

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 25, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. FLU-25-7 1920 Sheeler Avenue - Future Land Use Amendment (FLU), 1st Submittal
2. FLU-25-6 155 M. A. Board Street - Future Land Use Amendment (FLU), 1st Submittal

REZONING

1. FLU-25-6 155 M. A. Board Street - Rezoning (RZ), 1st Submittal

SUBDIVISION:

MAJOR DEVELOPMENT PLAN

1. MDP-25-6 Springhaven (fka Chandler Hills) - Major Development Plan (MDP), 2nd Submittal
Owner(s): Mega GNP LLLP, Yoo Shik Um Irrevocable Trust, Um Yoo Shiik, PM S-1 REO LLC, Matthew E. Shaw, Deborah B. Shaw, 4626 Chandler Road LLC, Walter H. Robinson III, Daphne J. Martin, Jacob Christian Snavelly, Windy Hill Greenhouse Inc., and Orchid Estates Community Homeowners Assn Inc.
Applicant(s): Luke Classon
Location: East of Chandler Road, South of West Kelly Park Road and west of Jason Dwelley Parkway
Proposed Use: Single Family Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

DISCUSSION

ADJOURNMENT

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

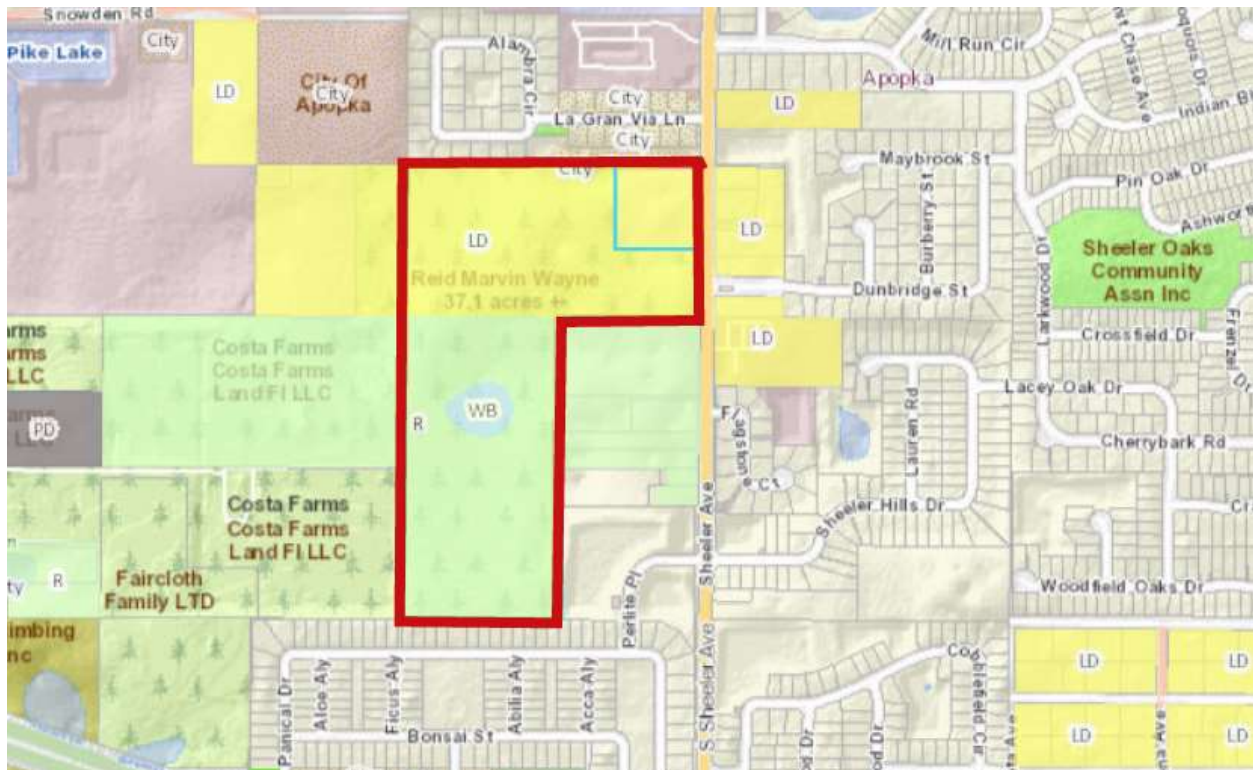
Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council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

City of Apopka
SHEELER AVENUE ANNEXATION, FUTURE LAND USE AMENDMENT
AND REZONING
JUSTIFICATION STATEMENT

I. Background

The subject property is located at 1920 Sheeler Avenue in unincorporated Orange County and identified with Parcel IDs 22-21-28-0000-00-073 and 22-21-28-0000-00-227 (the “Property”). Property currently has a Rural and low-density (“LD”) future land use designation and is zoned A-1. Existing use of Property includes a single family residence and agricultural pasture. Adjacent property uses to the north include a single family residential subdivision (Marbella Reserve) located in the City and zoned RSF-1B and adjacent property to the south includes a single family residential subdivision (Silver Oaks) located in the city and zoned RMF. Adjacent property to the east includes single family residences zoned R-1B and A-1 / AG. And adjacent properties to the west include an agriculture nursery and vacant undeveloped land zoned AG.

COUNTY FUTURE LAND USE MAP



II. Proposed Change

This application includes an annexation, proposed future land use amendment requesting a change from a split designations of County Low Density and Rural to unified City RLS (Residential Low Suburban Density) would permit the property to be rezoned to RTF (Residential Two-Family District) for construction of 115 single family dwelling units and amenities. In reviewing the City's Comprehensive Plan ("Comp Plan") and Land Development Code ("LDC") and considering adjacent property uses, the requested Comp Plan Amendment should be adopted.

The annexation of the Property would also serve to substantially reduce the size of an existing enclave in the City furthering the declared policy of the State of Florida to “eliminate enclaves” stated Section 171.046(1), Florida Statutes.

III. Consistency with City of Apopka Code Section 2.5.1.D.3 “Comprehensive Plan Text, Map or Zoning Map Amendment Review Standards.

a. Is consistent with and furthers the goals, objections, and policies of the comprehensive plan and all other applicable City-adopted plans.

The proposed development for a 115 single family lot subdivision with open space, a park, lift station and stormwater management area is consistent with the Apopka Comprehensive Plan FLUE Policy 3.1.d for the Low Density Suburban Residential future land use designation and allows up to 3.5 dwelling units per acre.

TABLE 1-6: FUTURE LAND USE

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of Total Lands
Agriculture	1 du/5 ac	916	4.3%
Agriculture Estate	1 du/2 ac	243	1.1%
Agriculture Homestead	1 du/10 ac	648	3.1%
Residential		11,231	53.1%
Rural Settlement	1 upa	1,265	6.0%
Estate	1 upa	1,192	5.6%
Very Low Suburban	2 upa	1,363	6.4%
Low Suburban	3.5 upa	1,840	8.7%

b. Is in conflict with any provisions of the LDC.

The proposed development will not conflict with any portion of the Land Development Code policy and is consistent with LDC Section 3.3.6 by creating a residential character as intended by the zoning district.

c. Addresses a demonstrated community need.

The City’s approval of the Comprehensive Plan Amendment will allow the property to be developed under the RTF (residential two-family) zoning district to provide compact residential development with open space, infrastructure and amenities.

d. Is required by changed conditions.

The 37+/- acre parcel is no longer used as a grazing pasture. Rezoning the property to RTF would allow for compatible, low density suburban development at 3.5 du/acre which is consistent with the adjacent developed properties that also have a City zoning of RTF as well as those parcels that remain in the County with zoning of Agriculture.

- e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land.**

The proposed development is compatible and consistent with the adjacent and surrounding subdivision developments that are zoned RSF-1B, R-1A, RTF and RMF. Adjacent property zoned Agriculture allows residential development which would continue to be compatible with this proposed development.

- f. Would result in a logical and orderly development pattern.**

The proposed development would allow logical and orderly residential development pattern consistent with existing adjacent properties to the north, south and east.

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

The proposed development will not result in impacts on the natural environment and is consistent with residential zoning district standards and state permitting requirements.

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

Proposed development would be served by the currently existing Apopka utilities and services in the area. Proposed development is designed with its own stormwater management area, a wetland buffer, and lift station as recommended by City staff.

THE WEST 693 FEET OF THE NORTHEAST 1/4 OF THE
SOUTHEAST 1/4, SECTION, 22, TOWNSHIP 21 SOUTH, RANGE 28
EAST, ORANGE COUNTY, FLORIDA

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION, 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS EXCEPT THE EAST 33 FEET ROAD RIGHT OF WAY AS SET FORTH IN THAT CERTAIN DEED RECORDED IN DEED BOOK 338, PAGE 19, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

9. RESERVATION OF OIL, GAS AND OTHER MINERALS IN DEED
RECORDED NOVEMBER 29, 1945 IN DEED BOOK 678, PAGE 373.
(NOTE: THE RIGHT OF ENTRY HAS BEEN EXTINGUISHED PURSUANT
TO SECTION 704.05, FLORIDA STATUTES) -AFFECTS SUBJECT
PROPERTY AND IS BLANKET IN NATURE

	GATE
	GUY WIRE
	ELECTRICAL BOX
	MAIL BOX
	MITERED END SECTION
	TELECOMMUNICATION RISER
	WELL
	WOODEN POWER POLE
	FLAG POLE
	SANITARY SEWER MANHOLE
C/B	CONCRETE BLOCK
CCR	CERTIFIED CORNER RECORD
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
LB	LICENSED BUSINESS
IRC	IRON ROD WITH CAP
ORB	OFFICIAL RECORDS BOOK
(M)	MEASURED
(P)	PLAT
PG(S)	PAGE(S)
PB	PLAT BOOK
PID	PARCEL IDENTIFICATION NUMBER
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 13, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 28, 2024.

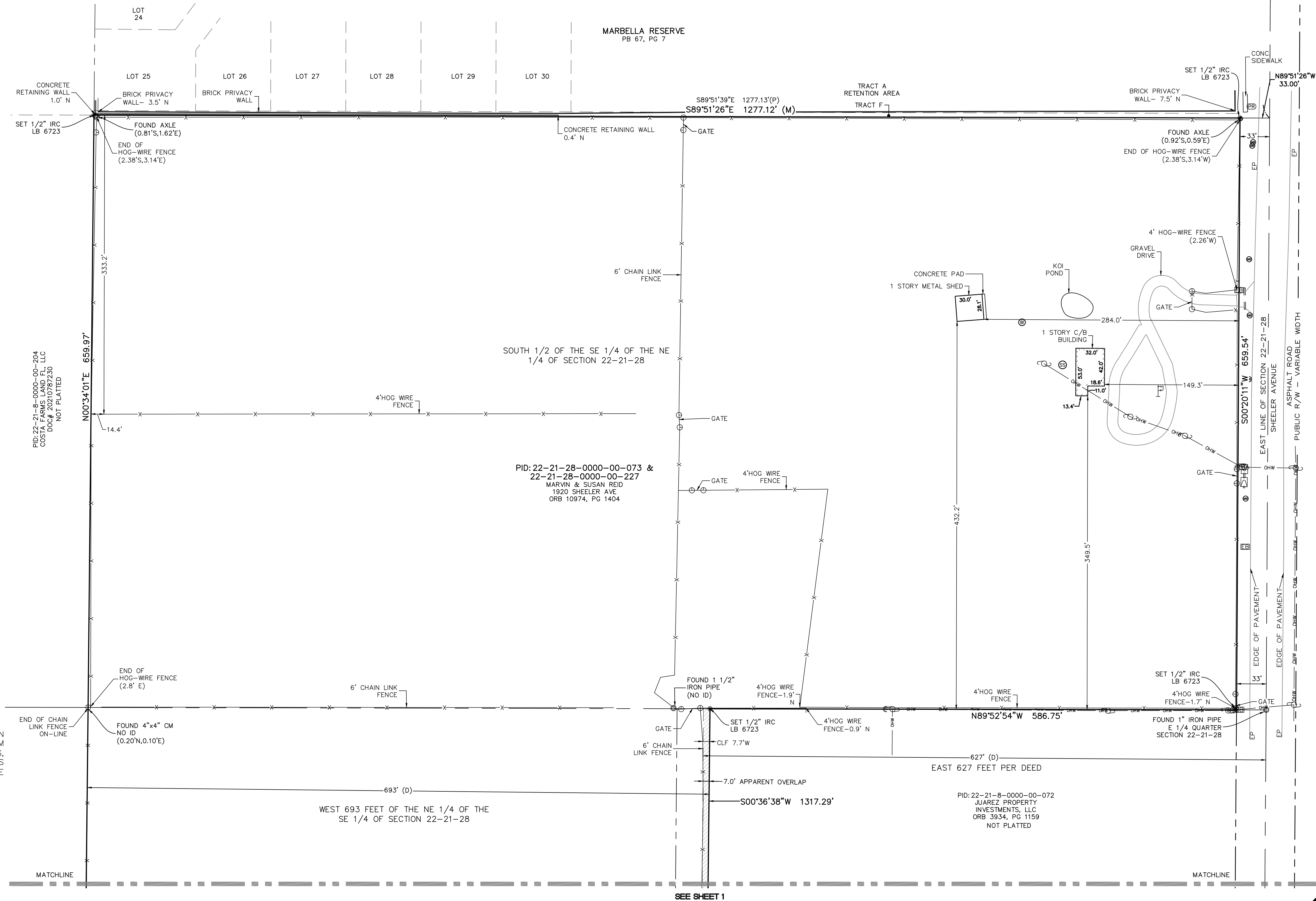
JAMES L. RICKMAN, PSM #5633

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT AND DERIVING A BEARING BASED ON THE EAST LINE OF SECTION 22-21-28 AS BEING NORTH 00°20'11" EAST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 110373916, EFFECTIVE DATE JULY 3, 2024.
4. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC WEBSITE.
7. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 55-17.062.

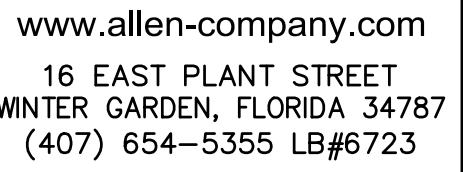
-
- GLARCONA ROAD
- STATE ROAD 414
- E KEENE RD
- SHEELER AVE
- SITE
- North arrow pointing up.

N00°20'11"E 1978.09'

BASIS OF BEARINGS



MATCHLINE

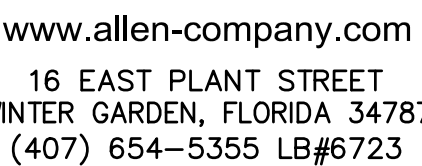


FOR:

[illegible]

JOB #: 20240502
DATE: JUNE 28, 2024
SCALE: 1" = 60'
CALC BY: JJ
FIELD BY: AB
DRAWN BY: JJ
CHECKED BY: WB

SHEET 1 OF 2

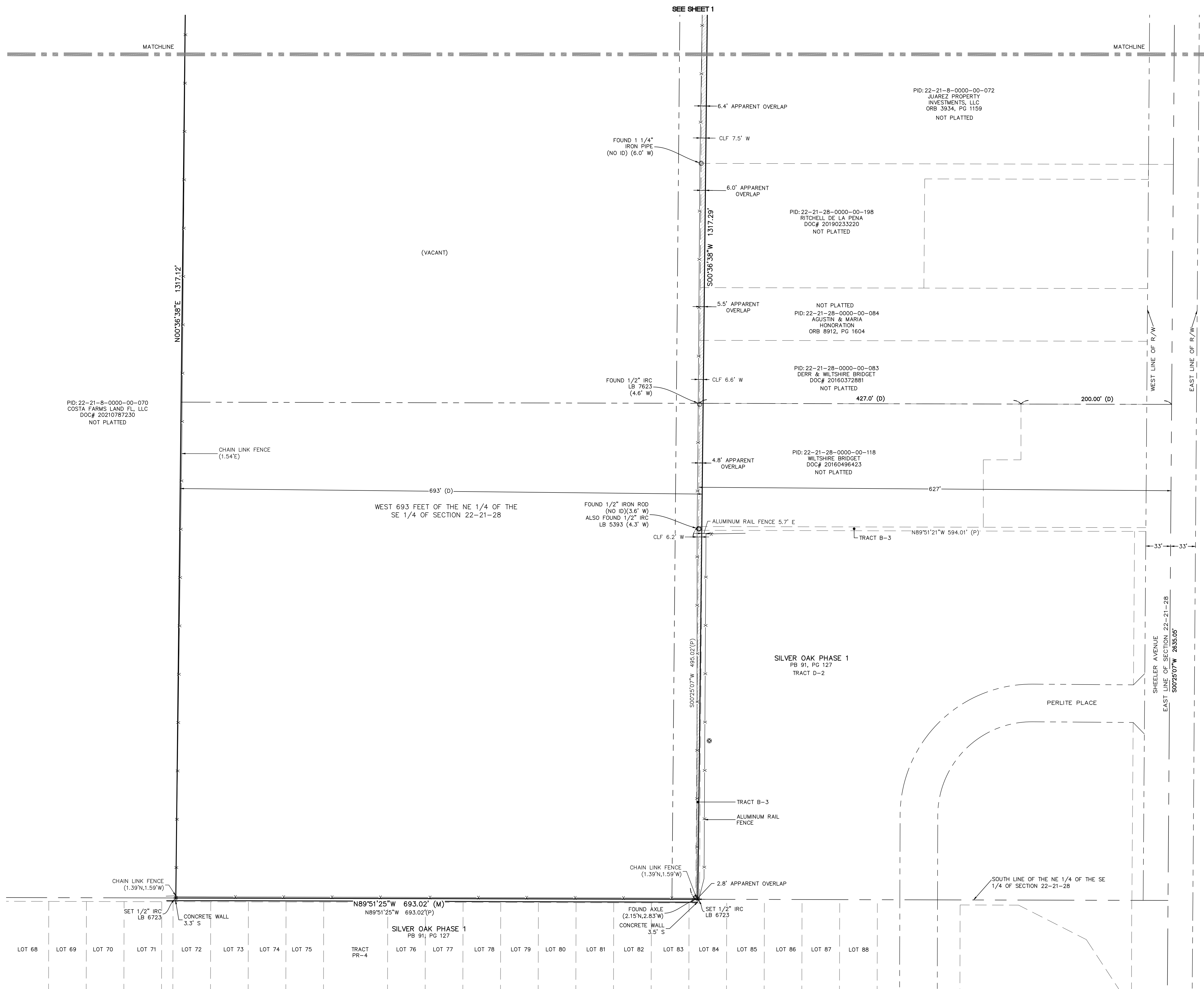
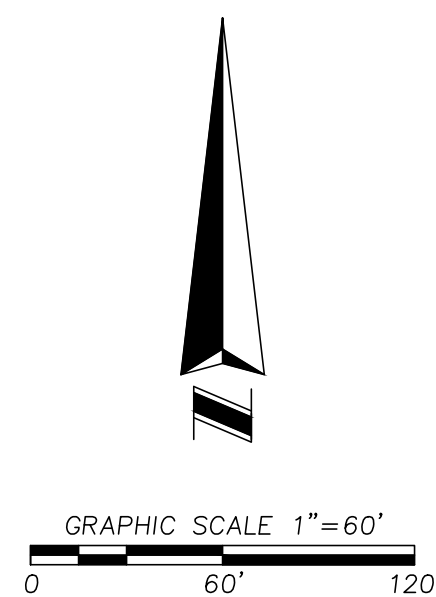


FOR:

[illegible]

JOB #: 20240502
DATE: JUNE 28, 2024
SCALE: 1" = 60'
CALC BY: JJ
FIELD BY: AB
DRAWN BY: JJ
CHECKED BY: WB

SHEET 2 OF 2



FLU AMENDMENT / REZONING APPLICATION

**155 M A BOARD ST
APOPKA, FL 32703**

PURPOSE OF FLU AMENDMENT

This statement is in response to the online application requirement for the purpose of this FLU amendment.

General Property Information:

Site Location/Address: 155 M A Board St, Apopka, Florida, 32703

Tax Parcel Number: 09-21-28-0196-40-233

Parcel Area: 0.27 acres

Jurisdiction: City of Apopka

Proposed development: New construction of single family units or Townhomes

Proposed density: 15 units per acre – 3 Townhome Units

[Exhibit 1](#) shows the location of this parcel in relation to other parcels, as per City of Apopka Property Appraisal office.

[Exhibit 2](#) shows the aerial view map of this parcel. [Exhibit 3](#) documents the property appraisal information.

CURRENT SURVEY

A boundary survey was provided and reviewed for this property. [Exhibit 4](#) documents a copy of this survey.

ZONING

CURRENT ZONING: MU-D MIXED USE DOWNTOWN DISTRICT

FUTURE LAND USE: VARIOUS USES INCLUDING HIGH DENSITY RESIDENTIAL

[Exhibit 5](#) documents City of Apopka Zoning Map.

DENSITY

CURRENT: 10 UNITS PER ACRE

PROPOSED: 15 UNITS PER ACRE

TOTAL AREA = 0.27 AC

TOTAL ALLOWED UNITS = $0.27 \times 15 = 4$ UNITS

TOTAL PROPOSED TOWNHOME UNITS = **3 UNITS**

[Exhibit 6](#) documents City of Apopka Future Land Use Map.

Purpose of the requested FLU Amendment

According to our discussions with City of Apopka zoning and Planning Department, the current zoning/future land use will allow for the proposed 3-unit townhome building, subject to filing a request to increase the density from 10 units per acre to 15 units per acre. This particular district of the zoning code, will NOT allow duplex buildings and splitting this lot will also NOT be allowed. As a result, the only possible option is to request the density increase to allow 3 units in one building.



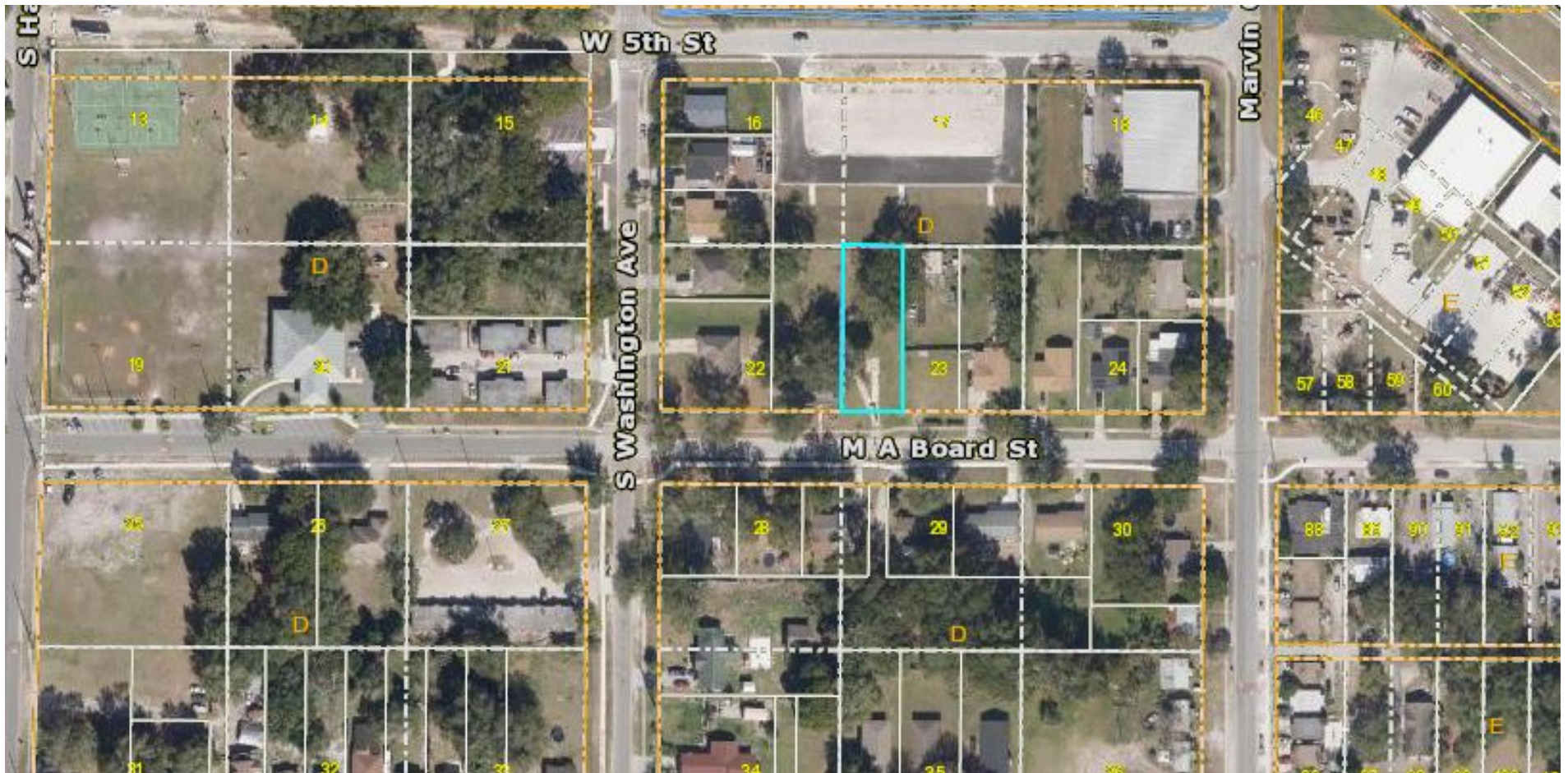
General Site Location
 Section 9, Township 21 S, Range 28 E
 Apopka, Florida



True Engineering & Consulting, Corp
 3061 Seignury Drive, Windermere, FL 34786
 T. (407) 920.6250
 amrgawad60@gmail.com

Due Diligence Report
 155 M A Board St
 Apopka, Florida, 32703

EXHIBIT
1



Aerial Map
 Section 9, Township 21 S, Range 28 E
 Apopka, Florida



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 T. (407) 920.6250
 amrgawad60@gmail.com

