



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

**October 1, 2025 9:00 AM
Apopka City Hall Council Chambers**

SPECIAL EVENTS

1. **Strata Entertainment, LLC - Pudding Place Festival - North Park Avenue and Station Street- November 7, 2025, 5:00 PM - 9:00PM**
2. **Apopka/Altamonte Springs Veterans of Foreign Wars Post 10147 - USMC 250th Birthday Celebration - Apopka Community Center/VFW Post 10147 - 519 South Central Avenue - November 10, 2025, 6:00 PM - 10:00PM**
3. **Pines of Wekiva HOA - Holiday Fest - Wekiva Pines Boulevard between Falconcrest Boulevard and Wyndham Pine Drive - December 6, 2025, 10:00 AM - 2:00 PM**
4. **Cox Media Group - K92.3 4th Annual Jingle Jam - Apopka Amphitheater - 3710 Jason Dwelley Parkway - December 7, 2025, 2:00 PM - 9:00 PM**

FUTURE LAND USE AMENDMENT

1. **FLU-25-10 606 South Hawthorne Avenue - Future Land Use Amendment (FLUM), 1st Submittal**

REZONING

1. **PD-25-3 Paulucci Acres - Planned Development (PD), 2nd Submittal**
2. **FLU-25-10 606 South Hawthorne Avenue — Rezoning (RZ), 1st Submittal**

PLAT

1. **PL-25-7 Oaks at Kelly Park Ph 4 - Plat (PL), 2nd Submittal**

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. **MDP-25-5 1770 Sheeler Avenue - Major Development Plan (MDP), 2nd Submittal**

CONSTRUCTION SITE PLAN

1. **CSP-25-36 Freshfields Farm Apopka - Construction Site Plan (CSP), 1st Submittal**

DISCUSSION

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and

that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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



DRC: 10/1

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 to 90 days prior to the event.

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

1. Completed Special Event Permit Application
2. Event Description
3. A \$50.00 permit fee is required for all applications. Once the application is received staff will reach out for payment of the permit fee. No application will be reviewed until the permit fee is received.
4. 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.
5. 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.
6. Letter from the property owner granting permission for use of their property. (if on private property)
7. If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
8. Copies of flyers and advertisements.
9. Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
10. 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.
11. 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	Strata Entertainment, LLC
Name of Applicant	Michael Franklin
Mailing Address	1092 saddleback ridge road
City	Apopka
State	FL.

Zip Code 32703

Cell Phone 3214393225

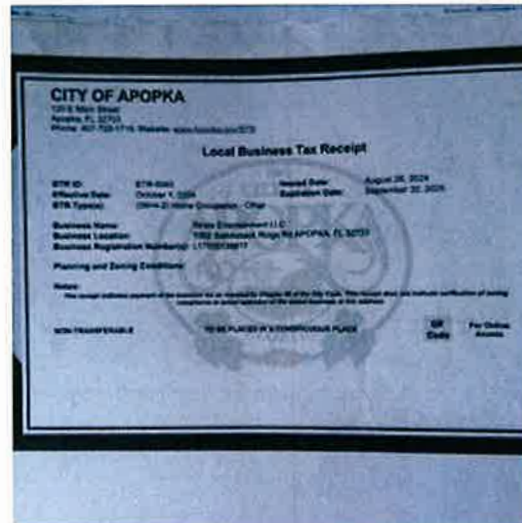
Email strataceo@yahoo.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

No

State of Florida Tax ID Number 82-1392683

Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.



Name of the Event Pudding place Festival

Date(s) of the Event 11/07/2025

Hours of the Event 5p - 9p

Location of the Event N. Park Avenue and Station Street

Does the location of the event take place on Public or Private Property?

Yes

Anticipated attendance: 150

Briefly describe the event and all activities that will occur during the event:

This event is free to the community, with music (dj & a band), food trucks (4), merchandise vendors (10)

Event Category • Street Festival

Are there flyers or advertisements for this event?

No

Additional Event Information We have spoken with the other property manager/ owners, whom are willing to collaborate on this event.

Will there be admission fees to your event?

No

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?	4
Will there be merchandising vending at your event?	Yes
How many vendors?	10
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.

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	N. Park Avenue and station 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?	10 x 10 ft.
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	11/07/2025
Start Time	3:00 PM (EDT)
End Time	4:31 PM (EDT)

Event Dates

Date 11/07/2025

Start Time 5:00 PM (EDT)

End Time 9:00 PM (EDT)

Take Down/Load Out

Date 11/07/2025

Start Time 9:15 PM (EDT)

End Time 10:15 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 Michael Franklin D/B/A. Strata Entertainment, LLC

Title of Applicant Owner

Date Submitted 08/31/2025

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

Michael Franklin

Title of Applicant

Owner

Sponsoring Organization Name

Strata Entertainment LLC



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/14/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	Simply Business 53 State Street 19th Floor Boston, MA 02109	CONTACT NAME:	Simply Business
		PHONE (A/C, No, Ext):	(844) 654-7272
		FAX (A/C, No):	
		E-MAIL ADDRESS:	contactus@simplybusiness.com
		INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A:	RLI 13056
INSURED	Strata Entertainment, LLC 1092 Saddleback Ridge Rd Apopka, Florida 32703	INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ ☐ GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:	X	Y	RLI4607791XB	08/13/2025	08/13/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$50,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COM/OP AGG \$2,000,000
	☐ AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION						EACH OCCURRENCE AGGREGATE
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE ☐ Y/N OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
	PROFESSIONAL LIABILITY						EACH CLAIM AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RLI4607791XB - Refer to Common Policy Declarations - Primary and noncontributory

BUSINESS PERSONAL PROPERTY: \$5,200

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

© 1988-2015 ACORD CORPORATION. All rights reserved.

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-5983**Effective Date:** October 1, 2024**BTR Type(s):** (08H4-2) Home Occupation - Other**Issued Date:**

August 28, 2024

Expiration Date:

September 30, 2025

Business Name:

Strata Entertainment LLC

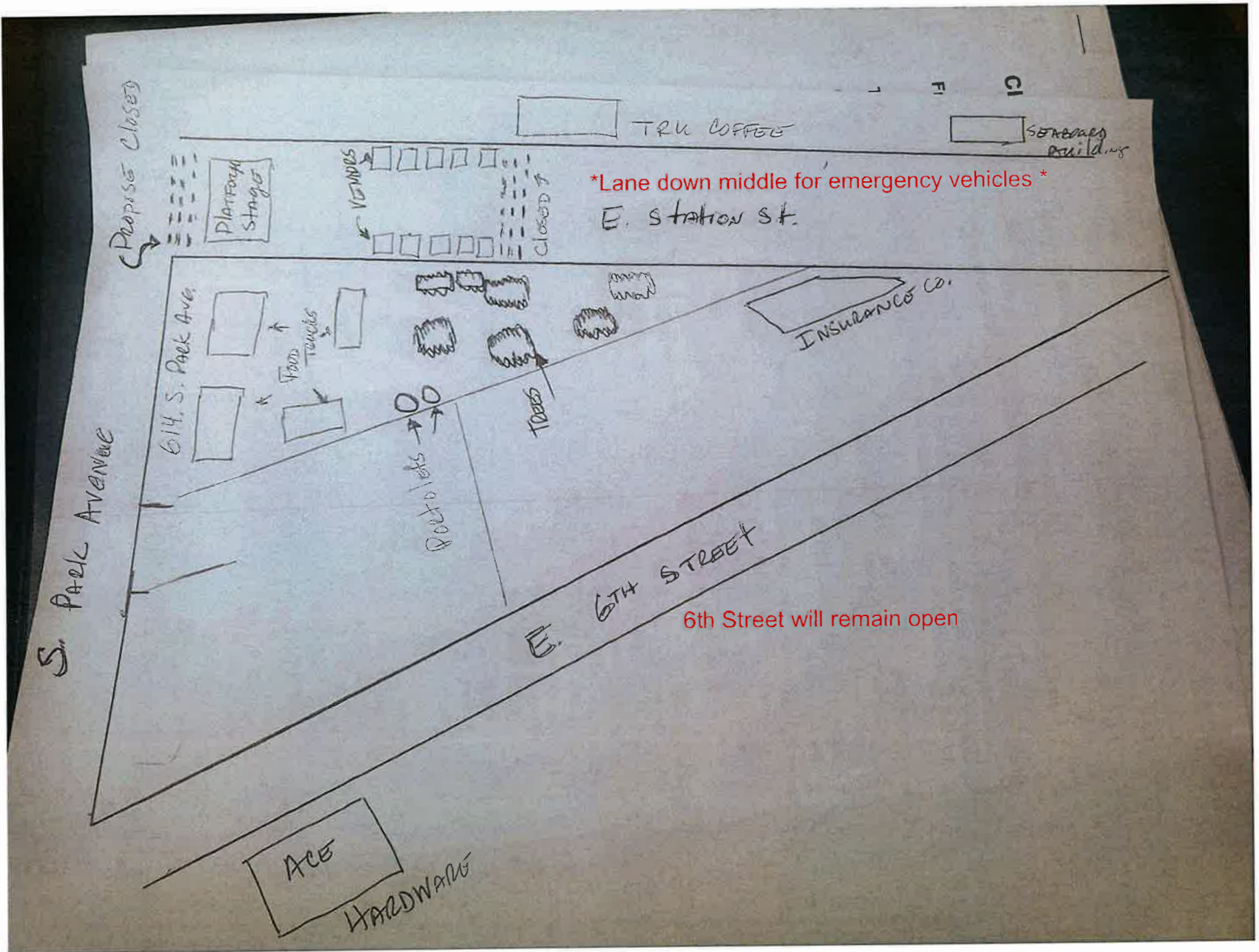
Business Location:

1092 Saddleback Ridge Rd APOPKA, FL 32703

Business Registration Number(s): L17000139817**Planning and Zoning Conditions:****Notes:**

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****QR
Code****For Online
Access**



City of Apopka Special Events Application

09/15/2025 11:18 AM (EDT)



Community Center

DRC: 10/1

Special Event Permit Application

Welcome! 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.

Note: Special event permit applications must be submitted at least 60 days before the event.

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

Contact Events:
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 to 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.
- 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	Mike 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

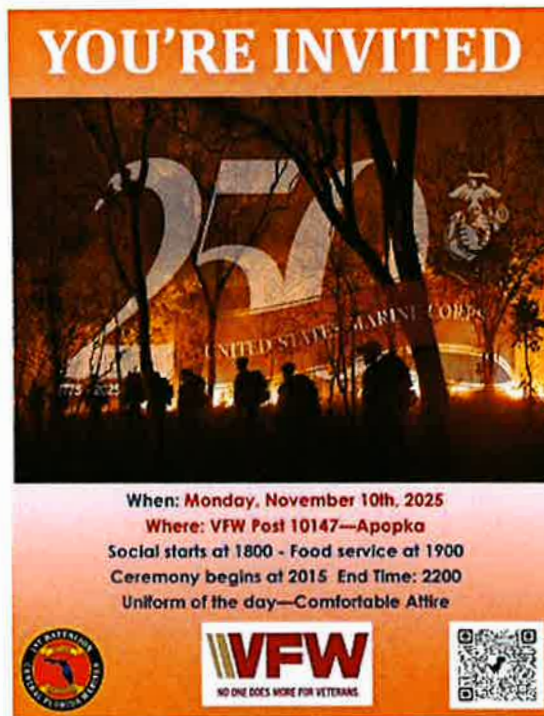
 Post 10147 501C 19 Letters good for five years.pdf

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	USMC 250th Birthday Celebration
Date(s) of the Event	10 November 2025
Hours of the Event	1800-2200
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:	150
Briefly describe the event and all activities that will occur during the event:	Members of the USMC celebrate the birthday of the Corps every year on 10 November regardless of where they are in the world. This will be the third time that VFW Post 10147 had hosted the event.
Event Category	• Festival/Celebration
Are there flyers or advertisements for this event?	Yes



Additional Event Information This is an invitation-only event.

Will there be admission fees to your event?

Yes

Will you be serving alcohol?

Yes

Copy of your liquor license & insurance



2025-2026 Liquor License.pdf



2025-2026 Certificate Of Insurance.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?

No

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?	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?	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



Blank Seating Chart V4.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	11/10/2025
Start Time	4:00 PM (EDT)
End Time	11:00 PM (EDT)

Event Dates

Date	11/10/2025
Start Time	6:00 PM (EDT)
End Time	10:00 PM (EDT)

Take Down/Load Out

Date	11/10/2025
Start Time	10:00 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



Name of Applicant

MICHAEL T MCFADDEN

Title of Applicant

Events Chairman - VFW Post 10147

Date Submitted

09/15/2025

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.

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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.



2025-2026 Certificate Of Insurance.pdf

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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.
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INSURANCE

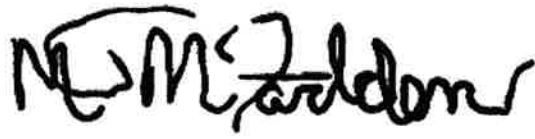
Before activity setup, or any other site activity begins, Applicant/Event Organizer must have a Certificate of Liability Insurance **(including all extensions to the insurance certificate—to also include a copy of the complete insurance policy)** on file with the City's Risk Management Division. The 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 "Michael T. McFadden". The signature is stylized with a large "M" and "F" and a cursive "McFadden".

Name of Applicant

MICHAEL T MCFADDEN

Title of Applicant

Events Chairman - VFW Post 10147

Sponsoring Organization Name

Veterans of Foreign Wars Post 10147



APOSPR-01

ALUNSFORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hatcher Insurance, LLC PO Box 540689 Orlando, FL 32854	CONTACT NAME: Ali Lunsford	
	PHONE (A/C, No, Ext): (407) 901-7336	FAX (A/C, No):
INSURED Apopka/Altamonte Springs VFW Of The United States Post 10147, Inc. 519 S Central Avenue Apopka, FL 32703	E-MAIL ADDRESS: ALunsford@hatcherins.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Century Surety	
	INSURER B: Mount Vernon Fire Insurance Co	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X		CCP-1321632	6/1/2025	6/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 1,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) ☐ Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Liquor Liability			LQ 2004421D	6/1/2025	6/1/2026	Occurrence 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 519 S. Central Avenue, Apopka, FL 32703. The GL policy includes a blanket Additional Insured endorsement for the Certificate Holder if required by written contract. Liability is limited to loss or damage arising out of negligent acts of the Insured. Additional Insured on Liquor liability

CERTIFICATE HOLDER

CANCELLATION

City of Apopka
120 E Main Street
Apopka, FL 32703

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

This endorsement modifies insurance provided under the following:

LIQUOR LIABILITY COVERAGE FORM

ADDITIONAL INSURED - MANAGER OR LESSORS OF PREMISES

SCHEDULE*

Name of Person or Organization (Additional Insured):

Effective Date: 06/01/2023

CITY OF APOPKA

120 E MAIN ST

APOPKA, FL 32703

Designated Premises (Part Leased To You):

519 S. CENTRAL AVE

APOPKA, FL 32703

Additional Premium: _____

(*If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an insured the person or organization shown in the SCHEDULE but only with respect to liability arising out of the ownership, maintenance or use of that part of the premises leased to you and shown in the Schedule and subject to the following additional exclusions:

This insurance does not apply to:

1. Any "occurrence" which takes place after you cease to be a tenant in that premises.
2. Structural alterations, new construction or demolition operations performed by or on behalf of the person or organization shown in the Schedule.

All other terms and conditions of this Policy remain unchanged. This endorsement is a part of your Policy and takes effect on the effective date of your Policy unless another effective date is shown.



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, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/13/2025

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.



Glenn Wright - State Commander
Kevin "Scott" Hice - Sr. Vice Commander



Eugene L Perrino Sr. - Adjutant/Quartermaster
Randolph "Randy" Cash - Jr. Vice Commander

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,

A handwritten signature in black ink, which appears to read "E. L. Perrino Sr.", is written over a horizontal line.

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>

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.

CONGRESSIONAL CHARTER

VETERANS OF FOREIGN WARS OF THE UNITED STATES

Incorporated May 28, 1936 (Public—No. 630—74th Congress) (H. R. 11454)
(Chapter 471, Sections 1 to 10, 49 Stat. 1390, 1391)
(Title 36, U.S.C. Chapter 7A, Sections 111 to 120)
(Amended 83rd Congress, May 29, 1953; 104th Congress, March 7, 1995; 107th Congress October 16, 2002; 109th Congress January 2, 2006)

The Charter was amended December 4, 2014 by the 113th Congress, Title 36 United States Code, Chapter 2301, Sections 230101 and 230102 as follows:

Sec. 230101 - Organization.

- (a) **Federal Charter.** Veterans of Foreign Wars of the United States (in this chapter, the "corporation"), a national association of veterans who as soldiers, sailors, marines, and airmen served this Nation in wars, campaigns, and expeditions on foreign soil or in hostile waters, is a federally chartered corporation.
- (b) **Perpetual Existence.** Except as otherwise provided, the corporation has perpetual existence.

Sec. 230102 - Purposes.

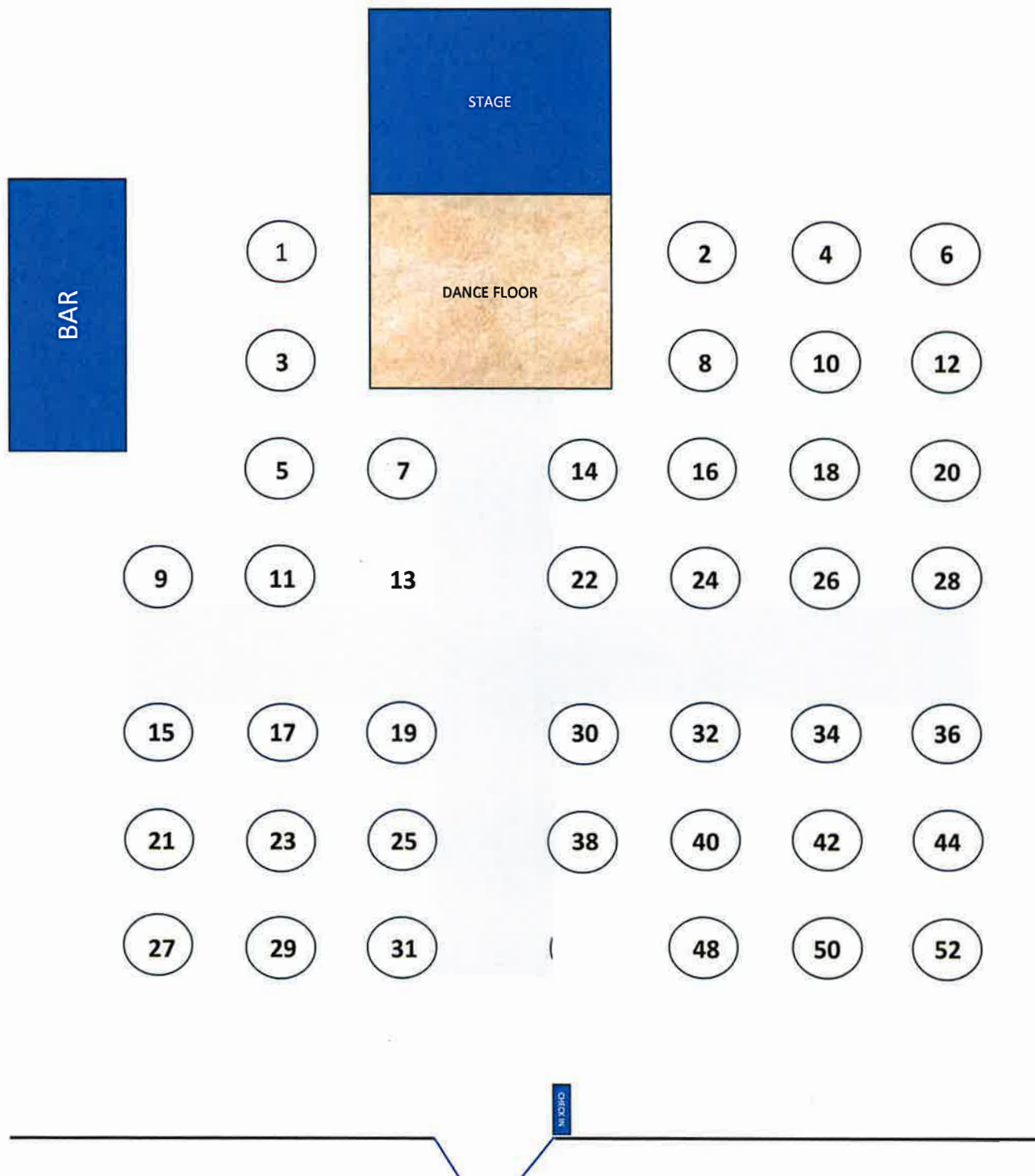
The purposes of the corporation are fraternal, patriotic, historical, charitable, and educational, and are:

- 1. to preserve and strengthen comradeship among its members;
- 2. to assist worthy comrades;
- 3. to perpetuate the memory and history of our dead, and to assist their surviving spouses and orphans;
- 4. to maintain true allegiance to the Government of the United States, and fidelity to its Constitution and laws;
- 5. to foster true patriotism;
- 6. to maintain and extend the institutions of American freedom; and
- 7. to preserve and defend the United States from all enemies.

Sec. 230103 - Membership.

An individual is eligible for membership in the corporation only if the individual served honorably as a member of the Armed Forces of the United States—

- 1. in a foreign war, insurrection, or expedition in service that—
 - a. has been recognized as campaign-medal service; and
 - b. is governed by the authorization of the award of a campaign badge by the United States Government;
- 2. on the Korean peninsula or in territorial waters for at least 30 consecutive days, or a total of 60 days, after June 30, 1949; or
- 3. in an area which entitled the individual to receive special pay for duty subject to hostile fire or imminent danger under section 310 of title 37.





DRC: 10/1

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 to 90 days prior to the event.

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

1. Completed Special Event Permit Application
2. Event Description
3. A \$50.00 permit fee is required for all applications. Once the application is received staff will reach out for payment of the permit fee. No application will be reviewed until the permit fee is received.
4. 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.
5. 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.
6. Letter from the property owner granting permission for use of their property. (if on private property)
7. If alcohol will be served at your event you must include the alcohol permit and insurance with the completed permit
8. Copies of flyers and advertisements.
9. Policies and protocols in regards to CDC Guidelines/COVID-19 & social distancing
10. 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.
11. 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 Pines of wekiva HOA

Name of Applicant Michelle Ramharack

Mailing Address 429 Lancer Oak Drive

City Apopka

State FL

Zip Code 32712

Cell Phone 4073350042

Email mejar4@yahoo.com

Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?

~~Yes~~ No

State of Florida Tax ID Number 59-305-1308

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 Business Tax Receipt for the municipality/county that your business/organization is registered in.

10:55 search.sunbiz.org

Division of CORPORATIONS
an official part of Florida's Online

Department of State • Division of Corporations • Search & Services • Filings & E-File
Help

Previous On List Next On List Return to List

New Search New Name History
Detail by Entity Name

Florida Not For Profit Corporation
THE PINES OF WEKIVA HOMEOWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N41 899
Document Number	59-305-1308
Doc. Type	12/31/1990
State	FL
Status	ACTIVE

Principal Address

6677 Lake Orono Blvd
ORLANDO, FL 32809

Changed: 04/20/2025

Mailing Address

6672 Lake Orono Blvd
ORLANDO, FL 32809

Changed: 04/20/2025

Registered Agent Name & Address

Eastard Management, Inc.
6672 Lake Orono Blvd
Orlando, FL 32809

Name Changed: 08/02/2021

Address Changed: 08/02/2021

Officer/Director Detail

Name & Address

Title: President

Name: Kim
6672 Lake Orono Blvd
Orlando, FL 32809

Title: VP

Name: Shelia
6672 Lake Orono Blvd
Orlando, FL 32809

Title: Treasurer

Name: Jean Charles
6672 Lake Orono Blvd
Orlando, FL 32809



Name of the Event	Holiday fest		
Date(s) of the Event	December 6th 2025		
Hours of the Event	10am to 2pm		
Location of the Event	Wekiva pines boulevard Between Falconcrest Blvd. & and Wyndham Pine Drive		
Does the location of the event take place on Public or Private Property?	Yes		
Anticipated attendance:	100		
Briefly describe the event and all activities that will occur during the event:	It's our first attempt at a holiday festival. We are having games, connect 4, Photo Booth, cute pet competition, food truck, craft vendors ,Firetruck and in community businesses.		
Event Category	• Street Festival		
Are there flyers or advertisements for this event?	No		
Will there be admission fees to your event?	No		
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?	2
Will there be merchandising vending at your event?	Yes
How many vendors?	20
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 Wekiva Pines blvd | Between Falconcrest Blvd. & and Wyndham Pine Drive

Does your event include the use of tents?	Yes
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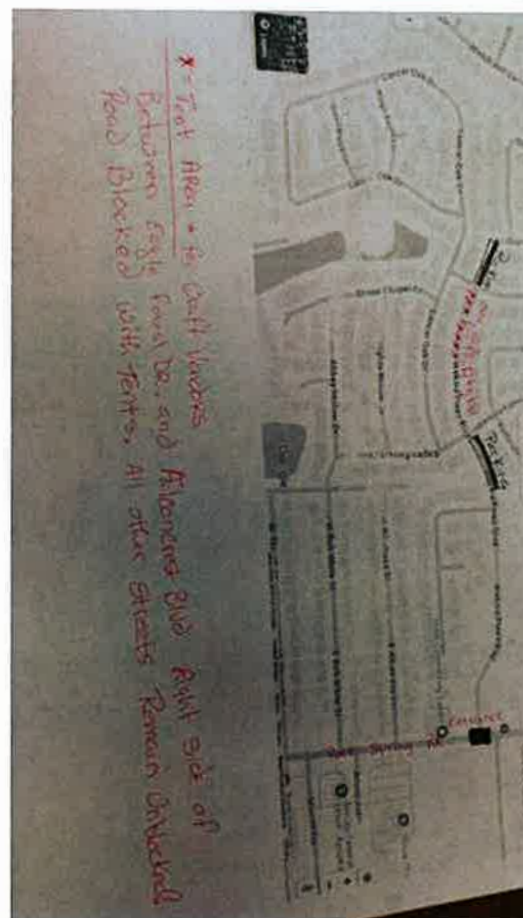
Please indicate tent location & size on layout. Permits and ground locates may be required.

What size of tents?	6x10
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Pines of Wekiva (Apopka city) S e and Map



of streets in The Pines of Wekiva



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 12/06/2025
Start Time 9:00 AM (EDT)
End Time 2:00 AM (EDT)

Event Dates

Date 12/06/2025
Start Time 10:00 AM (EDT)
End Time 2:00 AM (EDT)

Take Down/Load Out

Date 12/06/2025
Start Time 10:00 AM (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

Michelle Ramharack

Title of Applicant Michelle Ramharack

Date Submitted 08/30/2025

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.



City of Apopka - Certificate of Liability Insurance - Pines of Wekiva HOA.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



Name of Applicant

Michelle Ramharack

Title of Applicant

Michelle Ramharack secretary pines of wekiva HOA

Sponsoring Organization Name

Pines of wekiva HOA



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/27/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ed Jones Insurance Agency 249 Maitland Ave Ste 2300 Altamonte Springs FL 32701		CONTACT NAME: Manuel Otero - support@edjonesinsuranceagency.com PHONE (A/C, No, Ext): (407) 767-0897 FAX (A/C, No): (407) 260-1565 E-MAIL ADDRESS: Request a Certificate at www.edjonesinsuranceagency.com	
INSURED Pines of Wekiva Homeowners Association, Inc. c/o Leland Management 6972 Lake Gloria Blvd Orlando FL 32809		INSURER(S) AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: United States Liability Insurance Company INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		PHPK2687619	05/16/2025	05/16/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY			PHPK2687619	05/16/2025	05/16/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Directors and Officers			CAP1566040C	05/23/2025	05/23/2026	Liability Deductible: \$2,500 \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

General Liability Policy Includes Separation of Insureds.

572 Sites.

Certificate Holder is listed as Additional Insured on the General Liability policy.

CERTIFICATE HOLDER**CANCELLATION**

City of Apopka 120 East Main St. Apopka FL 32703	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE <i>Doree McHelen</i>
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ACORD 25 (2016/03)

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2025 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N41486

Entity Name: THE PINES OF WEKIVA HOMEOWNERS' ASSOCIATION, INC.

Current Principal Place of Business:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

Current Mailing Address:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809 US

FEI Number: 59-3051308

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LELAND MANAGEMENT, INC.
6972 LAKE GLORIA BLVD.
ORLANDO, FL 32809 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: REBECCA FURLOW

04/20/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRESIDENT
Name HANIEPH, KIM
Address 6972 LAKE GLORIA BLVD.
City-State-Zip: ORLANDO FL 32809

Title VP
Name CARTER, STACIA
Address 6972 LAKE GLORIA BLVD.
City-State-Zip: ORLANDO FL 32809

Title TREASURER
Name GLARSNELL, JEAN CHARLES
Address 6972 LAKE GLORIA BLVD.
City-State-Zip: ORLANDO FL 32809

Title SECRETARY
Name HOYT, SHALIMAR
Address 6972 LAKE GLORIA BLVD.
City-State-Zip: ORLANDO FL 32809

Title DIRECTOR
Name RAMHARACK, MICHELLE
Address 6972 LAKE GLORIA BLVD, ORLANDO
 FL 32809
City-State-Zip: ORLANDO FL 32809

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KIM HANIEPH

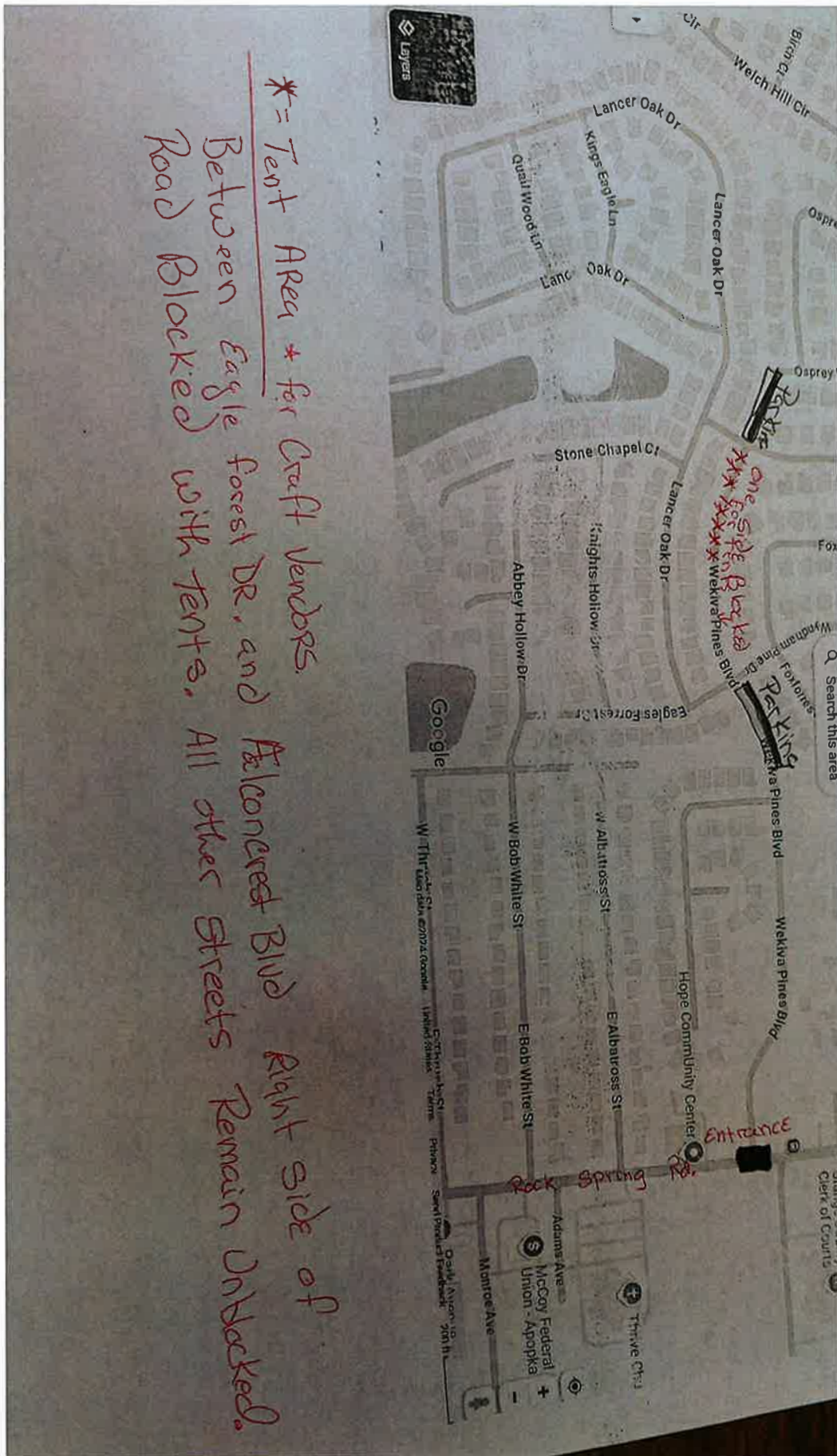
PRESIDENT

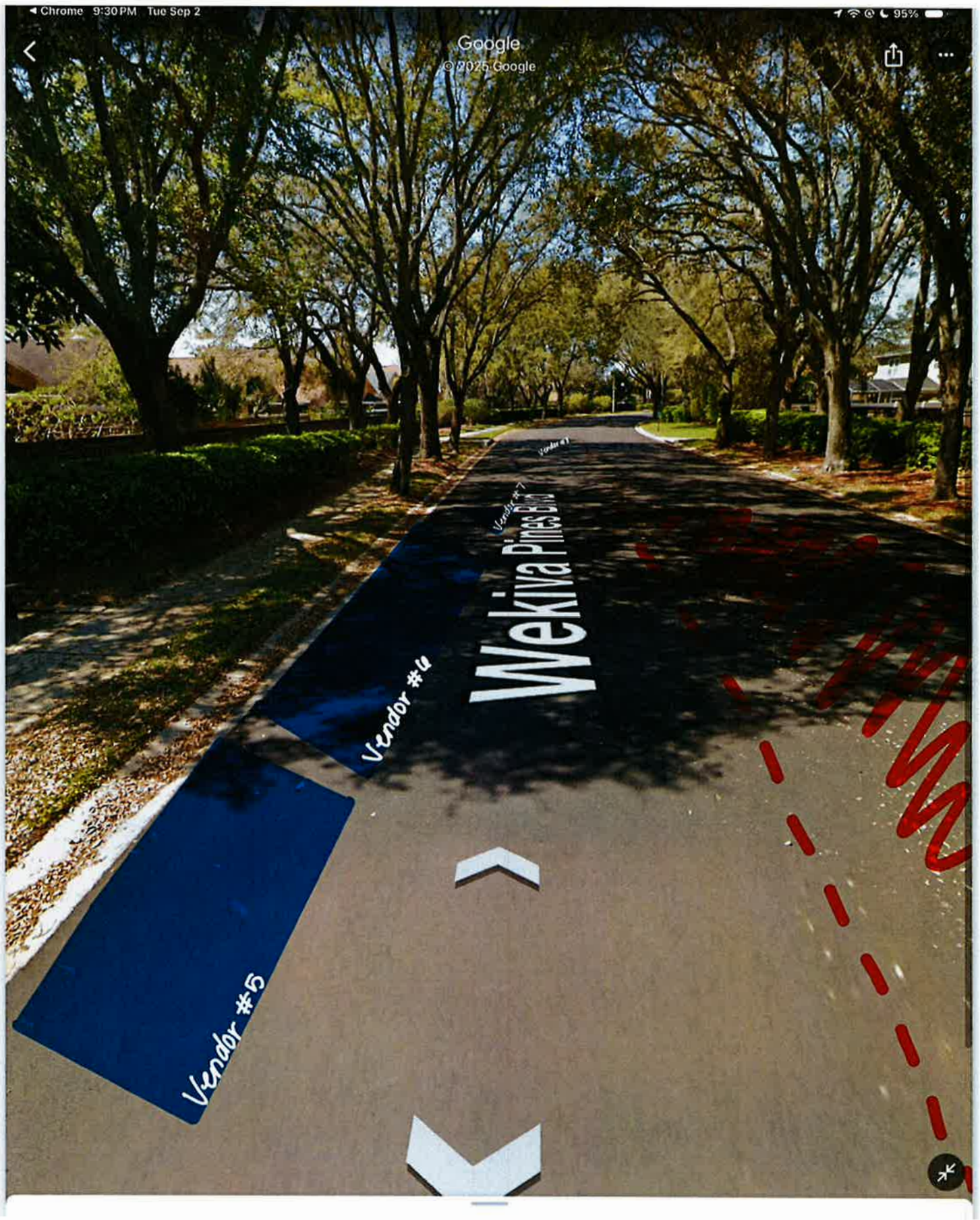
04/20/2025

Electronic Signature of Signing Officer/Director Detail

Date

* = Tent Area * for Craft vendors.
 Between Eagle forest Dr. and Falconcrest Blvd Right side of
 Road Blocked with tents. All other streets remain Unblocked.





Pines of Wekiva (Apopka city) S e and Map



of streets in The Pines of Wekiva



Amp

DRC: 10.1

Special Event Permit Application

Welcome! 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.

Note: Special event permit applications must be submitted at least 60 days before the event.

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

Contact Events:

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 to 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.
- 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	Cox Media Group
Name of Applicant	Josh Egolf
Mailing Address	4192 N John Young Pkwy

City	Orlando
State	Florida
Zip Code	32804
Cell Phone	407-399-9044
Email	Joshua.Egolf@cmg.com
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	83-3721978
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	 GetDocument.pdf
Name of the Event	K92.3 4th Annual Jingle Jam
Date(s) of the Event	12/7/25
Hours of the Event	2p-9p
Location of the Event	Apopka Amphitheater
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	5000
Briefly describe the event and all activities that will occur during the event:	Acoustic country music concert featuring up to 9 artists, plus food trucks, a VIP section, sponsor booths, display activations.
Event Category	• Concert Performance
Are there flyers or advertisements for this event?	No
Will there be admission fees to your event?	Yes
Will you be serving alcohol?	Yes
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?	Yes
How many? 10	
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?	Yes
Name of Security Company: Gator Guards	
Do you require overnight security?	Yes
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

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? 10x40, 10x30, 20x40, 10x10	
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event

 JINGLE JAM 2024 SITE MAP.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	12/06/2025
Start Time	9:00 AM (EDT)
End Time	5:00 PM (EDT)

Event Dates

Date	12/07/2025
Start Time	2:00 PM (EDT)
End Time	9:00 PM (EDT)

Take Down/Load Out

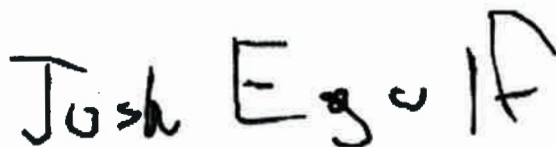
Date	09/07/2025
Start Time	9:00 PM (EDT)
End Time	12:00 AM (EDT)

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	Josh Egolf
Title of Applicant	Events Director Cox Media Group Orlando Radio
Date Submitted	09/03/2025

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!

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

Josh Egolf

Name of Applicant

Josh Egolf

Title of Applicant

Events Director Cox Media Group Orlando Radio

Sponsoring Organization Name

Cox Media Group



TRUEGRO-02

ALUNSFORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hatcher Insurance, LLC PO Box 540689 Orlando, FL 32854	CONTACT NAME: Ali Lunsford	
	PHONE (A/C, No, Ext): (407) 901-7336	FAX (A/C, No):
INSURED Shakers Bar Catering dba True Group Holdings LLC 100 South Eola Drive Ste. 200 Orlando, FL 32801	E-MAIL ADDRESS: ALunsford@hatcherins.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: United States Liability Ins.	
	INSURER B: Mount Vernon Fire Insurance Co	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
INSURER A: 25895		
INSURER B: 26522		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X		CL1660374K	8/1/2025	8/1/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	AUTOMOBILE LIABILITY ☐ ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in FL) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Liquor Liability			CL2662802K	8/1/2025	8/1/2026	Per Claim 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The City of Apopka is listed as additional insured with respect to general liability when required by written contract

CERTIFICATE HOLDER

CANCELLATION

City of Apopka
120 E Main Street
Apopka, FL 32703

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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Alcohol Dispensing Agreement

All documents (Alcohol Dispensing Agreement, Indemnity and Hold Harmless Agreement, Certificate of Insurance and Temporary Alcohol License/Alcohol License) must be received a minimum of 30 business days prior to the event. All documents must be issued in the name of the organization dispensing the product.

Organization (Responsible for dispensing alcohol.)

Name of Organization: True Group Holdings LLC dba Shakers Bar Catering
 Primary Contact/Organization Leader Name: Wendy Connor
 Contact Phone Number: 407.718.9101 E-Mail Address: wendy@teamtrue.com
 Organization Mailing Address: 100 S. Eola Dr, Ste 200 Orlando FL 32801
STREET/PO BOX CITY STATE ZIP

Event Information

Name of Event: Jingle Jam
 Venue Name: Apopka Amphitheater
 Venue Address: 3710 Jason Delley Pkwy, Apopka FL 32712
STREET/PO BOX CITY STATE ZIP

Please indicate the days and times your organization will be dispensing alcohol.

☒ Date: December 7 AM ☒ Mid-Day ☒ PM
☐ Date: AM Mid-Day PM
☐ Date: AM Mid-Day PM

561.422 Nonprofit civic organizations, charitable organizations, municipalities, and counties; temporary permits. (Please review)

Department of Business and Professional Regulation Alcohol License/Permit Number: BEV5800075
This license/permit must be issued in the name of the organization dispensing the product.

Rules and Regulations

Your organization is responsible for abiding by all local, State and Federal regulations, including those outlined by the Florida Division of Alcoholic Beverages and Tobacco, including the rules and regulations detailed below.

- Persons who serve or sell alcoholic beverages shall be at least twenty-one (21) years of age. The consumption of alcohol in or around the booth until their shift is completed is prohibited.
- Your organization will be required to visually identify persons who can legally purchase alcoholic beverages with an observable, distinctive wristband.
- No person under the age of 21 years is served.
- No person is served who appears to be intoxicated.
- Alcohol is consumed only within the event area and may not be carried out of the event area.
- No more than one (1) alcoholic beverage may be sold per customer, per sale.
- Alcohol is served in clear flexible (soft) plastic cups only.
- Beer or wine will only be poured upon order and will not be stacked waiting for orders.
- Commencement of alcohol service/sales shall not begin prior to start time of the event.
- Police may close alcohol sales at any time if they determine that controls are not being adhered to or in the interest of public safety.
- Upon demand of any peace officer, licensee shall immediately surrender the license and cease all sales of alcoholic beverages.
- Supervision of the distribution, sales and operation of alcoholic beverage concession area(s) shall at all times be under the control of the licensed organization. No other person or entity shall have authority to sell, pour, or distribute alcoholic beverages.

Agreement

THIS AGREEMENT made and entered into this 5th day of September, 2025, by and between, True Group Holdings LLC, hereinafter referred to as Organization and the CITY OF APOPKA, FLORIDA, hereinafter referred to as the City.

Organization has entered an agreement with the City to serve alcohol at the aforementioned named event. Organization agrees to comply with all local ordinances and codes, application state and federal statutes and regulations, including those set forth by the Florida Department of Business and Professional Regulation - Division of Alcoholic Beverages and Tobacco. This agreement will remain in effect throughout the duration of the event, to also include the set-up and break-down period.

Requirements

- A. Organization 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. Food Trucks and/or any vehicle that functions as the workplace, must provide an Automobile Liability insurance policy in the minimum amount of \$300,000 Combined Single Limit. Organization shall also 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, or volunteer coverage.

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 certificates, all extensions to the insurance certificate, and declaration sheet should be sent to City of Apopka, Human Resources/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.

Said insurance coverage's procured by Organization as required herein, including but not limited to any excess and/or umbrella coverages, shall be considered, and Organization agrees that said insurance coverage's 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 Organization as required herein.

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

- B. Organization recognizes the City's authority to cancel the aforementioned event due to inclement weather or any other safety concern that may arise and agrees to fully cooperate with personnel from the City, County and local health departments.
- C. The City is not responsible or liable for any damage, loss or theft the Organization may sustain.
- D. Organization agrees that the City may use photographic images and video taken at the aforementioned event in promotions and publications. These images may be used online or provided to media outlets and/or used in social media applications.

Wendy J. Connor
Signature of Organizer

Wendy J. Connor
Printed Name of Organizer

owner
Title of Organizer

True Group Holdings LLC
Organization Name

Indemnification and Hold Harmless Agreement

Organization shall defend, indemnify and hold harmless the City of Apopka and all of City's officers, agents, and employees from and against all claims, liability, loss and expense, including reasonable costs, collection expenses, attorneys' fees, and court costs which may arise because of the negligence (whether active or passive), misconduct, or other fault, in whole or in part (whether joint, concurrent, or contributing), of the Organization, its officers, agents or employees in performance or non-performance of its obligations under the Agreement, including, but not limited to automobile negligence, foodborne illness negligence, or other claims and/or suits. Organization recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the City when necessary, and voluntarily makes this covenant and expressly acknowledges the receipt of such good and valuable consideration provided by the City in support of these indemnification, legal defense and hold harmless contractual obligations in accordance with the laws of the State of Florida. This clause shall survive the termination of this Agreement. Compliance with any insurance requirements required elsewhere within this Agreement shall not relieve the Organization of its liability and obligation to defend, hold harmless and indemnify the City as set forth in this article of the Agreement.

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

I attest that I am a representative of the organization named above and have been authorized to sign on its behalf.

Wendy J. Connor
Signature of Organizer

Wendy J. Connor
Printed Name of Organizer

owner
Title of Organizer

True Group Holdings LLC
Organization Name

STATE OF FLORIDA

County of Orange

The foregoing instrument was acknowledged before me this 5th day of September, 2025 by Wendy Connor, and who is personally known to me or who has produced license as identification and who did (did not) take an oath.



Lisa Cuatt
Notary Public: Lisa Cuatt
Commission No. 619749
Commission Expires: 3/7/2029



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 565, FLORIDA STATUTES

SERIES: 4COP

TRUE GROUP HOLDINGS LLC

THE ABBEY/SHAKERS/THE MEZZ/ARTFUL EVENTS
100 SOUTH EOLA DRIVE
ORLANDO FL 32801

LICENSE NUMBER: BEV5800075

EXPIRATION DATE: SEPTEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 09/05/2025

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.



2025 FOREIGN LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# M21000006667

Entity Name: COX RADIO, LLC

Current Principal Place of Business:

1601 W. PEACHTREE STREET NE
ATLANTA, GA 30309

Current Mailing Address:

P.O. BOX 530266
ATLANTA, GA 30353 US

FEI Number: 58-1620022

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301-2525 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:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MEMBER	Title	SECRETARY
Name	CMG LOCAL TELEVISION OPERATING COMPANY, LLC	Name	GREENBERG, ERIC D.
Address	1601 W. PEACHTREE STREET NE	Address	1601 W. PEACHTREE STREET NE
City-State-Zip:	ATLANTA GA 30309	City-State-Zip:	ATLANTA GA 30309

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: ERIC D. GREENBERG

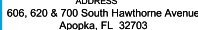
SECRETARY

01/31/2025

Electronic Signature of Signing Authorized Person(s) Detail

Date





Legal Description (as furnished)

North 300 feet of the East 3/4 of the North 1/2 of the Northwest 1/4, lying East of Bradshaw Road, in Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida, less Road Right of Way on the East and West)

Southeast 1/4 of Block B, Bradshaw and Thompsons Addition to Apopka City, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 25, of the Public Records of Orange County, Florida. Less and Except the North 20% of the East 20% feet. Together with a 30 foot vacated Right of Way lying adjacent to the lot on the South side.

The South is feet of Vacated Seventh Street, lying East of South Bradshaw Road and West of South New Hampshire Avenue and South of Block 8 of Bradshaw and Thompsons Addition to Apopka City, according to the map or plat thereof, as recorded in Plat Book 8, Page(s) 25, of the Public Records of Orange County, Florida.

- | LEGEND | | | |
|--------|---|------|------------------|
| CC | Covered Concrete | Pq | Electric Box |
| ID | Identification | ES | Electric Street |
| LB | Location Line | LP | Light Pole |
| FP | Found Iron Pipe | TP | Telephone Rise |
| FR | Found Iron Road | TR | Transformer |
| C/S | Covered | P/E | Power Equipment |
| D | Central Angle | CB | Cable Tie Riser |
| Ar | Arch | On | On-site |
| R | Radius | Offs | Off-site |
| PT | Put Dimension | CS | Covered Street |
| CD | Center Dimension | ohu | Overhead Utility |
| DE | Depth Dimension | W | Well |
| FD | Found Foundation | | |
| OR | OR Book = Official Record | | |
| SIR | SIR = Set 1/2" Iron Road & Cap LB#7785 | | |
| CBP | CBP = Covered Brick Powers | | |
| FCB | FCB = Found Concrete | | |
| SECC | SECC = Screen Enclosed Covered Concrete | | |
| FR | FR = Found Road 1/2" Iron Road | | |
| SM&D | SM&D = Set Nail & Disk LB#7785 | | |
| BP | BP = Brick Powers | | |
| MB | MB = Mitered End Section | | |
| NCF | NCF = No Corner Set in wall | | |
| | (corner hole in wall) | | |
| | Drainage Manhole | | |
| | Fires Hydrant | | |
| | Sign | | |

ADDITIONAL NOTES:

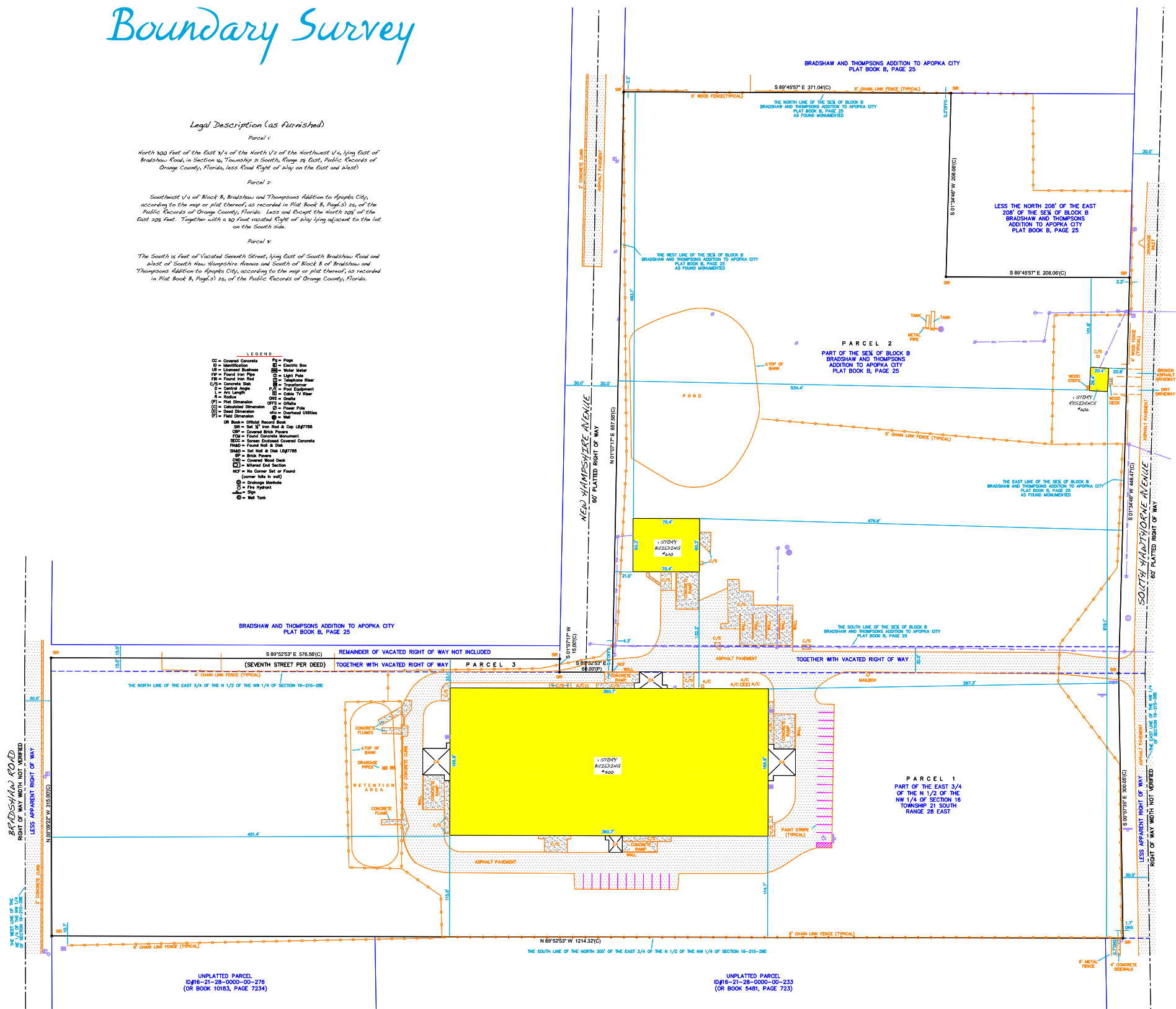
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown herein is subject to all easements, restrictions and restrictions which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Buiting ties and dimensions for improvements should not be used to reconstruct boundary lines.
6. Subject premises has 28 regular marked parking spaces and 1 handicap marked parking space.

NOTE:
SUBJECT TO EASEMENTS CONTAINED IN COMMITMENT BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.
9813315 WITH AN EFFECTIVE DATE OF 8/27/21 AT 5:00 PM
DOCUMENTS NOT FURNISHED TO SURVEYOR FOR REVIEW.

COPYRIGHT 2011	JOB #: VLSR21-55542	
	CLIENT #: 9813315	
	FIELD DATE: 9/29/21	CREW: 3620
	DRAFTER: DF	
	APPROVED: JEW	
	SCALE: 1" = 50'	

X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance



UNPLATTED PARCEL
ID#16-21-28-0000-00-276
(OR BOOK 10183, PAGE 7234)

UNPLATTED PARCEL
ID#16-21-28-0000-00-233
(OR BOOK 5481, PAGE 723)

Page 53 of 128

CERTIFIED TO: (AS FURNISHED)
 Mr. Florio Bank, BRAXANTMA
 for The Season LLC, a Florida Limited Liability company
 National Title Insurance Company
 Hann Hudley Stump Detrich & Spears, P.A.

