

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

December 10, 2025 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

SPECIAL EXCEPTION

1. **SPX-25-8 Joy Child Care - Special Exception (SPX), 1st Submittal**
Owner(s): Richard O Chandler
Applicant(s): 5N Holdings LLC - Camila Neira
Location: Southwest corner of Chandler Road and Jason Dwelley Parkway
Proposed Use: Daycare Facility
Project Manager: Jun Sohn

SITE PLAN:

CONSTRUCTION SITE PLAN

1. **CSP-25-44 Keene Road Retail (Lake Carter Exchange) - Construction Site Plan (CSP), 1st Submittal**
Owner(s): LCE 13, LLC
Applicant(s): Tannath Desogn, Inc. - Bryan Potts
Location: 1700 West Keene Road
Proposed Use: Commercial
Project Manager: Bobby Howell
2. **CSP-25-36 Freshfields Farm Apopka-Construction Site Plan (CSP), 2nd Submittal**
Owner(s): Apopka 3 LLC
Applicant(s): Bowman Consulting - Dane Fray
Location: 1819 Piedmont Wekiwa Road
Proposed Use: Specialty retail perishable food store
Project Manager: Jean Sanchez

DEVELOPMENT AGREEMENTS

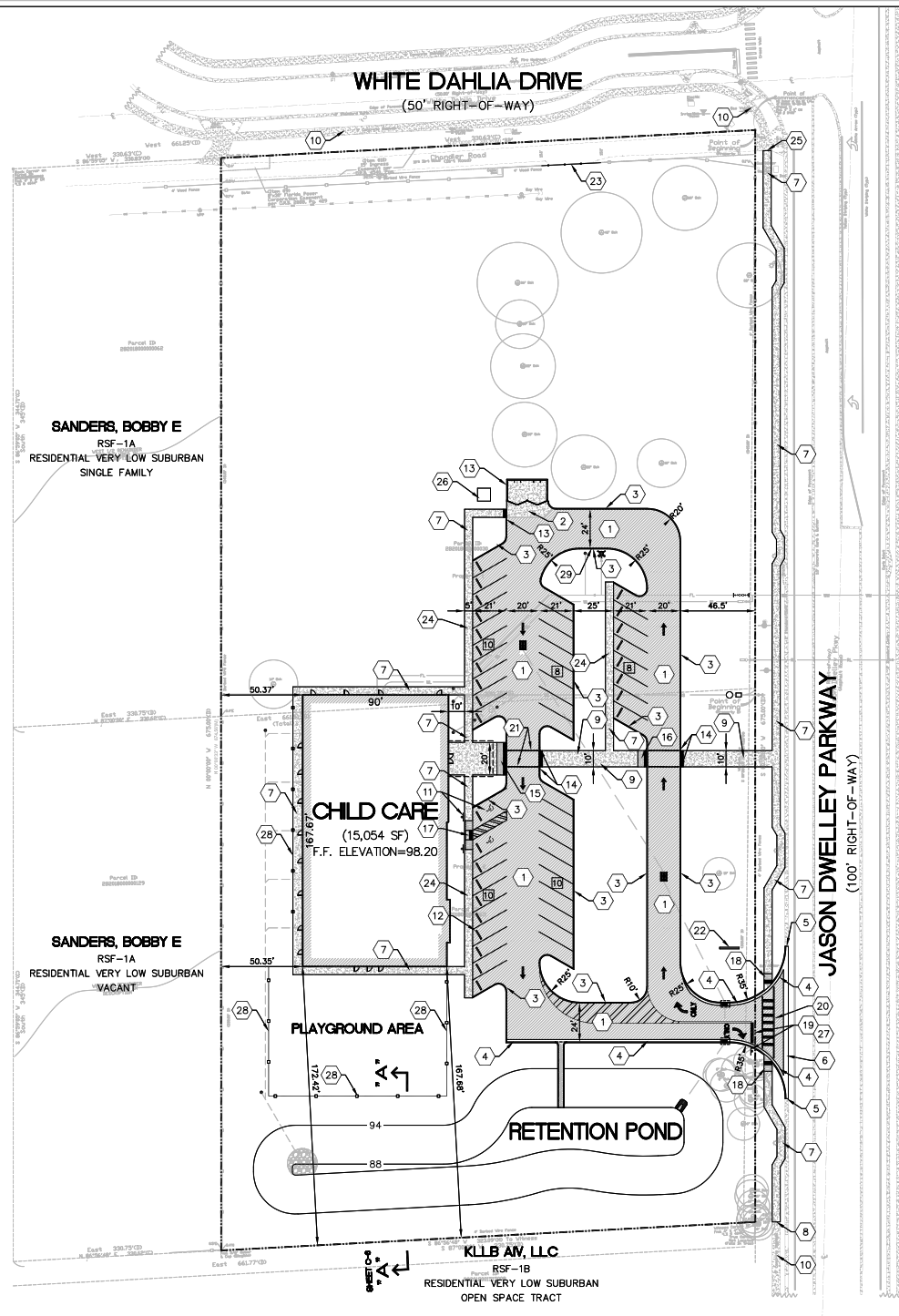
1. **Floridian Town Center - Master Development Agreement - 2nd Amendment**
Owner(s): Floridian Apopka Phase 1 Owner, LLC
Applicant(s): Floridian Apopka Phase I Owner, LLC
Location: Northwest corner of Southfork Drive and Western Beltway 429
Project: Floridian Town Center
Project Manager: Bobby Howell

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.



SIGN LEGEND				SITE LEGEND	
NO.	TEXT	SYMBOL	SIZE		
R1-1	STOP		30"x30"		HANDICAP PARKING
R3-1	NO RIGHT TURN		24"x24"		PROPOSED DRAINAGE INLET
R5-1	DO NOT ENTER		30"x30"		PROPOSED CURB
R6-1	ONE WAY	(SEE INDEX)	36"x12"		SITE BOUNDARY LINE
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"		EXISTING EASEMENT (DEPICTED ON PLAN)
ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.					PROPOSED EASEMENT (DEPICTED ON PLAN)
					CENTER LINE OF ROAD
					EXISTING EDGE OF PAVEMENT
				TYP	TYPICAL
				HC	HANDICAP
				#	# OF PARKING SPACES
				S/W	SIDEWALK
				RS'	5' RADII
				L.F.	LINEAR FEET
				S.F.	SQUARE FEET
				B.O.C.	BACK OF CURB
					PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL)
					PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
					PROPOSED CONCRETE PAVEMENT (SEE DETAIL)
E WARNING MATS SHALL BE ARMOR TILE (OR EQUIVANT) YELLOW AND CAST IN PLACE. UNPAVED DETECTABLE WARNING MATS WILL NOT BE USED.				KEY NOTES:	#
SIGN AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALK DETAIL ON PLAN SHEET C6.				1.	PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, THIS SHEET)
SHALL BE STRIPED WITH 4" WHITE STRIPING.				2.	PROPOSED CONCRETE PAVEMENT (SEE DETAIL, THIS SHEET)
OTHER THAN HANDICAP SPACES SHALL BE 9" WIDE.				3.	PROPOSED FOOT TYP "10" CURB (TYP) (SEE DETAIL, SHEET C6)
UNLESS OTHERWISE NOTED.				4.	PROPOSED FOOT TYP "6" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C6)
				5.	CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
				6.	PROPOSED VALLEY GUTTER (SEE DETAIL, SHEET C6)
				7.	PROPOSED 8" WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
				8.	CONNECT TO EXISTING SIDEWALK
				9.	PROPOSED 10" WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
				10.	EXISTING 5' WIDE CONCRETE SIDEWALK
				11.	PROPOSED HANDICAP SPACE AND SIGN (TYP-2) (SEE DETAILS, SHEET C6)
				12.	PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C6)
				13.	PROPOSED MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TYP) (BE PERMITTED SEPARATELY)
				14.	TRANSITION CURB DOWN AT 4:1
				15.	PROPOSED CURB CUT RAMP PER FOOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 20" WIDE) (SEE DETAIL, SHEET C6)
				16.	PROPOSED CURB CUT RAMP PER FOOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 10" WIDE) (SEE DETAIL, SHEET C6)
				17.	PROPOSED CURB CUT RAMP PER FOOT STANDARD PLANS INDEX 522-002, CR-C (SEE DETAIL, SHEETS C6)
				18.	PROPOSED CURB CUT RAMP PER FOOT STANDARD PLANS INDEX 522-002, CR-F (SEE DETAIL, SHEETS C6)
				19.	PROPOSED R1-1 (SEE DETAIL, THIS SHEET) AND 24" WIDE THERMOPLASTIC STOP BAR (STOP BAR TO BE LOCATED MINIMUM 5' FROM ADJACENT CROSS-WALK)
				20.	PROPOSED 12" WIDE WHITE THERMOPLASTIC SPECIAL EMPHASIS CROSS-WALK STRIPING (A 7' ON CENTER) PER FOOT STANDARD PLAN INDEX 711-001
				21.	PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 10' ON CENTER (TYP-2)
				22.	PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (EXACT LOCATION AND SIGN DESIGN TO BE PERMITTED SEPARATELY)
				23.	PROPOSED RE-USED SECTION OF FENCE (SEE PLANS, SHEET D1)
				24.	PROPOSED SIDEWALK ADJACENT TO PARKING (SEE DETAIL, SHEET C6)
				25.	CONNECT TO EXISTING CONCRETE DRIVEWAY
				26.	PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
				27.	INCLUDE "RIGHT TURN ONLY" SIGN
				28.	PROPOSED FENCE (SEE SEPARATE PLANS BY OTHERS)
				29.	PROVIDE FIRE LANE STRIPING AND SIGNAGE IN THIS AREA FOR HYDRANT AND FDC
				30.	PROPOSED LIGHTPOLE (SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION)

NOTE: REPRODUCTION OF THIS PLAN IS INVALID UNLESS CONTAINING ORIGINAL SIGNATURE AND EMBOSSED WITH ENGINEER'S SEAL AS PER CHAPTER 21H.23.002 FLORIDA ADMINISTRATIVE CODE

[illegible]

SITE LAYOUT PLAN FOR JOY CHILD ACADEMY

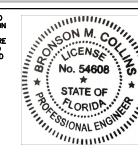
JASON DWELLEY PARKWAY

APOPKA, FLORIDA

THIS ITEM HAS BEEN DIGITALLY SIGNED
AND SEALED BY MITCH COLLINS, P.E. ON
THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

MITCH COLLINS, P.E.# 54608,
STATE OF FLORIDA, C.A.# 9523

DATA



SCALE 1" = 40'	
DRAWN BY M.C.	DATE 8-16-25
CHECKED BY M.C.	JOB NO. 225-024
SHEET NO. C1 OF 08	

1700 W. KEENE ROAD
APOPKA, FLORIDA 32703

29-21-28-0000-00-003

NO.	REVISIONS	BY	DATE
△			
△			
△			
△			
△	REMOVED PER CITY COMMENTS & CLIENT MARK-UPS	CDP	04/10/24
△	REMOVED PER CITY COMMENTS & CLIENT MARK-UPS	CDP	03/15/24
△	ISSUED FOR PERMITTING	BRP	05/02/23

SITE DATA
 PROPERTY LOCATION: 1700 W KEENE RD
 PARCEL ID: 29-21-28-0000-00-003
 LOCAL MUNICIPALITY: CITY OF APOPKA
 FUTURE LAND USE: COMMERCIAL
 ZONING: CC
 PROPOSED USE: MIXED OFFICE
 TOTAL OVERALL PARCEL AREA: 19.86 AC
 TOTAL PROJECT AREA: 7.47 AC
 IMPERVIOUS SURFACE RATIO: 244,043 / 325,390 = 75%
 PROPOSED FAR: .194
 MIN OPEN SPACE: 25%
 PROPOSED OPEN SPACE: 25.0%
 OPEN SPACE SET ASIDES: 77,111 / 325,390 = 23.7%
 TOTAL PROJECT AREA: 7.47 AC (325,390 SF)
 SET ASIDE AREA REQUIRED: 24,405 SF
 PAVERS: 1,198 SF
 POND AREA: 39,398 SF
 BUFFERS: 17,114 SF
 TOTAL: 81,117 SF

STORMWATER MANAGEMENT:
 STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF APOPKA AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT.
FLOOD ZONE:
 THE SITE IS LOCATED IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA F.I.R.M. PANEL 12069C0385 D, DATED JULY 3, 2002, LAKE COUNTY, FLORIDA.
WETLANDS:
 THERE ARE WETLANDS LOCATED ON THE SOUTH SIDE OF PROJECT SITE.
LAKE: 1.90 ACRES NO IMPACT
WETLAND: 6.09 ACRES NO IMPACT
VEGETATION:
 THE SITE IS CURRENTLY A WOODED FIELD.
GENERAL SITE NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
 2. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
 3. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
 4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF CONFLICT.

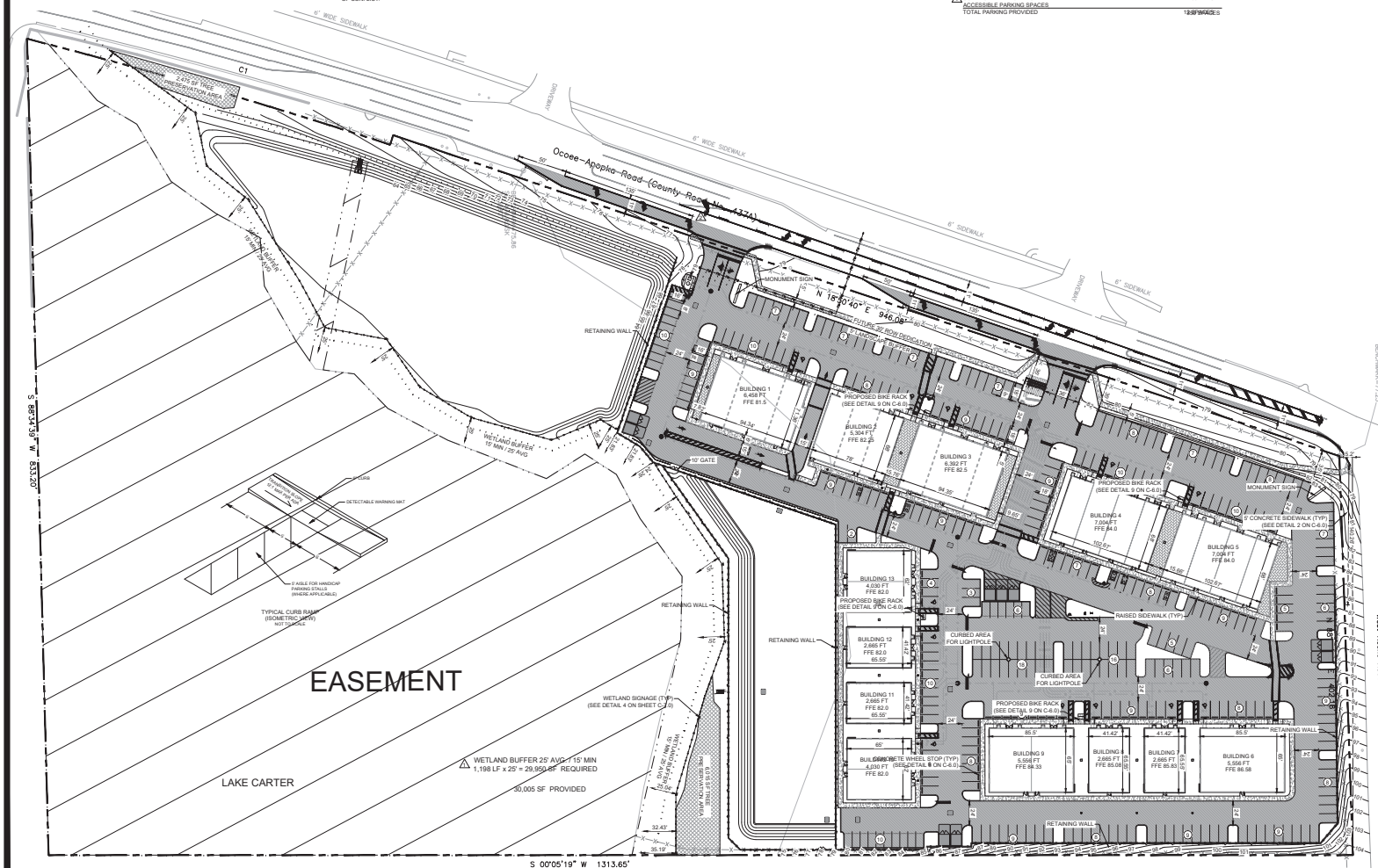
- ALL PUBLIC IMPROVEMENTS, INCLUDING ADJACENT SIDEWALKS, WILL BE CHECKED AT FINAL INSPECTION. ANY DAMAGED, BROKEN, OR DAMAGED SECTIONS SHALL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATIONS OF OCCUPANCY.
 - ALL CONSTRUCTION SHALL MEET CITY REQUIREMENTS.
 - ALL SITE IMPROVEMENTS SHALL CONFORM TO A.D.A. AND FLORIDA ACCESSIBILITY CODE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS. THE CONTRACTOR SHALL NOTIFY SUNSHINE LOCATORS FORTY-EIGHT (48) HOURS PRIOR TO BEGINNING CONSTRUCTION AT 1:45-4:45 PM, MONDAY THROUGH FRIDAY 7:30 AM TO 4:30 PM.
 - ALL CONSTRUCTION MATERIAL AND METHODS SHALL MEET THE CURRENT EDITIONS OF THE DESIGN STANDARDS, THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED PER PLANS. ALL COST SHALL BE INCLUDED IN BIDDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS AND POLES, ETC. AS REQUIRED PER PLANS.
 - CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
 - ALL DISTURBED AREA WITHIN THE FOOT RIGHT OF WAY SHALL BE GRADED AND SODDED WITH ARGENTINE BAHIA SOD.
 - ALL STRIPING WITHIN THE FOOT RIGHT OF WAY SHALL BE LEAD-FREE THERMOPLASTIC.
 - ALL MAINTENANCE OF TRAFFIC SIGNAL SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 102-600 INDEXES.
- BUILDING SETBACKS**
 FRONT (SOUTH) 25'
 SIDE (EAST) 10'
 SIDE (WEST) 10'
 REAR (NORTH) 10'
- LANDSCAPE BUFFERS**
 FRONT (SOUTH) 10'
 SIDE (EAST) 7'
 SIDE (WEST) 6'
 REAR (NORTH) 9'
- BUILDING HEIGHT**
 MAXIMUM 30'
- SOILS**

SOIL NUMBER	NAME	USDA TEXTURE	HYDROLOGIC GROUP
8	CANGLER	SAND	A
40	PLACED AND MYAKKA	SAND	A/D
40	FAIRNES	SAND	A

 SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED JANUARY 26, 2010
- PARKING REQUIRED** 61,528 SQ. FT. X (1 SPACE PER 200 SQ. FT.) 310 SPACES
STANDARD PARKING SPACES 310 SPACES
COMPACT PARKING SPACES 35 SPACES
ACCESSIBLE PARKING SPACES 30 SPACES
TOTAL PARKING PROVIDED 13-89 PARKING SPACES



USES: Δ
 FINAL USES FOR EACH BUILDING HAVE NOT BEEN DETERMINED.
 USES ALLOWED WILL BE RETAIL, COMMERCIAL, OFFICE, & MEDICAL OFFICE.



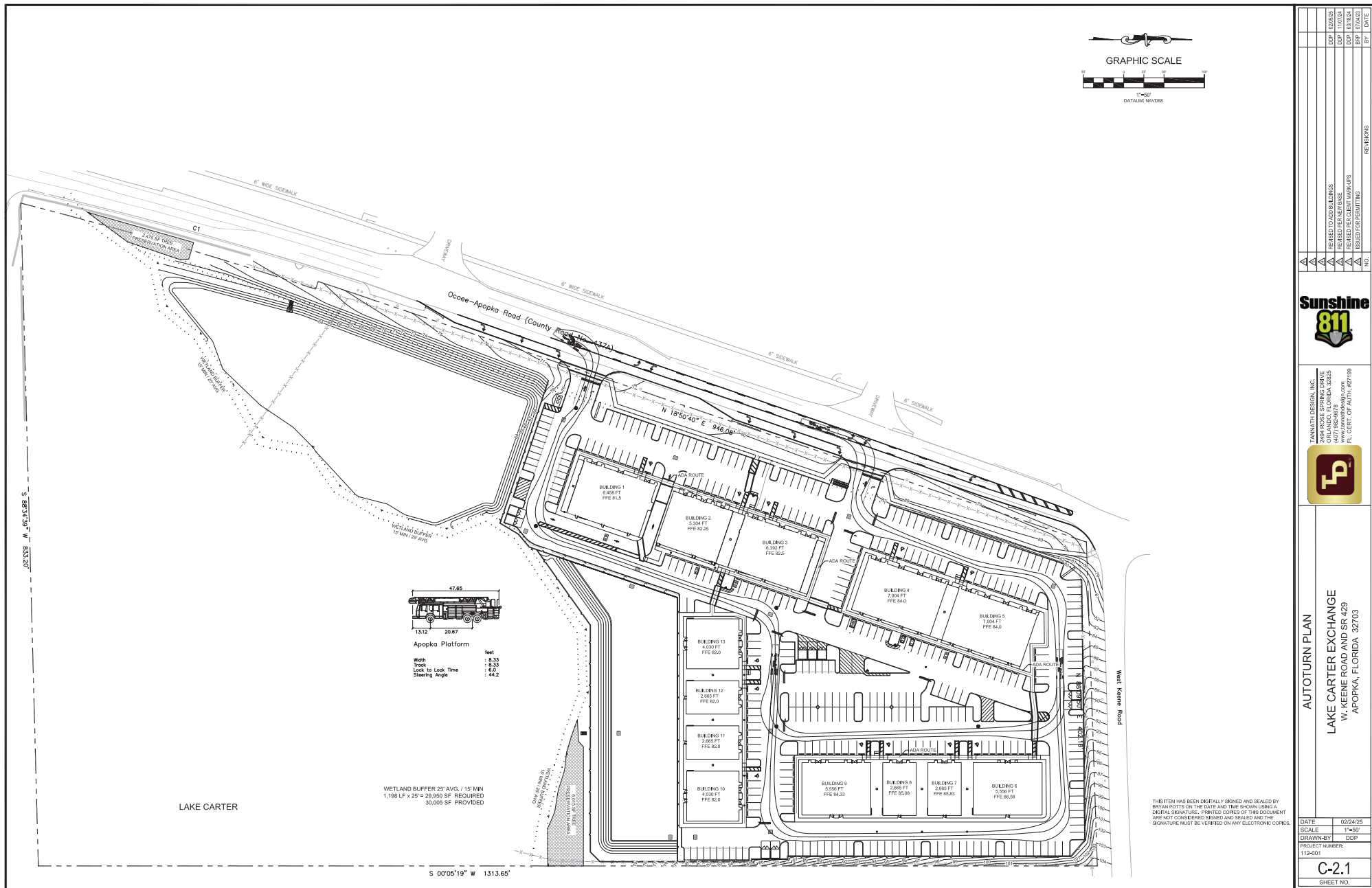
West Keene Road

DATE	02/24/25
SCALE	1"=50'
DRAWN BY	DDP
PROJECT NUMBER	112-001
C-2.0	
SHEET NO.	

SITE PLAN
 LAKE CARTER EXCHANGE
 W. KEENE ROAD AND SR 429
 APOPKA, FLORIDA 32703

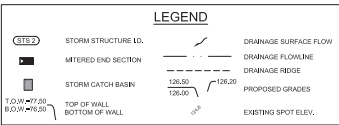
SUNSHINE 811
 TANKIN DESIGN, INC.
 2404 ROSE SPRING DRIVE
 APOPKA, FLORIDA 32703
 (407) 882-8878
 PL. AGENT OF UTILITY #27199

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
 BRYAN POTTS ON THE DATE AND TIME SHOWN USING A
 DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
 ARE NOT CONSIDERED SIGNED AND SEALED AND THE
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE	02/24/25
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
SHEET NO.	C-2.1

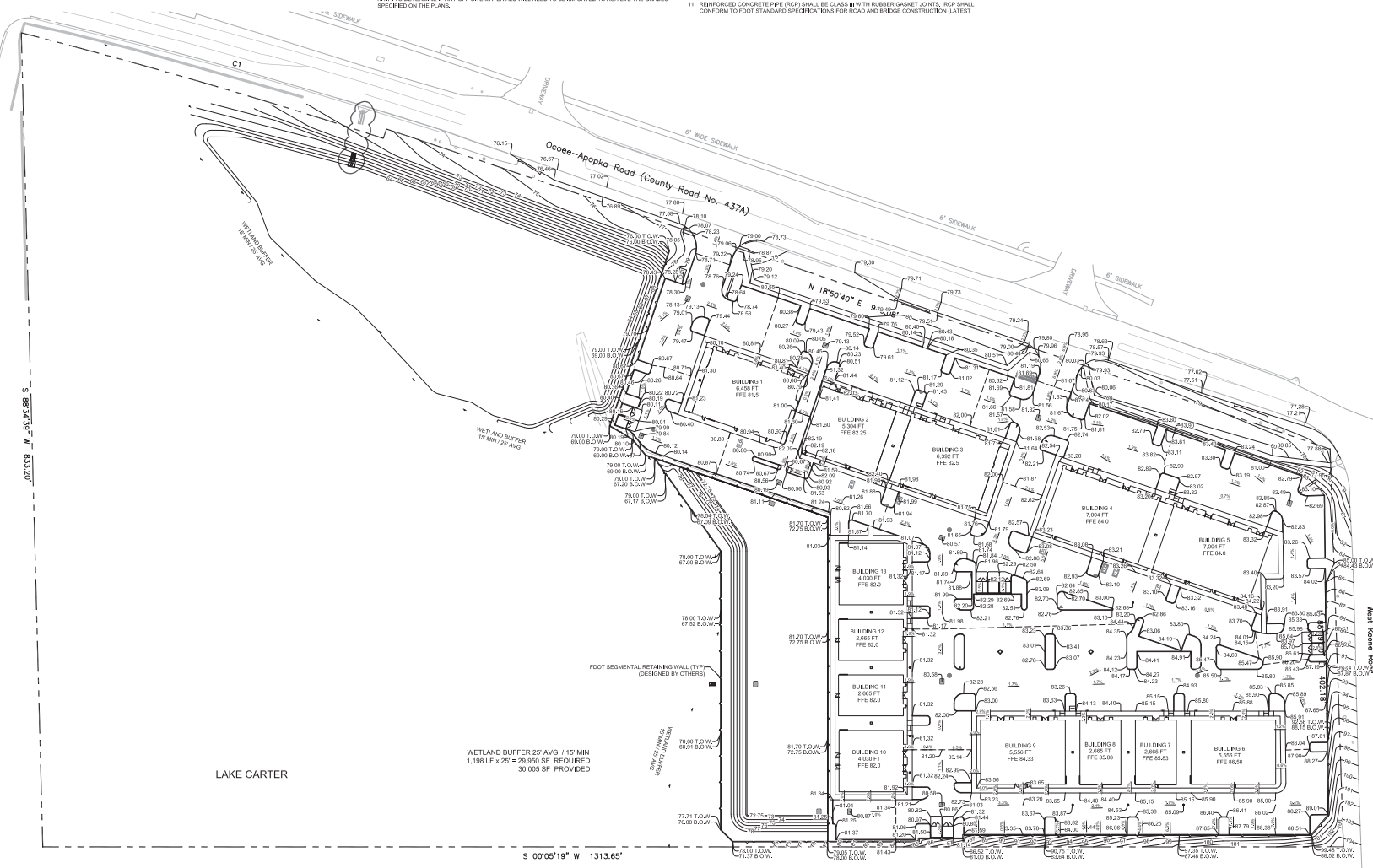
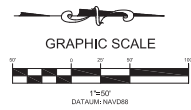
NO.	NO.	REVISIONS	BY	DATE
1		REVISED TO ADD BUILDINGS		02/25/25
2		REVISED FOR AUTOTURN PLAN		03/25/25
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PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS LOC 13.11C. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES, THERE BE NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PENETRANT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXISTING ORGANIC, BUT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DERIVATING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSITED OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.C.P. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS LAD OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE INORGANIC FILL, STOCKPILES AND ORGANIC, MUCK, STOCKPILES IF MUCK IS ENCOUNTERED, CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MINIMUM OF 12" LIFTS. REFER TO SOIL REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL (PAVING AND FILLING) TESTING RESULTS, RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR'S PAY REQUEST SUBMITTAL.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-SEVEN (47) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.

