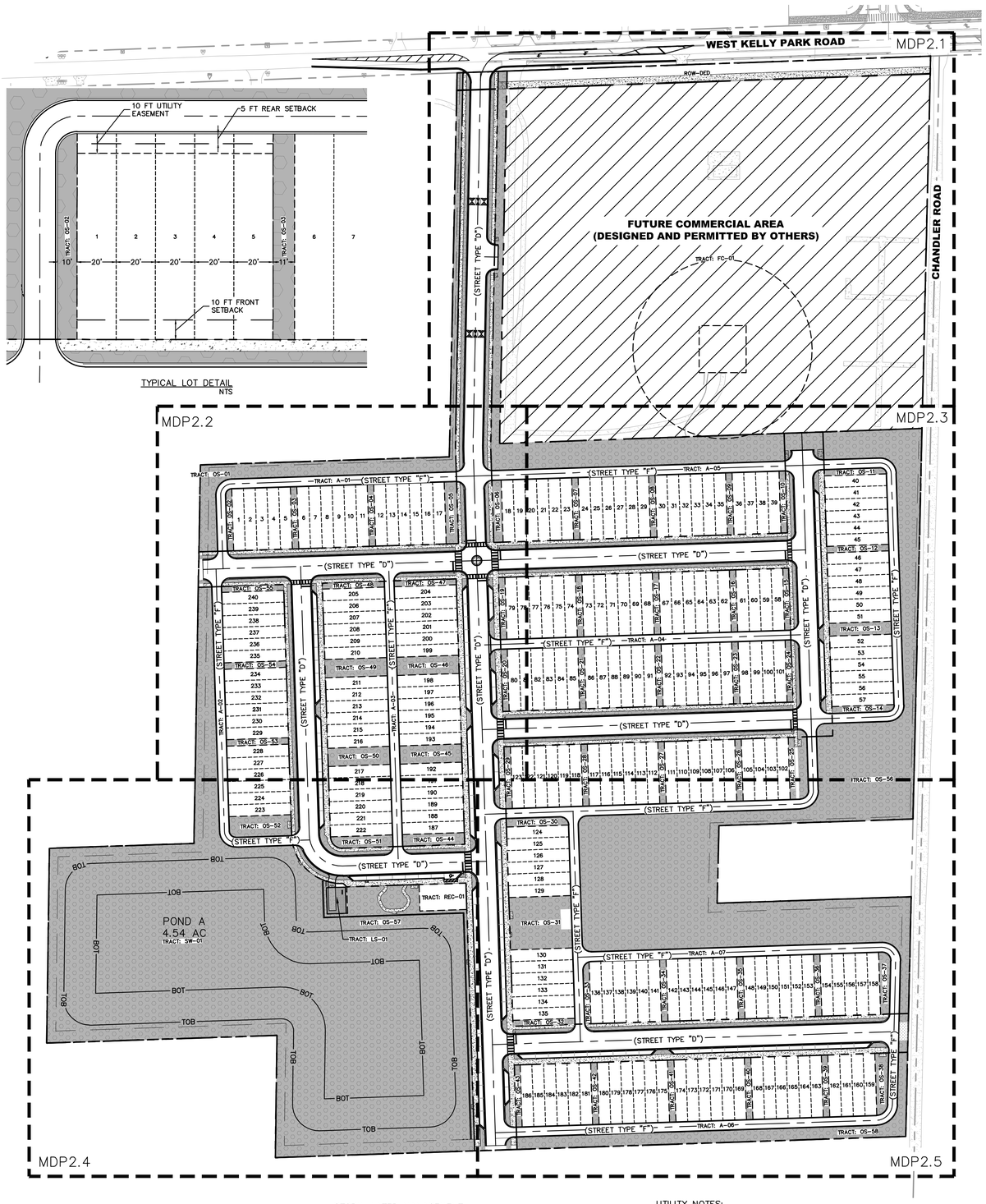
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INB HOMES – KELLY PARK RD.
10/25/2024
ENGINEER'S PROJECT No. 249490000

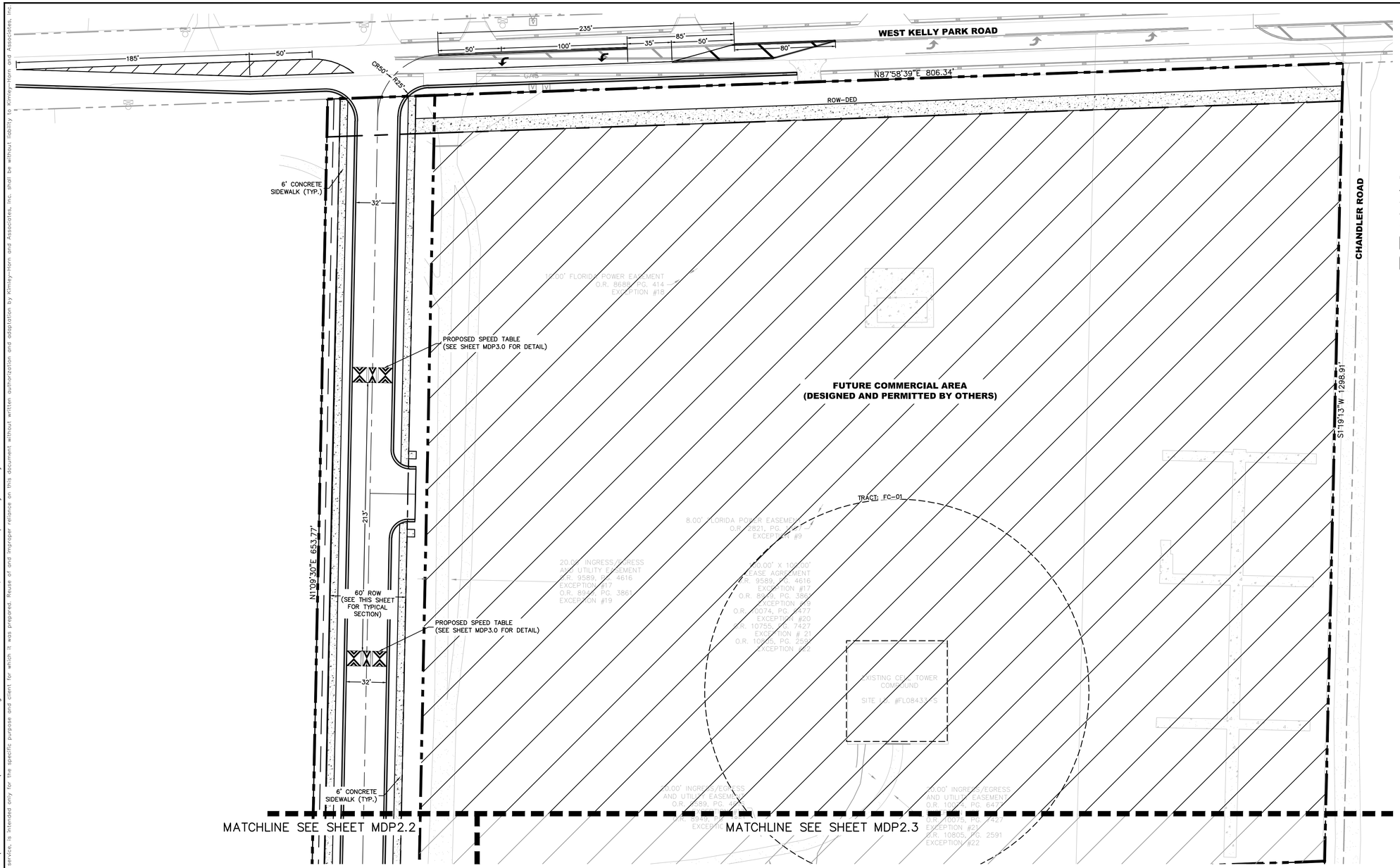
REVISIONS:

No.	DESCRIPTION	DATE	BY
1	CITY OF APOPKA COMMENTS	10-21-24	RMC

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WEST KELLY PARK ROAD
ROW-DED
CHANDLER ROAD
FUTURE COMMERCIAL AREA
(DESIGNED AND PERMITTED BY OTHERS)
TRACT: FC-01
(STREET TYPE "D")
MDP2.1
MDP2.2
MDP2.3
MDP2.4
MDP2.5
10 FT UTILITY EASEMENT
5 FT REAR SETBACK
10 FT FRONT SETBACK
TRACT: OS-02
TRACT: OS-03
10'
20'
11'
1
2
3
4
5
6
7
TYPICAL LOT DETAIL
NTS
POND A
4.54 AC
TRACT: SW-01
TRACT: REC-01
TRACT: LS-01
TOB
BOT
TOB
TRACT: A-01
TRACT: A-02
TRACT: A-03
TRACT: A-04
TRACT: A-05
TRACT: A-06
TRACT: A-07
(STREET TYPE "F")
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TRACT: OS-52
TRACT: OS-53
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TRACT:

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.1 SITE PLAN Oct 28, 2024 1:46pm by: Randy.Gonzalez
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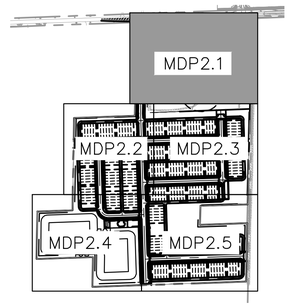


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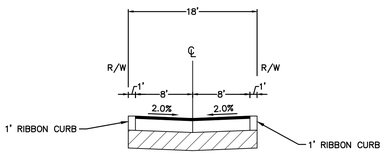
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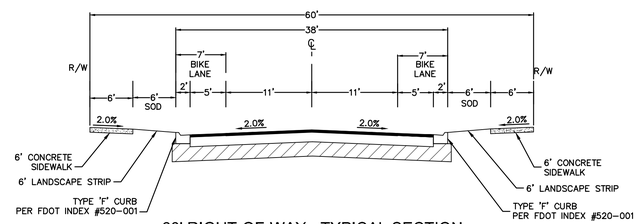
- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



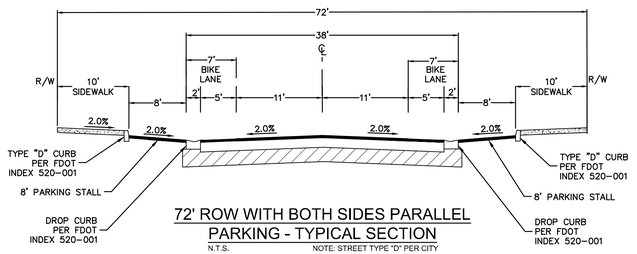
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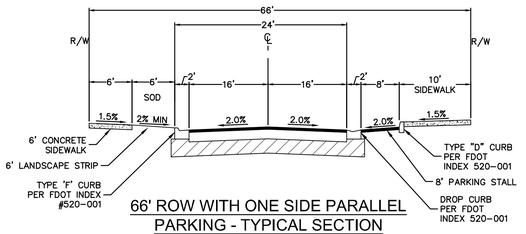
18' TYPICAL ALLEY SECTION
N.T.S.
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

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No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER 80456
DATE: 10/25/2024

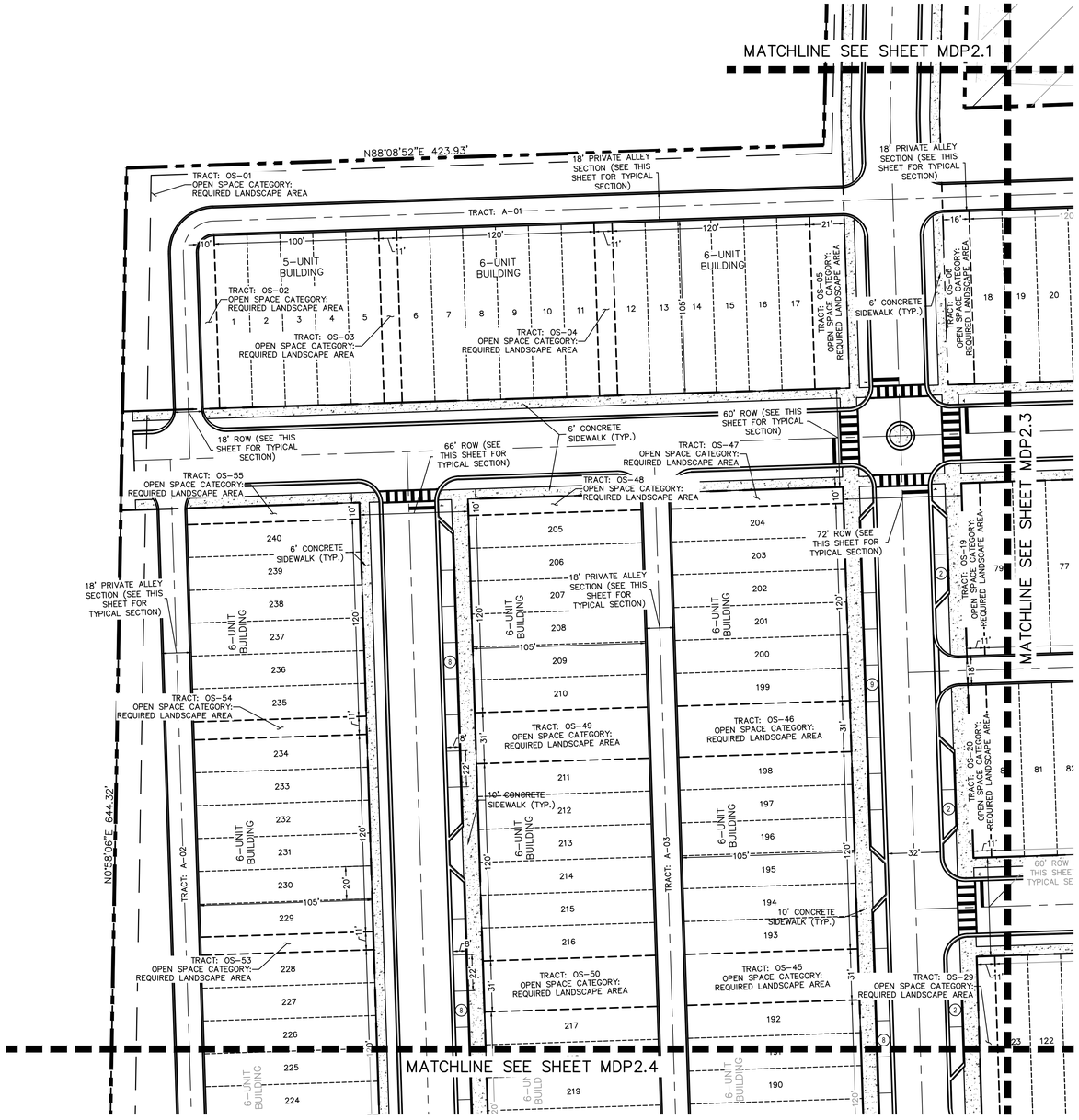
K-H PROJECT 249490000
DATE 10/25/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

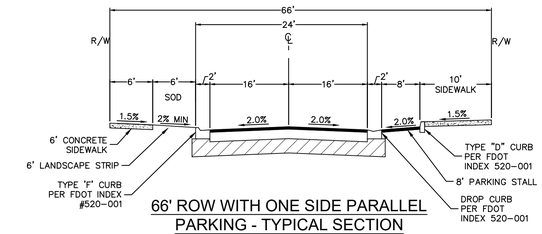
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MDP2.1





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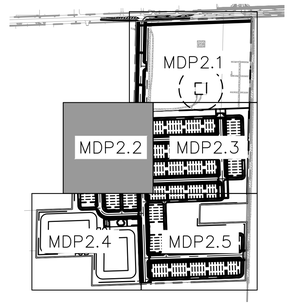
- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



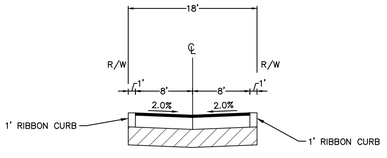
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



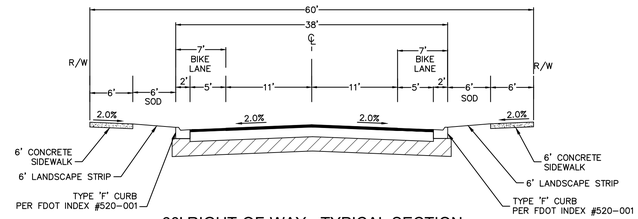
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18' TYPICAL ALLEY SECTION

N.T.S.

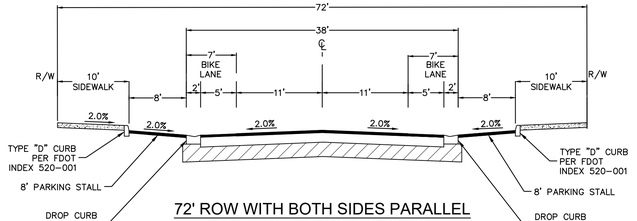
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER
80456
DATE: 10/25/2024

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DATE 10/25/2024
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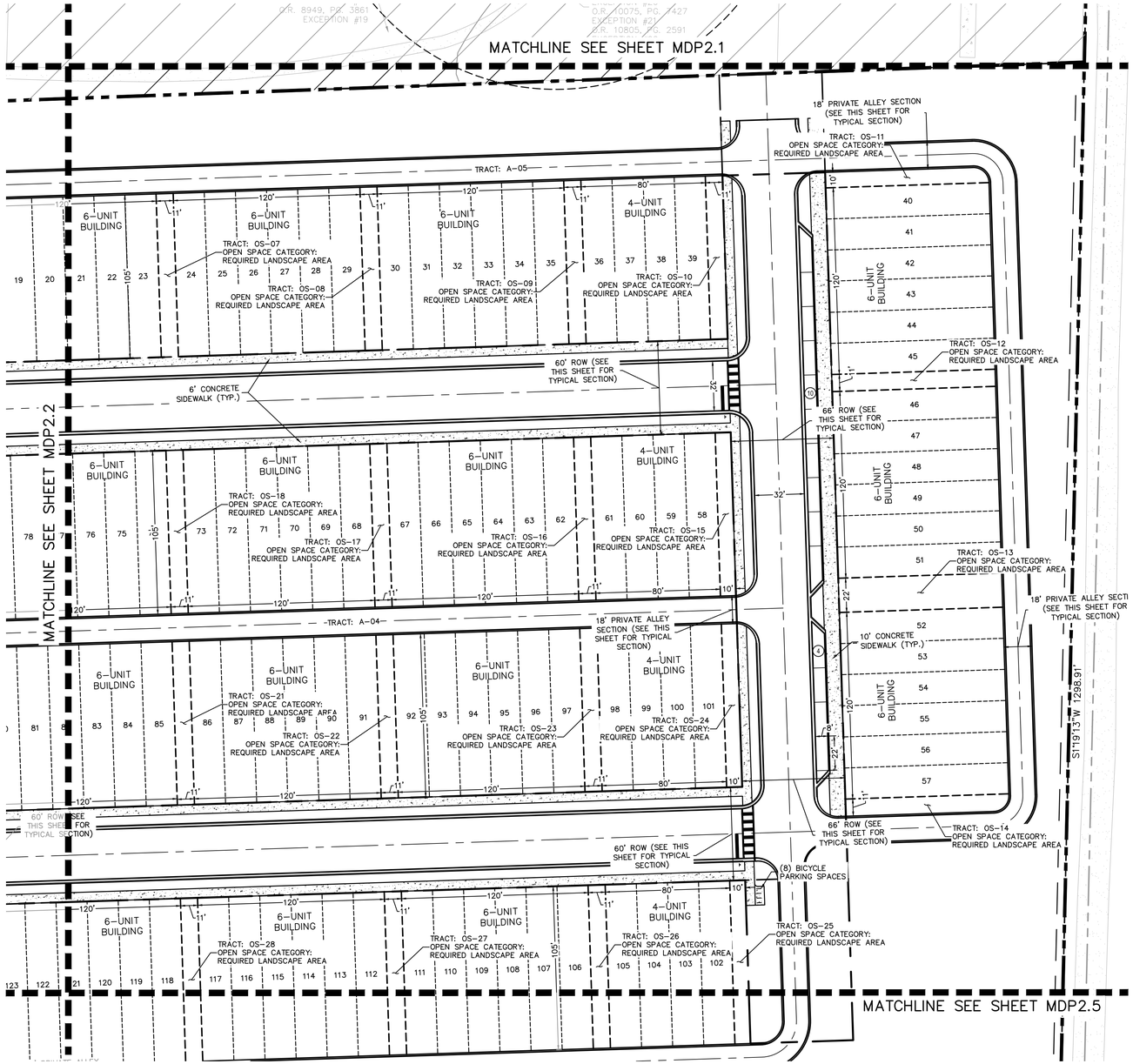
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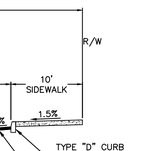
INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.2

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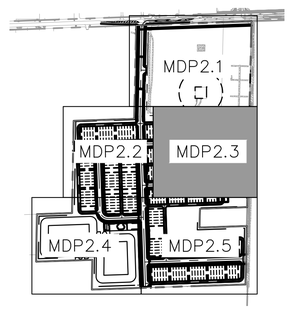




66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION

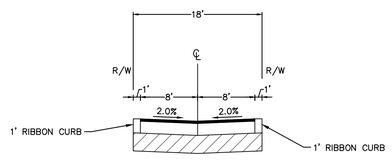
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NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



KEY MAP

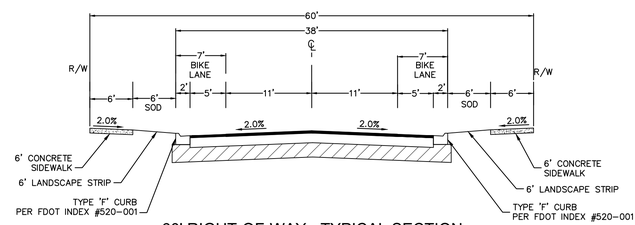
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18' TYPICAL ALLEY SECTION

N.T.S.

