APOPKA PLANNING COMMISSION AGENDA
February 10, 2026 5:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

PUBLIC COMMENT PERIOD
The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2025-19 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Meeting Minutes from January 13, 2026**

PUBLIC HEARING

1. **Ordinance No. 3118 — Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)**
   Owner(s): Kelly Park VB Development, LLC
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
   Location:Southwest corner of Kelly Park Road and SR 429
   Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
   Project: 304.28 +/- acres
   Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
   Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
   Existing Use: Vacant
   Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
   Existing FLU: Mixed Use
   Project Manager: Jean Sanchez

2. **Ordinance No. 3150 — Comprehensive Plan, Future Land Use Element Text Amendment — Wyld Oaks**
   Owner(s): Kelly Park VB Development, LLC
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
   Location:Southwest corner of Kelly Park Road and SR 429
   Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
   Project: 304.28 +/- acres
   Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
   Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
   Existing Use: Vacant

Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez

3. **Quasi Judicial - Special Exception - 355 S. Hawthorne Avenue**
Owner(s): Michael R Cooper Const Co Inc
Applicant(s): Michael R. Cooper
Location: 335 S. Hawthorne Avenue
Project: 2.42 +/- Acres
Density: N/A
Project Manager: Amer Hamza

SITE PLANS

1. **Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision**
Owner(s): Park Square Enterprises, LLC
Applicant(s): George Georgy, P.E. c/o Vanasse Hangen Brustlin, Inc
Parcel Identification Number(s): 20-21-28-2520-02-000 (Parent Parcel); Lot 2 of Emerson Park
Location: East of Ocoee Apopka Road, west of Alston Bay Boulevard and south of Harmon Road East
Tract: 14.23 +/- acre(s)
Future Land Use: Mixed-Use
Zoning District: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Project: 103 residential units
Density/Intensity: 7.2 dwelling units per acre
Project Manager: Jean Sanchez

2. **Cold Link Apopka - Major Development Plan**
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2560 W. Orange Blossom Trail
Project: New 147,624 SF Building
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza

ITEMS FOR 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 Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JANUARY 13, 2026 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT

- Chairperson William Gusler
- Howard Washington
- Robert Ryan
- David Woods
- Eric Mock

MEMBERS ABSENT

- Orange County Public Schools (Non-voting)
- Wes Dumey
- Mary Norwood

CALL TO ORDER

OPENING AND INVOCATION

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

PUBLIC COMMENT

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

ELECTION OF OFFICERS:

Chairperson:

MOTION: Howard Washington nominated William Gusler as Chairperson of the Planning Commission and seconded by Robert Ryan. Motion carried unanimously.

Vice-Chairperson:

MOTION: Howard Washington nominated Robert Ryan a Vice Chairperson of the Planning Commission and seconded by Eric Mock. Motion carried unanimously.

APPROVAL OF MINUTES

1. Meeting Minutes from December 9th, 2025

    a. **Chairperson Gusler** asked for a motion to approve the meeting minutes from December 9th, 2025.
    b. Motion by **Howard Washington** and seconded by **Dave Woods**.
    c. **Motion carried unanimously**.

PUBLIC HEARING

1. **Ordinance No. 3118 — Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)**
   Owner(s): Kelly Park VB Development, LLC
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq
   Location: Southwest corner of Kelly Park Road and SR 429
   Project: 304.28 +/- acres

Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided. Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FA
Existing Use: Vacant
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez, Senior Planner

Chairperson Gusler stated that this item was pulled from the agenda. This was due to errors in advertising.

2. **Ordinance No. 3150 — Comprehensive Plan, Future Land Use Element Text Amendment — Wyld Oaks**
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
   Location: Southwest corner of Kelly Park Road and SR 429
   Project: 304.28 +/- acres
   Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for
   170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided. Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up
   to 10 stories), block and street standards, and open space distribution.
   Existing Use: Vacant
   Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
   Existing FLU: Mixed Use
   Project Manager: Jean Sanchez, Senior Planner

   Chairperson Gusler stated that this item was pulled from the agenda. This was due to errors in advertising.

3. **Quasi-Judicial – Ordinance No. 3154 – Change of Zoning – Lester Road Subdivision**
   Owner(s): Christopher Williams and Katrina Bennett
   Applicant(s): Thomas Faber
   Location: 550 W. Lester Road
   Project: 3.05 +/- Acres
   Density: Maximum 3.5 DU/AC
   Project Manager: Amer Hamza

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

   Chairperson Gusler opened the public comment period.

   - **Fred Cruz -** Concerned about fencing/property line

   There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Eric Mock** to find the proposed change in Zoning from T Transitional to RSF 1-B Residential Single Family Large Lot, compatible with the character of the surrounding areas, and recommends approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.
c. Seconded by **Howard Washington**.
d. **Motion carried unanimously**.

4. **Quasi-Judicial – Special Exception – 4410 and 4420 Chandler Rd**
Owner(s): Richard Chandler
Applicant(s): Camila Neira
Location: 4410 Chandler Road and 4420 Chandler Road
Project: Special Exception request to allow Child Care Facility uses in RSF-1A Zoning District
Density: N/A
Project Manager: Jun Sohn, Ph.D.

Chairperson Gusler stated this item was pulled from the agenda. This was due to the applicant withdrawing the application.

SITE PLANS

1. **Major Development Plan and Construction Site Plan – Freshfield Farm Apopka**
Owner(s): Apopka 3, LLC
Applicant: Bowman Consulting c/o Dane Fray, P.E.
Parcel Identification Number(s): 24-21-28-0000-00-005
Location: 1819 Armanda Borjas Jr. Way
Future Land Use: Commercial
Zoning: C-C (Community Commercial)
Existing Use(s): Vacant
Proposed Use: 17,550 SF specialty retail perishable food store
Intensity: 0.25 Floor Area Ratio Maximum; 0.07 Proposed
Tract Size: 5.58 +/- Acres
Presented by: Jean Sanchez, Senior Planner

Chairperson Gusler opened the public comment period. There being no one who wished to speak, Chairperson Gusler closed the public comment period.

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Howard Washington** to find the proposed Freshfields Farm of Apopka – Major Development plan/Construction Site Plan consistent with the comprehensive plan and land development code and recommend approval of the Major Development/Construction Site Plan based on the findings and facts presented in the staff report and exhibits.
c. Seconded by **David Woods**.
d. **Motion carried unanimously.**

ITEMS FOR DISCUSSION

ADJOURNMENT

The meeting adjourned at 5:48 p.m.

All video recordings of Planning Commission Meetings are always posted on the City of Apopka's YouTube page, for viewing.

_____
William Gusler, Chairperson

_____
Bobby Howell, Planning Manager

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 1.
Meeting Date: February 10, 2026
Department: Community Development

SUBJECT:
Ordinance No. 3118 — Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)

ACTION ITEM INFORMATION:
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
Location:Southwest corner of Kelly Park Road and SR 429
Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
Project: 304.28 +/- acres
Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
Existing Use: Vacant
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez

REQUEST:
Recommend approval of the the first reading of Ordinance No. 3118 proposing to amend the text of the City's Land Development Code.

SUMMARY:
The Wyld Oaks Land Development Code Text Amendment proposal represents a coordinated effort between the applicant, Kelly Park VB Development, LLC, and City Staff to establish a Town Center Overlay District within the Kelly Park Interchange Form-Based Code area. Located at 3434 West Kelly Park Road and encompassing more than 300 acres, the property is currently vacant but has long been identified in the City's Comprehensive Plan as a primary location for mixed-use growth. This amendment introduces Appendix C into the Land Development Code, establishing a regulatory framework that supports a true town center environment while providing the flexibility required for large-scale, master-planned development. A Joint Workshop with the Planning Commission and City Council was held on January 22, 2025 outlining the proposal. A link to the video of the workshop can be found here: City of Apopka Joint Workshop for Proposed Code Updates to Wyld Oaks - January 22, 2025

The overlay district is closely aligned with the City's Comprehensive Plan. It advances the objective of discouraging urban sprawl by promoting a balanced mix of uses and fulfills the intent of the MU-KPI Form-Based Code by concentrating density and intensity around key intersections. The proposed standards ensure development will occur in a predictable yet adaptable manner, consistent with the Wekiva Parkway and Protection Act and Apopka's long-term economic vision.

The proposed Wyld Oaks Town Center Overlay District addresses both market realities and community needs by consolidating five underlying character zones—Village Center, Employment, Interchange, Transition, and

Neighborhood—into a cohesive mixed-use framework. Importantly, the applicant has worked in close coordination with City Staff to ensure the overlay both accommodates the intent of the Form-Based Code and provides the flexibility needed for Wyld Oaks' vision. This collaboration has allowed land uses to be strategically located to ensure compatibility with adjacent neighborhoods, respect existing development patterns, and preserve large tracts of land for green corridors, parks, and recreation.

Among its most notable features, the amendment establishes a maximum density of 27.5 dwelling units per gross acre, with a bonus of up to 30 dwelling units per gross acre when 30 percent open space is provided, and a minimum intensity of 0.1 FAR across the district. At least 20 percent of the project area must be dedicated to open space, designed as a network of parks, plazas, trails, and recreational amenities accessible within a short walk of every resident. These standards ensure that Wyld Oaks will not only serve as a regional economic hub but also function as a connected, livable community.

This process has resulted in a framework that honors the vision of the Kelly Park Interchange Form-Based Code while adapting it to present-day market conditions and community expectations. The proposed overlay sets the stage for development that is both economically resilient and socially sustainable, positioning Wyld Oaks as a model for how thoughtful planning can translate the City's long-range vision into a tangible, high-quality place.

Policy Justification:
The amendment is consistent with the City's Comprehensive Plan. It advances Objective 1.3 and Policy 1.3.1.q by promoting mixed-use development and discouraging sprawl, and it fulfills Objective 1.14 and Policy 1.14.7 by ensuring development at the Kelly Park Interchange is predictable, flexible, and balanced with environmental protection and economic goals.

Through a collaborative effort between the applicant and City Staff, the amendment ensures that the Town Center Overlay District will advance the community's shared vision. The benefits of this approach include expanded and accessible open space networks, a greater mix of land uses to strengthen Apopka's economy, and a development framework flexible enough to respond to evolving market conditions while maintaining a high standard of urban design. Together, these elements advance Apopka's long-term growth strategy and confirm the community's intent to make the Kelly Park Interchange area the City's premier destination for sustainable, mixed-use development.

The LDC amendment (Appendix C) establishes Town Center Overlay District Development Standards, which include:

Applicability

- Applies only to projects ≥170 acres within MU-KPI that span all character zones.
- Allows coordinated expansion through City approval.
- Inclusion of all five MU-KPI character zones,
- At least one quadrant of a designated Village Center, and
- Requirement for a Master Developer to provide a Town Center Master Plan to coordinate phasing, design, and infrastructure

Uses

- Broad mix of residential, office, civic, retail, recreational, and entertainment uses.
- Provisions for live-work, senior housing, cultural facilities, hotels, and big-box retail (with design standards).
- Flexibility for integrated mixed-use buildings

.
Development Standards

- Density and Intensity: Up to 27.5 du/gross acre (4,675 units for 170 acres); bonus to 30 du/acre if 30% open space is provided. Minimum FAR of 0.1.
- Open Space: Minimum 20% (district-wide); network of plazas, greens, stormwater amenities, and recreational areas ensuring residents are within ¼ mile of open space.
- Blocks and Streets: Maximum perimeter 2,000 feet; interconnected, complete-street networks for all users.

- Height: Up to 10 stories (with transitions down to 3 stories along Golden Gem Road and adjacent to single-family zones). Parking garages capped at 80 feet.

Design & Implementation

- Town Center Master Plan required, including phasing, regulating plans, signage, parking, and design guidelines.
- Green building principles encouraged.
- Street lighting, stormwater, and signage subject to detailed standards ensuring safety, aesthetics, and environmental sensitivity.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on December 3, 2026.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
February 18, 2026 – City Council (7:00 P.M.), First Reading
TBD – City Council, Second Reading and Adoption

DULY ADVERTISED:
January 30, 2026 – Apopka Chief

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:
Development Review Committee (DRC):
DRC recommends approval of the proposed Land Development Code text amendment, based on the findings of fact and evidence presented in the staff report and exhibits.

Recommended Motion — Planning Commission:
The recommended motion is to find the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the proposed Land Development Code text amendment, based on the findings of fact and evidence presented in the staff report and exhibits.

ATTACHMENTS:
1. Ordinance No. 3118
2. Wyld Oaks - Proposed LDC Appendix C. Town Center Overlay
3. Wyld Oaks - Applicant Statement of Justification
4. Land Development Code (Proposed Section pgs 618-633)
5. January 30 Advertisement

ORDINANCE NO. 3118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III, APPENDIX A, MIXED-USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE, APPENDIX C, TO CREATE AND ESTABLISH A TOWN CENTER OVERLAY DISTRICT AND ASSOCIATED DEVELOPMENT STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the City's Land Development Code to guide growth and development within the City in accordance with the laws of the State of Florida; and

WHEREAS, the City of Apopka is committed to planning and managing the future growth and development of the City; and

WHEREAS, the City of Apopka is committed to promoting well-planned, sustainable development consistent with the Comprehensive Plan and the community's long-term vision for the Kelly Park Interchange area; and

WHEREAS, the City Council finds that amending Part III, Appendix A, Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, Appendix C, to create and establish a Town Center Overlay District and associated development standards is necessary to implement the Comprehensive Plan, provide a coordinated regulatory framework, and ensure compatibility with surrounding development; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of this amendment and found it consistent with the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka held public hearings to consider this amendment, with due public notice having been provided, to obtain public comment, and considered all written and oral comments received during public hearings, including support documents; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for this amendment under City's Land Development Code and that the amendment serves a legitimate public purpose and will not adversely affect the public interest.; and

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

Section I. Purpose and Intent. This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act. The City of Apopka has complied with all requirements of Florida Law in processing this ordinance. The recitals set forth above recitals are hereby adopted.

Section II. Future Land Use Map Amendment. Part III, Appendix A of the Apopka Land Development Code, Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, is hereby amended by adopting Appendix C – Town Center Overlay District Development Standards, as more fully set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Section III. Codification. It is the intention of the City Council of the City of Apopka, Florida, that the provisions of this Ordinance shall be codified as part of the Code of Ordinances of the City of Apopka, Florida. The codifier is authorized to reformat and renumber the provisions of this Ordinance as necessary to conform to the Code.

Section IV. Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. Conflicts. All Ordinances or parts of Ordinances in conflict with any of the provisions of this Ordinance are hereby repealed**.**

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this _____ day of _____, 2026.

READ FIRST TIME: February 18, 2026

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: January 30, 2026

EXHIBIT A

Appendix A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE

C. Regulating Plan

. . .

6. Town Center Overlay District. The primary intent of this zone is to promote a wider range and mix of uses with intensity, density, placemaking, and a greater area of open space for large sites in the City's primary target locations for mixed-use development. Refer to Appendix C for specific development standards.

Appendix C. Town Center Overlay District Development Standards

A. **Applicability.**

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of 170-acres and which fall within all five (5) character zones of Village Center, Employment, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Appendix A, Figure 2.).
2. All development within a Town Center Overlay District shall be in accordance with the following sections of this Appendix, as may be amended: ***Town Center Block and Street Regulating Plan*** (Figure A); ***Town Center Open Space Plan*** (Figure B.); and ***Town Center Street Standards*** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, in potential future expansion areas (Figure A.), as well as other additional contiguous and adjacent properties (which may be separated by public or private street right-of-way) as they are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines**, **Town Center Master Parking Plan**, and **Town Center Master Signage Plan**.
7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
8. The Madison Oaks MF3 Development Parcel (Parcel ID 13-20-27-9480-08-000), approved on April 18th, 2024 is not subject to the provisions of this appendix unless such Parcel chooses to become part of this appendix in the future via written notice to the City.

Figure A. Town Center Block and Street Regulating Plan

*Note: The **Town Center Block and Street Regulating Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

B. **Permitted Uses.**

Table 1 below shows the uses allowed in the Town Center Overlay District. Multiple uses may be combined, attached, semi-attached, and/or integrated into mixed use buildings and/or multi-use parcels. Mixed use buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P – refer to note 11
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 7

Church, convent or parish house	SE
Community center / civic clubs	SE
Hospitals	P – refer to note 10
Public use (library, post office, fire and other municipal offices, and similar uses	P
Public utility service facilities	P
EATING, DRINKING AND ENTERTAINMENT	
Bar, lounge, tavern	P – refer to note 6
Brewery	P – refer to note 6
Nightclub (Discotheque)	SE
Restaurants	P – refer to note 6
Restaurants with drive-up or drive-through facilities	P – refer to note 9
Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)	P – refer to note 9
Alcohol (Package) Sales	P
EDUCATIONAL FACILITIES/TRAINING	
Child care facilities	P
Pre-school facilities	P
Schools – Higher education (incl. vocational & trade)	SE
Schools – Elementary (public & private)	SE
Schools – Middle, High (public & private)	N
INDUSTRIAL	
Manufacturing, light (incl. electronic assembly)	N
Mini-storage facilities	P – refer to note 12
Warehousing and wholesaling	N
OFFICE, MEDICAL AND PROFESSIONAL	
Financial Institutions	P
Laboratories (research, medical & dental) and clinics	P
Outpatient Care Facilities including urgent care & emergency facilities and an associated helipad	P
Professional, medical & business office/studios	P
Veterinary clinic/hospital	SE

RECREATION & TOURISM	
Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted and independent living facilities	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal and/or accessory use	P – refer to note 8
Big Box Development	P – refer to note 5
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	P

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 4
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N

Notes:

1. For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s).
2. For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure.
3. For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage. Live-Work Units shall be permitted within any building type.
4. Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.
5. General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met.
6. Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use.
7. One wireless communication tower, not exceeding 150 feet in height, shall be permitted within 750 feet from the right-of-way of the SR 429. The communication tower shall be designed as a monopole with decorative panels or similar aesthetic design treatment to shield views of communication equipment. Any branding or signage may include "The City of Apopka" and "Wyld Oaks" on the structure.
8. Freestanding or attached parking structures shall be permitted without a liner building if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements.
9. Drive up or drive through facilities for a restaurant shall meet the following conditions:
    a. All drive through stacking shall occur at the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements.
    b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building.
    c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with administrative approval.
    d. Maximum size of the user space shall be limited to 5,000 sq. ft.

e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

10. Hospitals are an institution receiving inpatients and rendering medical care on a 24 hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, officers of medical practitioners, adult day care, respite care, medical day care and day care for sick children, long and short-term acute care, rehabilitation (not including drug/alcohol), physical therapy facilities, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."
11. Agriculture uses may continue on undeveloped land or portions thereof.
12. Mini-storage shall only be permitted in those areas where the prior character zone designation was Interchange.

C. **District, Block, and Street Standards.**

1. The minimum 170-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
2. Blocks should generally be configured in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, tree protection areas, storm water management facilities, water recreation facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. Blocks may be defined by streets or by pedestrian passages, mews, or other open spaces.
6. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Street Plan*** (Figure C.).
7. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
8. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the ***Town Center Street Plan*** (Figure C.). and ***Town Center Street Standards*** (Figure D.).
9. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

D. **Density, Intensity, and Public Open Space Standards.**

1. Minimum intensity calculations (FAR) shall be 0.1 FAR for the entire Town Center Overlay District.

2. There shall be no minimum non-residential square footage requirement.

3. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Open Space Plan*** (Figure B.), including the area of any intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

4. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170-acre site is capped at 4,675 total units.

5. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area of the entire Town Center Overlay District.

    a. In accordance with Section S. – Definitions, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A visually open area that is landscaped or naturalistic area and may be used for passive recreation and/or active recreation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle circulation (including sidewalks, walkways, pathways, and trails), outdoor recreation facilities, water recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, common open space, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to residents, and may be privately owned, owned in common, or publicly owned, and a fee may be charged for use an enjoyment of the same. The terms "open space" and "Public Open Space" and "Public Open Space Use" shall be used interchangeably in this Appendix C.

6. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.

7. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the ***Town Center Open Space Plan*** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.

8. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.

9. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

10. Public Open Space areas shall include common open space areas so long as such are designed as an open space amenity containing an area of land and/or water including structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents.

E. **Stormwater.**

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.

2. Where slopes require fencing, only ornamental metal will be allowed.

3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.

4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan

*Note: The **Town Center Open Space Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

F. **Development Bonuses.**

5. In the event that the overall development within the Town Center Overlay District provides a minimum of 30% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres).

G. **Building Height.**

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

2. The maximum building height shall be 10-stories, except as follows:

   a. Any fee-simple single-family units (attached and detached single family) shall be limited to 3-stories.

   b. To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage.

3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.

4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. **Town Center Master Plan & Town Center Development and Design Standards.**

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.

2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.

3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.

4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment. Rear-loaded single-family dwellings and townhomes shall front on a street or mews with an identifiable address for public safety access.

5. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

6. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. The Town Center Development Standards and Design Guidelines may include provisions contained in the MU-KPI Form-Based Code and other sections of the code or alternative standards that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form-Based Code. From time to time the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** may be amended by the Master Developer.

I. **Signage.**

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.
2. The **Town Center Master Signage Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Signage Plan** may be amended by the Master Developer.

J. **Parking, Bicycle Facilities, Bus Stops and Golf Carts.**

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.
4. The **Town Center Master Parking Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Parking Plan** may be amended by the Master Developer.
5. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
6. The use of golf carts shall be in accordance with F.S. § 316.212.

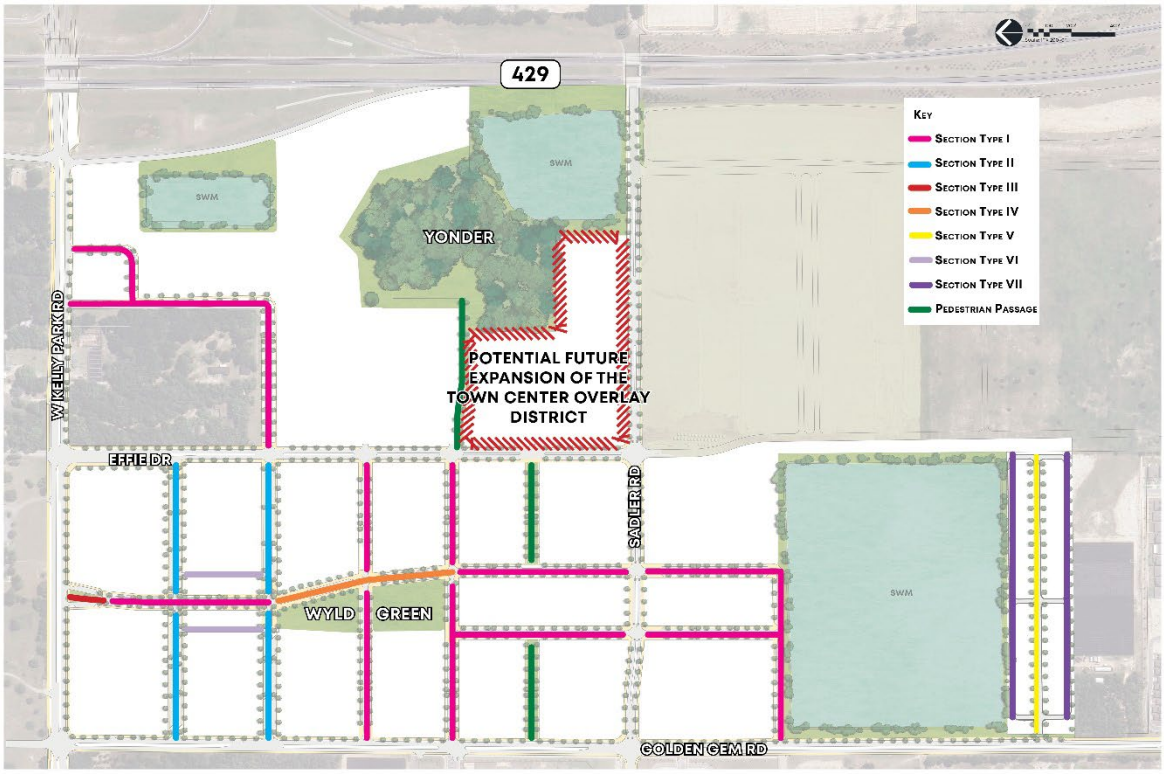
K. **Sidewalks and Crosswalks.**

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

L. **Street Lighting.**

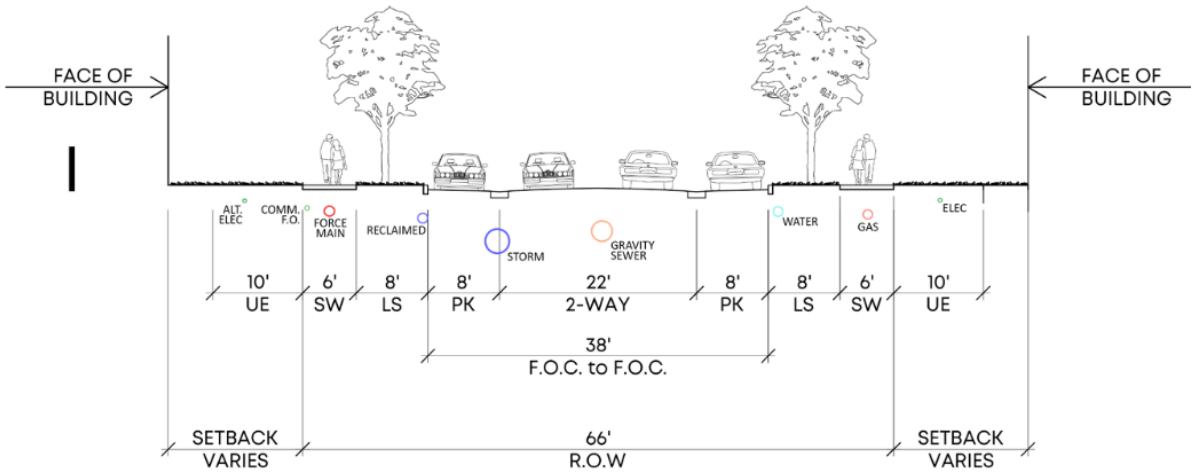
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Alleys shall be lighted.
4. Developers may work with the appropriate utility company to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

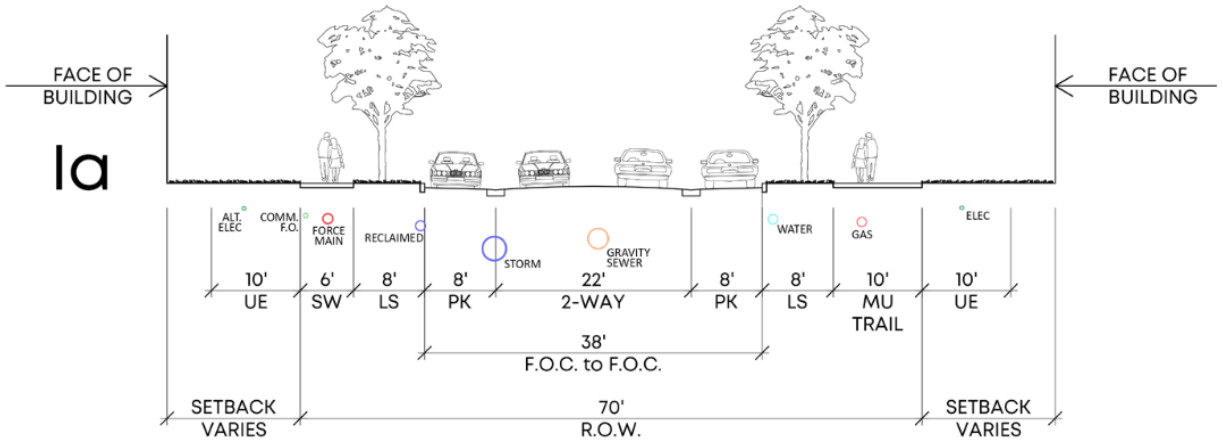
Figure C. Town Center Street Plan



*Note: The above **Town Center Street Plan** and the **Street Sections** below may be further refined and detailed in the **Town Center Master Plan**.*

Figure D. Town Center Street Standards

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STORM
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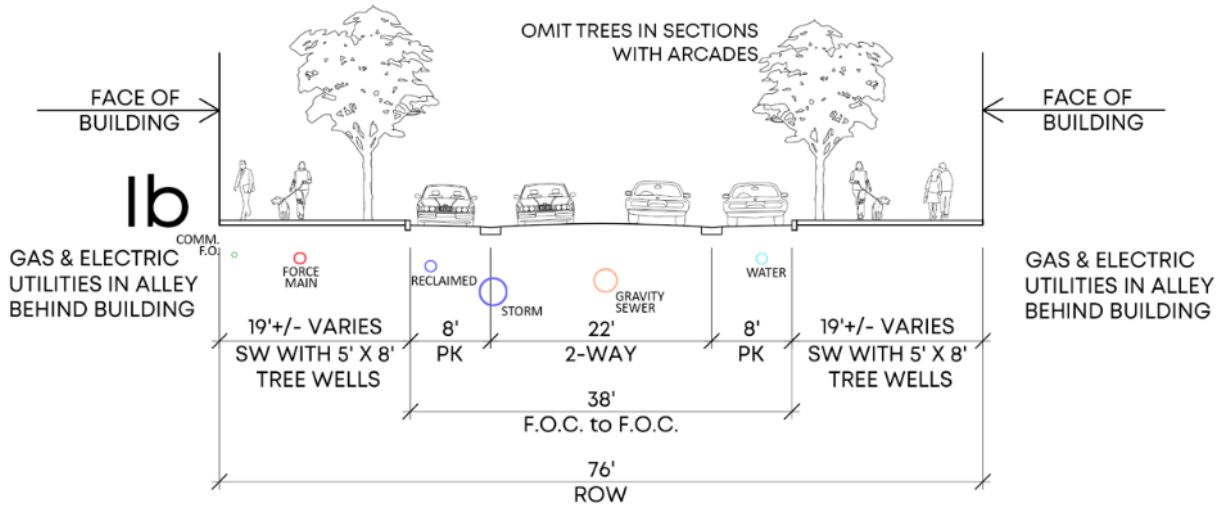
WATER
GAS
ELEC
10' UE
6' SW
8' LS
8' PK
22' 2-WAY
8' PK
8' LS
10' MU TRAIL
10' UE
38' F.O.C. to F.O.C.
SETBACK VARIES
70' R.O.W.
SETBACK VARIES


OMIT TREES IN SECTIONS WITH ARCADES
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GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
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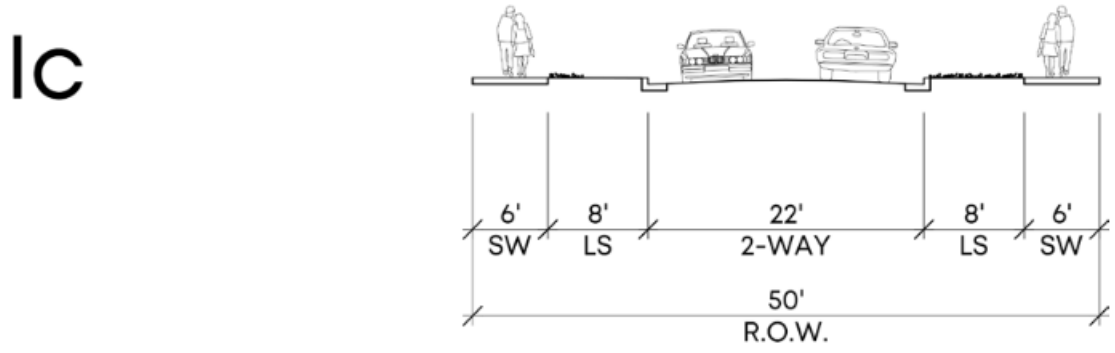
RECLAIMED
STORM
GRAVITY SEWER
WATER
GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
19'+/- VARIES SW WITH 5' X 8' TREE WELLS
8' PK
22' 2-WAY
8' PK
19'+/- VARIES SW WITH 5' X 8' TREE WELLS
38' F.O.C. to F.O.C.
76' ROW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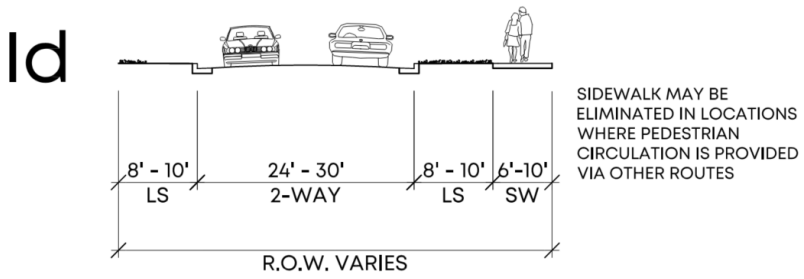
8' LS
22' 2-WAY
8' LS
6' SW
50' R.O.W.