Due Diligence Report
 155 M A Board St
 Apopka, Florida, 32703

EXHIBIT
2

Property Record 21 28 1 6 4 233

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 2/ 4/2 25

Property Name

155 M A Board St

Names

Sfl artners Llc

Municipality

A K - Apopka

Property Use

0001 - Vacant Residential

Mailing Address

1597 Sw 191St Ln
embroke ines, FL 33029-6152

Physical Address

155 M A Board St
Apopka, FL 32703

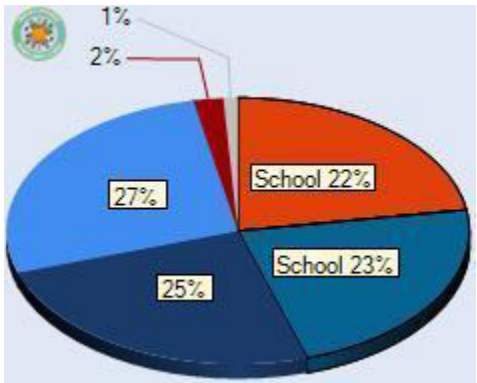
OR
OR
Code
Co e
For
Mobile
Phone



155 M A BOARD ST, APOPKA, FL 32703 9/7/2021 9:35 AM



M A BOARD ST, APOPKA, FL 32703 4/23/2019 9:31 AM



Value and Taxes

Historical Value and Tax Benefits

Tax Year Val e		a	B il i g()	Feat re()	Market Val e	A e e Val e
2024	 	\$3 ,	+ \$	+ \$	= \$3 , (%)	\$21,780 (1 %)
2023	 	\$3 ,	+ \$	+ \$	= \$3 , (67%)	\$19,800 (1 %)
2022	 	\$18,	+ \$	+ \$	= \$18, (%)	\$18,000 (21%)
2021	 	\$18,	+ \$	+ \$	= \$18,	\$14,850

Tax Year Be fit		Tax Savi g	
2024	 	\$80	
2023	 	\$94	
2022		\$	
2021	 	\$29	

2024 Taxable Val e a Certifie Taxe

Taxi g A thority	A Val e	Exemptio	Tax Val e	Millage Rate	Taxe	%
Public Schools: By State Law (Rle)	\$3 ,	\$	\$3 ,	3.216 (1.36%)	\$96.48	24%
Public Schools: By Local Board	\$3 ,	\$	\$3 ,	3.248 (. %)	\$97.44	24%
Orange County (General)	\$21,78	\$	\$21,78	4.4347 (. %)	\$96.59	24%
City Of Apopka	\$21,78	\$	\$21,78	4.6876 (11.94%)	\$102.10	25%
Library - Operating Budget	\$21,78	\$	\$21,78	.3748 (. %)	\$8.16	2%
St Johns Water Management District	\$21,78	\$	\$21,78	.1793 (. %)	\$3.91	1%
				16.1404	\$404.68	

2024 No -A Valorem A e me t

evyi g A thority	A e me t De criptio	U it	Rate	A e me t
CITY OF APOPKA	APOPKA STORM - DRAINAGE - (4 7)7 3-1731	39.	\$1.	\$39.00
				\$39.00

Tax Savi g

2 25 Estimated Gross Tax Total: \$468.4
Your property taxes without exemptions would be \$488.78
Your ad-valorem property tax with exemptions is - \$429.4
Providing You A Savings Of = \$59.38

Property Feat re

Property De criptio

TOWN OF APOPKA A/1 9 THE W 65.66 FT OF LOT 23 IN BLK D

Total a Area

11,775 sqft (+/-) | .27 acres (+/-) GIS Calculated

a

Land Use Code	Zone	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	APK-MU-D	1 Units	\$30,000.00	\$30,000	\$0.00	\$0

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Insurmen #	Block/Parcel	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/24/2024	\$100	20240697624	/	Special Warranty Deed			Vacant
11/22/2024	\$35,000	20240697622	/	Warranty Deed			Vacant
02/13/2021	\$100	20210139429	/	Quit Claim Deed			Vacant
12/20/2017	\$10,800	20180005556	/	Quit Claim Deed			Vacant
09/07/2017	\$3,100	20170495744	/	Tax Deed			Vacant
11/17/2014	\$24,700	20140623230	10846 / 1606	Quit Claim Deed - Multiple Parcels			Improved
08/14/2014	\$600	20140417607	10791 / 7630	Certificate Of Title - Multiple Parcels			Improved
08/25/2005	\$15,000	20050607770	08177 / 4645	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Insurmen #	Block/Parcel
3682 KINGS Canyon Dr	10/16/2034	\$269,400		Special Warranty Deed - Multiple Parcels	0/0	20240608955	/
3464 Major Oak Blvd	10/24/2029	\$348,000	\$232	Special Warranty Deed	3/2	20240621289	/
12644 Clear Sapph re Dr	10/21/2028	\$44,632	\$16	Special Warranty Deed	4/4	20240606586	/
1661 PINECLIFF Dr	11/24/2027	\$397,000	\$214	Special Warranty Deed	3/2	20240687922	/
10736 Buck Rd	12/22/2024	\$190,000		Warranty Deed	0/0	20240706601	/
3508 Douglas F r Dr	12/21/2024	\$548,400	\$237	Special Warranty Deed	3/2	20240725782	/
71 Overleaf Ln	12/20/2024	\$784,300	\$301	Special Warranty Deed	4/3	20240727396	/
Glover Ln	12/20/2024	\$77,500		Warranty Deed	0/0	20240727188	/
1321 Francis Ave	12/19/2024	\$155,000		Special Warranty Deed	0/0	20240727191	/
954 Po nte Emerson Blvd	12/19/2024	\$581,600	\$269	Warranty Deed	3/2	20240724762	/

Services for Location

TPP Access to Location

There are n TPP Acc unts ass ciated with this parcel.

Schoo s

Ap pka (High Sch l)

PrincipaLyle Heinz

Offic Phon407.905.5500

Grad s2023:

Ap pka (Middle Sch l)

PrincipaLisa James

Offic Phon407.884.2208

Grad s2023:

L vell (Elementary)

PrincipaMelissa Sarasty

Offic Phon407.884.2235

Grad s2023:

Uti iti s/S rvic s

E ctricDuke Energy

Wat rAp pka

R cyc ing (Thursday, Monday)Ap pka

Trash (Thursday, Monday)Ap pka

Yard Wast (Thursday)Ap pka

E ct d Officia s

County C mmissi nerChristine M re

US RepresentativeDaniel Webster

Sch l B ard RepresentativeMelissa Byrd

State RepresentativeD ug Banks n

State SenateGeraldine F. "Geri" Th mps n

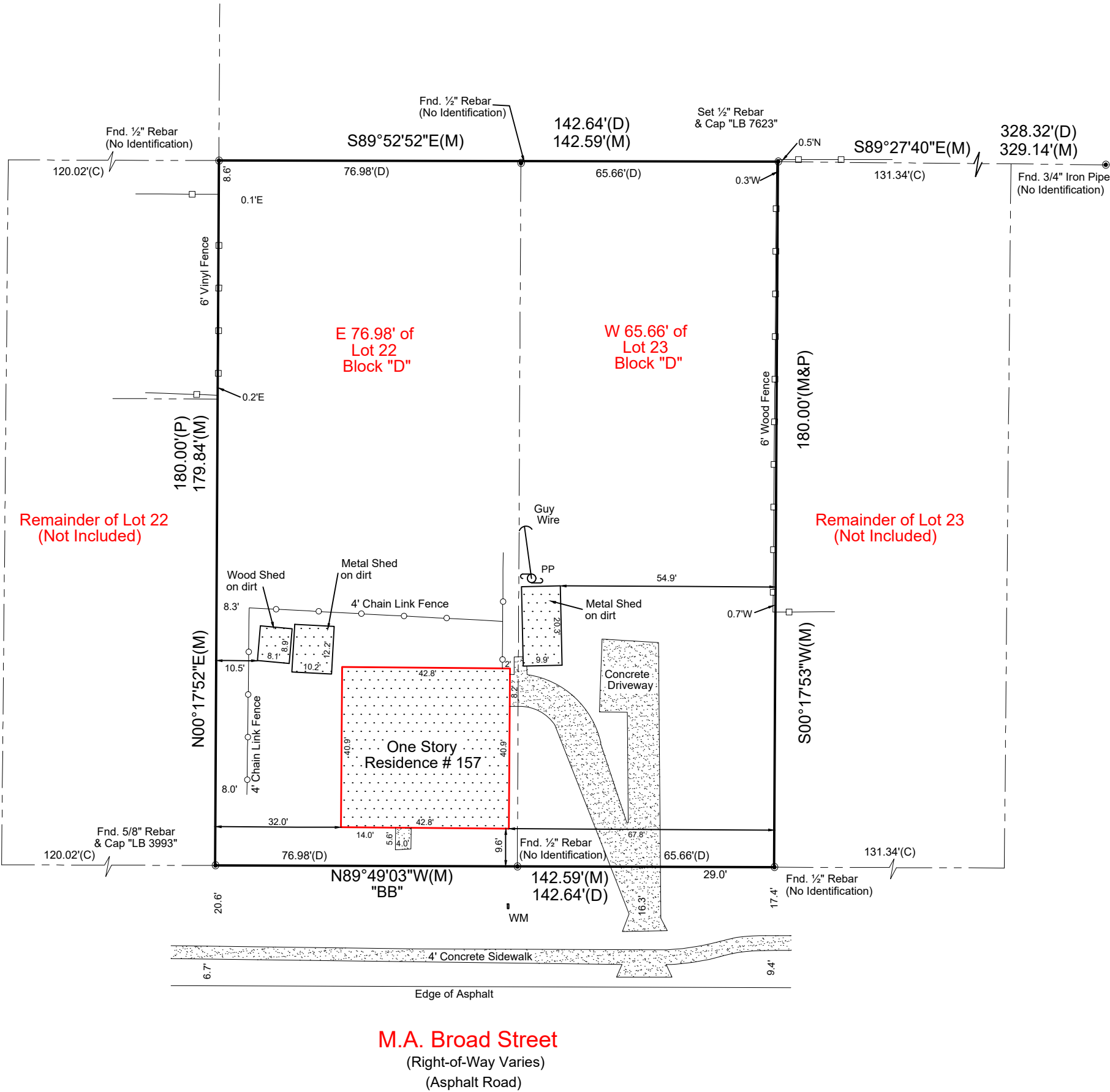
Orange County Pr perty AppraiserAmy Mercad

Boundary Survey

Legal Description:
THE EAST 76.98 FEET OF LOT 22 AND THE WEST 65.66 FEET OF LOT 23, ALL IN BLOCK D,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 109, OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

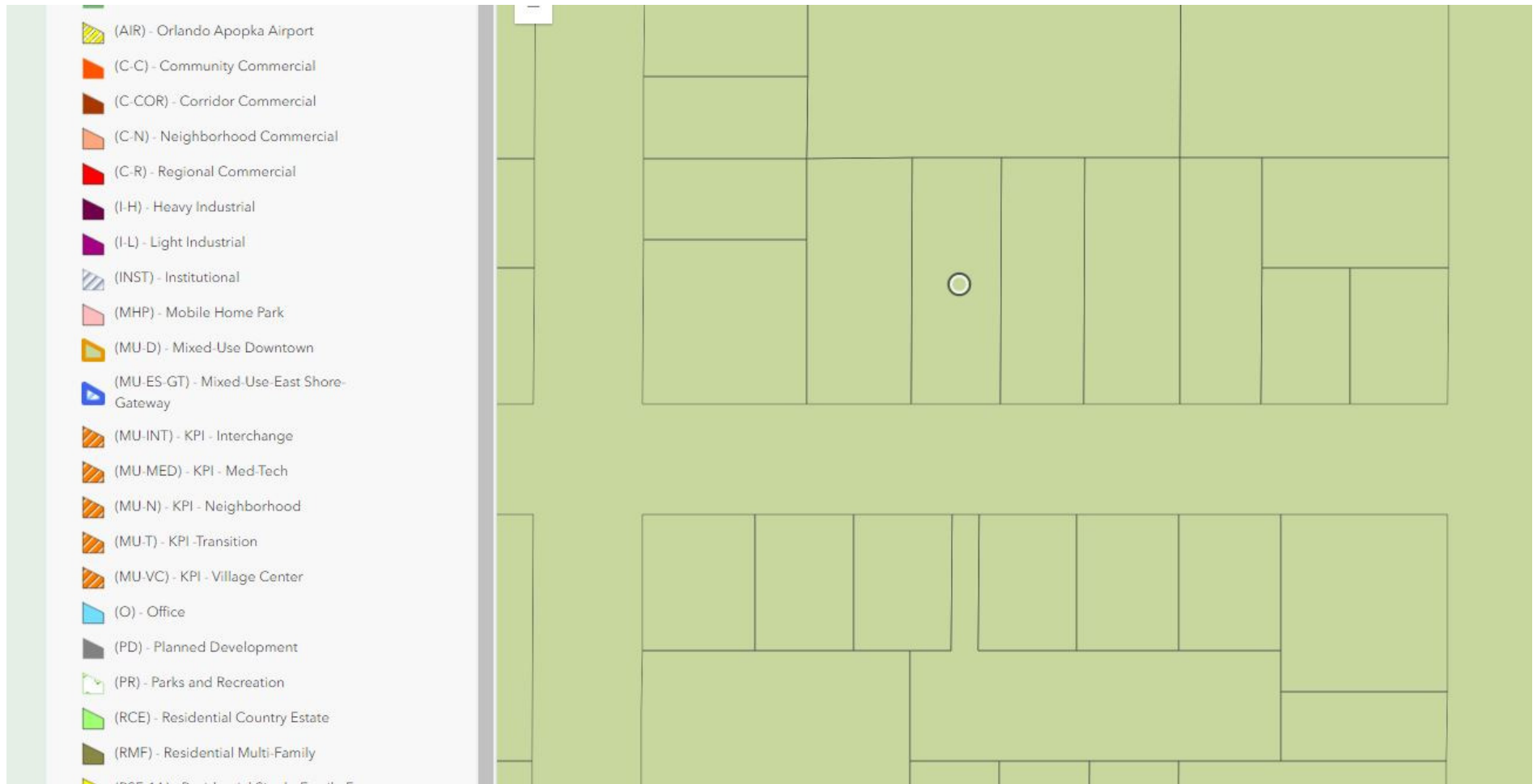
Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 09/24/2021.

CERTIFIED TO:
SFL PARTNERS LLC, A FLORIDA LLC; TITLE GUARANTY OF SOUTH FLORIDA, INC.; WESTCOR LAND TITLE
INSURANCE COMPANY



Note:
All Bearings Shown Hereon
are "ASSUMED"

Field Date: 11/05/24	Date Completed: 11/06/24	-Notes-	
Drawn By: BK	File Number: IS-136522	>Survey is Based upon the Legal Description Supplied by Client.	
-Legend-		>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	
		>Subject to any Easements and/or Restrictions of Record.	
C	- Calculated	>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".	
CB	- Centerline	>Building Ties are NOT to be used to reconstruct Property Lines.	
CM	- Concrete Block	>Fence Ownership is NOT determined.	
Conc.	- Concrete Monument	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
D	- Description	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
DE	- Drainage Easement	>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.	
Esmt.	- Easement	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
F.E.M.A.	- Federal Emergency Management Agency	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.	
FFE	- Finished Floor Elevation		
Fnd.	- Found	Patrick K. Ireland, P.S.M. 6637, L.B. 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.	
IP	- Iron Pipe		
L	- Length (Arc)	Ireland & Associates Surveying, Inc. 800 Currency Circle, Suite 1020 Lake Mary, FL 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165	
M	- Measured		
N&D	- Nail & Disk	FOR THE FIRM	
N.R.	- Non-Radial		
ORB	- Official Records Book	Graphic Scale 0' 15' 30' 60' Scale: 1"=30'	
P	- Plat		
P.B.	- Plat Book	S	
W	- Wood Fence		
PC	- Point of Curvature	N	
Pg.	- Page		
PI	- Point of Intersection	E	
P.O.B.	- Point of Beginning		
P.O.L.	- Point on Line	W	
PP	- Power Pole		
PRM	- Permanent Reference Monument	S	
PT	- Point of Tangency		
R	- Radius	W	
Rad.	- Radial		
R&C	- Rebar & Cap	E	
Rec.	- Recovered		
Rfd.	- Roofed	S	
Set	- Set 1/2" Rebar & Cap "LB 7623"		
Typ.	- Typical	W	
UE	- Utility Easement		
WM	- Water Meter	S	
Δ	- Delta (Central Angle)		
—O—	- Chain Link Fence	W	



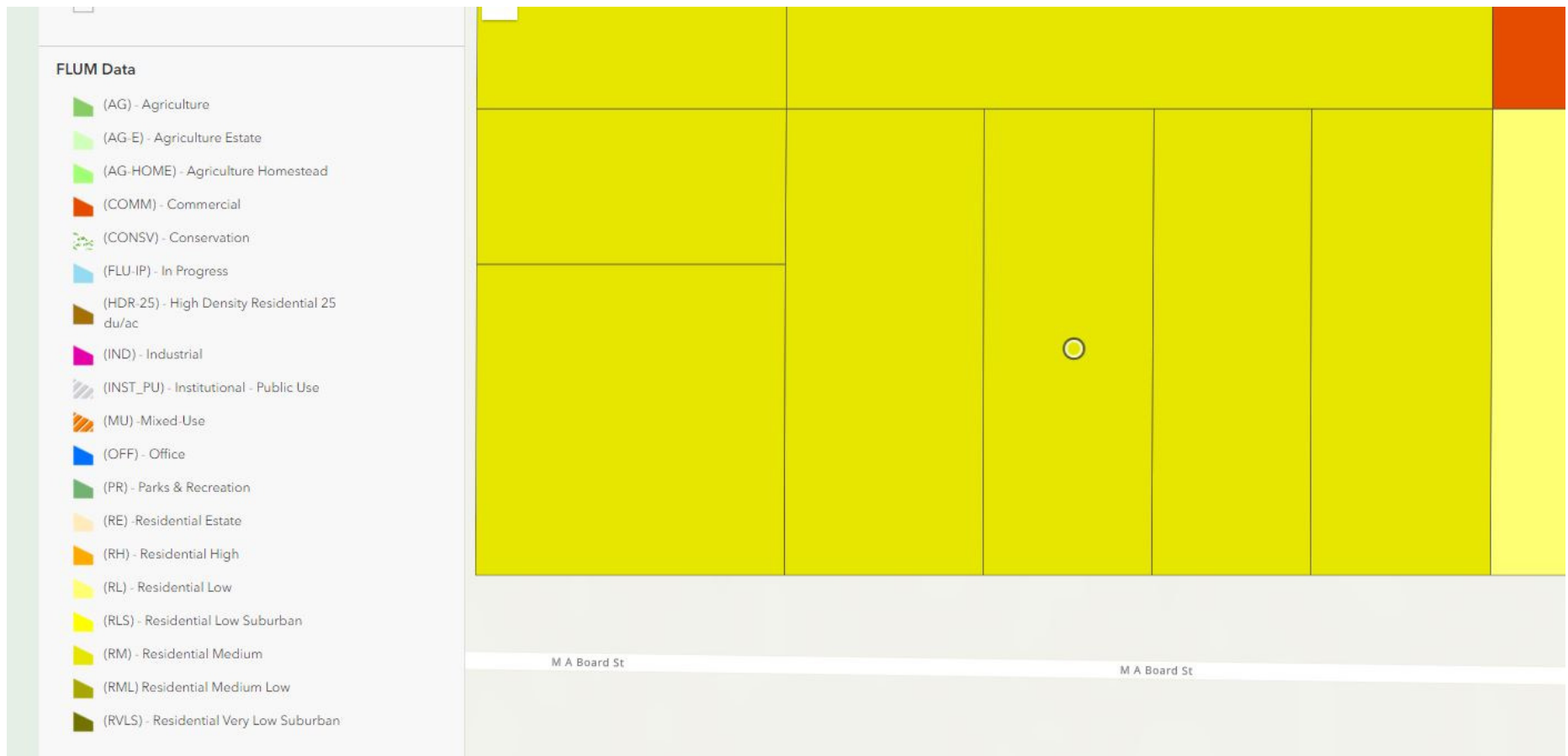
Zoning Map
Section 9, Township 21 S, Range 28 E
Apopka, Florida



True Engineering & Consulting, Corp
 3061 Seigneury Drive, Windermere, FL 34786
 T. (407) 920.6250
 amrgawad60@gmail.com

Due Diligence Report
 155 M A Board St
 Apopka, Florida, 32703

EXHIBIT
5



Future Land Use Map
Section 9, Township 21 S, Range 28 E
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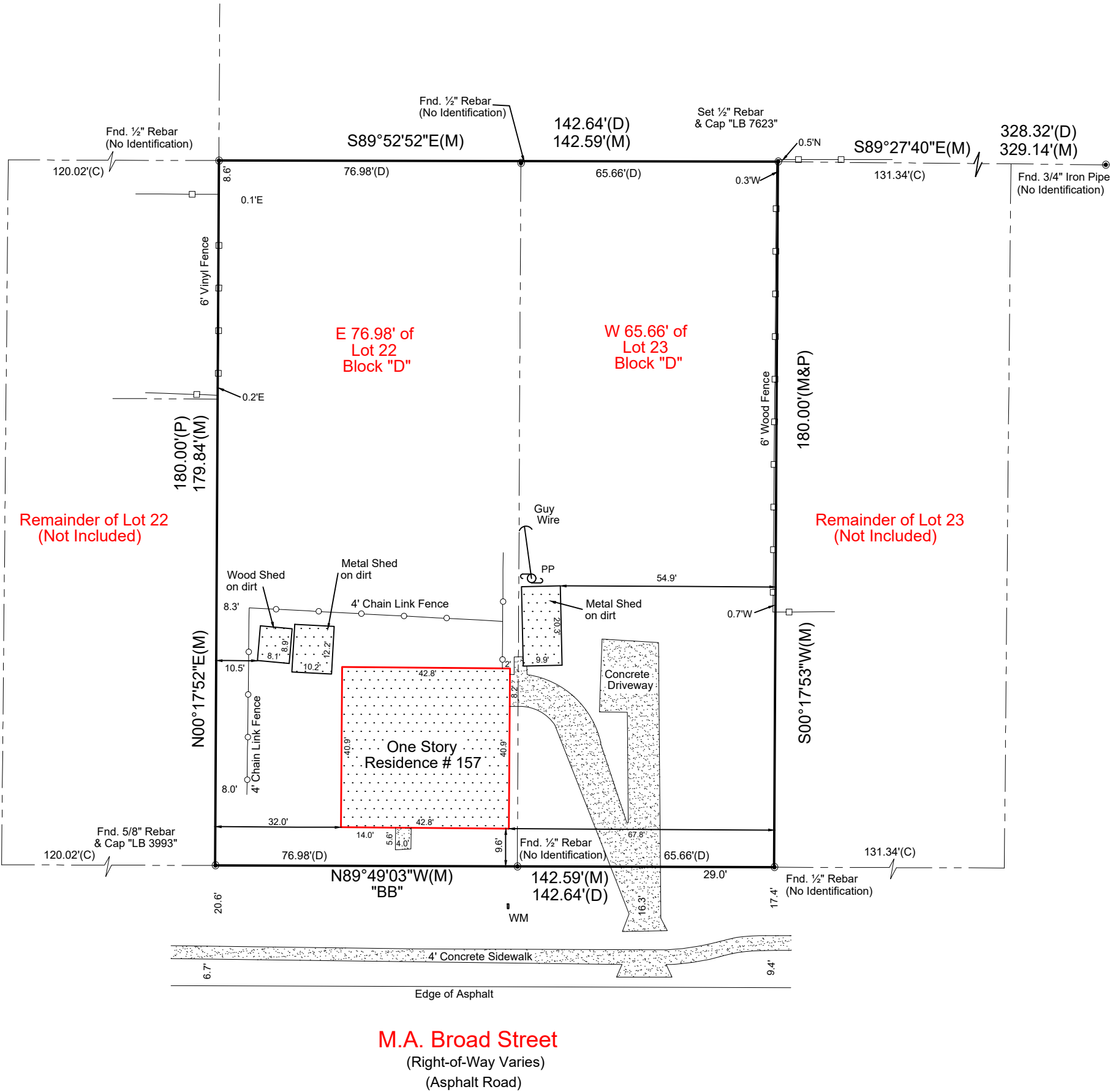
EXHIBIT
6

Boundary Survey

Legal Description:
THE EAST 76.98 FEET OF LOT 22 AND THE WEST 65.66 FEET OF LOT 23, ALL IN BLOCK D,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 109, OF THE
PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Flood Disclaimer:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 09/24/2021.

