



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

July 16, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

1. **Apopka/Altamonte Springs Veterans of Foreign Wars Post 10147 - A Tribute to Motown Dinner & Show - Apopka Community Center/VFW Post 10147-519 South Central Avenue - August 16, 2025, 5:00 PM - 9:00 PM**
2. **Deuterman Productions - Country Concert - Apopka Amphitheater - 3710 Jason Dwelley Parkway - October 17, 2025, 6:00 PM - 10:00 PM**

REZONING

1. PD-25-2 Ondich North - PD (Planned Development) Rezoning, 1st Submittal
2. PD-25-3 Paulucci Acres - PD (Planned Development) Rezoning, 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. CSP-25-20 UC-1 Apopka Single Family - Construction Site Plan (CSP) Revision, 2nd Submittal
Owner(s): Jack Speaks
Applicant(s): Dave Schmitt Engineering, Inc. - Dave Schmitt
Location: 220 S. Highland Avenue
Proposed Use: Residential
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner
2. CSP-25-9 Chandler Oaks - Construction Site Plan (CSP), 3rd Submittal
Owner(s): Kelly Park Road Property LLC and Chandler Oaks Apopka, LLC
Applicant(s): Kimley-Horn and Associates, Inc. - Brian S Ashby, PE
Location: Southwest corner of West Kelly Park Road and Chandler Road
Proposed Use: Residential and Right of Way Dedication
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

DISCUSSION

1. **Car and Jeep Show - Just Like Momma's Soul Food and Wings**
Owner(s): Just Like Momma's Soul Food and Wings, LLC
Applicant(s): Valerie Sparkman
Location: Fifth Street
Proposed Use: Car and Jeep Show
Project Manager: Carolyn Ray
Presented by: Carolyn Ray, Events Manager

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2)

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

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

City of Apopka Special Events Application

07/03/2025 11:06 AM (EDT)



Community Center

DRC: 7/16

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
 407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Apopka / Altamonte Springs Veterans of Foreign Wars Post 10147

Name of Applicant	Michael McFadden
Mailing Address	1910 Orchard Dr. Apopka, FL 32712
City	Apopka
State	FL-USA
Zip Code	32712
Cell Phone	4073107946
Email	mtmcfaddenfla@yahoo.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	Yes
State of Florida Tax ID Number	85-8013734909C-1

A copy of your 501C3 non-profit certificate is required for non-profit status. Otherwise taxes will be charged.

Please attach a copy of your 501C3 non-profit certificate	 Post 10147 501C 19 Letters good for five years.pdf
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 Business Tax Information 2025.pdf  VFW Congressional Charter.pdf
Name of the Event	A Tribute To Motown Dinner & Show
Date(s) of the Event	16 August 2025
Hours of the Event	1700-2100
Location of the Event	Apopka Community Center / VFW Post 10147
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	275
Briefly describe the event and all activities that will occur during the event:	Dinner, live music and dancing.
Event Category	• Other
Please specify	Dinner Show Fundraiser
Are there flyers or advertisements for this event?	Yes



Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes
Copy of your liquor license & insurance	Liquor License 2024-2025.pdf COI and Liquor Coverage Renewal Note.pdf

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	No
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.

 Event Schedule - Motown 2025.pdf

Will amplified sound be used during the event?

Yes

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

No

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event

 Seating Chart.pdf

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 08/16/2025

Start Time 11:00 AM (EDT)

End Time 4:00 PM (EDT)

Event Dates

Date 08/16/2025

Start Time 5:00 PM (EDT)

End Time 9:00 PM (EDT)

Take Down/Load Out

Date 08/16/2025

Start Time 9:00 PM (EDT)

End Time 11:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

M. T. McFadden

Name of Applicant

Michael McFadden

Title of Applicant

Events Chairman - VFW Post 10147

Date Submitted

07/03/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than thirty (30) business days prior to the event.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

Please provide a copy of your certificate of insurance.



COI and Liquor Coverage Renewal Note.pdf

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

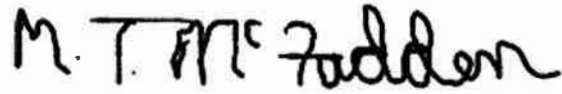
Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read "M. T. McFadden". The signature is written in a cursive, somewhat stylized font.

Name of Applicant

Michael McFadden

Title of Applicant

Events Chairman - VFW Post 10147

Sponsoring Organization Name

Veterans of Foreign Wars Post 10147



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIV OF ALCOHOLIC BEVERAGES & TOBACCO

THE RETAILER OF ALCOHOLIC BEVERAGES HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 561, FLORIDA STATUTES

SERIES: 11C

CONSUMPTION ON PREMISES ONLY

APOPKA/ALTAMONTE SPRINGS VFW OF THE OF THE US POST

VFW POST 10147
519 S CENTRAL AVE
APOPKA FL 32703

LICENSE NUMBER: BEV5813268

EXPIRATION DATE: SEPTEMBER 30, 2025

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/31/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



Schedule

A Tribute To Motown | Aug 16, 5:00 PM – 9:00 PM VFW Post 10147 / Apopka Community Center, 519 S Central Ave, Apopka, FL 32703, USA

[Go Back](#)

Sat, Aug 16

5:00 PM - 6:00 PM	Doors Open
6:00 PM - 7:00 PM	Dinner
7:00 PM - 9:00 PM	Music and Dancing



Post 10147

3 July 2025

Liability Insurance and Liquor Liability Insurance has been renewed effective 1 June 2025 and effective until 1 June 2026. I have requested a copy of the COI and Liquor Liability from Hatcher Insurance. A copy will be provided as soon as it is received.

Mike McFadden

In order to conduct business in the City of Apopka, you must have a city-issued local business tax receipt, even for those businesses which are based from your home. If you have general questions, please call 407-703-1712 or send an email to btreceipts@apopka.net.

This new system is designed to save you time and effort, eliminating the need for an in-person visit.

As of July 1, 2024, the City will no longer send Business Tax Receipt (BTR) renewal invoices by mail nor accept paper applications for BTR.

Apply Online

Business Tax Receipt Application & Renewal

Welcome to OpenGov! This application is for any business that is considered commercial, home based or a mobile food vendor. If you have any questions, you will also be able to send a message to us through your OpenGov account or you can email us at btreceipts@apopka.net.

Select

12. What type of businesses are exempt from the Business Tax Receipt fees?

For the most up-to-date answer to this question, we recommend that you consult with your CPA, Attorney or check out the latest published [Florida Statute \(FS-205\)](#).

205.192 Charitable, etc., organizations; occasional sales, fundraising; exemption.—A business tax receipt is not required of any charitable, religious, fraternal, youth, civic, service, or other similar organization that makes occasional sales or engages in fundraising projects that are performed exclusively by the members, and the proceeds derived from the activities are used exclusively in the charitable, religious, fraternal, youth, civic, and service activities of the organization.

June 24, 2024

To Whom It May Concern:

Apopka/Altamonte Spring Post, VFW Post 10147, Apopka, Florida is an active post in good standing with the Veterans of Foreign Wars.

Post 10147 is under the Department of Florida, Veterans of Foreign Wars 501c (19) group exemption. Tax identification number is 59-2917986.

This letter is good for five years from this date.

If you need any further information, please do not hesitate to call the office.

Respectfully,



Eugene "Gene" Perrino Sr.
State Quartermaster

EP:rb

VFW DEPARTMENT OF FLORIDA

543 N.E. Sanchez Ave.
Ocala, FL 34470

Office 352.622.5126
Fax 352.622.3869

statecg@vfwfl.org
<http://vfwfl.org>

June 24, 2024

To Whom It May Concern:

This will certify the Apopka/Altamonte Springs Post, VFW Post 10147 located at 519 So. Central Avenue, Apopka, FL 32703, with a date of muster being April 2, 1988 chartered and a constituted body of the Veterans of Foreign Wars of the United States, a corporation chartered by Congress in 1936 for fraternal, patriotic, historical and educational purposes, and that the programs, purposes and activities of VFW Post 10147 are consistent with the exemption provisions under Section 501c (19) of the Internal Revenue Service Code.

***This Letter is good for five years to the date above.**

Sincerely,



Eugene "Gene" Perrino Sr.
State Quartermaster

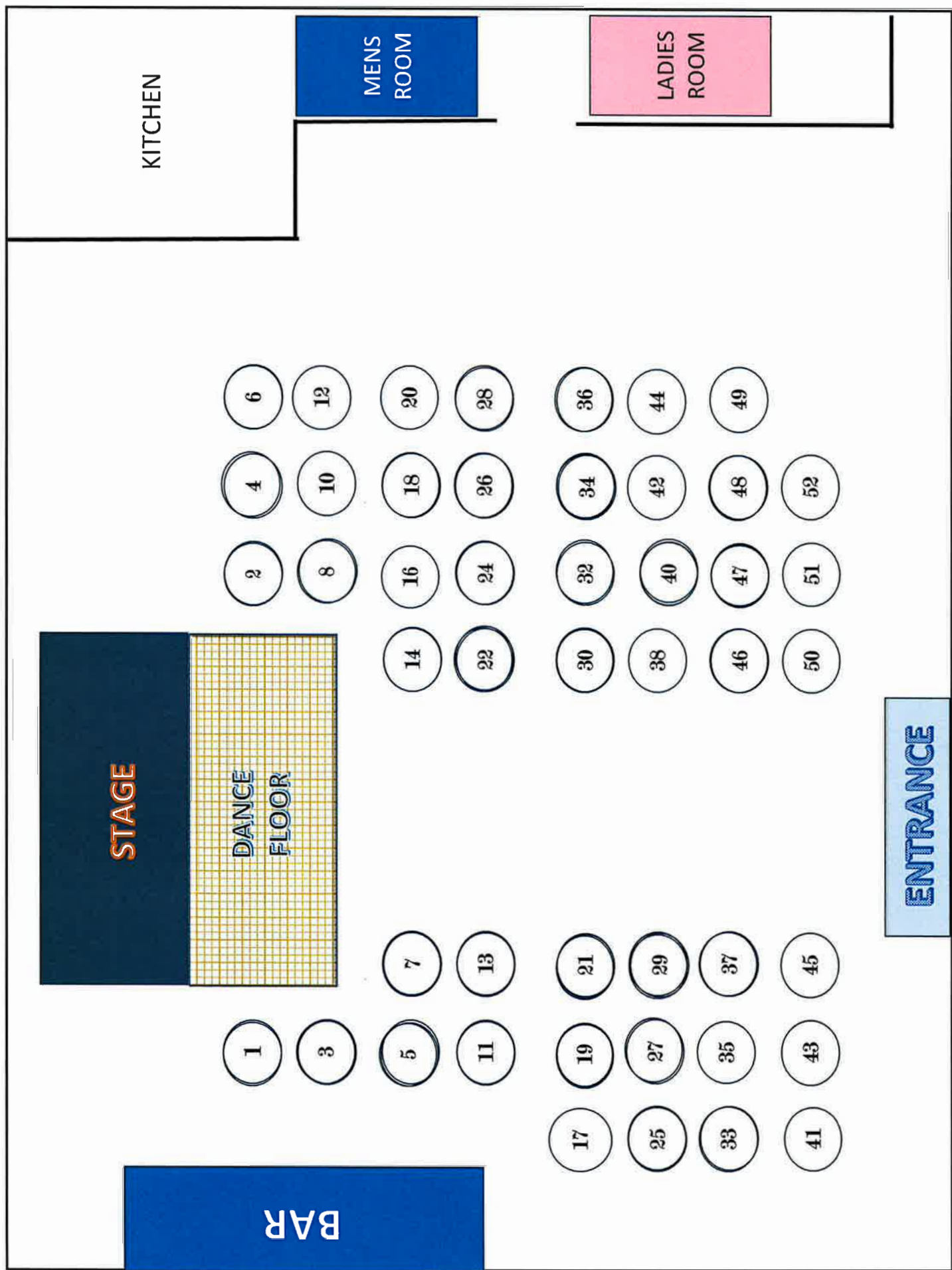
EP:rb

VFW DEPARTMENT OF FLORIDA

543 N.E. Sanchez Ave.
Ocala, FL 34470

Office 352.622.5126
Fax 352.622.3869

statecg@vfwfl.org
<http://vfwfl.org>



VFW POST 10147 PRESENTS
A TRIBUTE TO MOTOWN
Dinner & Show

Saturday - 16 August 2025

FEATURING THE WILLIECMUSIC TRIBUTE BAND



\$40 ONLINE AT
VFWPOST10147.ORG/EVENTS

DOORS OPEN AT 5 PM,
DINNER AT 6 PM,
SHOW AT 7 PM.



VFW POST 10147
519 S CENTRAL AVE
APOPKA, FL 32704



Amp

DRC: 7/16

Special Event Permit Application

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Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator

events@apopka.net

407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

Deuterman Productions

Name of Applicant	Robert Deuterman
Mailing Address	9274 150th Ct N
City	Jupiter
State	FL
Zip Code	33478
Cell Phone	3215085141
Email	deuterman@ineffablemusic.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	47-5191717
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 60-8018921016-2-4_Deuterman_sales_cert.pdf
Name of the Event	Country Concert
Date(s) of the Event	Friday Oct. 17th 2025
Hours of the Event	6p-10p
Location of the Event	The Apopka Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	1200
Briefly describe the event and all activities that will occur during the event:	Country Concert
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	Yes
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes

Copy of your liquor license & insurance

dbpr Department of Business and Professional Regulation

ONLINE SERVICES: [Apply for a License](#), [View Field & Lodging Information](#), [File a Complaint](#), [Continuing Education Course Search](#), [View Registration Status](#), [Find Event Information](#), [Unlicensed Activity Search](#), [ABA / Complaint Process & Activity Log Search](#)

CONTACT US: [CONTACT US](#), [MY ACCOUNT](#)

11/21/17 PM 5:00:00

LICENSEE DETAILS

License Information

Name: THE BARK RESTAURANT INC (Temporary License)
Main Address: 7777 S WICKHAM RD # 10, MELBOURNE, FL 32940
County: BROWARD
License Location: 7777 S WICKHAM RD # 10, MELBOURNE, FL 32940
County: BROWARD

License Details

License Type: Retail Beverage
Rank: A-000
License Number: 000000000
Status: Current/Active
License Class: C-000000
Expires: 11/21/2018

Related Qualifications

Qualification: Retail Beverage and Tobacco
License: 11/21/2018
Qualification: Retail Beverage and Tobacco
License: 11/21/2018
Qualification: Retail Beverage and Tobacco
License: 11/21/2018

Additional Details

If yes for serving alcohol, a copy of your liquor license & insurance is required.

City Council approval is also required.

Is your event open to the public?	Yes
Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	Yes
How many vendors?	1
Will they need electric?	Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?	Yes
Name of Security Company:	Metropolitan Asset Security
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Please attach a list of all stage performance schedules.



Show_set_times.pdf

Will amplified sound be used during the event?	Yes
--	-----

Will any streets be closed or will the flow of traffic be affected by the event?

No

Does your event include the use of tents?

Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?

10x10

Will inflatables be used at your event?

No

Will your event include any fireworks or pyrotechnics?

No

Layout map for event



Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In

Date 10/16/2025

Start Time 9:00 AM (EDT)

End Time 7:00 PM (EDT)

Event Dates

Date 10/17/2025

Start Time 6:00 PM (EDT)

End Time 10:00 PM (EDT)

Take Down/Load Out

Date	10/17/2025
Start Time	10:30 PM (EDT)
End Time	2:00 AM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature



Name of Applicant	Robert Deuterman
Title of Applicant	Owner
Date Submitted	05/09/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.
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REQUIREMENTS

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INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.
- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event

Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant

A handwritten signature in black ink, appearing to read 'Robert Deuterman', written over a horizontal line.

Name of Applicant

Robert Deuterman

Title of Applicant

Owner

Sponsoring Organization Name

Deuterman Productions



2025 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/24

This Certificate Expires on December 31, 2025

Business Name and Location Address

Certificate Number

ROBERT G. DEUTERMAN
DEUTERMANPRODUCTIONS.COM.LLC
9274 150TH CT N
JUPITER, FL 33478-6974

60-8018921016-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices



Department of Business
& Professional Regulation

[HOME](#)[CONTACT US](#)[MY ACCOUNT](#)

ONLINE SERVICES

LICENSEE DETAILS

10:22:47 PM 5/9/2025

[Apply for a License](#)[Verify a Licensee](#)[View Food & Lodging Inspections](#)[File a Complaint](#)[Continuing Education Course
Search](#)[View Application Status](#)[Find Exam Information](#)[Unlicensed Activity Search](#)[AB&T Delinquent Invoice & Activity
List Search](#)

Licensee Information

Name:	WR BAR ENTERPRISE INC (Primary Name)
Main Address:	WHISKEY ROW (DBA Name) 2455 JEN DRIVE # E MELBOURNE Florida 32940
County:	BREVARD
License Location:	7777 N WICKHAM RD # 18 MELBOURNE FL 32940
County:	BREVARD

License Information

License Type:	Retail Beverage
Rank:	4COP
License Number:	BEV1500080
Status:	Current,Active
Licensure Date:	12/15/2016
Expires:	03/31/2026

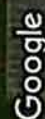
Special Qualifications

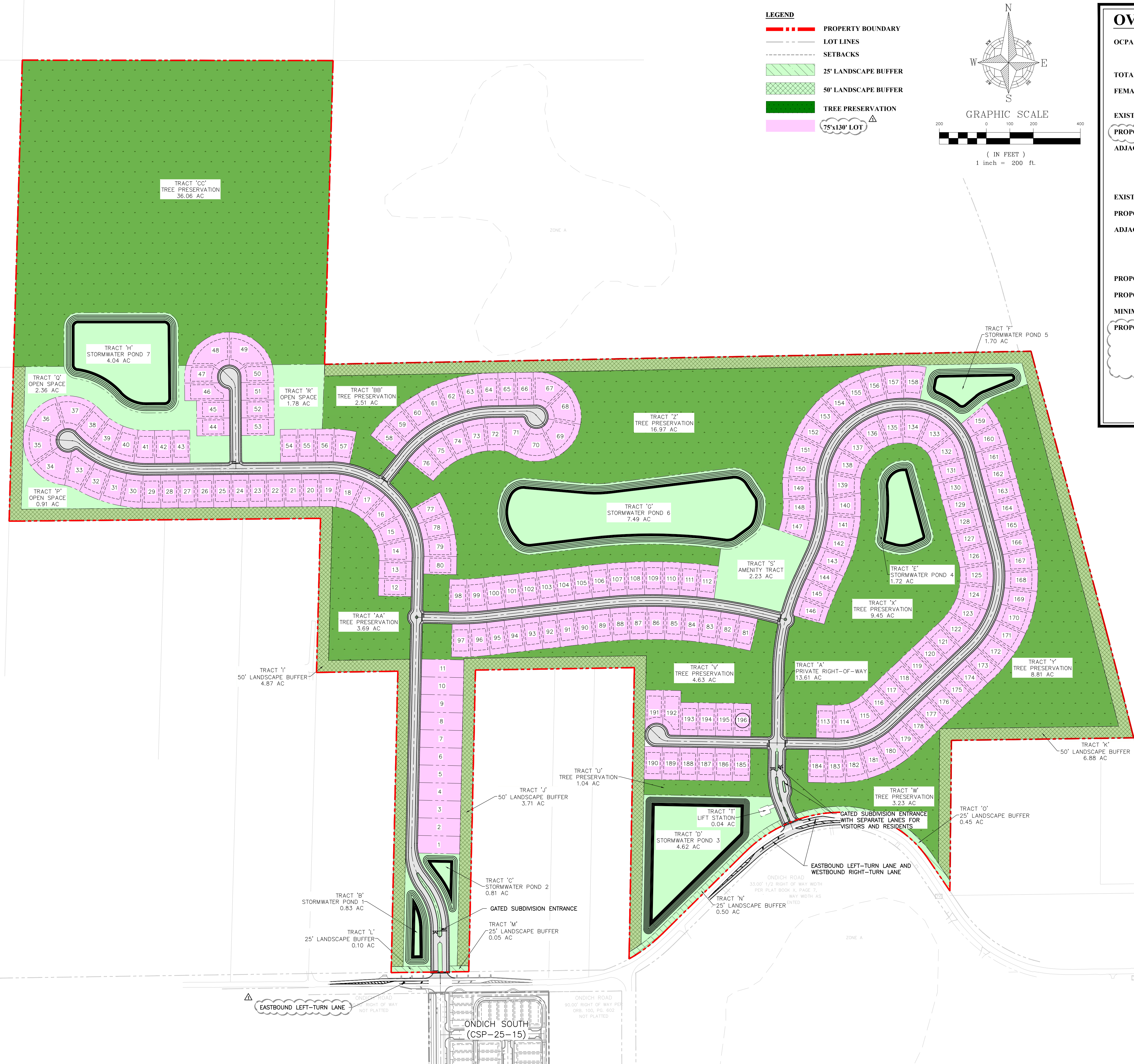
Qualification Effective

Invoice Sent	01/25/2017
Dual Beverage and Tobacco License	12/15/2016
Quota License	12/15/2016
Liens	01/30/2019
Vending Machine	12/15/2016

Alternate Names

6PM: Gates
7PM-8PM Support
8:30PM-10p Headliner

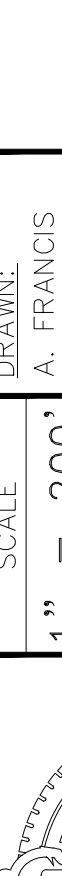




OVERALL SITE DATA:

OCPA - PARCEL ID #s:		01-20-27-0000-00-007, 01-20-27-0000-00-034 01-20-27-0000-00-053, 02-20-27-0000-00-010 02-20-27-0000-00-011, 02-20-27-0000-00-020
TOTAL PROPERTY AREA:	196.83 Ac.	
FEMA FLOOD INSURANCR RATE MAP FLOOD ZONE:	X	
FIRM PANEL #12095C0050H DATED SEPT. 24, 2021		
EXISTING FUTURE LAND USE (FLU):	R (COUNTY)	
PROPOSED FUTURE LAND USE (FLU):	RS (CITY)	△
ADJACENT FUTURE LANE USE (FLU):		
NORTH	R (COUNTY)	
SOUTH	R (COUNTY), MU (CITY)	
EAST	R (COUNTY)	
WEST	R (COUNTY)	
EXISTING ZONING:	A-1 (COUNTY)	
PROPOSED ZONING:	PD (CITY)	
ADJACENT ZONING:		
NORTH	A-1 (COUNTY), R-CE-5 (COUNTY)	
SOUTH	A-1 (COUNTY), MU-N (CITY)	
EAST	A-1 (COUNTY)	
WEST	A-1 (COUNTY), R-CE-5 (COUNTY)	
PROPOSED NUMBER OF DWELLING UNITS :	196 LOTS	
PROPOSED NET DENSITY:	0.99 DU/Ac.	
MINIMUM OPEN SPACE:	50% (98.42 Ac.)	
PROPOSED MINIMUM LOT REQUIREMENTS:	75'x130' LOTS	△
MINIMUM LOT AREA	9,750 SF	
MINIMUM LOT WIDTH	75 ft.	
MINIMUM LOT DEPTH	130 ft.	
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)	
SETBACKS		
FRONT/STREET SIDE	25 ft. min.	
REAR	25 ft. min.	
SIDE	7.5 ft. min.	
CORNER	25 ft. min.	

TRACT DATA				
TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	PRIVATE RIGHT-OF-WAY	13.61 AC	592,683 SF	H.O.A.
TRACT 'B'	STORMWATER POND 1	0.83 AC	36,170 SF	H.O.A.
TRACT 'C'	STORMWATER POND 2	0.81 AC	35,363 SF	H.O.A.
TRACT 'D'	STORMWATER POND 3	4.62 AC	201,407 SF	H.O.A.
TRACT 'E'	STORMWATER POND 4	1.72 AC	74,976 SF	H.O.A.
TRACT 'F'	STORMWATER POND 5	1.70 AC	73,841 SF	H.O.A.
TRACT 'G'	STORMWATER POND 6	7.49 AC	326,259 SF	H.O.A.
TRACT 'H'	STORMWATER POND 7	4.04 AC	175,988 SF	H.O.A.
TRACT 'I'	50' LANDSCAPE BUFFER	4.87 AC	212,012 SF	H.O.A.
TRACT 'J'	50' LANDSCAPE BUFFER	3.71 AC	161,424 SF	H.O.A.
TRACT 'K'	50' LANDSCAPE BUFFER	6.88 AC	299,488 SF	H.O.A.
TRACT 'L'	25' LANDSCAPE BUFFER	0.10 AC	4,208 SF	H.O.A.
TRACT 'M'	25' LANDSCAPE BUFFER	0.05 AC	2,047 SF	H.O.A.
TRACT 'N'	25' LANDSCAPE BUFFER	0.50 AC	21,568 SF	H.O.A.
TRACT 'O'	25' LANDSCAPE BUFFER	0.45 AC	19,706 SF	H.O.A.
TRACT 'P'	OPEN SPACE	0.91 AC	39,718 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	2.36 AC	102,866 SF	H.O.A.
TRACT 'R'	OPEN SPACE	1.78 AC	77,455 SF	H.O.A.
TRACT 'S'	AMENITY TRACT	2.23 AC	97,079 SF	H.O.A.
TRACT 'T'	LIFT STATION	0.04 AC	1,951 SF	CITY
TRACT 'U'	TREE PRESERVATION	1.04 AC	45,362 SF	CITY
TRACT 'V'	TREE PRESERVATION	4.63 AC	201,857 SF	CITY
TRACT 'W'	TREE PRESERVATION	3.23 AC	140,841 SF	CITY
TRACT 'X'	TREE PRESERVATION	9.45 AC	411,683 SF	CITY
TRACT 'Y'	TREE PRESERVATION	8.81 AC	383,628 SF	CITY
TRACT 'Z'	TREE PRESERVATION	16.97 AC	739,397 SF	CITY
TRACT 'AA'	TREE PRESERVATION	3.69 AC	160,679 SF	CITY
TRACT 'BB'	TREE PRESERVATION	2.51 AC	109,171 SF	CITY
TRACT 'CC'	TREE PRESERVATION	36.06 AC	1,570,685 SF	CITY

		SCALE	DRAWN:	PD MASTER PLAN	CIVIL ENGINEERING LAND PLANNING				
		1" = 200'	A. FRANCIS						
		PROJECT	S. SANCHEZ	ONDICH NORTH					
		PUL-037	L. CLASSON	CITY OF AOPKA, FLORIDA					
		SHEET	CHECKED:						
		C1.0	DATE:						
			5/30/2025						

NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\PUL-037 Ondich Parcels Development\CAD Civil3D\LAYOUTS\03 PUD Master Plan\PD Master Plan.dwg Modified:5/30/2025 By:Francis Plotted By:andrew Francis

ONDICH NORTH MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards⁽¹⁾

1. LOT CRITERIA:

Description	Single-Family Detached 75-Foot Lots
Front Porch Setback ⁽²⁾	10' min.
Front/Street Side Setback	25' min.
Rear Setback ⁽³⁾	25' min.
Side Setback	7.5' min.
Garage Front Setback	30' min.
Min. Average Lot Area	9,750 SF
Min. Lot Width	75'
Min. Lot Depth	130'
Max. Lot Coverage	75%
Max. Building Height	35 1/2 Stories
Min. Living Area	1,500 SF

- (1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines 3.2.1.
(3) Swimming pools and other structures are allowed to encroach within the building setbacks as allowed in Section 4.3.4 of the City of Apopka Land Development Code.

B. Architectural, Buildings, and Accessory Structures

- Architectural design shall meet the intent of City of Apopka Development Design Guidelines unless otherwise stated.
- All lots shall have detached single-family homes.
- Each individual single-family home shall have a minimum of two (2) bedrooms.
- All lots shall have minimum two (2) car garages.
- Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the location(s) shall be submitted prior to approval of the Construction Site Plan.
- AC condenser units ("Units") and similar equipment shall be placed in the side or rear yard area. Units and similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
- Storage sheds or similar storage facilities are allowed within the development as long as street buffering and/or adequate screening is provided as specified through the HOA documents.
- A property owner may request approval by the City to allow one (1) accessory dwelling unit (ADU) per lot provided the ADU meets all requirements as specified through the HOA documents.
- Swimming pools shall be allowed on all lots.
- Architectural Design Standards:
 - Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes

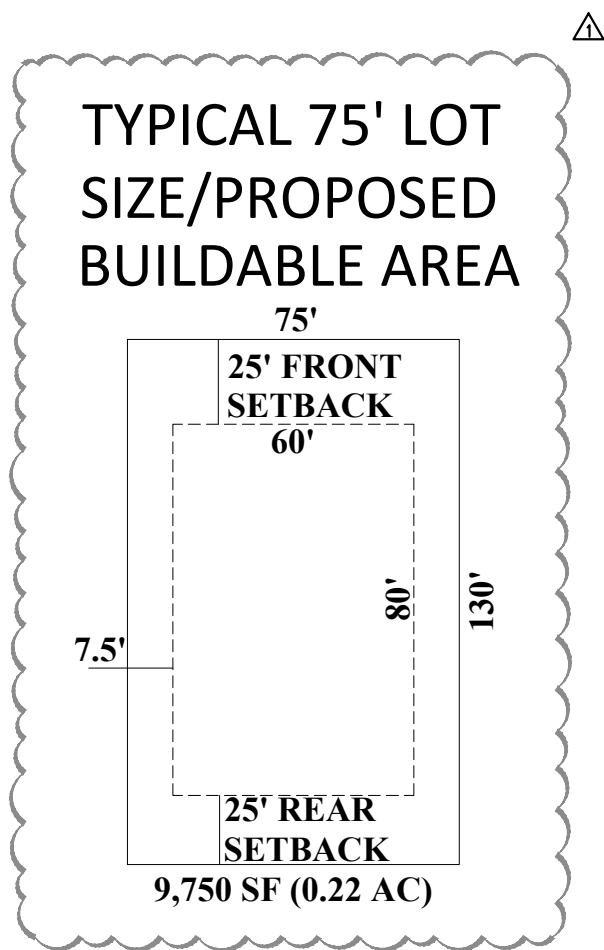
1

- represent equivalent architectural value. Substantial deviations from architectural renderings must be approved by City Council.
- Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
 - Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 4/12.
 - Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
 - Aluminum or vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
 - Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
 - Concrete or pavers shall be installed for driveways, lead walks, porches, and porticos.
11. Front Building Entrance Elevation Design Standards:
- A front-entry garage shall be flush with or behind the primary residential façade or porch.
 - All lots shall be allowed to have front-entry, side-entry or courtyard-entry garages.
 - A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural feature such as dormers gives an appearance of an occupied floor above the garage.
 - Front porches and porticos may be at grade level.
 - Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
 - Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
 - Specific elevations style types shall have similar wall finishes, window grid patterns, window handing & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
 - Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
12. Individual Lot Front & Rear Yard Fencing Standards:
- Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
 - Fencing in front yards and street corner side yards of lots shall adhere to LDC Section 5.5.
 - Vinyl fencing shall be allowed.

C. Utilities and Infrastructure

- Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka and FDEP standards.
- Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
- Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka and FDEP standards.
- Utility easements shall be dedicated to the City of Apopka.

2



△

J. Lighting

- Lighting shall comply with Section 5.6 of the City of Apopka Land Development Code and Section 3.10 of the City of Apopka Development Design Guidelines. Street and parking areas or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Building Permits & Model Homes

- Building permits shall be issued and home construction shall be allowed for up to 50% of the homes within the project upon completion of stabilized access and fire protection, which can be provided via a temporary source (i.e., water tank), and prior to plat recording.
- Each model home shall be allowed to be temporarily used for a sales office associated with the residential development.
- A Temporary Certificate of Acceptance (TCO) for each model home shall be allowed with temporary utilities (i.e., sewer holding tank and generator power).
- Model homes shall not receive a final Certificate of Acceptance (CO) until a final plat is recorded in the Public Records of Orange County, Florida.

L. Miscellaneous

- Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
- All acreages are subject to change with Major Development Plan, Construction Site Plan and Final Plat review and approval.
- Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are allowed within the development as long as adequate screening is provided as specified through the HOA documents.
- All lots shall have uniform address numbers on the front facades of the residence.

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- Stabilized access roadways and fire protection, which can be provided via a temporary source (i.e., water tank), must be in place before building construction may begin.
- Solid waste collection and public safety (police and fire) provided by the City of Apopka.
- Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
- A final drainage report and soils report will be submitted with the Construction Site Plan.
- Drainage easements to be dedicated to the Homeowners' Association ("HOA") unless otherwise required by the City of Apopka.
- All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
- Internal rights-of-way are to be constructed per City of Apopka standards.
- The internal rights-of-way are permitted to be private and the community is permitted to be gated. The installation of access gates at the entrances of the project is permitted. Any access gates shall be owned and maintained by the HOA.
- Five-foot (5') wide sidewalks are to be constructed adjacent to internal rights-of-way throughout the entire development. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
- Power service within the development shall be underground. No overhead service will be allowed.
- Vehicular, pedestrian and accent lighting shall substantially conform to Section 3.10 of the City of Apopka Development Design Guidelines.

D. Recreation and Open Space

- Required project open space shall be a minimum of 50% of the developed site area in accordance with the requirements for the Northern Area of the Joint Planning Area (JPA) as set forth in the Settlement Interlocal Agreement between the City of Apopka and Orange County effective October 26, 2004.
- Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
- The amenity tract shall be approximately 2.77 acres as shown on the Master Plan. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, and a covered mailbox kiosk at a minimum. The swimming pool shall meet minimum sizing requirements based on the Florida Building Code. Documentation/calculations that the proposed pool size and deck complies with state health standards will be provided at the Building Permit Application.

E. Buffers and Landscaping

- A buffer with a minimum width of ten (10) feet shall be provided along Ondich Road. This tract shall be dedicated to and maintained by the HOA.
- A buffer with a minimum width of fifty (50) feet shall be provided along the property boundaries adjacent to proposed development unless otherwise specified in these Development Standards. This tract shall be dedicated to and maintained by the HOA.
- The design of all buffer tracts shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code. Landscaping, Irrigation, and Hardscape Plans shall be provided at Construction Site Plan.
- Entrance feature and community sign details will be provided with the Construction Site Plan.

3

- Final landscape plans for the buffer areas along the proposed entrances on Ondich Road shall be provided with the Construction Site Plan.
- Tree Planting Conditions - A minimum of four (4) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Street tree plantings shall conform to Section 3.6 of the City of Apopka Development Design Guidelines.
- Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designated to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

- The HOA shall maintain all common areas and all fences/walls and landscaping within said areas.
- The HOA shall be responsible for the maintenance of all private rights-of-way and stormwater collection systems within the private rights-of-way of the development.
- The City of Apopka shall be responsible for maintenance of utilities (potable water main, reclaimed water main, force main, etc.) within the private rights-of-way of the development.

G. Wetlands and Environmental

- There are no wetland areas within the site.
- According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0050-H, dated September 24, 2021, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to be outside the 500-year floodplain).
- An erosion control plan will be submitted with the Construction Site Plan.
- Tree removal, tree replacement, and landscaping shall comply with Water Wise Ordinance 2069 and Section 5.3 of the City of Apopka Land Development Code.
- An individual lot clearing/arbor permit is required prior to clearing or grading any lot or issuance of a building permit. Placement of the house shall preserve existing trees to the greatest practical extent. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

- The PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

I. Signage

- Signage shall comply with Section 5.10 of the City of Apopka Land Development Code and with the City of Apopka Development Design Guidelines.
- The general locations of the primary entry signs shall be identified on the PD Master Development Plan.

4

CIVIL ENGINEERING I LAND PLANNING		PD DEVELOPMENT STANDARDS		ONDICH NORTH CITY OF APOPKA, FLORIDA		DRAWN: A. FRANCIS		SCALE: N.T.S.		SHEET: C 1.1		DATE: 5/30/2025		REVISIONS		DATE		DESCRIPTION		BY	
APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.	
APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868		APPIANFL.COM • 407.960.6868	
2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789		2221 Lees Road, Suite 27, Winter Park, Florida 32789	
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211		STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 1211	

NOT FOR CONSTRUCTION

[illegible]

PO OPEN SPACE REQUIRED*	303.19 AC	90.00%
OPEN SPACE PROPOSED		
AMENITY	4.22 AC	0.70%
OPEN SPACE	23.61 AC	3.89%
CONSERVATION AREA	205.87 AC	33.95%
LANDSCAPE BUFFER	13.47 AC	2.22%
STORMWATER POND (75% MAX)	102.47 AC	16.90%
TOTAL	349.64 AC	57.66%



GRAPHIC SCALE

(IN FEET)
1 inch = 400 ft.

- LEGEND**
- | | |
|--|---------------------------|
| | PROPERTY BOUNDARY |
| | LOT LINES |
| | 10' LANDSCAPE BUFFER |
| | 25' LANDSCAPE BUFFER |
| | LANDSCAPE BUFFER |
| | OPEN SPACE |
| | OPEN SPACE - CONSERVATION |
| | 95-FOOT LOTS |
| | 85-FOOT LOTS |
| | 70-FOOT LOTS |
| | 55-FOOT LOTS |
| | 34-FOOT LOTS |
| | 40-FOOT LOTS |
| | 20' TOWNHOME LOTS |
| | MIXED-USE/COMMERCIAL |

CIVIL ENGINEERING | LAND PLANNING

RD MASTER PLAN

SCALE	" = 400'	DRAWN: B. KILLELA



APPLAN
ENGINEERING



ADDRESS: 323 & 351 LESTER RD
NOT FOR CONSTRUCTION



PAULUCCI ACRES MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards

1. Residential Lot Criteria:

Description	Single-Family Detached 95' & 85' Lots (Front-Loaded)	Single-Family Detached 95' & 85' Lots (Front-Loaded)	Single-Family Detached 85' & 75' Lots (Front-Loaded)	Single-Family Detached 85' & 75' Lots (Front-Loaded)	Single-Family Detached 85' & 75' Lots (Front-Loaded)	Single-Family Attached 20' Townhomes (Rear-Loaded)
Front Porch Setback	10' min.	10' min.	10' min.	10' min.	10' min.	10' min.
Front Building Setback	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'
Front Garage Setback	Minimum: 25'	Minimum: 25'	Minimum: 25'	Minimum: 20'	N/A	N/A
Street Side Setback	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'	Minimum: 15'
Side Setback	10' min.	5' min.	5' min.	5' min.	5' min.	0' for interior units 10' minimum for exterior units
Rear Setback	20' min.	20' min.	20' min.	10' min.	5' min.	5' min.
Garage Rear Setback	N/A	N/A	N/A	N/A	16' min. Without driveway 5' min. With driveway	16' min. Without driveway 5' min. With driveway
Min. Average Lot Area	10,625 SF	8,750 SF	6,875 SF	3,850 SF	3,900 SF	2,100 SF
Min. Lot Width	55'	55'	55'	34'	34'	20'
Min. Lot Depth	125'	125'	125'	70'	113'	100'
Max. Lot Coverage	75%	75%	75%	75%	75%	90%
Max. Building Height	35'2 Stories	35'2 Stories	35'2 Stories	35'2 Stories	35'2 Stories	35'2 Stories
Min. Living Area	1,600 SF	1,600 SF	1,600 SF	1,500 SF	1,300 SF	1,200 SF

(1) See PD Master Plan for depiction of conceptual utility site details.

(2) Front Garage Setbacks to homes with a garage facing the street, the Front Garage Setback does not apply to side-loaded garages where just the typical front building setback would apply (3) An accessory dwelling unit (ADU), as defined in Section 4.2.3.C. of the LDC, shall be allowed on all lots. The ADU shall have a maximum gross floor area of 1,000 square feet. The ADU shall meet the applicable front, side and rear yard setbacks set forth in the above table.

2. Non-Residential Development. The Commercial Parcels, as identified on the PD Master Plan, shall be subject to the standards set forth in LDC Section 3.6.7.C for "All Other Uses" and the applicable standards set forth in LDC Section 3.6.7.D.

B. Architectural, Buildings, and Accessory Structures for Detached Units

1. Architectural design shall meet the intent of City of Apopka Land Development Code ("LDC") unless otherwise stated.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All rear-loaded lots shall have a minimum of one (1) car garage.

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twenty (20) feet wide. If any governmental authority requires the re-alignment of any portion of West Pookan Road adjacent to the project that results in a change to the alignment of West Pookan Road as shown in the PD Master Plan, then such re-alignment and any all corresponding and resulting modifications to the project may be reviewed and approved by the Community Development Director or the Planning Director, or a designee, without the requirement to amend the PD Master Plan.

19. Right-of-way dedication tracts along the project's frontage on Vick Road shall be dedicated to the public as depicted on the PD Master Plan, at final plat of the applicable adjacent phase of development.

20. An access easement, as shown on the PD Master Plan, shall be granted to Developer in connection with approval of the Construction Site Plan for the applicable phase of development served by such access easement.

C. Recreation and Open Space

1. Required open space for the planned development shall be a minimum of 50% of the overall site area. The aggregate open space provided across all phases of development, as demonstrated in the Major Development Plan, must satisfy this overall requirement with each separate residential phase and commercial phase of development shall provide a minimum of 30% and 20%, respectively, of its acreage as open space according to LDC Sections 5.4.4 and 5.4.5.

For the Amenity Tracts, general amenity programming shall be provided with the Construction Site Plan.

Ownership and maintenance of the open space shall be in the name of the HOA, CDD, POA and/or other entity acceptable to the Community Development Director or the Planning Director or a designee.

4. The open space tracts labeled as Conservation Area shall allow areas for trails, open gathering spaces and passive recreation.

F. Buffers and Landscaping

1. A ten-foot (10') buffer tract for entry wall/fence and/or landscaping will be provided along all existing existing public rights-of-way, as shown on the PD Master Plan, provided that no buffer tract shall be required when any open space tracts labeled as Conservation Area are adjacent to such rights-of-way. This tract shall be dedicated to and maintained by the HOA and/or CDD. The buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.

2. A perimeter buffer with a minimum width of twenty-five (25) feet for landscaping purposes shall be provided along the project boundary, except as shown on the PD Master Plan including without limitation: (i) where adjacent to office existing public rights-of-way (see above requirements), (ii) where stormwater pond tracts are along the project boundary, (iii) where open space tracts labeled as Conservation Area are along the project boundary, and (iv) the Commercial Parcels. These perimeter buffer tracts shall be dedicated to and maintained by the HOA and/or CDD. For purposes of clarity, the perimeter buffer tract requirement set forth in this section shall not apply to the Commercial Parcels.

3. The future development Commercial Parcels shall provide buffering within the respective parcel when it is developed.

4. The design of all buffer tracts shall follow the LDC.

5. Code-minimum Landscaping and Landscape Plans shall be provided at Construction Site Plan.

6. Entrance feature and community sign details will be provided with the Construction Site Plan.

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4. Mail delivery for all lots within the project shall occur at cluster mailbox units. Approval from the Postmaster of the locations shall be submitted prior to approval of the Construction Site Plan.

5. AC condenser units, pool equipment, and other similar equipment shall be placed in the side and/or rear yard area. AC condenser units, pool equipment, and similar equipment shall be placed with a minimum setback of three (3) feet from the side property line. For corner lots, AC condenser units, pool equipment, and similar equipment shall be screened from side streets with landscaping or opaque fencing.

6. Storage sheds or similar storage facilities shall not be allowed.

7. Swimming pools shall not be allowed on rear-loaded lots.

8. Architectural Design Standards:

a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the LDC except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director or the Planning Director, or a designee, if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.

b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.

c) Minimum roof pitch over the main house and garage shall be 4/12. Roof pitch over porches shall be a minimum of 3/12.

d) Three-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall complement the color scheme of the house.

e) Aluminum fascia or vinyl soffit shall be standard for all houses. Fascia and soffit color shall complement the color scheme of the house.

f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.

g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and patios.

9. Front Building Entrance Elevation Design Standards:

a) Primary residential entries shall be allowed to be recessed up to fourteen (14) feet from the face of the primary facade.

b) Front porches and porches may be a grade level or elevated.

c) Should any home's front elevation including the garage area comprise less than the required 10% of windows, the front door shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement index, if any.

d) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or an alleyway across the street without a different elevation type.

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f) Specific elevation style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and sopes, etc. Applied to each lot width model plan type front elevations.