Id
SIDEWALK MAY BE ELIMINATED IN LOCATIONS WHERE PEDESTRIAN CIRCULATION IS PROVIDED VIA OTHER ROUTES
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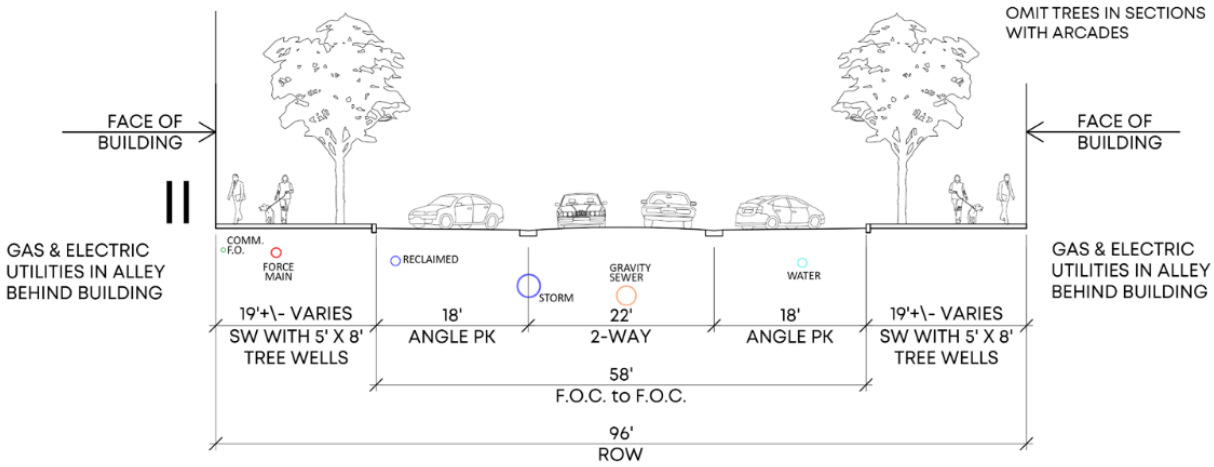
24' - 30'
2-WAY
8' - 10'
LS
6'-10'
SW
R.O.W. VARIES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GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
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RECLAIMED
STORM
GRAVITY SEWER
WATER
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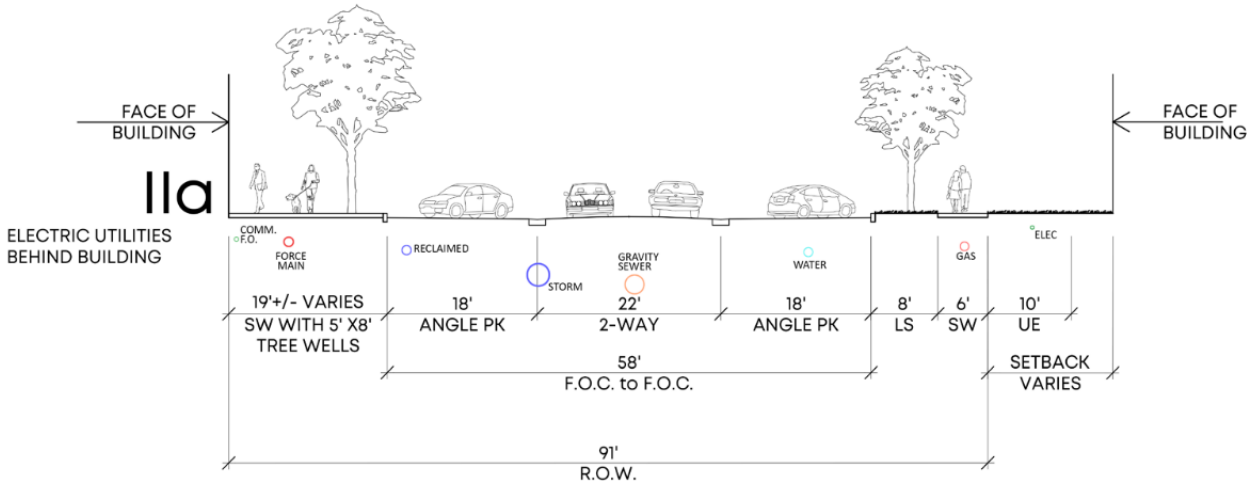
18'
ANGLE PK
22'
2-WAY
18'
ANGLE PK
19'+\- VARIES
SW WITH 5' X 8' TREE WELLS
58'
F.O.C. to F.O.C.
96'
ROW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GAS
ELEC
19'+/- VARIES
SW WITH 5' X8' TREE WELLS
18'
ANGLE PK
22'
2-WAY
18'
ANGLE PK
8'
LS
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SW
10'
UE
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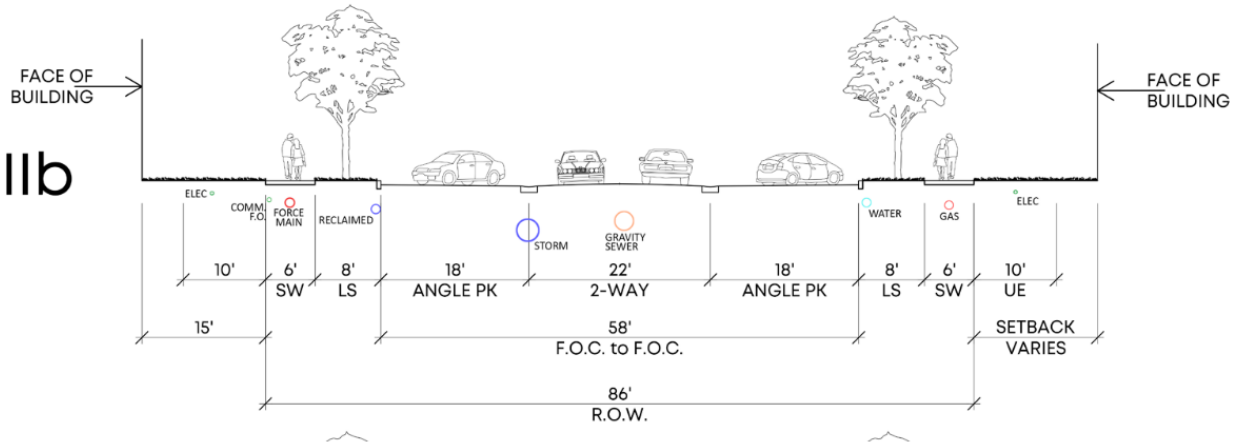
F.O.C. to F.O.C.
SETBACK VARIES
91'
R.O.W.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GRAVITY SEWER
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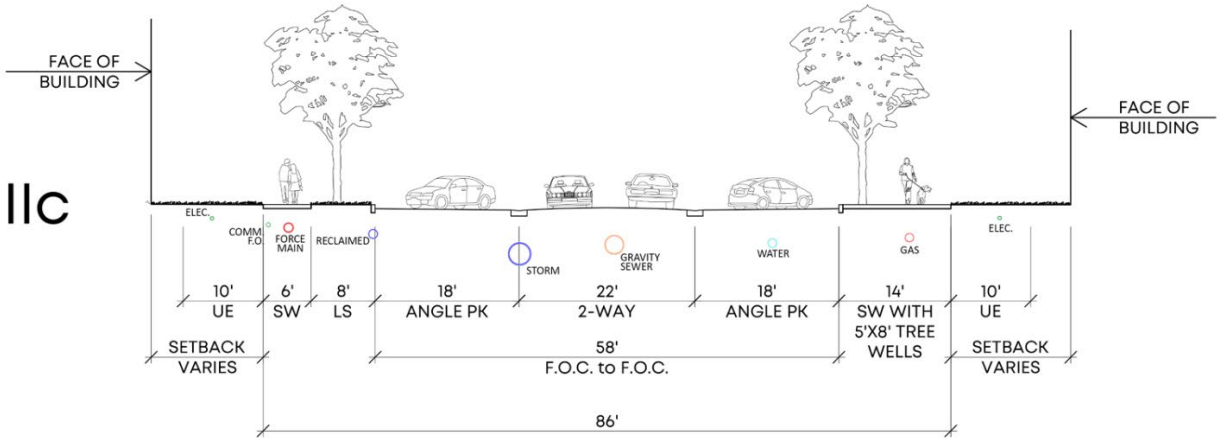
GAS
ELEC
10'
6' SW
8' LS
18' ANGLE PK
22' 2-WAY
18' ANGLE PK
8' LS
6' SW
10' UE
15'
58' F.O.C. to F.O.C.
SETBACK VARIES
86' R.O.W.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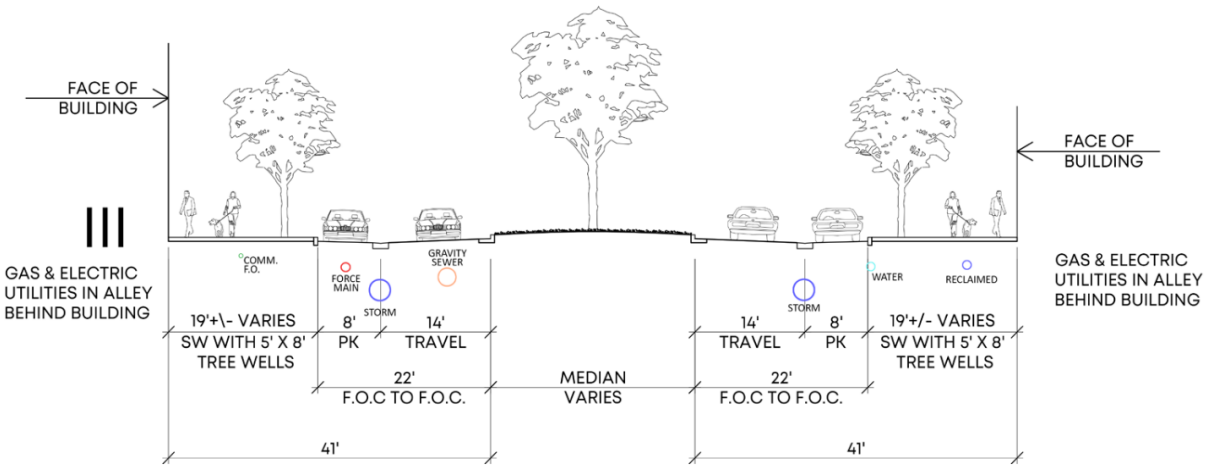
COMM F.O.
FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
WATER
GAS
ELEC.
10' UE
6' SW
8' LS
18' ANGLE PK
22' 2-WAY
18' ANGLE PK
14' SW WITH 5'X8' TREE WELLS
10' UE
SETBACK VARIES
58' F.O.C. to F.O.C.
SETBACK VARIES
86'


III
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GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
COMM. F.O.
FORCE MAIN
STORM
GRAVITY SEWER
WATER
RECLAIMED
STORM
19'+\- VARIES SW WITH 5' X 8' TREE WELLS
8' PK
14' TRAVEL
22' F.O.C TO F.O.C.
MEDIAN VARIES
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8' PK
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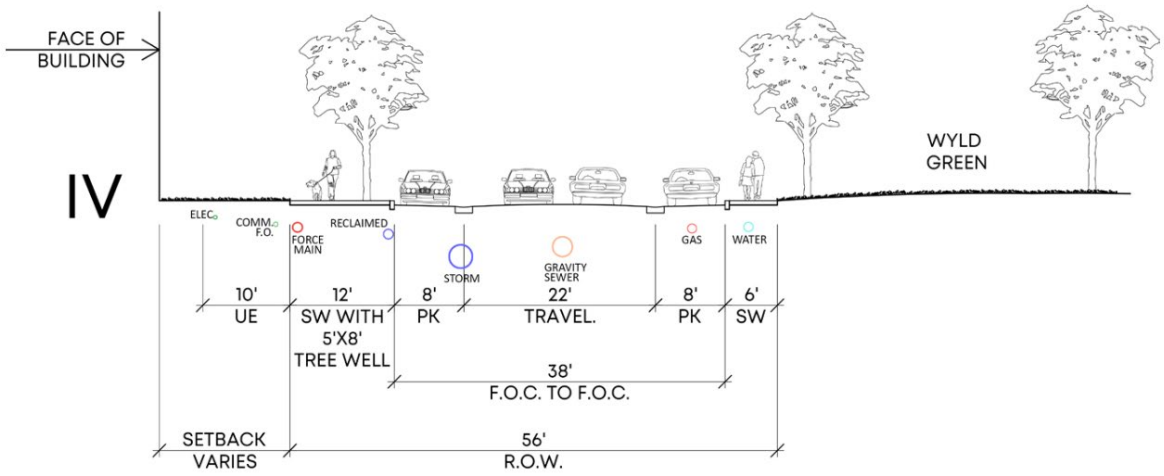
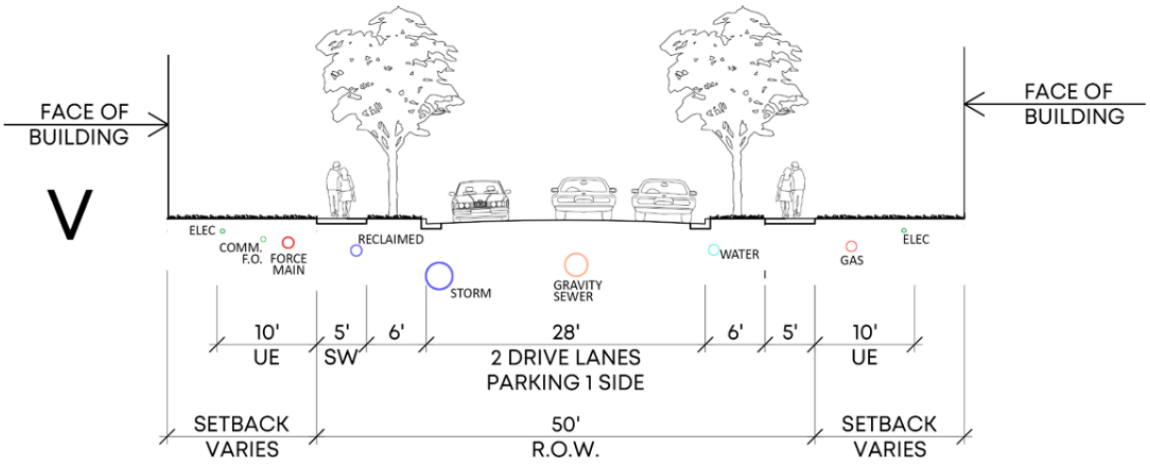
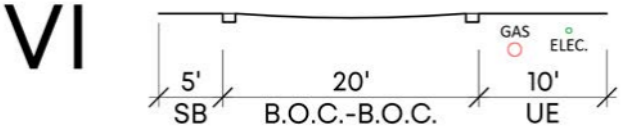
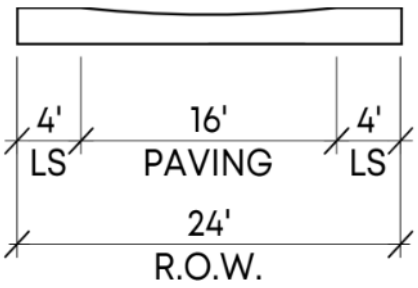
22' F.O.C TO F.O.C.
41'
41'


IV
FACE OF BUILDING
WYLD GREEN
ELEC.
COMM. F.O.
FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
GAS
WATER
10' UE
12' SW WITH 5'X8' TREE WELL
8' PK
22' TRAVEL.
8' PK
6' SW
38' F.O.C. TO F.O.C.
SETBACK VARIES
56' R.O.W.





COMMERCIAL ALLEY



RESIDENTIAL ALLEY

Appendix A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE

C. Regulating Plan

. . .

6. Town Center Overlay District. The primary intent of this zone is to promote a wider range and mix of uses with intensity, density, placemaking, and a greater area of open space for large sites in the City's primary target locations for mixed-use development. Refer to Appendix C for specific development standards.

Appendix C. Town Center Overlay District Development Standards

A. **Applicability.**

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of 170-acres and which fall within all five (5) character zones of Village Center, Employment, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Appendix A, Figure 2.).
2. All development within a Town Center Overlay District shall be in accordance with the following sections of this Appendix, as may be amended: ***Town Center Block and Street Regulating Plan*** (Figure A); ***Town Center Open Space Plan*** (Figure B.); and ***Town Center Street Standards*** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, in potential future expansion areas (Figure A.), as well as other additional contiguous and adjacent properties (which may be separated by public or private street right-of-way) as they are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines**, **Town Center Master Parking Plan**, and **Town Center Master Signage Plan**.
7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
8. The Madison Oaks MF3 Development Parcel (Parcel ID 13-20-27-9480-08-000), approved on April 18th, 2024 is not subject to the provisions of this appendix unless such Parcel chooses to become part of this appendix in the future via written notice to the City.

Figure A. Town Center Block and Street Regulating Plan

*Note: The **Town Center Block and Street Regulating Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

B. **Permitted Uses.**

Table 1 below shows the uses allowed in the Town Center Overlay District. Multiple uses may be combined, attached, semi-attached, and/or integrated into mixed use buildings and/or multi-use parcels. Mixed use buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P – refer to note 11
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 7

Church, convent or parish house	SE
Community center / civic clubs	SE
Hospitals	P – refer to note 10
Public use (library, post office, fire and other municipal offices, and similar uses	P
Public utility service facilities	P
EATING, DRINKING AND ENTERTAINMENT	
Bar, lounge, tavern	P – refer to note 6
Brewery	P – refer to note 6
Nightclub (Discotheque)	SE
Restaurants	P – refer to note 6
Restaurants with drive-up or drive-through facilities	P – refer to note 9
Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)	P – refer to note 9
Alcohol (Package) Sales	P
EDUCATIONAL FACILITIES/TRAINING	
Child care facilities	P
Pre-school facilities	P
Schools – Higher education (incl. vocational & trade)	SE
Schools – Elementary (public & private)	SE
Schools – Middle, High (public & private)	N
INDUSTRIAL	
Manufacturing, light (incl. electronic assembly)	N
Mini-storage facilities	P – refer to note 12
Warehousing and wholesaling	N
OFFICE, MEDICAL AND PROFESSIONAL	
Financial Institutions	P
Laboratories (research, medical & dental) and clinics	P
Outpatient Care Facilities including urgent care & emergency facilities and an associated helipad	P
Professional, medical & business office/studios	P
Veterinary clinic/hospital	SE

RECREATION & TOURISM	
Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted and independent living facilities	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal and/or accessory use	P – refer to note 8
Big Box Development	P – refer to note 5
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	P

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 4
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N

Notes:

1. For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s).
2. For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure.
3. For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage. Live-Work Units shall be permitted within any building type.
4. Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.
5. General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met.
6. Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use.
7. One wireless communication tower, not exceeding 150 feet in height, shall be permitted within 750 feet from the right-of-way of the SR 429. The communication tower shall be designed as a monopole with decorative panels or similar aesthetic design treatment to shield views of communication equipment. Any branding or signage may include "The City of Apopka" and "Wyld Oaks" on the structure.
8. Freestanding or attached parking structures shall be permitted without a liner building if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements.
9. Drive up or drive through facilities for a restaurant shall meet the following conditions:
    a. All drive through stacking shall occur at the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements.
    b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building.
    c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with administrative approval.
    d. Maximum size of the user space shall be limited to 5,000 sq. ft.

e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

10. Hospitals are an institution receiving inpatients and rendering medical care on a 24 hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, officers of medical practitioners, adult day care, respite care, medical day care and day care for sick children, long and short-term acute care, rehabilitation (not including drug/alcohol), physical therapy facilities, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."
11. Agriculture uses may continue on undeveloped land or portions thereof.
12. Mini-storage shall only be permitted in those areas where the prior character zone designation was Interchange.

C. **District, Block, and Street Standards.**

1. The minimum 170-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
2. Blocks should generally be configured in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, tree protection areas, storm water management facilities, water recreation facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. Blocks may be defined by streets or by pedestrian passages, mews, or other open spaces.
6. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Street Plan*** (Figure C.).
7. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
8. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the ***Town Center Street Plan*** (Figure C.). and ***Town Center Street Standards*** (Figure D.).
9. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

D. **Density, Intensity, and Public Open Space Standards.**

1. Minimum intensity calculations (FAR) shall be 0.1 FAR for the entire Town Center Overlay District.

2. There shall be no minimum non-residential square footage requirement.

3. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Open Space Plan*** (Figure B.), including the area of any intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

4. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170-acre site is capped at 4,675 total units.

5. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area of the entire Town Center Overlay District.

    a. In accordance with Section S. – Definitions, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A visually open area that is landscaped or naturalistic area and may be used for passive recreation and/or active recreation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle circulation (including sidewalks, walkways, pathways, and trails), outdoor recreation facilities, water recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, common open space, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to residents, and may be privately owned, owned in common, or publicly owned, and a fee may be charged for use an enjoyment of the same. The terms "open space" and "Public Open Space" and "Public Open Space Use" shall be used interchangeably in this Appendix C.

6. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.

7. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the ***Town Center Open Space Plan*** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.

8. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.

9. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

10. Public Open Space areas shall include common open space areas so long as such are designed as an open space amenity containing an area of land and/or water including structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents.

E. **Stormwater.**

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.

2. Where slopes require fencing, only ornamental metal will be allowed.

3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.

4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan

*Note: The **Town Center Open Space Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

F. **Development Bonuses.**

5. In the event that the overall development within the Town Center Overlay District provides a minimum of 30% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres).

G. **Building Height.**

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

2. The maximum building height shall be 10-stories, except as follows:

   a. Any fee-simple single-family units (attached and detached single family) shall be limited to 3-stories.

   b. To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage.

3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.

4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. **Town Center Master Plan & Town Center Development and Design Standards.**

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.

2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.

3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.

4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment. Rear-loaded single-family dwellings and townhomes shall front on a street or mews with an identifiable address for public safety access.

5. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

6. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. The Town Center Development Standards and Design Guidelines may include provisions contained in the MU-KPI Form-Based Code and other sections of the code or alternative standards that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form-Based Code. From time to time the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** may be amended by the Master Developer.

I. **Signage.**

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.
2. The **Town Center Master Signage Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Signage Plan** may be amended by the Master Developer.

J. **Parking, Bicycle Facilities, Bus Stops and Golf Carts.**

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.
4. The **Town Center Master Parking Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Parking Plan** may be amended by the Master Developer.
5. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
6. The use of golf carts shall be in accordance with F.S. § 316.212.

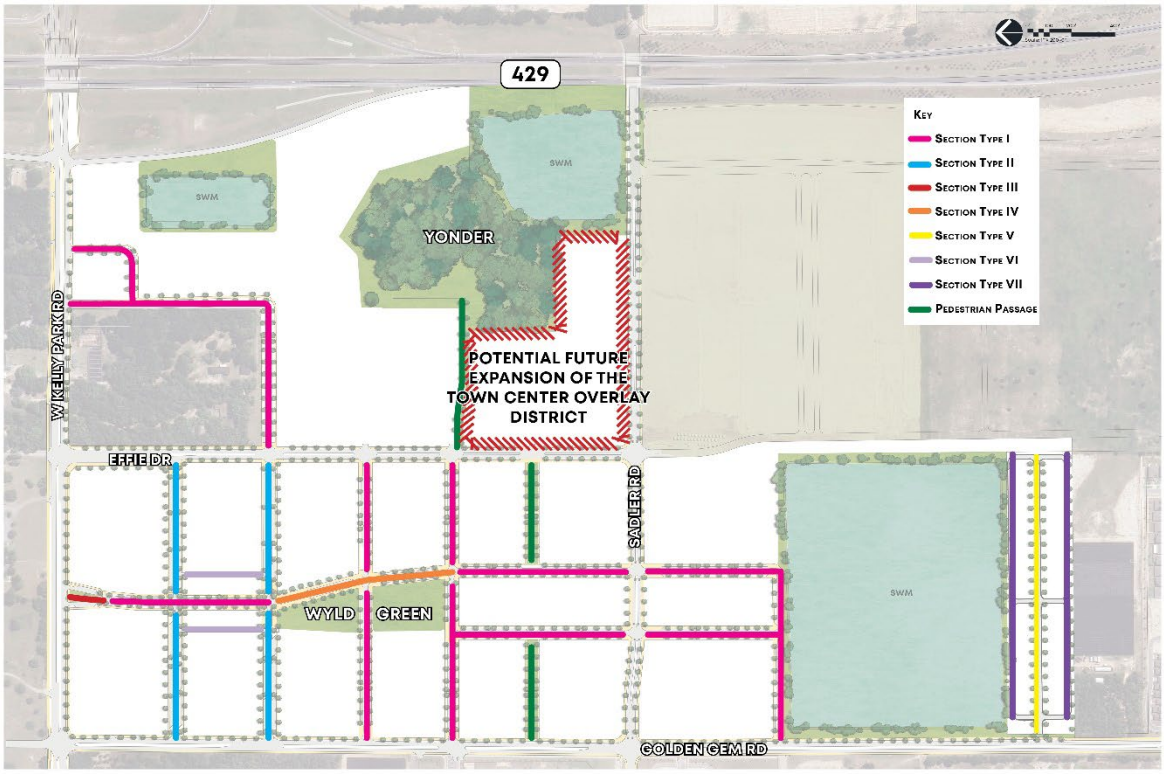
K. **Sidewalks and Crosswalks.**

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

L. **Street Lighting.**

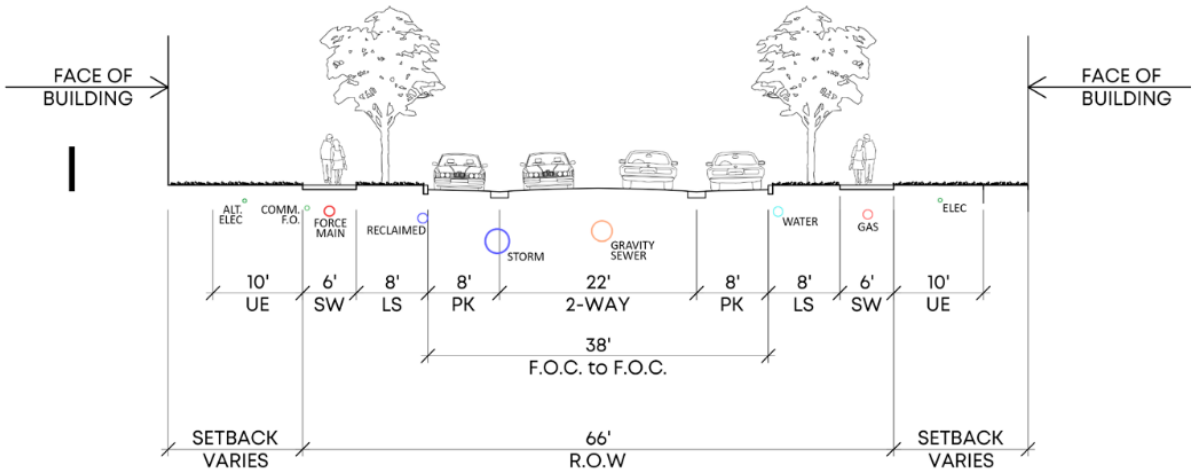
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Alleys shall be lighted.
4. Developers may work with the appropriate utility company to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

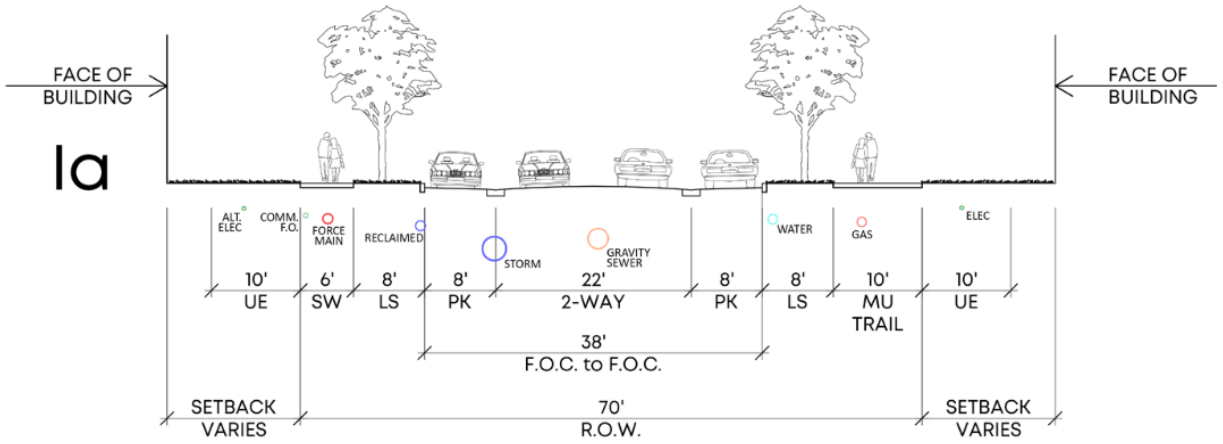
Figure C. Town Center Street Plan



*Note: The above **Town Center Street Plan** and the **Street Sections** below may be further refined and detailed in the **Town Center Master Plan**.*