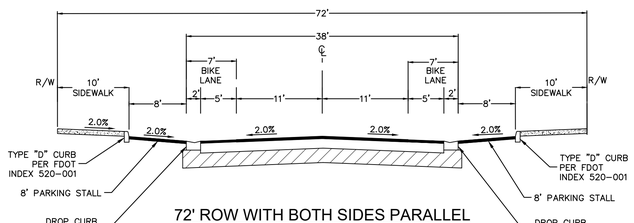
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

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LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
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DRAWN BY ---
CHECKED BY ---

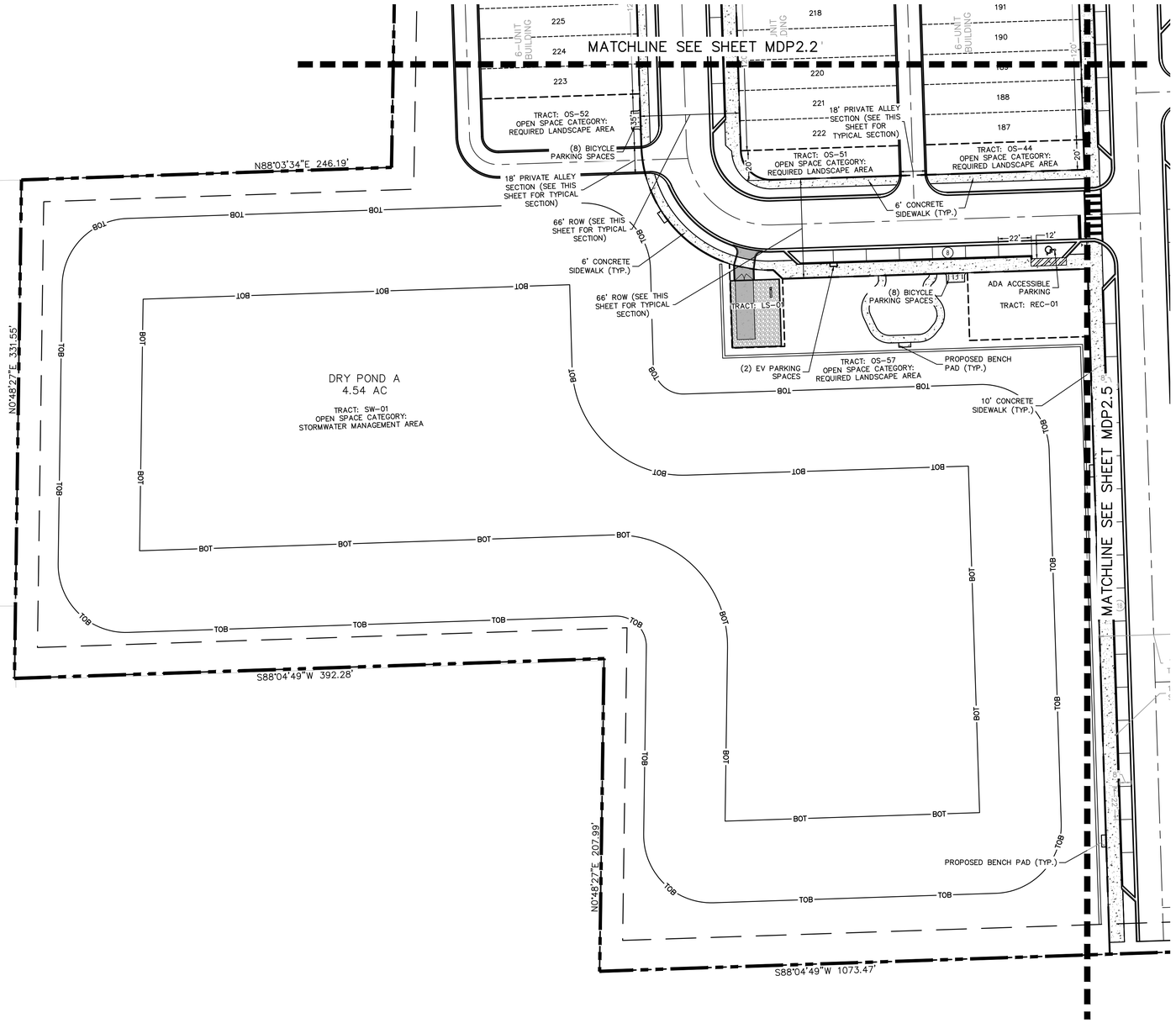
SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.3

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.3 SITE PLAN Oct 28, 2024 12:36pm by: james.braddy
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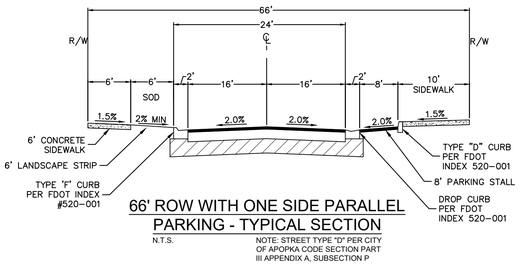


NORTH

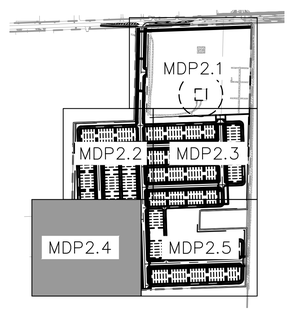
GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

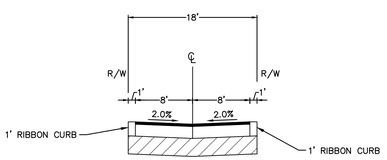
- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



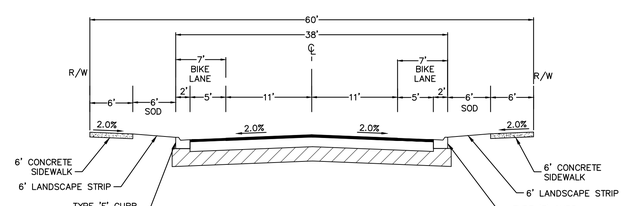
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



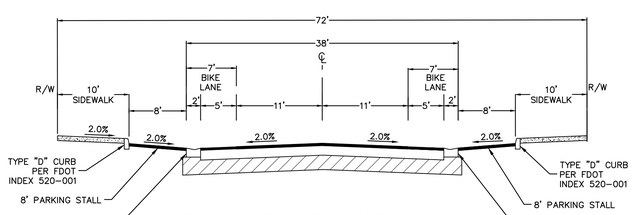
KEY MAP
SCALE: 1" = 500'



18' TYPICAL ALLEY SECTION
N.T.S.
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.
NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER 80456
DATE: 10/25/2024

K-H PROJECT 249490000
DATE 10/25/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

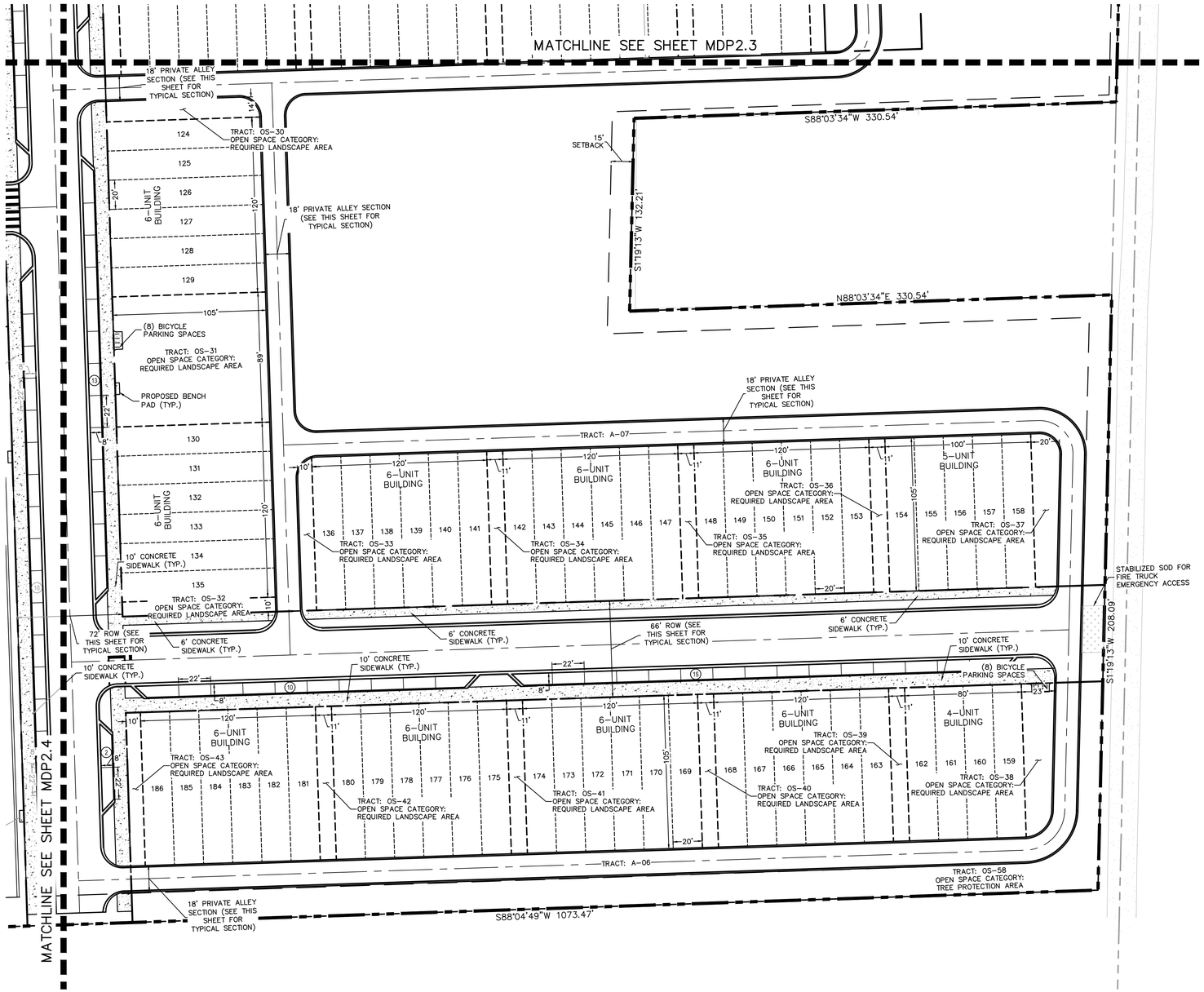
INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.4

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.4 SITE PLAN Oct 28, 2024 12:36pm by: james.braddy
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Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.5 SITE PLAN Oct 28, 2024 12:37pm by: james.braddy
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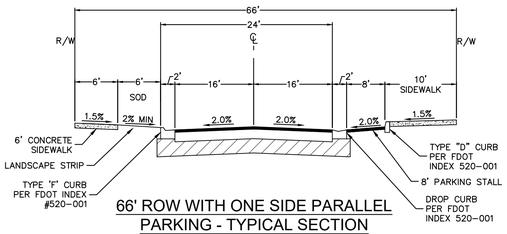


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

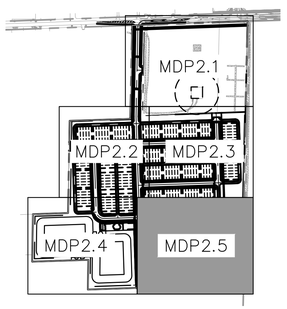
- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



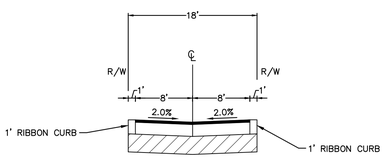
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



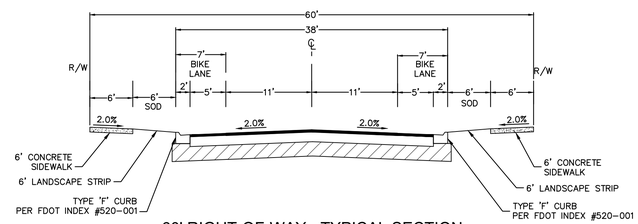
KEY MAP
SCALE: 1" = 500'



18' TYPICAL ALLEY SECTION

N.T.S.

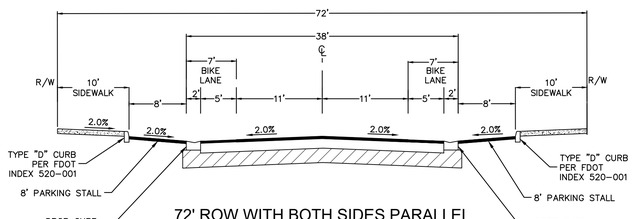
NOTE: STREET TYPE "F" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



60' RIGHT-OF-WAY - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION

N.T.S.

NOTE: STREET TYPE "D" PER CITY OF APOPKA CODE SECTION PART III APPENDIX A, SUBSECTION P

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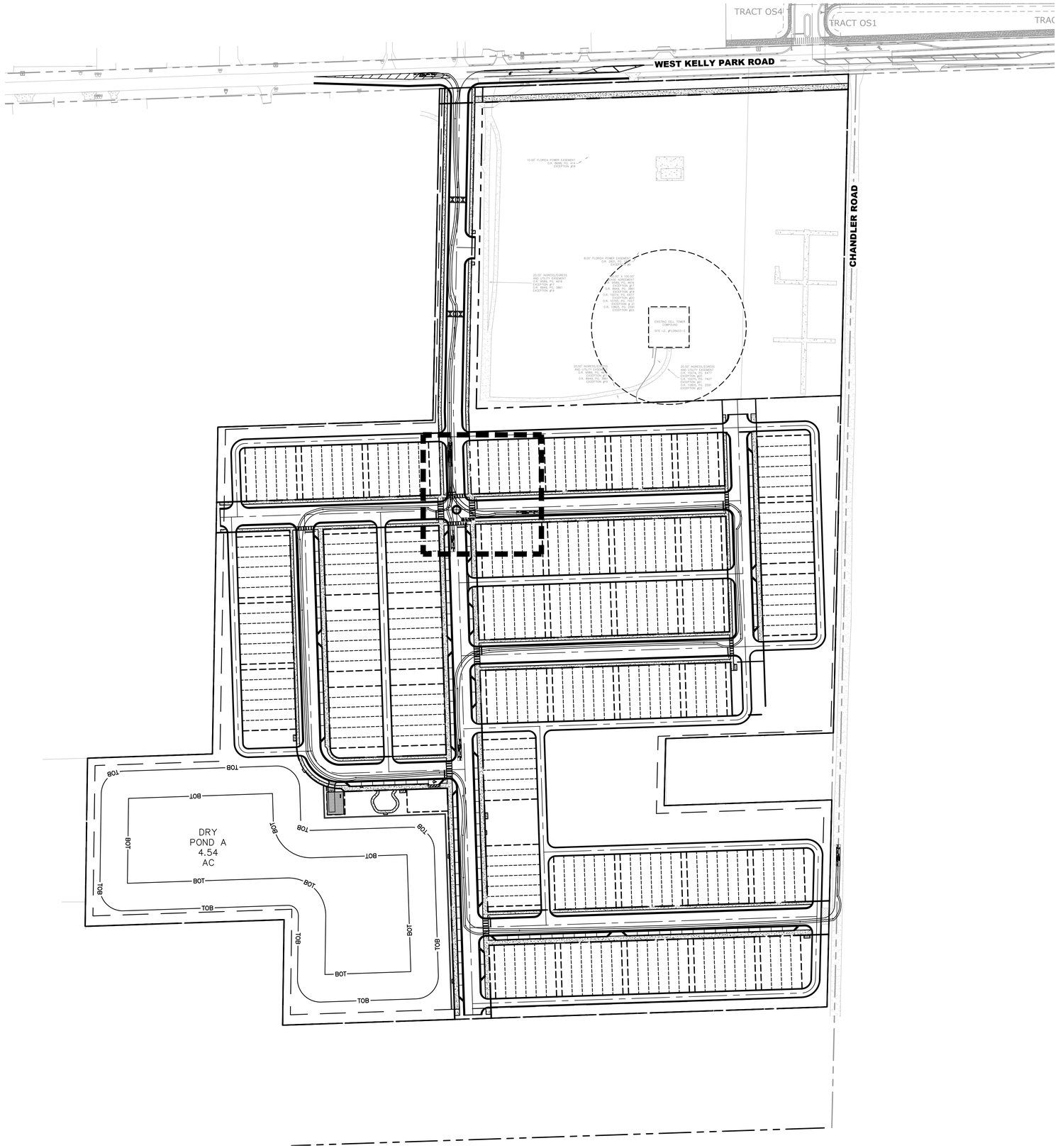
K-H PROJECT 249490000
DATE 10/25/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

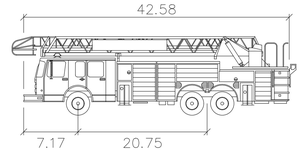
INB HOMES - KELLY PARK RD.

FLORIDA
CITY OF APOPKA

SHEET NUMBER
MDP2.5



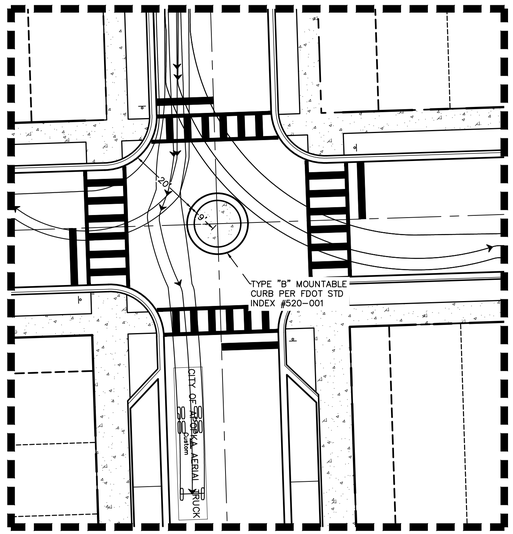




CITY OF APOPKA AERIAL TRUCK

feet

Width	: 8.00
Track	: 6.72
Lock to Lock Time	: 6.0
Steering Angle	: 41.7



TYPICAL TRAFFIC CALMING CIRCLE DETAIL
SCALE: 1" = 20'

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SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

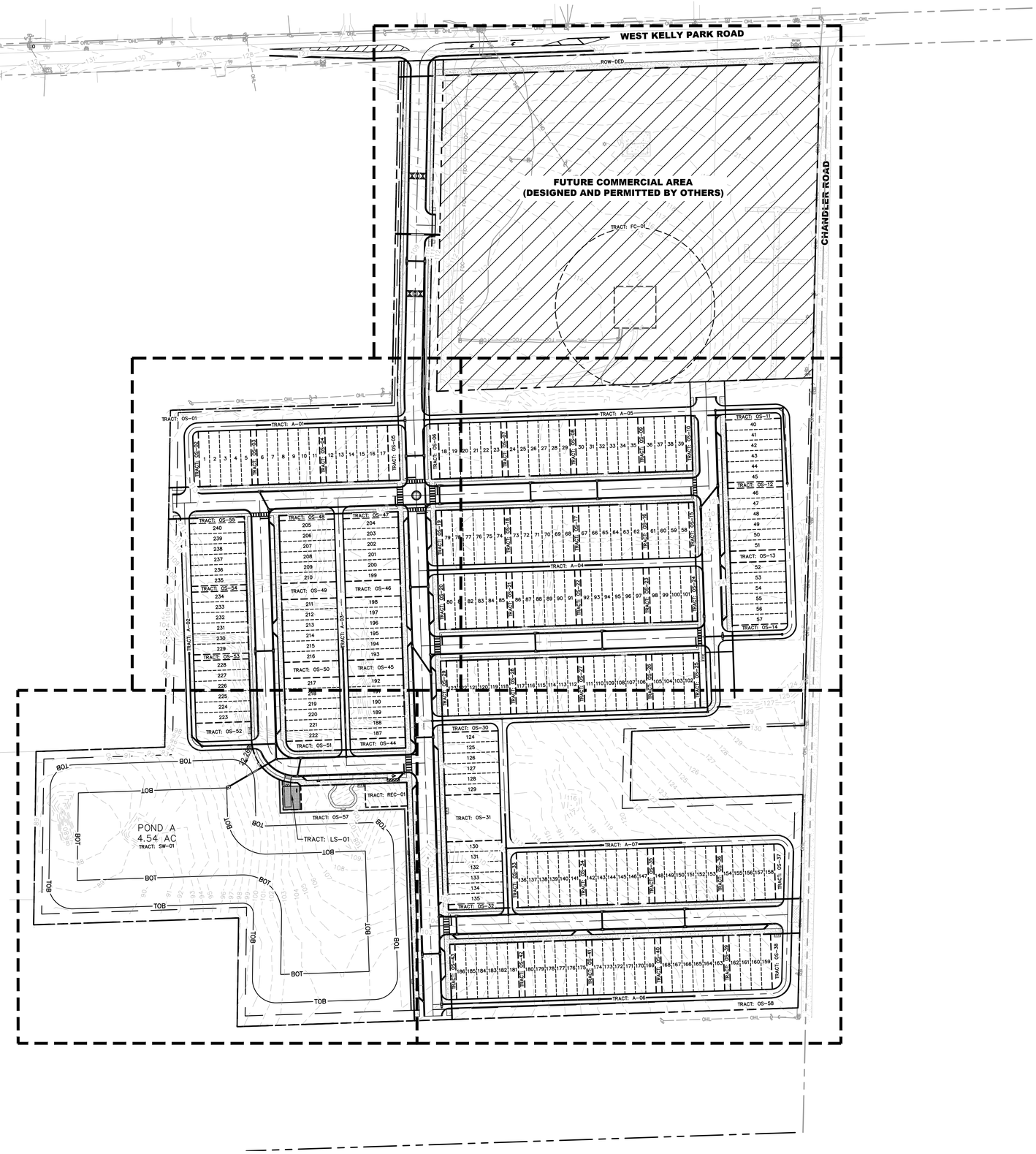
FIRE TRUCK ROUTING ANALYSIS

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.6

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg AutoTurn Oct 28, 2024 12:37pm by: james.braddy
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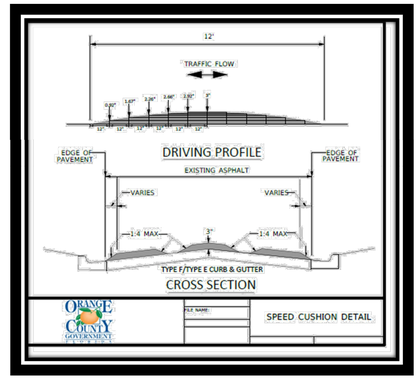