12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
13. ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL ON-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY 300 OR SOFT WOOD TREES MAY BE PLANTED OVER UTILITY LINES.
17. ALL MTERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-022.



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NO.	REVISIONS	BY	DATE
1	CONSTRUCTION REVISION		
2	REVISED GRADING		
3	REVISED TO ADD BUILDINGS		
4	ADDED NEW BUILDINGS		
5	REVISED FOR CONSTRUCTION CLIENT MARK-UPS		
6	REVISED FOR GRADING		

GRADING PLAN

LAKE CARTER EXCHANGE
 W. KEENE ROAD AND SR 429
 APOPKA, FLORIDA 32703

DATE: 02/24/25
 SCALE: 1"=50'
 DRAWN-BY: DDP
 PROJECT NUMBER: 112-001
C-3.0
 SHEET NO.

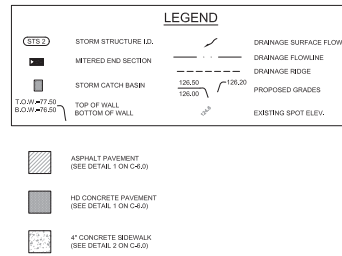
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PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS US-12-12. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES, THERE BE NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED ORGANIC MAT. PLANT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DRAINAGE REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSITED OF OFF-SITE, ALL OF WHICH WILL AFFECT THE PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO N.C.T. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS Laid OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (INORGANIC) FILL, STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF SUCH IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PASSING AND PILING TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTORS PAY REQUEST SUBMITTAL.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION). SECTION 14.1. RUBBER GASKETS SHALL CONFORM TO SECTION 102.
12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
13. ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL OFF-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. NO OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOD OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-402.
18. DISTURBED AREAS TO BE SODDED WITH BAHIA SOD, WITH THE EXCEPTION OF THE POND BOTTOM AND THE COMPENSATING STORAGE AREA.



STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE 12" INLET RM ELEV. 75.10	INV. 76.20 N 12" HDPE	INV. 76.41 E 18" HDPE
STS 2	TYPE 12" INLET RM ELEV. 75.13	INV. 76.20 N 12" HDPE	INV. 76.40 E 18" HDPE
STS 3	TYPE 12" INLET RM ELEV. 81.32	INV. 77.37 N 18" HDPE	INV. 77.37 S 18" HDPE
STS 4	TYPE 12" INLET RM ELEV. 82.40	INV. 77.37 N 18" HDPE	INV. 76.98 S 18" HDPE
STS 5	TYPE 12" INLET RM ELEV. 79.24	INV. 75.68 W 18" HDPE INV. 76.00 MW 12" HDPE	INV. 75.68 N 18" HDPE
STS 6	TYPE 12" INLET RM ELEV. 80.19	INV. 76.00 W 18" HDPE INV. 74.26 S 18" HDPE INV. 76.00 S 18" HDPE INV. 77.15 MW 12" HDPE	INV. 75.76 E 30" HDPE
STS 7	TYPE 12" INLET RM ELEV. 81.26	INV. 80.27 N 12" HDPE	INV. 76.70 S 18" HDPE
STS 10	BUBBLE UP STRUCTURE TYPE 12" INLET RM ELEV. 72.75	INV. 68.26 W 30" HDPE	
STS 11	TYPE 12" INLET RM ELEV. 80.28	INV. 76.41 E 18" RCP	
STS 12	TYPE 12" INLET RM ELEV. 80.08	INV. 76.00 W 12" HDPE INV. 77.29 W 18" RCP INV. 77.26 SW 12" HDPE	INV. 77.54 S 24" HDPE
STS 13	TYPE 12" INLET RM ELEV. 76.24	INV. 74.27 N 24" HDPE	INV. 74.27 S 24" HDPE
STS 14	BUBBLE UP STRUCTURE TYPE 12" INLET RM ELEV. 73.25	INV. 71.00 N 24" HDPE	
STS 17	EMERGENCY OVERFLOW TYPE 12" INLET RM ELEV. 76.20	INV. 65.14 S 24" HDPE	

LAKE CARTER

WETLANDS AREA
FLOOD ZONE AE
(BASE ELEV. 74.67)

WETLAND BUFFER 25' AVG. / 15' MIN
1,190 LF x 25' = 29,750 SF REQUIRED
30,005 SF PROVIDED

S 00°05'19" W 1313.65'

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NO.	BY	DATE	REVISIONS
1	CONSTRUCTION	10/20/20	
2	DESIGN	10/20/20	
3	DESIGN	10/20/20	
4	DESIGN	11/02/20	
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PAVING AND DRAINAGE PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE: 02/24/25
SCALE: 1"=50'
DRAWN BY: DDP
PROJECT NUMBER: 112-001
C-3.1
SHEET NO.

SANITARY WASTEWATER AND WATER SYSTEM NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION, AND AT ALL AREAS OF CONFLICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. THE BEGIN ON THESE PLANS OR FIELD LOCATIONS ALL UTILITIES SHALL NOT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES & THE CONTRACTOR SHALL COOPERATE WITH THEM DURING THE RELOCATION PROCESS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION SHALL BE ALLOWED.
4. ALL CONSTRUCTION OF THE SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL MEET THE CITY OF APOKA SPECIFICATIONS FOR WASTEWATER & WATER MAIN CONSTRUCTION.
5. CROSS CONNECTION CONTROL SHALL BE IN ACCORDANCE WITH RULES & REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 62-605 PERMITTING A CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM TEST SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTORS FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEERS OPTION AT CONTRACTORS EXPENSE.

7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHEN HAS NOT BEEN TESTED/OBSERVED BY ENGINEER & REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE & VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS & BUILDING CONTRACTOR.
9. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL & VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
10. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE POEP HAS CLEARED THE SYSTEM FOR USE & THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE FILLING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNA 651.15.
13. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE POEP WATER PERMIT. A RECEIPT THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & POEP PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN COPIES OF THE POEP WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNA 651 "DISINFECTING WATER MAINS".
14. THE CONTRACTOR SHALL RECONFORM AND ABOVE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (304A), LAWS OF FLORIDA. ANY MATERIAL CONSTRUCTION METHODS OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

UTILITY SEPARATION NOTE:

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, NEW UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER. UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPELINES SHALL BE LAD TO PROVIDE A VERTICAL SEPARATION DISTANCE OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER. SEWER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX (6) INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR

PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

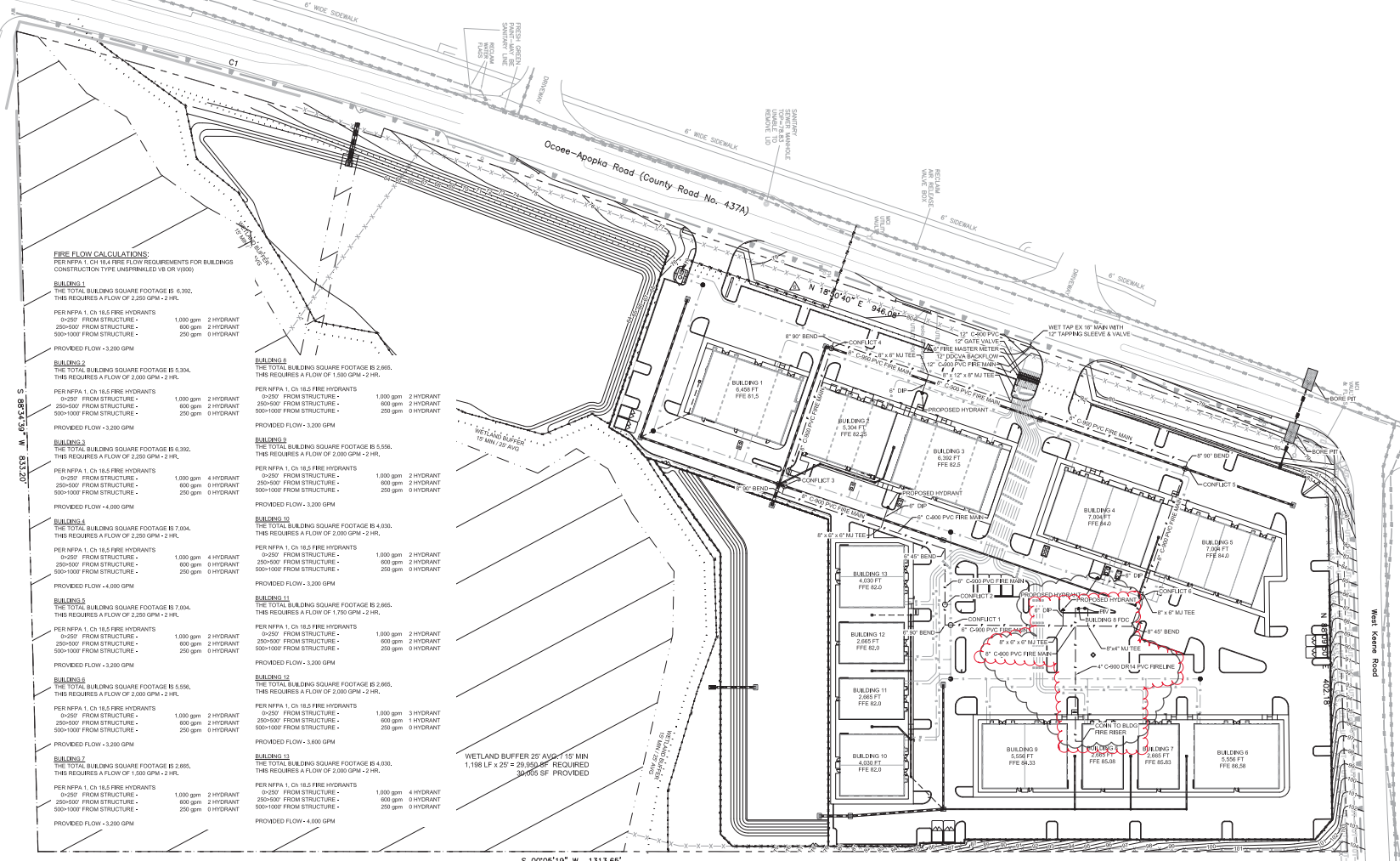
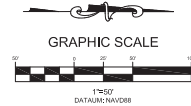
SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE, EFFECTIVE AUGUST 28, 2003. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRINKS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS.

RECLAIMED WATER PIPELINES AND "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS"

FIRE HYDRANTS WITH UNDERGROUND DRINKS SHALL BE LOCATED SO THAT THE DRINKS ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".



FIRE FLOW CALCULATIONS:

PER NFPA 1, CH 16.4 FIRE FLOW REQUIREMENTS FOR BUILDINGS CONSTRUCTION TYPE UNSPRINKLED VB OR (VB00)

BUILDING 1

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 2

THE TOTAL BUILDING SQUARE FOOTAGE IS 5,304. THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 3

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 0 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 4,000 GPM

BUILDING 4

THE TOTAL BUILDING SQUARE FOOTAGE IS 7,804. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 0 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 4,000 GPM

BUILDING 5

THE TOTAL BUILDING SQUARE FOOTAGE IS 7,804. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 6

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596. THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 7

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 8

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596. THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 9

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

BUILDING 10

THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392. THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
 0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
 250-500' FROM STRUCTURE - 600 gpm 2 HYDRANT
 500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT

PROVIDED FLOW - 3,200 GPM

PROVIDED FLOW - 4,000 GPM

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITTING	NO.	
2	ISSUED FOR PERMITTING	NO.	
3	ISSUED FOR PERMITTING	NO.	
4	ISSUED FOR PERMITTING	NO.	
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19	ISSUED FOR PERMITTING	NO.	
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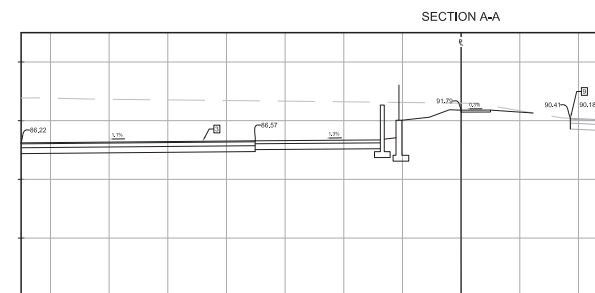
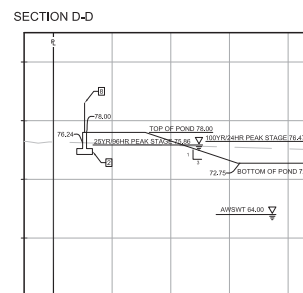
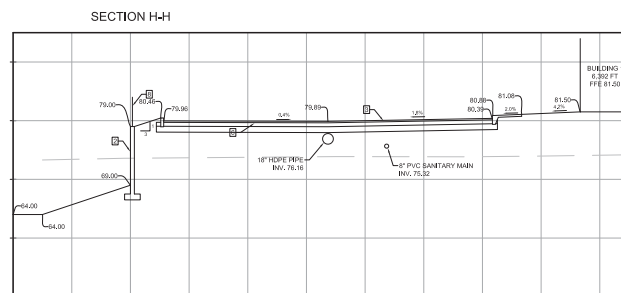
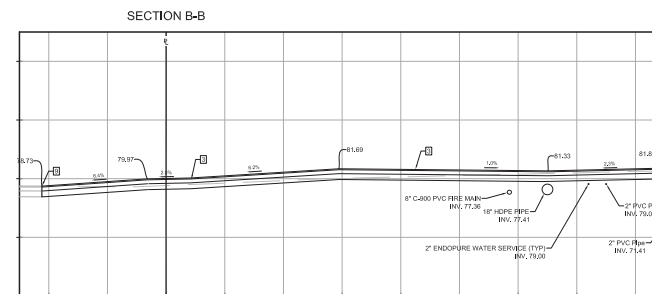
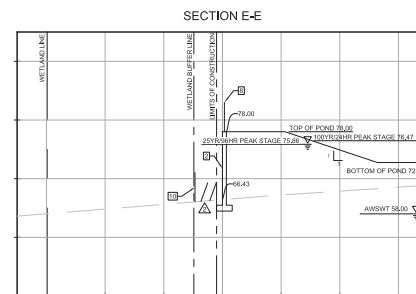
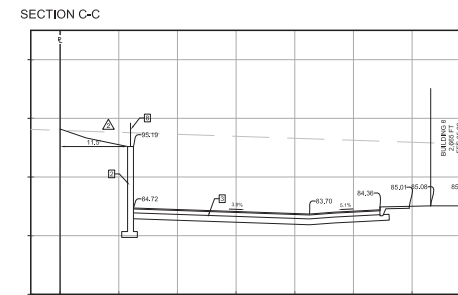
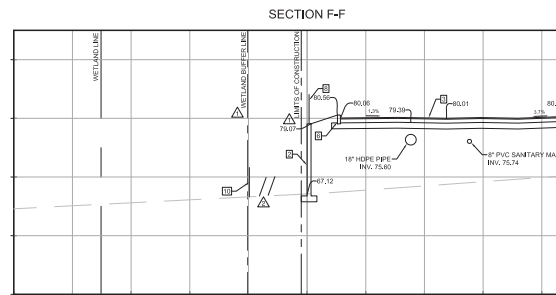
TANNATH DESIGN, INC.
 2484 ROSE SPRING DRIVE
 APOKA, FLORIDA 32625
 (407) 282-0878
 www.tannathdesign.com
 P.L. CENT. OF APOKA, FL #1199



FIRE PLAN
LAKE CARTER EXCHANGE
 W. KEENE ROAD AND SR 429
 APOKA, FLORIDA 32703

DATE: 02/24/23
 SCALE: 1"=40'
 DRAWN-BY: DDP
 PROJECT NUMBER: 112-001
C-4.1
 SHEET NO.

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- | SECTION NOTE LEGEND | |
|---------------------|---|
| 1 | SAW CUT AND REMOVE EXISTING SHOULDER OR CURB |
| 2 | RETAINING WALL (TO BE CONSIDERED UNDER SEPARATE PERMIT) |
| 3 | ASPHALT PAVEMENT (SEE DETAIL 2 ON C-6.0) |
| 4 | 6" HD CONCRETE PAVEMENT (SEE DETAIL 2 ON C-6.0) |
| 5 | 4" SIDEWALK (SEE DETAIL 3 ON C-6.0) |
| 6 | TYPE 'D' CURB (SEE DETAIL 1 ON C-6.0) |
| 7 | PAVER PATIO (SEE DETAIL 2 ON C-6.0) |
| 8 | 48" ALUMINUM PICKET FENCE POSTS @ 6' O.C. SET IN CONCRETE PER APPROVED DETAIL |
| 9 | MEET EXISTING GRADE |
| 10 | PROPOSED WETLAND FENCE |

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SITE CROSS SECTIONS						TINKATT DESIGN, INC. 3204 ROSE SPRING DRIVE ORLANDO, FLORIDA 32825 (407) 922-2144 www.tinkattdesign.com P.L. CERT. OF AUTH. #27199		RE-USED PER COMMENTS & CITY MARK-UPS RE-USED PER COMMENTS RE-USED FOR PERMITTING		12/22/24 DPT 11/15/24 BPP 10/26/23	
DATE		09/30/23		PROJECT NUMBER:		112-0001		SCALE		1"=10'	
DRAWN-BY		DDP		SHEET NO.		C-5.0		REVISIONS		P1 DATE	

[illegible]

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2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199

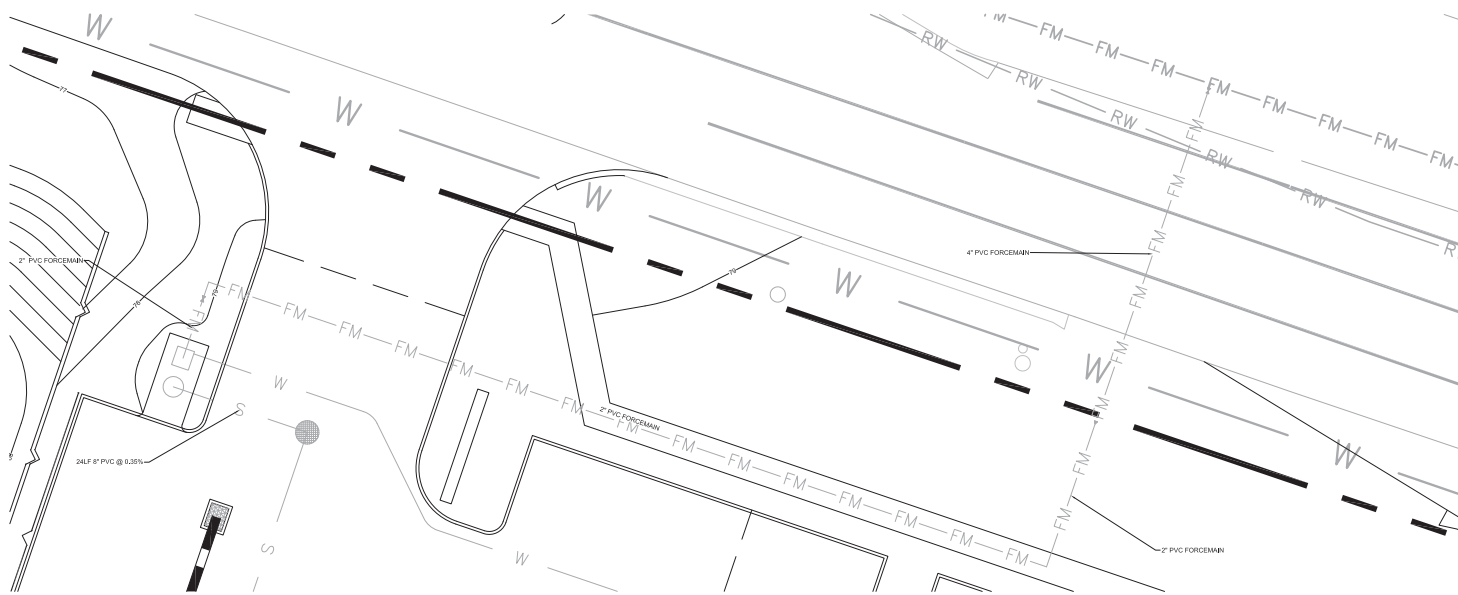


SITE CROSS SECTIONS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	08/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-5.1	
SHEET NO.	

The profile view shows the 12-inch Force Main starting at station 0+00 with an elevation of 76.19. It features a 4-inch gate valve at station 0+05, a 90-degree bend at station 0+10, and a 2-inch PVC force main section. The pipe continues to station 1+00 with an elevation of 75.54. At station 1+50, there is a 90-degree bend, a 4x2-inch reducer, and a 16-inch PVC water main. The pipe then continues to station 2+00 with an elevation of 75.60. The profile also shows a 12-inch tapping sleeve and valve at station 2+00, a 16-inch DP reclaim main, and a 12-inch PVC force main. The profile ends at station 2+00 with an elevation of 75.60. The profile view is labeled "FORCE MAIN PROFILE" and "12\" PVC FORC. MAIN".



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NO.	CONSTRUCTION REVISION ISSUED FOR PERMITTING	CMF	06/06/25
1		BRP	01/09/24
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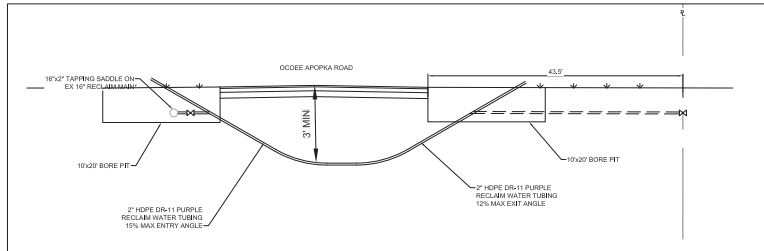
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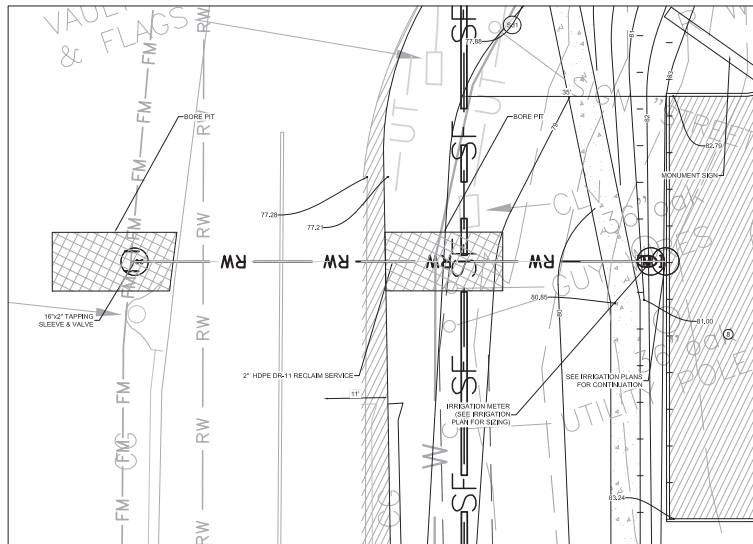
FORCEMAIN PLAN & PROFILE

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

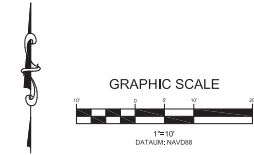
DATE	01/09/24
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-5.2	
SHEET NO.	