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10. Individual Lot Front, Side, and Rear Yard Fencing Standards:

a) The maximum height of a fence within a lot shall be six (6) feet above final grade or six (6) inches less than the common area wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.

b) Fencing at rear yards of rear-loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.

c) Vinyl fencing shall be allowed.

c) Architectural, Buildings, and Accessory Structures for Attached Units (Townhomes)

1. Architectural design shall meet the intent of the LDC unless otherwise stated.

2. Each individual townhome shall have a minimum of two (2) bedrooms.

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Paulucci Acres Planned Development Narrative

PREPARED FOR PULTE HOME COMPANY, LLC

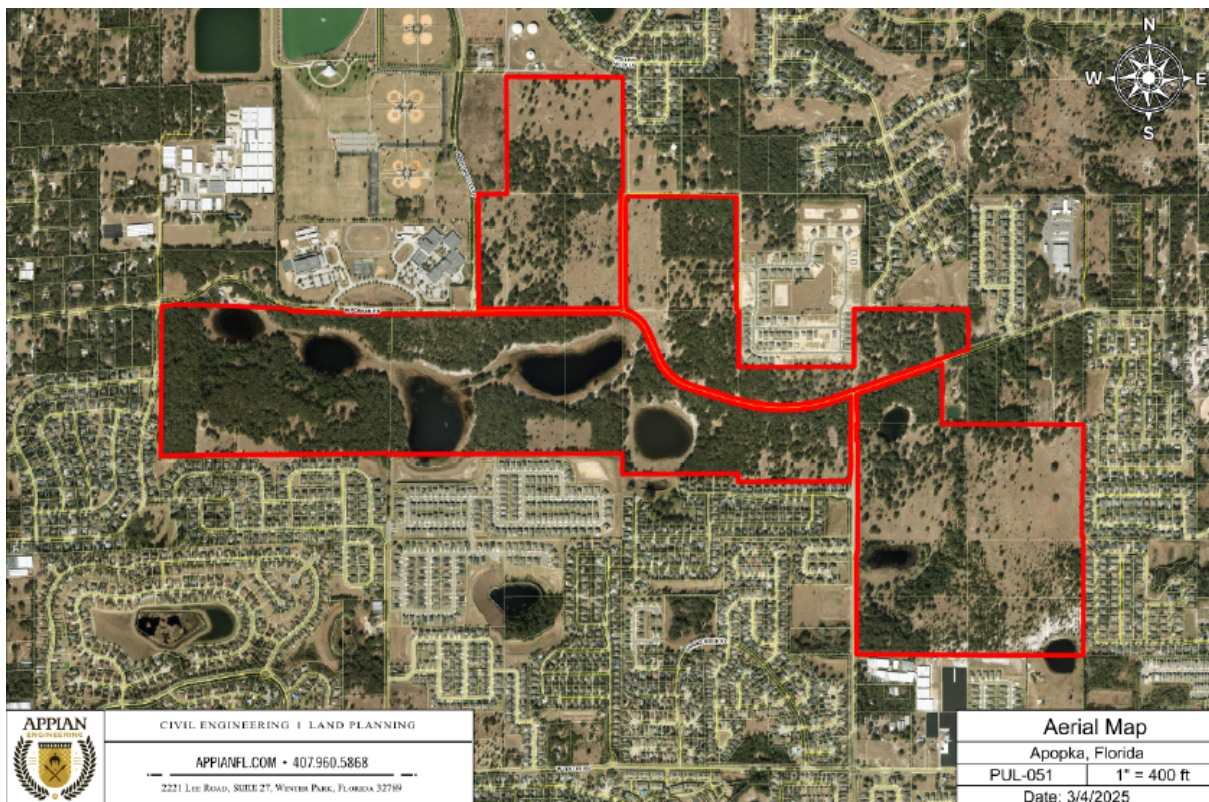
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Summary and Location

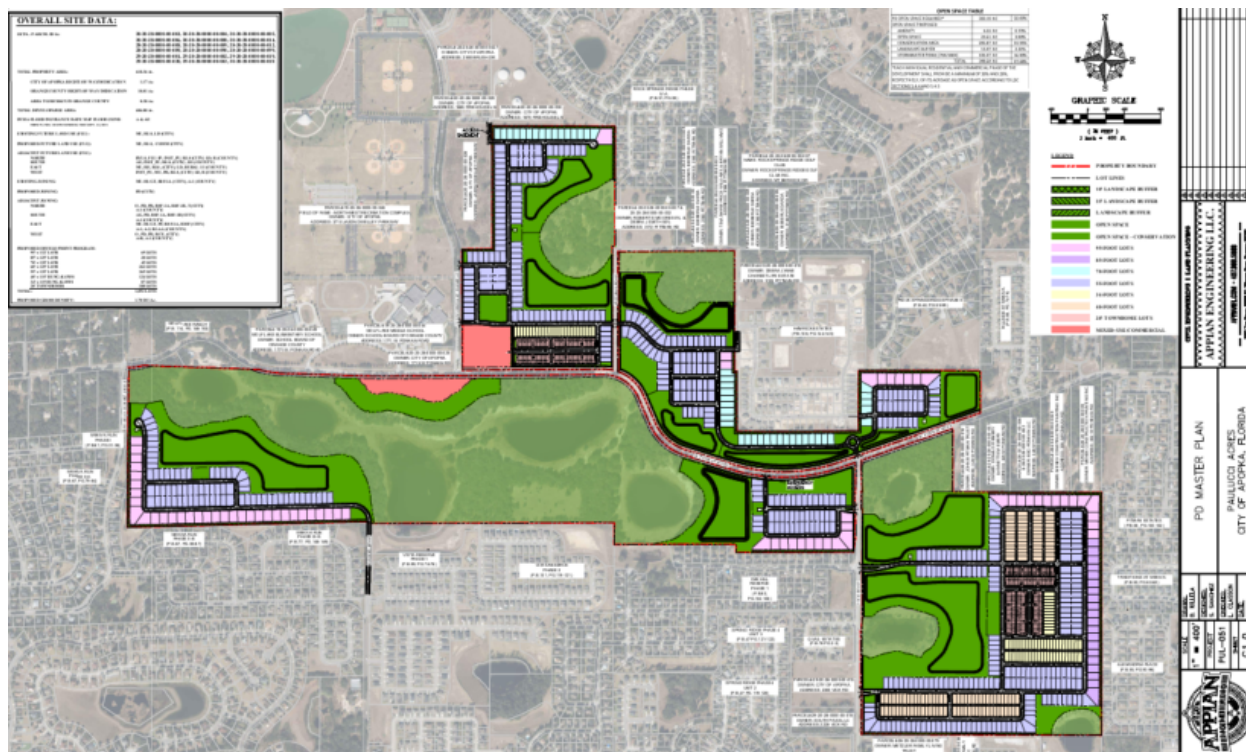
Paulucci Acres is a 618.36± acre site situated north and south of W. Ponkan Road, with approximately 580 acres located in the City Apopka, Florida (the “City”) and approximately 40 acres located in unincorporated Orange County, with such unincorporated area proposed to be annexed into the City. The site consists of 18 undeveloped parcels of varying sizes (the “Paulucci Parcels”) identified by the following Orange County Property Appraiser Parcel Identification Numbers:

20-20-28-0000-00-003, 20-20-28-0000-00-004, 20-20-28-0000-00-005,
20-20-28-0000-00-006, 20-20-28-0000-00-008, 20-20-28-0000-00-014,
28-20-28-0000-00-008, 28-20-28-0000-00-009, 28-20-28-0000-00-012,
28-20-28-0000-00-089, 28-20-28-0000-00-090, 28-20-28-0000-00-099,
29-20-28-0000-00-001, 29-20-28-0000-00-002, 29-20-28-0000-00-019,
29-20-28-0000-00-020, 29-20-28-0000-00-043, 30-20-28-0000-00-018



The proposed development currently referred to as “Paulucci Acres” (the “Proposed Development”) will consist of a master planned residential community of 1,052 single-family lots with varying lot widths ranging from 95-foot single-family detached lots to 20-foot townhomes, together with an emphasis on open space, lakes and community amenities to ensure a high quality of life for all residents, and two commercial parcels for future development. The commercial parcels are contemplated to be located at the intersection of W. Ponkan Road and Jason Dwelley Parkway, with one commercial parcel approximately 5 acres in size to be located on the northern

boundary of W. Ponkan Road (the “Commercial Parcel-North”), and the other commercial parcel approximately 5 acres in size to be located on the southern boundary of W. Ponkan Road, (the “Commercial Parcel-South”). Paulucci Acres is proposed to be developed in seven (7) phases.



Application Request

The Paulucci Parcels have a future land use designation of Residential Low Suburban (“RLS”), Residential Estate (“RE”), Mixed Use (“MU”) (City), and Low Density Residential (“LD”) (County) and are zoned RSF-1A and MU-ES-GT (City) and A-1 (County).

Prior to the date hereof, Applicant submitted an Annexation Application (AN-25-3) for the approximately 40 acres located in unincorporated Orange County (the “Residential Parcels”). Simultaneously with the Annexation Application, Applicant submitted a Small-Scale Comprehensive Plan Future Land Use Map Amendment Application (FLU-25-5) to request a future land use designation of RLS for the Residential Parcels in order to achieve consistency with the City’s Future Land Use Element of the adopted Comprehensive Plan. Also included in the Future Land Use Amendment Application was a request to amend the future land use designation for the approximately 5-acre Commercial Parcel-South from RLS to Commercial (“COMM”).

This Master Plan and Planned Development Application (this “Application”) requests to rezone the Paulucci Parcels to Planned Development (“PD”) zoning district. Provided with this Application is a PD Master Plan and PD Development Standards.

Review Criteria

A. 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:

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

RESPONSE: The requested action to rezone the Paulucci Parcels to a Planned Development (“PD”) zoning designation is consistent with and furthers the goals, objectives, and policies of the City’s Comprehensive Plan. Specifically, the requested PD rezoning aligns Goal 1, Objective 3, Policy 3.1 of the City’s Comprehensive Plan, which states that PD zoning is designed to provide the following eight goals, and the proposed rezoning serves all of the following enumerated goals with responses to each goal set forth below in italics:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;
RESPONSE: The proposed PD would provide a framework for development suitable to a property of this size and scale and allow for thoughtful growth management in an area of the City experiencing significant growth and offering regional recreational and entertainment facilities. The varied zoning and densities of the property and surrounding lands would not result in cohesive and compatible development without a PD.
2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site-specific features;
RESPONSE: The proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development. Specifically, the proposed PD allows for development which protects the site’s existing lakes in a cohesive manner.
3. promote the most compatible, beneficial use to adjoining neighborhoods;
RESPONSE: The proposed PD promotes the most compatible and beneficial uses with adjoining neighborhoods and enables the preservation of significant open space by clustering residential development near existing residential development and clustering commercial development near the intersection of W. Ponkan Road and Jason Dwelley Parkway—while reducing the densities and intensities from what is currently allowed by existing zoning. The Proposed Development will result in a lower density project, at a gross density of 1.7 dwelling units per acre, than adjacent neighborhoods. The permitted uses under the existing zoning include industrial, “big box” commercial and apartment uses whereas the proposed PD only permits single-family residential and neighborhood friendly commercial uses that are the most compatible and beneficial with the surrounding uses, including

the existing subdivisions, ball fields and amphitheater. Further, the proposed PD requires significant perimeter buffers and the same or greater lot widths as adjoining lots along the perimeter of the Proposed Development, whereas the existing zoning does not require buffers nor the matching of lot widths of adjacent lots.

4. preserve significant environmental, topographical or natural features;
RESPONSE: The proposed PD preserves significant environmental, topographical and natural features of the subject property by providing restrictions and limitations on the permitted development of the subject property to protect natural features, including lakes, and provide abundant amenities designed to benefit the City as well as the Proposed Development.
5. allow a variety of housing types;
RESPONSE: The proposed PD allows for a variety of single-family housing types, ensuring the Proposed Development offers a range of housing products that accommodate different household sizes, income levels, and life stages. Specifically, the project will include single-family detached homes on varying lot sizes and townhomes, which together provide opportunities for first-time homebuyers, growing families, and those seeking to downsize. By incorporating this mix of housing types, the Proposed Development will contribute to a more resilient housing supply and align with the City's long-term vision for balanced growth.
6. accommodate mixed uses;
RESPONSE: The proposed PD accommodates a mix of residential and neighborhood-friendly commercial uses in a manner that is appropriate and compatible with the surrounding uses.
7. offer a maximum amount of open space and recreational amenities;
RESPONSE: The proposed PD offers a minimum of 50% open space and will accommodate active and passive recreational use and enjoyment of same, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A).
8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.
RESPONSE: The Proposed Development aligns with the City's smart growth policies by providing for infill development of land that is already surrounded by improved lands.

Further, consistent with Policy 3.1 of the City's Comprehensive Plan, the Applicant is not pursuing PD zoning as a means to circumvent traditional zoning requirements because development under the existing zoning would result in more dense and significantly more intense development which would be inconsistent with the surrounding uses. Rather, the proposed PD enables clustering and provides restrictions and limitations on the permitted development of the subject property to ensure compatibility with surrounding uses, provide significant landscape

buffering, protect natural features and provide abundant amenities designed to benefit the City as well as the Proposed Development.

Pursuant to Future Land Use Goal 1, the City shall ensure that the character and location of new development maximizes the economic benefit to the land, complements the environmental and historic resources, and meets the housing needs of the current and projected population. The proposed PD is consistent with Future Land Use Goal 1 because it would provide complimentary commercial services to the new residential development in the area, compliments the environmental resources by ensuring the protection of the lakes, and meets the housing needs of the current and projected population—thus maximizing the economic benefit to the land.

The proposed PD is also consistent with Future Land Use Goal 1, Objective 3, Policy 3.1.i, because the proposed commercial parcels would be primarily used “for business, commerce, and convenience shopping which may be neighborhood or community oriented.” The main uses of commercial land are businesses, shops, and commerce which would confer an economic benefit to the surrounding area and further support the City’s Northwest Recreation Complex.

Policy 3.1.d. establishes that the RLS future land use designation can accommodate up to 3.5 du/ac and shall be comprised primarily of residential dwelling units. Policy 3.1.b. establishes that the RE future land use designation can accommodate up to 1 du/ac and shall be comprised primarily of single-family dwelling units. Policy 3.1.r., together with Section 3.6.7.C of the City’s Land Development Code, establishes that the MU future land use designation for the subject property can accommodate up to 2 du/ac and 2.0 FAR. Based on the approximately 618-acre subject site and a proposed future land use designations of RLS 3.5 du/ac, RE 1 du/ac and MU 2 du/ac and 2.0 FAR, the subject property allows for 1,855 units and 6,284,619 sf. The PD Master Plan provided with this Application proposes 1,052 units, or a proposed gross density of 1.7 du/ac, which is below the maximum allowance.

Approval of the rezoning to PD is not only consistent with the future land use designations and the Comprehensive Plan, but will also ensure a future land use pattern that provides sustainable growth and development within the City.

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

RESPONSE: No, the requested action is not in conflict with any provision of the City’s Land Development Code and provides consistent zoning with the surrounding lands. An Annexation Application for the Residential Parcels and the FLU Amendment Application for the Residential Parcels and the Commercial Parcel-South have been submitted to the City.

c. Addresses a demonstrated community need.

RESPONSE: The proposed PD zoning addresses a demonstrated community need, as the City of Apopka has experienced considerable economic growth consistent with anticipated changes in the Joint Planning Agreement between Orange County and the City of Apopka. The proposed PD zoning would provide more residential housing, and the complimentary commercial services to support that housing and the surrounding non-residential uses—meeting the demonstrated need outlined in the Future Land Use Housing Element Goals, Objectives and

Policies Objective 1—while also allowing for greater control and thoughtful planning to ensure development aligns with the community needs.

d. Is required by changed conditions.

RESPONSE: Yes, there are changed conditions that necessitate the rezoning. The site is currently vacant, undeveloped land that is entitled for more dense and intense development than the Proposed Development and is surrounded by residential development and community amenities. The surrounding uses and development—including the City’s Northwest Recreation Complex—have created a need for neighborhood-friendly commercial logically placed at or near the intersection of Ponkan Road and Jason Dwelley Parkway, which is in contrast to the current entitlements that allow for industrial and big box commercial uses north of Ponkan Road. The proposed PD will allow for the development of a residential community to address population trends while ensuring that the existing development pattern is not disrupted by commercial and industrial development.

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

RESPONSE: Yes, the requested PD rezoning is compatible with the existing and proposed uses surrounding the subject property. Specifically, the surrounding zoning designations include:

	FLU	Zoning
North	RVLS, FLU-IP, INST_PU, RE, RLS (City) LDR (County)	O, PD, PR, RSF-1A, RSF-1B, T (City) A-1 (County)
South	AG, INST_PU, RLS (City) LD (County)	AG, PD, RSF-1A, RSF-1B (City) A-1 (County)
East	MU, RE, RLS, (City) LDR (County)	MU-ES-GT, PD, RSF-1A (City) A-1, A-2, R1-AA (County)
West	INST_PU, MU, PR, COMM, RLS (City) LDR (County)	O, PD, PR, MU-ES- GT, CC, RSF 1-A (City) A-R, A-1 (County)

The planned uses within the PD are residential and commercial. The proposed residential uses within the PD are adjacent to existing single-family residential development. The proposed commercial uses within the PD are at or near the intersection of W. Ponkan Road and Jason Dwelley Parkway and the existing surrounding uses include the ball fields and amphitheater at the City’s Northwest Recreational Complex—which draw large groups of people for tournaments

and performances on the weekends. These surrounding zoning designations and uses make the proposed PD compatible and appropriate. Further, the proposed PD results in development that is more compatible with existing surrounding uses than what is currently permitted under the existing zoning of MU-ES-GT.

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

RESPONSE: Yes, the development pattern on the subject site is logical and orderly as there are existing residential subdivisions surrounding the residential portions of the Proposed Development. Further, the proposed PD contemplates compatible commercial uses in a logical and orderly manner by confining such uses to a limited area located at or near the intersection of Ponkan Road and Jason Dwelley Parkway.

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.

RESPONSE: The proposed PD will not result in significant adverse impacts on the natural environment. The Applicant proposes to maintain the lakes and a significant portion of the surrounding natural environment by identifying these areas as conservation areas set forth in the PD Master Plan included with this Application, in addition to other open space including buffers, stormwater management and active and passive recreational areas. The conservation areas will be owned and maintained by the HOA, POA, CDD and/or other approved entity, but are not intended to be owned and maintained by the City. The conservation areas will allow for trails, gathering spaces, and other passive recreation designed to benefit the City as well as the Proposed Development. Further, the proposed PD offers a minimum of 50% open space, which is more than double the amount of open space required under the existing zoning (e.g., 10% for residential uses under MU-ES-GT and 20% for RSF-1A). The proposed PD rezoning will serve to allow improvements to the subject property which reduce the overall effect on the natural environment through improved infrastructure, stormwater management internal to the project, and increased landscaping. The preservation of the lakes and the surrounding habitats and the commitment to a 50% open space minimizes environmental impacts, including, but not limited to, water, air, noises, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment while enabling improvements to the site that are consistent with the development and uses that surround the site on all sides. Furthermore, the project is designed to comply with all county, state, and federal environmental 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).

RESPONSE: Adequate public facilities are existing to support the proposed PD rezoning of the subject property and the Proposed Development. The data and analysis included in this Application supports the conclusion that adequate transportation, utilities, drainage and other public facilities either exist or will be provided for or mitigated as required in accordance with City's Comprehensive Plan, the Land Development Code and Florida Statutes. The Applicant will

comply with all capacity and concurrency requirements for public facilities under the City's Comprehensive Plan, the Land Development Code, and Florida Statutes and with all local and state laws, regulations and requirements to ensure adequate public facilities are available to support both existing and future residents.

The Proposed Development will provide for on-site and off-site roadway improvements and traffic mitigation to enhance local infrastructure and improve traffic flow and overall safety. All on-site streets will be constructed to City standards and internal rights-of-way will either be dedicated to the public or privately owned and maintained by the future HOA. The internal alleyways will be privately owned and maintained by the future HOA. The off-site transportation improvements, as set forth in the Traffic Impact Analysis included with this Application, include the improvement of the intersection of Vick Road and Ponkan Road, including southbound access connection and additional turn lanes. The developer of the Proposed Development has proposed to construct both a southbound left-turn lane and a right-turn lane at the intersection of Ponkan Road and Pittman Road. Additionally, although not required by Orange County, in an effort to improve overall safety on Ponkan Road, the proposed PD offers to dedicate 30 feet of right-of-way on both sides of Ponkan Road within the site, which will double the public right-of-way of Ponkan Road from 60 feet to 120 feet. The Proposed Development also contemplates dedicating to the City the necessary right-of-way to facilitate roadway enhancements along Vick Road. The Traffic Impact Analysis included with this Application concludes that the transportation network is not projected to become adversely impacted due to the Proposed Development. All required road improvements will be determined through the transportation concurrency process.

The City has a 12-inch water main, a 12-inch wastewater force main and a 12-inch reclaim main along Ponkan Road public right-of-way. The water main ends at the northeast corner of Jason Dwelley Parkway and Ponkan Road, but continues as a 16-inch DIP at the northwest corner of Pittman Road and Ponkan Road. The utilities located along Vick Road are a 16-inch DIP water main, an 18-inch DIP wastewater force main and a 20-inch DIP reclaim main. Potable water, wastewater and reclaim mains are also located along Rogers Road. The City has confirmed that there is capacity in potable water, wastewater and reclaim from the City to serve the proposed full build out of the project.

The Proposed Development has been designed to collect all of the stormwater runoff from the Proposed Development and treat it and then release it at the same or lower discharge rate than pre-development in accordance with local and state stormwater rules and regulations.

The Proposed Development will undergo a school capacity determination in coordination with Orange County Public Schools and will comply with all school concurrency requirements, which will include financial contributions to mitigate any impacts on school capacity.

B. Land Development Code Section 2.5.1.F.4 requires the review of and decision on an application for a Planned Development District to be based on compliance with the purpose and standards in Section 3.7 of the Land Development Code, including Section 3.7.2.A and Section 3.7.2.F:

RESPONSE: This Application for the proposed PD is consistent with the City's Land Development Code ("LDC") and meets the purposes and requirements contained therein,

including LDC Section 3.7.2.A and 3.7.2.F.1. The proposed PD highlights integrated, innovative and efficient land planning and physical design concepts that allow for high quality and environmentally sensitive development with adequate public facilities and services. The proposed PD includes provisions for a mix of varied residential and commercial uses thoughtfully clustered to allow for smaller networks of streets, provide for open space above the minimum LDC requirements, and preserve natural environmental features. The proposed PD further includes engineering and design elements which offer solutions to improve overall transportation safety for the Proposed Development and the larger community and allow for efficient allocation of available utilities and the funding of same through impact fees. The proposed PD seeks to significantly limit the intensity and breath of commercial uses and prohibit industrial and multi-family apartment uses otherwise currently allowed by right. These reductions in entitlements ensure the Proposed Development aligns more closely with the character of the existing development surrounding the Proposed Development.

The PD Development Standards included with this Application identifies specific principal, accessory, and temporary uses to be permitted in the Proposed Development and such uses are consistent with the Principal Use Table shown in Article 4 of the LDC. The PD Master Plan contains the proposed gross density, approximate acreage, type and mix of land uses, number of residential units. The Application establishes the density, intensity, and dimensional standards for the Proposed Development and the same are consistent with the proposed uses.

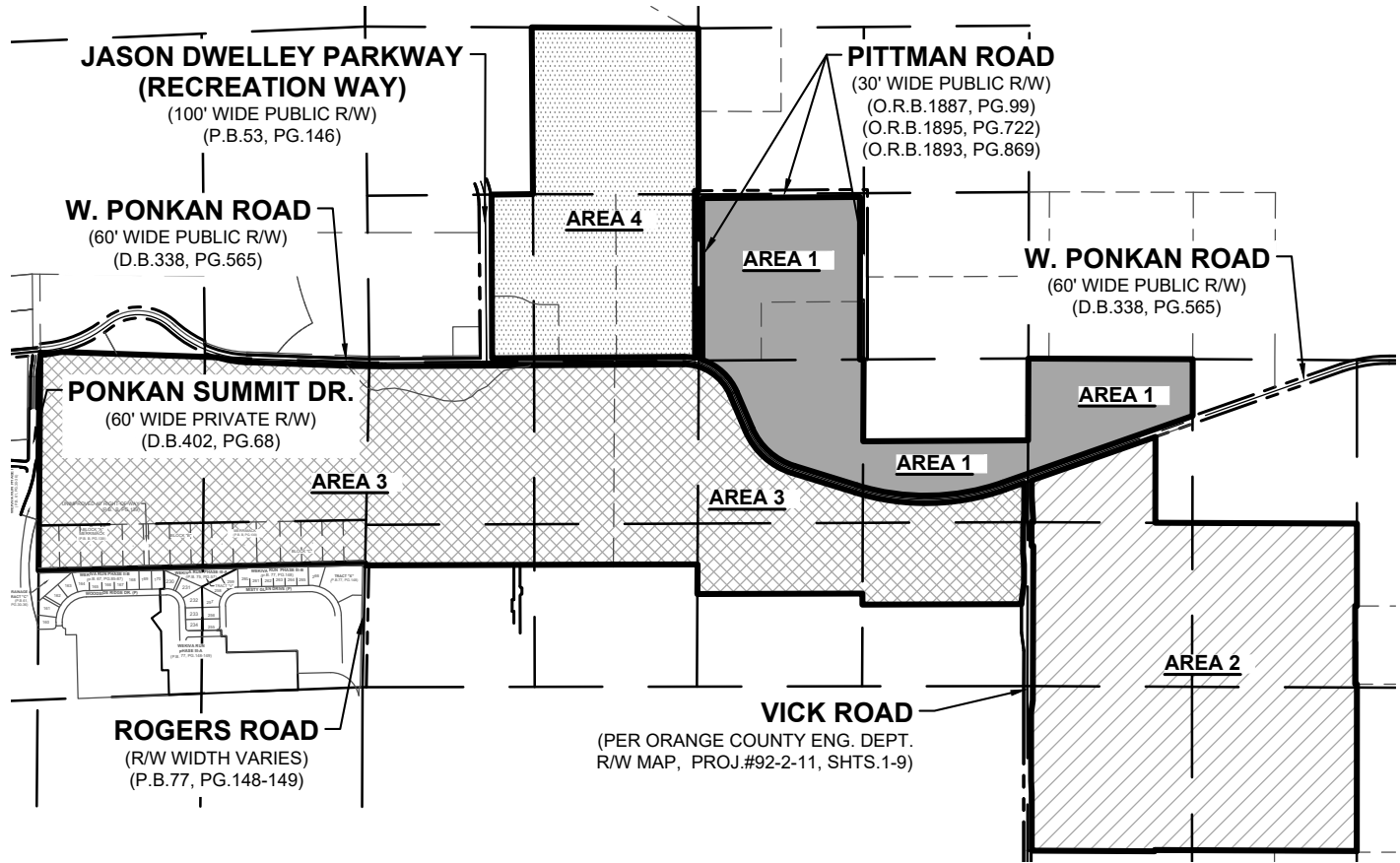
The number of lots in the Proposed Development with widths under 50' feet is well below the allowable threshold (37% actual versus 75% allowable). The percentage of remaining lots which are under 65' feet is justifiable based on the preservation of the site's natural features for the benefit of the public and the residents of the Proposed Development, the provision of a minimum of 50% open space, landscape buffers around the perimeter of the site, and required "like-to-like" lot widths with adjoining lots along the perimeter of the Proposed Development. The development standards and requirements around the perimeter of the Proposed Development are consistent with the surrounding character of adjacent development. The Application contemplates almost exclusively residential development along the site boundaries, which is consistent with the residential character of the surrounding community, and sequesters the limited commercial uses along Ponkan Road away from the surrounding residential uses and near the more intensive non-residential uses in the surrounding area.

The Application identifies the location and type of open spaces in the Proposed Development and includes the proposed use of same (passive recreation) in the PD Master Plan and is designed to maintain and protect the natural features of the land. The Application identifies environmental features and designs these areas as conservation areas that allow for trails, gathering spaces, and other passive recreation designed to benefit the City as well as the residents of the Proposed Development.

Conclusion

The requested rezoning is compatible with the surrounding development and uses. The Applicant respectfully requests your consideration of this Application for rezoning the Proposed Development to PD. Should you have any questions regarding this Application, please contact Dan O'Keefe or Elesa Sowell with Shutts & Bowen LLP.

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

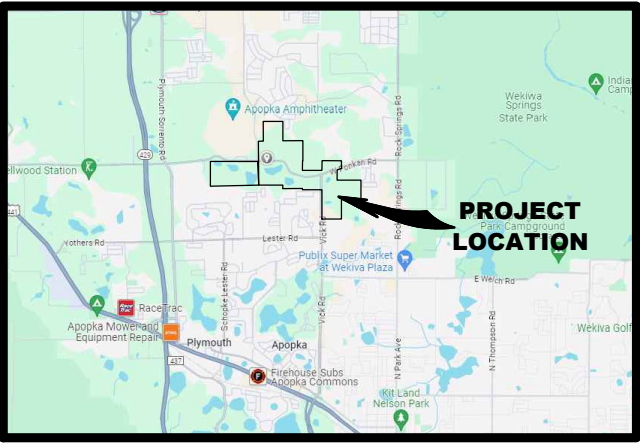


LEGEND

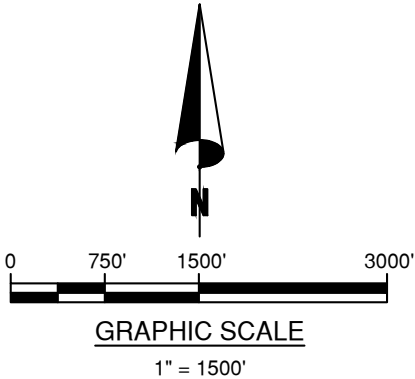
= CENTERLINE	= AREA 1
CH = CHORD BEARING & DISTANCE	= AREA 2
CCR = CERTIFIED RECORD CORNER	= AREA 3
(D) = DEED DATA	= AREA 4
D.B. = DEED BOOK	— · — = MATCHLINE
DWG. = DRAWING	— — — = SECTION LINE
FT. = FEET	— - - - = RIGHT-OF-WAY
L = ARC LENGTH	
# = NUMBER	
O.R.B.= OFFICIAL RECORDS BOOK	
(P) = PLAT DATA	
P.B.= PLAT BOOK	
PG. = PAGE	
R = RADIUS	
(R) = RECORDED DATA	
R/W = RIGHT-OF-WAY	
W/ = WITH	
SEC#-T##-R## = SECTION-TOWNSHIP-RANGE	
Δ = CENTRAL ANGLE	

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THE BASIS OF BEARING REFERS TO A BEARING OF SOUTH 89°45'49" EAST ALONG THE SOUTH LINE OF ROCK SPRINGS RIDGE PHASE II PLAT (STATE PLANE GRID BEARING OF SOUTH 89°46'39" EAST).
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



LOCATION MAP
NOT TO SCALE



INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	LEGAL DESCRIPTION
SHEET 3-7	SKETCH OF DESCRIPTION

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by John Kenneth Carr, PSM
DN: cn=John Kenneth Carr, PSM, o=Bowman Consulting Group, ou=Survey, email=ken.carr@bowman.com, c=US
Date: 2025.05.01 11:47:26 -04'00'

JOHN KENNETH CARR

05/01/2025

DATE OF SIGNATURE

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. LS5195
BOWMAN CONSULTING GROUP, LTD., INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030
(LB 8030 = LICENSED BUSINESS NUMBER 8030)

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
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Tampa, FL 33609
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PAULUCCI ACRES - APOPKA, FL
OVERALL BOUNDARY SKETCH

FLORIDA
ORANGE COUNTY

PROJECT NO.
031629-01-001

PLAN STATUS
DATE DESCRIPTION

FIELD BOOK PAGE
T24_GS3 88-91
T24_CP2 44-50
T24_AG1 7-8
FIELD CREW: CP,GS&AG
P.A.C. M.R.G.
DRAWN CHKD

SCALE: 1"=1500'

JOB#031629-01-001

DATE 3/18/2025

FILE NAME:
031629-01-001PAULUCCI
APOPKA_TOTCDWG

1 OF 7

LEGAL DESCRIPTION - AS-SURVEYED

AREA 1

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20, THE NORTHEAST QUARTER OF SECTION 28 AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH OF WEST PONKAN ROAD, AS SHOWN HEREON AS "AREA 1" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SOUTH 00°06'23" WEST, 460.09 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD, AS RECORDED IN DEED BOOK 338, PAGE 565, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE, SOUTH 70°41'00" WEST, 1629.15 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 1197.49 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,880.08 FEET, A CENTRAL ANGLE OF 36°29'38" AND A CHORD BEARING AND DISTANCE OF SOUTH 88°55'48" WEST, 1177.35 FEET; THENCE NORTH 72°49'23" WEST, 531.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE 469.87 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 543.69 FEET, A CENTRAL ANGLE OF 49°31'00" AND A CHORD BEARING AND DISTANCE OF NORTH 48°03'53" WEST, 455.39 FEET; THENCE NORTH 23°18'23" WEST, 319.55 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE 390.32 FEET ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 470.26 FEET, A CENTRAL ANGLE OF 47°33'23" AND A CHORD BEARING AND DISTANCE OF NORTH 47°05'04" WEST, 379.21 FEET TO INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD AND THE EAST RIGHT-OF-WAY LINE OF PITTMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1893, PAGE 869, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°04'01" WEST, 1310.37 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PITTMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1893, PAGE 869, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°34'47" EAST, 1276.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF PITTMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1887, PAGE 99, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°01'57" WEST, 1315.49 FEET TO THE SOUTH LINE OF SAID SECTION 20; THENCE ALONG SAID SOUTH SECTION LINE, NORTH 89°37'43" EAST, 30.00 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, SAID POINT ALSO BEING ON THE WEST LINE OF HAMRICK ESTATES, AS RECORDED IN PLAT BOOK 106, PAGE 144, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE WEST LINE OF SAID HAMRICK ESTATES, SOUTH 00°19'24" WEST (SOUTH 00°18'50" WEST PER PLAT), 661.12 FEET TO THE SOUTHWEST CORNER OF SAID HAMRICK ESTATES; THENCE ALONG THE SOUTH LINE OF SAID HAMRICK ESTATES, NORTH 89°41'44" EAST (NORTH 89°42'10" EAST PER PLAT), 1334.37 FEET (1334.30 FEET PER PLAT) TO THE SOUTHEAST CORNER OF SAID HAMRICK ESTATES, ALSO BEING ON THE EAST LINE OF SAID SECTION 29; THENCE ALONG SAID EAST LINE, NORTH 00°12'58" EAST (NORTH 00°11'42" EAST PER PLAT), 662.66 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28; THENCE ALONG THE SOUTH LINE OF THE WEST ONE-EIGHTH OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 28 EAST, THE SOUTH LINE OF ROCK SPRINGS RIDGE PHASE II, AS RECORDED IN PLAT BOOK 42, PAGE 56, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, AND THE NORTH LINE OF SAID SECTION 28, SOUTH 89°46'39" EAST (SOUTH 89°40'46" EAST PER PLAT OF HAMRICK ESTATES AND SOUTH 89°45'49" EAST PER PLAT OF ROCK SPRINGS RIDGE PHASE II), 1329.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,989,240 SQ FT. OR 91.580 ACRES, MORE OR LESS.

AREA 2

A PORTION OF SECTION 28, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD, AS SHOWN HEREON AS "AREA 2" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SOUTH 00°06'23" WEST, 460.09 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD, AS RECORDED IN DEED BOOK 338, PAGE 565, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 70°41'00" WEST, 339.24 FEET; THENCE SOUTH 19°19'00" EAST, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 00°06'23" WEST, 695.15 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER SECTION 28; THENCE ALONG SAID SOUTH LINE, SOUTH 89°44'59" EAST, 1631.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING ON THE WEST LINE OF PITMAN ESTATES, AS RECORDED IN PLAT BOOK 56, PAGE 100, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28 AND THE WEST LINE OF SAID PITTMAN ESTATES, SOUTH 00°01'22" WEST (SOUTH 00°00'00" EAST PER PLAT), 666.27 FEET TO THE NORTH LINE OF TRADITIONS AT WEKIVA, AS RECORDED IN PLAT BOOK 52, PAGE 60, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, SOUTH 89°56'46" WEST (SOUTH 89°51'12" WEST PER PLAT), 14.12 FEET TO THE WEST LINE OF SAID TRADITIONS AT WEKIVA; THENCE ALONG SAID THE WEST LINE (LABELED THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28 ON SAID PLAT), SOUTH 00°00'57" WEST (SOUTH 00°04'18" EAST PER PLAT), 632.92 FEET TO THE SOUTH LINE OF SAID TRADITIONS AT WEKIVA; THENCE ALONG SAID SOUTH LINE, NORTH 89°56'10" EAST (NORTH 89°50'36" EAST PER PLAT), 14.04 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS INSTRUMENT NUMBER 19893357372, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, THE WEST LINE OF SAID CERTAIN PARCEL AND THE WEST LINE OF SAID ALEXANDRIA PLACE, AS RECORDED IN PLAT BOOK 55, PAGE 93, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SOUTH 00°01'22" WEST (SOUTH 00°07'21" EAST PER PLAT), 1349.05 FEET TO THE NORTH LINE OF A 10-FOOT WIDE BUFFER PARCEL; THENCE ALONG THE NORTH LINE OF SAID 10-FOOT WIDE BUFFER PARCEL, NORTH 89°43'51" WEST, 1636.00 FEET TO THE WEST LINE OF SAID 10-FOOT WIDE BUFFER PARCEL; THENCE ALONG SAID WEST LINE, SOUTH 00°01'22" WEST, 10.00 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE, NORTH 89°43'51" WEST, 994.04 FEET TO THE EAST RIGHT OF WAY LINE OF VICK ROAD (PER ORANGE COUNTY RIGHT-OF-WAY MAP, PROJECT #92-2-11, SHEETS 1-9); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°00'59" WEST, 465.56 FEET; THENCE NORTH 02°53'05" WEST, 100.13 FEET; THENCE NORTH 00°01'03" WEST, 549.99 FEET; THENCE NORTH 07°57'55" EAST, 100.98 FEET; THENCE NORTH 00°10'35" EAST, 1251.27 FEET; THENCE NORTH 89°45'00" WEST, 14.22 FEET; THENCE NORTH 00°11'11" EAST, 190.50 FEET; THENCE SOUTH 89°44'59" EAST, 14.00 FEET; THENCE NORTH 03°39'04" WEST, 209.20 FEET; THENCE NORTH 00°11'11" EAST, 131.11 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD, AS RECORDED IN DEED BOOK 338, PAGE 565, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 70°41'00" A DISTANCE OF 1060.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,472,649 SQ FT. OR 171.548 ACRES, MORE OR LESS.

AREA 3

A PORTION OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING SOUTH OF WEST PONKAN ROAD AND EAST OF PONKAN SUMMIT DRIVE, AS SHOWN HEREON AS "AREA 3" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER SAID SECTION 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST; ALSO BEING A POINT ON THE CENTERLINE OF WEST PONKAN ROAD AS RECORDED IN DEED BOOK 338, PAGE 565; THENCE SOUTH 00°27'58" WEST, 30.15 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 84°35'42" EAST, 40.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE 129.14 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 986.10 FEET, A CENTRAL ANGLE OF 07°30'13" AND A CHORD BEARING AND DISTANCE OF NORTH 80°49'38" EAST, 129.05 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE ALONG SAID NORTH LINE OF SECTION 30, SOUTH 88°00'44" EAST, A DISTANCE OF 1261.65 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE 244.57 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1003.83 FEET, A CENTRAL ANGLE OF 13°57'33" AND A CHORD BEARING AND DISTANCE OF SOUTH 80°29'52" EAST, 243.96 FEET; THENCE SOUTH 88°03'14" EAST, 874.77 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEASTERLY; THENCE 234.55 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 5759.65 FEET, A CENTRAL ANGLE OF 02°20'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 89°13'13" EAST, 234.54 FEET; THENCE NORTH 89°36'47" EAST, 2422.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO SOUTHWESTERLY; THENCE 480.32 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 410.26 FEET, A CENTRAL ANGLE OF 67°04'51" AND A CHORD BEARING AND DISTANCE OF SOUTH 56°50'48" EAST, 453.36 FEET; THENCE SOUTH 23°18'23" EAST, 319.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHEASTERLY; THENCE 521.73 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 603.69 FEET, A CENTRAL ANGLE OF 49°31'00" AND A CHORD BEARING AND DISTANCE OF SOUTH 48°03'53" EAST, 505.64 FEET; THENCE SOUTH 72°49'23" EAST, 531.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO NORTHWESTERLY; THENCE 1235.71 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1940.08 FEET, A CENTRAL ANGLE OF 36°29'38" AND A CHORD BEARING AND DISTANCE OF NORTH 88°55'48" EAST, 1214.93 FEET; THENCE NORTH 70°41'00" EAST, 165.31 FEET TO INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF VICK ROAD (PER ORANGE COUNTY ENGINEERING DEPARTMENT, RIGHT-OF-WAY MAP PROJECT #92-2-11, SHEETS 1-9) & THE SOUTH RIGHT-OF-WAY LINE OF SAID WEST PONKAN ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°11'11" WEST, A DISTANCE OF 260.87 FEET; THENCE SOUTH 04°45'37" WEST, 100.27 FEET; THENCE SOUTH 00°11'11" WEST, 200.00 FEET; THENCE SOUTH 04°23'15" EAST, 100.32 FEET; THENCE SOUTH 00°11'15" WEST, 149.70 FEET; THENCE SOUTH 07°45'56" WEST, 152.82 FEET; THENCE SOUTH 00° 05' 33" WEST, 19.12 FEET TO THE NORTH LINE OF OAK HILL RESERVE PHASE 1, AS RECORDED IN PLAT BOOK 60, PAGE 104, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA ; THENCE ALONG SAID NORTH LINE, SOUTH 89°47'59" WEST (NORTH 87°57'44" WEST PER PLAT), 1286.40 TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE ALONG SAID WEST LINE AND SAID NORTH LINE OF OAK HILL RESERVE PHASE 1, NORTH 00°12'47" EAST (NORTH 02°28'54" EAST PER PLAT), 90.00 FEET; THENCE ALONG SAID NORTH LINE, SOUTH 89°50'19" WEST (NORTH 87°57'16" WEST PER PLAT), 1335.35 FEET (1336.25 FEET PER PLAT) TO THE NORTHWEST CORNER OF SAID OAK HILL RESERVE PHASE 1, SAID POINT ALSO BEING ON THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 29 AND THE EAST LINE OF VISTA RESERVE PHASE 2, AS RECORDED IN PLAT BOOK 101, PAGE 119 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE NORTH 00°19'39" EAST (NORTH 00°22'32" EAST PER PLAT), 239.68 FEET TO THE NORTHEAST CORNER OF SAID VISTA RESERVE PHASE 2; THENCE ALONG THE NORTH LINE OF SAID VISTA RESERVE PHASE 2, SOUTH 89°49'04" WEST (SOUTH 89°48'58" WEST PER PLAT), 681.00 FEET (680.94 FEET PER PLAT); THENCE CONTINUE ALONG SAID NORTH LINE, SOUTH 89°48'53" WEST (SOUTH 89°48'58" WEST PER PLAT), 2008.62 FEET TO THE EAST LINE OF WEKIVA RUN PHASE III-B, AS RECORDED IN PLAT BOOK 77, PAGE 148, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 30; THENCE ALONG SAID EAST LINE, NORTH 01°10'58" EAST, 20.00; THENCE SOUTH 88°39'45" WEST, 2642.74 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 30; THENCE ALONG SAID WEST LINE, NORTH 00°27'59" EAST, 1745.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,467,923 SQ. FT. OR 263.267 ACRES, MORE OR LESS

AREA 4

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH OF WEST PONKAN ROAD, AS SHOWN HEREON AS "AREA 4" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SOUTH 89°40'56" EAST, 1349.27 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT ALSO BEING ON THE WEST LINE OF ROCK SPRINGS RIDGE PHASE IV-A, AS RECORDED IN PLAT BOOK 51, PAGE 37, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 00°04'01" EAST (SOUTH 00°05'22" EAST PER PLAT), 1314.36 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PITTMAN ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, SOUTH 89°34'47" WEST, 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PITTMAN ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 1887, PAGE 99, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, SOUTH 00°04'01" EAST 1353.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST PONKAN ROAD, AS RECORDED IN DEED BOOK 338, PAGE 565, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE 97.97 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 470.26 FEET, A CENTRAL ANGLE OF 11°56'09" AND A CHORD BEARING AND DISTANCE OF NORTH 84°25'09" WEST, 97.79 FEET; THENCE SOUTH 89°36'47" WEST, 1544.42 FEET TO THE EAST RIGHT-OF-WAY LINE OF JASON DWELLEY PARKWAY, ALSO KNOWN AS RECREATION WAY, AS RECORDED IN PLAT BOOK 53, PAGE 146, OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°14'03" WEST, 1323.49 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG SAID NORTH LINE, NORTH 89°27'56" EAST, 335.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, NORTH 00°26'26" WEST, 1349.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,980,603 SQ FT. OR 91.382 ACRES, MORE OR LESS

COMBINED AREA OF AREAS 1, 2, 3 & 4 IS 26,910,415 SQ. FT. OR 617.778 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



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PAULUCCI ACRES - APOPKA, FL
OVERALL SKETCH OF DESCRIPTION

FLORIDA
ORANGE COUNTY

PROJECT NO.
031629-01-001

PLAN STATUS	
DATE	DESCRIPTION

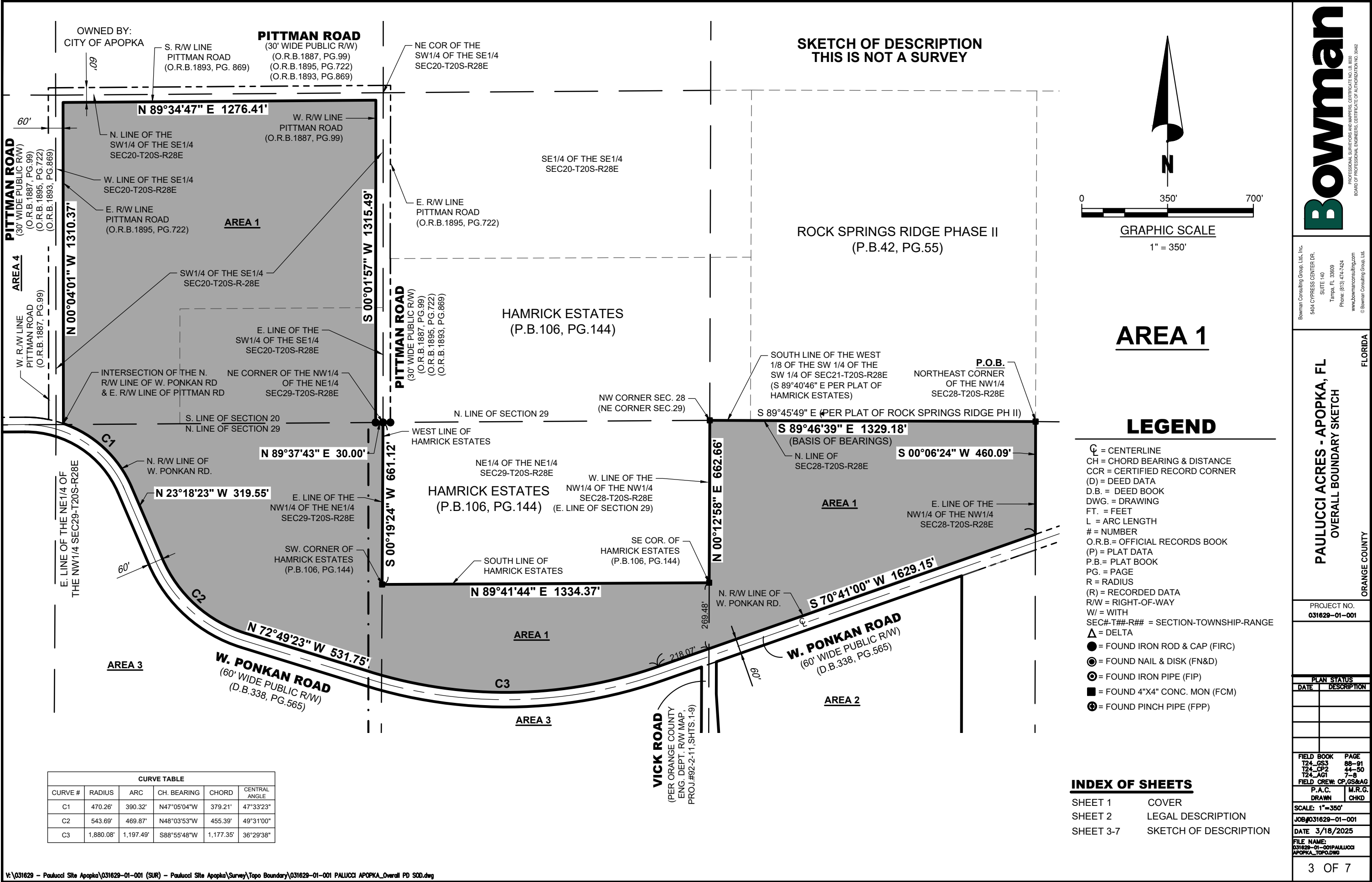
FIELD BOOK	PAGE
T24_GS3	88-91
T24_CP2	44-50
T24_AG1	7-8
FIELD CREW: CP,GS&AG	
P.A.C. DRAWN	M.R.G. CHKD

SCALE: N/A

JOB#031629-01-001

DATE 3/18/2025

FILE NAME:
031629-01-001PAULUCCI
APOPKA_Topo.dwg





THIS IS N

NW CORNER OF THE NE
1/4 OF SEC28-T20S-R28E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S70°41'00"W	339.24'
L2	S19°19'00"E	60.00'
L3	N89°45'00"W	14.22'
L4	S89°44'59"E	14.00'
L5	S0°16'09"W	10.00'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S70°41'00"W	339.24'
L2	S19°19'00"E	60.00'
L3	N89°45'00"W	14.22'
L4	S89°44'59"E	14.00'
L5	S0°16'09"W	10.00'

A graphic scale bar is located at the bottom of the page. It consists of a horizontal line with alternating black and white segments. Above the line, the numbers 0, 400', and 800' are marked. A north arrow, pointing upwards, is positioned above the 400' mark. Below the scale bar, the text "GRAPHIC SCALE" is written in a bold, serif font, and below that, the text "1" = 400'" is written in a smaller, italicized serif font.