CERTIFIED TO:
SFL PARTNERS LLC, A FLORIDA LLC; TITLE GUARANTY OF SOUTH FLORIDA, INC.; WESTCOR LAND TITLE
INSURANCE COMPANY



Note:
All Bearings Shown Hereon
are "ASSUMED"

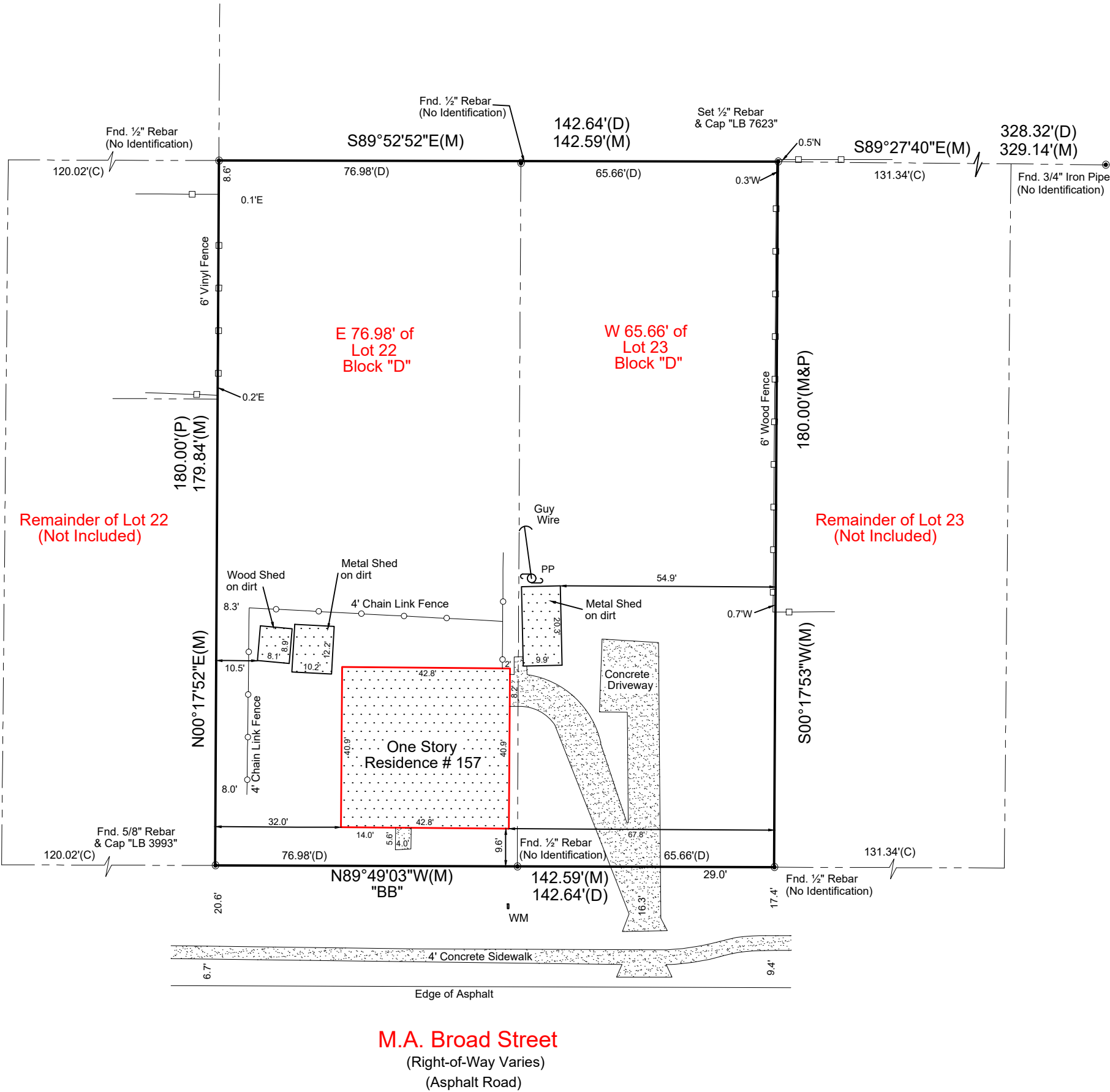
Field Date: 11/05/24	Date Completed: 11/06/24	-Notes-	
Drawn By: BK	File Number: IS-136522	>Survey is Based upon the Legal Description Supplied by Client.	
-Legend-		>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	
		>Subject to any Easements and/or Restrictions of Record.	
C	- Calculated	>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".	
CB	- Centerline	>Building Ties are NOT to be used to reconstruct Property Lines.	
CM	- Concrete Block	>Fence Ownership is NOT determined.	
Conc.	- Concrete Monument	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
D	- Description	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
DE	- Drainage Easement	>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.	
Esmt.	- Easement	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
F.E.M.A.	- Federal Emergency Management Agency	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.	
FFE	- Finished Floor Elevation		
Fnd.	- Found	Patrick K. Ireland, P.S.M. 6637, L.B. 7623 This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.	
IP	- Iron Pipe		
L	- Length (Arc)	Ireland & Associates Surveying, Inc. 800 Currency Circle, Suite 1020 Lake Mary, FL 32746 www.irelandsurveying.com Office-407.678.3366 Fax-407.320.8165	
M	- Measured		
N&D	- Nail & Disk	FOR THE FIRM	
N.R.	- Non-Radial		
ORB	- Official Records Book	Graphic Scale 0' 15' 30' 60' Scale: 1"=30'	
P	- Plat		
P.B.	- Plat Book	S	
W	- Wood Fence		
PC	- Point of Curvature	N	
Pg.	- Page		
PI	- Point of Intersection	E	
P.O.B.	- Point of Beginning		
P.O.L.	- Point on Line	W	
PP	- Power Pole		
PRM	- Permanent Reference Monument	S	
PT	- Point of Tangency		
R	- Radius	W	
Rad.	- Radial		
R&C	- Rebar & Cap	E	
Rec.	- Recovered		
Rfd.	- Roofed	S	
Set	- Set 1/2" Rebar & Cap "LB 7623"		
Typ.	- Typical	W	
UE	- Utility Easement		
WM	- Water Meter	S	
Δ	- Delta (Central Angle)		
—O—	- Chain Link Fence	W	

Boundary Survey

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Esmt.	- Easement	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
F.E.M.A.	- Federal Emergency Management Agency	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.	
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Typ.	- Typical		
UE	- Utility Easement		
WM	- Water Meter		
Δ	- Delta (Central Angle)		
—O—	- Chain Link Fence		

FLU AMENDMENT / REZONING APPLICATION

**155 M A BOARD ST
APOPKA, FL 32703**

PURPOSE OF FLU AMENDMENT

This statement is in response to the online application requirement for the purpose of this FLU amendment.

General Property Information:

Site Location/Address: 155 M A Board St, Apopka, Florida, 32703

Tax Parcel Number: 09-21-28-0196-40-233

Parcel Area: 0.27 acres

Jurisdiction: City of Apopka

Proposed development: New construction of single family units or Townhomes

Proposed density: 15 units per acre – 3 Townhome Units

[Exhibit 1](#) shows the location of this parcel in relation to other parcels, as per City of Apopka Property Appraisal office.

[Exhibit 2](#) shows the aerial view map of this parcel. [Exhibit 3](#) documents the property appraisal information.

CURRENT SURVEY

A boundary survey was provided and reviewed for this property. [Exhibit 4](#) documents a copy of this survey.

ZONING

CURRENT ZONING: MU-D MIXED USE DOWNTOWN DISTRICT

FUTURE LAND USE: VARIOUS USES INCLUDING HIGH DENSITY RESIDENTIAL

[Exhibit 5](#) documents City of Apopka Zoning Map.

DENSITY

CURRENT: 10 UNITS PER ACRE

PROPOSED: 15 UNITS PER ACRE

TOTAL AREA = 0.27 AC

TOTAL ALLOWED UNITS = $0.27 \times 15 = 4$ UNITS

TOTAL PROPOSED TOWNHOME UNITS = **3 UNITS**

[Exhibit 6](#) documents City of Apopka Future Land Use Map.

Purpose of the requested FLU Amendment

According to our discussions with City of Apopka zoning and Planning Department, the current zoning/future land use will allow for the proposed 3-unit townhome building, subject to filing a request to increase the density from 10 units per acre to 15 units per acre. This particular district of the zoning code, will NOT allow duplex buildings and splitting this lot will also NOT be allowed. As a result, the only possible option is to request the density increase to allow 3 units in one building.



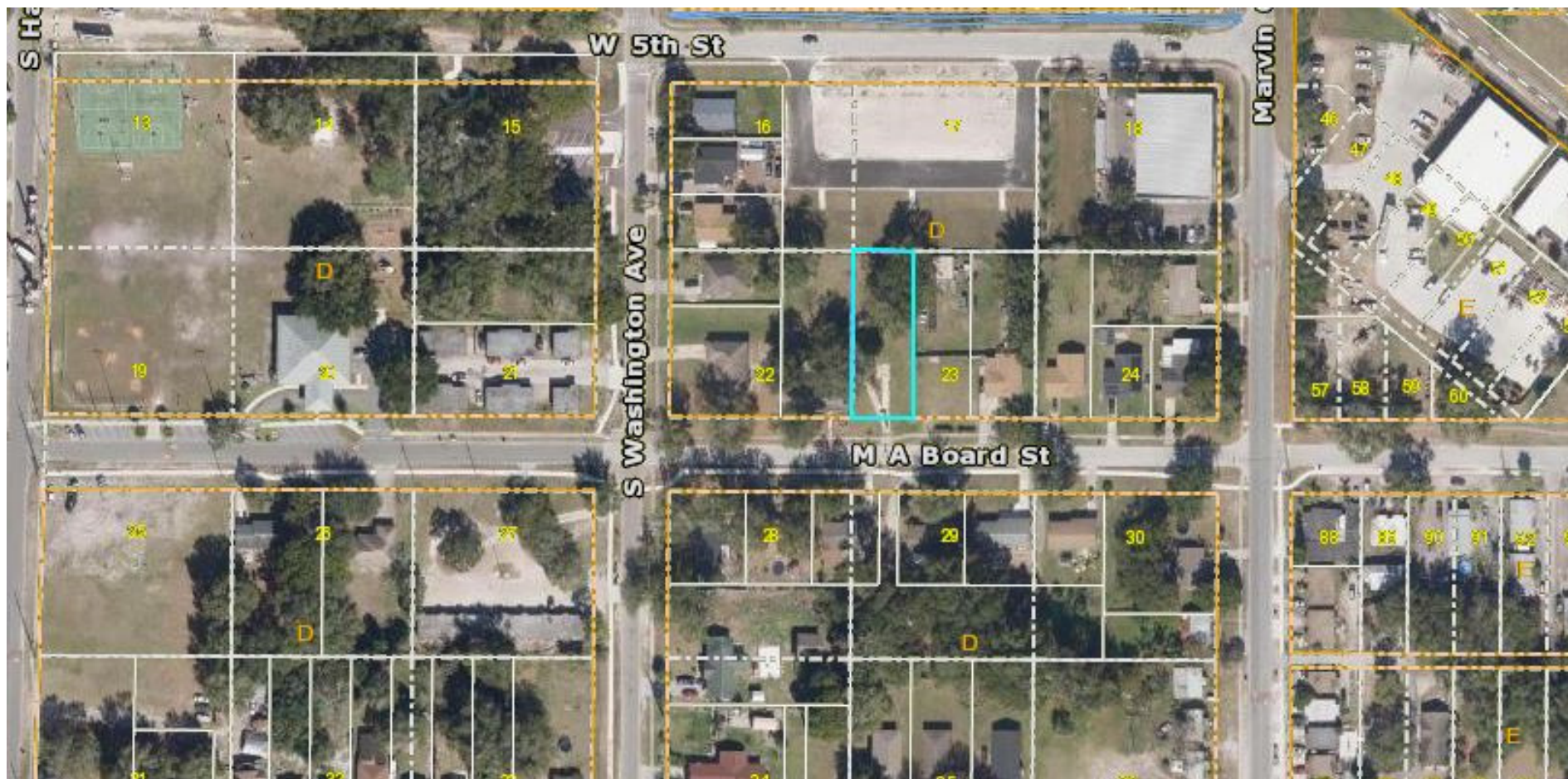
General Site Location
 Section 9, Township 21 S, Range 28 E
 Apopka, Florida



True Engineering & Consulting, Corp
 3061 Seignury Drive, Windermere, FL 34786
 T. (407) 920.6250
 amrgawad60@gmail.com

Due Diligence Report
 155 M A Board St
 Apopka, Florida, 32703

EXHIBIT
1



Aerial Map
 Section 9, Township 21 S, Range 28 E
 Apopka, Florida



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Due Diligence Report
 155 M A Board St
 Apopka, Florida, 32703

EXHIBIT
2

Property Record 21 28

1 6 4 233

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary as of 2/ 4/2 25

Property Name

155 M A Board St

Names

Sfl artners Llc

Municipality

A K - Apopka

Property Use

0001 - Vacant Residential

Mailing Address

1597 Sw 191St Ln
embroke ines, FL 33029-6152

Physical Address

155 M A Board St
Apopka, FL 32703

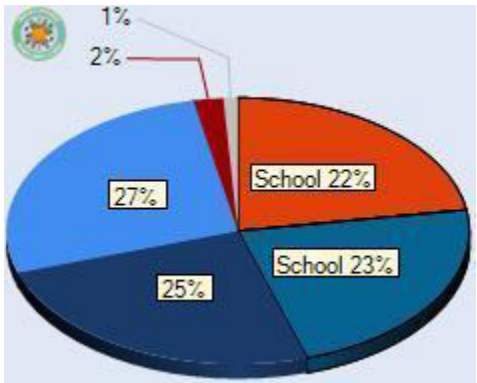
OR
OR
Code
Co e
For
Mobile
Phone



155 M A BOARD ST, APOPKA, FL 32703 9/7/2021 9:35 AM



M A BOARD ST, APOPKA, FL 32703 4/23/2019 9:31 AM



Value and Taxes

Historical Value and Tax Benefits

Tax Year	Val e	a	B il i g()	Feat re()	Market Val e	A e e Val e
2024	 	\$3 ,	+ \$	+ \$	= \$3 , (%)	\$21,780 (1 %)
2023	 	\$3 ,	+ \$	+ \$	= \$3 , (67%)	\$19,800 (1 %)
2022	 	\$18,	+ \$	+ \$	= \$18, (%)	\$18,000 (21%)
2021	 	\$18,	+ \$	+ \$	= \$18,	\$14,850

Tax Year	Be efit	Tax Savi g
2024	 	\$80
2023	 	\$94
2022		\$
2021	 	\$29

2024 Taxable Val e a Certifie Taxe

Taxi g A thority	A Val e	Exemptio	Tax Val e	Millage Rate	Taxe	%
Public Schools: By State Law (Rle)	\$3 ,	\$	\$3 ,	3.216 (1.36%)	\$96.48	24%
Public Schools: By Local Board	\$3 ,	\$	\$3 ,	3.248 (. %)	\$97.44	24%
Orange County (General)	\$21,78	\$	\$21,78	4.4347 (. %)	\$96.59	24%
City Of Apopka	\$21,78	\$	\$21,78	4.6876 (11.94%)	\$102.10	25%
Library - Operating Budget	\$21,78	\$	\$21,78	.3748 (. %)	\$8.16	2%
St Johns Water Management District	\$21,78	\$	\$21,78	.1793 (. %)	\$3.91	1%
				16.1404	\$404.68	

2024 No -A Valorem A e me t

evyi g A thority	A e me t De criptio	U it	Rate	A e me t
CITY OF APOPKA	APOPKA STORM - DRAINAGE - (4 7)7 3-1731	39.	\$1.	\$39.00
				\$39.00

Tax Savi g

2 25 Estimated Gross Tax Total: \$468.4

Your property taxes without exemptions would be \$488.78

Your ad-valorem property tax with exemptions is – \$429.4

Providing You A Savings Of = \$59.38

Property Feat re

Property De criptio

TOWN OF APOPKA A/1 9 THE W 65.66 FT OF LOT 23 IN BLK D

Total a Area

11,775 sqft (+/-) | .27 acres (+/-) GIS Calculated

a

Land Use Code	Zone	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0001 - Vacant Residential	APK-MU-D	1 Units	\$30,000.00	\$30,000	\$0.00	\$0

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Insurmen #	Block/Parcel	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
11/24/2024	\$100	20240697624	/	Special Warranty Deed			Vacant
11/22/2024	\$35,000	20240697622	/	Warranty Deed			Vacant
02/13/2021	\$100	20210139429	/	Quit Claim Deed			Vacant
12/20/2017	\$10,800	20180005556	/	Quit Claim Deed			Vacant
09/07/2017	\$3,100	20170495744	/	Tax Deed			Vacant
11/17/2014	\$24,700	20140623230	10846 / 1606	Quit Claim Deed - Multiple Parcels			Improved
08/14/2014	\$600	20140417607	10791 / 7630	Certificate Of Title - Multiple Parcels			Improved
08/25/2005	\$15,000	20050607770	08177 / 4645	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Insurmen #	Block/Parcel
3682 KINGS Canyon Dr	10/16/2034	\$269,400		Special Warranty Deed - Multiple Parcels	0/0	20240608955	/
3464 Major Oak Blvd	10/24/2029	\$348,000	\$232	Special Warranty Deed	3/2	20240621289	/
12644 Clear Sapph re Dr	10/21/2028	\$44,632	\$16	Special Warranty Deed	4/4	20240606586	/
1661 PINECLIFF Dr	11/24/2027	\$397,000	\$214	Special Warranty Deed	3/2	20240687922	/
10736 Buck Rd	12/22/2024	\$190,000		Warranty Deed	0/0	20240706601	/
3508 Douglas F r Dr	12/21/2024	\$548,400	\$237	Special Warranty Deed	3/2	20240725782	/
71 Overleaf Ln	12/20/2024	\$784,300	\$301	Special Warranty Deed	4/3	20240727396	/
Glover Ln	12/20/2024	\$77,500		Warranty Deed	0/0	20240727188	/
1321 Francis Ave	12/19/2024	\$155,000		Special Warranty Deed	0/0	20240727191	/
954 PONTI Emerson Blvd	12/19/2024	\$581,600	\$269	Warranty Deed	3/2	20240724762	/

Services for Location

TPP Access to Location

There are n TPP Acc unts ass ciated with this parcel.

Schoo s

Ap pka (High Sch l)

PrincipaLyle Heinz

Offic Phon407.905.5500

Grad s2023:

Ap pka (Middle Sch l)

PrincipaLisa James

Offic Phon407.884.2208

Grad s2023:

L vell (Elementary)

PrincipaMelissa Sarasty

Offic Phon407.884.2235

Grad s2023:

Uti iti s/S rvic s

E ctricDuke Energy

Wat rAp pka

R cyc ing (Thursday, Monday)Ap pka

Trash (Thursday, Monday)Ap pka

Yard Wast (Thursday)Ap pka

E ct d Officia s

County C mmissi nerChristine M re

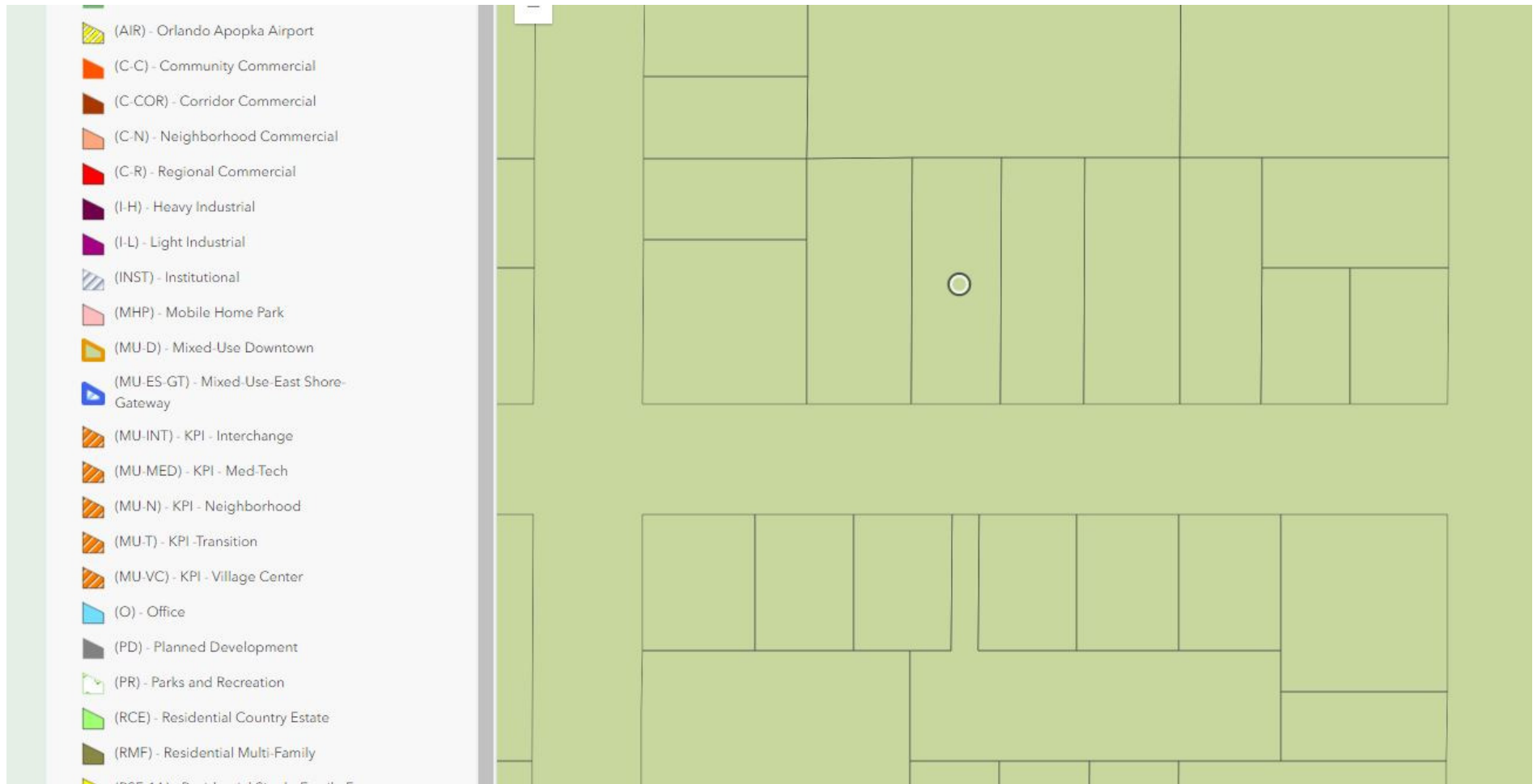
US RepresentativeDaniel Webster

Sch l B ard RepresentativeMelissa Byrd

State RepresentativeD ug Banks n

State SenateGeraldine F. "Geri" Th mps n

Orange County Pr perty AppraiserAmy Mercad



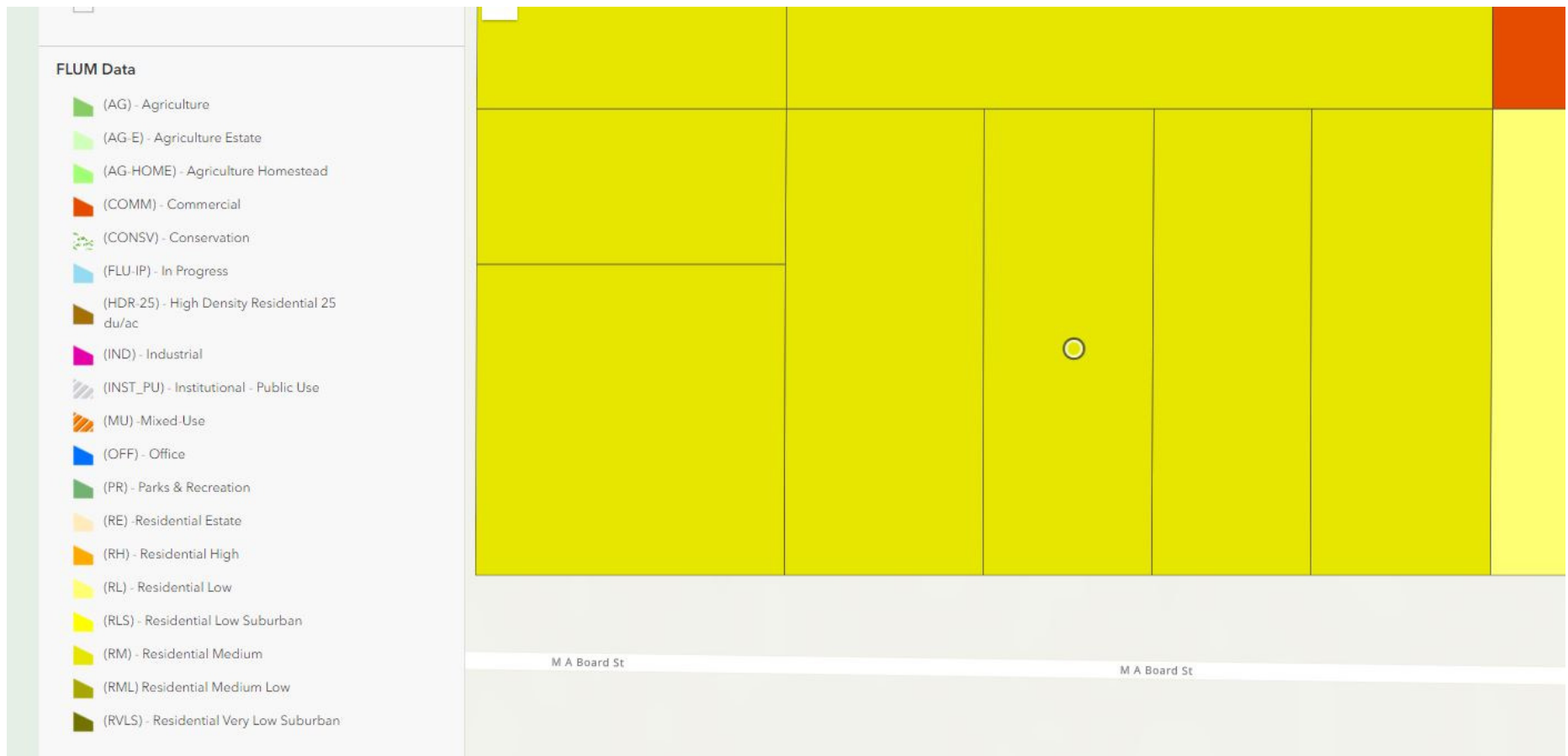
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EXHIBIT
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EXHIBIT
6

MAJOR DEVELOPMENT PLAN
FOR
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

C0.0	COVER
C1.0	GENERAL NOTES

C.00	COVER	
C.01	GENERAL NOTES	
C.11	ABBREVIATIONS & ACRONYMS	
C.12	OVERALL EXISTING CONDITIONS	
C.13	EXISTING CONSTRUCTION	
C.14	EXISTING CONSTRUCTION	
C.15	EXISTING CONSTRUCTION	
C.16	EXISTING CONSTRUCTION	
C.17	EXISTING CONSTRUCTION	
C.18	EXISTING CONSTRUCTION	
C.19	EXISTING CONSTRUCTION	
C.20	EXISTING CONSTRUCTION	
C.21	MASTIFF PLAN - PERMANENT	
C.22	OVERALL GEOMETRY	
C.23	GEOMETRY PLAN - 50'	
C.24	GEOMETRY PLAN - 50'	
C.25	GEOMETRY PLAN - 50'	
C.26	GEOMETRY PLAN - 50'	
C.27	GEOMETRY PLAN - 50'	
C.28	GEOMETRY PLAN - 50'	
C.29	DATA TABLES	
C.30	CROSS SECTIONS	
C.31	CROSS SECTIONS	
C.32	CROSS SECTIONS	
C.33	CROSS SECTIONS	
C.34	CROSS SECTIONS	
C.35	CROSS SECTIONS	
C.36	CROSS SECTIONS	
C.37	CROSS SECTIONS	
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C.98	CROSS SECTIONS	
C.99	CROSS SECTIONS	
C.100	CROSS SECTIONS	

[illegible]

WATKINS/NEWBEC CLAIMED CITY OF APOPKA 704/ 633-1100 CONTACT DIANA ALMOND/P.E. PHONE: (407) 783-1731	TELEPHONE CENTRAL 3220 NORTH GARDEN CONTACT BILL PHONE: (407) 783-1731	CABLE LAKE APOPKA NATURE CLUB 3220 NORTH GARDEN CONTACT MIMI PHONE: (407) 783-1731	POWER 3220 BURNETT DUNN CONTACT JESSIE PHONE: (407) 783-1731
SOLID WASTE COLLECTION CITY OF APOPKA 704/ 633-1100 CONTACT DIANA ALMOND/P.E. PHONE: (407) 783-1731	WATKINS/NEWBEC CLAIMED CITY OF APOPKA 704/ 633-1100 CONTACT DIANA ALMOND/P.E. PHONE: (407) 783-1731	CHARTER COMMUNICATIONS (A.K.A. SPECTRUM) 3767 S. AMERICAN HOLLOW/407 CONTACT TRACY POMSTOFF PHONE: (407) 332-8509	CHARTER COMMUNICATIONS (A.K.A. SPECTRUM) 3767 S. AMERICAN HOLLOW/407 CONTACT TRACY POMSTOFF PHONE: (407) 332-8509