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER F.P.A.M. PANEL NUMBER 12000202P, LAIT REVISION DATE 02/03/00. OPER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.P.A.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
 SOME UTILITIES ARE WITHIN SUBJECT PROPERTY.
 ASPHALT, WALL & FENCES CROSS PROPERTY LINE.
 OWNERSHIP OF FENCES NOT DETERMINED.

BASES OF BEARING:
 BEARINGS ARE BASED ON THE SOUTHERN END OF SUBJECT PROPERTY WHICH

NOTES

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.

2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE

VISIONLAND

LB 7785

[illegible]

NO. 6573
STATE OF
FLORIDA
DATED: 10/19

of 123

OCPA PARCEL ID'S 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,
 28-20-28-0000-00-099, 28-20-28-0000-00-089, 28-20-28-0000-00-090, 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

SHEET INDEX	
	C0.0 COVER SHEET
Δ	C1.0 MASTER PLAN
	C1.1 DEVELOPMENT STANDARDS
Δ	C1.2 TYPICAL LOT DETAILS AND ROAD SECTIONS
	C1.3 PHASING PLAN
	C1.4 CONCEPTUAL MULTI-PURPOSE TRAIL PLAN
	C1.5 AMENITY AND BUFFER TREATMENT EXHIBIT

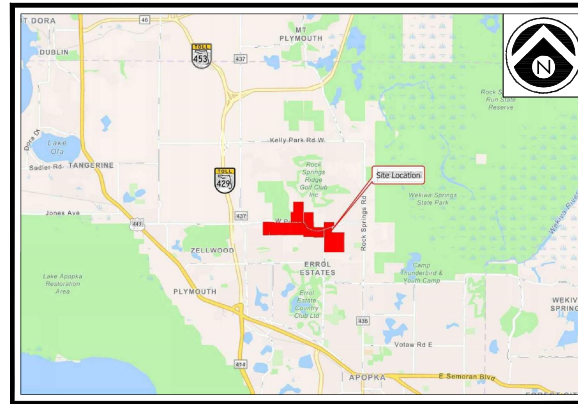
OWNER
PALLCUT ACRES, LLC
MAN: MARY EUGENIA RABARILLE
390 NORTH ORANGE AVENUE - SUITE 1400
ORLANDO, FL 32801

DEVELOPER
PULTE HOME COMPANY, LLC
MANAGER: AARON STUCKMEYER, P.E.
4900 W. WINDYBROOK DRIVE
ORLANDO, FLORIDA 32811
PHONE: (407) 661-2201
EMAIL: AARON.STUCKMEYER@PULTEGROUP.COM

ENGINEER
1828 ENGINEERING, LLC
ENGINEER: LUKE M. CLASSEN, P.E.
2400 MATTHEW STREET, SUITE 107
MATTILAND, FL 32751
PHONE: (407) 558-2328
EMAIL: LCLASSEN@1828ENG.COM

SUBVYOR
JOHNSTON'S SURVEYING, LLC
SURVEYOR: RICHARD B. BROWN, P.S.M.
3000 W. PALM BLVD. SUITE 100
KISSIMMEE, FL 34744
PHONE: (407) 847-2179
FAX: (407) 847-3010
EMAIL: RICK@JOHNSURVEYING.COM

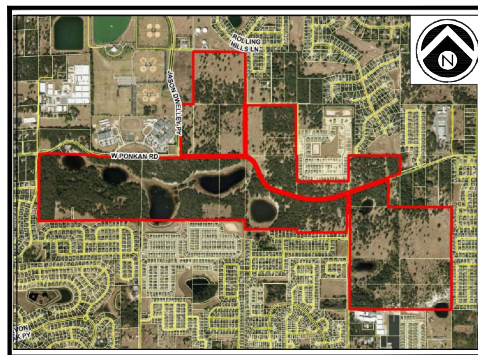
GEOTECHNICAL ENGINEER
DEVCO ENGINEERING, LLC
ENGINEER: DEVCO SERRANO, PH.D., P.E.
5500 AVALON DRIVE
ORLANDO, FL 32808
PHONE: (407) 298-0011
EMAIL: DEVCO@DEVCOENG.COM



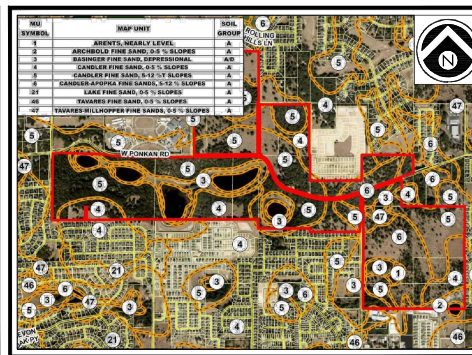
VICINITY MAP

UTILITY PROVIDERS

WATER/SEWER/REFUSE/AMBIED: CITY OF APOPKA 7401 E. CLEVELAND STREET APOPKA, FLORIDA 32703 CONTACT: JIM KENNEDY PHONE: (407) 763-7371	TELEPHONE/THIR: CENTURY LINE 39 NORTH MAIN STREET WINTER GARDEN, FLORIDA 34787 CONTACT: BILL J. BRAGG PHONE: (407) 834-8529
SOLID WASTE COLLECTION: CITY OF APOPKA 148 E. CLEVELAND STREET APOPKA, FLORIDA 32703 CONTACT: JIM KENNEDY PHONE: (407) 763-7371	GAS LAKE APPOKA NATURAL GAS DISTRICT 1328 WINTER GARDEN VINEL ROAD WINTER GARDEN, FLORIDA 34787 CONTACT: MINGO CANN PHONE: (407) 656-2734
CABLE: CHARTER AMERICAN CABLE 3765 ALF ABERNATHY BOULEVARD ORLAND, FLORIDA 32835 CONTACT: T. R. KOMOROVITZ PHONE: (407) 262-8009	POWER: DUKE ENERGY 3289 BONNETT CREEK ROAD PO BOX 8000 LAKE BUENA VISTA, FLORIDA 32830 CONTACT: J. J. BERNARDI PHONE: (407) 708-0661

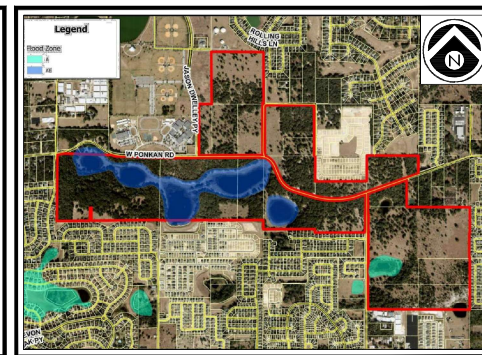


AERIAL MAP
SCALE: 1" = 400'



SOILS MAP

SCALE: 1" = 400'



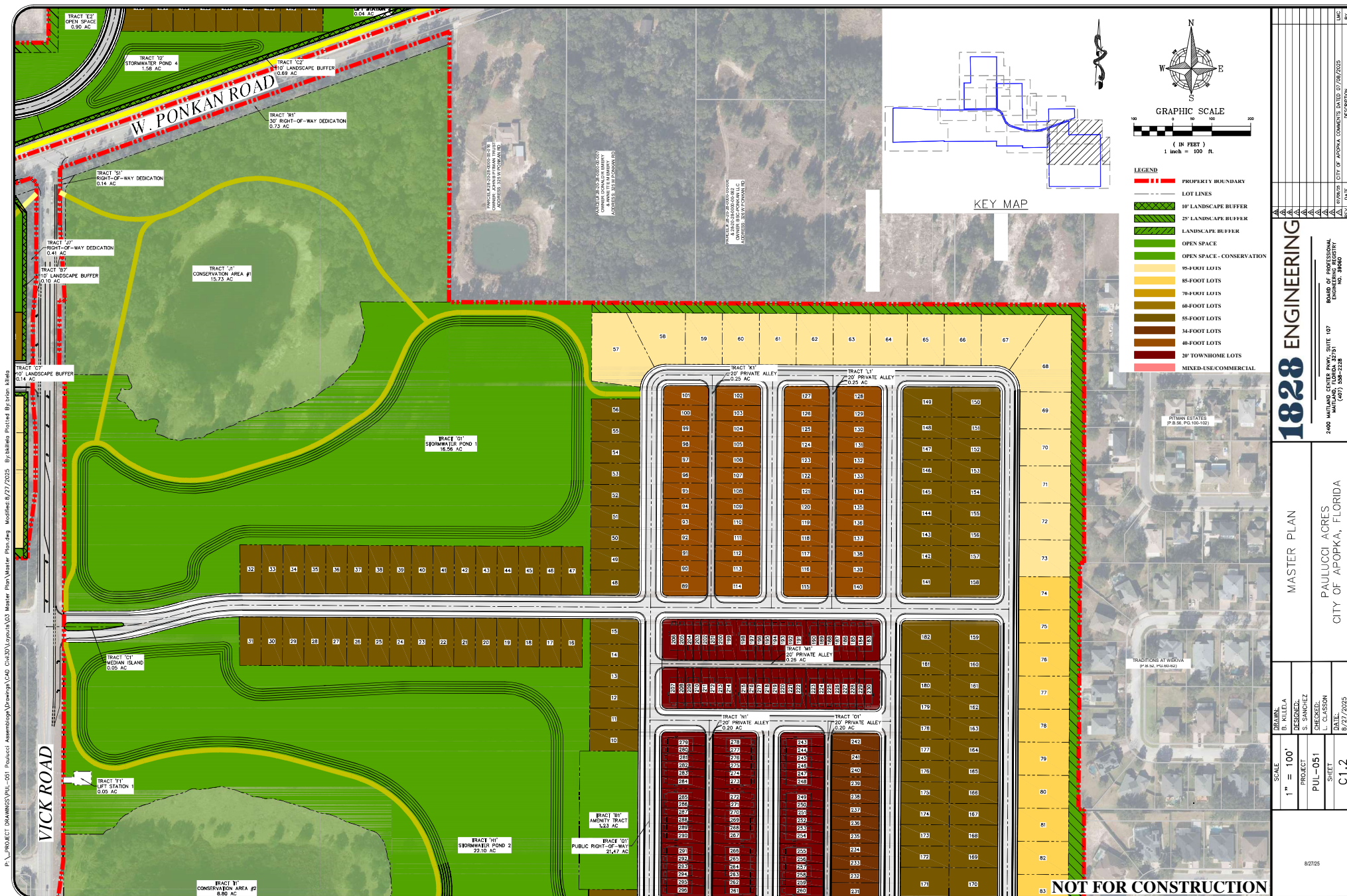
FEMA PANEL 12095C00110H - DATED SEPTEMBER 24, 2021
FEMA FLOOD MAP
 SCALE: 1" = 400'

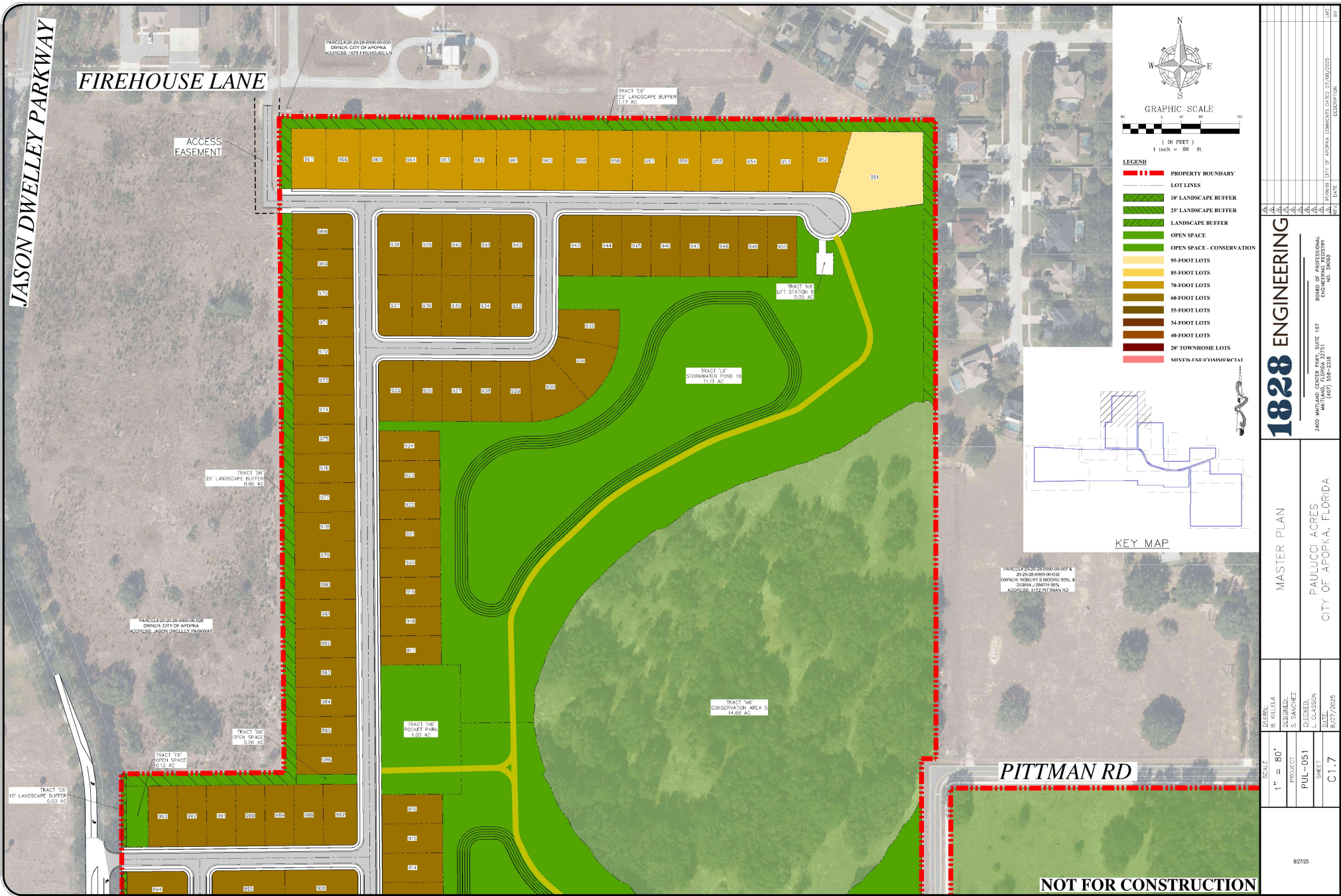
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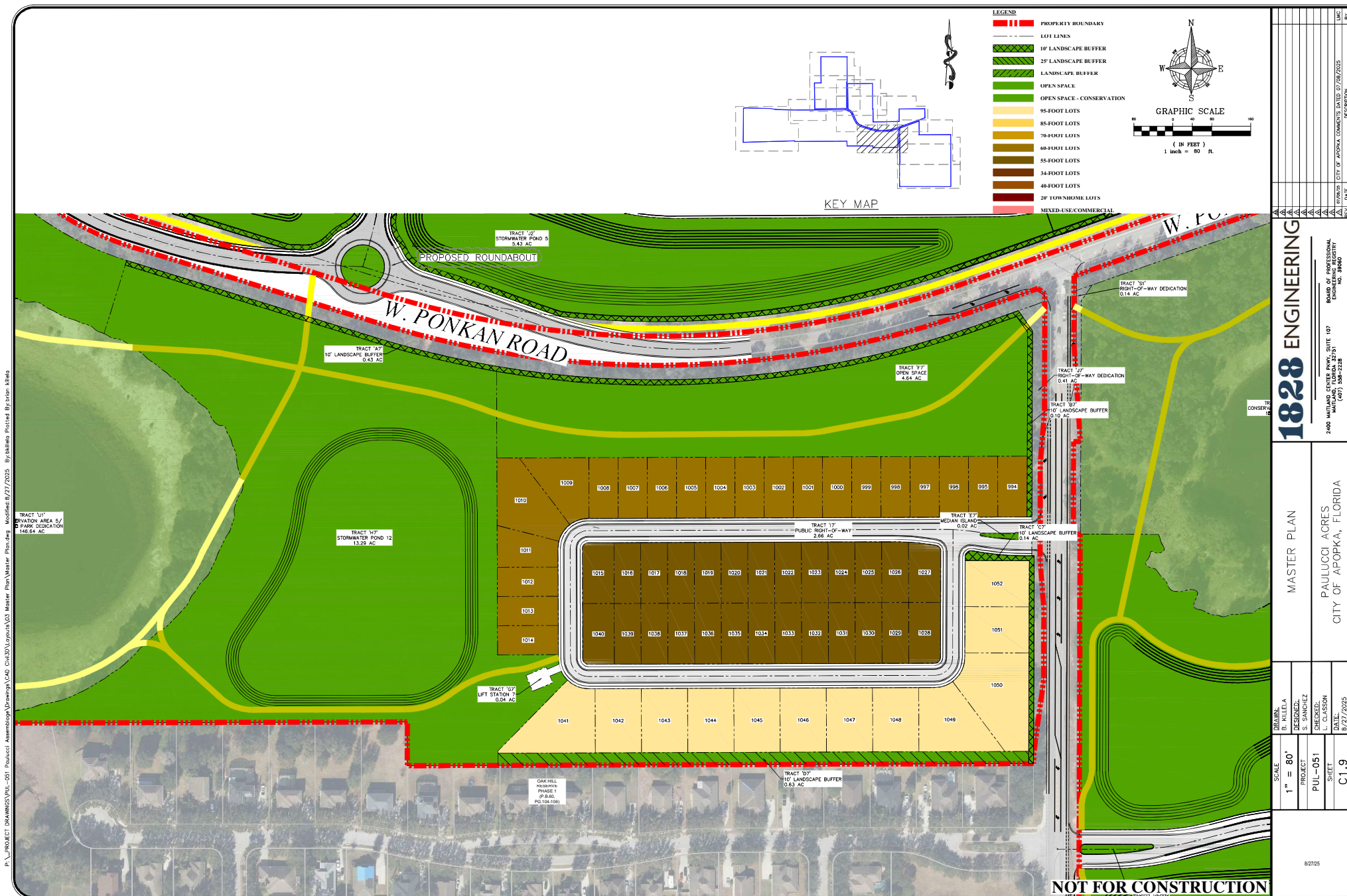
1828 ENGINEERING

BOARD OF PROFESSIONAL
ENGINEERING REGISTRY
NO. 39060

[illegible]



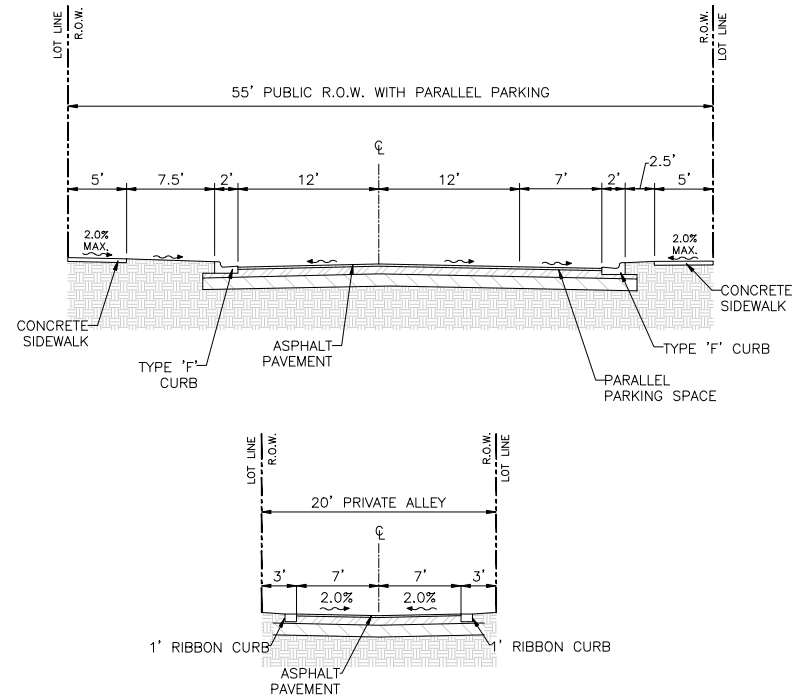
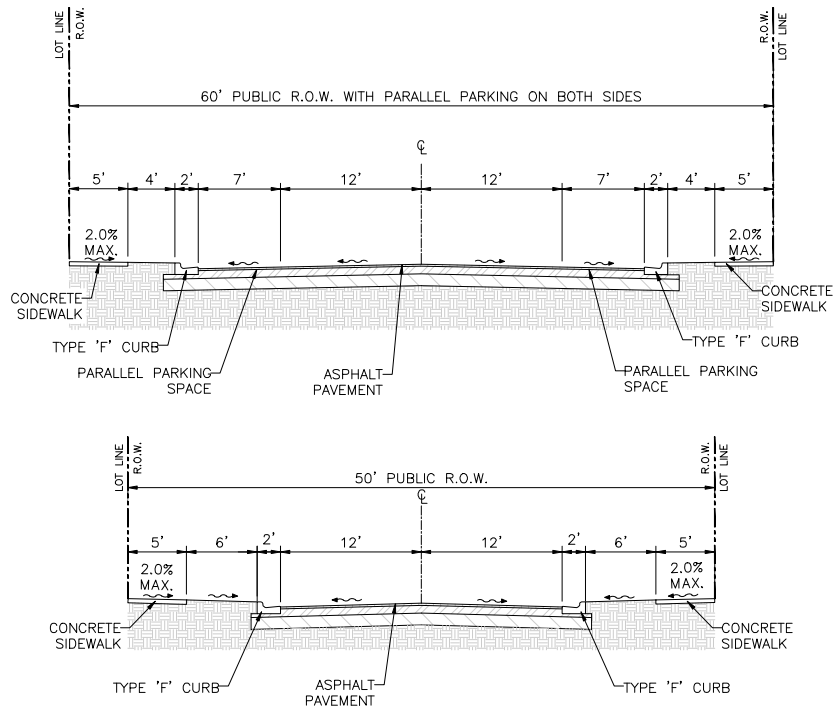




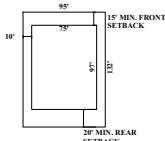
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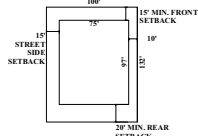
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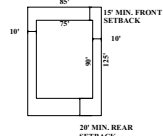
TYPICAL 95' LOT
SIZE/PROPOSED
BUILDING PAD



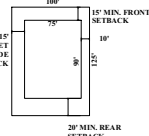
CORNER 95' LOT
SIZE/PROPOSED
BUILDING PAD



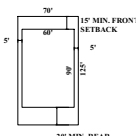
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SIZE/PROPOSED
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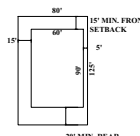
CORNER 85' LOT
SIZE/PROPOSED
BUILDING PAD



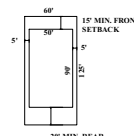
TYPICAL 70' LOT
SIZE/PROPOSED
BUILDING PAD



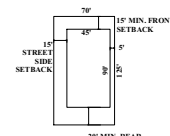
CORNER 70' LOT
SIZE/PROPOSED
BUILDING PAD



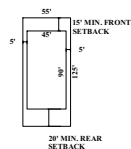
TYPICAL 60' LOT
SIZE/PROPOSED
BUILDING PAD



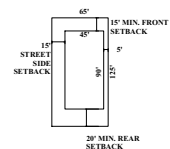
CORNER 60' LOT
SIZE/PROPOSED
BUILDING PAD



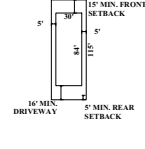
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SIZE/PROPOSED
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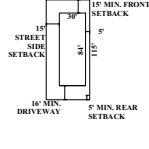
CORNER 55' LOT
SIZE/PROPOSED
BUILDING PAD



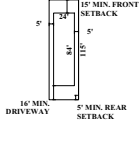
TYPICAL 40' LOT
SIZE/PROPOSED
BUILDING PAD



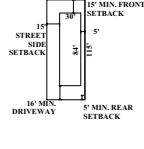
CORNER 40' LOT
SIZE/PROPOSED
BUILDING PAD



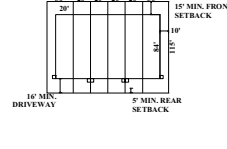
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SIZE/PROPOSED
BUILDING PAD



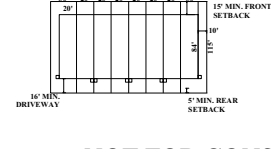
CORNER 34' LOT
SIZE/PROPOSED
BUILDING PAD



6-UNIT TOWNHOMES
SIZE/PROPOSED
BUILDING PAD



8-UNIT TOWNHOMES
SIZE/PROPOSED
BUILDING PAD



NOT FOR CONSTRUCTION

1828 ENGINEERING		PAULUCCI ACRES	
2400 MAILAND CENTER HWY., SUITE 107 MARIETTA, GA 30067 (404) 586-3338		CITY OF APOPKA, FLORIDA	
SCALE	N.T.S.	DRAWN BY	B. KILLEA
PROJECT	PUL-051	DESIGNED BY	S. SANCHEZ
SHEET	C1.12	CHECKED BY	L. CLARSON
		DATE	8/27/2025
		8/27/25	
		CITY OF APOPKA COMMENTS DATED 07/08/2025	
		LUC	
		BY	

P:\PROJECT\DRAWINGS\1001_Preliminary\Assemblies\Drawings\1001_Preliminary\Master Plan\Master Plan.dwg, Modified: 9/27/2025, By: J. Miller, Master Plan.dwg

Proposed Cumulative Residential Open Space Table						
Pod	Open Space Area	Total Pod Area	Cumulative PO Open Space	Cumulative PD Area	Pod Open Space %	Cumulative Open Space %
Pod 1A/B	58.81 Ac.	138.97 Ac.	58.81 Ac.	138.97 Ac.	42.3%	42.32%
Pod 1C	157.98 Ac.	157.98 Ac.	216.80 Ac.	296.95 Ac.	100.0%	73.01%
Pod 2	13.94 Ac.	32.92 Ac.	230.73 Ac.	329.87 Ac.	42.3%	69.95%
Pod 3	30.12 Ac.	56.23 Ac.	260.85 Ac.	386.11 Ac.	53.6%	67.56%
Pod 4	6.36 Ac.	31.22 Ac.	267.22 Ac.	412.32 Ac.	20.4%	64.03%
Pod 5	25.59 Ac.	61.28 Ac.	292.81 Ac.	478.60 Ac.	41.8%	61.18%
Pod 6	35.51 Ac.	82.98 Ac.	328.32 Ac.	561.59 Ac.	42.8%	58.46%
Pod 7	15.92 Ac.	34.06 Ac.	344.24 Ac.	595.63 Ac.	46.8%	57.79%
Future Commercial Tract 1	1.00 Ac.*	4.90 Ac.	345.24 Ac.	600.53 Ac.	20.0%*	57.49%
Future Commercial Tract 2	1.20 Ac.*	6.00 Ac.	346.44 Ac.	606.53 Ac.	20.0%*	57.12%

*EACH COMMERCIAL PHASE OF THE DEVELOPMENT SHALL PROVIDE A MINIMUM OF 20% OF ITS ACREAGE AS OPEN SPACE ACCORDING TO LDC SECTIONS 5.4.4 AND 5.4.5

Lot Count by Phase								
	20' Townhomes	34' Lots	40' Lots	55' Lots	60' Lots	70' Lots	85' Lots	95' Lots
Pod 1A/1B	102	60	52	138	-	-	15	17
Pod 2	-	-	-	33	-	13	-	7
Pod 3	-	-	-	4	66	10	-	4
Pod 4	-	-	72	64	-	-	3	-
Pod 5	-	-	-	-	73	-	-	33
Pod 6	72	26	-	-	112	16	-	1
Pod 7	-	-	-	26	21	-	-	12
Total	174	86	124	265	272	39	18	74

Roadway Length by Phase		
	Standard Road*	Private Alley
Pod 1A/1B	13,702 LF	3,714 LF
Pod 2	5,262 LF	0 LF
Pod 3	4,344 LF	0 LF
Pod 4	2,476 LF	798 LF
Pod 5	4,853 LF	0 LF
Pod 6	8,140 LF	2,354 LF
Pod 7	2,304 LF	0 LF
Total	41,081 LF	6,866 LF

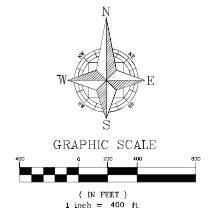
LEGEND

PROPERTY BOUNDARY

- POD 1 A/B
- POD 1 C
- POD 2
- POD 3
- POD 4
- POD 5
- POD 6
- POD 7
- MIXED-USE/COMMERCIAL (BY OTHERS)

PHASING LINE

*ROADWAYS WITHIN GATED PODS ARE TO BE PRIVATE, WHILE ALL OTHER PROPOSED ROADS ARE TO BE PUBLIC. DETERMINATION AS TO WHICH PODS WILL BE GATED WILL BE MADE DURING CSP PERMITTING.



1828 ENGINEERING

PHASING PLAN

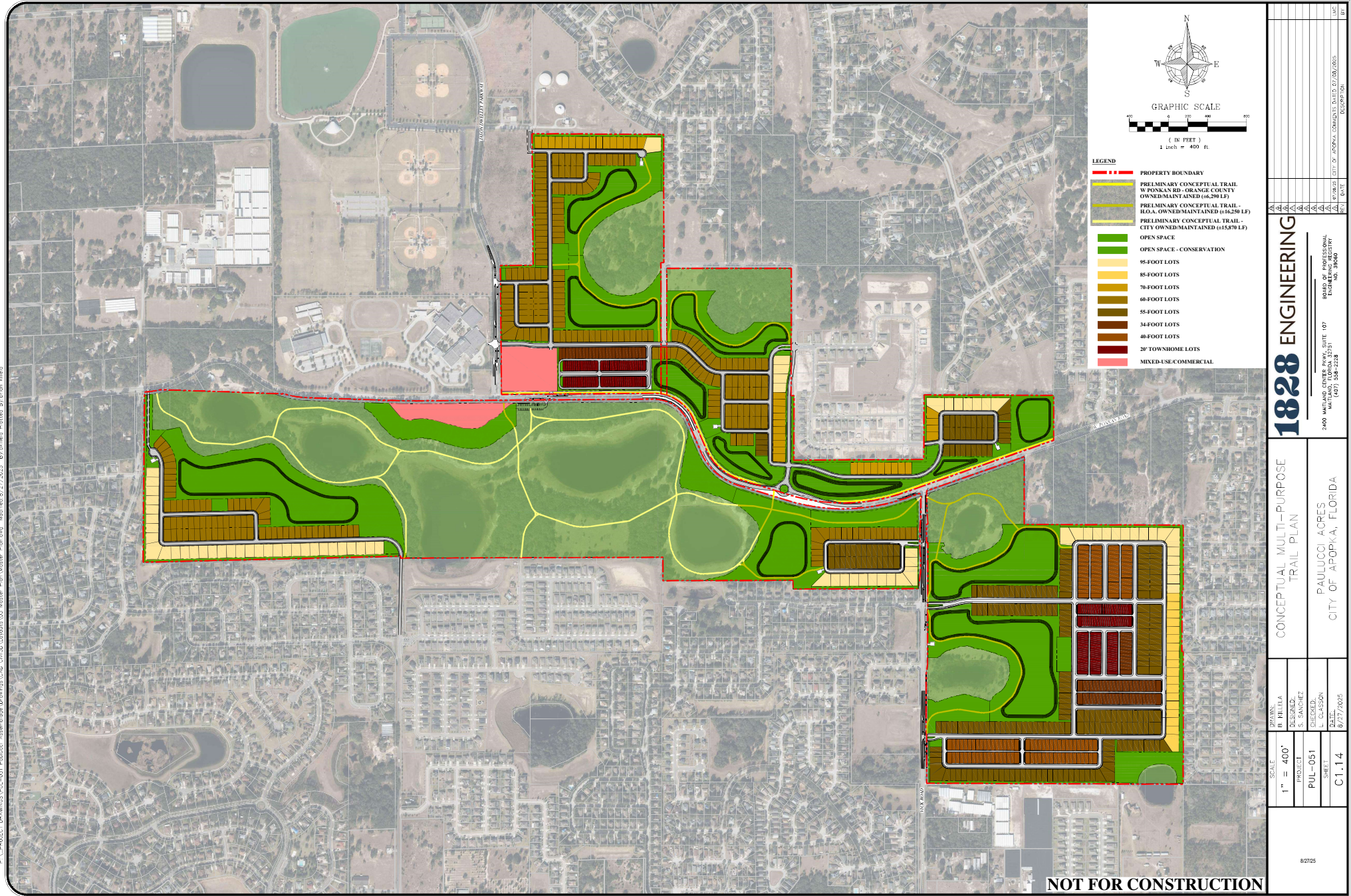
PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

SCALE: 1" = 400'
PROJECT: PUL-051
SHEET: C1.13

8/27/25

NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\04-001 Paulucci Assemblies Drawings\040 C:\3D\Layouts\03 Master Plan\Master Plan.dwg Modified: 9/27/2025 By: J. Miller



CONCEPTUAL MULTI-PURPOSE
TRAIL PLAN

PAULUCCI ACRES
CITY OF APOPKA, FLORIDA

DRAWN:
B. MILLER
DESIGNED:
S. SANCHEZ
PROJECT:
PUL-051
CHECKED:
L. CLASON
DATE:
9/27/2025

SCALE:
1" = 400'
SHEET:
C1.14

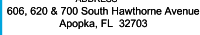
8/27/25

1828 ENGINEERING

2400 MATLAND CENTER HWY, SUITE 107
MAITLAND, FLORIDA 32751
(407) 558-9228

BOARD OF PROFESSIONAL ENGINEERS
ENGINEER NO. 19060
DATE: 9/27/2025
BY: J. MILLER

CITY OF APOPKA COMMENTS DATED: 9/28/2025
LUC
BUT



Legal Description (as furnished)

Parcel 1:

North 300 feet of the East $\frac{3}{4}$ of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, lying East of Bradshaw Road, in Section 46, Township 21 South, Range 28 East, Public Records of Orange County, Florida, less Road Right of Way on the East and West)

Southwest 1/4 of Block B, Bradshaw and Thompsons Addition to Apopka City, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 25, of the Public Records of Orange County, Florida. Less and Except the North 20% of the East 20% feet. Together with a 20 foot vacated Right of Way lying adjacent to the lot on the South side.

The South 15 feet of Vacated Seventh Street, lying East of South Bradshaw Road and West of South New Hampshire Avenue and South of Block B of Bradshaw and Thompsons Addition to Apopka City, according to the map or plat thereof, as recorded in Plat Book B, Page(s) 26, of the Public Records of Orange County, Florida.

- | LEGEND | |
|---|-----------------------|
| CC = Covered Concrete | Pg = Page |
| IS = Identification | EB = Electric Box |
| LI = Licensed Electrician | MB = Motor Mount |
| FP = Found from Pipe | LP = Light Pole |
| FO = Found from Floor | TR = Transformer |
| CS = Concrete Slab | P/L = Pool Equipment |
| C = Central Angle | C/P = Cable Tie Kiser |
| PL = Plan Dimension | ONS = Onsite |
| R = Radius | OFFS = Offsets |
| (P) = Part Dimension | PP = Power Pole |
| (C) = Calculated Dimension | OS = Overhead UTHH |
| SD = Steel Dimension | |
| CO = Cover | |
| OR Book = Official Record Book | |
| SR = Set W/ Iron Rod & Cap LB#7785 | |
| FC = Found from Cement | |
| CM = Covered Concrete Monument | |
| SC = Screen End of Covered Concrete | |
| FN = Found from Foot & Disk | |
| PM = Set Nail & Disk LB#7785 | |
| BR = Brick Foundations | |
| WB = Covered Wood Deck | |
| MI = Mitered End Section | |
| NC = No Corner Sign to be Found
(corner falls in hole) | |
| DR = Drainage Manhole | |
| PH = Fire Hydrant | |
| SG = Sign | |
| WT = Well Tank | |

ADDITIONAL NOTES:

3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and recordable liens which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
6. Subject property has 28 regular marked parking spaces and 1 handicap marked parking space.

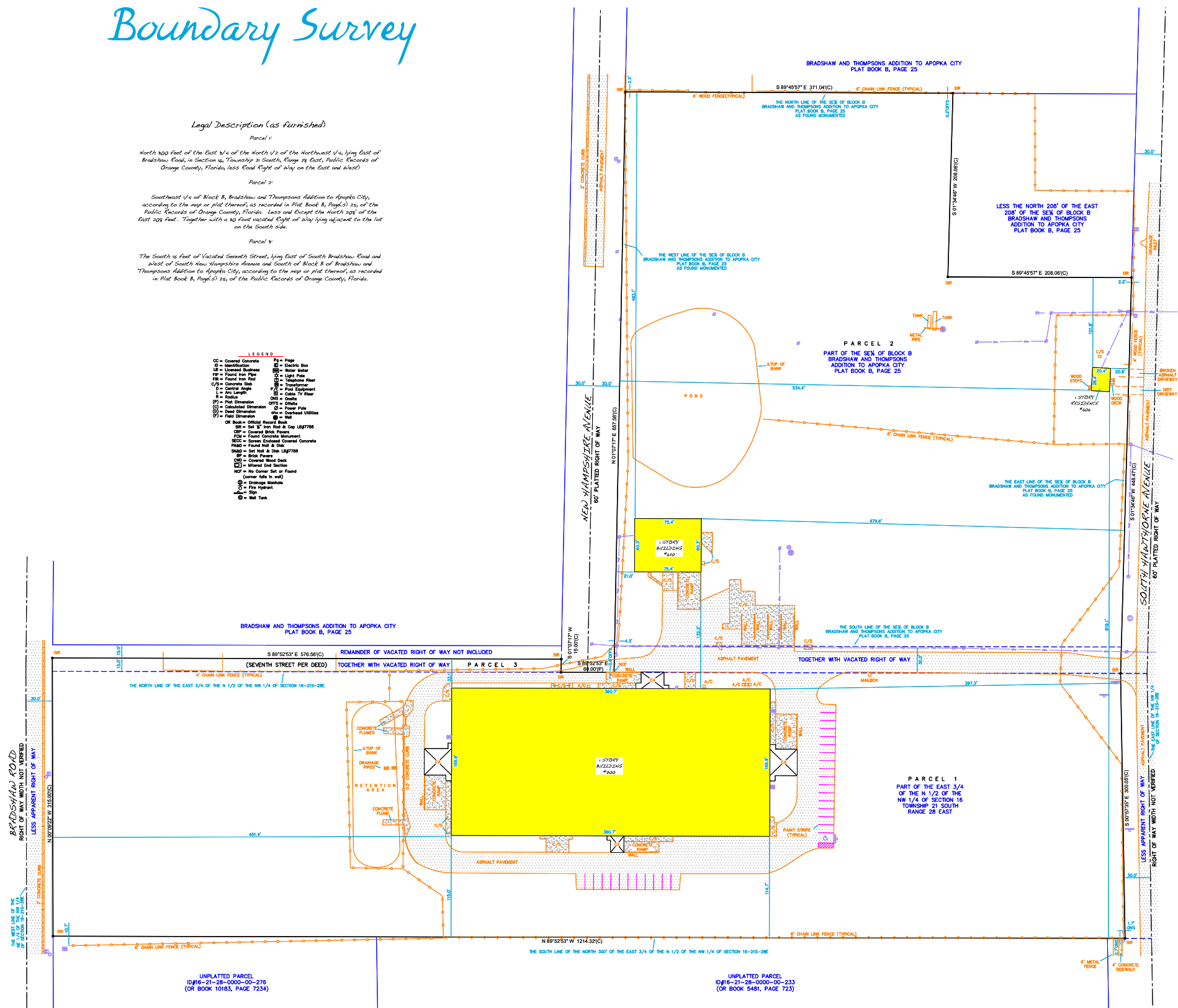
NOTE:
SUBJECT TO EASEMENTS CONTAINED IN COMMITMENT BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO.
98133315 WITH AN EFFECTIVE DATE OF 8/27/21 AT 5:00 PM.
DOCUMENTS NOT FURNISHED TO SURVEYOR FOR REVIEW.

COPYRIGHT 2011	JOB #: VLSR21-55542	
	CLIENT #: 9813315	
	FIELD DATE: 9/29/21	CREW: 3620
	DRAFTER: DF	
	APPROVED: JEW	
	SCALE: 1" = 50'	

X
Borrower's Acknowledgment and Acceptance

X

Borrower's Acknowledgment and Acceptance



UNPLATTED PARCEL
ID#16-21-28-0000-00-276
(OR BOOK 10183, PAGE 7234)

UNPLATTED PARCEL
ID#16-21-28-0000-00-233
(OR BOOK 5481, PAGE 723)

[illegible]

OAKS AT KELLY PARK PHASE 4

REPLATING TRACT FD-2 OF "OAKS AT KELLY PARK PHASE 3A",
PLAT BOOK 113, PAGES 72 THROUGH 76
CITY OF APOPKA, ORANGE COUNTY, FLORIDA
SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Legal Description

Tract FD-2 of plat of "Oaks at Kelly Park Phase 3A" as recorded in Plat Book 113, Pages 72 through 76 of the Public Records of Orange County, Florida, lying within the South half (1/2) of Section 7, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

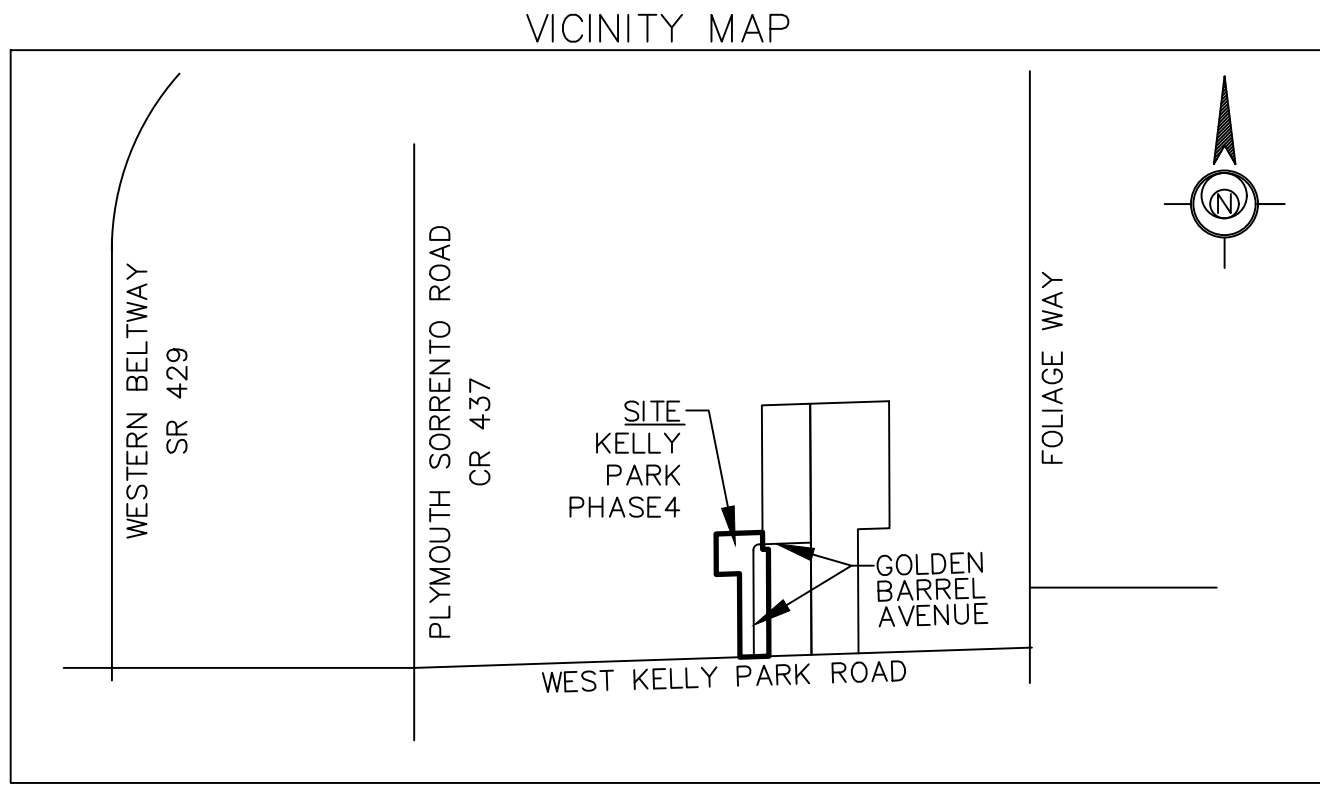
Begin at the Southeast corner of said Tract FD-2, thence along the boundary of said Tract FD-2 for the following ten (10) courses: run S88°06'28"W for 68.08 feet; thence S87°58'47"W for 242.11 feet; thence N00°16'28"W for 870.40 feet; thence S87°58'47"W for 242.11 feet; thence N00°16'28"W for 422.43 feet; thence N88°02'04"E for 484.21 feet; thence S00°16'28"E for 177.31 feet; thence N89°43'32"E for 53.05 feet to the point of curvature of a curve concave to the Southwest, having a radius of 15.00 feet; thence Southeast along the arc of said curve through a central angle of 90°00'00" for 23.56 feet to the point of tangency; thence S00°16'28"E for 1,098.15 feet to the Point of Beginning.

Containing 11.266 acres (490,751 square feet), more or less.

NOTES:

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 7-20-28 being a bearing of N88°06'27"E.
- All lot lines are non-radial.
- All platted utility easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tract RW-1 (Right-of-Way) is hereby dedicated to the City of Apopka.
- Tract RW-5 (Private Right-of-Way) is hereby dedicated to THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION, INC. (the "Association") and maintained according to the Declaration of Covenants, Conditions and Restrictions of THE OAKS AT KELLY PARK recorded in Document# 20200168519 of the Public Records of Orange County, Florida and any supplements and/or amendments thereto (the "Declaration").
- Tracts OS-1, OS-4 and OS-7 (Open Space), are hereby dedicated to the Association and will be maintained according to the Declaration.
- Tract RW-5 (Right-of-Way) is a common area per the Declaration and shall be owned by the Association and is reserved for the exclusive use and benefit of the following entities and for the following purposes; (I) for the purpose of exercising all powers and responsibilities delegated to the Association pursuant to the Declaration (II) the owners of the lots within the property for purposes of access to and from public streets and lots lying adjacent to such alley tracts and (III) City of Apopka and its employees and agents solely for the purpose of performing municipal and government functions reasonably necessary to provide for and protect the health, safety and welfare of the property and owners therefore or residents thereon, as well as such owner's guests and invitees, including but not limited to, police, fire and emergency medical services. Any access improvements and appurtenances and related facilities constructed within Tract RW-5 is not dedicated to the public, but is private and shall be maintained by the Association.
- According to the Chicago Title Insurance Company Plat Property Information Report, Order No. 12355468, dated June 9, 2025, this property is subject to the following items:
(each item is blanket in unless otherwise noted)

- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Oaks at Kelly Park Phase 1, recorded in Plat Book 102, Page 79-82.
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Oaks at Kelly Park Phase 3A, recorded in Plat Book 113, Page 72-76.
- Easement to Florida Power Corporation, recorded in Official Records Book 2017, Page 399. (Plotted)
- Easement to Florida Power Corporation, recorded in Official Records Book 2017, Page 405. (Plotted)
- School Concurrence Mitigation Agreement, recorded in Official Records Instrument No. 20230047486.
- Restrictions, covenants, conditions and easements, as contained in that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Instrument No. 20200168519; and Official Records Instrument No.20210108273, First Supplemental Declaration recorded in Official Records Instrument No. 20210153939, Second Supplemental Declaration recorded in Official Records Instrument No. 20230619638, Third Supplemental Declaration recorded in Official Records Instrument No. 20240021456, Notice of recording of joint resolution of the Architectural Review Committee recorded in Official Records Instrument No. 20240686381.
- Oil, gas, mineral, canal and reclamation reservations contained in Deed from Trustees of the Internal Improvement Fund of the State of Florida recorded December 8. 1943, in Deed Book 618, Page 292.
- Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations, and other Development Rights and Property recorded April 3, 2018 in Instrument No. 20180195931.
- School Mitigation Agreement for Capacity Enhancement recorded May 17, 2018 in Instrument No. 20180295497; First Amendment to School Mitigation Agreement for Capacity Enhancement recorded March 1, 2019 in Instrument No. 20190125828.
- Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations and Other Development Rights and Property recorded April 3, 2018 in Instrument No. 20180195934, as Corrective Assignment of Water, Sewer, Transportation, School and all other Impact Fee Credits or Reservations and Other Development Rights and Property recorded February 21, 2019 in Instrument No. 20190109467.
- Terms, conditions, and provisions of Resolution, recorded in Official Records Instrument No. 20210291310 and Official Records Instrument No. 20200539730.
- Owner/Developer/Builder Agreement recorded as Official Record Instrument No. 20230168991 and First Amendment to Owner/Developer/Builder Agreement recorded in Official Records Book 20240291905.
- Assignment of Impact Fees, Permits and Approvals, recorded in Official Records Instrument No. 20190478008.
- Collateral Assignment of Declarant's and Developer's Rights recorded in Official Records Instrument No. 20240079024.
- Recorded Notice of Environmental Resource Permit recorded in Official Records Instrument No. 20230269882.



(NOT TO SCALE)

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
2966 Commerce Park Drive • Suite 100 • Orlando, FL 32819
T: 407-345-6050
(LB #7508)

Index of Sheets

- Sheet 1 - Dedication, Notes, Legend and Legal Description
- Sheet 2 - Detail Sheet

SHEET 1 OF 2

PLAT BOOK PAGE

LEGEND

CL = CENTERLINE
(N.R.) = NON-RADIAL
C.C.R. = CERTIFIED CORNER RECORD
ID = IDENTIFICATION
LB = LICENSED BUSINESS
ORB = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
P.T. = POINT OF TANGENCY
PGS. = PAGES
R/W = RIGHT-OF-WAY
SEC. = SECTION
U.E. = UTILITY EASEMENT
R = RADIAL
Δ = CENTRAL ANGLE
L = ARC LENGTH
CL = CHORD LENGTH
CB = CHORD BEARING

- = SET OR RECOVERED 4"x4" CONCRETE MONUMENT
WITH NAIL AND DISK
STAMPED "PRM LB 7508"
- = SET NAIL AND DISK
STAMPED "PCP LB 7508"

CERTIFICATE OF APPROVAL BY
CITY ENGINEER

Examined
and
Approved

Vladimir Simonovski, P.E.

Date

CERTIFICATE OF APPROVAL BY
MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the City of Apopka, Orange County, Florida.

City Administrator

Date

Attest:

City Clerk, Susan M. Bone

Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____, as DOC # _____

County Comptroller in and for Orange County, Florida

By: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on August 06, 2025 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

Noah Catha
Professional Survey and Mapper
Florida Certificate No. 6873

Date

ESE Consultants, Inc.
2966 Commerce Park Drive
Suite 100
Orlando, FL 32819
Certificate No. 7508

CERTIFICATE OF SURVEYOR REVIEW FOR THE CITY

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

Signed:
Edwin Munoz, Jr., P.S.M.
Florida Certificate No. 7288

Date

OAKS AT KELLY PARK PHASE 4
DEDICATION

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

Tract RW-1 (Right-of-Way) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of this tract and any improvements thereon vest upon approval of this plat by the City of Apopka. Recording of this plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title as aforementioned.

IN WITNESS WHEREOF, the undersigned, DRP FL 5, LLC, a Delaware limited liability company, has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2025.

DRP FL 5, LLC, a Delaware limited liability company

Signature of Witness

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

Printed Name of Witness

Signature of Witness

By: Name

Printed Name of Witness

Print Name

Title
(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2025 by _____ as _____ of DW

General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

Notary Public in and for the State of _____

My Commission Expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the undersigned, THE OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION INC., has caused these present to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this _____ day of _____, 2025.

THE OAKS AT KELLY PARK HOME OWNERS ASSOCIATION, INC.

Signature of Witness

Printed Name of Witness

Signature of Witness

By: Name

Printed Name of Witness

Print Name

Title
(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [____] physical presence or [____] online notarization, this _____ day of _____, 2025 by _____ as _____ of THE

OAKS AT KELLY PARK HOMEOWNERS ASSOCIATION INC. He/She is personally known to me or has produced _____ as identification.