- ## **INDEX OF SHEETS**

Bowman
PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB. 6030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30462

Bowman Consulting Group, Ltd., Inc.
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PAULUCCI ACRES - APOPKA, FL
OVERALL BOUNDARY SKETCH

ORANGE COUNTY

PROJECT NO.
031629-01-001

PLAN STATUS	
DATE	DESCRIPTION

FIELD BOOK	PAGE
T24_GS3	88-9
T24_CP2	44-5
T24_AG1	7-8
FIELD CREW: CP,GS&	
P.A.C.	M.R.
DRAWN	CHK

SCALE: 1"=400'
JOB#031629-01-001
DATE 3/18/2025
FILE NAME:
031629-01-001PAULUCCI
APOPKA_TOPO.DWG

4 OF 7

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



ADDRESS: 1771 W. PONKAN ROAD


$$1'' = 300'$$

LEGEND

- C = CENTERLINE
 CH = CHORD BEARING & DISTANCE
 CCR = CERTIFIED RECORD CORNER
 (D) = DEED DATA
 D.B. = DEED BOOK
 DWG. = DRAWING
 FT. = FEET
 L = ARC LENGTH
 # = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PLAT DATA
 P.B. = PLAT BOOK
 PG. = PAGE
 R = RADIUS
 (R) = RECORDED DATA
 R/W = RIGHT-OF-WAY
 W/ = WITH
 SEC# T##-R## = SECTION-TOWNSHIP-RANGE
 Δ = DELTA
 ● = FOUND IRON ROD & CAP (FIRC)
 ⊙ = FOUND NAIL & DISK (FN&D)
 ⊗ = FOUND IRON PIPE (FIP)
 ■ = FOUND 4"x4" CONC. MON (FCM)
 ⊕ = FOUND PINCH PIPE (FPP)

CURVE #	RADIUS	ARC	CH. BEARING	CHORD	CENTRAL ANGLE
C10	986.10'	129.14'	N80°49'38"E	129.05'	07°30'13"
C11	1,003.83'	244.57'	S80°29'52"E	243.96'	13°57'33"

INDEX OF SHEETS

SHEET 1	COVER
SHEET 2	LEGAL DESCRIPTION
SHEET 3-7	SKETCH OF DESCRIPTION

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PAULUCCI ACRES - AOPKA, FL
OVERALL BOUNDARY SKETCH

FLORIDA

ORANGE COUNTY

PROJECT NO.
031629-01-00

PLAN STATUS	
DATE	DESCRIP'T

FIELD BOOK	PAGE
T24_GS3	88-
T24_CP2	44-
T24_AG1	7-8
FIELD CREW: CB GS	

P.A.C.	M.
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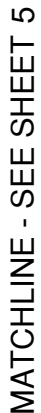
SCALE: 1"=300'

DATE 3/18/2025

FILE NAME:
031629-01-001PAULUCCI
APOPKA_TOPO.DWG

5 OF 7

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



VICK ROAD

(PER ORANGE COUNTY ENG. DEPT.
R/W MAP, PROJ.#92-2-11, SHTS.1-9)

MATCHLINE - SEE SHEET 7

PAULUCCI ACRES - APOKA, FL
OVERALL BOUNDARY SKETCH

PROJECT NO.
031629-01-001

PLAN STATUS	
DATE	DESCRIPTION
FIELD BOOK	PAGE
T24_GS3	88-91
T24_CP2	44-50
T24_AG1	7-8
FIELD CREW: CP,GS&AG	
P.A.C.	M.R.G.
DRAWN	CHKD

SCALE: 1"=350'
JOB#031629-01-001
DATE 3/18/2025
FILE NAME:
031629-01-001PAULUCCI
APOPKA_TOPO.DWG

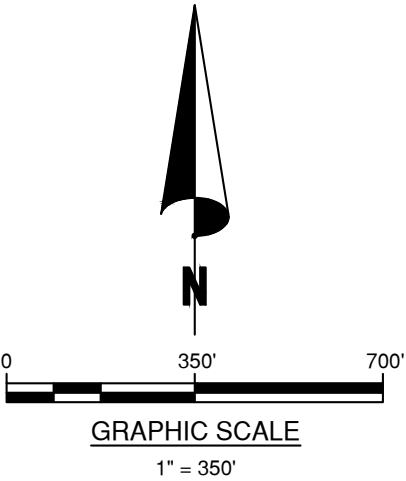
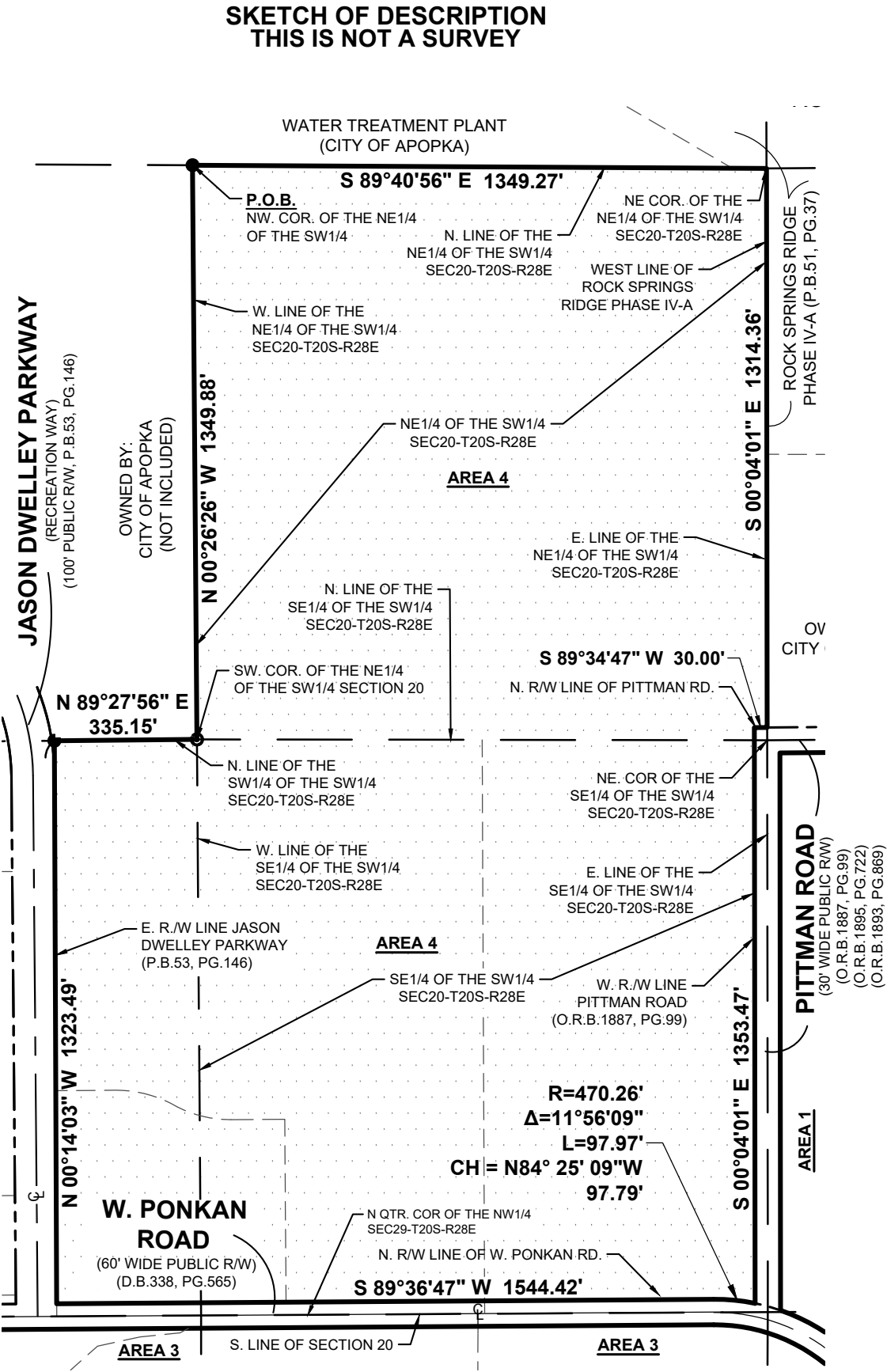
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ORANGE COUNTY
FLORIDA

AREA 4



LEGEND

- CL = CENTERLINE
- CH = CHORD BEARING & DISTANCE
- CCR = CERTIFIED RECORD CORNER
- (D) = DEED DATA
- D.B. = DEED BOOK
- DWG. = DRAWING
- FT. = FEET
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- W/ = WITH
- SEC#-T#-R# = SECTION-TWNS-RNG
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- ⊕ = FOUND PINCH PIPE (FPP)

INDEX OF SHEETS

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SHEET 2	LEGAL DESCRIPTION
SHEET 3-7	SKETCH OF DESCRIPTION

Bowman

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LE 8030
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30482

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FLORIDA

ORANGE COUNTY

PAULUCCI ACRES - APOPKA, FL
OVERALL BOUNDARY SKETCH

PROJECT NO.
031629-01-001

PLAN STATUS	
DATE	DESCRIPTION

FIELD BOOK	PAGE
T24_GS3	88-91
T24_CP2	44-50
T24_AG1	7-8
FIELD CREW: CP,GS&AG	
P.A.C. DRAWN	M.R.G. CHKD

SCALE: 1"=350'

JOB#031629-01-001

DATE 3/18/2025

FILE NAME:
031629-01-001PAULUCCI
APOPKA_TOPCDWG

7 OF 7

REVISION OF CONSTRUCTION SITE PLAN

for

APOPKA PROPERTY 7 SINGLE FAMILY HOME LOTS

CITY OF APOPKA, FLORIDA

DEVELOPER/OWNER:
URBAN COMFORT, LLC
1200 LAKE UNDERHILL ROAD SUITE 241,
LONGWOOD, FL 32779
JACK SPEARCK
407-337-6008
JACK@URBANCORFORT.COM

ENGINEER / PLANNER:
DAVE SCHMITT ENGINEERING, INC.
1200 LAKE UNDERHILL ROAD SUITE 241,
LONGWOOD, FL 32779
PHONE: 407-207-9088
FAX: 407-207-9089
CONTACT: DAVE SCHMITT, P.E.

SURVEYOR:
RELAND & ASSOCIATES SURVEYING, INC.
8000 N. 10TH AVE., SUITE 1020
LAKE MARY, FL 32746
PHONE: 407-678-3366
CONTACT: PATRICK K. IRELAND

PARCEL ID:
10-21-28-0198-32-580 / 10-21-28-0198-32-621
10-21-28-0198-32-170 / 10-21-28-0198-32-240
10-21-28-0198-32-270

LEGAL DESCRIPTION:

Parcel 1: Lots 250, 260, and 261, and the North half of Lots 262 and 263, and the West half of the North half of Lot 264, Revised Part of Portion of Block "C", Apopka, Florida, according to the Plat thereof as recorded in Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Parcel 2: Lots 217, 218, 219, 220, 221, 222, and 223, Revised Part of a Portion of Block "C", Apopka, Florida, according to the Plat thereof as recorded in Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Parcel 3: Lots 224, 225, and 226, and the North 1/2 of Lots 265 and 266 and the East 1/2 of the North 1/2 of Lot 264, Revised Part of Portion of Block "C", Apopka, Florida, according to the Plat thereof as recorded in Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Parcel 4: Lots 227, 228, 229, and 230, Revised Part of a Portion of Block "C", Apopka, Florida, according to the Plat thereof as recorded in Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Parcel 5: Lots 231, 232, 233, and 234, Revised Part of a Portion of Block "C", Apopka, Florida, according to the Plat thereof as recorded in Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Good Description:
This property was located with the best practices available at the time the plat was recorded. The property appears to be located in zone K.

Surveyed by: JACK SPEARCK
Surveyed on: 06/20/2025

SUMMARY OF THE PROJECT			
SITE DATA			
PARCEL IDS	GROSS AREA		
10-21-28-0198-32-580	10-21-28-0198-32-621	10-21-28-0198-32-170	16 AC.
10-21-28-0198-32-270	10-21-28-0198-32-240	10-21-28-0198-32-270	16 AC.
EXISTING ZONING			
10-21-28-0198-32-270	10-21-28-0198-32-240	10-21-28-0198-32-270	10-21-28-0198-32-240
FUTURE LAND USE			
NUMBER OF LOTS	NUMBER OF LOTS	NUMBER OF LOTS	NUMBER OF LOTS
7 LOTS (SINGLE-FAMILY FRONT-LOADED PARKED DRIVES AND GARAGE)	4.3 UNITS / ACRE	4.3 UNITS / ACRE	4.3 UNITS / ACRE
DESCRIPTION:			
TRANSFORM LOT LOTS INTO SINGLE-FAMILY HOMES, INCLUDING A GRAY POND AND A FAMILY DRINKING WATER SYSTEM, INCLUDING A GRAY POND AND A FAMILY DRINKING WATER SYSTEM.			
PHASING			
PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE			

PREPARED FOR:
URBAN COMFORT, LLC



Know what's below.
Call before you dig.
FL STATE 353.851 (1979) REQUIRES
NOTICE BEFORE YOU EXCAVATE.

ELECTRIC SERVICE:
FLORIDA POWER & LIGHT
ST. PETERSBURG, FL 33733
CONTACT: CHRISTINA POSHARD
PHONE: 407-464-1229

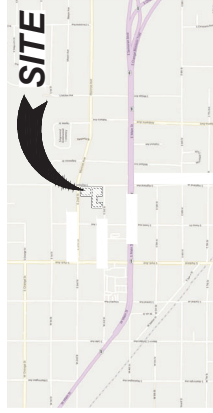
TELEPHONE / CABLE SERVICE:
CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
CONTACT: HARRY TOLEDO
PHONE: 833-283-4773

WATER & SEWER SERVICE:
FLORIDA POWER & LIGHT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: JORGE GARCIA
PHONE: 407-703-1731

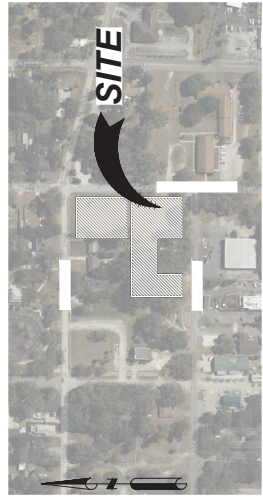
GAS SERVICE:
FLORIDA NATURAL GAS DISTRICT
38 NORTH LAKE PARK AVENUE
APOPKA, FL 32703
CONTACT: EVERETT HOLMES
PHONE: 407-410-7024

TABLE OF CONTENTS	
1	COVER SHEET
2	GENERAL NOTES
3	EROSION CONTROL & DEMO PLAN
4	EROSION CONTROL DETAILS
5	SWPPP
6	SITE DATA, NOTES & DETAILS
7	LOT DIMENSION PLAN
8	OVERALL SITE PLAN
9	GRADING & DRAINAGE PLAN
10	POND PLAN
11	UTILITY PLAN
12	UTILITY DETAILS-1
13	UTILITY DETAILS-2
14	PAVING & DRAINAGE DETAILS

TOPOGRAPHIC SURVEY
PLAN BY OTHERS



VICINITY MAP



SITE LOCATION



DAVE SCHMITT ENGINEERING, INC.
1200 LAKE UNDERHILL RD, SUITE 241
LONGWOOD, FL 32779
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DATE: FEBRUARY 2025 JOB NO.: UC-1 SHEET: 1 OF 14

GENERAL NOTES

- [illegible]

THE CONTRACTOR

- [illegible]

EROSION AND SEDIMENT CONTROL NOTES

- [illegible]

MISCELLANEOUS ENGINEER NOTIFICATIONS

- [illegible]

MAINTENANCE OF TRAFFIC (MOT)

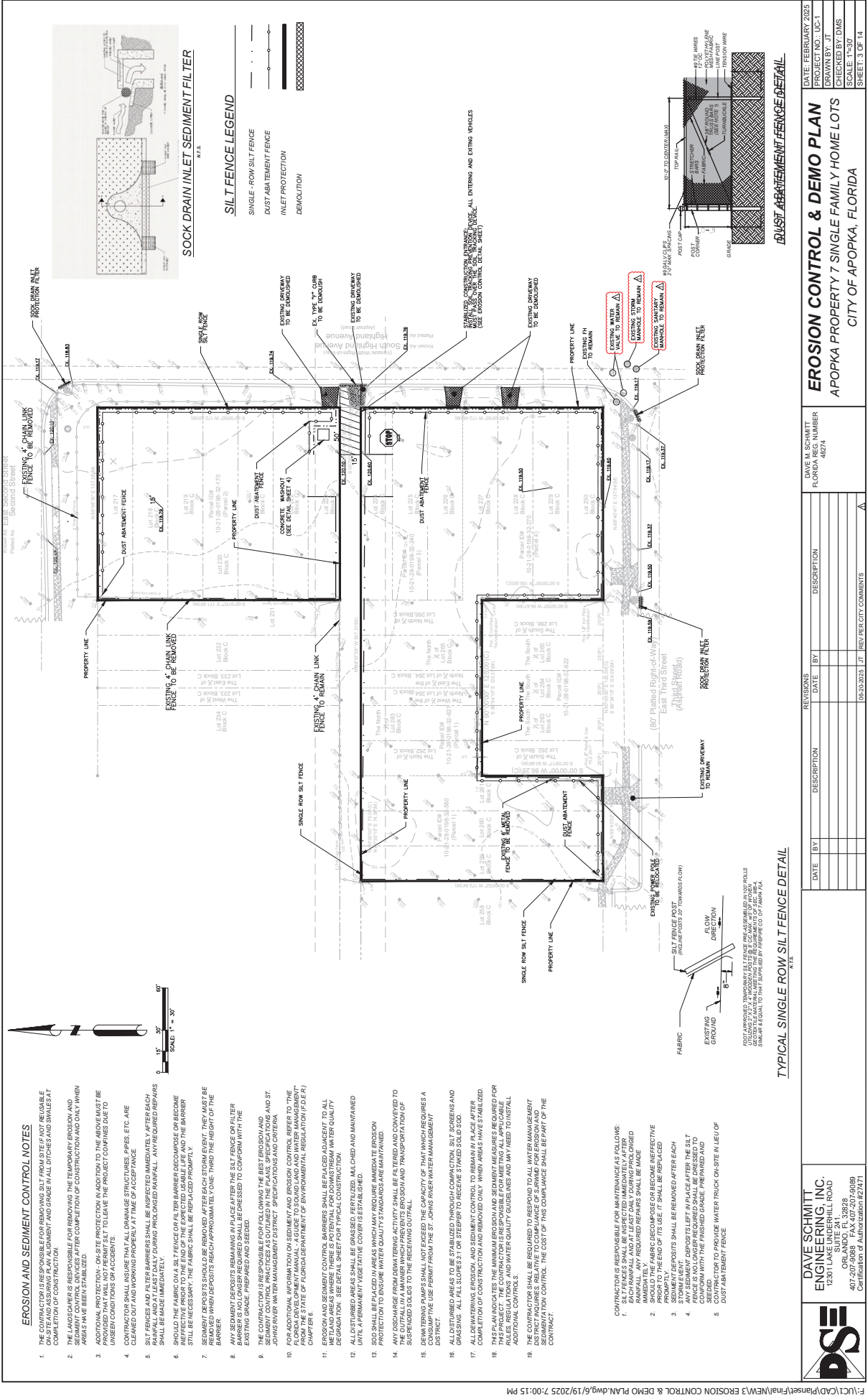
- [illegible]

DEVELOPMENT AND OPERATIONS STANDARDS

1. POINT SOURCE POLLUTANT DISCHARGES
A. POINT SOURCE POLLUTANT DISCHARGES SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
2. WASTEWATER TREATMENT PLANTS
A. WASTEWATER TREATMENT PLANTS SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
3. AIR QUALITY
A. AIR QUALITY SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
4. SOIL QUALITY
A. SOIL QUALITY SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
5. WATER QUALITY
A. WATER QUALITY SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
6. NOISE
A. NOISE SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
7. VIBRATION
A. VIBRATION SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.
8. OTHER
A. OTHER POLLUTANTS SHALL BE MONITORED IN ACCORDANCE WITH THE STATE AND FEDERAL REGULATIONS.
B. MONITORING SHALL BE CONDUCTED BY THE COUNTY ENGINEER OR HIS DESIGNATED REPRESENTATIVE.

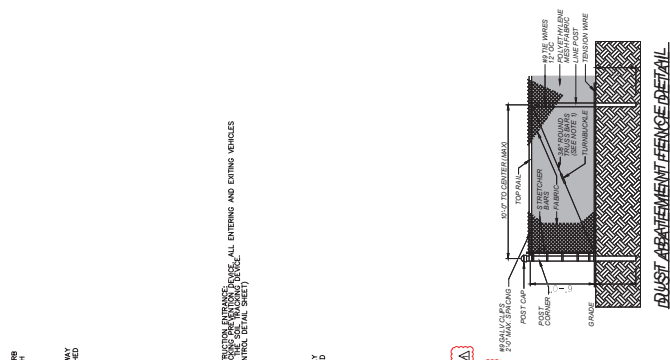
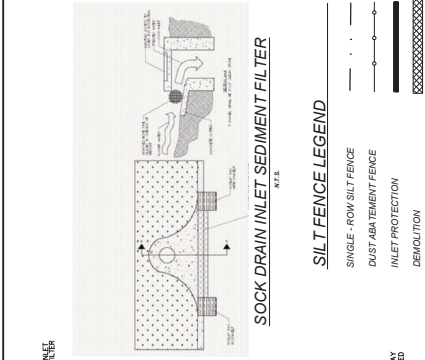
GENERAL NOTES
APOPKA PROPERTY 7 SINGLE FAMILY
CITY OF APOPKA, FLORIDA

DATE: FEBRUARY 2025
PROJECT NO.: UC-1
DRAWN BY: JT
CHECKED BY: DMS
SCALE: NONE
SHEET: 2 OF 14



- ### EROSION AND SEDIMENT CONTROL NOTES
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
 - THE LANDOWNER IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
 - ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINED DUE TO UNSEASONED CONDITIONS OR ACCIDENTS.
 - CONTRACTOR SHALL INSURE THAT ALL DAMAGE STRUCTURES, PIPES, ETC. ARE PROTECTED FROM EROSION AND SEDIMENTATION.
 - SILT FENCES AND WATER BARRIERS SHALL BE MAINTAINED AND REPAIRED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME DAMAGED, IT SHALL BE REPLACED IMMEDIATELY. THE CONTRACTOR SHALL MAINTAIN THE BARRIER UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 - REMOVED DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. WHEN AREAS ARE STABILIZED, DEPOSITS SHOULD BE REMOVED IMMEDIATELY. WHEN AREAS ARE NOT STABILIZED, DEPOSITS SHOULD BE REMOVED IMMEDIATELY. WHEN AREAS ARE NOT STABILIZED, DEPOSITS SHOULD BE REMOVED IMMEDIATELY.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS REMOVED SHALL BE DISPOSED TO CONFORM WITH THE LOCAL, STATE, AND FEDERAL REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
 - FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL, REFER TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA, CHAPTER 6.
 - EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL DISTURBED AREAS TO PREVENT EROSION AND SEDIMENTATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION DETAILS.
 - ALL DISTURBED AREAS SHALL BE GRADED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
 - SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
 - ANY DISCHARGE FROM DRAINAGE ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SEDIMENT.
 - SEMI-ANNUAL INSPECTIONS SHALL BE CONDUCTED TO DETERMINE THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
 - ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOD SOD.
 - ALL DRAINAGE EROSION AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
 - THE PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
 - THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT NOTICES AND TO MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.

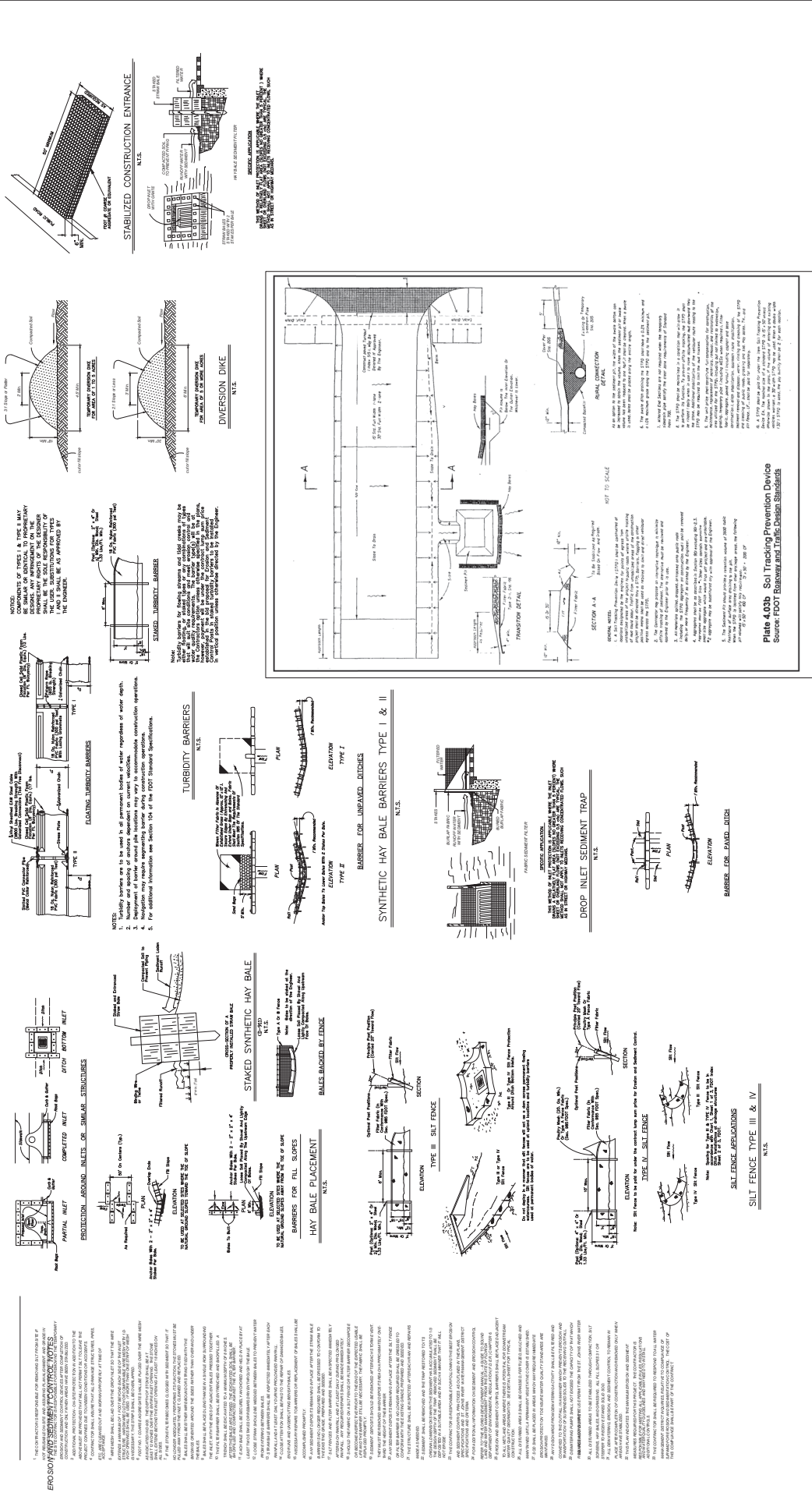
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF SILT FENCES PRIOR TO THE END OF ITS USE. IT SHALL BE REPLACED IMMEDIATELY.
 - STORM DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 - CONTRACTOR SHALL MAINTAIN SILT FENCES IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED. THE SILT FENCE SHALL BE REMOVED IMMEDIATELY.
 - CONTRACTOR TO PROVIDE WATER TRUCK ON-SITE IN LIEU OF DUST ABATEMENT FENCE.

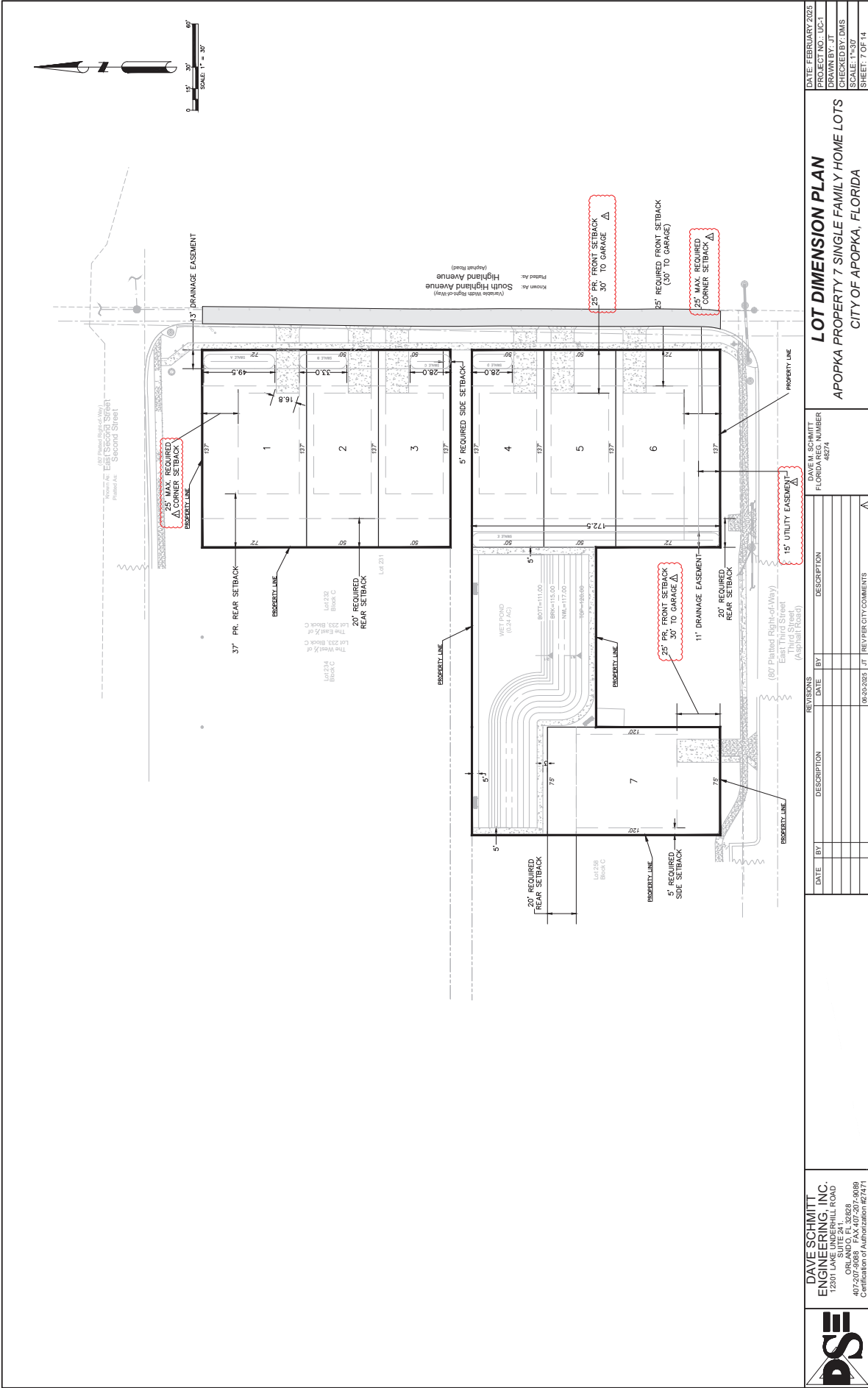


DATE	BY	DESCRIPTION	REVISIONS
04-23-2023	JT	REV PER CITY COMMENTS	A

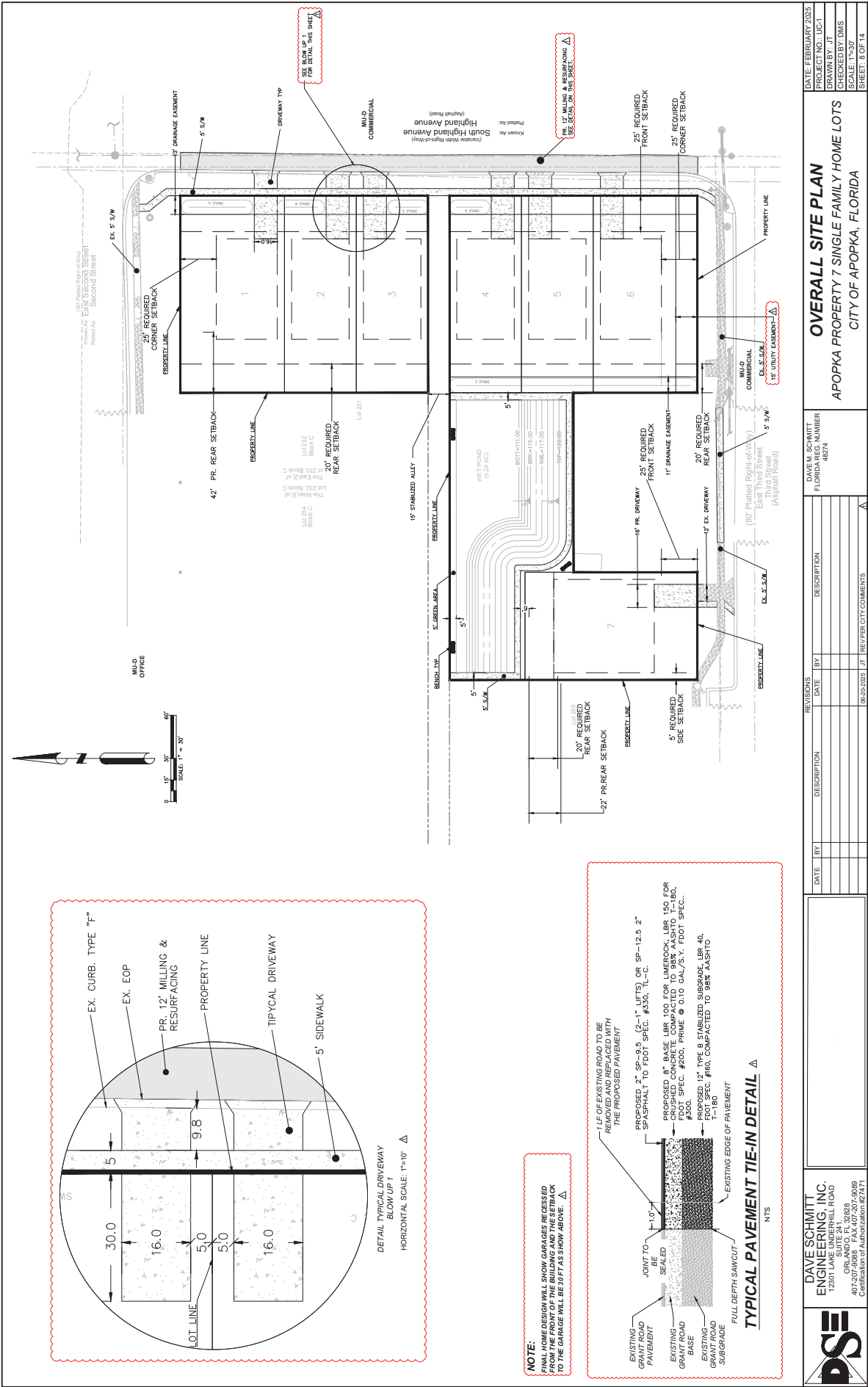
DAVE M. SCHMITT ENGINEERING, INC. 12301 LANE UNDERHILL ROAD ORLANDO, FL 32828 407-207-9088 FAX 407-207-9089 Certification of Authorization 12/21/11	DAVE M. SCHMITT FLORIDA REG. NUMBER 46874
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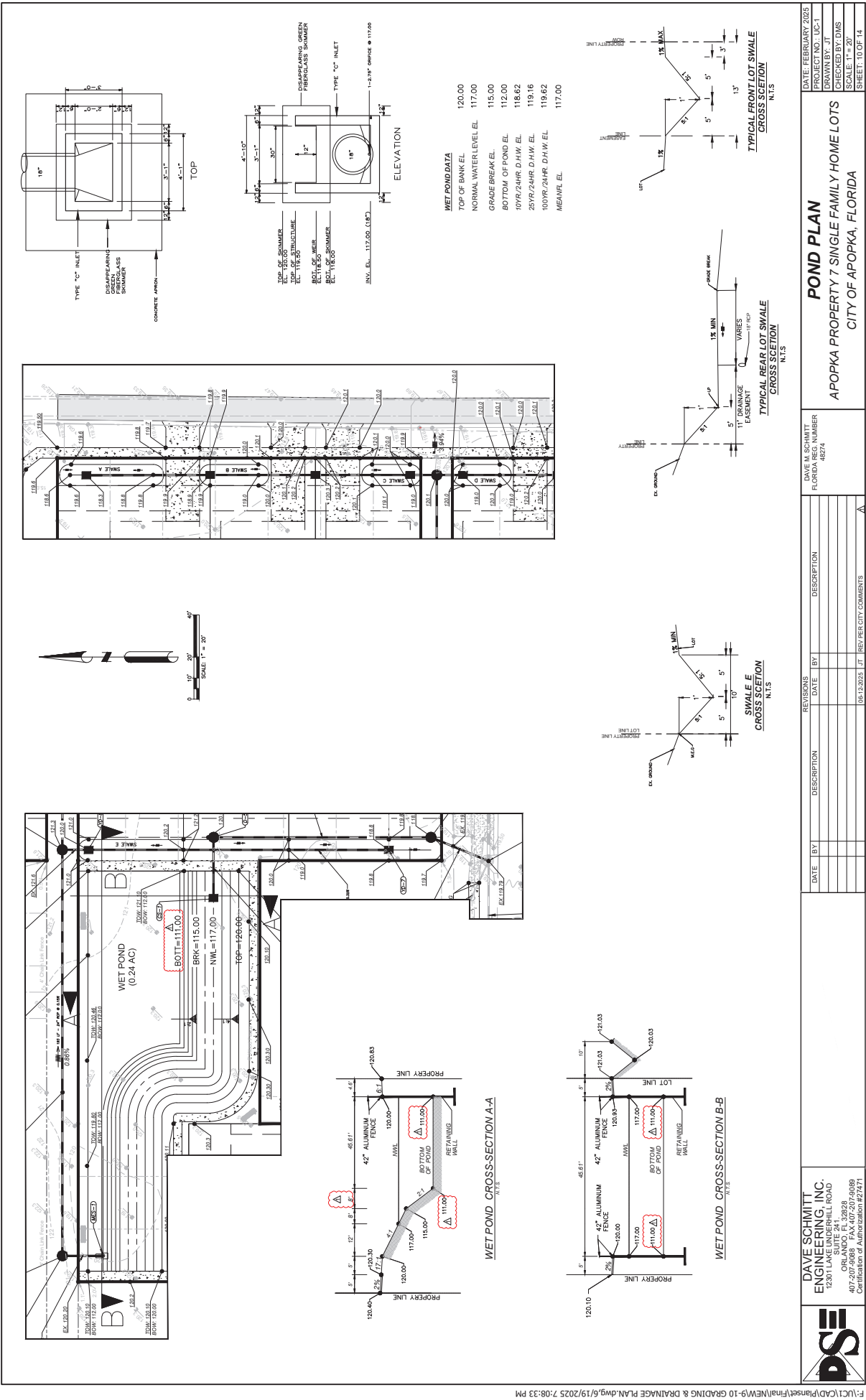
DATE: FEBRUARY 2025 PROJECT NO.: UC-1 DRAWN BY: JT CHECKED BY: DMS SCALE: 1"=30' SHEET: 3 OF 14
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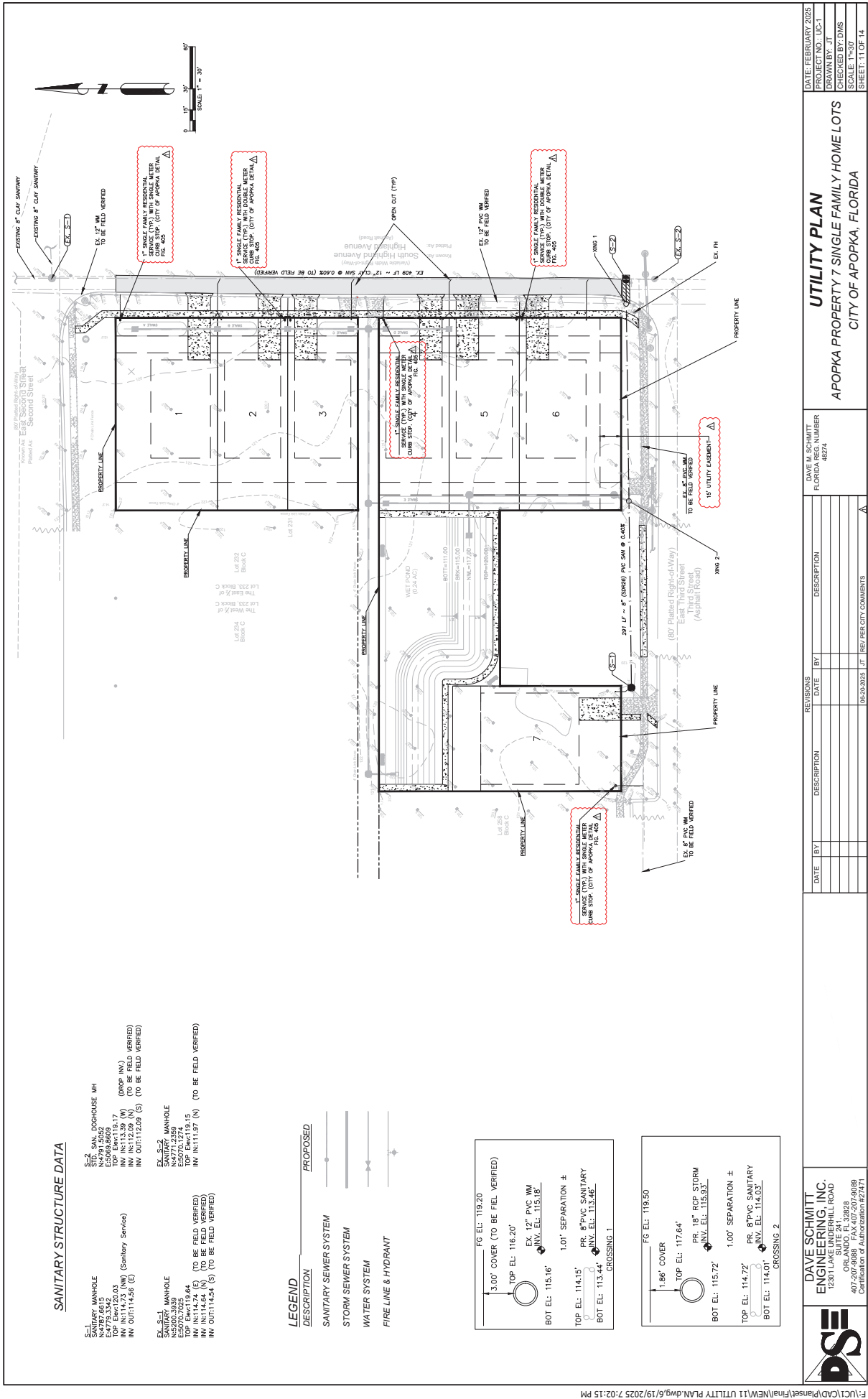


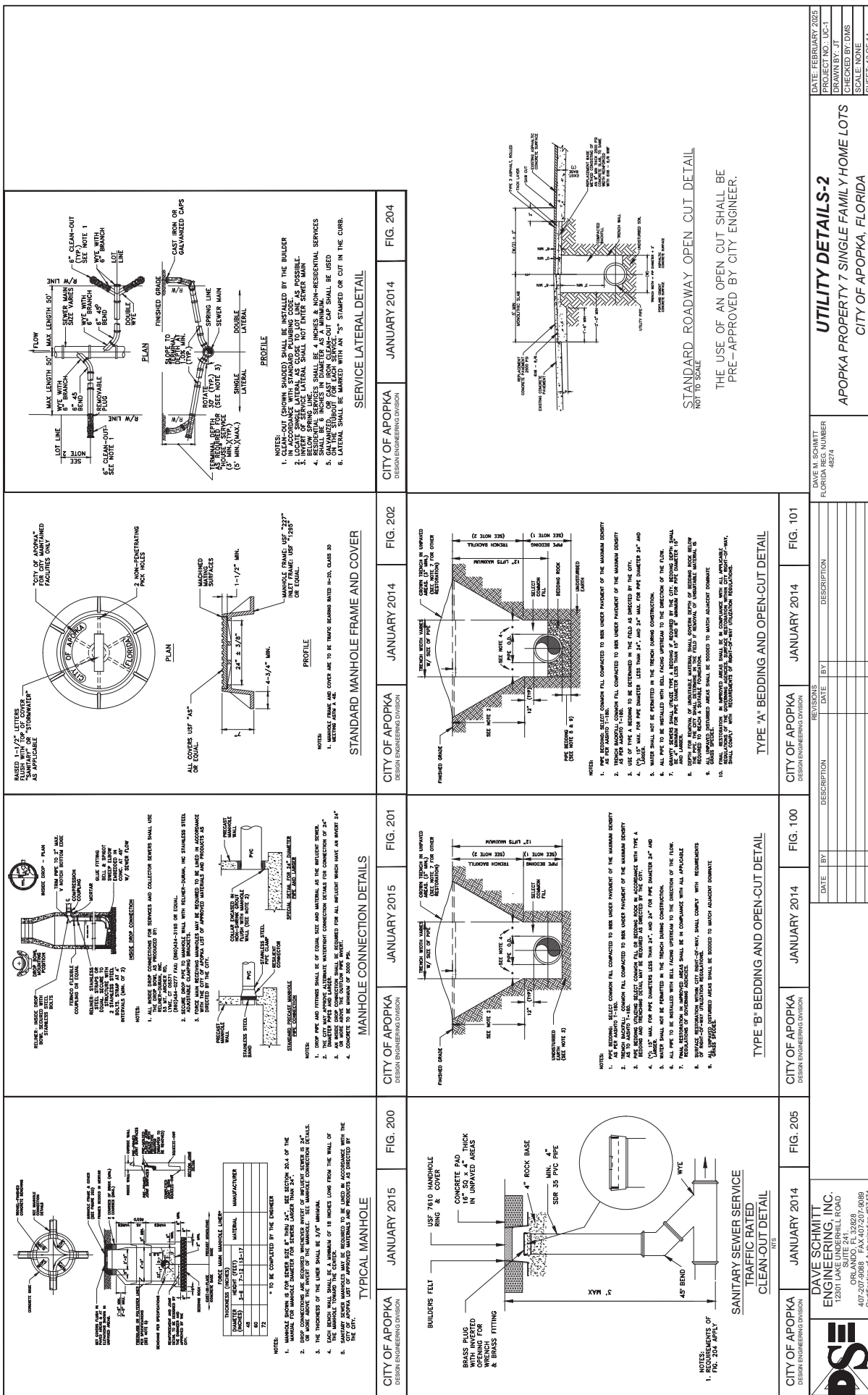
	DAVE SCHMITT ENGINEERING, INC. 12301 LAKE UNDERHILL ROAD ORLANDO, FL 32828 407-207-5068 FAX 407-207-5069 Certification of Authorization #27471		DAVE SCHMITT FLORIDA REG. NUMBER 46274		LOT DIMENSION PLAN APOPKA PROPERTY 7 SINGLE FAMILY HOME LOTS CITY OF APOPKA, FLORIDA		DATE: FEBRUARY 2025 PROJECT NO.: UC-1 DRAWN BY: JT CHECKED BY: DMS SCALE: 1"=30' SHEET: 7 OF 14
	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	





	POND PLAN APOKA PROPERTY 7 SINGLE FAMILY HOME LOTS CITY OF APOKA, FLORIDA				DATE: FEBRUARY 2025 PROJECT NO.: UC-1 DRAWN BY: JT CHECKED BY: DMS SCALE: 1"=20' SHEET 10 OF 14
	DATE	BY	DESCRIPTION	REVISIONS	DAVE M. SCHMITT FLORIDA REG. NUMBER 46874
06-12-2023 JT REV PRECITY COMMENTS					





Boundary Survey

Legal Description:

Parcel 1: Lots 259, 260, and 261, and the North half of Lots 262 and 263, and the West half of the North half of Lot 264, according to the plat thereof as recorded in Plat Book F, Page 101, of the Public Records of Orange County, Florida.