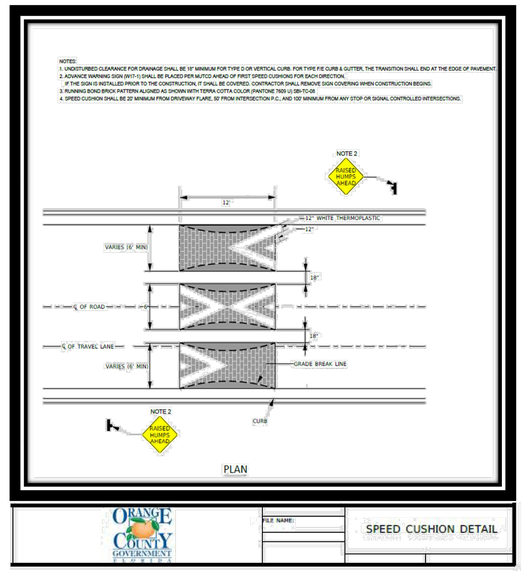
LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- 100 EXISTING GRADES
- 100 PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200





No.	REVISIONS	DATE	BY

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LICENSED PROFESSIONAL
BRIAN S. ASHBY, P.E.
FLORIDA LICENSE NUMBER
80456
DATE: 10/25/2024

K-H PROJECT
249490000
DATE
10/25/2024
SCALE AS SHOWN
DESIGNED BY RMG
DRAWN BY RMG
CHECKED BY BSA

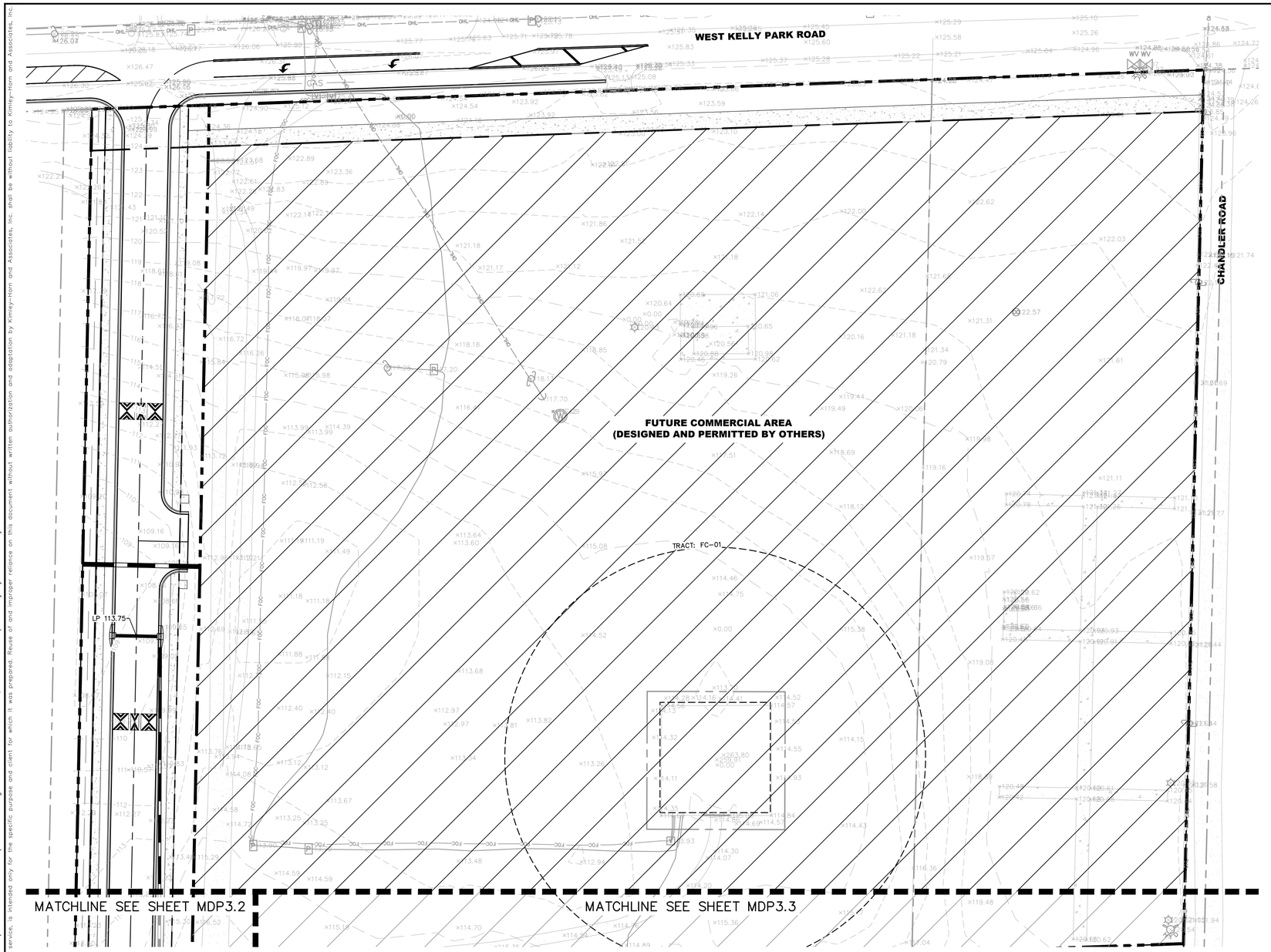
OVERALL PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.0

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.0 OVERALL PGD.dwg C3.0 OVERALL PGD Oct 28, 2024 12:37pm by: james.braddy
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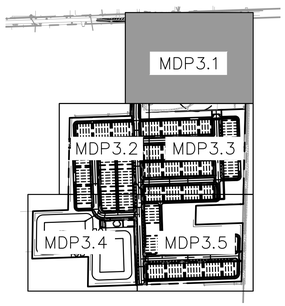


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET



KEY MAP
SCALE: 1" = 500'

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K-H PROJECT	249490000
DATE	10/25/2024
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

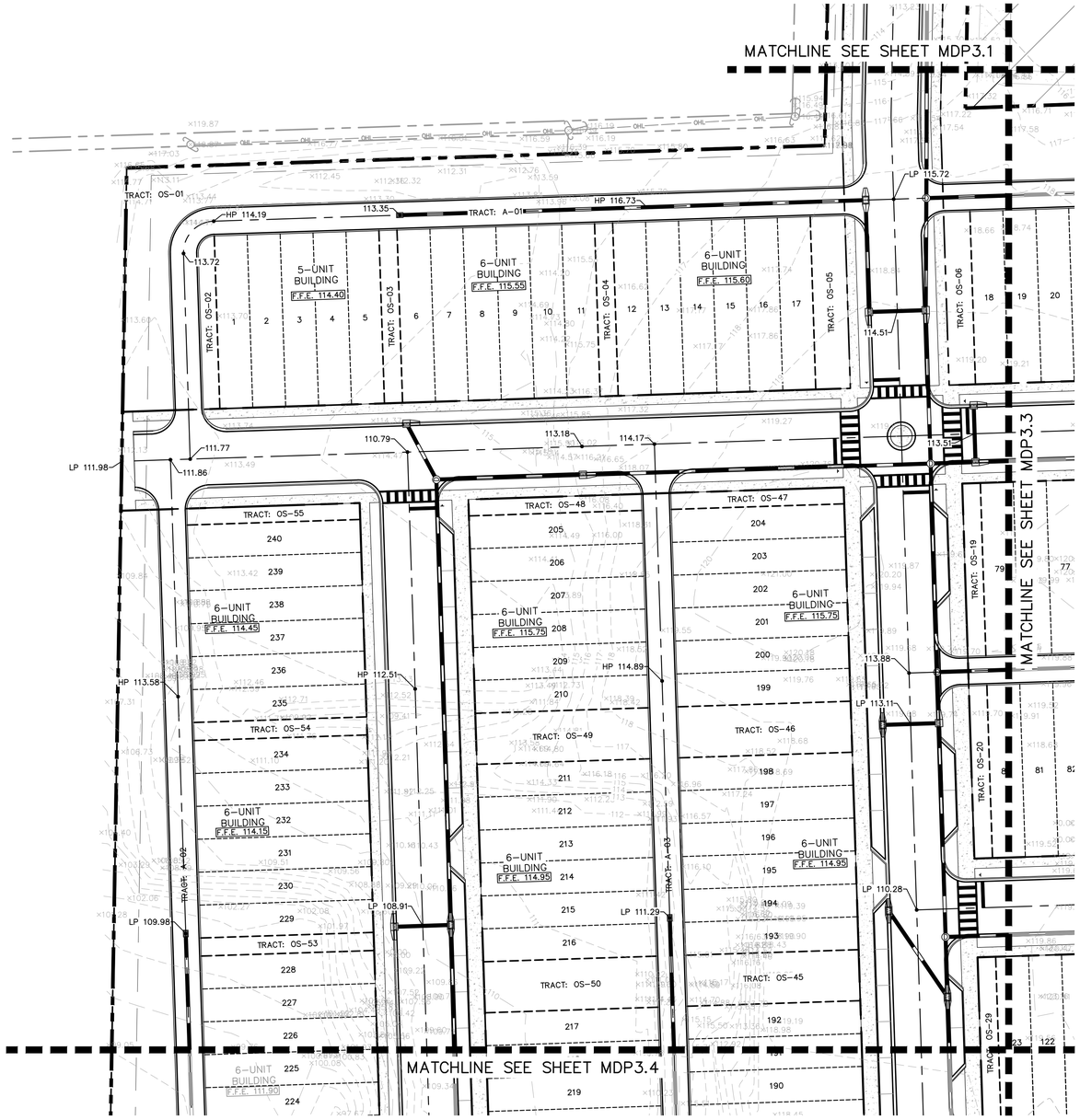
PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.1

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.1 PGD.dwg C3.1 PGD Oct 28, 2024 12:38pm by: james.braddy
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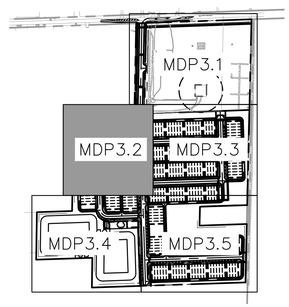


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET



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DATE
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DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING GRADING & DRAINAGE PLAN

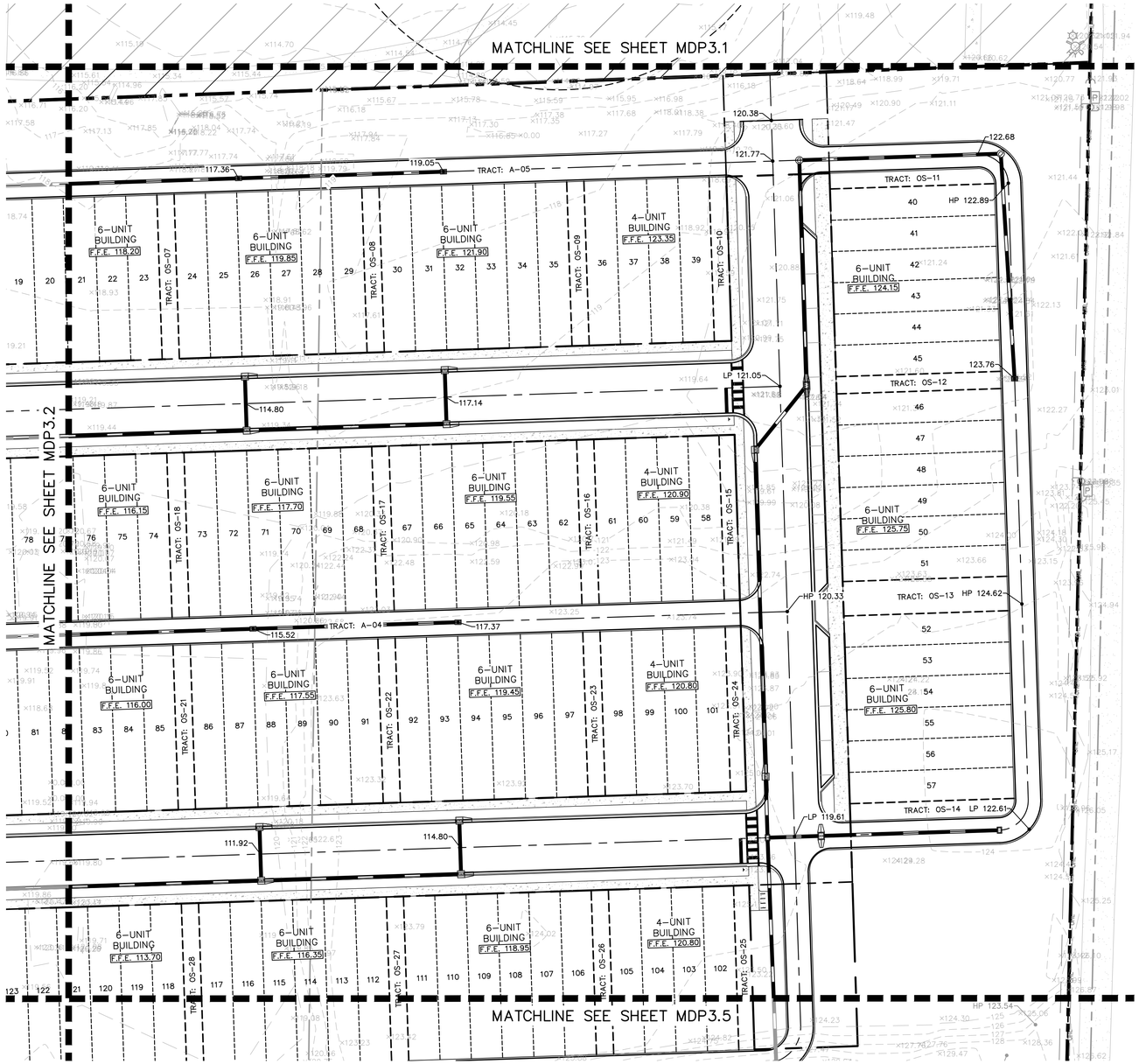
INB HOMES - KELLY PARK RD.

FLORIDA
CITY OF APOPKA

SHEET NUMBER
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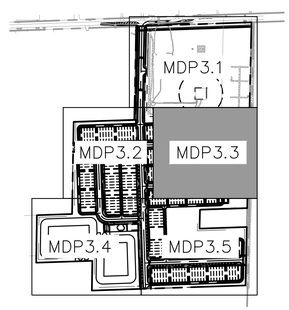


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET



KEY MAP
SCALE: 1" = 500'

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K-H PROJECT	
249490000	
DATE	
10/25/2024	
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---

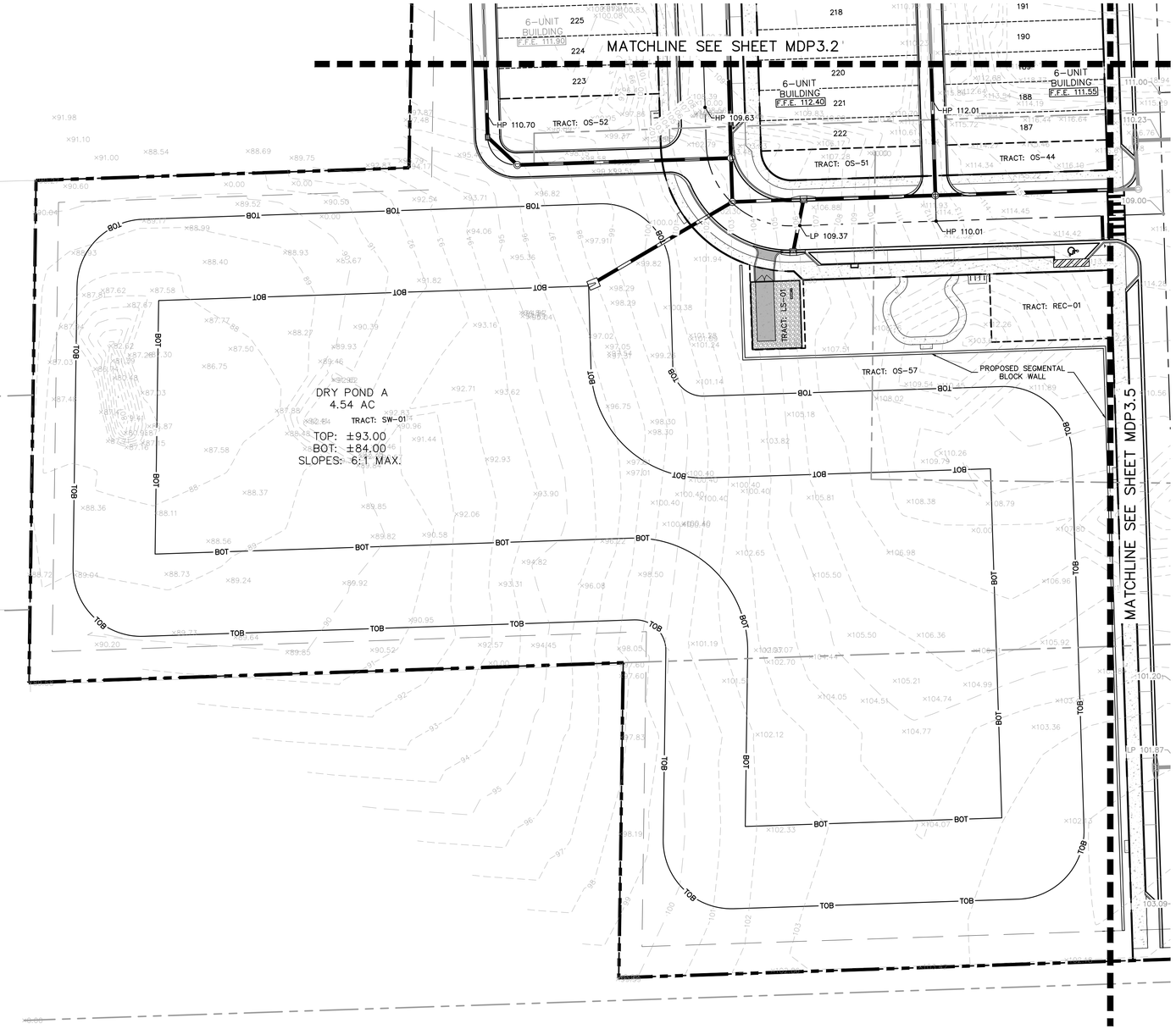
PAVING GRADING & DRAINAGE PLAN

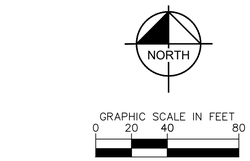
INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
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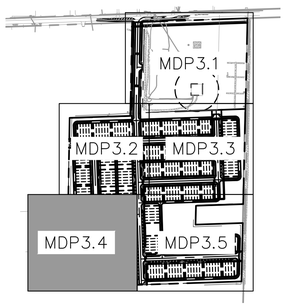
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LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET



KEY MAP
SCALE: 1" = 500'

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PHONE: 407-898-1511
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FLORIDA LICENSE NUMBER
80456
DATE: 10/25/2024

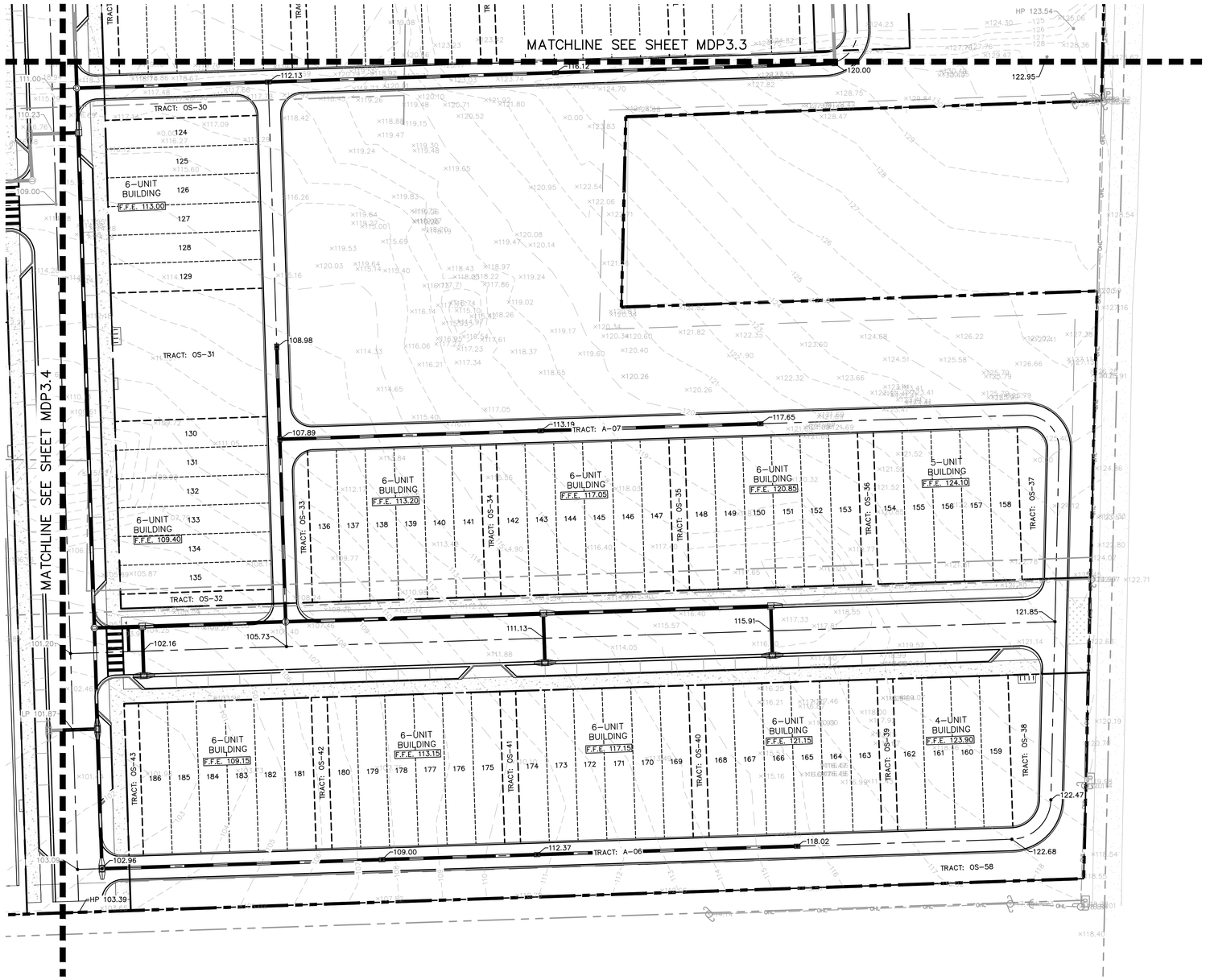
K-H PROJECT
249490000
DATE
10/25/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.4