Figure D. Town Center Street Standards

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FACE OF BUILDING
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COMM. F.O.
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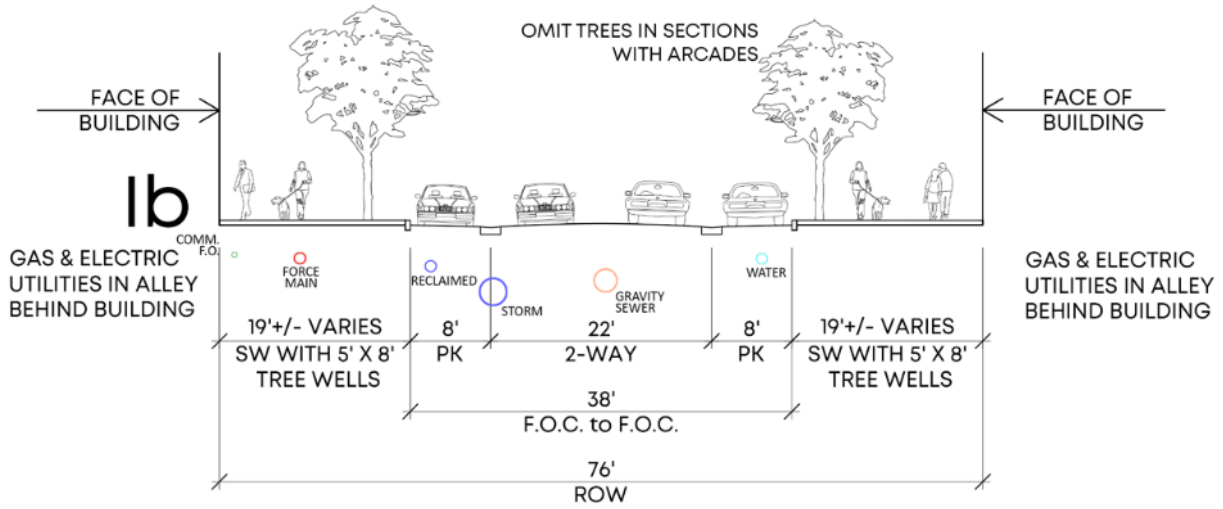
GAS
ELEC
10' UE
6' SW
8' LS
8' PK
22' 2-WAY
8' PK
8' LS
10' MU TRAIL
10' UE
38' F.O.C. to F.O.C.
SETBACK VARIES
70' R.O.W.
SETBACK VARIES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OMIT TREES IN SECTIONS WITH ARCADES
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GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
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FORCE MAIN
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STORM
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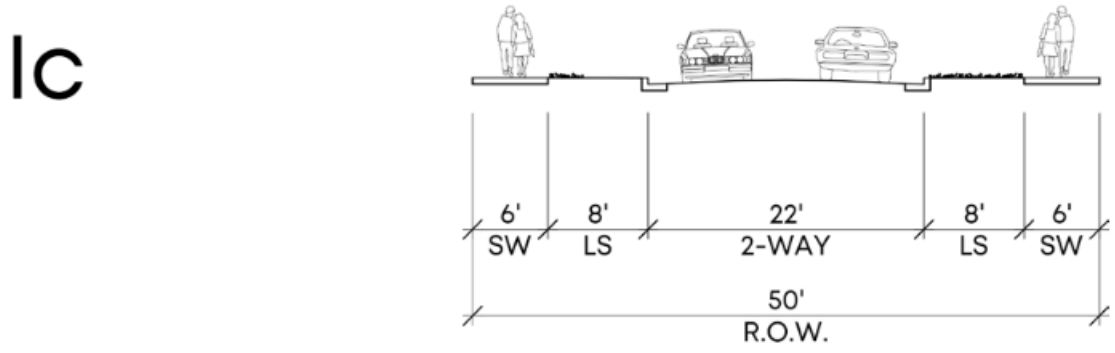
WATER
19'+/- VARIES SW WITH 5' X 8' TREE WELLS
8' PK
22' 2-WAY
8' PK
19'+/- VARIES SW WITH 5' X 8' TREE WELLS
38' F.O.C. to F.O.C.
76' ROW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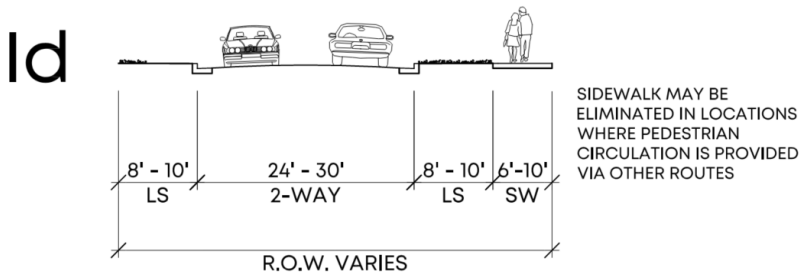
6' SW
8' LS
22' 2-WAY
8' LS
6' SW
50' R.O.W.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SIDEWALK MAY BE ELIMINATED IN LOCATIONS WHERE PEDESTRIAN CIRCULATION IS PROVIDED VIA OTHER ROUTES
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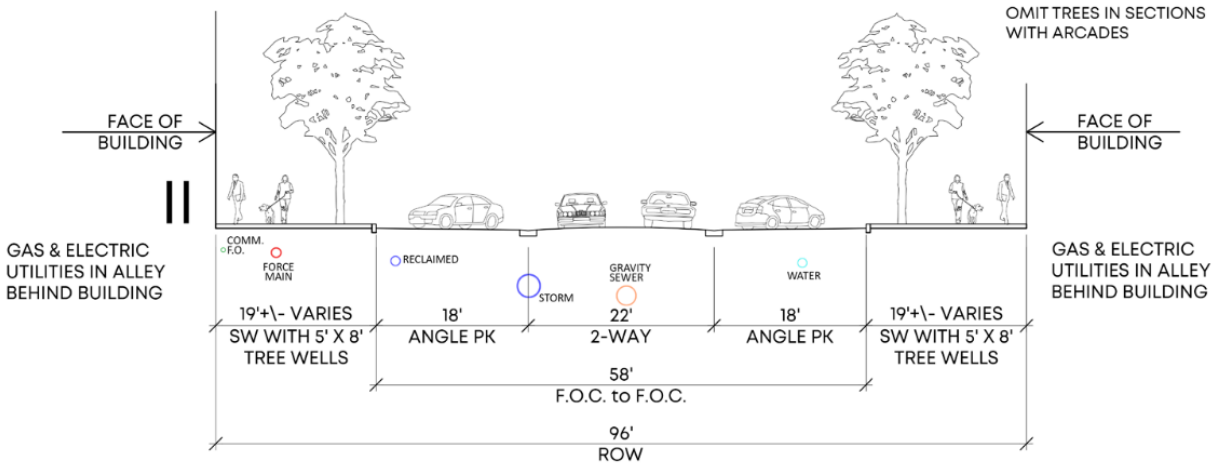
24' - 30'
2-WAY
8' - 10'
LS
6'-10'
SW
R.O.W. VARIES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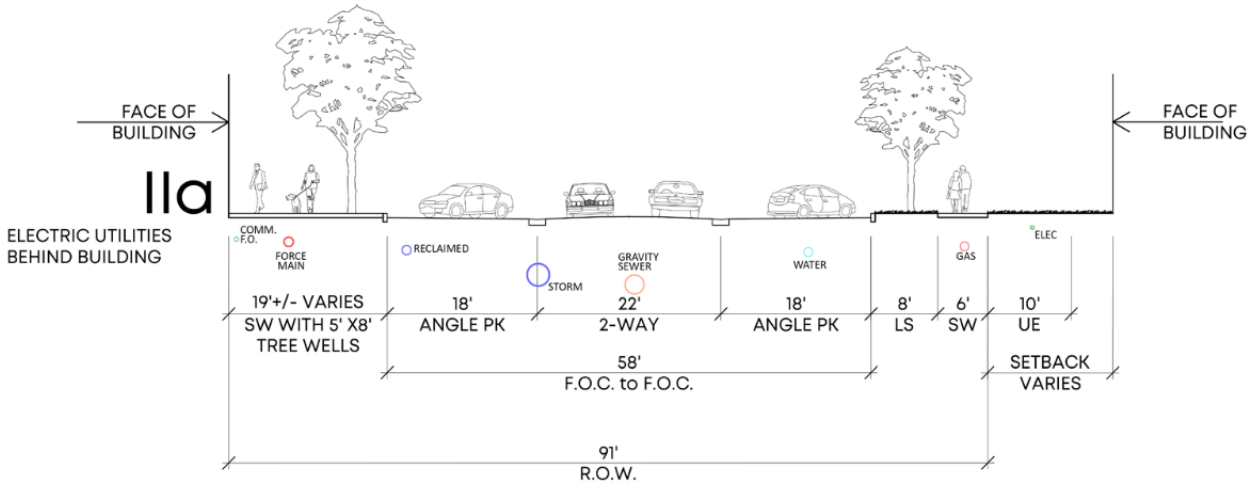
STORM
GRAVITY SEWER
WATER
19'+\- VARIES
SW WITH 5' X 8' TREE WELLS
18'
ANGLE PK
22'
2-WAY
18'
ANGLE PK
19'+\- VARIES
SW WITH 5' X 8' TREE WELLS
58'
F.O.C. to F.O.C.
96'
ROW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ELECTRIC UTILITIES BEHIND BUILDING
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STORM
GRAVITY SEWER
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19'+/- VARIES
SW WITH 5' X8' TREE WELLS
18'
ANGLE PK
22'
2-WAY
18'
ANGLE PK
8'
LS
6'
SW
10'
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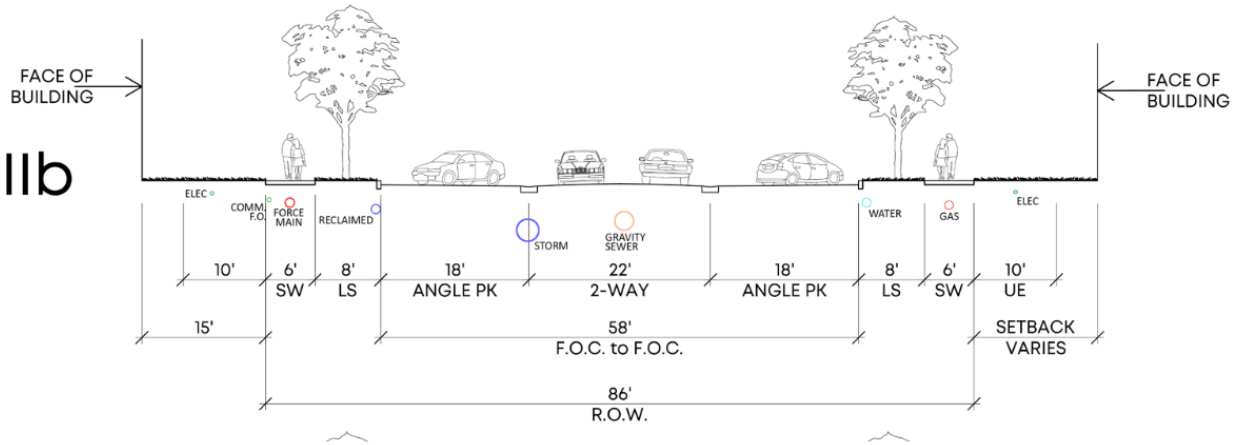
58'
F.O.C. to F.O.C.
SETBACK VARIES
91'
R.O.W.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FACE OF BUILDING
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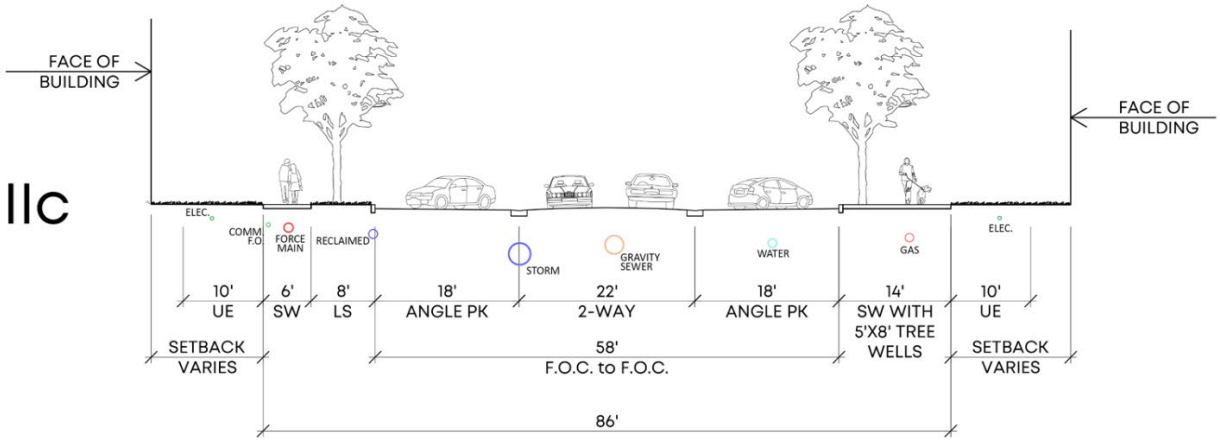
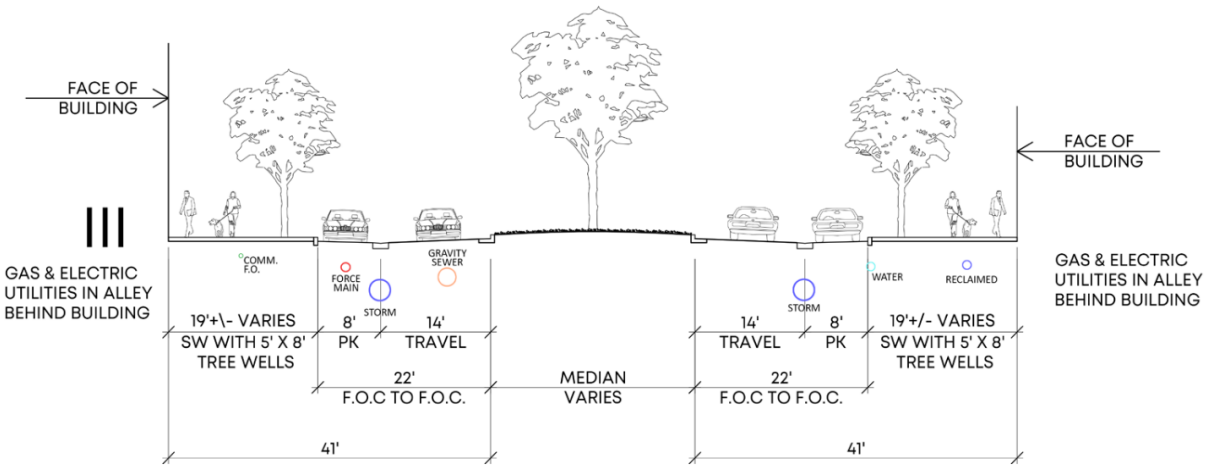
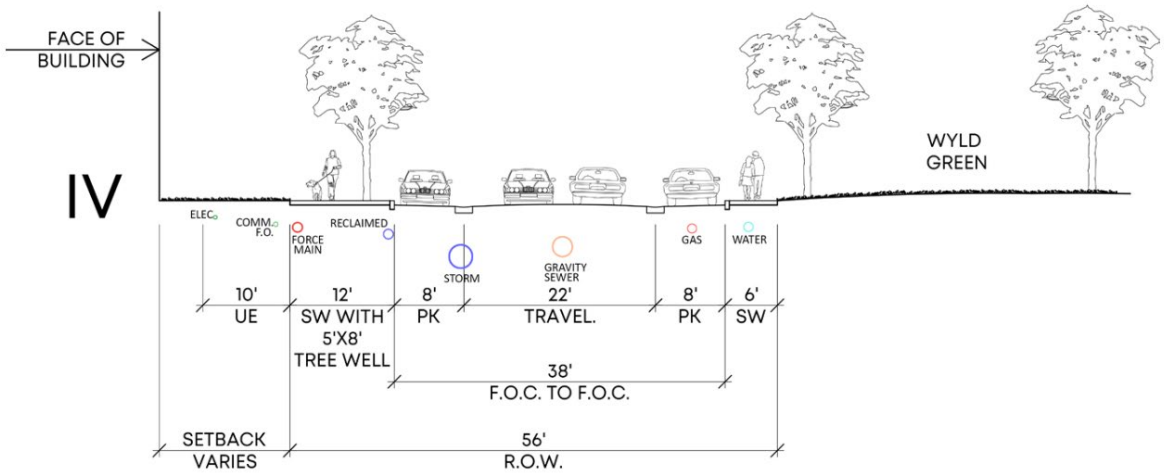
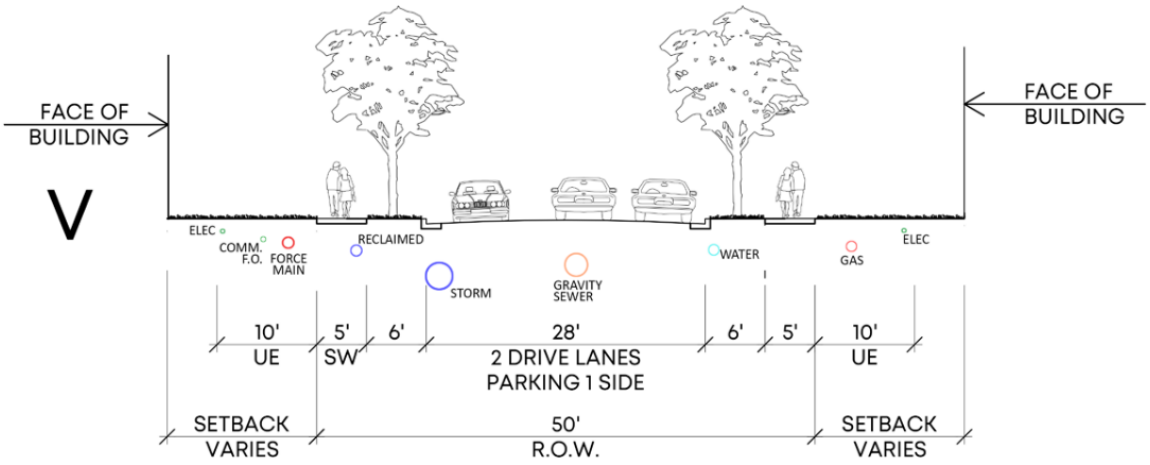
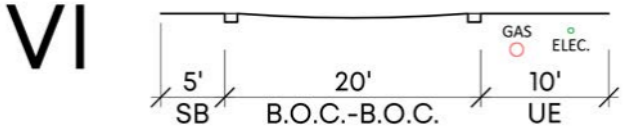
FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
WATER
GAS
ELEC
10'
6' SW
8' LS
18' ANGLE PK
22' 2-WAY
18' ANGLE PK
8' LS
6' SW
10' UE
15'
58' F.O.C. to F.O.C.
SETBACK VARIES
86' R.O.W.


IIc
FACE OF BUILDING
FACE OF BUILDING
ELEC.
COMM F.O.
FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
WATER
GAS
ELEC.
10' UE
6' SW
8' LS
18' ANGLE PK
22' 2-WAY
18' ANGLE PK
14' SW WITH 5'X8' TREE WELLS
10' UE
SETBACK VARIES
58' F.O.C. to F.O.C.
SETBACK VARIES
86'

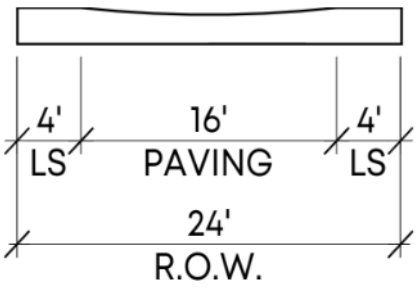

III
FACE OF BUILDING
FACE OF BUILDING
GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
COMM. F.O.
FORCE MAIN
STORM
GRAVITY SEWER
WATER
RECLAIMED
STORM
19'+\- VARIES
SW WITH 5' X 8' TREE WELLS
8'
PK
14'
TRAVEL
22'
F.O.C TO F.O.C.
MEDIAN
VARIES
14'
TRAVEL
8'
PK
19'+/- VARIES
SW WITH 5' X 8' TREE WELLS
22'
F.O.C TO F.O.C.
41'
41'


IV
FACE OF BUILDING
WYLD GREEN
ELEC.
COMM. F.O.
FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
GAS
WATER
10'
UE
12'
SW WITH 5'X8' TREE WELL
8'
PK
22'
TRAVEL.
8'
PK
6'
SW
38'
F.O.C. TO F.O.C.
SETBACK VARIES
56'
R.O.W.





COMMERCIAL ALLEY



RESIDENTIAL ALLEY

STATEMENT OF JUSTIFICATION FOR TOWN CENTER OVERLAY DISTRICT

The Future Land Use Element of the Apopka Comprehensive Plan establishes a Town Center Overlay District within the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code Area. The Town Center Overlay District will advance and implement the purpose, intent, spirit, and vision of the MU-KPI Form-Based Code while reducing and eliminating many of the restrictive and burdensome provisions contained in the existing code.

Numerous objectives and policies of the Future Land Use Element will be advanced by the Town Center Overlay District, including the following:

Objective 1.3 – *The City shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character. Also, the City will encourage flexible adjustments to density in response to population growth and areas of concentrated development, ensuring that community needs are addressed and sustainable growth is supported.*

Policy 1.3.1.q Mixed-Use – *The primary intent of the Mixed-Use land use category is to discourage low-density residential development and allow for a combination of residential, office, commercial, industrial, recreational, institutional, and public facility uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels, either as a permitted single use, a vertical combination of different permitted uses, or a horizontal mix of different permitted uses.*

Objective 1.14 – *Ensure development within the City of Apopka surrounding the SR 429/Kelly Park Road Interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide balanced land use that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.*

Policy 1.14.7 – *The City shall ensure that areas of greatest density and intensity within the Kelly Park Interchange Form-Based Code Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelley Park Road/Plymouth Sorrento Road, but not upon Karst formations.*

The Future Land Use Element incorporates the Town Center Overlay District within the Kelly Park Interchange Form-Based Code Character Zone Standards with the following purpose: *Promote a wider range and mix of uses with intensity, density, placemaking, and a greater amount of open space for large sites in the City's primary target locations for mixed-use.*

Within the MU-KPI, the Town Center Overlay District is applicable only to large sites that meet the following requirements:

- A minimum overall project area with a size of 170-acres
- The project area includes each of the five existing character zones (Village Center, Employment, Interchange, Transition, and Neighborhood)
- The location must include at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan

- A Master Developer is required to provide a Town Center Master Plan to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District
- Voluntary increase of Open Space ranging from a minimum of 20% for the entire Town Center Overlay District to a minimum of 30% with an open space bonus

Combining the five underlying character zones into an integrated mixed-use district results in three significant community benefits that advance the objectives and policies of the Future Land Use Element and the purpose of the Town Center Overlay District, as follows:

1. There will be a greater amount and variety of options for open space provided across the entire Town Center Overlay District. The current code does not provide for enough flexibility in providing for publicly beneficial open space opportunities and restricts the ability for the Developer to place open space in the most logical and well-planned areas. In particular, all citizens will benefit from the greater amount of open space that can be provided in a Town Center Overlay District as a master planned network of parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities.

2. Mixed-use development will include a broader mix of uses provided across the entire Town Center Overlay District as compared to the existing more restrictive requirements which categorize uses separately for each of the underlying character zones. The creation of a less burdensome and more integrated mixed-use district will help ensure that the City's primary targeted area for mixed-use can capture the range of uses at the desired intensity and density in a balanced land use scenario that will benefit the community from the standpoint of the local economy, public open space, and quality of life.

3. As the market dynamics and overall character of the area have evolved since the original conception of the Wekiva Parkway Interchange Vision Plan, and subsequent codification of the MU-KPI Form-Based Code, the need for evolution and flexibility in the standards applicable to this area have changed as well. The Town Center Overlay District ensures development will occur in a predictable and more flexible manner that promotes innovative land use planning, creative urban design, environmental protection, and sustainable development.

The Town Center Overlay District is consistent with the vision, spirit and intent of the Wekiva Study Area, advances the City's economic development goals, the objectives and policies of the Future Land Use Element of the Comprehensive Plan, and promotes the purpose and provisions in the Mixed-Use Kelly Park Interchange Form-Based Code. Most importantly, the community will benefit from the Town Center Overlay District.

Article 1 GENERAL PROVISIONS

SECTION 1.1. TITLE

This code shall be officially entitled the "Land Development Code (LDC) of the City of Apopka, Florida," and may be referred to as the "Apopka Land Development Code," the "Land Development Code," "LDC," or "this code."

SECTION 1.2. AUTHORITY

1.2.1. General

The Apopka City Council is authorized to adopt this LDC in accordance with Article VIII, Section 2(b) of the Florida Constitution, the charter of the City of Apopka (effective September 9, 1882, amended March 1919), Chapter 166 of the Florida Statutes (the Municipal Home Rules Powers Act, Section 163.3202, Fla. Stat., and all other relevant laws of the State of Florida.

1.2.2. References to Florida Law

Whenever any provision of this LDC refers to or cites a section of the Florida Statutes (Fla. Stat.) or Florida Administrative Code (FAC), and that section is later amended or superseded, this LDC shall be deemed amended to refer to the amended section or the section that most nearly corresponds to the superseded section.

1.2.3. Fee Requirements

Reasonable fees to offset the costs of administration of this LDC shall be set by resolution of the County Council. All fees must be paid at the time set out in said resolution.

(Ord. No. 2959, § I, 9-21-2022)

SECTION 1.3. GENERAL PURPOSE AND INTENT

The general purpose of this LDC is to promote the public health, safety, and general welfare, and to implement the goals, objectives, and policies of the City's adopted comprehensive plan and other adopted plans. More specifically, this LDC is intended to do the following, consistent with the goals, objectives, and policies of the comprehensive plan and other adopted plans:

1.3.1. Establish comprehensive, consistent, effective, efficient, and equitable standards and procedures for the review and approval of development that implement the comprehensive plan and other adopted plans, respect the rights of landowners, and consider the interests of the City's citizens.

1.3.2. Provide a sufficient supply of land to meet the City's growth and development.

1.3.3. Ensure that land uses and development are organized and located in a rational and efficient manner.

1.3.4. Provide a diversity of housing opportunities.

1.3.5. Protect the character of existing residential neighborhoods from incompatible development.

1.3.6. Support economic development in ways that are consistent with the City's desire to maintain its small-town character.

1.3.7. Support and encourage vibrant, pedestrian-friendly, and higher density mixed-use development in the Downtown.

1.3.8. Support and encourage higher density, pedestrian-friendly, mixed-use development in the East Shore area and the Kelly Park Interchange area.

1.3.9. Support and encourage redevelopment and revitalization of neighborhoods and the City's commercial corridors that is consistent with its context.

1.3.10. Ensure the form and design of new development is consistent with the City's desired character.

1.3.11. Support and encourage green building practices.

1.3.12. Establish standards to protect the City's natural resources, including natural lands, Lake Apopka, wetlands, and other smaller lakes and waterways, as well as the drinking water source of the City.

1.3.13. Provide specific procedures to ensure that development orders are conditioned on the availability of public facilities and services to adequately accommodate that development (concurrency).

SECTION 1.4. APPLICABILITY

1.4.1. General Applicability

The provisions of this LDC shall apply to the development of all land within the corporate limits of the City of Apopka.

1.4.2. Application to Governmental Units.

A. The provisions of this LDC shall apply to development by the City or its departments, and to land owned by the City.

B. To the extent allowed by law, the provisions of this LDC shall also apply to development by any county, the School Board, the State of Florida, or its agencies, the federal government or its agencies or departments.

1.4.3. Compliance Required

No land in the City shall be developed without compliance with the requirements of this LDC, and all other city, county, state, and federal laws and regulations.

SECTION 1.5. CONSISTENCY WITH THE COMPREHENSIVE PLAN

This LDC is intended to ensure that all development within the City is consistent with the goals, objectives, and policies of the adopted comprehensive plan, and all other adopted plans of the City.

SECTION 1.6. RELATIONSHIP WITH OTHER LAWS, COVENANTS, OR OTHER PRIVATE AGREEMENTS

1.6.1. Conflicts with Other City Regulations

If a provision of this LDC is inconsistent with another provision of this LDC, or with a provision found in other codes or ordinances of the City, the more restrictive provision shall govern unless the terms of the more restrictive provision specify otherwise. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.

1.6.2. Conflicts with State or Federal Law

If a provision of this LDC is inconsistent with a provision found in the law or regulations of the state or federal government, the more restrictive provision shall control, to the extent permitted by law.

1.6.3. Relationship to Private Agreements/Conflicts with Private Agreements

Nothing in this LDC is intended to supersede, annul, or interfere with any deed restriction, covenant, easement, or other agreement between private parties, but such deed restrictions, covenants, easements and other private agreements shall not excuse any failure to comply with this LDC. The City shall not be responsible for monitoring or enforcing any such private agreements.

1.6.4. Existing Vested Rights

Nothing in this LDC is intended to repeal, supersede, annul, impair, or interfere with any vested rights under applicable law, provided such rights are lawfully established and remain in effect.

SECTION 1.7. OFFICIAL ZONING DISTRICT MAP

1.7.1. Establishment and Maintenance

The Official Zoning District Map is established by this LDC. It designates the location and boundaries of the various base zoning districts, special purpose zoning districts, overlay zoning districts, and planned development districts under the LDC.

1.7.2. Incorporated by Reference

The Official Zoning District Map, including its entire notation, is incorporated into this LDC by reference and is on file in the office of the Director for public inspection during normal business hours. The City may maintain the Official Zoning District Map as an electronic map layer in the city's Geographic Information System (GIS) database. The official copy of the electronic version of an Official Zoning District Map shall be recorded onto permanent media to ensure all the electronic information is protected.

1.7.3. Changes to Official Zoning District Map

A. Changes made in zoning district boundaries on the Official Zoning District Map shall be considered an amendment to this LDC and are made in accordance with Sec. 2.5.1.D, General Map Amendment, Sec. 2.5.1.E, Site-Specific Map Amendment (Rezoning), or Sec. 2.5.1.F, Planned Development, as appropriate

B. The Director shall enter changes on the Official Zoning District Map within a reasonable period of time after the amendment is approved by City Council. Where the ordinance enacting a zoning district boundary change contains wording explaining or clarifying the location of the new boundary, the Director may enter notations reflecting the ordinance wording on the Official Zoning District Map.

1.7.4. Zoning Classification of Annexed Land

A. Any lands annexed into the City shall immediately be placed in the T: Transitional District until a zoning district map amendment for the land is adopted by City Council.

B. Within one year of the effective date of annexation, the Planning Commission shall conduct an evaluation of the land uses and zoning patterns on and surrounding the annexed land, analysis of the comprehensive plan and any applicable City plans, as appropriate, and recommend a zoning district classification for the annexed land to City Council.

C. The City Council shall take action on the Planning Commission's recommendation on a zoning district classification for the annexed land as promptly as reasonably possible in consideration of the interests of the landowner(s), affected parties, and citizens of the City.

SECTION 1.8. TRANSITIONAL PROVISIONS

1.8.1. Transitions to New Zoning Districts

On March 6, 2019, land zoned with a zoning district classification from the previous LDC shall be translated to one of the zoning district classification in this LDC, as set forth in Article 3: Zoning Districts. Table 1.8.1: Transition to New Zoning Districts, summarizes the transition of the zoning districts used in the previous zoning regulations to the zoning districts used in this LDC. If a new zoning district is established, or a zoning district from the previous LDC is deleted, it is also shown in the table. (For example, Table 1.8.1 shows that all lands classified RCE-1: Residential Country Estates-1 in the previous LDC (under the column titled "Zoning District in Previous LDC") are classified as RCE: Residential Country Estate in this LDC (under the column titled "Zoning District in This LDC"))

Table 1.8.1: Transition to New Zoning Districts	
Zoning District in Previous LDC	Zoning District in this LDC
Residential	
ZIP: Zoning In Progress	T: Transitional [NEW]
AG: Agriculture	AG: Agriculture
AG-E: Agricultural Estate	
RCE-1: Residential Country Estates 1	RCE: Residential County Estate
RCE-2: Residential Country Estate 2	
R-1AA: Residential Single-Family	RSF-1A: Residential Single-Family—Estate
R-1AAA: Residential Single-Family	
R-1: Residential Single-Family	RSF-1B: Residential Single-Family—Large Lot
R-1A: Residential Single-Family	
R-2: Residential One- and Two-family	RTF: Residential Two-Family

R-3: Residential Multiple-Family	RMF-Residential Multi-Family
	RMU: Residential Mixed-Use [NEW]
MHP: Mobile Home Park District	MHP: Mobile Home Park
MHS: Mobile Home Subdivision	
Commercial Districts	
CN: Commercial Neighborhood	C-N: Neighborhood Commercial
C-1: Retail Commercial	C-C: Community Commercial
PO/I: Professional Office/Institutional	O: Office [NEW]
	C-COR: Corridor Commercial [NEW]
C-2: General Commercial	C-R: Regional Commercial
Industrial Districts	
C-3 Wholesale Commercial	I-L: Light Industrial
I-1: Restricted Industrial	
I-2: General Industrial	I-H: Heavy Industrial
Special Purpose Districts	
	MU-D: Mixed-Use—Downtown [NEW]
	MU-ES-RTE: Mixed-Use—East Shore—Research/Technology/Education [NEW]
	MU-ES-NM: Mixed-Use—East Shore—New Market [NEW]
Mixed-CC: Mixed-Use Community Center	MU-ES-GT: Mixed-Use—East Shore—Gateway [NEW]
Mixed-EC: Mixed-Use Employment Center	
	MU-KPI: Mixed-Use—Kelly Park Interchange [NEW]
	INST: Institutional [NEW]
PR: Parks and Recreation	PR: Parks and Recreation
	AIR: Orlando Apopka Airport [NEW]
Planned Development Districts	
PUD: Planned Unit Development	PD: Planned Development
Overlay Districts	
Historic District	H-O Historic Overlay
Downtown Development Overlay Zoning District	[DELETED]
	NC-O Neighborhood Conservation Overlay [NEW]

(Ord. No. 2745, § 1, 1-15-2020)

1.8.2. Zoning District Compatibility with Future Land Use Designation

Zoning districts in this LDC are compatible with and implement future land use designations in the Future Land Use Map (FLUM) in the comprehensive plan. The land use designation in the FLUM that each zoning district implements are in Table 1.8.2: Future Land Use Map (FLUM) Compatibility. (For example, RCE: Residential County Estates is a district that implements the AG Homestead and AG land use designations).

Table 1.8.2: Future Land Use Map (FLUM) Compatibility		
Zoning District in Previous LDC	Zoning District in this LDC	Apopka Comprehensive Plan 2030 FLUM Land Use Designation Implemented by District
Residential Districts		

FLU-IP: In Progress	T: Transitional (NEW)	TBD-to be determined
AG: Agriculture	AG: Agriculture (CONSOLIDATED)	AG Homestead; AG
AG-E: Agriculture Estate		
RCE-1: Residential Country Estates 1	RCE: Residential Country Estate (CONSOLIDATED)	AG Estates; Res Estates; VLS; LS; L; ML; M; H
RCE-2: Residential Country Estate 2		
R-1AA: Residential Single-Family	RSF-1A: Residential Single-Family—Estate (CONSOLIDATED)	VLS; LS; L; ML; M; H
R-1AAA: Residential Single-Family		
R-1: Residential Single-Family	RSF-1B: Residential Single-Family—Large Lot (CONSOLIDATED)	VLS; LS; L; ML; M; H
R-1A: Residential Single-Family		
R-2: Residential One- and Two-family	RTF: Residential Two-Family	L; ML; M; H
R-3: Residential Multiple-Family	RMF: Residential Multi-Family	ML; M; H
	RMU: Residential Mixed-Use (NEW)	MU
MHP: Mobile Home Park District	MHP: Mobile Home Park (CONSOLIDATED)	ML; CBD
MHS: Mobile Home Subdivision		
Commercial Districts		
CN: Commercial Neighborhood	C-N: Neighborhood Commercial	COMM; CBD
C-1: Retail Commercial	C-C: Community Commercial	COMM; CBD
	C-R: Regional Commercial (NEW)	COMM
PO/I: Professional Office/Institutional	O: Office	OFF; CBD
	C - COR: Corridor Commercial (NEW)	COMM
C-2: General Commercial	DELETE/REPLACED BY C-R	
Mixed CC: Mixed-Use Community Center	DELETE/MOVE TO SPECIAL PURPOSE DISTRICT CATEGORY/REPLACED BY MU-ES	
Mixed EC: Mixed-Use Employment Center		
Industrial Districts		
C-3: Wholesale Commercial	I-L: Light Industrial (CONSOLIDATED)	COMM; IND; CBD
I-1: Restricted Industrial		
I-2: General Industrial	I-H: Heavy Industrial	IND; CBD
Special Purpose Districts		
	MU-D: Mixed-Use—Downtown (NEW)	COMM; OFF; RH; RL; RLS; RM; INST/PU; MU; IND; REC; CBD
Mixed-CC: Mixed-Use Community Center	MU-ES: Mixed-Use—East Shore (NEW)	MU
Mixed-EC: Mixed-Use Employment Center		
	MU-KPI: Mixed-Use—Kelly Park Interchange (NEW)	MU
	INST: Institutional (Split from PO/I)	INST
PR: Parks and Recreation	PR: Parks and Recreation	AG; INST; REC; CBD
	AIR: Orlando Apopka Airport (NEW)	INST

Planned Development Districts		
PUD: Planned Unit Development	PD: Planned Development	AG Estates; Res Estates; VLS; LS; L; ML; M; H; OFF MU; IND; INST; CBD
Overlay Districts		
Historic District	H-O: Historic Overlay	COMM; IND; OFF
Downtown Development Overlay Zoning District	DELETE	
Small Lot Overlay Zoning District	DELETE	
	NC-O: Neighborhood Conservation Overlay (NEW)	TBD

(Ord. No. 2745, § 2, 1-15-2020)

1.8.3. Violations Continue

Any violation of the previous LDC and other regulations replaced by this LDC shall continue to be a violation under this LDC, and subject to the penalties set forth in Article 9: Enforcement, unless the development complies with the express terms of this LDC.

1.8.4. Nonconformities

If any use, structure, lot of record, sign, or site feature was legally established on the date of its development, but does not fully comply with the standards of this LDC, that use, structure, lot of record, sign, or site feature shall be considered nonconforming and subject to the provisions of Article 8: Nonconformities. If a use, structure, lot of record, sign, or site feature that was legally nonconforming under the previous Land Development Code becomes conforming under this LDC, it shall no longer be deemed nonconforming and subject to the provisions of Article 8: Nonconformities.