Parcel 2: Lots 217, 218, 219, 220, 221, 222, and 223, Revised Plat of a Portion of Block "C", Apopka, Florida, according to the plat thereof as recorded in Plat Book F, Page 101, of the Public Records of Orange County, Florida.

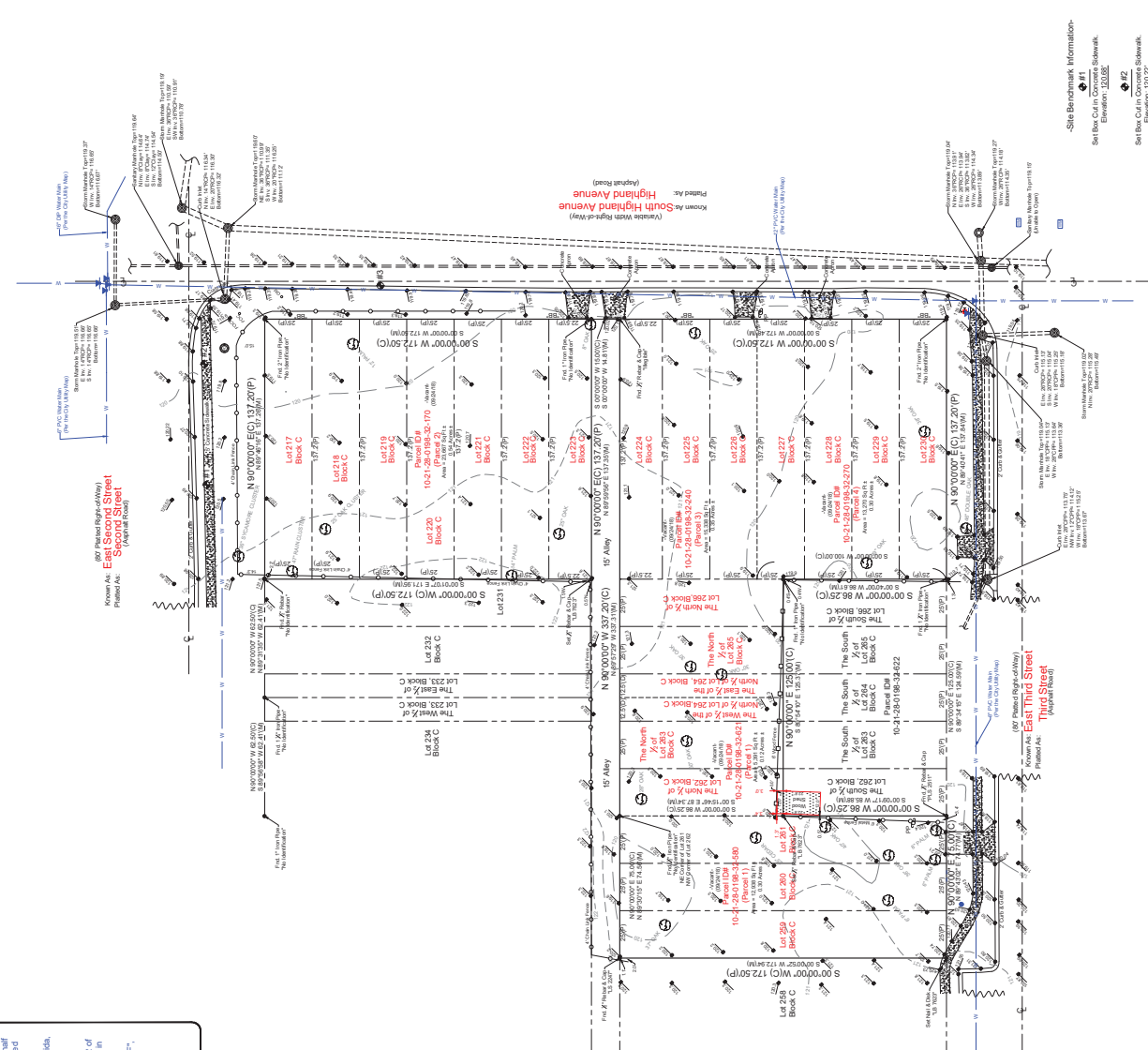
Parcel 3: Lots 224, 225, and 226, and the North 1/2 of Lot 227, and the East 1/2 of the North 1/2 of Lot 228, Revised Plat of a Portion of Block "C", Apopka, Florida, according to the plat thereof as recorded in Plat Book F, Page 101, of the Public Records of Orange County, Florida.

Parcel 4: Lots 227, 228, 229, and 230, Revised Plat of a Portion of Block "C", Apopka, Florida, Plat Book "F", Page 101, of the Public Records of Orange County, Florida.

Redraw: This drawing was prepared by the Surveyor with the best possible accuracy and is based on the information furnished to him by the owner of the property and on the records of the Surveyor's Office.

This property was found in City of Apopka, community number 107180, called 9202006.

JACK SPRENS



Survey Information and Professional Details

Surveyor: JACK SPRENS, Surveyor, No. 12345, State of Florida

Project: Boundary Survey of Lots 217-230, Block C, Apopka, Florida

Map Scale: 1" = 100'

North Arrow: True North is indicated by the arrow pointing towards the top of the page.

Legend:

- Lot Lines: Solid line
- Block Lines: Dashed line
- Street Right-of-Way: Dotted line
- Survey Points: Circle with crosshair
- Benchmarks: Square with 'BM'

Notes:

- All bearings are in degrees, minutes, and seconds.
- All distances are in feet.
- The survey was conducted on 10/15/2023.
- The property is located in the City of Apopka, community number 107180, called 9202006.

Professional Seal:

Surveyor's Office: JACK SPRENS & ASSOCIATES, 1234 Main St., Apopka, FL 32712

Contact: (407) 123-4567

Page 75 of 162

C7.22	ALLEY I PLAN & PROFILE
C7.23	ALLEY I PLAN & PROFILE
C7.24	ROAD E PLAN & PROFILE
C7.25	ROAD E PLAN & PROFILE
C7.26	ALLEY J PLAN & PROFILE
C7.27	ALLEY J PLAN & PROFILE
C8.0	LIFT STATION DETAILS
C9.0	GENERAL CONSTRUCTION DETAILS
C9.1	GENERAL CONSTRUCTION DETAILS
C10.0	CITY OF APOPKA DETAILS
C10.1	CITY OF APOPKA DETAILS
C10.2	CITY OF APOPKA DETAILS
C10.3	CITY OF APOPKA DETAILS
C10.4	CITY OF APOPKA DETAILS
C10.5	CITY OF APOPKA DETAILS
L0.50	OVERALL TREE MITIGATION PLAN
L0.51	TREE MITIGATION PLAN
L0.52	TREE MITIGATION PLAN
L0.53	TREE MITIGATION PLAN
L0.54	TREE MITIGATION PLAN
L0.55	TREE MITIGATION PLAN
L0.56	TREE MITIGATION PLAN
L0.57	TREE MITIGATION PLAN
L0.58	TREE CANOPY CALCULATIONS
L0.59	TREE DATA
L0.60	TREE DATA
L0.61	TREE MITIGATION SPECIFICATIONS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.04	LANDSCAPE PLAN
L1.05	LANDSCAPE PLAN
L1.06	LANDSCAPE PLAN
L1.07	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.04	IRRIGATION PLAN
L2.05	IRRIGATION PLAN
L2.06	IRRIGATION PLAN
L2.07	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS
L4.00	OVERALL LIGHTING PLAN
L4.01	LIGHTING PLAN
L4.02	LIGHTING PLAN
L4.03	LIGHTING PLAN
L4.04	LIGHTING PLAN
L4.05	LIGHTING PLAN
L4.06	LIGHTING PLAN
L4.07	LIGHTING PLAN

	K-H PROJECT 249490000 DATE 06/23/2025 SCALE AS SHOWN DESIGNED BY B/W DRAWN BY SJP CHECKED BY BSA DATE:
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CITY OF APOPKA		SHEET NUMBER C1.0			
CHANDLER ROW		GENERAL NOTES			
FLORIDA		K-H-PROJECT 249490000			
DESIGNED BY JSP		CHECKED BY BSA			
SCALE AS SHOWN		DATE 06/23/2025			
Licensure Professional Engineer No. 12587 N. S. Srinivasan, P.E. N. S. Srinivasan, P.E. N. S. Srinivasan, P.E.		Licensure Professional Engineer No. 12587 N. S. Srinivasan, P.E. N. S. Srinivasan, P.E. N. S. Srinivasan, P.E.			
6876 MARQUEE LANE, SUITE 300, ORLANDO, FL 32827 PHONE: 407-536-4440 WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106		Kimley-Horn Kimley-Horn & Associates, Inc.			
RESUBMITTAL #1 06/23/25 BJM		RESUBMITTAL #2 06/23/25 BJM			
DATE		REVISIONS			
BY					
GENERAL					
1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.					
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, FIBER OPTIC, AND CABLES AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.					
3. THE CONTRACTOR SHALL EXHIBIT CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4774 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES. THESE CONTRACT DOCUMENTS.					
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY BE CAUSED BY THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.					
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT, INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.					
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ARCHITECT FOR REVIEW AND APPROVAL. NO CONSTRUCTION SHALL BE INITIATED UNTIL THE REVIEW AND APPROVAL OF THE ARCHITECT AT THE CONTRACTOR'S EXPENSE.					
7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT OF CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.					
8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF METER(S), FUSES, AND ASSOCIATED ELECTRIC FACILITIES.					
9. SAFETY: A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT. B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. C. THE MINIMUM STANDARDS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED BY THE CONTRACTOR. D. ALL TRAFFIC CONTROL MEASURES AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON TRAFFIC CONTROL. E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT ALL SUBSURFACE CONSTRUCTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, NOTICES, AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.					
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-M UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR'S REVISIONS TO THESE PLANS THAT ARE USED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL, CONDITIONS OF THIS PERMIT.					
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.					
12. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
13. ALL CONCRETE STRUCTURES SHALL BE CONSTRUCTED PER FOOT DESIGN INDEX (ED. 2025-26) #222-001.					
14. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.					
15. ALL SEWAGE MUST COMPLY WITH CITY OF APOPKA STANDARDS.					
16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.					
17. THE FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FIRE PROTECTION SYSTEM.					
18. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FOOT DESIGN INDEX (ED. 2025-26) #222-001.					
19. STORMWORK SHALL COMPLY WITH LATEST FLORIDA BUILDING CODE, FLORIDA ACCESSIBILITY CODE, AND CITY OF APOPKA STANDARDS CODE.					
20. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
21. ANY UNDESIRABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS CODE.					
22. ALL DISTURBED AREAS SHALL BE SOOLED WITH BAMA UNLESS OTHERWISE NOTED.					
23. CONTRACTOR TO PREPARE MAINTENANCE OF TRAFFIC PLANS FOR REVIEW AND APPROVAL BY CITY OF APOPKA PRIOR TO ANY CONSTRUCTION WITHIN GRADE CROWN RIGHT-OF-WAY.					
STORM DRAINAGE SYSTEM					
1. STANDARD INDEXES REFER TO THE 2022-26 EDITION OF F.D.O.T. STANDARD PLANS.					
2. ALL STORM SEWER PIPE SHALL BE FOOT APPROVED CLASS III RCP UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS. UNLESS OTHERWISE NOTED ON PLANS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" TO 24" SECTION. PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.					
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED ENDS AND FLARED ENDS SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.					
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED, SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS TO EXISTING DRAINAGE STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS TO EXISTING DRAINAGE STRUCTURES.					
5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE, AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: (ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, INITIATION OF INTENDED USE OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR THE INFRASTRUCTURE TO THE CITY OF APOPKA).					
6. THE CONTRACTOR SHALL INSTALL AN UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILIZED IF MORE STRINGENT).					
7. STORM WATER PRES. STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE CITY OF APOPKA ENGINEERING DESIGN REQUIREMENTS AND SPECIFICATIONS.					
8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC CHANGED PER FOOT STANDARD DESIGN INDEX (ED. 2025-26) #430-001.					
DRAINAGE SYSTEM TESTING AND INSPECTION					
1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.					
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. BOTH THE EXISTING AND PROPOSED DRAINAGE SYSTEMS THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
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CITY OF APOPKA		SHEET NUMBER C1.0			
CHANDLER ROW		GENERAL NOTES			
FLORIDA		K-H-PROJECT 249490000			
DESIGNED BY JSP		CHECKED BY BSA			
SCALE AS SHOWN		DATE 06/23/2025			
Licensure Professional Engineer No. 12587 N. S. Srinivasan, P.E. N. S. Srinivasan, P.E. N. S. Srinivasan, P.E.		Licensure Professional Engineer No. 12587 N. S. Srinivasan, P.E. N. S. Srinivasan, P.E. N. S. Srinivasan, P.E.			
6876 MARQUEE LANE, SUITE 300, ORLANDO, FL 32827 PHONE: 407-536-4440 WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106		Kimley-Horn Kimley-Horn & Associates, Inc.			
RESUBMITTAL #1 06/23/25 BJM		RESUBMITTAL #2 06/23/25 BJM			
DATE		REVISIONS			
BY					
GENERAL					
1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.					
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, FIBER OPTIC, AND CABLES AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.					
3. THE CONTRACTOR SHALL EXHIBIT CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4774 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES. THESE CONTRACT DOCUMENTS.					
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY BE CAUSED BY THE WORK PERFORMED BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.					
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT, INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.					
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ARCHITECT FOR REVIEW AND APPROVAL. NO CONSTRUCTION SHALL BE INITIATED UNTIL THE REVIEW AND APPROVAL OF THE ARCHITECT AT THE CONTRACTOR'S EXPENSE.					
7. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF THE POINT OF CONNECTION TO THE BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.					
8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF METER(S), FUSES, AND ASSOCIATED ELECTRIC FACILITIES.					
9. SAFETY: A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT. B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. C. THE MINIMUM STANDARDS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED BY THE CONTRACTOR. D. ALL TRAFFIC CONTROL MEASURES AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON TRAFFIC CONTROL. E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT ALL SUBSURFACE CONSTRUCTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. F. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS, NOTICES, AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.					
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-M UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR'S REVISIONS TO THESE PLANS THAT ARE USED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL, CONDITIONS OF THIS PERMIT.					
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.					
12. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
13. ALL CONCRETE STRUCTURES SHALL BE CONSTRUCTED PER FOOT DESIGN INDEX (ED. 2025-26) #222-001.					
14. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.					
15. ALL SEWAGE MUST COMPLY WITH CITY OF APOPKA STANDARDS.					
16. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.					
17. THE FIRE LINE IS DESIGNED BY OTHERS AND IS SHOWN FOR COORDINATION PURPOSES ONLY. FIRE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE FIRE PROTECTION SYSTEM.					
18. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FOOT DESIGN INDEX (ED. 2025-26) #222-001.					
19. STORMWORK SHALL COMPLY WITH LATEST FLORIDA BUILDING CODE, FLORIDA ACCESSIBILITY CODE, AND CITY OF APOPKA STANDARDS CODE.					
20. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
21. ANY UNDESIRABLE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS CODE.					
22. ALL DISTURBED AREAS SHALL BE SOOLED WITH BAMA UNLESS OTHERWISE NOTED.					
23. CONTRACTOR TO PREPARE MAINTENANCE OF TRAFFIC PLANS FOR REVIEW AND APPROVAL BY CITY OF APOPKA PRIOR TO ANY CONSTRUCTION WITHIN GRADE CROWN RIGHT-OF-WAY.					
STORM DRAINAGE SYSTEM					
1. STANDARD INDEXES REFER TO THE 2022-26 EDITION OF F.D.O.T. STANDARD PLANS.					
2. ALL STORM SEWER PIPE SHALL BE FOOT APPROVED CLASS III RCP UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS. UNLESS OTHERWISE NOTED ON PLANS, ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM OF 18" TO 24" SECTION. PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.					
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED ENDS AND FLARED ENDS SECTIONS, WHICH ARE NOT INCLUDED IN LENGTHS.					
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED, SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS TO EXISTING DRAINAGE STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY REPAIRS TO EXISTING DRAINAGE STRUCTURES.					
5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE, AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: (ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY, INITIATION OF INTENDED USE OF THE INFRASTRUCTURE, OR TRANSFER OF RESPONSIBILITY FOR THE INFRASTRUCTURE TO THE CITY OF APOPKA).					
6. THE CONTRACTOR SHALL INSTALL AN UNDERGROUND STORM WATER PIPING PER JURISDICTION REGULATIONS (MANUFACTURER'S RECOMMENDATIONS SHALL BE UTILIZED IF MORE STRINGENT).					
7. STORM WATER PRES. STRUCTURES, MINIMUM COVER AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE CITY OF APOPKA ENGINEERING DESIGN REQUIREMENTS AND SPECIFICATIONS.					
8. ALL DRAINAGE PIPES SHALL BE FILTER FABRIC CHANGED PER FOOT STANDARD DESIGN INDEX (ED. 2025-26) #430-001.					
DRAINAGE SYSTEM TESTING AND INSPECTION					
1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 2 FULL BUSINESS DAYS IN ADVANCE TO SCHEDULE INSPECTION.					
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. BOTH THE EXISTING AND PROPOSED DRAINAGE SYSTEMS THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.					
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8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXIST					

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KEY MAP
SCALE: 1" = 500'

CHANDLER ROW

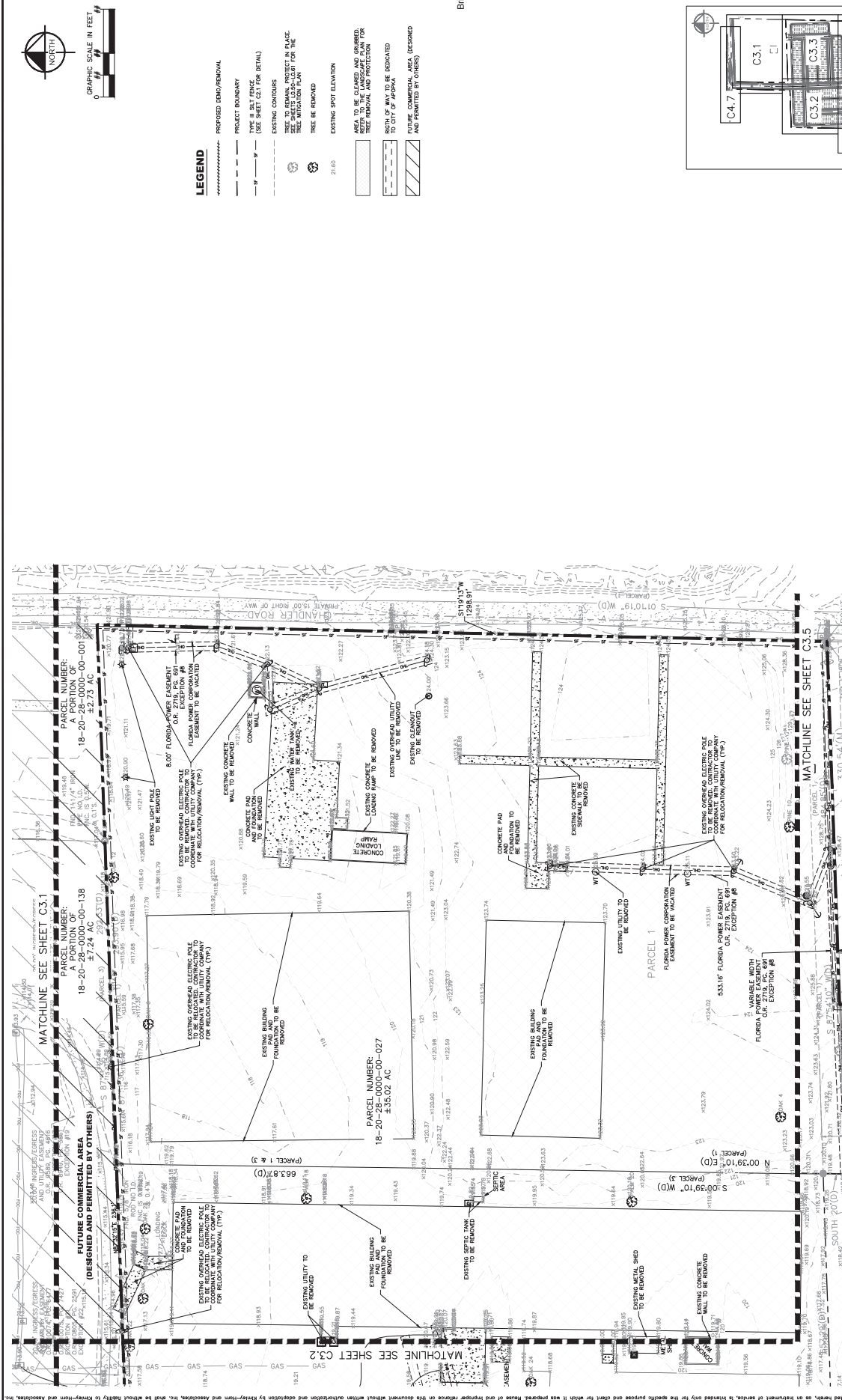
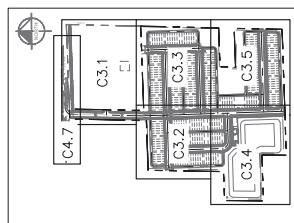
EXISTING CONDITIONS AND DEMOLITION PLAN



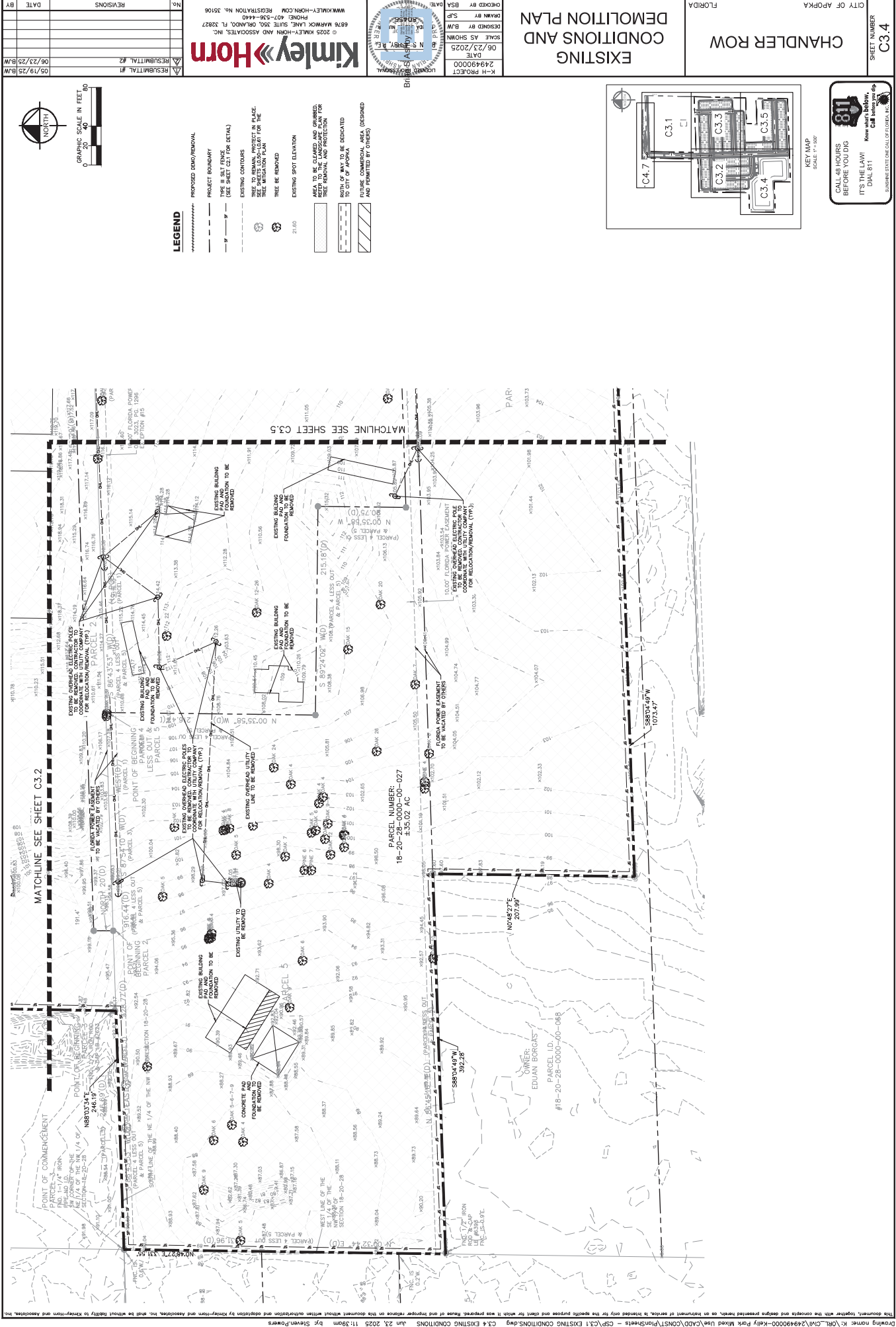
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 06/23/2025
 SCALE AS SHOWN
 DESIGNED BY B/M
 SJP
 CHECKED BY BSA
 DATE:

Kimley»Horn
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6876 MARWAX LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-536-4440
WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106

No.	REVISIONS	DATE	BY
Δ RESUBMITAL #2		06/23/25 BJW	
Δ RESUBMITAL #1		05/19/25 BJW	



Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PI\PIsheets - CSP\C3.1 EXISTING CONDITIONS.dwg
C3.3 EXISTING CONDITIONS
Jun 23, 2025 11:39am by: Steven.Powers



LEGEND

- PROPOSED DEMO/REMOVAL
- PROJECT BOUNDARY
- TYPE II BUILT FENCE (SEE SHEET C21 FOR DETAIL)
- EXISTING CONTOURS
- TREE TO REMAIN, PROTECT IN PLACE. TREE REMOVAL PLAN FOR THE TREE WITH A LOW PLAN
- TREE TO BE REMOVED
- EXISTING SPOT ELEVATION
- AREA TO BE CLEARED AND GRABBED. TREE REMOVAL AND PROTECTION
- SOIL TO BE REMOVED
- SOIL TO BE RELOCATED TO CITY OF APOPKA
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

GRAPHIC SCALE IN FEET
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REVISIONS
DATE BY

RESUBMITTAL #1
RESUBMITTAL #2

05/19/25 BJW
06/23/25 BJW

Kimley-Horn

6976 MARWICK LANE, SUITE 350, ORLANDO, FL 32827
PHONE: 407-536-4440
WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106

City of Apopka

DATE: 06/23/2025
DESIGNED BY: BJW
SCALE: AS SHOWN
K-H PROJECT: 249490000
CHECKED BY: BSA
DESIGNED BY: BJW
SCALE: AS SHOWN

EXISTING CONDITIONS AND DEMOLITION PLAN

CHANDLER ROW

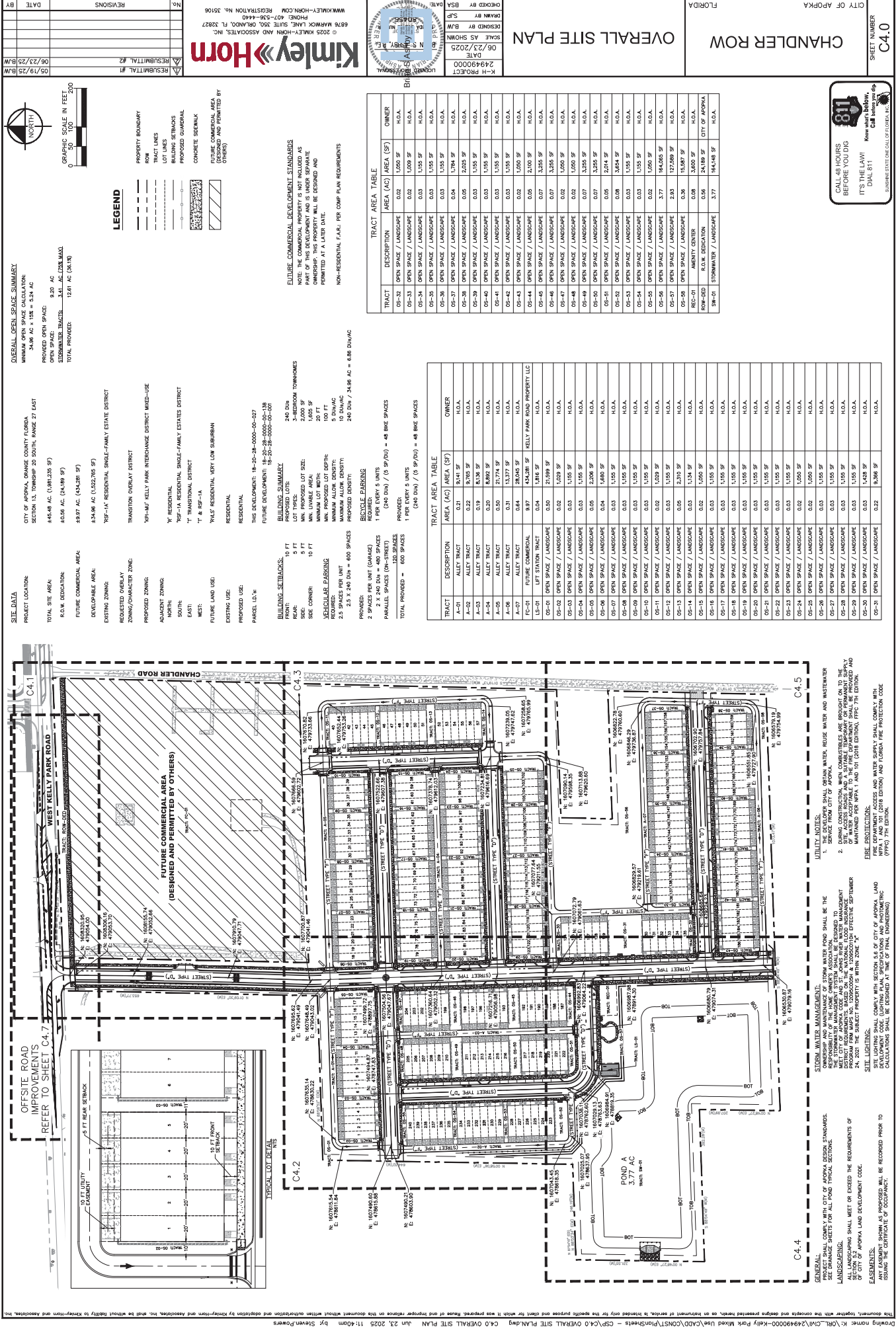
CITY OF APOPKA

SHEET NUMBER C3.4

KEY MAP
SCALE: 1"=50'

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
Call before you dig
DIAL 811

UNSURE EXIST ONE CALL OF FLORIDA, INC.



Overall site plan for Kelly Park Mixed-Use Development. The plan shows a large rectangular site bounded by Chandler Road to the north, West Kelly Park Road to the west, and an offsite road to the east. The site is divided into several tracts, including a large 'Future Commercial Area (Designed and Permitted by Others)' in the northwest, a 'Future Residential Area' in the southwest, and various commercial and residential tracts in the center and east. A stormwater pond is located in the southeast. The plan includes street layouts, lot numbers, and various engineering notes. A north arrow and graphic scale are in the top left. A title block in the top right identifies the project as 'Kelly Park Mixed-Use Development' and lists the owner as 'Kelly Park Properties, LLC'. A legend in the bottom left defines symbols for property boundaries, tracts, and other features. A table in the bottom right provides a summary of the tracts, including their descriptions, areas, and owners.

KEY MAP
SCALE: 1" = 500'

KEY MAP
SCALE: 1" = 500'



OF BANK
D GUARDRAIL
D STEM WALL
E SIDEWALK
COMMERCIAL AREA
D AND PERMITTED BY OTHERS)

GRAPHIC SCALE IN FEET

A horizontal graphic scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are black and white alternating: black from 0 to 20, white from 20 to 40, black from 40 to 60, and white from 60 to 80.

Figure 1 consists of two line graphs. The top graph shows a linear increase in the rate of reaction with temperature for a reaction with a low activation energy. The bottom graph shows a sharp increase in the rate of reaction with temperature for a reaction with a high activation energy.

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Know what's below.
Call before you dig.

$p < .001$

CITY OF APOKA	FLORIDA
---------------	---------

K-H PROJECT
249490000
DATE
06/23/2025
SCALE AS SHOWN
DESIGNED BY
BJW
DRAWN BY
SJF
CHECKED BY
BSA

Kimley»Horn
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PHONE: 407-556-4444
WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106

REV	No.
RESUBMITAL #1	▽
RESUBMITAL #2	▽

DATE	BY
05/19/25	BW
06/23/25	BW

LEGEND

	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	LOT LINES
	TRACT LINES
	BUILDING SETBACKS
	TOP OF BANK
	BOTTOM OF BANK
	PROPOSED GRADUAL
	PROPOSED STEEP WALL
	CONCRETE SIDEWALK
	FUTURE COMMERCIAL

GRAPHIC SCALE IN FEET

A vertical graphic scale with horizontal tick marks at 0, 20, 40, and 80 feet. The scale is oriented vertically with 0 at the bottom and 80 at the top.



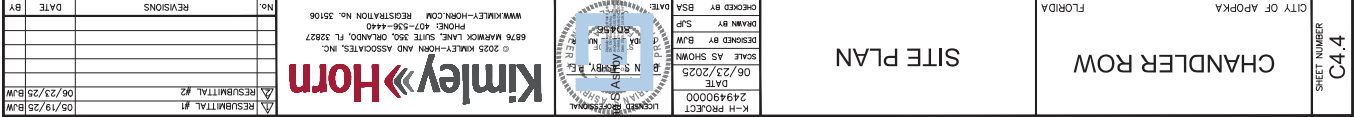
NE SEE SHEET C4.5

CALL 48 HOURS
BEFORE YOU DIG

IT'S THE LAW!
DIAL 811

Know what's below,
Call before you dig.

 SUNSHINE STATE ONE CALL OF FLORIDA, INC.



CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW!

DIAL 811

Know what's below.

Call before you dig.

811

UNIFORM STATE ONE CALL OF FLORIDA, INC.