SHEET 1 OF 69
NOT FOR CONSTRUCTION



QUESTION

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: JULY 15, 2024

[illegible][illegible][illegible][illegible]

THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS NOR
CONCLUSIONS OF THE NATIONAL BUREAU OF STANDARDS
AND IS NOT INTENDED TO BE USED FOR LEGAL PURPOSES
OR IN ANY MANNER THAT IMPLIES ENDORSEMENT BY
THE NATIONAL BUREAU OF STANDARDS

PROJECT TEAM:

APPLICANT FLORES
ASHFORD WORKS
CONTACT: DANE HAMILTON
10625 W. 11TH AVE.
LAKE WARE, FLORIDA 32746
PHONE: (407) 415-5383
EMAIL: DANE.HAMILTON@ASHFORDWORKS.COM

ENVIRONMENTAL CONSULTANT
BIO-TECH CONSULTING
ENVIRONMENTALIST: JOSEPH GALETTI
3000 N. W. 10TH AVE.
ORLANDO, FLORIDA 32803
PHONE: (407) 994-8969
EMAIL: JOSEPH.GALETTI@BIO-TECH.ORG

GEOTECHNICAL ENGINEER
ENGINEER: DEVO SURESHWAR, PH.D., P.E.
5300 ALHAMBRA DRIVE,
SUITE 200
ORLANDO, FLORIDA 32808
PHONE: (407) 290-3271
EMAIL: DEVO@VQOENGINE.COM

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
301 MAGNIE BOULEVARD, SUITE 205
ORLANDO, FLORIDA 32803
EMAIL: A.MANNA@TRAFFICMOBILITY.COM

ENGINEER
OSGNINCH@APPINNT.COM
APINCH, INC. LLC
ENGINEER OVYD SANCHEZ, P.E.
2221 LE ROAD, SUITE 27
ORLANDO, FLORIDA 32807
PHONE: (407) 966-5662
EMAIL: OSGNINCH@APPINNT.COM

SURVEYOR
JOHNSONS SURVEYING, INC.
SUITE 100
400 CROCS HARBOR PARKWAY
NASSAU, FLORIDA 32474
EMAIL: BARRY@SURVEYING.COM

SCALE: 1" = 500'

[illegible]

SCALE: 1" = 500'

[illegible]

SCALE: 1" = 2,000'

[illegible]

VICINITY MAP
SCALE: 1" = 2000'



AERIAL MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'



FEMA FLOOD MAP
SCALE: 1" = 2,000'

SHEET 3 OF 69
NOT FOR CONSTRUCTION

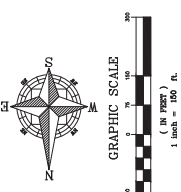


SCALE	1" = 150'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
PROJECT	ASH-014
CHECKED	L. CLASSON
SHEET	C1.2
DATE	5/29/2025

OVERALL EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPIAN ENGINEERING, L.L.C.
APPIANENGINEERING.COM • 407.960.5683
3001 Lake Nona Blvd., Suite 100, Lake Nona, FL 32157

REV	DATE	DESCRIPTION
001	05/29/2025	REVISED FOR APOPKA COMMENTS DATED 04/29/2025
002		
003		
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008		
009		
010		



EXISTING CONDITIONS SHOWN BASED ON
SURVEY PROVIDED BY:
JOHNSTON'S SURVEYING, INC.
10000 N. W. 10TH AVE., SUITE 100
DADE COUNTY, FL 33126
DATE OF FIELD SURVEY: 02/08/2024

SURVEYOR'S NOTES:

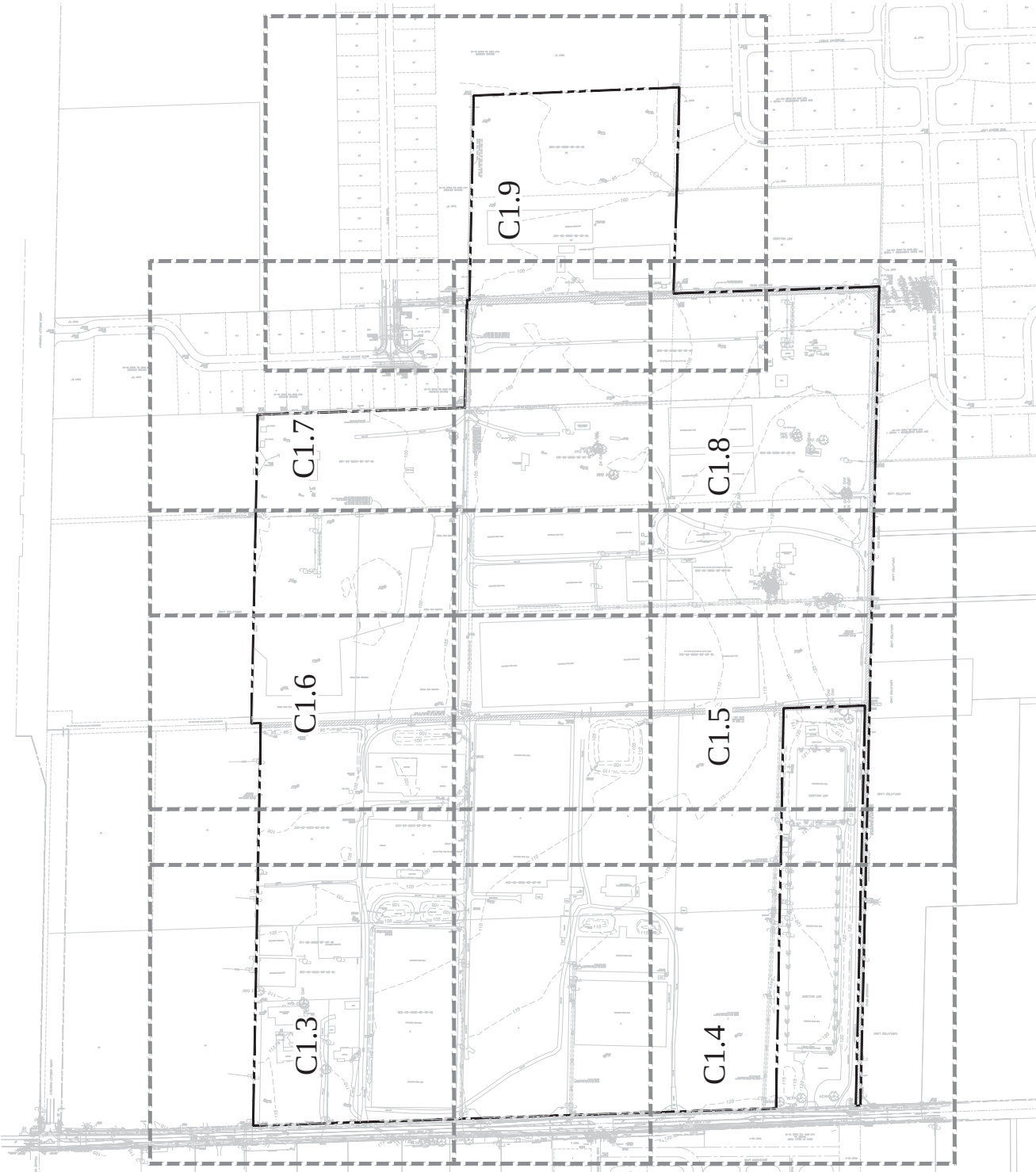
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83 1988 DATUM.
ELEVATIONS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE (NAD 83, 1990 ADJUSTMENT) AS DETERMINED FROM GLOBAL
POSITIONING SYSTEM (GPS).
EXISTING ELEVATIONS (FINISH) INFORMATION IS OBTAINED FROM FIELD MEASURED
DATA.
NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ROOF OVERHANGS HAVE
BEEN IDENTIFIED. THE SURVEYOR HAS NOT MADE A SEARCH OF THE PUBLIC RECORDS FOR
EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
REGISTERED PROFESSIONAL SURVEYOR.
ACCORDING TO THE FLORIDA INSURANCE RATE MAP NO. 120020000, A DATED JUNE
18, 2013, THE LAND AND THE IMPROVEMENTS AS SHOWN HEREON ARE NOT WITHIN
A FLOOD HAZARD AREA.
POINT ELEVATIONS WITH TWO DECIMAL PRECISION INDICATE FINISHED, CONCRETE
AND TOP OF MASONRY SURFACES. ONE DECIMAL PRECISION INDICATES NATURAL GROUND
AND TOP OF MASONRY SURFACES.
SEE SHEETS 2 AND 3 FOR BOUNDARY INFORMATION.
SEE SHEETS 4-12 FOR TOPOGRAPHIC INFORMATION.

ABBREVIATIONS

- 1. 1" = 150'
- 2. 1" = 150'
- 3. 1" = 150'
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LEGEND

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- 100. 1" = 150'



SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C1.3
DRAWN:	L. GRAHAM
DESIGNED:	O. SANCHEZ
CHECKED:	L. CLASSON
DATE:	5/29/2025

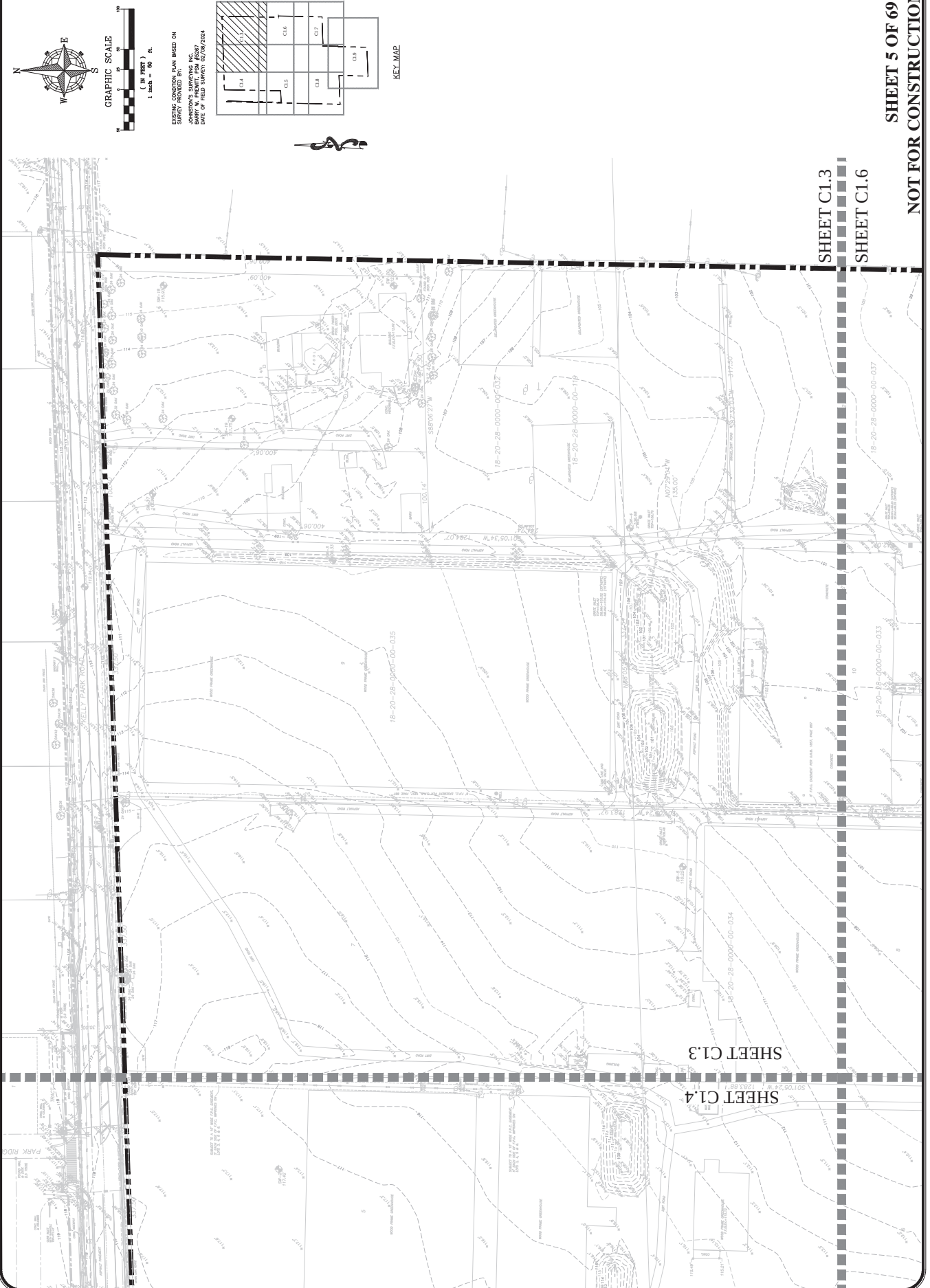
EXISTING CONDITIONS - NORTH EAST	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
----------------------------------	------------------------	--

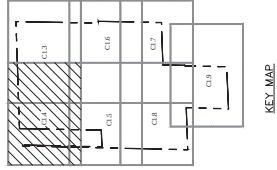
CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2021 TAM BOUL, SUITE 37, WESTON, FL 33412
OFFICE: 407.960.5868 • CELL: 407.960.5868 • FAX: 407.960.5868

[illegible]



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

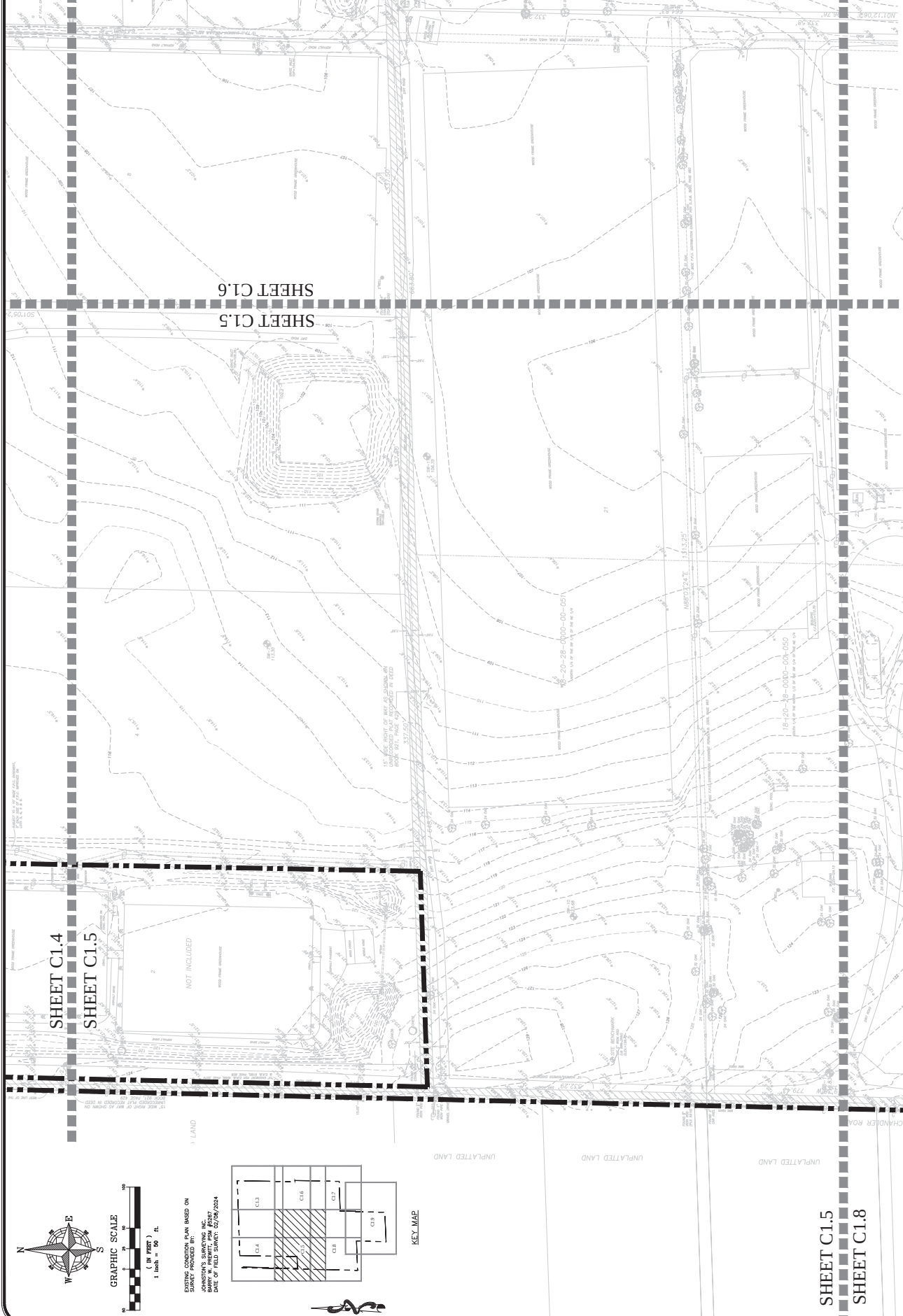


NG CONDITIONS - NORTHWEST	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
---------------------------	------------------------	--

[illegible]

DATE: 5/29/2025	SHEET: C1.5	CITY OF APOPKA, FLORIDA SPRINGHAVEN MAJOR DEVELOPMENT PLAN EXISTING CONDITIONS - WEST	
CHECKED: L. CLASSON	PROJECT: ASH-014	APPLIAN ENGINEERING L.L.C. APPLIANFL.COM • 407.960.5683	
DESIGNED: O. SANCHEZ	SCALE: 1" = 50'	CIVIL ENGINEERING LAND PLANNING NEW DATE: 05/27/2025 CITY OF APOPKA COMMENTS SHEET 05/27/2025 DESCRIPTION:	
DRAWN: L. GRAHAM		BY: _____ DATE: _____	

SHEET 7 OF 69
 NOT FOR CONSTRUCTION



SCALE	1" = 50'
DRAWN:	L. GRAHAM
DESIGNED:	O. SANCHEZ
CHECKED:	L. CLASSON
SHEET	ASH-014
C1.6	DATE: 5/29/2025

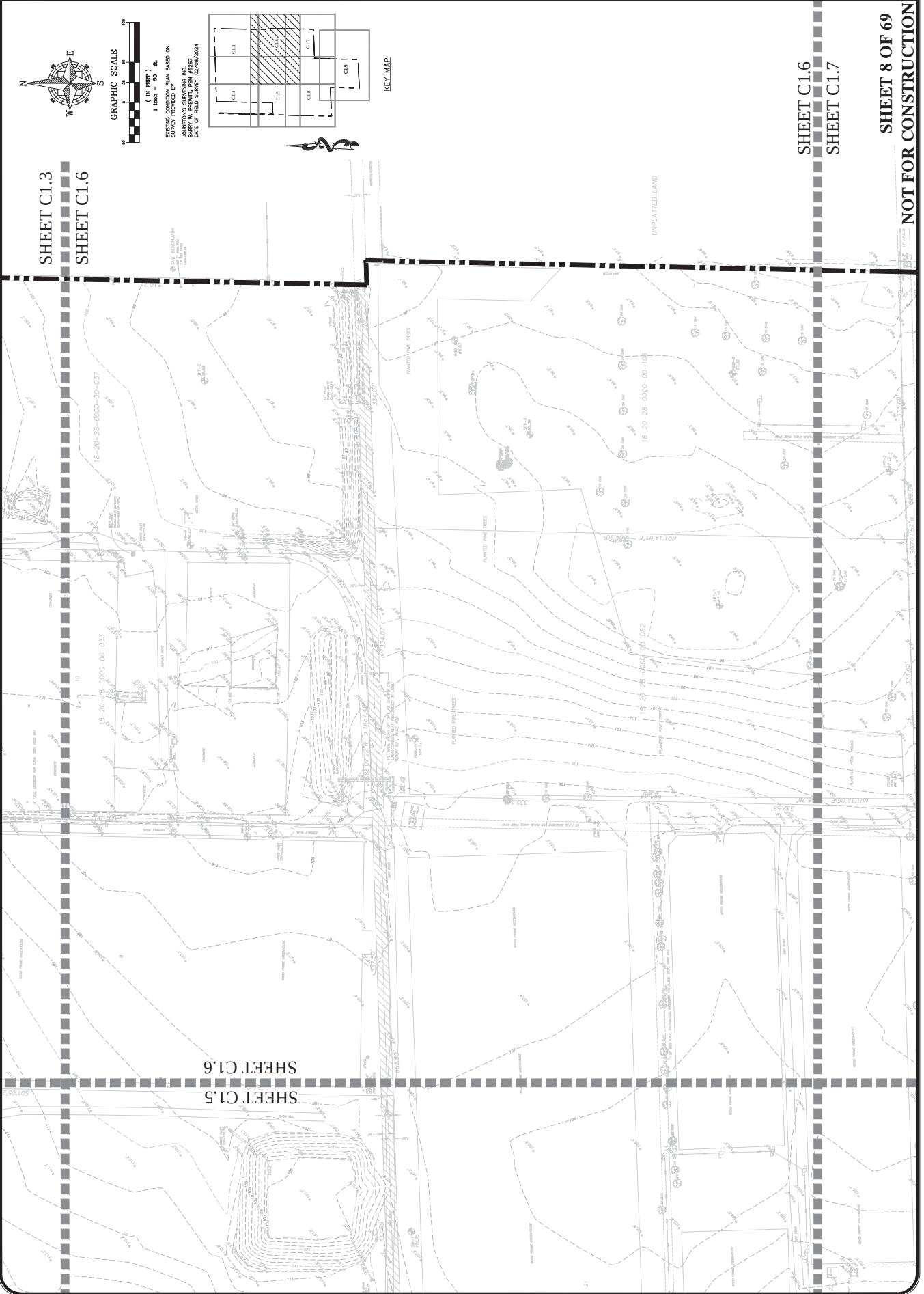
EXISTING CONDITIONS - EAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING

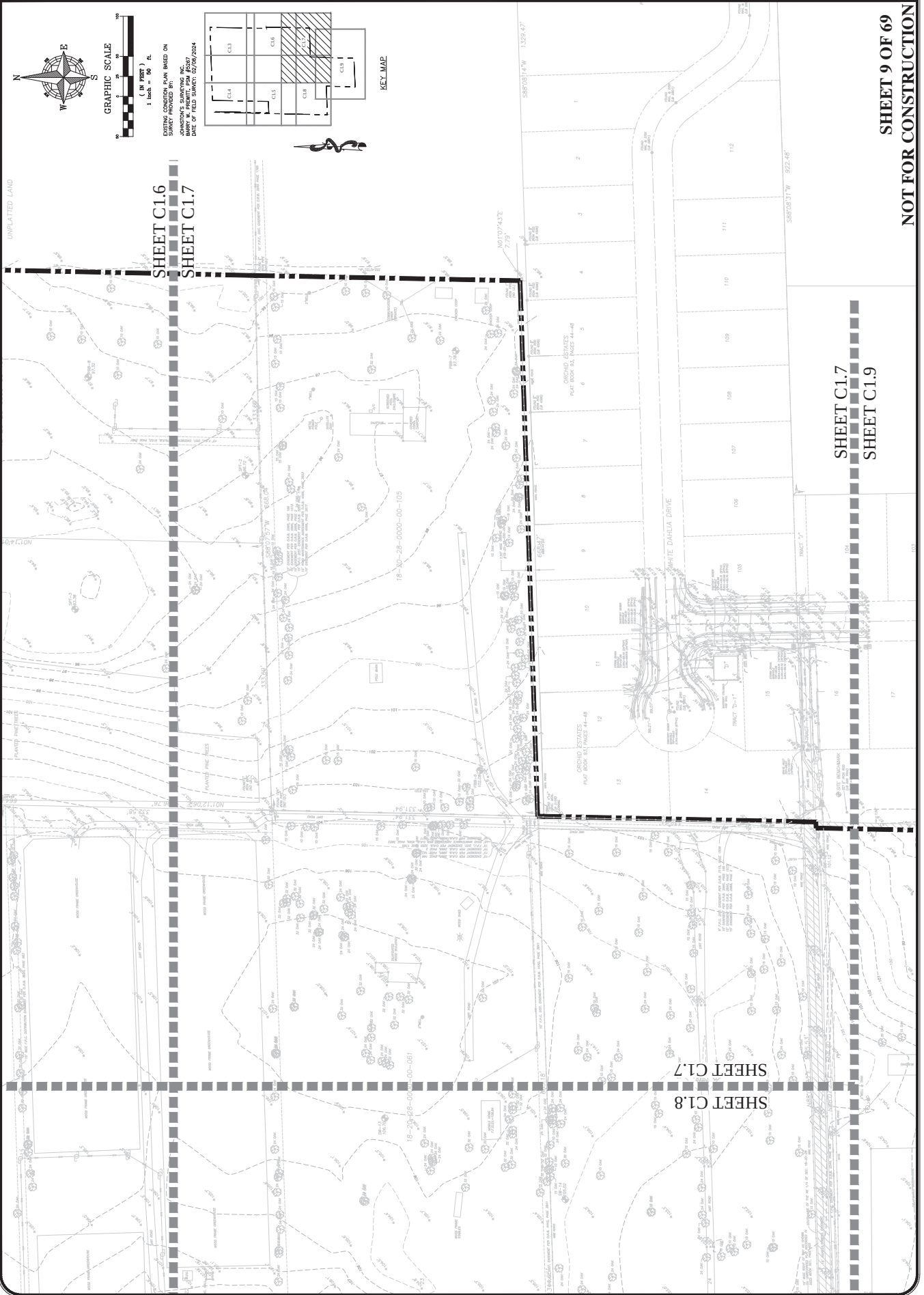
APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