PROFILE



PLAN



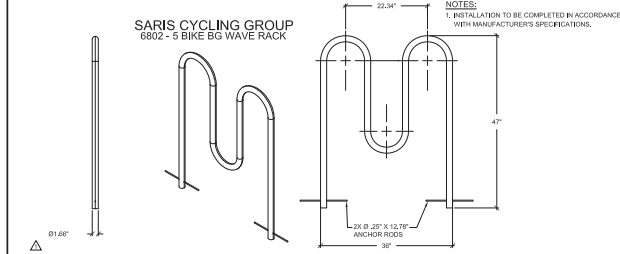
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RECLAIM SERVICE BORE PROFILE		DATE: 07/01/25	
LAKE CARTER EXCHANGE		SCALE: 1"=10'	
W. KEENE ROAD AND SR 429		DRAWN-BY: DDP	
APOPKA, FLORIDA 32703		PROJECT NUMBER: 112-001	
SHEET NO. C-5.3		BY: DATE	
REVISED FOR RESULTING		REVISIONS	
NO.		BY DATE	

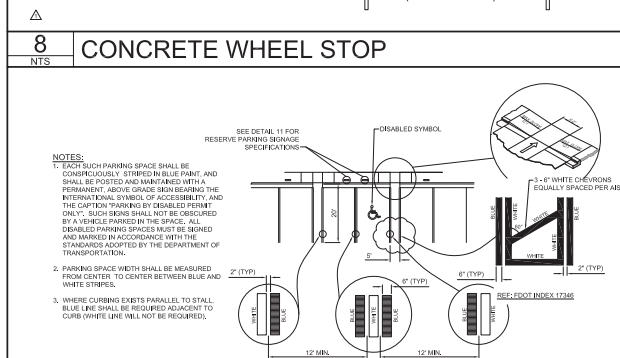


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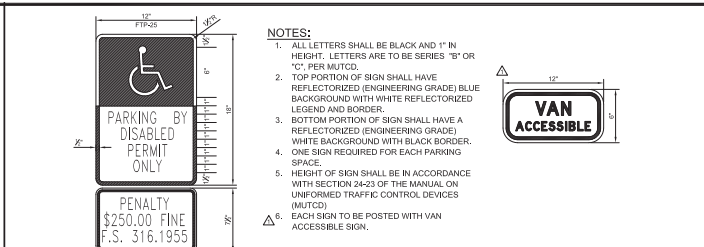


9 BIKE RACK DETAIL
NTS

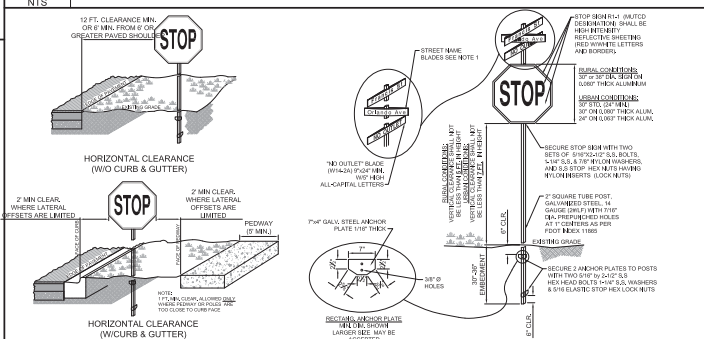


8 CONCRETE WHEEL STOP
NTS

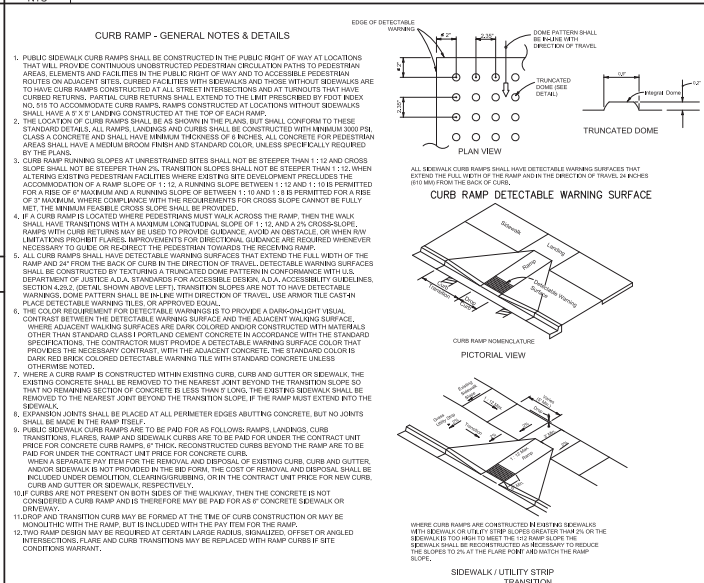
7 PARKING STRIPING
NTS



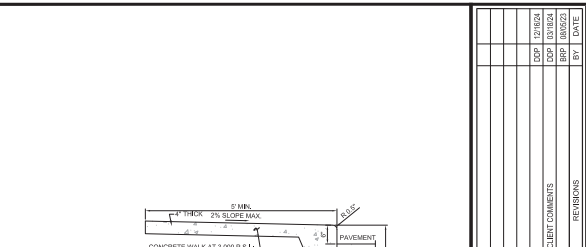
6 ACCESSIBILITY SIGN DETAIL
NTS



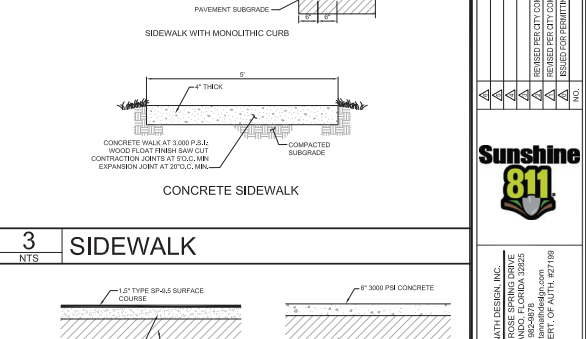
5 STOP SIGN DETAIL
NTS



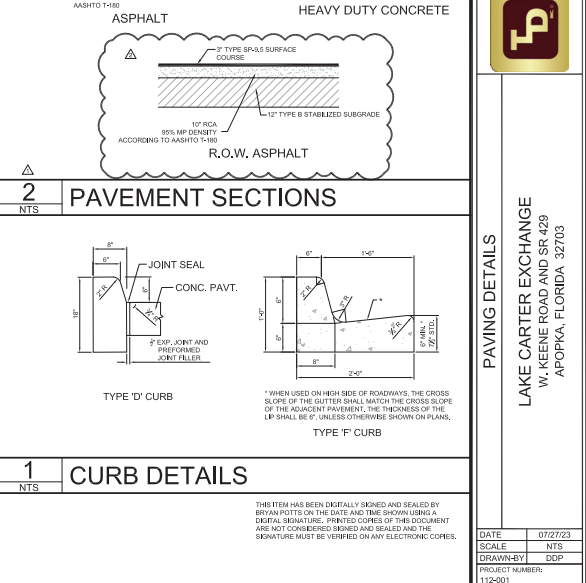
4 HANDICAPPED RAMP DETAILS
NTS



3 SIDEWALK
NTS



2 PAVEMENT SECTIONS
NTS



1 CURB DETAILS
NTS

DATE	07/27/23
SCALE	NTS
DRAWN-BY	DGP
PROJECT NUMBER	112-001
C-6.0	
SHEET NO.	

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

PAVING DETAILS

Sunshine 811

TANNATH DESIGN, INC.
2484 ROSE SPRING DRIVE
SUITE 100
APOPKA, FLORIDA 32703
(407) 940-0878
www.tannathdesign.com
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REVISIONS

NO.	DATE	BY	REVISIONS
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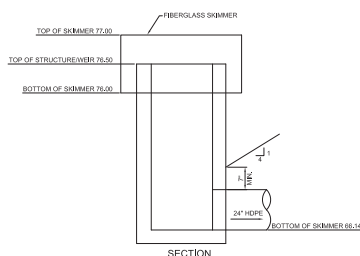


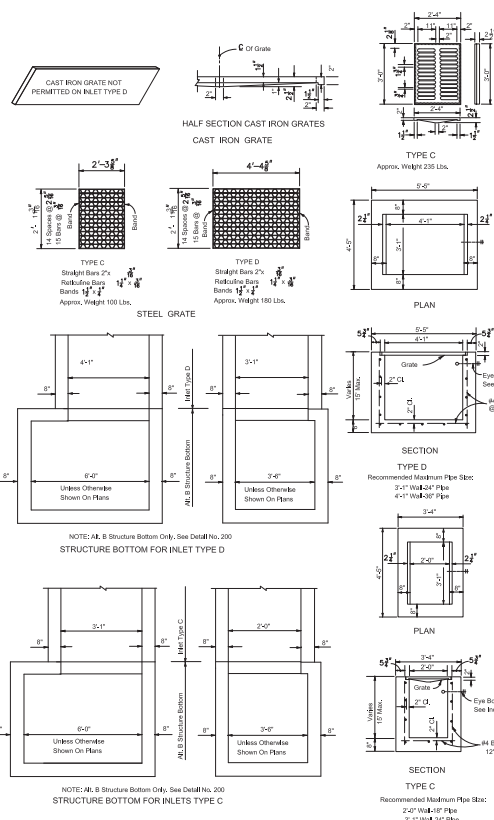
Diagram of a rectangular monument with dimensions and text:

- Top width: 36"
- Top left corner: 3"
- Top right corner: 3"
- Right side height: 32"
- Right side corner: 3"
- Bottom right corner: 3"
- Bottom width: 32"
- Bottom left corner: 3"
- Left side height: 32"
- Top left corner: 3"
- Text inside the monument:

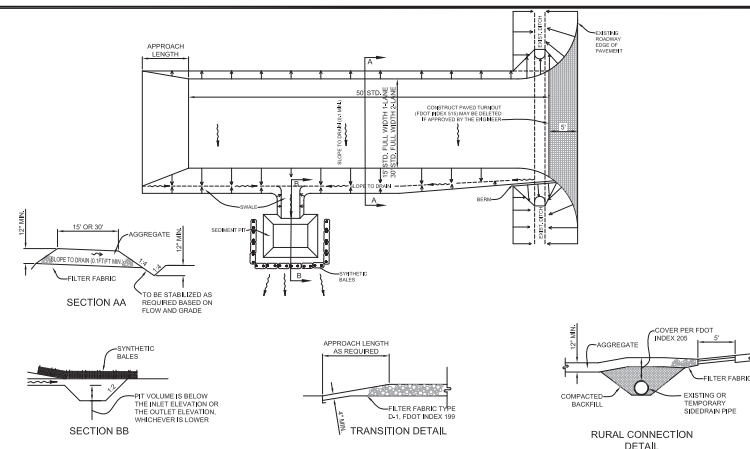
CONSERVATION AREA

NO DUMPING, LAND CLEARING
OR OTHER DISTURBANCE
TO SOILS OR VEGETATION
PERMITTED BEYOND
THIS POINT
- Below the monument, a horizontal line is labeled "EMPHASIZED GRADE".

- NOTES:**
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
 2. BACKGROUND SHALL BE WHITE. LETTERS SHALL BE BLACK (HELIX, SWISS 721 COREL OR ACCEPTABLE EQUAL) AND BORDER SHALL BE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
 3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
 4. SIGN MATERIAL SHALL BE OF 0.040 GAUGE METAL.
 5. POST SHALL BE 2"X8" OD STEEL PIPE, HOT DIP GALVANIZED PER ASTM A123.
 6. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
 7. SIGNS SHALL BE PLACED LANDWARD OF THE WETLAND LINE AT MIN 50' ON CENTER BY THE CONTRACTOR.



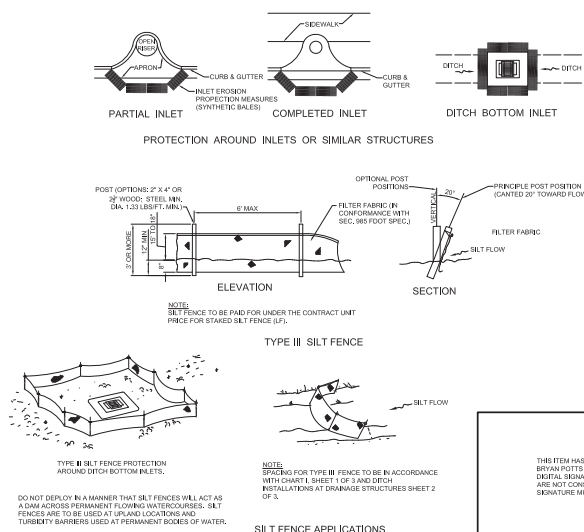
- GENERAL NOTES:**
1. THESE NOTES ARE SUITABLE FOR BICYCLE AND PEDESTRIAN AREAS AND ARE TO BE USED IN OTHERS, MEANS AND OTHER AREAS SUBJECT TO PROVISIONAL DESIGN CHANGES BUT ARE NOT TO BE PLACED IN AREAS SUBJECT TO ANY HEAVY WHEEL LOADS.
 2. INLETS SUIT TO MINIMAL DEBRIS SHOULD BE CONSTRUCTED WITHOUT SLOTS, WHERE DEBRIS IS A PROBLEM INLETS SHOULD BE CONSTRUCTED WITH SLOTS. SLOTTED INLETS LOCATED WITHIN ROADWAY CLEAR ZONES AND IN AREAS ACCESSIBLE TO PEDESTRIANS SHALL HAVE TRAVELER SLOTS. THE SLOTTED INLETS LOCATED OUTSIDE OF ROADWAY CLEAR ZONES MAY BE CONSTRUCTED AS EITHER SLOTTED OR UNSLOTTED AS SHOWN ON PLANS.
 3. STEEL GRATES ARE TO BE USED ON ALL INLETS WHERE BICYCLE TRAFFIC IS ANTICIPATED. STEEL GRATES ARE TO BE USED ON ALL INLETS WITH TRAVELER SLOTS. EITHER CAST OR PLATE OR STEEL GRATES MAY BE USED ON INLETS WITHOUT SLOTS WHERE BICYCLE TRAFFIC IS NOT ANTICIPATED. THE TYPE OF GRATE TO BE USED ON INLETS WITHOUT TRAVELER SLOTS SHALL BE DETERMINED BY THE DESIGNER. THE TYPE OF GRATE AND ITS ALTERNATE GRATE GRIDS ARE SPECIFIED IN THE PLANS. EITHER THE STEEL GRATE HOT DIPPED GALVANIZED AFTER FABRICATION, OR THE CAST IRON GRATE HOT DIPPED GALVANIZED AFTER FABRICATION.
 4. RECOMMENDED MAXIMUM PIPE SIZES SHOWN ARE FOR CONCRETE PIPE. PIPE SIZES LARGER THAN THOSE RECOMMENDED MUST BE CHECKED FOR FIT.
 5. ALL EXPOSED CORNERS AND EDGES OF CONCRETE ARE TO BE CHAMFERED 1/8".
 6. PAYMENT TO BE MADE ON INLETS WITHOUT SLOTS AND INLETS WITH NON-TRAVELER SLOTS ONLY WHEN CALLED FOR BY THE PLANS. BUT REQUIRED ON ALL TRAVELER SLOT INLETS. COST TO BE INCLUDED IN CONTRACT UNIT PRICE FOR INLETS, QUANTITIES SHOWN ARE FOR INFORMATION ONLY.
 7. TRAVELER SLOTS CONSTRUCTED IN EXISTING INLETS SHALL BE PAID FOR AS INLETS PARTIAL, AND SHALL INCLUDE THE COST FOR SLOT OPENINGS, PAVING AND GRADING OF THE INLETS AND TRAVELER GRATES.
 8. SOCCING TO BE USED ON ALL INLETS NOT INCLUDED IN PAVED AREAS AND PAID FOR UNDER CONTRACT UNIT PRICE FOR SOCCING.
 9. SEE SUPPLEMENTAL DETAILS FOR SEE DETAIL NO. 201.



GENERAL NOTES

- [illegible]

2	CONSTRUCTION ENTRANCE DETAILS
NTC	



EROSION CONTROL DETAILS

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△	REMOVED PER COMMENTS	DDP	01/28/24
△	ISSUED FOR PERMITTING	WPP	08/05/23

REVISED 04/24/24 BY: [signature]



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494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
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DRAINAGE DETAILS

WAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	07/27/23
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-7.0	
SHEET NO.	

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: Submersible grinder pumps shall be Manufacturer HOMA - Model RC50312.
The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system.
The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping.
Stator winding shall be open type with Class H insulation and shall be heat shrink fitted into the stator housing. Shall withstand a continuous operating temperature of 155° C.
A heat sensor (2) thermal switches shall be attached to the motor windings.
The pump motor grinder shaft shall be EN 1.4301 / AISI 304SS connection to take the pump impeller and the grinder assembly.
Semi Axial Centrifugal Impeller shall be Cast Iron EN-GJL-200 / ASTM A48 30B.
Cutter/Grinder Assembly shall be Stainless Steel EN 1.4301 / AISI 304.
Double mechanical cartridge shaft seals shall be provided. The seal springs located inside the oil housing should be fully protected from the pumped liquid. The mechanical seals should be able to withstand rotation on either side.
Moisture sensor (2) shall be included in the motor housing assembly.
Power and Control cables shall be clamped against tensile loads and have a serviceable inlet to the motor, with hermetically sealed polyurethane filled, stainless steel cable plug connection. The pump and electric cables shall be capable of continuance submergence, without loss of waterproof integrity to a depth of 65 ft.

CONTROL PANEL: SPECIFICATION
The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ waterproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.
The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. RILEY & COMPANY GUARD PRO III MONITORING SYSTEM
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
1- ea. GFI Duplex Convenience Outlet
MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

- NOTES:
1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

PRIVATE SANITARY SEWER PUMP STATION
FACILITY OWNED BY:
NAME:
PHONE NUMBER:
FACILITY MAINTAINED BY:
NAME:
PHONE NUMBER:
STATION NUMBER:
NOTE: CONTRACTOR MUST SUPPLY INFORMATION BELOW AT START-UP.

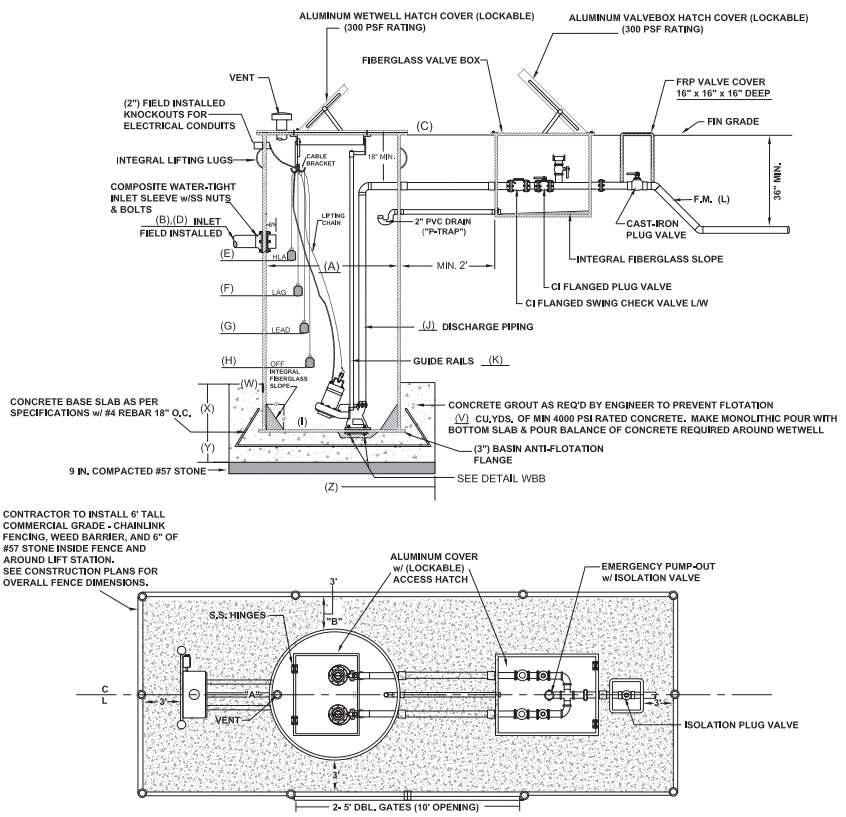
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

NO SUBSTITUTIONS - NO ALTERNATES

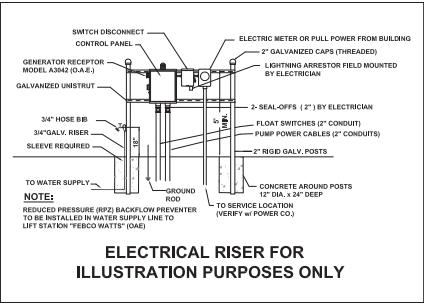
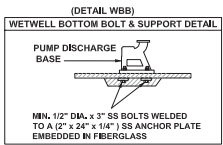
THIS ITEM HAS BEEN ORIGINALLY DRAWN AND SEALED BY BRYAN FORTIS ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED DRAWINGS AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRICAL COPIES.

DATE: 01/03/2024
SCALE: NTS
DRAWN-BY: DDP
PROJECT NUMBER: 107-001
C-9.0
SHEET NO.
LIFT STATION DETAILS
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



WETWELL: SPECIFICATION
Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.
Hydrostatic Pressure 62.4 lbs. Per Sq Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per Sq Ft.
Pipe Stiffness As specified in ASTM D 3753
The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.
The cover shall be constructed of 1/2 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.
The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.
EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

Table with 3 columns: Station Design Condition, Station Elevations and Dimensions, Station Manufacturing Materials. Includes pump capacity, diameters, materials, and hatch opening sizes.



12/06/23 SR

FRESHFIELDS FARM - APOPKA

1819 ARMANDO BORJAS JR WAY
APOPKA, FLORIDA

[illegible]

PER: TITLE COMMITMENT ORDER NO. 9470514, COMMITMENT DATE MAY 7, 2022

BEING 813 FEET WEST OF SE CORNER OF NW 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 28 EAST, RUN NORTH 1283 FEET TO EAST LINE OF CLAY ROAD, SOUTH 62 DEGREES WEST 1048 FEET TO STATE ROAD NO. 2, SOUTH 46 DEGREES EAST 1162 FEET, EAST 110.5 FEET TO POINT OF BEGINNING, LESS RIGHTS-OF-WAY FOR ROADS, LESS THAT PORTION LYING EAST OF THE RIGHT-OF-WAY RESERVATION FOR THE HAWMASS ROAD EXTENSION. (SEE RESOLUTION MAP #88 M06, STATE AND COUNTY ROAD RESERVATION MAP, MAP BOOK 1, PAGE 35). THIS EXCEPTION BEING THE SAME PROPERTY CONVEYED BY THAT DEED RECORDED AT OFFICIAL RECORDS BOOK 3985, PAGE 4313 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALL BEING IN THE NW 1/4 OF SAID SECTION.

AND LESS AND EXCEPT THAT PORTION TAKEN BY THE STIPULATED ORDER OF TAKING RECORDED IN O.R. BOOK 6146, PAGE 2688, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING WITHIN THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE DEVELOPMENT CONSISTS OF 5.58 ± ACRES OF VACANT LAND. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF ONE ±17,600 SF SINGLE STORY SPECIALTY RETAIL, PERISHABLE FOOD STORE WITH PARKING ON THE SOUTH, EAST, AND NORTH SIDES OF THE SITE. THE NEW CONSTRUCTION WILL CONFORM TO CITY OF APOKA LAND DEVELOPMENT CODE. WORK WILL INCLUDE EARTHWORK, UTILITIES, PAVED PARKING, CIRCULATION, LANDSCAPING AND IRRIGATION.

C-C COMMUNITY COMMERCIAL.

WATER	CITY OF APOPKA 748 E CLEVELAND STREET APOPKA, FL 32703 PHONE: (407) 703-1731
SEWER	CITY OF APOPKA 748 E CLEVELAND STREET APOPKA, FL 32703 PHONE: (407) 703-1731
STORM WATER	CITY OF APOPKA 748 E CLEVELAND STREET APOPKA, FL 32703 PHONE: (407) 703-1731
ELECTRIC	DUKE ENERGY 2955 E SEMORAN BLVD. APOPKA, FL 32703 PHONE: (404) 928-6680

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS MEASURED IN FEET AND DECIMALS THEREOF. THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO ONSITE CONTROL POINT #800 HAVING AN ELEVATION OF 119.93' (N.A.V.D. 88).
NAVD 88 = NGVD 29-1.42 FEET

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

BUILDING ARCHITECT:
CUHACI PETERSON
2600 MAITLAND CENTER PKWY.
SUITE 200
MAITLAND, FL 32751
PHONE: (407) 661-9101

FROM INTERSTATE 4 (I-4), TAKE EXIT 90C FOR FL 141/WEST MAITLAND BLVD AND CONTINUE FOR 4.3 MILES. USE THE RIGHT LANE TO TAKE THE US 441 / ORANGE BLOSSOM TRAIL RAMP, CONTINUE FOR 0.3 MILES. CONTINUE STRAIGHT ONTO APOPKA BLVD FOR 1.5 MILES. TURN RIGHT INTO SITE AFTER CROSSING HIAWASSEE RD.