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY

CITY OF APOPKA

CHANDLER ROW

FLORIDA

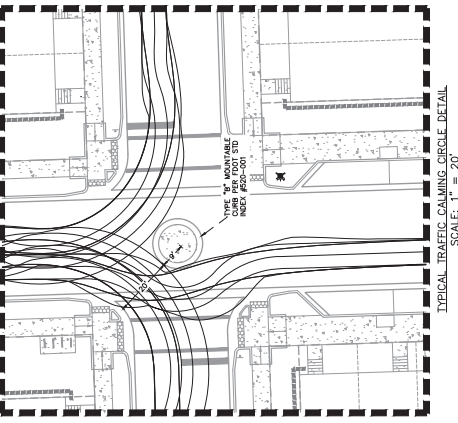
FIRE TRUCK ROUTING ANALYSIS

K-H PROJECT	2449490000
DATE	06/23/2025
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	BJW
CHECKED BY	BSA
DATE	06/23/2025
LICENS	2449490000



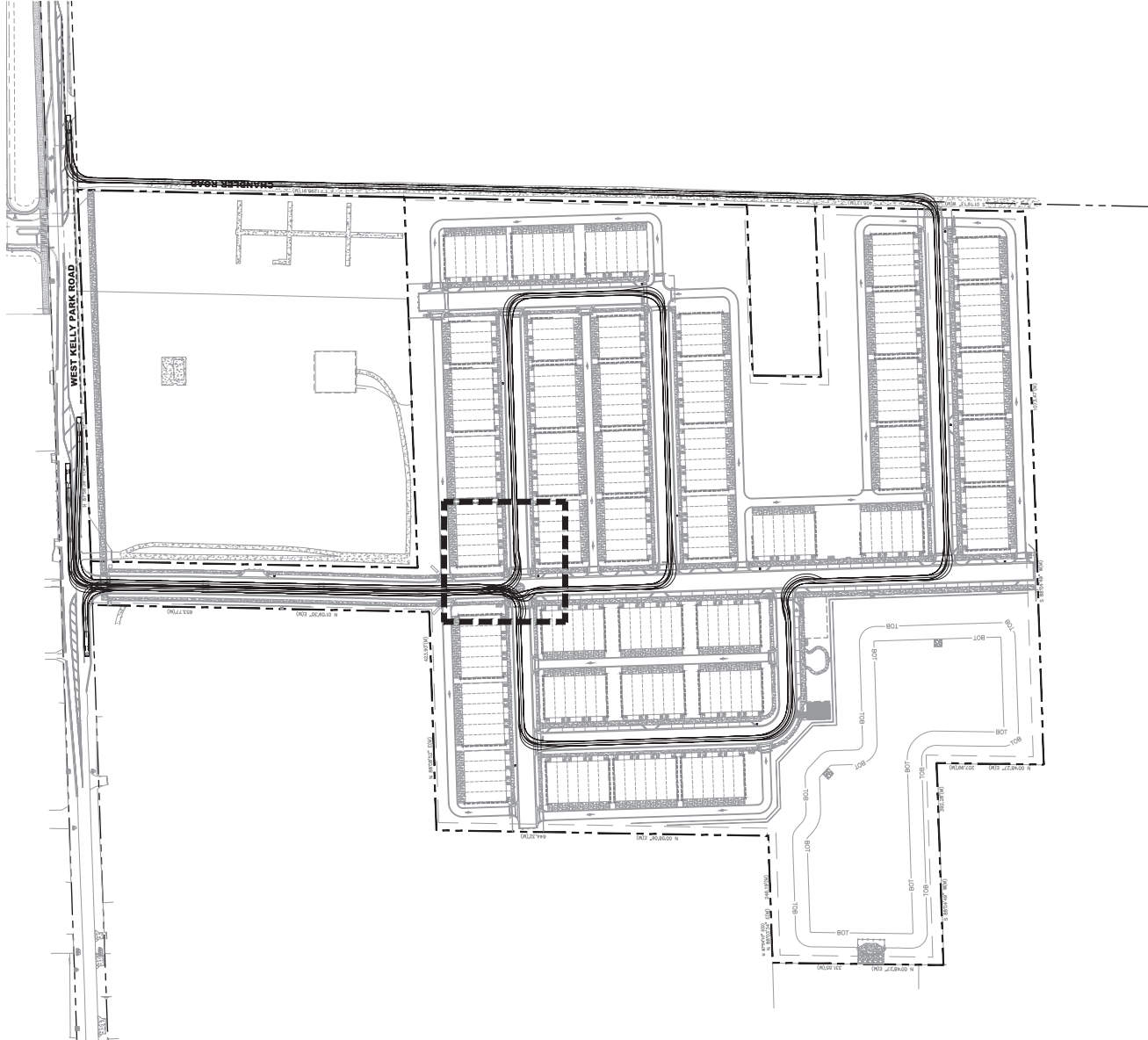
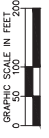
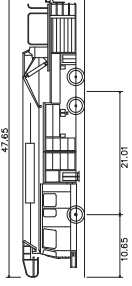
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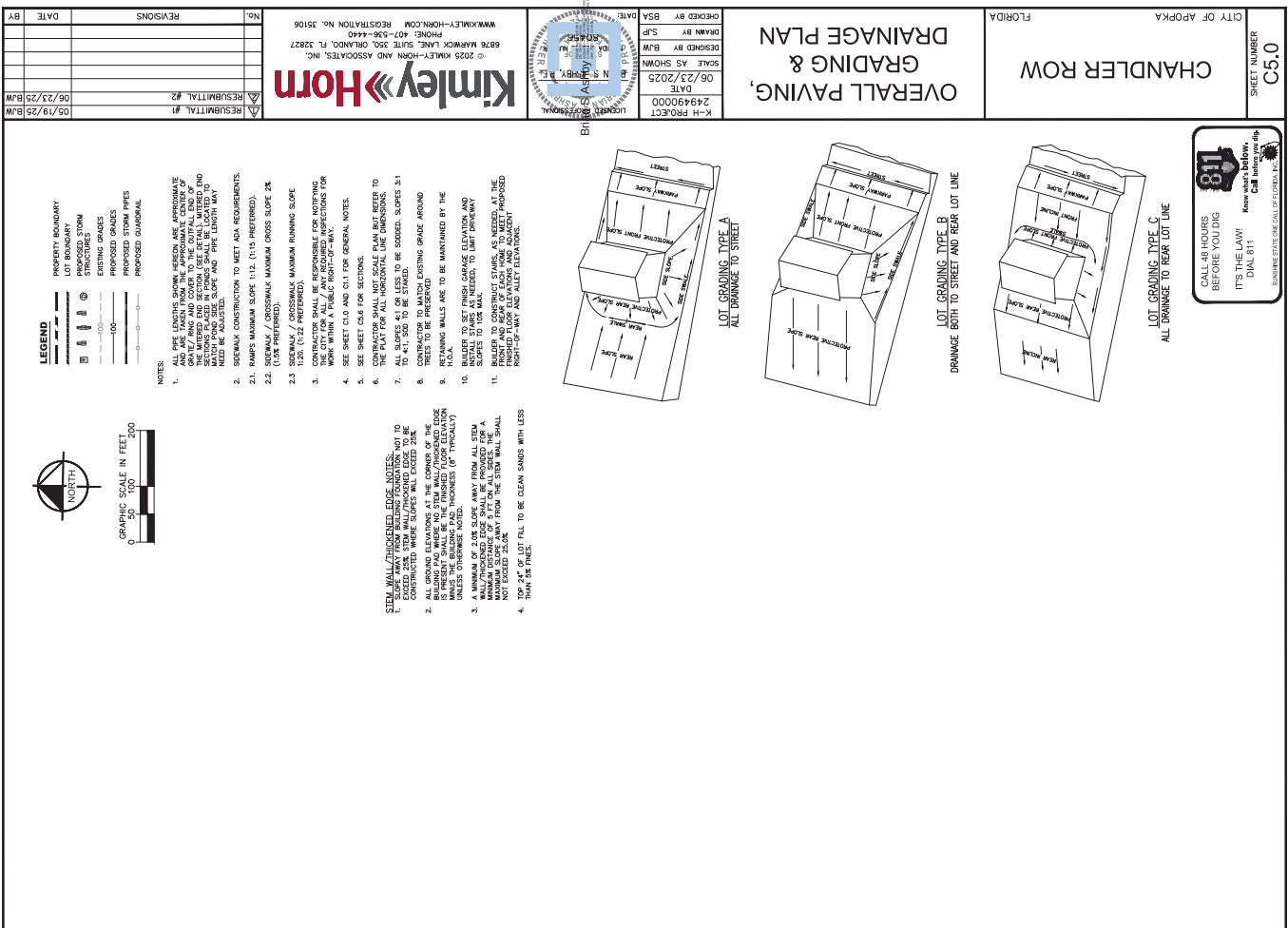
No.	REVISIONS	DATE	BY
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2	RESUBMITTAL #2	06/23/25	BJW

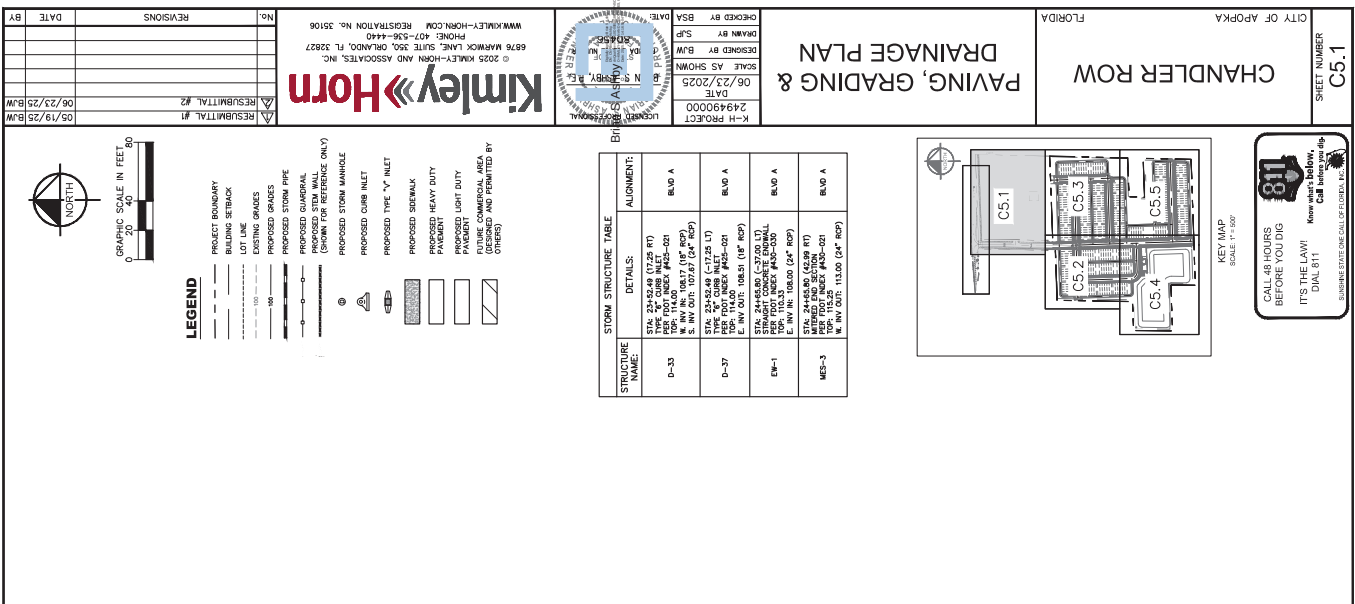
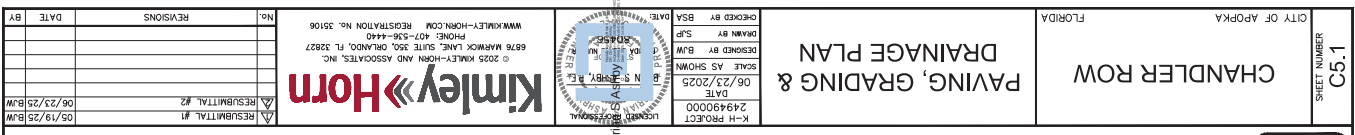


CITY OF APOPKA AERIAL/TOWER TRUCK

Length : 47.650 ft
 Width : 8.410 ft
 Height : 11.080 ft
 Min Centerline Radius : 31.410 ft
 Max Steering Angle : 46.00°





[illegible]

C5.1 SHEET NUMBER		CITY OF APOPKA FLORIDA		CHANDLER ROW PAVING, GRADING & DRAINAGE PLAN		K-H PROJECT 249490000 DATE 06/23/2025 SCALE AS SHOWN DESIGNED BY BJA CHECKED BY BJA DATE 06/23/2025				WWW.KIMLEY-HORN.COM REGISTRATION NO. 35106 6676 HAWKMOOR LANE, SUITE 200, OHMOMO, FL 32827 PHONE: 407-556-4440 Kimley»Horn INC.		REVISIONS NO. DATE BY RESUBMITTAL #1 06/19/25 BJW RESUBMITTAL #2 06/23/25 BJW	
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KEY MAP
SCALE: 1" = 500'

KEY MAP
SCALE: 1" = 500'

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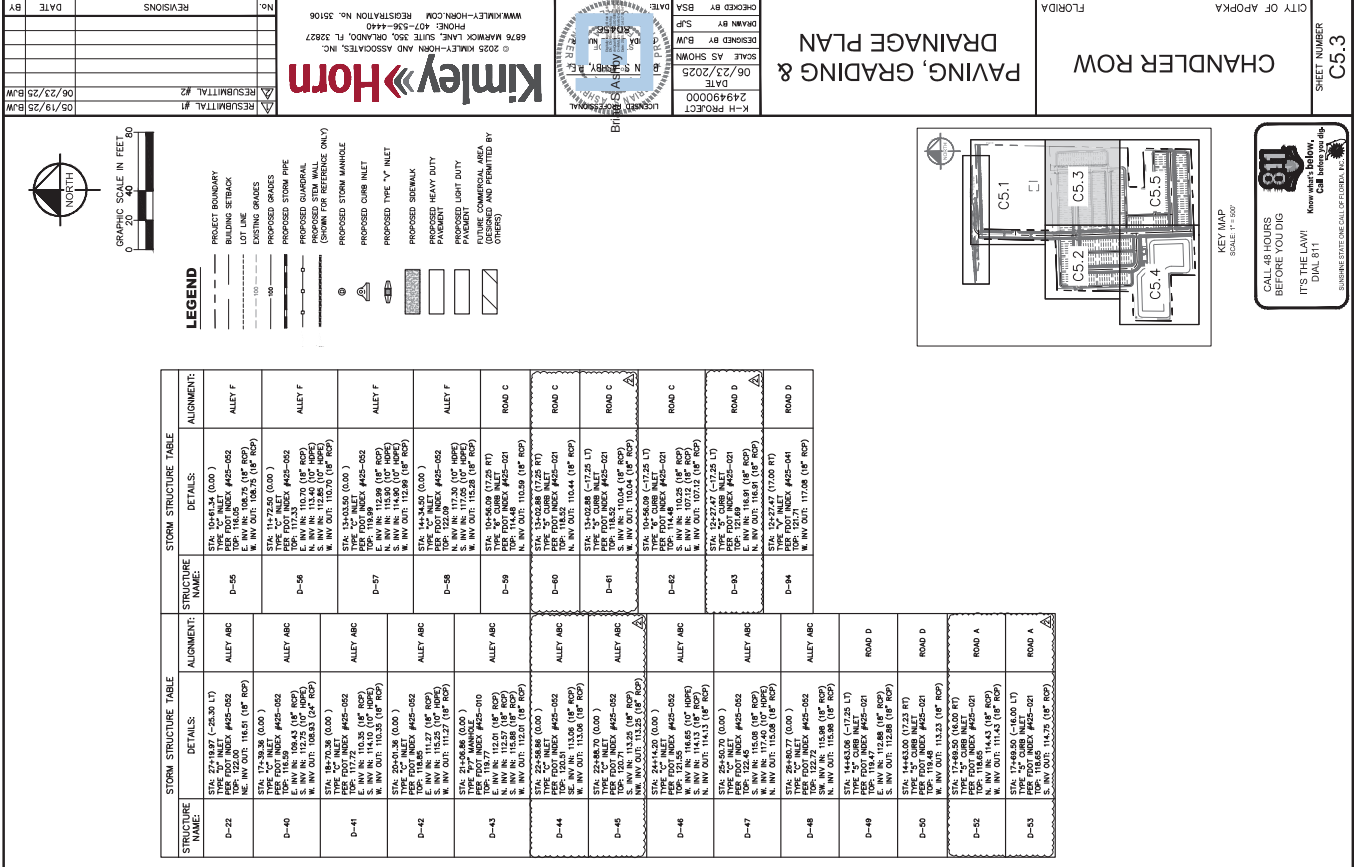
KEY MAP
SCALE: 1" = 500'

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KEY MAP
SCALE: 1" = 500'





CITY OF APOPKA

FLORIDA

SHEET NUMBER

C5.3

CHANDLER ROW

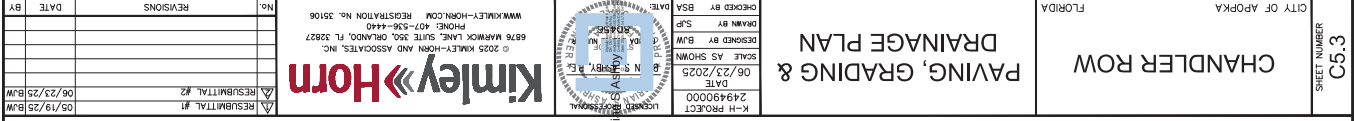
PAVING, GRADING & DRAINAGE PLAN

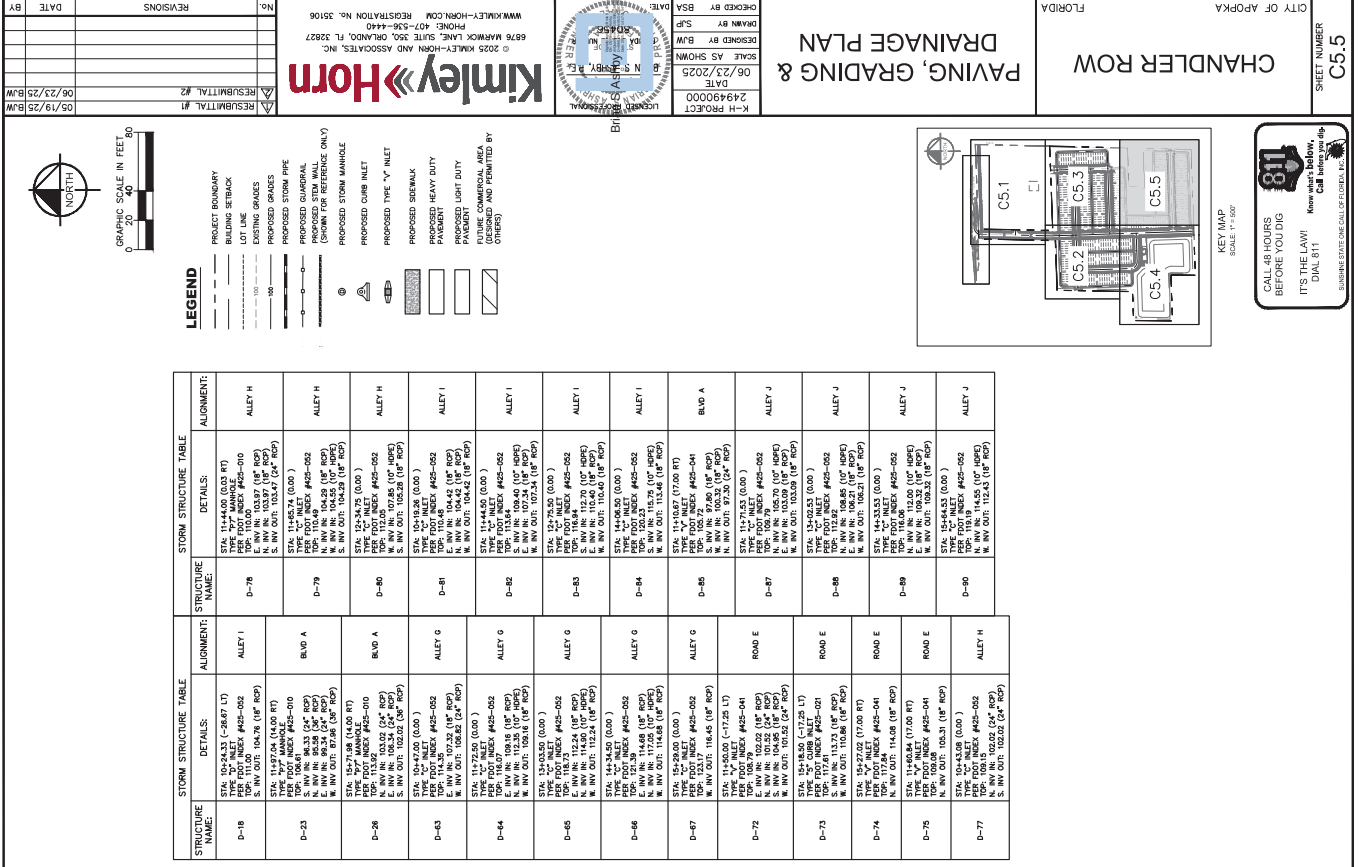
K-H PROJECT	06/23/2025
DATE	SCALE AS SHOWN
DESIGNED BY	BJM
DRAWN BY	SJP
CHECKED BY	BSA

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PHONE: 407-556-4440
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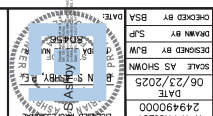
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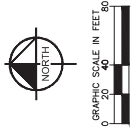
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CHANDLER ROW

HEET NUMBER
C5.5



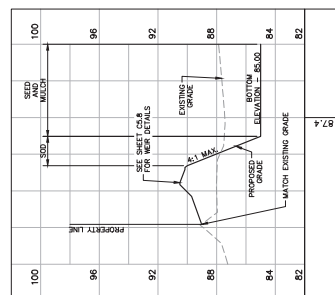
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PHONE: 407-536-4440
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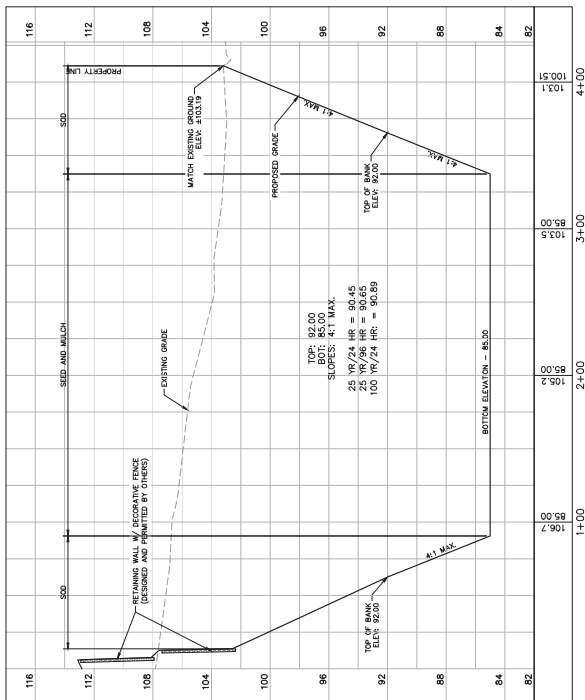
LEGEND

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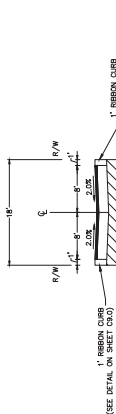


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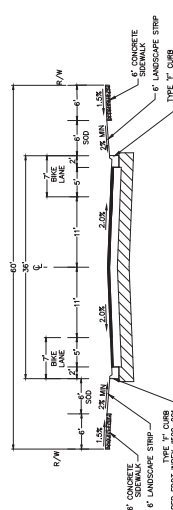
TYPICAL POND SECTION A-A



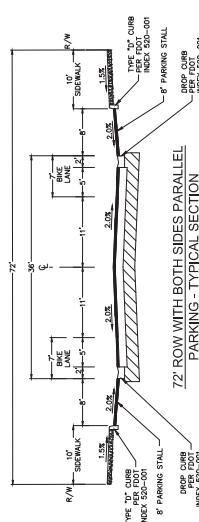
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OF APOKA CODE SECTION PART



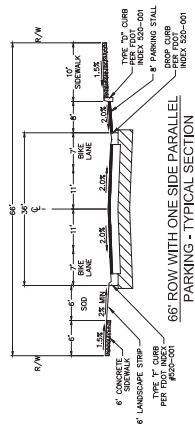
NOTE: STREET TYPE "D" PER CITY OF ALABAMA CODE SECTION 34-2-5.



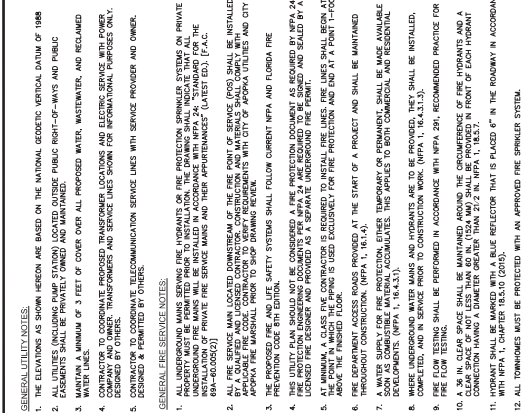
PARKING - TYPICAL SECTION



PARKING - TYPICAL SECTION



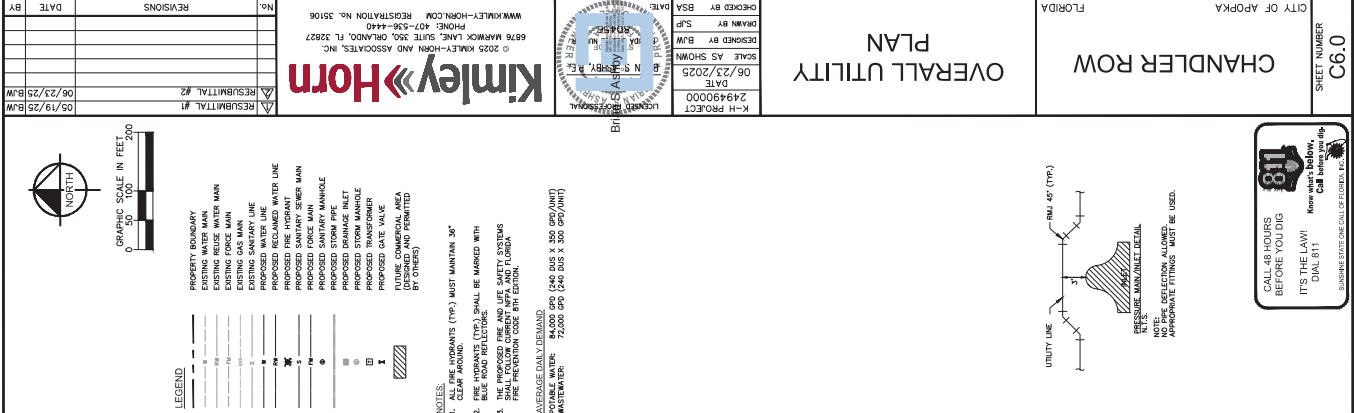
CITY OF APOLPA		FLORIDA		CHANDLER ROW		POND DETAILS		 LICENSED PROFESSIONAL DATE: 06/23/2025 SCALE: AS SHOWN DESIGNED BY: BJM DRAWN BY: BSA CHECKED BY: BSA DATE: 06/23/2025		K-H PROJECT 249490000	
SHEET NUMBER		C5.8		CHANDLER ROW		POND DETAILS		 LICENSED PROFESSIONAL DATE: 06/23/2025 SCALE: AS SHOWN DESIGNED BY: BJM DRAWN BY: BSA CHECKED BY: BSA DATE: 06/23/2025		K-H PROJECT 249490000	

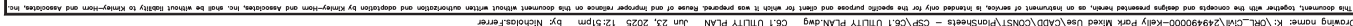


1. THE ELEVATIONS AS SHOWN HEREIN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD 83).
2. ALL UTILITIES (INCLUDING PAVEMENT STATION) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. THE MINIMUM 4" DIAMETER OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
4. CONTRACTOR TO COORDINATE TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER SUPPLYING AGENCIES. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY, NOT REQUIRED BY OTHERS.
5. CONTRACTOR TO COORDINATE TELECOMMUNICATION SERVICE LINES WITH SERVICE PROVIDER AND OWNER, AS REQUIRED, OR PERMITTED BY OTHERS.

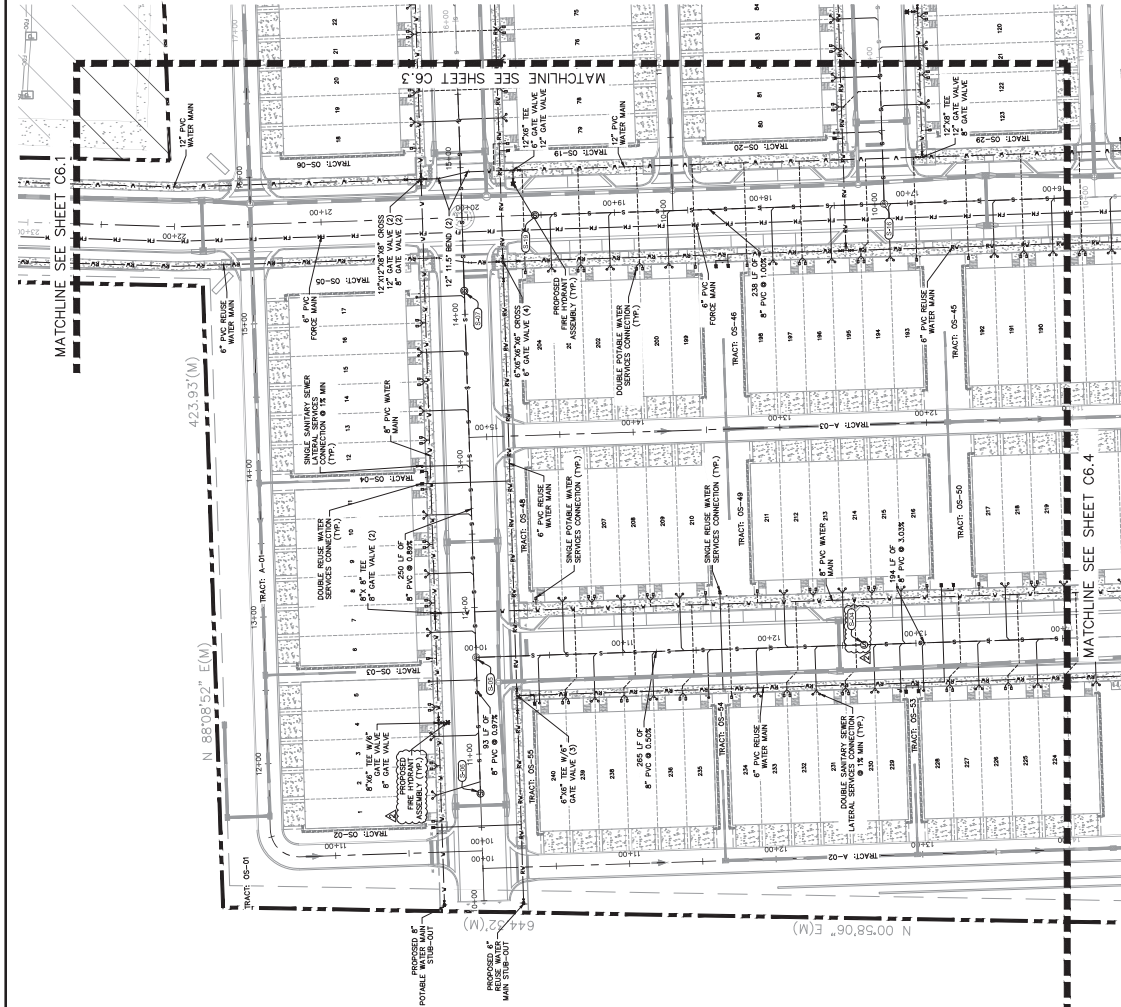
GENERAL SERVICE NOTES:

1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS ON FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE MAINS". THE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
2. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
3. ALL FIRE SERVICE MAINS LOCATED UPSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
4. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
5. ALL FIRE SERVICE MAINS LOCATED UPSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
6. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
7. ALL FIRE SERVICE MAINS LOCATED UPSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
8. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
9. ALL FIRE SERVICE MAINS LOCATED UPSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
10. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
11. ALL FIRE SERVICE MAINS LOCATED UPSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]
12. ALL FIRE SERVICE MAINS LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE (FPS) SHALL BE INSTALLED IN ACCORDANCE WITH NFPA 24, "STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES" (LATEST EDITION). [I.A.C.]





Drawing Name: K:\06\CD\CH\24490000-Kelly Park Mixed Use\CA00\CONST\PlanSheets - CSP\06.1 UTILITY PLANNING C6.2 UTILITY PLAN Jun 23, 2025 11:40am by: Steven Powers



STRUCTURE NAME:	DETAILS:	ALIGNMENT:
S-04	SANITARY MANHOLE TOP: 112.59 5. IN IN: 105.43 (8' PVC) 5. IN OUT: 105.32 (8' PVC)	ROAD B
S-05	SANITARY MANHOLE TOP: 113.59 5. IN IN: 106.48 (8' PVC) 5. IN OUT: 106.35 (8' PVC)	ROAD A
S-06	SANITARY MANHOLE TOP: 114.59 5. IN IN: 107.48 (8' PVC) 5. IN OUT: 107.35 (8' PVC)	ROAD A
S-07	SANITARY MANHOLE TOP: 115.59 5. IN IN: 108.48 (8' PVC) 5. IN OUT: 108.35 (8' PVC)	ROAD A
S-16	SANITARY MANHOLE TOP: 115.44 5. IN IN: 107.33 (8' PVC) 5. IN OUT: 107.20 (8' PVC)	BLVD A
S-19	SANITARY MANHOLE TOP: 116.06 5. IN IN: 107.95 (8' PVC) 5. IN OUT: 107.82 (8' PVC)	BLVD A

- LEGEND
- PROPERTY BOUNDARY
 - EXISTING WATER MAIN
 - EXISTING REUSE WATER MAIN
 - EXISTING FORCE MAIN
 - EXISTING GAS MAIN
 - EXISTING SANITARY LINE
 - PROPOSED WATER LINE
 - PROPOSED RECYCLED WATER LINE
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MAIN
 - PROPOSED SANITARY MANHOLE
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED GATE VALVE
 - FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHER)
 - OPEN LOT & PATCH AREA

- NOTES:
- ALL FIRE HYDRANTS (TYP.) MUST MAINTAIN 3' CLEAR AROUND.
 - ALL HYDRANT COLUMNS SHALL BE MARKED WITH BLUE ROAD REFLECTIONS.
 - THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL BE DESIGNED TO MEET THE 2021 IBC AND FLORIDA FIRE PREVENTION CODE 601.
- AVOID DAILY DEMAND:
POTABLE WATER: 84,000 GPD (240 Dn x 300 GPD/UNIT)
WASTEWATER: 72,000 GPD (240 Dn x 300 GPD/UNIT)

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CITY OF ADOPTA
CHANDLER ROW
FLORIDA

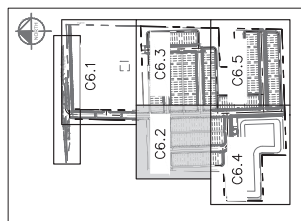
UTILITY PLAN

C6.2

CITY OF ADOPTA
CHANDLER ROW
FLORIDA

UTILITY PLAN

C6.2



KEY MAP
SCALE: 1" = 500'

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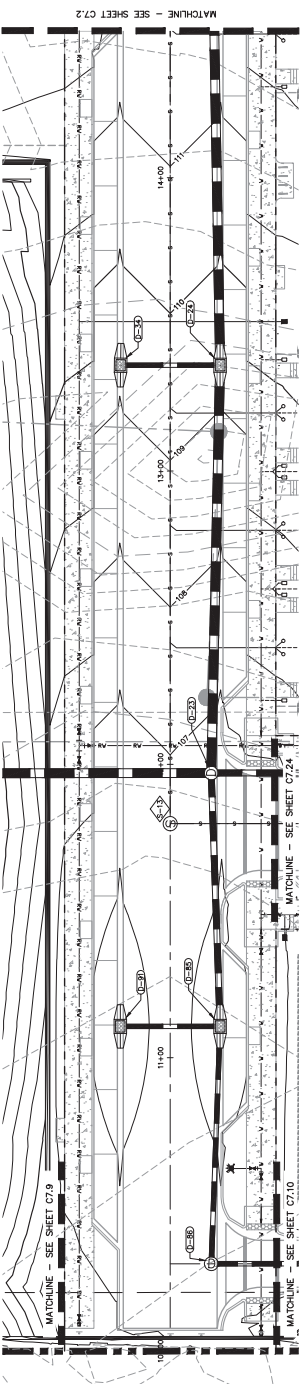
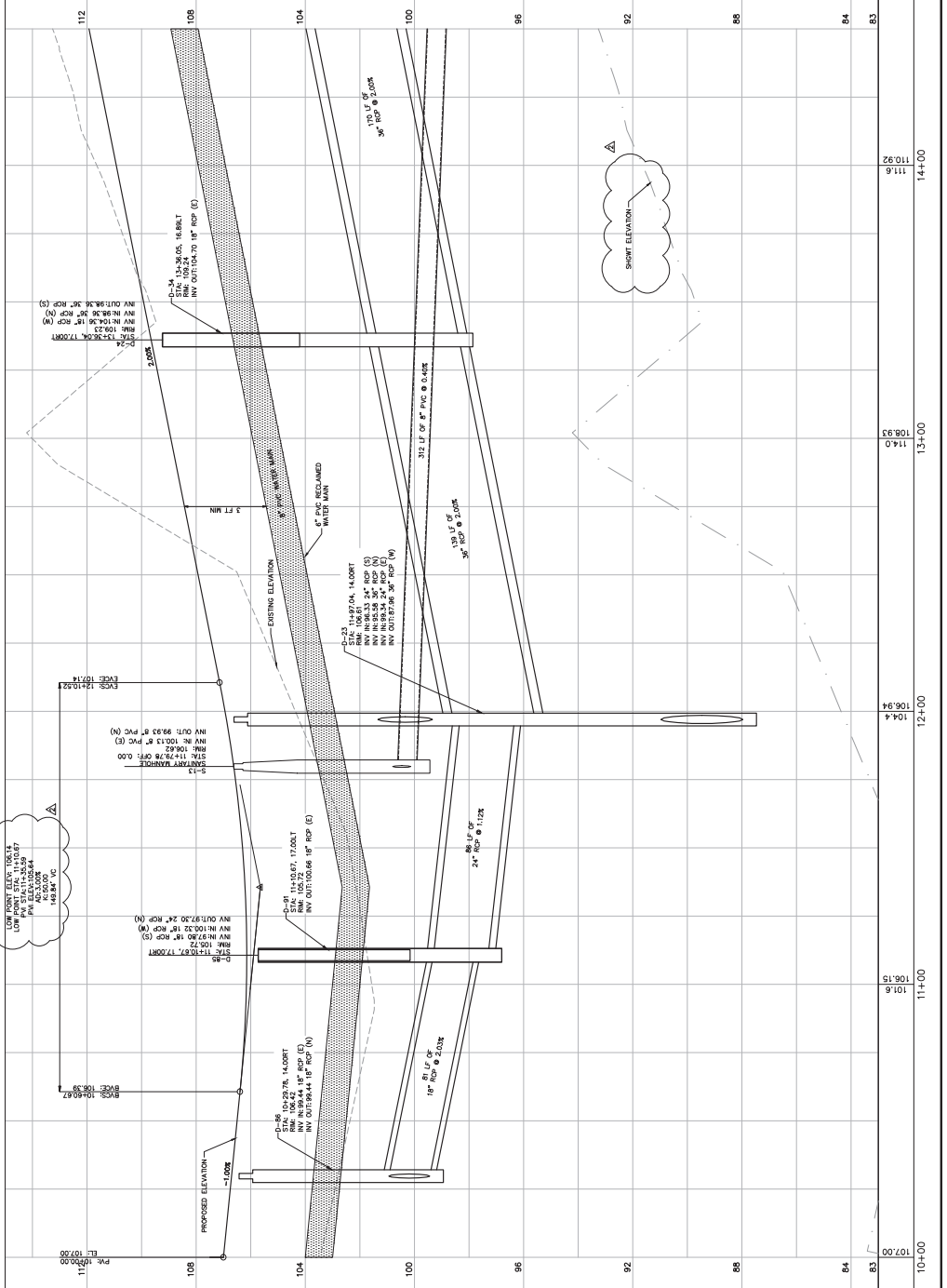
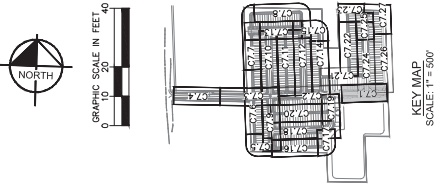
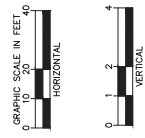
UNIVERSITY OF FLORIDA, INC.

BLVD A PLAN & PROFILE

PROJECT NO. 249490000
DATE 06/23/2025
SCALE AS SHOWN
DESIGNED BY BJW
CHECKED BY BSA
DATE 06/23/2025
LSC/2025/06/23/2025

Kimley-Horn
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PHONE: 407-536-4440
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CITY OF APOPKA

CHANDLER ROW

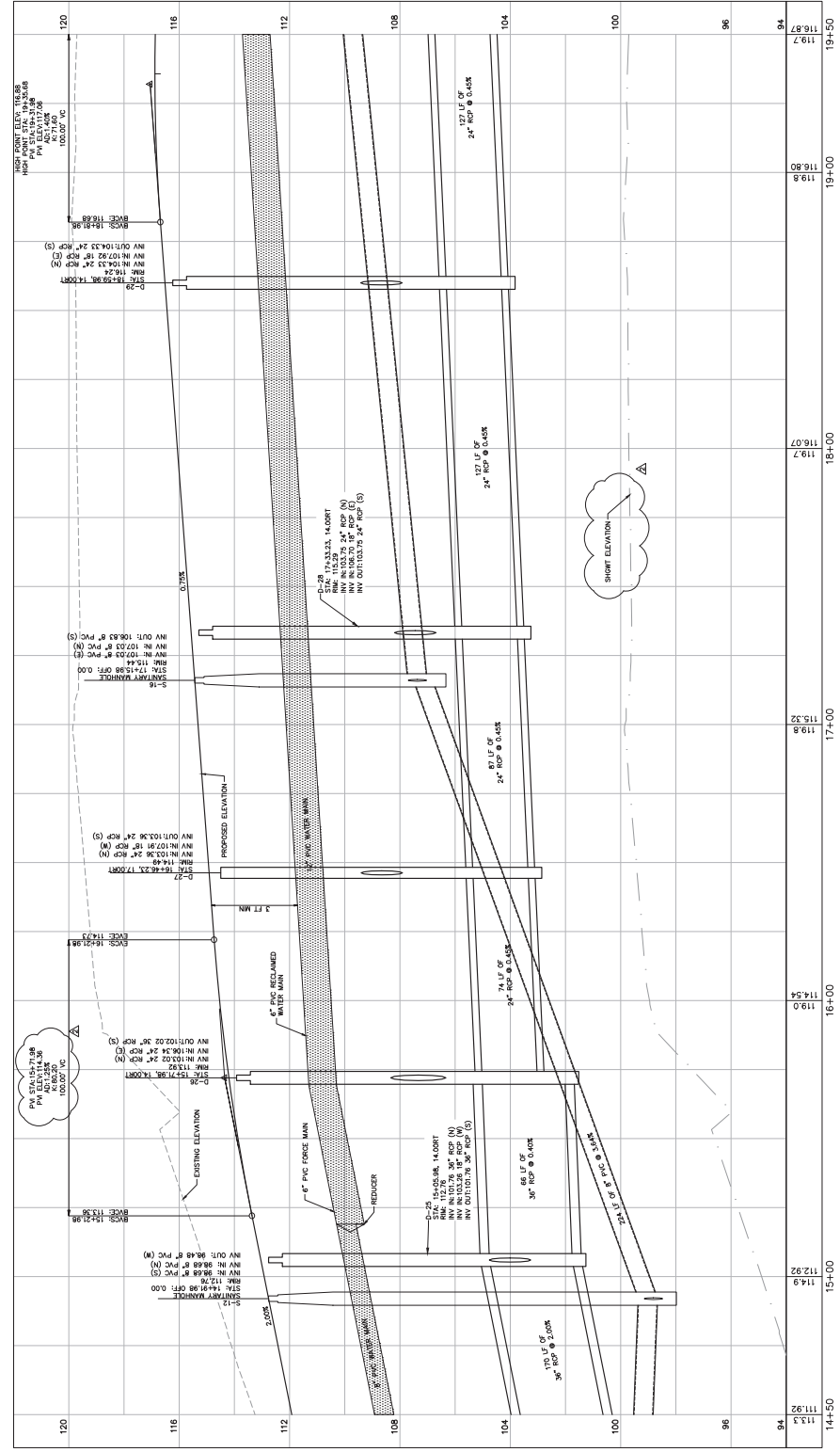
FLORIDA

BLVD A PLAN & PROFILE

CHECKED BY	BSA
DRAWN BY	SJP
DESIGNED BY	BJW
SCALE	AS SHOWN
DATE	06/23/2025
K-H PROJECT	249490000
LOCATION	BLVD A

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PROPOSED ELEVATION

EXISTING ELEVATION

REDUCER

3.0%

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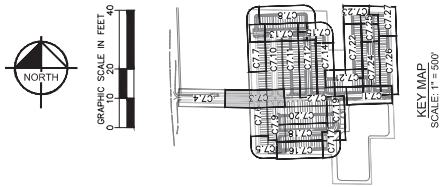
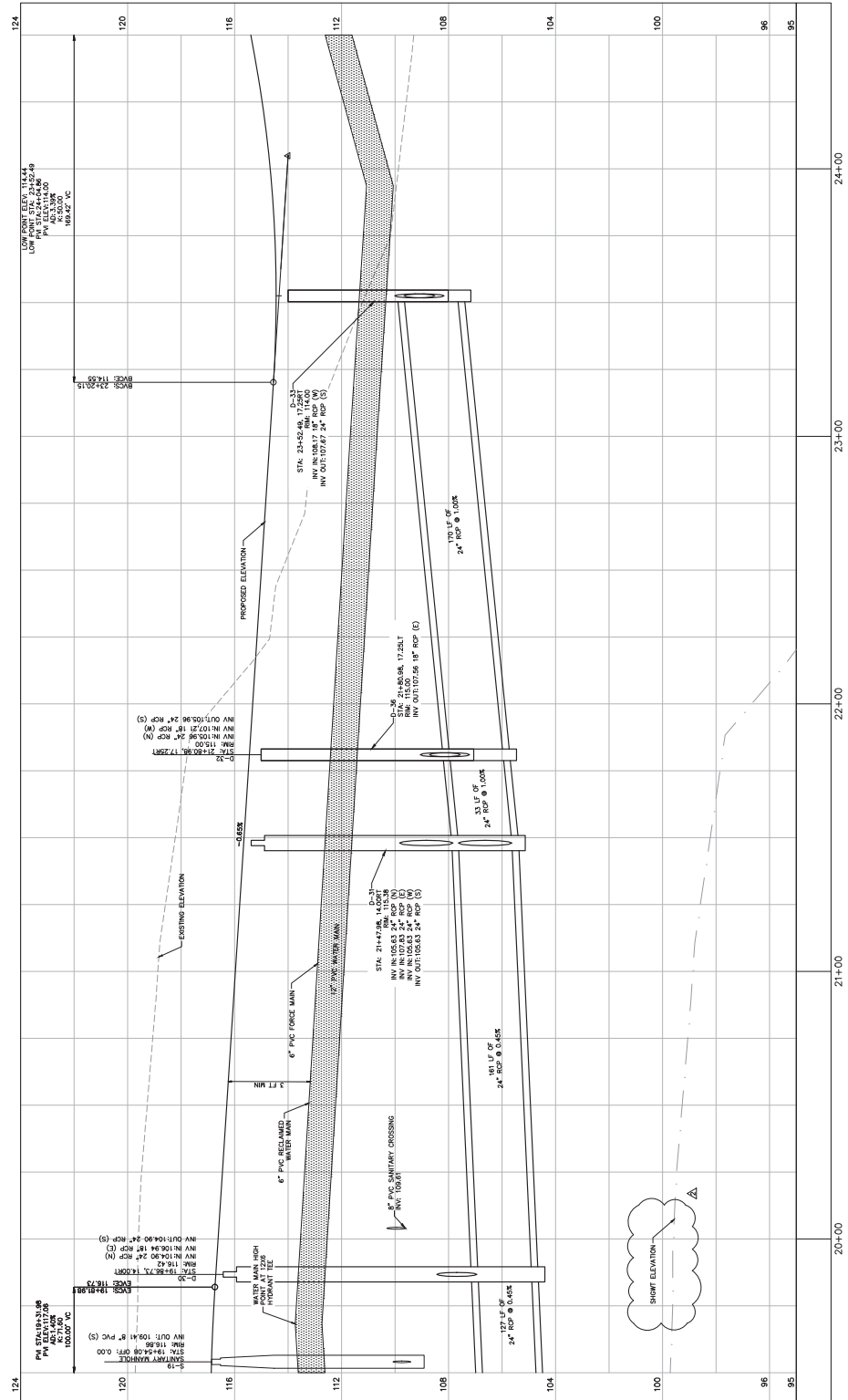
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C7.5