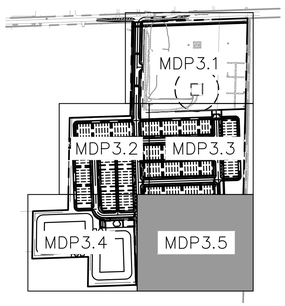


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED TYPE "V" INLET



KEY MAP
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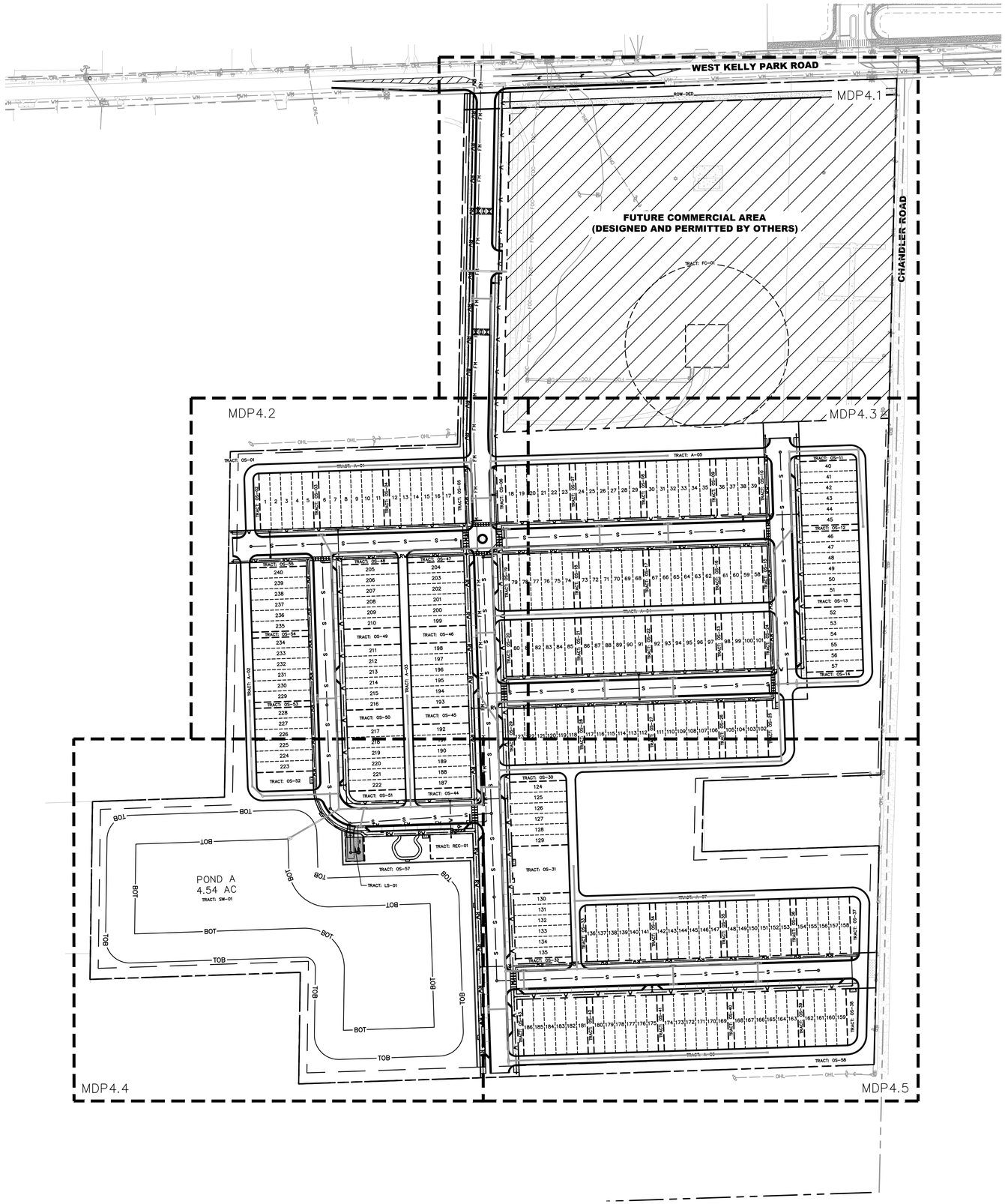
PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

FLORIDA
CITY OF APOPKA

SHEET NUMBER
MDP3.5

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NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.

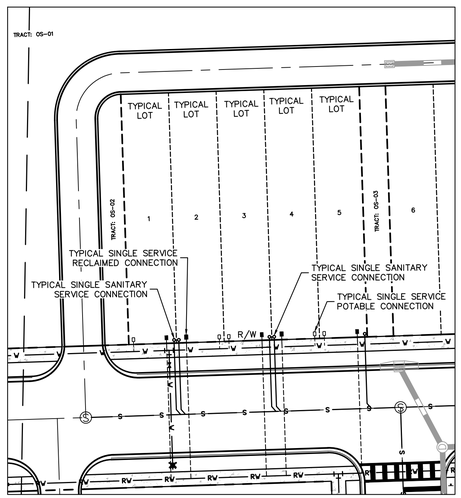
3. ALL FIRE HYDRANT (TYP.) MUST MAINTAIN 36" CLEAR AROUND.

4. FIRE HYDRANT (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.

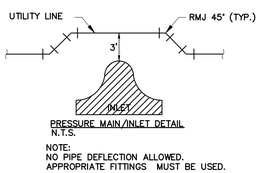
5. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.

KELLY PARK AVERAGE DAILY WATER DEMAND

POTABLE WATER:	87,500 GPD (250 UNITS X 350 GPD/UNIT)
WASTEWATER:	75,000 GPD (250 UNITS X 300 GPD/UNIT)



TYPICAL SINGLE SERVICE CONNECTIONS
SCALE: 1"=30'



PRESSURE MAIN/INLET DETAIL
N.T.S.

NOTE:
NO PIPE DEFLECTION ALLOWED.
APPROPRIATE FITTINGS MUST BE USED.

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OVERALL UTILITY PLAN

INB HOMES - KELLY PARK RD.

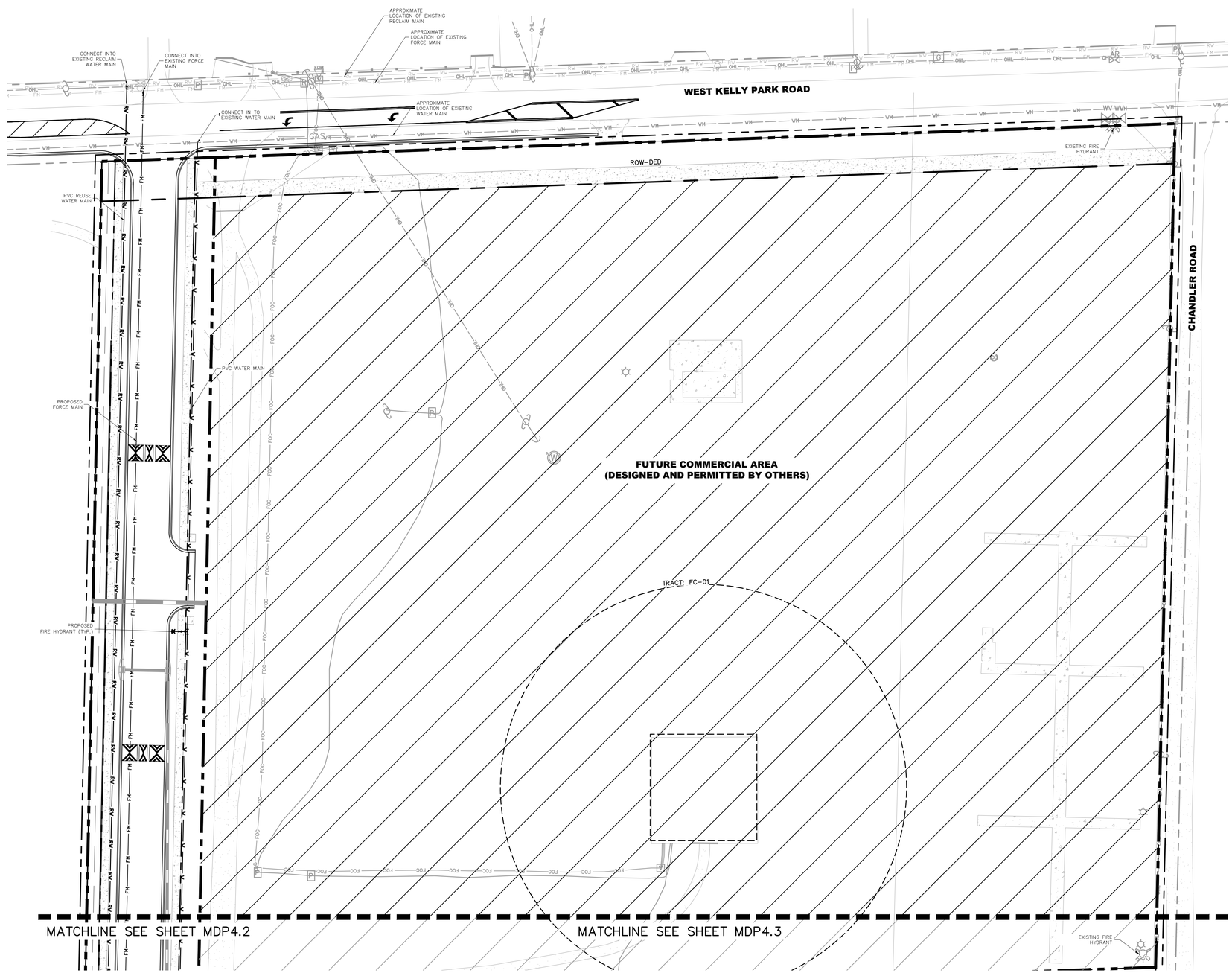
FLORIDA

CITY OF APOPKA

SHEET NUMBER
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Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.0 OVERALL UTILITY PLAN.dwg C4.0 OVERALL UTILITY PLAN Oct 28, 2024 12:39pm by: james.braddy
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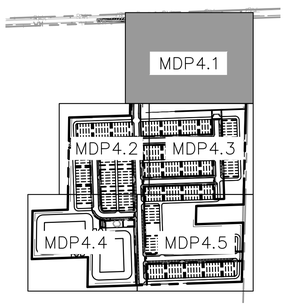


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

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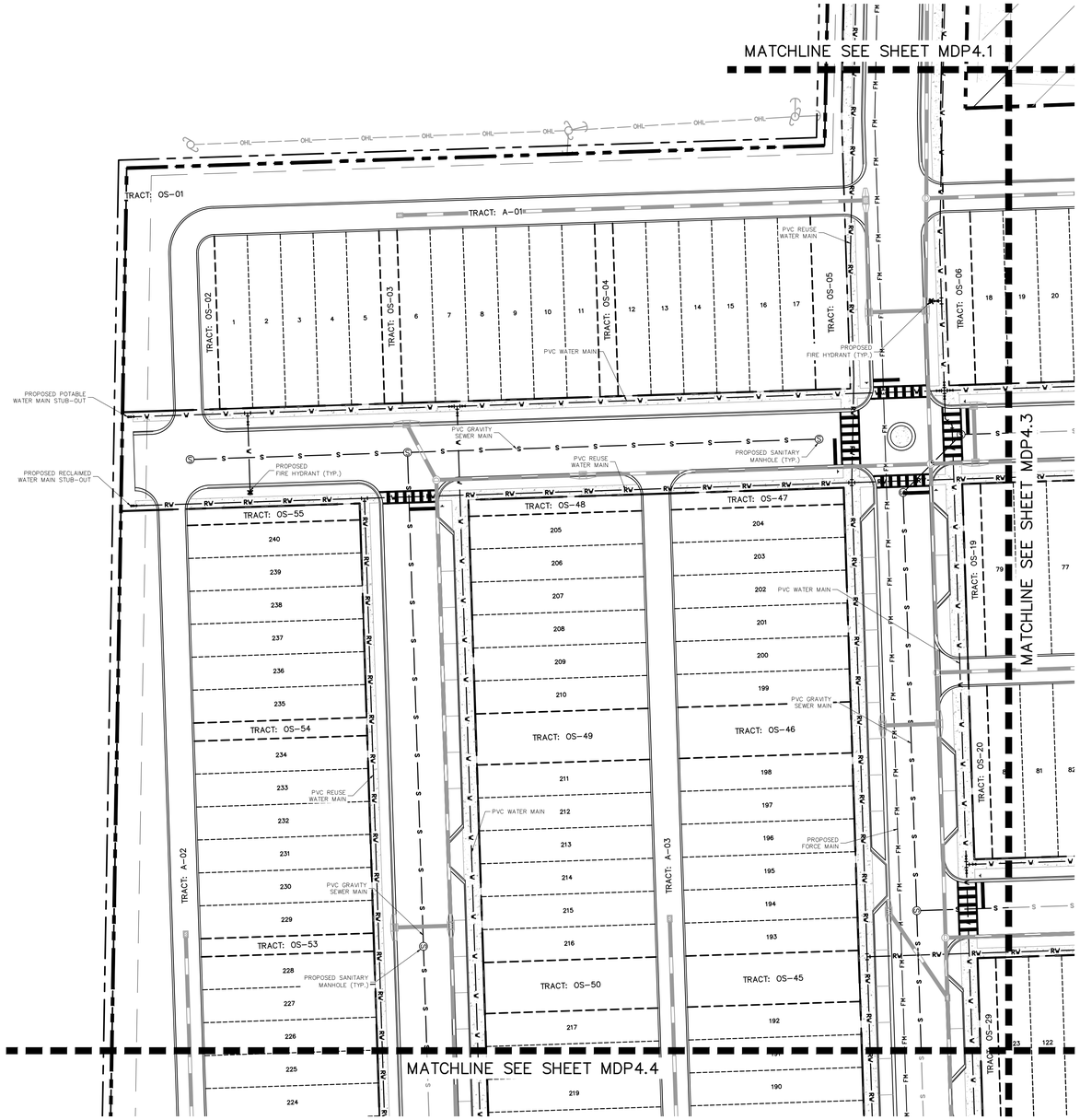
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DATE	10/25/2024
SCALE	AS SHOWN
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UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.1

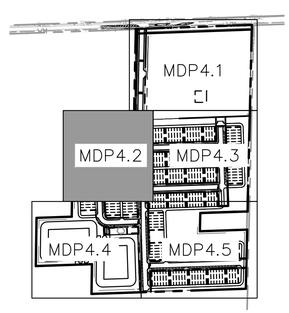


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

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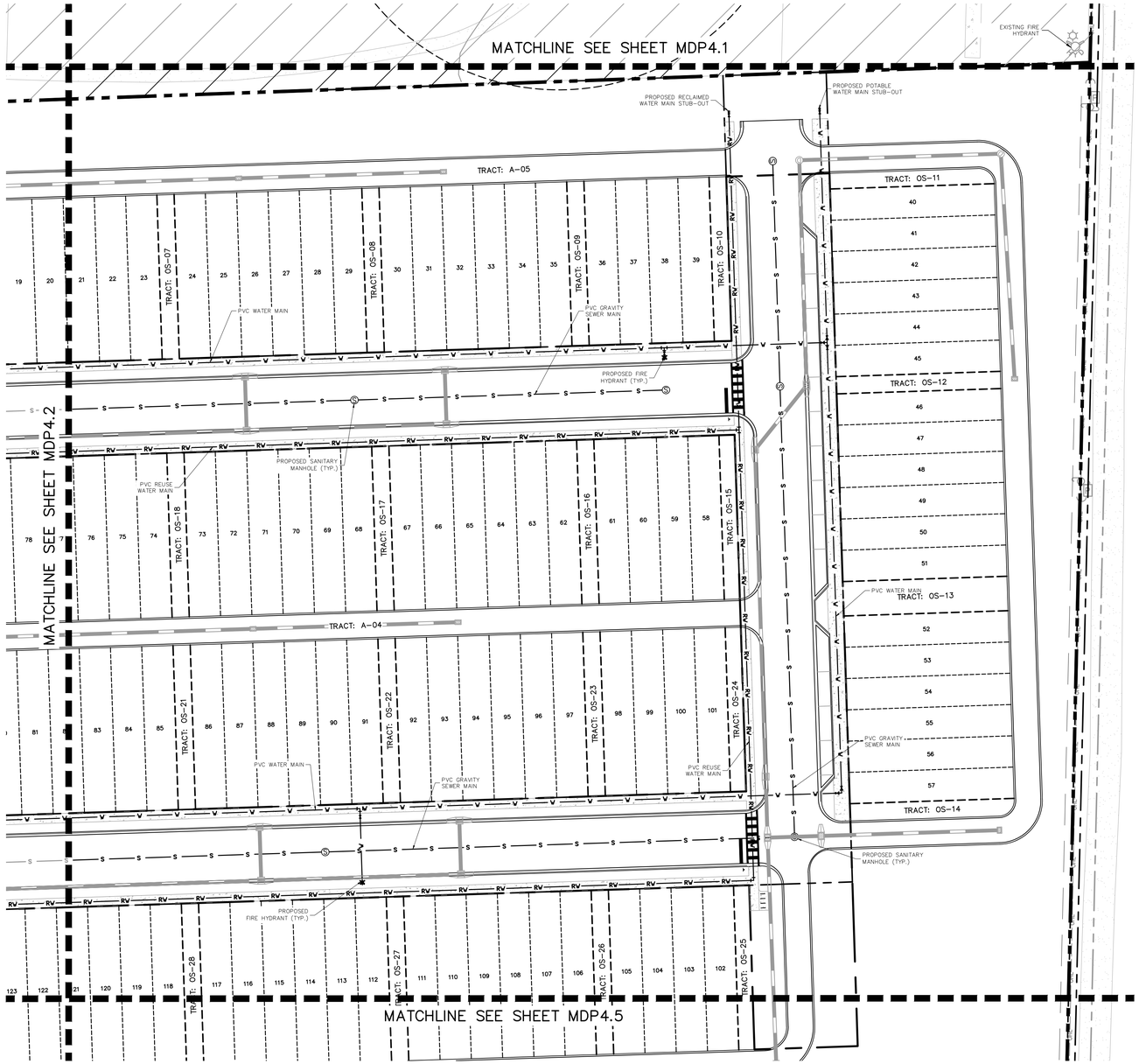
UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

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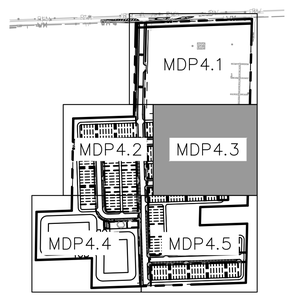


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
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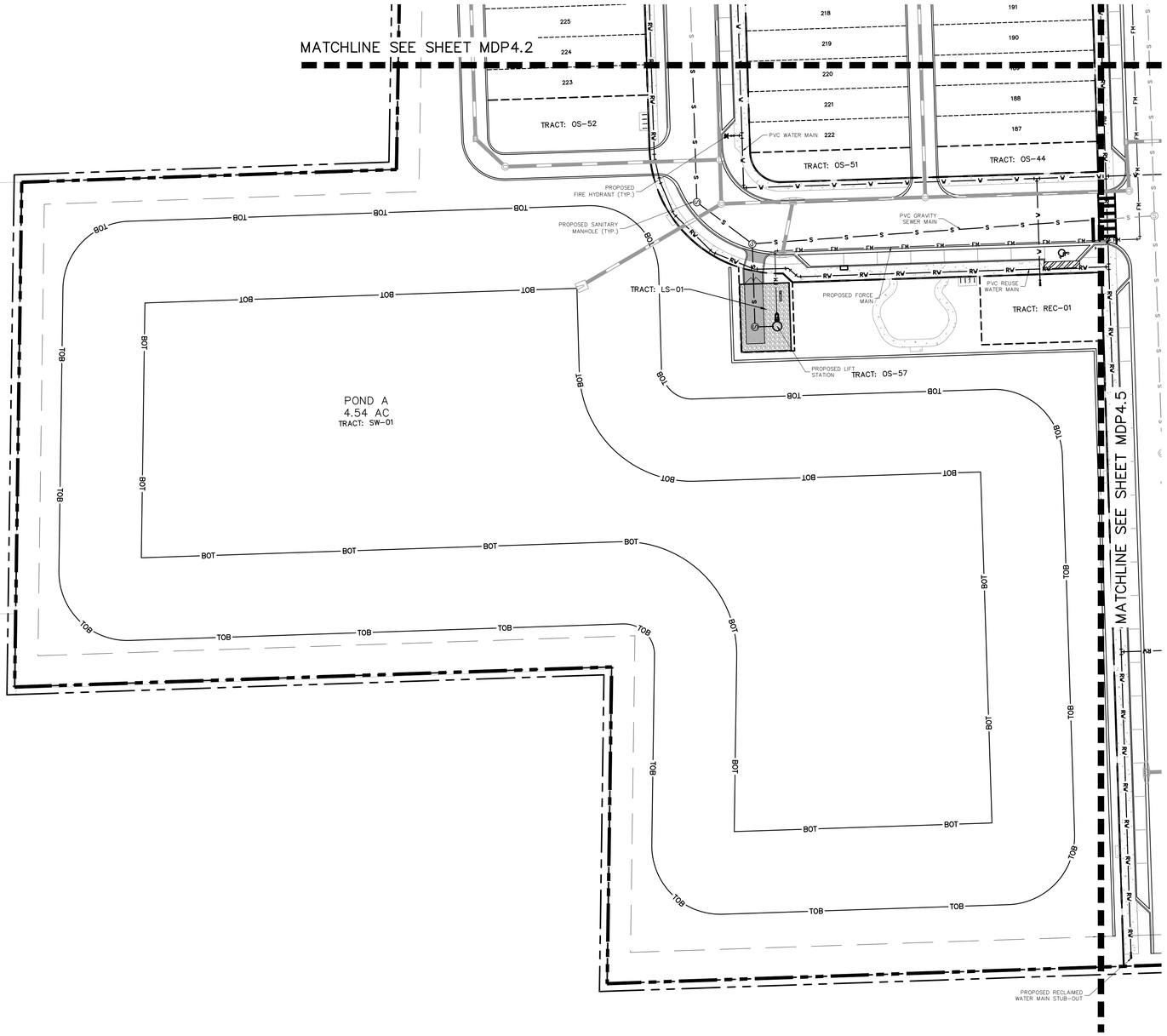
UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

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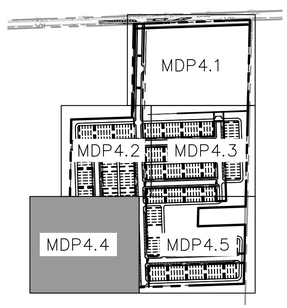