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

1. ANY DAMAGE TO EXISTING ROADWAYS RESULTING FROM THE DEMOLITION OR GENERAL CONSTRUCTION INCLUDING BUT NOT LIMITED TO THE EDGE OF PAVEMENT, TRAVEL LANE, SHOULDER STRIPES AND/OR SIDEWALKS SHALL BE REPAIRED BY THE CONTRACTOR USING THE SAME MATERIALS AND METHODS AS THE ORIGINAL ROADWAY. CURB RESURFACING, CURB RESTORATION, PAVEMENT RE-STRIPPING, RE-INSTALLATION OF R/W'S AND/OR ROADWAY SIGNS, THE ENTIRE RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION BETTER THAN BEFORE.
2. THE IMPROVEMENTS ON COUNTY ROADS REQUIRE A LETTER OF CRISP AS PART OF THE PERMIT. THIS MAY BE OBTAINED FROM THE COUNTY ENGINEER AT SECTION 21-102, 21-208. NETWORK WILL BE UNDER A SEPARATE PERMIT.
3. ANY RIGHT-OF-WAY OR EASEMENT DEDICATION SHALL BE COMPLETED AND RECORDED WITHIN 90 DAYS OF THE ISSUANCE OF THE PERMIT. SEE THE COUNTY CODE BOOK FOR COUNTY CODE SECTION 34-180.
4. THESE PLANS SHALL NOT RELIEVE THE ENGINEER-OF-RECORD AND THE CONTRACTOR FROM THE REQUIRED COMPLIANCE WITH THE ADOPTED ORANGE COUNTY CODE ORDINANCES, UNLESS OTHERWISE SPECIFICALLY WRITTEN VARIATION IS RECEIVED.
5. PROJECT DESIGNS BASED ON OCTOBER 2021

Reason: This item has been digitally signed & sealed by Dane Fray, P.E. on the date indicated here. Printed copies of this document are not considered signed & sealed and the signature must be verified on any electronic copies.
Date: 2025.11.04 10:53:00-05'00'

11/4/25

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
DM1.0	DEMOLITION PLAN
ES1.0	EROSION CONTROL PLAN
ES2.0	EROSION CONTROL DETAILS
CL0	SITE PLAN
CL1.1	TRUCK ROUTE
CL1.2	PIRE TRUCK ROUTE
CZ0	GRADING AND DRAINAGE
CZ1	GRADING SECTIONS
CZ2	POSS. SECTIONS
CU0	UTILITY PLAN
D1.0	DETAILS
D1.1	DETAILS
D1.2	DETAILS
D1.3	DETAILS



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



DANE FRAY

DANE FRAY
LICENSE NO. 97211

PLAN STATUS
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PLAN STATUS	
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DATE	DESCRIPTION

TC	TC	DF
REGION	DRAIN	CLIK

DESIGN	DRAWN	CHKD
SCALE	NONE	

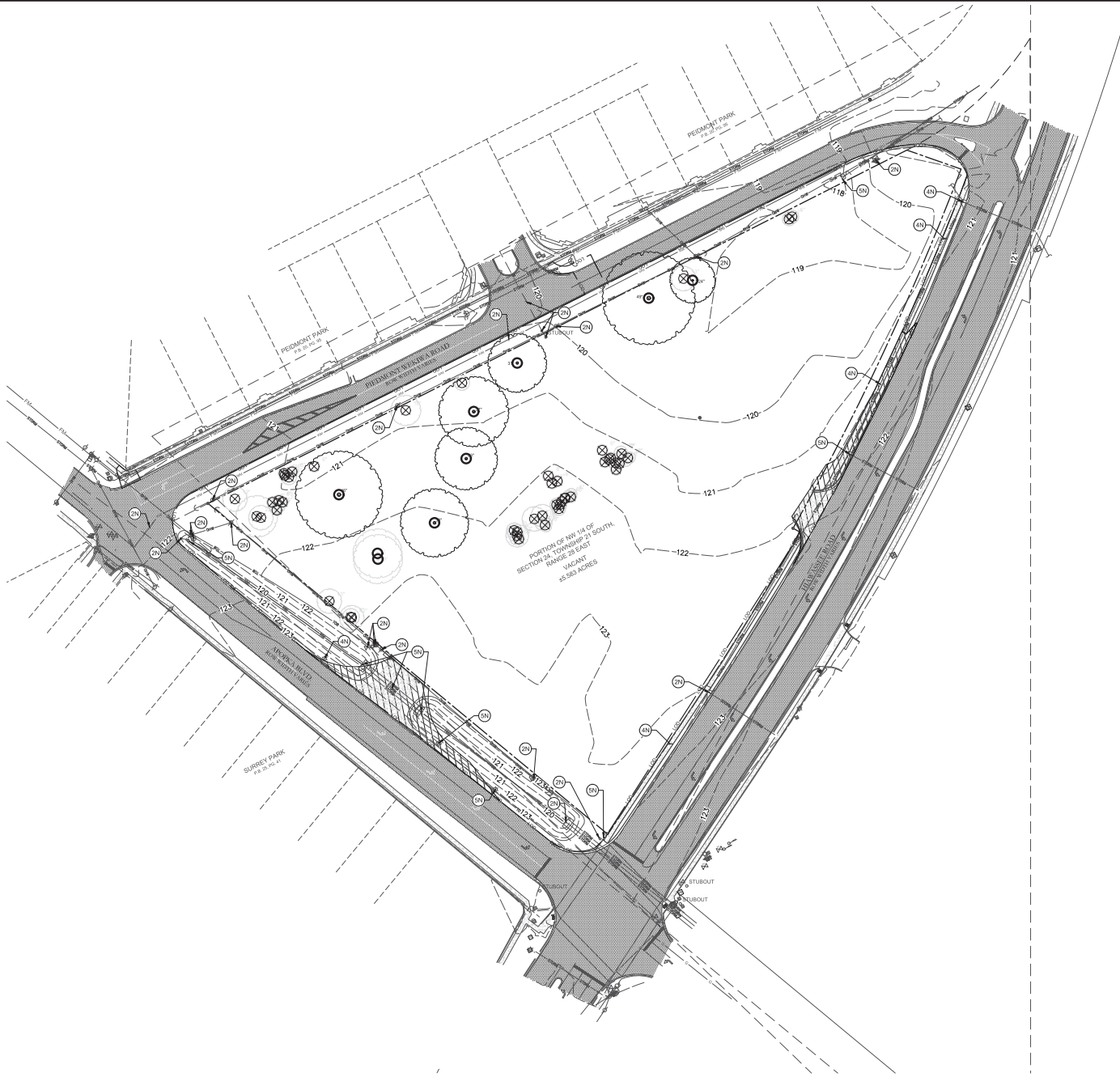
SCALE	NONE
JOB No.	010887 01 0

5.1.22

DATE	10/29/2025
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DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES OF ALL MATERIALS, SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE INCORPORATED TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICES TO ANY NECESSARY UTILITIES DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
6. ALL EXISTING SEWERS, RIFING, AND UTILITIES SHOWN ARE NOT TO BE INTERFERED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY INTERFERED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ANY ROAD RIGHT OF WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES AS APPROVED BY CONSTRUCTION MANAGER).
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAWCUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC., THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF APOPKA AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE BUILDING AND SITE. THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION, CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. DAMAGE TO ALL EXISTING FACILITIES AND IMPROVEMENTS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
14. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK MEETING THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL INVESTIGATION REPORT FOR THE SITE.
15. EXISTING PERIMETER TREES & LANDSCAPING TO REMAIN WHEREVER POSSIBLE, REFER TO THE LANDSCAPE PLANS.
16. ALL CUTS IN ASPHALT AND CONCRETE TO BE STRAIGHT, NO PUZZLE CUTS.

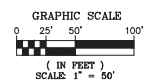
LEGEND - PROPOSED

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- REMOVE BUILDING, COVERED AREA, CONCRETE, ASPHALT, CURBING, SIDEWALK, A/D PADS, AND BOLLARDS
- TREE REMOVAL - REFER TO LANDSCAPE PLANS
- TREE PROTECTION - REFER TO LANDSCAPE PLANS
- EXISTING ASPHALT PAVEMENT
- EXISTING CONCRETE SIDEWALK

NOTES

- 1N: EXISTING TO BE REMOVED
- 2N: EXISTING UTILITIES TO REMAIN, PROTECT IN PLACE
- 3N: EXISTING TO BE MAINTAINED
- 4N: EXISTING TO REMAIN
- 5N: EXISTING TO BE RELOCATED
- 6N: SAWCUT
- 7N: TREE PROTECTION FENCING (REFER TO TREE DISPOSITION SHEET, L-2)

ALERT TO CONTRACTOR:
PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE CITY UTILITIES, THE CONTRACTOR SHALL LOCATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM BCC AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. BCC AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.



Bowman

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www.bowmanconsulting.com
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DEMOLITION PLAN
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIVA RD
APOPKA, FLORIDA



DANE FRAY
LICENSE NO. 97211

PLAN STATUS

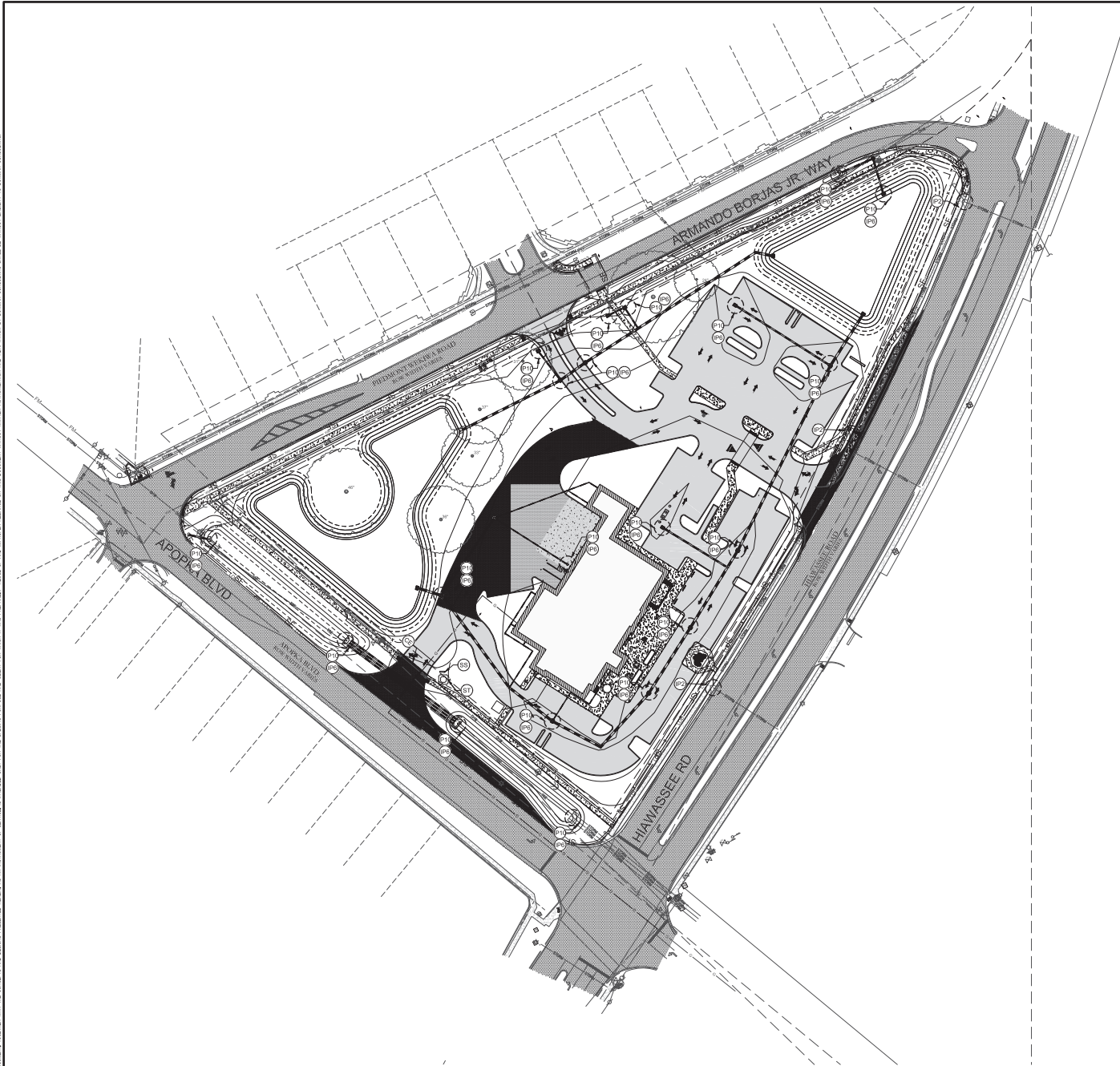
DATE	DESCRIPTION
TC	TC
DESIGN	DF
SCALE	CHKD
1" = 50'	

JOB No. 010887-01-002

DATE 10/29/2025

SHEET DM1.0

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EROSION AND SEDIMENT CONTROL NOTES

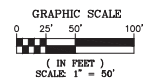
1. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
2. PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
3. CONTRACTOR SHALL MAINTAIN CLEARING TO THE MAXIMUM EXTENT PRACTICAL, OR AS REQUIRED BY THE GENERAL PERMIT.
4. GENERAL CONTRACTOR SHALL PROVIDE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYER PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILING, AND TOILET FACILITIES.
5. ALL WASH WATER SHALL BE OBTAINED AND PROPERLY TREATED OR DEPOSED.
6. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLUTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
8. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
9. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
10. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
11. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SOODED AND GRADED PER PLAN. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
12. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
13. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
14. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
15. ON-SITE AND OFF-SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
16. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
17. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
18. CONTRACTOR SHALL DESIGNATE IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
19. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL, BEGINNING SHOWN ON THIS PLAN, NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.

LEGEND

	BOUNDARY LINE
	CONSTRUCTION ENTRANCE
	HEAVY DUTY CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	EXISTING ASPHALT PAVEMENT
	EXISTING CONCRETE SIDEWALK

EROSION DETAILS

	CURB INLET SEDIMENT CONTROL
	SILT FENCE INLET PROTECTION
	FILTER SACKS
	SILT DIKE
	TEMPORARY CONSTRUCTION EXTENT FENCE
	TEMPORARY SEDIMENT TRAP
	SWPP BOX (SEE DETAIL SHEET ES2.0)
	TEMPORARY SILT FENCE
	LIMITS OF DISTURBANCE
	PROPOSED STORM DRAIN PIPE



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EROSION CONTROL PLAN
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIVA RD
APOPKA, FLORIDA



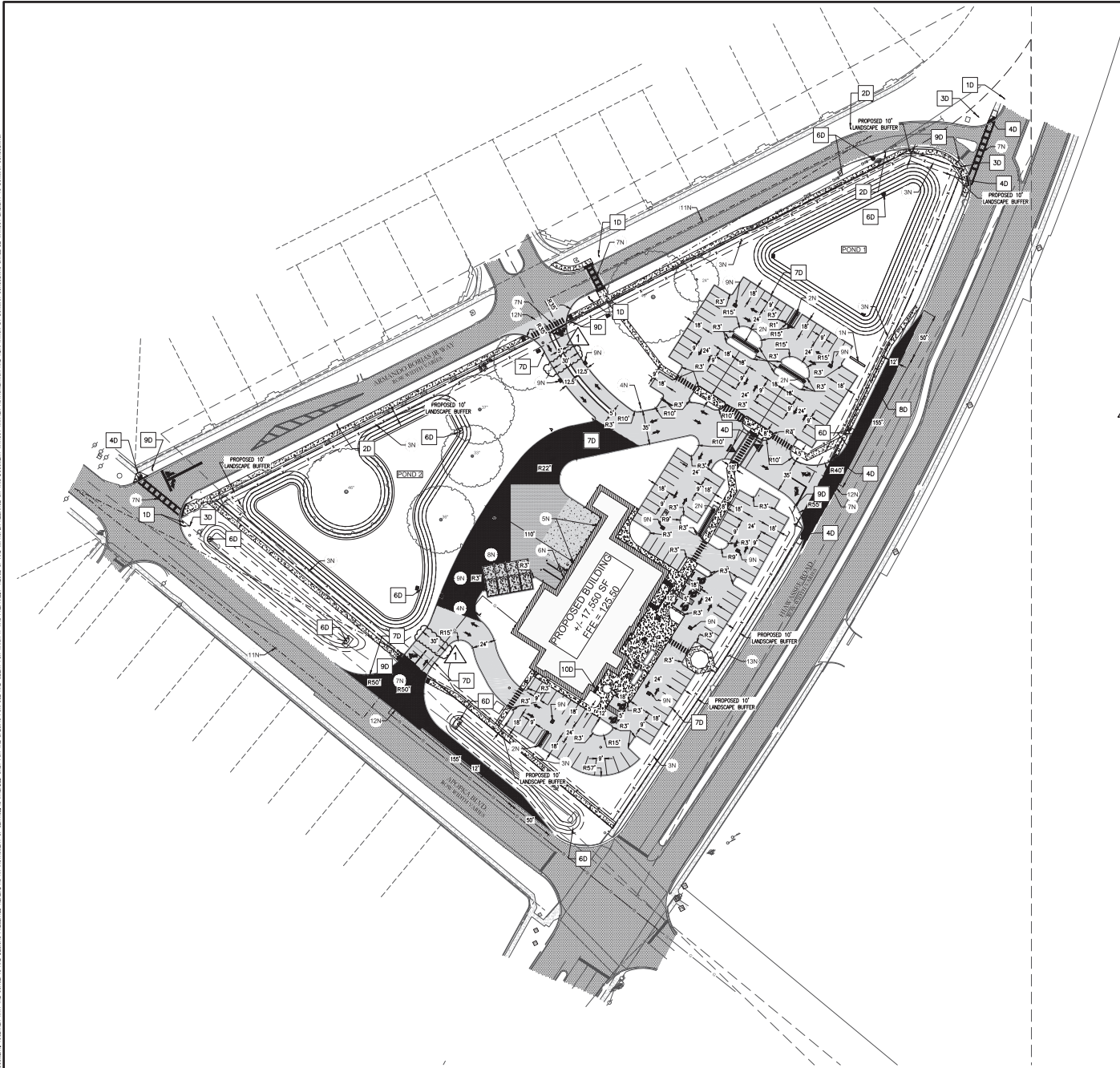
PLAN STATUS

DATE	DESCRIPTION
TC	TC
DESIGN	DRAWN
SCALE	1" = 50'
JOB No.	010887-01-002
DATE	10/29/2025

SHEET ES1.0

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CAD file name: V:\010887 - Bio-Tech\010887-01-002 (ENG) - Freshfields Farm\Engineering\Engineering Plans\010887-01-002-SITE PLAN.dwg 10/30/2025



GENERAL SITE NOTES

1. ALL PARKING DIMENSIONS SHOWN ARE TO THE FACE OF CURB.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN, REFER TO THE ALTAIR'S LAND TITLE SURVEY PREPARED BY BOWMAN CONSULTING, JULY 14, 2025. CURRENT VERSION FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF APOPKA SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSPECTIONS.
5. CONTRACTOR TO PROVIDE ASBUILT OF ALL IMPROVEMENTS TO THE SITE, PERFORMED BY A LICENSED SURVEYOR IN THE STATE OF FLORIDA. ASBUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, PIPES, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY F.A.C. RULE 6A-6.03(4). IN ADDITION TO THE ABOVE-MENTIONED CRITERIA, ASBUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CITY/STATE OF CONSTRUCTION.
6. ANY WORK DONE IN THE PUBLIC RIGHT-OF-WAY, ADJACENT TO THE PROPERTY, IN DISREGARD OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. THERE ARE NO EASEMENTS PROPOSED WITH DEVELOPMENT.
8. GRADE BREAKS WITHIN THE LIMITS OF THE THROUGH LANE SHALL NOT BE ALLOWED.
9. SAW CUT EXISTING PAVEMENT AT A CLEAN EDGE AT ALL PAVEMENT CONNECTION POINTS AND THE INTO EXISTING PAVEMENT AND LEVEL ALL FINISH COURSE AS NECESSARY TO MAINTAIN UNIFORM ROADWAY CROWN AND TRAVEL LANES.
10. ALL PAVEMENT MARKINGS TO BE THE MINIMUM.
11. ACCESSIBLE RAMP MUST BE CONSTRUCTED AT THE STREET INTERSECTIONS AND DRIVEWAY CONNECTIONS TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FOOT CURE STANDARDS.
12. NO CONCRETE SIGN INSTALLATIONS PERMITTED FOR PROPOSED SIGNAGE. TRAFFIC SIGNAGE SHOULD NOT BE INSTALLED IN CONCRETE.
13. STREET SIGN POST TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED 1/4" SQUARE GALVANIZED POLES SHALL BE PRE-CORRODED ALSO CALLED GUY POLES.
14. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING BRANDED GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND ORANGE COUNTY CRITERIA FOR SIGN SIZE, SHAPE, AND LETTERING DIMENSIONS.

NOTES

- 1N PROPOSED MONUMENT SIGN BY OTHERS
- 2N LOCATION OF SHOPPING CART CORRAL
- 3N FOUR BOARD FARM FENCE
- 4N WASTEWATER SIGNAGE
- 5N TRUCK UNLOADING ZONES
- 6N WASTEWATER AND HAZARD
- 7N PROPOSED 10' WIDE SPECIAL EMPHASIS CROSSWALK DETAIL PER FOOT INDEX 711-001.
- 8N PROPOSED STAMPING ENCLAVING SEE ARCHITECTURAL PLANS FOR DETAILS
- 9N PROPOSED STORM WATER INLET SEE DRAINAGE AND GRADING SHEET FOR DETAILS
- 10N PROPOSED STREET STOPPING IMPROVEMENTS SEE STOPPING DETAIL FOR DETAILS
- 11N CLEAR SIGN LINE TRIANGLES PER FOM 372
- 12N EXISTING ASPHALT TO BE REMOVED 12" FROM EDGE OF ASPHALT TO OFFSET THE ASPHALT/OFFSET BASE JOINT
- 13N EXISTING SIDEWALK

DETAILS

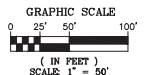
- 10 PEDESTRIAN CROSSING SIGNAGE WITH AN ARROW PANEL, PER MUTCD
- 20 PEDESTRIAN CROSSING SIGNAGE WITH "HEAD" PANEL, PER MUTCD
- 30 TRUCK UNLOADING SIGNAGE
- 40 PROPOSED PEDESTRIAN RAMP PER FOOT INDEX 522-002 SEE SHEET 01.2 FOR DETAILS
- 50 PROPOSED SIDEWALK PER FOOT INDEX 700
- 60 PROPOSED STORM DRAIN STRUCTURE SEE DRAINAGE AND GRADING SHEET FOR DETAILS
- 70 PROPOSED TYPE D CURB SEE SHEET 01.1 FOR DETAILS
- 80 PROPOSED TYPE F CURB AND GUTTER TO MATCH EXISTING SEE 01.1 FOR DETAILS
- 90 30" X 48" STOP SIGN PER DRAINAGE COURT SIGNAGE
- 100 BIKE RACK LOCATION SEE ARCHITECTURAL PLANS FOR DETAILS

SITE DATA

PARCEL AREA	243.203 SF (5.58 AC)
PARCELS IDENTIFICATION NUMBERS	24-21-08-0000-00-005
EXISTING ADDRESS	1819 ARMANDO BORJAS JR WAY
LOCAL JURISDICTION	CITY OF APOPKA
ZONING DESIGNATION	C-C COMMUNITY COMMERCIAL
PROPOSED BUILDING AREA	17,550 SF
BUILDING SETBACKS REQUIRED / PROVIDED	
FRONT (SOUTH)	10 FT
SIDE/REAR	10 FT STREET / 10 FT INTERIOR OR REAR
PARKING	
TOTAL PARKING PROVIDED	142
TOTAL STANDARD PARKING PROPOSED	(9 FT X 18 FT) 137
TOTAL ADA PARKING PROPOSED	(12 FT X 18 FT) 5
TOTAL PARKING REQUIREMENTS	3.9 / 1000SF + 68
TOTAL ADA PARKING REQUIREMENTS	5
FLOOR AREA RATIO (LOT COVERAGE)	0.072
BUILDING HEIGHT	35 FT MAX

PROPOSED LEGEND

---	PROPERTY LINE
---	BUILDING SETBACK
---	PROPOSED CURB AND GUTTER
→	DIRECTIONAL ARROWS (PER FOOT INDEX 17346)
→	DIRECTIONAL ARROWS (PER FOOT INDEX 17346)
—	STOP BAR
—	SIGN
—	PROPOSED PARKING SPACES
—	ACCESSIBLE SPACES
—	PROPOSED LIGHT POLES
—	HEAVY DUTY CONCRETE PAVEMENT
—	HEAVY DUTY ASPHALT PAVEMENT
—	STANDARD DUTY ASPHALT PAVEMENT
—	CONCRETE SIDEWALK
—	EXISTING ASPHALT PAVEMENT
—	EXISTING CONCRETE SIDEWALK
—	EXISTING TREE



SITE PLAN
FRESHFIELDS FARM APOPKA
1819 PIEMONT WEKIVA RD
APOPKA, FLORIDA

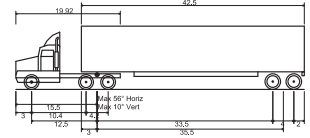
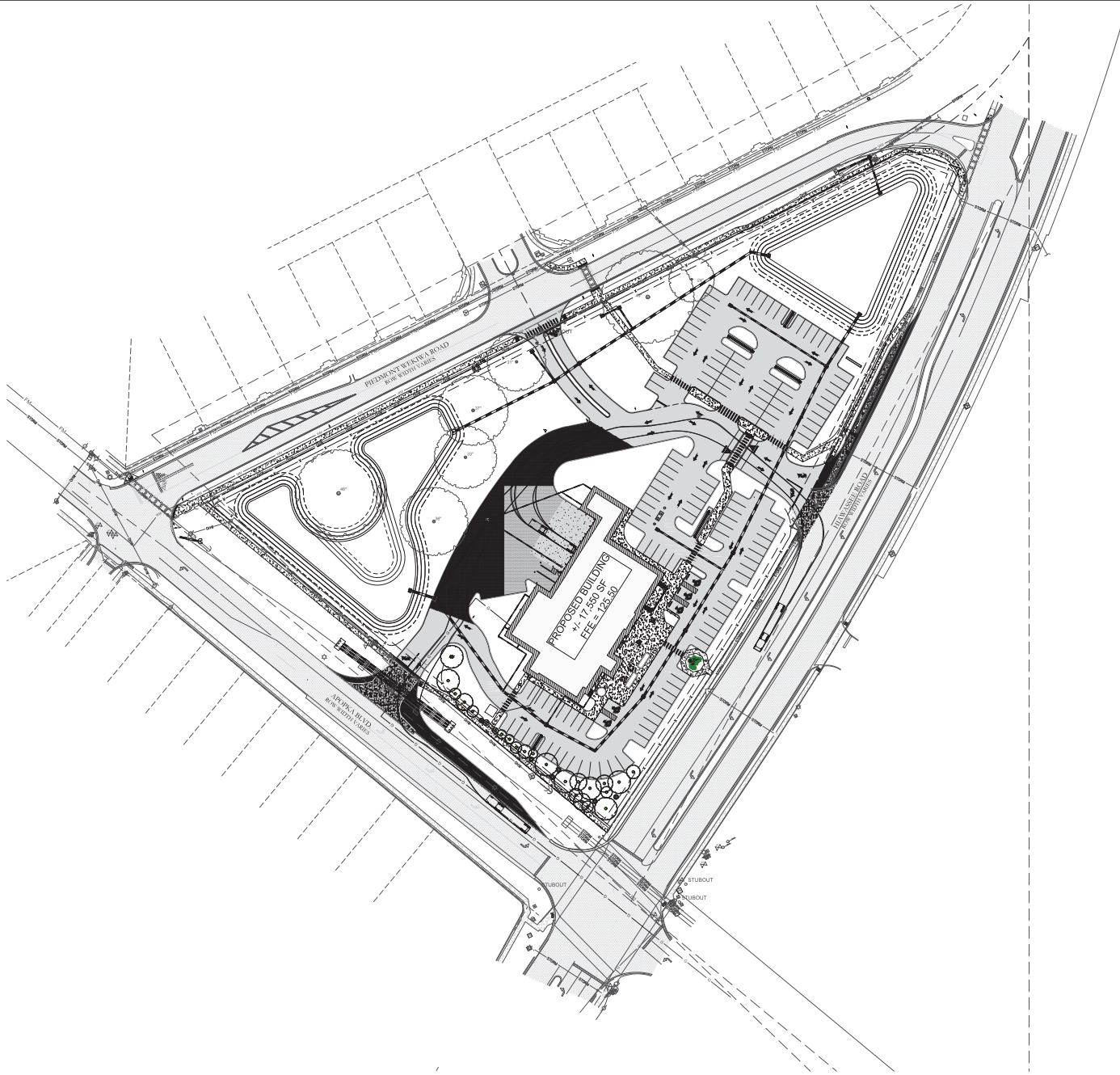


PLAN STATUS

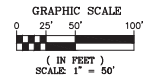
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JOB No. 010887-01-002	
DATE	10/30/2025
SHEET	C1.0

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WB-50 - Intermediate Semi-Trailer
Overall Length 55.00ft
Overall Width 8.500ft
Overall Body Height 12.052ft
Min Body Ground Clearance 1.334ft
Max Track Width 8.500ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 45.000ft



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TRUCK ROUTE
FRESHFIELDS FARM APOPKA
1819 PIEDMONT WEKIWA RD
APOPKA, FLORIDA



DANE FRAY
LICENSE NO. 97211

PLAN STATUS

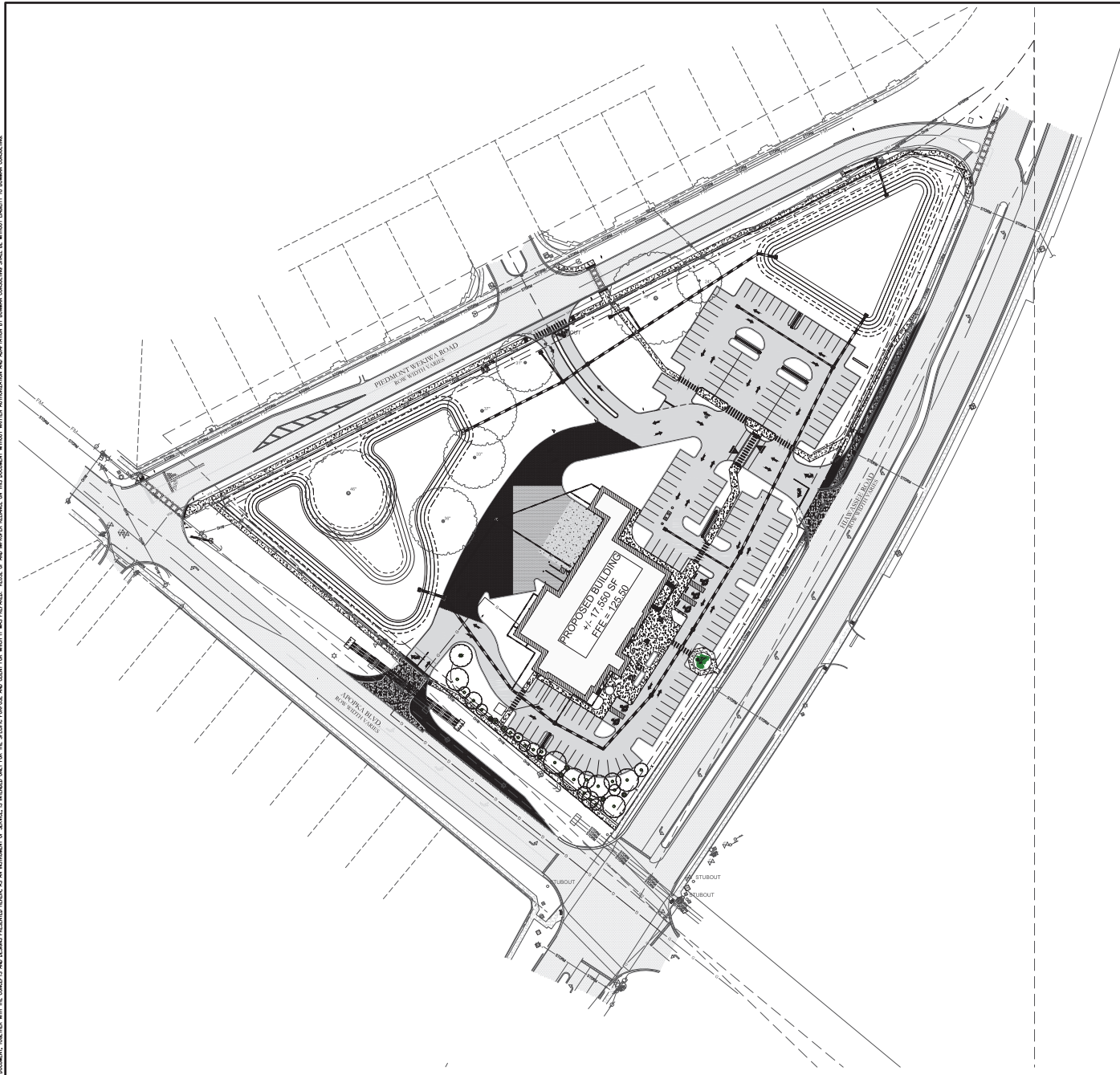
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DESIGN	DRAWN
SCALE	1" = 50'
JOB No.	010887-01-002
DATE	10/30/2025

DATE	DESCRIPTION
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SCALE	1" = 50'

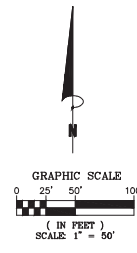
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SHEET C1.1

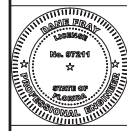
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DATE	DESCRIPTION
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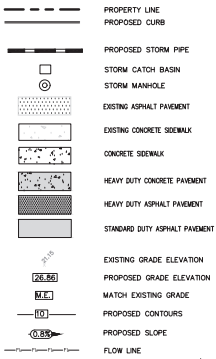


FIRE TRUCK ROUTE
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PROPOSED LEGEND



Source: Project Survey Data

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CONTROL STRUCTURE NOTES

CS-1 PROPOSED MODIFIED TYPE 'C' INLET CONTROL STRUCTURE. SEE DETAIL THIS SHEET.