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CHANDLER ROW

ALLEY ABC PLAN & PROFILE

CITY OF APOPKA

FLORIDA

DESIGNED BY BJA

DATE 06/23/2025

SCALE AS SHOWN

DATE 06/23/2025

249490000

K-H PROJECT

LOCATION: 249490000

DESIGNED BY BJA

DATE 06/23/2025

SCALE AS SHOWN

DATE 06/23/2025

249490000

K-H PROJECT

LOCATION: 249490000

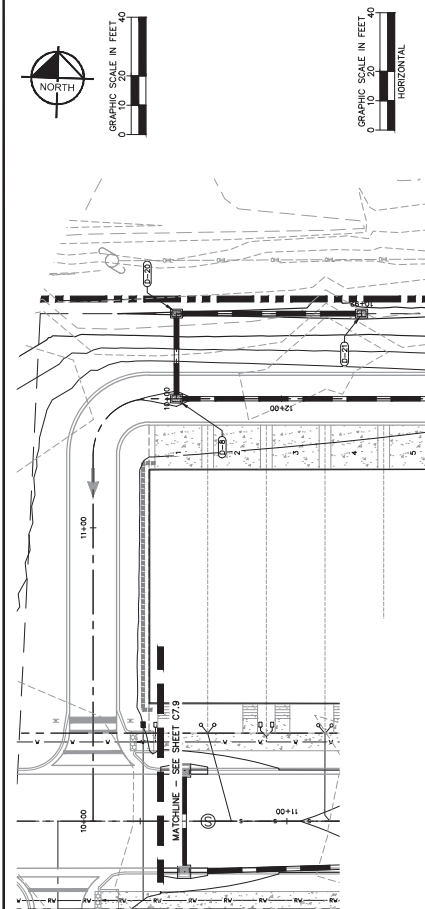
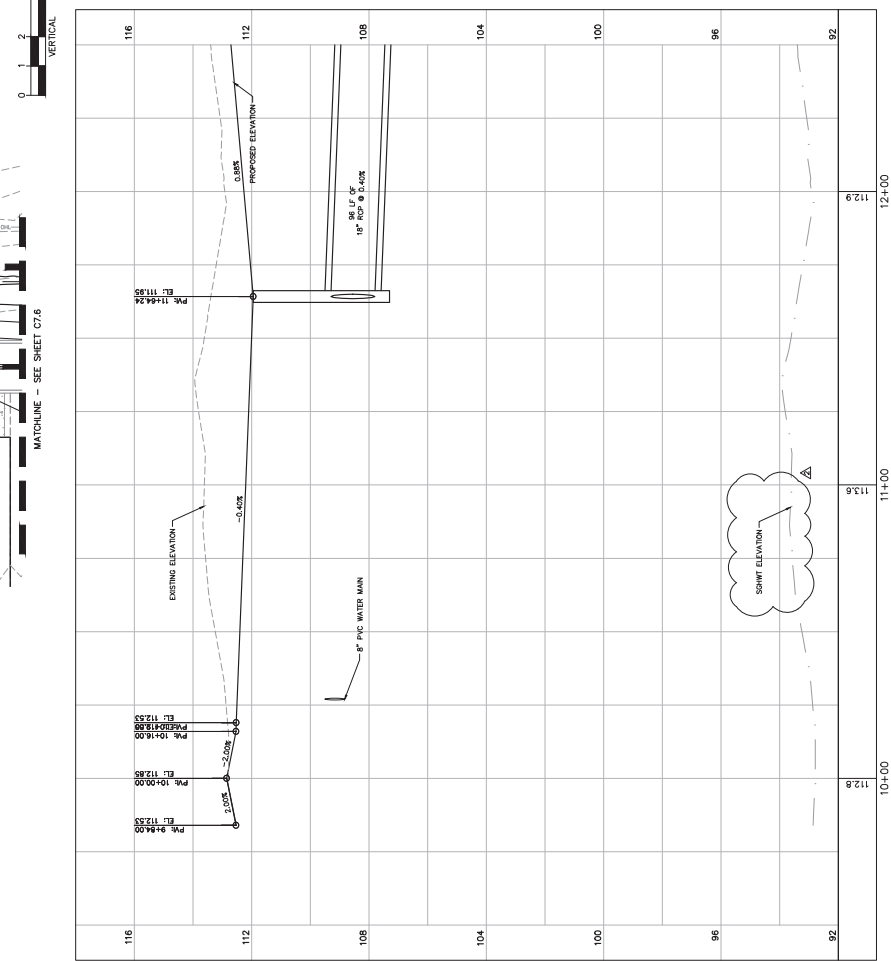
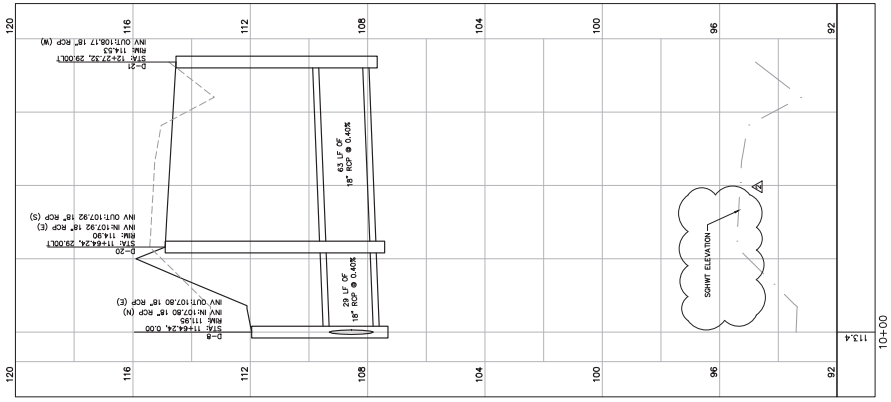
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SHEET NUMBER
C7.6

CITY OF APOPKA
CHANDLER ROW

ALLEY ABC PLAN & PROFILE

K-H PROJECT
249490000
DATE 06/23/2025
SCALE AS SHOWN
DESIGNED BY BJW
CHECKED BY BSA
DATE 06/23/2025

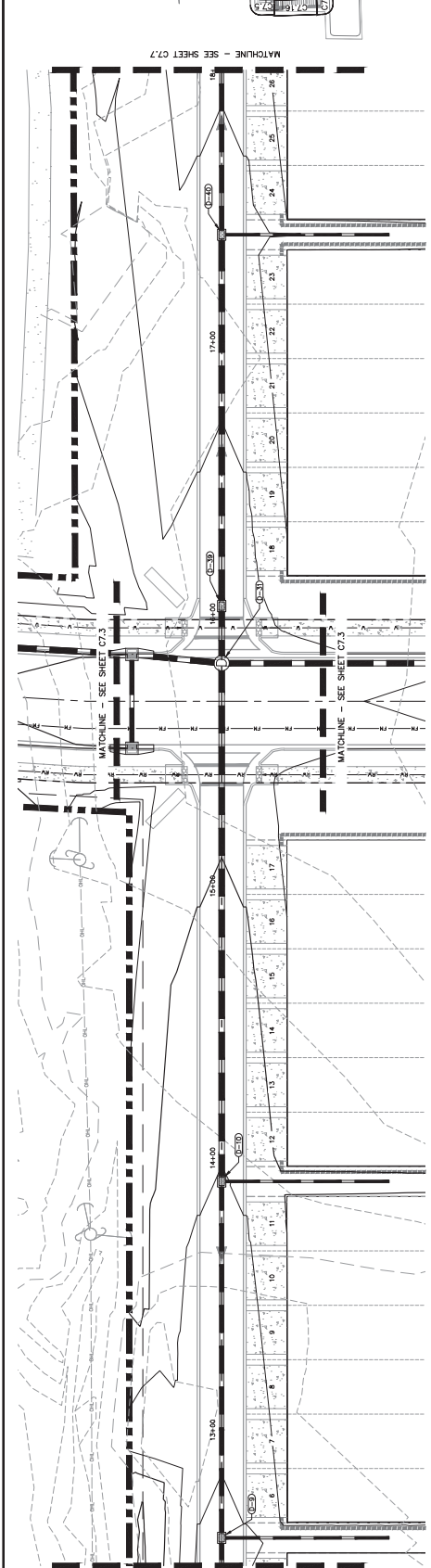
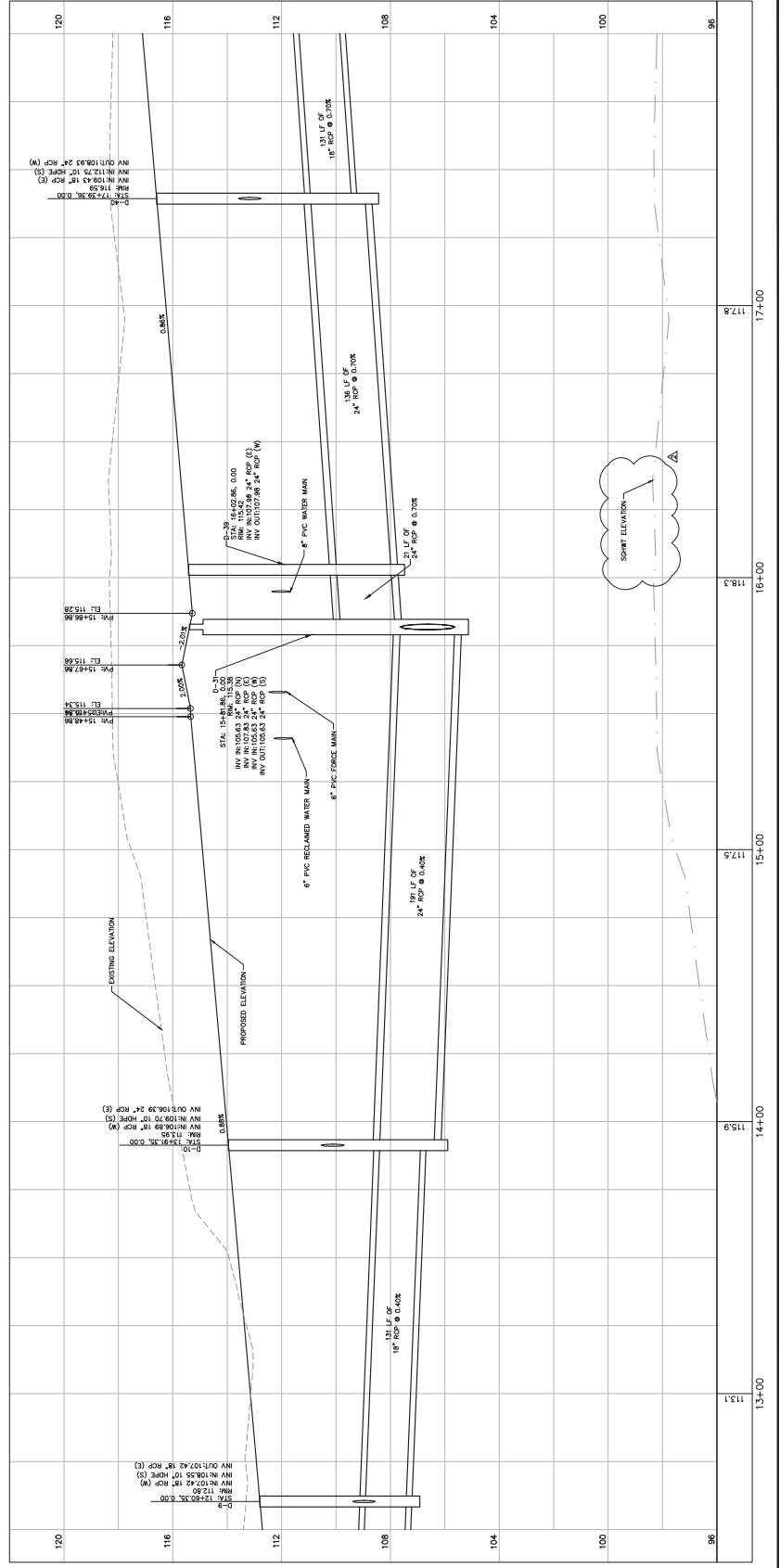
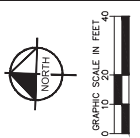
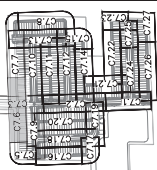
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KEY MAP
SCALE: 1" = 300'



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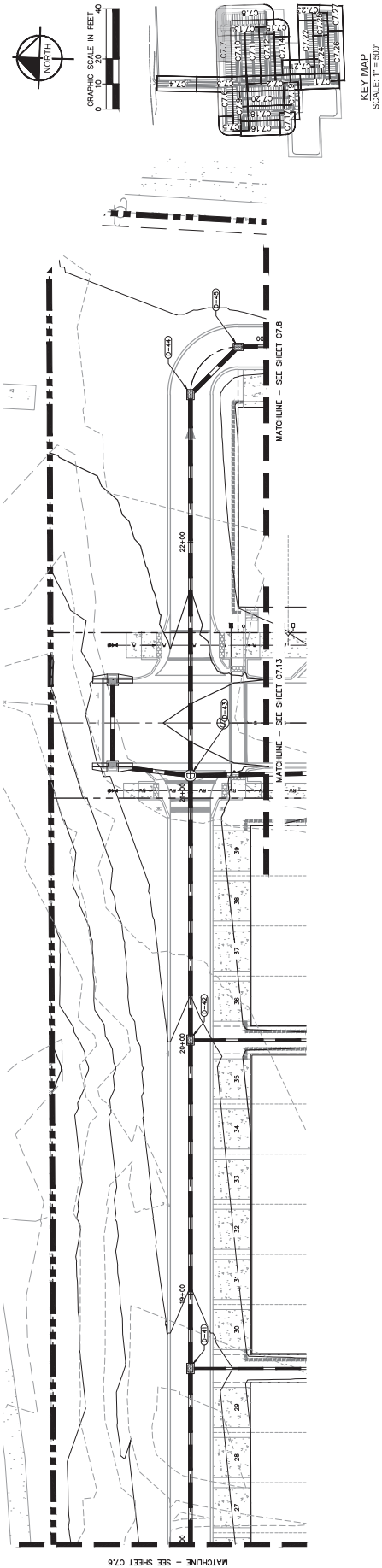
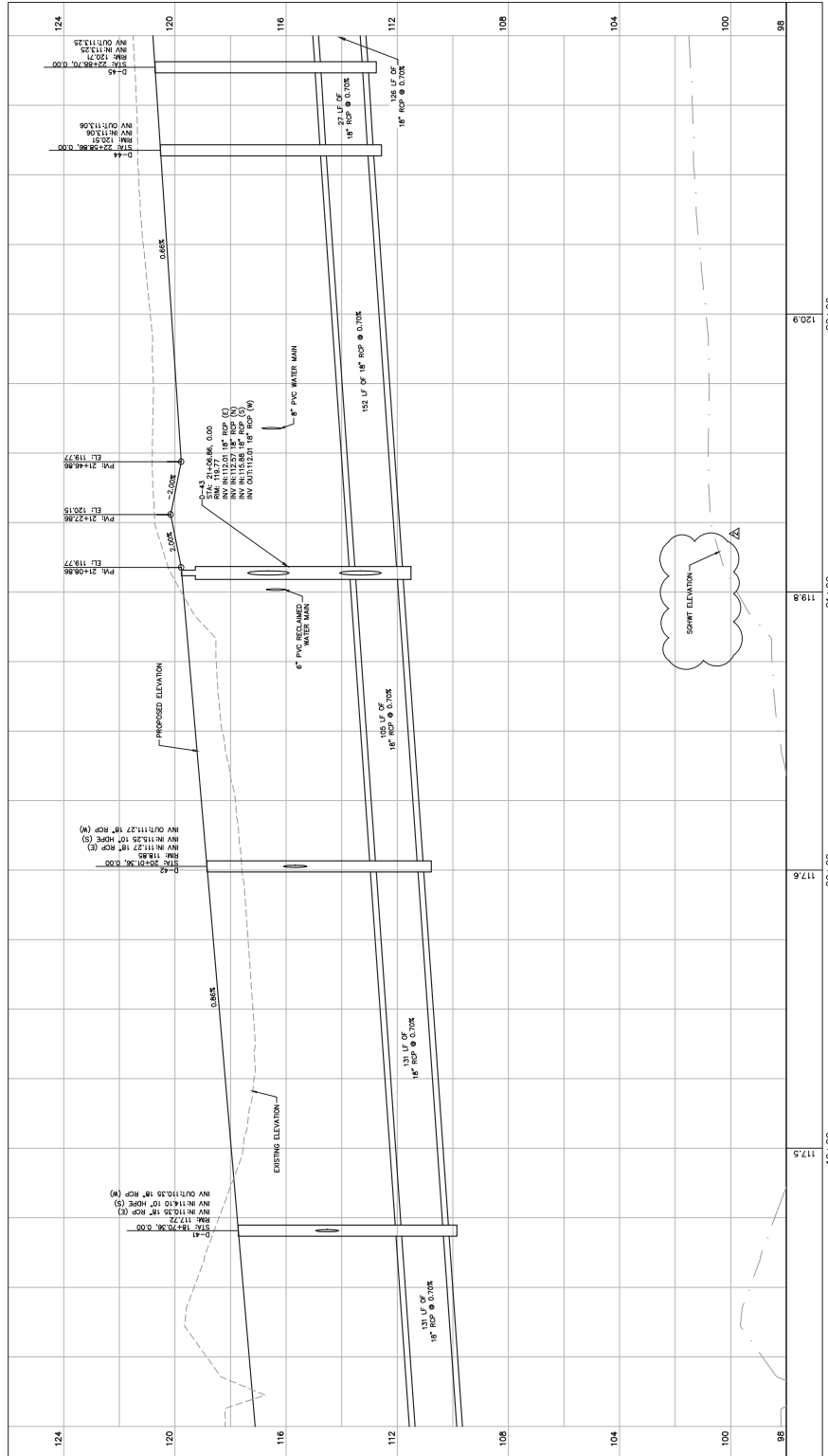
FLORIDA

ALLEY ABC PLAN & PROFILE

	DATE	K-H PROJECT 2494900000
	CHECKED BY	BSA
	SIGNATURE BY	J/P
	DESIGNED BY	B/W
	SCALE AS SHOWN	
	DATE	06/23/2025

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RESUBMITTAL #2		06/23/25	BJM



CITY OF APOPKA

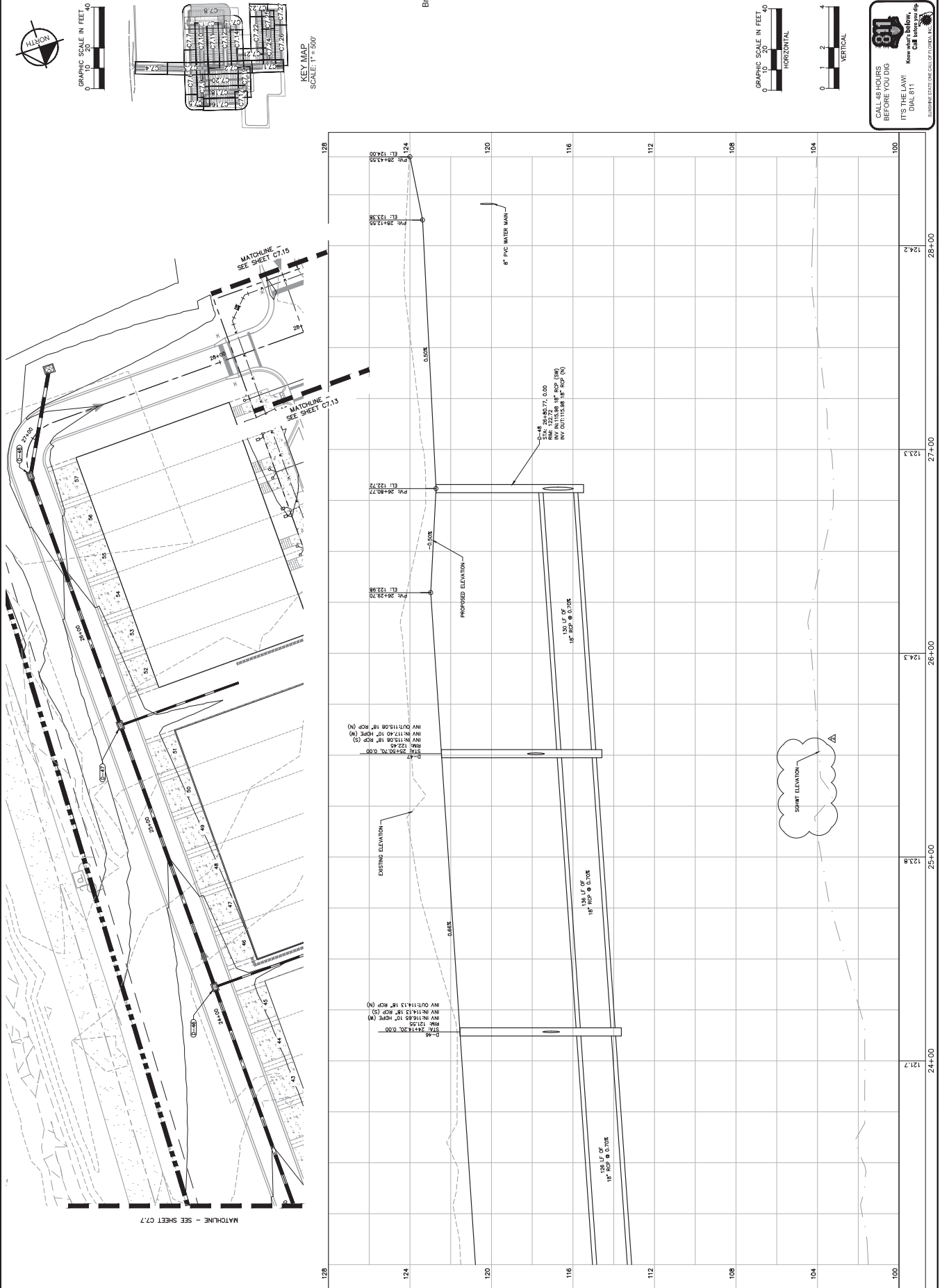
CHANDLER ROW

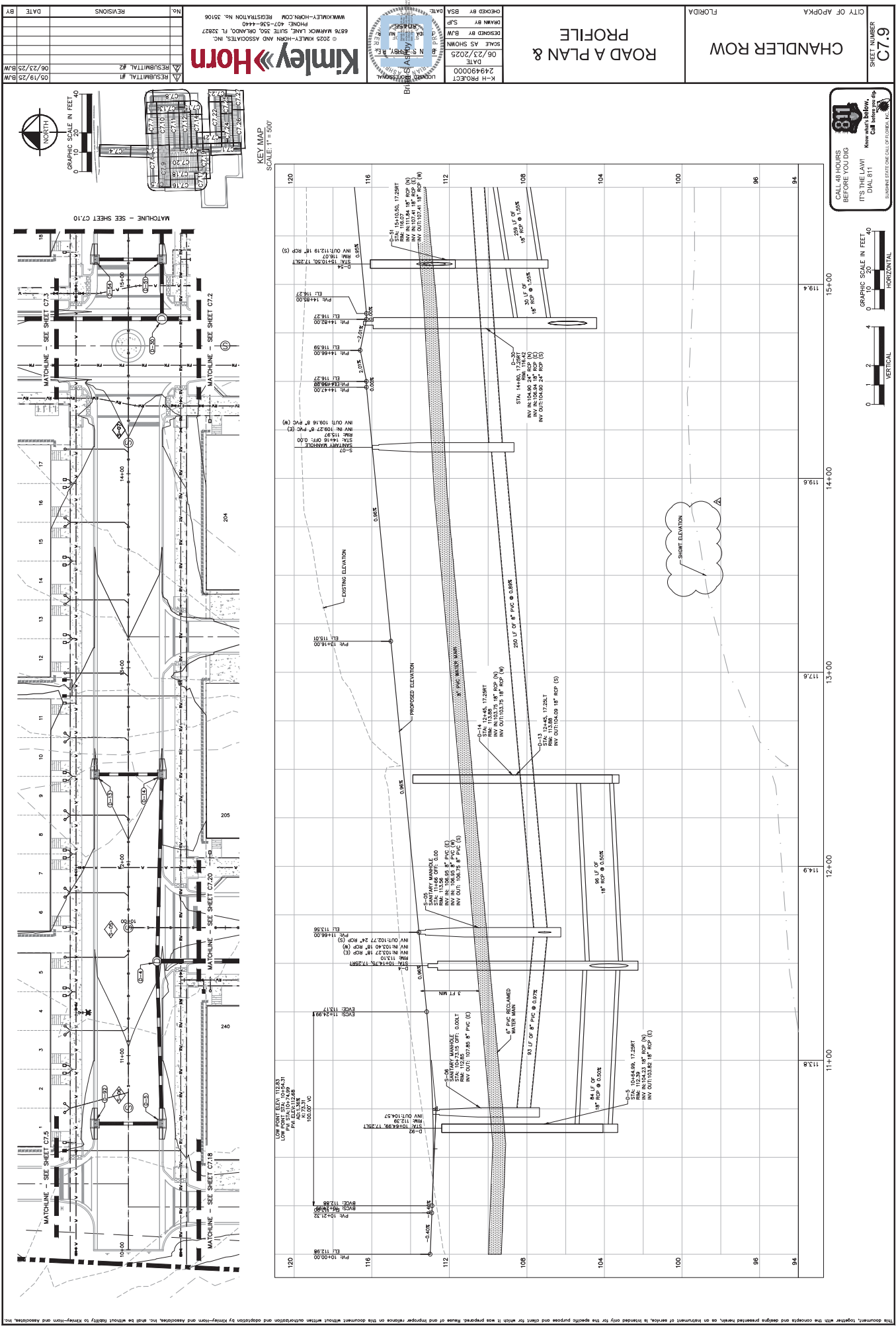
ALLEY ABC PLAN & PROFILE

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	CHECKED BY	BSA
	SIGNATURE BY	J/P
	DESIGNED BY	B/W
	SCALE AS SHOWN	
	DATE	06/23/2025

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No.	REVISIONS	DATE	BY
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RESUBMITTAL #2		06/23/25	BJM



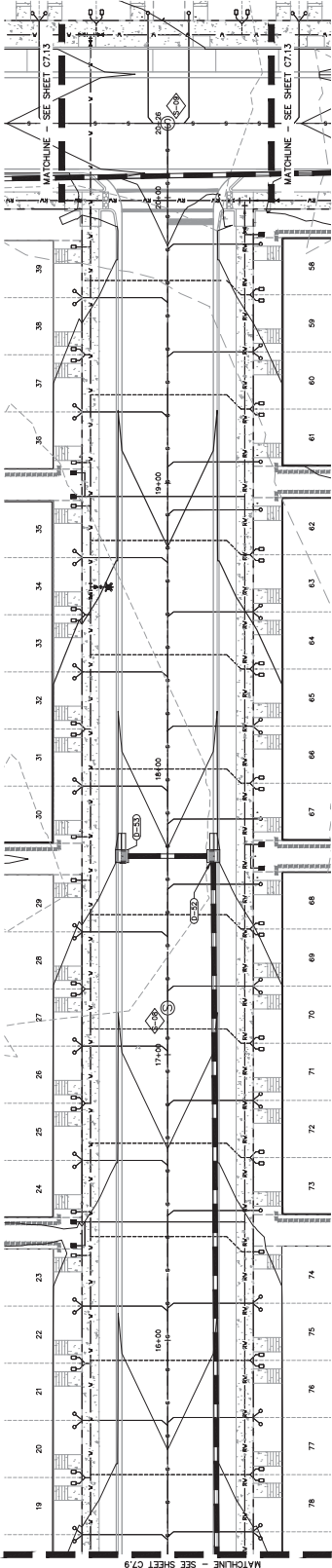
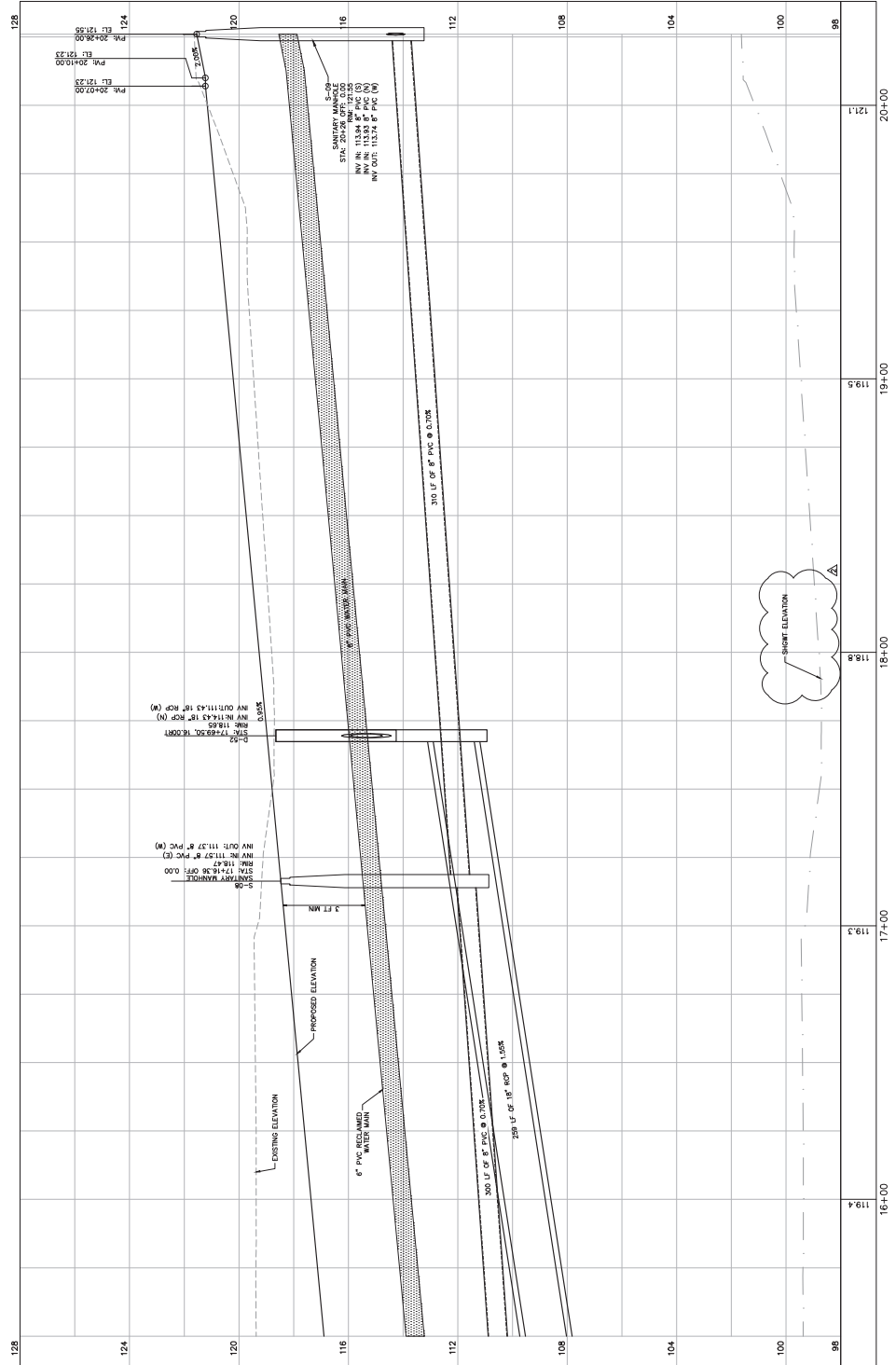
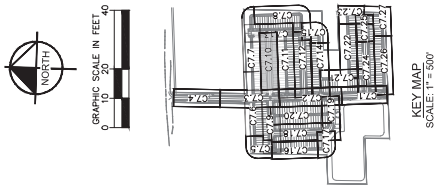
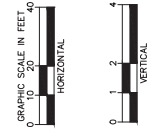


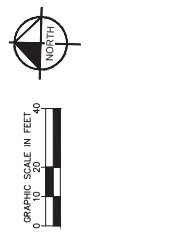
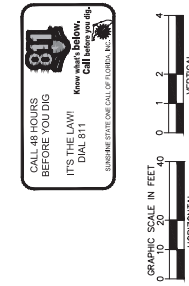
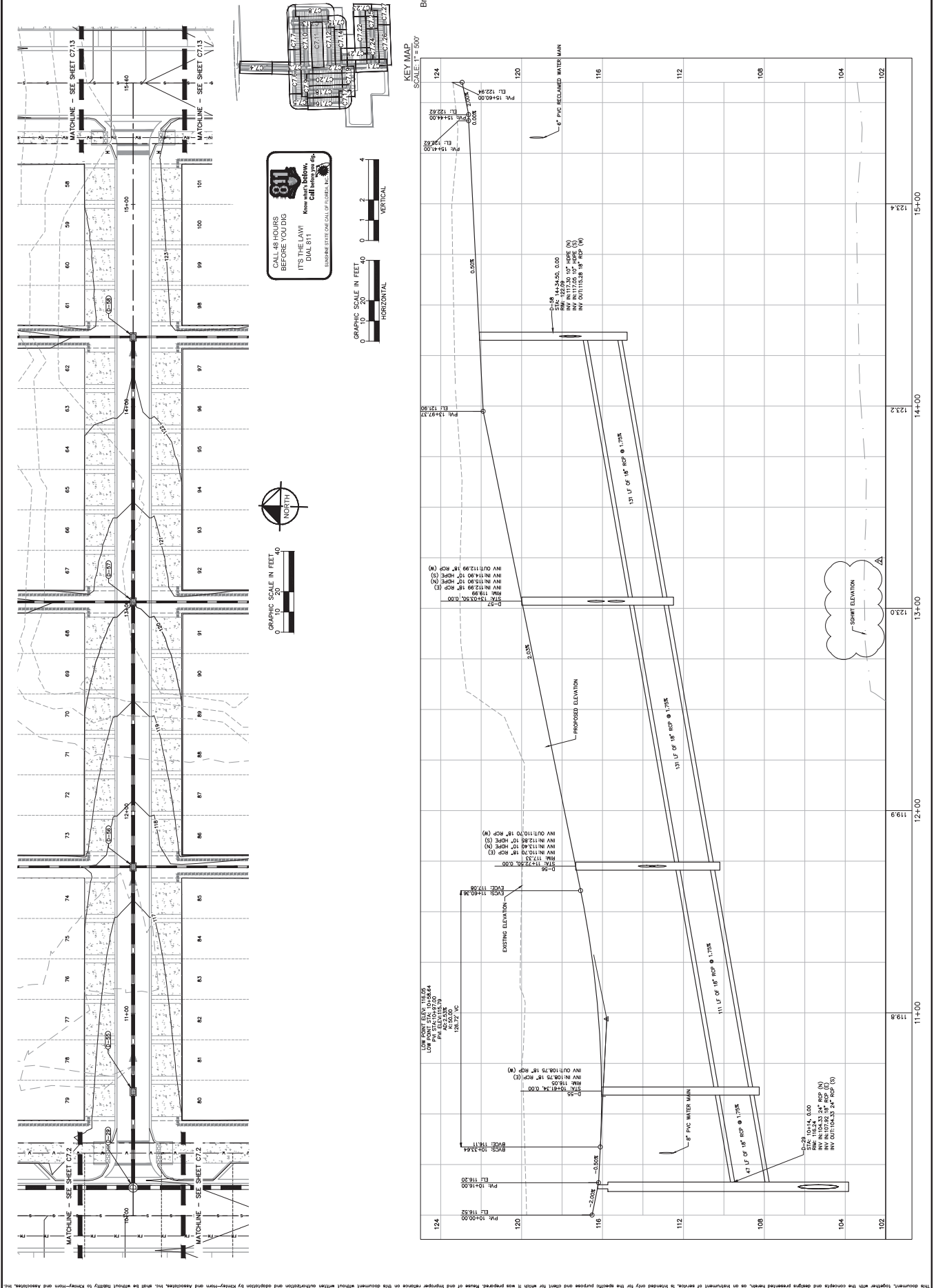
ROAD A PLAN & PROFILE

	DATE	K-H PROJECT 2494900000
	CHECKED BY BSA	
	SIGNATURE BY S/P	
	SIGNATURE BY B/W	
	DESIGNED AS SHOWN	
	DATE	06/23/2025



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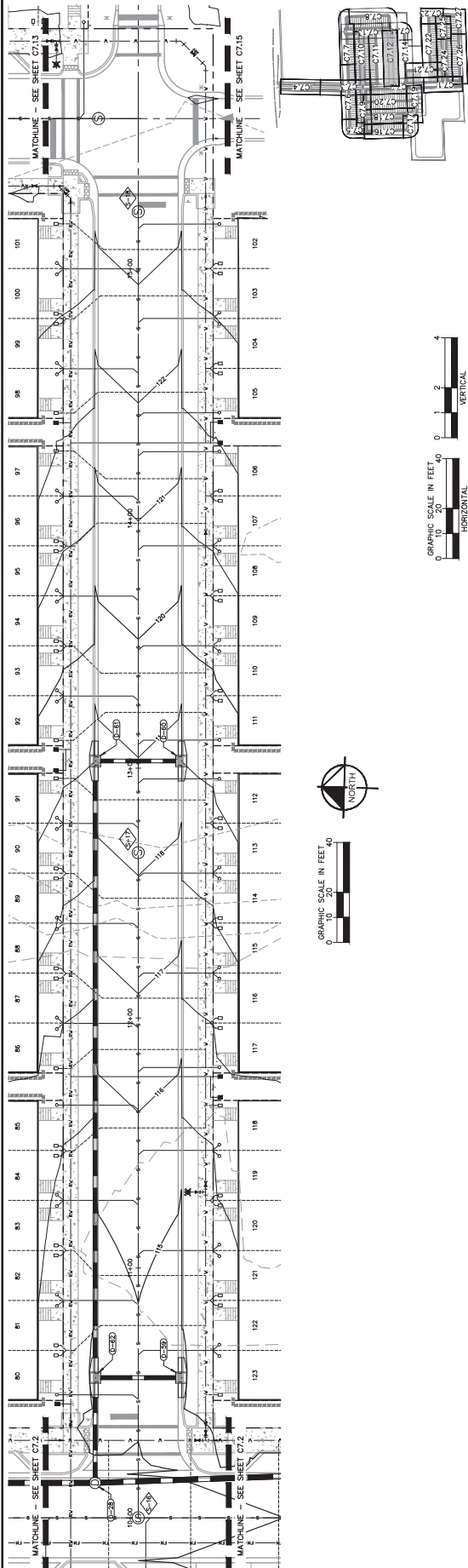
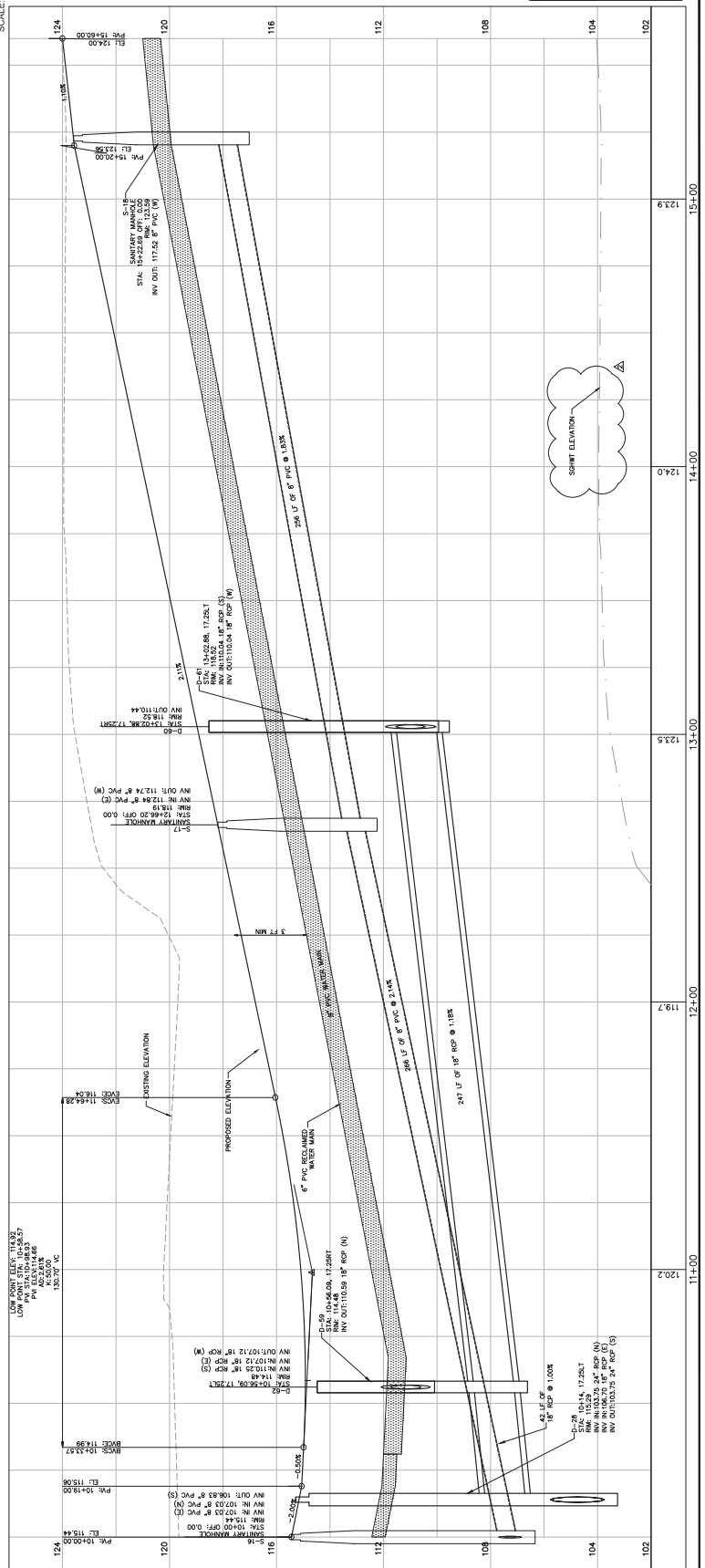


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ROAD C PLAN &

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No.	REVISIONS	DATE	BY
RESUBMITAL #2		06/23/25	BJM
RESUBMITAL #1		05/19/25	BJM

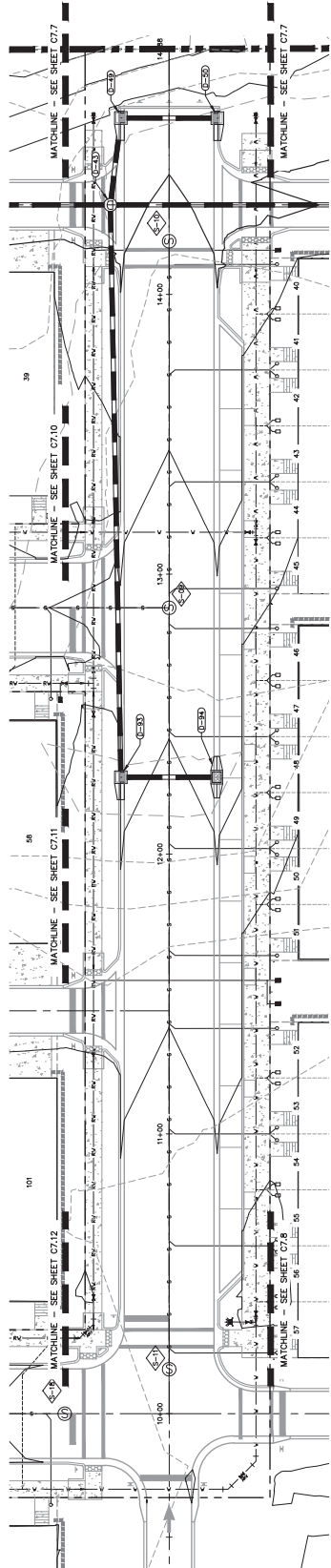
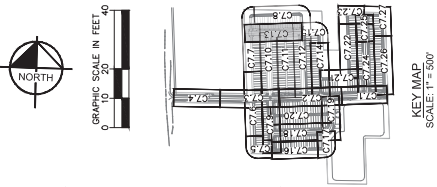
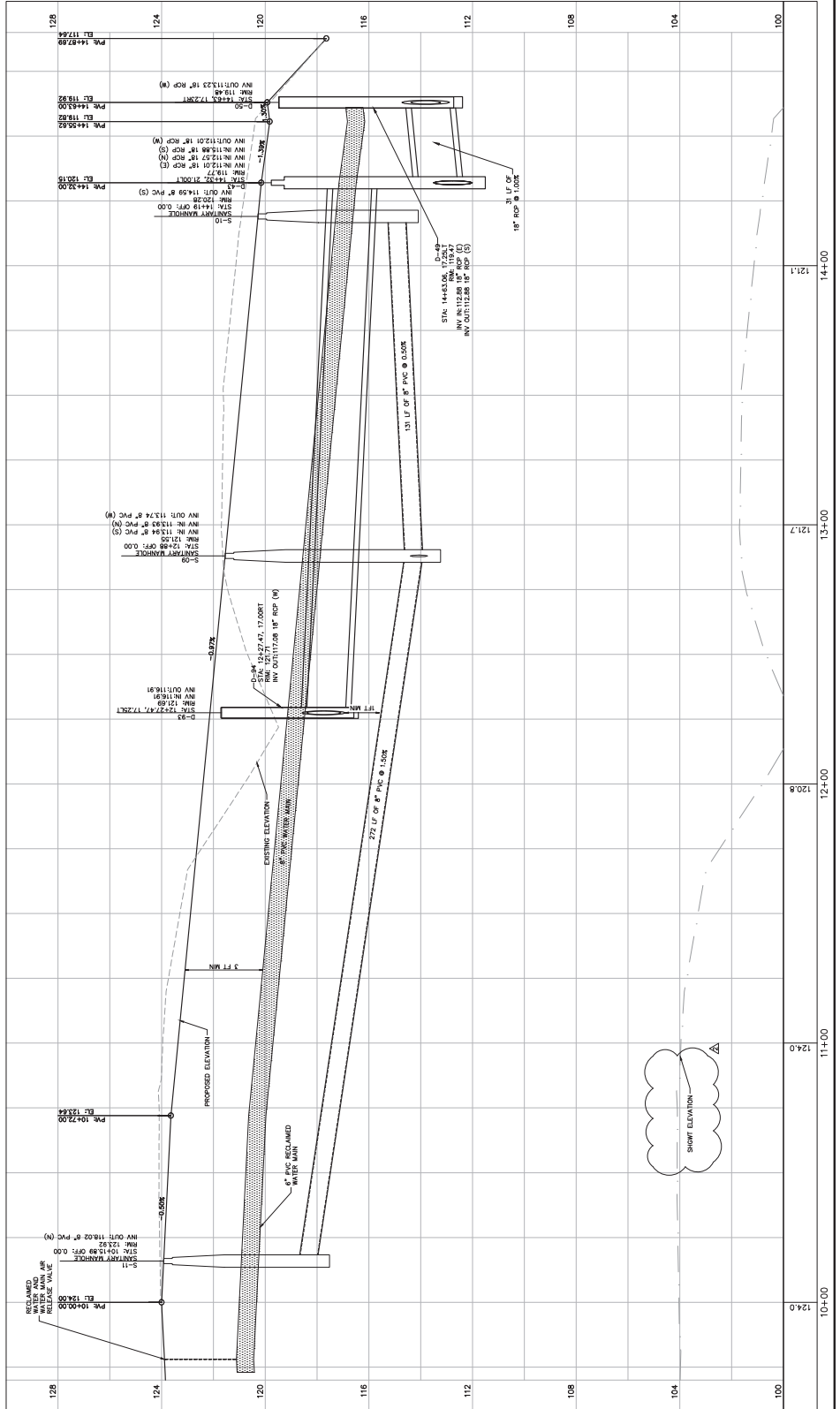
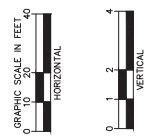