1.8.5. Issuance of Development Orders While Amendments Pending

No development order shall be issued when an amendment to this LDC is pending before the Planning Commission or City Council, which amendment, if adopted, would render the proposed development nonconforming.

1.8.6. Applications for Which No Final Action Taken

A. Any development application submitted and accepted as complete before March 6, 2019, but still pending final action as of that date, shall be reviewed and decided in accordance with the regulations in effect when the application was accepted.

B. Completed applications shall be processed in good faith and shall comply with any time frames for review, approval, and completion as established in the regulations in effect at the time of application acceptance. If the application fails to comply with the required time frames, it shall expire and future development shall be subject to the requirements of this LDC.

C. An applicant with a pending application accepted before March 6, 2019 may opt to have the proposed development reviewed and decided under the standards of this LDC by withdrawing the pending application and submitting a new application in accordance with the standards of this LDC. The application submittal fees will be waived for this new application.

D. To the extent an application approved under this section proposes development that does not comply with this LDC, the development, although permitted, shall be nonconforming and subject to the provisions of Article 8: Nonconformities

1.8.7. Development Approvals and Permits Under Prior Land Development Code

A. All development approvals or permits approved before March 6, 2019 remain valid until their expiration date, and may be carried out in accordance with the terms and conditions of their approval, and the development standards in effect at the time of approval, as long as they remain valid and have not expired or been revoked or substantially modified. If the approval or permit expires or is revoked (e.g., for failure to comply with the terms and conditions of approval) or substantially modified, all subsequent development of the site shall comply with the procedures and standards of this LDC.

B. No provision of this LDC requires any change in the plans, construction, or designated use of any structure for which a building permit was issued prior to March 6, 2019.

C. To the extent a prior-approved application proposes development that does not comply with this LDC, the subsequent development, although permitted, shall be nonconforming and subject to the provisions of Article 8: Nonconformities.

D. Any re-application for an expired development approval or permit shall comply with the standards in effect at the time of re-application.

SECTION 1.9. SEVERABILITY

It is the legislative intent of the City Council in adopting this LDC that all provisions shall be construed to implement the comprehensive plan and other adopted City plans, and guide development in accordance with the existing and future needs of the City as established in this LDC, and promote the public health, safety, and welfare of landowners and residents of the City. It is also the legislative intent of the City Council that if any section, subsection, sentence, clause, or phrase of this LDC is for any reason held by a court of competent jurisdiction to be invalid, such decision shall not affect the validity and continued enforcement of any other provision of this LDC. The City Council hereby declares that it would have adopted this LDC and any section, subsection, sentence, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases of the LDC is declared invalid by a court of competent jurisdiction.

SECTION 1.10. EFFECTIVE DATE

This LDC shall become effective on March 6, 2019, and repeals and replaces in its entirety the Land Development Code as originally adopted on August 19, 1992, and subsequently amended.

Article 2 ADMINISTRATION

SECTION 2.1. PURPOSE AND ORGANIZATION

2.1.1. Purpose

This article sets forth the review and approval procedures and standards for all development applications under this LDC.

2.1.2. Organization

A. **Sec. 2.1 Purpose and Organization.**Sec. 2.1, Purpose and Organization, summarizes the purpose of the article and the article's organization.

B. **Sec. 2.2, Summary Table of Development Review Responsibilities.**Sec. 2.2, Summary Table of Development Review Responsibilities, provides a summary of the actions required of each advising and decision-making body and person for each type of development application.

C. **Sec. 2.3, Advisory and Decision-making Bodies and Persons.**Sec. 2.3, Advisory and Decision-Making Bodies and Persons, describes the powers and duties of the various bodies and persons that review and make decisions on development applications.

D. **Sec. 2.4, Standard Review Procedures.**Sec. 2.4, Standard Review Procedures, describes procedures that generally apply to all development applications.

E. **Sec. 2.5, Application-Specific Review Procedures and Decision Standards.**Sec. 2.5, Application-Specific Review Procedures and Decision Standards, contains specific information for each type of development application, including applicable additions or modifications to the standard review procedures, and standards for making a decision on the application.

SECTION 2.2. SUMMARY TABLE OF DEVELOPMENT REVIEW RESPONSIBILITIES

2.2.1. Summary Table

Table 2.2.1: Summary Table of Development Review Responsibilities identifies the various development approvals and permits authorized by this LDC and indicates the role City boards and staff have in making recommendations or decisions on applications for each type of development approval or permit. It also identifies those applications that require a public hearing, and notes whether an informational meeting or pre-application community meeting is required.

Table 2.2.1: Summary Table of Development Review Responsibilities A-Appeal; D-Decision; R-Recommendation; S-Staff Review; < >-Public Hearing; *-Informational Meeting Required #-Pre-Application Community Meeting Required	
Review Procedure	Review Authority

	City Council	Planning Commission	Development Review Committee	Community Development Director	Staff
Discretionary Approvals					
Annexation	See Ch. 171, Fla. Stat.				
Comprehensive Plan Amendment	See Ch. 163, Fla. Stat.				
Text Amendment	<D>	<R>	S		
Map Amendment					
General *#	<D>	<R>	S		
Site Specific *#	<D>	<R>	S		
Planned Development *#	<D>	<R>	S		
Special Exception *#	<A>	<D>	S		
Site Development and Platting					
Development Plan					
Minor	<A>		D		
Major					
Site Plan *	<D>	<R>	S		
Construction Site Plan			<D>		
Plat					
Plat (Subdivision)	<D>	<R>	S		
Plat Vacation		<D>	S		
Minor Replat				D	
Concurrency					
Concurrency Letter (Verification letter, Encumbrance Letter, or Encumbrance Denial)				D	
Concurrency Resolution Agreement	<D>			S	
Capacity Reservation Certificate				D	
Permits					
Arbor Permit				D	
Sign Permit				D	
Floodplain Permit				D[1]	
Fence Permit				D	
Driveway and Sidewalk Permit				D	
Temporary Use Permit				D	
Backyard Chickens Permit				D	
Relief					
Zoning Variance	<A>	<D>	S		
Administrative Adjustment	<A>			D	
Vested Rights Determination	<A>			D[2]	S
Appeal	<D>				
Interpretations					
Interpretation	<A>			D	S

Notes:
[1] Actual decision by the Floodplain Coordinator, as determined by the Mayor, with review by City Engineer within the Community Development Department

[2] Actual decision by the City Attorney

(Ord. No. 2927, § II, 5-18-2022)

SECTION 2.3. ADVISORY AND DECISION-MAKING BODIES AND PERSONS[1]

2.3.1. City Council

A. **Powers and Duties.** In addition to other authority granted to City Council by the Florida Constitution and State law, the City Council has the following powers and duties under this LDC:

1. To review and decide the following:
    a. Text amendments (See 2.5.1.C, Text Amendments);
    b. General map amendments (See 2.5.1.D, General Map Amendment);
    c. Site-specific map amendments (See 2.5.1.E, Site-Specific Map Amendment (Rezoning));
    d. Planned developments (See 2.5.1.F, Planned Development);
    e. Development plans:
        1. Site plans (See 2.5.2.A.4.b.1, Site Plan Procedure);
        2. Construction site plans (See 2.5.2.A.4.b.2, Construction Site Plan Procedure); and
    f. Plats (subdivision) (See 2.5.2.B, Plat (Subdivision));
    g. Concurrency resolution agreements (See 2.5.3, Concurrency);
2. To hear and decide appeals for the following:
    a. Special exception permits (See 2.5.1 .G, Special Exception Permit);
    b. Minor development plans (See 2.5.2.A.4.a, Minor Development Plan Procedure);
    c. Zoning variances (See 2.5.5.A, Zoning Variance);
    d. Administrative adjustments (See 2.5.5.B, Administrative Adjustment);
    e. Vested rights determinations (See 2.5.5.C, Vested Rights Determination); and
    f. Interpretations (See 2.5.6 Interpretation).
3. To establish a schedule of fees for the applications for development applications reviewed under this LDC. The schedule of fees shall be placed in a Procedures Manual.
4. To appoint and remove in accordance with State law members of the Planning Commission.
5. To take any other action authorized by law.

[1]Ord. No. 2836, § II, adopted May 5, 2021, amended Section 2.3 in its entirety to read as herein set out. Former Section 2.3, §§ 2.3.1—2.3.7, pertained to similar subject matter, and derived from Ord. No. 2700, § 1, adopted March 6, 2019.

(Ord. No. 2836, § II, 5-5-2021)

2.3.2. Planning Commission

A. **Establishment.** The Apopka Planning Commission is hereby established in accordance with State law.

B. **Powers and Duties under LDC.** The Planning Commission shall have the following powers under this LDC.

1. To make decisions on the following:
    a. Special exception permits (See 2.5.1.G, Special Exception Permit);
    b. Plat vacations (See 2.5.2.D, Plat Vacation); and
    c. Zoning variances (See 2.5.5.A, Zoning Variance).
2. To review and make recommendations to the City Council on the following:
    a. Text amendments (See 2.5.1.C, Text Amendments);
    b. General map amendments (See 2.5.1 .D, General Map Amendment);
    c. Site-specific map amendments (See 2.5.1.E, Site-Specific Map Amendment (Rezoning)):
    d. Planned developments (See 2.5.1.F, Planned Development);
    e. Site plans for major development (See 2.5.2.A.4.b.1, Site Plan Procedure); and
    f. Plats (subdivision) (See 2.5.2.B, Plat (Subdivision));
3. Other Powers and Duties. In addition, the Planning Commission shall have the following additional powers and duties.
    a. To act as the Local Planning Agency for the City under State law, and as the Local Planning Agency:
        1. Prepare the City's comprehensive plan and any amendments to the comprehensive plan;
        2. Monitor and oversee the effectiveness and status of the comprehensive plan and recommend to the City Council such changes in the comprehensive plan as may be required from time to time;
        3. Recommend comprehensive plan or elements or portions thereof to the City Council for adoption;
        4. Conduct public hearings on proposed amendments to and evaluation of the comprehensive plan;
        5. Seek to obtain citizen and public input into all phases and elements of the development of the comprehensive plan and amendments;
        6. Prepare, through the Apopka Community Development Department any studies required by the City Council with respect to the Comprehensive Plan; and
        7. Perform such other duties as from time to time may be assigned by the City Council.

C. **Membership.**

1. The Planning Commission shall have seven members appointed by the Mayor and approved by City Council. An additional member shall be a non-voting, ex officio representative of the Orange County School Board.

2. The seven members of the Planning Commission shall reside within the City limits.

3. Each member shall be appointed to a three-year term. Any member may be reappointed by the City Council from term to term.

4. Any interested citizen may be appointed to the Planning Commission, but those with experience or interest in the field of land use regulation shall receive special consideration. Whenever possible, the Planning Commission shall include:

   a. At least one member with a background as an architect or landscape architect;

   b. At least one member with a background as an engineer;

   c. At least one member with a background engaged in real estate sales or development; and

   d. At least one member with a background as a natural or environmental scientist.

5. When a position becomes vacant before the end of the term, the City Council shall appoint a substitute member to fill the vacancy for the duration of the vacated term. A member whose term expires may continue to serve until a successor is appointed and qualified.

6. Members may be removed without notice and without assignment of cause by a majority vote of the City Council.

7. The members of the Planning Commission shall annually elect, during the first regularly scheduled meeting of each calendar year, a Chairperson and Vice-Chairperson from among its members, and may create and fill other officers as the Planning Commission deems needed.

8. The Planning Commission may create whatever subcommittees it deems needed to carry out the purposes of the Planning Commission.

9. The Chairperson of the Planning Commission may appoint as needed, the membership of each subcommittee from the members of the Planning Commission.

10. The City Council shall provide clerical and administrative support to the Planning Commission as may be reasonably required to complete the functions of the Planning Commission.

11. The City shall provide a City employee to serve as secretary to the Planning Commission, recorder, and custodian of all Planning Commission records.

12. Members shall not be compensated, but may be paid for travel and other expenses incurred on Planning Commission business under procedures prescribed in advance by the City Council.

13. The City Council shall appropriate funds to permit the Planning Commission to perform its prescribed functions.

14. If any member fails to attend two successive meetings without cause and without prior consent of the Chairperson, the Planning Commission shall formally consider the status of that Planning Commission position at the next meeting immediately following the second consecutive unexcused absence.

D. **Meetings.**

1. The Planning Commission shall meet at least once each calendar month, unless canceled by the Community Development Director, the Planning Commission, or its Chairperson, and more often at the call of the Chairperson or the City Council.

2. The Planning Commission shall keep minutes of its proceedings, indicating the attendance of each member, and the decision on every question.

3. Four members shall constitute a quorum.

4. Each decision of the Planning Commission must be approved by a majority vote of the members present at a meeting in which a quorum is in attendance and voting.

E. **Continuing Body.** The Planning Commission shall be a continuing body and no measure pending before the Planning Commission shall abate or be discontinued by reason of the change in the number or terms of Planning Commission members as provided in this section.

(Ord. No. 2836, § II, 5-5-2021)

2.3.3. Development Review Committee (DRC)

A. **Establishment.** The Development Review Committee (DRC) is hereby established by this LDC.

B. **Powers and Duties.** The DRC shall have the following powers and duties under this LDC:

1. To review and decide minor development plans (See 2.5.2.A.4.a, Minor Development Plan Procedure).
2. To review and prepare Technical Staff Reports on the following:
    a. Text amendments (See 2.5.1.C, Text Amendments);
    b. General map amendments (See 2.5.1 .D, General Map Amendment);
    c. Site-specific map amendments (See 2.5.1.E, Site-Specific Map Amendment (Rezoning));
    d. Planned developments (See 2.5.1.F, Planned Development);
    e. Special exception permits (See 2.5.1 .G, Special Exception Permit);
    f. Development plans:
        1. Site plans (See 2.5.2.A.4.b.1, Site Plan Procedure); and
        2. Construction site plans (See 2.5.2.A.4.b.2, Construction Site Plan Procedure);
    g. Plats (subdivisions) (See 2.5.2.B, Plat (Subdivision));
    h. Plat vacations (See 2.5.2.D, Plat Vacation); and
    i. Zoning variances (See 2.5.5.A, Zoning Variance);

C. **Chairperson.** The Community Development Director shall serve as the Chairperson of the DRC.

D. **Membership.** The department head of each City department shall serve as a member to the DRC. Department heads may designate a representative from their department to serve as the department member representative on the DRC. The City Attorney is not considered a department head for this purpose and is not a member of the DRC.

(Ord. No. 2836, § II, 5-5-2021)

2.3.4. Community Development Department

A. **Powers and Duties**

1. The Community Development Department is responsible for the planning functions of the City, and for administering this LDC. The Community Development Director (Director) serves as the head of the Community Development Department. The Community Development Department, through the Director, has the following general powers and duties under this LDC:
    a. To conduct informational meetings (See 2.4.1, Informational Meeting);

b. To establish requirements for the contents of the applications review under this LDC (see Sec. 2.4, Standard Review Procedures, and Sec. 2.5 Application-Specific Review Procedures and Decision Standards), and a submittal schedule for review of applications;

c. To compile and maintain a Procedures Manual;

d. To serve as professional staff liaison to the City Council and Planning Commission, and to provide technical assistance, as needed;

e. To maintain a record of all applications reviewed under this LDC.

2. The Community Development Director (Director) has the following additional powers and duties under this LDC:

a. To review and decide the following:

1. Minor replats (See 2.5.2.C, Minor Replat);

2. Concurrency letters (See Article 7: Concurrency Management System);

3. Capacity reservation certificates (See Article 7: Concurrency Management System);

4. Arbor permits (See 2.5.4.A, Arbor Permit);

5. Sign permits (See 2.5.4.B, Sign Permit);

6. Floodplain permits, with the Floodplain Coordinator (See 2.5.4.C, Floodplain Permit);

7. Fence permits (See 2.5.4.D, Fence Permit);

8. Driveway and sidewalk permits (See 2.5.4.E, Driveway and Sidewalk Permit);

9. Temporary use permits (See 2.5.4.F, Temporary Use Permit);

10. Backyard chickens permits (See 2.5.4.G, Backyard Chickens Permit); and

11. Administrative adjustments (See 2.5.5.B, Administrative Adjustment)

b. To make interpretations (See 2.5.6, Interpretation)

c. To prepare a Technical Staff Report on Concurrency reservation certificates (See Sec. 2.4.6.B.1, Technical Staff Report)

(Ord. No. 2836, § II, 5-5-2021; Ord. No. 2927, § III, 5-18-2022)

2.3.5. Code Enforcement Special Magistrate

The Code Enforcement Special Magistrate, as established in Chapter 2, Article VIII of the Code of Ordinances, shall have the power and duty to enforce the provisions of this LDC as provided in Chapter 2, Article VIII.

(Ord. No. 2836, § II, 5-5-2021)

2.3.6. Concurrency-Management Official

A. **Establishment.** The Chief Engineer serves as the Concurrency Management Official to administer Article 7: Concurrency Management System, and related procedures. The Concurrency Management Official may be referred to as "CMO" in this LDC.

B. **Powers and Duties.** The CMO shall have the following powers and duties under this LDC:

1. Administer Article 7: Concurrency Management System, and all related procedures;

2. Solicit appropriate department heads for technical advice necessary to evaluate the capacity of the respective facilities and services in a manner consistent with the time limits established by this LDC; and

3. Maintain records of the capacity banks of the Concurrency Management System in accordance with Article 7: Concurrency Management System. Only the CMO or a designee shall be authorized to transfer capacity between banks.

(Ord. No. 2836, § II, 5-5-2021)

SECTION 2.4. STANDARD REVIEW PROCEDURES

This section sets forth the standard procedures that generally apply to the review of applications for development approval and permit under this LDC. Not all procedures in this section apply to every application. Each subsection in Sec. 2.5, Application-Specific Review Procedures and Decision Standards, identifies for a specific type of application, which standard procedures are required, including any additions or modifications that apply.

2.4.1. Informational Meeting

A. **Purpose.** The purpose of an informational meeting is to provide an opportunity for:

1. The applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated application for a development approval or permit; and

2. The Director and City staff to become familiar with, and offer the applicant preliminary comments about the scope, features, and impacts of the proposed development, as it relates to LDC requirements.

B. **Applicability.**

1. **Informational Meeting Required.** An informational meeting between the applicant and the Director and other relevant City staff shall be held before submittal of the following applications:

a. Comprehensive Plan-Future Land Use map and Zoning district map amendments, except city-initiated amendments (Secs. 2.5.1.D, Map Amendment, and 2.5.1.E, Site-Specific Map Amendment (Comprehensive Plan and Rezoning));

b. Planned developments (Sec. 2.5.1.F, Planned Development);

c. Development plans for major development plans (Sec. 2.5.2.A, Development Plan); and

d. Special exceptions (Sec. 2.5.1.G, Special Exception Permit)

2. **Informational Meeting Optional.** An informational meeting is optional for any other type of application.

C. **Informational Meeting Procedure**

1. **Submission of Materials Prior to Conference.** Before an informational meeting is held, the applicant shall request an informational meeting and submit to the Director a narrative describing the general nature and scope of the development proposed in the application, a conceptual plan of the proposed development (if appropriate), and any other information reasonably requested by the Director.

2. **Scheduling.** Within a reasonable period of time after receipt of a request for an informational meeting, the Director shall schedule the informational meeting time and location.

3. **Conference Proceedings.** The Director and appropriate City staff shall review the materials submitted by the applicant prior to the conference. At the time of the conference, the Director and appropriate City staff shall seek any needed clarification from the applicant regarding the proposed application, and identify any concerns, problems, or other factors the applicant should consider regarding the proposed application.

4. **Effect of Conference**

   a. The informational meeting is intended to facilitate the application review process. Discussions at the informational meeting are not binding on the City, and consequently no final or binding decision is made at an informational meeting.

   b. An informational meeting request does not constitute the filing of an application. Processing times for application review do not begin until an application is submitted and determined to be complete in accordance with Sec. 2.3.4, Determination of Completeness.

5. **Informational Meeting Waived.** The requirement for an informational meeting may be waived by the Community Development Director, or their designee.

(Ord. No. 2994, § I, 3-15-2023)

2.4.2. Community Meeting

A. **Purpose.** The purpose of the community meeting is to educate owners and residents of nearby lands about a proposed application that is reviewed under this LDC, and to provide the applicant an opportunity to hear comments and concerns about the proposal and resolve conflicts and outstanding issues where possible, before the public hearing process. A community meeting serves as an opportunity for informal communication between the applicant and owners and residents of nearby land, and other residents affected by a development proposal.

B. **Applicability**

1. **Community Meeting Required.** A community meeting is required before any of the following applications are submitted:

   a. Comprehensive Plan — Future Land Use Map or Zoning Map amendments, except city-initiated amendments (Sec. 2.5.1.D, Map Amendment and Sec. 2.5.1.E, Site-Specific Map Amendment (Comprehensive Plan or Rezoning));

   b. Planned developments, (Sec. 2.5.1.F Planned Development); or

   c. Special exceptions (Sec. 2.5.1.G Special Exception Permit).

   d. Additional applications as required by the Community Development Director.

2. **Community Meeting Optional.** A community meeting may also be held at the applicant's option before the first public hearing of any development application not identified in Sec. 2.4.2.B.1, above. Community meetings are particularly encouraged as opportunities for informal communication before the public hearing process requiring a public hearing in accordance with Table 2.2.1, Summary Table of Development Review Responsibilities.

3. **Community Meeting Waived.** The requirement for a community meeting may be waived by the Director.

C. **Community Meeting Procedure.** If a community meeting is conducted, it shall comply with the following requirements.

1. **Meeting Location and Time.** The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the application. It shall be scheduled to start between 6:00 p.m. and 8:00 p.m. on a weekday, or between 1:00 p.m. and 8:00 p.m. on a weekend it shall be completed before the application is submitted.

2. **Notification**

    a. **Mailed Notice.** The applicant shall mail notice of the meeting a minimum of 14 days in advance of the meeting, in a form and manner established by the Procedures Manual, to:

        1. The Director;

        2. The owner of land subject to the application (if different from the applicant);

        3. Any persons to whom mailed notice of a public hearing on the application is required by Sec. 2.4.7.C.2, Mailed Notice Requirements; and

        4. Any organization or person who have registered to receive notice in accordance with Sec. 2.4.7.C.8, Registration to Receive Notice by Mail.

    b. **Posted Notice.** The applicant shall also post notice of the community meeting on the land subject to an application at least 14 days before the date of the meeting, in a form established by the Procedures Manual.

    c. **Notice Content.** The mailed and posted notices shall state the time and place of the meeting, the purpose of the meeting, include a basic map identifying the land associated with the development, summarize the general nature of the development proposal, and the type of development approval or permit sought.

3. **Conduct of Meeting.** The meeting shall be open to the public. At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to questions and concerns attendees raise about the proposed application, and discuss ways to resolve conflicts or concerns.

4. **Written Summary of Meeting.** The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments and issues discussed related to the development proposal, and any other information the applicant deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection in accordance with Sec. 2.4.3.G, Examination and Copying of Application/Other Documents.

5. **Response to Summary.** Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Director after the application is determined complete. The response may state that person's understanding of attendee comments, discuss issues related to the development proposal, and include any other information deemed appropriate. All written responses to the applicant's summary of the community meeting shall be included with the application materials, and made available for public inspection in accordance with Sec. 2.4.3.G, Examination and Copying of Application/Other Documents.

(Ord. No. 2877, § I, 12-15-2021; Ord. No. 2994, § I, 3-15-2023)

2.4.3. Application Submission

A. **Authority to Submit**

1. Applications shall be submitted by:

    a. The land owner, or an authorized agent; or

b. Any other person or entity having a recognized property interest in the land upon which the development is proposed, or their authorized agent.

2. If the applicant is not the owner of the land, or is a contract purchaser of the land, an affidavit signed by the owner consenting to submission of the application is required.

3. If the applicant is not the sole owner of the land, an affidavit signed by the other owners consenting to or joining in the application.

B. **Application Contents and Form.** The Director is authorized to and shall establish the requirements for the content and form for each type of application reviewed under this LDC and place them in a Procedures Manual. The Director may amend and update these application requirements as is determined necessary to ensure effective and efficient development review.

C. **Fees.** The City Council shall establish the fees required for each type of application submitted under this LDC. The fees shall be included in the Procedures Manual. No application is complete until all required fees are paid in full.

D. **Submittal and Schedule.** The Director is authorized to and shall establish the application submittal and review schedule (including time frames for review) for the various types of applications. The Director may amend and update these requirements as determined necessary to ensure effective and efficient review under this LDC. The application submittal and review schedule shall be included in the Procedures Manual.

E. **Simultaneous Processing of Applications.** Whenever two or more forms of review and approval are required under this LDC, the applications may, at the discretion of the Director, be processed simultaneously, so long as all applicable state and local requirements are satisfied. Simultaneous processing of applications may result in additional fees to the applicant.

F. **Application Submittal.** All applications shall be submitted to the Director, along with the fees required for the application.

G. **Examination and Copying of Application/Other Documents.** At any time, upon reasonable request and during normal business hours, any person may request to examine a development application, a final Technical Staff Report, and materials submitted at the Director's office in accordance with Ch. 119, Fla. Stat.

2.4.4. Determination of Completeness

A. **Completeness Review.** Upon submittal of an application, the Director shall determine whether the application is complete or incomplete within five business days. A complete application is one that:

1. Contains all application content requirements established for the particular type of application in accordance with Sec. 2.4.3.B, Application Contents;

2. Is in the form required for submittal of the particular type of application in accordance with Sec. 2.4.3.B, Application Contents;

3. Includes information in sufficient detail to evaluate the application to determine whether it complies with the appropriate substantive standards of this LDC; and

4. Is accompanied by the fees established for the particular type of application in accordance with Sec. 2.4.3.C, Fees.

B. **Application Incomplete**

1. If it is determined the application is incomplete, the Director shall send written notice to the applicant of the submittal deficiencies and review of the application shall not proceed. The applicant may correct the deficiencies and resubmit the application for completeness determination.

2. If the applicant fails to resubmit an incomplete application within 45 days after being notified of submittal deficiencies, the application shall be considered withdrawn.

3. Notwithstanding the other provisions of this subsection, after an application is determined to be incomplete three times, the applicant may request, and the Director shall undertake, processing and review of the application.

C. **Application Complete.** If the application is determined complete, or if the applicant has requested that the application be processed in accordance with Sec. 2.4.4.B.3, above, the application shall be reviewed in accordance with the procedures and standards of this subsection and this LDC.

2.4.5. Application Amendment or Withdrawal

A. **Application Amendment**

1. An applicant may submit a revised application to the Director after receiving initial staff review comments on the application or on requesting and receiving permission from an advisory or decision-making body after that body has reviewed but not yet taken action on the application. Revisions shall be limited to changes that directly respond to specific requests or suggestions made by the Director or the advisory or decision-making body, as long as they constitute only minor additions, deletions, or corrections, and do not include significant substantive changes to the plan for development proposed in the application.

2. Any other revisions to the application may be submitted at any time during the review procedure, but the revised application shall be submitted and reviewed as if it were a new application, and may be subject to additional application fees to defray the additional costs of processing the revised application.

B. **Application Withdrawal**

1. An applicant may withdraw an application at any time by submitting a letter of withdrawal to the Director.

2. Applications withdrawn after required notice of any public hearing scheduled for the application shall be subject to limitations on the subsequent submittal of similar applications in accordance with Sec. 2.4.12.D, Limit on Subsequent Similar Applications.

3. If an application is withdrawn by the applicant, no further review of the application shall take place unless or until a new application (including new application fees) is submitted and determined to be complete. Application fees shall not be refunded for withdrawn applications.

2.4.6. Staff Review and Action

A. **Staff Review and Opportunity to Revise Application**

1. When an application is determined complete, the Director shall distribute the application to City staff, and review agencies, as appropriate, for review and comment.

2. If there are deficiencies in complying with applicable review standards, the Director shall notify the applicant of these deficiencies and provide the applicant a reasonable opportunity to discuss the deficiencies and revise the application to address them.

B. **Application Subject to Staff Recommendation**

1. **Technical Staff Report.** If an application is subject to recommendation to an advisory or decision-making body by the Director or DRC in accordance with Table 2.2.1: Summary Table of Development

Review Responsibilities, the Director or Development Review Coordinator of the DRC, as appropriate, shall, following completion of staff review, prepare a Technical Staff Report that:

a. Identifies the location of the land for which the application is sought;

b. Identifies the current development on the land (if any exists), and on surrounding lands, along with the existing zoning district classification(s);

c. Summarizes the application sought, and the plan of development proposed;

d. Analyzes whether the application complies with the applicable review standards; and

e. Recommends action on the application, including any recommended conditions of approval.

2. **Distribution and Availability of Staff Report.** After completion of the Technical Staff Report, the Director shall transmit the application and report to all advisory or decision-making bodies and persons that review or make a decision on the application in accordance with Table 2.2.1: Summary Table of Development Review Responsibilities. The Director shall also provide the applicant a copy of the Technical Staff Report and make a copy of the report available for examination by the public in accordance with Sec. 2.4.3.G, Examination and Copying of Application/Other Documents, within a reasonable period of time before a public hearing or meeting at which the application is to be considered, if appropriate.

C. **Application Subject to Decision by the Director or DRC**

1. **General.** If an application is subject to a final decision by the Director or the DRC in accordance with Table 2.2.1 Summary Table of Development Review Responsibilities, the Director or DRC, as appropriate, shall make a decision on the application, consisting of one of the allowed decisions in, and based on the review standards in Sec. 2.5, Application-Specific Review Procedures and Decision Standards, for the specific type of application.

2. **Conditions of Approval.** If permitted for the particular type of application in accordance with Sec. 2.5, Application-Specific Review Procedures and Decision Standards, approval of an application may be subject to conditions of approval. Any conditions of approval shall be expressly set forth in the approval, shall be limited to conditions deemed necessary to ensure compliance with the requirements and standards of the particular application, and shall relate in both type and scope to the anticipated impacts of the proposed development.

2.4.7. Scheduling of Public Hearing and Public Notification

A. **Public Hearing Scheduling**

1. Table 2.4.7.A, Required Public Hearings, identifies the types of applications that require public hearings under this LDC, the review bodies responsible for conducting those public hearings, and the type of required public hearing (standard or quasi-judicial).

Table 2.4.7.A: Required Public Hearings
S: Standard Public Hearing; Q: Quasi-Judicial Public Hearing

Procedure	Board Conducting Public Hearing	
	City Council	Planning Commission
Discretionary Approvals		
Text Amendment	S	S
Map Amendment		
General	S	S
Site Specific	Q	S

Planned Development	Q	S
Special Exception	-	Q
Site Development and Platting		
Major Development Plan		
Preliminary	Q	S
Final	Q	-
Plat	S	S
Plat Vacation	-	S
Relief		
Variance (Zoning)	-	Q
Appeal	Q	-

2. If an application is subject to a public hearing in accordance with Table 2.4.7.A: Required Public Hearings, the Director shall ensure that the public hearing on the application is scheduled for a regularly scheduled meeting of the body conducting the hearing or a meeting specially called for that purpose by such body.

3. The public hearing on the application shall be scheduled so there is sufficient time for any required Technical Staff Report to be prepared and distributed in accordance with Sec. 2.4.6.B.1, Technical Staff Report, and for public notification in accordance with this subsection.

B. **Public Notification.** Notification of a public hearing on an application shall be as required by the Florida Statutes, and as shown in Table 2.4.7.B, Summary of Public Notification Requirements, below. Computation of the required time periods shall be according to Sec. 10.1.4, Computation of Time.

Table 2.4.7.B: Summary of Public Notification Requirements

Application Type	Notice Required		
	Published	Written	Posted
Discretionary Approvals			
Text Amendment	Publish notice of public hearing in a newspaper of general circulation at least ten calendar days before first hearing of both the Planning Commission and City Council.	None	None
City initiated General and Site-Specific Map Amendments, and Planned Development involving less than 10 contiguous acres	Publish notice of public hearing in a newspaper of general circulation at least 30 calendar days before first public hearing of both the first	Mail notice of public hearing at least 14 calendar days before first hearing of both Planning Commission and City Council.	Post notice of public hearing on site at least 14 calendar days before first Planning Commission hearing.

	Planning Commission and City Council.		
City initiated General and Site-Specific Map Amendments, Planned Development involving 10 contiguous acres or more, and Text Amendment to revise Principal Use Table	Publish notice of first Planning Commission public hearing in a newspaper of general circulation at least ten calendar days before the hearing. Publish notice of first City Council hearing in a newspaper of general circulation at least seven calendar days before first hearing. Publish notice of second City Council public hearing in a newspaper of general circulation at least five days before hearing.	Mail notice of public hearing at least 14 calendar days before first hearing of both the Planning Commission and City Council.	Post notice of public hearing on site at least 14 calendar days before first Planning Commission hearing.
General, Site-Specific Amendment initiated by any person other than the City Planned Development	Publish notice of public hearing in a newspaper of general circulation at least ten calendar days before first hearing of both the Planning Commission and City Council.	Applicant mails notice of public hearing at least 14 calendar days before first hearing of both the Planning Commission and City Council.	Applicant posts notice of public hearing on site at least 14 calendar days before first Planning Commission hearing.
Special Exception Permit	Publish notice of public hearing in a newspaper of general circulation at least ten calendar days before first hearing of the	Applicant mails notice of public hearing at least 14 calendar days before first hearing of the Planning Commission.	Applicant posts notice of public hearing on site at least 14 calendar days before first Planning Commission hearing.