PAVING NOTES

1. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
2. THE PERMITTEE IS RESPONSIBLE FOR ANY DAMAGE TO THE RIGHT-OF-WAY AND EASEMENTS MUST REPAIR AND RESTORE TO CITY OF APOPKA PRIOR TO GO OR FINAL.
3. ANY DAMAGE TO THE EXISTING INFRASTRUCTURE, INCLUDING SIDEWALKS, BY THE CONTRACTOR MUST BE REPLACED PRIOR TO FINAL INSPECTION. SIDEWALK PATCHING IS NOT ACCEPTABLE.
4. ALL ASPHALT TESTING MUST FOLLOW CITY OF APOPKA STANDARD TESTING POLICY.
5. ALL DISTURBED AREAS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE RESTORED.
6. ALL STREETS AND STORMWATER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF STREETS, PAVING AND DRAINAGE SYSTEMS.
7. ALL ASPHALT CUTS ARE TO BE STRAIGHT CUTS, NOT 45 DEGREE CUTS.
8. ALL SIDEWALKS AND CURBS ARE TO BE STRAIGHT CUT.

GRADING AND DRAINAGE NOTES

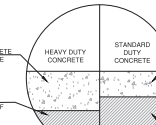
1. ALL ELEVATIONS ARE BASED ON NAVD 83.
2. SAWCUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
3. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY AND CAPPED.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON OTHER SURVEY OBSERVATIONS AT THE SITE. EXISTING SURVEYS AND/OR FROM UTILITY OWNERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES ABOVE AND BELOW GROUND BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
5. ALL CUT OR FILL SLOPES SHALL BE 4:1 ON FLATTER UNLESS OTHERWISE NOTED.
6. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SEDS AND DEBRIS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE EXTERNS STRUCTURES SHALL BE GROUNDED TO ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAFFIC BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES, PERMIT FOR STORMWATER INCARCERATION ASSOCIATED WITH CONSTRUCTION ACTIVITY.
11. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS.
12. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL GRADE DISTURBED AREAS IN ACCORDANCE WITH CITY/COUNTY SPECIFICATIONS UNITS, HEALTHY STAND OF GRASS BE MAINTAINED.
13. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
14. CONTRACTOR TO REPAIR AND/OR REPLACE ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONSTRUCTION OF THIS PROJECT MUST BE REPAIRED OR REPLACED TO ORIGINAL OR BETTER CONDITION AT NO COST TO CITY OF APOPKA.
15. ALL DRAINAGE SYSTEMS WILL BE PERMANENTLY MAINTAINED.

STORM CHART

#	STRUCTURE TYPE	TOP ELEV.	PIPE INVERTS	PIPE INFORMATION
D-1	TYPE C INLET	RM = 124.64	OUT = 120.39	D1 - D2 = 10" HP
D-2	TYPE C INLET	RM = 124.70	INV = 118.70	D2 - D3 = 24" HP
D-3	STORMWATER MANHOLE	RM = 124.65	INV = 118.59	D3 - D4 = 24" HP
D-4	TYPE C INLET	RM = 124.50	INV = 118.20	D4 - D5 = 24" HP
D-5	TYPE C INLET	RM = 124.51	INV = 118.77	D5 - D6 = 24" HP
D-6	STORMWATER MANHOLE	RM = 124.35	INV = 118.37	D6 - D7 = 24" HP
D-7	TYPE C INLET	RM = 124.95	INV = 118.07	D7 - D8 = 24" HP
D-8	STORMWATER MANHOLE	RM = 124.80	INV = 117.77	D8 - D9 = 24" HP
D-9	TYPE C INLET	RM = 123.51	INV = 117.53	D9 - POND 2 = 24" HP
D-10	TYPE C INLET	RM = 123.80	INV = 116.79	D10 - D11 = 18" HP
D-11	TYPE C INLET	RM = 123.65	INV = 117.64	D11 - POND 1 = 24" HP
D-12	TYPE C INLET	RM = 123.68	INV = 117.66	D12 - POND 2 = 24" HP
D-13	TYPE C INLET	RM = 123.76	INV = 117.59	D13 - D12 = 24" HP
D-14	CURB INLET	RM = 122.00	OUT = 117.45	PROPOSED CURB INLET D14 - D19 = 18" RCP
D-15	STORMWATER MANHOLE	RM = 123.55	INV = 117.37	PROPOSED STORMWATER MANHOLE TO TE INTO EXISTING STORM DRAIN ALIGNMENT
D-16	STORMWATER MANHOLE	RM = 124.00	INV = 118.78	D16 - D19 = 18" HP
D-17	STORMWATER MANHOLE WITH SUMP PUMP	RM = 123.50	OUT = 117.85	D17 - D16 = 18" HP R/S SUMP PUMP
D-18	STORMWATER MANHOLE	RM = 120.10	INV = 117.35	POND 1 TO D18 = 18" HP
D-19	STORMWATER MANHOLE	RM = 121.45	INV = 117.26	PROPOSED STORMWATER MANHOLE TO TE INTO EXISTING STORM DRAIN ALIGNMENT

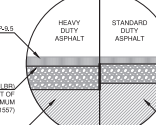
CONCRETE (RIGID) SIDEWALK

SCALE: NONE



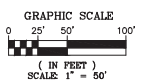
CONCRETE (RIGID) PAVEMENT

SCALE: NONE



ASPHALT (FLEXIBLE) PAVEMENT

SCALE: NONE



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GRADING AND DRAINAGE
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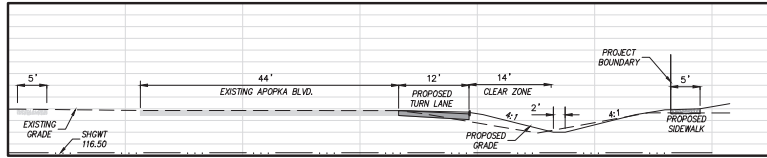
DANE FRAY
LICENSE NO. 97211

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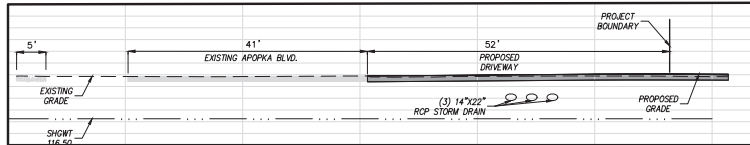
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DATE	11/4/2025

SHEET C2.0

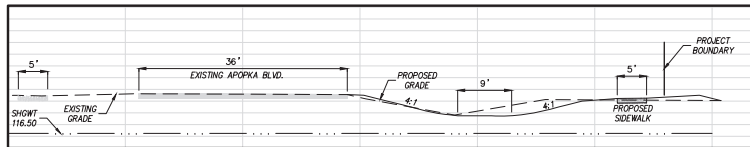
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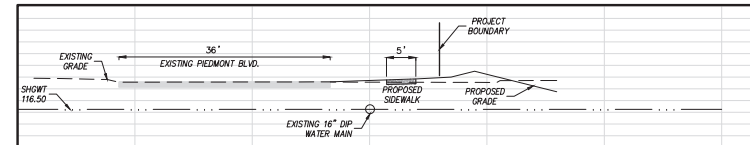
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APOPKA BLVD.
DESIGN SPEED: 35 MPH



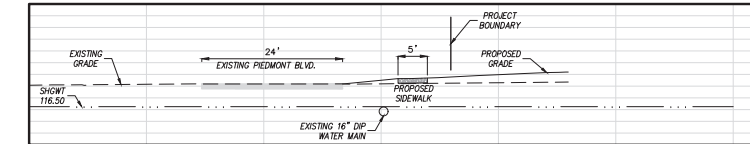
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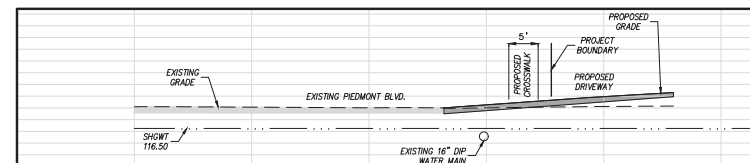
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APOPKA BLVD.
DESIGN SPEED: 35 MPH



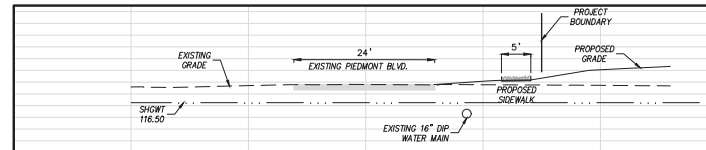
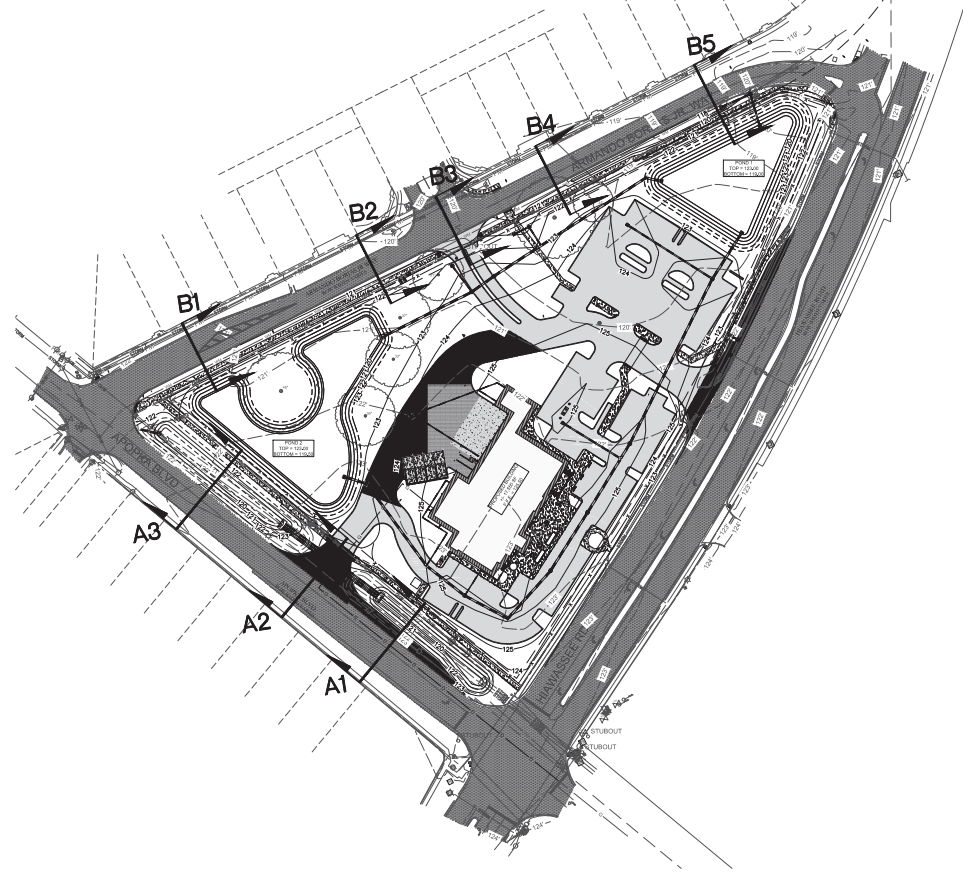
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ARMANDO BORJAS JR WAY
DESIGN SPEED: 35 MPH



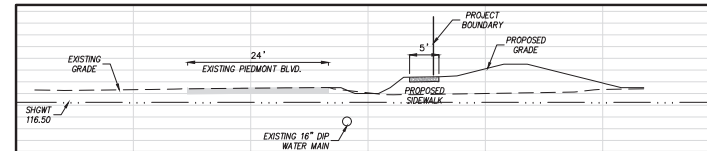
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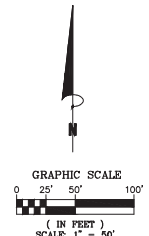
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ARMANDO BORJAS JR WAY
DESIGN SPEED: 35 MPH



SECTION B4
ARMANDO BORJAS JR WAY
DESIGN SPEED: 35 MPH



SECTION B1
ARMANDO BORJAS JR WAY
DESIGN SPEED: 35 MPH



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GRADING SECTIONS
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APOPKA, FLORIDA



DANE FRAY
LICENSE NO. 97211

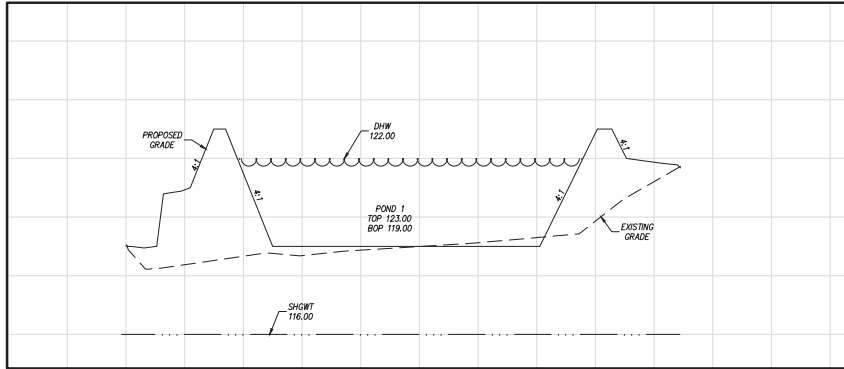
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JOB No.	010887-01-002
DATE	10/30/2025

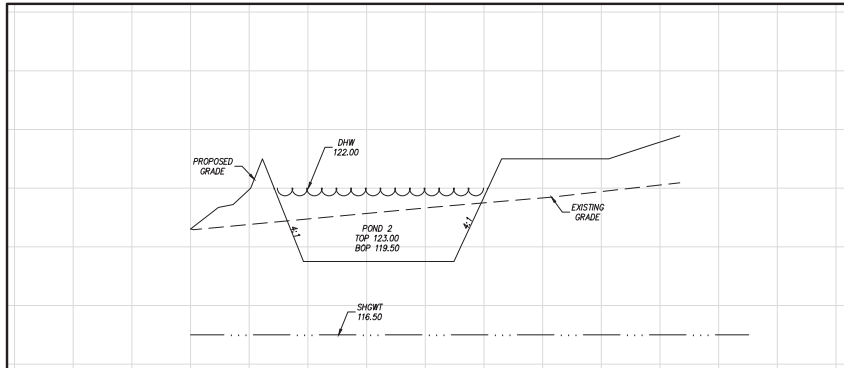
SHEET **C2.1**

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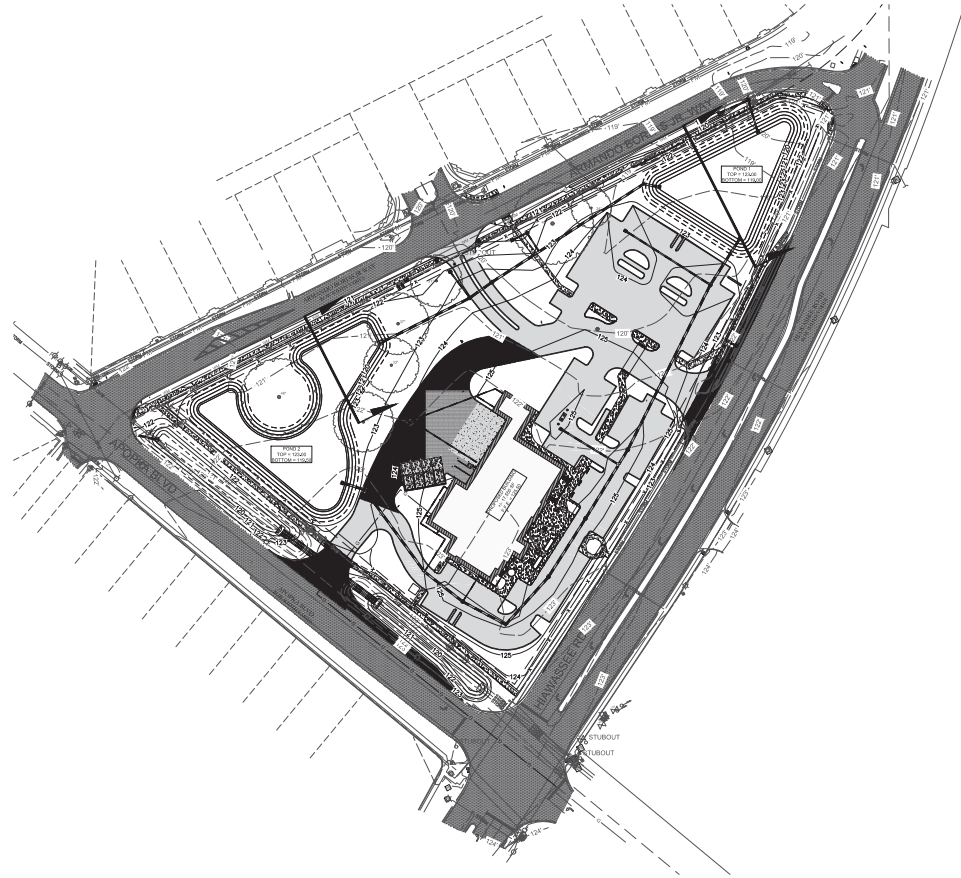
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POND 1



POND 2



GRAPHIC SCALE
0 25' 50' 100'
(IN FEET)
SCALE: 1" = 50'

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POND SECTIONS
FRESHFIELDS FARM AOPKA
1819 PIEDMONT WELIWA RD
APOPKA, FLORIDA



DANE FRAY
LICENSE NO. 97211

PLAN STATUS

DATE	DESCRIPTION
TC	TC
DF	DF
DESIGN	DRAWN
SCALE	1" = 50'
JOB No.	010887-01-002
DATE	10/30/2025

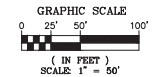
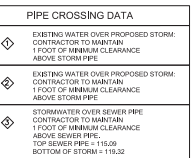
DATE	DESCRIPTION
TC	TC
DF	DF
DESIGN	DRAWN
SCALE	1" = 50'
JOB No.	010887-01-002
DATE	10/30/2025

SHEET C2.2



3 No. 010887-01-002
TE 10/30/2025

C3.0



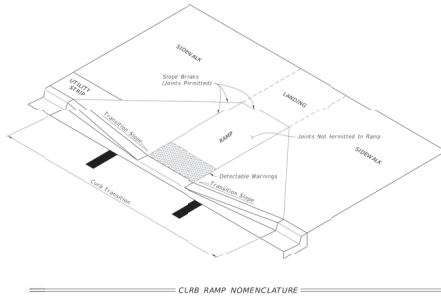




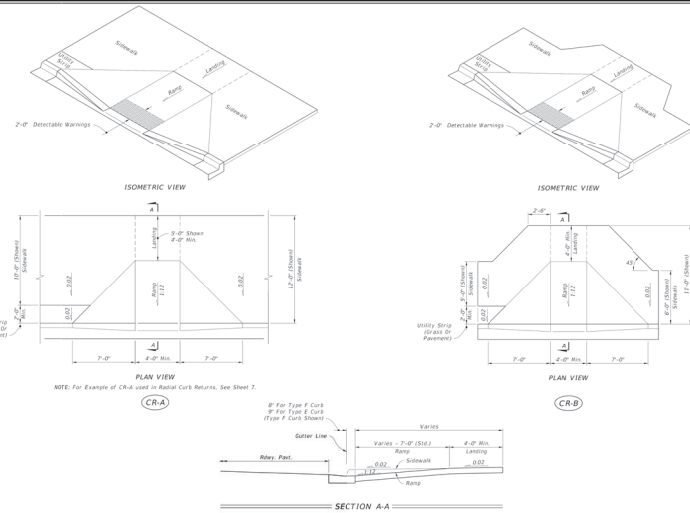
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY INFORMATION RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSUMPTION BY OTHERS CONSIDERS SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

GENERAL NOTES:

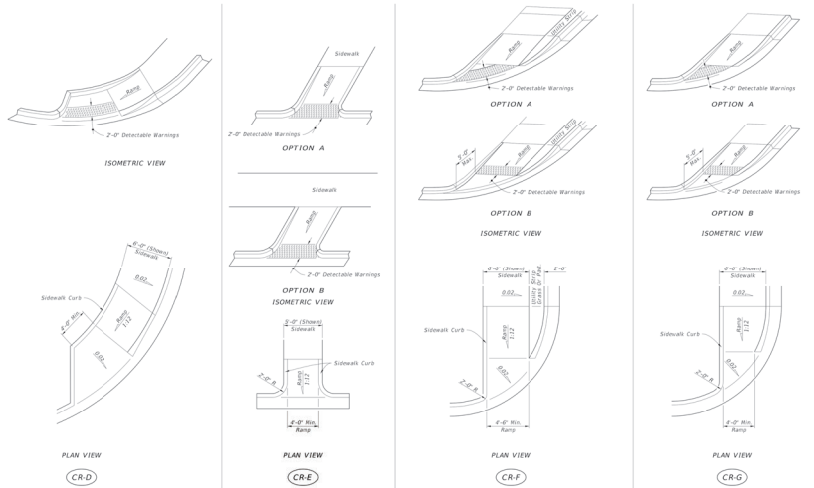
- Cross Slopes and Grades:
 - Sidewalk ramps and landing slopes (i.e. 0.02, 0.05, and 1:12 shown in this detail are minimums. With approval of the Engineer, provide the minimum feasible slope where the requirements cannot be met.
 - Landings must have cross-slopes less than or equal to 0.6% in any direction.
 - Maintain a single longitudinal slope along each side of the curb ramp. Ramp slopes are not required to exceed 15 feet in length.
 - Joints permitted at the location of Slope Breaks. Otherwise locate joints in accordance with Index 522-002. Joints are permitted within the ramp portion of the Curb Ramp.
- Curb, Curb and Gutter, and/or Sidewalk:
 - Refer to Index 522-001 for concrete thickness and sidewalk details.
 - Remove any existing curb, curb and gutter, or sidewalk to the nearest joint beyond the curb transition or to the extent that the remaining section is less than 5 feet long.
 - Width of Curb Ramp is 4'-0" minimum. Match sidewalk or Street Use Path width as shown in the Plans.
- Curb Ramp Alpha-Identification:
 - Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.
 - Alpha-identifications CR-I and CR-J are intentionally omitted.
- Detectable Warnings:
 - Install detectable warnings in accordance with Specification 527.
 - Place detectable warnings across the full width of the ramp or landing. To a minimum depth of 2 feet measured perpendicular to the curb line and no greater than 3 feet from the base of the curb or edge of pavement.
 - If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated dome with the centerline of the ramp; otherwise the truncated domes are not required to be aligned.