ROAD D PLAN & PROFILE

	K-H PROJECT 2494900000 DATE 06/23/2025	SIGNED AS SHOWN DESIGNED BY B/W DRAWN BY S/P CHECKED BY BSA
	DATE 06/23/2025	DATE 06/23/2025

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No.	REVISIONS	DATE	BY
RESUBMITTAL #1		06/19/25	BJM
RESUBMITTAL #2		06/23/25	BJM





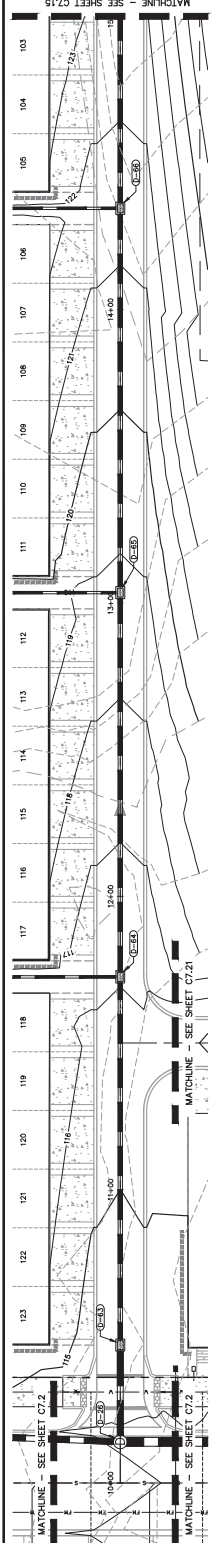
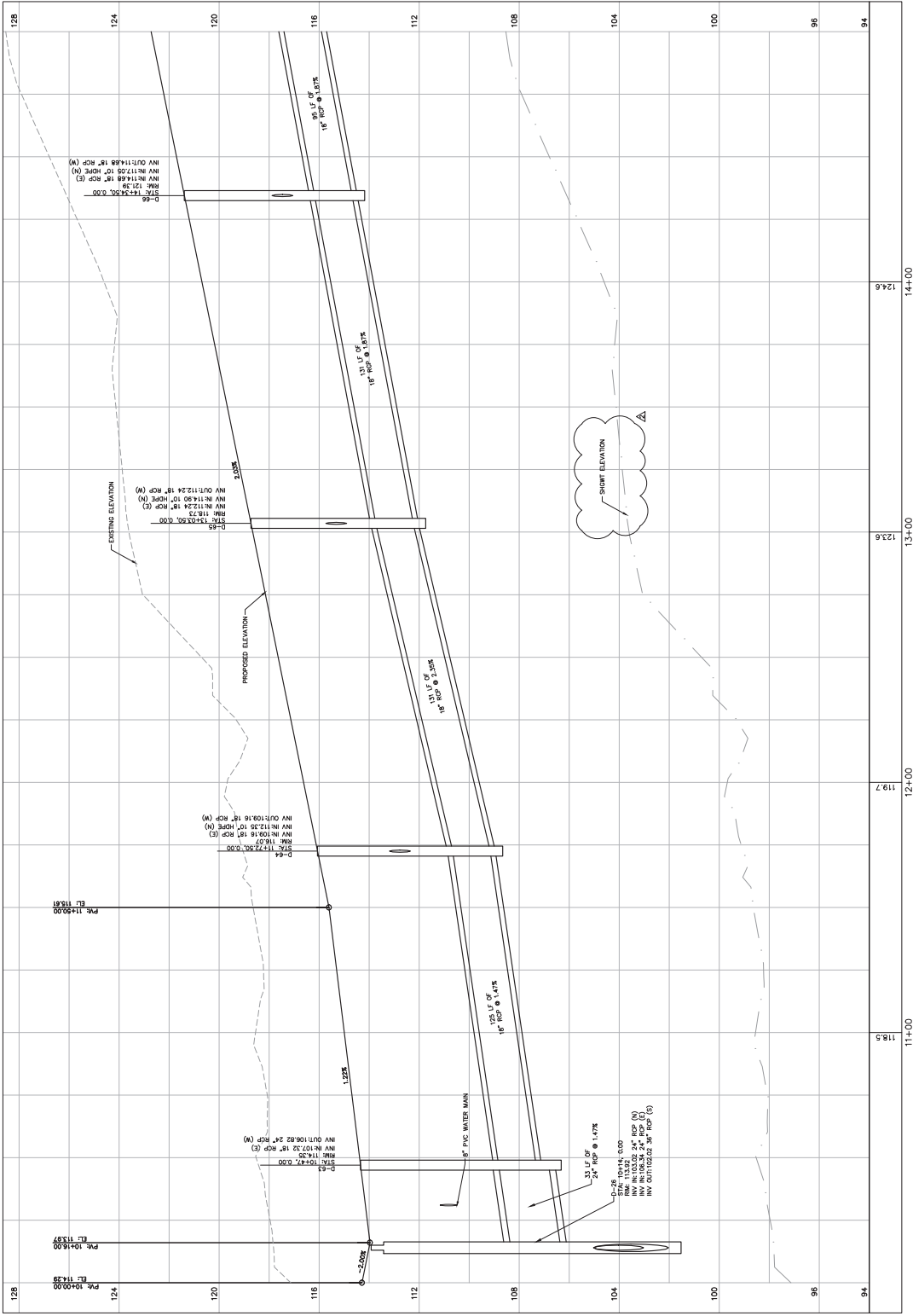
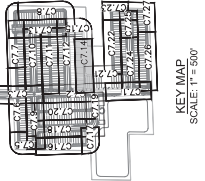
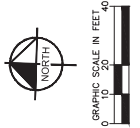
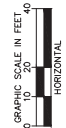
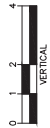
CHANDLER ROW

ALLEY G PLAN & PROFILE

DATE	06/23/2025
SCALE	AS SHOWN
DESIGNED BY	BJW
DRAWN BY	BSA
CHECKED BY	BSA
K-H PROJECT	249490000
LOCATION	PROPOSED

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NO.	REVISIONS	DATE	BY
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2	RESUBMITTAL #2	06/23/25	BJW

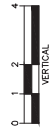


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ALLEY G PLAN & PROFILE

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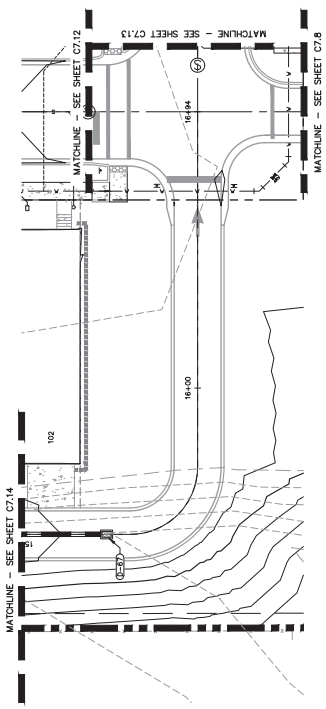
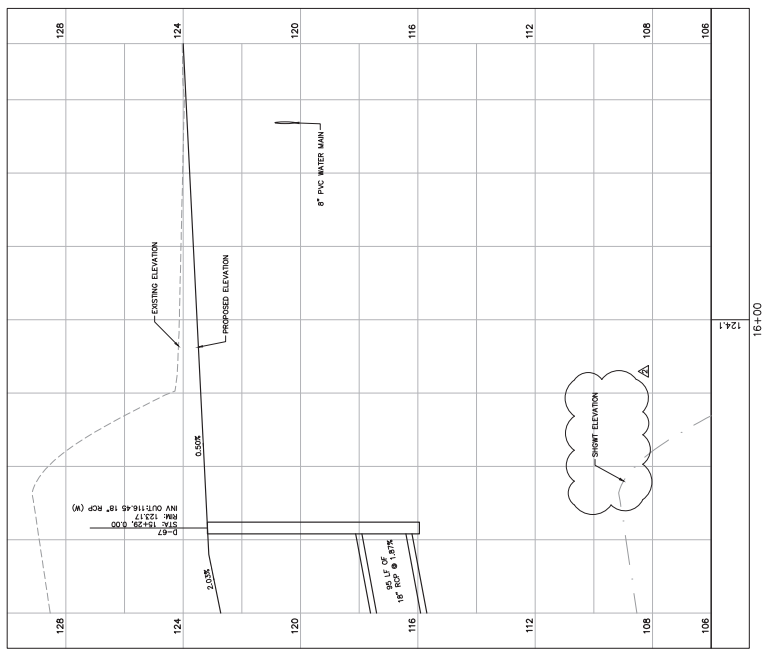
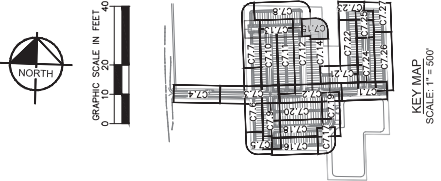
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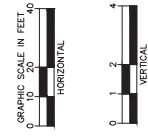
ALLEY D PLAN & PROFILE

K-H PROJECT
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 DATE
 06/23/2025
 SCALE AS SHOWN
 DESIGNED BY BJW
 DRAWN BY SJP
 CHECKED BY BSA
 DATE 06/23/25

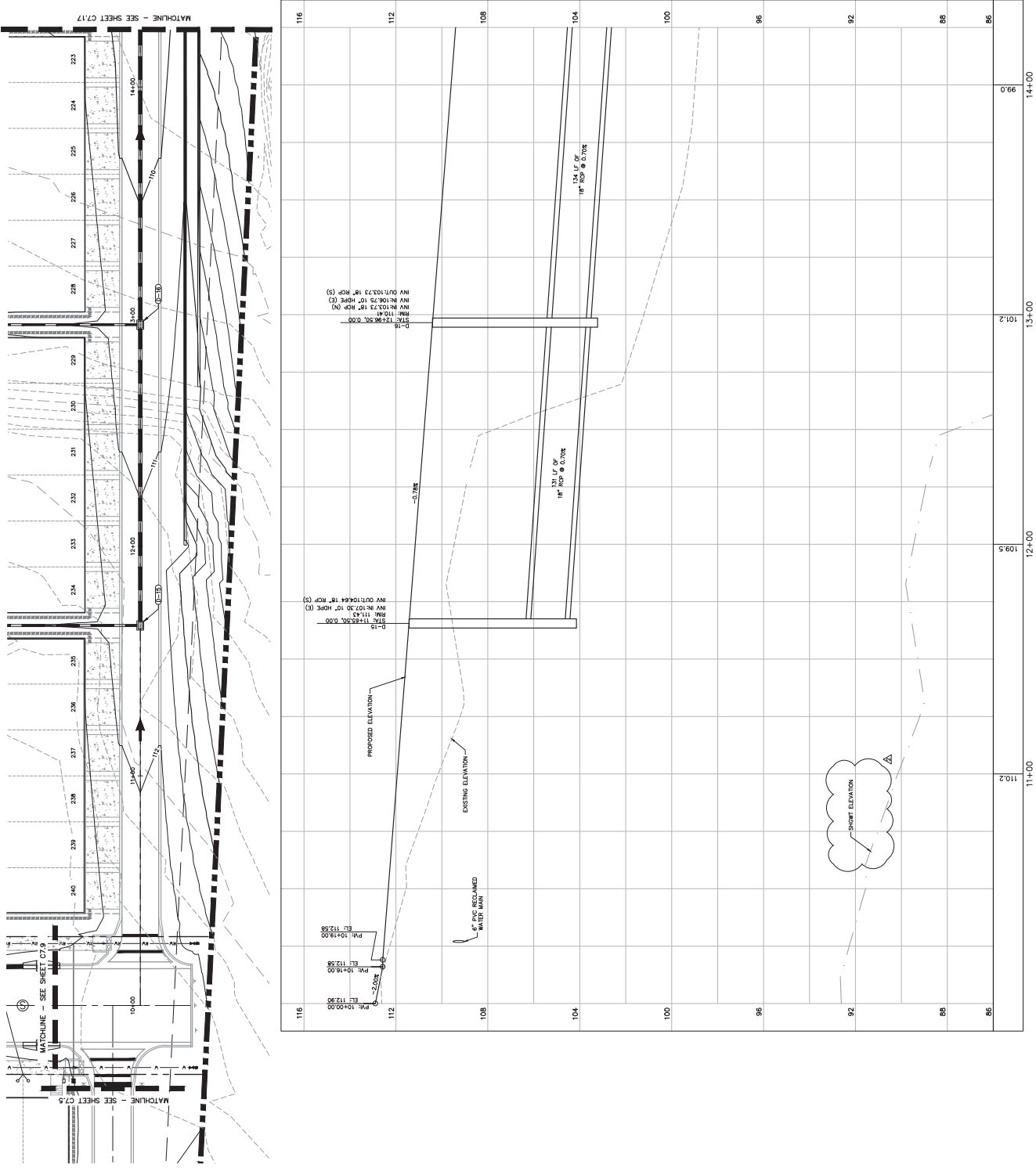
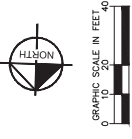
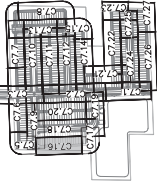
LICENSED PROFESSIONAL
 CIVIL ENGINEER
 NO. 12545
 STATE OF FLORIDA

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NO.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/19/25	BJW
2	RESUBMITTAL #2	06/23/25	BJW



KEY MAP
SCALE: 1" = 300'



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	DATE	K-H PROJECT 2494900000
	CHECKED BY BSA	
	SIGNATURE BY S/P	
	SIGNATURE BY B/W	
	DESIGNED AS SHOWN	
	DATE	06/23/2025

No.	REVISIONS	DATE	BY
Δ	RESUBMITTAL #2	06/23/25	BJM
Δ	RESUBMITTAL #1	05/19/25	BJM



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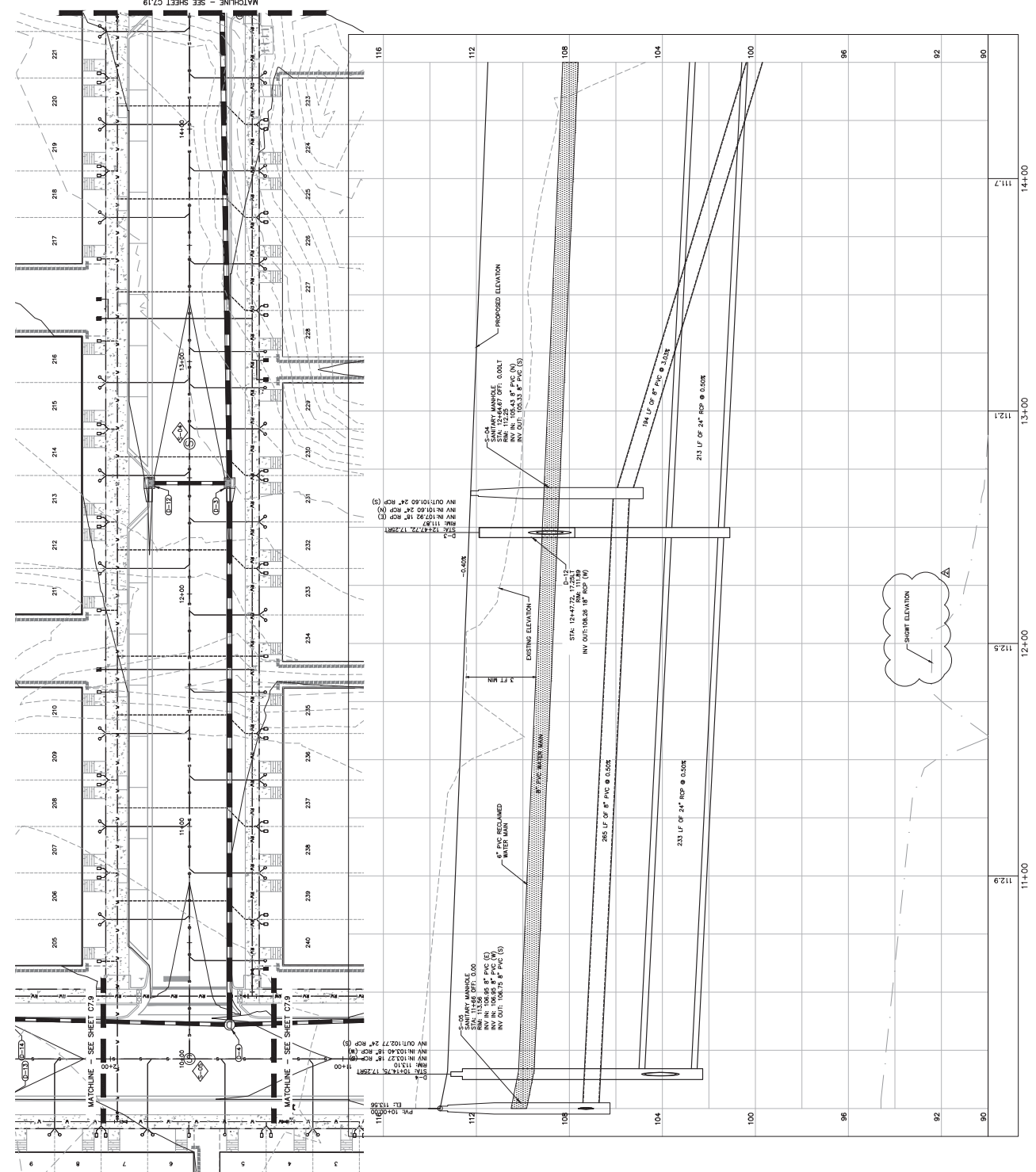
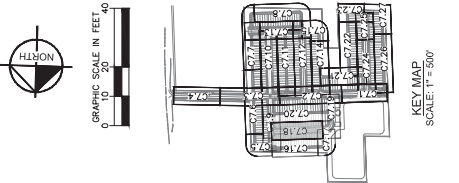
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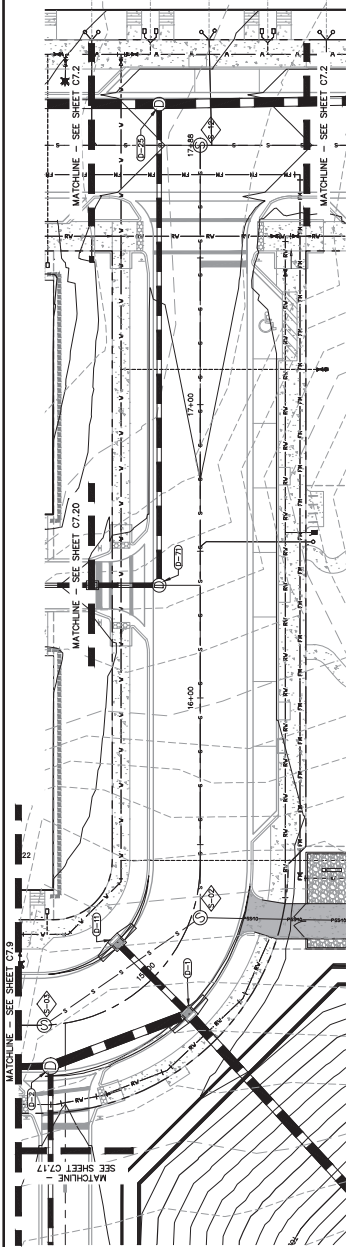
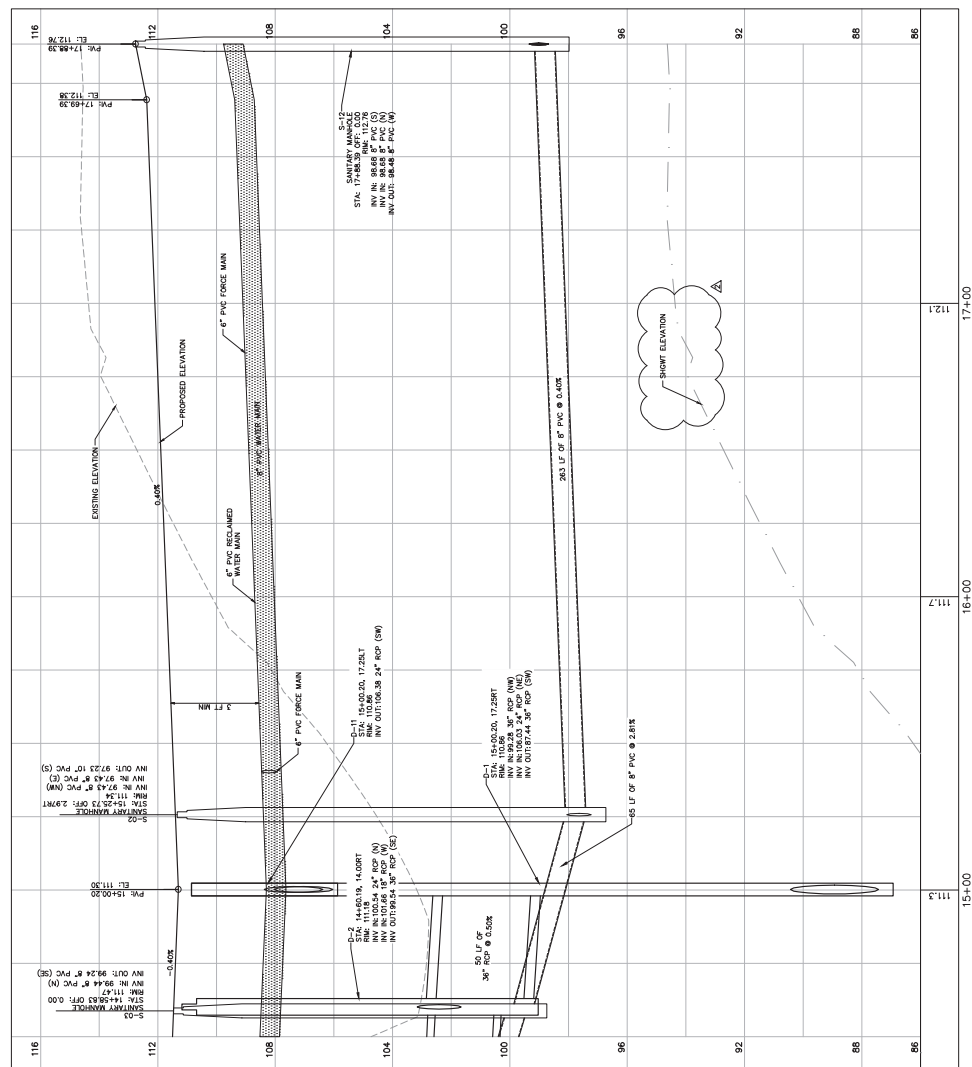
K-H PROJECT 2494900000	DATE 06/23/2025
DESIGNED AS SHOWN	SIGNATURE BY BJW
DRAWN BY SPJ	CHECKED BY BSA



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No.	REVISIONS	DATE	BY
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Δ	RESUBMITTAL #1	05/19/25	BJW



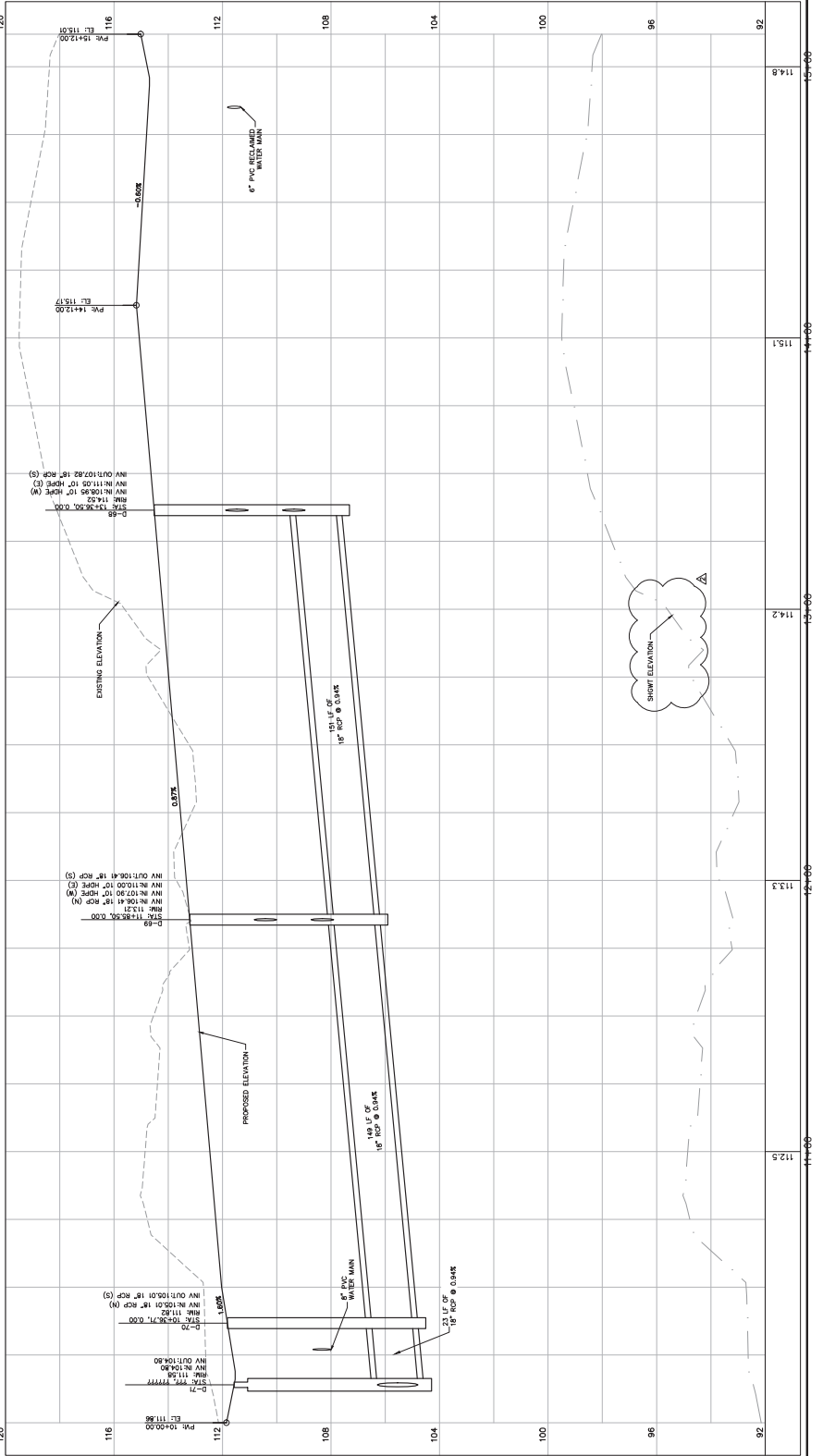
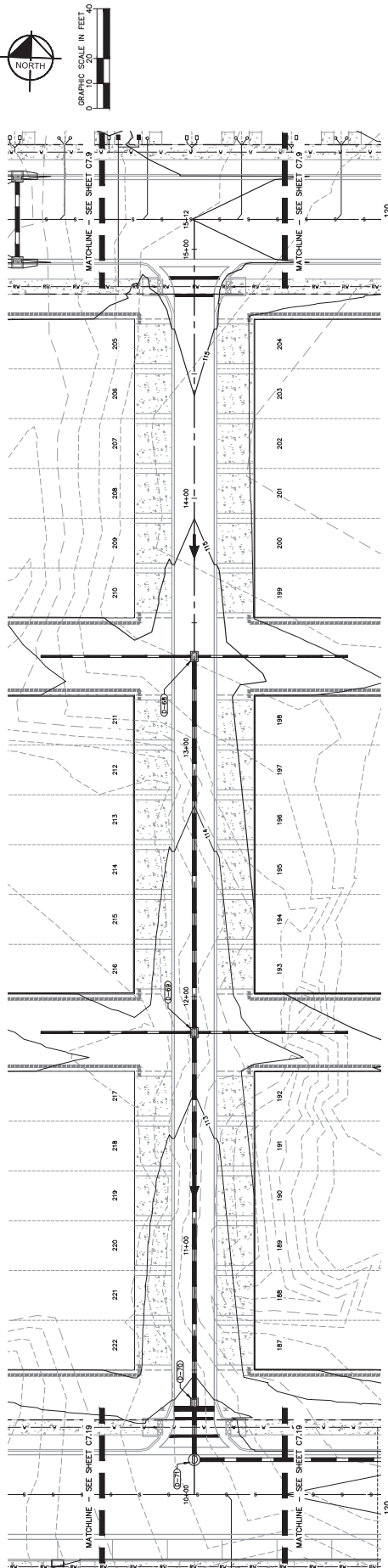
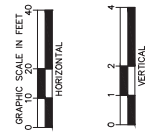
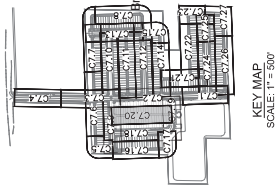


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DATE:	
CHECKED BY	BSA
DRAWN BY	SP
REVIEWED BY	BJW
SCALE AS SHOWN	
DATE	06/23/2025
K-H PROJECT	2494900000

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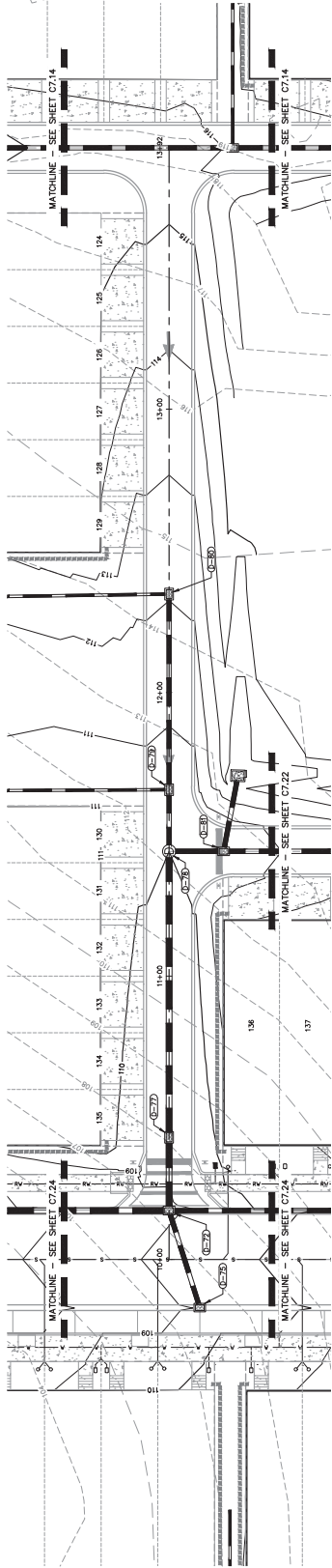
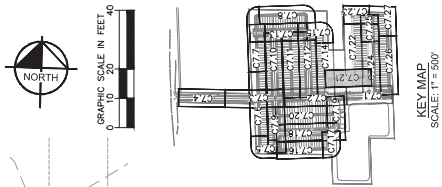
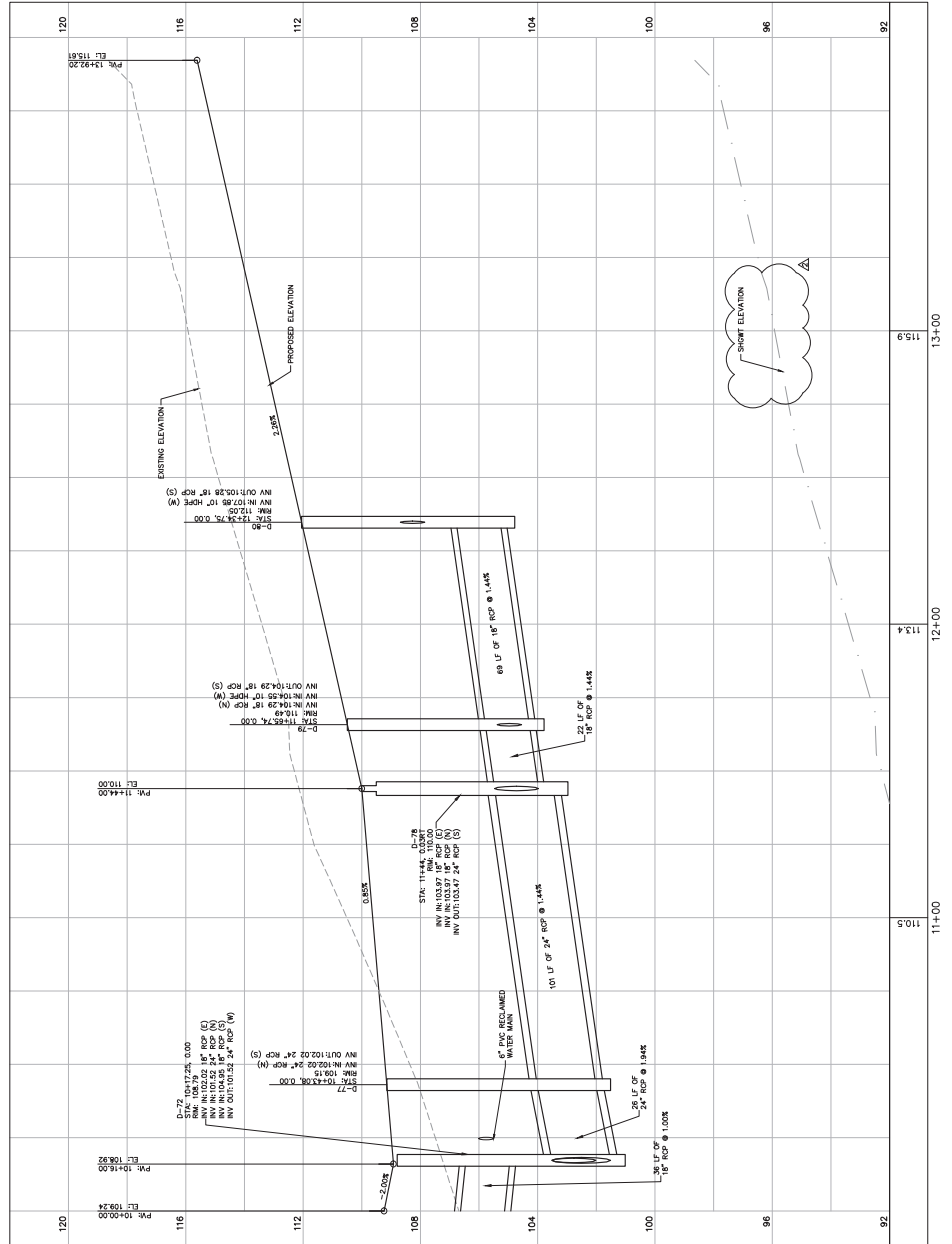
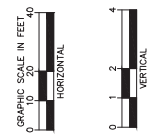
CITY OF APOPKA
FLORIDA

ALLEY H PLAN &
PROFILE

K-H PROJECT
249490000
DATE
06/23/2025
SCALE AS SHOWN
DESIGNED BY BJW
CHECKED BY BSA
DATE
06/23/2025
LCS# 249490000

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NO.	REVISIONS	DATE	BY
1	RESUBMITTAL #1	05/19/25	BJW
2	RESUBMITTAL #2	06/23/25	BJW



CHANDLER ROW

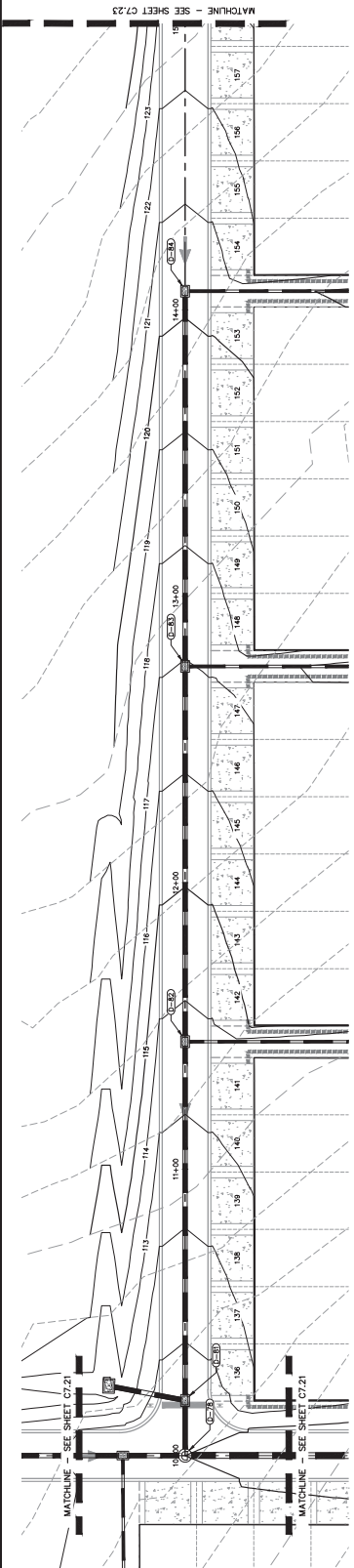
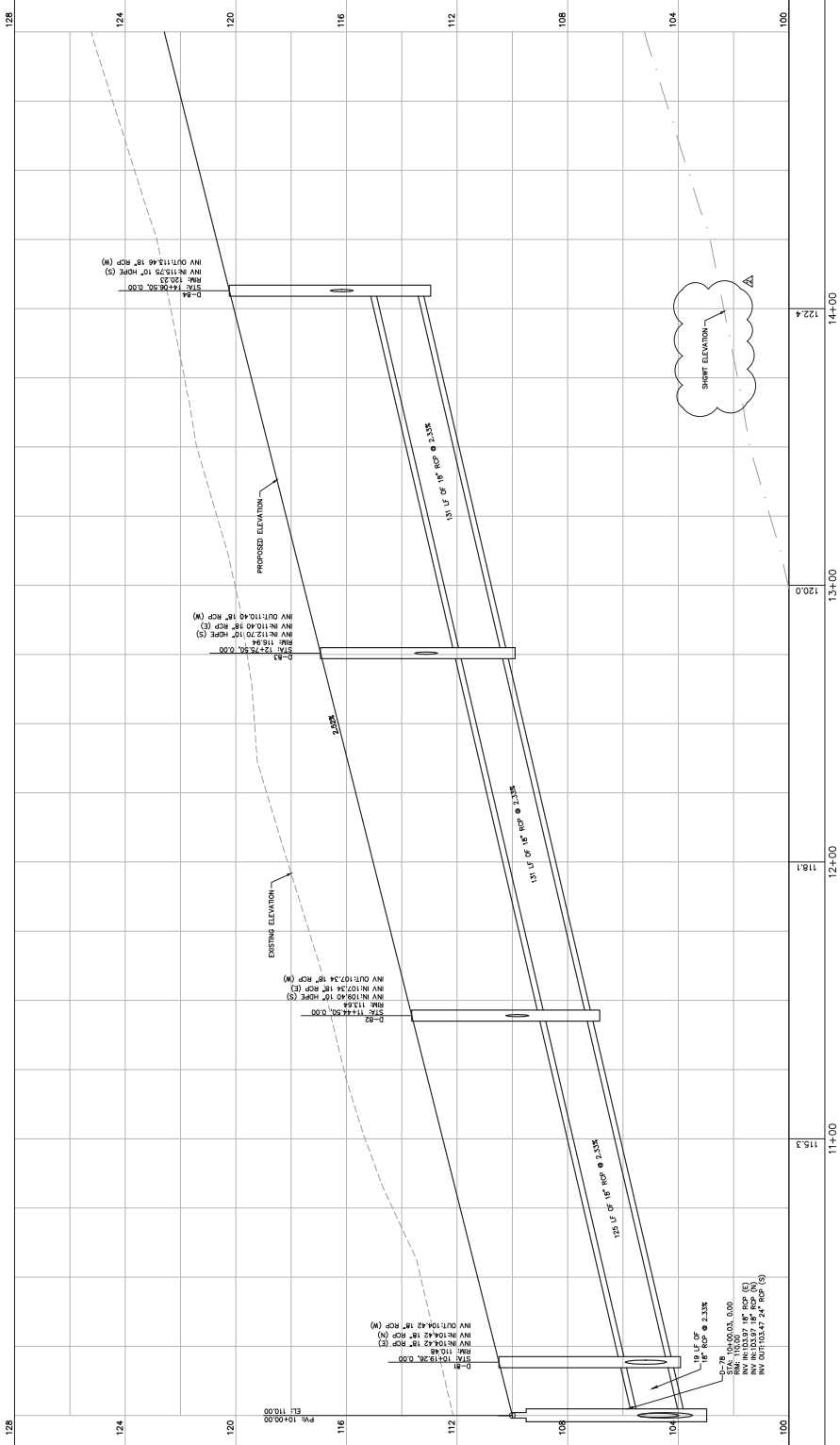
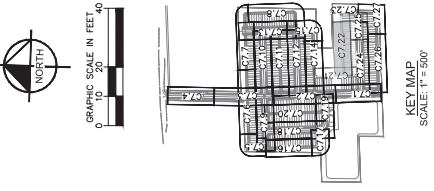
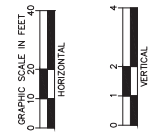
ALLEY I PLAN & PROFILE

	DATE	K-H PROJECT 2494900000
	CHECKED BY	BSA
	SIGNATURE BY	J/P
	DESIGNED BY	B/W
	SCALE AS SHOWN	
	DATE	06/23/2025



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No.	REVISIONS	DATE	BY
Δ	RESUBMITTAL #2	06/23/25	BJM
Δ	RESUBMITTAL #1	05/19/25	BJM



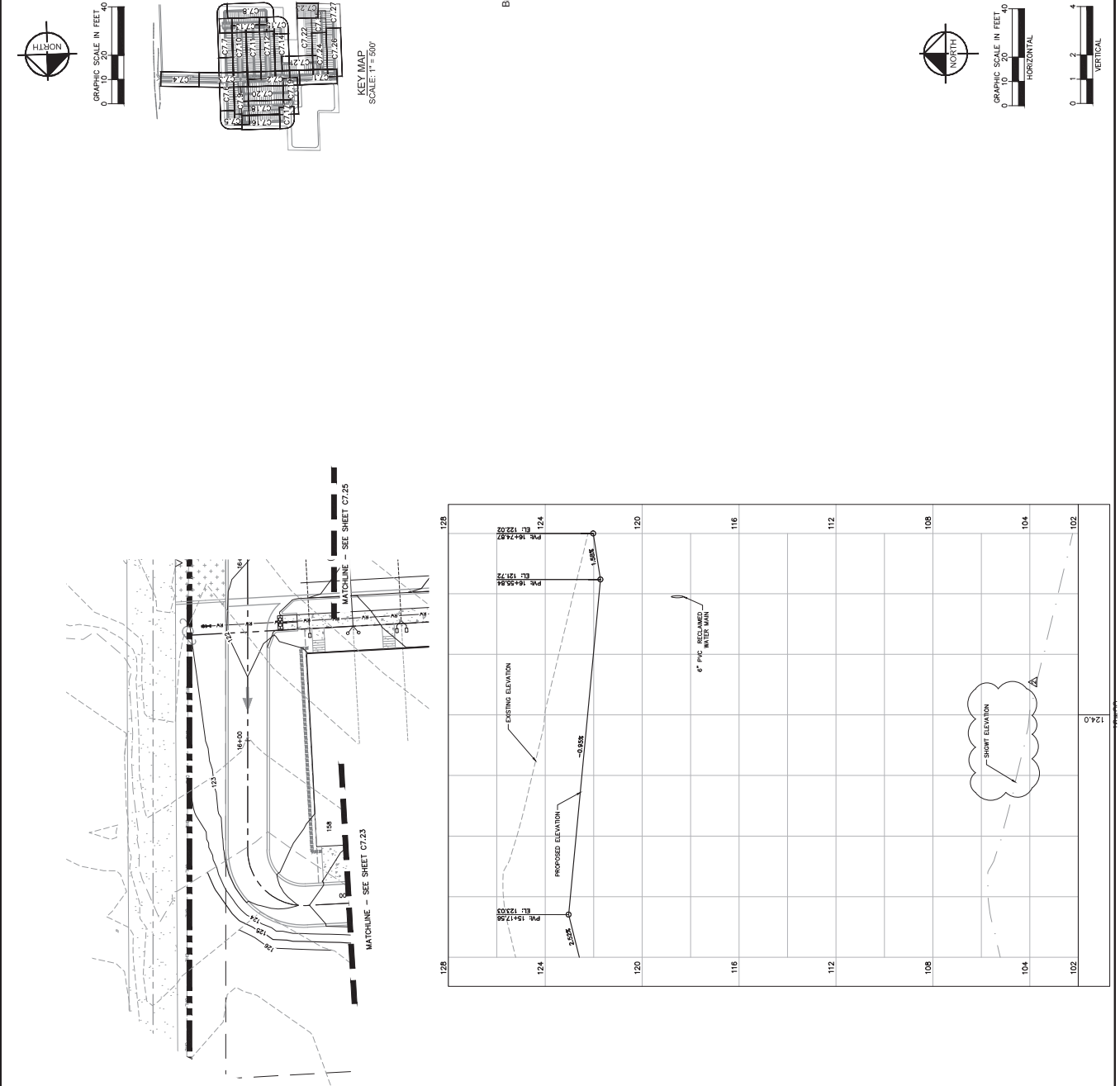
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ALLEY I PLAN &
PROFILE

K-H PROJECT	DATE	06/23/2025	
249490000	SCALE	AS SHOWN	
DESIGNED BY	BJW	DESIGNED BY	BJW
CHECKED BY	BSA	CHECKED BY	BSA
DATE	06/23/2025	DATE	06/23/2025
PROJECT	06/23/2025	PROJECT	06/23/2025
PROJECT	06/23/2025	PROJECT	06/23/2025

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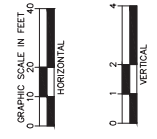
ROAD E PLAN &
PROFILE

Kimley-Horn & Associates, Inc.