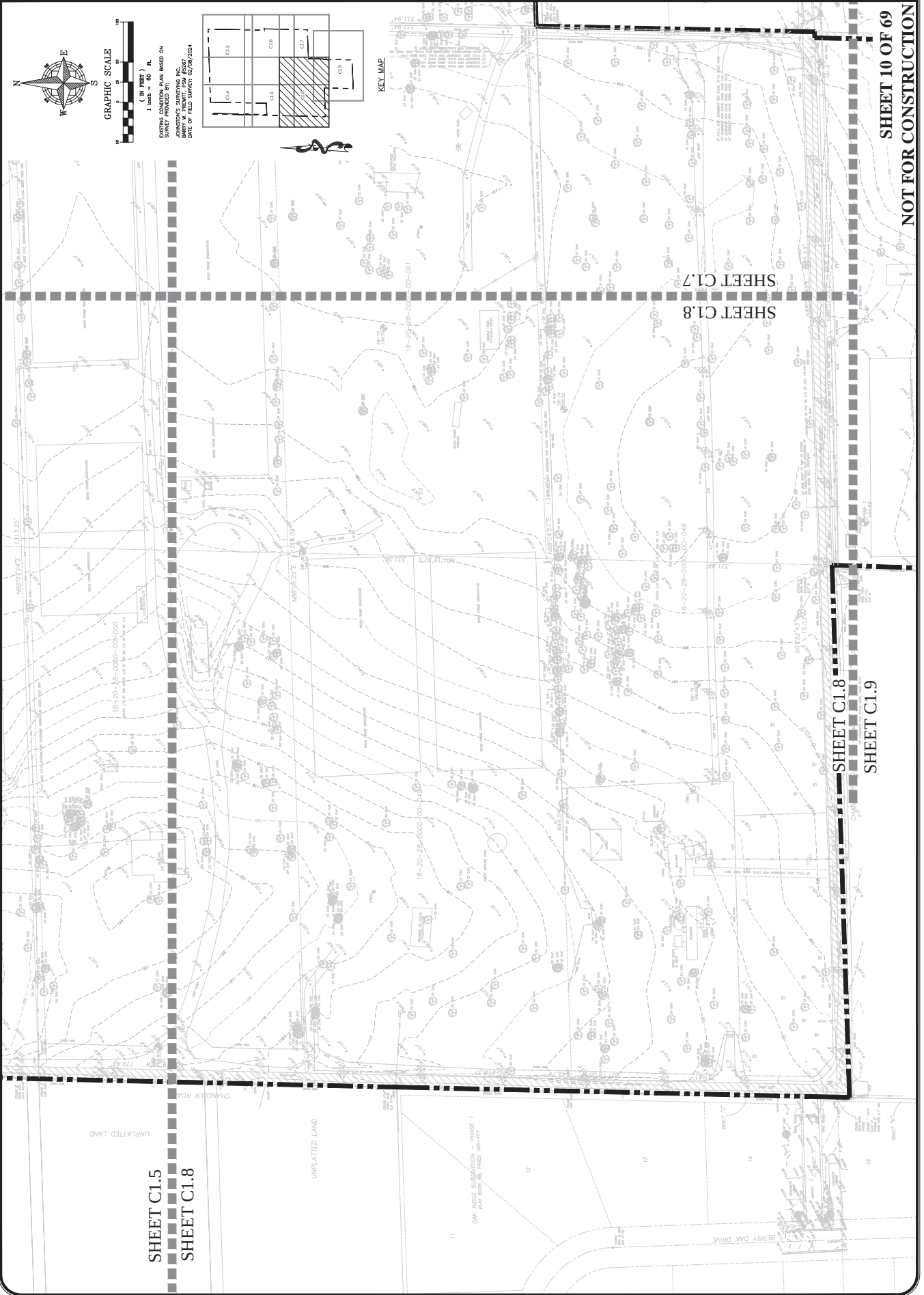
2221 LAW BOUL., SUITE 317, WESTON, FL 33391, 305.872.2789

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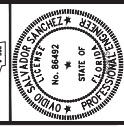
EXISTING CONDITIONS - SOUTHWEST	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
---------------------------------	------------------------	--

[illegible]

EXISTING CONDITIONS - SOUTHEAST	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
---------------------------------	------------------------	--

[illegible]

SHEET 11 OF 69
NOT FOR CONSTRUCTION

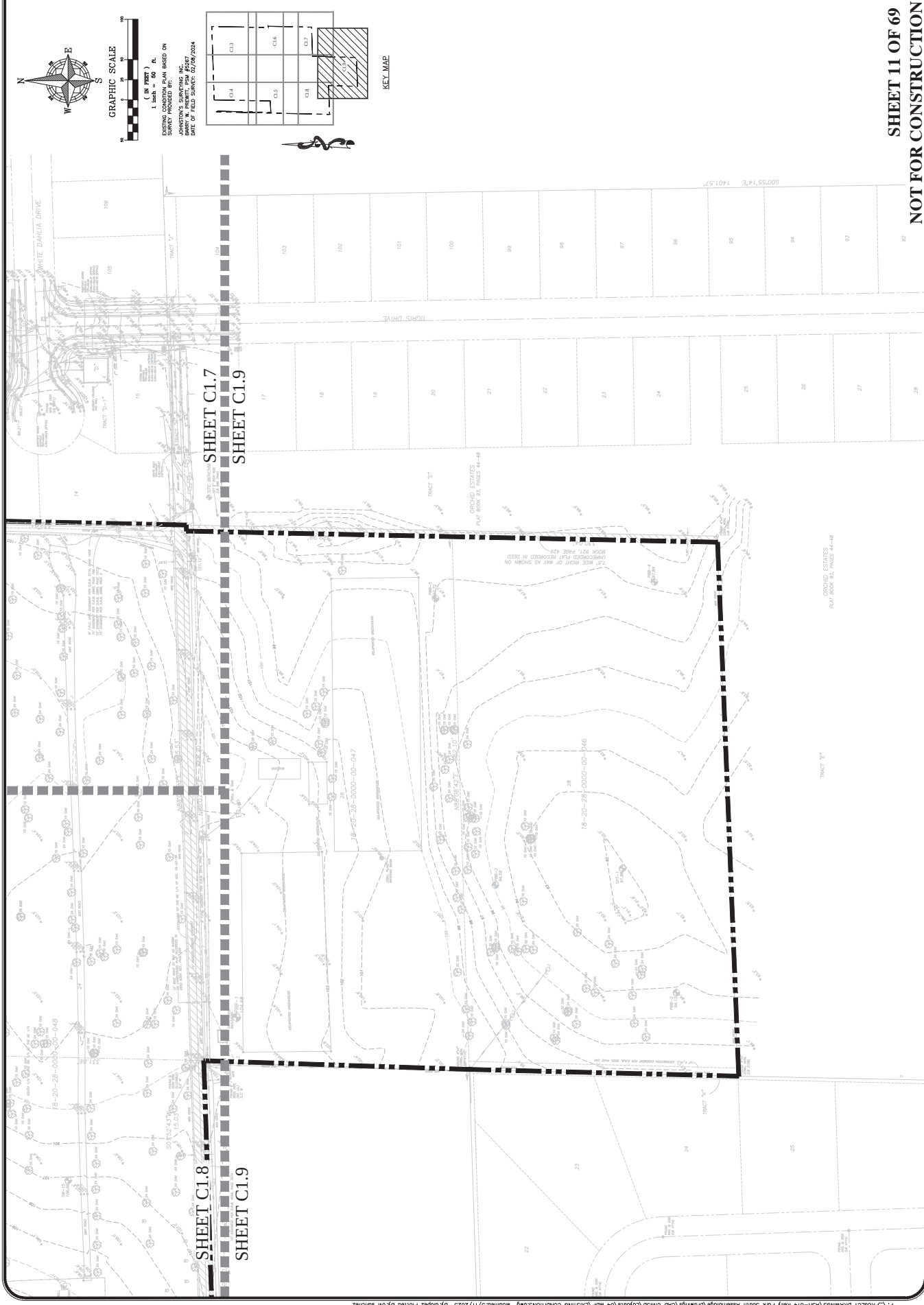


DATE:	5/29/2025
SHEET:	C1.9
CHECKED:	L. GRAHAM
L. CLASSON:	ASH-014
PROJECT:	MAJOR DEVELOPMENT PLAN
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM

EXISTING CONDITIONS - SOUTH
MAJOR DEVELOPMENT PLAN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING
APPLANENGINEERING LLC
APPLANENGINEERING.COM • 407.960.5683
2025 LAND DEVELOPMENT PLAN FOR THE CITY OF APOPKA, FLORIDA

REV	DATE	DESCRIPTION
001	05/29/2025	REVISED PER CITY OF APOPKA COMMENTS DATED 04/29/2025
002		
003		
BY		
004		

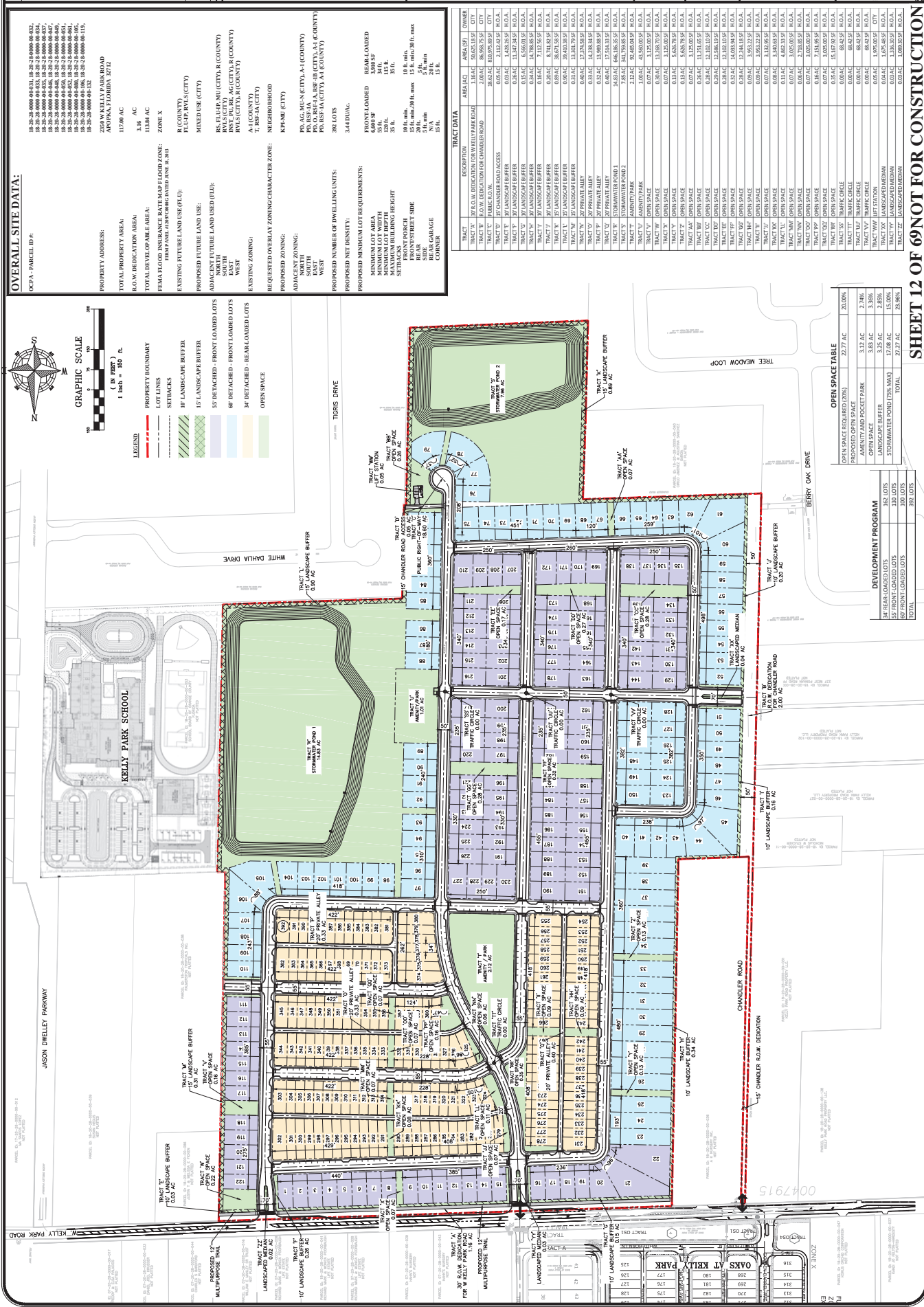




SCALE	1" = 150'
PROJECT	ASH-014
SHEET	L. CLASSON
C2.0	DATE: 5/29/2025

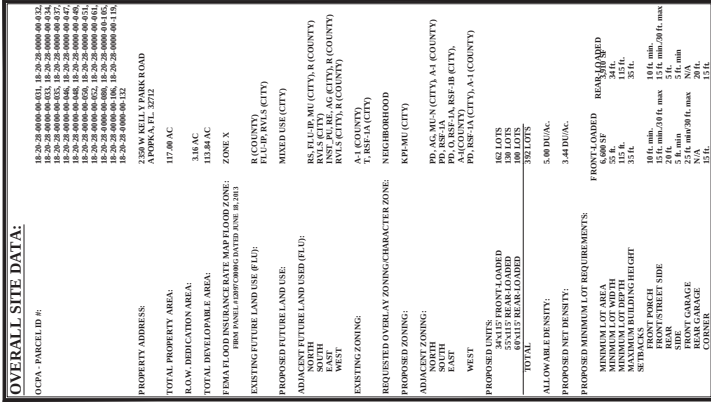
KPI-MIXED USE
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5668
2221 Lee Road, Suite 37, Weston, FL 33391
OFFICE OF APPIAN ENGINEERING LLC, 2221 LEE ROAD, SUITE 37, WESTON, FL 33391

[illegible]

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

04/03/2020	01/03/2020	03/03/2020	04/03/2020	05/03/2020	06/03/2020	07/03/2020	08/03/2020	09/03/2020	10/03/2020	11/03/2020	12/03/2020	13/03/2020	14/03/2020	15/03/2020	16/03/2020	17/03/2020	18/03/2020	19/03/2020	20/03/2020	21/03/2020	22/03/2020	23/03/2020	24/03/2020	25/03/2020	26/03/2020	27/03/2020	28/03/2020	29/03/2020	30/03/2020	31/03/2020	01/04/2020	02/04/2020	03/04/2020	04/04/2020	05/04/2020	06/04/2020	07/04/2020	08/04/2020	09/04/2020	10/04/2020	11/04/2020	12/04/2020	13/04/2020	14/04/2020	15/04/2020	16/04/2020	17/04/2020	18/04/2020	19/04/2020	20/04/2020	21/04/2020	22/04/2020	23/04/2020	24/04/2020	25/04/2020	26/04/2020	27/04/2020	28/04/2020	29/04/2020	30/04/2020	01/05/2020	02/05/2020	03/05/2020	04/05/2020	05/05/2020	06/05/2020	07/05/2020	08/05/2020	09/05/2020	10/05/2020	11/05/2020	12/05/2020	13/05/2020	14/05/2020	15/05/2020	16/05/2020	17/05/2020	18/05/2020	19/05/2020	20/05/2020	21/05/2020	22/05/2020	23/05/2020	24/05/2020	25/05/2020	26/05/2020	27/05/2020	28/05/2020	29/05/2020	30/05/2020	31/05/2020	01/06/2020	02/06/2020	03/06/2020	04/06/2020	05/06/2020	06/06/2020	07/06/2020	08/06/2020	09/06/2020	10/06/2020	11/06/2020	12/06/2020	13/06/2020	14/06/2020	15/06/2020	16/06/2020	17/06/2020	18/06/2020	19/06/2020	20/06/2020	21/06/2020	22/06/2020	23/06/2020	24/06/2020	25/06/2020	26/06/2020	27/06/2020	28/06/2020	29/06/2020	30/06/2020	01/07/2020	02/07/2020	03/07/2020	04/07/2020	05/07/2020	06/07/2020	07/07/2020	08/07/2020	09/07/2020	10/07/2020	11/07/2020	12/07/2020	13/07/2020	14/07/2020	15/07/2020	16/07/2020	17/07/2020	18/07/2020	19/07/2020	20/07/2020	21/07/2020	22/07/2020	23/07/2020	24/07/2020	25/07/2020	26/07/2020	27/07/2020	28/07/2020	29/07/2020	30/07/2020	31/07/2020	01/08/2020	02/08/2020	03/08/2020	04/08/2020	05/08/2020	06/08/2020	07/08/2020	08/08/2020	09/08/2020	10/08/2020	11/08/2020	12/08/2020	13/08/2020	14/08/2020	15/08/2020	16/08/2020	17/08/2020	18/08/2020	19/08/2020	20/08/2020	21/08/2020	22/08/2020	23/08/2020	24/08/2020	25/08/2020	26/08/2020	27/08/2020	28/08/2020	29/08/2020	30/08/2020	31/08/2020	01/09/2020	02/09/2020	03/09/2020	04/09/2020	05/09/2020	06/09/2020	07/09/2020	08/09/2020	09/09/2020	10/09/2020	11/09/2020	12/09/2020	13/09/2020	14/09/2020	15/09/2020	16/09/2020	17/09/2020	18/09/2020	19/09/2020	20/09/2020	21/09/2020	22/09/2020	23/09/2020	24/09/2020	25/09/2020	26/09/2020	27/09/2020	28/09/2020	29/09/2020	30/09/2020	01/10/2020	02/10/2020	03/10/2020	04/10/2020	05/10/2020	06/10/2020	07/10/2020	08/10/2020	09/10/2020	10/10/2020	11/10/2020	12/10/2020	13/10/2020	14/10/2020	15/10/2020	16/10/2020	17/10/2020	18/10/2020	19/10/2020	20/10/2020	21/10/2020	22/10/2020	23/10/2020	24/10/2020	25/10/2020	26/10/2020	27/10/2020	28/10/2020	29/10/2020	30/10/2020	31/10/2020	01/11/2020	02/11/2020	03/11/2020	04/11/2020	05/11/2020	06/11/2020	07/11/2020	08/11/2020	09/11/2020	10/11/2020	11/11
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[illegible]

OPEN SPACE TABLE			
OPEN SPACE REQUIRED (20%)		22.77 AC	20.00%
PROPOSED OPEN SPACE			
AMENITY AND POCKET PARK		3.12 AC	2.74%
OPEN SPACE		3.71 AC	3.26%
LANDSCAPE BUFFER		3.25 AC	2.85%
STORMWATER POND (75% MAX)		17.01 AC	14.94%
TOTAL		27.09 AC	23.79%

SHEET 16 OF 69
NOT FOR CONSTRUCTION

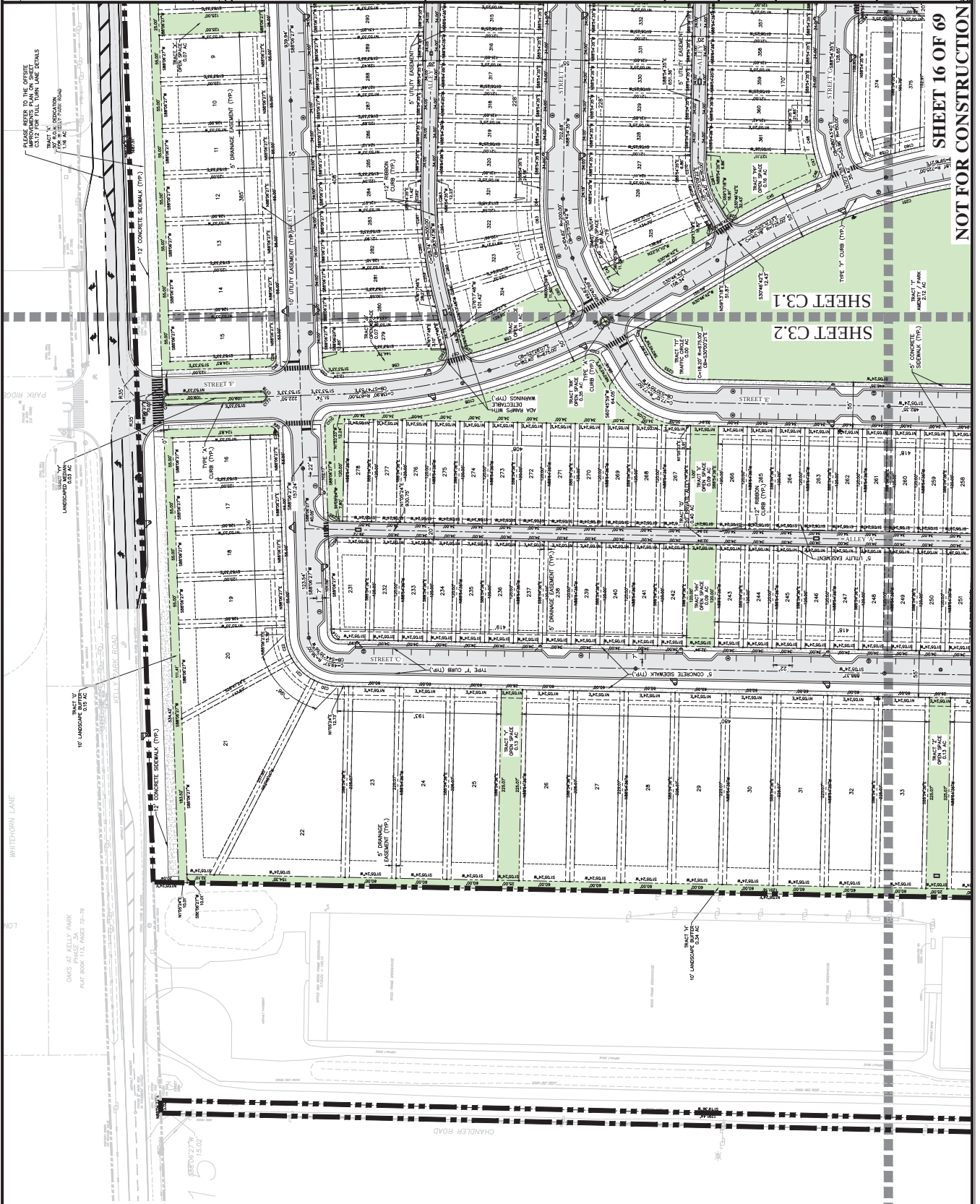


DATE:	5/29/2025
SHEET:	C3.2
CHECKED:	L. GRAHAM
CLASS:	ASH-014
PROJECT:	O. SANCHEZ
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM

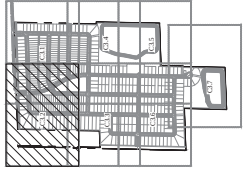
GEOMETRY PLAN - SOUTHEAST
SPRINGDAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.L.C.
APPLAN.COM • 407.960.5683
3821 LAKE MONTESSIE, APOPKA, FLORIDA 32017

REV:	DATE:	DESCRIPTION:
001	05/29/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
002		
003		



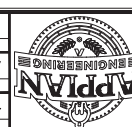
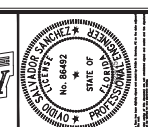
SHEET C3.2
SHEET C3.3



KEY MAP



SHEET 19 OF 69
NOT FOR CONSTRUCTION



DATE:	5/29/2025
SHEET:	C3.5
CHECKED:	L. CLASSON
PROJECT:	ASH-014
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM
SCALE:	1" = 50'

GEOMETRY PLAN - SOUTHWEST
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.L.C.
APPLANFL.COM • 407.960.5683
2021 L.A. 26383.55, 2024 L.A. 26383.55, 2024 L.A. 26383.55
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION
001	05/29/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
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SHEET 20 OF 69
NOT FOR CONSTRUCTION

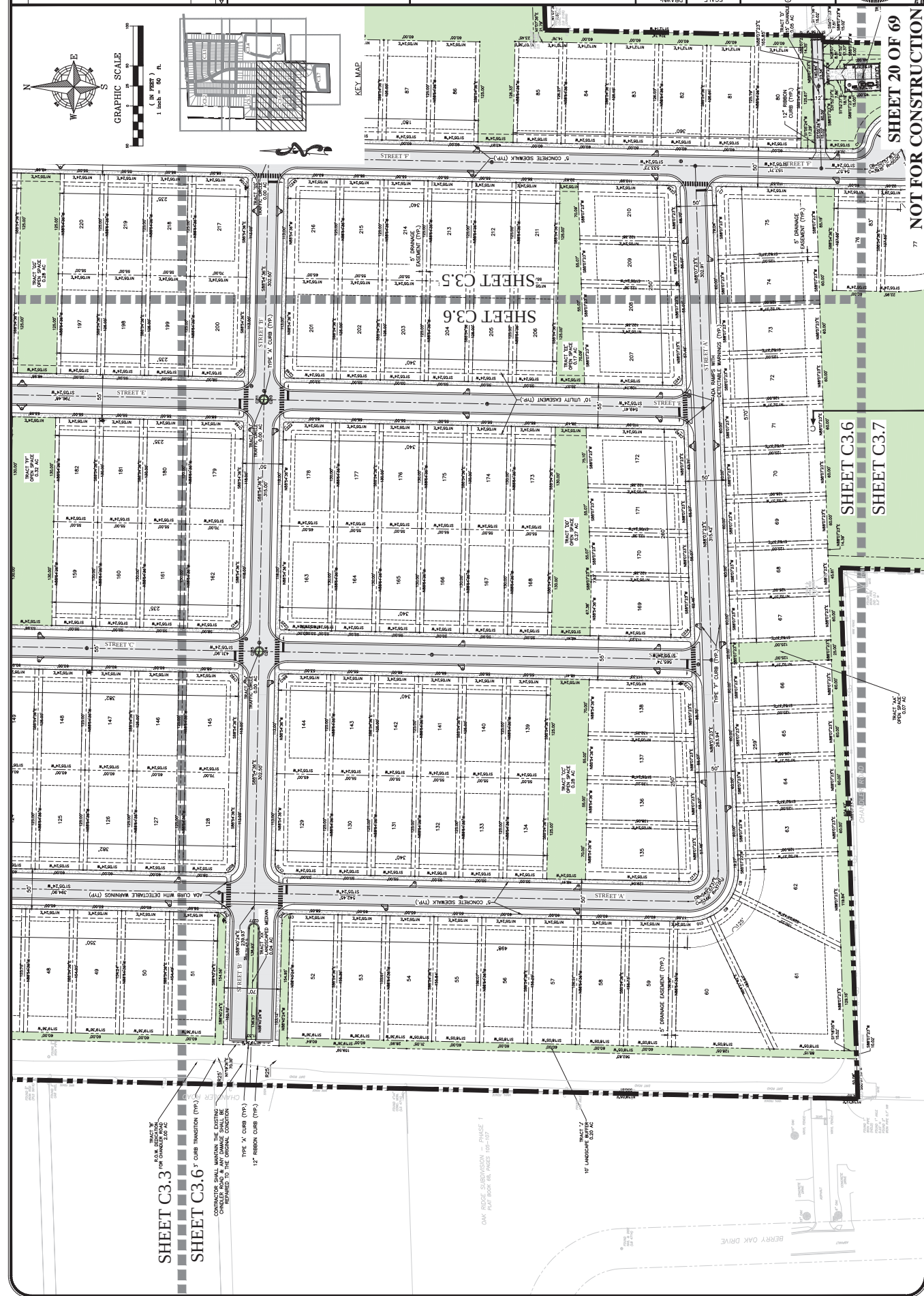


SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
CHECKED	O. SANCHEZ
PROJECT	ASH-014
SHEET	C3.6
DATE	5/29/2025

GEOMETRY PLAN - SOUTHEAST
MAJOR DEVELOPMENT PLAN
SPRINGDAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, LLC
CIVIL ENGINEERING & LAND PLANNING
APPLAN.COM • 407.960.5683
3001 LA BARRICADE, SUITE 200, APOPKA, FLORIDA 32703

REV	DATE	DESCRIPTION
01	04/17/2025	CITY OF APOPKA COMMENTS DATED 04/17/2025
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SHEET C3.3
12" RIBBON CURB (TYP.)