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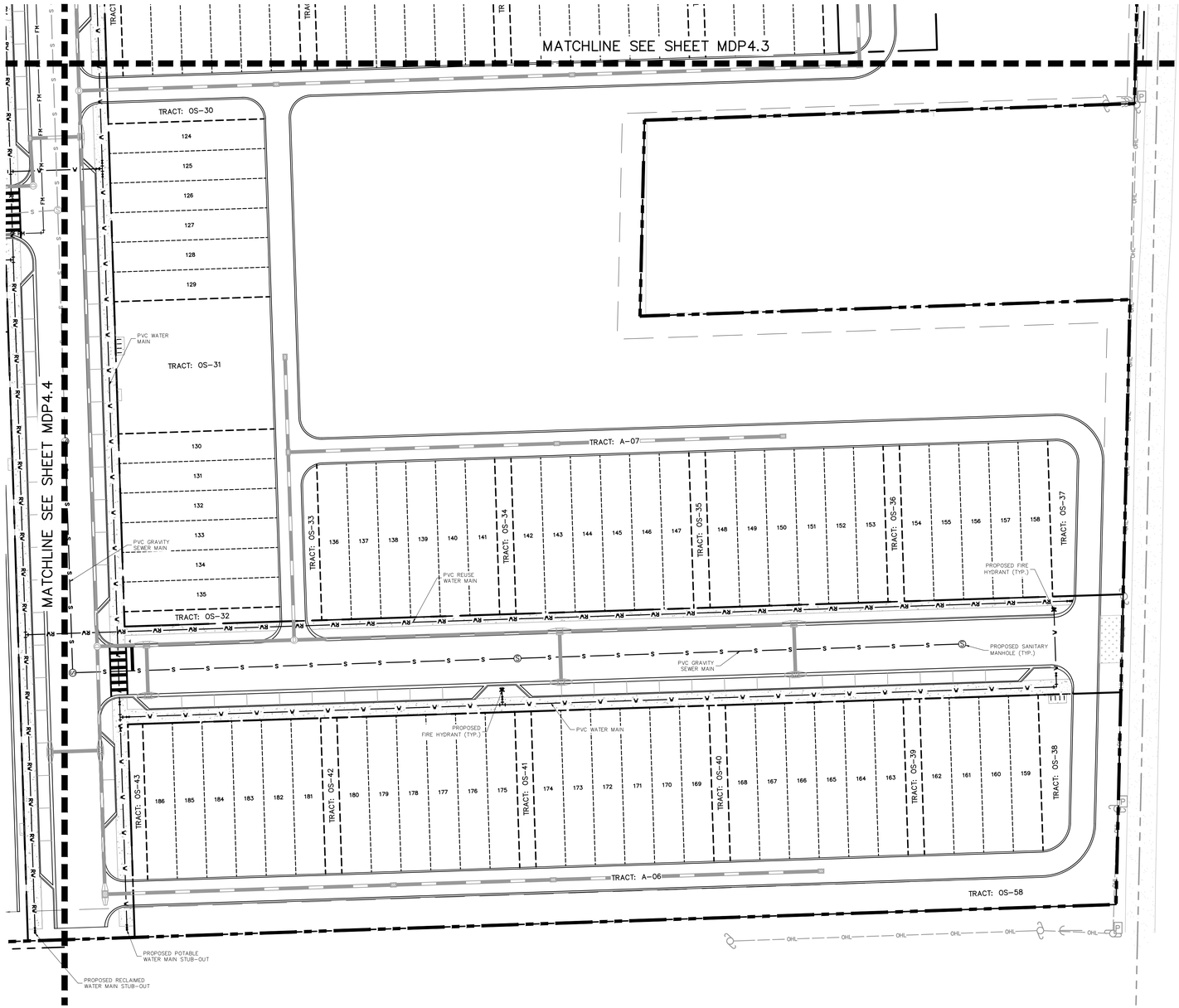
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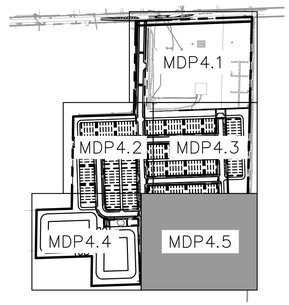


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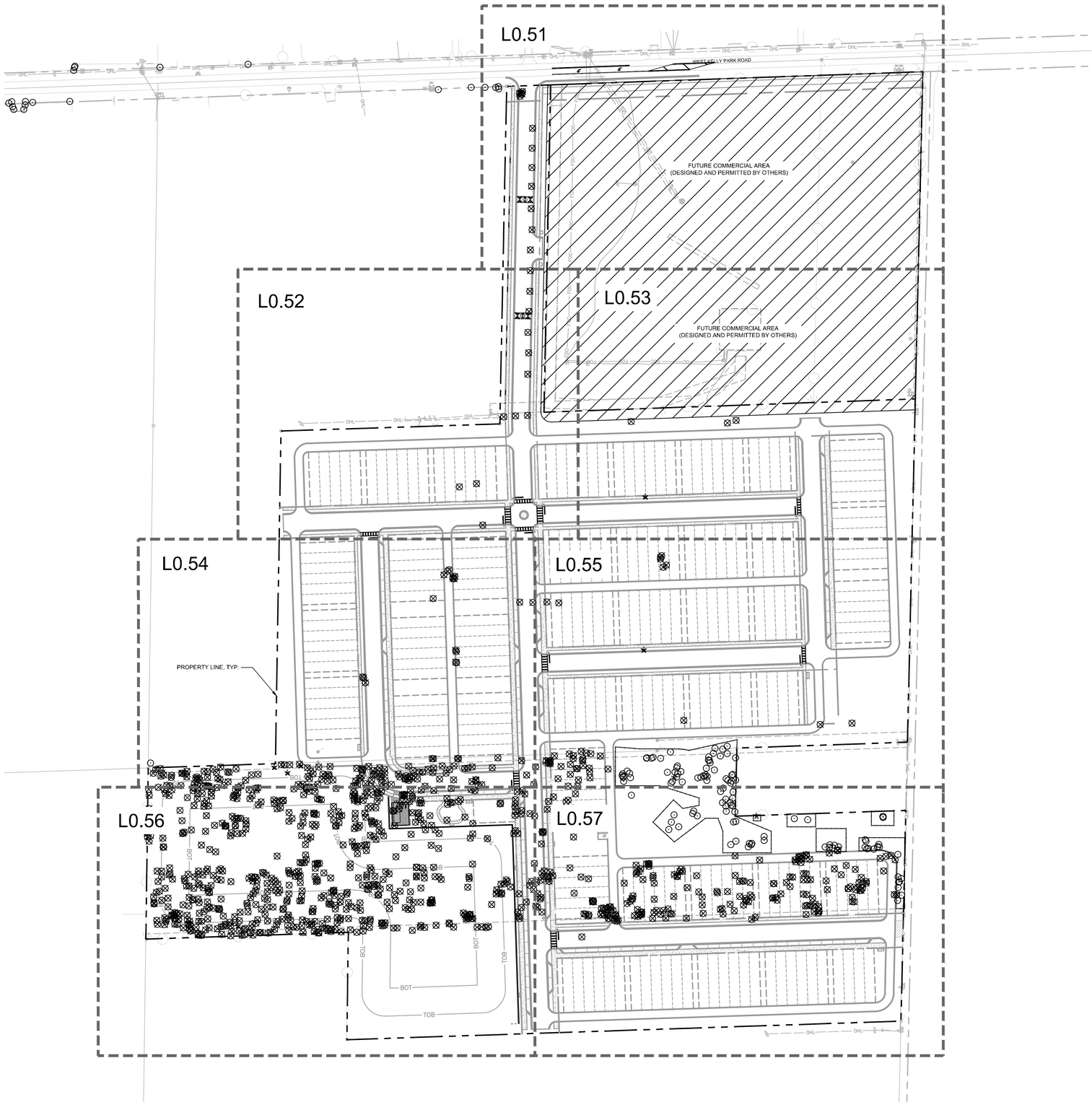
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LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

TREE CANOPY COVERAGE TABLE		
	ACRES	PERCENT
TOTAL SITE AREA	39.92	100.00%
TOTAL CANOPY AREA	10.92	27.40%
REQUIRED CANOPY AREA TO REMAIN	0.72	6.63%
PROPOSED CANOPY AREA TO REMAIN	1.54	14%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	1198	11,903
TOTAL TREES TO BE REMOVED	1085	10,852
TOTAL TREES TO REMAIN	115	1,065
TOTAL TREE INCHES TO BE MITIGATED		9,787

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		9,787
TOTAL TREES TO BE PLANTED ON SITE	261	1044
CANOPY TREES (4" CAL)	261	1044
UNDERSTORY & ACCENT TREES	0	0
NET MITIGATION INCHES OWED		8,743
TOTAL FEE TO BE PAID ($10 PER INCH)		$87,430.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	208	4350
SPECIMEN TREES TO BE REMOVED	192	4001
SPECIMEN TREES TO BE PRESERVED	16	349

GENERAL TREE MITIGATION NOTES

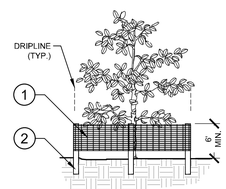
(1) ALL REPLACEMENT TREES ARE TO BE FLORIDA NURSERY STANDARD #1 OR BETTER.

(2) FIFTY PERCENT (50%) OR MORE OF THE CANOPY TREES USED FOR REPLACEMENT SHALL BE A MINIMUM OF TEN (10) FEET IN HEIGHT AND HAVE A CALIPER NO LESS THAN THREE (3) INCHES, TWENTY-FIVE PERCENT (25%) OR LESS OF THE CANOPY TREES USED FOR REPLACEMENT SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND HAVE A CALIPER OF NO LOSS THAN TWO (2) INCHES.

(3) UNDERSTORY TREES SHALL NOT MAKE UP MORE THAN TWENTY-FIVE PERCENT (25%) OF THE TOTAL NUMBER OF TREES PLANTED TO MEET THE REQUIRED REPLACEMENT FOR THE SITE. UNDERSTORY TREES USED FOR REPLACEMENT SHALL BE A MINIMUM OF FOUR (4) FEET IN HEIGHT AND HAVE A CALIPER NO LESS THAN ONE AND A HALF INCHES.

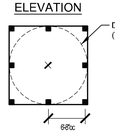
(4) HEALTHY PRESERVED TREES ON SITE, INCLUDING PINE TREES ON THE RECOMMENDED STOCK LIST, SHALL COUNT TOWARD MEETING THE REPLACEMENT REQUIREMENTS OF THIS SECTION PER THE FOLLOWING:
- a. FIFTY PERCENT (50%) OR MORE OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT SHALL BE THREE INCHES IN CALIPER OR GREATER.
- b. TWENTY FIVE PERCENT (25%) OR LESS OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT MAY BE A MINIMUM OF TWO (2) INCHES IN CALIPER.
- c. TWENTY FIVE PERCENT (25%) OF THE PRESERVED TREES APPLIED TOWARD REPLACEMENT CREDIT MAY BE UNDERSTORY TREES AS DEFINED IN THIS ARTICLE.
- d. THE CUMULATIVE DBH OF SPECIMEN TREES PRESERVED ON SITE SHALL COUNT TWO (2) TO ONE (1) TOWARD MEETING THE TOTAL REPLACEMENT REQUIREMENT.

TREE PROTECTION FENCE

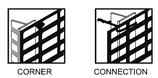


1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

ELEVATION



PLAN



INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Digitally signed by John Griffin
Date: 2024.10.18 10:27:53-04'00'

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED LANDSCAPE ARCHITECT JOHN T. GRIFFIN LA6667700 STATE OF FLORIDA

10/21/2024

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DATE	10/21/2024
SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

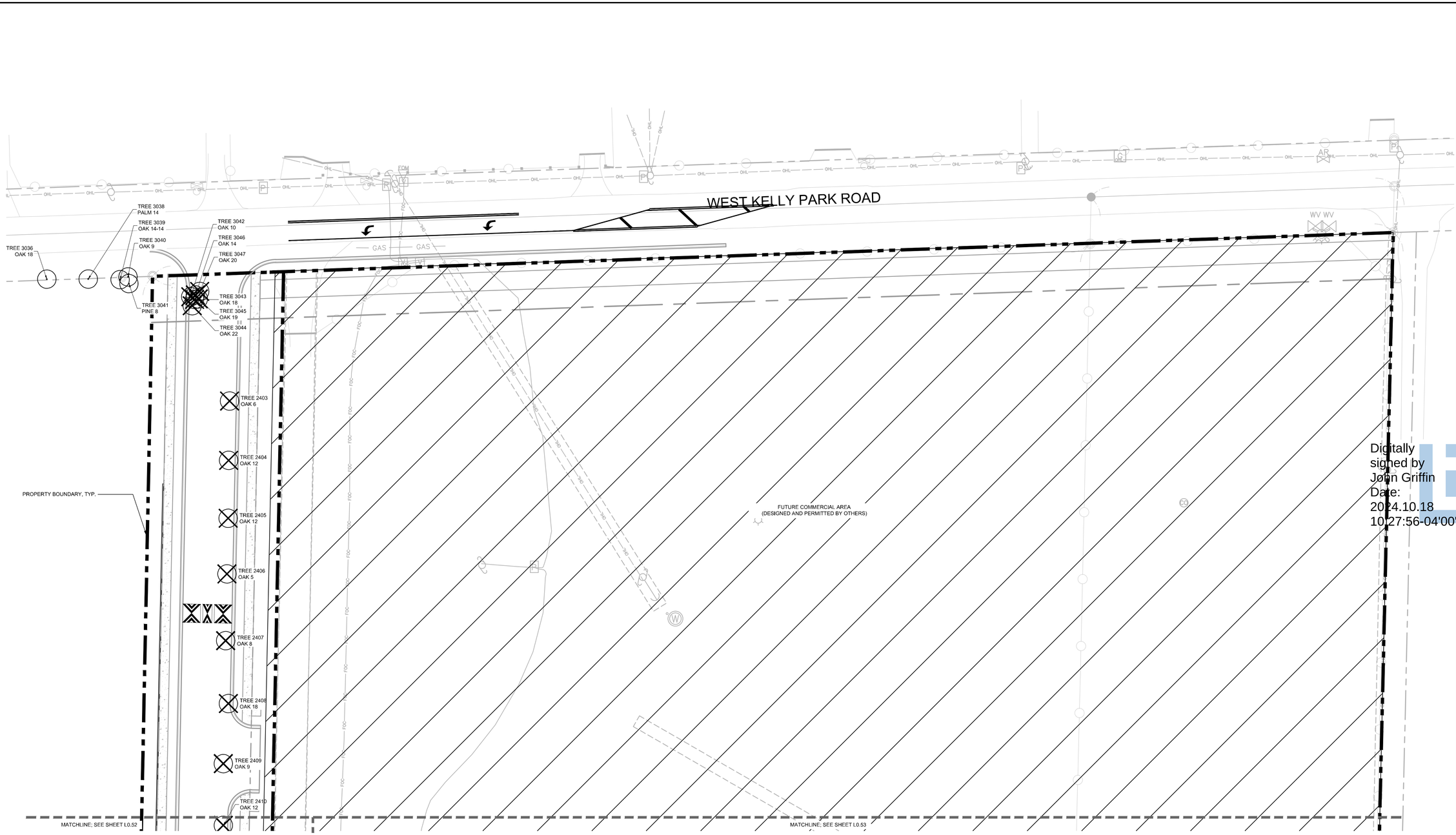
OVERALL TREE MITIGATION PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.50

Plotted By:Dunbould, Jimmy Sheet Set:KELLY PARK Layout:L0.50 October 18, 2024 10:13:11am K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets — MDP\L1.50-TREE MIT PLAN.dwg
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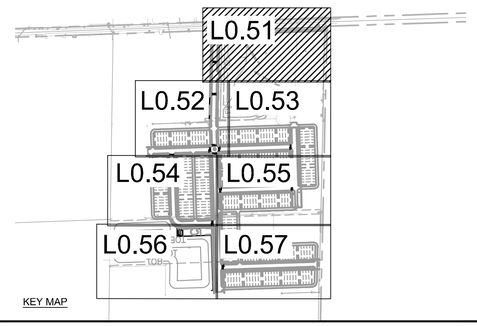
NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)



KEY MAP

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10/21/2024

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DATE	10/21/2024
SCALE	AS SHOWN
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TREE MITIGATION PLAN

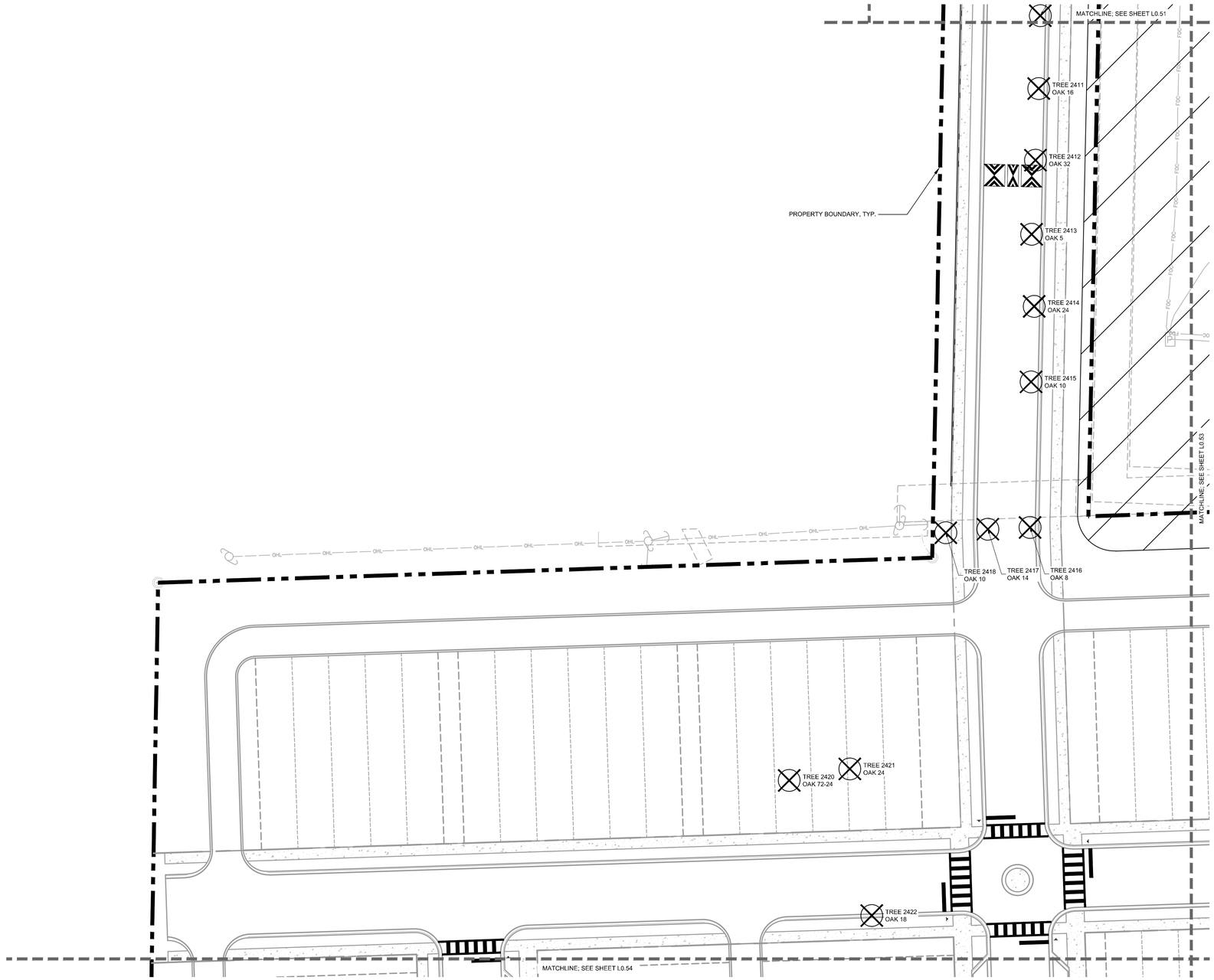
KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.51

Plotted By: Dumbauld, Jimmy Sheet Set: KELLY PARK Layout: L0.51 October 18, 2024 10:13:17am K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.50-TREE MIT PLAN.dwg
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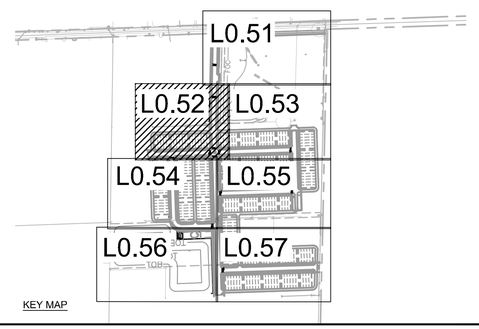
LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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10/21/2024

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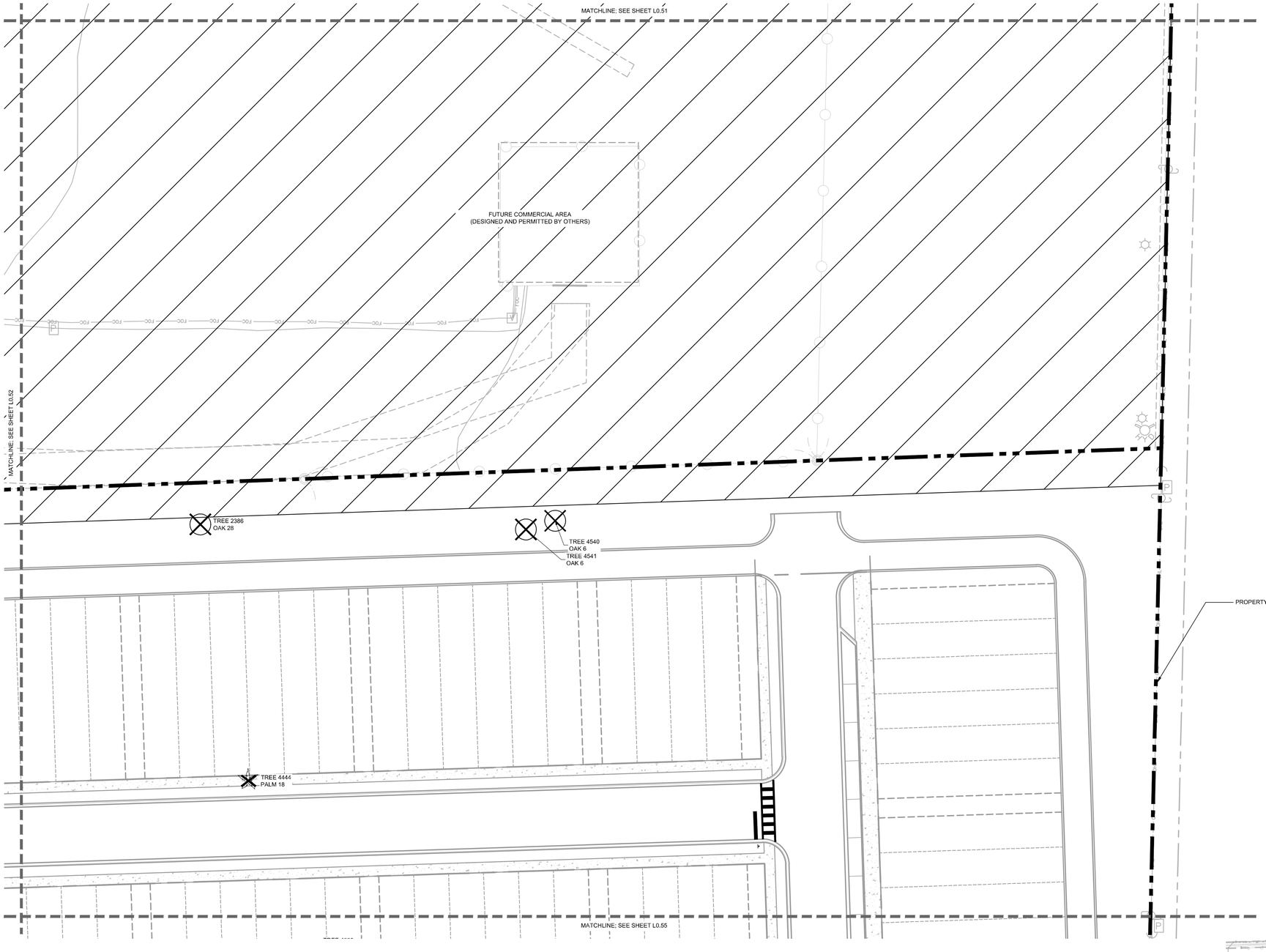
TREE MITIGATION PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.52

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LEGEND

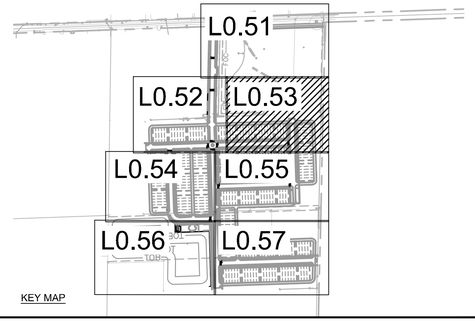
- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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TREE MITIGATION PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.53

Plotted By:Dumbauld, Jimmy Sheet Set:KELLY PARK Layout:L0.54 October 18, 2024 10:13:33pm K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.50-TREE MIT PLAN.dwg
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MATCHLINE: SEE SHEET L0.52

PROPERTY BOUNDARY, TYP.