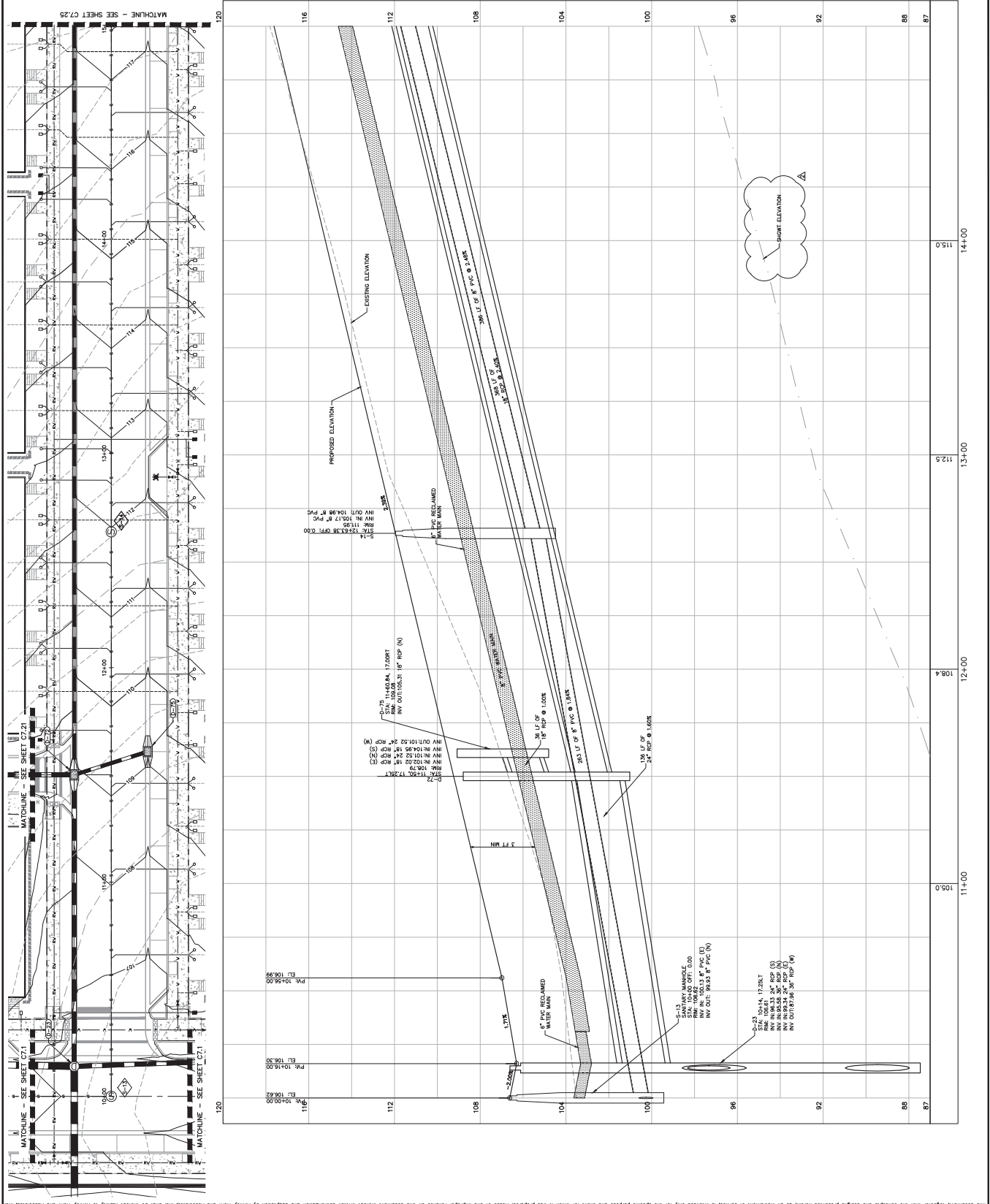
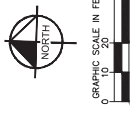
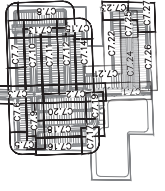
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DESIGNED BY	BJW
SCALE	AS SHOWN
DATE	06/23/2025
K-H PROJECT	249490000
LOCATION	CHANDLER ROW

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NO.	REVISIONS	DATE	BY
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KEY MAP
SCALE: 1" = 300'



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CHANDLER ROW

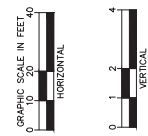
ROAD E PLAN & PROFILE

DATE	06/23/2025
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DRAWN BY	SP
CHECKED BY	BSA
DATE	06/23/2025
SCALE	AS SHOWN
K-H PROJECT	249490000

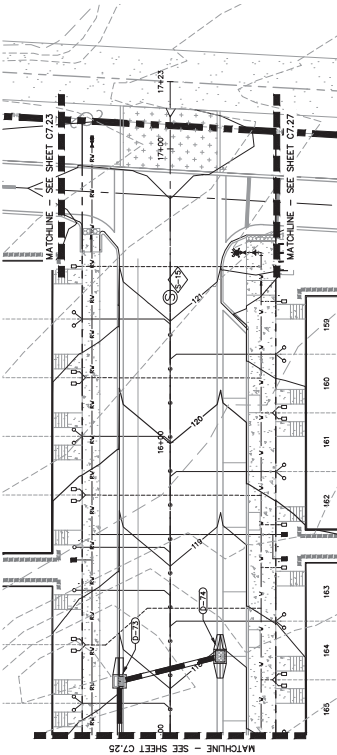
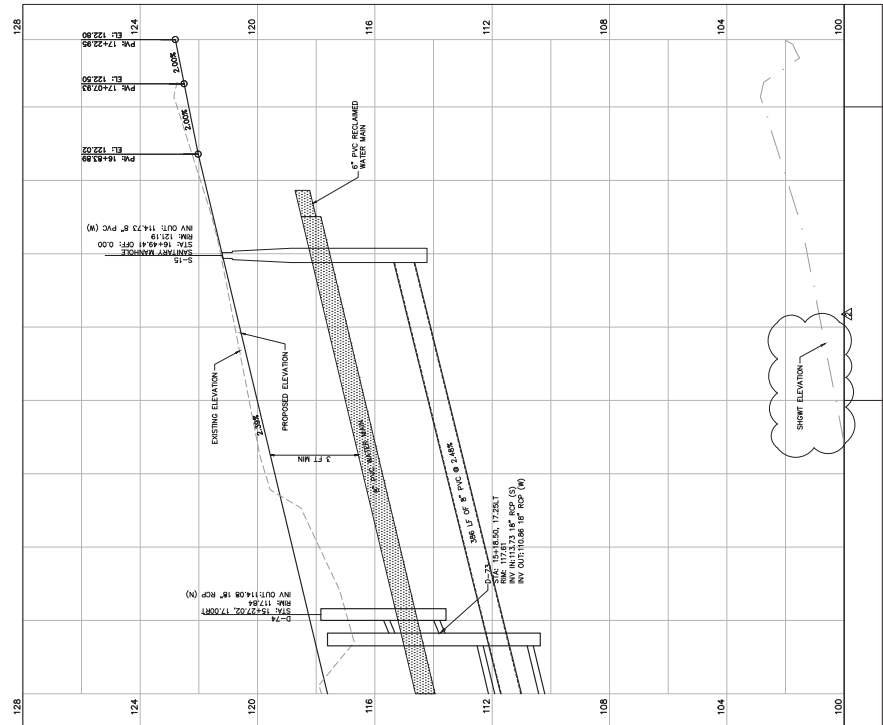


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Δ	RESUBMITTAL #1	05/19/25	BJW



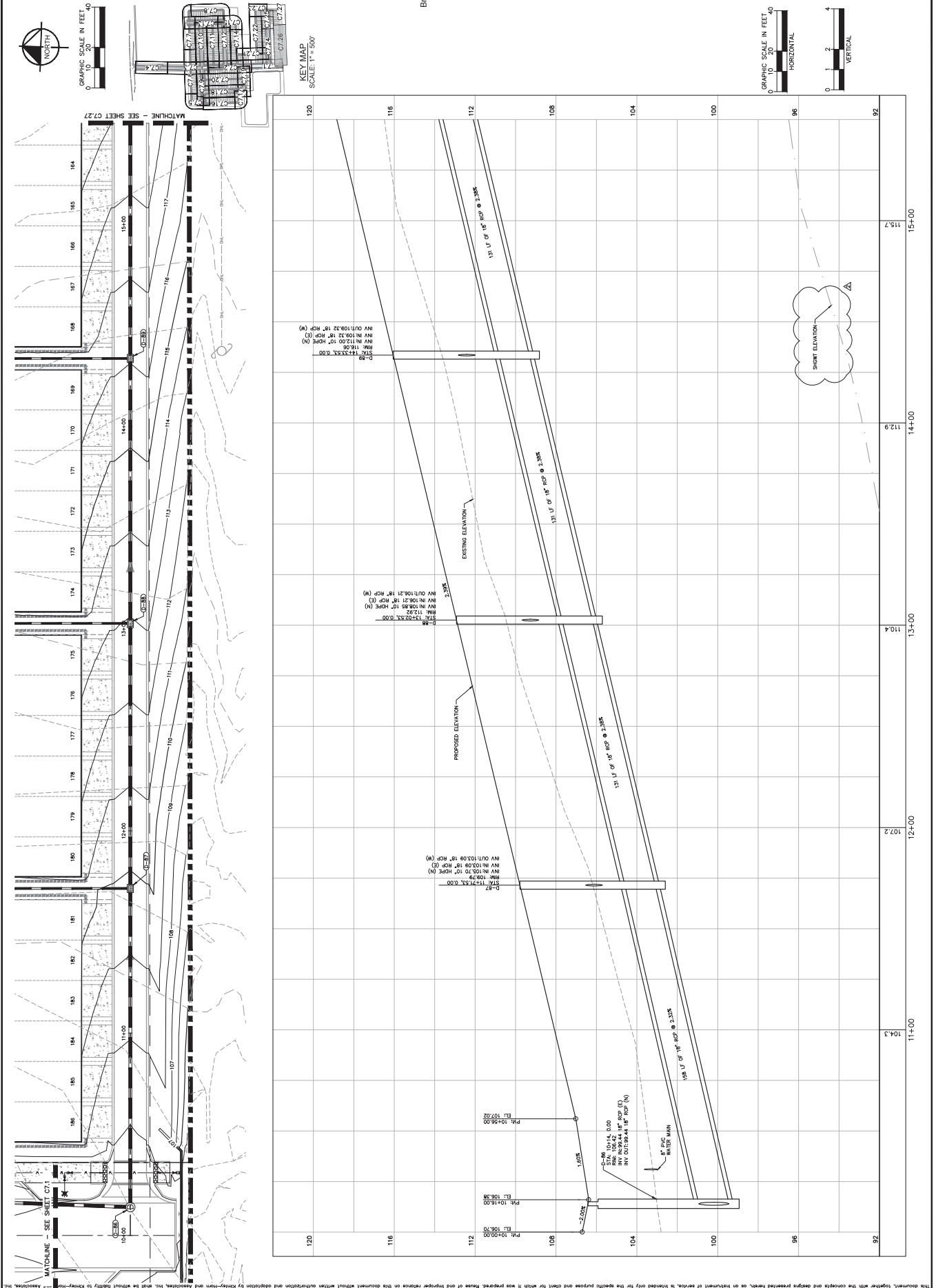
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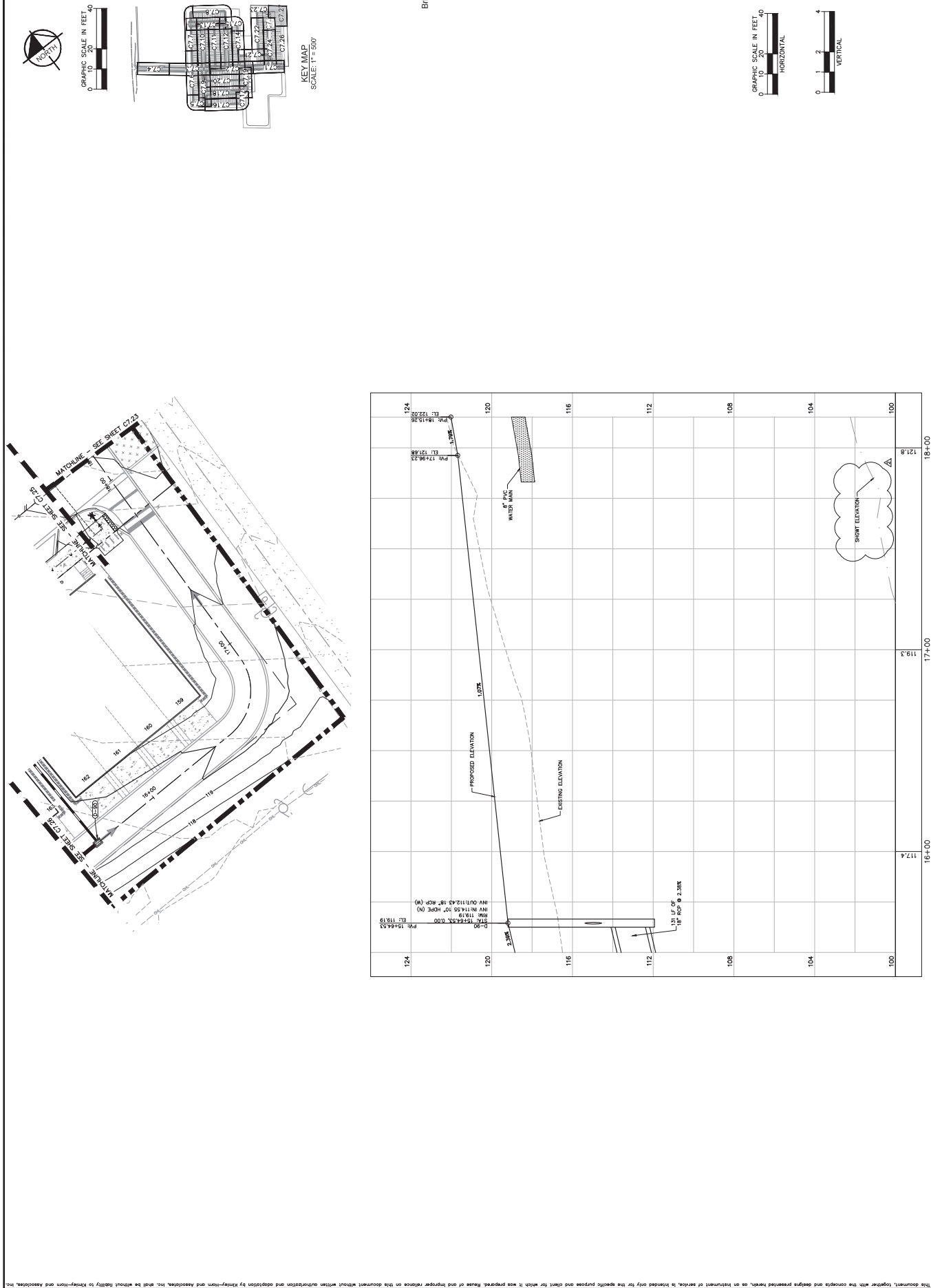


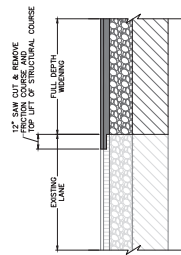
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FLORIDA

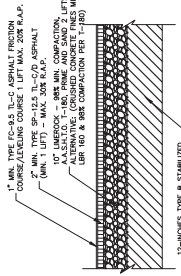
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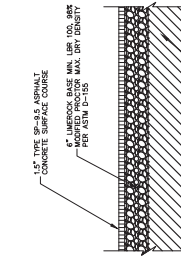




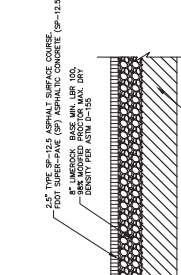
TYPICAL ROADWAY
SPliced SAWCUT DETAIL
NTS



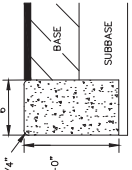
ASPHALT PAVEMENT DETAIL
WEST KELLY PARK ROAD
CITY OF APOPKA
DESIGN SPEED 35 MPH. EXISTING CURB IS 4\"/>



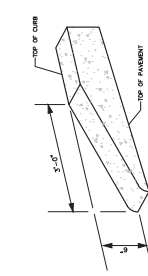
HEAVY DUTY ASPHALT PAVEMENT DETAIL
PER GEOTECHNICAL REPORT PREPARED BY UNIVERSAL
ENGINEERING SCIENCES, DATED 10/24/2022



HEAVY DUTY ASPHALT PAVEMENT DETAIL
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ENGINEERING SCIENCES, DATED 10/24/2022



CONCRETE RIBBON CURB DETAIL
NTS



CURB TERMINUS TRANSITION DETAIL
NTS

NOTE: 1. ALL CURBS TO BE CONSTRUCTED OF 30 DAY, 4000 P.S.I. CONCRETE.
2. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
3. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
4. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
5. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
6. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
7. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
8. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
9. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED
10. 2" OF PRE-COMPACTED EXPANSION JOINT REQUIRED EVERY 500'. CONSTRUCTION JOINT REQUIRED

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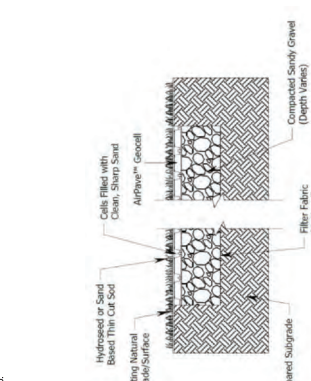
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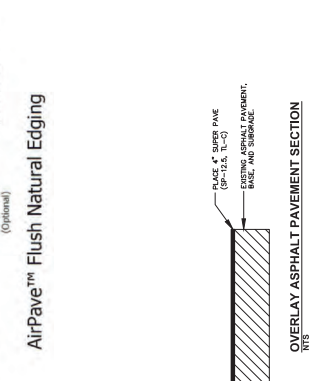
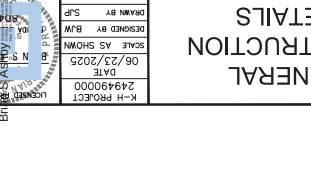
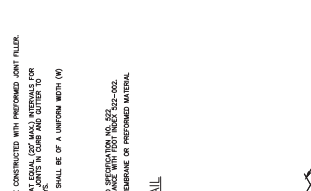
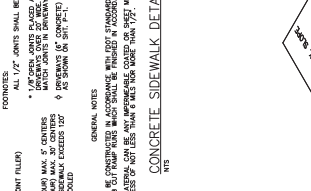
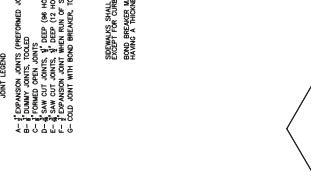
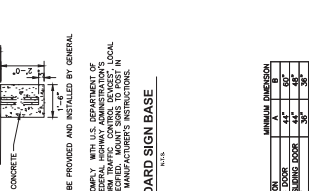
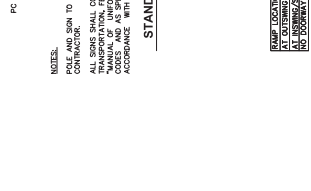
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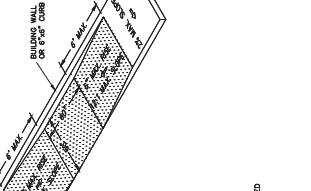
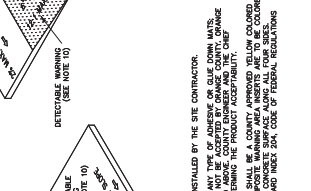
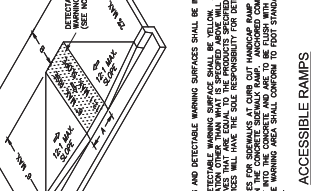
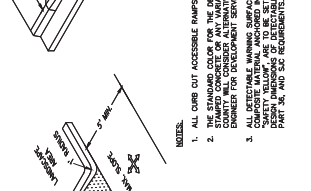
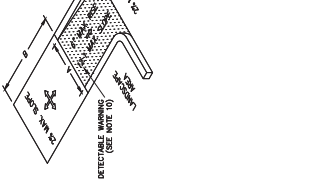
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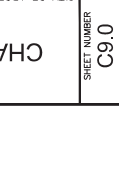
AirPave™ Flush Natural Edging



OVERLAY ASPHALT PAVEMENT SECTION
NTS



ACCESSIBLE RAMPS
NTS





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CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 402		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 404	
FIRE HYDRANT ASSEMBLY DETAIL											
NOTES: 1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH AN ADJUSTABLE WEEP HOLE. THE WEEP HOLE SHALL BE 1/2" INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SLOTTED. 2. THE CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SKEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM. 3. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.											
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 403		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 403 A	
BLOW OFF VALVE DETAIL (AUTOMATIC)											
NOTES: 1. 2" DIA. PIPE AND FITTINGS SHALL BE SCHEDULE 40 STANDARD WEIGHT. ALL FITTINGS SHALL BE THROUGHBOR (NPT) JOINTS. USE 150 LBS. ON JOINTS. 2. COLOR SHALL BE APPROPRIATE FOR USE.											
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 400		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 401	
GATE VALVE AND BOX DETAIL											
NOTES: 1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION. 2. THE ACTUATING NUT FOR GATE VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.											
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 307		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 404	
PUMP STATION GROUNDING (TYPICAL)											
NOTES: 1. THIS IS GENERIC. SPECIFIC LOCATIONS NOT REQUIRED WHERE PVC COATED OR BLACK FRNCP IS INSTALLED FT. 2. TIE TO FENCE. MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLACK FRNCP IS INSTALLED FT. 3. PROVIDE EXTERIOR GROUNDING UNLESS NOTED OTHERWISE.											
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 305 B		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 403	
DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC											
LEGEND WITHOUT GENERATOR RECEPTACLE											
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 402		CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 403	
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LEGEND WITHOUT GENERATOR RECEPTACLE											
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[illegible]

[illegible]



DRC: 7/9

Fifth St/Road Closure

Special Event Permit Application

A completed Special Event Permit application is required for all events with the City of Apopka. All events will be reviewed by our Development Review Committee for approval. The City of Apopka has the exclusive right to permit or deny an individual or organization facility use.

Once we have the complete special event application we will schedule for review and approval. Please note this may take time, as we suggest that all applications submitted at least 60 to 90 days prior to the event.

Incomplete applications will not be reviewed. After approval, an estimation of fees forms for your event based on the application and the approval is applicable.

Lexi Lahendro – Events Coordinator
events@apopka.net
407-703-1812

You must submit all required documents with your application.

Special Event Permit Application Checklist

Remember, we suggest that all applications submitted at least 60-90 days prior to the event.

Please review this checklist and make sure you have the items requested below available during this application process.

- Completed Special Event Permit Application
- Event Description
- A non-refundable application fee of \$50.00 or completed application for waiver of permit fee is due when application is submitted. *Staff will contact you about this step.*
- A certificate of general liability insurance listing the "City of Apopka" as 'Additional Insured' must be submitted. Copy of the declaration sheet and endorsement page must be included. Additional insurance may be required, please see the event insurance requirements.
- A site plan (Map) or Parade/Race Route **MUST** be submitted with your application. Map must identify location of staging, tents, parking, barricades, vendors, and restrooms and must be to scale.
- Letter from the property owner granting permission for use of their property. (if on private property)
- If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
- Copies of flyers and advertisements.
- Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
- All renters and vendors must have a listing with the Florida Department of State Division of Corporations. Visit www.sunbiz.org for more information about the process of registering a business.
- All businesses must also must submit a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.

Applicant must be present for duration of event.

Organization Name

JUST LIKE MOMMA'S SOUL FOOD AND WINGS LLC

Name of Applicant	Valerie Sparkman		
Mailing Address	2007 hollywood ave		
City	Eustis		
State	FL		
Zip Code	32726		
Cell Phone	4079148262		
Email	valeriesparkman@gmail.com		
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No		
State of Florida Tax ID Number	852104431		
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 ANNUAL REPORT JLM.pdf  Just Like Momma's Soul Food and Wings BTR.pdf		
Name of the Event	1 YEAR ANNIVERSARY OF JUST LIKE MOMMA'S CAR AND JEEP SHOW		
Date(s) of the Event	AUGUST 2, 2025		
Hours of the Event	8-10 2PM-6PM		
Location of the Event	FIFTH STREET IN FRONT OF PLAZA WHERE THE FRIDAY NIGHT FARMERS MARKET IS HELD.		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	200		
Briefly describe the event and all activities that will occur during the event:	WE WILL BE CELEBRATING MY YEAR ANNIVERSARY WITH A CAR SHOW AND VENDORS. REALLY WANT IT TO BENEFIT EVERY BUSINESS SURROUNDING THIS AREA!		
Event Category	• Other		
Please specify	CAR AND JEEP SHOW		
Are there flyers or advertisements for this event?	No		
Additional Event Information	THERE WILL BE FLYERS BUT WE HAVE NOT GOTTEN APPROVAL YET.		
Will there be admission fees to your event?	No Yes		
Will you be serving alcohol?	No		
Is your event open to the public?	Yes		

Does your event include food concession?	Yes
Do you intend to have food trucks at your event?	Yes
How many?	5
Will there be merchandising vending at your event?	Yes
How many vendors?	5
Will they need electric?	Yes

Additional fees apply for electric use.

Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	No
Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	Yes
Please indicate the road names	FIFTH STREET
Does your event include the use of tents?	Yes

Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	10X10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Date/Time (on site load in and load out)

For events that are held on City Property, set up days and load out days may require additional fees.

Setup/Load In	
Date	08/02/2025
Start Time	12:00 PM (EDT)
End Time	8:00 PM (EDT)

Event Dates

Date	08/02/2025
Start Time	2:00 PM (EDT)
End Time	6:00 PM (EDT)

Take Down/Load Out

Date	08/02/2025
Start Time	6:00 PM (EDT)
End Time	8:00 PM (EDT)

I, Being the Applicant/Event Organizer, have read and understand the guidelines contained within the City of Apopka's Special Event Permit Application and agree to conduct my event in accordance. I further understand that failure to abide by these guidelines may result in the denial or forfeiture of my Special Event Permit.

The City of Apopka is not responsible for lost, stolen or damaged items.

I acknowledge that the information contained in this application is true, correct, and complete to the best of my knowledge.

Applicant Signature

Name of Applicant	Valerie Sparkman
Title of Applicant	OWNER OF JUST LIKE MOMMA'S SOUL FOOD AND WINGS
Date Submitted	08/02/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

- Comprehensive listing of all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers must be submitted no later than forty-five (45) business days prior to the event.

- All certificates of insurance, required extensions to said insurance certificates, copies of insurance policies and insurance agreements must be submitted no later than **thirty (30) business days prior to the event**.

If insurance requirements are not met at least twenty (20) business days prior to the date of the event, your event will be cancelled!

The City of Apopka defines an Applicant/Event Organizer as any individual or organization that is responsible for all aspects of an event to include advertising, marketing, talent costs, insurance, hold harmless agreement contracts, along with all the revenues and expenses for the event. The Applicant/Event Organizer agrees to conduct this event in accordance with the City of Apopka Code of Ordinances (Chapters 46 and 62).

REQUIREMENTS

- Applicant/Event Organizer recognizes the City's authority to halt the operation of the above listed event due to inclement weather or any other safety concern that may arise.
- The City is not responsible or liable for any damage, loss or theft to any vendor or event participant.
- Applicant/Event Organizer agrees that the City may use photographic images and video taken at the event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

INSURANCE

Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The cost of such insurance shall be the responsibility of the Applicant/Event Organizer and must meet ALL requirements as directed by the City of Apopka. The City reserves the right to increase coverage as determined for higher risk events or activities. This insurance policy must remain in effect throughout the entire duration of the property use beginning with load-in and ending at the conclusion of load-out.

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of \$1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of \$2,000,000. Products and completed operations aggregate shall be \$1,000,000. Damage to rented premises shall be included at \$100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of \$1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.
- All insurance policies shall: 1) provide that the insurance carrier shall not cancel, terminate or otherwise modify the terms and conditions of said policies except upon thirty days written notice to the City's contract administrator; 2) be evidenced by an endorsed Certificate of Insurance generated and executed by a licensed insurance broker, brokerage, or similar licensed insurance professional evidencing such coverage, and naming the City of Apopka as a named additional insured, as well as furnishing the City with a certified copy, or copies, of said insurance policies; and 3) be approved as to form and sufficiency by the City's contract administrator. The original insurance certificate(s) and all extensions to the insurance certificate(s) should be sent to: City of Apopka, Risk Management, 120 East Main Street, Apopka, FL 32703 or e-mailed to riskmanagement@apopka.net. All insurance coverage shall be written with a company having an A.M. Best Rating of at least the "A" category and size category of VIII.

- Applicant/Event Organizer is solely responsible for all applicable policy premiums, deductibles, and/or self-insured retention attached to any required coverages. Said insurance coverages procured by the Applicant/Event Organizer as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and the Applicant/Event Organizer agrees that said insurance coverages it procures as required herein shall be considered, as primary insurance over and above any other insurance, or self-insurance, available to the City, and that any other insurance, or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage(s) procured by the Applicant/Event Organizer as required herein.
- Applicant/Event Organizer shall require and verify that all subcontractors, including but not limited to concessionaires, vendors, exhibitors, and entertainers, maintain insurance meeting all of the requirements stated herein. Furthermore, the insurance policy held by the Applicant/Event Organizer shall have no endorsement(s) restricting, limiting or excluding the subcontractors or work on behalf of the Applicant/Event Organizer by a subcontractor. The Certificate of Insurance submitted by the Applicant/Event Organizer must clearly state that all such subcontractors are "Named Insureds".

Nothing herein shall be construed to extend the City of Apopka's liability beyond that provided in section 768.28, Florida Statutes.

By signing below, I acknowledge that I have read and understand the insurance requirements contained herein. I further understand that my permit application may be declined if I fail to provide the appropriate insurance coverage.

Signature of Applicant



Name of Applicant

Valerie Sparkman

Title of Applicant

OWNER OF JUST LIKE MOMMA'S

Sponsoring Organization Name

JUST LIKE MOMMA'S SOUL FOOD AND WINGS LLC

***No parking permitted in the Community Center Lot**



LAW ENFORCEMENT EXTRA DUTY REQUEST

- ☒ **New Vendor** (Must completely fill out form)
☐ **Existing Vendor** (Only need to fill out name and dates required and any updated information)

Business/Vendor Name: Just Valerie Sparthman
Business/Vendor Address: 2007 Hollywood Ave Eustis, FL 32726
Business/Vendor Phone: 4079148262 Fax: _____
Vendor Type: (i.e. Financial, Construction, Funeral Home, Individual etc.) Individual
Primary Contact Name: Valerie Sparthman Contact Phone: 4079148262
Email Address: Valerie Sparthman@gmail.com
Billing Contact Name: Valerie Sparthman Contact Phone: 4079148262
Email Address: same
Location of Security Detail: 5th street in front of plaza
Estimated Number of Attendees: 100 - 150 maybe
Duties Requested at Detail:
☐ Escort ☐ Security ☒ Traffic Control ☒ Law Enforcement
☒ Patrol ☐ Other (Describe): _____

Is Alcohol Being Served? ☒ No ☐ Yes (if so, a copy of the alcohol permit must be submitted with this form)

READ AND UNDERSTAND THE FOLLOWING REQUIREMENTS:

Approval of employment activities will not be given, where in the judgment of the police chief, the extra-duty or extra-duty employment would be incompatible with the proper discharge of employment duties or would tend to impair, or appear to impair, independent judgment or action in the performance of one's duties.

No extra-duty job or outside employment will be authorized if a potential employer places any restrictions of race, color, gender, or national origin on who may work the job.

Licensed Liquor Establishments or locations where alcohol is being served: (Bar establishments and not a licensed restaurant where the bar is de minimus to the sale of food.)

1. A minimum of two members must be on the premises throughout the period of extra-duty employment.
2. Members are restricted to law enforcement action only.
3. Members shall not screen patrons for entry or act as bouncers.
4. Members shall not remain within the interior of the venue unless taking law enforcement action, however, members shall conduct inspections within the interior of the venue at regular intervals to deter criminal activity and take appropriate action when needed.

Members who accept an approved extra-duty job shall maintain the exclusive responsibility for the payment of taxes.

Compensation for enforcement related extra-duty employment will be \$55.00 per full hour worked and a minimum of four hours in duration, unless superseded as follows:

1. School Resource Officers/ duties will be at a rate of \$50.00 per full hour worked and a minimum of four hours in duration.
2. Funeral Escorts are exempted and the member compensation shall be a flat rate of \$100.00.
3. Major events/concerts at the Amphitheater will be at a rate of \$65.00 per full hour worked and a minimum of four hours in duration.
4. Rates will be calculated at minimum of ½ hour increments only.
5. Time over each ½ hour will be rounded to the next ½ hour.
6. Holiday Rates will be at least 1 ½ times the normal rate.
7. Businesses shall provide 24 hours' notice of cancellation or be charged a minimum of 2 hours. If cancelled after an officer(s) arrival they will be entitled to the four (4) hour minimum for the detail.

Events requiring the security of multiple members may be required by the police chief or deputy police chief. (Special functions, concerts, major sporting events, etc.) When enforcement related extra-duty employment requires the services of more than one member during a specified time frame at a common location, the following stipulations will apply:

1. When 3 or more members are required, at least one supervisor holding the rank of sergeant or above will also be employed.
2. With 7 to 12 members required, at least 2 sergeants will be employed.
3. A lieutenant will be employed and be in charge of events where 2 or more sergeants are required.
4. Hourly rates of compensation for sergeants are an additional \$5.00 per hour and lieutenants are \$10.00 per hour, above the base rate listed above.

Employees participating in extra-duty employment will not become involved in any labor controversy or dispute.

Employees engaging in enforcement related extra-duty employment are governed by all department policies, procedures and directives. Employees are required to take necessary enforcement action when warranted while extra-duty or be subjected to disciplinary action.

When exercising law enforcement powers, sworn members shall strictly adhere to the policies and procedures related to those powers as established by statute and the Apopka Police Department. No department employee shall follow any policy, procedure, or directive of any extra-duty employer which is inconsistent, incompatible, or in conflict with the policies, procedures and directives of the Apopka Police Department.

Officers are requested for the following:

<u>DATE</u>	<u>TIME</u>	<u>#OF OFFICERS</u>	<u>#OF HOURS</u> (*4 hour minimum)
8-2-25	2pm to 6pm	2	4
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		
	To		

I HAVE READ AND UNDERSTAND THE ABOVE LISTED RULES AND COMPENSATION PROCESS.

1/5/25
Vendor Signature

Valerie Spachman
Vendor Name Printed

7/4/25
Date

Approved by Extra-Duty Coordinator
or Police Chief

Date

Date: July 2, 2025

From: VALERIE SPARKMAN on behalf of Exceptional Marketing Group

To: Fifth Street Neighboring Businesses

Reason: Jeep n Car Show 8/2/25

Hello Neighbors, as most of you know, Just Like Momma's is coming up on our first year anniversary.

We've been thinking of multiple ways to celebrate and how to include everyone. We believe this car and jeep show will help Celebrate Just Like Momma's First Anniversary, as well as bring quite a bit of people to the downtown area, thus benefiting all businesses.

We would like your approval of support for this Car and Jeep Show taking place on Saturday, August 2, 2025 at 2pm until 6pm.

Thanks in Advance

V. Sparkman *V. Sparkman*

Your Approval Signature	Your Business Name and Address
<i>[Signature]</i>	Downtown Barbers
<i>[Signature]</i>	No. 1 Chinese
<i>Chris Adams</i>	FARM CITY APOKA
<i>Brenden Superior</i>	The Snake Exchange
<i>[Signature]</i>	<i>RIVERMANS</i>
<i>[Signature]</i>	Propagate Social House

Date July 2, 2025
From VALERIE SPARKMAN on behalf of Exceptional Marketing Group
To Fifth Street Neighboring Businesses
Reason Jeep n Car Show 8/2/25

Hello Neighbors, as most of you know, Just Like Momma's is coming up on our first year anniversary
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Thanks in Advance
V. Sparkman

Your Approval Signature	Your Business Name and Address
	Halls on St
	Three Odd Aways Brewing
	Central Florida's Page So Do
	Young's Law Firm, P.A.
	THE DOOR CHURCH 58 E. Main
	Hicks Seedweld Horse & Property

CITY OF APOPKA

120 E Main Street
Apopka, FL 32703
Phone: 407-703-1719, Website: www.Apopka.gov/BTR

Local Business Tax Receipt

BTR ID: BTR-5166 Issued Date: July 26, 2024
Effective Date: October 1, 2023 Expiration Date: September 30, 2025
BTR Type(s): (08R4-1) - Restaurant/Cafe/Deli
(08R4-2) - Restaurant - Drive in/Carry Out

Business Name: Just Like Momma's Soul Food and Wings
Business Location: 44 E 5th St APOPKA, FL 32703
Business Registration Number(s): L20000196539

Planning and Zoning Conditions:

Notes: DBPR Temp Lic#5816000
120 seats

This receipt indicates payment of the business tax as required by Chapter 66 of the City Code. This receipt does not indicate verification of zoning compliance or actual operation of the stated business at this address.

NON-TRANSFERABLE

TO BE PLACED IN A CONSPICUOUS PLACE



For Online
Access

2025 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L20000196539

Entity Name: JUST LIKE MOMMA'S SOUL FOOD AND WINGS LLC

Current Principal Place of Business:

44 E. 5TH STREET
APOPKA, FL 32703

Current Mailing Address:

2007 HOLLYWOOD AVE
EUSTIS, FL 32726 US

FEI Number: 85-2104431

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

SPARKMAN, VALERIE A
2007 HOLLYWOOD AVE
EUSTIS, FL 32726 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: VALERIE SPARKMAN

03/13/2025

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name SPARKMAN, VALERIE A
Address 2007 HOLLYWOOD AVE
City-State-Zip: EUSTIS FL 32726

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

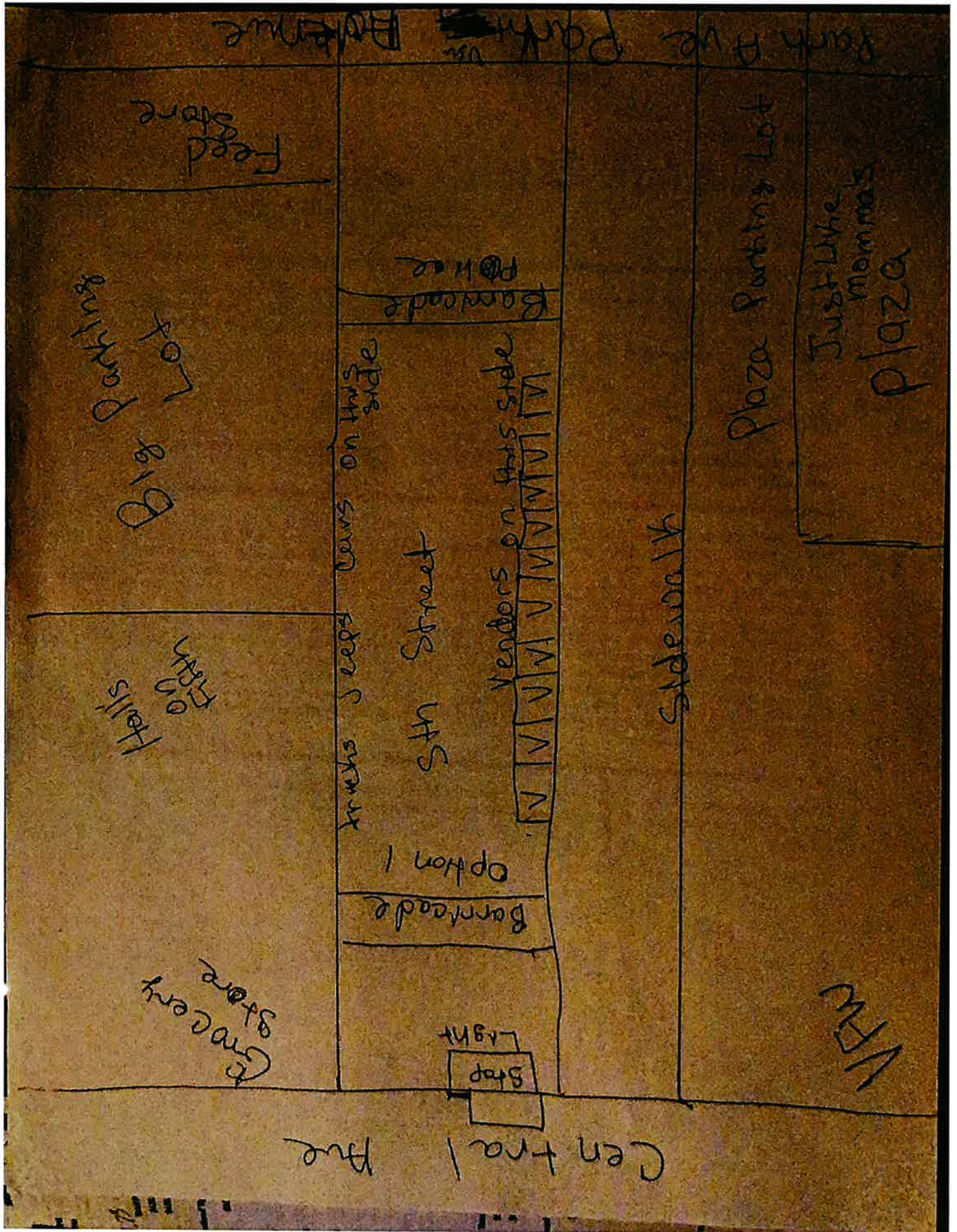
SIGNATURE: VALERIE SPARKMAN

OWNER

03/13/2025

Electronic Signature of Signing Authorized Person(s) Detail

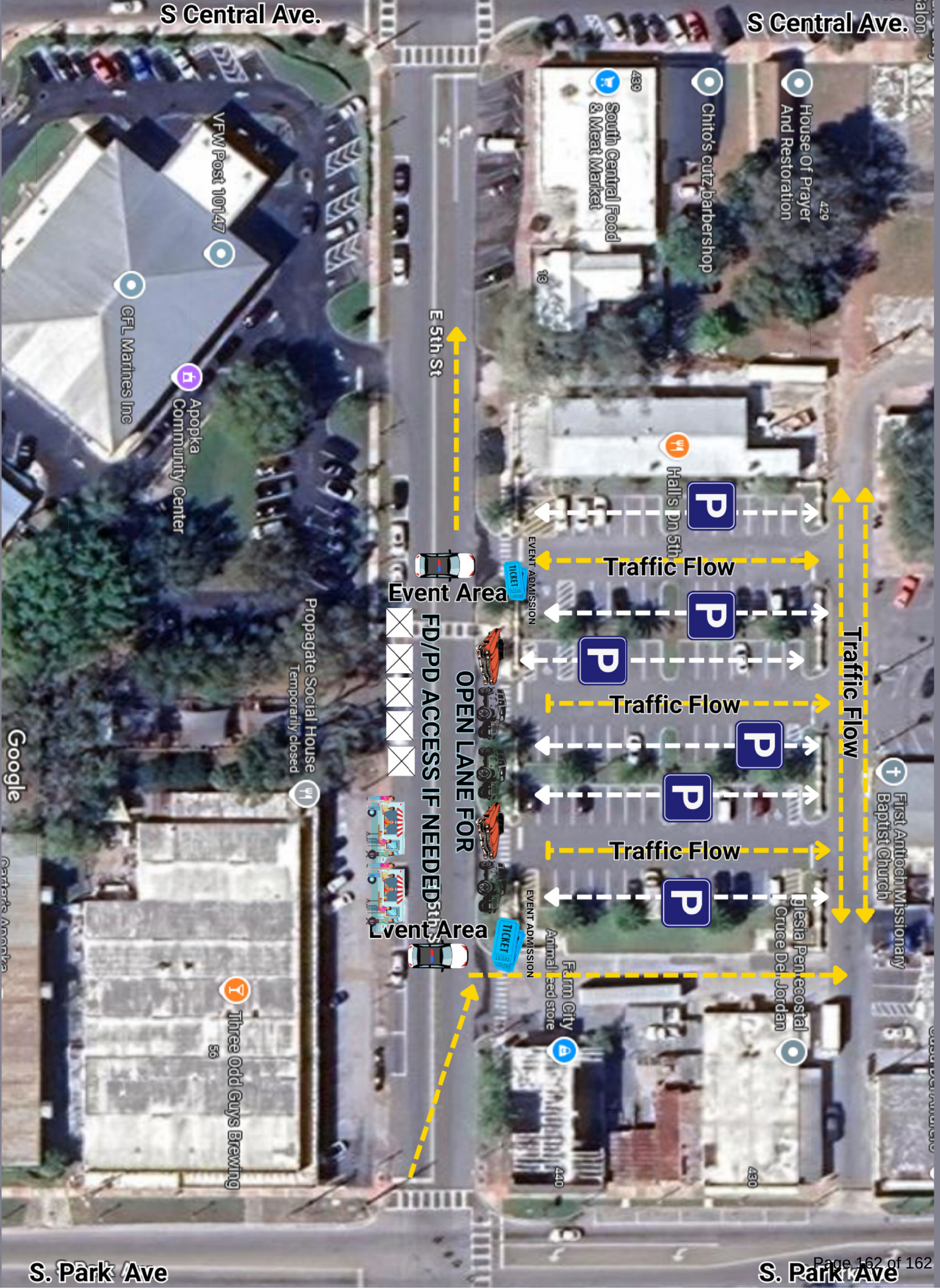
Date





S Central Ave.

S Central Ave.



Google

Barbara Annika

S. Park Ave

S. Park Ave