SHEET C3.6
12" RIBBON CURB (TYP.)

CONTRACTOR SHALL MAINTAIN THE EXISTING
CHANDLER ROAD & ANY DAMAGE SHALL BE
REPAIRED TO THE ORIGINAL CONDITION

12" RIBBON CURB (TYP.)

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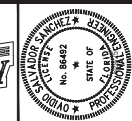
12" RIBBON CURB (TYP.)

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SHEET 21 OF 69
NOT FOR CONSTRUCTION

ORCHARD ESTATES
PLAT BOOK 51, PAGES 44-48

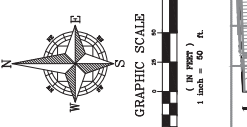
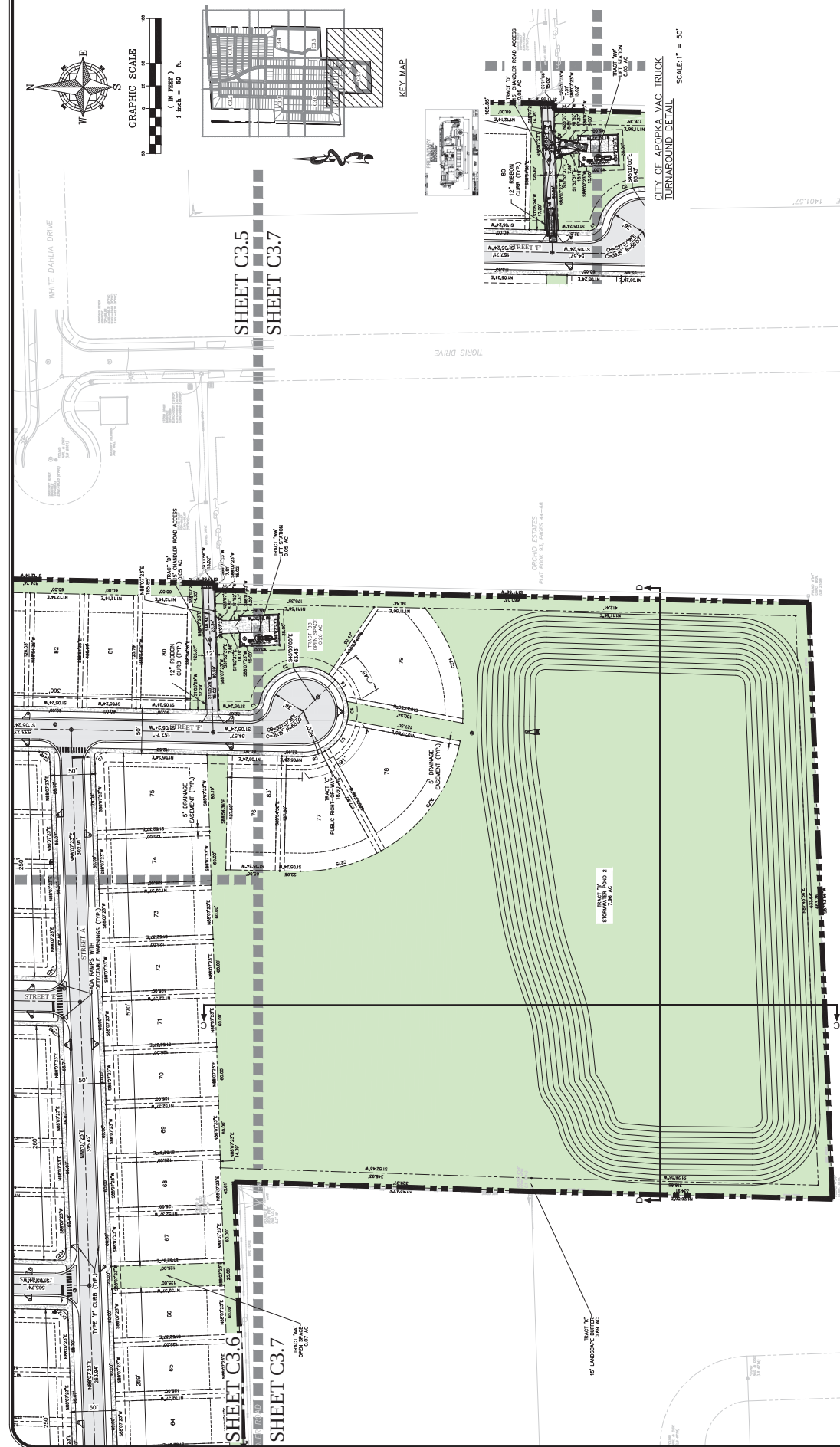


SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
PROJECT	ASH-014
CHECKED	L. CLASSON
DATE	5/29/2025

GEOMETRY PLAN - SOUTH
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING
APPLAN ENGINEERING LLC
APPLANFL.COM • 407.960.5868
12251 LANE 100, SUITE 200, APOPKA, FLORIDA 32112

REV	DATE	DESCRIPTION
001	04/21/2025	CITY OF APOPKA COMMENTS DATED 04/21/2025
002		
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BY		



SHEET C3.5
SHEET C3.7

SHEET C3.6
SHEET C3.7

CURVE TABLES
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC

APPIANFL.COM • 407.960.5868

2221 TOWN ROAD, SUITE 217, WILMINGTON, MASSACHUSETTS 01980

STATE OF MASSACHUSETTS | REGISTERED PROFESSIONAL LAND PLANNING

[illegible]

Curve Table				
Curve #	Chord Length	Chord Direction	Radius	
C225	18.85	S48°02'24"W	12.00'	
C232	19.47	S45°23'37"E	12.00'	
C234	19.47	S45°23'37"E	12.00'	
C240	18.23	16.53°	12.00'	
C245	18.85	N43°54'36"W	12.00'	
C246	18.85	S46°05'24"W	12.00'	
C247	19.47	S45°23'37"E	12.00'	
C248	18.23	S45°23'37"E	12.00'	
C250	18.87	N46°02'37"E	12.00'	
C251	385.24	N43°53'55"W	688.00'	
C253	18.53	16.74°	12.00'	
C255	52.08	S30°55'41"W	50.00'	
C257	13.35	S30°54'36"E	8.50'	
C258	6.46	17°39'33"E	510.00'	
C259	34.44	34.44°	510.00'	
C260	34.15	N62°48'35"E	510.00'	
C261	34.02	N69°38'21"E	510.00'	
C262	22.61	N89°26'12"E	510.00'	
C263	26.05	S89°41'50"W	480.00'	
C264	48.77	S95°11'30"W	480.00'	
C265	49.01	48.89°	579°28'35"W	480.00'
C266	2.69	2.69°	579°27'31"W	480.00'
C267	55.62	S76°52'35"E	100.00'	
C268	17.30	17.28°	N83°21'04"E	120.00'
C269	22.07	22.04°	N72°44'38"E	120.00'
C270	27.38	27.32°	N64°33'16"E	120.00'

Curve Table				
Curve #	Curve	Chord Length	Chord Direction	Radius
C27	14.62	12.86	N36°50'37"E	8.50'
C28	44.63	44.63	N6°09'22"W	300.00'
C29	52.05	52.05	S97°04'30"E	1000.00'
C30	13.35	12.02	S43°54'04"E	8.50'
C41	51.26	51.26	S82°33'45"W	173.50'
C42	34.46	34.46	S68°20'42"W	173.50'
C43	5.79	5.79	S61°43'39"W	173.50'
C44	19.17	12.02	N1°45°39'W	12.00'
C45	99.50	99.43	S26°24'42"E	750.00'
C46	18.19	16.89	S66°02'12"E	12.00'
C47	17.00	16.89	N7°36'55"E	173.50'
C48	34.53	34.47	N81°35'13"E	173.50'
C49	12.16	12.16	N69°07'25"E	173.50'
C50	13.35	12.02	N48°09'22"E	8.50'
C51	35.35	12.02	N43°54'35"W	8.50'
C52	13.35	12.02	N48°09'22"E	8.50'
C53	50.70	50.70	N2°11'14"E	1972.50'
C54	13.58	12.18	S43°08'15"W	12.00'
C55	18.85	16.89	S43°08'21"E	8.50'
C56	13.68	13.53	S5°45'09"E	650.00'
C57	40.63	40.62	S13°42'17"E	650.00'
C58	115.60	115.45	S9°32'50"E	650.00'
C59	18.59	17.49	S72°27'32"E	227.50'
C60	15.59	15.59	N26°42'46"E	227.50'
C61	31.87	31.84	N68°12'41"E	227.50'
C62	31.87	31.84	N76°43'53"E	227.50'

Curve Table			Radius	
Curve #	Chord Length	Radius	Chord Length	Radius
C653	31.87	31.84°	N84°45'26"E	227.50'
C644	9.21	9.21°	N89°55'49"E	227.50'
C66	13.35	12.02°	N43°54'36"E	8.50'
C67	10.39	12.02°	N47°05'24"E	8.50'
C105	109.36	104.49°	N30°25'42"E	105.00'
C107	18.18	16.40°	N17°12'32"E	12.00'
C108	255.18	233.00°	N13°58'22"E	700.00'
C110	18.85	16.97°	N46°35'36"E	12.00'
C114	12.91	11.70°	N43°34'56"E	8.50'
C129	13.35	12.02°	N43°54'36"E	8.50'
C132	13.35	12.02°	N46°05'24"E	8.50'
C146	18.85	16.97°	S43°54'36"E	12.00'
C153	18.85	16.97°	N46°05'24"E	12.00'
C154	13.35	12.02°	S46°05'24"E	8.50'
C155	18.85	16.97°	S43°54'36"E	12.00'
C156	18.85	16.97°	N46°05'24"E	12.00'
C157	43.69	43.46°	S26°52'18"E	122.50'
C158	12.91	16.57°	S80°59'42"E	12.00'
C159	24.43	24.43°	S13°31'48"E	750.00'
C160	35.13	35.13°	S19°27'18"E	750.00'
C161	34.75	34.74°	S10°47'09"E	750.00'
C162	34.45	34.45°	S8°08'34"E	750.00'
C163	34.23	34.23°	S5°31'10"E	750.00'
C164	34.08	34.08°	S2°54'46"E	750.00'
C165	34.03	34.03°	S0°18'38"E	750.00'

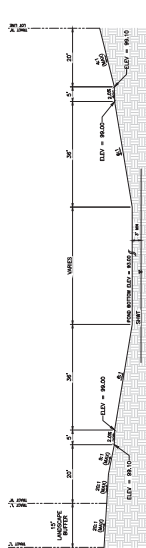
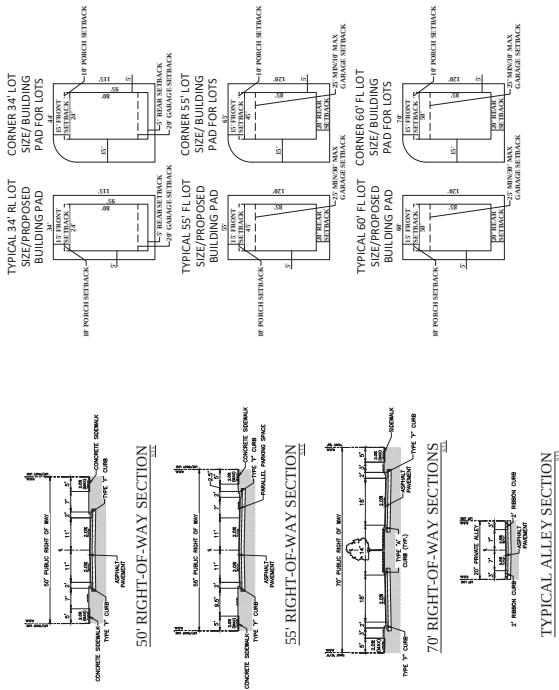


SCALE	N.T.S.	PROJECT	O. SANCHEZ	DESIGNED	L. GRAHAM	DRAWN
	SH-014	CHECKED	L. CLASSON	DATE	5/29/2025	
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	CS.10					

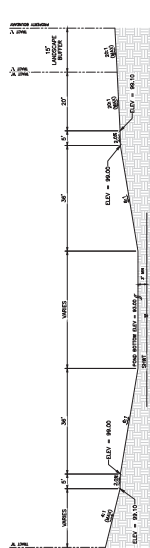
CROSS SECTIONS
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING & LAND PLANNING
APIIAN ENGINEERING LTD
APIIANE.COM • 407.960.5868
2221 Las Rivas, Suite 21, Whittier, CA, 90608
OFFICE OF PUBLIC WORKS, 1300 W. 14TH AVE, DENVER, CO 80202

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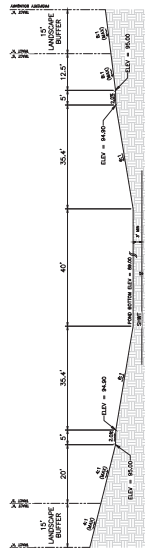
SECTION A-A



SECTION B-B

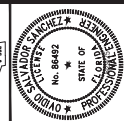


SECTION C-C



SECTION D-D

SHEET 25 OF 69
NOT FOR CONSTRUCTION

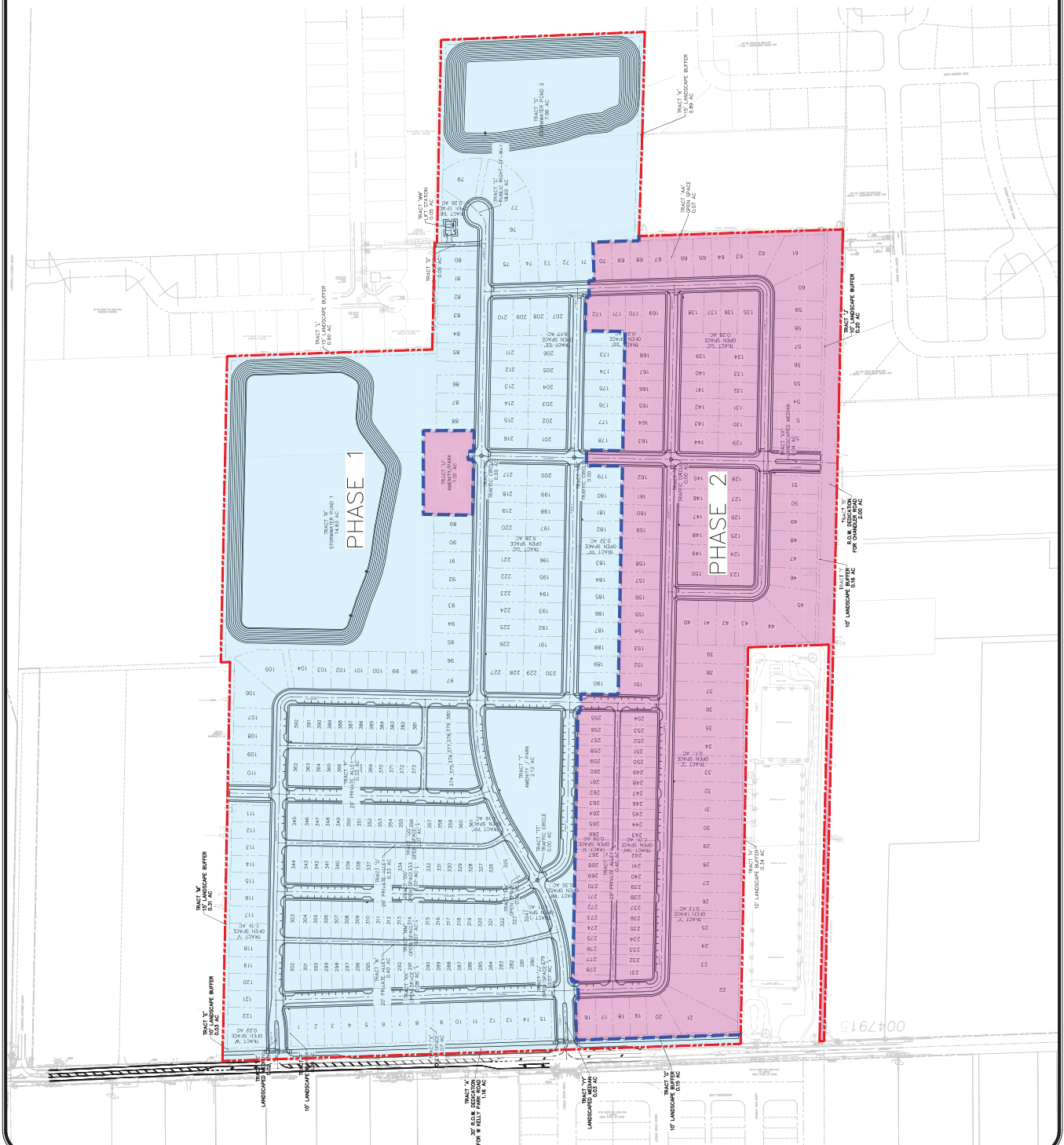


SCALE	1" = 150'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
PROJECT	ASH-014
CHECKED	L. CLASSON
SHEET	C3.11
DATE	5/29/2025

PHASING PLAN
MAJOR DEVELOPMENT PLAN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING
APPIANENGINEERING.LLC
407.960.5883
3001 LAW, SUITE 200, APOPKA, FLORIDA 32703

REV	DATE	DESCRIPTION
001	04/12/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
002		
003		



LOT TYPE	PHASE 1	PHASE 2	TOTAL
34,629 BEARS LAMED	114	48	162
35,547 BEARS LAMED	86	45	130
35,547 BEARS LAMED	239	153	392
TOTAL UNITS			

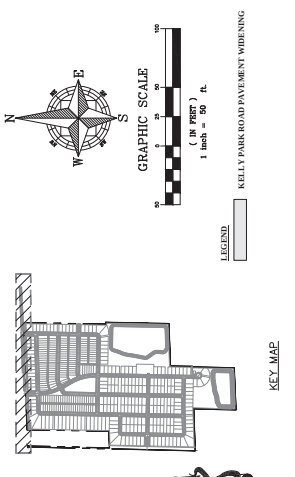
LEGEND

- PROPERTY BOUNDARY (Red dashed line)
- PHASING LINE (Blue dashed line)
- PHASE 1 (Pink fill)
- PHASE 2 (Light blue fill)

GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.

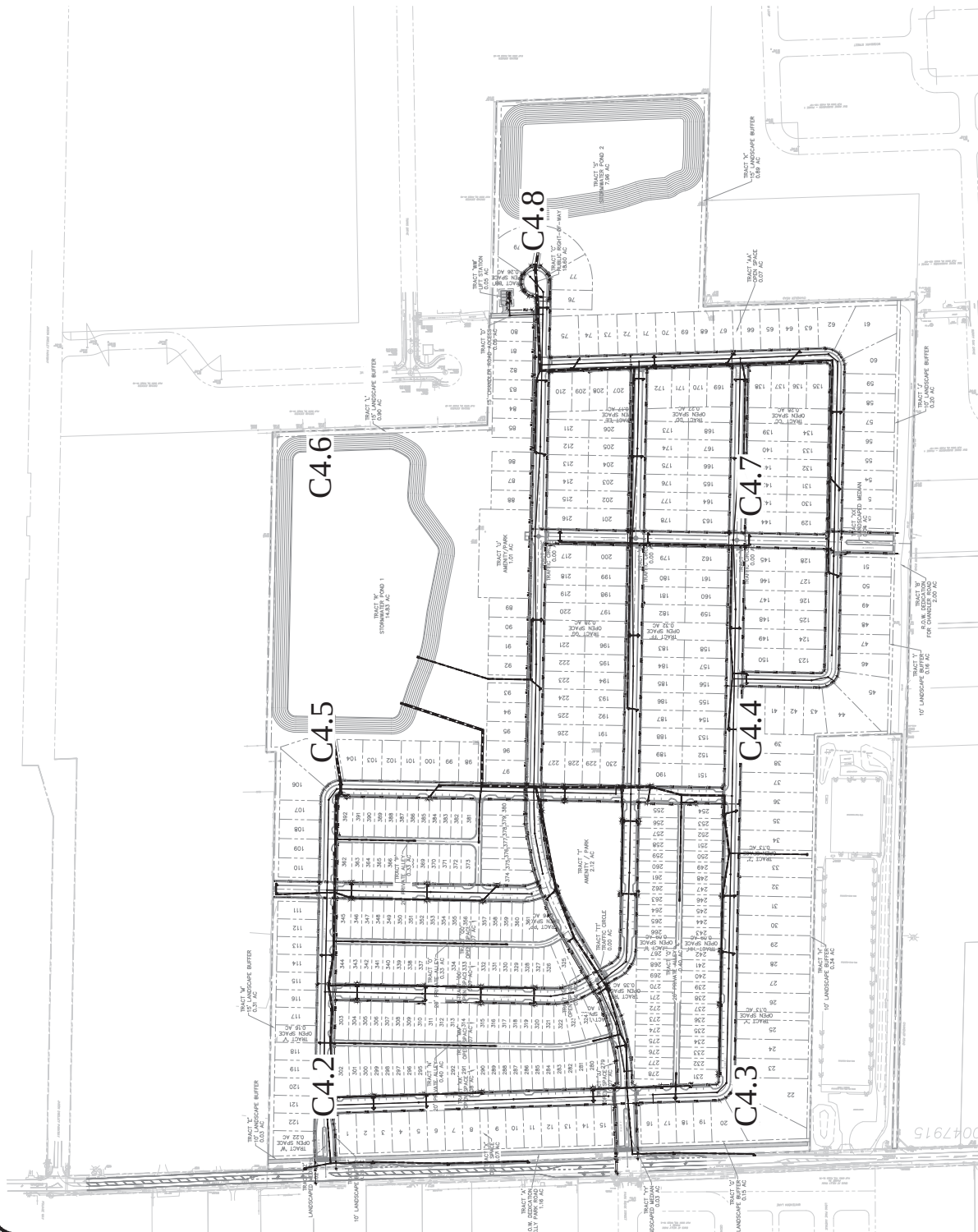


OFFSITE IMPROVEMENTS PLAN	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
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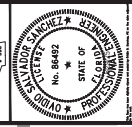
OVERALL UTILITY & DRAINAGE PLAN	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
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SHEET 29 OF 69
NOT FOR CONSTRUCTION

SHEET C4.5

SHEET C4.2

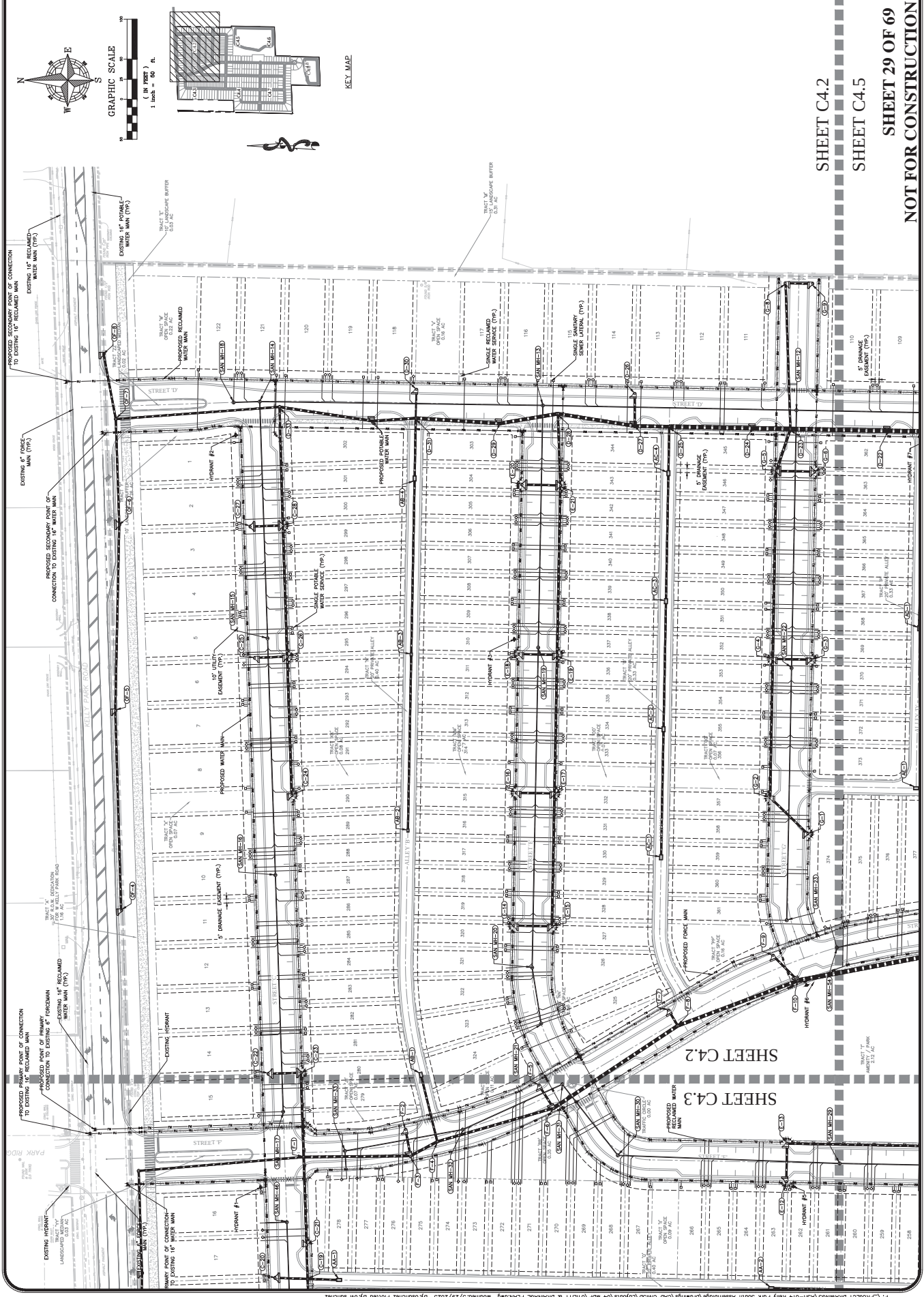


DATE:	5/29/2025
SHEET:	C4.2
CHECKED:	L. GRAHAM
CLASS:	ASH-014
PROJECT:	O. SANCHEZ
DESIGNED:	L. GRAHAM
DRAWN:	L. GRAHAM

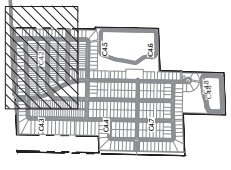
UTILITY & DRAINAGE PLAN -
NORTHEAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.P.
APPLAN.COM • 407.960.5883
3001 LAKE NORTON DRIVE, SUITE 200, APOPKA, FLORIDA 32017

REV	DATE	DESCRIPTION
001	05/29/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
002		
003		



KEY MAP

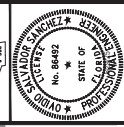


GRAPHIC SCALE
1 inch = 50' ft.
(IN FEET)