Signature of Notary Public

Printed Name of Notary Public

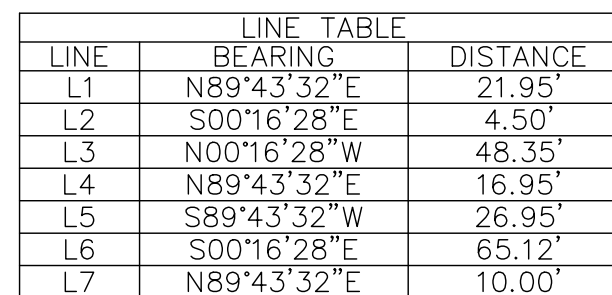
Notary Public in and for the State of _____

My Commission Expires: _____

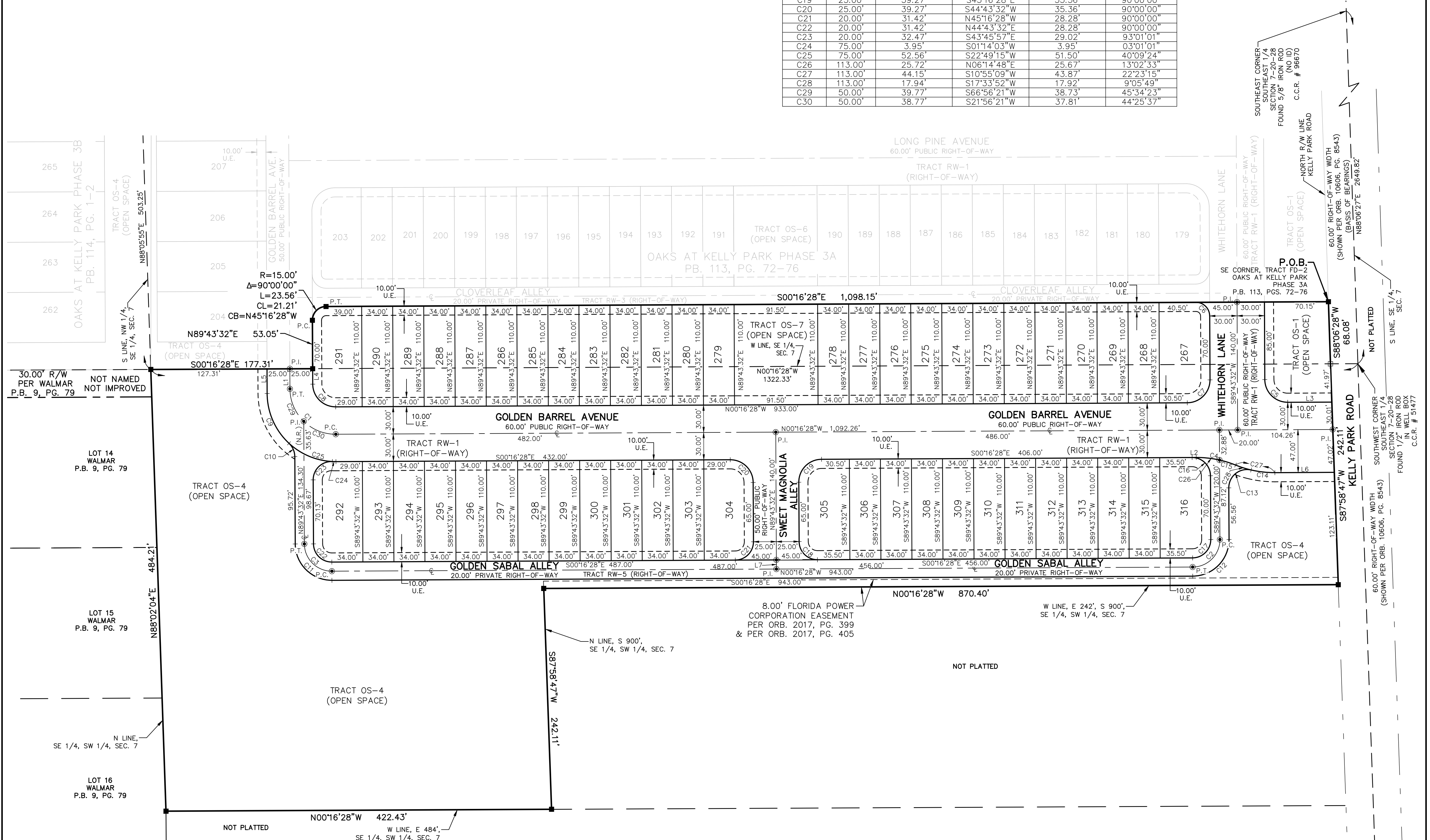
Commission Number: _____

PAGE

Sheet 2 – Detail Sheet



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	50.0'	78.54'	N44°43'32"E	70.71'	90°00'00"
C2	30.0'	47.12'	N45°16'28"W	42.43'	90°00'00"
C3	30.0'	47.12'	N44°43'32"E	42.43'	90°00'00"
C4	113.00'	44.15'	N17°26'26"E	43.87'	22°23'15"
C5	25.00'	39.27'	N44°43'32"E	35.36'	90°00'00"
C6	15.00'	23.56'	S44°43'32"W	21.21'	90°00'00"
C7	25.00'	39.27'	N45°16'28"W	35.36'	90°00'00"
C8	25.00'	39.27'	N44°43'32"E	35.36'	90°00'00"
C9	75.00'	61.30'	S66°18'44"W	59.60'	46°49'35"
C10	20.00'	16.35'	S66°18'44"W	15.89'	46°49'35"
C11	40.00'	62.83'	S44°43'32"W	56.57'	90°00'00"
C12	40.00'	62.83'	S45°16'28"E	56.57'	90°00'00"
C13	20.00'	36.06'	S38°37'45"E	31.37'	103°17'25"
C14	113.00'	26.21'	S06°22'15"W	26.15'	13°17'25"
C15	113.00'	18.43'	N17°26'26"E	18.41'	09°20'42"
C16	20.00'	31.42'	S44°43'32"W	28.28'	90°00'00"
C17	20.00'	31.42'	N45°16'28"W	28.28'	90°00'00"
C18	20.00'	31.42'	N44°43'32"E	28.28'	90°00'00"
C19	25.00'	39.27'	S45°16'28"E	35.36'	90°00'00"
C20	25.00'	39.27'	S44°43'32"W	35.36'	90°00'00"
C21	20.00'	31.42'	N45°16'28"W	28.28'	90°00'00"
C22	20.00'	31.42'	N44°43'32"E	28.28'	90°00'00"
C23	20.00'	32.47'	S43°45'57"E	29.02'	93°01'01"
C24	75.00'	3.95'	S01°14'03"W	3.95'	03°01'01"
C25	75.00'	52.56'	S22°49'15"W	51.50'	40°09'24"
C26	113.00'	25.72'	N06°14'48"E	25.67'	13°02'33"
C27	113.00'	44.15'	S10°55'09"W	43.87'	22°23'15"
C28	113.00'	17.94'	S17°33'52"W	17.92'	9°05'49"
C29	50.00'	39.77'	S66°56'21"W	38.73'	45°34'23"
C30	50.00'	38.77'	S21°56'21"W	37.81'	44°25'37"



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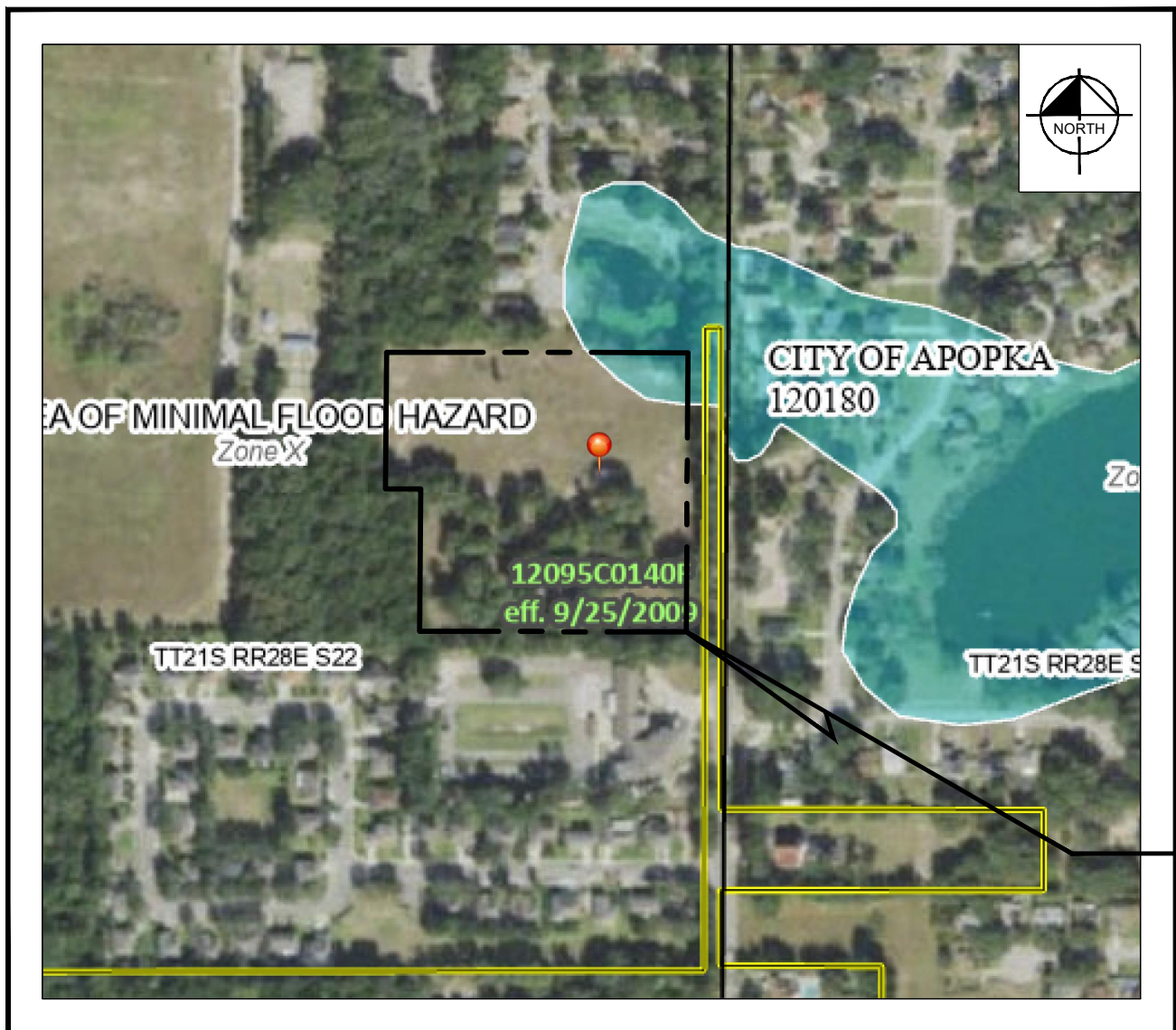
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This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SOILS MAP
N.T.S.

LEGAL DESCRIPTION:

THE SOUTHERLY 654 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; LESS THE EASTERLY 30 FEET THEREOF. TOGETHER WITH THAT PORTION OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 334 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22; THENCE RUN NORTH 320 FEET TO A POINT; THENCE RUN WEST 83 FEET TO A POINT; THENCE RUN SOUTH 320 FEET TO A POINT; THENCE RUN EAST 83 FEET TO THE POINT OF BEGINNING.

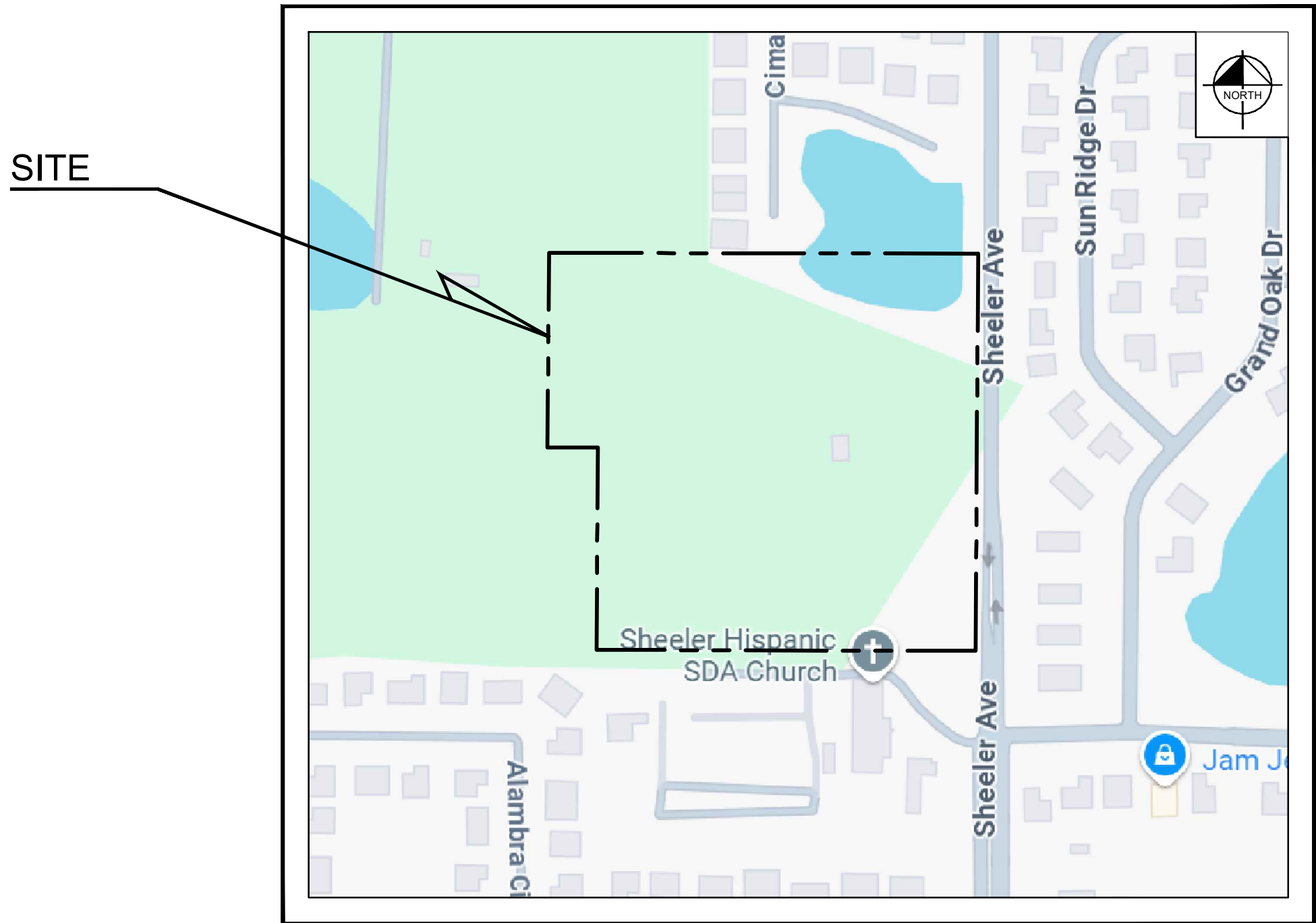


FEMA MAP
N.T.S.

MASTER DEVELOPMENT PLANS FOR SHEELER AVE RESIDENTIAL

PARCEL #: 282122000000143

CITY OF APOPKA
8/27/2025



LOCATION MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
SGC HOLDINGS USA
ADDRESS: 687 HAROLD AVE
WINTER PARK, FL 32789
CONTACT: ITAY GUY
PHONE: (321) 247-3153
EMAIL: ITAY@SGC-HOLDINGS.COM

SURVEYOR:
LEBRON GROUP
2236 WINTER WOODS BLVD. S. 1000
WINTER PARK, FLORIDA 32792
CONTACT: HECTOR LEBRON, P.S.M.
PHONE: (407) 781-9329

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JOSHUA ENOT
PHONE: 321-754-0413
EMAIL: JOSHUA.ENOT@KIMLEY-HORN.COM

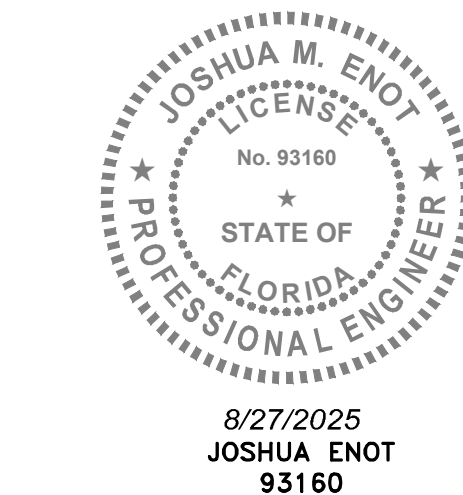
**WATER, SEWER, AND
RECLAIMED WATER :**
APOPKA UTILITIES
150 E. 5TH ST.
APOPKA, FL 32703

UTILITY PROVIDERS

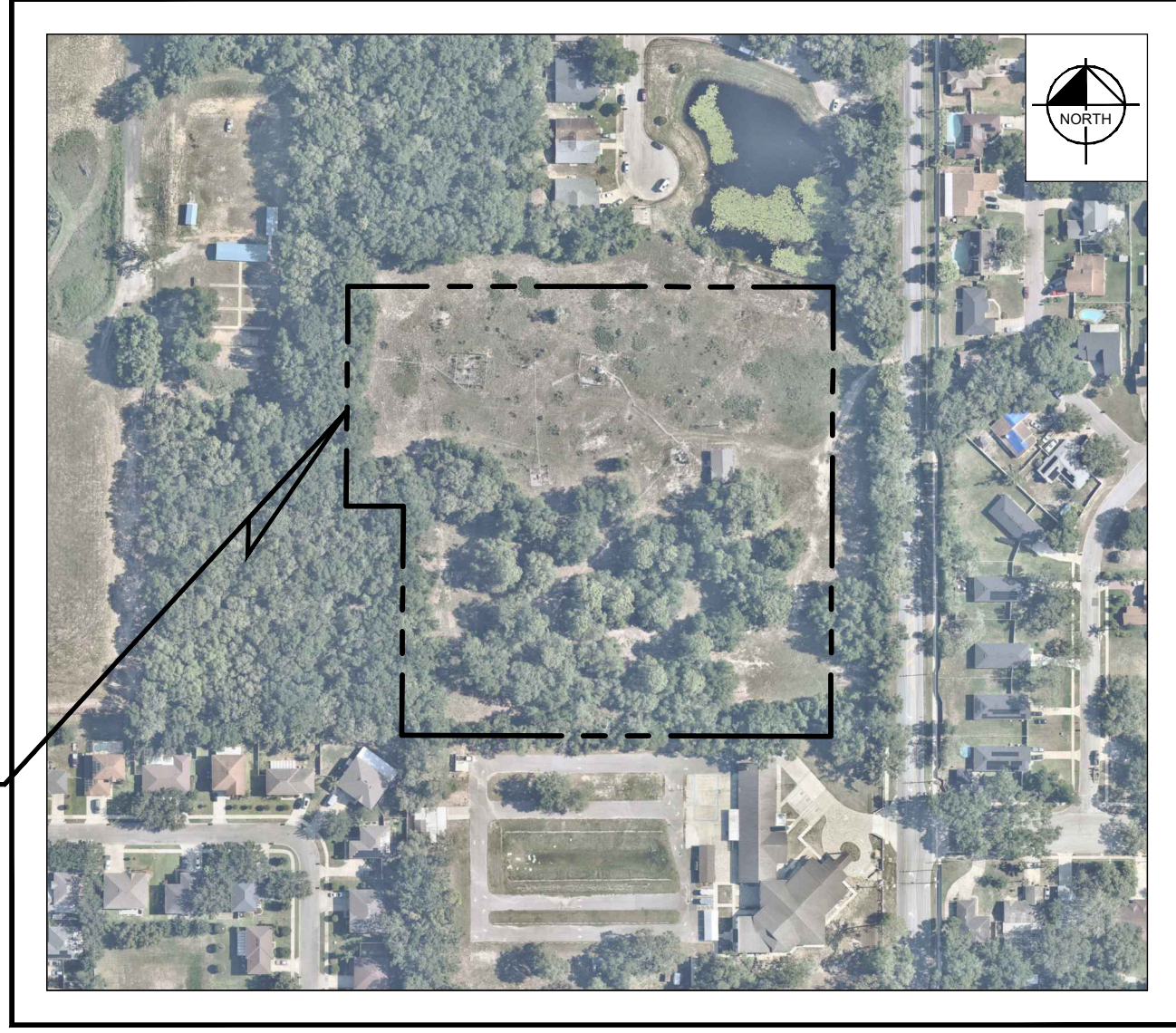
ELECTRIC :
DUKE ENERGY
2001 OLD SCENIC HWY
LAKE WALES, FL 33853

PREPARED BY
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106



8/27/2025
JOSHUA ENOT
93160



AERIAL PHOTOGRAPH
N.T.S.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1 - C2.2	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS & DEMO PLAN
C4.0	SITE PLAN
C4.1	OPEN SPACE PLAN
C5.0	PAVING AND GRADING PLAN
C5.1	BERM GRADING PLAN
C5.2	PAVING, GRADING, AND DRAINAGE DETAILS
C7.0	UTILITY PLAN
C8.0 - C8.2	GENERAL CONSTRUCTION DETAILS
L0.50	OVERALL TREE MITIGATION
L0.51 - L0.54	TREE MITIGATION PLAN
L0.55	TREE MITIGATION CALCULATIONS
L0.56	TREE MITIGATION NOTES
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.04	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL IRRIGATION PLAN
L2.01 - L2.04	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
L4.00	PHOTOMETRICS PLAN
L4.01	PHOTOMETRICS SPECIFICATIONS

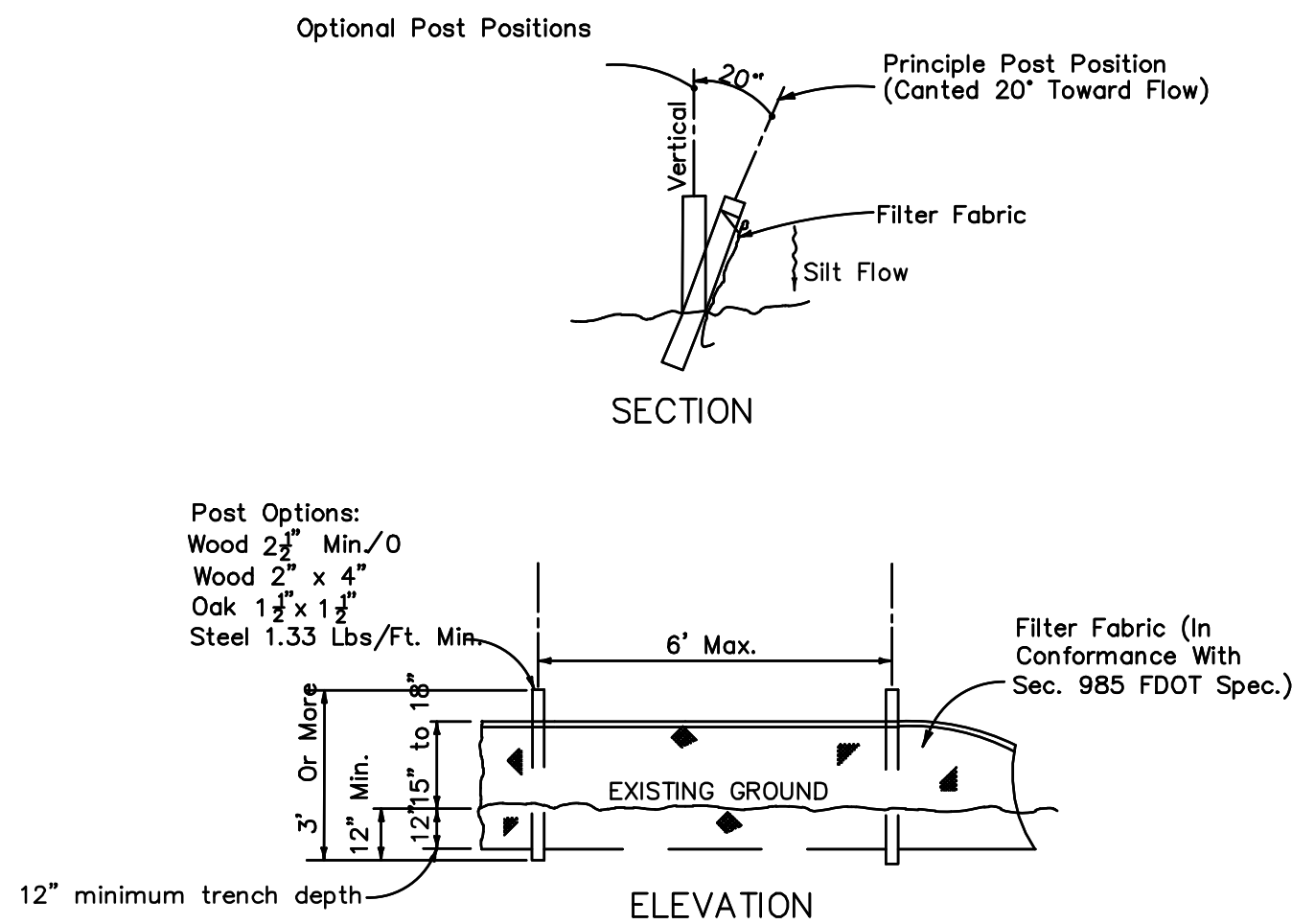
SHEET NUMBER
C0.0

No.	REVISIONS	DATE	BY

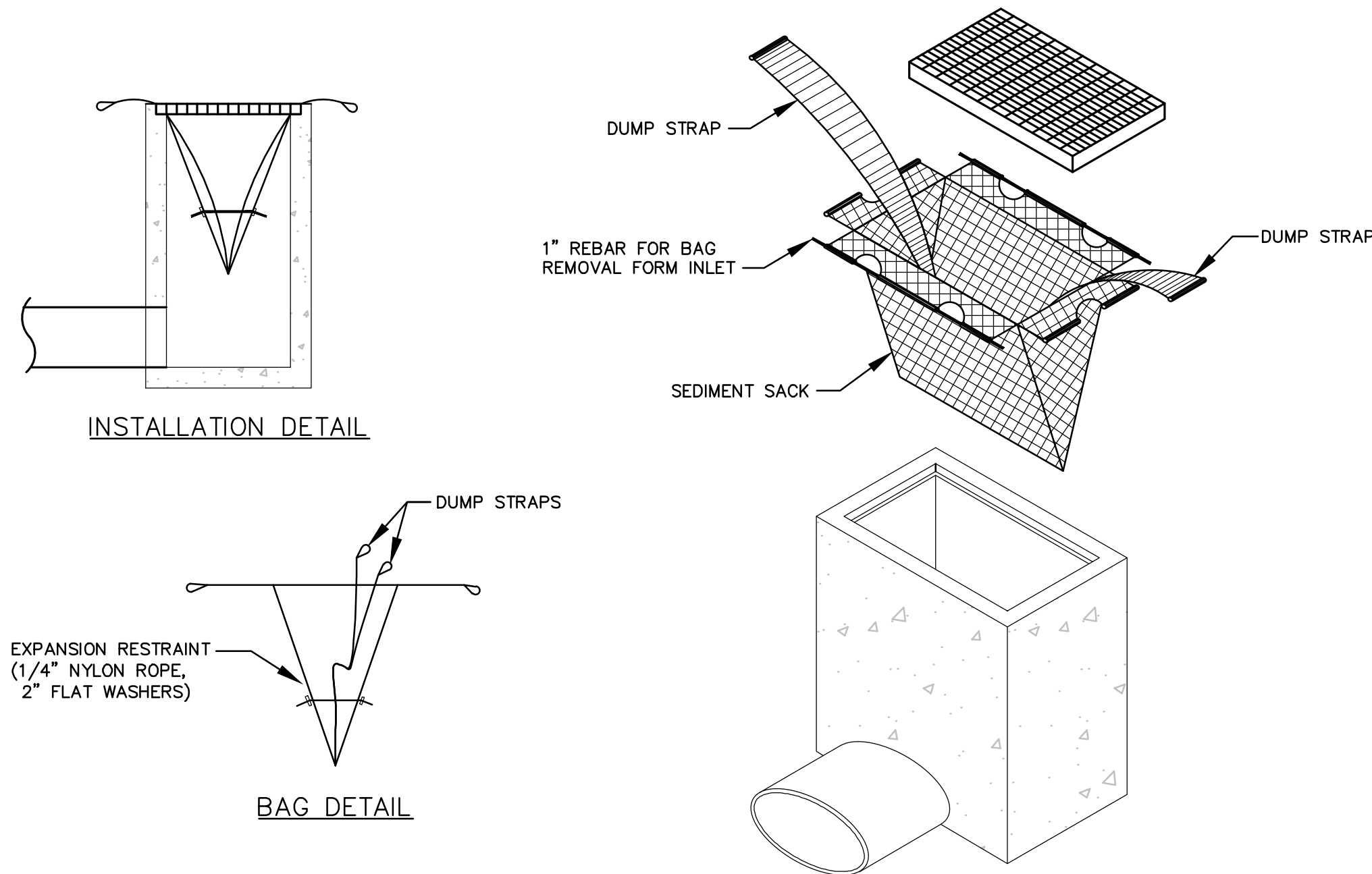
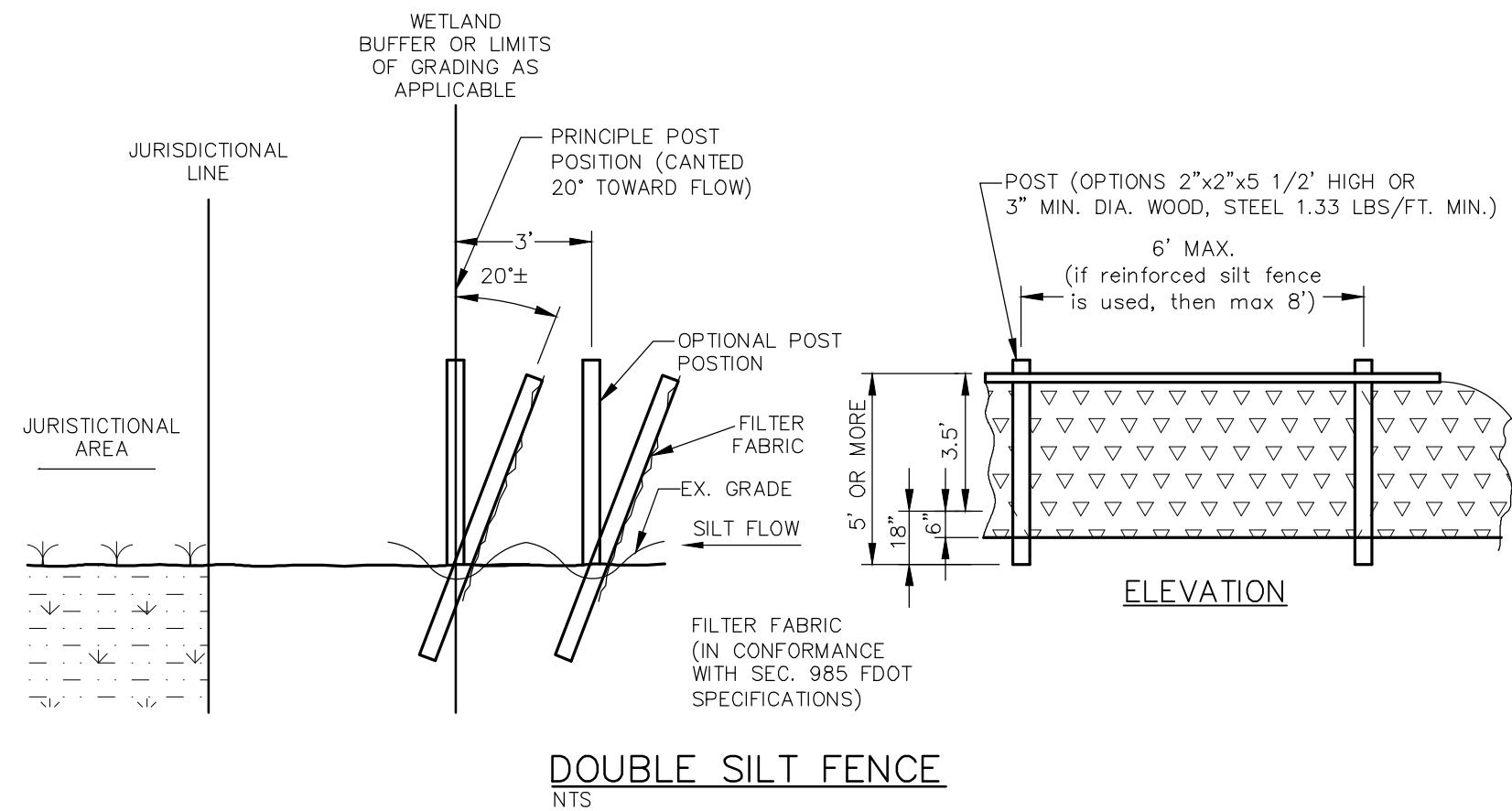
Plotted By: Martinez, Jeremiah Sheet Set: SHEELER AVE RESIDENTIAL Layout: C20 STORMWATER POLLUTION PREVENTION PLAN August 27, 2025 04:35:03pm K:\proj_civil\24549-200-sheeler ave residential\CADD\DWG\plansheets\C20-SWP2PP.dwg
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Page 76 of 123

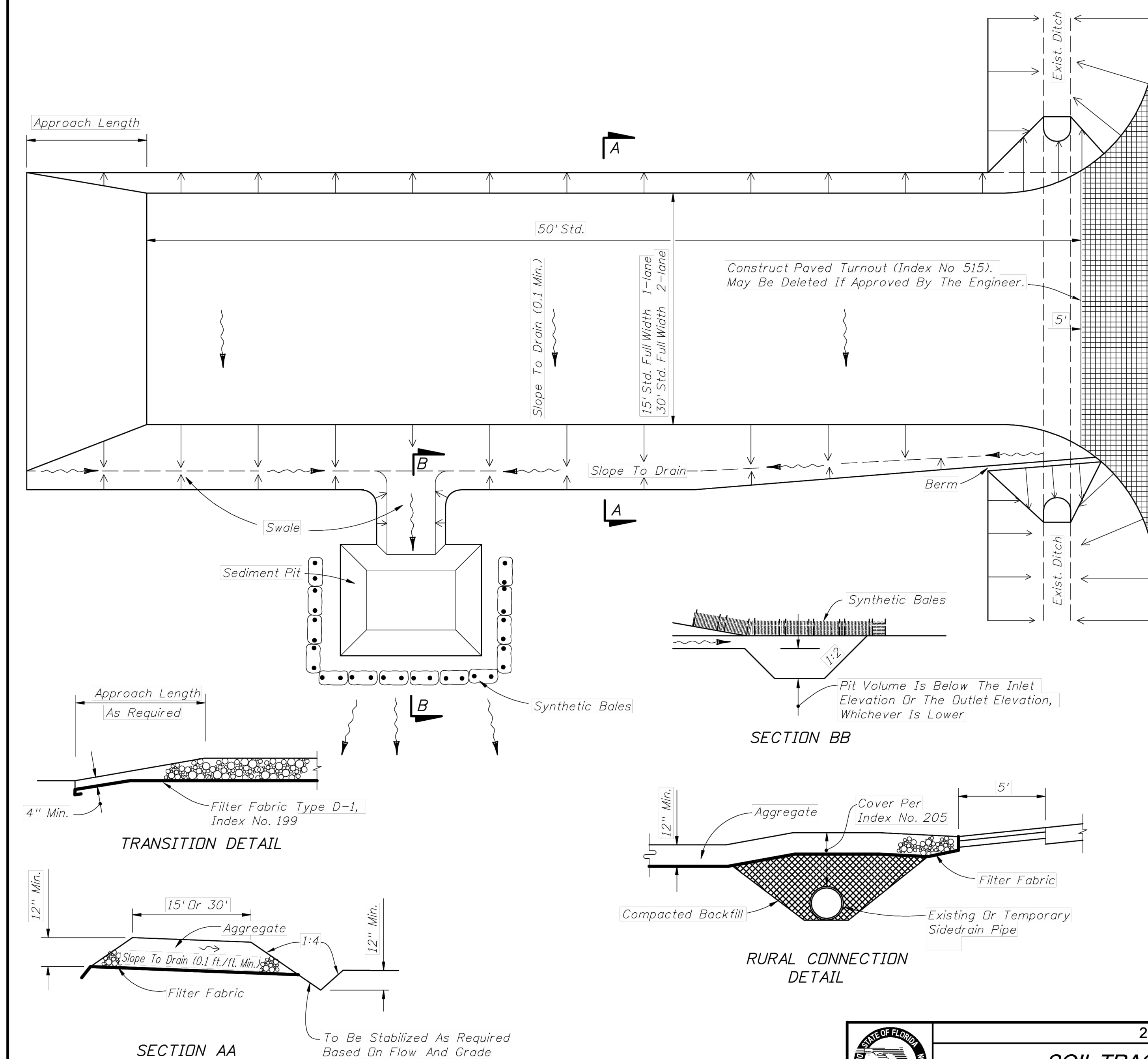
Plotted By: Martinez, Jeremiah; Sheet: S&S SHEELER AVE RESIDENTIAL; Layout: C2.1 EROSION CONTROL DETAILS; August 27, 2025 04:35:16pm; E:\civ\civil\245492000-sheeler ave residential\CADD\MPP\plans\sheet\C2.0-SVPPPP.dwg
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TYPE III SILT FENCE
NTS



STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



2010 FDOT Design Standards

SOIL TRACKING PREVENTION DEVICE
TYPE A

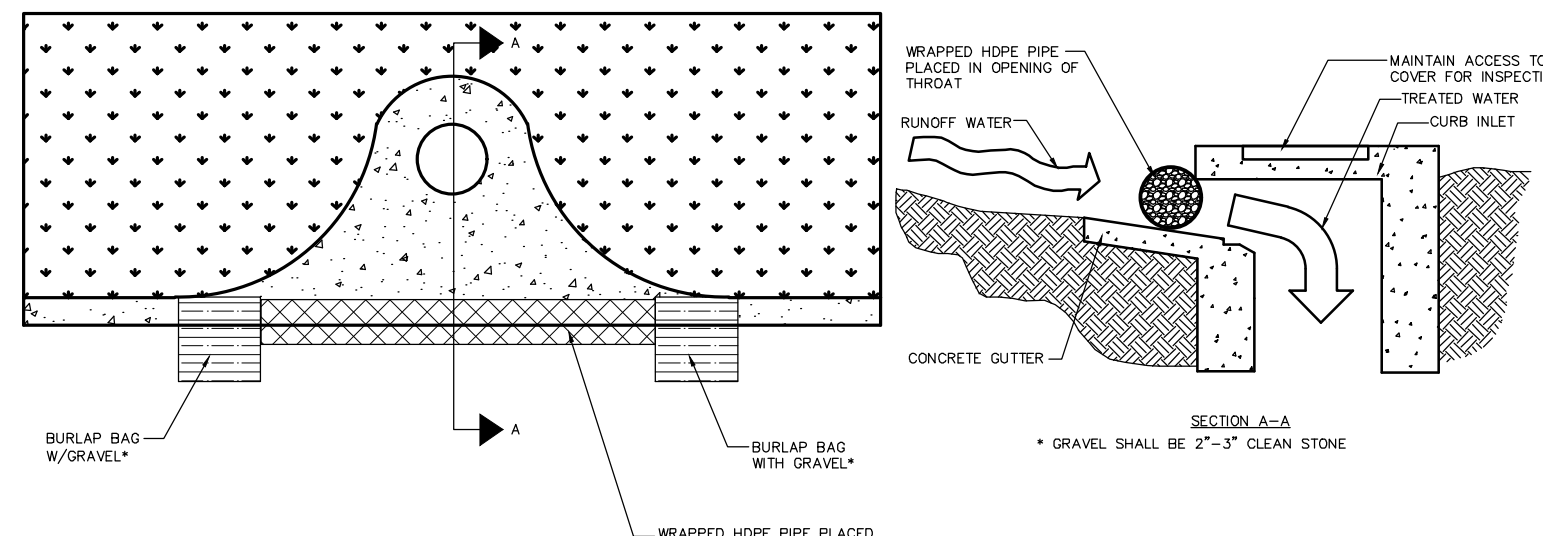
Last Revision
07/01/07

Sheet No.
1 of 1

Index No.
106

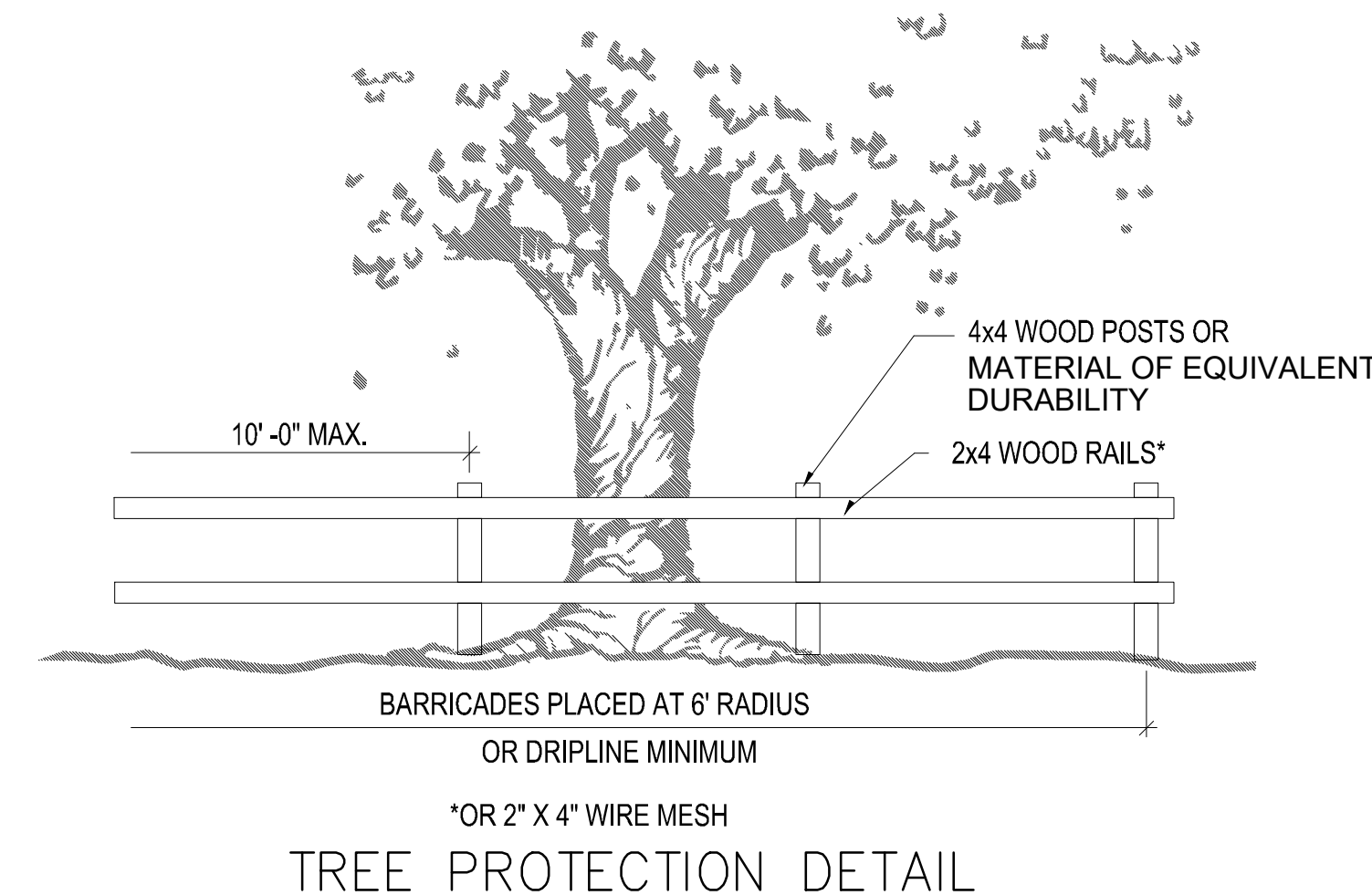
GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
15' x 50' = 100 ft.³ 30' x 50' = 200 ft.³
As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.



SOCK DRAIN INLET SEDIMENT FILTER
NTS

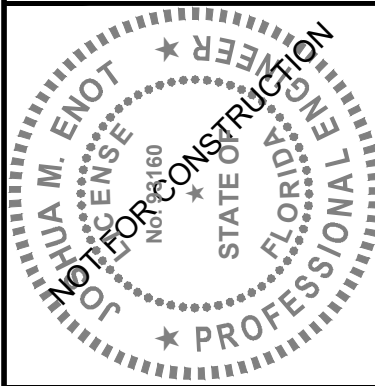
NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.



NO.	REVISIONS	DATE	BY

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KHA PROJECT 2494920000	DATE 8/27/2025	SCALE AS SHOWN	DESIGNED BY DVS	DRAWN BY JLM	CHECKED BY JME
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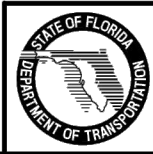
EROSION CONTROL
DETAILS

SHEELER AVE
RESIDENTIAL

FLORIDA

APOPKA

SHEET NUMBER
C2.1



2010 FDOT Design Standards	Last Revision 07/01/07	Sheet No. 1 of 1
<i>TURBIDITY BARRIERS</i>	Index No. 103	

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DATE	8/27/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
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CHECKED BY	JME

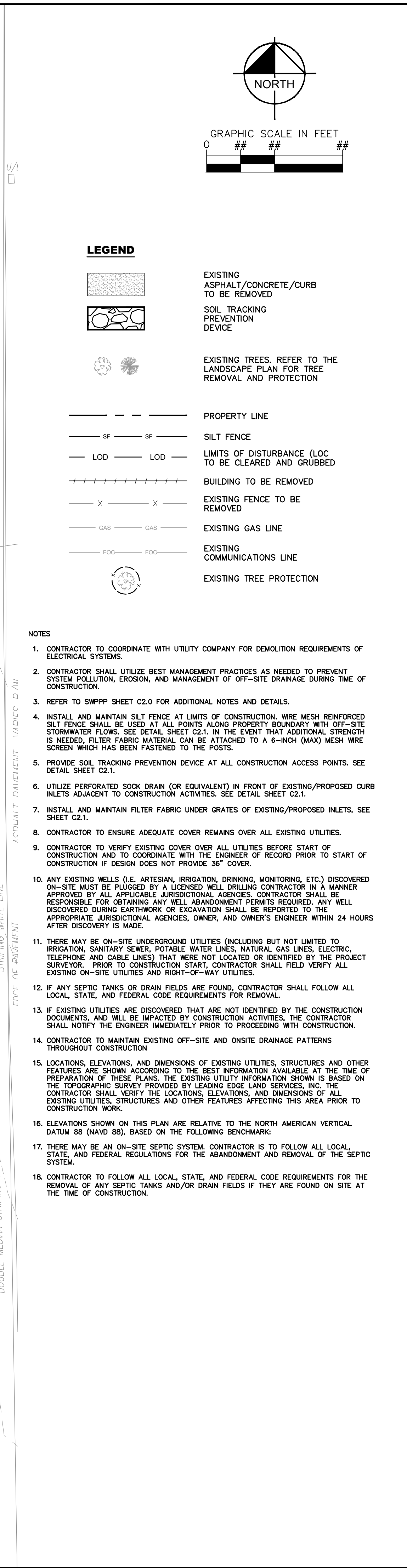
EROSION CONTROL DETAILS

**SHEELER AVE
RESIDENTIAL**

FLORIDA

АРОРКА

SHEET NUMBER
C2.2





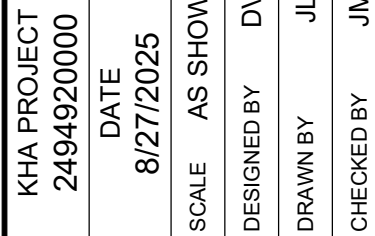
- ## SITE DATA TABLE

GREEN BUILDING STANDARDS

PROPOSED GREEN BUILDING STANDARDS

LOCATION:	
DEVELOP LOT ON PREVIOUSLY USED OR DEVELOPED LAND	0.50 PT
ENERGY CONSERVATION: USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50 PT
VEGETATION: PRESERVE 5+ LARGE, NON-BOTIC TREES ON SITE (A TREE DEFINED AS 20 FT OR GREATER IN HEIGHT AND 24 INCHES OR GREATER IN DBH)	1.00 PT
TRANSPORTATION: PROVIDE MORE BIKE/PED PARKING THAN REQUIRED BY SEC. 5.111, BIKE/PED PARKING STANDARDS, WHILE ASSURING THAT ALL OTHER BIKE/PED PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BIKE/PED PARKING, AND LOADING STANDARDS ARE MET	1.50 PT
RESILIENCY TO NATURAL HAZARDS ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	0.5 PT
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 PT
TOTAL	4.25 PT

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SITE PLAN

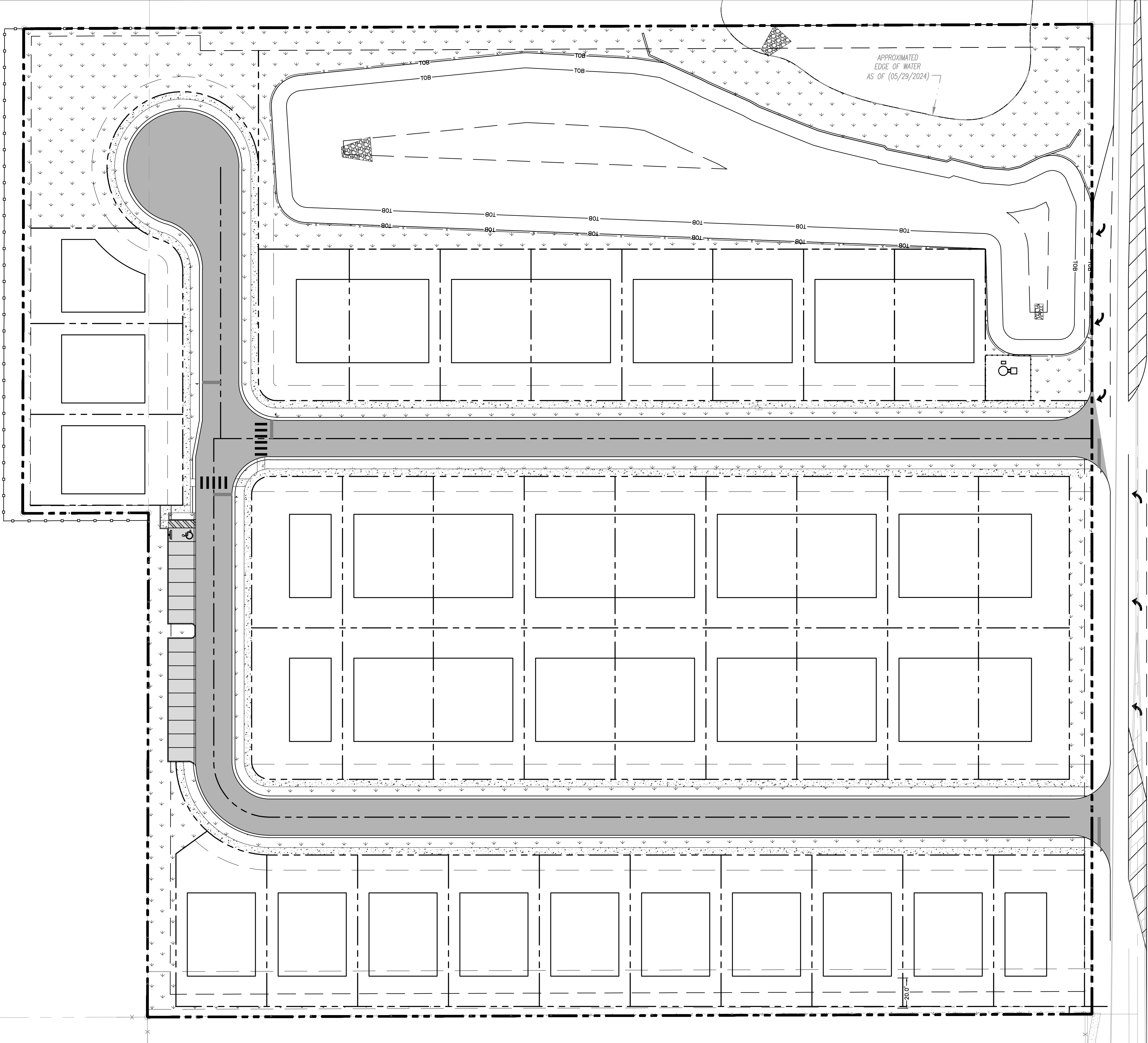
**SHEELER AVE
RESIDENTIAL**

SHEET NUMBER
C4.0

No.	REVISIONS	DATE	BY
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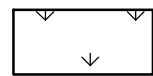
Plotted By: Martinez, Jeremiah - Sheet Set: SHEELER AVE RESIDENTIAL - Layout: C4.1 OPEN SPACE PLAN - August 27, 2025 04:37:16pm - K:\proj_civil\249492000-sheeler ave residential\CADD\MDP\plan sheets\C4.1-0-SITE PLAN.dwg

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AS NOTED - DIMENSION - 1/4" = 1' - 0"

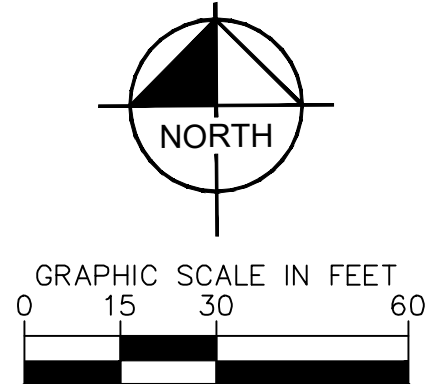
LEGEND



OPEN SPACE

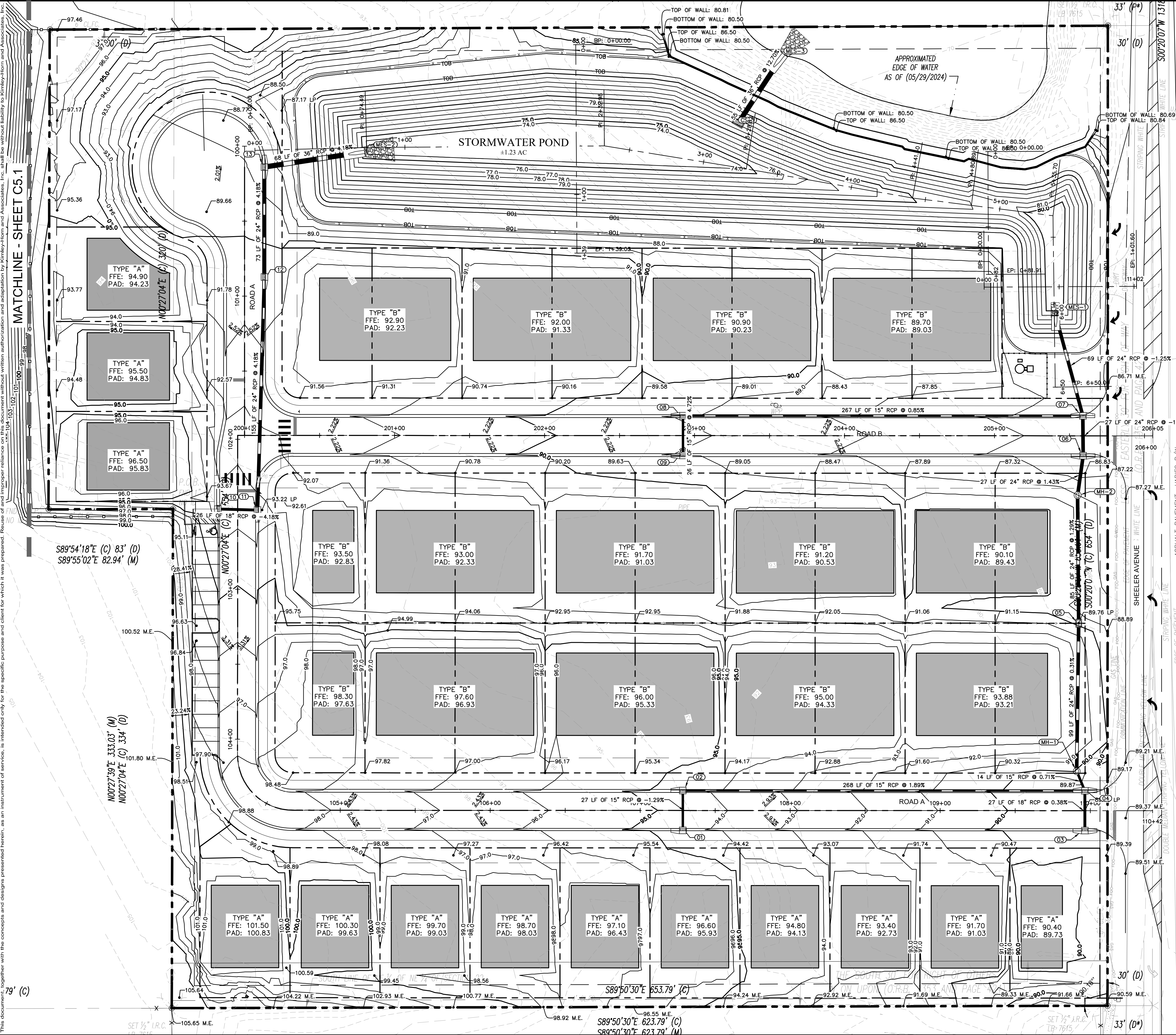
OPEN SPACE DATA:

TOTAL PROJECT AREA:		9.92 AC
OPEN SPACE	REQUIRED	PROVIDED
MIN 20% OF DEV AREA	1.98 AC	2.84 AC (28.63%)
OPEN SPACE	1.37 AC	
OPEN SPACE	0.25 AC	
AMENITIES	1.22 AC	
POND	2.84 AC	
TOTAL		



SHEET NUMBER C4.1	SHEELER AVE RESIDENTIAL	FLORIDA APOPKA	OPEN SPACE PLAN	KHA PROJECT 2494920000 DATE 8/27/2025 SCALE AS SHOWN DESIGNED BY DVS DRAWN BY JLM CHECKED BY JME		Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106	REVISIONS		BY
							No.	DATE	

Plotted By: Martinez, Jeremiah. Sheet Set: SHEELER AVE RESIDENTIAL. Layout: C5.0 PAVING AND GRADING PLAN. August 27, 2025. 04:38:15pm. K:\proj\cml\249492000-sheeler ave residential\CADD\MP\plansheets\C5.0-PAVING AND GRADING PLAN.dwg
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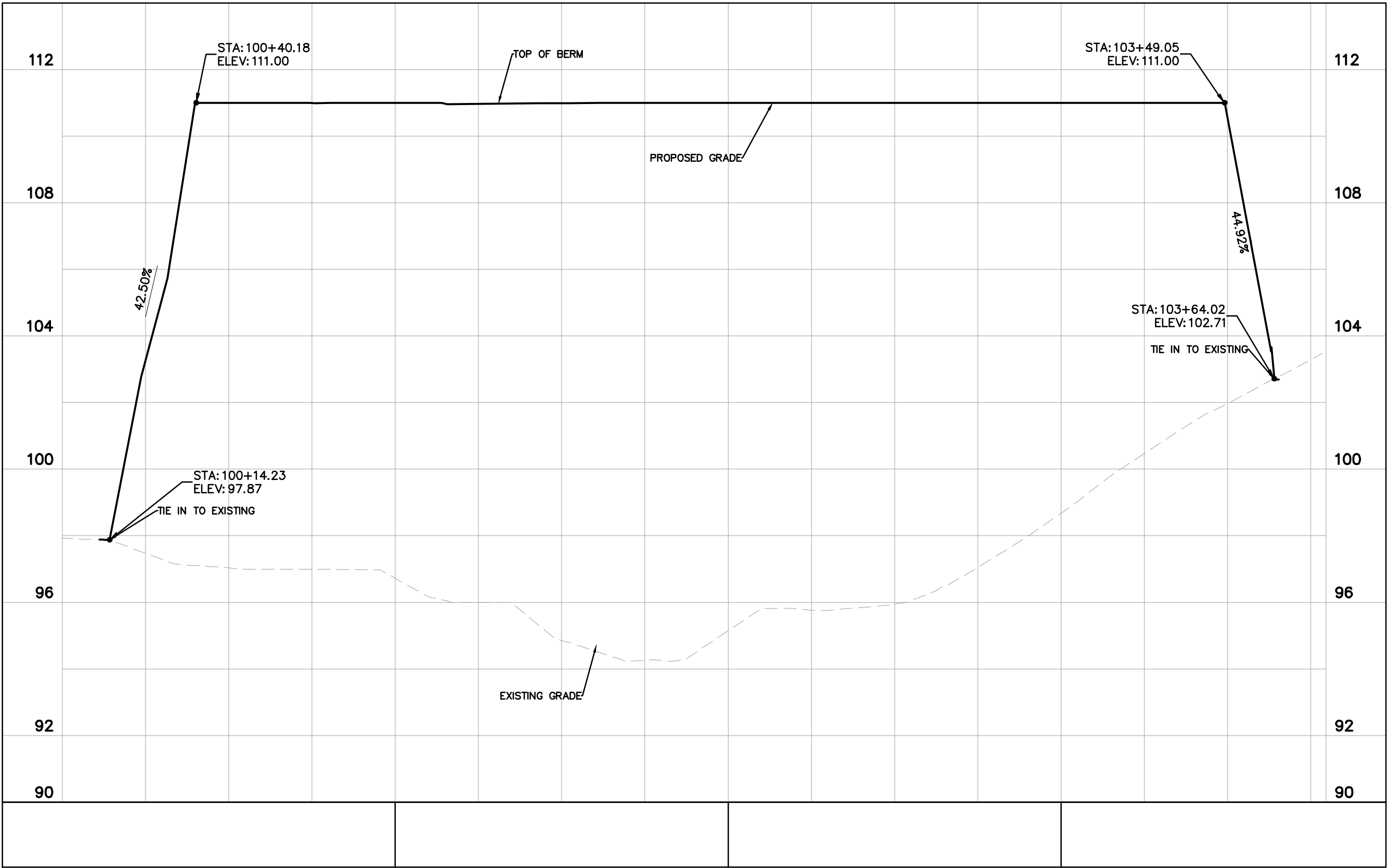
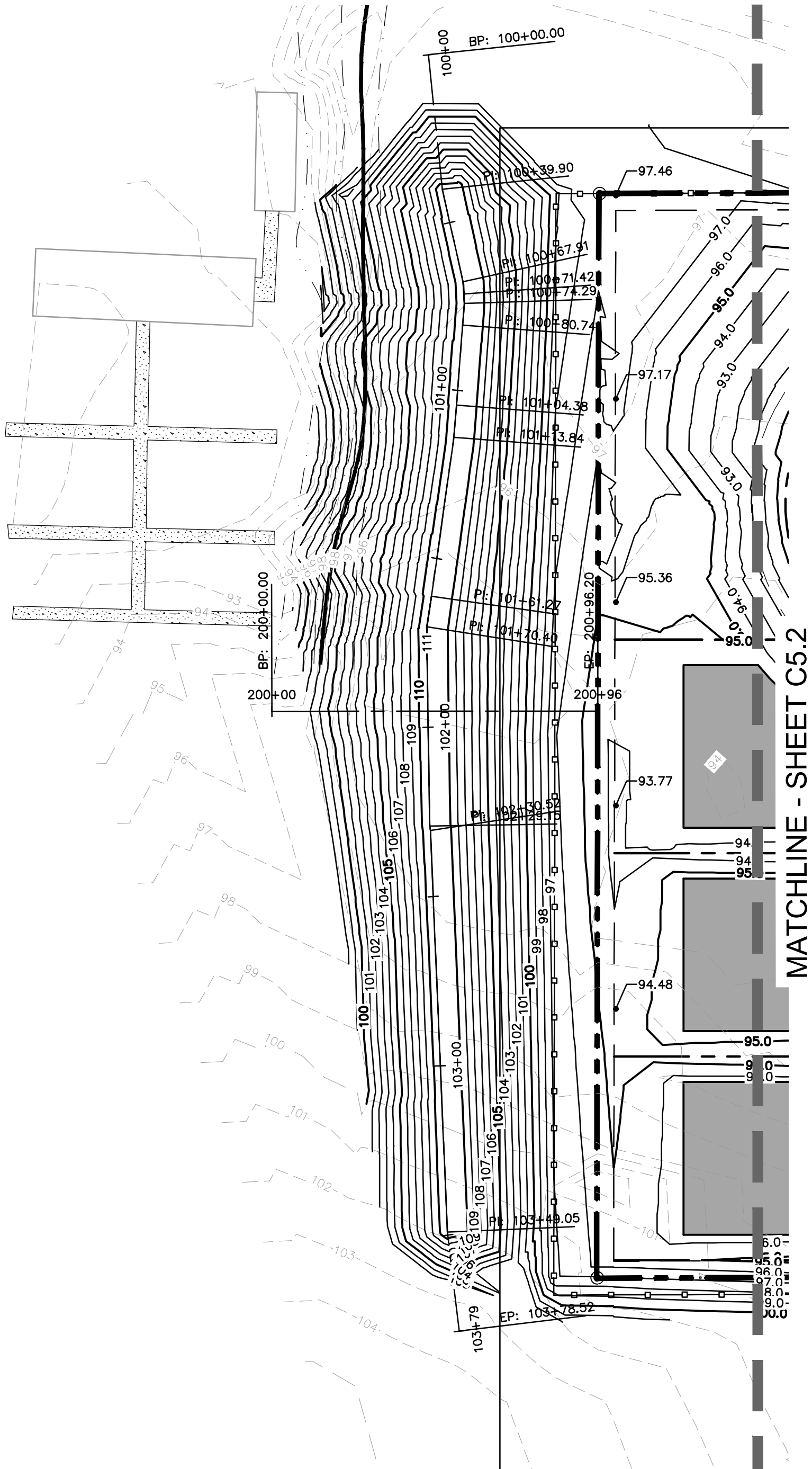
LEGEND

---	PROPERTY LINE
---	CENTER LINE
---	EASEMENT / SETBACK LINE
100'	EXISTING CONTOUR
100'	PROPOSED CONTOUR
2.0%	PROPOSED FLOW (DIRECTION AND SLOPE)
1000.00'	PROPOSED SPOT ELEVATION
1000.00' ME	MATCH EXISTING SPOT ELEVATION

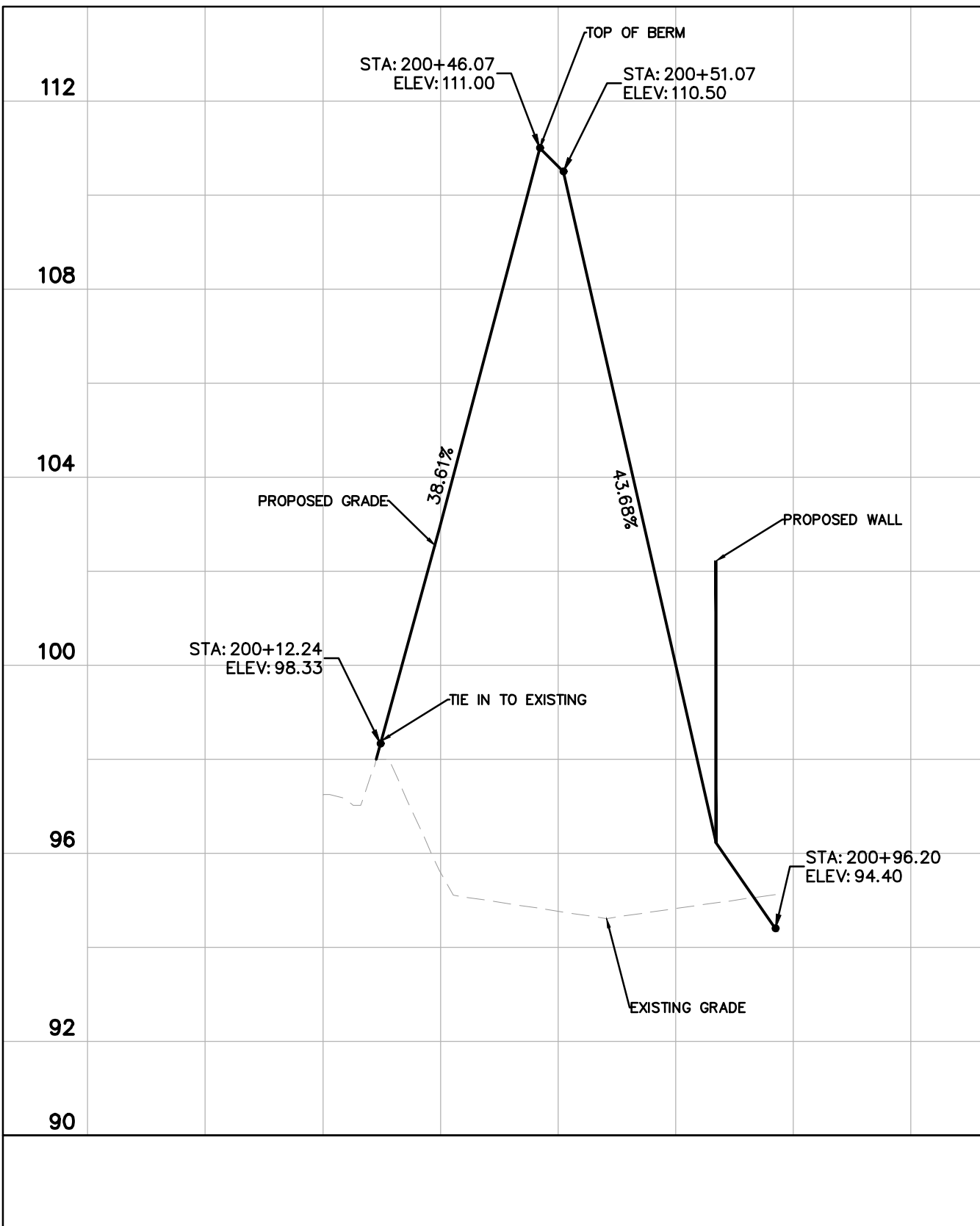
- NOTES**
- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
 - ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
 - BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
 - CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAYING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
 - ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
 - ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
 - PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE
 - CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
 - FOR EROSION CONTROL NOTES REFER TO SHEET C200.
 - ALL DRAINAGE PIPES SHALL BE FILTER FABRIC WRAPPED PER FDOT STANDARD PLAN #430-001.
 - CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
 - CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
 - ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
 - VERTICAL DATUM IS NAVD 88.
 - FILL MATERIAL TO BE BROUGHT ON-SITE MUST MEET TYPE "A" OR "B" CHARACTERISTICS.
 - STEEL GRATE TOPS ARE REQUIRED FOR ALL DITCH BOTTOM INLETS AND ARE TO COMPLY WITH FDOT STANDARD PLANS INDEX #425-052.
 - UPLAND BUFFERS ARE TO REMAIN UNDISTURBED.

KHA PROJECT 2494920000		DATE 8/27/2025		SCALE AS SHOWN		DESIGNED BY DVS		DRAWN BY JLM		CHECKED BY JME	
SHEET NUMBER C5.0		FLORIDA		APOPKA		SHEELER AVE RESIDENTIAL		PAVING AND GRADING PLAN		Kimley»Horn	
BY		DATE		REVISIONS		No.		BY		DATE	

Plotted By: Martinez, Jeremiah; Sheet: S&T SHEELER AVE RESIDENTIAL; Layout: C5.1; BERM GRADING PLAN; August 27, 2025; 04:38:23pm; K:\ofc\cml\249492000-sheet\ave residential\CADD\DWG\plan\sheds\C5.1-PAVING AND GRADING PLAN.dwg
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STA 100+00.00 - STA 103+79.62

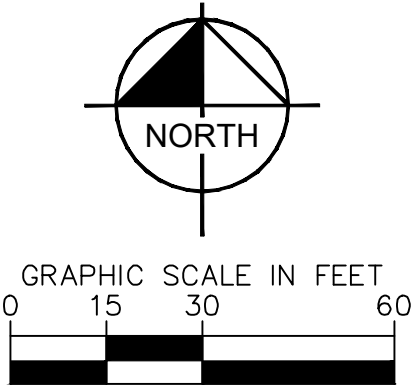


STA 200+00.00 - STA 201+54.58

- LEGEND**
- PROPERTY LINE
 - CENTER LINE
 - EASEMENT / SETBACK LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - PROPOSED FLOW (DIRECTION AND SLOPE)
 - PROPOSED SPOT ELEVATION
 - MATCH EXISTING SPOT ELEVATION

NOTES

- CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
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- CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
- ALL EXISTING VALVES, BOXES, MANHOLE LIDS, COVERS, AND SIMILAR APPURTENANCES MUST BE ADJUSTED ACCORDINGLY TO MATCH FINISHED GRADE.
- VERTICAL DATUM IS NAVD 88.
- FILL MATERIAL TO BE BROUGHT ON-SITE MUST MEET TYPE "A" OR "B" CHARACTERISTICS.
- STEEL GRATE TOPS ARE REQUIRED FOR ALL DITCH BOTTOM INLETS AND ARE TO COMPLY WITH FDOT STANDARD PLANS INDEX #425-052.
- UPLAND BUFFERS ARE TO REMAIN UNDISTURBED.



KHA PROJECT 2494920000		DATE 8/27/2025		SCALE AS SHOWN		DESIGNED BY DVS		DRAWN BY JLM		CHECKED BY JME	
SHEET NUMBER C5.1						FLORIDA					
SHEELER AVE RESIDENTIAL						APOPKA					
BERM GRADING PLAN						KIMLEY HORN					
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No.						REVISIONS					
BY						DATE					

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
MES-3	FES TOP: 74.42 SW. INV IN: 71.00
CS-1	TYPE "H3" INLET PER FDOT INDEX #425-052 TOP: 82.38 NE. INV OUT: 78.00
MH-1	MH TOP: 89.87 S. INV IN: 85.50 N. INV OUT: 85.50
MES-1	FES TOP: 82.60 S. INV OUT: 82.50
MES-2	FES TOP: 79.92 W. INV IN: 76.00
MH-2	MH TOP: 88.02 S. INV IN: 84.09 N. INV OUT: 84.09
01	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 94.50 N. INV IN: 91.00
02	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 94.50 E. INV OUT: 90.66 S. INV OUT: 90.66
03	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 89.60 N. INV OUT: 85.70
04	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 89.59 S. INV IN: 85.60 W. INV IN: 85.60 N. INV OUT: 85.60
05	TYPE "5" INLET PER FDOT INDEX #425-052 TOP: 89.75 S. INV IN: 85.19 N. INV OUT: 85.19
06	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 86.37 N. INV IN: 83.71 S. INV IN: 83.71
07	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 86.40 N. INV IN: 83.36 W. INV IN: 84.11 S. INV OUT: 83.36
08	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 89.04 E. INV OUT: 86.37 S. INV OUT: 80.91
09	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 89.04 N. INV IN: 79.66
10	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 93.55 E. INV IN: 91.00
11	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 93.64 N. INV OUT: 89.39 W. INV OUT: 89.89
12	TYPE "5" CURB INLET PER FDOT INDEX #425-021 TOP: 90.37 S. INV IN: 82.89 N. INV OUT: 82.89
13	TYPE "6" CURB INLET PER FDOT INDEX #425-021 TOP: 88.41 S. INV IN: 79.82 E. INV OUT: 78.82

SHEET NUMBER

C5.2

SHEELER AVE
RESIDENTIAL

APOPKAFLORIDA

PAVING, GRADING,
AND DRAINAGE
DETAILS

KHA PROJECT
2494920000

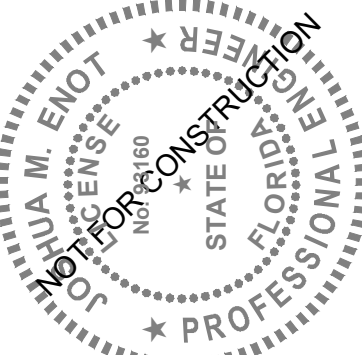
DATE
8/27/2025

SCALE AS SHOWN

DESIGNED BY
DVS

DRAWN BY
JLM

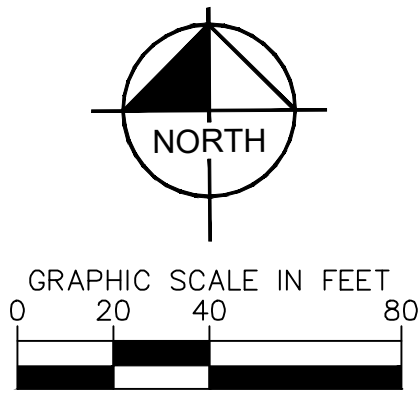
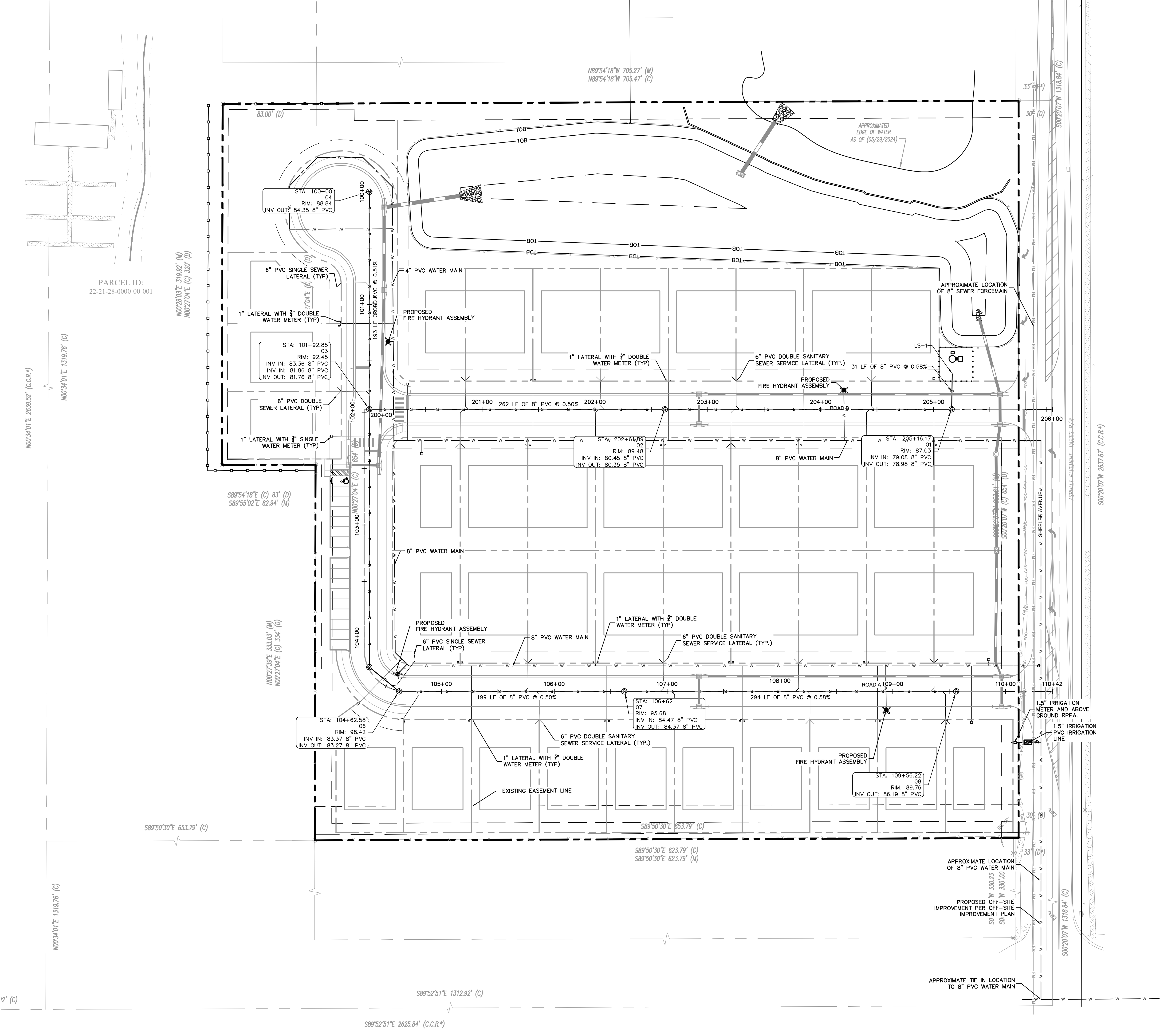
CHECKED BY
JME



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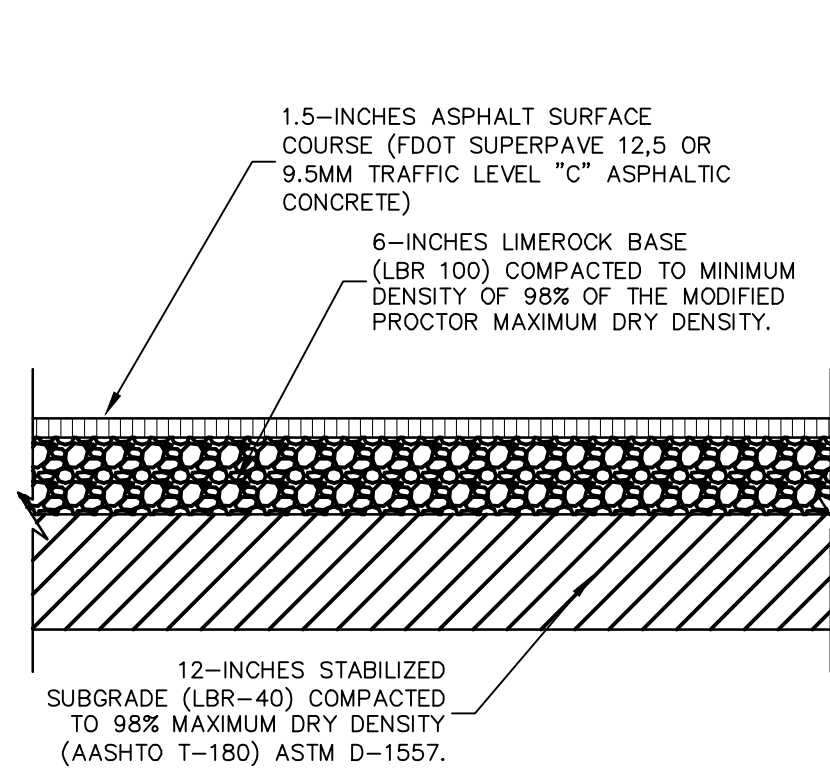
REVISIONS

No.	DATE	BY



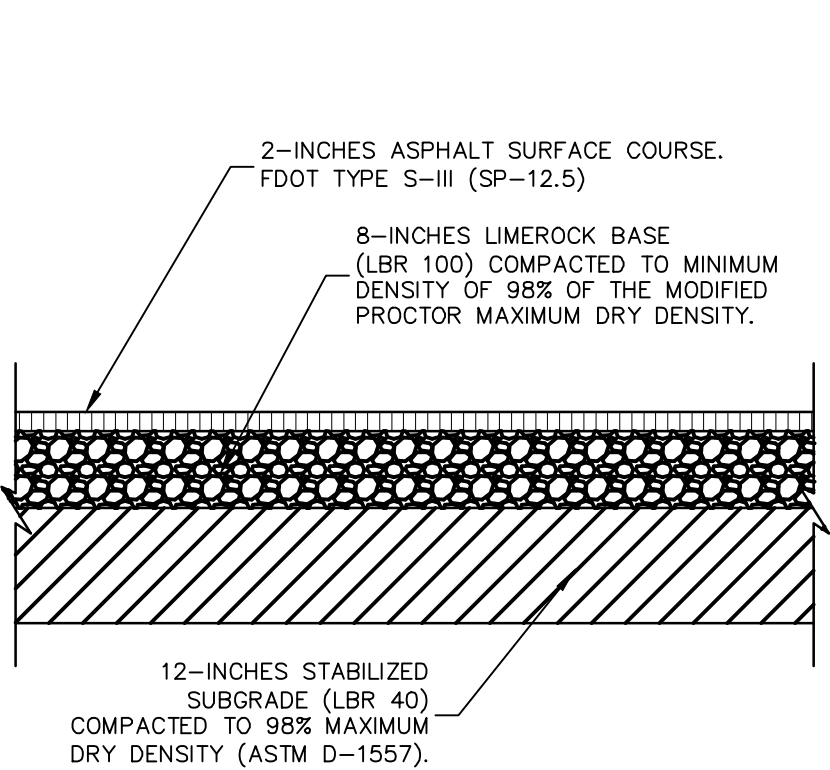
- LEGEND**
- PROPERTY LINE (TYP.)
 - W W PROPOSED POTABLE WATER MAIN
 - RW RW PROPOSED RECLAIM WATER MAIN
 - S S PROPOSED SANITARY SEWER MAIN
 - FM FM PROPOSED FORCE MAIN
 - PROPOSED STORM PIPE
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ PROPOSED SEWER MANHOLE
 - ⊙ PROPOSED FIRE HYDRANT
 - W EXISTING WATER MAIN
 - RW EXISTING RECLAIM MAIN
 - S EXISTING SANITARY SEWER MAIN
 - FM EXISTING FORCE MAIN
 - EXISTING STORM PIPE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING ELECTRICAL LINE
 - ⊙ EXISTING STORM MANHOLE
 - ⊙ EXISTING SANITARY SEWER MANHOLE

KHA PROJECT 2494920000		DATE 8/27/2025		SCALE AS SHOWN		DESIGNED BY DVS		DRAWN BY JLM		CHECKED BY JME	
UTILITY PLAN						FLORIDA					
SHEET NUMBER C7.0						APOPKA					
Kimley»Horn						© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35106					
No.						REVISIONS					
BY						DATE					



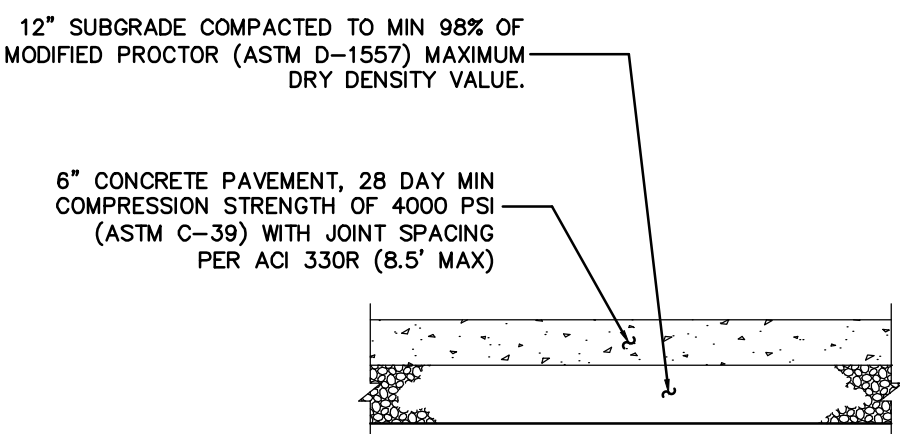
TYPICAL ASPHALT PAVEMENT DETAIL
USED FOR PARKING AREAS ONLY

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE
RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT
PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024



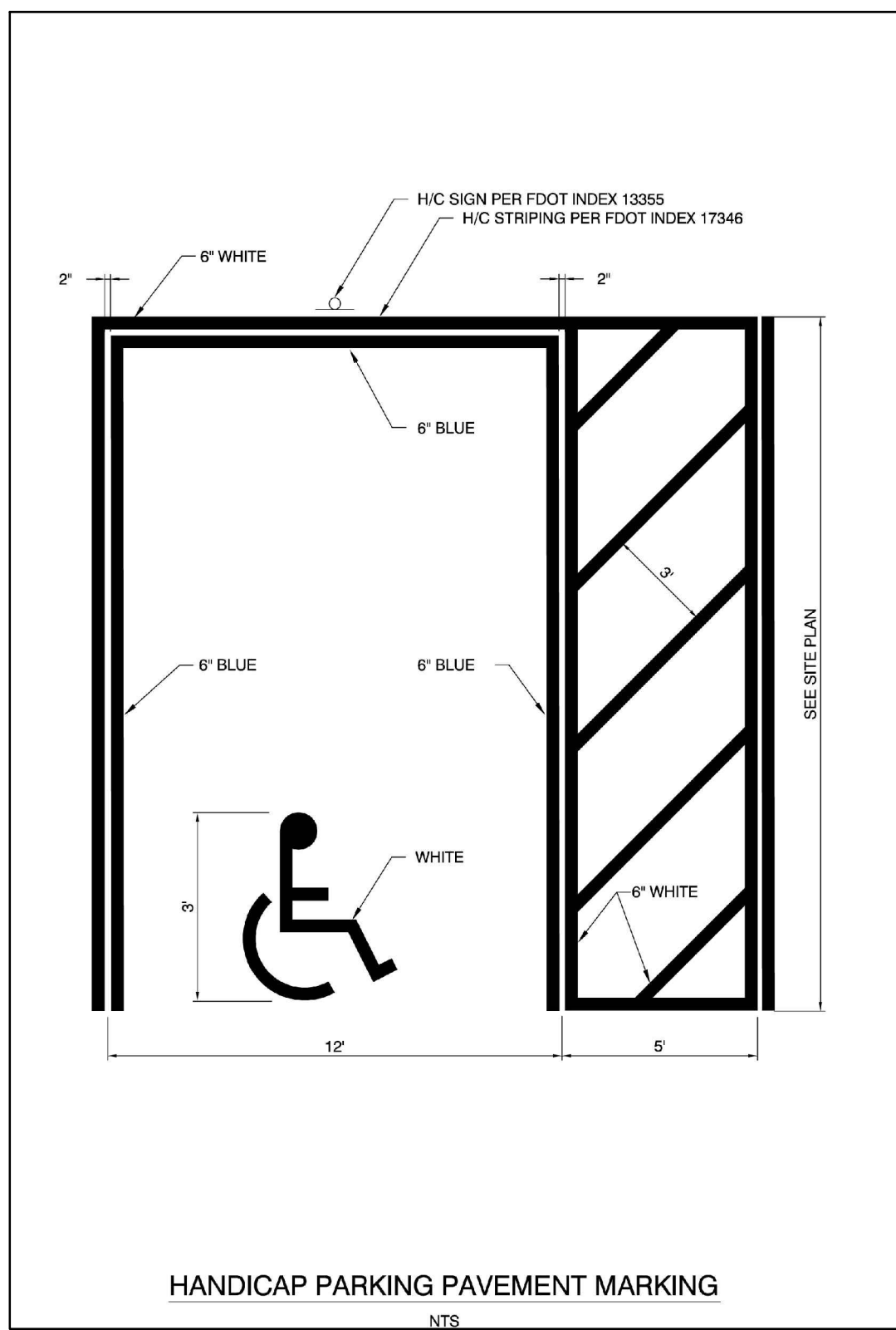
TYPICAL "HEAVY DUTY"
ASPHALT PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE
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PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024



CONCRETE SIDEWALK DETAIL

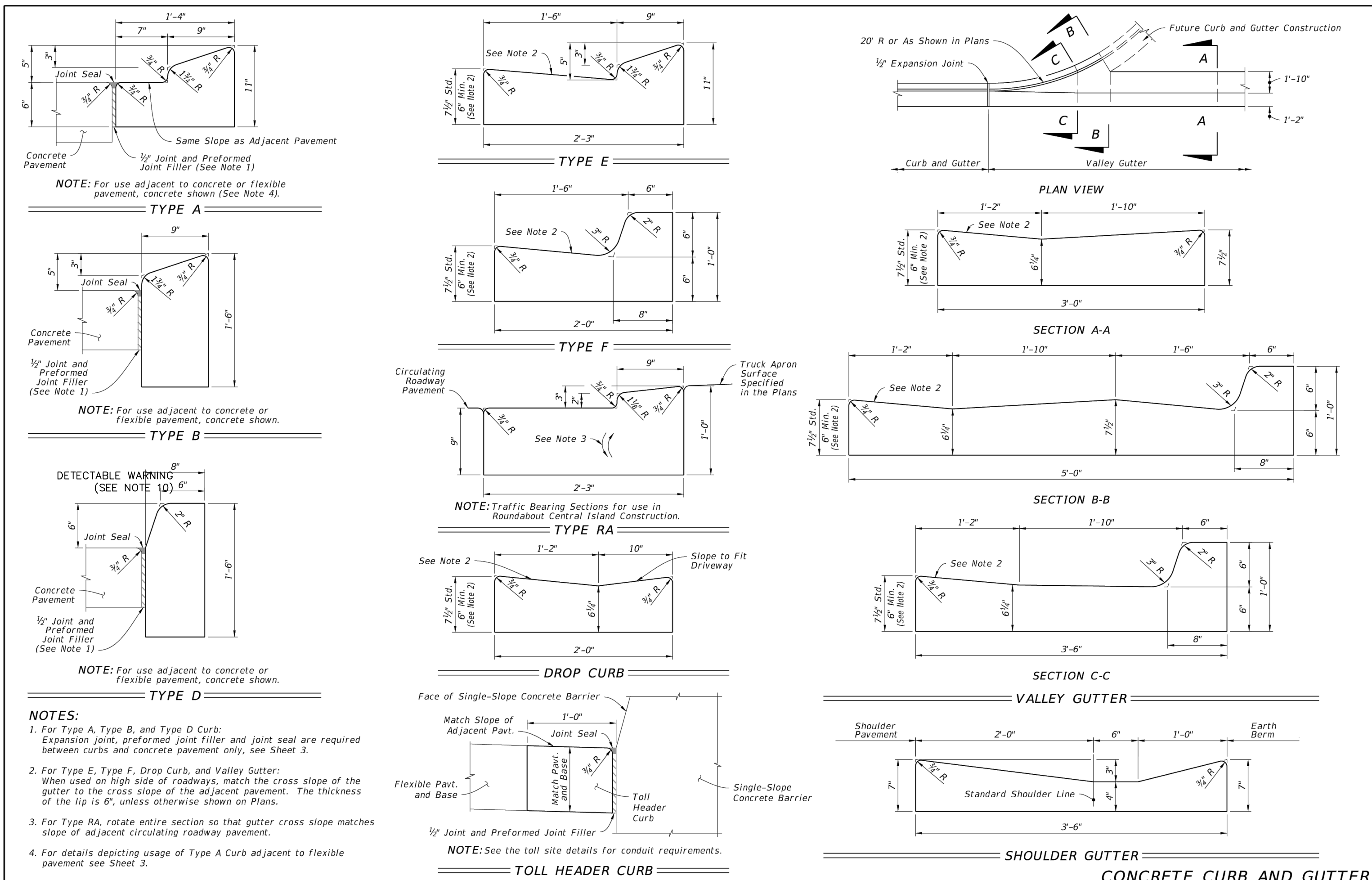
NOTE: CONCRETE SIDEWALK SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



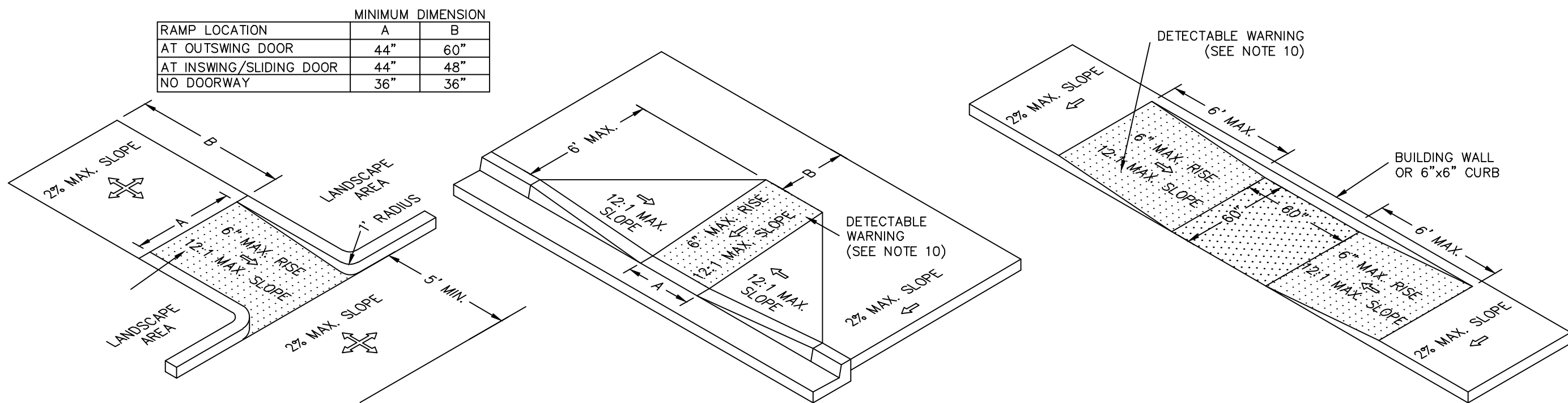
NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-2.3 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL



LAST REVISION 11/01/21	DESCRIPTION:	 FY 2025-26 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 3
------------------------------	--------------	--	-----------------	------------------	-----------------



NOTES:

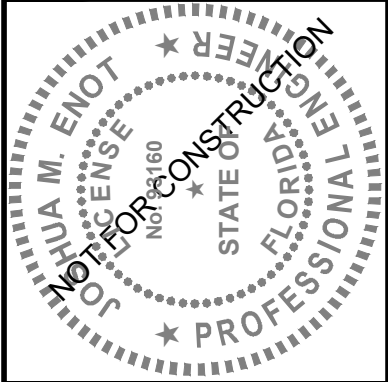
1. ALL CURB CURT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS; STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE SHALL NOT BE ACCEPTED BY ORANGE COUNTY. ORANGE COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. COUNTY ENGINEER AND THE CHIEF OF PUBLIC WORKS DEPARTMENT SHALL BE THE FINAL SOLE AUTHORITY FOR ACCEPTING THE PRODUCT SPECIFIED.
3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW," ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. THE THICKNESS OF THE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 204, CODE OF FEDERAL REGULATIONS 16 PART 36, AND SJC REQUIREMENTS.

ACCESSIBLE RAMPS
N.T.S

[illegible]

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KHA PROJECT 2494920000	DATE 8/27/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JLM
CHECKED BY	JME