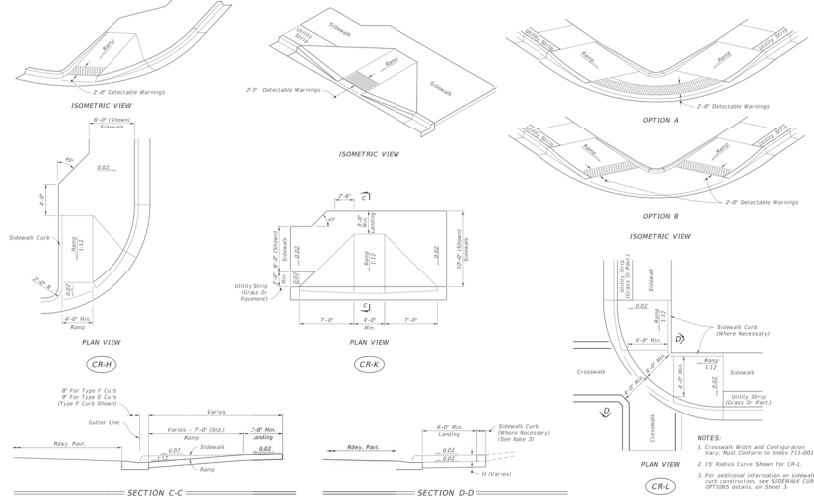
LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	INDEX	SHEET
11/01/21				522-002	1 of 7



LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	INDEX	SHEET
11/01/20				522-002	2 of 7



LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	INDEX	SHEET
11/01/21				522-002	4 of 7



LAST REVISION	DESCRIPTION	FY 2025-26 STANDARD PLANS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMP	INDEX	SHEET
11/01/20				522-002	5 of 7

Bowman

Bowman Consulting Group, Ltd.
4120 Salisbury Rd.
Suite 127
Jacksonville, FL 32256
Phone: (904) 270-0821
www.bowmanconsulting.com
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DETAILS
FRESHFIELDS FARM APOKA
1819 PIEDMONT WEKIVA RD
APOKA, FLORIDA



DANE FRAY
LICENSE NO. 97211

PLAN STATUS

DATE	DESCRIPTION
TC	DESIGN
DF	DRAWN
CHKD	SCALE
JOB No.	010887-01-002
DATE	10/24/2025
SHEET	D1.2



THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Bruce T. Lower, Esq.
Shutts & Bowen LLP
300 S. Orange Ave., Suite 1600
Orlando, Florida 32801

AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

This Amendment to Master Development Agreement (herein referred to as this "Amendment") is made and entered into on this 19th day of June, 2024 (the "Effective Date"), by and between (i) FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company ("Developer"), as successor in interest to COLLIER BENGE LAND JOINT VENTURE, LLC, a Florida limited liability company ("Collier"), and (ii) the CITY OF APOPKA, a Florida municipal corporation (the "City").

RECITALS

A. Collier and the City entered into that certain Master Development Agreement (Floridian Town Center), dated as of September 20, 2021 (the "Original MDA") to address issues involved in the development of certain lands in the City.

B. Collier assigned its rights in the Original MDA to Developer pursuant to that certain Assignment of Permits and Development Rights, dated as of April 13, 2022 (the "Assignment"), and together with the Original MDA, the "MDA").

C. Developer and the City wish to further amend the MDA for the purposes set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, Developer and the City hereby agree as follows:

PART 1 RECITALS; DEFINITIONS

1.1 **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Amendment by this reference.

1.2 **Definitions**. Capitalized terms used in this Amendment that are not defined in this Amendment shall have the same meaning as set forth in the MDA.

PART 2 AMENDMENTS

2.1 Section 9(a) of the MDA is hereby deleted in its entirety and replaced with the following language:

"Permitted uses. Any commercial use allowed under the City's Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5, 6 and 7, or other portions of the Project now or hereafter designated a retail or commercial use."

2.2 Section 18(a) of the MDA is hereby deleted in its entirety and replaced with the following language:

"All notices provided for in this Agreement shall be in writing and delivered to the addresses below in writing:

City

City of Apopka

120 East Main Street

Apopka, Florida 32703

Attention: Susan Bone, City Clerk

Email: Sbone@apopka.net

Telephone: (407) 703-1712

With a copy to:

Email: _____

Telephone: _____

Developer:

Floridian Apopka Phase I Owner, LLC

Attention: Robert A. Simon

60 14th Street South, Suite 104,
Birmingham, AL 35233

Email: rsimon@corporaterealty1.com

Telephone: (205) 503-4433

With a copy to:

Shutts & Bowen, LLP

Attention: Bruce T. Lower, Esq.

300 S. Orange Avenue, Suite 1600

Orlando, FL 32801

Email: blower@shutts.com

Telephone: (407) 835-6733"

2.3 Exhibit "B" to the MDA is hereby replaced in its entirety with Schedule I attached hereto and made a part hereof.

2.4 Exhibit "C" to the MDA is hereby replaced in its entirety with Schedule II attached hereto and made a part hereof.

2.5 Exhibit "D" to the MDA is hereby replaced in its entirety with Schedule III attached hereto and made a part hereof.

2.6 Exhibits "H-1"/H-2/H-3" to the MDA are hereby replaced in their entirety with Schedule IV attached hereto and made a part hereof.

2.7 Exhibit "G" to the MDA is hereby replaced in its entirety with Schedule V attached hereto and made a part hereof.

PART 3 MISCELLANEOUS

3.1 Ratification and Unchanged Provisions. Except as may be inconsistent with the specific terms of this Amendment, Developer and the City hereby ratify all other provisions of the MDA which all other provisions shall remain unchanged. For avoidance of doubt, any clause, sentence, paragraph, or other provision of the MDA that is not expressly amended, revised, or deleted in this Amendment shall remain unchanged.

3.2 Binding Effect. This Amendment shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns in title

3.3 Counterparts. Developer and the City expressly agree that signatures delivered by facsimile or electronic transmission shall be treated as original signatures for all purposes hereunder. This Amendment may be executed in one or more counterparts, each of which shall constitute an original, but when taken together shall constitute one and the same agreement.

3.4 Authority. Each party executing this Amendment on behalf of Developer

and the City hereby represents and warrants, with respect to itself, that the execution and delivery of this Amendment has been authorized by all necessary action of each entity, that the individual executing this Amendment on behalf of any entity has all requisite corporate power and approval to execute this Amendment on behalf of such entity, and that this Amendment constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms.

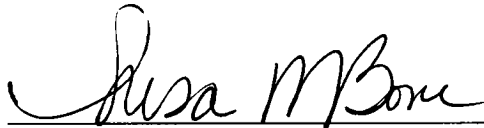
3.5 Effect of Amendment. To the extent of any conflict between the terms and provisions of this Amendment and any term or provision of the MDA, the terms and provisions of this Amendment shall control.

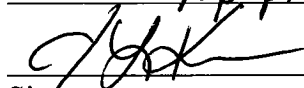
[signature pages follow]

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

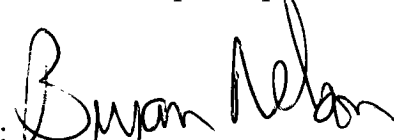
WITNESSES AS TO CITY:

CITY:


 Signature
 Print Name: Susan M. Bone
 Address: 120 E Main St.
Apopka, FL 32703


 Signature
 Print Name: Jacquelyn Keen
 Address: 120 E main st
Apopka, FL 32703

CITY OF APOPKA,
 a Florida municipal corporation

By: 
 Name: Bryan Nelson
 Title: Mayor

STATE OF FLORIDA)
) SS
 COUNTY OF ORANGE)

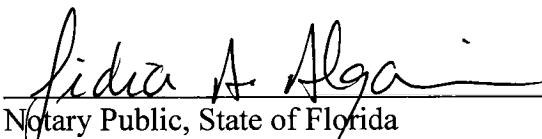
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me Bryan Nelson, the Mayor of the City of Apopka, a Florida municipal corporation, freely and voluntarily under authority duly vested in her. She is ☒ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.



LIDIA A. ALGARIN
 Notary Public
 State of Florida
 Comm# HH572906
 Expires 7/17/2028

My Commission Expires:


 Notary Public, State of Florida
Lidia A. Algarin
 Typed, Printed or Stamped Name of Notary Public

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES AS TO DEVELOPER:

DEVELOPER:

FLORIDIAN APOPKA PHASE I OWNER,
LLC, a Delaware limited liability company

Signature [Signature]
Print Name: SOPHIE SUTTERSTEN
Address: 60 14TH ST S SUITE 104
BIRMINGHAM, AL 35233

By: HCC-RBNA Floridian Apopka, LLC,
a Delaware limited liability company,
its Sole Member

Signature [Signature]
Print Name: Andrew Folmar
Address: 60 14th Street South
Suite 104 Birmingham, AL 35233

By: Apopka Phase I Sponsor, LLC,
an Alabama limited liability company,
its Manager

By: [Signature]
Name: Robert A. Simon
Title: Manager

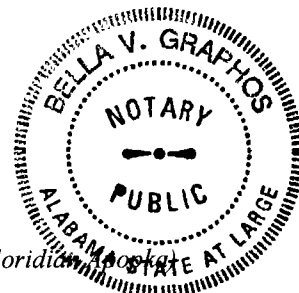
STATE OF ALABAMA)
) SS
COUNTY OF Jefferson)

I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert A. Simon, the Manager of APOPKA PHASE I SPONSOR, LLC, and Alabama limited liability company, freely and voluntarily under authority duly vested in her. He is ☒ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, 2024.

Bella V. Graphos
Notary Public, State of Alabama
Bella V. Graphos
Typed, Printed or Stamped Name of Notary Public

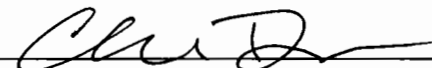
My Commission Expires:
09.06.2027



IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES AS TO DEVELOPER:


 Signature
 Print Name: MATTHEW SMITH
 Address: 60 19th St S., SR. 109
BHAM, AL 35233

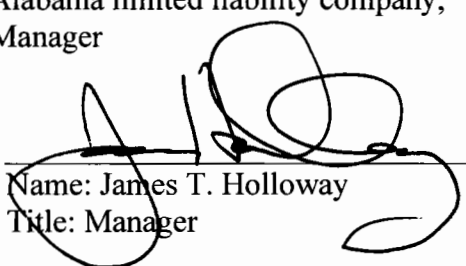

 Signature
 Print Name: Chris Dugas
 Address: 60 19th Street South Suite 109
Birmingham AL 35233

DEVELOPER:

FLORIDIAN APOPKA PHASE I OWNER,
 LLC, a Delaware limited liability company

By: HCC-RBNA Floridian Apopka, LLC,
 a Delaware limited liability company,
 its Sole Member

By: Apopka Phase I Sponsor, LLC,
 an Alabama limited liability company,
 its Manager

By: 
 Name: James T. Holloway
 Title: Manager

STATE OF ALABAMA)
) SS
 COUNTY OF Jefferson)

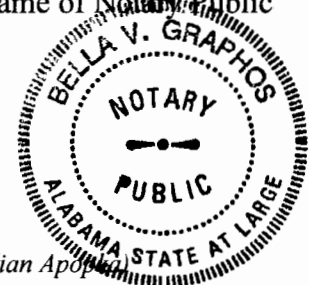
I HEREBY CERTIFY that on this day, before me by means of ☒ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by James T. Holloway, the Manager of APOPKA PHASE I SPONSOR, LLC, and Alabama limited liability company, freely and voluntarily under authority duly vested in her. He is ☒ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, 2024.


 Notary Public, State of Alabama

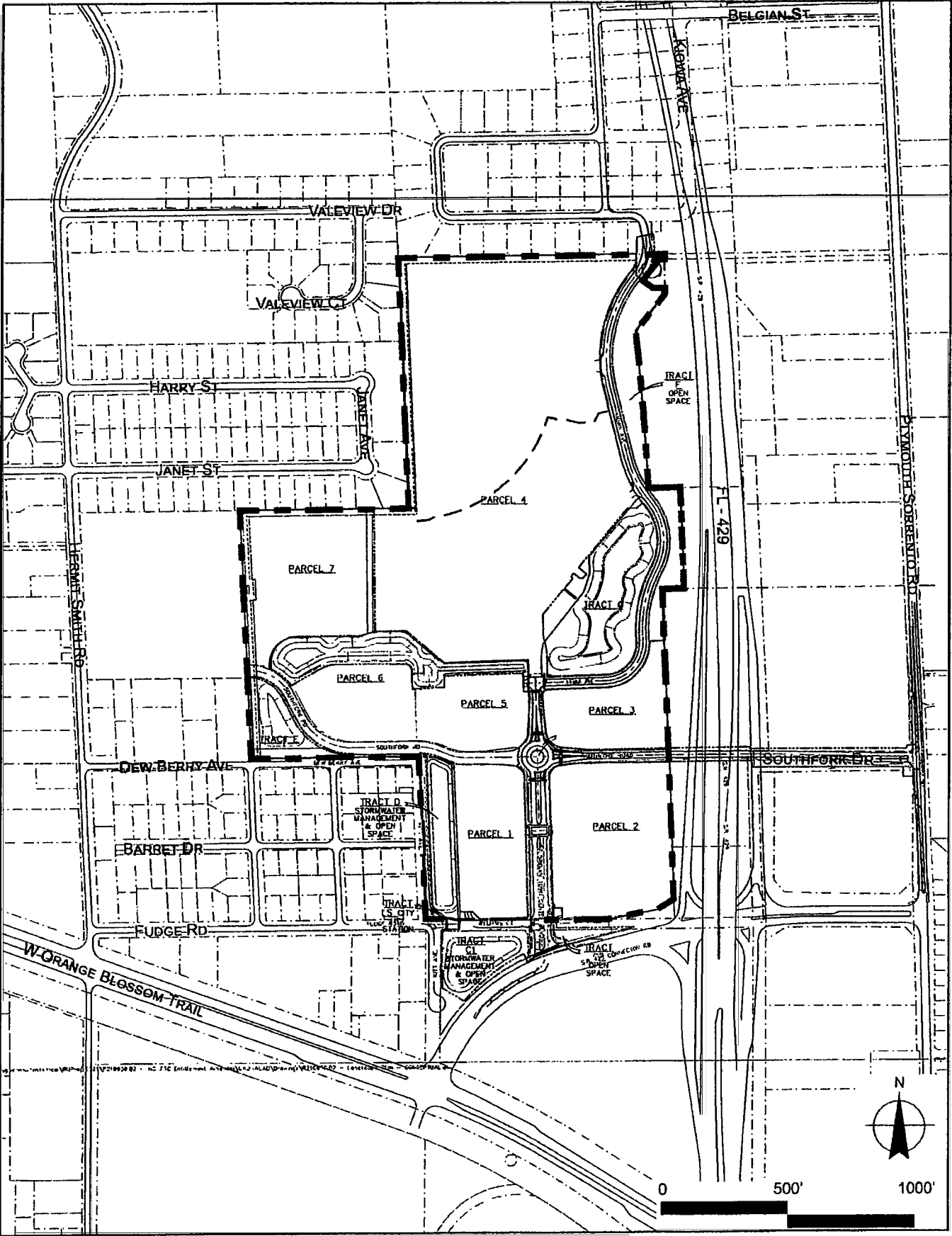
Bella V. Graphos
 Typed, Printed or Stamped Name of Notary Public

My Commission Expires:
09.06.2027



Schedule I

PARCEL PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL

03.26.2024

Schedule II

EXHIBIT C - PERMITTED USE TABLE

Permitted Parcel Uses

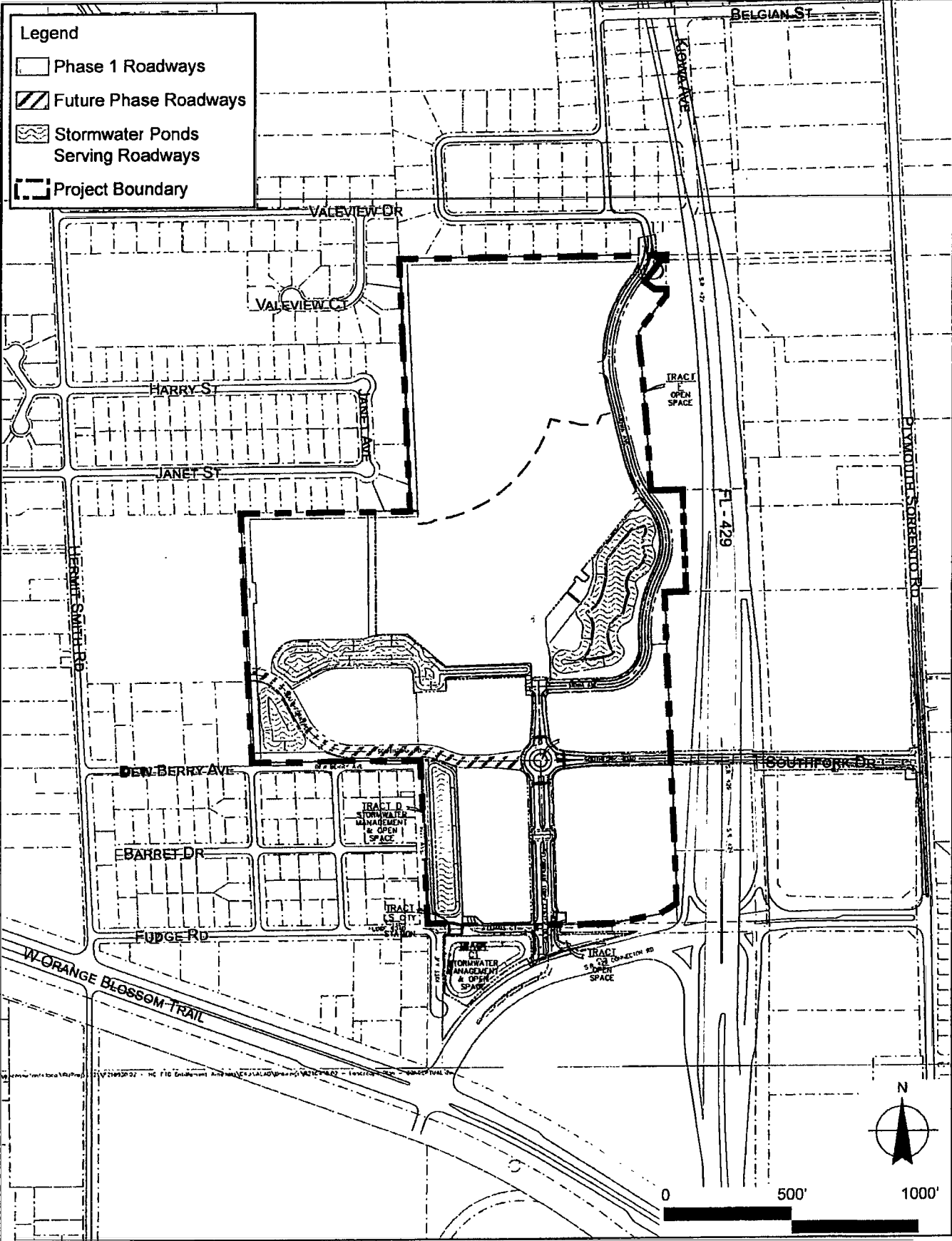
Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y			
Townhome				Y			
Hotel			Y		Y		
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y	Y	Y
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage ¹	Y	Y	Y				Y
Parks and Open Space ²	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

Schedule III

EXHIBIT D - ROAD PHASING PLAN



Schedule IV

EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER

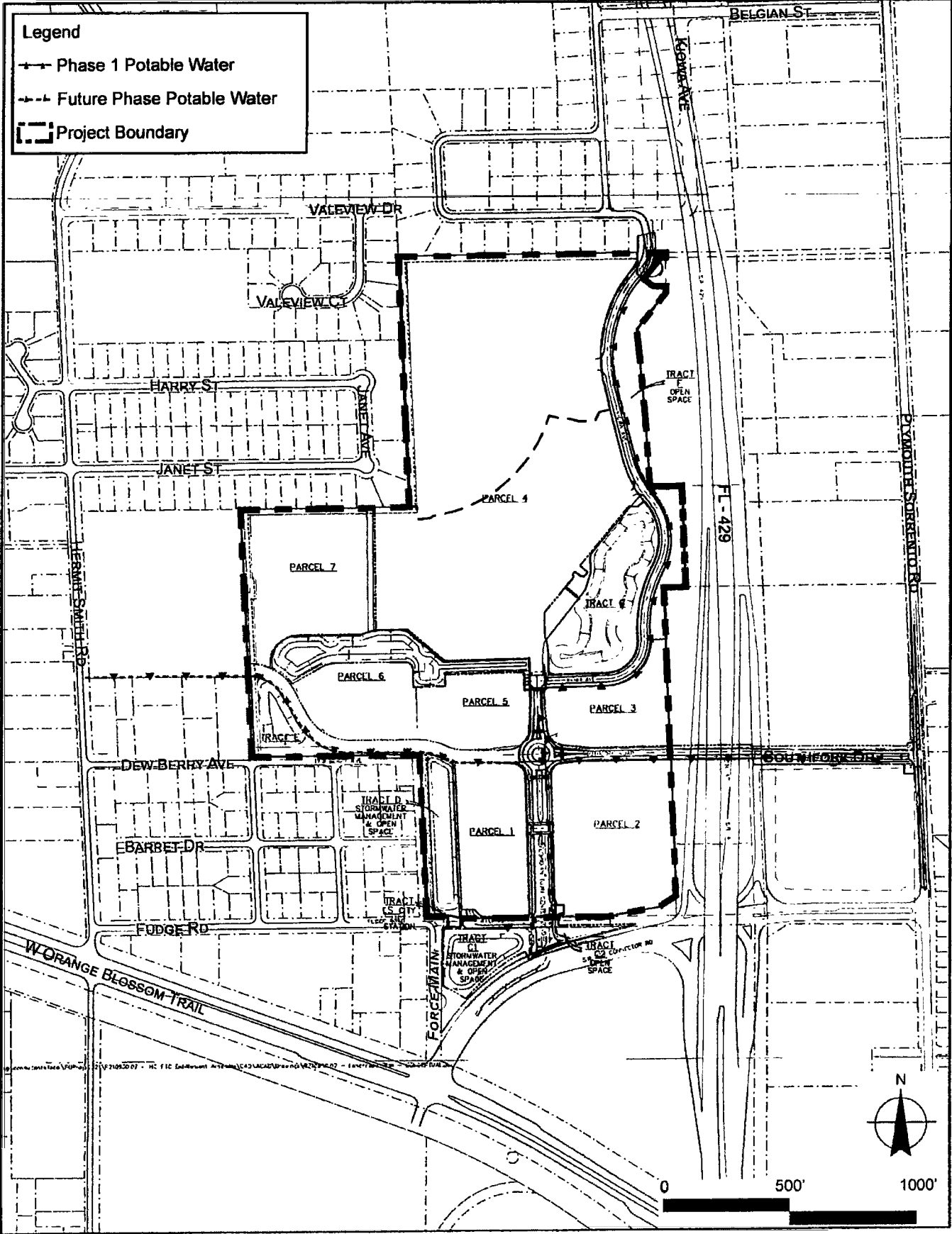
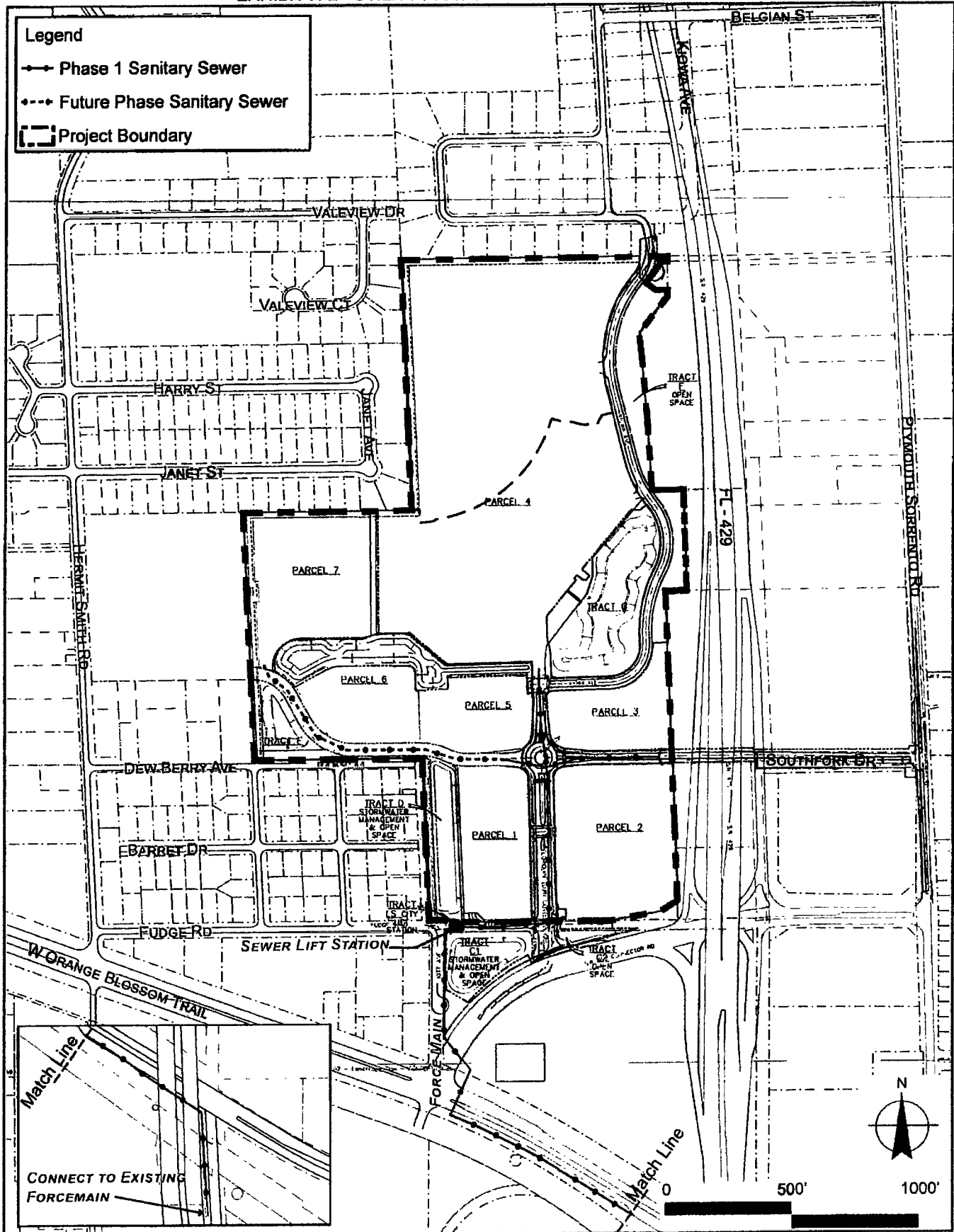


EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



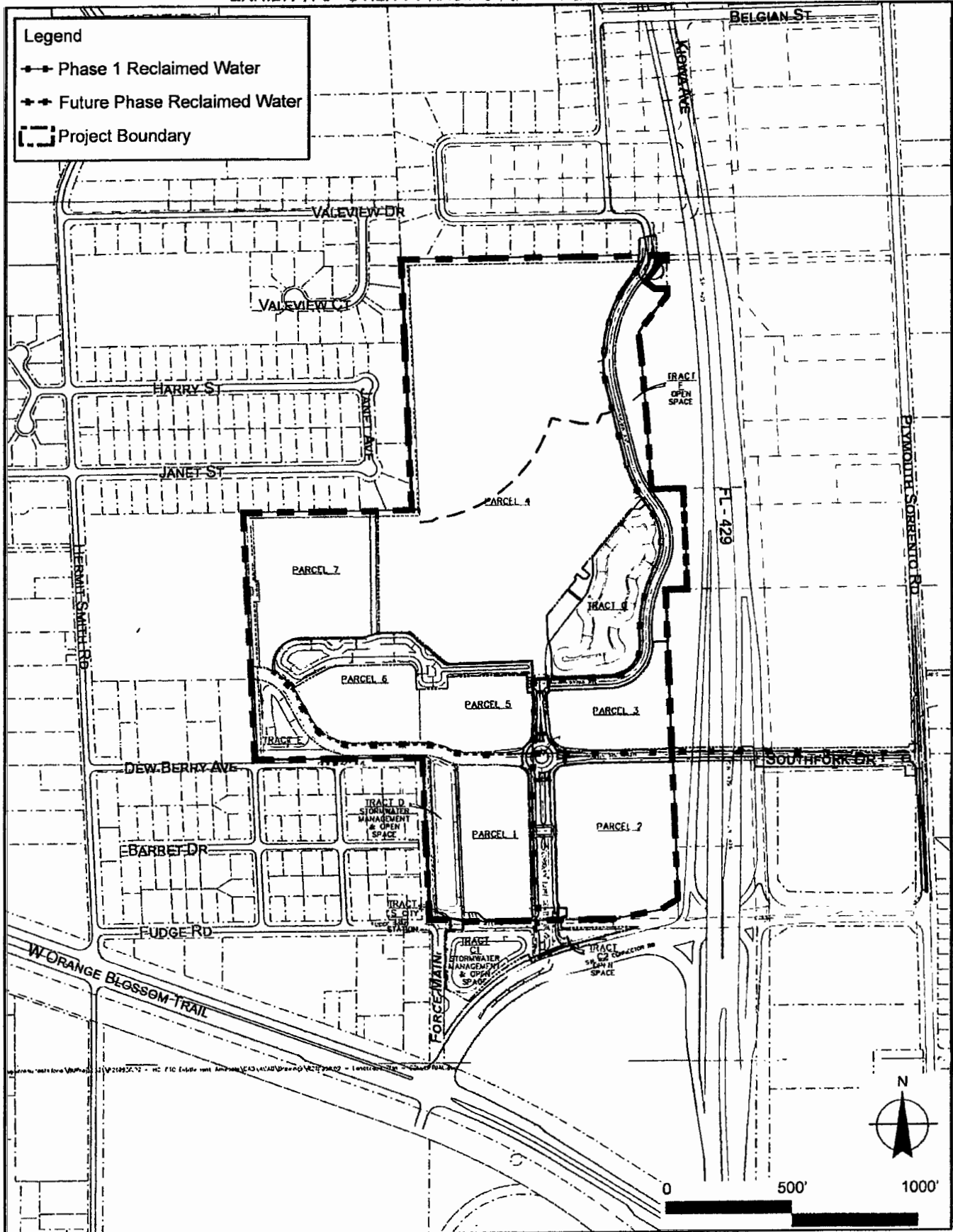
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER

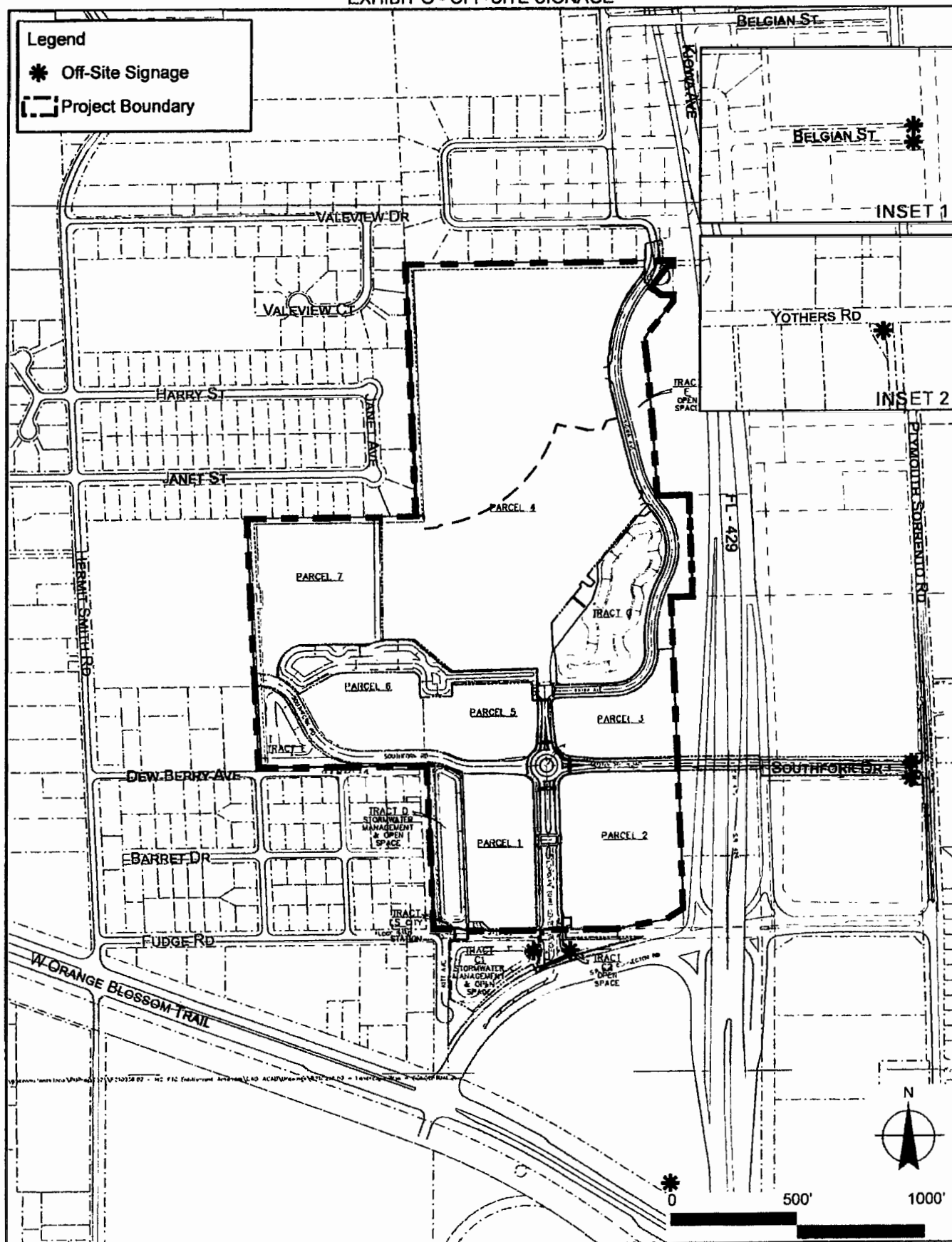
03.26.2024

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



Schedule V

EXHIBIT G - OFF-SITE SIGNAGE



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT G - OFF-SITE SIGNAGE

03.26.2024

WITNESSES:

CITY OF APOPKA,
a Florida municipal corporation

Witness #1 Signature

Print Name:_____

Witness #2 Signature

Print Name:_____

By:_____

Name: Bryan Nelson

Title: Mayor

Date Executed:_____

THIS DOCUMENT PREPARED BY
AND RETURN TO:

Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601

DOC# 20220485341
08/09/2022 07:57:40 AM Page 1 of 25
Rec Fee: \$214.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

This **MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)** ("Agreement") is made and entered into this 25th day of August, 2021 ("Effective Date"), by and between City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 ("City"), and Collier Bengel Land Joint Venture, LLC, a Florida limited liability company, whose mailing address is 220 N. Main Street, Gainesville, FL 32601 ("Developer"). The City and the Developer are sometimes collectively referred to herein as the "**Parties**" and individually as a "**Party**."

WITNESSETH:

WHEREAS, Developer is currently the owner and developer of that certain property located in the City of Apopka, Orange County, Florida legally described in Exhibit "A" attached hereto and expressly incorporated herein by this reference ("**Property**");

WHEREAS, the Property is commonly known as Floridian Town Center which is an approved Planned Development by the City, as may be amended from time to time ("**PD**" or "**PD Master Plan**"), consisting of commercial, apartments/multi-family and recreational uses (collectively, "**Project**");

WHEREAS, it is initially anticipated by the Developer that the Project will be developed in two (2) or more phases, as approved through the City's applicable process;

WHEREAS, Developer will establish the Master Association, as hereinafter defined, to administer the maintenance of the common elements of the Project, in order to ensure the orderly development of the Project, and ensuring the ordered development of the Project serves the public purpose of providing the public with a high-quality development while minimizing adverse public impacts;

WHEREAS, Developer has agreed to safeguard against certain adverse public impacts on the Property by securing performance bonds or other financial assurances for the construction of the common improvements within the Project, including the street network; and

WHEREAS, the City confirms that this Agreement is consistent with and an exercise of the City's powers under the Municipal Home Rule Powers Act; Article VII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; all City Rules; other controlling law; and the City's police powers, and is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Section 163.3220-163.3243, *Florida Statutes*.

NOW, THEREFORE, for and in consideration of the mutual obligations contained herein and the sum of ten dollars (\$10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the Parties agree as follows:

AGREEMENT

1. **Recitals**. The Recitals contained above are true and correct and are incorporated in this Agreement in full as if set forth herein.

2. **Project Phasing**. The Project is anticipated to be developed in two (2) or more phases and consist of seven (7) or more development parcels, as identified and depicted on the Parcel Plan ("Parcel Plan") attached hereto as **Exhibit "B"** and expressly incorporated herein by this reference. The development parcels are depicted on the Parcel Plan and identified herein by Parcel number (i.e. - "**Parcel 1**", "**Parcel 2**", etc.). Parcel 4 may be developed in one (1) or more phases and any phase subsequent to Phase 1 may be used and developed as Flex Space. The Parcel Plan and phasing of the Project are subject to revision. The uses permitted within each parcel are as shown on the Permitted Use Table attached hereto as **Exhibit "C"** and expressly incorporated herein by this reference.

3. **Flex Space Permitted Uses**. The following land uses are permissible uses within the Flex Space Parcel (Any subsequent Phases of Parcel 4 and Parcel 5) ("**Flex Parcel**"):

- a. Hotel. A hotel use not to exceed 120 rooms and all rooms must have entry only through the interior of the hotel building. A restaurant will be permitted at the hotel but must be interior to the hotel or connected by a covered walkway. Restaurant facilities must be managed or leased by the hotel owner. Any hotel shall demonstrate character and attributes common to the definition of such hotels and shall be furnished in a themed, stylish and/or aspirational manner.
- b. Day care, adult or child.
- c. Assisted Living Facility, Independent Living Facility, or Senior Housing.
- d. Residential. The City and the Developer agree that in the event nonresidential development does not occur on the Flex Space Parcel, Developer shall be permitted to convert the flex space to develop multi-family residential units on the Flex Space Parcel to the extent and limited to a maximum residential density of fifteen (15) units per acre for the entire area of the Project pursuant to the Future Land Use

Element of the City's Comprehensive Policy Plan in effect as of the date hereof. Such uses may include residential apartments above first-floor professional or business office uses consistent with Section 9 below.

- e. Professional or Office Buildings.
- f. Medical Office Building.
- g. Vertical Mixed-Use Buildings. Professional or office uses on the first floor and apartments on the upper floors.

4. **Master Association.** Developer has formed the Floridian Town Center Master Association, Inc. ("**Master Association**") through the creation and filing of Articles of Incorporation, and will, prior to the issuance of the first certificate of occupancy or its equivalent for vertical construction on the Project adopt Bylaws and a Declaration of Covenants, Conditions and Restrictions, or similar ("**Governing Documents**") governing the Project. The Governing Documents shall be consistent with this Agreement and the Transportation Impact Fee Agreement, as hereinafter defined, and, to the extent of a conflict, this Agreement and the Transportation Impact Fee Agreement shall supersede the Governing Documents. Each member of the Master Association shall agree on behalf of itself and their respective successors and assigns to comply with the PD and other City approvals for the Project applicable to any portion of the Property owned by the particular party. The Governing Documents shall specify that an annual budget is established to adequately fund the maintenance of any common park space and common property/elements. The Governing Documents shall also provide for the establishment of an Architectural Review Committee ("**ARC**"). The City and the Developer agree that the Project is intended to be a first-class mixed-use development and the ARC shall establish review criteria consistent with such intent and similar communities within the Central Florida area. The Master Association shall be responsible for the maintenance of the storm water system and ponds within the Project (except those serving only Parcel on which they are located if maintained by such Parcel owners), Project signage, and common landscaping, trees and grass within all medians and rights-of-way along all internal roads and further discussed in the Transportation Impact Fee Agreement. Maintenance shall include mowing grass and maintaining any vegetation or trees planted within the right-of-way.

5. **Internal Street Network.** All internal streets, roads and rights-of-way within the PD ("**Internal Streets**") shall be public and shall be dedicated to the City, by recorded plat or otherwise, except the streets, roads and rights-of-way within any residential/multi-family development which, if gated or otherwise exclusively or primarily serves a residential purpose, shall be private through Parcel 4 as depicted on the Road Phasing Plan attached hereto as **Exhibit "D"** and expressly incorporated herein by this reference. The foregoing shall also be applicable, at Developer's option, as to any other Parcel in the event that any other Parcel is developed as residential/multi-family use. Developer shall be entitled to impact fees credits for the construction of all of the Internal Streets which are public streets, roads and rights-of-way as set forth in the Transportation Impact Fee Agreement ("**Transportation Impact Fee Agreement**") attached hereto as **Exhibit "E"** and expressly incorporated herein by this reference.

6. **External Street Network/Improvements.** The Developer shall be responsible for the external roadway improvements to the off-site streets, roads and rights-of way as depicted on **Exhibit “D”** and as more particularly set forth in the Transportation Impact Fee Agreement. The Developer shall be entitled to appropriate impact fee credits for all such external roadway improvements (including, drainage improvements, landscaping, irrigation, required signage, lighting and similar improvements) as provided in the Transportation Impact Fee Agreement.

7. **Parking and On-Site Infrastructure.** Although the Project may be constructed in phases consistent with the Phasing Plan and this Agreement, each individual phase of the Project shall be required to provide sufficient on-site infrastructure to satisfy the applicable City Code requirements. Further, each individual phase shall be required to provide the number of parking spaces set forth within the PD Master Plan. All on street parking spaces with the exception of Parcel 4 (and any other Parcel hereafter permitted for multi-family use) shall be considered common areas and accessible to residents and guests of the entire Project.

8. **Apartments.** The multi-family development on Parcel 4 (and any other Parcel hereafter permitted for multi-family use) of the Project is characterized as luxury apartments and may contain all or some of following amenity features: (1) a clubhouse; (2) a swimming pool; (3) a dog park, and (4) a washer and dryer within each apartment.

9. **Commercial Uses.**

- a. Permitted uses. Any commercial use allowed under the City’s Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5 and 6 or other portions of the Project now or hereafter designated a retail or commercial use.
- b. Prohibited uses. Notwithstanding anything to the contrary herein, the Project shall prohibit the uses set forth on **Exhibit “F”** attached hereto and expressly incorporated herein by this reference.
- c. Ability to close streets. Within the commercial and retail areas of the Project, the Developer and the Master Association shall have the right and be permitted to close parking areas, streets and roadways within one (1) or more Parcels for special events, fairs, street fairs, farmers markets and other events at the Project (“**Special Events**”) in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies; provided, however, access shall be maintained at all times to Parcel 4 and other non-retail and commercial Parcels.
- d. Outdoor dining. Within the commercial and retail areas of the Project, outdoor dining shall be permitted, including tables set up and service at all times on sidewalks, walkways and, in the case of Special Events, in the roadways in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies.

10. **Signage.**

- a. **On-Site Signage.** On-site signage shall be permitted on the Property as set forth herein and as provided in the PD. Signs and other forms of advertising in the Developer's discretion within the Property shall be allowed during the Project development, for sale and leasing during any sale and leasing period for the Project or individual Parcels and at other times on a temporary basis.
- b. **Special Events.** The Developer and the Master Association shall be permitted to place directional and event signs within the Project for Special Events.
- c. **Directional Signage.** The Developer shall have the right to place directional signage and similar signage within the Project, in Developer's discretion.
- d. **Off-Site Signage.** The Developer shall be entitled to locate off-site signage as depicted on **Exhibit "G"** attached hereto and expressly incorporated herein by this reference.

11. **Water and Sewer; Utilities.** The Developer shall provide all requisite utilities to each Phase of the Project in accordance with the Utility Phasing Plans attached hereto as **Exhibits "H-1", "H-2", and "H-3"** and expressly incorporated herein by this reference, as and when required for the development of such Phase, including, but not limited to, water, sewer, storm sewer, reclaimed water, electric, gas (if available at Developer's option), and other services. Developer shall be entitled to impact fee credits for all such improvements and any oversizing of any such improvements located outside the Property, and shall be entitled to impact fee credits for the as provided for and set forth in the Utility Impact Fee Agreement attached hereto as **Exhibit "I"** attached hereto and expressly incorporated herein by this reference.

12. **Underlying Easement Agreement.** The Property is subject to that certain Easement Agreement between the City and the Developer dated July 1, 2020, as recorded July 22, 2020 under Instrument No. 20200390471, Public Records of Orange County, Florida ("**Easement**"). The Developer shall be entitled to impact fee credits for all cost related to improvements required to be constructed pursuant to the terms and provisions of the Easement. The Developer may locate signage within the Easement.

13. **South Fork Drive Improvements and Conveyance to the City.** The Developer owns a 7/8th interest in South Fork Drive, whereas the City owns the remaining 1/8th interest. The Developer shall improve the entirety of South Fork Drive to City standards and convey ownership thereof to the City. The City and the Developer shall then enter into an easement agreement in similar form and substance as the Easement referenced in **Paragraph 12** herein. The Developer shall be entitled to impact fee credits for all costs related to the improvements required to be constructed on South Fork Drive.

14. **Existing Impact Fee Credits.** Developer shall receive credit for the impact fees paid or vested in the previous use on the Property. Attached hereto as **Exhibit "J"** is an identification of Parcel IDs with structures that may have existing impact fees that will be credited to Developer.

15. **Covenants Running with the Land/Assignment.** The terms, provisions, covenants, conditions and restrictions set forth in this Agreement and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this Agreement

shall and are hereby declared to be covenants running with the title to the Property. This Agreement shall legally benefit and bind the Developer and its respective successors and assigns.

16. Force Majeure. Except as otherwise expressly set forth in this Agreement, if either Party's performance of any act (other than the payment of money) required hereunder is impractical, impossible, delayed, hindered, or prevented by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, pandemic or epidemic health occurrences as declared by applicable governmental or world health organizations, health events resulting in government mandated quarantine, shelter-in-place, travel restrictions, government office shut-down and/or moratoria, or other government-directed cessation of business related to pandemic or epidemic health occurrences, riots, terrorist acts, insurrection, adverse weather conditions, war or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement (all of such reasons or causes referred to in this Agreement as "force majeure"), then performance of such acts shall be excused for the period of the delay, and the period within which the performance of such act may be required hereunder shall be extended by a period equivalent to the period of such delay plus thirty (30) days. In any case where work is to be paid for out of insurance proceeds or condemnation awards or other similar such proceeds, due allowance, not to exceed ninety (90) days in the aggregate, shall be made, both to the Party required to perform such work and to the Party required to make such payment, for delays in the collection of such proceeds and award.

17. Legal Proceedings, Attorneys' Fees. In the event that either Party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this Agreement, the prevailing Party in such litigation or other legal proceedings following all appeals therefrom, if any, shall be entitled to recover from the non-prevailing Party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision.

18. Notices.

- a. All notices provided for in this Agreement shall be in writing and delivered to the addresses below:

City: City of Apopka
 120 East Main Street
 Apopka, Florida 32703
 Attn: _____
 Email: _____
 Telephone: (407) 703-1712
 Facsimile: (____) _____

With a copy to: _____

 Email: _____
 Telephone: (____) _____

Developer: Collier Benge Land Joint Venture, LLC
Attention: Nathan S. Collier
220 N. Main Street
Gainesville, Florida 32601
Email: legal@colliercompanies.com
Telephone (407) 375-2152

and

Collier Benge Land Joint Venture, LLC
Attention: Tony Benge, Jr.
609 East Pine Street
Orlando, Florida 32801
Email: Tony@bengedevelopment.com
Telephone (407) 948-3681

With a copy to: Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601
Email: ryan.finnegan@colliercompanies.com
Telephone (352) 416-1426

- b. Any notice, request, demand, instruction or other communication to be given to either Party hereunder, shall be in writing and shall be hand-delivered, sent by Federal Express or a comparable overnight mail or delivery service, mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, by electronic mail (email), or transmitted by facsimile or telecopier to the Parties and their listed co-recipients, at their respective addresses and/or facsimile numbers set forth herein. Any notice delivered as aforesaid shall be deemed delivered immediately upon mailing, delivery to an appropriate carrier, or receipt or refusal of delivery of said notice, whichever is earliest. The inability to deliver because of change in address of which no notice is given shall be deemed to be a receipt of the notice, demand and request. The Party claiming delivery of notice via telecopier or facsimile shall have the burden of proving notice was in fact sent, which burden can be carried without further evidence if confirmed by the transmitting telecopier or facsimile machine. Any communication sent by electronic mail, facsimile or telecopier shall promptly be followed by a copy delivered by one of the other approved methods. Receipt shall be deemed to have occurred if delivered to an authorized agent or any employee of the addressee or of the addressee's company. A time period in which a response to any notice, demand or request must be given pursuant to the terms of the Agreement, shall commence to run from the date of receipt. Any Party may change the address for receiving notices, request, demands, or other communication by not less than three (3) days prior notice in accordance with this Section. Telephone numbers are provided for convenience only. Notice from a Party's attorney shall constitute legal notice hereunder.

- c. City and Developer may from time to time notify the other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Section.

19. **Miscellaneous Provisions.**

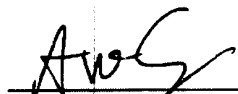
- a. **Entire Agreement.** This Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any Party hereto concerning or with respect thereto.
- b. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein.
- c. **Agency.** Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of one another.
- d. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, *Florida Statutes*.
- e. **Captions, Section and Paragraph Headings.** Captions, section and paragraph headings contained in this Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this Agreement or of any particular term, provision, section or paragraph hereof.
- f. **Modification, Amendment or Termination.** This Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the Parties to this Agreement or their respective successors in interest or title.
- g. **Recording in Public Records.** Developer shall ensure that this Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the Agreement and Transportation Agreement by all Parties.

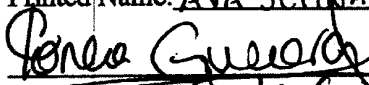
- h. **Indemnification.** Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this Agreement.
- i. **Default.** Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder, entitling the non-defaulting Party to terminate this Agreement or to pursue the remedies of specific performance, injunctive relief or damages as set forth in this Agreement. Prior to termination of this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.
- j. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.
- k. **No Liability or Monetary Remedy.** Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.
- l. **Governing Law; Binding Effect.** This Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the Parties hereto and their respective successors in interest or title.
- m. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.
- n. **Construction of Agreement.** The fact that any one of the Parties to this Agreement shall have drafted or structured or shall be deemed to have drafted or structured this Agreement or any particular term or provision of this Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this Agreement or any particular term or provision of this Agreement, either in favor or to the disadvantage of such Party.

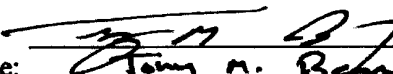
- o. **Severability.** If any of the terms, provisions, covenants or conditions set forth in this Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this Agreement shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.
- p. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and are collectively but one instrument.
- q. **Time of the Essence.** Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this Agreement, a "business day" shall mean any weekday that the banks in the county in which the Property is located are open for business (thereby excluding Saturdays, Sundays and legal holidays).
- r. **Statutory Development Agreement.** This Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority.

Witnesses:

COLLIER BENGE LAND JOINT VENTURE,
LLC, a Florida limited liability company


 Printed Name: AVA SCHUYLER


 Printed Name: Carla Guerra

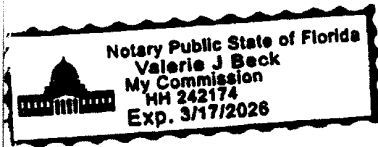
By: 
 Name: Tony M. Benge Jr.
 Title: Manager

[NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 30 day of August, 2021, by Tony Benje, as Manager of Collier Benge Land Joint Venture, LLC, a Florida limited liability company, on behalf of the company. He/she appeared by (check one) ☐ physical appearance or ☐ online notarization, and (check one) ☒ is personally known to me or ☐ has produced _____ as identification.

Valerie J. Beck August 30, 21



Print Name: Valerie J. Beck
Notary Public
My Commission Expires: 3/17/26
Commission Number: 242174

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By:

Bryan Nelson
Bryan Nelson, Mayor

ATTEST:

Susan M Bone

Susan Bone, City Clerk

Approved as to Form:

Michael A. Rodriguez

Michael A. Rodríguez, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of August, 2021, by Bryan Nelson, as Mayor of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida. He/she appeared by (check one) ☒ physical appearance or ☐ online notarization, and (check one) ☐ is personally known to me or ☐ has produced _____ as identification.