MATCHLINE: SEE SHEET L0.55

MATCHLINE: SEE SHEET L0.56

LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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KEY MAP

L0.51
L0.52 L0.53
L0.54 L0.55
L0.56 L0.57

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TREE MITIGATION PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.54

Plotted By:Dumbauld, Jimmy Sheet Set:KELLY PARK Layout:L0.55 October 18, 2024 10:13:43am K:\ORL Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.50-TREE MIT PLAN.dwg
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MATCHLINE: SEE SHEET L0.53

MATCHLINE: SEE SHEET L0.54

MATCHLINE: SEE SHEET L0.57

TREE 4550
OAK 3-4
TREE 4551
OAK 6
TREE 4552
OAK 11
TREE 4554
OAK 6-7-8
TREE 4553
OAK 6-10

TREE 2424
OAK 24
TREE 2425
OAK 18
TREE 2426
OAK 24

TREE 4443
PALM 20

TREE 4555
OAK 4

TREE 4556
PINE 10

TREE 4557
PINE 10

TREE 3734
OAK 14
TREE 3735
OAK 10
TREE 3670
OAK 6-6
TREE 3737
OAK 6
TREE 3738
OAK 7
TREE 3669
OAK 5
TREE 3668
OAK 5
TREE 3739
OAK 15
TREE 3675
OAK 12
TREE 3685
OAK 5
TREE 3671
OAK 5
TREE 3672
OAK 18
TREE 3732
OAK 16
TREE 3731
OAK 22
TREE 3728
OAK 18
TREE 3730
OAK 24
TREE 3727
OAK 22
TREE 3729
OAK 9
TREE 3726
OAK 20
TREE 3662
OAK 10
TREE 3667
OAK 4
TREE 3724
OAK 7
TREE 3723
OAK 4
TREE 3673
OAK 13
TREE 3663
OAK 5
TREE 3674
OAK 8
TREE 3655
OAK 16
TREE 3661
OAK 10
TREE 3660
OAK 5
TREE 3666
OAK 6
TREE 3665
OAK 6
TREE 3664
OAK 5
TREE 3677
OAK 24
TREE 3680
OAK 5
TREE 3681
OAK 4
TREE 3682
OAK 4
TREE 3679
OAK 8
TREE 3678
TREE 3683
OAK 12
TREE 3684
OAK 14-14-18-18
TREE 3741
OAK 4
TREE 3742
OAK 6
TREE 3743
OAK 8
TREE 3744
OAK 6
TREE 3745
OAK 4
TREE 2436
OAK 6
TREE 2439
OAK 16
TREE 2440
OAK 6
TREE 2441
OAK 5-4
TREE 2442
PALM 13
TREE 2446
OAK 4
TREE 2445
OAK 4
TREE 2447
OAK 9
TREE 2449
OAK 4
TREE 2450
OAK
TREE 2438
OAK 15
TREE 2437
OAK 9
TREE 2444
OAK 5
TREE 2455
OAK 5
TREE 2454
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TREE 2452
OAK 5
TREE 2459
OAK 6
TREE 2458
OAK 28
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OAK 9
TREE 2451
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OAK 5
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TREE 2467
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TREE 2468
OAK 9
TREE 2469
OAK 9
TREE 2457
OAK 12
TREE 2456
OAK 21
TREE 2461
OAK 4
TREE 2474
OAK 11
TREE 2473
OAK 4
TREE 2475
OAK 9
TREE 2471
OAK 8
TREE 2472
OAK 18
TREE 2476
OAK 12
TREE 2470
OAK 4
TREE 2478
OAK 7
TREE 2477
OAK 8

TREE PROTECTION FENCE, TYP.

PROPERTY BOUNDARY, TYP.

LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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KEY MAP



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10/21/2024

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DATE	10/21/2024
SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

TREE MITIGATION PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.55

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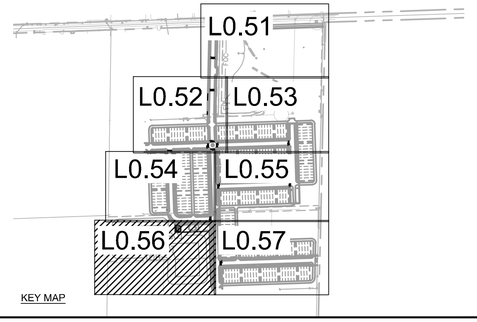
MATCHLINE: SEE SHEET L0.57

PROPERTY BOUNDARY, TYP.

LEGEND

- TREE TO BE REMOVED (TYP.)
- PALM TO BE REMOVED (TYP.)
- PALM TO BE SAVED (TYP.)
- OFFSITE TREE (TYP.)
- OFFSITE TREE TO BE REMOVED (TYP.)

KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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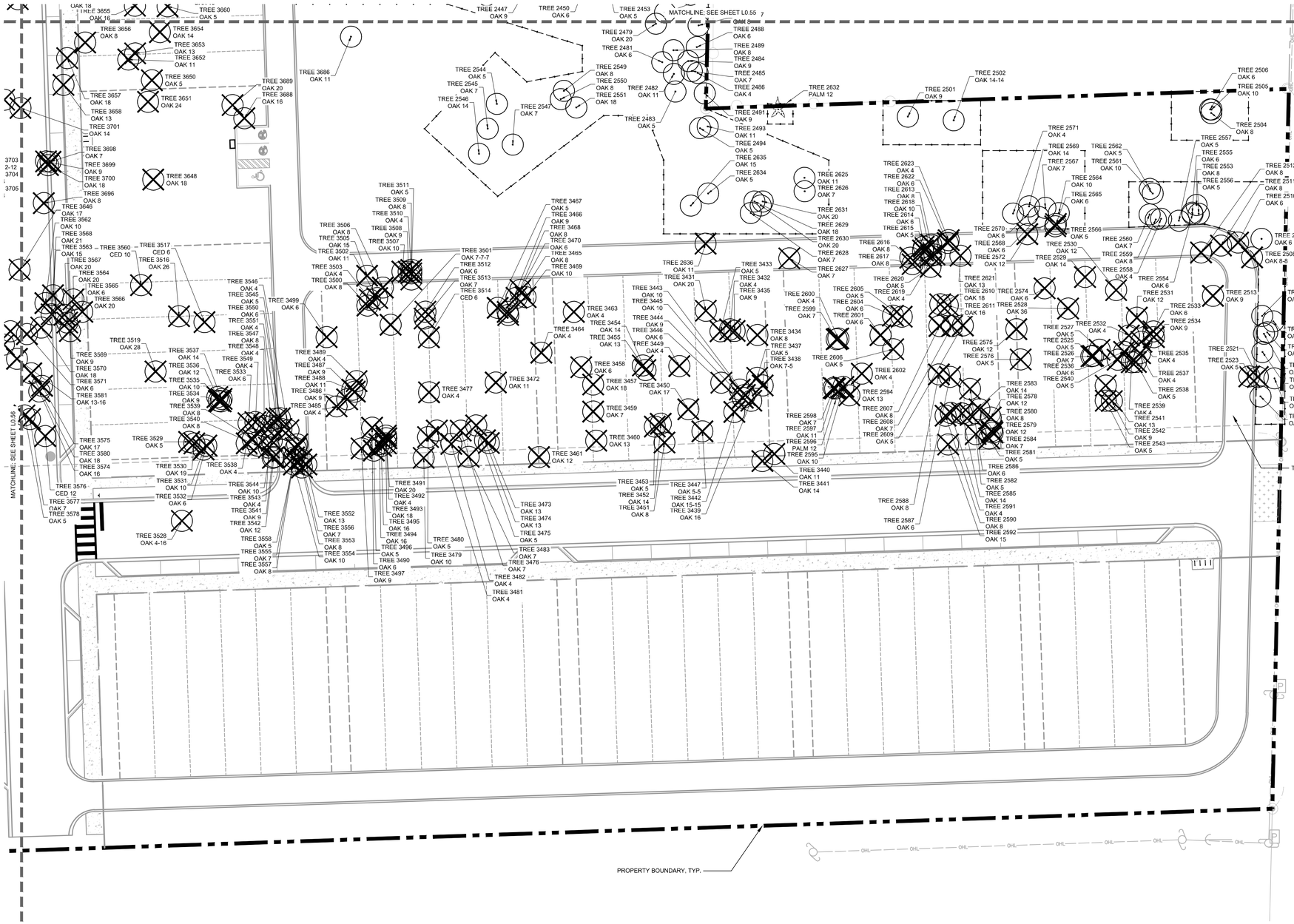
TREE MITIGATION PLAN

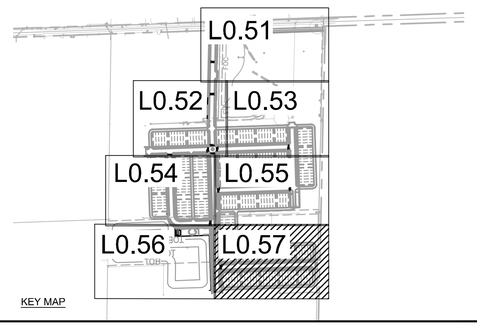
KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.56

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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10/21/2024

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K-H PROJECT 249490000
DATE 10/21/2024
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
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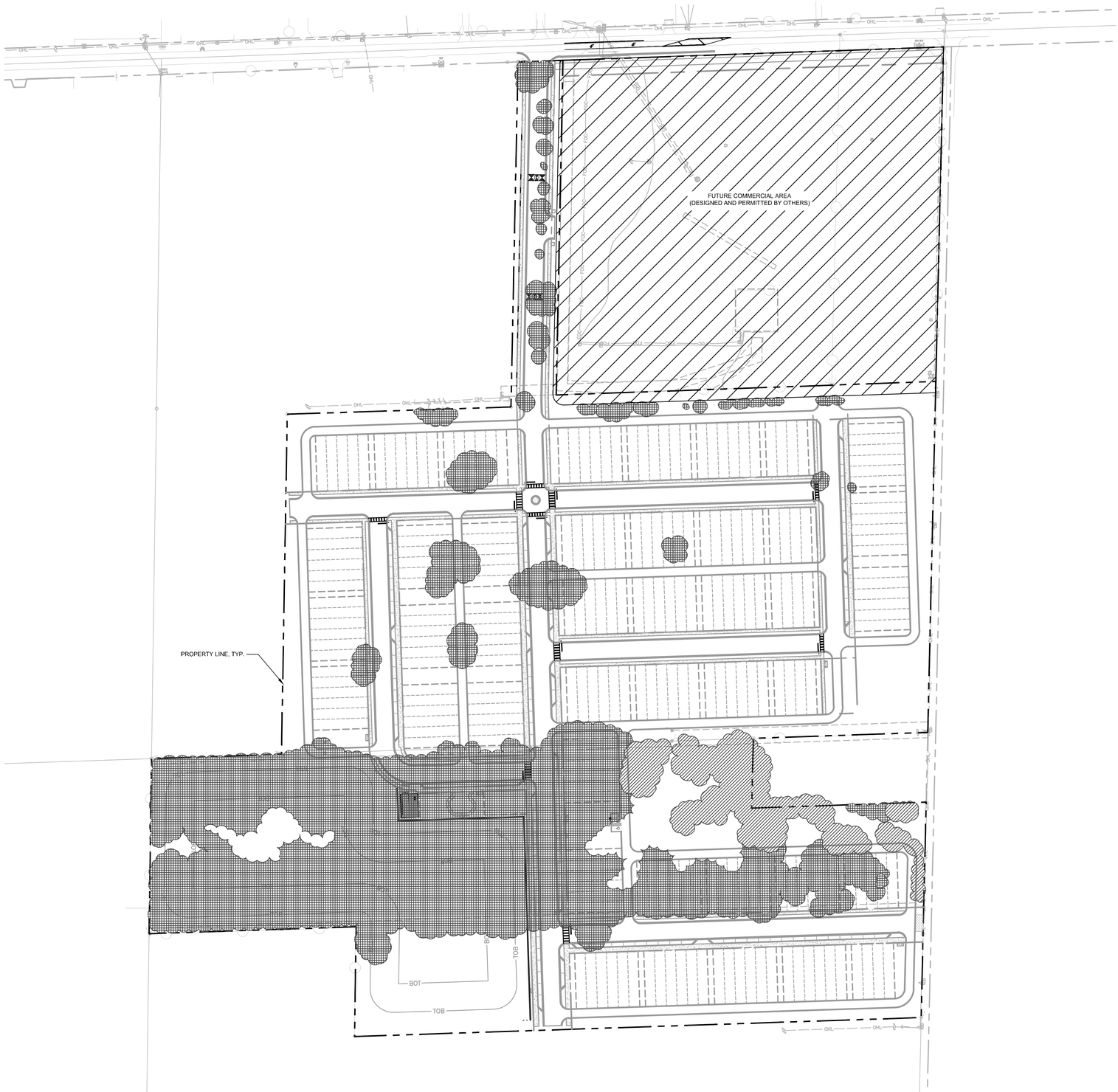
TREE MITIGATION PLAN

KELLY PARK MIXED USE

FLORIDA

CITY OF APOPKA

SHEET NUMBER
L0.57



TREE CANOPY COVERAGE

TOTAL SITE AREA: 39.92 AC
TOTAL EXISTING CANOPY COVERAGE: 10.92 AC

TREE CANOPY AREA TO BE PRESERVED: 1.34 AC

TREE CANOPY AREA TO BE REMOVED: 9.58 AC

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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JOHN T. GRIFFIN REGISTERED LANDSCAPE ARCHITECT LA6667700 STATE OF FLORIDA

10/21/2024

K-H PROJECT	249490000
DATE	10/21/2024
SCALE	AS SHOWN
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CHECKED BY	JTG

TREE CANOPY COVERAGE

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.58

Plotted By:Dumbauld, Jimmy Sheet Set:KELLY PARK Layout:L0.58 October 18, 2024 10:13:57pm K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\Plot Sheets - MDP\L1.50-TREE MIT PLAN.dwg
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TREE ID	SPECIES	DBH	ACTION	SPECIMEN
2386	OAK	28	REMOVE	YES
2403	OAK	6	REMOVE	
2404	OAK	12	REMOVE	
2405	OAK	12	REMOVE	
2406	OAK	5	REMOVE	
2407	OAK	8	REMOVE	
2408	OAK	18	REMOVE	YES
2409	OAK	9	REMOVE	
2410	OAK	12	REMOVE	
2411	OAK	16	REMOVE	YES
2412	OAK	32	REMOVE	YES
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2424	OAK	24	REMOVE	YES
2425	OAK	18	REMOVE	YES
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2438	OAK	15	REMAIN	YES
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2630	OAK	20	REMAIN	YES
2631	OAK	20	REMAIN	YES
2632	PALM	12	REMAIN	
2634	OAK	5	REMAIN	
2635	OAK	15	REMAIN	YES
2636	OAK	11	REMOVE	
2753	OAK	22	OFF-SITE	YES
2780	OAK	14	OFF-SITE	
2781	OAK	11	OFF-SITE	
2782	OAK	32	OFF-SITE	YES
2822	OAK	28	OFF-SITE	YES
3035	OAK	18	OFF-SITE	YES
3036	OAK	18	OFF-SITE	YES
3038	PALM	14	OFF-SITE	
3039	OAK	28	OFF-SITE	YES
3040	OAK	9	OFF-SITE	
3041	PINE	8	OFF-SITE	
3042	OAK	10	REMOVE	
3043	OAK	18	REMOVE	YES
3044	OAK	22	REMOVE	YES
3045	OAK	19	REMOVE	YES
3046	OAK	14	REMOVE	
3047	OAK	20	REMOVE	YES
3110	OAK	38	OFF-SITE	YES
3117	OAK	24	OFF-SITE	YES
3122	OAK	18	OFF-SITE	YES
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3124	OAK	13	OFF-SITE	
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3129	OAK	14	OFF-SITE	
3136	OAK	14	OFF-SITE	
3137	PALM	9	OFF-SITE	
3138	PALM	10	OFF-SITE	
3139	PALM	9	OFF-SITE	
3140	PALM	8	OFF-SITE	
3145	PALM	8	OFF-SITE	
3146	PALM	10	OFF-SITE	
3147	PALM	8	OFF-SITE	
3148	PALM	9	OFF-SITE	
3150	PALM	15	OFF-SITE	YES
3262	PALM	14	REMOVE	
3302	OAK	8	OFF-SITE	
3431	OAK	20	REMOVE	YES
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3434	OAK	8	REMOVE	
3435	OAK	9	REMOVE	
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3438	OAK	12	REMOVE	
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3513	OAK	7	REMOVE	
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3619	OAK	8	REMOVE	
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3625	OAK	9	REMOVE	
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3630	OAK	20	REMOVE	YES
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3632	OAK	36	REMOVE	YES
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3738	OAK	7	REMOVE	
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4675	CED	11	REMOVE	

Digitally signed by John Griffin
Date: 2024.10.18 10:28:06-04'00'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

10/21/2024

K-H PROJECT	249490000
DATE	10/21/2024
SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

TREE MITIGATION DATA

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.60

Plotted By: Dumbauld, Jimmy Sheet Set: KELLY PARK Layout: L0.60 October 18, 2024 10:14:04am K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.50-TREE MIT PLAN.dwg
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 L0.61 TYPICAL TREE MITIGATION NOTES

Digitally signed by John Griffin
Date: 2024.10.18 10:28:07-04'00'

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

JOHN T. GRIFFIN REGISTERED ARCHITECT LICENSE NO. AR96700 STATE OF FLORIDA

10/21/2024

K-H PROJECT	249490000
DATE	10/21/2024
SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