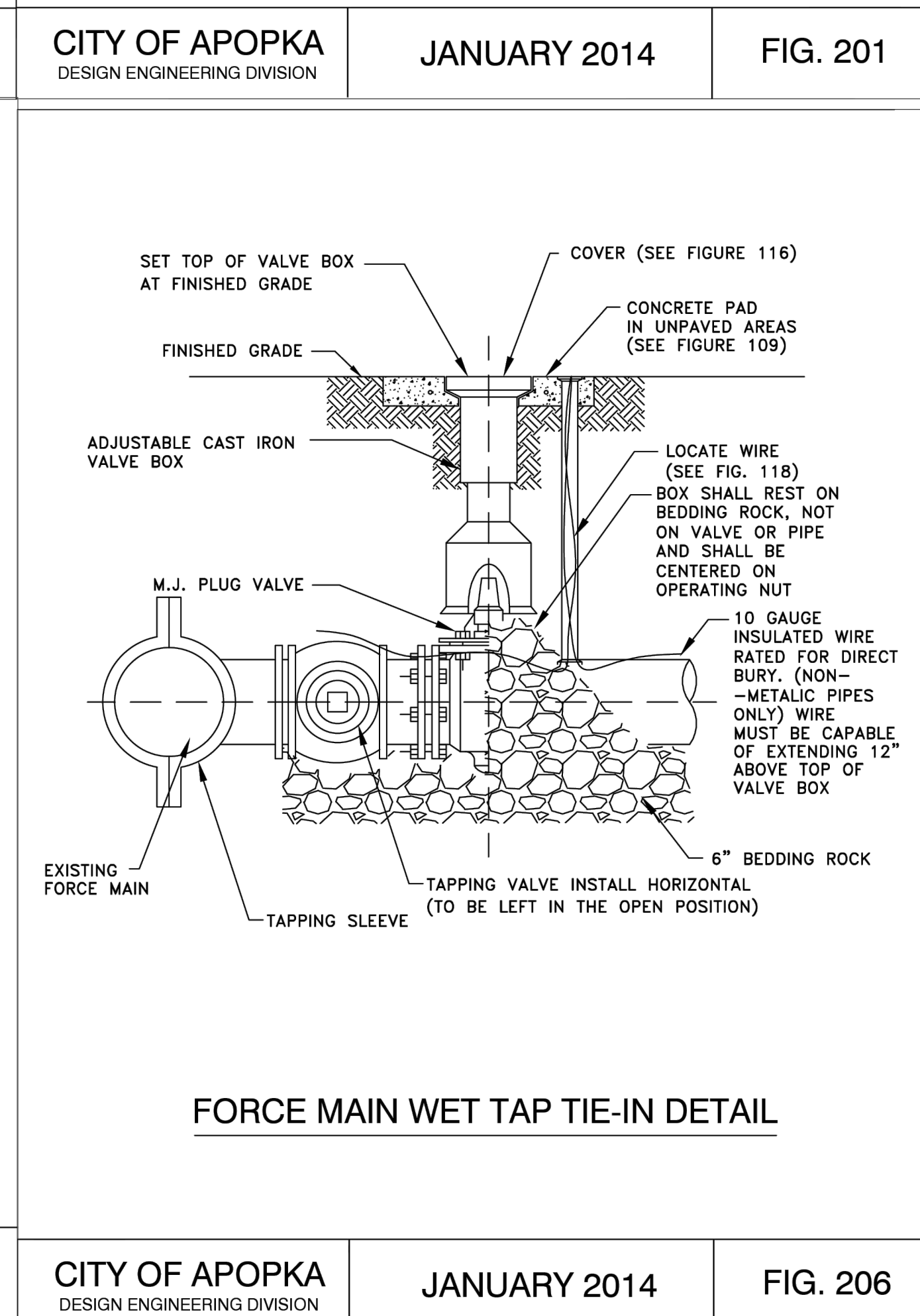
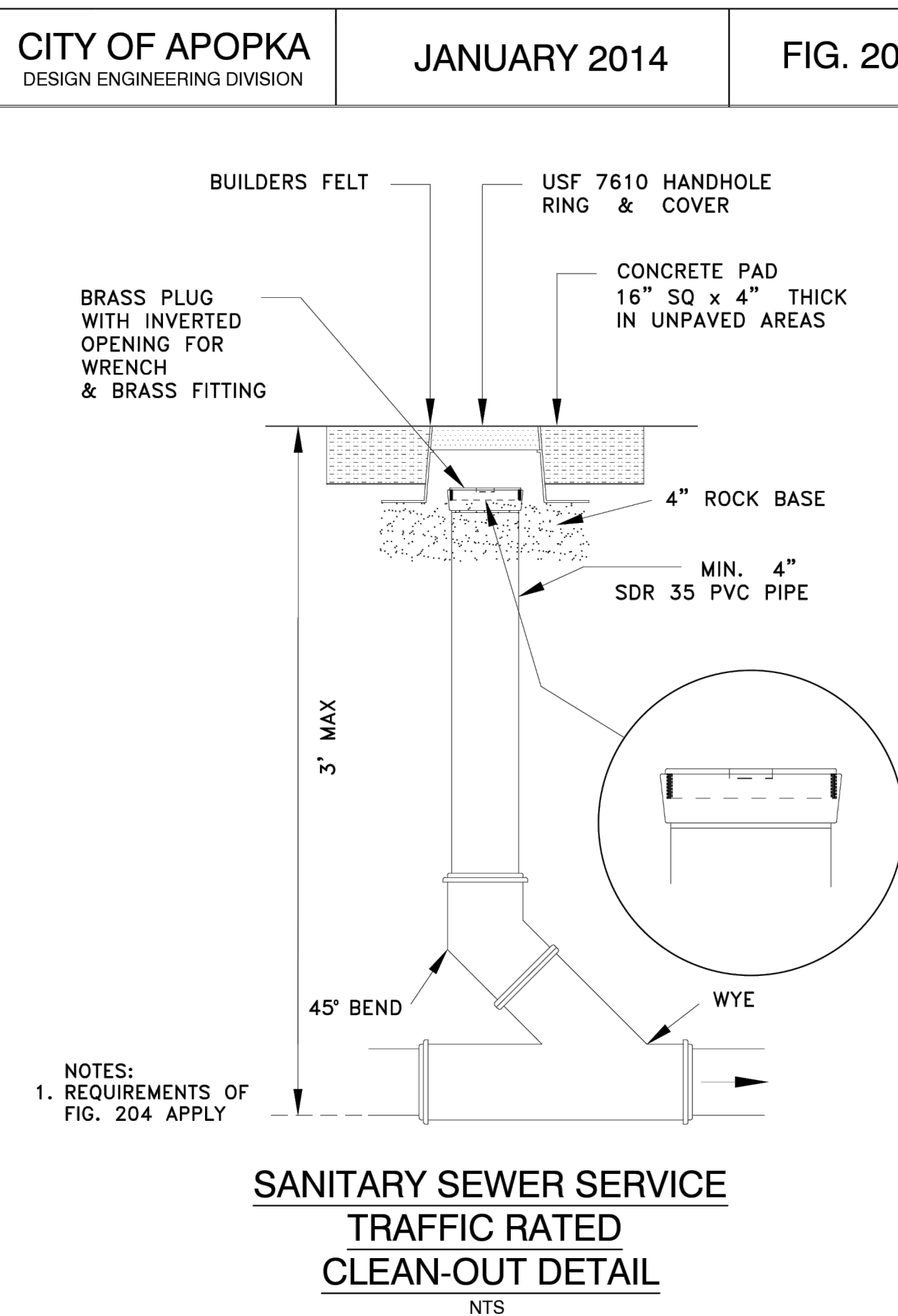
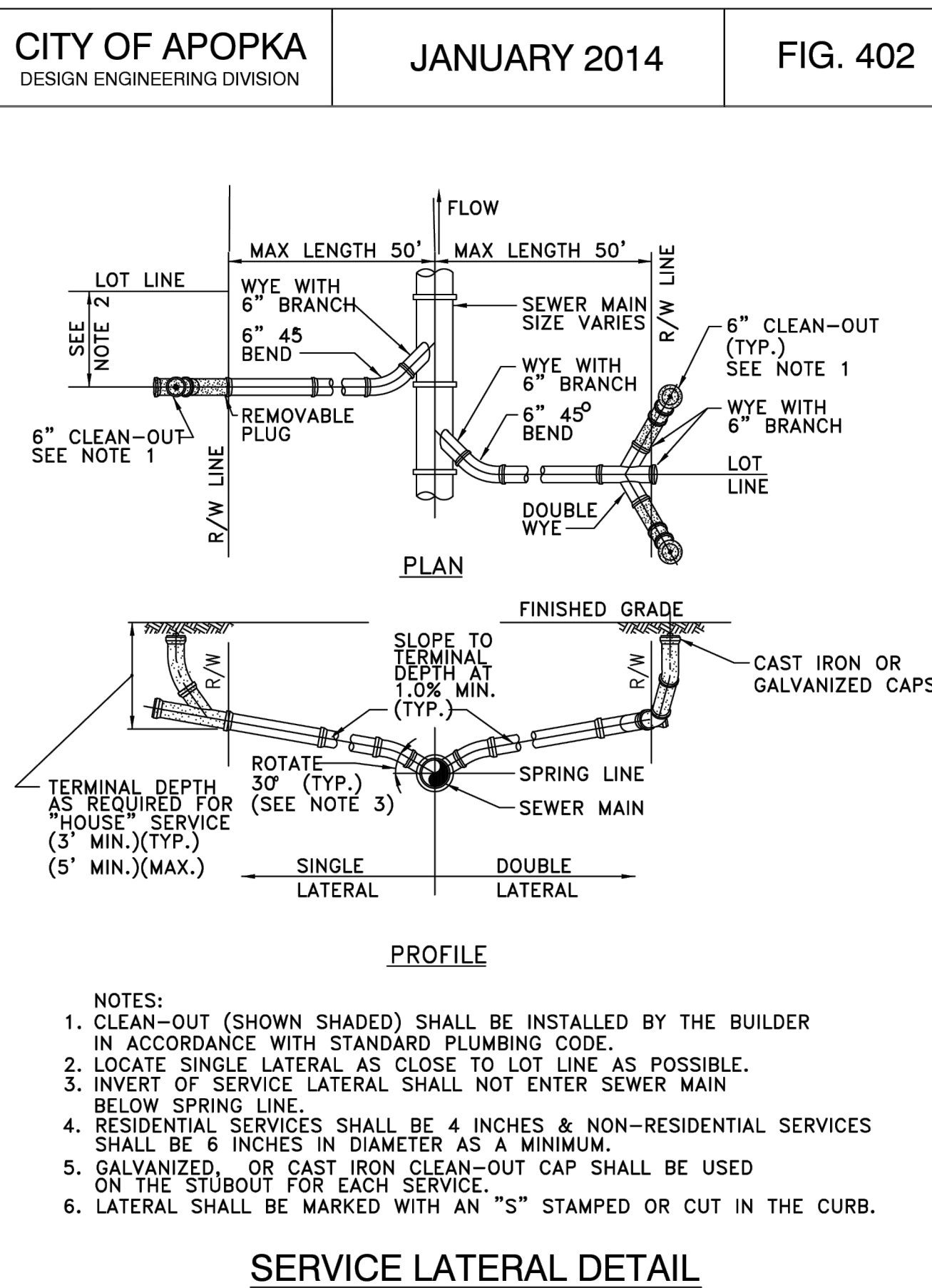
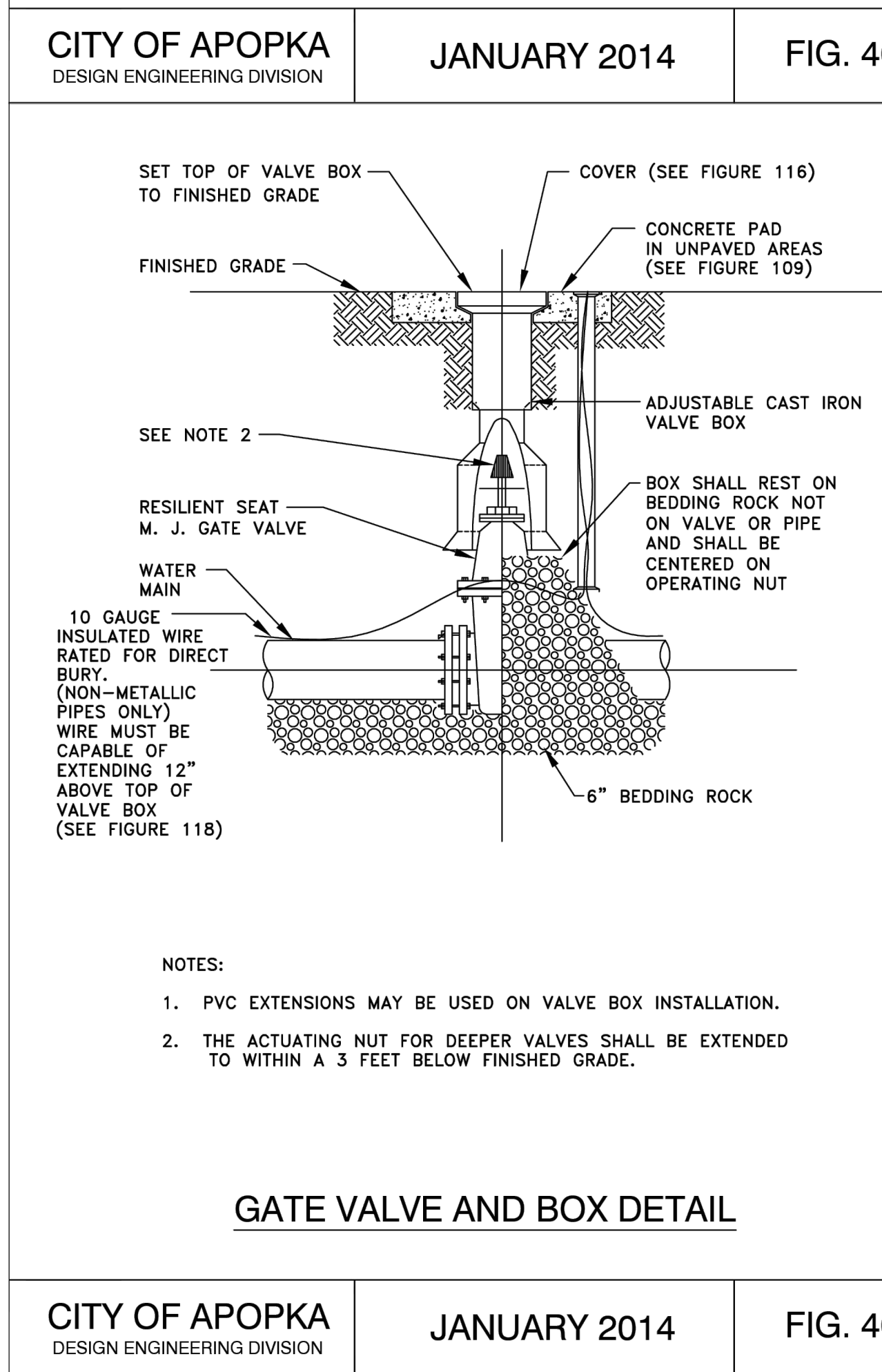
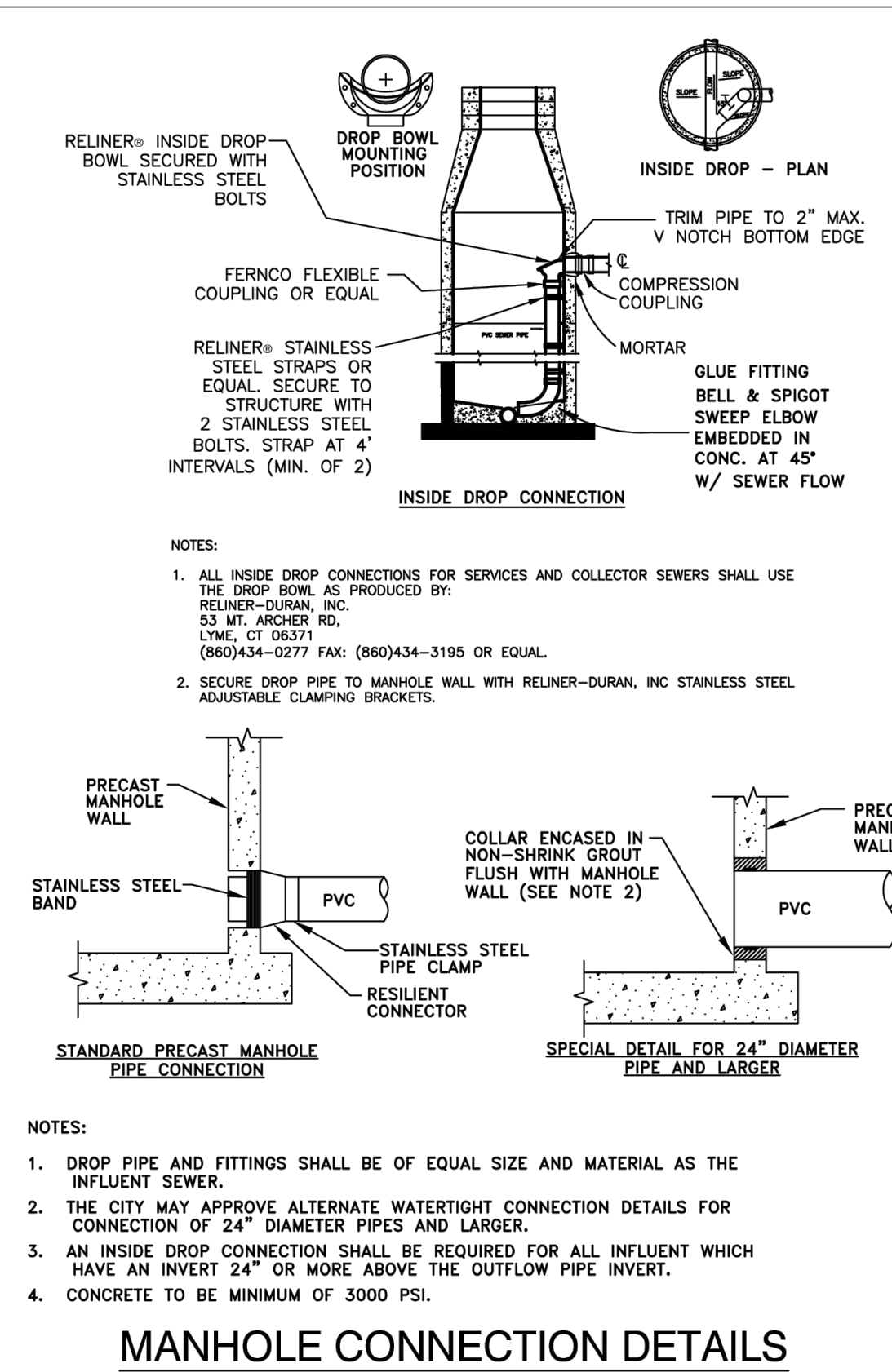
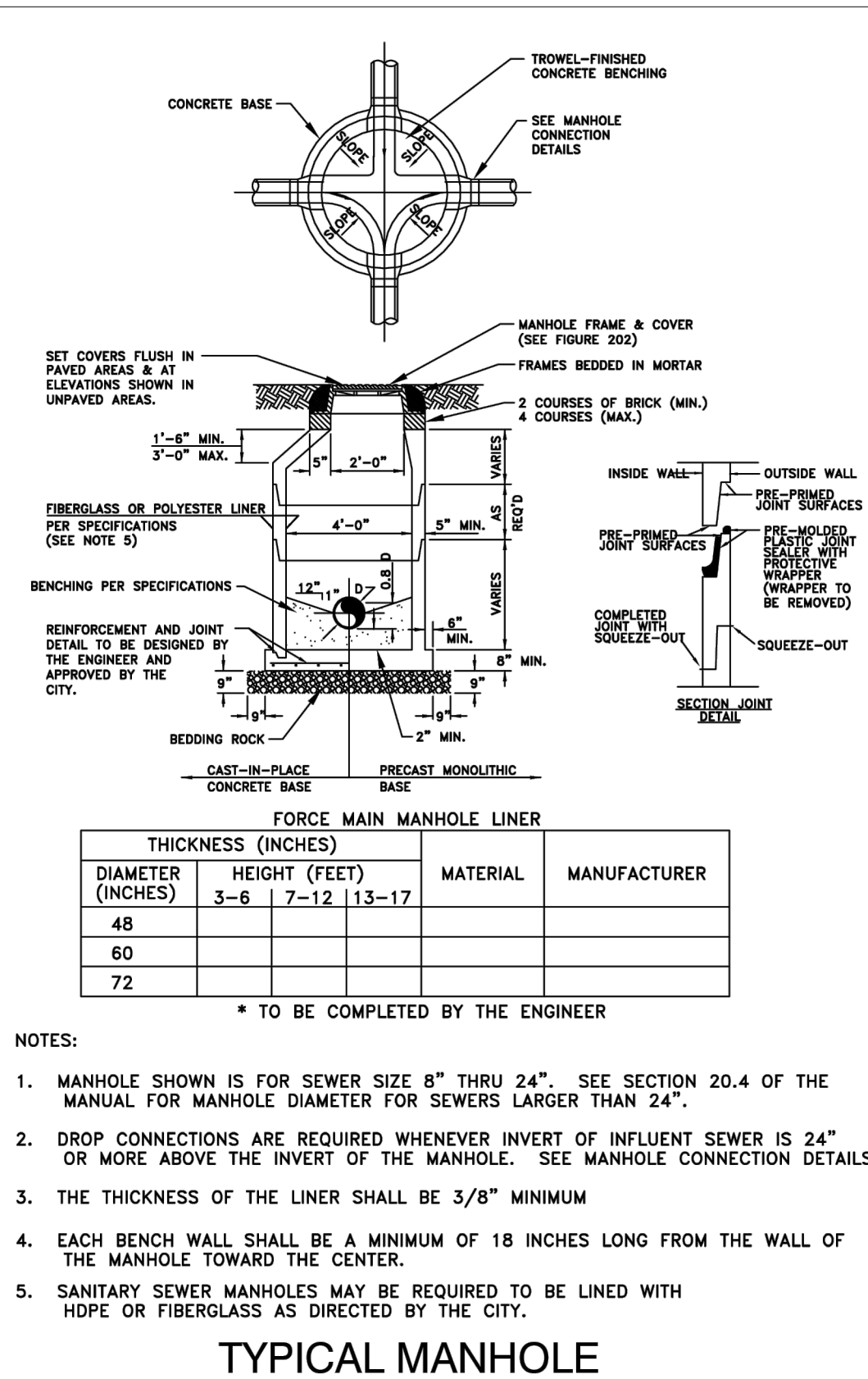
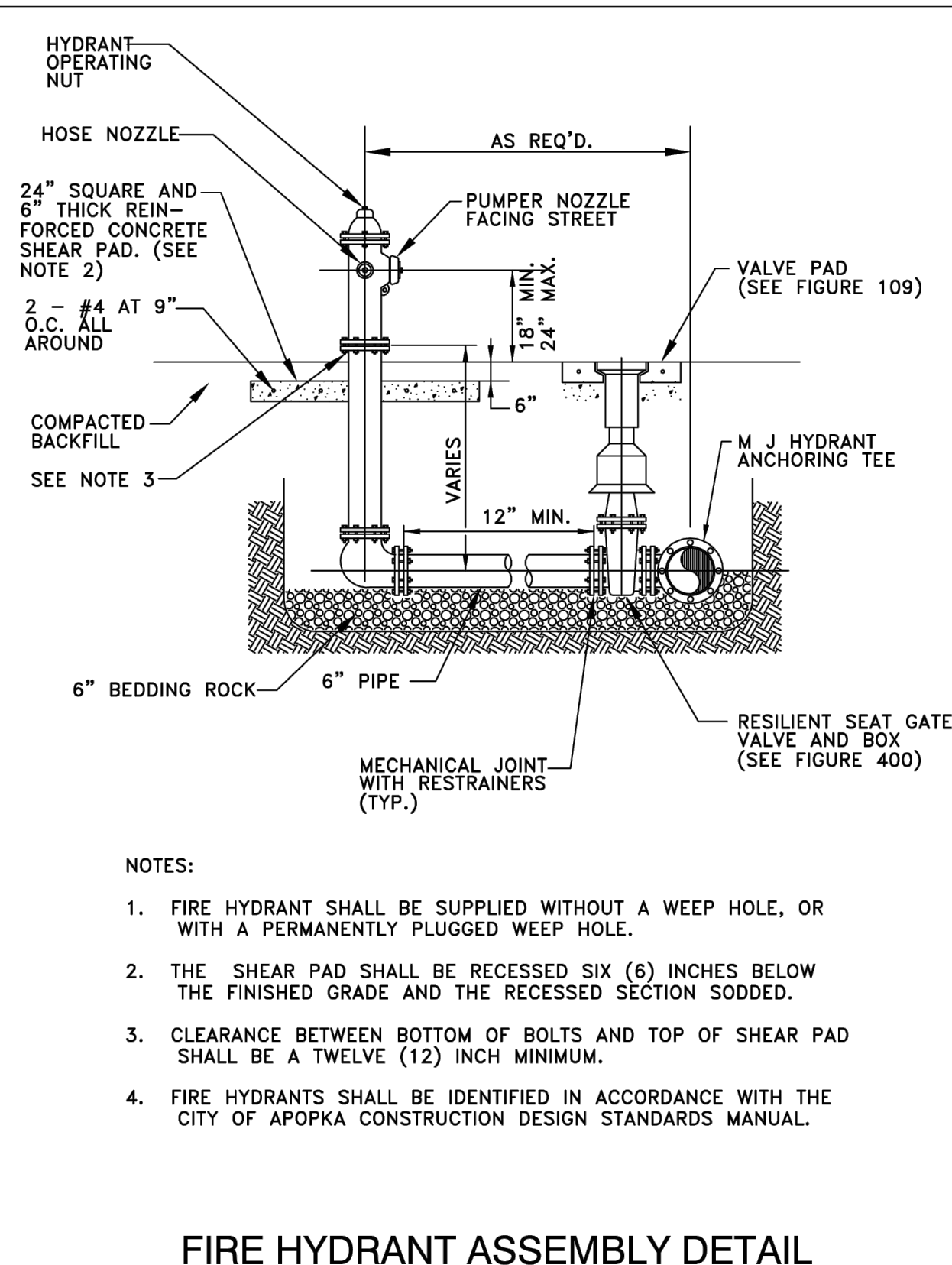
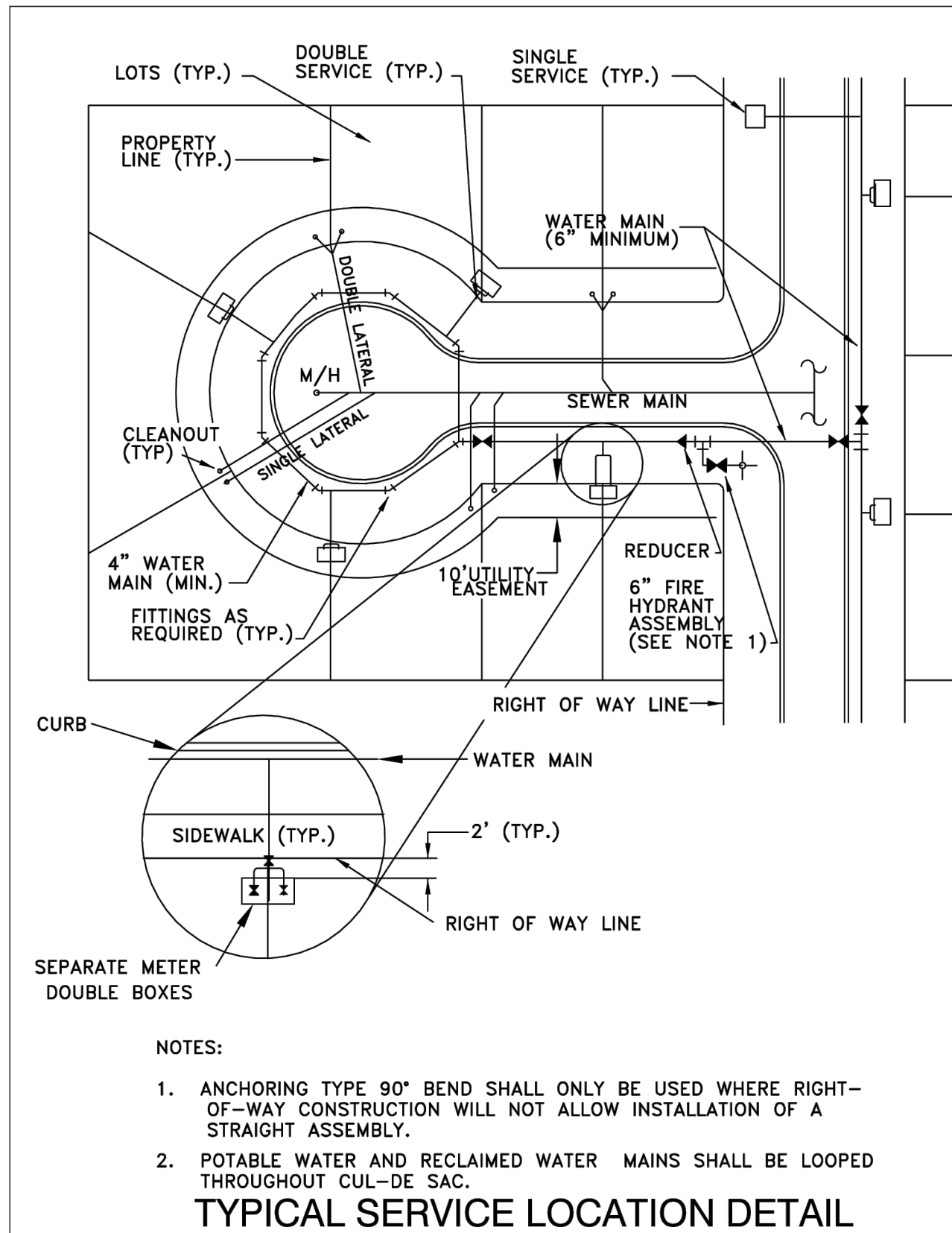
GENERAL CONSTRUCTION DETAILS

**SHEELER AVE
RESIDENTIAL**

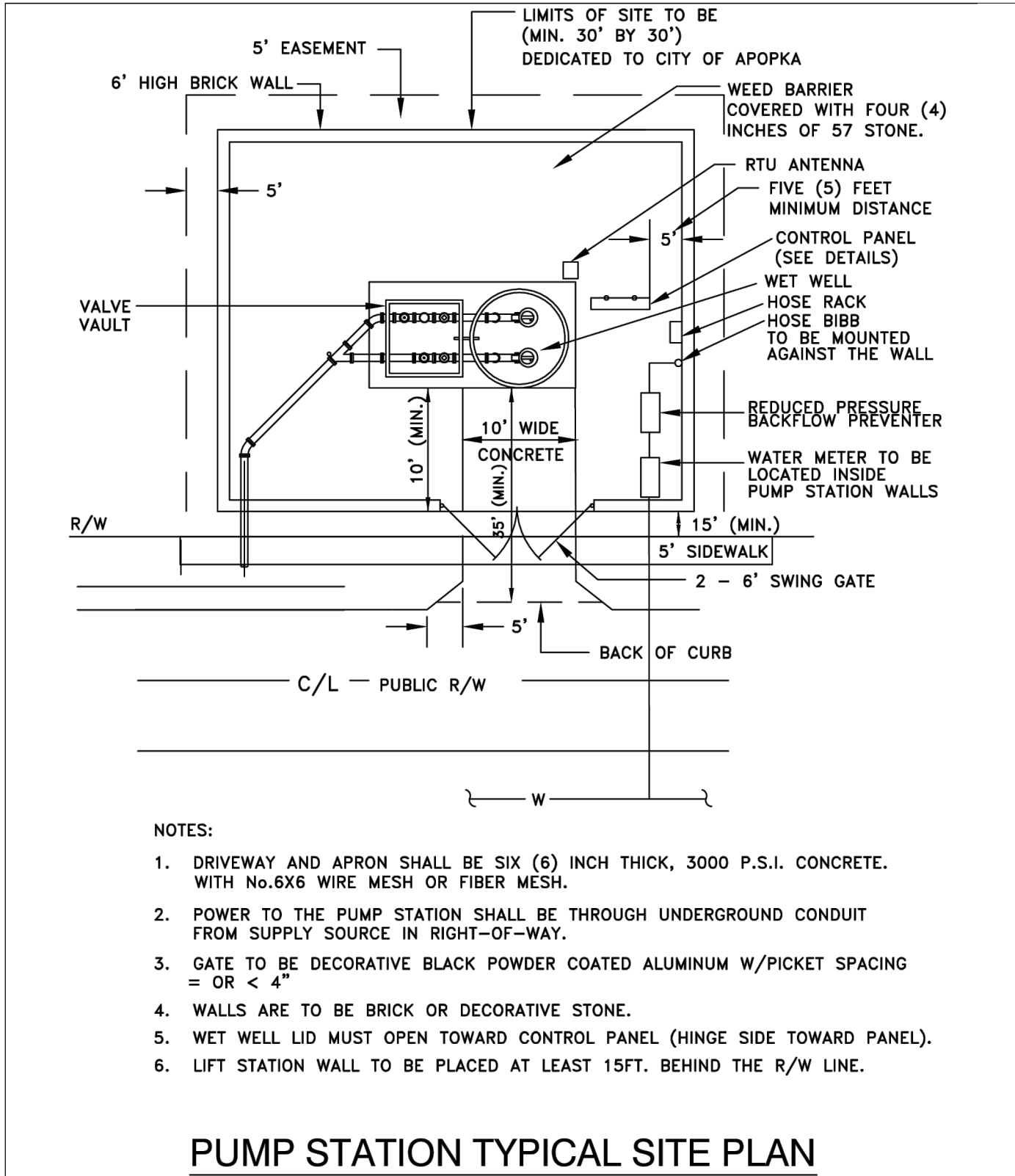
FLORIDA

АРОРКА

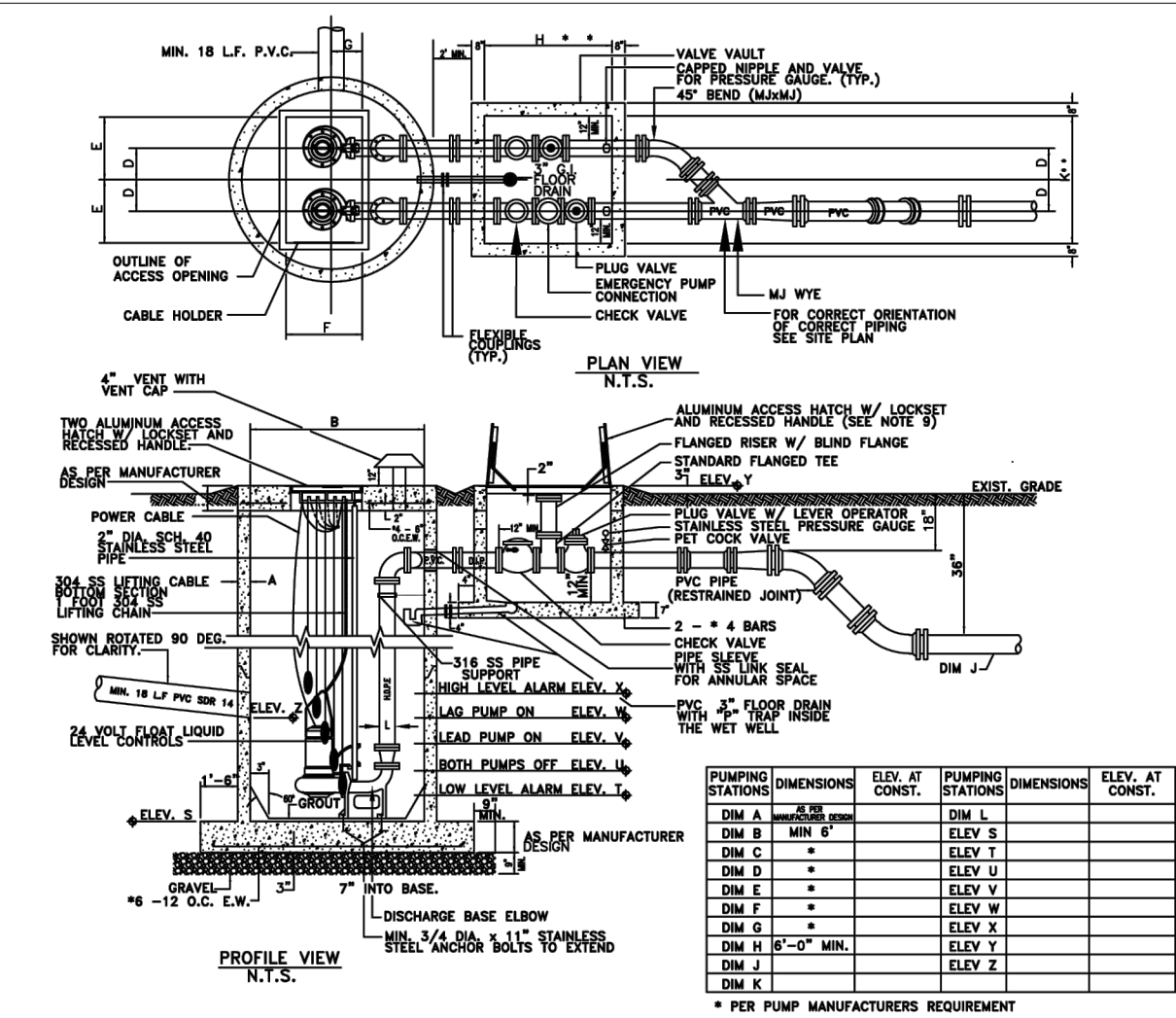
SHEET NUMBER
C8.0



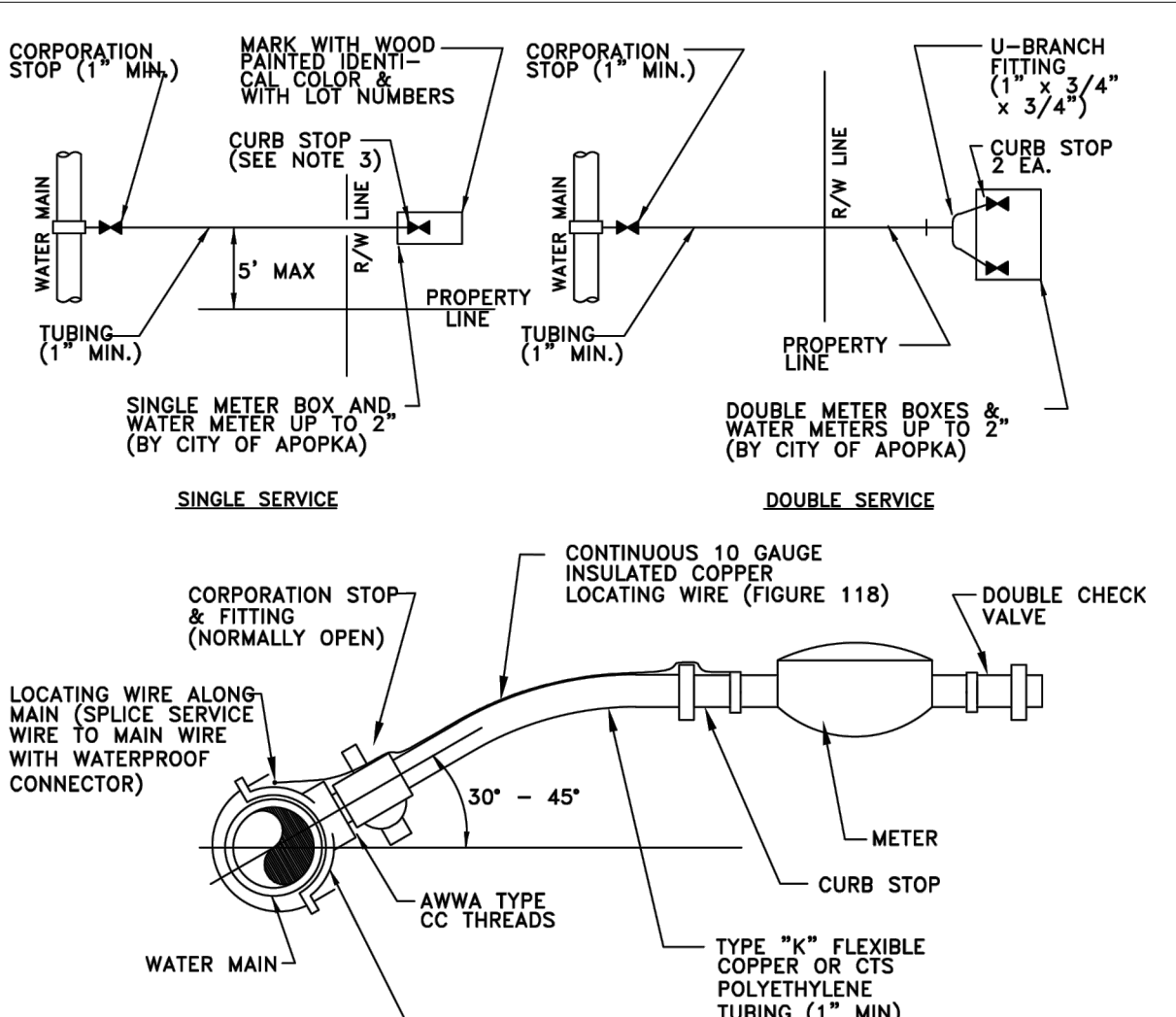
Plotted By: Martinez, Jeremiah Sheet: S&S-SHEELER AVE RESIDENTIAL Layout: C8.2 GENERAL CONSTRUCTION DETAILS August 27, 2025 04:41:15:3pm K:\civ\civ0249492000-sheeler ave residential\CADD\MDP\plansheets\C7.0-GENERAL CONSTRUCTION DETAILS.dwg
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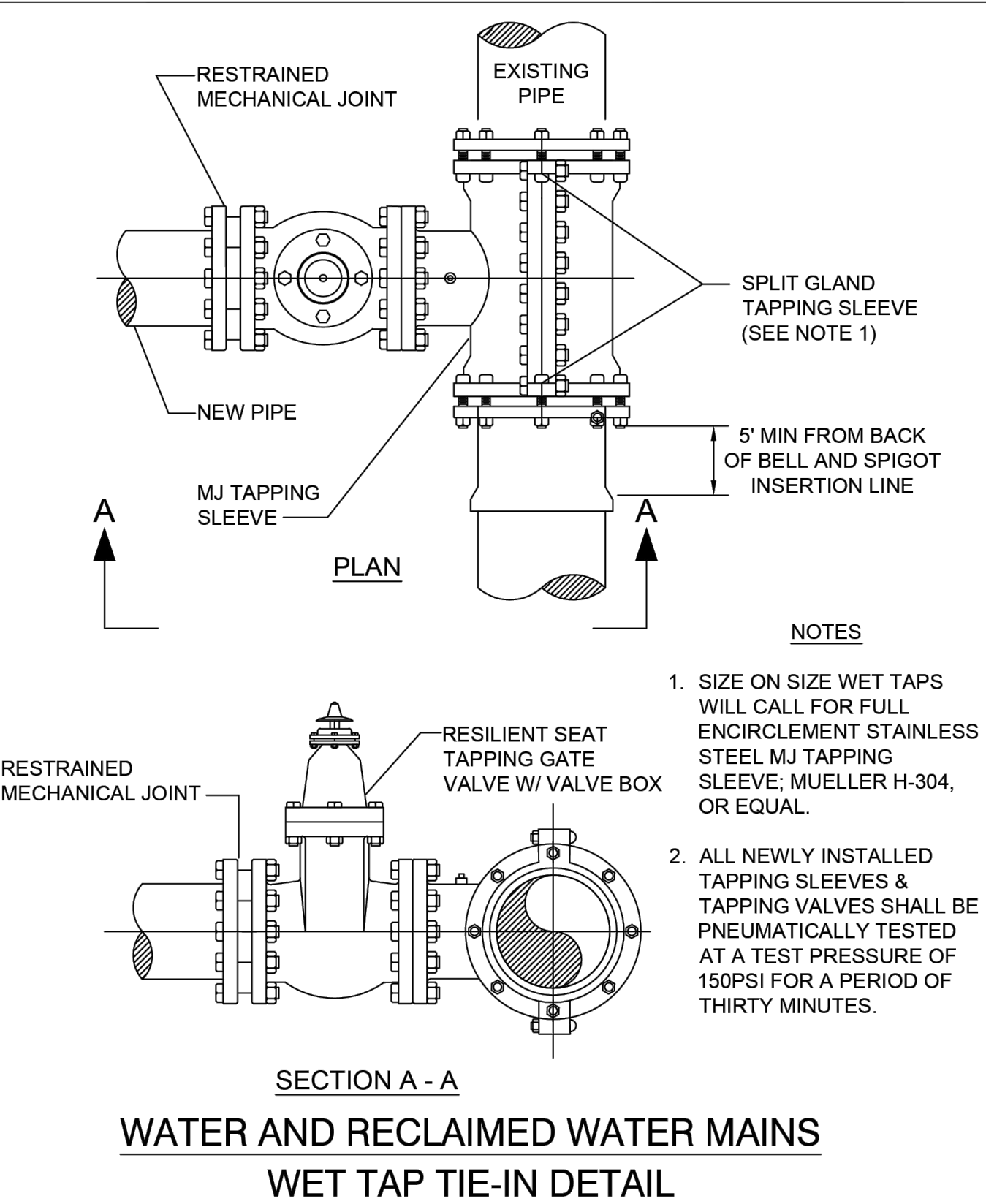
PUMP STATION TYPICAL SITE PLAN



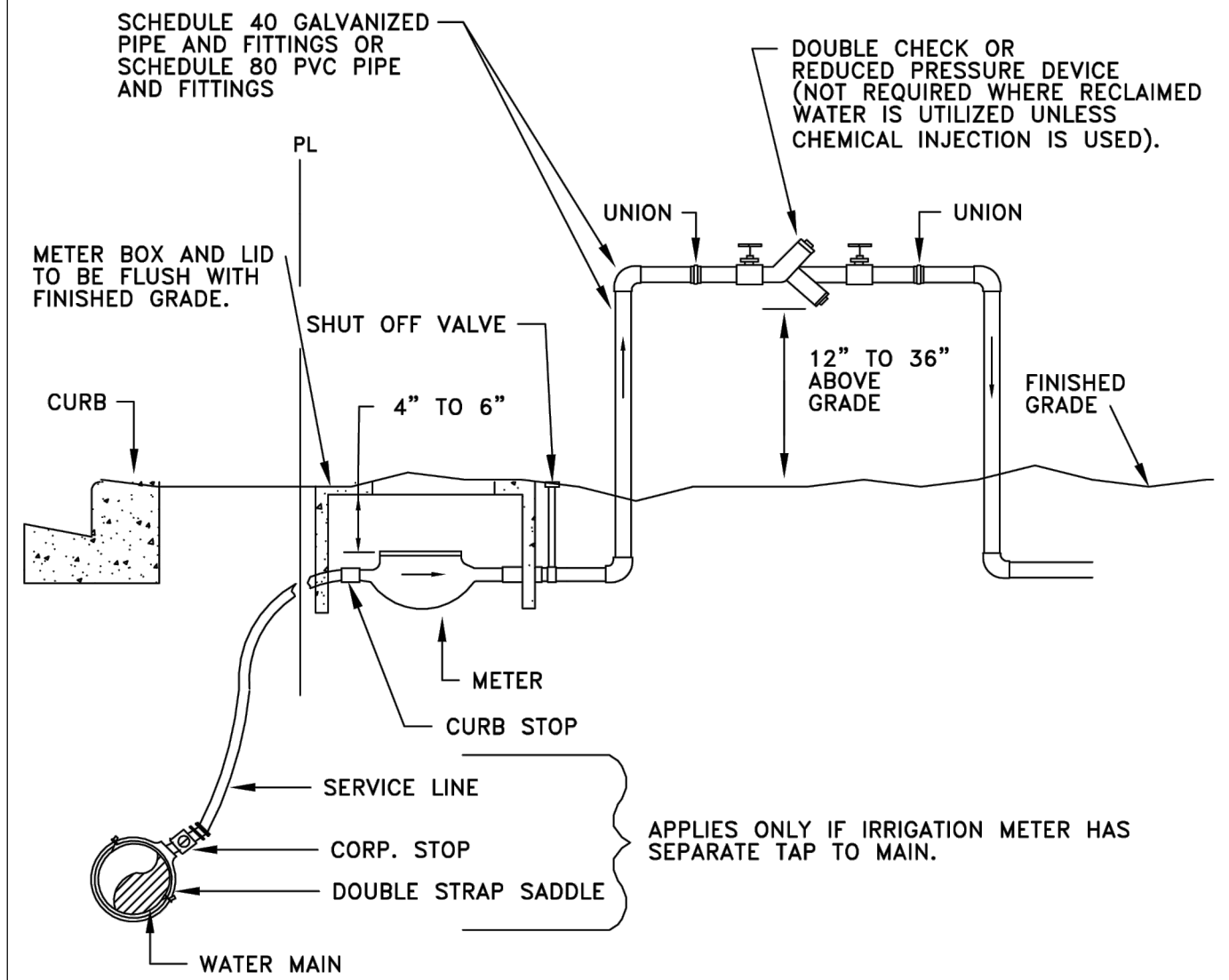
PUMP STATION DETAIL



WATER SERVICE CONNECTION DETAIL



WATER AND RECLAIMED WATER MAINS
WET TAP TIE-IN DETAIL



IRRIGATION METER AND DOUBLE CHECK VALVE OR
REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 300

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 301

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 405

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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FIG. 406

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 502

NO.	REVISIONS	DATE	BY

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REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
NO. 14987

KHA PROJECT
2494920000

DATE
8/27/2025

SCALE
AS SHOWN

DESIGNED BY
DVS

DRAWN BY
JLM

CHECKED BY
JME

GENERAL
CONSTRUCTION
DETAILS

SHEELER AVE
RESIDENTIAL

FLORIDA

APOPKA

SHEET NUMBER
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TREE CANOPY COVERAGE TABLE		
	SF	PERCENT
TOTAL SITE AREA	433,631	100%
TOTAL CANOPY AREA	84,492	19%
REQUIRED CANOPY AREA TO REMAIN	32,952	39%
PROPOSED CANOPY TO REMAIN	33,328	39.4%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	283	3363
TOTAL TREES TO BE REMOVED	173	2029
TOTAL TREES TO REMAIN	110	1,334
TOTAL INCHES TO BE MITIGATED		695

TREE REPLACEMENT TABLE			
	TREES	INCHES	
TOTAL MITIGATION REQUIRED			695
TOTAL PROPOSED TREES	178		491
CANOPY TREES (3" CALIPER)	104		312
UNDERSTORY TREES (3" TOT. CALIPER)	40		200
UNDERSTORY TREES (2" CALIPER)	20		40
TREES TO BE PLANTED PER RESIDENTIAL LOT TREE REQUIREMENT	78		234
NET MITIGATION OWED			-91
TOTAL FEE TO BE PAID (\$10 PER INCH)		\$	

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	12	367
SPECIMEN TREES REMOVED	8	264
SPECIMEN TREES RETAINED	4	103

INVASIVE SPECIES & NON-REGULATED TREES (CAMPHOR & BLACK CHERRY) ARE NOT INCLUDED IN THE ABOVE CALCULATIONS

SEE CANOPY COVERAGE PLAN ON SHEET L0.55
SEE TREE DATA ON SHEETS L0.56

- 
 EXISTING SPECIMEN
 TREE TO BE PRESERVED

 EXISTING SPECIMEN
 TREE TO BE REMOVED

 EXISTING TREE TO BE
 PRESERVED

 EXISTING TREE TO BE
 REMOVED

 TREE PROTECTION
 FENCING

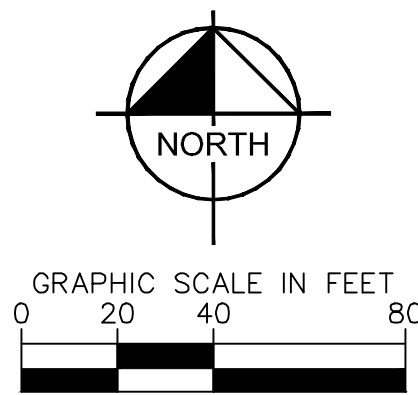
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SCALE	AS SHOWN
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DRAWN BY	CDE
CHECKED BY	ZLH

OVERALL TREE MITIGATION

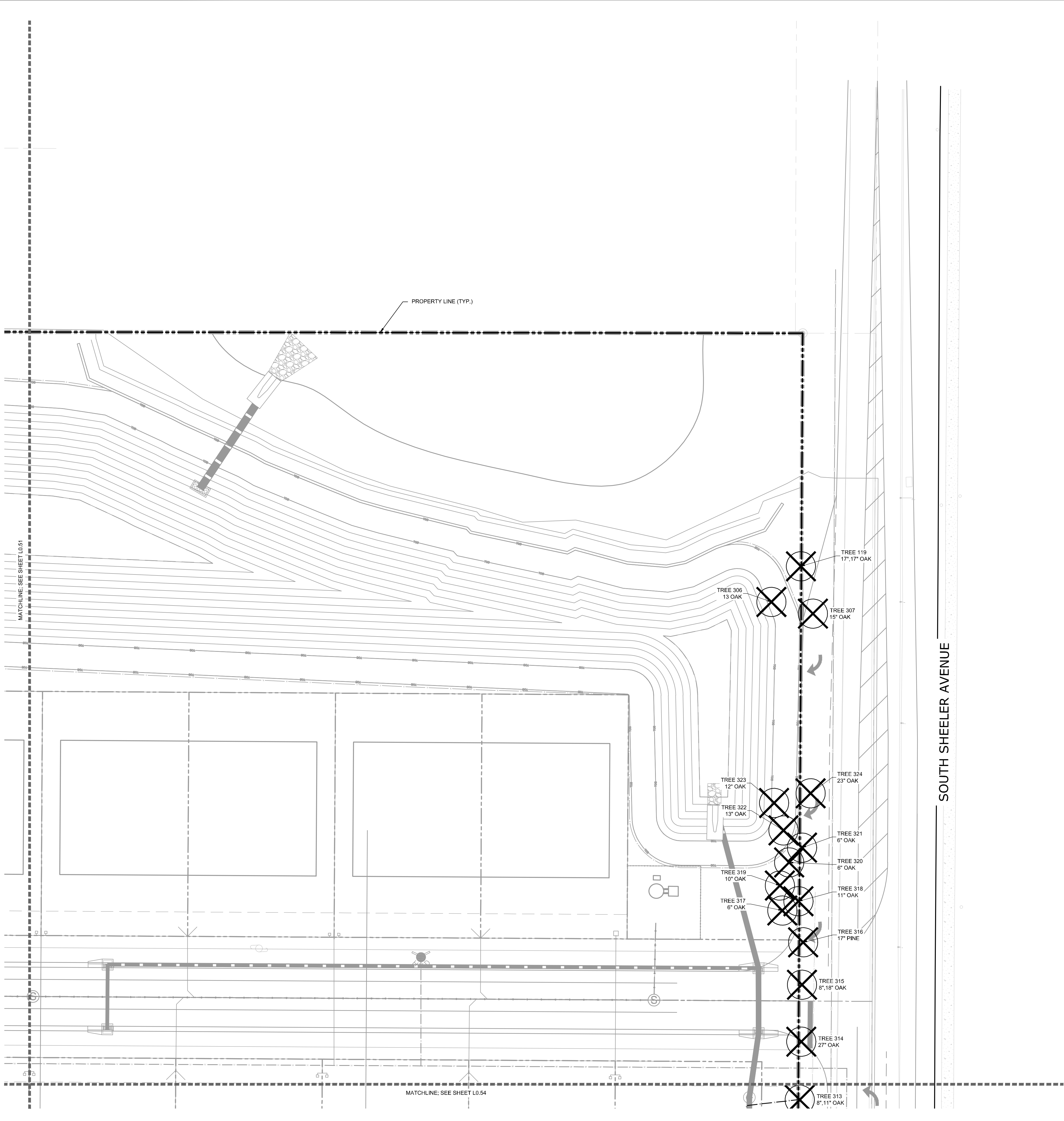
SHEELER AVE
RESIDENTIAL

FLORIDA

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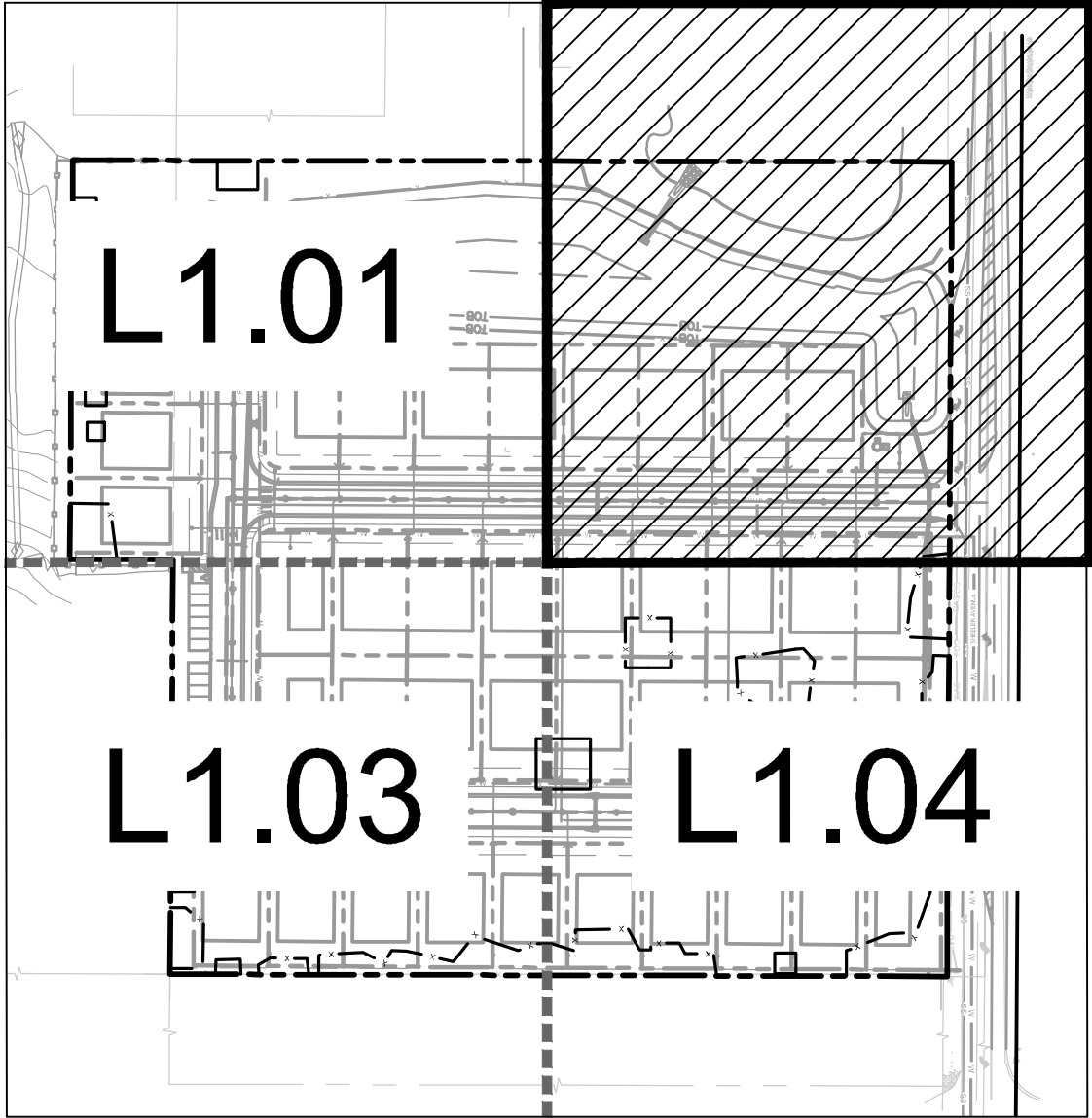
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- EXISTING SPECIMEN TREE TO BE PRESERVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

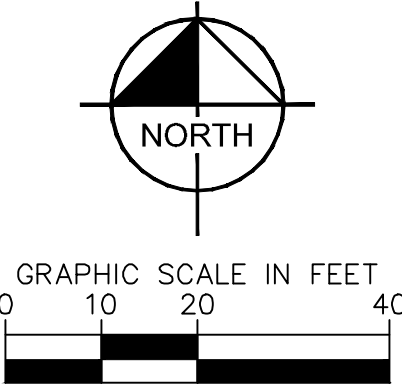
KEY MAP



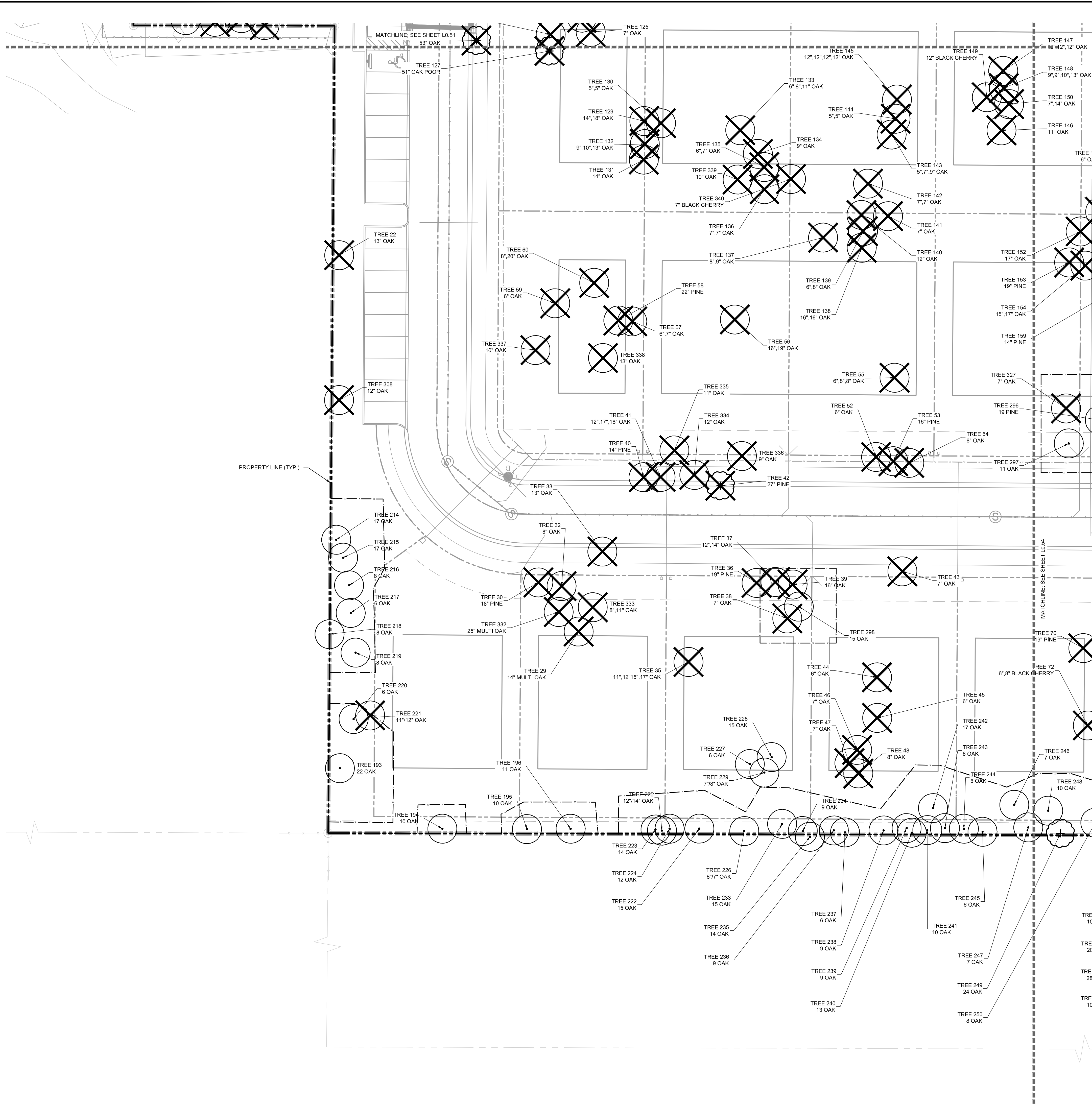
SCALE: 1:150

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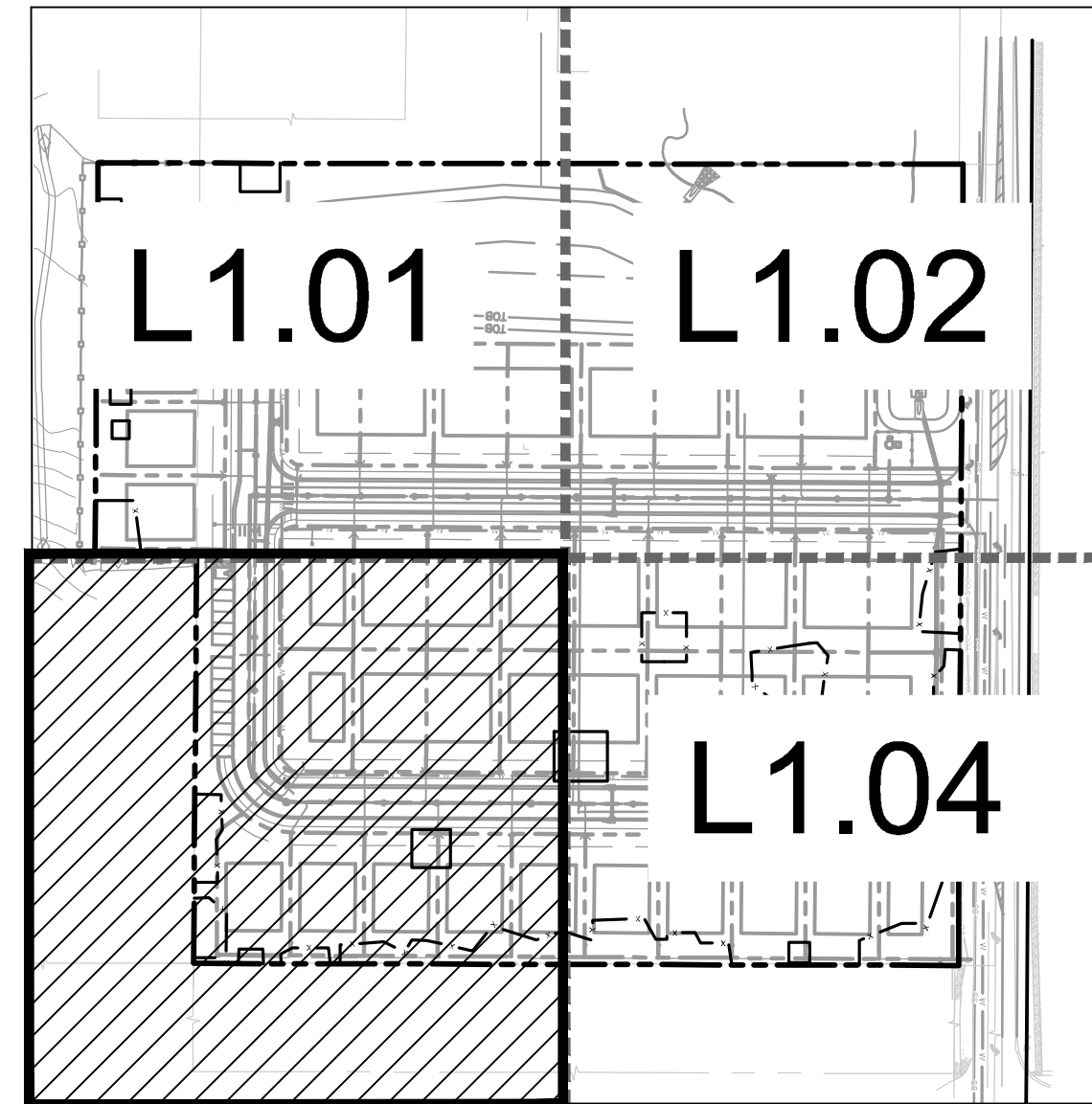
811
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SHEET NUMBER L0.52		SHEELER AVE RESIDENTIAL		TREE MITIGATION PLAN		KHA PROJECT 2494920000		NOT FOR CONSTRUCTION		Kimley»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL PHONE: (407) 898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 35108				No.		REVISIONS		DATE		BY	
						DATE 8/27/2025															
						SCALE AS SHOWN															
						DESIGNED BY CDE															
						DRAWN BY CDE															
		APOPKA		FLORIDA		CHECKED BY ZLH															



KEY MAP



SCALE: 1:150

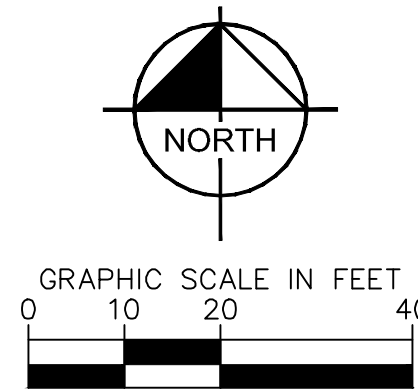
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The logo for Sunshine State One Call of Florida, Inc. features a stylized sun with rays emanating from it, positioned above a circular emblem that contains a cross-like symbol.