	Planning Commission.		
Relief			
Variance	—	Applicant mails notice of public hearing at least 14 calendar days before first Planning Commission hearing.	Applicant posts notice of public hearing on site at least 14 calendar days before first Planning Commission hearing.
Appeal		Applicant mails notice of public hearing at least 14 calendar days before first City Council hearing.	Applicant posts notice of public hearing on site at least 14 calendar days before first City Council hearing.

C. **Public Notice Requirements**

1. **Published Notice Requirements**

   a. The Director shall cause a required notice of a public hearing on an application to be prepared and published in a newspaper having general circulation in the City.

   b. Where a published notice is required in accordance with Ch. 166 Fla. Stat., the size and format of the notice shall comply with the requirements of that statute.

2. **Mailed Notice Requirements**

   [a.] The applicant shall mail required notice of a public hearing on an application by first class mail, return receipt requested, to the following:

      1. Owner(s) of land subject to the application (if other than the applicant);

      2. Owners of real property within 300 feet of the land subject to an application; and

      3. Organizations and persons who have registered to receive notification of development application public hearings in accordance with Sec. 2.4.7.C.8, Registration to Receive Notice by Mail.

   b. The owner names and addresses used to mail required notice to owners of neighboring property shall be those shown on the current ad valorem tax rolls of Orange County.

   c. Where neighboring property is part of a townhome, condominium, or timeshare development, the notice may be mailed to the president or manager of the development's property owners association instead of individual owners.

3. **Posted Notice Requirements**

   a. The applicant shall place a required posted notice on the land subject to the application, at a location adjacent to each abutting street that is clearly visible to traffic along the street. If no part

of the subject land abuts a street, then the notice shall be posted in the right-of-way of the nearest street, and in a manner consistent with the intent of the provisions of this LDC.

b. Posted notice shall be in a manner established by the Director.

c. The applicant shall ensure that posted notice is maintained in place until after a final decision on the subject application is rendered by the decision-making body.

d. The posted notice shall be removed by the applicant within 14 days after a final decision on the application is rendered by the decision-making body.

4. **Notice Content.** Required public notice shall, at a minimum:

a. Identify the application;

b. Describe the nature and scope of the proposed development or action;

c. Identify the location of land subject to the application (not applicable to notices posted on the subject property);

d. Identify the date, time, and location of the public hearing(s) being noticed;

e. Indicate how and where written comments on the application may be submitted before the hearing;

f. Indicate how and where additional information about the application and review process may be obtained; and

g. Comply with any other notice content requirements established by State law.

5. **Affidavit of Notice.** The applicant shall sign an affidavit affirming that any required published, mailed, or posted notices of a public hearing for which they are responsible for providing were provided in accordance with the requirements of this subsection and State law. The affidavit, along with any documentation proving compliance with notice requirements, shall be submitted to the Director no later than 5:00PM on the Friday before the hearing date. The affidavit shall be in a form established by the Director. An application that does not comply with this subsection will not be placed on the agenda or heard at the requested hearing.

6. **Availability of Hearing Notice for Public Inspection.** The Director shall keep a copy of the required published and mailed notices of a public hearing and make them available for inspection by the public during normal business hours.

7. **Responsibility for Cost of Notice.** The applicant shall be responsible for all costs of providing required notices.

8. **Registration to Receive Notice by Mail.** Any person in the City may register with the Director to receive mailed written notice of all applications subject to public hearings in accordance with Sec. 2.4.7.C.2 Mailed Notice Requirements. To be eligible for registration, the person shall provide the Director information in a form established by the Director, along with a fee to defray registration and mailing costs. To continue to receive such notice, a person shall reregister every two years (biennially).

(Ord. No. 2775, § I, 7-15-2020)

2.4.8. Deferral of Public Hearing

A. **Before Public Hearing Notice.** If an application is subject to a public hearing and required notice of the hearing has not yet been provided, the applicant may submit a written request to the Director to defer the public hearing. The Director may grant the request to defer consideration of the application, for good cause.

B. **After Public Hearing Notice.** If an application is subject to a public hearing and required notice of the hearing has already been provided, the applicant may request that the hearing be deferred by submitting a written request for deferral to the body scheduled to hold the hearing. On receiving such a request, the body may grant the request for good cause, or if finding no good cause for deferral, may proceed to hold the hearing. If the body grants the request for deferral, it shall concurrently set a new hearing date for the application. If a deferral is granted, the application may be subject to additional application fees to defray the additional costs of processing the application.

2.4.9. Public Hearing Procedures

If the application is subject to a public hearing by an advisory or decision-making body (See Table 2.4.7.A: Required Public Hearings.), the advisory or decision-making body shall hold the public hearing in accordance with the following procedures, as appropriate to the type of hearing.

A. **General**

1. **Rights of All Persons.** Any person may appear at the public hearing and submit documents, materials, and other written or oral testimony, either individually or as a representative of an organization. Persons speaking at the hearing shall identify themselves, state their home or business address, and if appearing on behalf of a person or organization, state the name and mailing address of the person or organization they represent.
2. **Restrictions on Presentations.** The body conducting the public hearing may place reasonable and equitable time restrictions on the presentation of testimony and the submittal of documents and other materials.
3. **Continuance of Hearing.** The body conducting the public hearing may, on its own motion or at the request of any person, continue the public hearing to a fixed date, time, and place, for good cause.
4. **Record of Hearing Proceedings.** The body conducting the public hearing shall record the proceedings by any appropriate means. If a sound recording is made, any person shall be entitled to listen to the recording at a reasonable time.
5. **Burden of Proof and Persuasion.** The applicant bears the burden of demonstrating that an application complies with applicable review standards. The burden is not on the City or other parties to show that the standards are not met by the applicant.

B. **Standard Public Hearings.** If the public hearing is a standard hearing (See Table 2.4.7.A: Required Public Hearings), the hearing shall be subject to the following order of proceedings:

1. **Opening of Hearing.** The person chairing the body conducting the hearing shall open the public hearing.
2. **Staff Presentation.** The Director shall provide a brief introductory narrative and/or graphic description of the application and present the Technical Staff Report and any prior advisory body findings and recommendations. Members of the body conducting the hearing may ask questions.
3. **Applicant Presentation.** The applicant or the applicant's representative shall present any information the applicant deems appropriate, including statements of participants. Members of the body conducting the hearing may ask questions of the applicant, the applicant's representative, or the witnesses.
4. **Public Comment.** Any person other than the applicant or the applicant's representatives or witnesses may be permitted to speak in support of or in opposition to the application.

5. **Response to Presentations and Comments**

   a. The applicant may respond to any comments, documents, or materials presented by the public.

   b. The Director may respond to any comments, documents, or materials presented by the applicant or the public.

6. **Close of Hearing.** The person chairing the body conducting the hearing shall close the public hearing.

C. **Quasi-Judicial Hearing Procedures**

1. **Order of Proceedings.** If the public hearing is a quasi-judicial hearing (See Table See Table 2.4.7.A: Required Public Hearings), the hearing shall be subject to the following order of proceedings:

   a. **Opening of Hearing.** The person chairing the body conducting the hearing shall open the public hearing.

   b. **Swearing in or Affirmation of Witnesses.** The person chairing the body conducting the hearing shall swear in or affirm all persons who will testify at the hearing, if requested by any party.

   c. **Staff Presentation.** The Director shall provide a brief introductory narrative and/or graphic description of the application and present the Technical Staff Report and any prior advisory body findings and recommendations, including testimony of witnesses. Members of the body conducting the hearing may ask questions of each witness after the witness's presentation. The applicant and affected parties may also ask questions of each witness.

   d. **Applicant Presentation.** The applicant or the applicant's representatives shall present any information the applicant deems appropriate, including testimony of witnesses. Members of the body conducting the hearing may ask questions of each witness after the witness's presentation. The Director and affected parties may also ask questions of each witness.

   e. **Affected Parties Presentation.** Parties affected by the proposed application may present any information the affected party deems appropriate, including testimony of witnesses. Members of the body conducting the hearing may ask questions of each witness after the witness's presentation. The Director and the applicant may also ask questions of each witness.

   f. **Public Comment.** Any person other than the applicant or the applicant's representatives or witnesses may be permitted to speak in support of or in opposition to the application. Members of the body conducting the hearing may ask questions of each witness after the witness's presentation. The Director, the applicant, and affected parties may also ask questions of each witness.

   g. **Responses to Presentations and Comments**

      1. The applicant may respond to any testimony, comments, documents, or materials presented by the Director, affected parties, or the public.

      2. Affected parties may respond to any testimony, comments, documents, or materials presented by the Director, the applicant, or the public.

      3. The Director may respond to any testimony, comments, documents, or materials presented by the applicant, affected parties, or the public.

h. **Conclusions.** Affected parties, the applicant, and the Director may present brief conclusionary statements.

i. **Close of Hearings.** The person chairing the body conducting the hearing shall close the public hearing.

2. **Evidence.** The body conducting the hearing may consider all testimony and evidence it deems competent and material to the application, and may exclude testimony or evidence it determines to be irrelevant, immaterial, incompetent, unreliable, or unduly repetitious.

3. **Cross-Examination.** Any inquiry under cross-examination shall be limited to matters raised in the direct examination of the witness. No re-direct or re-cross shall be allowed unless requested by the applicant, an affected party, or the Director along with a statement of the desired area of inquiry, and the request is approved by the person chairing the body conducting the hearing. If re-direct or re-cross is allowed, it shall be limited to questions of the witness on issues raised in the cross-examination.

4. **Public Hearing Record.** The public hearing record shall include the application, the Technical Staff Report, this LDC, any advisory body proceedings and recommendations on the application, all testimony offered at the hearing, and all written materials concerning the application presented or entered into the record at the hearing by the Director, the applicant, affected parties, or the public.

2.4.10. Advisory Body Review and Recommendation

If an application is subject to a recommendation by the Planning Commission (See Table 2.2.1 Summary Table of Development Review Responsibilities), the Planning Commission shall review and act on the application in accordance with the following procedures:

A. The advisory body shall hold any required public hearing (See Table 2.4.7.A: Required Public Hearings) in accordance with Sec. 2.2.9 Public Hearing Procedures, and consider the application, relevant support materials, the Technical Staff Report, and any public comments. It shall then recommend one of the decisions authorized for the particular type of application, based on the review standards applicable to the application type, as set forth in Sec. 2.5, Application-Specific Review Procedures and Decision Standards. The Planning Commission's recommendation shall state the factors considered in making the recommendation and the basis or rationale for the recommended decision.

B. If permitted for the particular type of application in accordance with 2.5, Application-Specific Review Procedures and Decision Standards, for the particular type of application, the advisory body may recommend conditions of approval. Conditions of approval must relate in both type and extent to the anticipated impacts of the proposed development.

C. The advisory body shall take action as promptly as possible in consideration of the interests of the applicant, affected parties, and citizens of the City.

2.4.11. Decision-Making Body Hearing, Review, and Decision

If an application is subject to a final decision by the City Council or the Planning Commission, the decision-making body shall review and decide the application in accordance with the following procedures.

A. **Review and Decision**

1. **General**

a. The decision-making body shall hold any required public hearing (See Table 2.4.7.A: Required Public Hearings) in accordance with Sec. 2.2.9, Public Hearing Procedures, and consider the application, relevant support materials, the Technical Staff Report, any advisory body recommendations, and any public comments, materials, information, and testimony entered into the record at the hearing. It shall then make one of the decisions authorized for the particular type of application, based on the review standards applicable to the application type, as set forth in Sec. 2.5, Application-Specific Review Procedures and Decision Standards. The decision-making body shall clearly state the factors considered in its decision and the basis or rationale for the decision.

b. In addition, if the application is subject to a quasi-judicial public hearing (See Table 2.4.7.A: Required Public Hearings), the decision-making body's review and decision shall be based on whether the application meets all applicable requirements of this LDC, based on the entirety of the record before the decision-making body.

c. Before making its decision, the decision-making body may remand the application to the Planning Commission for further consideration of any issue.

d. The decision-making body shall take action as promptly as possible in consideration of the interests of the applicant, affected parties, and the citizens of the City.

B. **Conditions of Approval.** If permitted for the particular type of application in accordance with Sec. 2.5, Application-Specific Review Procedures and Decision Standards, approval of an application may be with conditions. Conditions of approval must relate in both type and extent to the anticipated impacts of the proposed development.

C. **Effect of Approval.** Approval of an application and development order in accordance with the LDC authorizes only the particular use, plan, or other specific activity approved, and not any other development requiring separate application and approval. In the event that one development approval or permit is a prerequisite to another development approval or permit (e.g., variance approval prior to a development plan approval), development may not take place until all required approvals or permits are obtained. Approval of one development application does not necessarily guarantee approval of any subsequent development application.

D. **Lapse of Development Order**

1. Development orders shall expire as provided in Sec. 2.5, Application-Specific Review Procedures and Decision Standards, for each type of application. If no expiration period is provided for the specific type of development order, and if no expiration period is imposed as part of the approval by the decision-making body, the development order shall expire if an approved permit authorizing the approved development is not obtained within two years.

2. A change in ownership of the land that is the subject of a development order shall not affect the established expiration time period for the development order.

3. A one-year extension of the expiration time period for a specific development order may be granted by the decision-making body that granted the development order upon the applicant's submission of a written request for extension to the Director before the expiration date, and a showing of good cause.

E. **Modification of Development Order.** Except as otherwise provided in Sec. 2.5, Application-Specific Review Procedures and Decision Standards, for the particular type of application, any modifications of a development order shall require a new application for an amendment to the development order. It must be is submitted and reviewed in accordance with the procedures for its original approval.

2.4.12. Post Decision-Making Actions

A. **Notification to Applicant of Decision.** Within 14 calendar days after a final decision on an application, the Director shall provide the applicant written notice of the decision and make a copy of the decision available to the public in the Director's office.

B. **Appeal**

1. A party aggrieved or adversely affected by any decision for which no further administrative review procedure is provided by this LDC may seek review of the decision in the courts in accordance with applicable State law.

2. A party aggrieved by other final decisions may appeal the decision in accordance with the procedures and standards in Sec. 2.5.5.D, Appeals to City Council.

C. **Extensions.** Except as otherwise provided in Sec. 2.5, Application-Specific Review Procedures and Decision Standards, for the particular type of development order, the Director may, on receiving a written request for extension before the expiration date and on a showing of good cause, grant extensions of the expiration time period for up to a cumulative total of one year. Any further extensions shall be subject to approval by the authority that granted the development order, on submittal of a request for extension to the Director before the expiration date, and a showing of good cause.

D. **Limit on Subsequent Similar Applications**

1. **Prior Application Denial**

a. If an application requiring a public hearing is denied, no application proposing the same or similar development on all or part of the same land shall be submitted within one year after the date of denial unless the decision-making body waives this time limit in accordance with Sec. 2.4.12.D.1.b, below.

b. The owner of land subject to the time limit provided in 2.4.12.D.1.a, above, or the owner's authorized agent, may submit a written request for waiver of the time limit, along with a fee to defray the cost of processing the request, to the Director, who shall transmit the request to the decision-making body. The decision-making body may grant a waiver of the time limit only on a finding by two-thirds of its membership that the owner or agent has demonstrated that:

1. There is a substantial change in circumstances relevant to the issues or facts considered during review of the prior application that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the new application; or

2. New or additional information is available that was not available at the time of review of the prior application and that might reasonably affect the decision-making body's application of the relevant review standards to the development proposed in the new application; or

3. The new application proposed to be submitted is materially different from the prior application; or

4. The final decision on the prior application was based on a material mistake of fact.

2. **Prior Application Withdrawal.** If an application requiring a public hearing is withdrawn after required notice of the public hearing is provided, no application proposing the same or similar development on all or part of the same land shall be submitted within six months after the date of withdrawal.

SECTION 2.5. APPLICATION-SPECIFIC REVIEW PROCEDURES AND DECISION STANDARDS

This section establishes, for each type of application under the LDC, the specific review procedure and decision standards that apply, in accordance with Table 2.2.1, Summary Table of Development Review Responsibilities. The following sections identify, for each type of development application:

- The purpose of the type of development approval or permit;
- In what situations application approval is necessary;
- The standard procedures in Sec. 2.4 Standard Review Procedures, that are required, and applicable modifications of or additions to the standard procedures; and
- The standards for making a decision on the application.

2.5.1. Discretionary Approvals

A. **Annexations.** See Ch. 171, Fla. Stat.

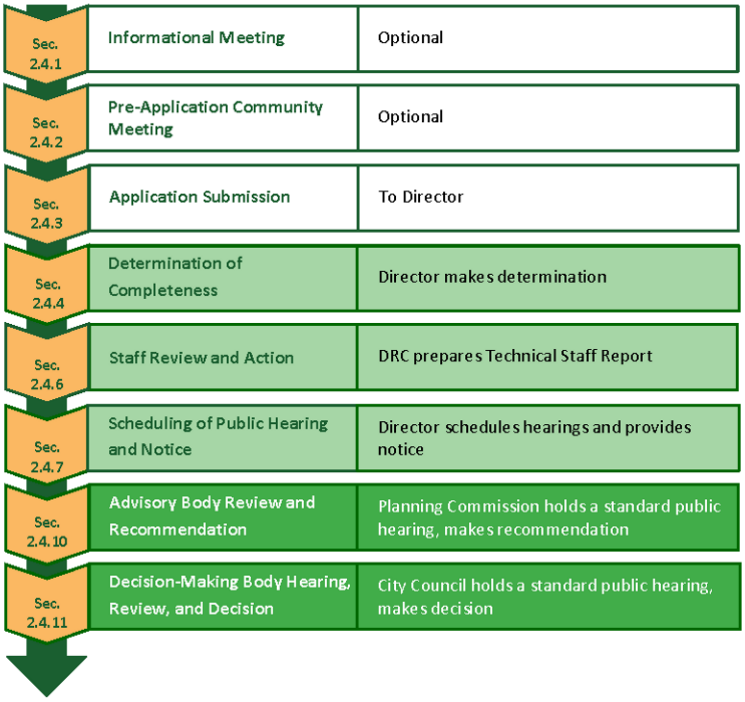
B. **Comprehensive Plan Amendments.** See Ch. 163, Fla. Stat., Process for Adoption of a Comprehensive Plan or Plan Amendment and Process for Adoption of Small-Scale Comprehensive Plan Amendment.

C. **Text Amendments**

1. **Purpose.** The purpose of this section is to provide a uniform mechanism for amending the text of the LDC whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices justify or require doing so.

2. **Text Amendment Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a text amendment. Figure 2.5.1.C.2 identifies key steps in the text amendment procedure.

Figure 2.5.1.C.2: Text Amendments Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission). Except applications may be initiated by the City or any person who may submit applications in accordance with Sec. 2.4.3.A, Authority to Submit.

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application, prepares a Technical Staff Report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1.C.3, Text Amendment Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Applicable (See Sec. 2.4.10, Advisory Body Review and Recommendation). The Planning Commission reviews the application at a standard public hearing and makes a recommendation based on the review standards in Sec. 2.5.1.C.3, Text Amendment Review Standards.

k. **Decision-Making Body Hearing, Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision) The City Council reviews the application at a standard public hearing and makes a decision based on the review standards in Sec. 2.5.1.C.3, Text Amendment Review Standards.

l. **Post Decision-Making Actions.** Not applicable (See Sec. 2.4.12, Post Decision-Making Actions). If a text amendment is adopted by the City Council, the Director shall place the amendment in the LDC within a reasonable period of time after its adoption. Approval of a text amendment shall not expire, but the amended text of the LDC is subject to further amendment in accordance with the procedures and standards of this LDC.

3. **Text Amendment Review Standards.** The advisability of amending the text of the LDC is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny the proposed text amendment, the City Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

a. Is consistent with the comprehensive plan;

b. Is in conflict with any provision of this LDC and the City's Code of Ordinances;

c. Is required by changed conditions;

d. Addresses a demonstrated community need;

e. Is consistent with the purpose and intent of the zoning districts, or would improve compatibility among uses;

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

g. Would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

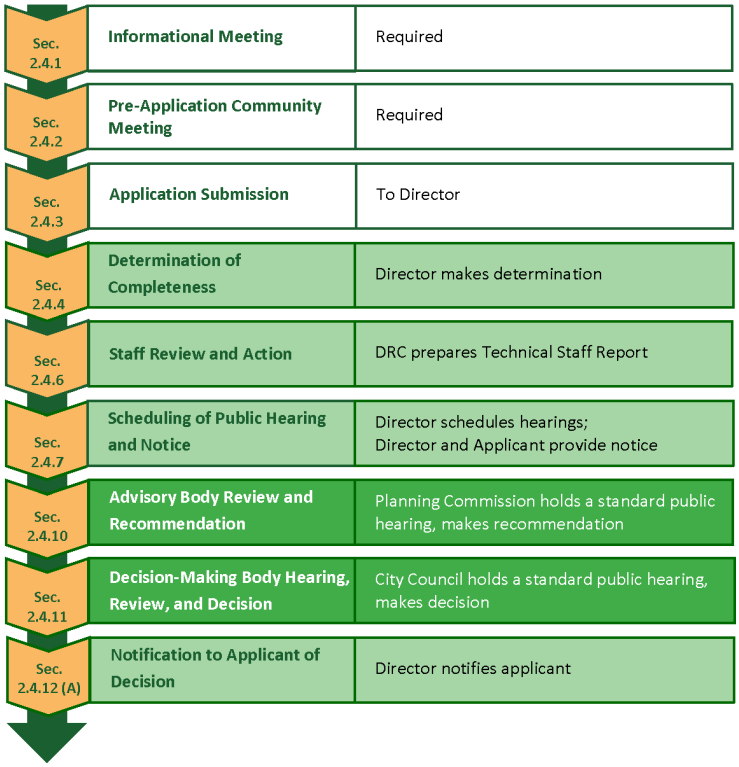
h. Would adversely impact the availability of public facilities to accommodate new growth and development.

D. **Comprehensive Plan Text, Map or Zoning Map Amendment**

1. **Purpose.** The purpose of this section is to provide a uniform mechanism for reviewing and deciding proposed amendments to the Comprehensive Plan Future Land Use Text, Map and the Zoning Map whenever the public necessity, convenience, general welfare, comprehensive plan, or appropriate land use practices and rezoning justify or require doing so.

2. **Comprehensive Plan Text, Map or Zoning Map Amendment Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a text or map amendment. Figure 2.5.1.D.2 identifies key steps in the text or map amendment procedure.

Figure 2.5.1.D.2: Text and Map Amendments Procedure



a. **Informational Meeting.** Applicable (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Applicable (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission). Except applications may be initiated by the City or any person who may submit applications in accordance with Section 2.4.3.A, Authority to Submit.

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action) The DRC reviews the application, prepares a Technical Staff Report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1.D.3, General Map Amendment Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

i. **Advisory Body Review and Recommendation.** Applicable (See Sec. 2.4.10, Advisory Body Review and Recommendation). The Planning Commission reviews the application at a standard public hearing and makes a recommendation based on the review standards in Sec. 2.5.1.D.3, General Map Amendment Review Standards.

j. **Decision-Making Body Hearing, Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The City Council reviews the application at a standard public hearing and makes a decision based on the review standards in Sec. 2.5.1.D.3, General Map Amendment Review Standards. The City Council shall conduct two standard public hearings if the application is initiated by the City and proposes to rezone more than ten contiguous acres of land. The City Council's decision shall be one of the following:

1. Approval of the application as submitted;
2. Approval of the application with a reduction of the area proposed to be rezoned;
3. Approval of a rezoning to a base district that limits development to lower intensities than the base district initially proposed; or
4. Denial of the application.

k. **Post Decision-Making Action.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions). Except if a general amendment to the Comprehensive Plan or Map and the Official Zoning Map is adopted by the City Council, the Director shall place the amendment to the Comprehensive Plan or Map and the Official Zoning Map within a reasonable period of time after its adoption. Designation of Comprehensive Plan or Map and Official Zoning Map shall note the ordinance approving the amendment . Approval of an amendment to the Comprehensive Plan or Map and the Official Zoning Map shall not expire, but the Official Zoning Map of the LDC is subject to further amendment in accordance with the procedures and standards of this LDC.

3. **Comprehensive Plan Text, Map or Zoning Map Amendment Review Standards.** The advisability of an amendment to the Comprehensive Plan or Map and the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Comprehensive Plan or Map and the zoning map amendment, the Council shall weigh the relevance of and consider whether and the extent to which the proposed amendment:

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

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

c. Addresses a demonstrated community need;

d. Is required by changed conditions;

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

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

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

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

E. **[Reserved]**

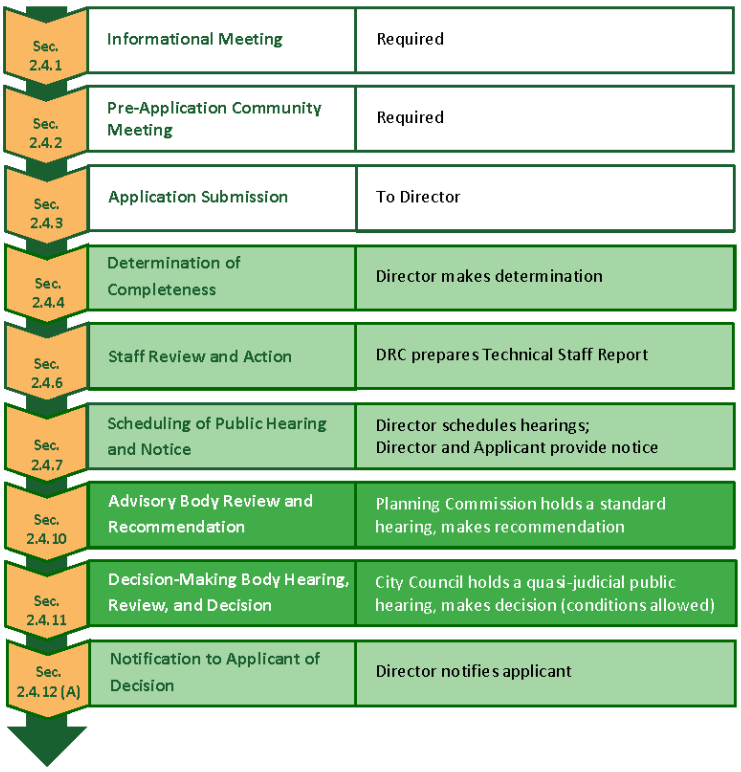
F. **Planned Development**

1. **Purpose.** Planned developments are amendments to the Official Zoning District Map that are planned and developed under unified control and that allow for flexible standards and procedures that are conducive to creating more mixed-use, pedestrian-oriented, and otherwise higher quality development, as well as community benefits and amenities, than could be achieved through base zoning district regulations. The purpose of this subsection is to provide a uniform mechanism for amending the Official Zoning District Map to reclassify land to any of the Planned Development (PD) zoning districts established in Article 3: Zoning Districts.

2. **Scope.** A planned development is established by amendment of the Official Zoning District Map to rezone land to a planned development zoning district classification that is defined by a PD Plan and PD Agreement. Subsequent development within the PD district occurs through the approval of a development plan (major or minor) and plat review, as appropriate, which ensure compliance with the PD Plan/PD Agreement.

3. **Planned Development Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a planned development. Figure 2.5.1.F.3 identifies key steps in the planned development procedure.

Figure 2.5.1.F.3: Planned Development Procedure



a. **Informational Meeting.** Applicable (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Applicable (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission). Except applications may be initiated only by the owner(s) of all property included in the proposed planned development district. The application shall include a PD Plan and PD Agreement that:

1. Depicts the general configuration and relationship of the principal elements of the proposed development in the PD district, including uses, general building types, density/intensity, resource protection, pedestrian and vehicular circulation, open space, public facilities, and phasing;
2. Specifies terms and conditions defining development parameters (in the PD Agreement);
3. Provides for environmental mitigation;
4. Outlines how public facilities will be provided to serve the planned development; and
5. Provides for management and maintenance of development incorporated in the PD Plan/PD Agreement.

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application, prepares a Technical Staff Report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1.F.4, Planned Development Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Applicable (See Sec. 2.4.10, Advisory Body Review and Recommendation). The Planning Commission reviews the application at a standard hearing and makes a recommendation based on the review standards in Sec. 2.5.1.F.4, Planned Development Review Standards.

k. **Decision-Making Body Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The City Council reviews the application at a quasi-judicial hearing and make a decision based on the review standards in Sec. 2.5.1.F.4, Planned Development Review Standards. The City Council's decision shall be one of the following:

1. Approval of the application subject to the PD Plan/PD Agreement included in the application;
2. Approval of the application subject to additional or modified conditions related to the PD Plan/PD Agreement; or
3. Denial of the application.

l. **Post Decision-Making Action.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions). Except for the following:

1. If a planned development Official Zoning District Map amendment is adopted by the City Council, the Director shall place the amendment on the Official Zoning District Map within a reasonable period of time after its adoption, with appropriate notations. Designation of a

planned development district on the Official Zoning District Map shall note the ordinance approving the zoning district classification.

2. Lands rezoned to a PD zoning district shall be subject to the approved PD Plan/PD Agreement. The PD Plan/PD Agreement is binding on the land as an amendment to the Official Zoning District Map. The PD Plan/PD Agreement shall be binding on the landowners and their successors and assigns, and shall constitute the development regulations for the land. Development of the land shall be limited to the uses, intensity and density, configuration, and all other elements and conditions set forth in the PD Plan/PD Agreement. The applicant may apply for and obtain subsequent development approval and permits necessary to implement the PD Plan/PD Agreement in accordance with the appropriate procedures and standards set forth in this LDC. Any development approvals or permits shall be in substantial compliance with the PD Plan/PD Agreement.

3. Approval of the classification of land to a PD zoning district does not lapse, except approval of the PD Plan/PD Agreement shall automatically lapse if no application for a development plan (major or minor) or plat for any portion of the development described by the approved PD Plan/PD Agreement is submitted within five years after approval of the planned development district or any other expiration period approved as part of the PD Plan/PD Agreement—or an extension of such time period that is authorized in accordance with provisions in the PD Plan/PD Agreement. If a PD Plan/PD Agreement lapses, the owner of the PD-zoned land may apply to amend the planned development zoning classification to incorporate a new PD Plan/PD Agreement, or apply to reclassify the site to another base district.

4. Subsequent applications for a development approval or permit within an approved PD district may include minor deviations from the PD Plan/PD Agreement, without the need to amend the PD Plan/PD Agreement, provided such deviations are limited to changes that the Director determines:

    (a) Address technical considerations that could not reasonably be anticipated during the planned development approval process;

    (b) Comply with applicable City codes, rules, and regulations, without the need for a variance that is expressly authorized by the PD Agreement; and

    (c) Have no material effect on the character of the approved PD district, and the basic concept and terms of the PD Plan/PD Agreement. These may include, but are not limited to, the following:

        i. Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;

        ii. Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site of the change;

        iii. Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;

        iv. Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems; and

        v. Increases of five percent or less in the total number of parking spaces.

A development order for a planned development district and PD Plan/PD Agreement may be amended only in accordance with the procedures and standards for its original approval.

4. **Planned Development Review Standards.** Review of and the decision on an application for a planned development district shall be based on compliance of the proposed zoning reclassification and PD Plan/PD Agreement with the review standards in Sec. 2.5.1.E.3 Site-Specific Map Amendment (Rezoning) Review Standards, and the standards for the proposed type of PD district in Sec. 3.7, Planned Development District.

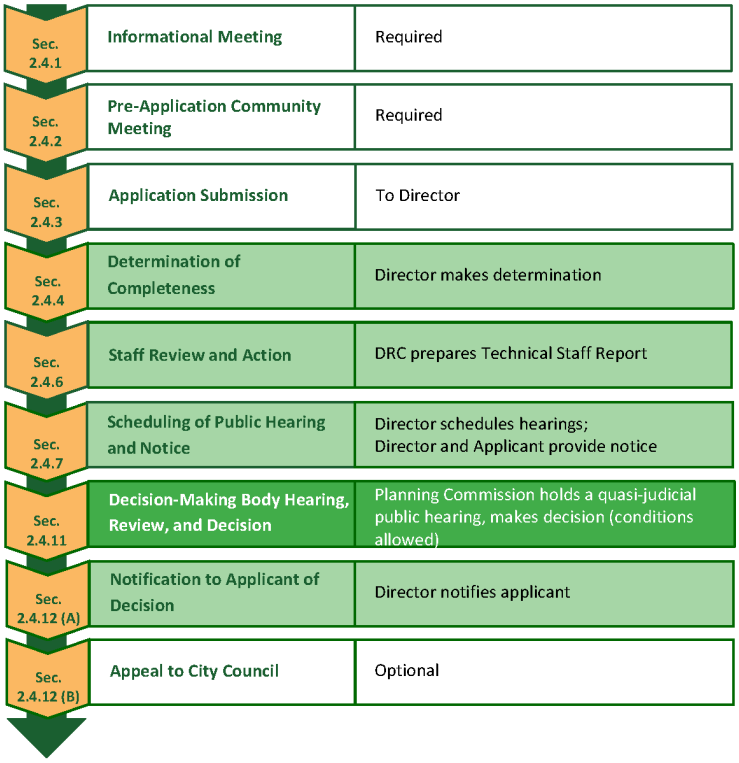
G. **Special Exception Permit**

1. **Purpose.** A use designated as a special exception in Table 4.2.2.C: Principal Use Table, in a particular zoning district, is a use that may be appropriate in the district, but because of its nature, extent, and external effects, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. The purpose of this section is to establish a uniform mechanism for the review of special exceptions to ensure they are appropriate for the location and zoning district where they are proposed.