SHEET 31 OF 69
NOT FOR CONSTRUCTION

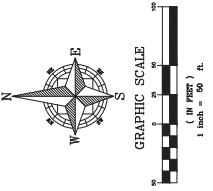
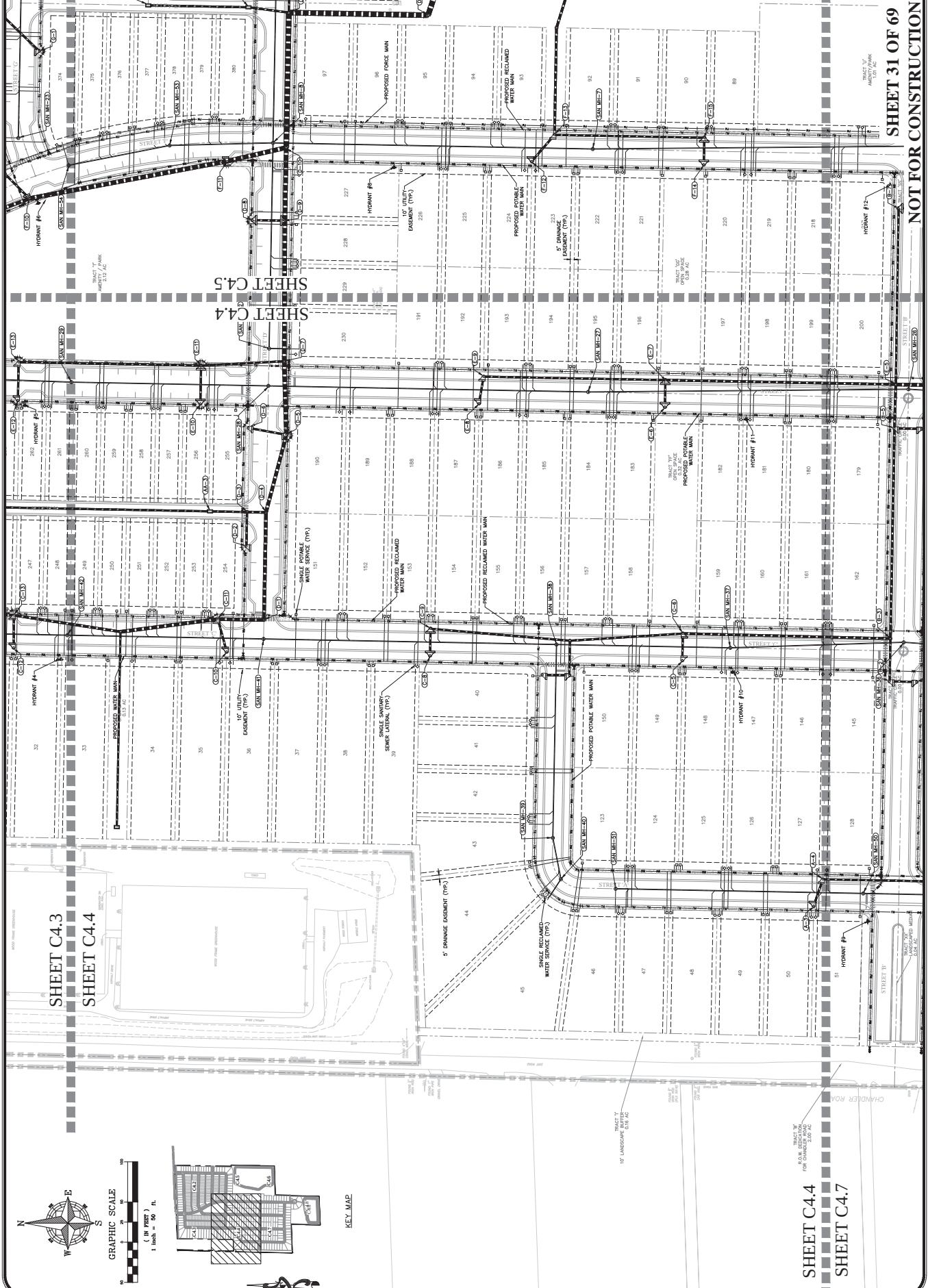


SCALE	C4.4
SHEET	ASH-014
CHECKED	O. SANCHEZ
DESIGNED	L. GRAHAM
DATE	5/29/2025

UTILITY & DRAINAGE PLAN - WEST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING L.L.C.
APPLANL.COM • 407.960.5868
3021 LAM ROAD, SUITE 200, APOPKA, FLORIDA 32117

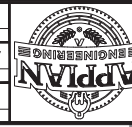
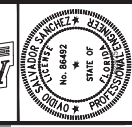
REV	DATE	DESCRIPTION
001	05/27/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025



KEY MAP

SHEET 32 OF 69
NOT FOR CONSTRUCTION

SHEET C4.5
SHEET C4.6

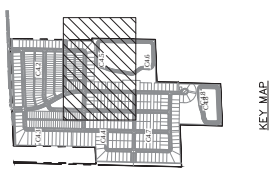
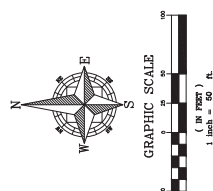
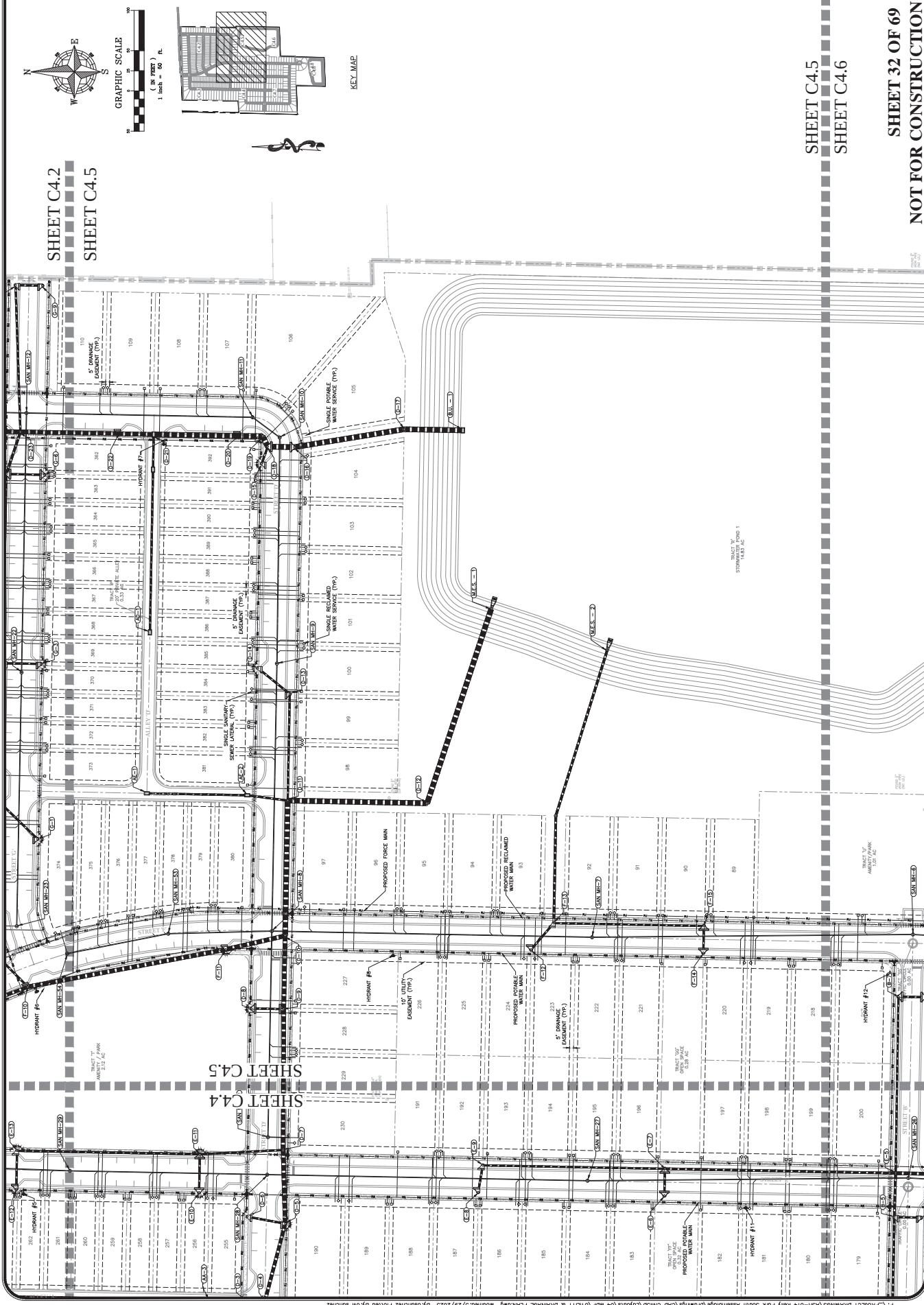


DATE:	5/29/2025
SHEET:	C4.5
CHECKED:	L. GRAHAM
PROJECT:	ASH-014
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM
SCALE:	1" = 50'

UTILITY & DRAINAGE PLAN - EAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

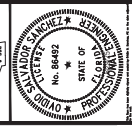
APPLAN ENGINEERING, L.L.C.
APPLANENGINEERING.COM • 407.960.5683
3001 LAW BLVD., SUITE 200, APOPKA, FLORIDA 32067

REV:	DATE:	DESCRIPTION:
001	05/27/2025	CITY OF APOPKA COMMENTS DATED 05/27/2025
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003		



SHEET 33 OF 69
NOT FOR CONSTRUCTION

SHEET C4.6
SHEET C4.8

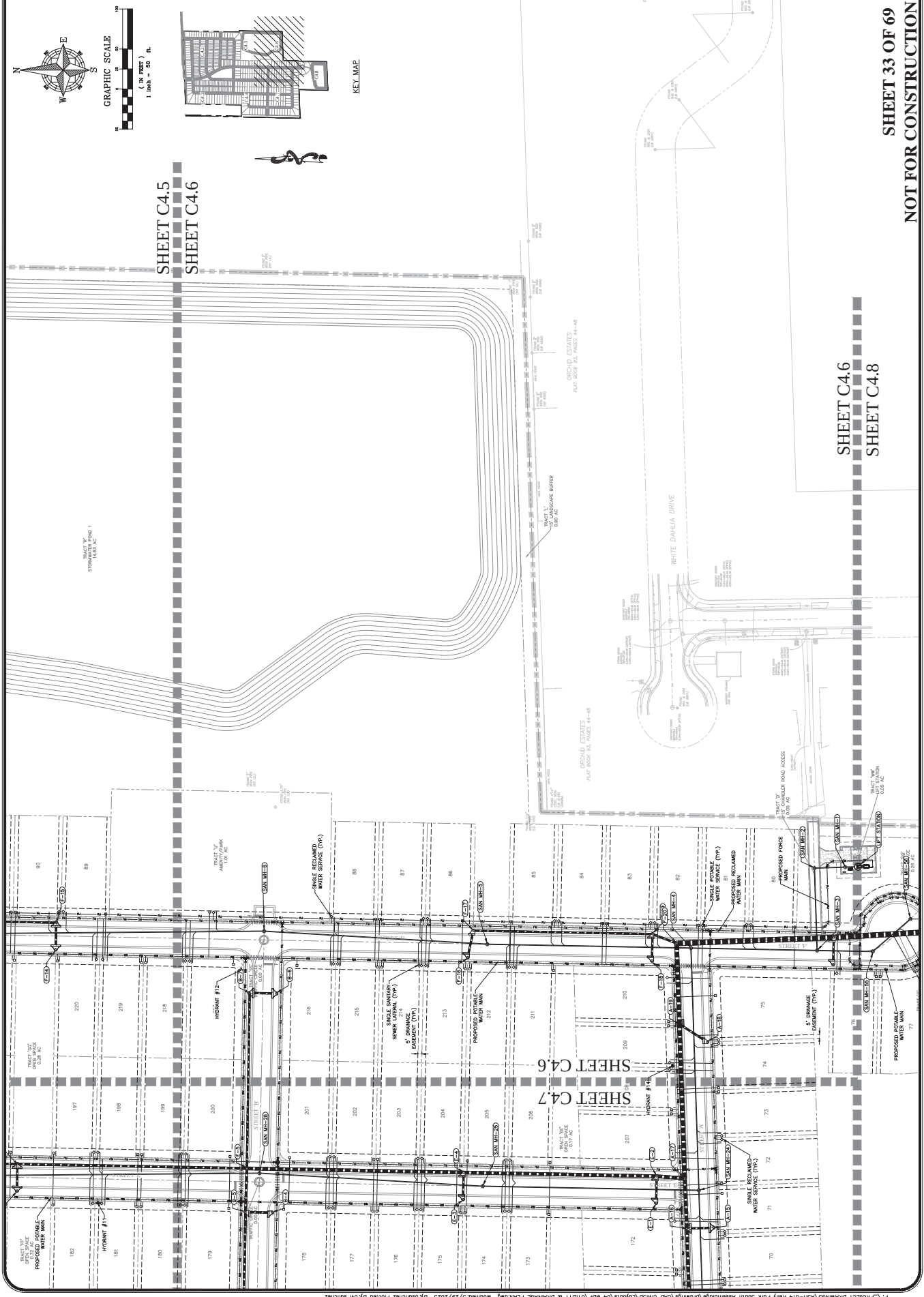


DATE:	5/29/2025
SHEET:	C4.6
CHECKED:	L. GRAHAM
PROJECT:	ASH-014
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM
SCALE:	1" = 50'

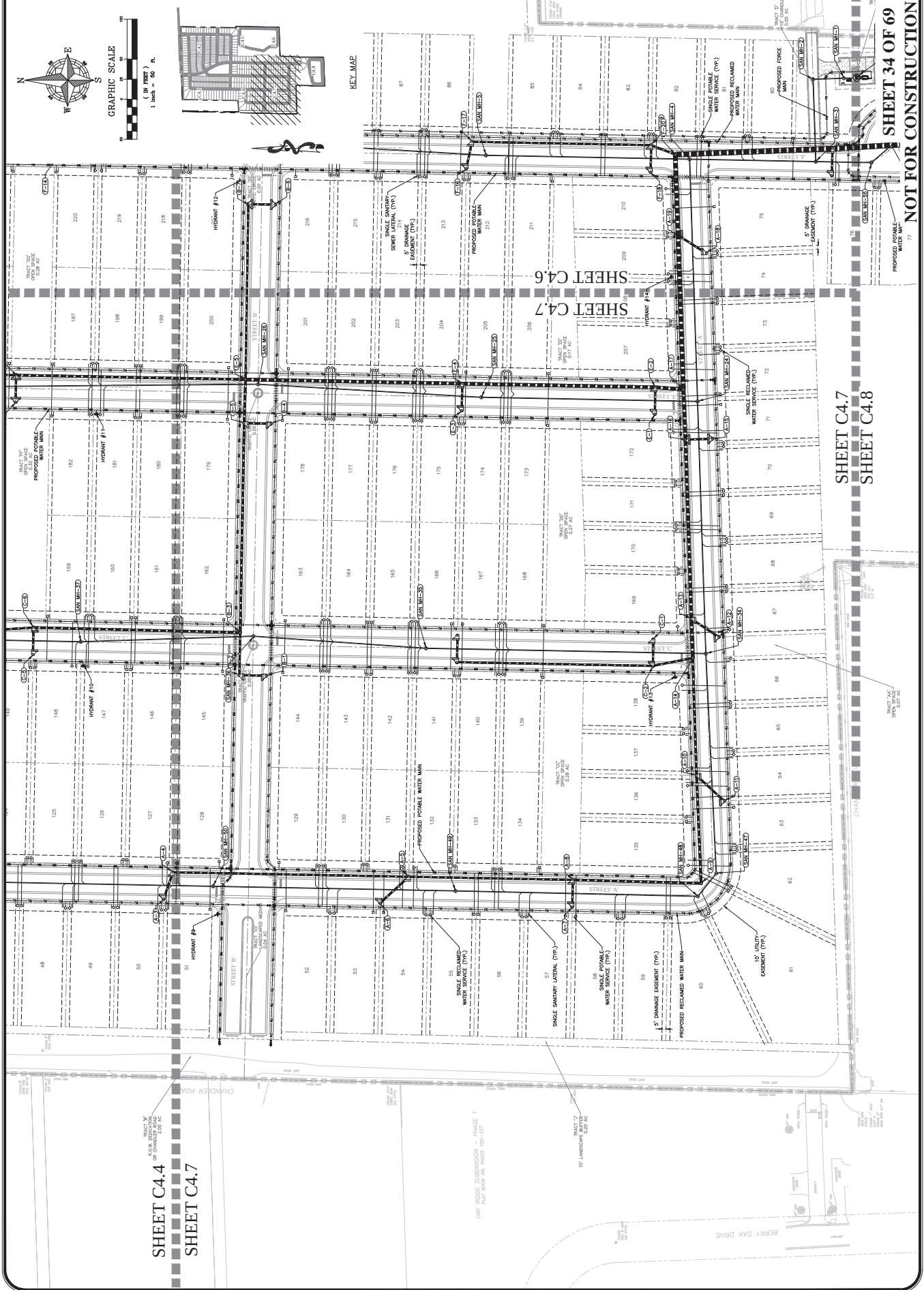
UTILITY & DRAINAGE PLAN -
SOUTHEAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING | LAND PLANNING
APPLAN.COM • 407.960.5683
2025 L&P DESIGN, INC. 25% OWNERSHIP, 75% PROFESSIONAL FEE
APPLAN ENGINEERING LLC

REV:	DATE:	DESCRIPTION:
01	05/29/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
02		
03		



UTILITY & DRAINAGE PLAN -
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

[illegible]

UTILITY & DRAINAGE PLAN -	SOUTH MAJOR DEVELOPMENT PLAN	SPRINGSHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
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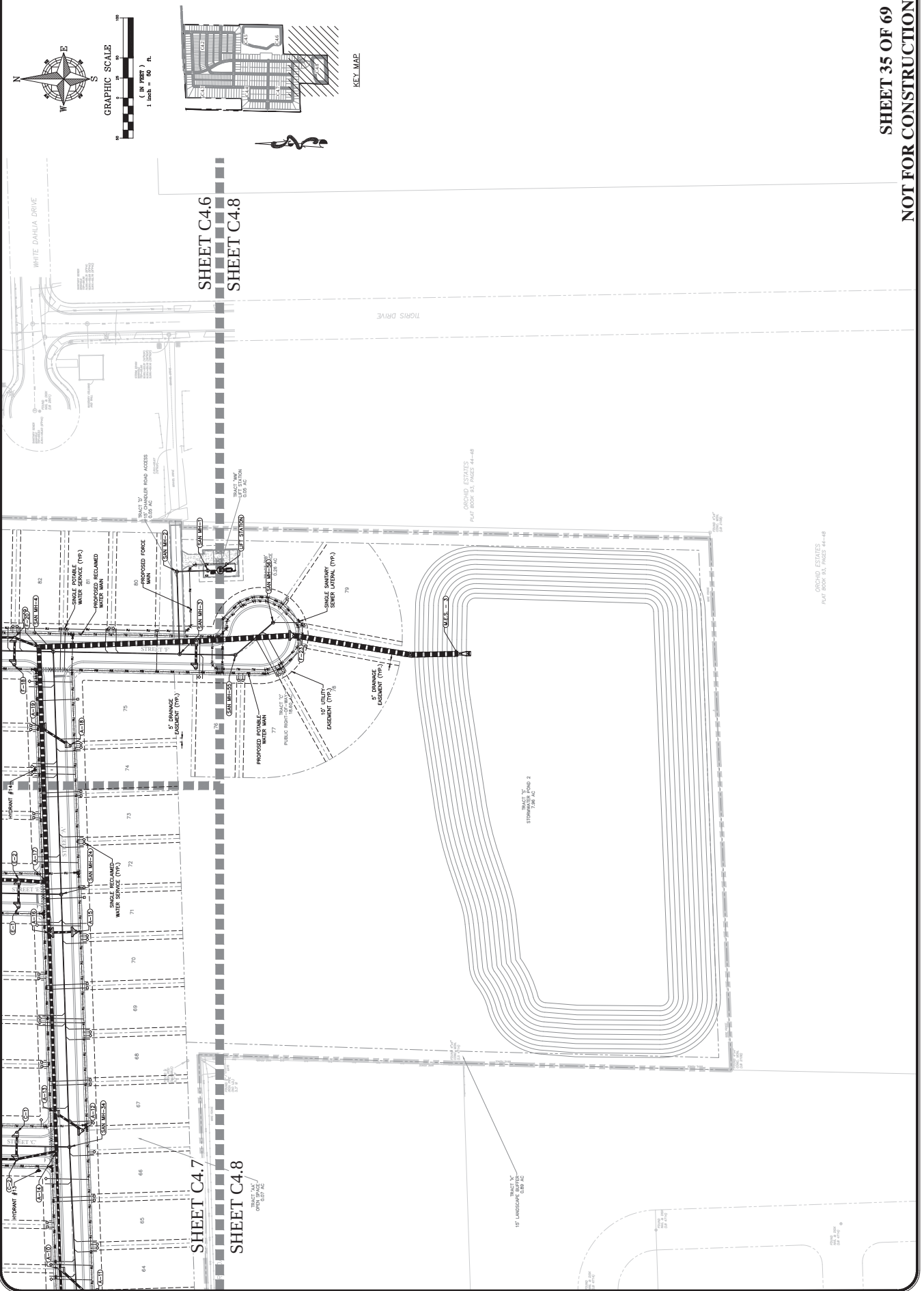
CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5688

2021 TOWN OF PALM BEACH, FLORIDA 33480

PLANNING AND DESIGN SERVICES FOR THE TOWN OF PALM BEACH, FLORIDA

[illegible]

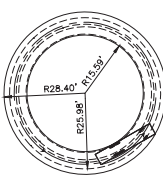
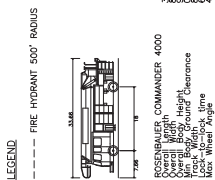
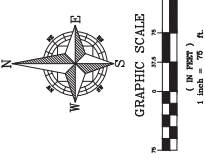


DATE:	5/29/2025
SHEET:	C4.9
L. CLASS:	ASH-1014
CHECKED:	
PROJECT:	SAO-002
DESIGNED:	
DRAWN:	L. GRAHAM

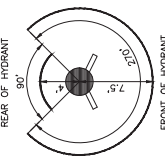
FIRE TRUCK ROUTE PLAN - NORTH
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.L.C.
APPLAN.COM • 407.980.5888
3001 LA BARRICADE DRIVE, SUITE 100, APOPKA, FL 32017
TEL: 407.980.5888 FAX: 407.980.5889

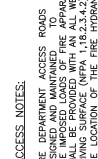
REV:	DATE:	DESCRIPTION:
01	05/27/2025	CITY OF APOPKA COMMENTS DATED 05/27/2025
02		
03		



TURNING RADIUS SKETCH



REAR OF HYDRANT

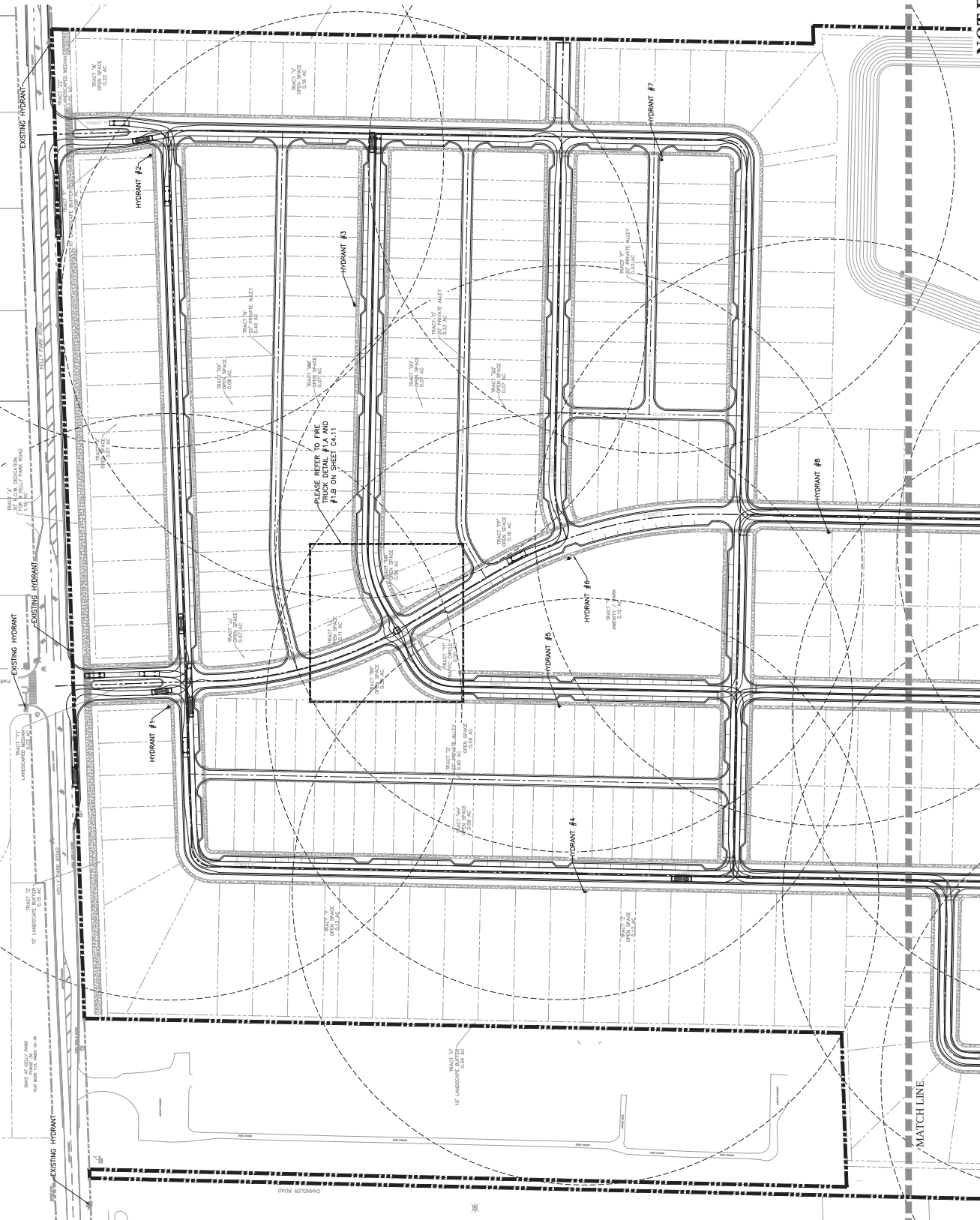


FRONT OF HYDRANT

FIRE HYDRANT CLEARANCE
DETAIL

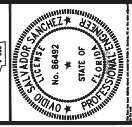
FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED WITHIN THE PROJECT LIMITS. THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER SURFACE.
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON. BEACONS SHALL BE PLACED AT THE INTERSECTION OF ALL ROADS.
3. ALL ROADS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL TRACTS.
5. CONTRACTOR SHALL FOLLOW THE CURRENT APOPKA FIRE DEPARTMENT PRESENTING CODE WITHIN THE JURISDICTION CONCERNING FIRE AND LIFE SAFETY.