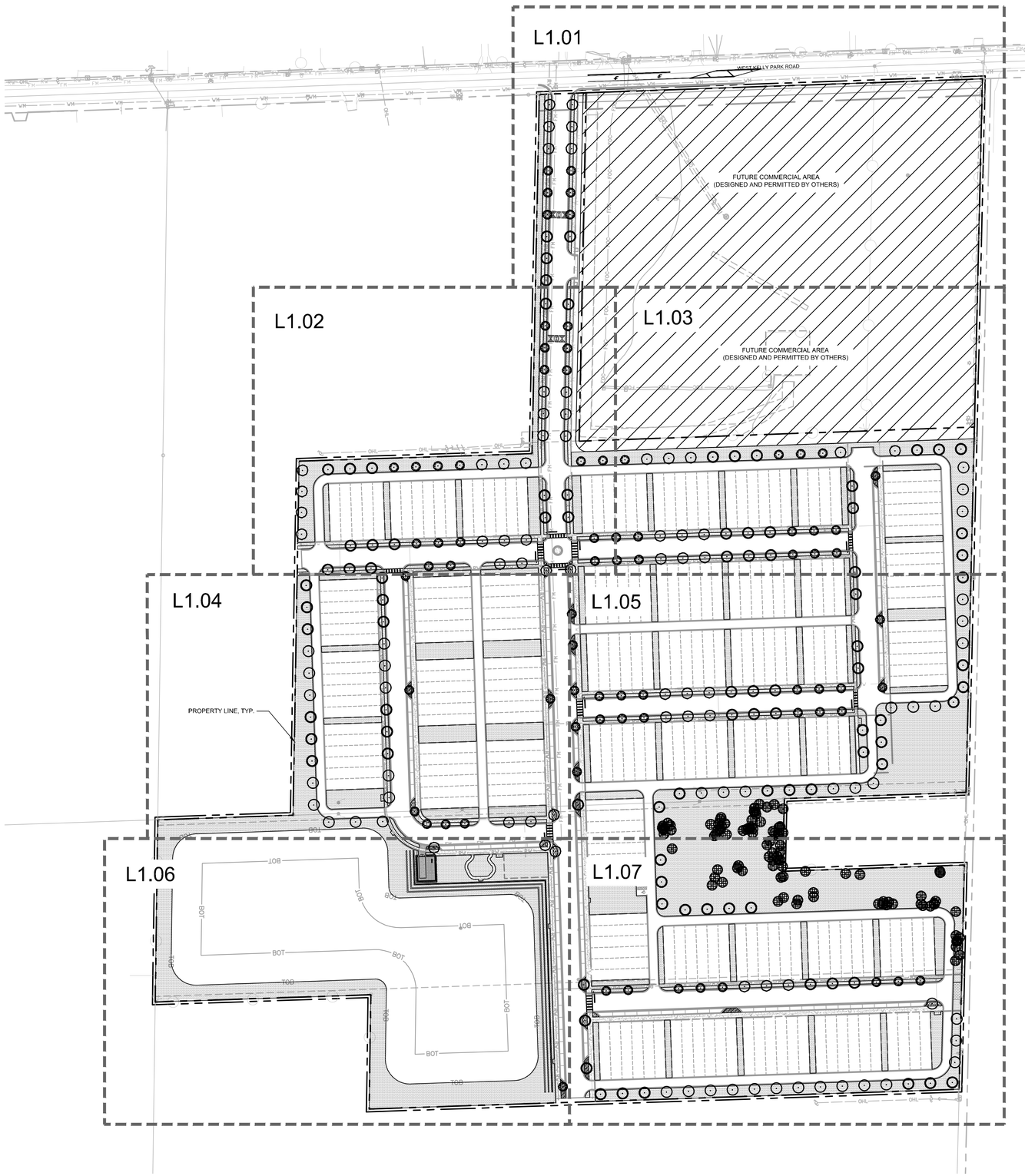
TREE MITIGATION SPECIFICATIONS

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.61

Plotted By:Dumbauld, jimmy Sheet Set:KELLY PARK Layout:L0.61 October 18, 2024 10:14:09am K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.50-TREE MIT PLAN.dwg
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LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
STREET TREES *SECTION APX P (2)4.B*	1 TREE PER 40 LF RESIDENTIAL STREETS - 8,231 LF / 40 LF = 206 TREES	261 TREES

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FL#1	ACER x FREEMANII 'JEFFERSRED'	FG	4" CAL MIN	12' HT., 4' SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FL#1	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FL#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FL#1	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FL#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	EUCALYPTUS MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS AND PLANT DEBRIS

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

Kimley»Horn
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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

JOHN TIMOTHY GRIFFIN LICENSED LANDSCAPE ARCHITECT LA6666700 STATE OF FLORIDA

Digitally signed by John Griffin
Date: 2024.10.18 10:28:08-04'00'

10/21/2024

K-H PROJECT	249490000
DATE	10/21/2024
SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

OVERALL LANDSCAPE PLAN

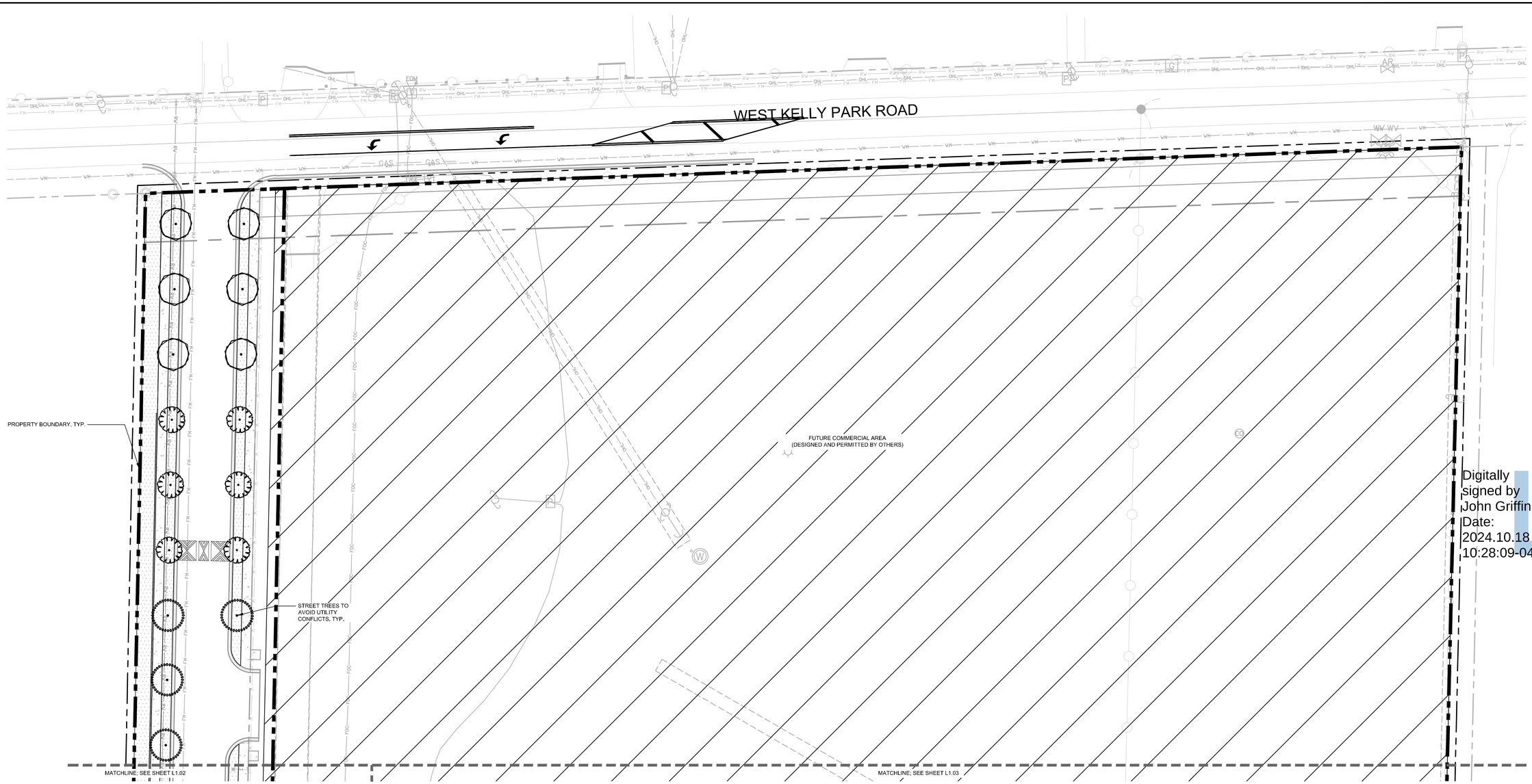
KELLY PARK MIXED USE

FLORIDA

CITY OF APOPKA

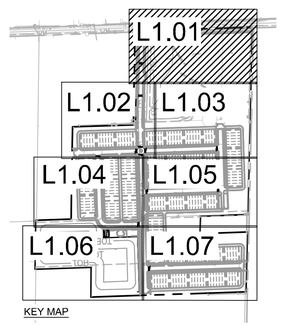
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FLAT	ACER x FREEMANII 'JEFFERSRED'	FG	4" CAL MIN	12' HT., 4' SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FLAT	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FLAT	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FLAT	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FLAT	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



GRAPHIC SCALE IN FEET
0 15 30 60
NORTH

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10/21/2024

K-H PROJECT	249490000
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SCALE	AS SHOWN
DESIGNED BY	JTD
DRAWN BY	JTD
CHECKED BY	JTG

LANDSCAPE PLAN

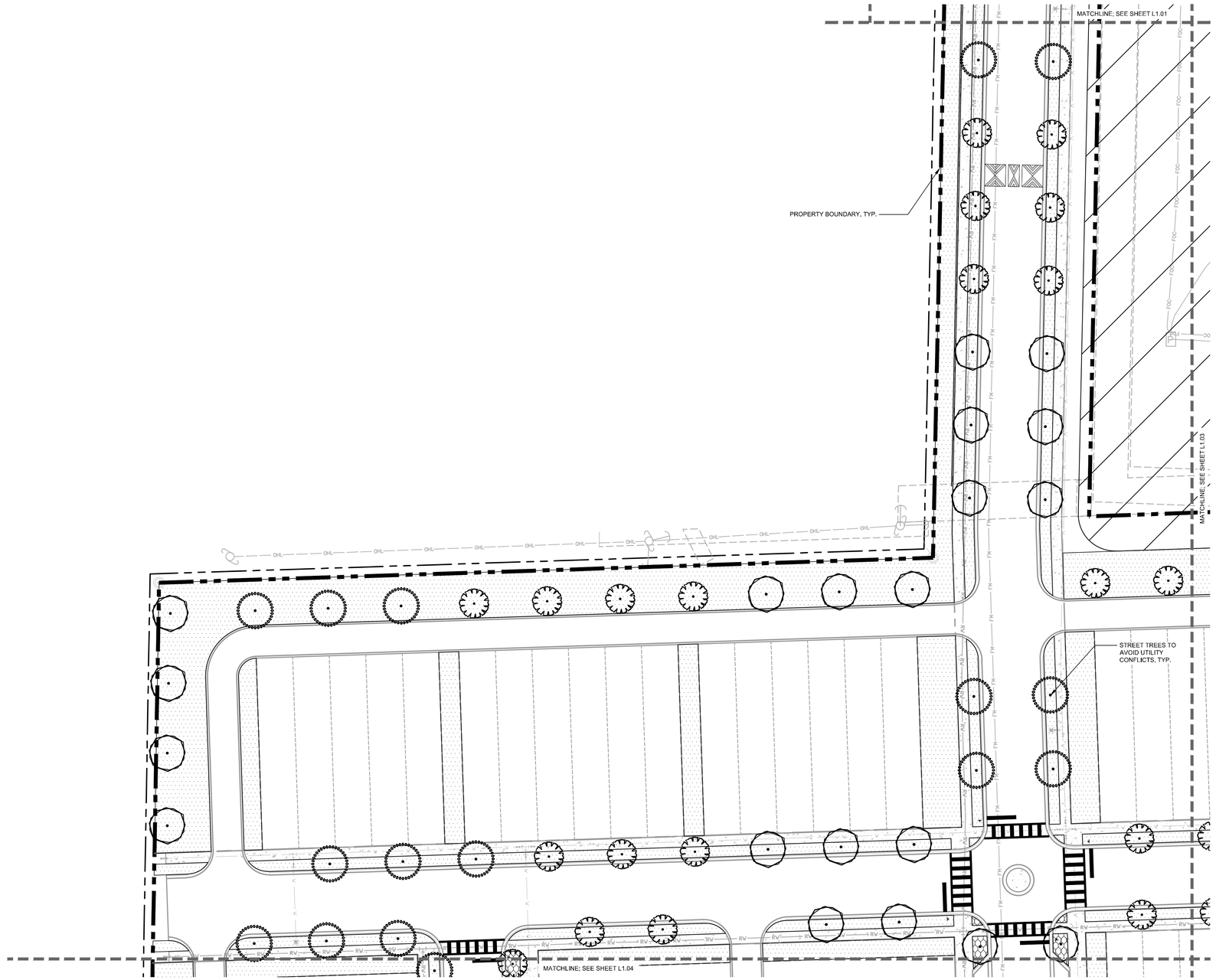
KELLY PARK MIXED USE

FLORIDA

CITY OF APOPKA

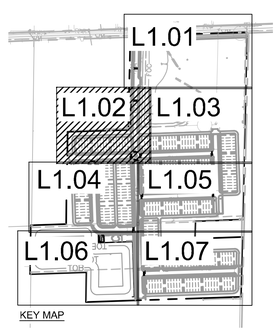
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FL#1	ACER × FREEMANII 'JEFFERSRED'	FG	4" CAL MIN	12' HT., 4' SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FL#1	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FL#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FL#1	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	PM	63	PODOCARPUS FULL, FL#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



KEY MAP

GRAPHIC SCALE IN FEET
0 15 30 60
NORTH

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Digitally signed by John Griffin
Date: 2024.10.18 10:28:10-04'00'

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JOHN T. GRIFFIN REGISTERED LANDSCAPE ARCHITECT LA6667700 STATE OF FLORIDA

10/21/2024

K-H PROJECT 249490000
DATE 10/21/2024
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY JTG

LANDSCAPE PLAN

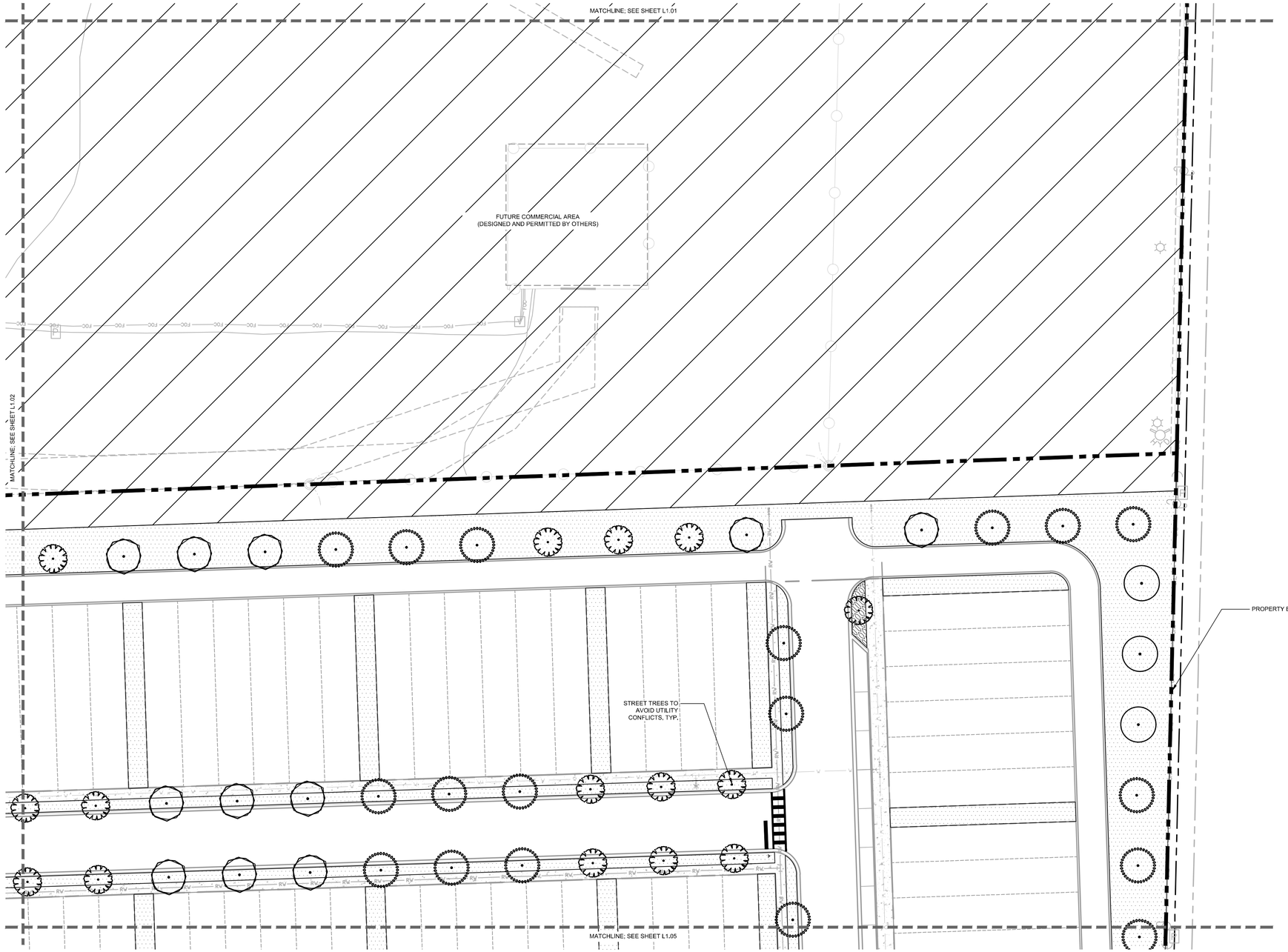
KELLY PARK MIXED USE

FLORIDA
CITY OF APOPKA

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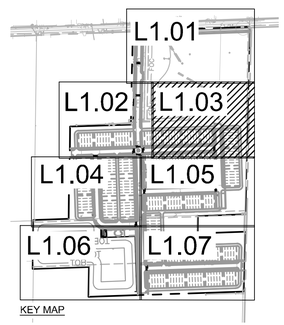
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FLI#1	ACER × FREEMANII 'JEFFERSRED'	FG	4" CAL MIN	12' HT., 4' SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FLI#1	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FLI#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FLI#1	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FLI#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



KEY MAP

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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Digitally signed by John Griffin
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PROFESSIONAL LANDSCAPE ARCHITECT — LA6667700 — STATE OF FLORIDA

10/21/2024

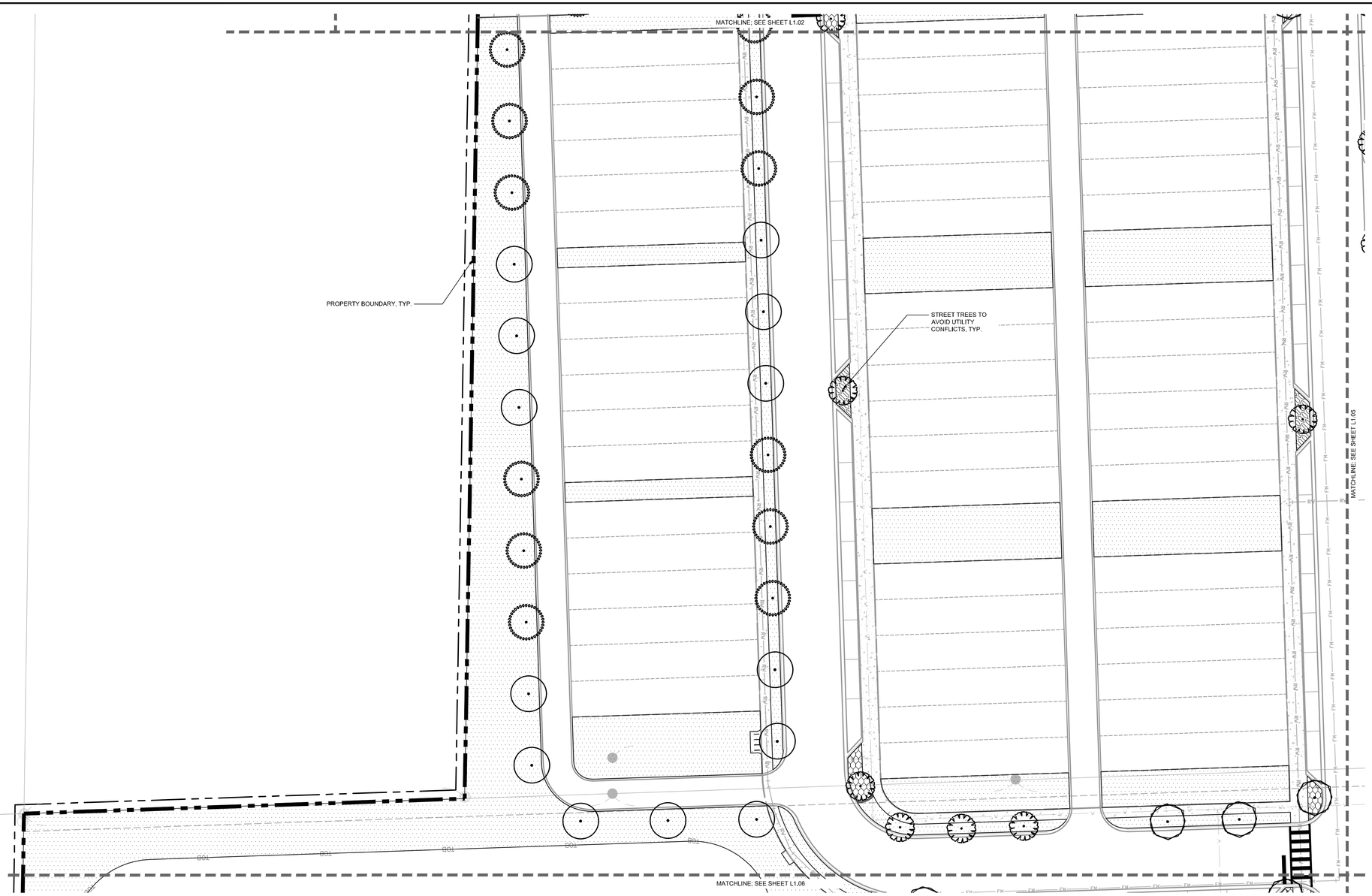
K-H PROJECT 24949000
DATE 10/21/2024
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY JTG

LANDSCAPE PLAN

KELLY PARK MIXED USE

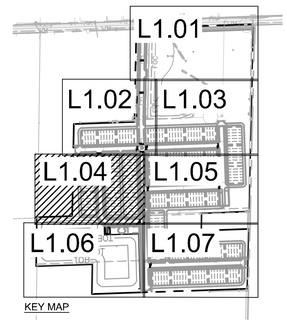
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.03



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FLAT	ACER × FREEMANII 'JEFFERSRED'	FG	4" CAL MIN	12' HT., 4' SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FLAT	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FLAT	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FLAT	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FLAT	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



GRAPHIC SCALE IN FEET
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PROFESSIONAL LANDSCAPE ARCHITECT JOHN T. GRIFFIN LA6667700 STATE OF FLORIDA