2. **Applicability.** A Special Exception Permit approved in accordance with this section is required before development of any use designated as a special exception in Table 4.2.2.C: Principal Use Table.

3. **Special Exception Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a special exception permit. Figure 2.5.1.G.3 identifies key steps in the special exception permit procedure.

Figure 2.5.1.G.3: Special Exception Permit Procedure



a. **Informational Meeting.** Applicable (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Applicable (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application, prepares a Technical Staff Report, and makes a recommendation on the application based on the review standards in Sec. 2.5.1.G.4, Special Exception Permit Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Recommendation.** Applicable. (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The Planning Commission reviews the application at a quasi-judicial hearing and makes a decision based on the review standards in Sec. 2.5.1.G.4, Special Exception Permit Review Standards. The Planning Commission's decision shall be one of the following:

    1. Approval of the application;

    2. Approval of the application subject to conditions; or

    3. Denial of the application

l. **Post Decision-Making Action.** Applicable. (See Sec. 2.4.12, Post Decision-Making Actions). Except for the following:

    1. A development order approving a special exception permit authorizes the submittal of an application for any other applications that may be required before the development authorized by the special exception permit is constructed or established.

    2. A development order approving a special exception permit shall automatically expire if the development authorized by the special exception permit is not established or substantially commenced within two years after the date of the development order approval, or an extension of this time period is authorized in accordance with Sec. 2.4.11.D, Lapse of Development Order.

    3. A development order approving a special exception permit shall automatically expire if the authorized development is discontinued and not resumed for a period of one year.

    4. Subsequent applications for other permits for the development authorized by a special exception permit may include minor deviations from the approved plans and conditions. Such deviations are limited to changes that the Director finds:

        (a) Address technical considerations that could not reasonably be anticipated during the special exception permit approval process; and

(b) Would not:

i. Materially alter the drainage, streets, or other engineering design;

ii. Adversely impact the management of stormwater quality or stormwater quantity;

iii. Substantially affect the terms of the original approval; or

iv. Result in significant adverse impacts on the surrounding lands or the City at large.

5. A development order for a special exception permit may be amended only in accordance with the procedures and standards for its original approval.

4. **Special Exception Permit Review Standards.** A special exception permit shall be approved only on a finding there is competent substantial evidence in the record that the proposed special exception use:

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

b. Will comply with all applicable zoning district standards;

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

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

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

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

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

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

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

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

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

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

(Ord. No. 2805, § I, 11-18-2020; Ord. No. 2994, § III, 3-15-2023)

2.5.2. Site Development and Platting

A. **Development Plan (Major and Minor)**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism to ensure that the layout, form, and design of proposed development complies with the standards of this LDC and all other City regulations.

2. **Applicability**

   a. **General.** The procedures and standards in this section apply to the review of and decision on applications for major and minor development plans. Approval of a development plan (major or minor) is required prior to the issuance of a building permit, unless exempted in accordance with Sec. 2.5.2.A.2.b, Exemptions

   b. **Exemptions.** The following types of development are exempt from the requirements of development plan (major or minor) review:

      1. Permits for alteration or rehabilitation with no change in the gross floor area;
      2. Canopies attached to buildings or freestanding canopies;
      3. Fences and walls;
      4. Decks, gazebos, patios, or other improvements typically associated with residential development;
      5. Generators or other mechanical equipment for operation of a permitted use on site;
      6. Ordinary maintenance;
      7. Signage;
      8. Resurfacing, restriping, or adding landscaping and/or stormwater management facilities to existing parking and loading facilities;
      9. Restoration or reconstruction of a nonconforming building or structure;
      10. Development of single-family detached dwelling;
      11. Permits for grading that include the installation of infrastructure which is essential to the future development of a site with an approved development plan, including streets, utilities, or stormwater management facilities.

3. **Major and Minor Development Plan Distinguished.** There are two types of development plan review under this LDC: major development plans and minor development plans.

   a. **Major Development Plan**

      1. The following development, unless exempted in accordance with Sec. 2.5.2.A.2.b, Exemptions, above, shall receive major development plan approval prior to the issuance of a building permit:

         (a) Developments of 25 or more residential dwelling units;

         (b) Development of 25,000 square feet or more of nonresidential floor area; and

         (c) Development of a mixed-use project with more than 25 residential dwelling units and/or more than 25,000 square feet of floor area.

         (d) Developments determined by the Director to have a potentially significant impact on the need for public facilities, or on environmentally sensitive lands.

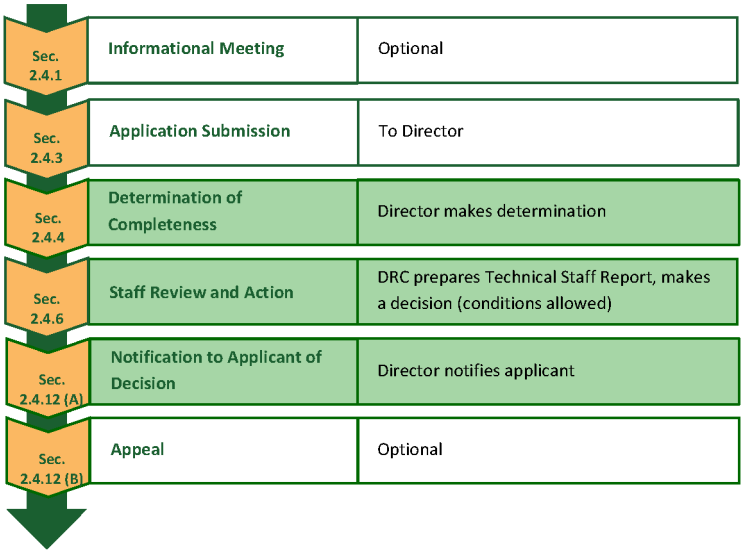
   b. **Minor Development Plan**

1. All development that is not subject to major development plan approval in accordance with Sec. 2.5.2.A.3.a.1 above, or exempted in accordance with Sec. 2.5.2.A.2, above, shall receive approval of a minor development plan prior to the issuance of building permit.

4. **Development Plan Procedures**

a. **Minor Development Plan Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a minor development plan. Figure 2.5.2.A.4.a identifies key steps in the minor development plan procedure.

Figure 2.5.2.A.4.a: Minor Development Plan Procedure

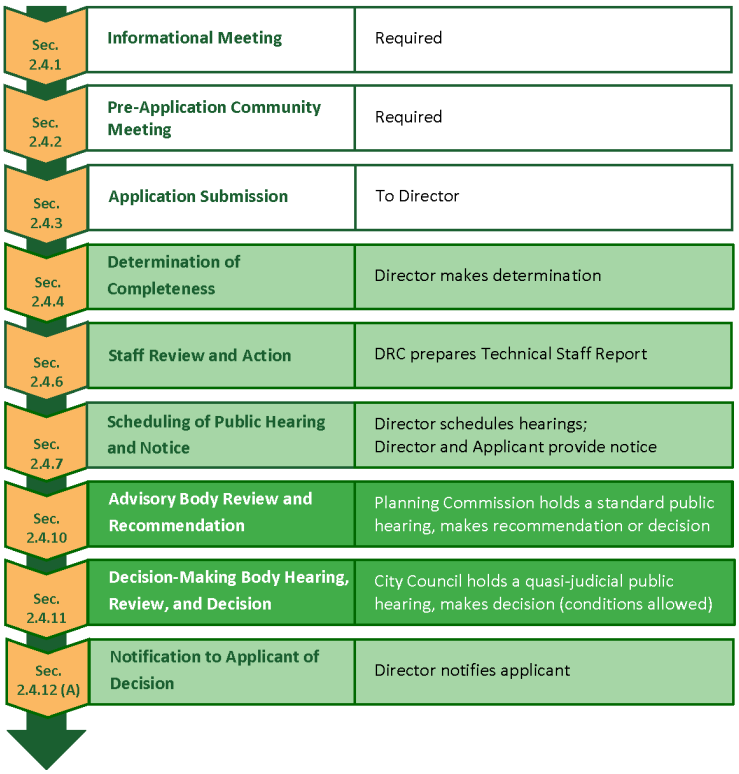


1. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).
2. **Pre-Application Community Meeting.** Not Applicable.
3. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).
4. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).
5. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).
6. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application and makes a decision based on the review standards in Sec. 2.5.2.A.5, Development Plan (Major and Minor) Review Standards.
7. **Scheduling of Public Hearing and Public Notification.** Not Applicable.
8. **Public Hearing Procedures.** Not Applicable.
9. **Advisory Body Review and Recommendation.** Not Applicable.
10. **Decision-making Body Review and Decision.** Not Applicable.
11. **Post Decision-Making Action.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions).

b. **Major Development Plan.** A major development plan has a two-step procedure: (1) a site plan and (2) a construction site plan.

1. **Site Plan Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a site plan for major development plan. Figure 2.5.2.A.4.b.1 identifies key steps in the site plan for major development plan procedure.

Figure 2.5.2.A.4.b.1: Site Plan for Major Development Plan Procedure



(a) **Informational Meeting.** Applicable (See Sec. 2.4.1, Informational Meeting).

(b) **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

(c) **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

(d) **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

(e) **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

(f) **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application and prepares a Technical Staff Report.

(g) **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

(h) **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

(i) **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

(j) **Advisory Body Review and Recommendation.** Applicable, (See Sec. 2.3.10, Advisory Body Review and Recommendation). The Planning Commission reviews the application at a standard hearing and makes a recommendation based on the review standards in Sec. 2.5.2.A.5, Development Plan (Major and Minor) Review Standards.

(k) **Decision-Making Body Hearing, Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The City Council reviews the application at a quasi-judicial hearing and makes a decision based on the review standards in Sec. 2.5.2.A.5, Development Plan (Major and Minor) Review Standards. The City Council's decision shall be one of the following:

i. Approval of the application;

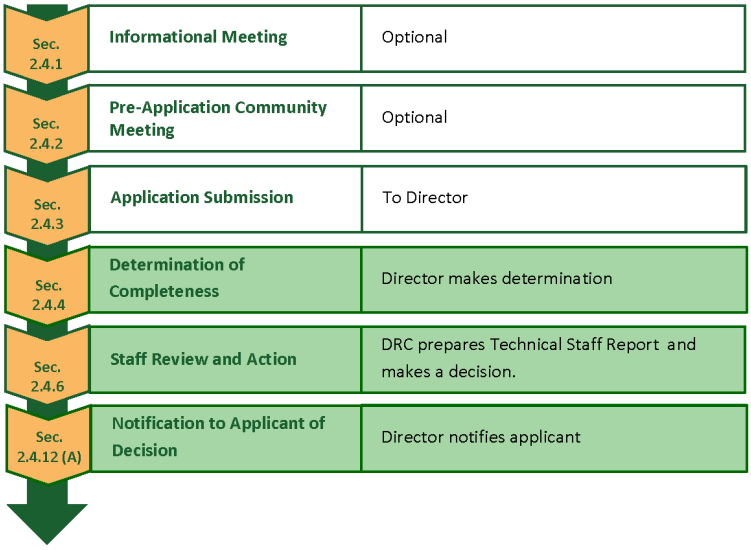
ii. Approval of the application subject to modification and/or conditions; or

iii. Denial of the application.

(l) **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions).

2. **Construction Site Plan Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a construction site plan for major development plan. Figure 2.5.2.A.4.b.2 identifies key steps in the construction site plan for major development plan procedure.

Figure 2.5.2.A.4.b.2: Construction Site Plan for Major Development Plan Procedure



(a) **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

(b) **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

(c) **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

(d) **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

(e) **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

(f) **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application, prepares a Technical Staff Report based on the standards in 2.5.2.A.5, Development Plan (Major and Minor) Review Standards, and makes a decision. The DRC's decision shall be one of the following:

i. Approval of the application;

ii. Denial of the application.

(g) **Scheduling of Public Hearing and Public Notification.** Not Applicable.

(h) **Deferral of Public Hearing.** Not Applicable.

(i) **Public Hearing Procedures.** Not Applicable.

(j) **Advisory Body Review and Recommendation.** Not Applicable.

(k) **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

(l) **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions).

5. **Development Plan (Major and Minor) Review Standards.** A development plan (major or minor) shall only be approved upon a finding that the applicant demonstrates there is competent substantial evidence in the record all of the following standards are met:

a. The proposed development and uses in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;

b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;

c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject; and

d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations; and

e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

B. **Plat (Subdivision)**

1. **Purpose.** The purpose of this section is to provide a uniform means for the approval of divisions of land and to ensure that plats (subdivisions) promote the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the City by:

a. Providing for the orderly growth and development of the City;

b. Coordinating streets and roads within proposed plat with the City's street system and transportation plans, and with other public facilities;

c. Providing rights-of-way for streets and utility easements;

d. Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;

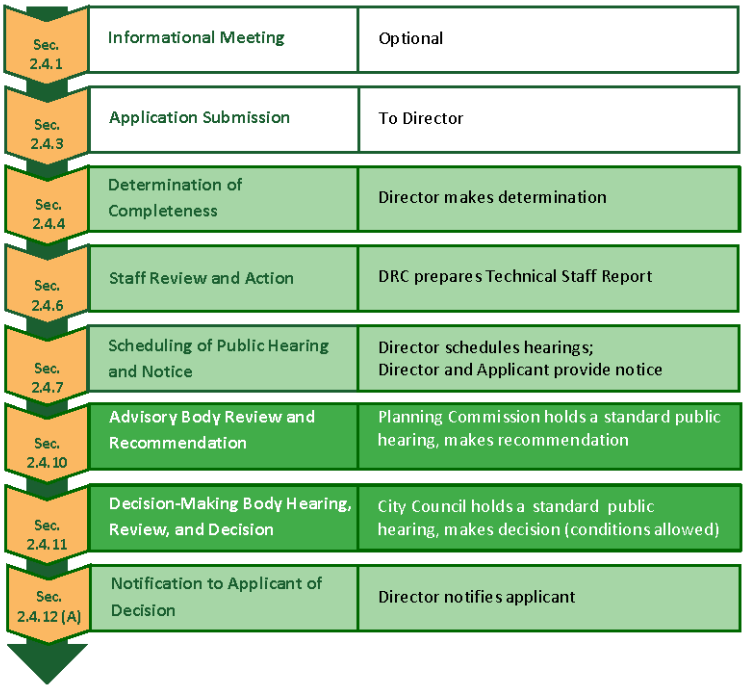
e. Ensuring there is adequate open space and recreation facilities to serve development; and

f. Ensuring there is proper recordation of land ownership or property owner association records, where applicable.

2. **Applicability.** Approval of a plat in accordance with the provisions of this section is required before the division of land (whether improved or unimproved) into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land.

3. **Plat (Subdivision) Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a plat. Figure 2.5.2.B.3 identifies key steps in the plat procedure.

Figure 2.5.2.B.3: Plat (Subdivision) Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application and prepares a Technical Staff Report.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Applicable (See Sec. 2.3.10, Advisory Body Review and Recommendation). The Planning Commission reviews the application at a standard hearing and makes a recommendation based on the review standards in Sec. 2.5.2.B.4, Plat (Subdivision) Review Standards.

k. **Decision-Making Body Hearing, Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The City Council reviews the application at a standard public hearing and makes a decision based on the review standards in Sec. 2.5.2.B.4, Plat (Subdivision) Review Standards. The City Council's decision shall be one of the following:

1. Approval of the application; or

2. Denial of the application.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions).

4. **Plat (Subdivision) Review Standards.** A plat shall only be approved upon a finding the applicant demonstrates there is competent substantial evidence in the record all of the following standards are met:

a. The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;

b. The plat complies with all conditions of approval in any development approval or permit to which it is subject;

c. The plat conforms to the requirements of Chapter 177, Florida Statutes;

d. The plat conforms to any development plan (major or minor) to which it is a part; and

e. The plat complies with all other applicable standards in this LDC and all other City regulations.

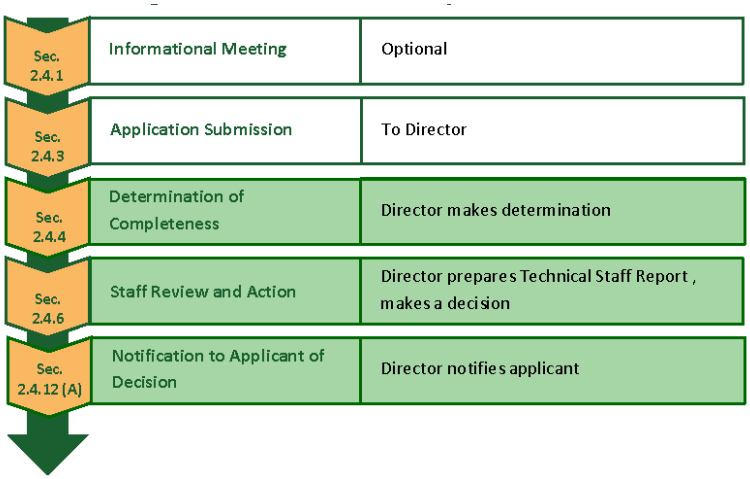
C. **Minor Replat**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for the resubdivision of a lot or parcel of land which does not require the creation of a new street, or improvements for water, sewer, drainage or other public facilities other than those services normally provided for individual platted lots. All lots shall abut an existing dedicated right-of-way.

2. **Applicability.** Approval of a minor replat in accordance with this section is required before resubdivision of a lot or parcel of land which does not require the creation of a new street, or improvements for water, sewer, drainage or other public facilities other than those services normally provided for individual platted lots.

3. **Minor Replat Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a minor replat. Figure 2.5.2.C.3 identifies key steps in the minor replat procedure.

Figure 2.5.2.C.3: Minor Replat Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable. (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision on the application based on Sec. 2.5.2.C.4, Minor Replat Review Standards. The Director's decision shall be one of the following:

   1. Approval of the application; or

   2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions). Except no further division of an approved minor replat is allowed in accordance with this LDC unless a development plan (major and minor) for which it is part is approved which requires modification to the approved minor replat.

4. **Minor Replat Review Standards.** A minor replat shall only be approved upon a finding the applicant demonstrates there is competent substantial evidence in the record all of the following standards are met:

a. The minor replat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;

b. The minor replat complies with all conditions of approval in any development approval or permit to which it is subject; and

c. The minor replat conforms to the requirements of Chapter 177, Florida Statutes;

d. The minor replat conforms to any development plan (major or minor) to which it is a part;

e. The minor replat does not require the creation of a new street, or improvements for water, sewer, drainage or other public facilities other than those services normally provided for individual platted lots; and

f. The minor replat complies with all other applicable standards in this LDC and all other City regulations.

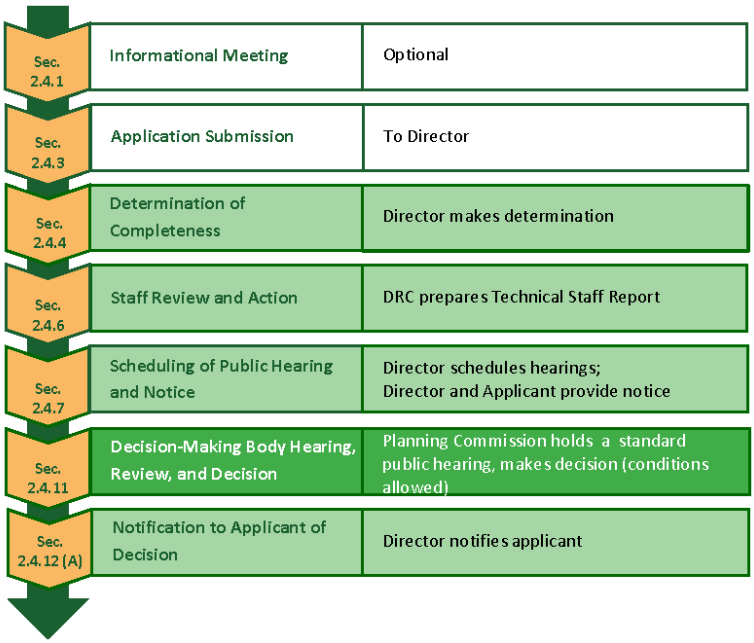
D. **Plat Vacation**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for vacating recorded plats.

2. **Applicability.** This section applies to the vacation of any recorded plat or part thereof. The plat, or part of the plat may be vacated in accordance with in this section.

3. **Plat Vacation Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a plat vacation. Figure 2.5.2.D.3 identifies key steps in the plat vacation procedure.

Figure 2.5.2.D.3: Plat Vacation Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The DRC reviews the application and prepares a Technical Staff Report based on Sec. 2.5.2.D.4, Plat Vacation Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The Planning Commission reviews the application at a standard public hearing and makes a decision based on the review standards in on Sec. 2.5.2.D.4, Plat Vacation Review Standards. The Planning Commission's decision shall be one of the following:

   1. Approval of the application; or

   2. Denial of the application.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions).

4. **Plat Vacation Review Standards.** A plat shall not be vacated which has dedicated rights-of-way to public use or dedicated rights-of-way or easements for any public utility, storm drainage course, floodplain, public access roadway, or dedicated public facility, until:

   a. Consents have been provided by the public users of the easements;

   b. Each public utility, which is franchised to provide services within the area of the plat, is notified in writing of the proposed vacation, and has 30 calendar days to comment;

   c. Conditions of consent from any public agencies or utilities having rights in any land proposed to be vacated have the conditions incorporated into the vacation; and

   d. If any agency or utility having rights in any land proposed to be vacated objects, a finding is made that a specific public benefit will not be annulled if the vacation is granted.

   e. New plats assigned concurrently with a plat vacation may take into account previous dedications.

(Ord. No. 2775, § II, 7-15-2020)

2.5.3. Concurrency

See Procedures in Article VII: Concurrency.

2.5.4. Permits

A. **Arbor Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all development complies with Sec. 5.4, Tree Protection Standards, and the tree related provisions in Sec. 5.3, Landscaping and Buffer Standards.

2. **Applicability**

   a. **General.** Unless exempted in accordance with Sec. 2.5.4.A.2.b, Exemptions, below, an arbor permit approved in accordance with this section is required before any land disturbing activities or the removal, relocation, or substantial alteration of a tree or native vegetation protected in Sec. 5.2, Landscaping and Buffer Standards, and Sec. 5.3, Tree Protection Standards.

   b. **Exemptions.** The following are exempt from the standards and requirements of this section:

      1. Utility operations: Tree removals by duly constituted communication, water, sewer, electrical or other utility companies or federal, state, county or City agencies, or engineers or surveyors working under a contract with such utility companies or agencies, provided the removal is limited to those areas necessary for maintenance of existing lines or facilities or for construction of new lines or facilities in furtherance of providing utility service to its customers, and provided that the activity is conducted so as to avoid any unnecessary removal and, in the case of aerial electrical utility lines, is not greater than that specified by the National Electrical Safety Codes as necessary to achieve safe electrical clearances;

      2. Surveyors: A Florida licensed land surveyor in the performance of the surveyor's duties, provided such alteration is limited to a swath three feet or less in width;

      3. Commercial growers: All commercial nurseries, botanical gardens, tree farms, and grove operations, but only as to those trees which were planted for silvicultural or agricultural purposes, or for the sale or intended sale in the ordinary course of business;

      4. Emergencies: During emergencies caused by hurricane or other disaster, when the City suspends compliance with the applicable provisions of Sec. 5.2, Landscaping and Buffer Standards, and Sec. 5.3, Tree Protection Standards:

         (a) In the event any tree endangers the health, safety or welfare of the community and requires immediate removal without delay due to hurricanes, windstorms, floods, freezes, or other disaster; and

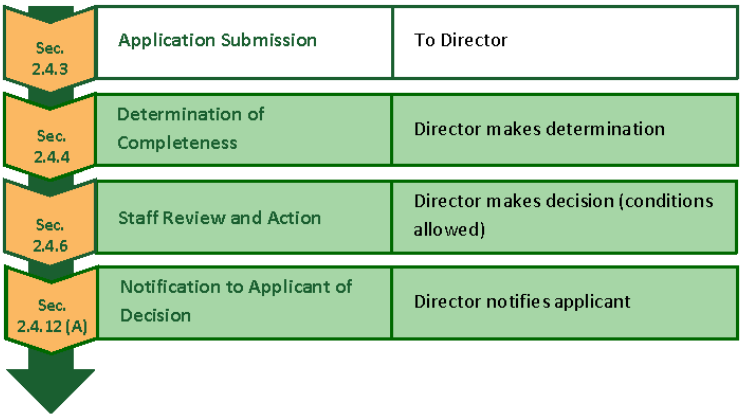
         (b) In anticipation of an emergency situation such as a hurricane or other natural disaster.

      5. Maintenance by City crews for planting, pruning, maintaining, and removing trees, plants, and shrubs within the illumination lines of lights, streets, alleys, avenues, lanes, squares and public grounds as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds, and for the removal of any dead or diseased trees or the pruning of trees on public property within the City.

      6. Residential property: The pruning, trimming, or removal of a tree on residential property if the property owner submits documentation to the City from an arborist certified by the International Society of Arboriculture or from a Florida licensed landscape architect that the tree presents a danger to persons or property.

3. **Arbor Permit Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to an arbor permit. Figure 2.5.4.A.3 identifies key steps in the arbor permit procedure.

Figure 2.5.4.A.3: Arbor Permit Procedure



a. **Informational Meeting.** Not Applicable.

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.A.4, Arbor Permit Review Standards. The Director's decision shall be one of the following:

1. Approval of the application; or

2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Arbor Permit Review Standards.** An application for an arbor permit shall be approved upon a finding that the applicant demonstrates by competent substantial evidence the proposed development complies with all applicable standards in Sec. 5.4, Tree Protection Standards, and Sec. 5.3, Landscaping and Buffer Standards.

B. **Sign Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all signs comply with the standards in Sec. 5.11, Signs.

2. **Applicability**

a. Unless exempted in accordance with Section 2.5.4.B.2.b, Exemptions, below, approval of a sign permit is required before any sign is erected, installed, displayed, structurally altered, or otherwise changed.

b. Exemptions. The following types of sign are exempt from the requirements for a sign permit provided that they comply with the applicable standards in Sec. 5.11, Signs:

1. Signs that are not designed or located so as to be visible from any street or adjoining property;

2. Signs of two square feet or less that include no letters, symbols, logos or designs in excess of two inches in vertical or horizontal dimension, provided that the sign, or combination of signs, does not constitute a sign prohibited by this LDC;

3. Non-advertising signs necessary to promote health, safety, and welfare, and other regulatory, statutory, traffic-control, or directional signs erected on public property with permission, as appropriate, from the State of Florida, the United States, Orange County, or the City;

4. Legal notices and official instruments;

5. Decorative flags and bunting for a celebration, convention, or commemoration of significance to the entire City when authorized by the City Council for a prescribed period of time;

6. Maintenance and copy change;

7. Merchandise displays behind storefront windows so long as no part of the display moves or contains flashing lights;

8. Memorial signs or tablets, names of buildings and dates of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials and attached to the surface of a building;

9. Signs incorporated into machinery or equipment by a manufacturer or distributor which identify or advertise only the product or service dispensed by the machine or equipment, such as signs customarily affixed to vending machines, newspaper racks, telephone booths, and gasoline pumps.

10. Holiday decorations. Signs of a primarily decorative nature, clearly incidental and customary and commonly associated with any national, local or religious holiday; provided, that such signs are displayed for a period of no more than 30 consecutive days or no more than 60 days in any one year; such signs shall be set back ten feet from all boundary lines of the lot on which they are displayed; provided, that a clear area be maintained to a height of six feet within 55 feet of the intersection of two rights-of-way; holiday lights and decorations in windows shall not exceed 40 percent of window area for nonresidential buildings;

11. Public warning signs to indicate, but not limited to, the dangers of trespassing, swimming, animals or similar hazards, not to exceed four square feet in area;

12. Utility signs. Public utility signs that identify the location of underground utility lines and facilities, high voltage lines and facilities, and other utility facilities and appurtenances, provided they do not exceed three feet in height and provided the sign face does not exceed one-half square foot;

13. Traffic-control devices (signs) including regulatory signs to be individually erected on separate posts; warning and guide signs not to exceed two signs per post and six square

feet each in area; such signs shall be located so as to not obscure each other or be hidden from view by other roadside objects; signs requiring different decisions by the vehicle operator must be spaced sufficiently apart for the required decisions to be made safely.

3. **Sign Permit Application Content**

   a. The City shall provide forms for application for sign permits, requiring furnishing the following information:

      1. The name, address, telephone number, email address, and signature of the owner of the site granting permission for the construction, operation, maintenance or display of the sign or sign structure.

      2. The name, address, telephone number, email address, and signature of the sign contractor, if any.

      3. The legal description and street address of the premises or property on which sign is to be located.

      4. The approximate value of the sign to be installed, including installation cost.

      5. The type of sign for which a permit is being sought.

      6. Two copies of a sketch, blueprint, blueline print or similar presentation drawn to scale and dimensioned, showing elevations of the sign as proposed on a building facade, awning or canopy, provided further the relationship to other existing adjacent signs is also shown. These sketches shall include a site plan showing the sign location and any existing landscaping which is affected by the sign.

      7. A landscape plan for freestanding signs, providing an island around the base of the sign at least five feet in width. (Pole signs are prohibited but may be allowed if a hardship is demonstrated and accepted by the Planning Commission in accordance with a variance.) Landscaping may include shrubs, at least 18 inches tall at time of planting; installed every three feet for the entire length of the landscaped strip; and shall be designed and placed consistent with other requirements of this section as well as the City's "waterwise" landscape standards. The remainder of the landscaped strip shall be maintained in approved understory and ground cover.

         Where a monument sign is placed, landscaping shall comprise understory plants and shrubs designed in a manner that maintains sign visibility. The monument sign may partially extend beyond the landscaped area to promote visibility. The City may consider alternatives to the minimum standards, if it can be shown that equal or improved acceptable landscape can be achieved by an alternative method. Irrigation systems and landscape materials shall be installed in accordance with Article 6: Environmental Standards. The landscape plan shall be designed in a manner to promote visibility of the freestanding sign from adjacent streets and sidewalks. Placement of shrubs, understory plants and trees should be organized to create a view triangle extending into the street, taking into consideration potential height and coverage of trees and plants at their maturity.

      8. Copy of stress sheets and calculations shall be required indicating that the sign is properly designed for required loads and wind pressures in any direction, as may be required by the Building Division.

      9. A written inventory of all sign types located within a development or parcel, including a sign area calculation, to demonstrate compliance with the total allowable sign area.

10. Identification of the name of the development plan which applies to the parcel, indicating whether an approved master sign plan or development plan establishes design standards for any proposed signs at the development, parcel, or building.

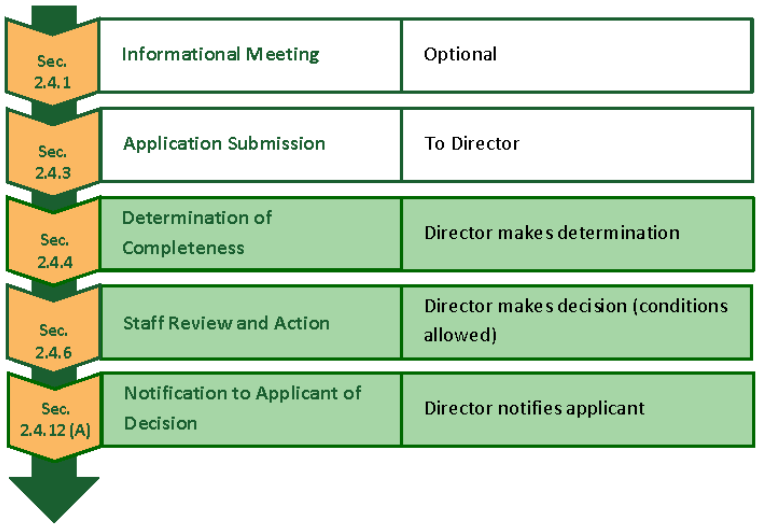
11. Sign permit applicants for electronic reader board signs shall include necessary information to demonstrate compliance with the standards set forth in Sec. 5.10.8.E, Electronic Reader Board Signs.

12. Dimensions labeled on all renderings provided as a part of the application.

13. Such other information as required by the Director which is necessary to secure full compliance with all applicable codes.

4. **Sign Permit Procedures.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a sign permit. Figure 2.5.4.B.4 identifies key steps in the sign permit procedure.

Figure 2.5.4.B.4: Sign Permit Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.B.5, Sign Permit Review Standards. The Director's decision shall be one of the following:

1. Approval of the application; or

2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

5. **Sign Permit Review Standards.** An application for a sign permit shall be approved upon a finding that the applicant demonstrates by competent substantial evidence the proposed sign complies with all applicable standards in Sec. 5.11, Signs.

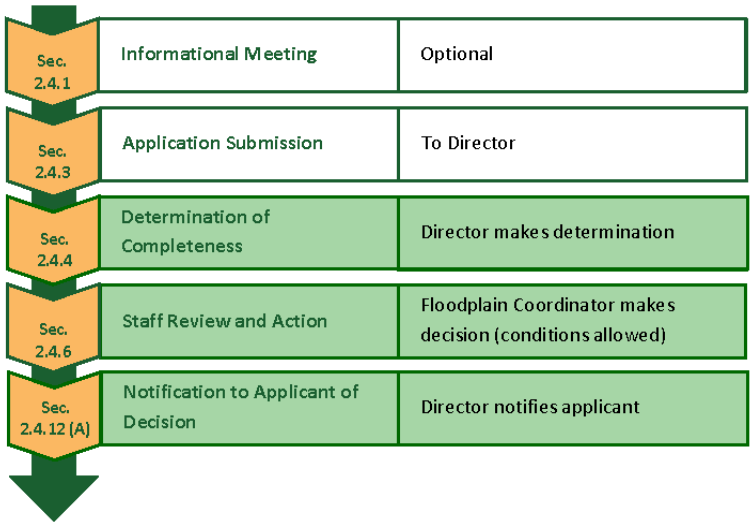
C. **Floodplain Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all development that proposes to locate within a special flood hazard area as shown on the flood insurance rate map for the City, complies with Sec. 6.6, Floodplains.