MATCH LINE

SHEET 37 OF 69
NOT FOR CONSTRUCTION

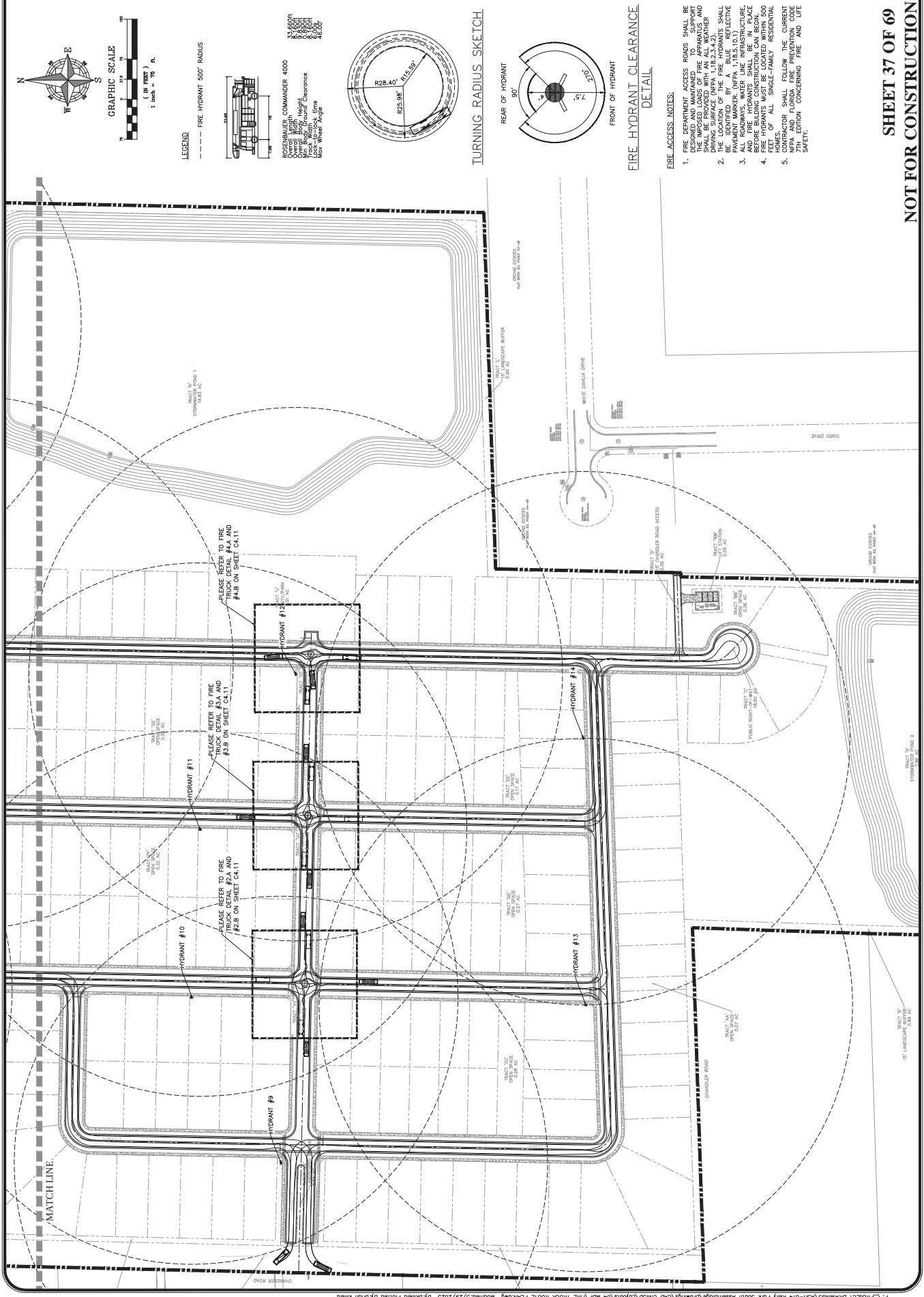


DATE:	5/29/2025
SHEET:	C4.10
CHECKED:	L. GRAHAM
PROJECT:	ASH-014
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM

FIRE TRUCK ROUTE PLAN - SOUTH
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

CIVIL ENGINEERING & LAND PLANNING
APPIAN ENGINEERING LLC
APPIANE.COM • 407.960.5683
1001 LAW BLVD., SUITE 200, APOPKA, FLORIDA 32117

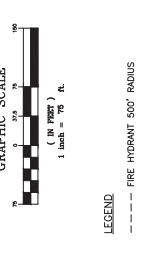
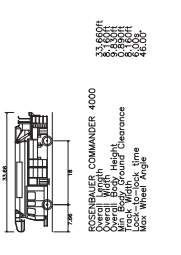
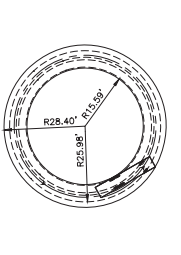
REV:	DATE:	DESCRIPTION:
001	05/29/2025	CITY OF APOPKA COMMENTS SHEET 05/29/2025



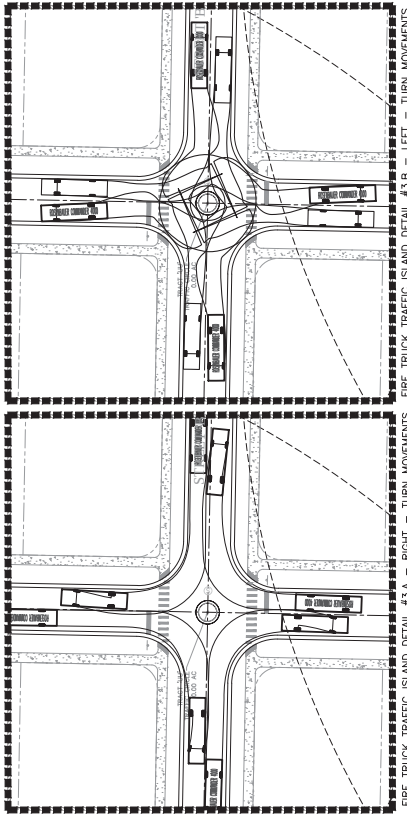
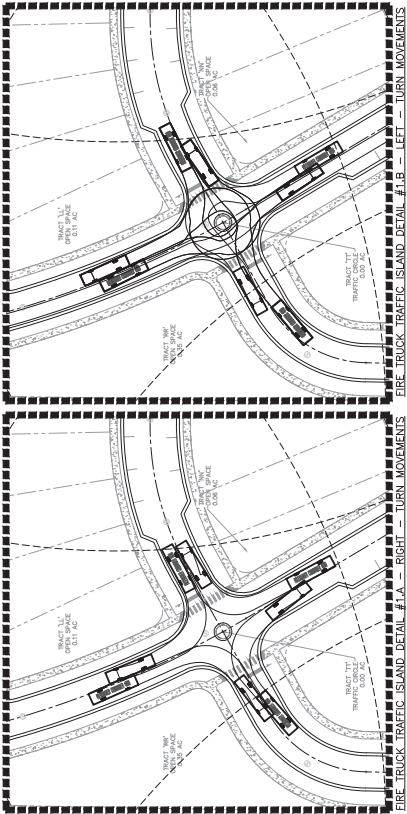
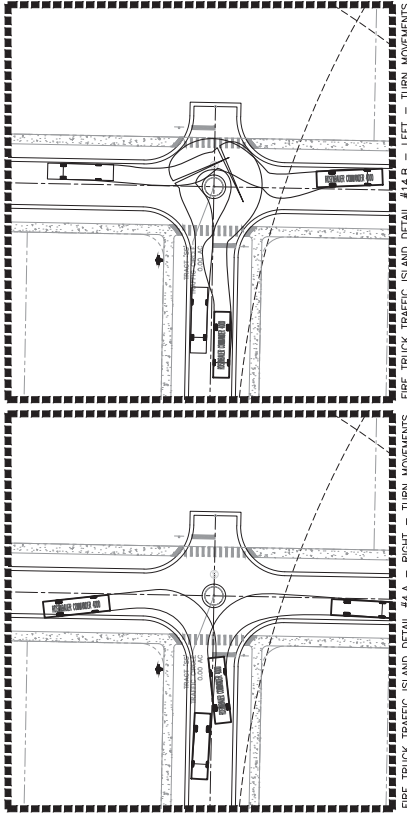
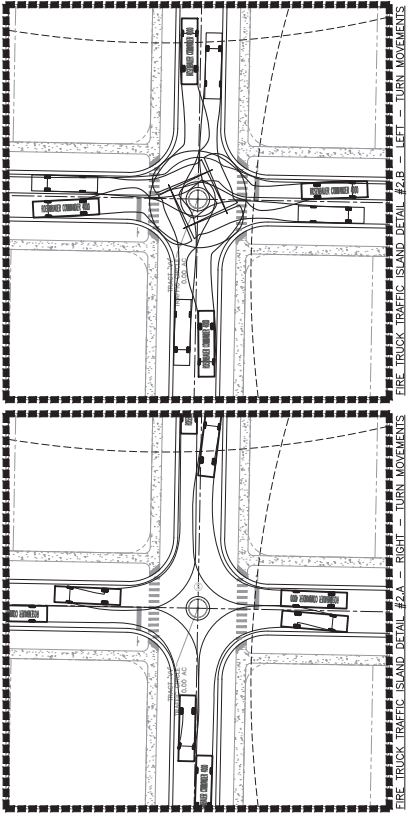
FIRE HYDRANT CLEARANCE
DETAIL

- FIRE ACCESS NOTES:
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM CLEARANCE OF 10 FEET TO THE REAR OF THE FIRE APPARATUS AND THE IMPOSED LOANS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER SURFACE. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON.
 2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON.
 3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE AND OPERATIONAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON.
 4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL PROPERTIES. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE BEACON.
 5. CONTRACTOR SHALL FOLLOW THE CURRENT APPROPRIATE LOCAL AND PRESENTATION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

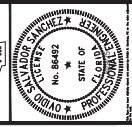
TURNING RADIUS SKETCH



SHEET 38 OF 69
NOT FOR CONSTRUCTION



SHEET 39 OF 69
NOT FOR CONSTRUCTION



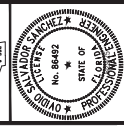
DATE:	5/29/2025
SHEET:	C4.12
CHECKED:	L. CLASSON
PROJECT:	ASH-014
DESIGNED:	O. SANCHEZ
DRAWN:	L. GRAHAM
SCALE:	1" = 150'

LIGHTING PLAN
MAJOR DEVELOPMENT PLAN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, LLC
APPLANENGINEERING.COM • 407.960.5688
2021 L.A. BROWN, 2023 T.S. YOUNG, 2023 J. P. BROWN, 2023
CIVIL ENGINEERING & LAND PLANNING

REV	DATE	DESCRIPTION
001	05/27/2025	CITY OF APOPKA COMMENTS DATED 04/29/2025
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SHEET 40 OF 69
NOT FOR CONSTRUCTION



SCALE	1" = 150'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
PROJECT	ASH-014
CHECKED	L. CLASSON
DATE	5/29/2025

OVERALL PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING L.L.C.
APPLANFL.COM • 407.960.5663
3001 LAKE MONTESSIE, SPRING HILLS, FLORIDA 32759

REV	DATE	DESCRIPTION
001	04/21/2025	CITY OF APOPKA COMMENTS DATED 04/07/2025
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	SCALE	DRAWN:	L. GRAHAM	DESIGNED:	O. SANCHEZ	CHECKED:	L. CLASSON	DATE:	5/29/2025
	1" = 50'								
	PROJECT								
	ASH-014								
SHEET									
C5.3									

PAVING & GRADING PLAN - WEST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

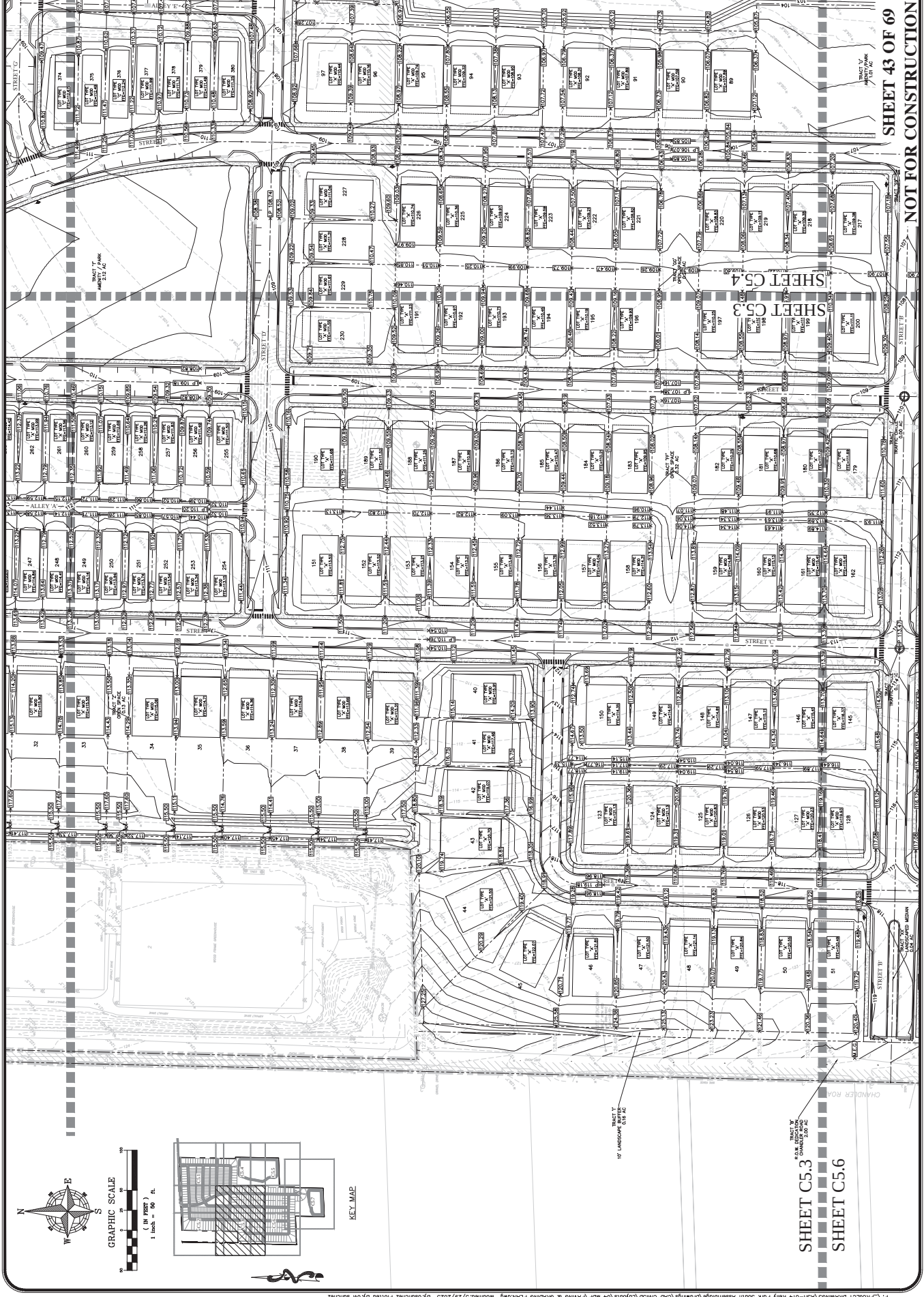
CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

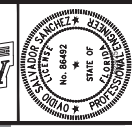
7321 Tam Boon, Suite 21, Weston, MA, Phone: 32789

WE CAN BE REACHED BY TELEPHONE OR BY E-MAIL AT ANY OF THE FOLLOWING ADDRESSES

[illegible]

SHEET 44 OF 69
NOT FOR CONSTRUCTION

SHEET C5.4
SHEET C5.6

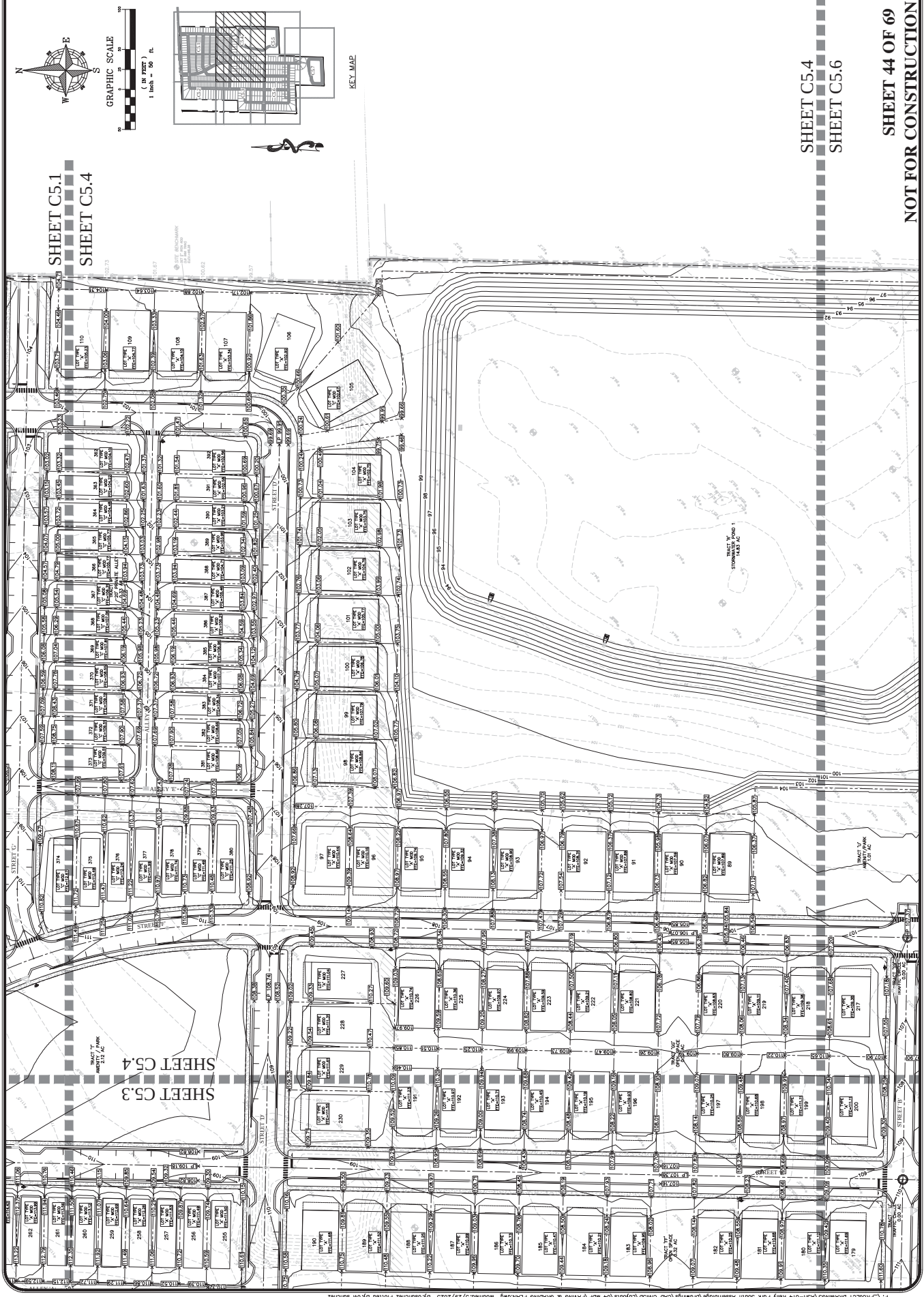


SCALE	1" = 50'
DRAWN	L. GRAHAM
DESIGNED	O. SANCHEZ
PROJECT	ASH-014
CHECKED	L. CLASSON
DATE	5/29/2025

PAVING & GRADING PLAN - EAST
MAJOR DEVELOPMENT PLAN
SPRINGHAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.L.C.
APPLAN1.COM • 407.960.5868
3021 LISA BLVD, SUITE 200, APOPKA, FLORIDA 32117

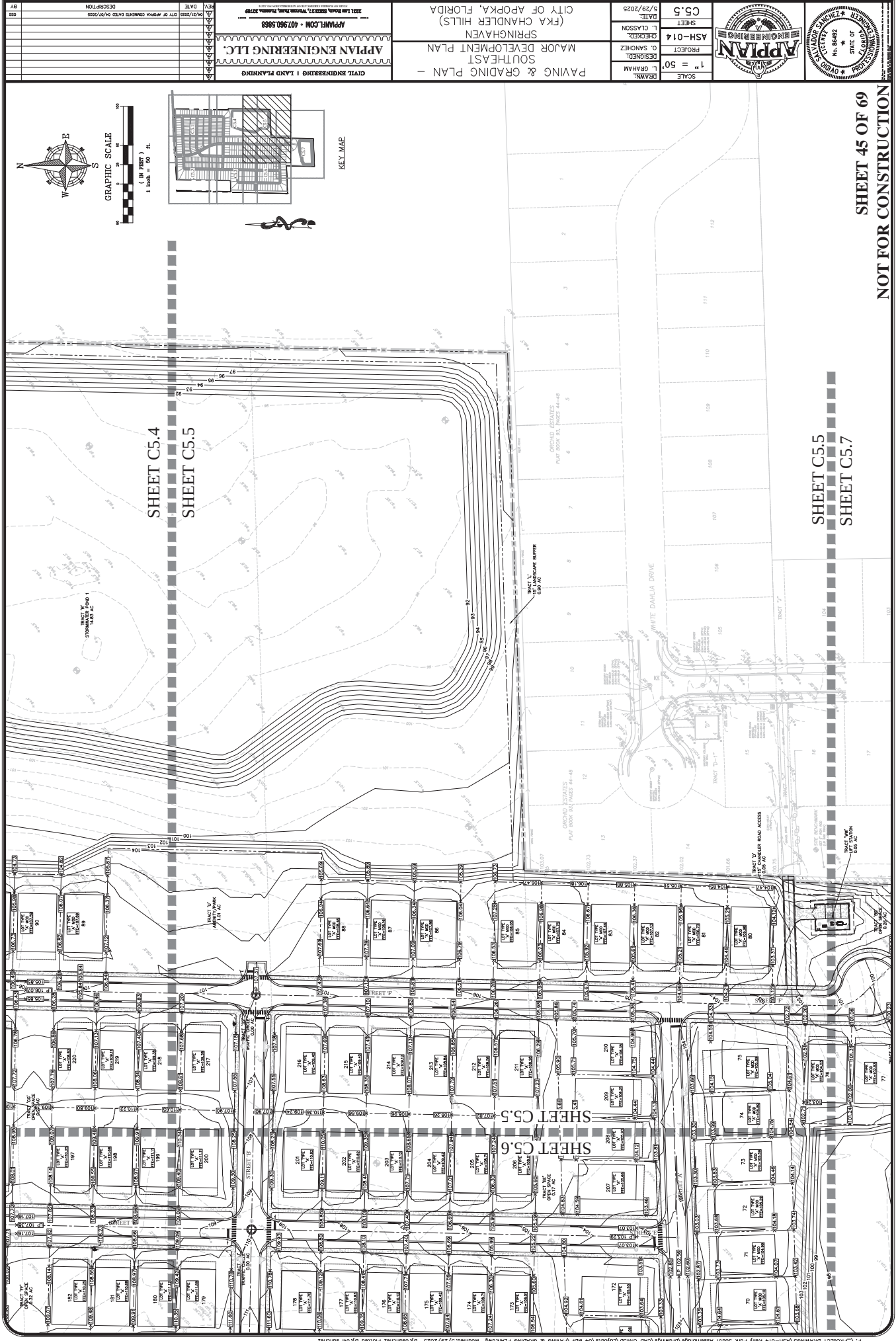
REV	DATE	DESCRIPTION
001	05/29/2025	CITY OF APOPKA COMMENTS DATED 04/27/2025

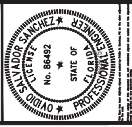


SHEET 45 OF 69
NOT FOR CONSTRUCTION

SHEET C5.5
SHEET C5.7

SHEET C5.4
SHEET C5.5



	DATE: 5/29/2025	
	SHEET: C5.5	
CHECKED: L. CLASSON	PROJECT: ASH-014	
DESIGNED: O. SANCHEZ	SCALE: 1" = 50'	
DRAWN: L. GRAHAM		
PAVING & GRADING PLAN -		
SOUTHEAST		
MAJOR DEVELOPMENT PLAN		
SPRINGHAVEN		
CITY OF APOPKA, FLORIDA		
APPLAN.COM • 407.960.5868		
CITY ENGINEERING & LAND PLANNING		
APPLAN ENGINEERING, LLC		
3001 LISA BLVD, SUITE 100, APOPKA, FLORIDA 32017		
REV: 01/21/2025	DATE: 05/29/2025	DESCRIPTION: CITY OF APOPKA COMMENTS DATED 04/23/2025
BY: 055		

SHEET 46 OF 69
NOT FOR CONSTRUCTION



DATE:	5/29/2025
SHEET:	C5.6
CHECKED:	L. GRAHAM
CLASS:	ASH-014
PROJECT:	O. SANCHEZ
DESIGNED:	L. GRAHAM
DRAWN:	L. GRAHAM
SCALE:	1" = 50'

PAVING & GRADING PLAN -
SOUTHWEST
MAJOR DEVELOPMENT PLAN
SPRINGDAVEN
(FKA CHANDLER HILLS)
CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING, L.L.C.
APPLAN.COM • 407.960.5683
CITY OF APOPKA COMMENTS DATED 04/29/2025

REV:	DATE:	DESCRIPTION:
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SCALE	1" = 50'
PROJECT	ASH-014
SHEET	C5.7
DRAWN:	L. GRAHAM
DESIGNED:	O. SANCHEZ
CHECKED:	L. CLASSON
DATE:	5/29/2025

PAVING & GRADING PLAN - SOUTH	MAJOR DEVELOPMENT PLAN	SPRINGHAVEN (FKA CHANDLER HILLS) CITY OF APOPKA, FLORIDA
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CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5668

2021 LAND ROAD, BUILDING, & WATER ENGINEERING
 2020 OFFICE OF THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA

[illegible]