TREE MITIGATION PLAN

SHEELER AVE
RESIDENTIAL

SHEET NUMBER
L0.53

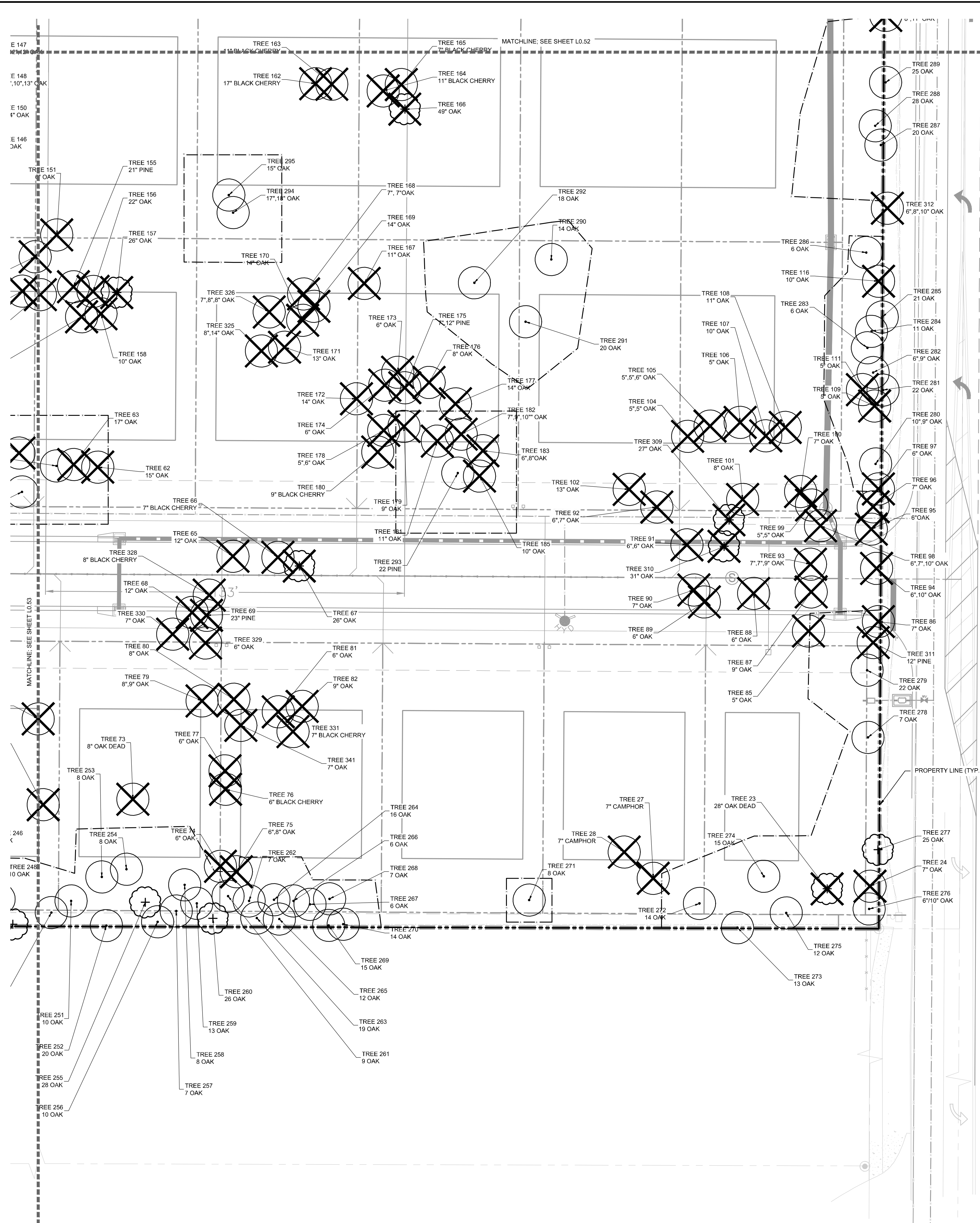
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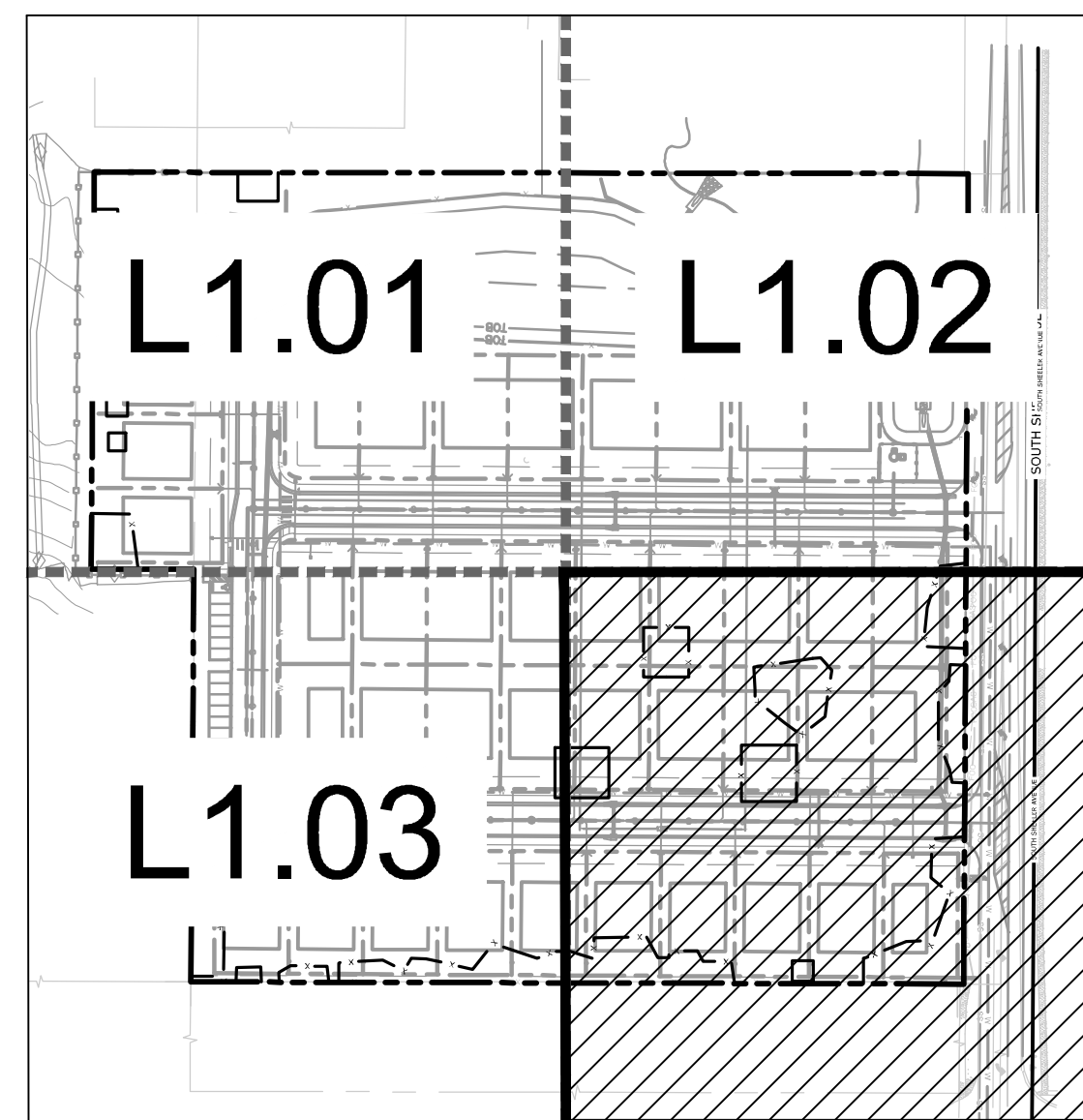
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- 
-  EXISTING SPECIMEN TREE TO BE PRESERVED
 -  EXISTING SPECIMEN TREE TO BE REMOVED
 -  EXISTING TREE TO BE PRESERVED
 -  EXISTING TREE TO BE REMOVED
 -  TREE PROTECTION FENCING

KEY MAP



SCALE: 1:150

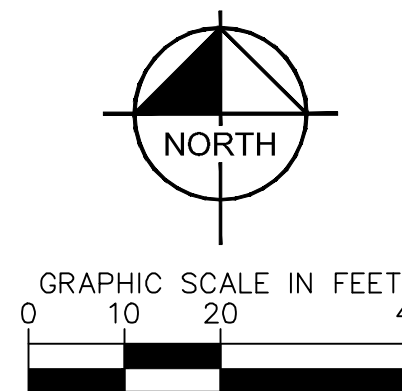
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TREE MITIGATION PLAN

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	DRAWN BY JDM
	CHECKED BY JME



TREE CANOPY COVERAGE
TOTAL SITE AREA: 433,631 SF
TOTAL EXISTING CANOPY COVERAGE: 84,427 SF

 EXISTING CANOPY COVERAGE
 PROPOSED PRESERVED CANOPY COVERAGE

EXISTING ZONING - RSF -1B
PROPOSED ZONING - RTF

TOTAL SITE AREA - 433,631 SF
TOTAL EXISTING CANOPY COVERAGE - 84,492 SF

EXISTING CANOPY COVERAGE AS % = 20%

WITHIN RTF ZONE - PRESERVE 39% OF EXISTING COVERAGE

39% OF 84,492 SF = 32,952 SF REQUIRED TO BE PRESERVED

33,328 SF CANOPY COVERAGE PROPOSED TO BE PRESERVED

SOUTH SHIFFER AVENUE
SOUTH SHEELER AVENUE

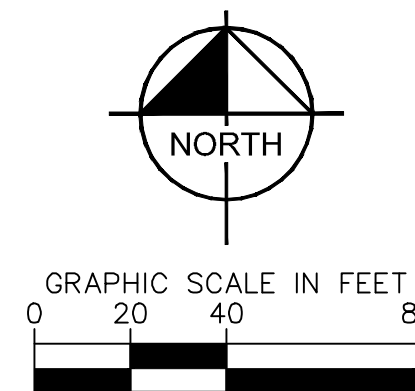
SOUTH SHEELER AVENUE •

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						DATE 8/27/2025							
						SCALE AS SHOWN							
						DESIGNED BY CDE							
						DRAWN BY CDE							
						CHECKED BY ZLH							

TREE NUMBER	SIZE (DBH)	SPECIES	STATUS	SPECIMEN
1	17	OAK	REMOVE	
2	24	OAK	REMOVE	
3	25	OAK	REMOVE	SPECIMEN
4	14	OAK	REMOVE	
20	15	OAK	REMOVE	
21	11	OAK	REMOVE	
22	13	OAK	REMOVE	
23	28	OAK	REMOVE- DEAD	SPECIMEN
24	7	OAK	REMOVE	
27	7	CAMPHOR	REMOVE	
28	7	CAMPHOR	REMOVE	
29	14	MULTI TRUNK OAK	REMOVE	
30	16	PINE	REMOVE	
32	8	OAK	REMOVE	
33	13	OAK	REMOVE	
35	14	OAK	REMOVE	
36	19	PINE	REMOVE	
37	13	OAK	REMOVE	
38	7	OAK	REMOVE	
39	16	OAK	REMOVE	
40	14	PINE	REMOVE	
41	16	OAK	REMOVE	
42	27	PINE	REMOVE	SPECIMEN
43	7	OAK	REMOVE	
44	6	OAK	REMOVE	
45	6	OAK	REMOVE	
46	7	OAK	REMOVE	
47	7	OAK	REMOVE	
48	8	OAK	REMOVE	
52	6	OAK	REMOVE	
53	16	PINE	REMOVE	
54	6	OAK	REMOVE	
55	7	OAK	REMOVE	
56	18	OAK	REMOVE	
57	7	OAK	REMOVE	
58	22	PINE	REMOVE	
59	6	OAK	REMOVE	
60	14	OAK	REMOVE	
62	15	OAK	REMOVE	
63	17	OAK	REMOVE	
65	12	OAK	REMOVE	
66	7	BLACK CHERRY	REMOVE	
67	26	OAK	REMOVE	SPECIMEN
68	12	OAK	REMOVE	
69	23	PINE	REMOVE	
70	19	PINE	REMOVE	
72	7	BLACK CHERRY	REMOVE	
73	8	OAK	REMOVE- DEAD	
74	6	OAK	REMOVE	
75	7	OAK	REMOVE	
76	6	BLACK CHERRY	REMOVE	
77	6	OAK	REMOVE	
79	9	OAK	REMOVE	
80	8	OAK	REMOVE	
81	6	OAK	REMOVE	
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105	6	OAK	REMOVE	
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107	10	OAK	REMOVE	
108	11	OAK	REMOVE	
109	5	OAK	REMOVE	
111	5	OAK	REMOVE	
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119	17	OAK	REMOVE	
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122	7	OAK	REMOVE	
123	10	OAK	REMOVE	
124	8	OAK	REMOVE	
125	7	OAK	REMOVE	
126	7	OAK	REMOVE	
127	51 POOR	OAK	REMOVE- POOR HEALTH	SPECIMEN
128	53	OAK	REMOVE	SPECIMEN
129	16	OAK	REMOVE	
130	5	OAK	REMOVE	
131	14	OAK	REMOVE	
132	11	OAK	REMOVE	
133	8	OAK	REMOVE	
134	9	OAK	REMOVE	
135	7	OAK	REMOVE	
136	7	OAK	REMOVE	
137	9	OAK	REMOVE	
138	16	OAK	REMOVE	
139	7	OAK	REMOVE	
140	12	OAK	REMOVE	

140	12	OAK	REMOVE	
141	7	OAK	REMOVE	
142	7	OAK	REMOVE	
143	7	OAK	REMOVE	
144	5	OAK	REMOVE	
145	12	OAK	REMOVE	
146	11	OAK	REMOVE	
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150	11	OAK	REMOVE	
151	6	OAK	REMOVE	
152	17	OAK	REMOVE	
153	19	PINE	REMOVE	
154	16	OAK	REMOVE	
155	21	PINE	REMOVE	
156	22	OAK	REMOVE	
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166	49	OAK	REMOVE	SPECIMEN
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249	24	OAK	REMAIN	SPECIMEN
250	8	OAK	REMAIN	

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276	8	OAK	REMAIN	
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327	7	OAK	REMOVE	
328	8	BLACK CHERRY	REMOVE	
329	6	OAK	REMOVE	
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331	7	BLACK CHERRY	REMOVE	
332	25	MULTI TRUNK OAK	REMOVE	
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335	11	OAK	REMOVE	
336	9	OAK	REMOVE	
337	10	OAK	REMOVE	
338	13	OAK	REMOVE	
339	10	OAK	REMOVE	
340	7	BLACK CHERRY	REMOVE	
341	7	OAK	REMOVE	

TREE CANOPY COVERAGE TABLE		
	SF	PERCENT
TOTAL SITE AREA	433,631	100%
TOTAL CANOPY AREA	84,492	19%
REQUIRED CANOPY AREA TO REMAIN	32,952	9%
PROPOSED CANOPY TO REMAIN	33,328	39.4%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	283	3363
TOTAL TREES TO BE REMOVED	173	2029
TOTAL TREES TO REMAIN	110	1,334
TOTAL INCHES TO BE MITIGATED		695

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		695
TOTAL PROPOSED TREES	178	491
CANOPY TREES (3" CALIPER)	104	312
UNDERSTORY TREES (5" TOT. CALIPER)	40	200
UNDERSTORY TREES (2" CALIPER)	20	40
TREES TO BE PLANTED PER RESIDENTIAL LOT TREE REQUIREMENT	78	234
NET MITIGATION OWED		-91
TOTAL FEE TO BE PAID (\$10 PER INCH)		\$ -

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	12	367
SPECIMEN TREES REMOVED	8	264
SPECIMEN TREES RETAINED	4	103

<

Plotted By: Goid, Alvin. Sheet: SHEELER AVE RESIDENTIAL - Layout L1.00 - OVERALL LANDSCAPE PLAN August 27, 2025 05:01:49pm K:\proj_civil\240492000-sheeler ave residential\CADD\VP\Landscapes\L1.00 - LANDSCAPE PLAN.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

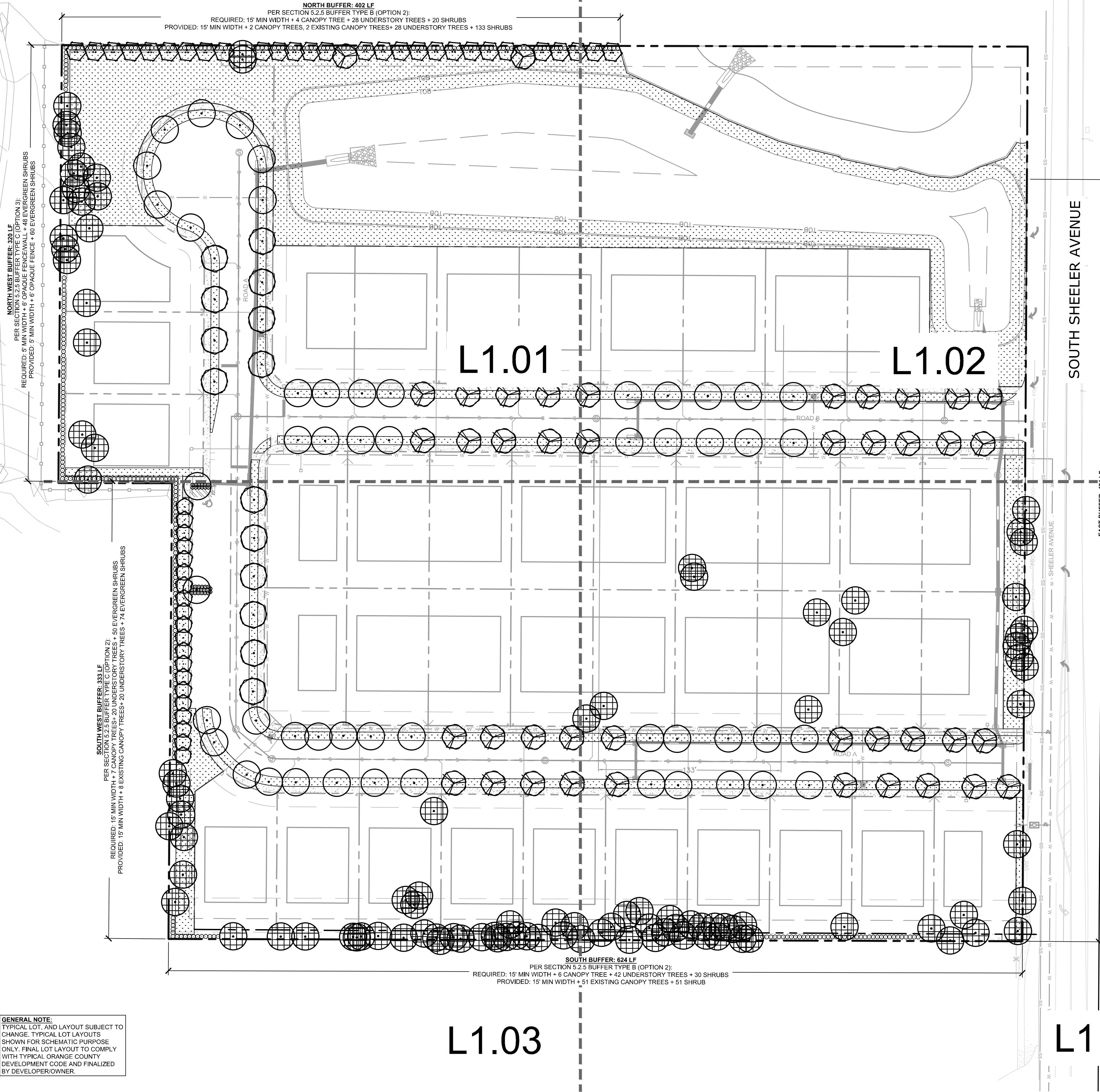
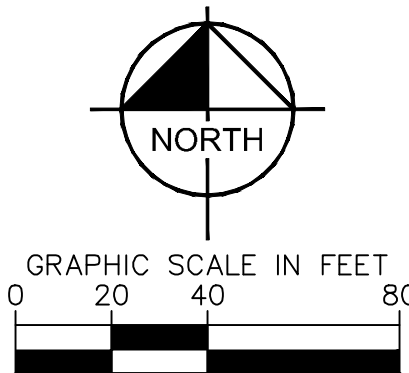
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GENERAL NOTE:
TYPICAL LOT, AND LAYOUT SUBJECT TO
CHANGE. TYPICAL LOT LAYOUTS
SHOWN FOR SCHEMATIC PURPOSE
ONLY. FINAL LOT LAYOUT TO COMPLY
WITH TYPICAL ORANGE COUNTY
DEVELOPMENT CODE AND FINALIZED
BY DEVELOPER/OWNER

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
CANOPY TREE							
	AF	14	AUTUMN BLAZE RED MAPLE STRAIGHT, SINGLE LEADER, FL #1, FULL	ACER x FREEMANNII 'JEFFERSRED'	FG	3" CAL MIN	10' HT., 4" SPR
	EX	106	TO REMAIN CONTRACTOR LIABLE FOR DAMAGES	EXISTING TREE	-	-	-
	MB	42	BRACKEN'S SOUTHERN MAGNOLIA STRAIGHT, SINGLE LEADER, FL #1, FULL	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY'	FG	3" CAL MIN	10' HT., 4" SPR
	QV	52	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL	QUERCUS VIRGINIANA	FG	3" CAL MIN	10' HT., 4" SPR
UNDERSTORY TREES							
	ED	20	JAPANESE BLUEBERRY TREE STRAIGHT, SINGLE LEADER, FL #1, FULL TO BASE	ELAEOCARPUS DECIPENS	FG	2" CAL MIN	7' HT., 4" SPR
	LI	28	CRAPE MYRTLE MULTI-TRUNK, 3-TRUNK MIN, FL#1	LAGERSTROEMIA INDICA X 'MUSKOGEE'	FG	5" CAL. TOT.	12' HT., 6" SPR
SHRUBS							
	RA	32	WHITE INDIAN HAWTHORN FULL	RHAPHIOLEPS INDICA 'ALBA'	3 GAL	24" FULL	30" OC
	VO	370	SWEET VIBURNUM FULL	VIBURNUM ODORATISSIMUM	7 GAL	24" FULL	36" OC
SOD							
	PA	63,576 SF	ARGENTINE BAHIAGRASS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-
MISC.	QTY	BOTANICAL/COMMON NAME		SPECIFICATIONS			
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH		3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			

LANDSCAPE CALCULATIONS		
PER "CITY OF APOKA" LAND DEVELOPMENT CODE		
	REQUIRED	PROVIDED
STREET TREES SECTION APX D 3.6	1 TREE PER 30 LF RESIDENTIAL STREETS - 1,577 LF / 30 LF = 53 X 2 = 106 TREES	106 TREES
BUFFER YARD SECTION 5.2.5	NORTH BUFFER - 402 LF (15' WIDTH) BUFFER TYPE B (OPTION 2); 1 CANOPY TREE, 7 UNDERSTORY TREES, AND 5 SHRUBS PER 100 LF EAST BUFFER - 474 LF (15' WIDTH) NO BUFFER REQUIRED NORTH WEST BUFFER - 736 LF (5' WIDTH) BUFFER TYPE C (OPTION 3); 6' OPAQUE FENCE + 15 SHRUBS PER 100 LF SOUTH WEST BUFFER - 736 LF (5' WIDTH) BUFFER TYPE C (OPTION 2); 2 CANOPY TREES, 8 UNDERSTORY TREES, AND 29 SHRUBS PER 100 LF SOUTH BUFFER - 624 LF (15' WIDTH) BUFFER TYPE B (OPTION 2); 1 CANOPY TREES, 7 UNDERSTORY TREES, AND 5 SHRUBS PER 100 LF	2 CANOPY TREES 2 EXISTING CANOPY TREES 28 UNDERSTORY TREES 133 SHRUBS -- 6' OPAQUE FENCE 60 SHRUBS 8 EXISTING CANOPY TREES 20 UNDERSTORY TREES 74 SHRUBS 51 EXISTING CANOPY TREES 51 SHRUBS

GENERAL NOTE:
78 CANOPY TREES PLANTED AT 3" CALIPER AND 8' HT.; MIN NOT SHOWN IN PLANT SCHEDULE ABOVE TO
BE PLANTED PER RESIDENTIAL LOT TREE REQUIREMENT (SECTION 5.2.5.E).

RESIDENTIAL LOT TREE REQUIREMENTS				
	SF / LOT PER SECTION 5.2.5.E	TOTAL LOTS	MINIMUM TREES REQUIRED PER LOT	TOTAL TREES REQUIRED
LARGE LOT	8,000 SF - 11,999 SF	0	4	0
MEDIUM LOT	5,000 SF - 7,999 SF	39	2	78
SMALL LOT	< 5,000 SF	0	1	0

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

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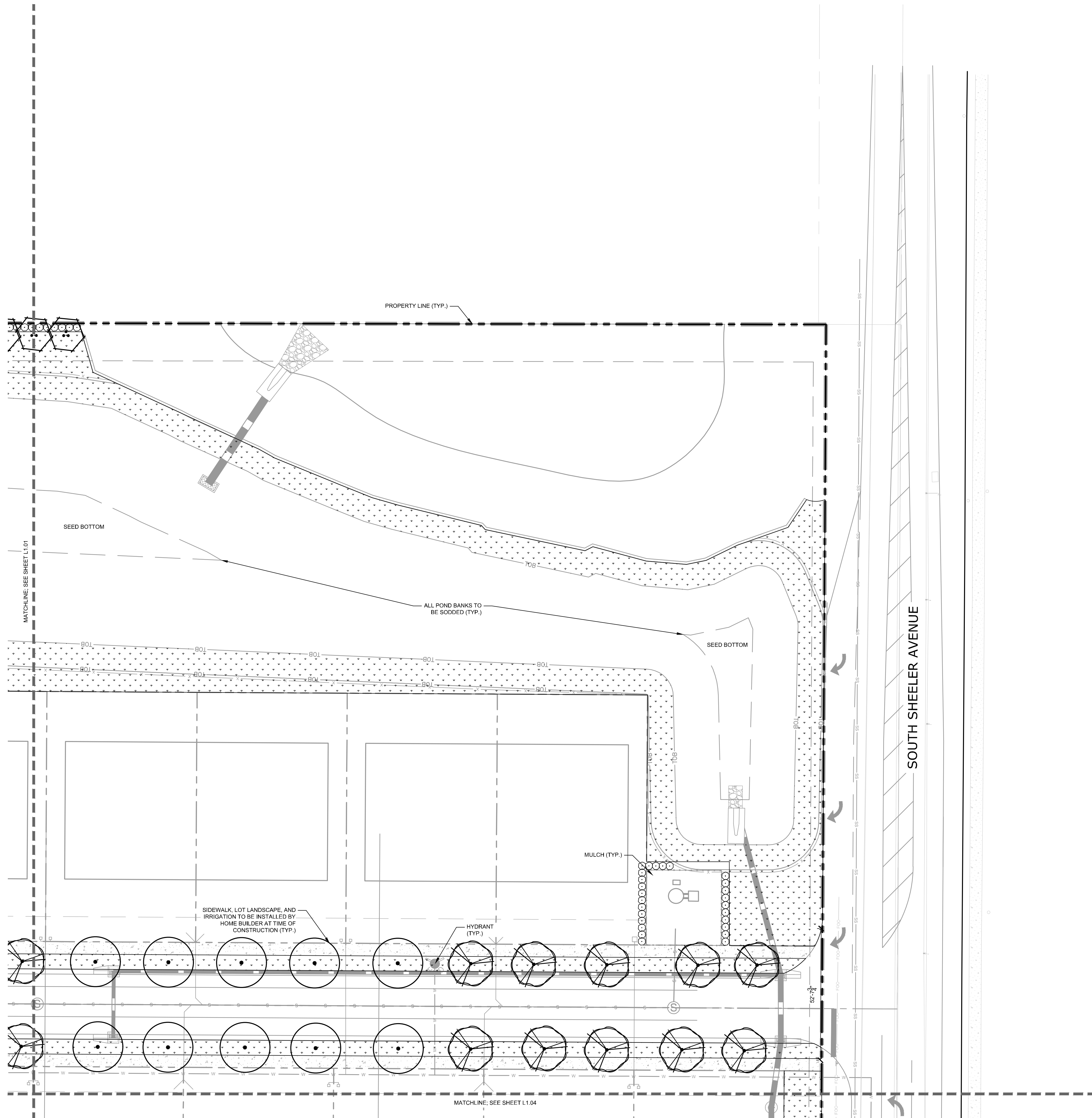
OVERALL
LANDSCAPE PLAN

SHEELER AVE
RESIDENTIAL

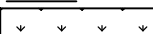
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APOKA

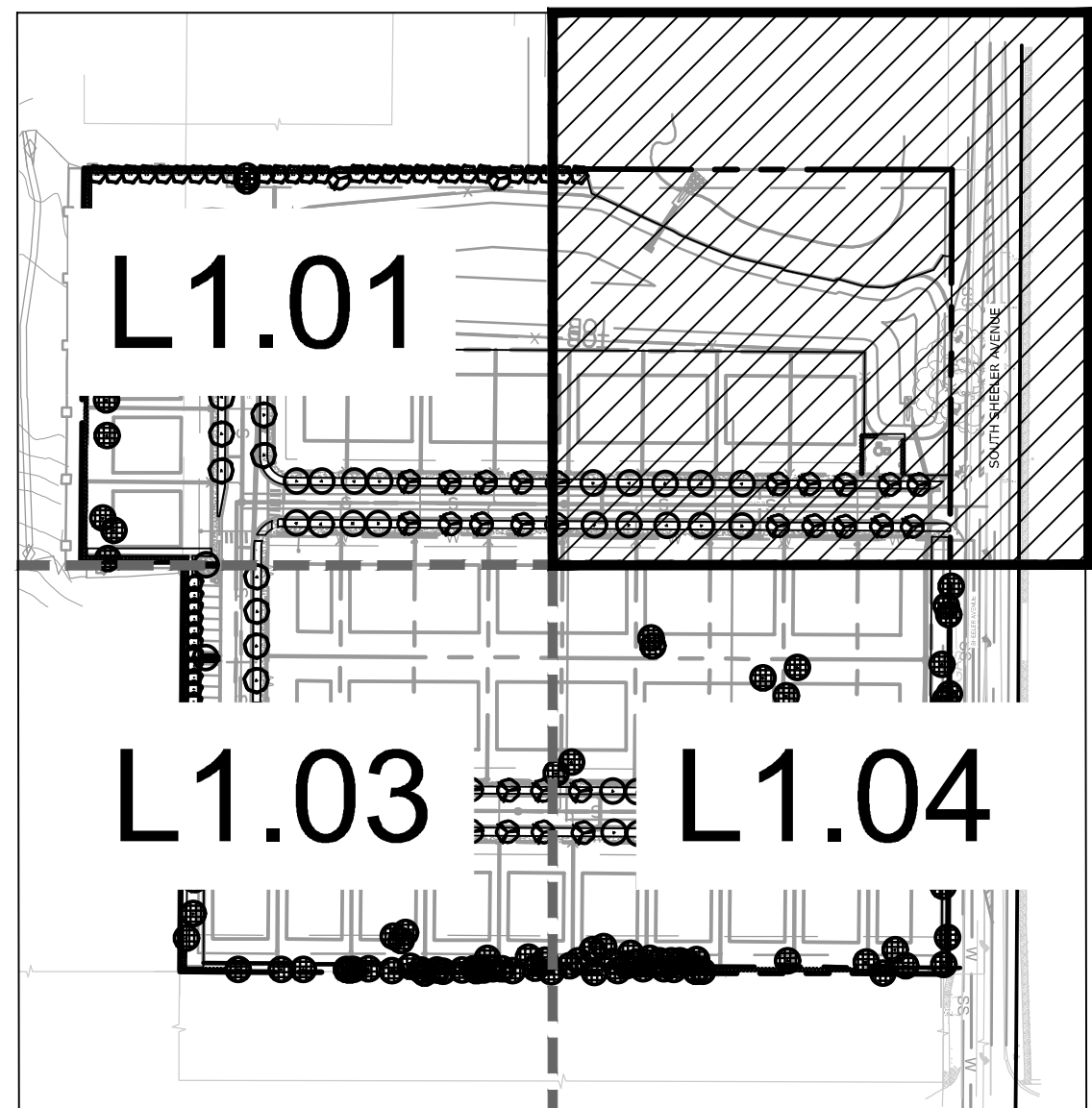
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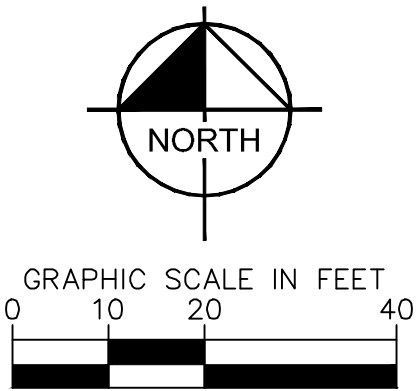
PLANT SCHEDULE

SYMBOL		CODE	BOTANICAL NAME
CANOPY TREE			
	AF	ACER x FREEMANII 'JEFFERSRED' STRAIGHT, SINGLE LEADER, FL. #1, FULL	
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES	
	MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' STRAIGHT, SINGLE LEADER, FL. #1, FULL	
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL. #1, FULL	
UNDERSTORY TREES			
	ED	ELAEOCARPUS DECIPiens STRAIGHT, SINGLE LEADER, FL. #1, FULL TO BASE	
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1	
SHRUBS			
	RA	RHAPHOLEPIS INDICA 'ALBA' FULL	
	VO	VIBURNUM ODORATISSIMUM FULL	
SOD			
	PA	PASPALUM NOTATUM 'ARGENTINE'	

KEY MAP



SCALE: 1:150



SHEELER AVE
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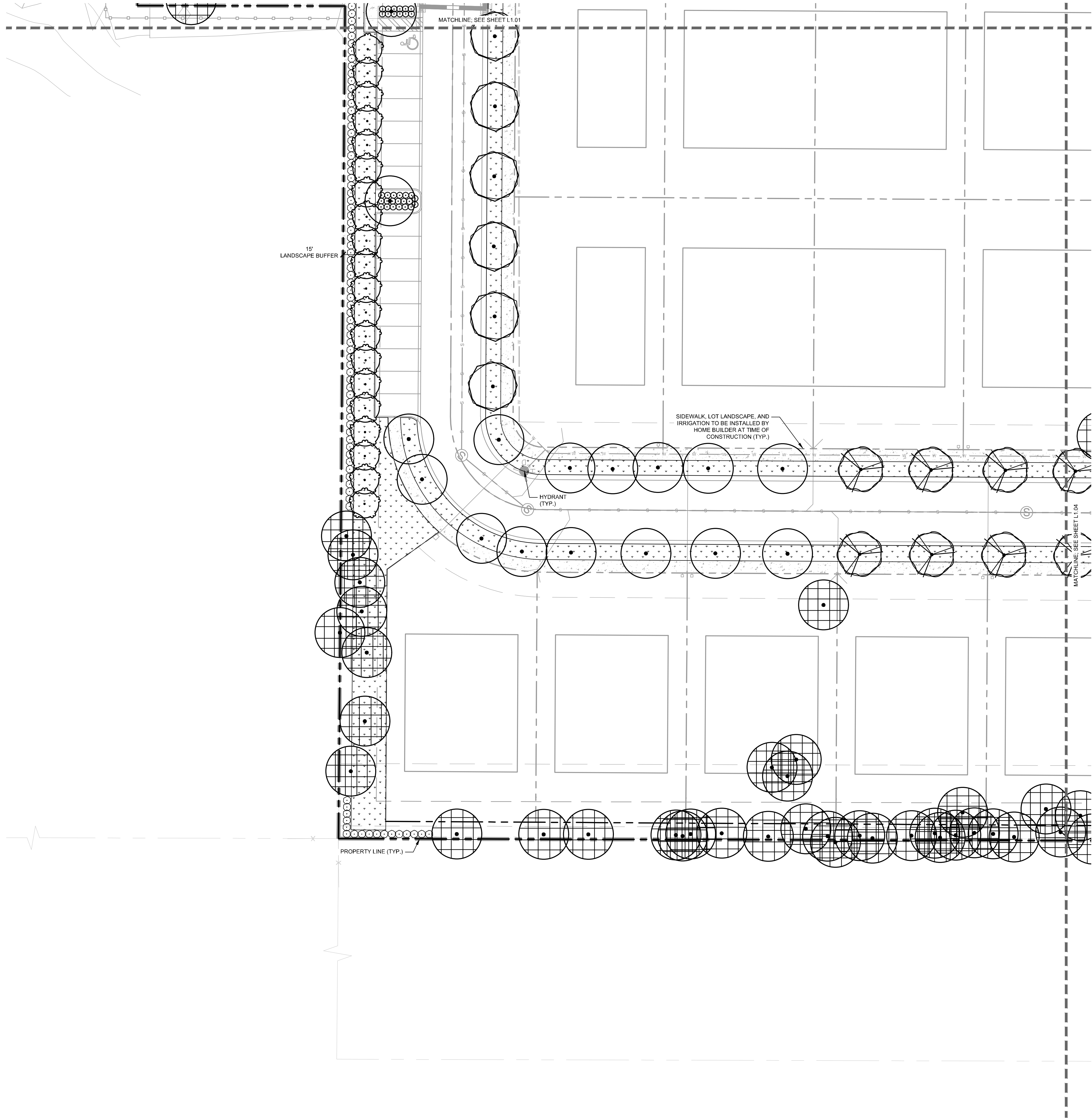
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[illegible]



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
CANOPY TREE		
	AF	ACER x FREEMANII 'JEFFERSON'S' STRAIGHT, SINGLE LEADER, FL #1, FULL
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	MB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' STRAIGHT, SINGLE LEADER, FL #1, FULL
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
UNDERSTORY TREES		
	ED	ELEAEOCARPUS DECIPENS STRAIGHT, SINGLE LEADER, FL #1, FULL TO BASE
	LI	LAGERSTROEMIA INDICA x 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1
SHRUBS		
	RA	RHAMPHILEPIS INDICA 'ALBA' FULL
	VO	VIBURNUM ODORATISSIMUM FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'

UNDERSTORY TREES

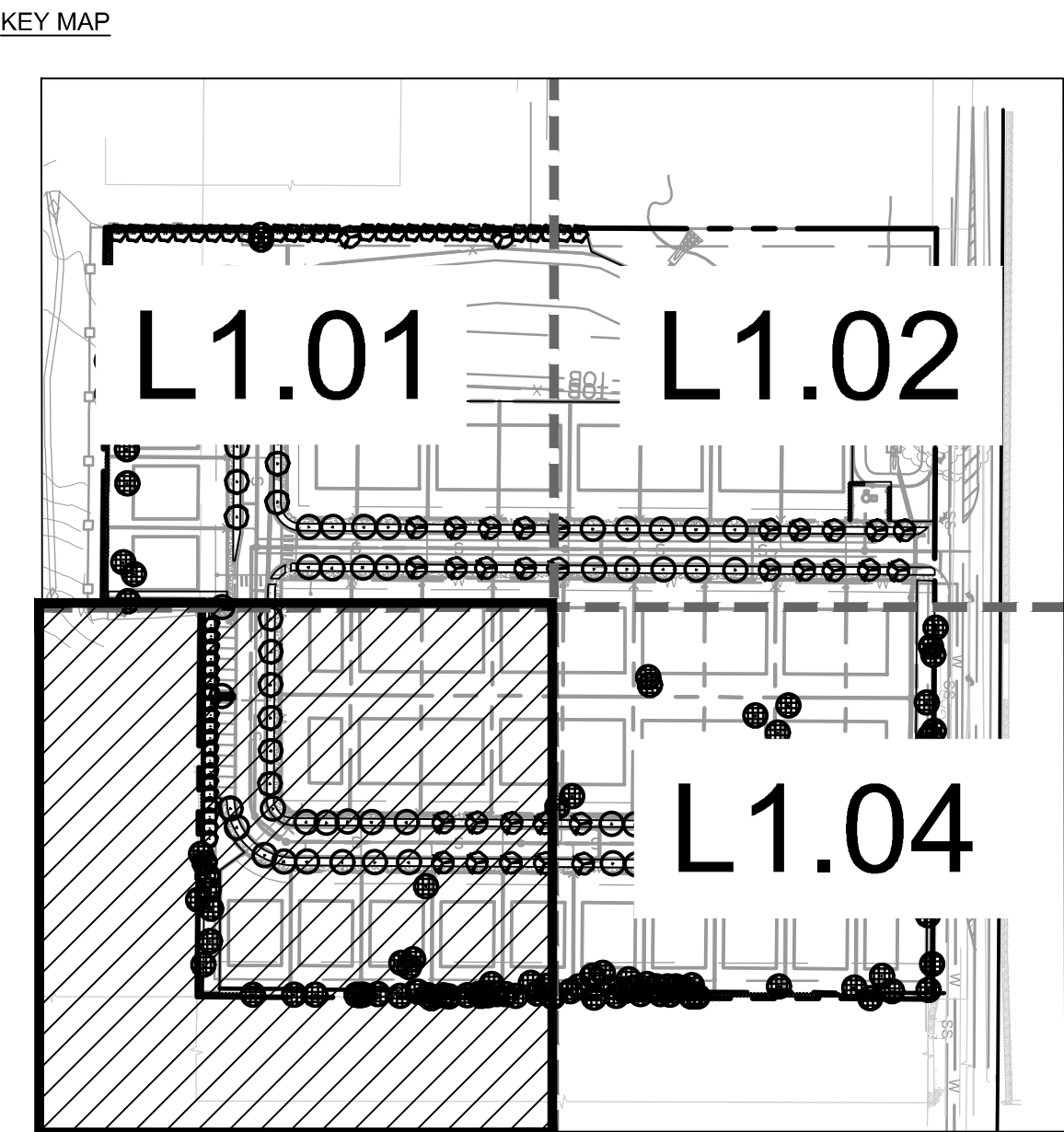
	ED	ELAEOCARPUS DECIPENS STRAIGHT, SINGLE LEADER, FL #1, FULL TO BASE
	LI	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1

SHRUBS

	RA	RHAPHIOLEPIS INDICA 'ALBA' FULL
	VO	VIBURNUM ODORATISSIMUM FULL

SOD

PA PASPALUM NOTATUM 'ARGENTINE



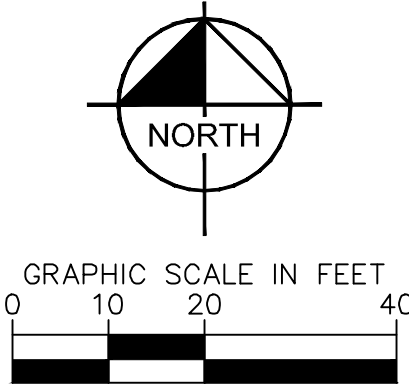
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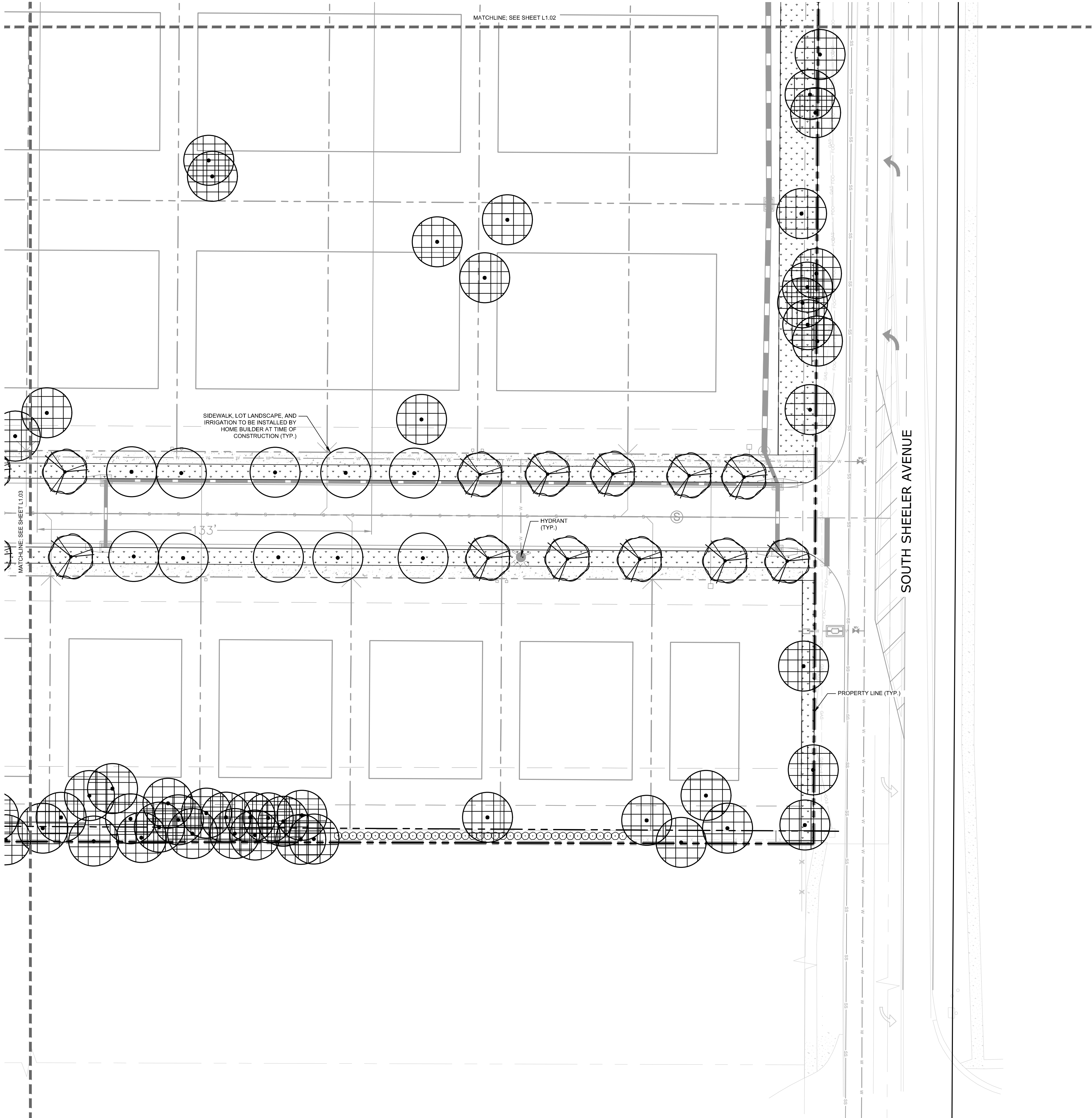
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LANDSCAPE PLAN	
KHA PROJECT 2494920000	SCALE AS SHOWN
DATE 8/27/2025	DESIGNED BY CDE
	DRAWN BY CDE
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No.	REVISIONS
BY	DATE

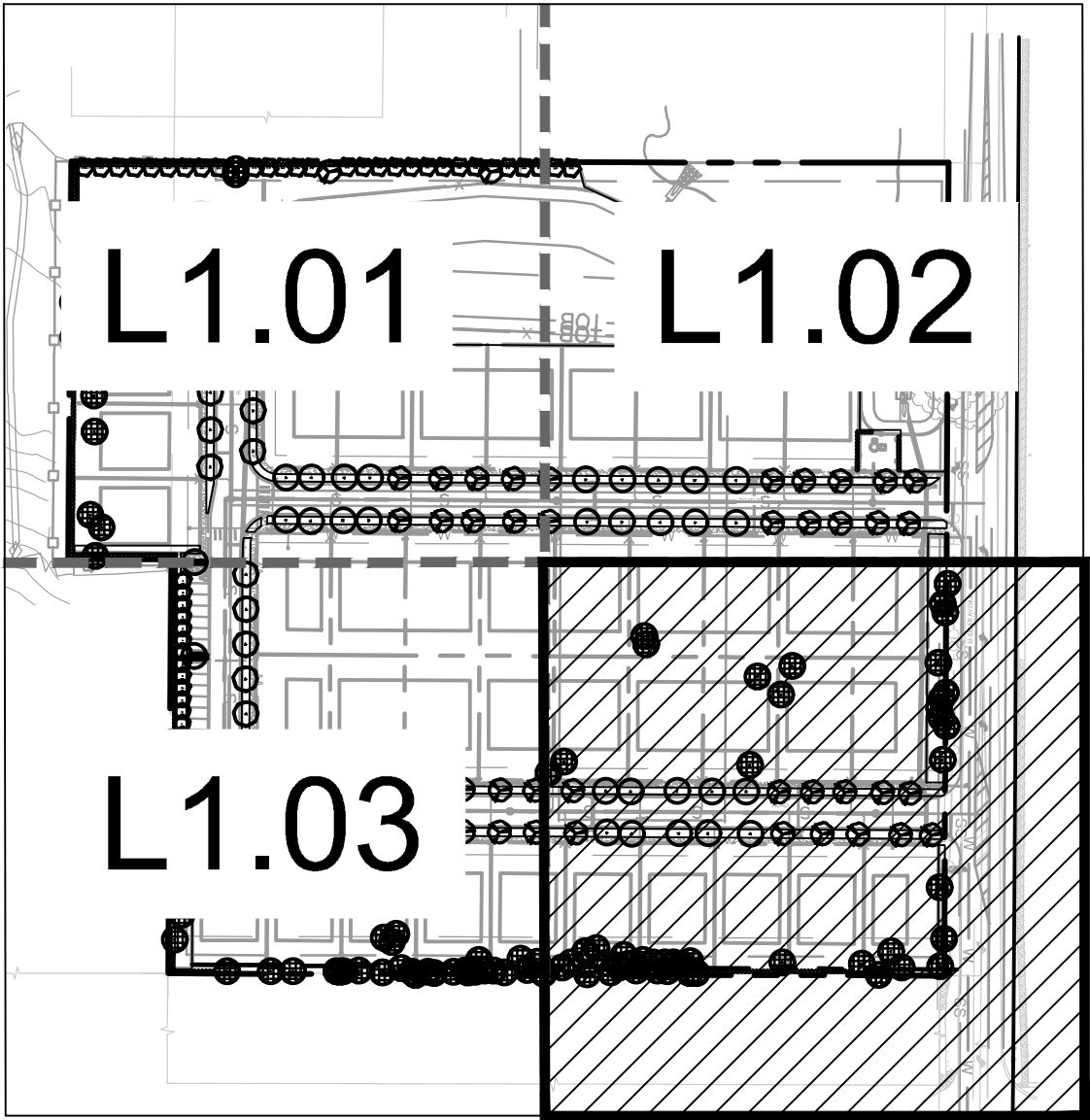
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PLANT SCHEDULE

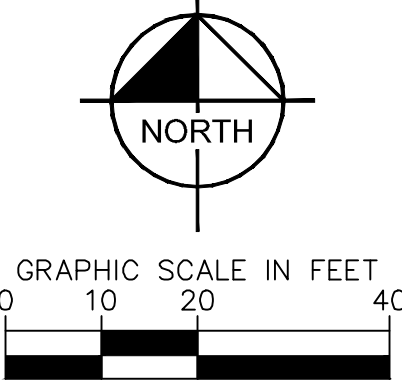
SYMBOL	CODE	BOTANICAL NAME
CANOPY TREE		
	AF	ACER x FREEMANII 'JEFFERSRED' STRAIGHT, SINGLE LEADER, FL #1, FULL
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UNDERSTORY TREES		
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KEY MAP



SCALE: 1:150

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KHA PROJECT
2494920000

DATE
8/27/2025

SCALE AS SHOWN

DESIGNED BY CDE

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SHEELER AVE
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FLORIDA

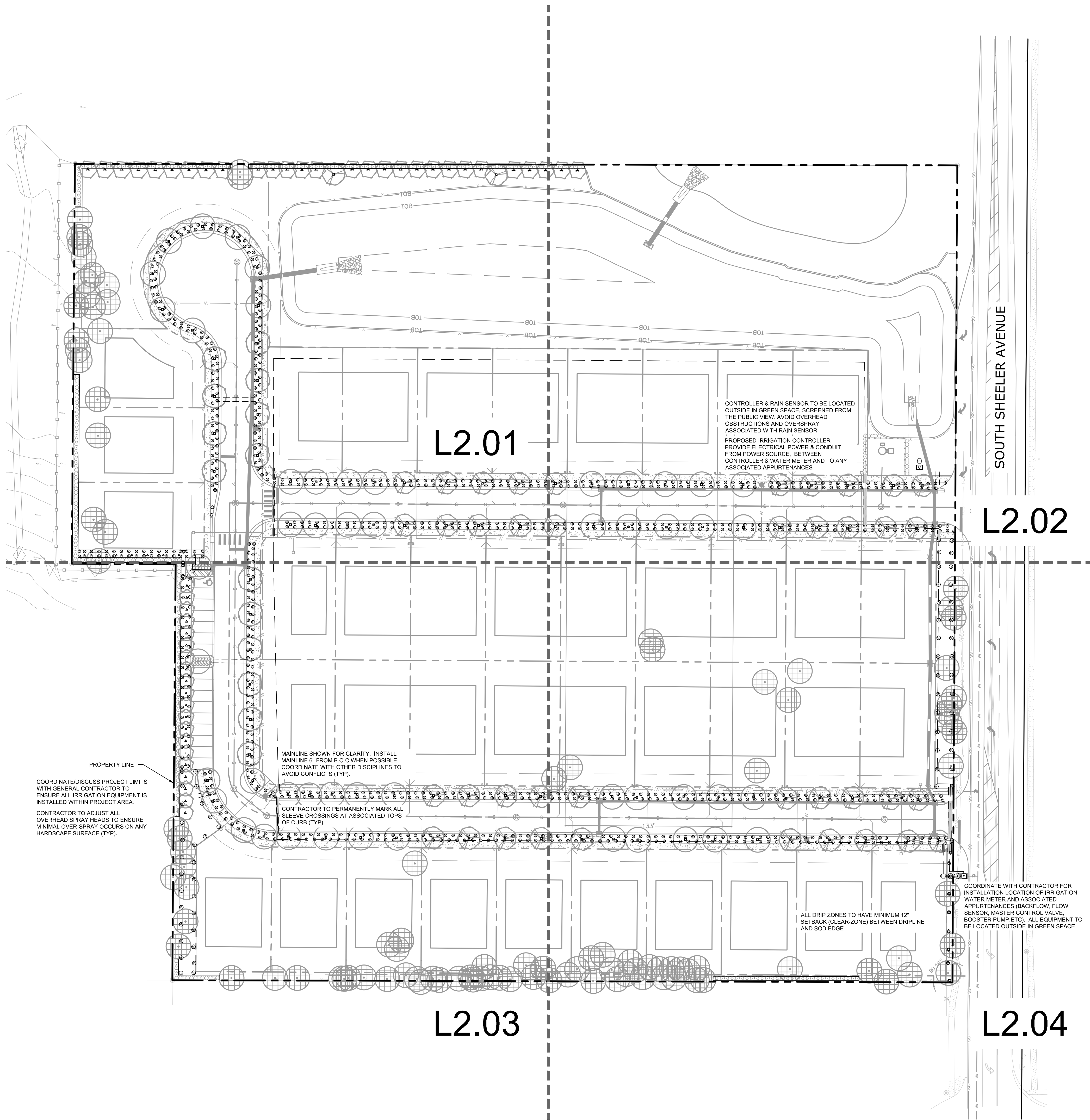
APOPKA

LANDSCAPE PLAN

SHEET NUMBER
L1.04

REVISIONS

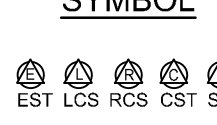
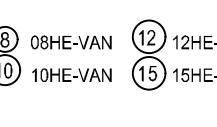
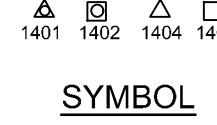
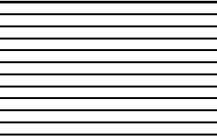
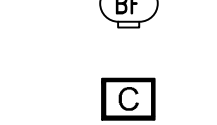
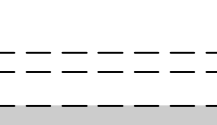
No.	DATE	BY



IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB BENS AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.