Victoria D. Parks

Print Name: Victoria D. Parks

Notary Public

My Commission Expires: Jan. 3, 2022

Commission Number: GG 172529

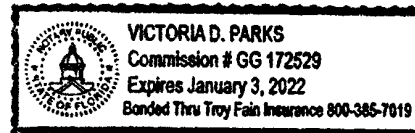


Exhibit "A"**Legal Description of Property**

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

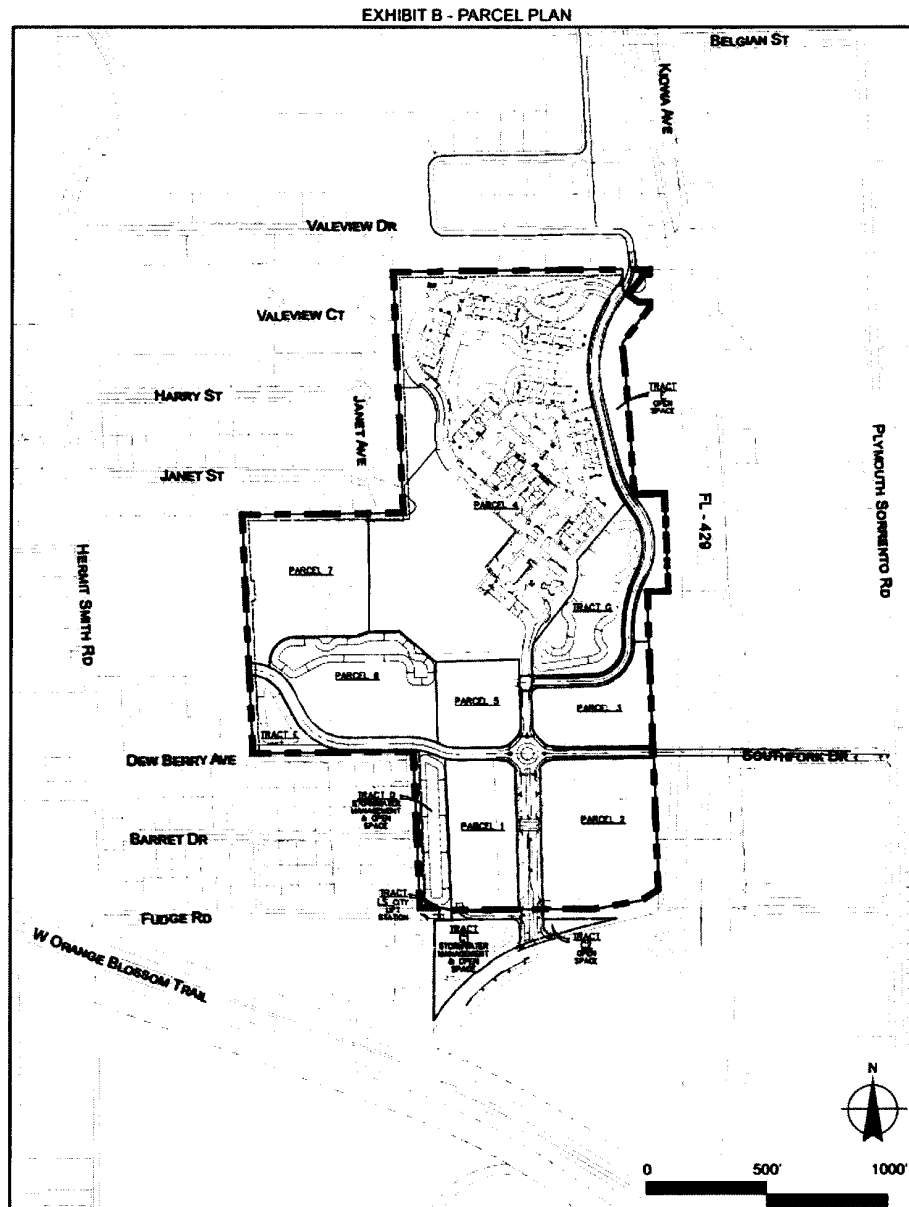
BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book

A - 1

9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH; thence N05°53'47"W along the Westerly limited access right-of-way line according to Central Florida Expressway Authority Right-of-way Map CFX Project Number 429-202, for a distance of 40.18 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Exhibit "B"

Parcel Plan



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT B - PARCEL PLAN

11.20.2020

Exhibit “C”**Permitted Use Table****EXHIBIT C - PERMITTED USE TABLE****Permitted Parcel Uses**

Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y	Y		
Townhome					Y		
Assisted Living Facility ¹							Y
Independent Living Facility ¹							Y
Hotel			Y				
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y		
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage ²	Y	Y	Y				
Parks and Open Space ³	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Assisted Living and Independent Living Facilities may contain ancillary personal services and food & beverage uses that are only offered to residents of the facility, not to exceed 4,000 sq ft.

2. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

3. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

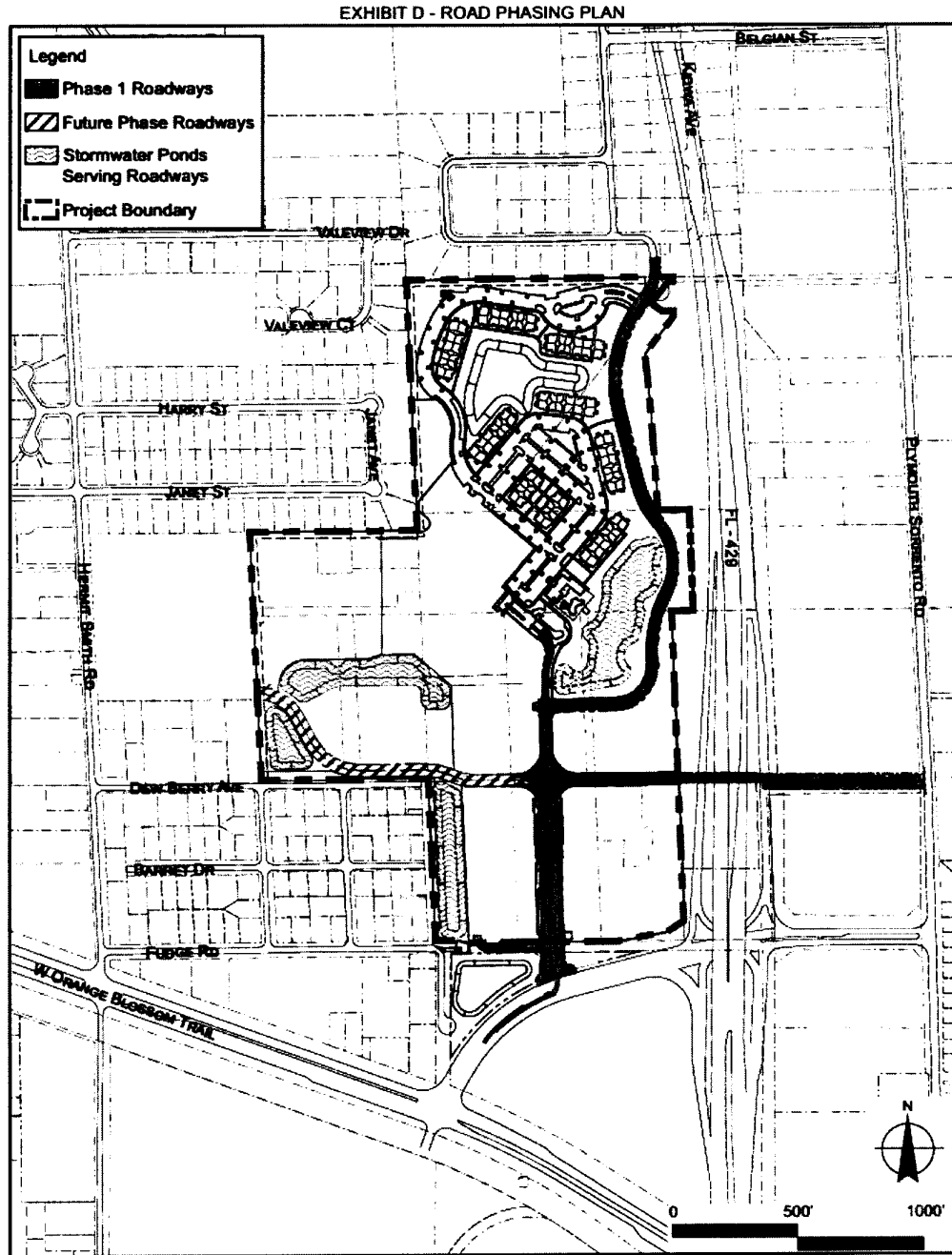


FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT C - PERMITTED USE TABLE

03.24.2021

Exhibit "D"

Road Phasing Plan



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT D - ROAD PHASING PLAN

11.20.2020

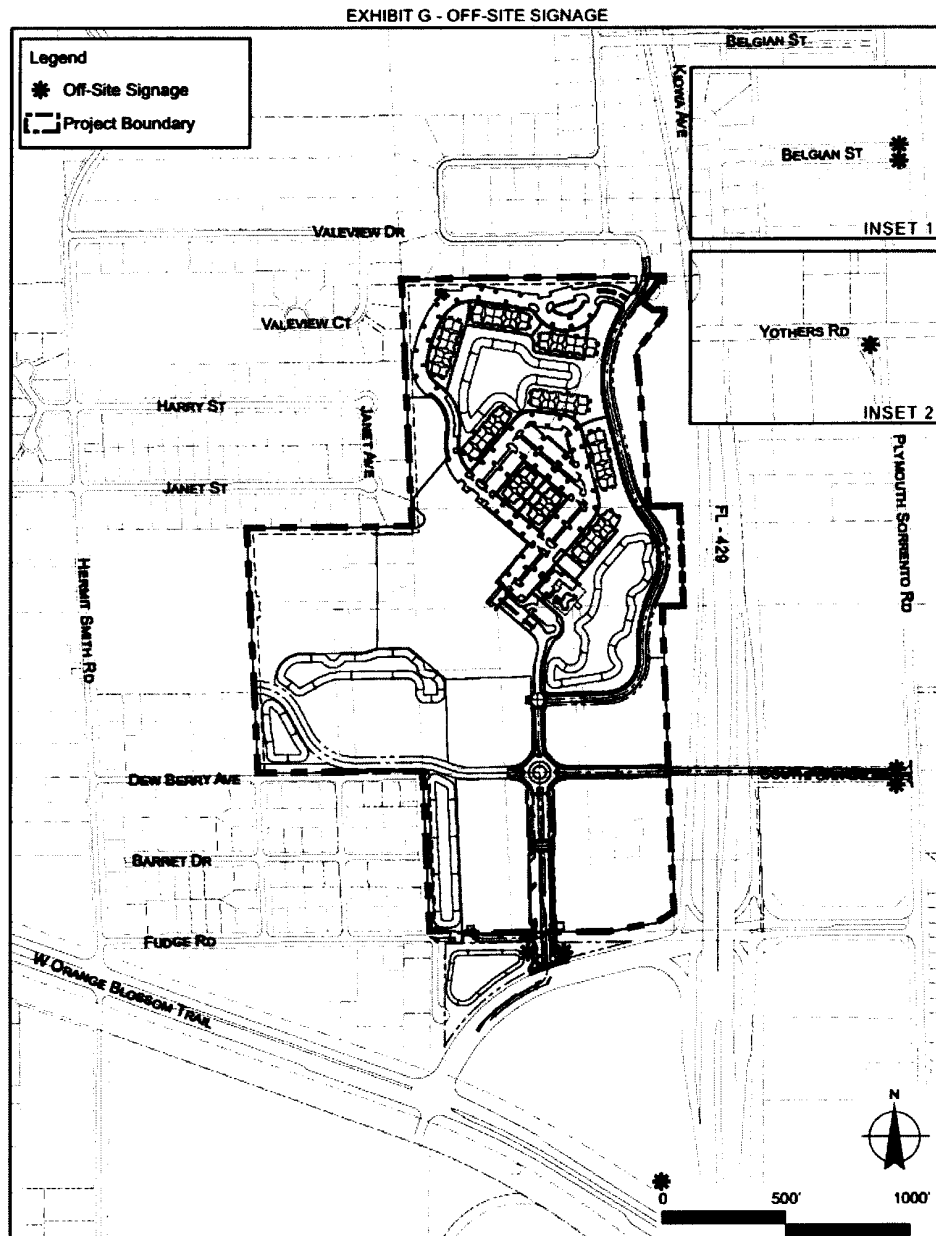
Exhibit “E”

Transportation Impact Fee Credit Agreement

Exhibit "F"**Prohibited Uses**

- A. An operation primarily used as warehouse operation or any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation.
- B. Any self-service storage facilities that are not climate controlled.
- C. Any outdoor storage of automobiles, recreational vehicles, or boats.
- D. Any "second hand" store, any operation selling "surplus" or "salvage" goods, or pawn shop.
- E. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; but this prohibition is not applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
- F. Any dumping, disposing, incineration or reduction of garbage, but this prohibition does not apply to (i) garbage compactors or other garbage collection areas or facilities located near the rear of any building, or (ii) recycling centers that may be required by Governmental Requirements.
- G. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.
- H. Any central laundry, dry cleaning plant, or laundromat, but this restriction is not intended to prevent the operation of an on-site service oriented solely to pickup and delivery of clothing by the ultimate consumer, with no washing or processing facilities within the Project, as the same may be found in retail shopping centers in the metropolitan area where the Project is located.
- I. Any (i) automobile, truck, trailer, or recreational vehicle sales, leasing, or display operation, (ii) car wash, or (iii) body shop repair operation.
- J. Any bowling alley or skating rink.
- K. Any mortuary or funeral home.
- L. Any establishment selling or exhibiting obscene or sexually explicit material.
- M. Any establishment selling or exhibiting illicit drugs or related paraphernalia.
- N. A strip club.
- O. Any massage parlor or similar establishment (but the provision of therapeutic massages as part of a first-class health or beauty spa operation or by professional health care providers is permitted).
- P. Any flea market, amusement or video arcade, pool or billiard hall, or dance hall.
- Q. Any training or educational facility, including: beauty schools, barber colleges, reading rooms, places of instruction, or other operations catering primarily to students or trainees rather than to customers, but this prohibition is not applicable to on-site employee training by an occupant incidental to the conduct of its business at the Project.
- R. Any gambling facility or operation, including: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.

Exhibit "G" Off-Site Signage



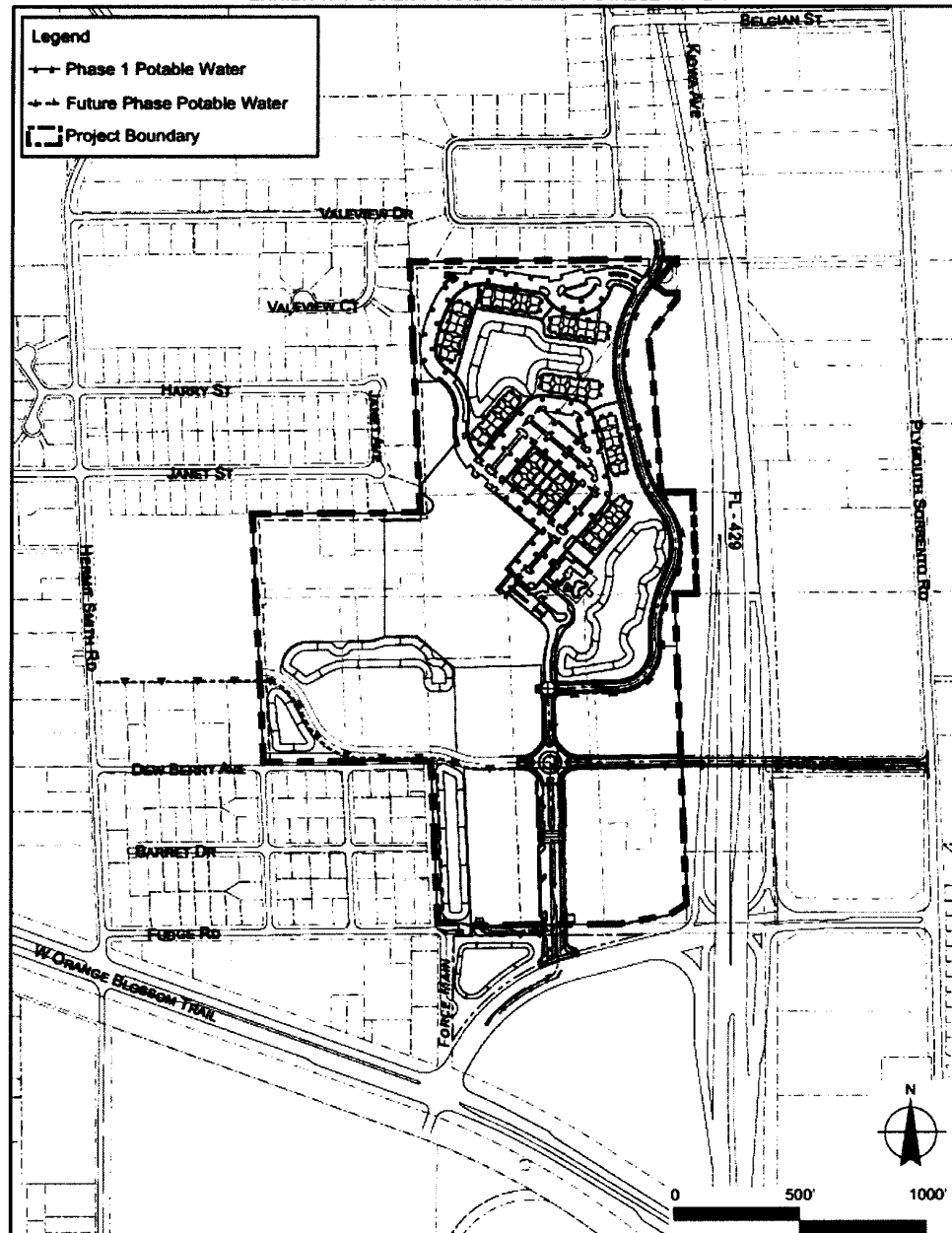
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT G - OFF-SITE SIGNAGE

11.20.2020

Exhibits "H-1"/"H-2"/"H-3"

Utility Phasing Plans

EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

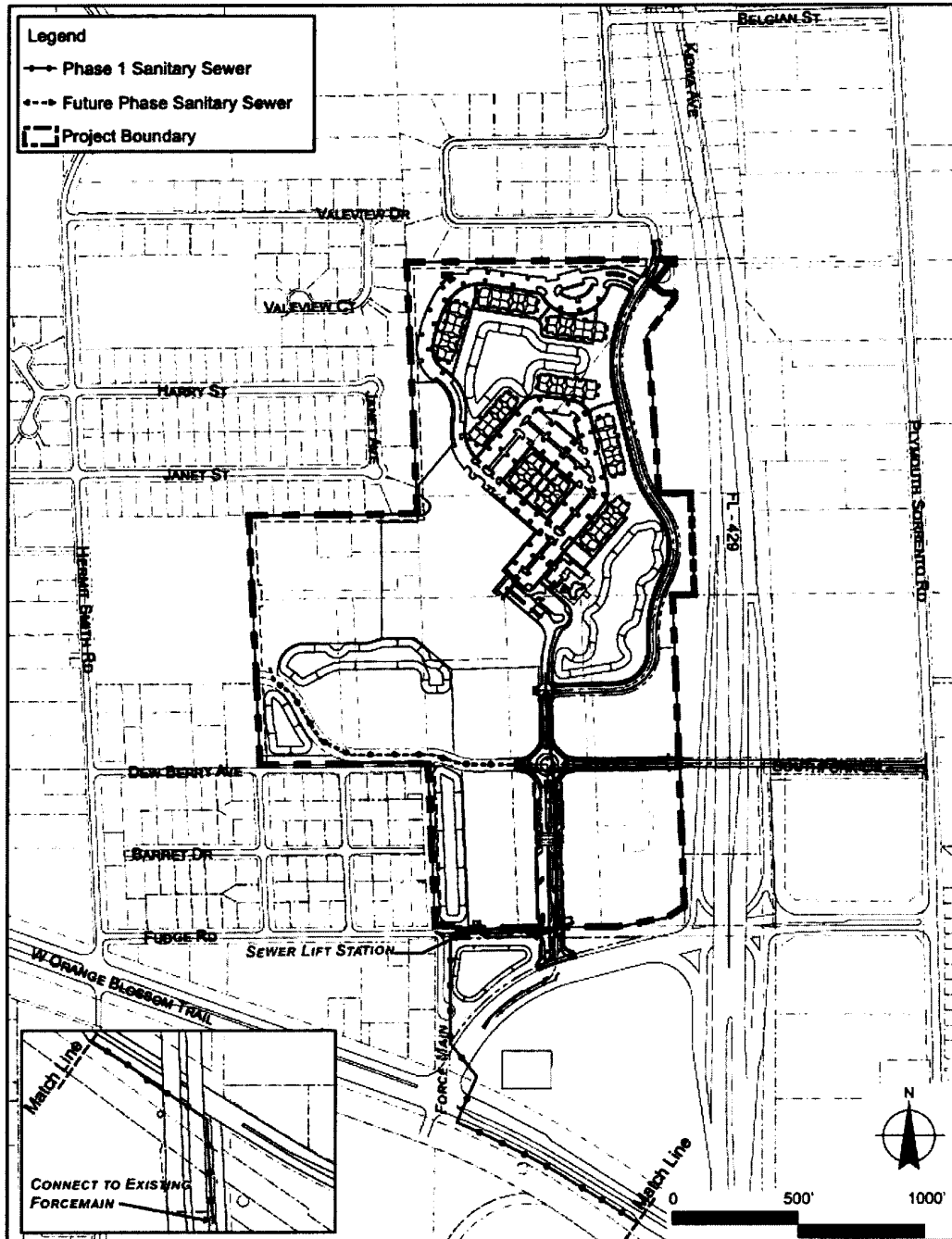
CITY OF APOPKA, FL

EXHIBIT - H-1 - UTILITY PHASING PLAN - POTABLE WATER

11.20.2020

H - 1

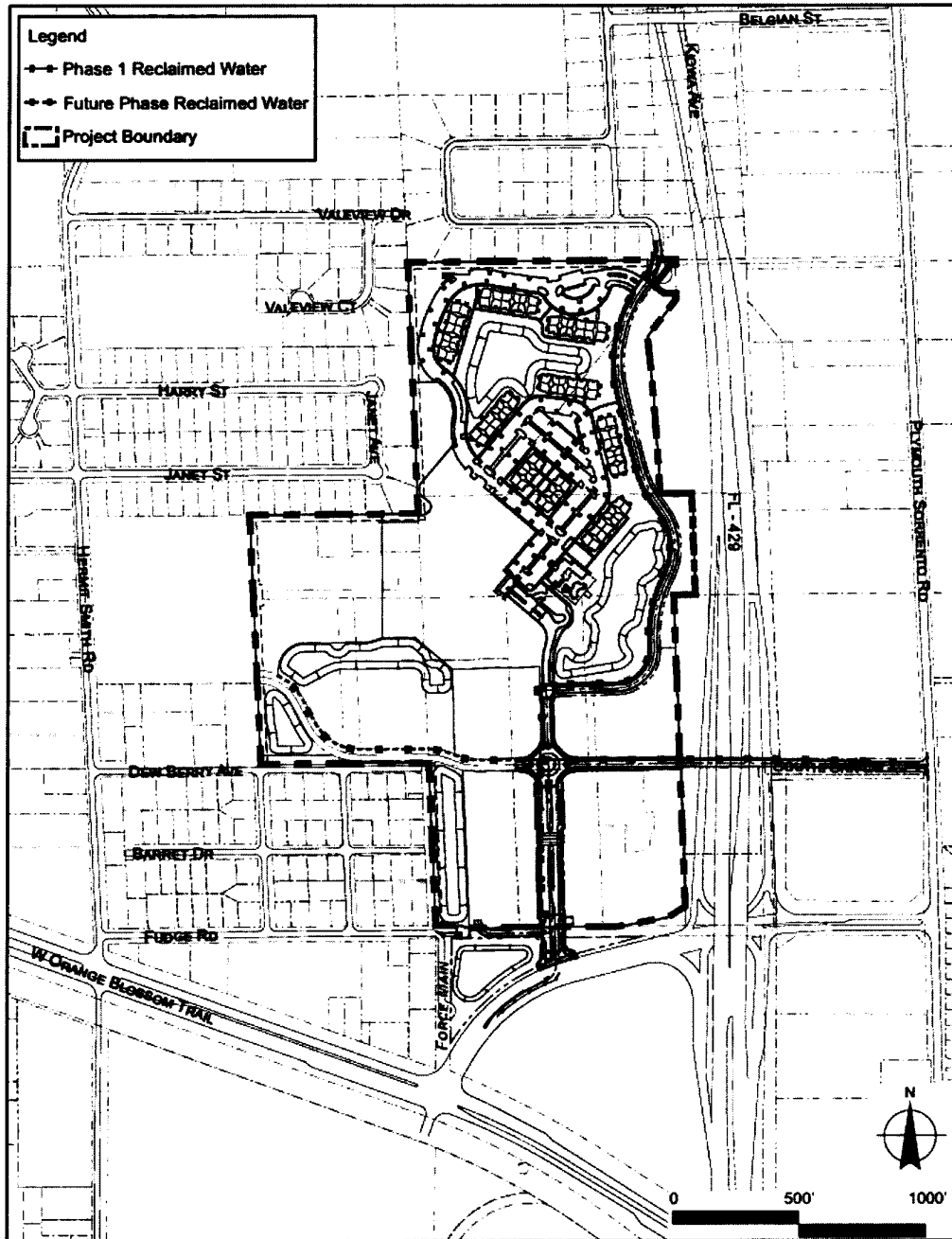
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER

11.20.2020

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER

11.20.2020

Exhibit “I”

Utility Impact Fee Credit Agreement

Exhibit “J”**Existing Structures Eligible for Impact Fees Credit**

Former Owner	Parcel ID Number	Street Address	Existing Structure	Units
Hatcher	36-20-27-0000-00-093	1430 Plymouth Sorrento Road	Single Family Residence	1
Henderson	36-20-27-0000-00-075	1374 Plymouth Sorrento Road	Single Family Residence	1
Hurt 1	36-20-27-0000-00-048	1248 Hermit Smith Road	Modular Home	1
Hurt 2	36-20-27-0000-00-074	-- Hermit Smith Road	Modular Home	1
Jackson	36-20-27-0000-00-068	-- Hermit Smith Road	Vacant Land	--
Eugene Williams	36-20-27-0000-00-066	1289 Hermit Smith Road	Single Family Residence	1
Holt	36-20-27-0000-00-052	3161 Southfork Drive	Single Family Residence	1
Williams Family Trust	36-20-27-0000-00-047	3205 Dew Berry Avenue	Single Family Residence	6
			Church	1
Bain 1	36-20-27-0000-00--085	3225 Dew Berry Avenue	Modular Home	1
Bain 2	36-20-27-0000-00-083	3321 Dew Berry Avenue	Modular Home	3
Jensen	06-21-28-7172-16-040	3201 Southfork Drive	Single Family Residence	1
Guy	06-21-28-7172-16-030	3173 Southfork Drive	Single Family Residence	1
			Stables	1
Jones	06-21-28-7172-16-020	3075 Southfork Drive	Single Family Residence	1
Lu	06-21-28-7172-16-051	3189 Fudge Road	Vacant Land	--
Welker	06-21-28-7172-16-050	3200 Fudge Road	Single Family Residence	1
Wilson	06-21-28-7172-16-060	3162 Southfork Drive	Single Family Residence	1
Wilson	06-21-28-7172-16-070	3076 Southfork Drive	Single Family Residence	1
Southfork Dr. W	06-21-28-7172-05-002	-- Southfork Drive	Unpaved Road	--
Southfork Dr. E	06-21-28-7172-04-062	1118 Plymouth Sorrento Road	Unpaved Road	--

WITNESSES:

CITY OF APOPKA,
a Florida municipal corporation

Witness #1 Signature

Print Name:_____

Witness #2 Signature

Print Name:_____

By:_____

Name: Bryan Nelson

Title: Mayor

Date Executed:_____