2. **Applicability.** All development that proposes to be located in a special flood hazard area as shown on the flood insurance rate map for the City, shall receive approval of a floodplain permit in accordance with this section, prior to receipt of a building permit

3. **Floodplain Permit Procedures.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a floodplain permit. Figure 2.5.4.C.3 identifies key steps in the floodplain permit procedure.

Figure 2.5.4.C.3: Floodplain Permit Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application. The actual decision is made by the Floodplain Coordinator with the assistance of the City Engineer.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Floodplain Permit Standards.** An application for a floodplain permit shall be approved upon a finding that the applicant demonstrates by competent substantial evidence the proposed development within the special flood hazard area as shown on the flood insurance rate map for the City complies with Sec. 6.6, Floodplains.

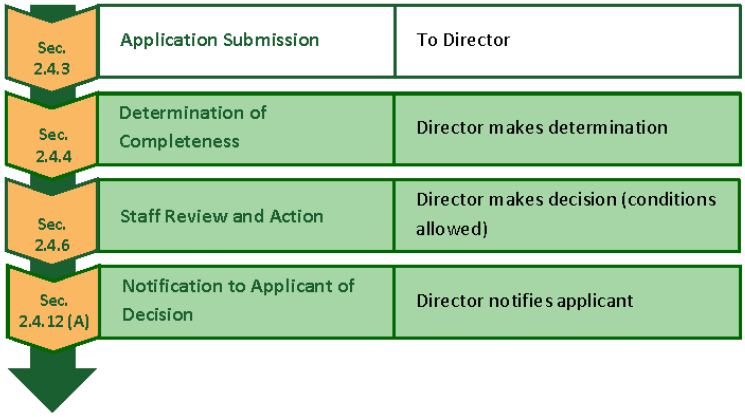
D. **Fence Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that the construction and erection of all fences and walls comply with the standards in Sec. 5.6, Fences and Walls.

2. **Applicability.** Prior to the construction and erection of a fence or wall on land within the City, a fence permit shall be approved in accordance with the procedures and standards of this section.

3. **Fence Permit Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a fence permit. Figure 2.5.4.D.3 identifies key steps in the fence permit procedure.

Figure 2.5.4.D.3: Fence Permit Procedure



a. **Informational Meeting.** Not Applicable.

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.D.4, Fence Permit Standards. The Director's decision shall be one of the following:

1. Approval of the application; or
2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Fence Permit Standards.** An application for a fence permit shall be approved upon a finding the applicant demonstrates by competent substantial evidence that the proposed fence or wall complies with the standards in Sec. 5.6, Fences and Walls.

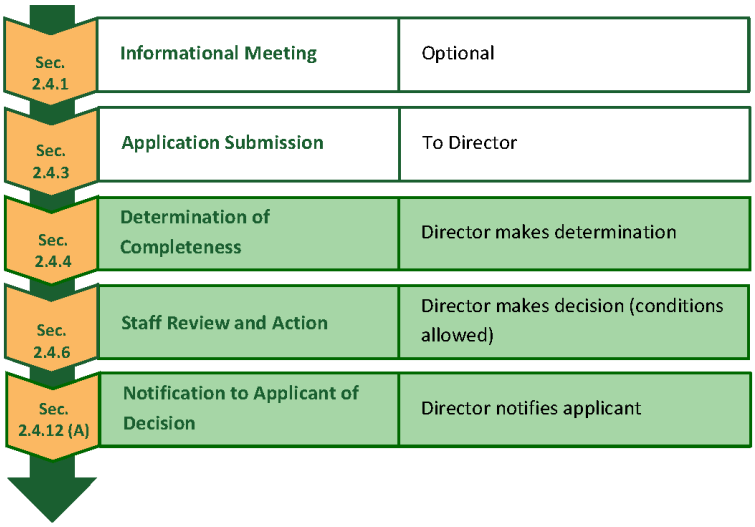
E. **Driveway and Sidewalk Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all development complies with the driveway and sidewalk standards in Sec. 5.13, Roads, Streets, Sidewalks, and Bikeways.

2. **Applicability.** Prior to the construction of a driveway or sidewalk, a driveway and sidewalk permit shall be approved in accordance with the procedures and standards of this section.

3. **Driveway and Sidewalk Permit Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a driveway and sidewalk permit. Figure 2.5.4.E.3 identifies key steps in the driveway and sidewalk permit procedure.

Figure 2.5.4.E.3: Driveway and Sidewalk Permit Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.E.4, Driveway and Sidewalk Review Standards. The Director's decision shall be one of the following:

   1. Approval of the application; or

   2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Driveway and Sidewalk Review Standards.** An application for a driveway and sidewalk permit shall be approved upon a finding the applicant demonstrates by competent substantial evidence the proposed driveway or sidewalk complies with all applicable standards in this section and Sec. 5.13, Roads, Streets, Sidewalks, and Bikeways.

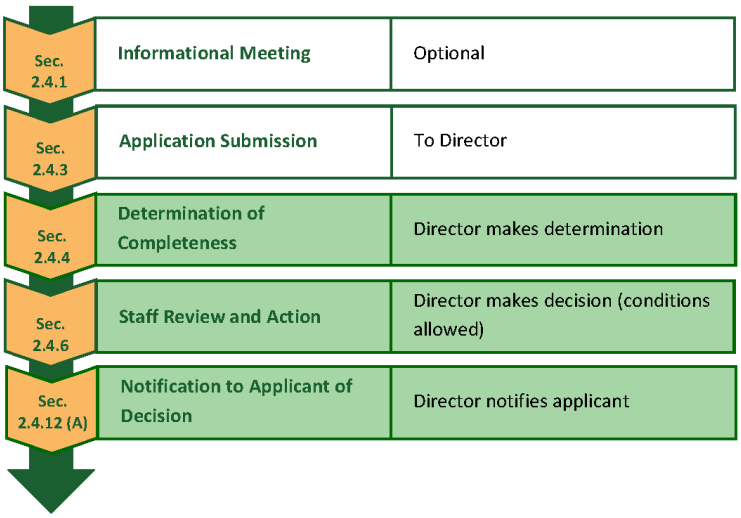
F. **Temporary Use Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all development complies with the temporary uses and structures standards in Sec. 4.4, Temporary Uses and Structures.

2. **Applicability.** Prior to the establishment of a temporary use or structure, a temporary use permit shall be approved in accordance with the procedures and standards of this section.

3. **Temporary Use Permit Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a temporary use permit. Figure 2.5.4.F.3 identifies key steps in the temporary use permit procedure.

Figure 2.5.4.F.3: Temporary Use Permit Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 4.4, Temporary Uses and Structures, the Director's decision shall be one of the following:

1. Approval of the application;
2. Approval of the application, subject to conditions; or
3. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Temporary Use Permit Review Standards.** An application for a temporary use permit shall be approved upon a finding the applicant demonstrates by competent substantial evidence the proposed temporary use or structure complies with all applicable standards in Sec. 4.4, Temporary Uses and Structures.

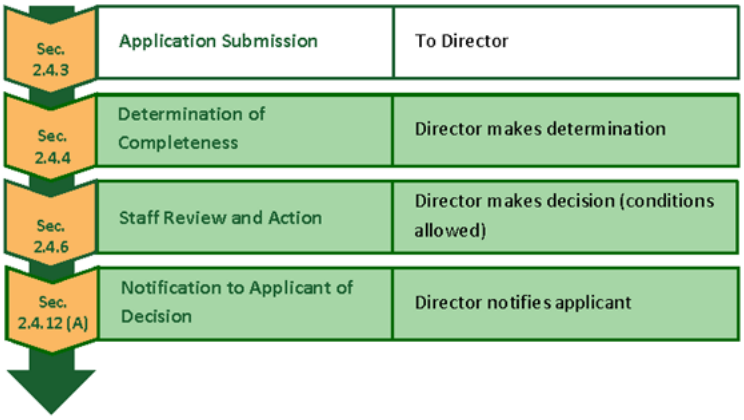
G. **Backyard Chickens Permit**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for ensuring that all development complies with the backyard chicken standards in Sec. 4.2, Principal Uses.

2. **Applicability.** Prior to the construction and installation of chicken coops and other related structures to support backyard chickens, a backyard chickens permit shall be approved in accordance with the procedures and standards of this section.

3. **Backyard Chickens Permit Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a backyard chickens permit. Figure 2.5.4.G.3 identifies key steps in the fence permit procedure.

Figure 2.5.4.G.3: Backyard Chickens Permit Procedure



a. **Informational Meeting.** Not applicable.

b. **Pre-Application Community Meeting.** Not applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable. (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.4.G.4, Backyard Chickens Permit Standards. The Director's decision shall be one of the following:

1. Approval of the application; or

2. Denial of the application.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Hearing, Review and Decision.** Not Applicable.

l. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications).

4. **Backyard Chickens Permit Standards.** An application for a backyard chickens permit shall be approved upon a finding the applicant demonstrates by competent substantial evidence that the application is consistent with the standards in Sec. 4.2.3.C.1.h, Backyard Chickens.

(Ord. No. 2775, § III, 7-15-2020; Ord. No. 2805, § II, 11-18-2020; Ord. No. 2927, § IV, 5-18-2022; Ord. No. 2994, § II, 3-15-2023)

2.5.5. Relief

A. Zoning Variance

1. **Purpose.** The purpose of this section is to establish a uniform mechanism to allow certain variances from the dimensional standards (such as height, yard setback, and lot area) and certain development standards of this LDC (Article 5: Development Standards) when their strict application would result in unnecessary hardship. A hardship generally occurs when the physical characteristics of a property are such that it cannot be used for any purpose permitted by the Land Development Code. A hardship may be created by the surroundings, shape, or topographical conditions particular to that specific property. However, the hardship cannot be self-imposed, or the result of the property owner's own action.

2. **Applicability**

a. The procedures and standards in this section apply to the review of and decision on an application for a variance from the following standards:

1. The dimensional standards in Article 3: Zoning Districts;

2. The numerical use specific standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards Specific to Principal Uses, to the extent they do not result in allowing a variance for a use that is prohibited in the zoning district; and

3. The following numerical standards in Article 5: Development Standards:

(a) Sec. 5.13.1.C.2.c.2, Cross Access Between Adjoining Nonresidential and Mixed-Use Developments;

(b) Sec. 5.13.1.C.2.c.3, Pedestrian Cross-Access

(c) Sec. 5.13.1.C.2.c.4, Bicycle Cross-Access

(d) Sec. 5.13.1.C.2.c.5, Pedestrian Connections;

(e) Sec. 5.1.10, Vehicle Stacking Spaces and Lanes ;

(f) Sec. 5.1.6, Off-Street Vehicular Parking Space Standards;

(g) Sec. 5.1.7, Dimensional Standards for Vehicular Parking Spaces and Aisles ; and

(h) Sec. 5.1.12, Loading Area Standards.

b. Variances are not allowed for requests to:

1. Amend the text of this LDC or the Official Zoning District Map;

2. Permit a principal use or special exception use in a zoning district where it is prohibited;

3. Waive or modify any procedural requirement or application submission fee;

4. Waive or modify any condition(s) of approval specifically imposed as part of the approval for a development order;

5. Waive a specific finding required to be made in taking action on any development order; or

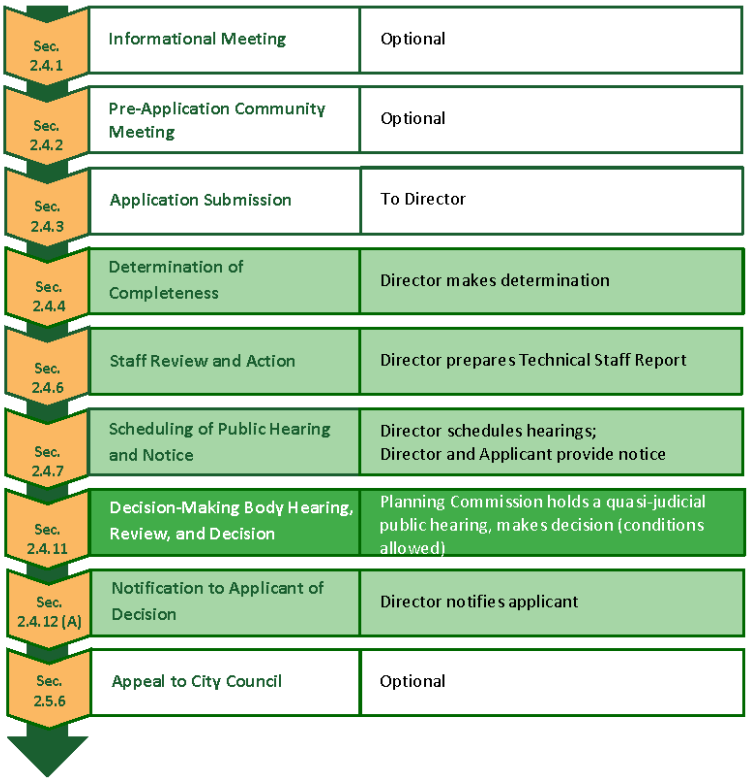
6. Increase density which would result in an increase in the maximum allowable number of dwelling units or intensity in a zoning district.

c. Under no circumstance shall a variance be approved as part of a negotiation to grant a variance in exchange for any other land use alterations on the affected parcel or any other parcel of land.

d. Applications for which a variance is requested that are decided by the Director shall be consolidated with the application for variance and reviewed and decided by the Planning Commission in accordance with the procedures of this section, along with the application for variance. In reviewing and deciding each application, the Planning Commission shall apply the relevant review standards for the respective application.

3. **Zoning Variance Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a zoning variance. Figure 2.5.5.A.3 identifies key steps in the zoning variance procedure.

Figure 2.5.5.A.3: Zoning Variance Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the application and prepares a Technical Staff Report based on the review standards in Sec. 2.5.5.A.5, Zoning Variance Review Standards.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures).

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Review and Decision.** Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The Planning Commission shall review the application at a quasi-

judicial hearing and make a decision based on the review standards in Sec. 2.5.5.A.5, Standards. The Planning Commission decision shall be one of the following:

1. Approval of the application;
2. Approval of the application subject to modification and/or condition; or
3. Denial of the application

l. **Post Decision-Making Actions.** Applicable. (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, and limits to subsequent applications). A party aggrieved by a decision of the Planning Commission on a zoning variance may appeal the decision to the City Council in accordance with Sec. 2.5.5.D, Appeals to City Council.

4. **Record of Variances to be Maintained.** The Director shall maintain a record of all approved zoning variances, including the justification for their issuance.

5. **Zoning Variance Review Standards**

a. **Initial Determination**

1. Prior to approving a zoning variance, the Planning Commission shall first determine whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If a special circumstance makes it difficult for a particular project to meet the Land Development Code, a hardship may be established. A hardship generally occurs when the physical characteristics of a property are such that it cannot be used for any purpose permitted by the Land Development Code. A hardship may be created by the surroundings, shape or topographical conditions particular to that specific property. However, the hardship cannot be self-imposed, or the result of the property owner's own action. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

b. **Required Findings.** A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
3. The proposed variance will not substantially increase congestion on surrounding public streets;
4. The proposed variance will not substantially diminish property values in the area surrounding the site
5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

7. Special conditions and circumstances do not result from the actions of the applicant;

8. The proposed variance will not create safety hazards and other detriments to the public; and

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

B. **Administrative Adjustment**

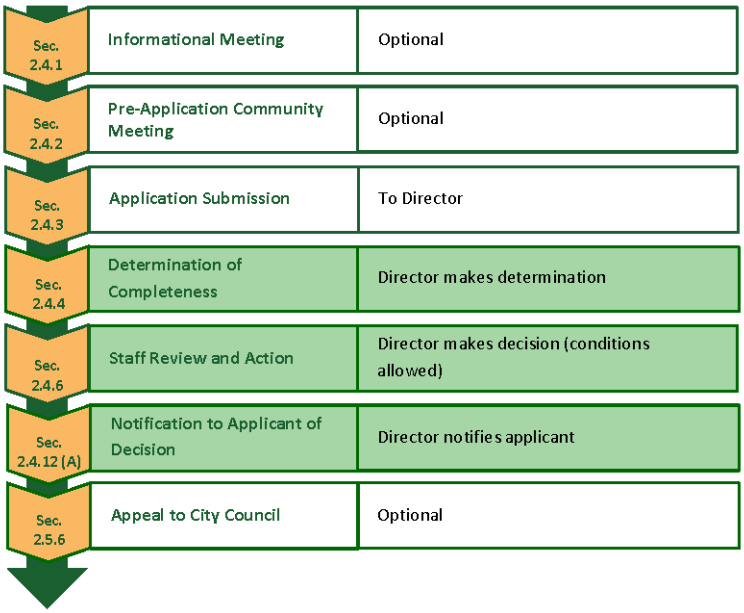
1. **Purpose.** The purpose of this section is to establish a uniform mechanism to allow minor adjustments or modifications from certain dimensional or development standards of the LDC, based on specific standards, in order to better accomplish the purposes of the LDC.

2. **Applicability.** Administrative adjustments may be requested and granted in accordance with this section for the standards identified in Table 2.3.5.C.2, Allowable Administrative Adjustments, up to the limits set forth in the table.

Table 2.5.5.B.2: Allowable Administrative Adjustments	
Standard	Maximum Adjustment (%)
Lot Width and/or Depth (Minimum)	15
Front Yard Setback (Minimum)	15
Side Yard Setback (Minimum)	15
Rear Yard Setback (Minimum)	15
Lot Coverage Maximum)	15
Height (Maximum)	10
Setback Area Encroachment (Maximum)	15
Off-Street Parking, Loading, or Stacking Space Number (Minimum)	10

3. **Administrative Adjustment Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to an administrative adjustment. Figure 2.5.5.B.3 identifies key steps in the administrative adjustment procedure.

Figure 2.5.5.B.3: Administrative Adjustment Procedure



a. **Pre-Application Conference.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Optional (See Sec. 2.4.2, Pre-Application Community Meeting).

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).

f. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action).

1. The Director reviews the application and makes a decision based on the review standards in Sec. 2.5.5.B.4, Administrative Adjustment Review Standards. Conditions of approval may include limiting the allowable adjustment to a lesser modification than the maximum allowed by this section or requested by an applicant.

2. The Director's decision shall be one of the following:

    (a) Approval of the application as submitted;

    (b) Approval of the application subject to conditions and/or modifications; or

    (c) Denial of the application

3. In addition:

    (a) Approval of an administrative adjustment does not exempt the applicant from the responsibility to obtain all other development approvals and permits required by the LDC and any other applicable laws, and does not indicate that the development for which the administrative adjustment is granted should necessarily receive approval of other applications required under the LDC

unless the relevant and applicable portions of the LDC or any other applicable laws are met.

(b) Unless it expires (See Sec. 2.4.11.D, Lapse of Development Order), or is revoked (see Sec. 9.5.3.A.4, Revocation of Development Order), a recorded development order approving an administrative adjustment, including any conditions of approval, shall run with the land, shall be binding on the landowners and their successors and assigns, and shall not be affected by a change in ownership.

(c) A development order approving an administrative adjustment shall automatically expire if the development incorporating the authorized adjustment is not commenced within two years after the date the development order is approved, or an extension of this time period is authorized in accordance with Sec. 2.2.12.C.2 Extension of Expiration Timeline.

g. **Scheduling of Public Hearing and Public Notification.** Not Applicable.

h. **Public Hearing Procedures.** Not Applicable.

i. **Advisory Body Review and Recommendation.** Not Applicable.

j. **Decision-Making Body Review and Decision.** Not Applicable.

k. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions for notification of decision to the applicant, appeals, amendment and limits to subsequent applications). A party aggrieved by a decision of the Director may appeal the decision of the Director to the City Council in accordance with Sec. 2.5.5.D, Appeals to City Council.

4. **Administrative Adjustment Review Standards.** An application for an administrative adjustment shall be approved only on a finding the applicant demonstrates by competent substantial evidence the following standards are met:

a. The proposed administrative adjustment complies with Table 2.5.5.B.2, Allowable Administrative Adjustments;

b. The proposed administrative adjustment is either:

1. Required to compensate for some unusual aspect of the development site;

2. Supports an objective from the purpose statements of the zoning district where the adjustment is proposed to be located;

3. Proposes to protect sensitive natural resources, protect water source quality, or manage water source demand; or

4. Proposes to save healthy existing trees;

c. The proposed administrative adjustment is consistent with the character of development in the surrounding area, and will not result in incompatible uses or development;

d. Any adverse impacts resulting from the proposed administrative adjustment will be mitigated to the maximum extent practicable; and

e. The proposed administrative adjustment will not substantially interfere with the convenient and enjoyable use and development of adjacent lands, and will not pose a danger to the public health or safety.

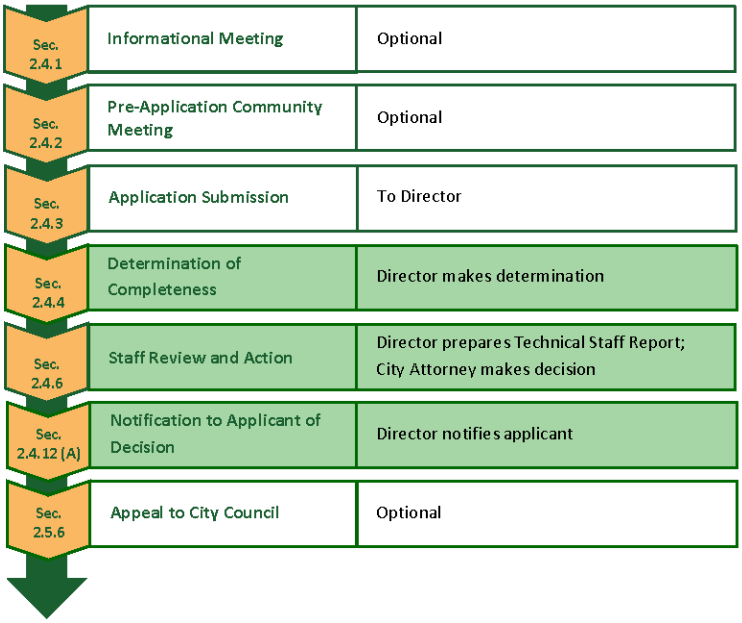
C. **Vested Rights Determination**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism by which a landowner or developer may request the City recognize the landowner's or developer's vested rights to develop their land in accordance with a development approval or permit, or other affirmative government actions taken by the City.

2. **Applicability.** The procedures and standards in this section apply to the review of and decision on applications for a vested rights determination.

3. **Vested Rights Determination Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to a vested rights determination. Figure 2.5.5.C.3 identifies key steps in the vested rights determination procedure.

Figure 2.5.5.C.3: Vested Rights Determination Procedure



a. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).

b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission), The application shall include appropriate material to demonstrate vested rights in accordance with Sec. 2.5.5.C.4, Vested Rights Determination Standards. The application shall become part of the record.

d. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness), except the Director shall have ten days to determine whether the application is complete or incomplete in consultation with the City Attorney.

e. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.3, Application Submission).

f. **Staff Review and Action**

1. Applicable (See Sec. 2.4.6, Staff Review and Action), except the Director shall prepare a staff report on the application, which shall include any information relevant to the vested rights determination. The City Attorney shall make a decision on the application following a

hearing on the matter. The hearing shall be scheduled within 60 days of the date the application is determined complete. The applicant shall be provided written notice by certified mail at least 14 days before the hearing. At the hearing, the applicant or applicant's representative may present evidence in support of the application. The City Attorney may consider all relevant information prior to the decision on the application.

2. The City Attorney shall make a decision within 30 days of the hearing based on the review standards in Sec. 2.5.5.C.4, Vested Rights Determination Standards. The City Attorney's decision shall be an approval or denial, include findings of fact and conclusions of law, and shall state specifically:

   (a) What development rights, if any, are vested;

   (b) What laws or regulations those rights are vested against; and

   (c) What limitations or requirements apply for the applicant to preserve those vested rights.

g. **Scheduling of Public Hearing and Public Notice.** Not Applicable.

h. **Deferral of Public Hearing.** Not Applicable.

i. **Public Hearing Procedures.** Not Applicable.

j. **Advisory Body Review and Recommendation.** Not Applicable.

k. **Decision-Making Body Review and Decision.**

l. **Appeal**

1. An applicant may appeal a decision by the City Attorney on a vested rights determination to the City Council. Such an appeal shall be filed with the City Clerk within ten days after the City Attorney's written decision is mailed to the applicant.

2. Upon receipt of an appeal, the City Clerk shall schedule the matter for consideration by the City Council within 60 days after the date the appeal is filed. The applicant shall be notified of the date of the Council's hearing by certified mail at least ten days in advance of the hearing.

3. The City Council shall conduct a public hearing on the appeal, and the applicant may present evidence in support of the application. Within ten working days after the conclusion of the hearing, the City Council shall make a decision to either affirm, reverse, or modify the City Attorney's decision. The City Attorney's decision shall be reversed or modified only if there is competent substantial evidence in the record that the decision failed to comply with the relevant review standards in Sec. 2.5.5.C.4, Vested Rights Determination Standards.

4. An appeal of the City Council decision on a vested rights determination shall be by petition for certiorari review to the Circuit Court based solely on the record of the hearing before the City Council. The applicant is responsible for providing a verbatim transcript of the record of that hearing. Such an appeal shall be filed within 30 days after the date the City Council issues its written decision on the application.

m. **Post Decision-Making Actions.** Applicable (See Sec. 2.4.12, Post Decision-Making Actions, for notification of a decision to the applicant, and limits to subsequent applications).

4. **Vested Rights Determination Standards.** An application for a vested rights determination shall be approved only if the applicant demonstrates by competent substantial evidence, one of the following:

a. **Development of Regional Impact (DRI)**

1. **Valid and Unexpired Binding Letter of Vested Rights.** The land is subject to a binding and unexpired binding letter of vested rights issued by the state land planning agency in accordance with Section 380.06, Fla Stat., stating that the land is presumed to be a Development of Regional Impact (DRI). The application for a vested rights determination based on a binding letter shall include the binding letter and a letter from the Department of Economic Development (DEO) verifying the authenticity of the binding letter and the related plan of development, all of which shall be made exhibits to the determination. Such determination shall recognize the vesting of the development as set forth in the binding letter, and such vesting shall continue until development approved in the binding letter is complete or until the expiration or invalidation of the binding letter, whichever occurs first.

2. **Valid and Unexpired Development of Regional Impact (DRI).** Development which has been specifically approved in accordance with Chapter 380.06, Fla. Stat., and is subject to a DRI development order rendered prior to the governmental act (comprehensive plan or LDC adoption or amendment) that limits its rights to develop in accordance with the DRI development order. The DRI development order shall be made an exhibit to the vested rights determination, and the determination shall be subject to the terms of, and shall reference the limitations imposed by, the DRI development order.

b. **Development Approved by Court Order.** Development that is expressly approved in a court order. The court order shall be made an exhibit to the vested rights determination, and the determination shall be subject to the terms and conditions of the court order.

c. **Development Subject to Valid and Unexpired Building Permit, Final Plat for Subdivision, or Final Development Plan.** Development subject to a valid and unexpired Building Permit, Final Plat, or Final Development Plan approved under the City's LDC in effect at the time of approval. The approval shall be made an exhibit to the vested rights determination, and the determination shall be subject to the terms and conditions referenced in the approval. The determination shall expire upon expiration of the approval on which it was based.

d. **Development Subject to Common Law Vested Rights**

1. **General Standards**

(a) There is a valid, unexpired act or omission of the City upon which the applicant relied; and

(b) The applicant's reliance was reasonable and in good faith; and

(c) The applicant, in reliance upon the valid, unexpired act, has made a substantial change in position and/or has incurred extensive obligations or expenses; and

(d) It would be inequitable, unjust or fundamentally unfair to destroy the rights acquired by the applicant by means of the City's act or omissions.

2. **Purchase of Property in Reliance on Existing Zoning is Sufficient.** The purchase of property in reliance on then-existing zoning, without more, shall not vest the purchaser's right to develop in accordance with said zoning.

3. **Not Considered Development Expenditures Without More.** The following are not considered development expenditures or obligations in and of themselves, without more, unless the applicant was unable to obtain further approvals because of extraordinary delays beyond the applicant's control:

(a) Expenditures for legal and other professional services that are not related to the design or construction of improvements;

(b) Taxes paid; or

(c) Expenditures for initial acquisition of the land.

e. **Limitations on Vested Rights Determination**

1. Except as otherwise stated in the vested rights determination, upon the expiration of two years after the issuance of a vested rights determination, the determination shall expire and the issuance of development approvals or permits for the property subject to the vested rights determination shall be subject to the requirements of the comprehensive plan and this LDC.

2. The applicant or the applicant's successor may request an extension of the two-year period, which request must be filed not less than 90 days prior to the expiration of said time period. Such a request shall be scheduled for hearing by the City Council within 30 days after it is filed. The City Council may grant extensions for such additional periods as it deems appropriate to avoid undue hardship to the applicant, provided the applicant pays all fees required by regulations in effect at that time.

3. All development subject to a vested rights determination shall be consistent with the terms of the development approval or permit upon which the determination was based. Any substantial deviation from a prior approval, except a deviation required by governmental action, shall cause the development involved to be subject to the comprehensive plan and this LDC. The City shall determine whether a proposed change is a substantial deviation, which is defined for purposes of this subsection as follows:

(a) Any change to add a new land use or to change the vested mix of land uses that alters the basic character of the vested development; or

(b) Any change in density or intensity of use that would increase the development's impacts on those public facilities subject to concurrency by more than five percent; or

(c) Any change in access to the project that would increase the development's transportation impacts by more than five percent on any road subject to concurrency unless the access change would result in an overall improvement to the transportation network.

The holder of a determination may appeal a substantial deviation determination by the Director to the City Council, provided such appeal is filed within ten days after the date the written decision on the substantial deviation is mailed to the holder of the determination.

4. A change that is not a substantial deviation, as defined above, shall not divest vested rights.

5. A vested rights determination shall apply to the land and is therefore transferable from owner to owner of the land subject to the determination.

6. Development that is granted a vested rights determination shall be subject to the requirements of the comprehensive plan and this LDC except to the extent that the application of such requirements would result in the denial of:

(a) The vested land uses;

(b) The vested density or intensity of development;

(c) The vested phasing of development; or

(d) Other specifically vested development entitlements approved in the development order or orders on which the vested rights determination is based.

7. Notwithstanding anything in this section to the contrary, a vested rights determination may be revoked by the City Council upon a showing by the City that a failure to revoke said determination would result in a peril to the health, safety or general welfare of the residents of the City unknown at the time of the approval of the determination.

D. **Appeals to City Council**

1. **Purpose.** The purpose of this section is to establish a uniform mechanism for the appeal of certain decisions under this LDC to the City Council.

2. **Types of Appeal.** In accordance with Table 2.2.1: Summary table of Development Review Responsibilities, the following decisions may be appealed to the City Council in accordance with this section:

   a. **Special Exception Permit.** A special exception permit (see Sec. 2.5.1.G, Special Exception Permit).

   b. **Minor Development Plan.** A minor development plan (see Sec. 2.5.2.A.4.a, Minor Development Plan Procedure).

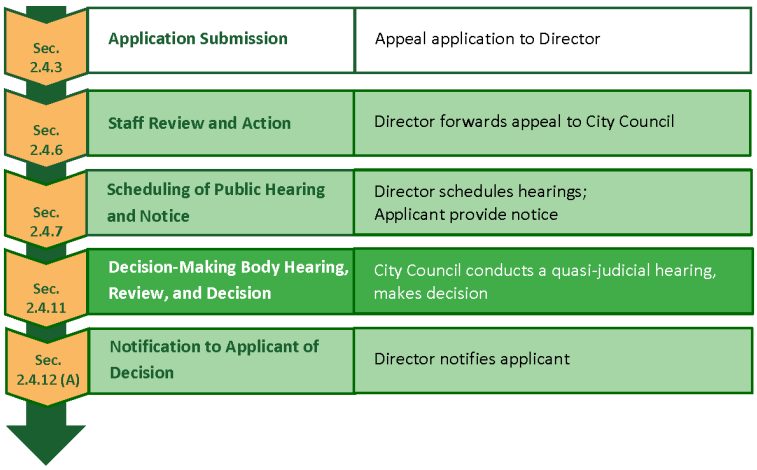
   c. **Zoning Variance.** A zoning variance (see Sec. A, Zoning Variance).

   d. **Administrative Adjustment.** An administrative adjustment (see Sec. 2.5.5.B, Administrative Adjustment)

   e. **Interpretation.** An interpretation of the Director (see Sec. 2.5.6, Interpretation).

3. **Appeals Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to an appeal to City Council. Figure 2.5.5.D.3 identifies key steps in the appeal procedure.