IRRIGATION SCHEDULE

SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
		RAIN BIRD 1804-U-SAM-NP 1/5 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	14	30
		RAIN BIRD 1804-U-SAM-NP HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	1,103	30
		RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE 0.25 GPM - 2.0 GPM. FULL CIRCLE BUBBLER, 1/2" FIPT.	158	30
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	
		AREA TO RECEIVE DRIPLINE RAIN BIRD XTO-09-12-NP XFO ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XFC INSERT FITTINGS.	4,222	LF
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	
		RAIN BIRD EFB-CP-PRS-D 1/2" 1IN., 1-1/4", 1-1/2IN., 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. WITH PRESSURE REGULATOR.	1	
		FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
		RAIN BIRD ESPLX-M2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLX-M2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLX-MSM12 - 12-STATION EXPANSION MODULES.	1	
		RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXIMOR OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1	
		RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE: 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD: ESFLX-XP(M/P) LXD L(XM2P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
		WATER METER 1-1/2"	1	
		IRRIGATION MAINLINE: PVC SCHEDULE 40	1,924	LF
		PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	97.7	LF
		PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	169.5	LF

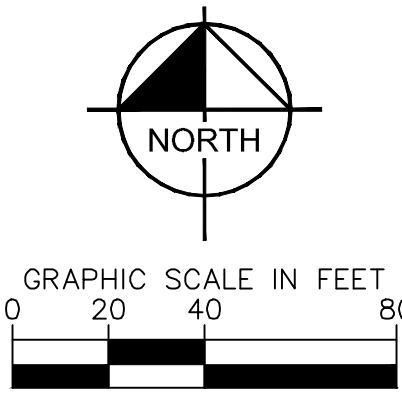
FLOW TOTALS	
Area for Dripline:	63.4
Bubbler:	66
Turf Spray:	721.9
Total:	851.2 GPM

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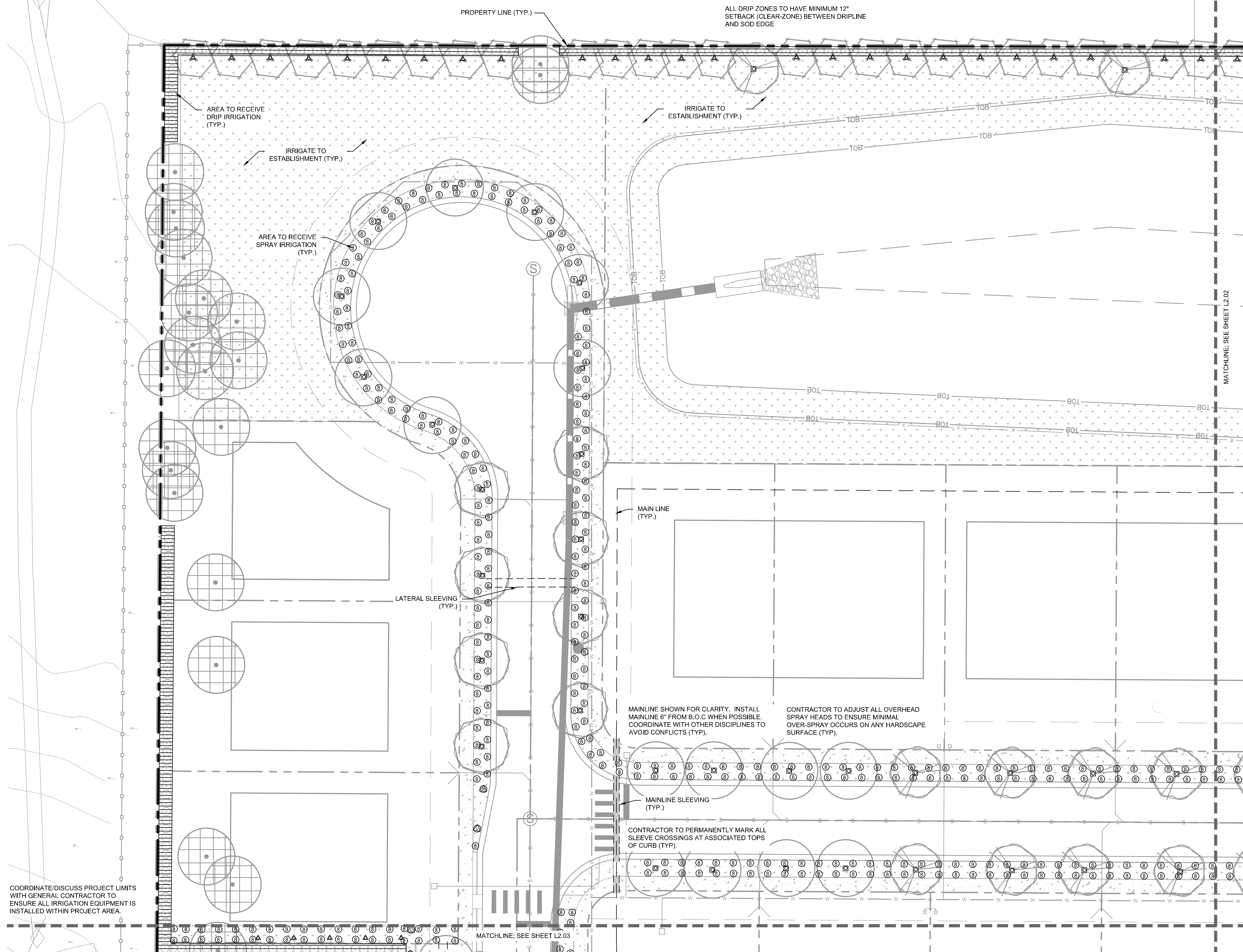
OVERALL IRRIGATION PLAN

NOT FOR CONSTRUCTION

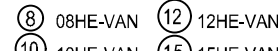
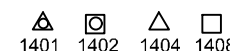
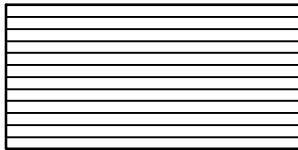
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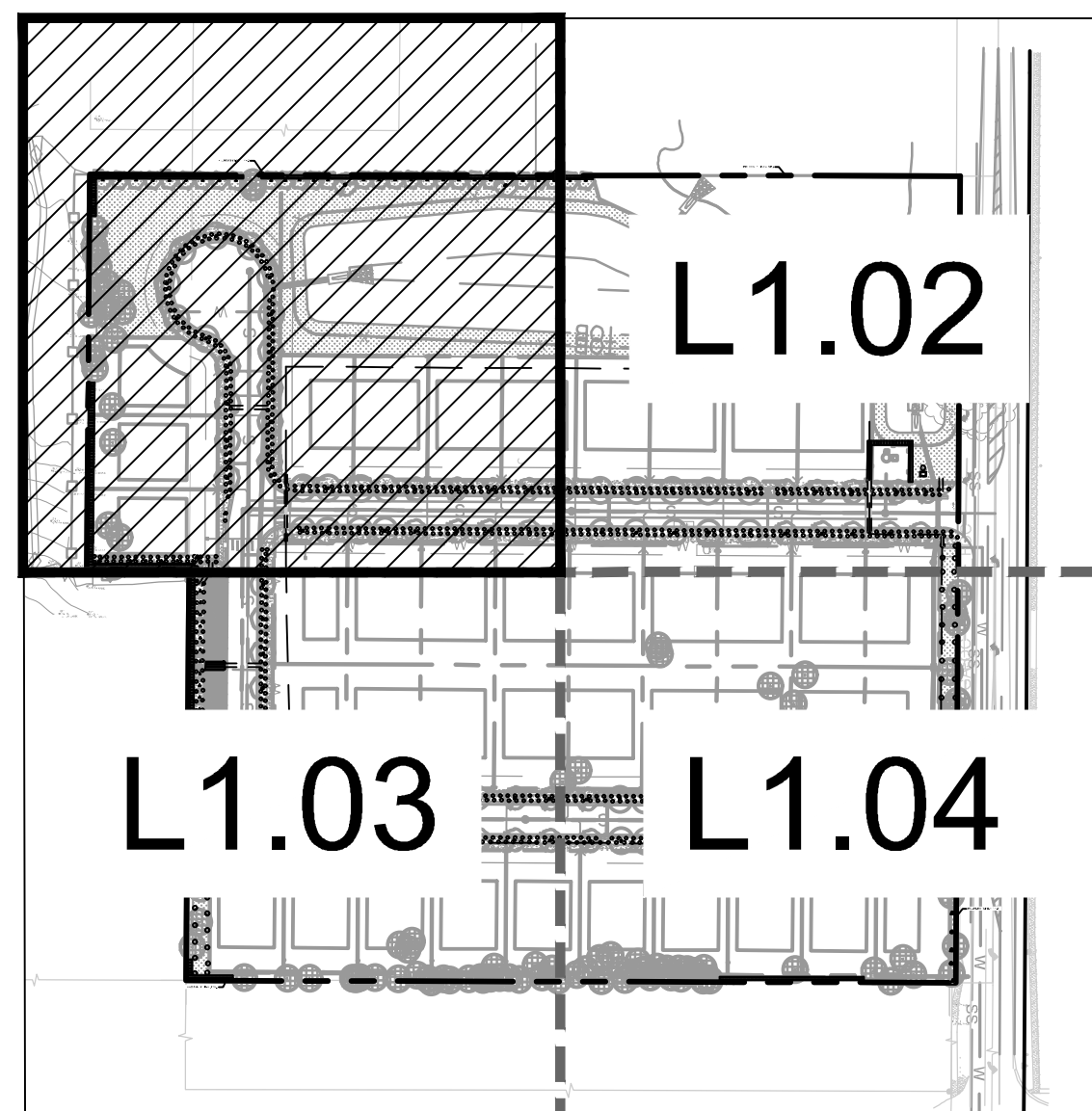
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IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>UNIT</u>
	RAIN BIRD 1804-U-SAM-NP 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	14	30
	RAIN BIRD 1804-U-SAM-NP HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	1,103	30
	RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE 0.25 GPM - 2.0 GPM. FULL CIRCLE BUBBLER, 1/2" FIPT.	158	30
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XP0-08 42-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PUNCHED IN COLOR. 0.9PI EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSET FITTINGS.	4,222	LF
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	RAIN BIRD EFB-G-PRS-D 1-1/2" 1IN, 1-1/4", 1-1/2IN, 2IN, BRASS MASTER VALVE. THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER. DESIGNATES NON-POTABLE WATER USE, WITH PRESSURE REGULATOR.	1	
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESPLXMM2 W/ (3) ESPLXMM12 48 STATION, TWO-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMM12 - 2-STATION EXPANSION MODULES.	1	
	RAIN BIRD RAINGUAGE RAIN SENSOR FOR MAXIMOM OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1	
	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD- ESPLXMM(P) [LXD] [LXM2(P)] ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
	WATER METER 1-1/2"	1	
---	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,924	LF
---	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	97.7	LF
---	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	169.5	LF

KEY MAP



SCALE: 1:150

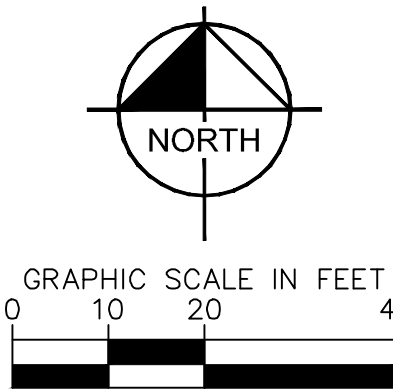
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SHEET NUMBER
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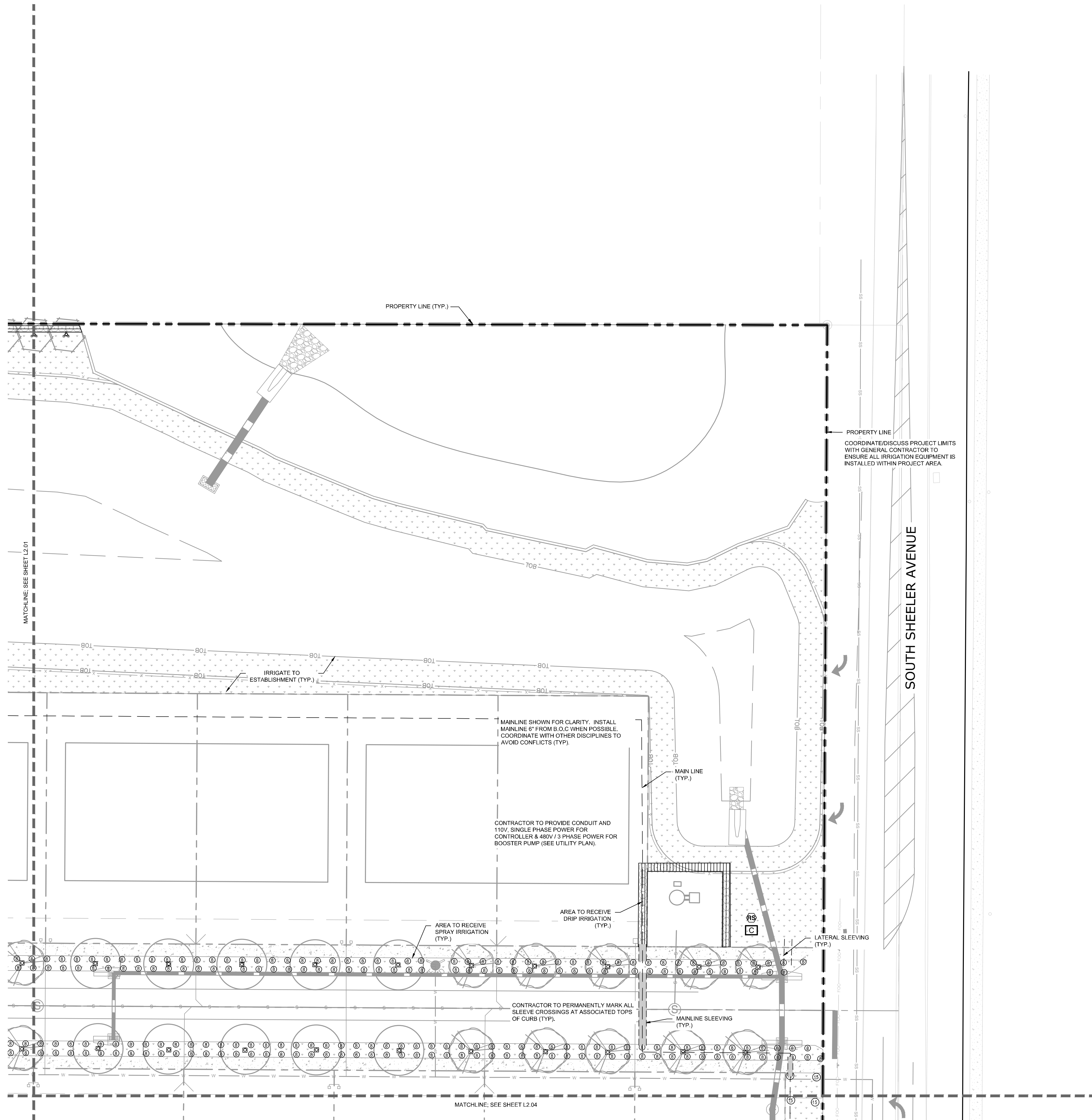
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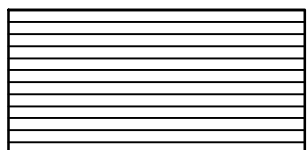
FLORIDA

No.	REVISIONS
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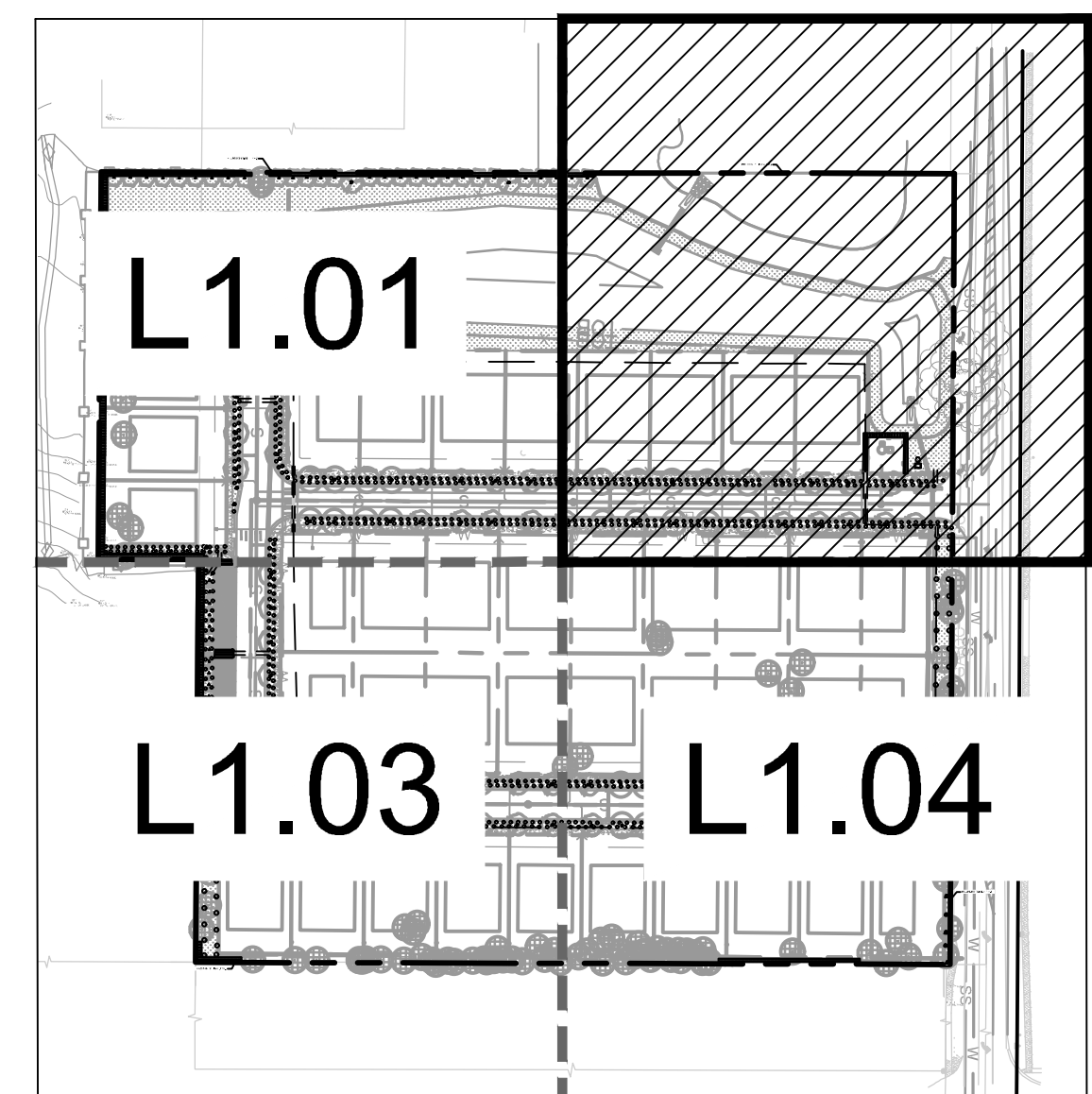
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IRRIGATION SCHEDULE

SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	QTY
    		RAIN BIRD 1804-U/SAM-NP 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	14	30
 		RAIN BIRD 1804-U/SAM-NP HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	1,103	30
 				
   		RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2" FPT.	158	30
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	QTY
		AREA TO RECEIVE DRIPLINE RAIN BIRD XPD-09-12-NP XPD ON-SURFACE PRESSURE RESISTANT LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12' APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. U/V RESISTANT. SPECIFY XCF INST FITTINGS.	4,222	LF
SYMBOL		MANUFACTURER/MODEL/DESCRIPTION	QTY	QTY
		RAIN BIRD EFB-CPR-PRS-D 1-1/2" 1IN, 1-1/4", 1-1/2IN, ZIN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION. RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. WITH PRESSURE REGULATOR.	1	
		FEBCO 825V 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
		RAIN BIRD ESPLXME2 W(3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME12-2-12STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W(3) ESPLXMSM12 - 12-STATION EXPANSION MODULES	1	
		RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXICOM OR SITECONTROL, CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1	
		RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. COMPATIBLE W/ RAIN BIRD: ESPL-XIVM(P) LX(D) LX(ME2(P)) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1	
		WATER METER 1-1/2"	1	
		IRRIGATION MAINLINE: PVC SCHEDULE 40	1,924	LF
		PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	97.7	LF
		PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	169.5	LF

KEY MAP



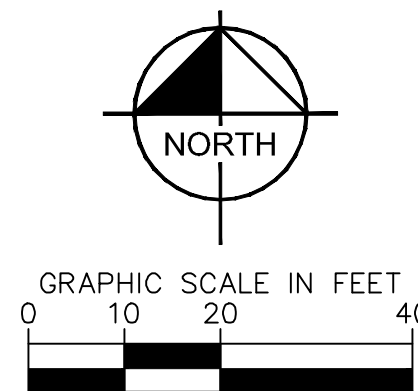
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KHA PROJECT 2494920000	DATE 8/27/2025	SCALE AS SHOWN	DESIGNED BY CDE	DRAWN BY CDE	CHECKED BY ZLH
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IRRIGATION PLAN

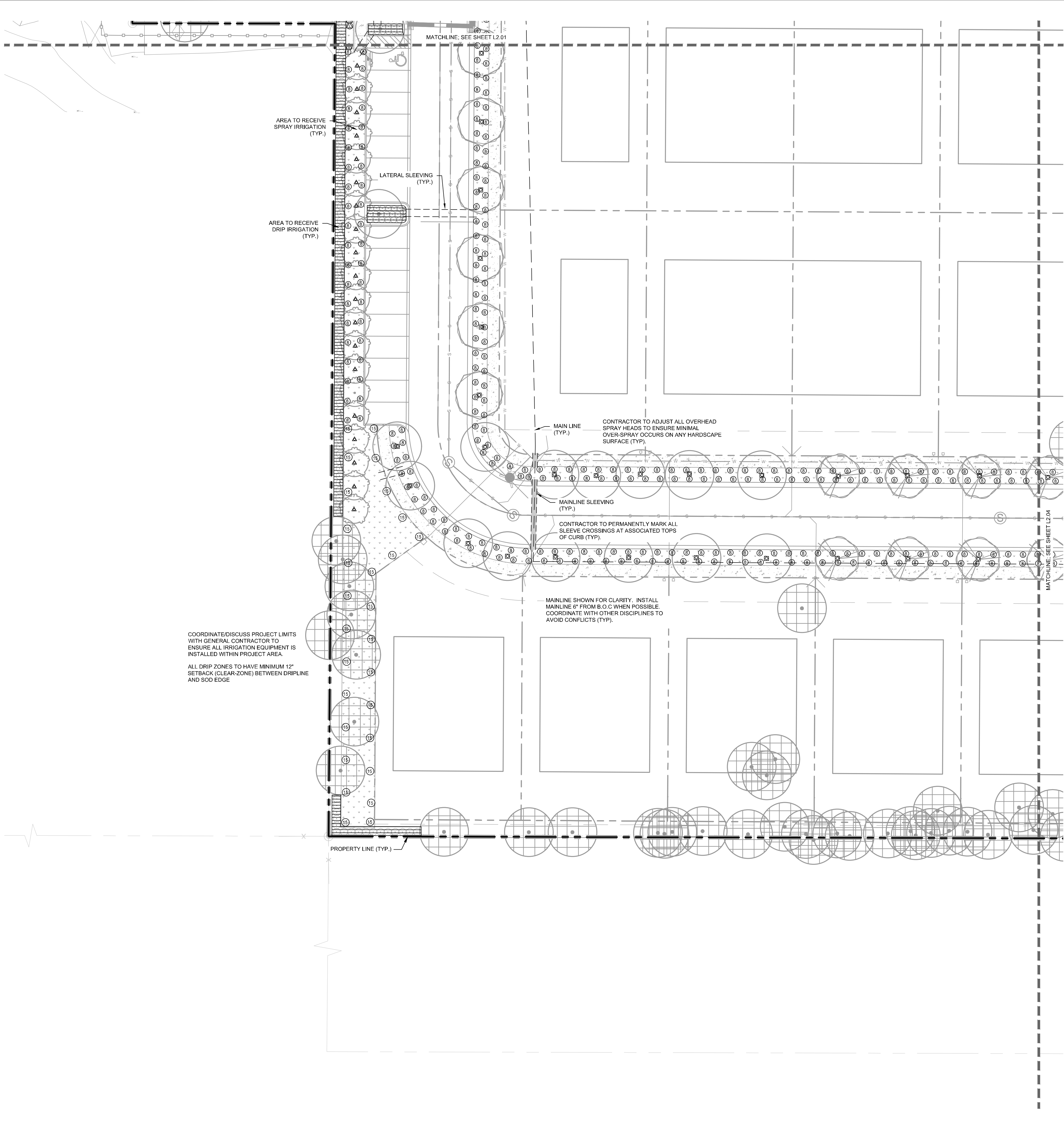
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АРОРКА

SHEET NUMBER
L2.02

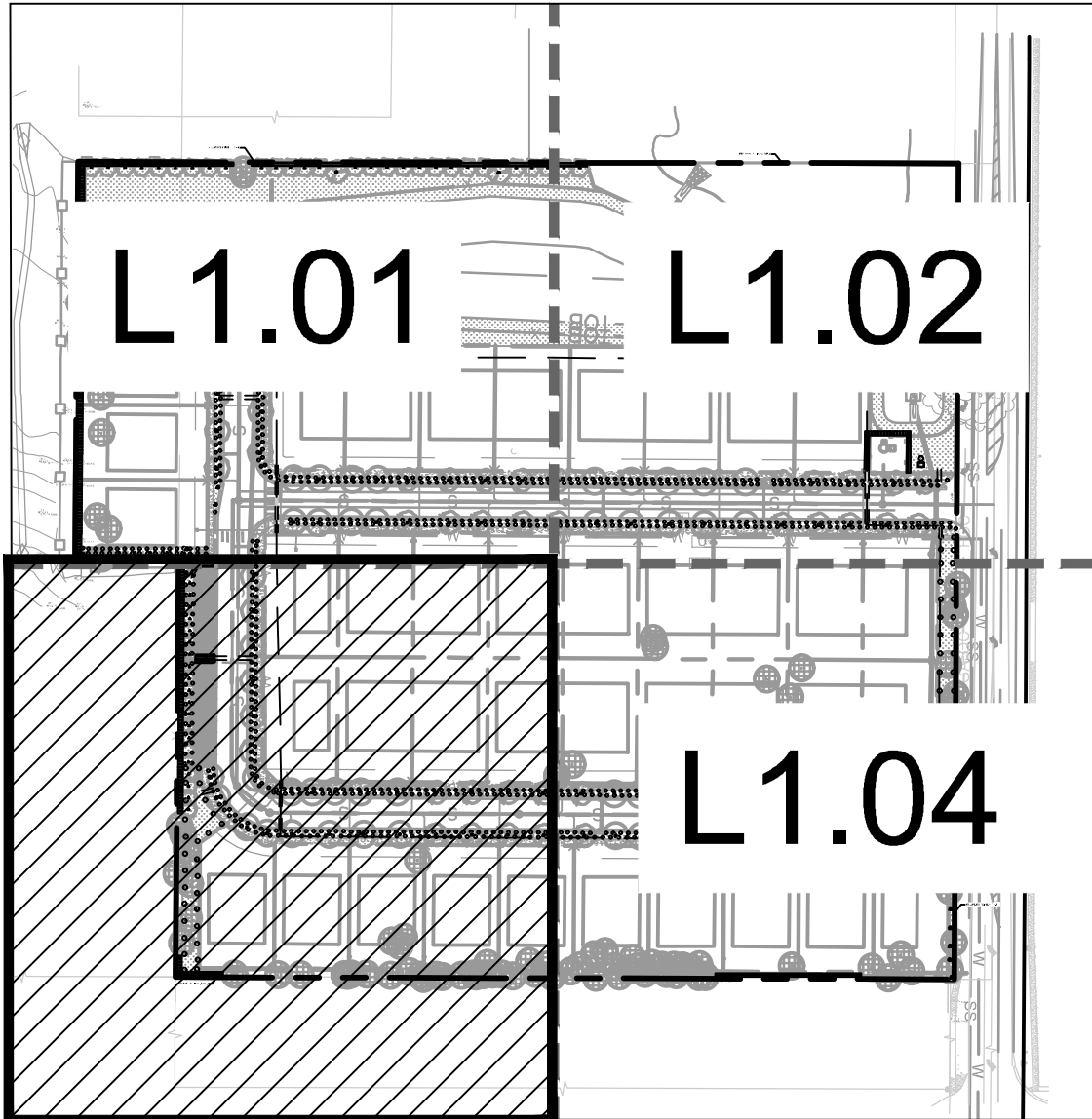
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-U-SAM-NP 15 STRIP SERIES		
	RAIN BIRD 1804-U-SAM-NP HE-VAN SERIES		
	RAIN BIRD 1800-1400 FLOOD 1401		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD XFD-09-12-NP		
	RAIN BIRD XFD-09-12-NP		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD EFB-CP-PRS-D 1-1/2"		
	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12		
	RAIN BIRD FS-200-P		
	RAIN BIRD FS-200-P		
	RAIN BIRD FS-200-P		
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	RAIN BIRD FS-200-P		
	RAIN BIRD FS-200-P		

KEY MAP



SCALE: 1:150

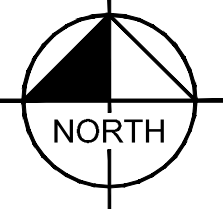
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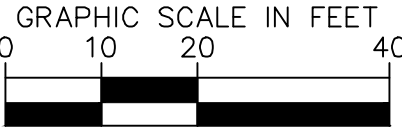
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GRAPHIC SCALE IN FEET
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DRAWN BY CDE

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IRRIGATION PLAN

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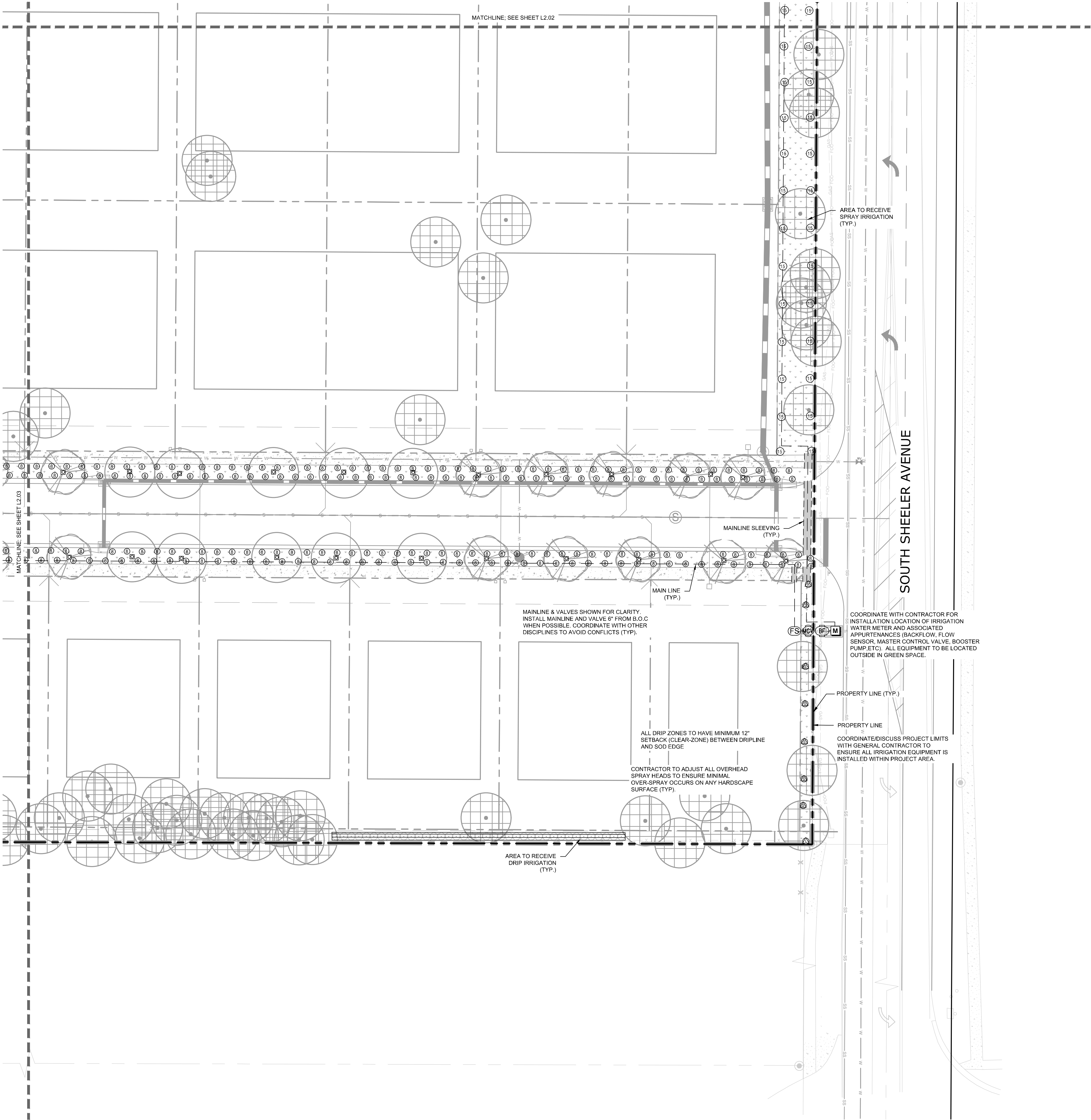
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L2.03

BY
DATE

REVISIONS

No.

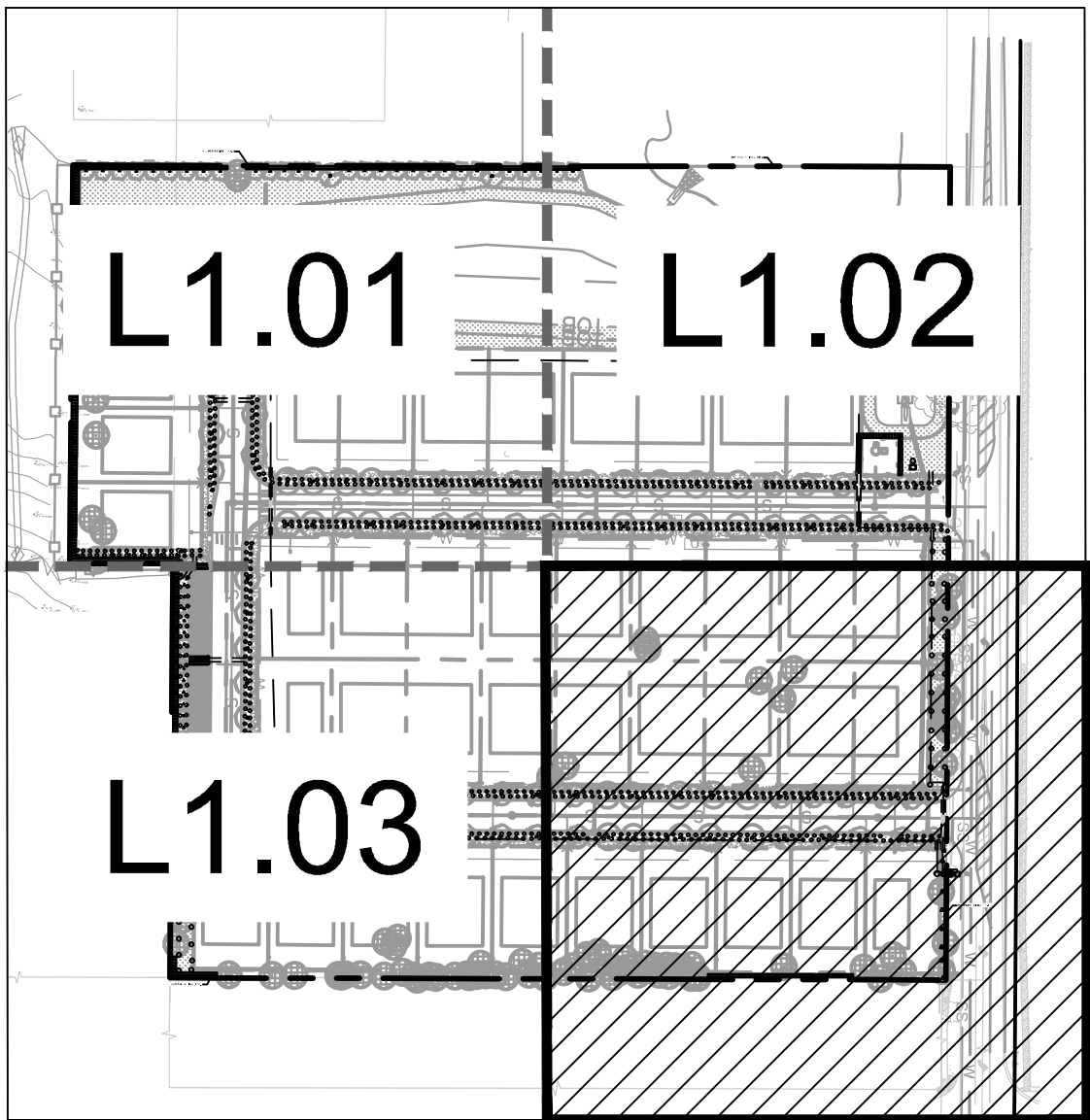
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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	RAIN BIRD 1804-U-SAM-NP 15 STRIP SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	14	30
	RAIN BIRD 1804-U-SAM-NP HE-VAN SERIES TURF SPRAY 4IN. POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2IN. NPT FEMALE THREADED INLET, WITH SEAL-A-MATIC CHECK VALVE, AND NON POTABLE PURPLE CAP.	1,103	30
	RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2" FIPT.	158	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PIPE TO BE PURPLE IN COLOR, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT, SPECIFY XF INSERT FITTINGS.	4,222 LF	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD EFB-CP-PRS-D 1-1/2" 1IN. 1-1/4" 1-1/2IN. 2IN. BRASS MASTER VALVE, THAT IS CONTAMINATION PROOF, W/SELF-FLUSHING FILTER SCREEN, GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE. WITH PRESSURE REGULATOR.	1	
	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER, (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1	
	RAIN BIRD RAINGAUGE RAIN SENSOR FOR MAXICOM OR SITECONTROL. CUSTOMIZES WEATHER DATA BY PROVIDING SITE-SPECIFIC RAINFALL MEASUREMENTS, AND SENDING TO CENTRAL CONTROLLER DAILY.	1	
	RAIN BIRD FS-200-P 2IN. FLOW SENSOR, PLASTIC PVC MODEL, SUGGESTED OPERATING RANGE 10.0 GPM TO 200.0 GPM, SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE, COMPATIBLE W/ RAIN BIRD, (ESPLXVM(P) (LXD) (LXME2(P) ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET, INSTALL IN RAIN BIRD VALVE BOX.	1	
	WATER METER 1-1/2"	1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	1,924 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	97.7 LF	
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	169.5 LF	

KEY MAP



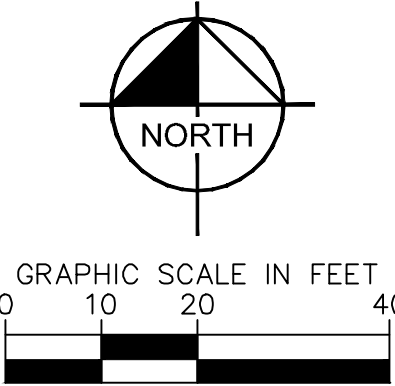
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KHA PROJECT
2494920000

DATE
8/27/2025

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IRRIGATION PLAN

FLORIDA

SHEET NUMBER
L2.04

APOPKA

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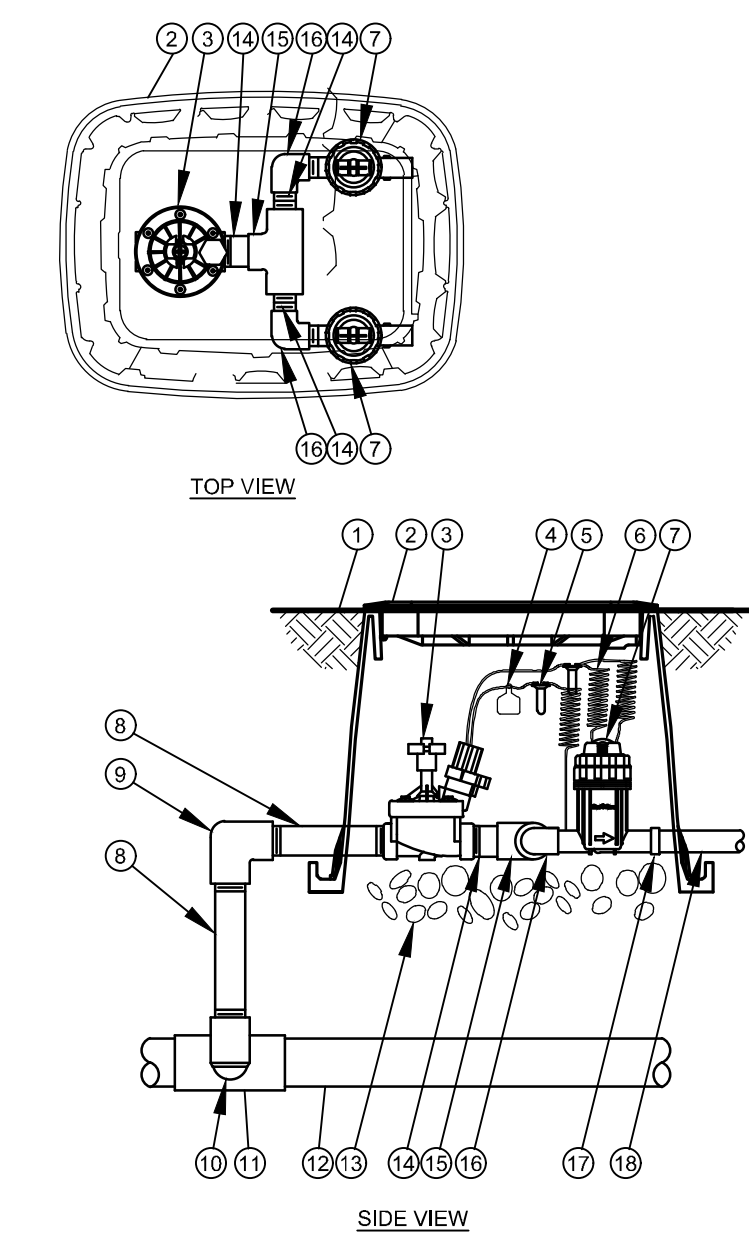
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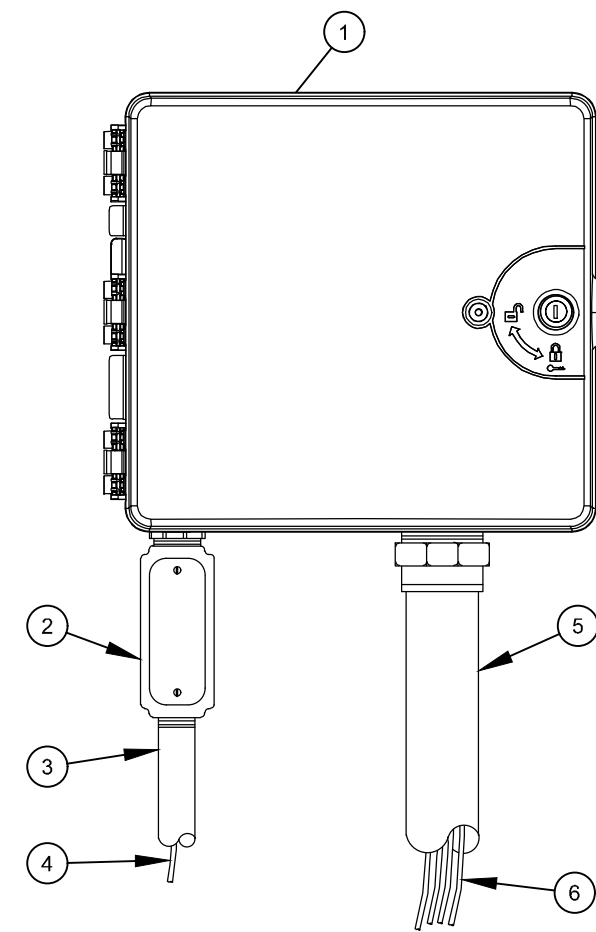
REVISIONS

NO.	DATE	BY

Page 108 of 123



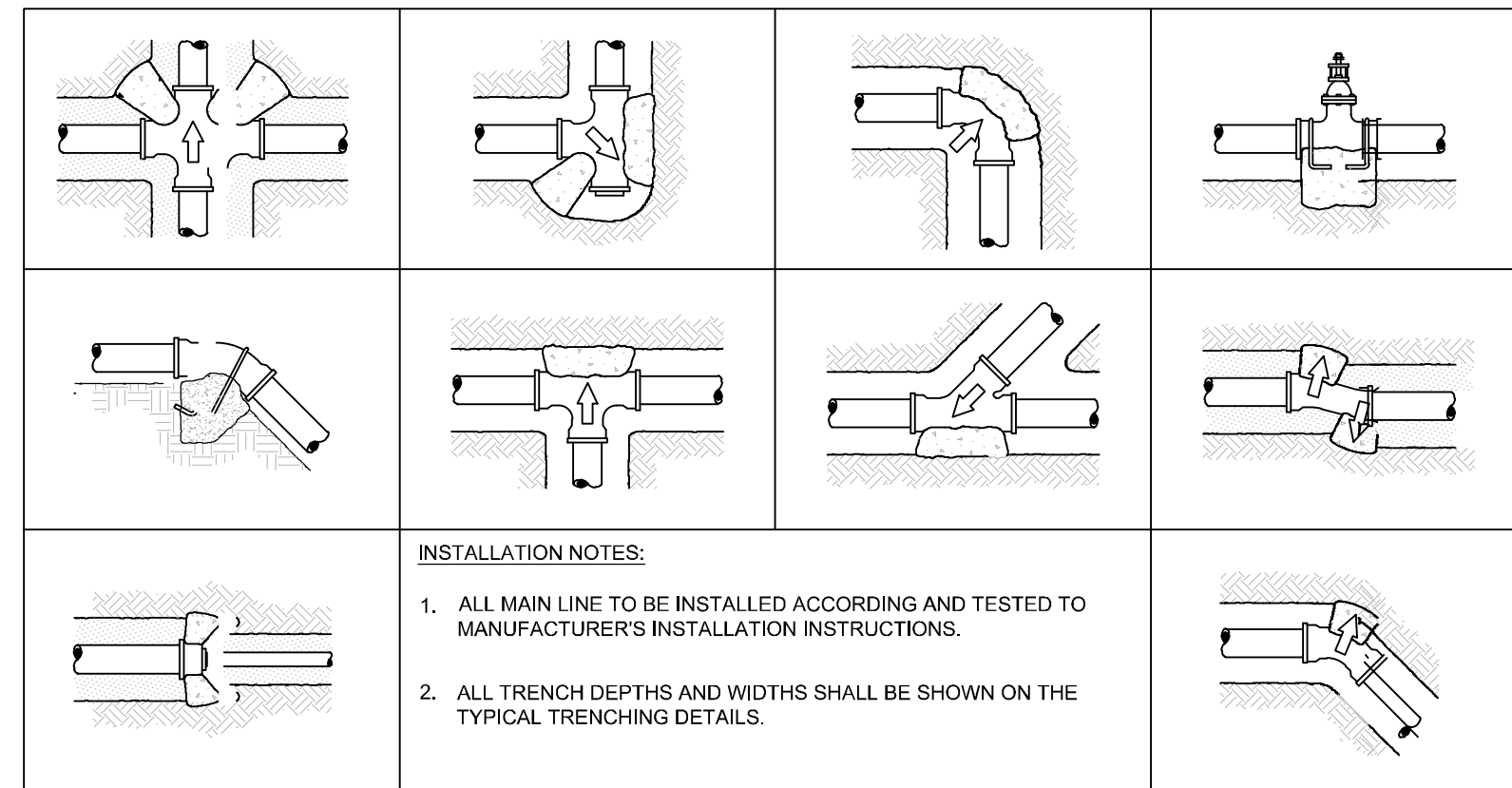
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 REMOTE CONTROL VALVE:
- 4 ID TAG
- 5 WATERPROOF CONNECTION:
- 6 30-INCH LINEAR LENGTH OF WIRE, COILED
- 7 PRESSURE REGULATING CHECK CHECK BASKET FILTER:
- 8 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 9 PVC SCH 40 ELL
- 10 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND
PVC SCH 40 ELL
- 11 PVC SCH 40 TEE OR ELL
- 12 MAINLINE PIPE
- 13 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED
GRAVEL
- 14 PVC SCH 80 NIPPLE, CLOSE
- 15 PVC SCH 40 TEE
- 16 PVC SCH 40 ELL
- 17 PVC SCH 40 FEMALE ADAPTOR
- 18 LATERAL PIPE



- 1 IRRIGATION CONTROLLER:
CONTROLLER (OWNER TO SPECIFY WALL MOUNT
OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL
PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER
SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION
WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

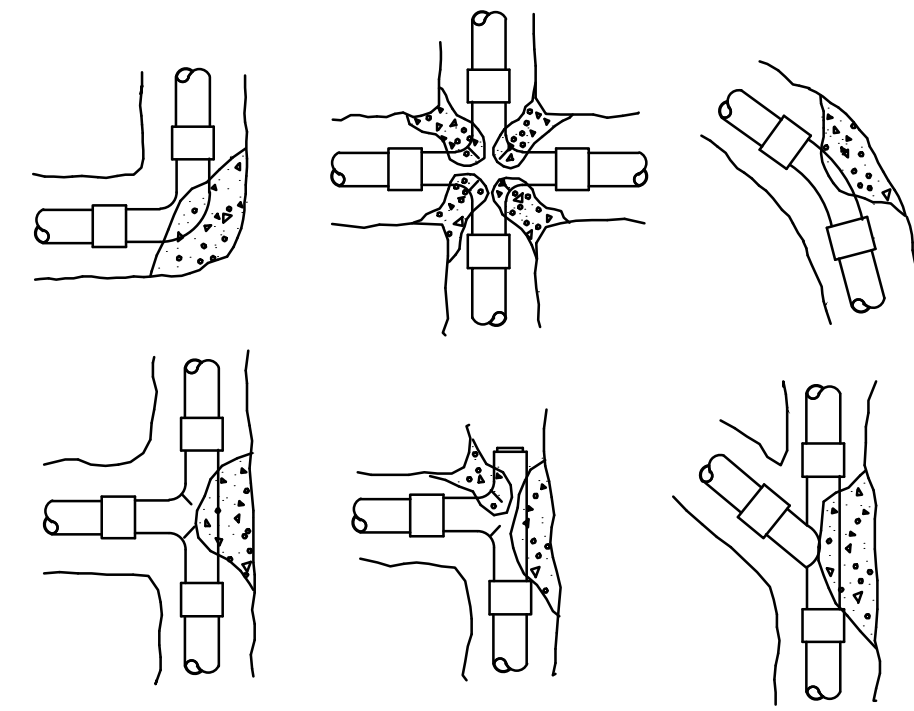
NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



- ### INSTALLATION NOTES:

1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCH DETAILS.