10/21/2024

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DESIGNED BY	JTD
DRAWN BY	JTD
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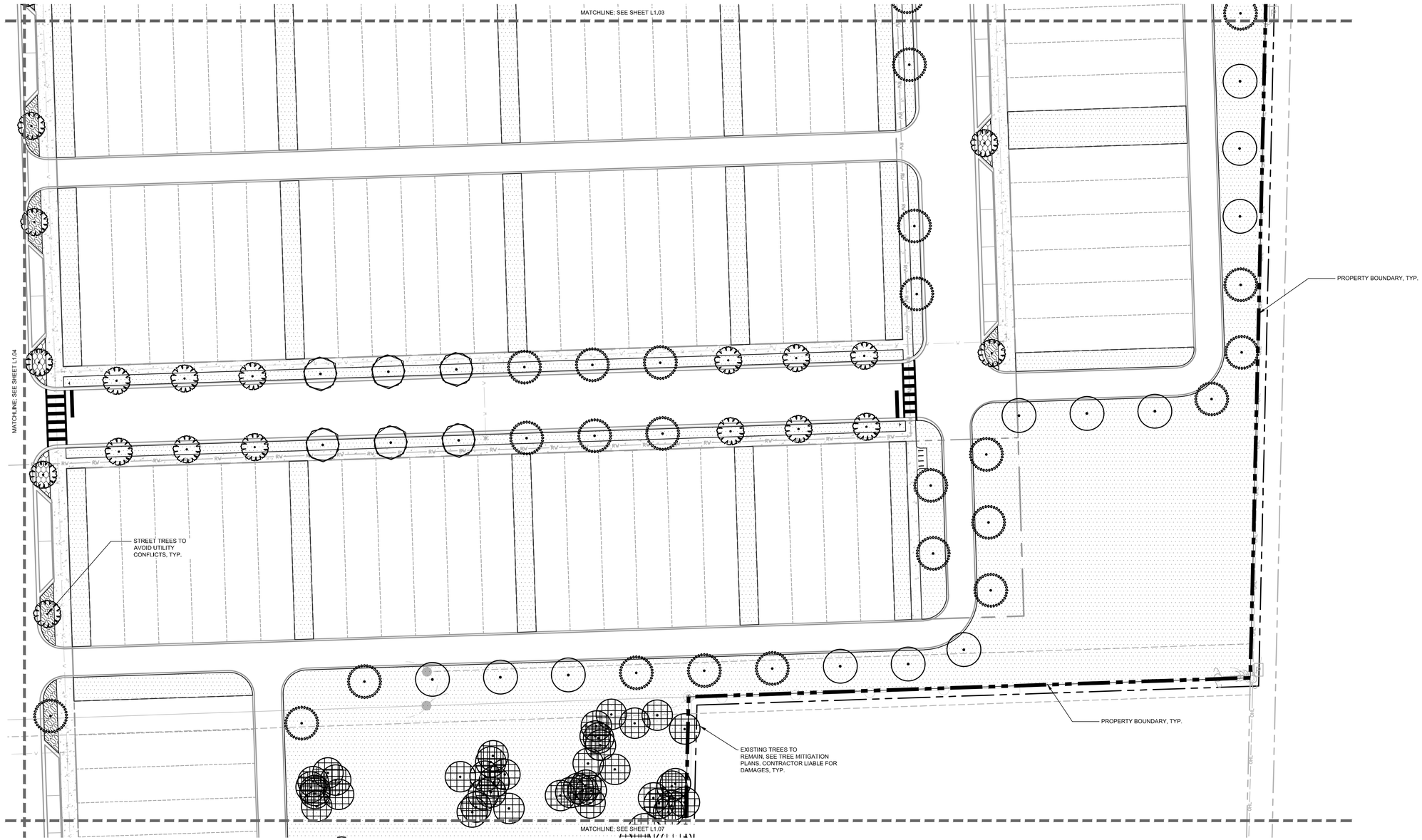
LANDSCAPE PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
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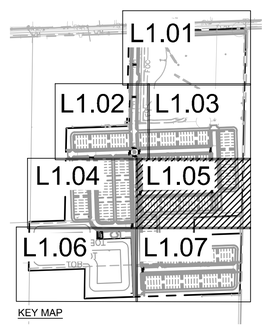
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SHADE TREES							
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	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FU#1	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FU#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FU#1	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FU#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
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SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



KEY MAP

GRAPHIC SCALE IN FEET
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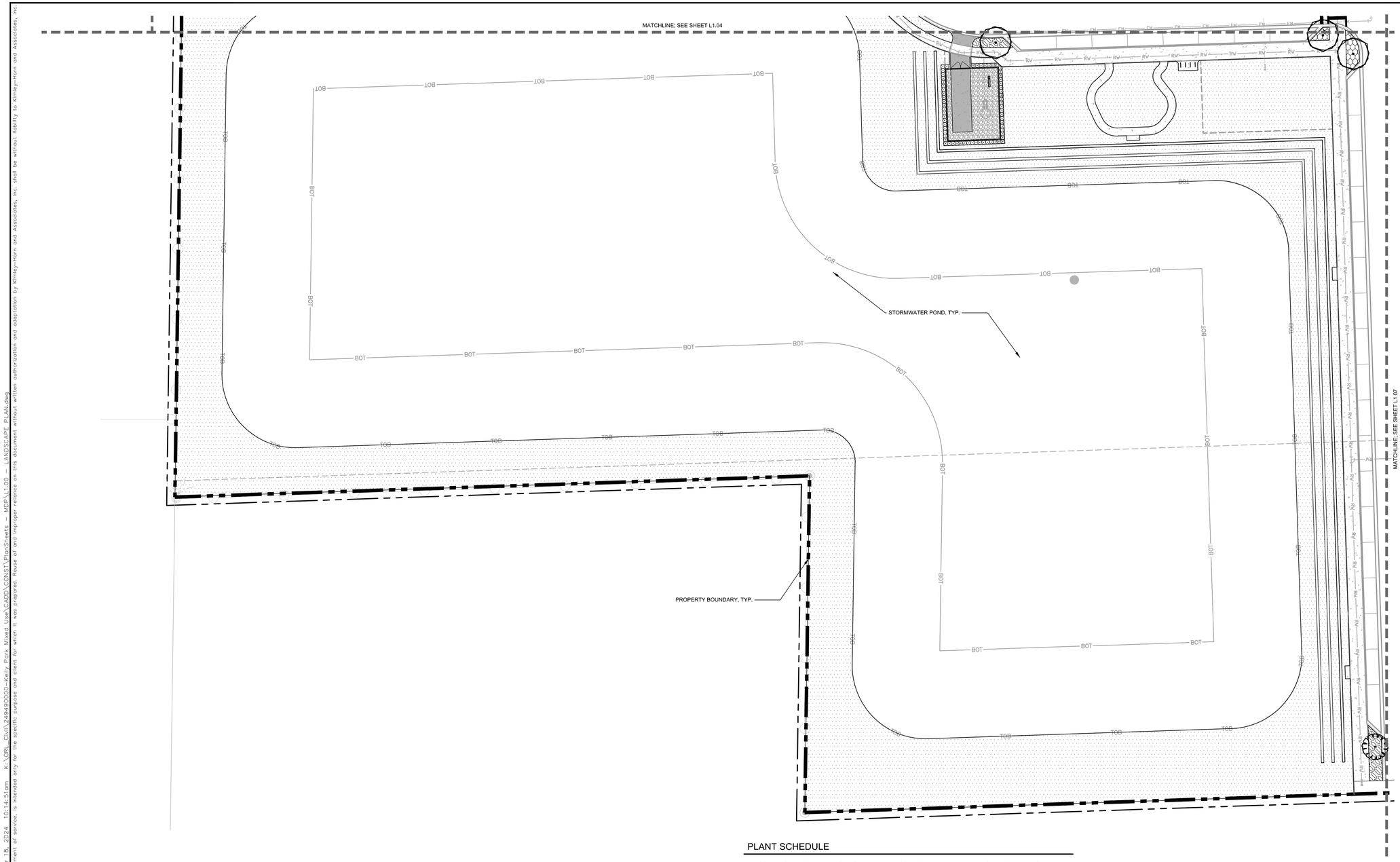
LANDSCAPE PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

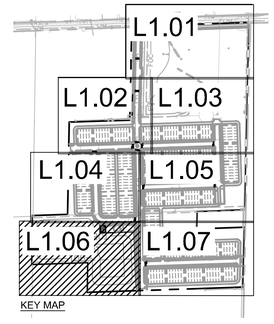
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TREES							
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	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FL#1	ILEX CASSINE	FG	4" CAL MIN	10' HT., 4' SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FL#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10' HT., 4' SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FL#1	ULMUS PARVIFOLIA 'EMER II' TM	FG	4" CAL MIN	10' HT., 4' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	PM	63	PODOCARPUS FULL, FL#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS 'BLUE DAZE'	3 GAL	12" FULL	24" OC
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SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-



KEY MAP

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

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Date: 2024.10.18 10:28:15-04'00'

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DRAWN BY JTD
CHECKED BY JTG

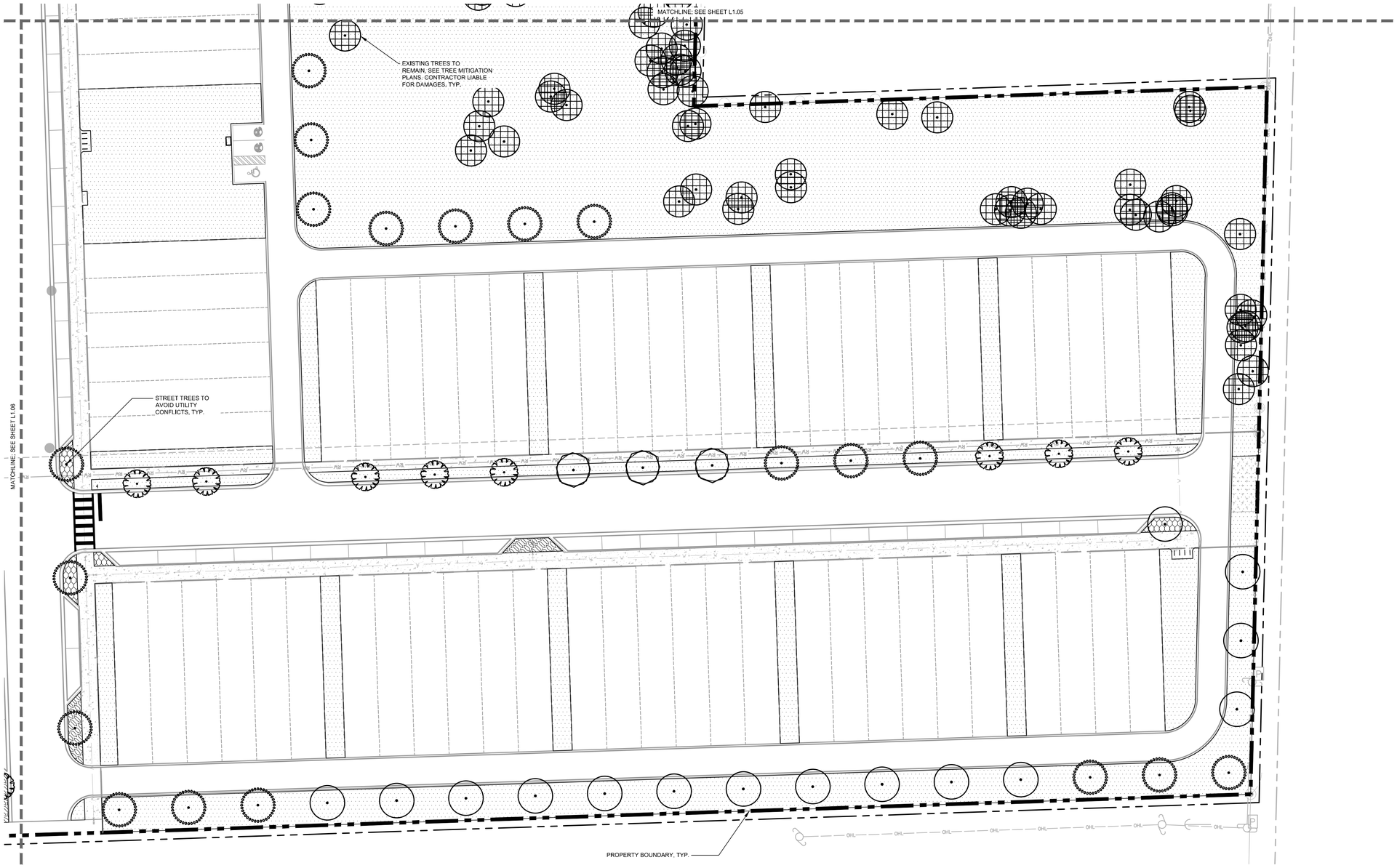
LANDSCAPE PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

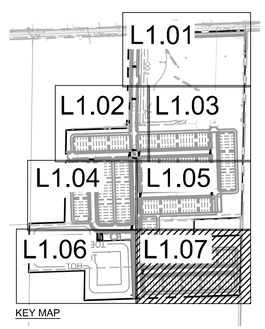
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L1.06

Plotted By:Dumbauld, Jimmy Sheet Set:KELLY PARK Layout:L1.06 October 18, 2024 10:14:51am K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\L1.00 - LANDSCAPE PLAN.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
TREES							
	XS	97	EXISTING TREE TO REMAIN CONTRACTOR LIABLE FOR DAMAGE	EXISTING TREE TO REMAIN	-	-	-
SHADE TREES							
	AF	52	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FULL, FL#1	ACER × FREEMANII `JEFFERSRED`	FG	4" CAL MIN	12` HT., 4` SPR.
	IC	75	DAHOON HOLLY STANDARD, SINGLE LEADER, STRAIGHT, FULL, FL#1	ILEX CASSINE	FG	4" CAL MIN	10` HT., 4` SPR.
	QV	43	SOUTHERN LIVE OAK SINGLE, STRAIGHT, FULL, FL#1	QUERCUS VIRGINIANA	FG	4" CAL MIN	10` HT., 4` SPR.
	UE	91	ALLEE LACEBARK ELM SINGLE, STRAIGHT, FULL, FL#1	ULMUS PARVIFOLIA `EMER II` TM	FG	4" CAL MIN	10` HT., 4` SPR.
SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	SPACING
SHRUBS							
	PM	63	PODOCARPUS FULL, FL#1	PODOCARPUS MACROPHYLLUS	3 GAL	30" OC	36" HT MIN
GROUND COVERS							
	EG	553	BLUE DAZE FULL	EVOLVULUS GLOMERATUS `BLUE DAZE`	3 GAL	12" FULL	24" OC
	HD	1,229	DUNE SUNFLOWER FULL	HELIANTHUS DEBILIS	3 GAL	12" FULL	18" OC
SOD							
	SOD 2	397,737 SF	BAHIA GRASS ROLLED TIGHT, 100% WEED, DISEASE, PEST, AND DEBRIS FREE	PASPALUM NOTATUM `ARGENTINE`	SOD	-	-



KEY MAP

GRAPHIC SCALE IN FEET
0 15 30 60

NORTH

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Digitally signed by John Griffin
Date: 2024.10.18 10:28:16-04'00'

No.	REVISIONS	DATE	BY

Kimley»Horn

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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

10/21/2024

K-H PROJECT 249490000
DATE 10/21/2024
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY JTG

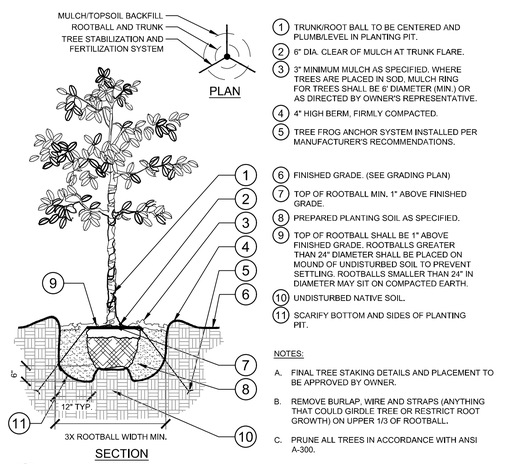
LANDSCAPE PLAN

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.07

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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

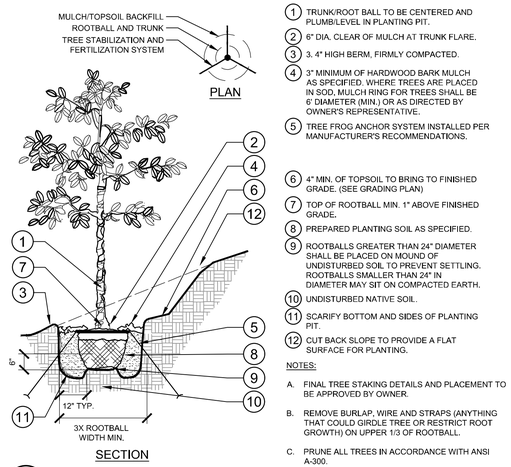
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 TREE PLANTING
SECTION / PLAN NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3, 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

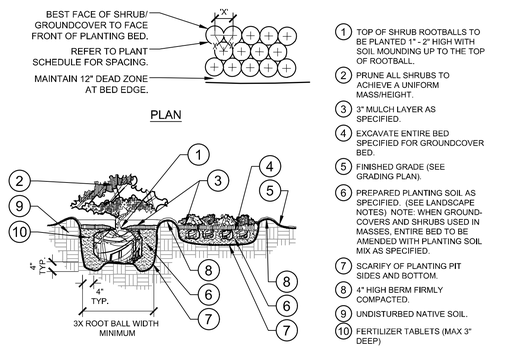
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

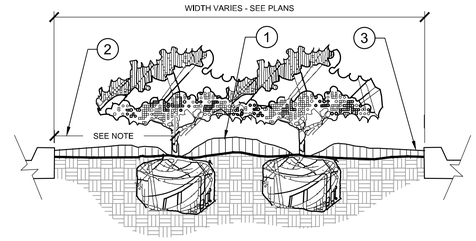
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 PARKING SPACE/CURB PLANTING
SECTION NTS

1. FIRE HYDRANT
2. NO PLANT MATERIAL OVER MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN NTS

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 POOR DRAINAGE CONDITION
SECTION / PLAN NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS, NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 PALM PLANTING
SECTION / PLAN NTS

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 8" TREE CALIPER, REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 MULTI-TRUNK TREE PLANTING
SECTION/PLAN NTS

Digitally signed by John Griffin
Date: 2024.10.18 10:28:18-04'00'

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200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

LICENSED LANDSCAPE ARCHITECT JOHN GRIFFIN LA6666700 STATE OF FLORIDA

10/21/2024

K-H PROJECT 24949000
DATE 10/21/2024
SCALE AS SHOWN
DESIGNED BY JTD
DRAWN BY JTD
CHECKED BY JTG

LANDSCAPE DETAILS

KELLY PARK MIXED USE

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.50

Plotted By:Dumbould, Jimmy Sheet Set:KELLY PARK Layout:L1.50 October 18, 2024 10:14:59pm K:\ORL_Civil\24949000-Kelly Park Mixed Use\CADD\CONSTN\PlanSheets - MDP\L1.00 - LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED, ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC., . THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY, PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES. CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE,. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS, AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE. MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP, HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

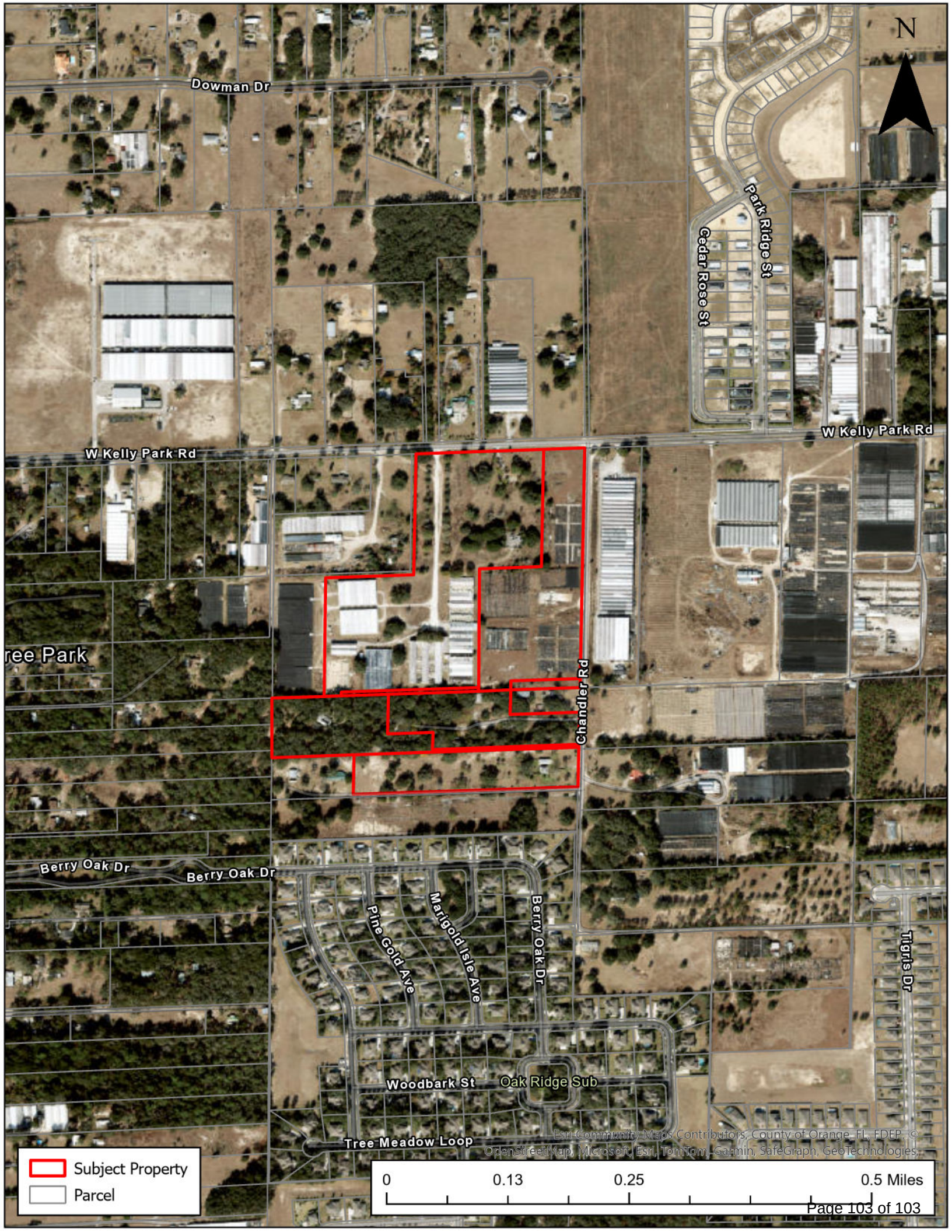
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS S


N
Dowman Dr
Park Ridge St
Cedar Rose St
W Kelly Park Rd
W Kelly Park Rd
ree Park
Chandler Rd
Berry Oak Dr
Berry Oak Dr
Pine Gold Ave
Marigold Isle Ave
Berry Oak Dr
Tigris Dr
Woodbark St
Oak Ridge Sub
Tree Meadow Loop
Subject Property
Parcel
0
0.13
0.25
0.5 Miles
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