INSTALLATION NOTES

1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

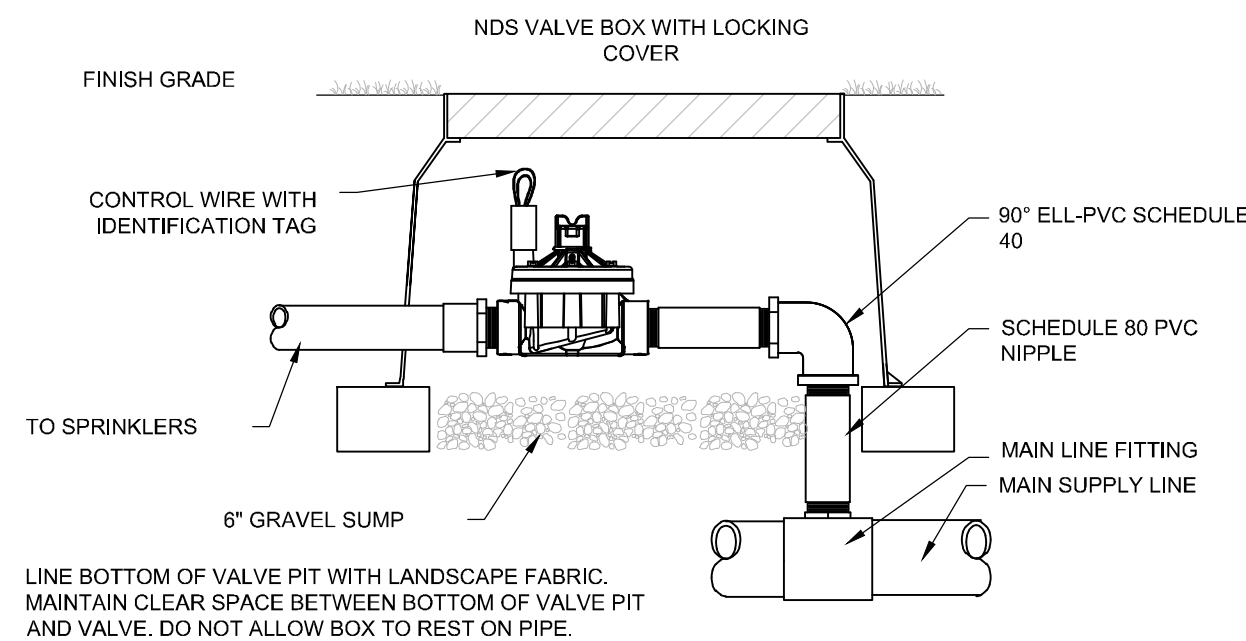
BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN NTS

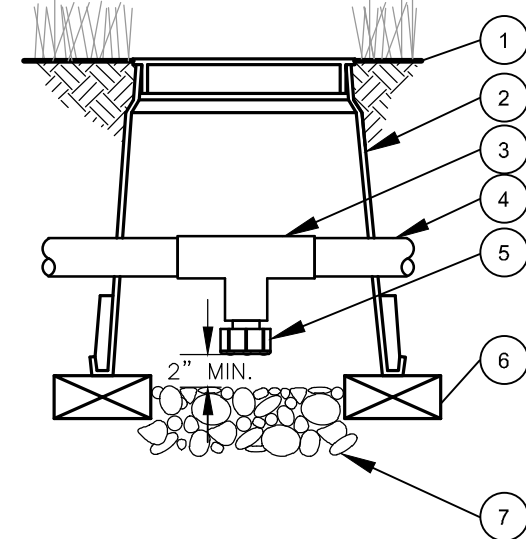
2 TYPICAL CONTROLLER
L2.50 ELEVATION NTS

3 TYPICAL THRUST BLOCK
L2.50 SECTION NTS

4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION NTS

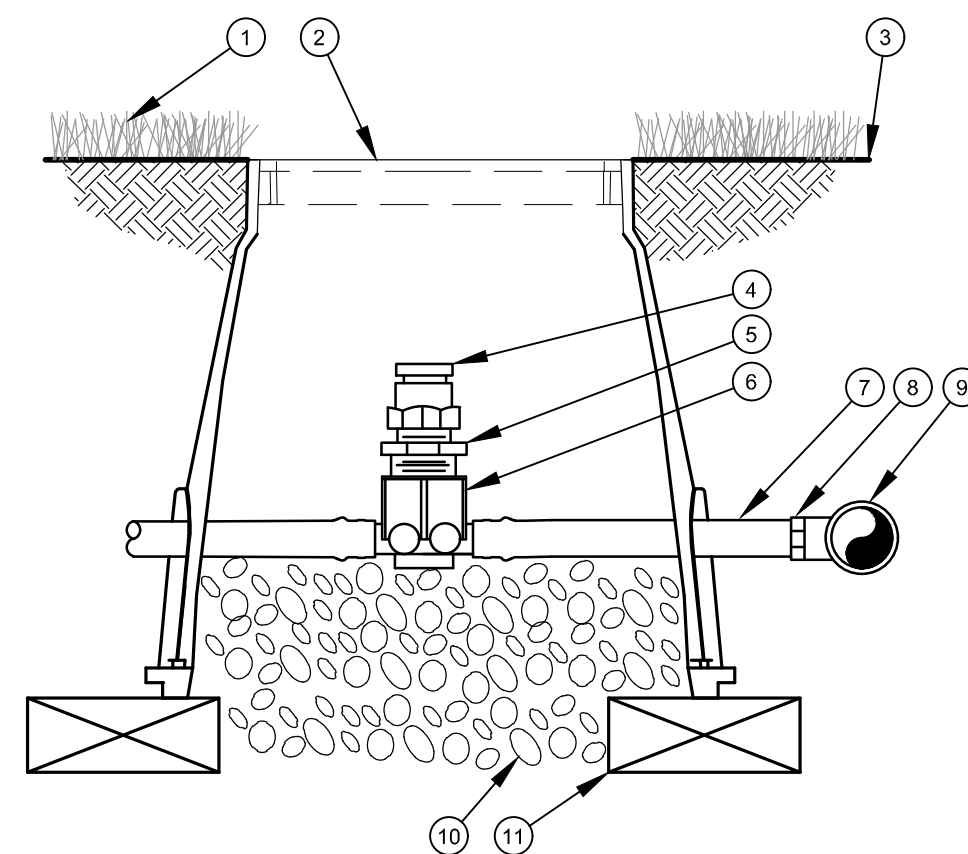


5 TYPICAL CONTROL VALVE
L2.50 SECTION NTS



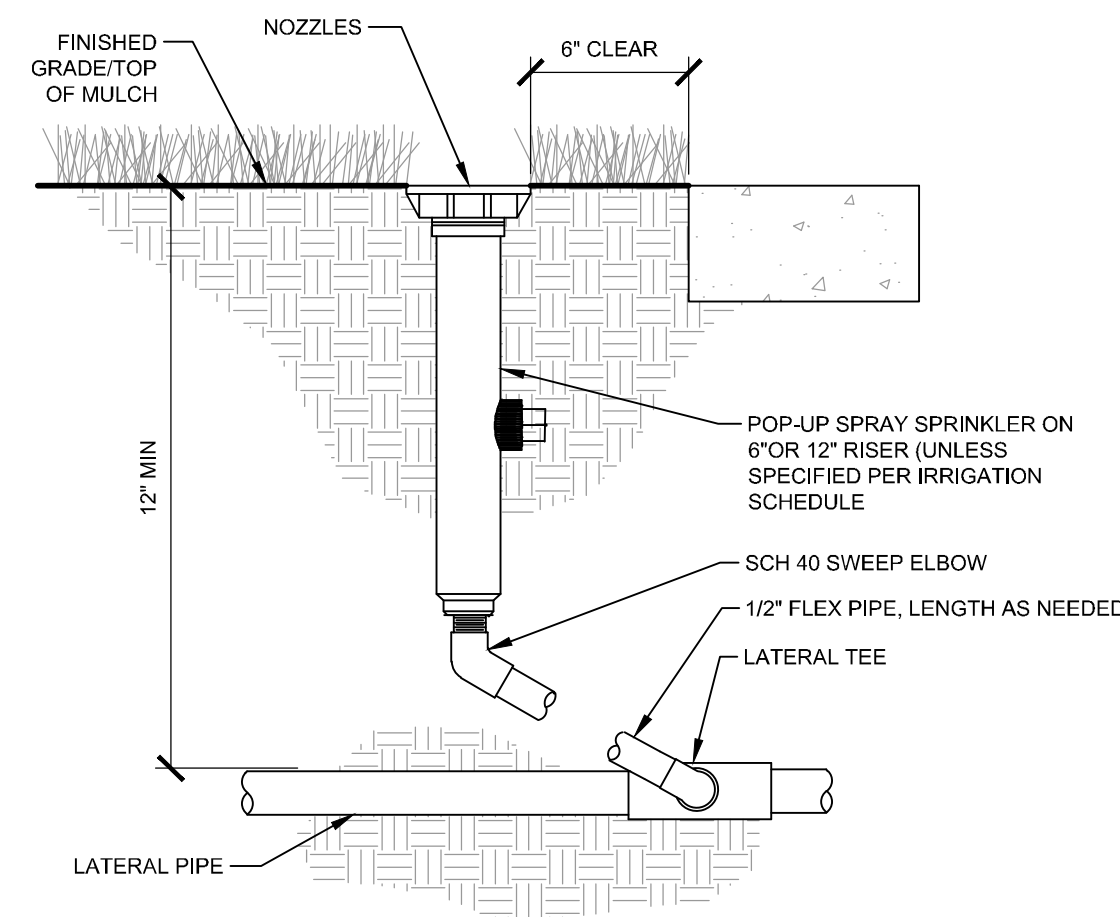
- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE:
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 DRAIN VALVE
L2.50 SECTION NTS

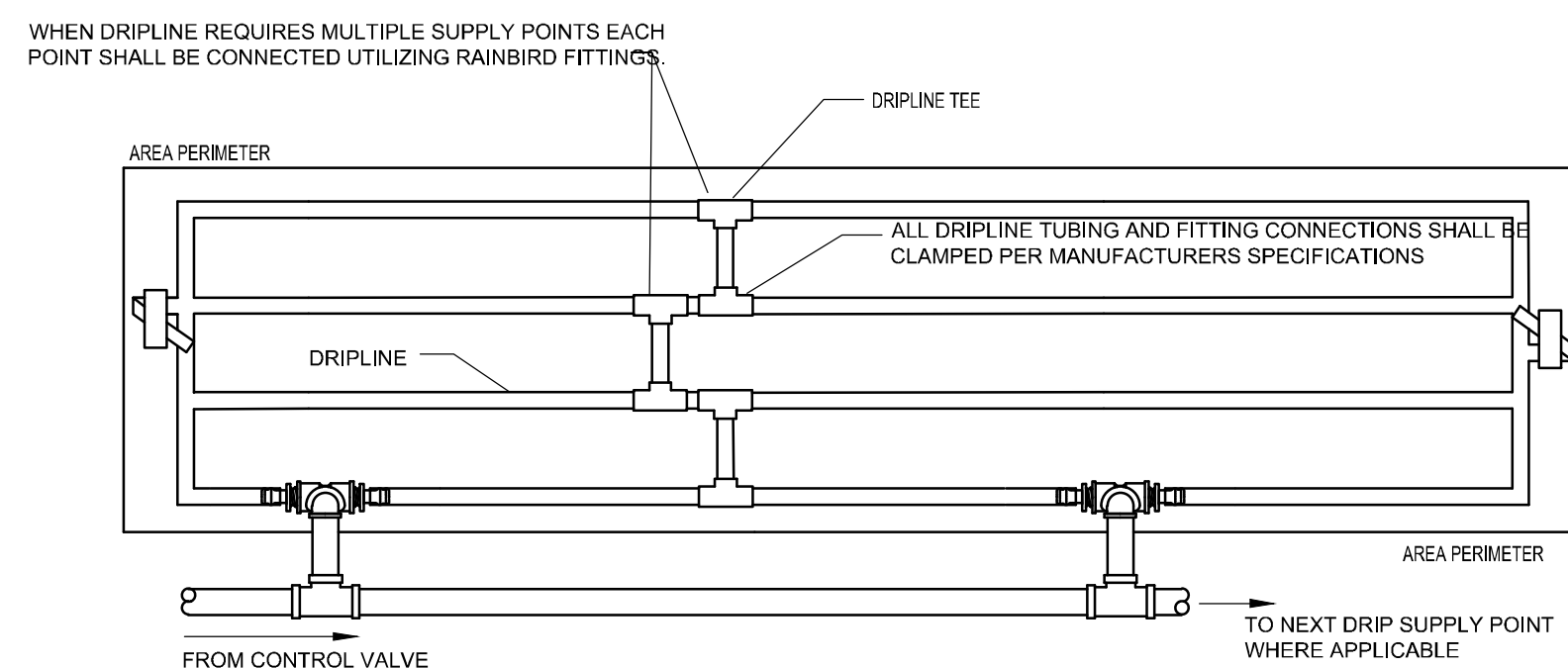


- ① TURF GRASS
- ② VALVE BOX LID
- ③ FINISH GRADE
- ④ ½" AIR RELIEF VALVE:
TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- ⑤ ½" X ¾" PVC REDUCER BUSHING
- ⑥ BARB X FEMALE THREAD CONNECTOR:
- ⑦ ½" BLANK DRIPLINE TUBING:
- ⑧ BARB X MALE THREAD CONNECTOR:
- ⑨ PVC TEE CONNECTED TO PVC HEADER PIPE
- ⑩ 3" MINIMUM DEPTH OF
½" WASHED GRAVEL
- ⑪ BRICK (1 OF 2)

7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION NTS



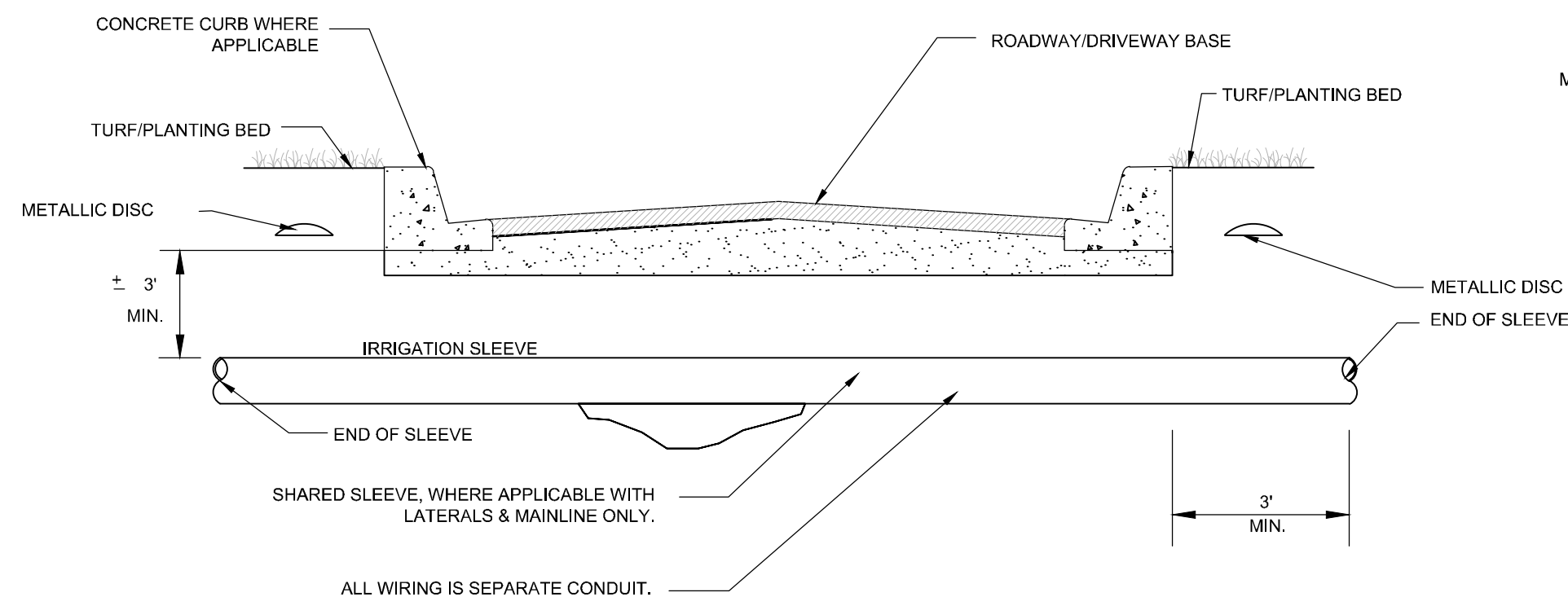
8 TYPICAL IRRIGATION HEAD
L2.50 SECTION NTS



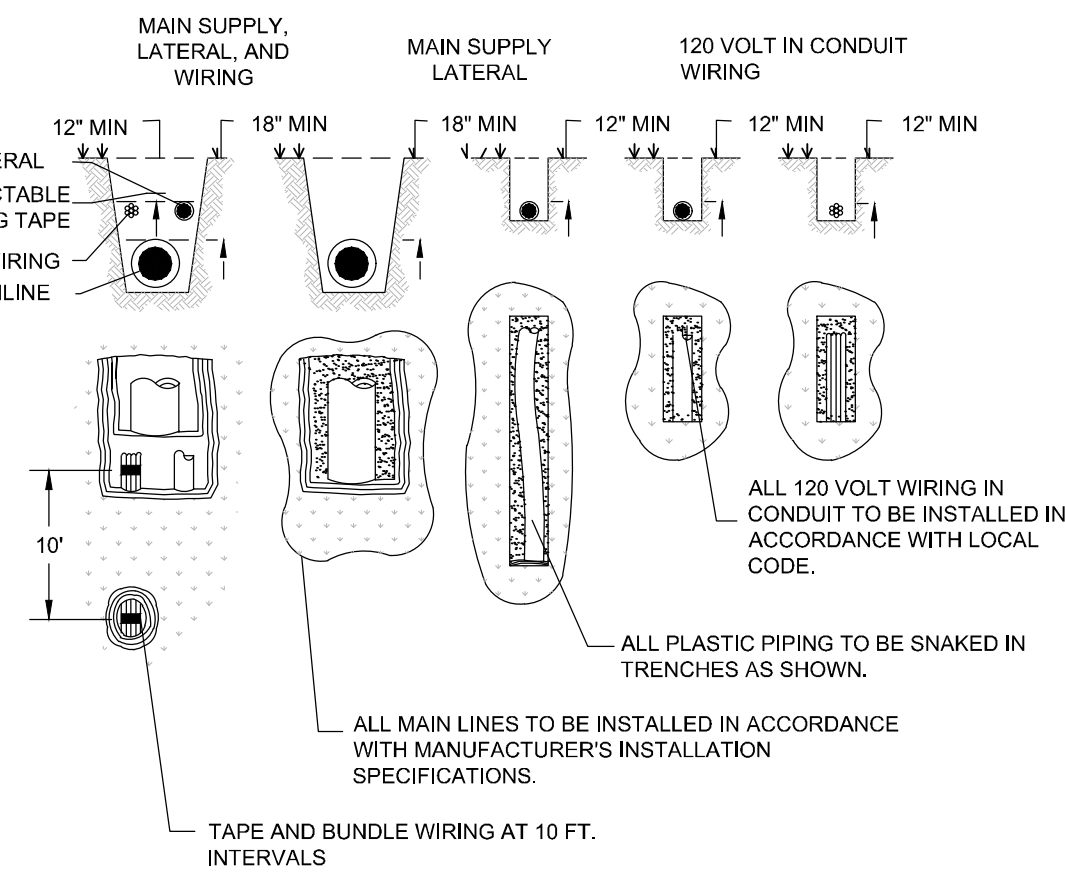
NOTE:

1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

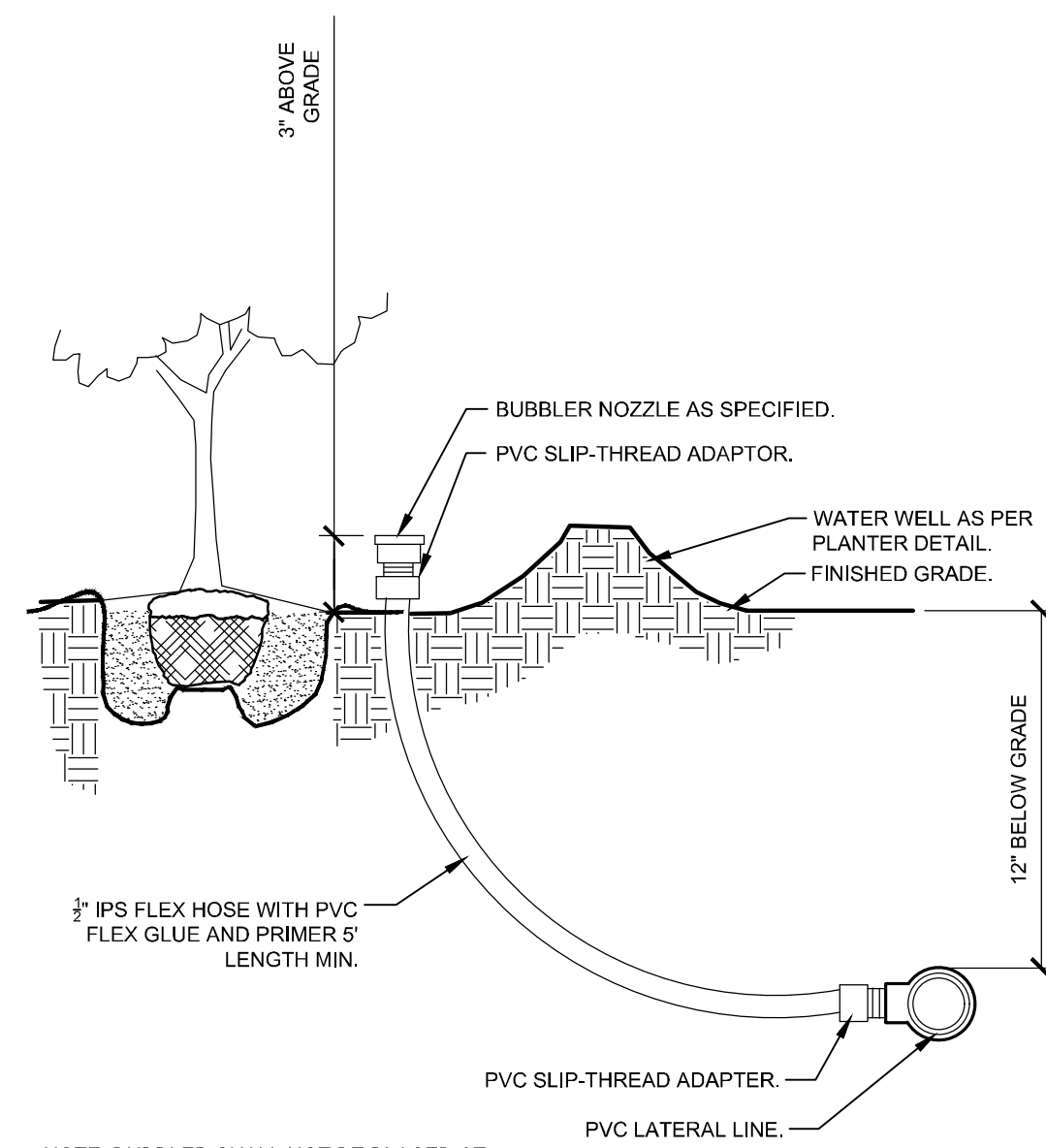
9 TYPICAL DRIP LINE
L2.50 PLAN NTS



10 TYPICAL SLEEVING
L2.50 SECTION NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
L2.50 SECTION NTS

IRRIGATION SYSTEM NOTES:

1.

THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2.

SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4.

CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5.

CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6.

IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7.

VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8.

CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9.

INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10.

CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11.

CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12.

PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- PRE-APPROVED MANUFACTURERS:

1.

TORO

2.

HUNTER

3.

RAINBIRD
13.

IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14.

LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15.

MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16.

THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVEING AND DIRECTIONAL BORES.
17.

ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18.

ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19.

NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20.

THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21.

ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22.

ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
CONTROL WIRES - #14
COMMON WIRES - #14
23.

ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
-RECTANGULAR 12"x17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24.

ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25.

HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26.

LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27.

IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28.

ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29.

ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30.

ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 3/4" ELECTRICAL CONDUIT.
31.

SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32.

IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33.

IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34.

CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35.

ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36.

IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVEING AT 2X THE PIPE SIZE. ALL SLEEVEING SHALL BE FREE OF STONES AND DEBRIS.
37.

IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38.

POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39.

IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40.

IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

KHA PROJECT

2494920000

DATE

8/27/2025

SCALE

AS SHOWN

DESIGNED BY

CDE

DRAWN BY

CDE

CHECKED BY

ZLH

IRRIGATION NOTES

SHEELER AVE
RESIDENTIAL

FLORIDA

APOPKA

SHEET NUMBER

L2.51

Kimley»Horn

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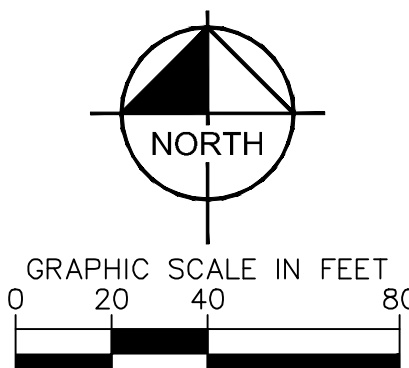
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DIAL 811

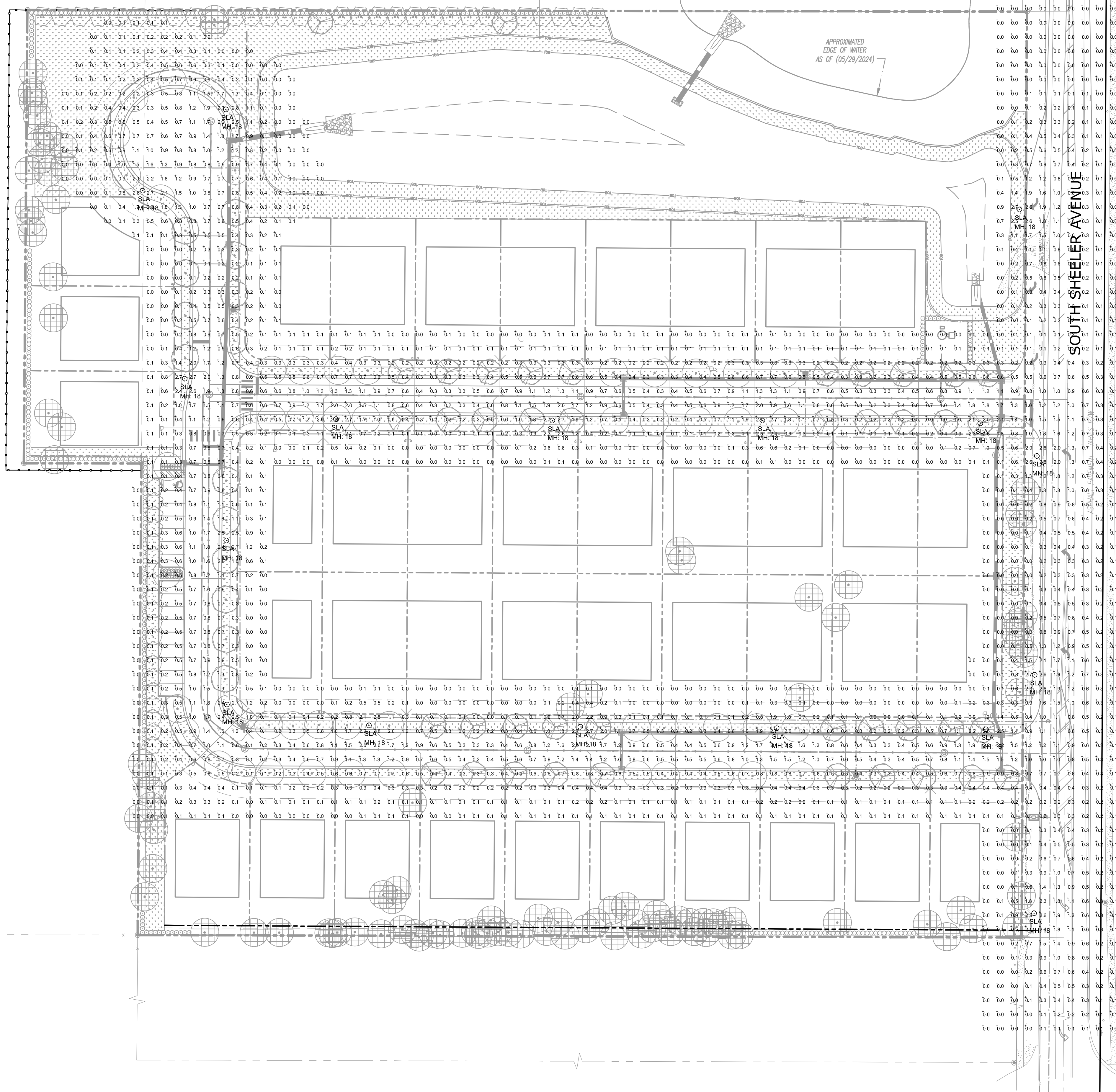
811

Know what's **below**.
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Landreth Lighting Luminaire Schedule									
Symbol	MANUFACT	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	IMANUFACT	17	SLA	Single	FIG1616TTCAL2EDABWCOLLED-470mA-35K UVA/PMB1 TRD MR311; MOUNTED @ 18' AFG10A- 18' ROUND TAPERED DIRECT BURN ALUMINUM POLE	1.000	56.4	6545	B1-G4-G2

[illegible]

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2494920000	8/27/2025
SCALE	AS SHOWN
DESIGNED BY	CDE
DRAWN BY	CDE
CHECKED BY	ZLH

PHOTOMETRICS PLAN

SHEELER AVE
RESIDENTIAL

FLORIDA

АРОРКА

SHEET NUMBER
L4.00

PROPOSED IMPROVEMENTS FOR:
FRESHFIELDS FARM - APOPKA
1819 PEIDMONT WEKIWA RD
APOPKA, FLORIDA

LEGAL DESCRIPTION:

PERMITTEE CONSULTANT CREDIT NO. NATIONAL COUNCIL EXPIRY DATE MAY 7 2001

[illegible]

GENERAL STATEMENT:

THE DEVELOPMENT CONSISTS OF 3.66 ± ACRES OF VACANT LAND. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF ONE 417,000 SF SINGLE STORY SPECIALTY RETAIL, PERISHABLE FOOD STORE WITH PARKING ON THE SOUTH EAST, AND NORTH SEAS OF THE SITE. THE NEW CONSTRUCTION WILL CONFORM TO CITY OF ARAPAHO LAND DEVELOPMENT CODE. WORK WILL INCLUDE EXCAVATION, GRADATION, CIRCULATION, LANDSCAPING AND IRRIGATION.

ZONING DISTRICT:

C-O COMMUNITY COMMERCIAL.

UTILITY PROVIDERS:

BENCHMARK:

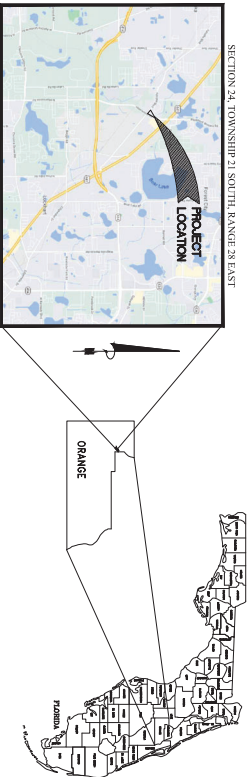
CLIMBERS ARE BASED ON THE NORTH AMERICAN VERTICAL CLIMB OF 1948 AS RECORDED BY FITZ AND JACKMAN (1950). THE CLIMBING SHOWN HEREIN ARE REDUCED TO ONE-THIRD CONTROL POINT AND HAVING AN ELONGATION OF 15.5% (N.A.S.A. 80).
MAG 88 = MAG 75-1.42 FITZ

FLOOD NOTE:

THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN ZONE X PER FLOOD INSURANCE RATE MAP NUMBER 12095C0140F, DATED SEPTEMBER 25, 2009.

[illegible]

SECTION 24, TOWNSHIP 21 SOUTH, RANGE 28 EAST



SITE LOCATION MAP

DIRECTIONS TO PROJECT SITE:

FROM INTERSTATE 4 (0+4), LOOK EAST AND FOR FL 141/WEST WILAND ROAD CONTINUE FOR 4.3 MILES, USE THE RIGHT LANE TO TAKE THE US 441/ORANGE CROSSROADS RAMP, CONTINUE FOR 0.3 MILES, CONTINUE STRAIGHT ONTO APOPKA ROAD FOR 1.5 MILES, TURN RIGHT INTO SITE A/TE CROSSING HARBORSIDE RD.

OWNER / DEVELOPER

APOPKA 3 LLC
DAVID B. DELOACH
1206 EAST RIDGEWOOD ST
ORLANDO, FL 32803

Sheet List Table	
Sheet Name	Sheet Title
D-1	COVER SHEET
D-10	SECTIONAL PLAN
D-11	SECTION CONTROL PLAN
D-12	BROKEN CONTROL DETAILS
D-13	ART PLAN
D-14	PRE-TRUCK DOOR
D-15	OVERHEAD AND SHEDDAGE
D-16	UTILITY PLAN
D-17	DETAILS
D-18	DETAILS
D-19	DETAILS

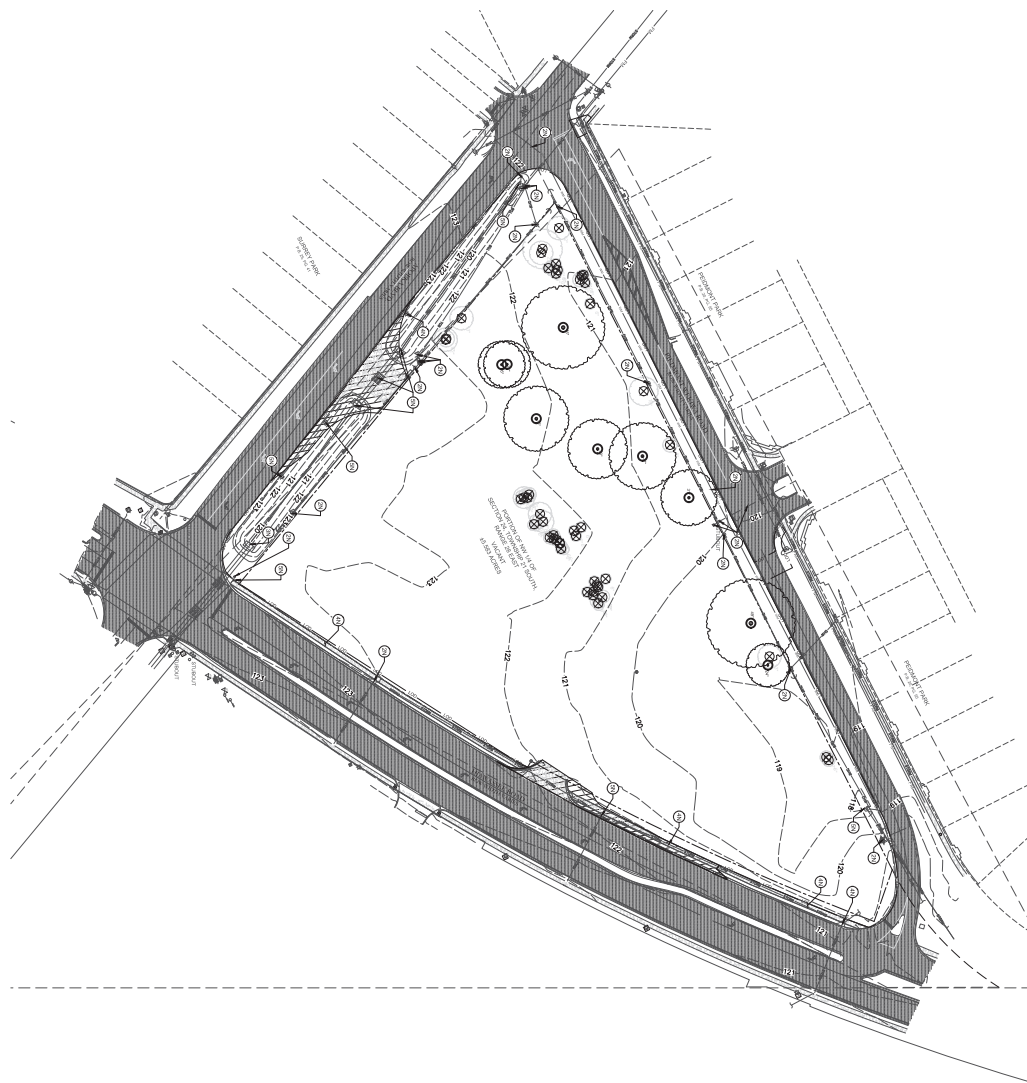
Dane Fray



COVER SHEET
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIWA RD
APOPKA, FLORIDA

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- [illegible]

LEGEND - PROPOSED

- | | |
|---|---|
|  | PROPERTY LINE |
|  | 100' |
|  | LAND OF ADJACENT
OWNER, BUILDING, COVERED AREA, CONCRETE
PAVING, CURBING, DRIVEWAY, AC PAVES, AND
BOLLARDS |
|  | TREE REMOVAL - REFER TO LANDSCAPE PLAN |
|  | TREE PROTECTION - REFER TO LANDSCAPE
PLANS |
|  | EXISTING ASPHALT PAVEMENT |
|  | EXISTING CONCRETE PAVEMENT |

○ NOTES

- 31 8281 PDA TO BE RELOCATED
32 8281 PDA UNLIT TO REMAIN PROTECT IN PLACE
33 8281 PDA TO BE RELOCATED
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ALERT TO CONTRACTOR:

STON, DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE DRY UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL PORTS OF CONNECTION AND ALL UTILITY CROSSINGS AND IN-ROAD ROGS AND THE OWNER/DEVELOPER OR ANY CONTRACTOR OR REQUIRED PERMITS FROM THE PLAN, NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS BEFORE TO CONSTRUCTION. ROGS AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

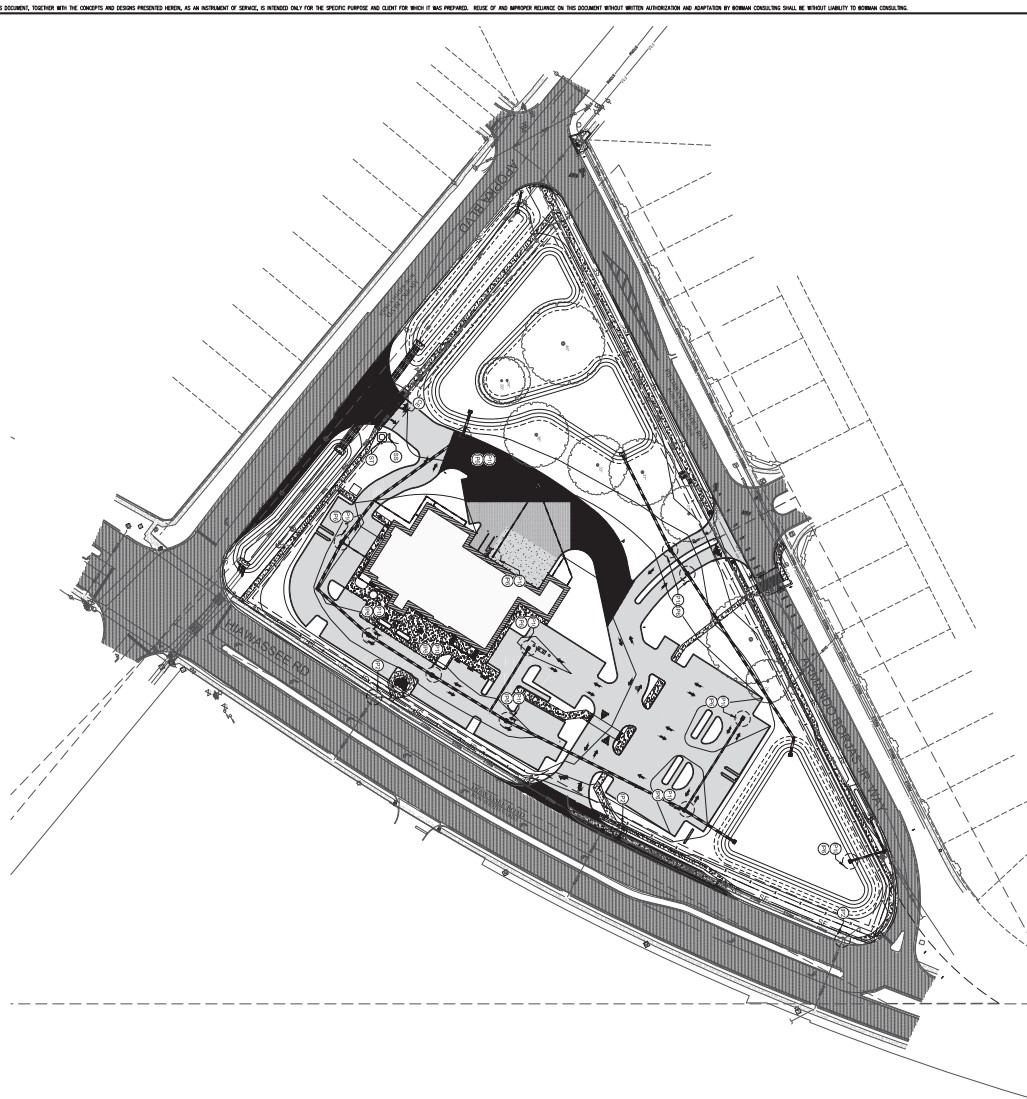
PLAN STATUS			
DATE	DESCRIPTION		
TC	TC	DF	
DESIGN	DRAWN	CHECKED	
SCALE 1" = 30'			
JOB No. 010687-01-002			
DATE 7/31/2005			



DEMOLITION PLAN
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIWA RD
APOPKA, FLORIDA

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4720 Salisbury Rd.
Suite 127
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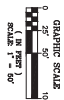
EROSION AND SEDIMENT CONTROL NOTES

- [illegible]

LEGEND

-
- Diagram illustrating eight different pavement structures, labeled (a) through (h), showing cross-sections of various materials and layers.
- (a) ROADWAY BASE
 - (b) CONSTRUCTION ENTRANCE
 - (c) HEAVY DUTY CONCRETE PAVEMENT
 - (d) HEAVY DUTY ASPHALT PAVEMENT
 - (e) STANDARD DUTY ASPHALT PAVEMENT
 - (f) CONCRETE SIDEWALK
 - (g) EXISTING ASPHALT PAVEMENT
 - (h) NEW CONCRETE SIDEWALK

EROSION DETAILS



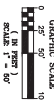
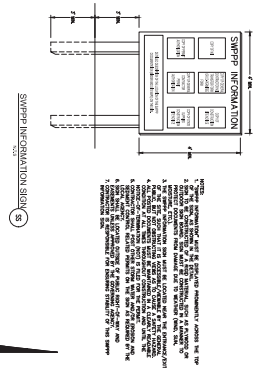
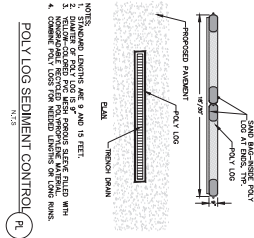
				DATE PLAX LETSHE NO. 92711	
PLAN STATUS					
DATE	DESCRIPTION		TC	DF	
	DESIGN	PLANN	CMD		
	SCALE	1" = 50'			
JOB NO. 010867-01-00Z					
DATE					
3EET	ES1.0				



EROSION CONTROL PLAN
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COMMONWEALTH OF MASSACHUSETTS
 STATE POLICE
 LICENSE NO. 92711

PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
TC	TC	DF	DF
DESIGN	DESIGN	CHNG	CHNG
SCALE 1" = 50'			
JOB No. 010887-01-002			
DATE 8/22/05			

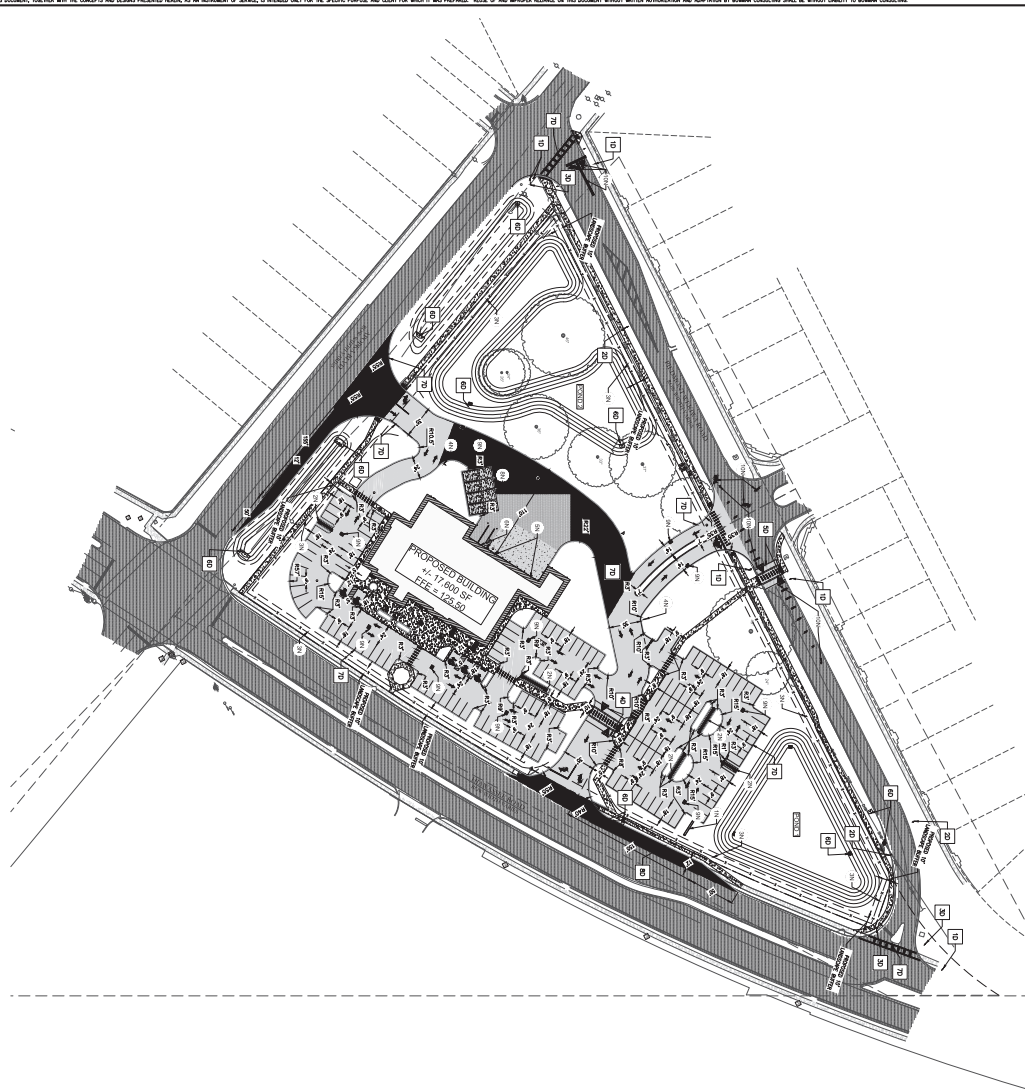
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SEIT

EROSION CONTROL DETAILS
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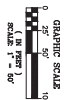
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SITE DATA	
PROJECT AREA	245,300 SF (5.68 AC)
PROPOSED LOT AREA	10,000 SF (0.23 AC)
EXISTING ADDRESS	1819 FLEMING AVENUE
LOCAL JURISDICTION	CITY OF ALPHEA
LOCAL DESIGNATION	CC COMMUNITY COMMERCIAL
PROPOSED LOT AREA	17,800 SF
PROPOSED LOT AREA	
TRACT (ACROSS)	10.0 F
TRACT (ACROSS)	
SECTIONAL	917 STREET / 907 FLEMING RD (N/AL)
PARCELS	
TOTAL PARCELS PROPOSED	142
TOTAL PARCELS PROPOSED	0.67 AC (1.51 AC)
TOTAL AREA PARCELS PROPOSED	121,214 SF (2.78 AC)
TOTAL PARCELS TO BE ACQUIRED	35 / 1000 SF = 66
TOTAL AREA PARCELS TO BE ACQUIRED	6,097 SF (0.14 AC)
TOTAL PARCELS (LOT COVERAGE)	
TOTAL AREA (LOT COVERAGE)	

PROPOSED LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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STATE OF ILLINOIS LEGISLATIVE COMMISSION ON JUDICIAL Nominations and Appointments	
PLAN STATUS	
DATE	DESCRIPTION
TO	TO
DESIGN	DRAWN
SCALE 1" = 50'	
JOB No.	010687-01-000
DATE	8/19/2025
SHEET	C1.0

SITE PLAN
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIWA RD
APOPKA, FLORIDA

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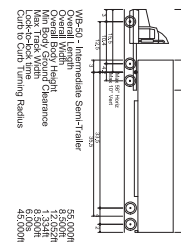
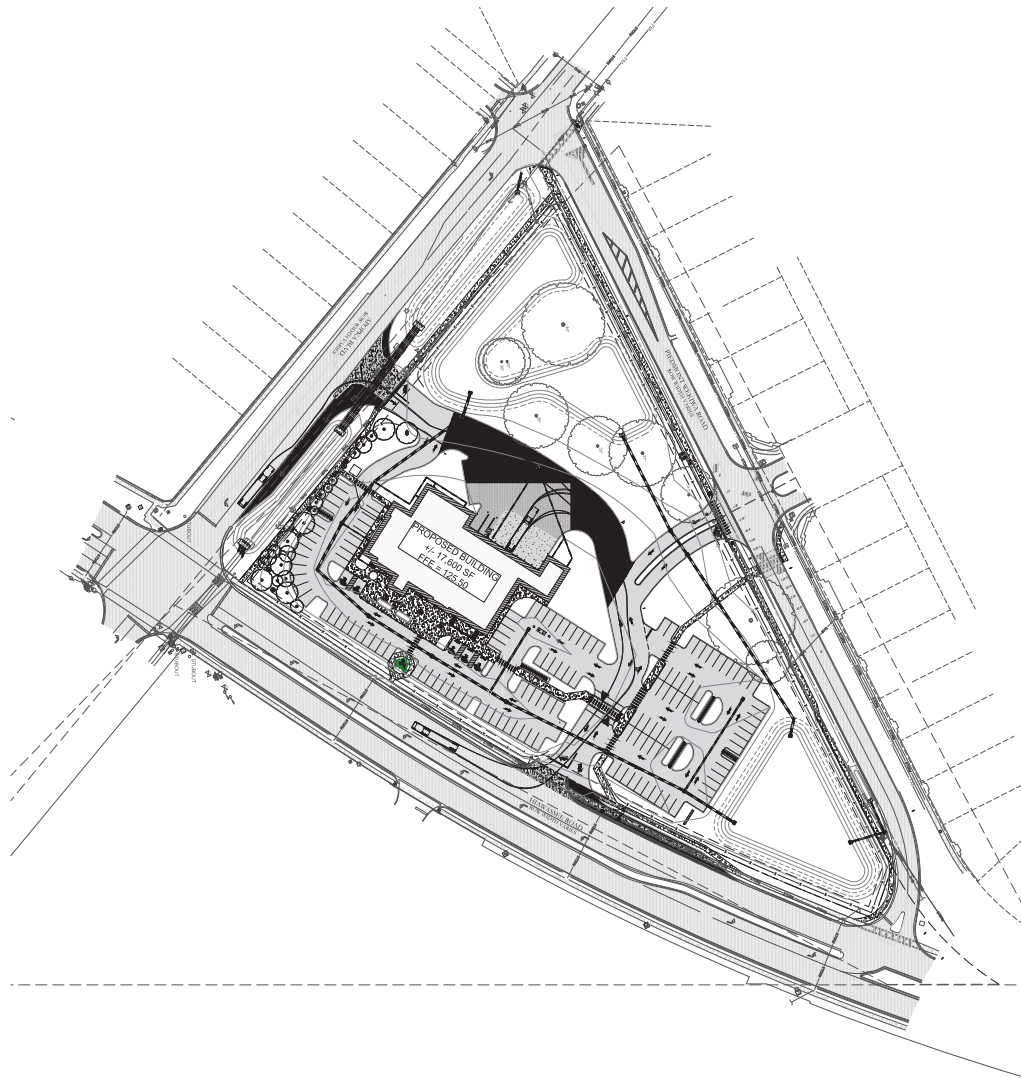


GENERAL SITE NOTES

- [illegible]

NOTES

- [illegible]



PLAN STATUS					
DATE	DESCRIPTION		TO	DF	
	DESIGN	DRAWN	CHECKED		
	SCALE	1" = 50'			
JOB No.	010687-01-000				
DATE	8/18/2025				
SHEET	C1.1				

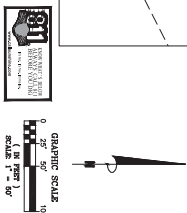
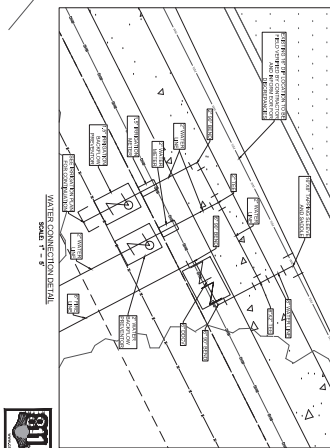


FIRE TRUCK ROUTE
FRESHFIELDS FARM APOPKA
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- [illegible]



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COMMONWEALTH OF MASSACHUSETTS
1780

STATEMENT
LICENSE NO. 97211

PLAN STATUS			
DATE	DESCRIPTION	DATE	DESCRIPTION
TO	TO	OF	OF
PERSON	PLAN	CHRG	
SCALE 1" = 50'			
JOB No. 010887-01-000			
DATE		8/18/2005	

9621

C3.0

UTILITY PLAN
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIWA RD
APOPKA, FLORIDA