Figure 2.5.5.D.3: Appeals Procedure



   a. **Informational Meeting.** Optional (See Sec. 2.2.4.1, Informational Meeting).

   b. **Pre-Application Community Meeting.** Not Applicable.

c. **Application Submission.** Applicable. (See Sec. 2.4.3, Application Submission). An appeal application shall be submitted to the Director within 30 days after receipt of notice of the decision being appealed. The appeal application shall include: a statement of the decision to be reviewed, and the date of the decision; a statement of the interest of the person seeking review; and the specific error alleged as the grounds of the appeal.

d. **Determination of Completeness.** Not Applicable.

e. **Application Amendment and Withdrawal.** Not Applicable.

f. **Staff Review and Action.** Not Applicable. Instead, on accepting an appeal application, the Director shall transmit the application and all documents and other written materials relating to the appealed decision to the City Council. These materials, plus the comprehensive plan, other applicable City adopted plans, and this LDC, shall constitute the record of the appeal.

g. **Scheduling of Public Hearing and Public Notification.** Applicable (See Sec. 2.4.7, Scheduling of Public Hearing and Public Notification).

h. **Deferral of Public Hearing.** Applicable (See Sec. 2.4.8, Deferral of Public Hearing).

i. **Public Hearing Procedures.** Applicable (See Sec. 2.4.9, Public Hearing Procedures). The public hearing shall be on the record of the appeal, with presentations limited to arguments on the record of the appeal as it relates to the grounds for appeal specified in the appeal application.

j. **Advisory Body Hearing and Recommendation.** Not Applicable.

k. **Decision-Making Body Review and Decision**

1. Applicable (See Sec. 2.4.11, Decision-Making Body Hearing, Review, and Decision). The City Council shall consider the appeal at a quasi-judicial hearing and make a decision based on the review standards in Sec. 2.5.5.D.4, Appeal Review Standards.

2. The City Council shall have the authority to:

(a) Request briefs to be filed on behalf of any party and prescribe filing and service requirements.

(b) Hear argument on behalf of any party.

(c) The City Council shall base its decision solely on the record of the appeal, as supplemented by arguments presented at the public hearing.

(d) The final decision shall be one of the following:

i. Affirmation of the decision or interpretation being appealed (in whole or in part);

ii. Modification of the decision or interpretation being appealed (in whole or in part); or

iii. Reversal of the decision or interpretation being appealed (in whole or in part).

iv. Remand of the appeal back to the decision-making body appealed from, with direction for further action.

(e) Members of City Council shall be governed by the conflict of interest requirements as established by the sunshine laws and the Florida Statutes.

(f) No officer or employee of the City who has a financial or other private interest in a matter subject to an appeal shall participate in discussions with or give an

official opinion to the Council on the proposal without first declaring for the record the nature and extent of the interest.

l. **Post Decision-Making Action.** Not Applicable.

4. **Appeal Review Standards.** The City Council may modify or reverse (in whole or in part) the decision or interpretation being appealed only if it finds there is competent substantial evidence in the record of the appeal that a clear and demonstrable error was made in the decision or interpretation.

5. **Effect of Pending Appeal.** A pending appeal stays all City actions in furtherance of the decision being appealed unless the Director certifies to the City Council that because of facts stated in the certificate, a stay would cause imminent peril to life or land. In that case, proceedings shall not be stayed other than by an order issued by the City Council.

(Ord. No. 2994, § III, 3-15-2023)

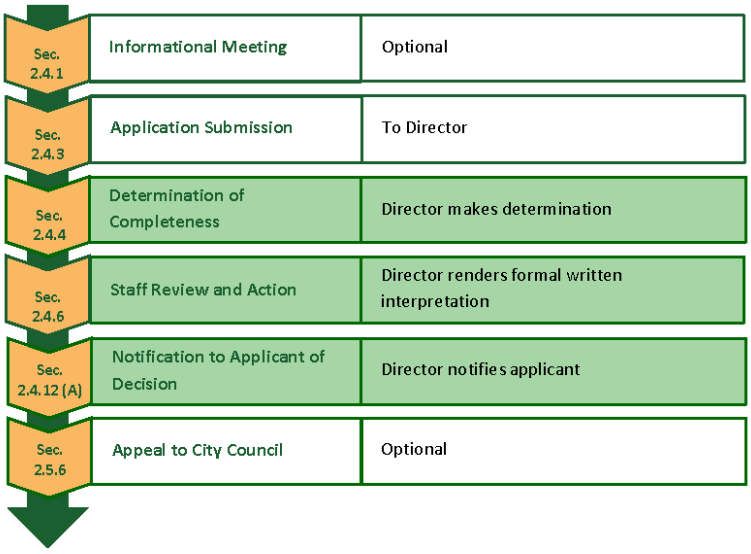
2.5.6. Interpretation

A. **Purpose.** The purpose of this section is to provide a uniform mechanism for rendering formal written interpretations of the LDC.

B. **Applicability.** The Director shall be responsible for making written interpretations under this section of all provisions of the LDC—including but not limited to: interpretations of the text of the LDC, interpretations of the zoning district boundaries, interpretations of compliance with a condition of approval, and interpretations of whether an unspecified use falls within a use classification, use category, or use type allowed in a zoning district. In making written interpretations, the Director may seek guidance from the City Attorney, and assistance from other City staff, as appropriate.

C. **Interpretation Procedure.** This subsection identifies additions or modifications to the standard review procedures in Sec. 2.4, Standard Review Procedures, that apply to interpretations. Figure 2.5.6.C identifies key steps in the interpretation procedure.

Figure 2.5.6.C: Interpretation Procedure



1. **Informational Meeting.** Optional (See Sec. 2.4.1, Informational Meeting).
2. **Pre-Application Community Meeting.** Not Applicable.
3. **Application Submission.** Applicable (See Sec. 2.4.3, Application Submission).
4. **Determination of Completeness.** Applicable (See Sec. 2.4.4, Determination of Completeness).
5. **Application Amendment or Withdrawal.** Applicable (See Sec. 2.4.5, Application Amendment or Withdrawal).
6. **Staff Review and Action.** Applicable (See Sec. 2.4.6, Staff Review and Action). The Director reviews the request for interpretation, consults with the City Attorney and other city staff, as appropriate, and renders a formal written interpretation based on Sec. 2.5.7.F, Interpretation Decision Standards. The interpretation shall be in a form approved by the City Attorney and shall constitute the formal written interpretation. A written interpretation is binding on subsequent decisions by the Director or other City staff and officials in applying the same provision of the LDC or the Official Zoning District Map in the same circumstance(s), unless the interpretation is modified in accordance with this section, or the text of the LDC is amended.
7. **Scheduling of Public Hearing and Public Notification.** Not Applicable.
8. **Public Hearing Procedures.** Not Applicable.
9. **Deferral of Public Hearing.** Not Applicable.
10. **Advisory Body Review and Recommendation.** Not Applicable.
11. **Decision-Making Body Review and Decision.** Not Applicable.
12. **Post Decision-Making Actions.** Not Applicable. A party aggrieved by a decision of the Director on a written interpretation may appeal the Director's decision to the City Council in accordance with Sec. 2.5.6, Appeal to City Council.

D. **Tracking Interpretations.** The Director shall maintain a copy of all written interpretations in one book, which shall be available in the office of the Director for public inspection, during normal business hours.

E. **Amendment of Formal Written Interpretations.** The Director may amend or repeal a formal written interpretation on the Director's own initiative, or upon a request for interpretation submitted in accordance with this section, based upon new evidence or discovery of a mistake in the original interpretation, a change in State or federal law, an amendment to the LDC, or an amendment to the City Code of Ordinances that relates to the original formal written interpretation.

F. **Interpretation Decision Standards**

1. **Text Provisions.** Interpretation of a provision's text, and its application shall be based on Sec. 10.1, General Rules for Construction and Interpretation, Sec. 1.6, Relationship with Other Laws, Covenants, or Other Private Agreements, and other considerations including, but not limited to, the following:
    a. The plain meaning of the provision's wording, considering any terms specifically defined in Sec. 10.3, Use Classifications and Interpretation of Unlisted Uses and Zoning District Boundaries, and Sec. 10.4, Definitions, and the common and accepted usage of terms; and
    b. The purpose of the provision, as indicated by:
        1. Any purpose statement in the section(s) where the text is located;
        2. The provision's context and consistency with surrounding and related provisions;
        3. Any legislative history related to the provision's adoption;

4. The general purposes served by the LDC, as set forth in, Section 1.3, General Purpose and Intent; and

5. The comprehensive plan.

2. **Unspecified Uses.** Interpretation of whether an unspecified use is similar to a use identified in Article 4: Use Regulations, Table 4.2.2.C, Principal Use Table, or is prohibited in a zoning district, shall be based on Sec. 10.3.2.A, Procedure for Interpreting Unlisted Uses and Zoning District Boundaries, and 10.3.2.B, Standards for Allowing Unlisted Principal Uses.

3. **Zoning District Boundaries.** Interpretation of zoning district boundaries shall be in accordance with Sec. 10.3.2.D, Rules of Interpretation of Zoning District Boundaries.

Article 3 ZONING DISTRICTS

SECTION 3.1. GENERAL PROVISIONS

3.1.1. Compliance with Zoning District Standards

Land in the City shall not be developed except in accordance with the zoning district regulations of this article and all other regulations of this LDC.

3.1.2. Establishment of Zoning Districts

This LDC establishes the base, planned development, and overlay zoning districts identified in Table 3.1.2: Establishment of Zoning Districts. The boundaries of each of the zoning districts are identified on the Official Zoning District Map.

Table 3.1.2: Establishment of Zoning Districts
Base Districts
Agricultural and Transitional Districts
AG: Agriculture
T: Transitional
Residential Districts
RCE: Residential Country Estate
RSF-1A: Residential Single-Family—Estate
RSF-1B: Residential Single-Family—Large Lot
RTF: Residential Two-Family
RMF: Residential Multi-Family
RMU: Residential Mixed-Use
MHP: Mobile Home Park
Commercial Districts
C-N: Neighborhood Commercial
C-C: Community Commercial
C-R: Regional Commercial
O: Office
C-COR: Corridor Commercial
Industrial Districts
I-L: Light Industrial
I-H: Heavy Industrial
Special Purpose Districts
MU-D: Downtown—Mixed-Use
MU-ES: Mixed-Use—East Shore
MU-KPI: Mixed-Use—Kelly Park Interchange
INST: Institutional
PR: Parks and Recreation
AIR: Airport

Planned Development Districts
PD: Planned Development
Overlay Districts
H-O: Historic Overlay
NC-O: Neighborhood Conservation Overlay

3.1.3. Organization of Zoning Districts

A. **Base Zoning Districts**

1. Base zoning districts include Residential, Commercial, Industrial, and Special Purpose districts, as shown in Table 3.1.2: Establishment of Zoning Districts. Base districts are established initially by the City's adoption of this LDC, and subsequently by a zoning map amendment (see Sec. 2.5.1.D., General Map Amendment, or Sec. 2.5.1.E., Site-Specific Map Amendment).

2. The general intent and standards of each base zoning district is set forth in Section 3.3, Residential Base Zoning Districts, through Section 3.6, Special Purpose Base Zoning Districts.

3. For each base zoning district, the regulations set out the district's purpose, the density and intensity and other dimensional standards applicable in the district, form standards (where relevant), and reference other LDC standards generally applicable to development in the district. Each base zoning district also includes photographs depicting a building form typical in the district and an illustration depicting how the district's dimensional standards apply to lots and typical building forms. Graphics are included for illustrative purposes and show the application of the dimensional, density, and intensity standards to some of the uses allowed in the district. If there is a conflict between the illustrations and the text or tables, the text and tables control.

4. Residential subdivisions established prior to March 6, 2019 may maintain the primary structure setbacks (front, rear, side) at a minimum as originally approved.

B. **Planned Development Districts**

1. The general purpose of the planned development district is set forth in Section 3.7, Planned Development District, in addition to the standards applicable to the proposed planned development district.

2. Planned development districts are adopted by the City Council as amendments to the Official Zoning District Map in accordance with Sec. 2.5.1.F, Planned Development, and Sec. 2.5.1.E, Site-Specific Zoning Map Amendment. The name and location of the specific PD District is shown on the Official Zoning District Map and recorded, as appropriate.

3. Planned development districts are subject to an approved PD Plan and PD Agreement, which establishes a plan for development, and specific rules for individual PD Districts. As provided in Sec. 2.5.1.F, Planned Development, the PD Plan and PD Agreement is included with the adopting ordinance, and recorded, as appropriate.

C. **Overlay Districts**

1. Overlay zoning districts (see Table 3.1.2, Establishment of Zoning Districts) are established initially by the City's adoption of this LDC, and subsequently by approval of a zoning map amendment (see Sec. 2.5.1.D, General Map Amendment, or Sec. 2.5.1.E, Site-Specific Map Amendment (Rezoning)).

2. Standards governing development in an overlay zoning district shall apply in addition to, or instead of, the standards governing development in the underlying base zoning district or PD District. If the

regulations governing an overlay district expressly conflict with those governing an underlying base zoning district, the regulations governing the overlay district shall control. If land is classified into multiple overlay districts and the regulations governing one overlay district expressly conflict with those governing another overlay district, the more restrictive regulations control.

(Ord. No. 2994, § IV, 3-15-2023)

SECTION 3.2. AGRICULTURAL AND TRANSITIONAL BASE ZONING DISTRICTS

3.2.1. General Purposes of Agricultural and Transitional Base Zoning Districts

The purpose and intent of the Agricultural and Transitional base districts are to:

A. Provide appropriately located lands for agricultural and nursery production, agricultural support uses, low-density residential dwellings in a rural setting, and related uses; and

B. Accommodate lands that are annexed into the City without the concurrent adoption of another base zoning district.

3.2.2. Established Agricultural and Transitional Base Zoning Districts

The agricultural and transitional base zoning districts established by this LDC are identified in Table 3.2.2: Established Agricultural and Transitional Base Zoning Districts.

Table 3.2.2: Established Agricultural and Transitional Base Zoning Districts
AG: Agriculture
T: Transitional

3.2.3. AG: Agriculture District

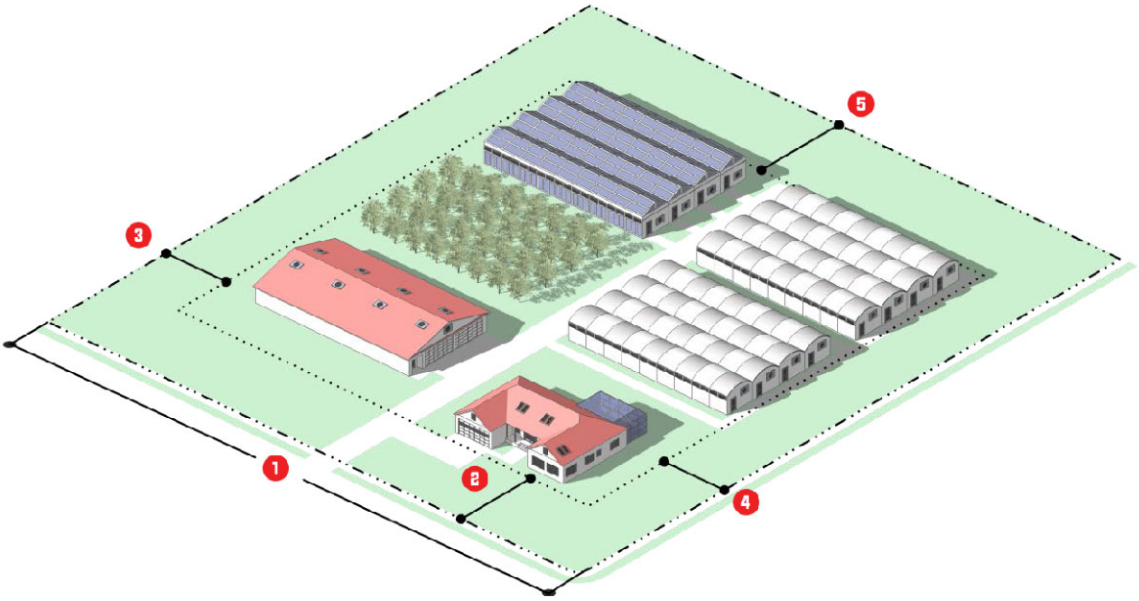
A. **Purpose.** The purpose of the AG: Agriculture District is to provide for lands that accommodate agricultural and nursery production, agricultural support uses, and low-density single-family detached dwellings in a rural setting. The district includes significant areas of open space, and a minimum lot area of two and one-half acres. District regulations discourage development that substantially interferes with agriculture production, nurseries, and the general rural character of the district.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Single-family [1] Mobile Home [3]	All Other Uses
Lot Area, min. (sf.)		108,900	108,900
Living Area, min. (sf.)		2,000	Not applicable
1	Lot Width, min. (ft.)	150[2]	None
2	Front Yard Setback, min. (ft.)	45	50
3	Side Yard Setback, min. (ft.)	35	50
4	Corner Side Yard Setback, min. (ft.)	35	50
5	Rear Yard Setback, min. (ft.)	50	50
Building Height, max. (ft.)		35	35
Density, max (du/acre)		0.4[4]	0.4[4]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Lot area, minimum is applied for every dwelling unit.
[2] Lots located on culs-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 150 feet width at the building line.
[3] Use-Specific Standards in accordance with Sec. 4.2.3.C.1.d.
[4] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than two dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. Refer to Apopka Comprehensive Plan.



D. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
Section 5.4 Open Space Set-Aside Standards
Section 5.5 Fences and Walls
Section 5.6 Exterior Lighting
Section 5.7 Development Design Guidelines
Section 5.8 Neighborhood Compatibility Standards
Section 5.9 Agricultural Compatibility Standards
Section 5.10 Signs
Section 5.11 Green Building Standards
Section 5.12 Green Building Incentives
Section 5.13 Roads, Streets, Sidewalks, and Bikeways
Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2805, § III, 11-18-2020; Ord. No. 2877, § II, 12-15-2021)

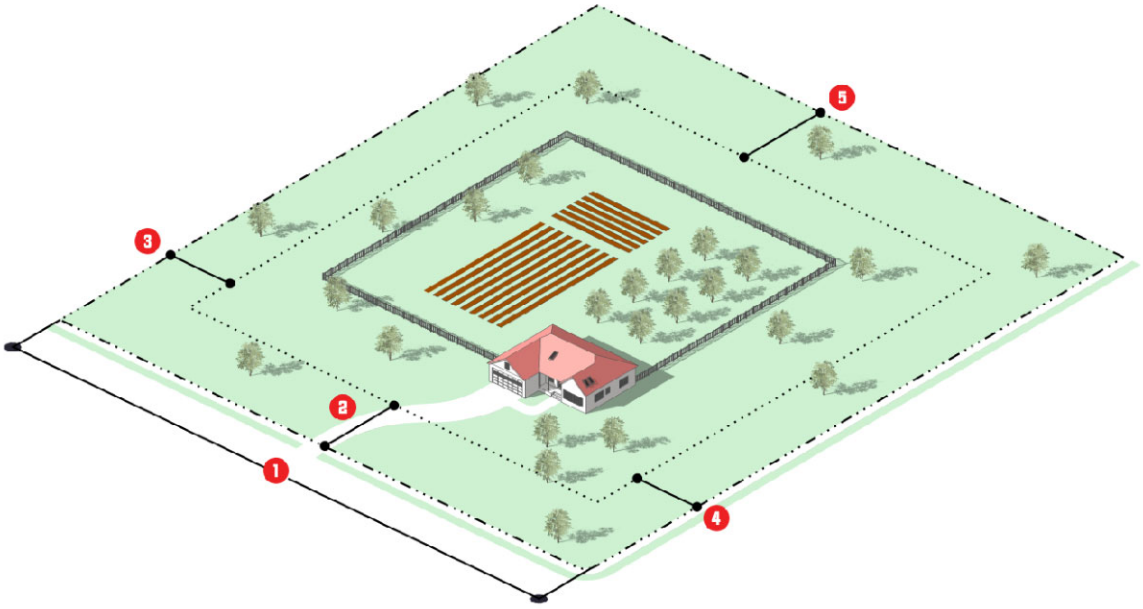
3.2.4. T: Transitional District

A. **Purpose.** The purpose of the T: Transitional district is to provide a base zoning district to accommodate lands that are annexed into the City without the concurrent adoption of another base zoning district other than the T district. Lands in the T district are allowed to be developed at low densities, and are intended to be amended at the appropriate time to a different zoning district that is consistent with the Future Land Use Map (FLUM) and the goals, objectives, and policies of the comprehensive plan.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Uses
	Lot Area, min. (sf.)	108,900
1	Lot Width, min. (ft.)	150
2	Front Yard Setback, min. (ft.)	50
3	Side Yard Setback, min. (ft.)	50
4	Corner Side Yard Setback, min. (ft.)	50
5	Rear Yard Setback, min. (ft.)	50
	Building Height, max. (ft.)	35
	Density, max (dus/acre)	0.4
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum		



D. **Reference to Other Standards**

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Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

SECTION 3.3. RESIDENTIAL BASE ZONING DISTRICTS

3.3.1. General Purposes of Residential Base Zoning Districts

The purpose and intent of Residential base zoning districts are to:

A. Provide appropriately located lands for residential development that are consistent with the goals, policies, and objectives of the comprehensive plan, and other adopted City plans;

B. Support and preserve the development pattern and character of established neighborhoods;

C. Provide a range and diversity of housing choices, with varying densities, types, and designs, to meet the needs of the City's citizens;

D. Provide for safe and efficient vehicular, bicycle, and pedestrian access and circulation, and neighborhoods that promote multiple forms of mobility;

E. Protect residential neighborhoods from incompatible development;

F. Protect residential districts from flooding and other adverse environmental impacts;

G. Provide for the public services and facilities needed to serve residential development;

H. Maintain the City's neighborhoods as safe and convenient places to live;

I. Ensure compatible infill development; and

J. Promote green building practices in terms of energy efficiency and conservation, the use of alternative energy, greenhouse gas reduction, water supply and water quality protection, food security, materials recycling, and similar goals.

3.3.2. Established Residential Base Zoning Districts

The residential base zoning districts established by this LDC are identified in Table 3.3.2: Established Residential Base Zoning Districts.

Table 3.3.2: Established Residential Base Zoning Districts
RCE: Residential Country Estate
RSF-1A: Residential Single-Family - Estate
RSF-1B: Residential Single-Family - Large Lot
RTF: Residential Two-Family
RMF: Residential Multi-Family
RMU: Residential Mixed-Use
MHP: Mobile Home Park

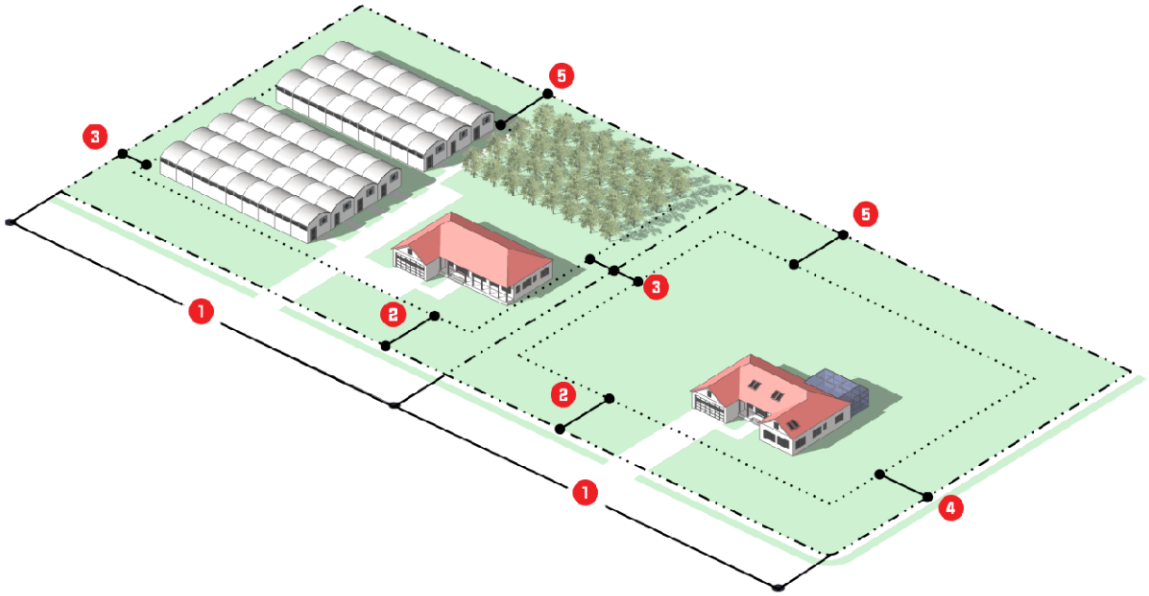
3.3.3. RCE: Residential Country Estate District

A. **Purpose.** The purpose of the RCE: Residential Country Estate district is to provide lands to accommodate nurseries and other agricultural activities, as well as single-family detached residential dwellings at low densities in a more rural setting. The district includes significant areas of open space, and a minimum lot area of one acre per dwelling unit. District regulations discourage development that substantially interferes with nurseries and the general rural and open character of the district.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Single-family [one du]	All Other Uses
Lot Area, min. (sf.)		43,560	43,560
Living Area, min. (sf.)		2,000	Not applicable
1	Lot Width, min. (ft.)	130	130
2	Front Yard Setback, min. (ft.)	35	35
3	Side Yard Setback, min. (ft.)	15	15
4	Corner Side Yard/Double Front Setback, min. (ft.)	35	35
5	Rear Yard Setback, min. (ft.)	35	35
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		1	Not applicable
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit			



D. **Reference to Other Standards**

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Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

3.3.4. RSF-1A: Residential Single-Family Estate District

A. **Purpose.** The purpose of the RSF-1A: Residential Single-Family Estate district is to provide lands that accommodate primarily medium-density, single-family detached dwellings on lots with a minimum lot area of 12,500 square feet per dwelling unit. The district also accommodates parks and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

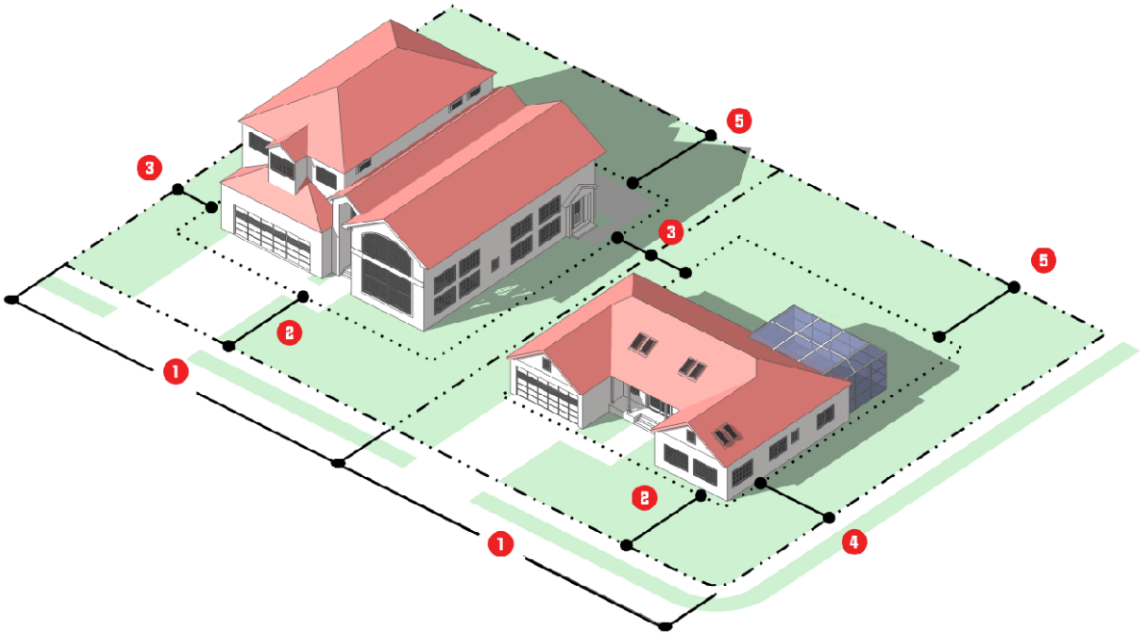
C. **Intensity and Dimensional Standards**

Standard		Single-family [one du]	All Other Uses
Lot Area, min. (sf.)		12,500	12,500
Living Area, min. (sf.)		1,800	Not applicable
1	Lot Width, min. (ft.)	95 [2]	95 [2]
2	Front Yard Setback, min. (ft.)	25	25
3	Side Yard Setback, min. (ft.)	10	10
4	Corner Side Yard/Double Front Setback, min. (ft.)	25	25
5	Rear Yard Setback, min. (ft.)	25	25
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		3 [1]	3 [1]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit

[1] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than two dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

[2] Lots located on a cul-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 95 feet width at the building line.



D. **Reference to Other Standards**

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Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2877, § III, 12-15-2021)

3.3.5. RSF-1B: Residential Single-Family District—Large Lot

A. **Purpose.** The purpose of the RSF-1B: Residential Single-Family- Large Lot district is to provide lands that accommodate primarily single-family detached dwellings on lots with a minimum area of 8,000 square feet per dwelling unit. The district also accommodates parks and minor utility facilities. District regulations discourage development that substantially interferes with the quiet residential nature of the district.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

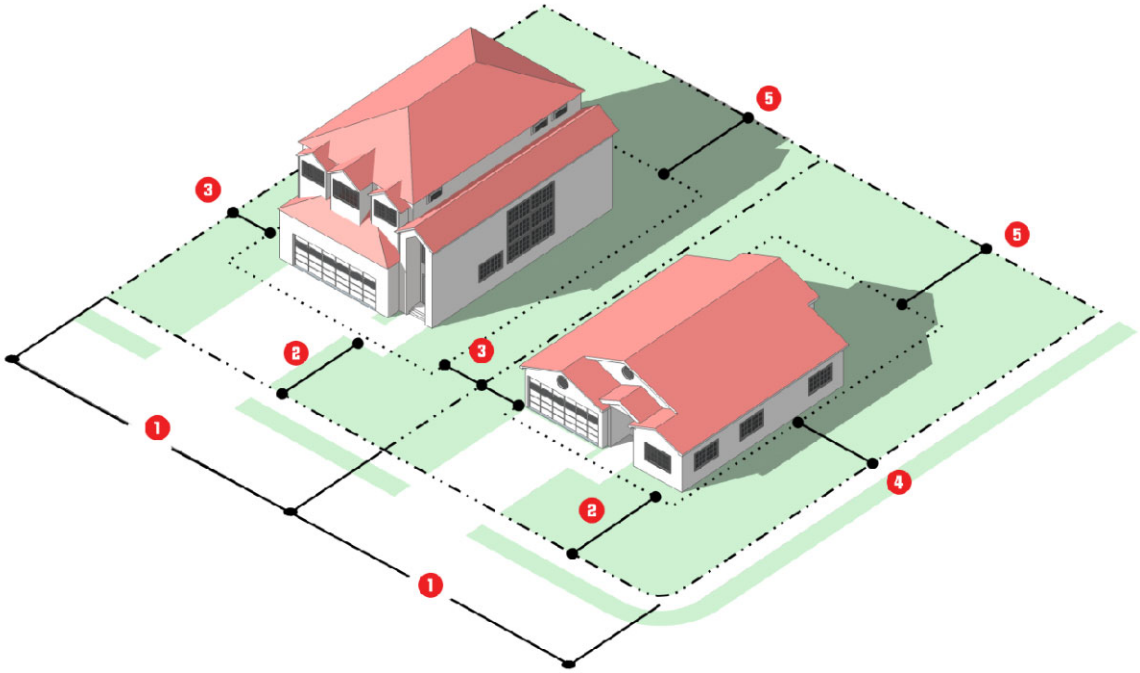
Standard		Single-family [one du]	All Other Uses
Lot Area, min. (sf.)		8,000	8,000
Living Area, min. (sf.)		1,600	Not applicable
1	Lot Width, min. (ft.)	75 [2]	75 [3]
2	Front Yard Setback, min. (ft.)	25	25
3	Side Yard Setback, min. (ft.)	10	10
4	Corner Side Yard/Double Front Setback, min. (ft.)	25	25
5	Rear Yard Setback, min. (ft.)	25	25
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		5 [1]	Not applicable

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit

[1] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 development units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. Refer to the Apopka Comprehensive Plan.

[2] Lots located on a cul-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 75 feet width at the building line.

[3] Lots located on a cul-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 75 feet width for other uses at the building line with Community Development Director's approval.



D. **Reference to Other Standards**

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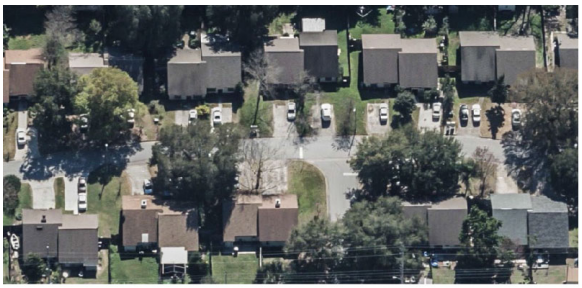
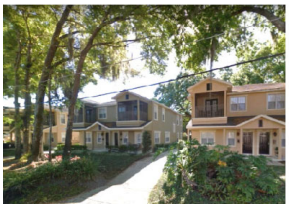
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

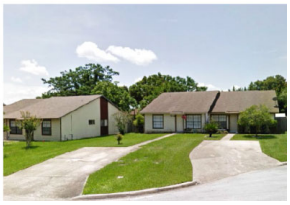
(Ord. No. 2877, § IV, 12-15-2021)

3.3.6. RTF: Residential Two-Family District

A. **Purpose.** The purpose of the RTF: Residential Two-Family district is to provide lands to accommodate primarily single-family detached dwellings and two-family attached dwellings. The district also accommodates parks, community gardens, and minor utility facilities. District regulations discourage development that substantially interferes with the residential nature of the district.





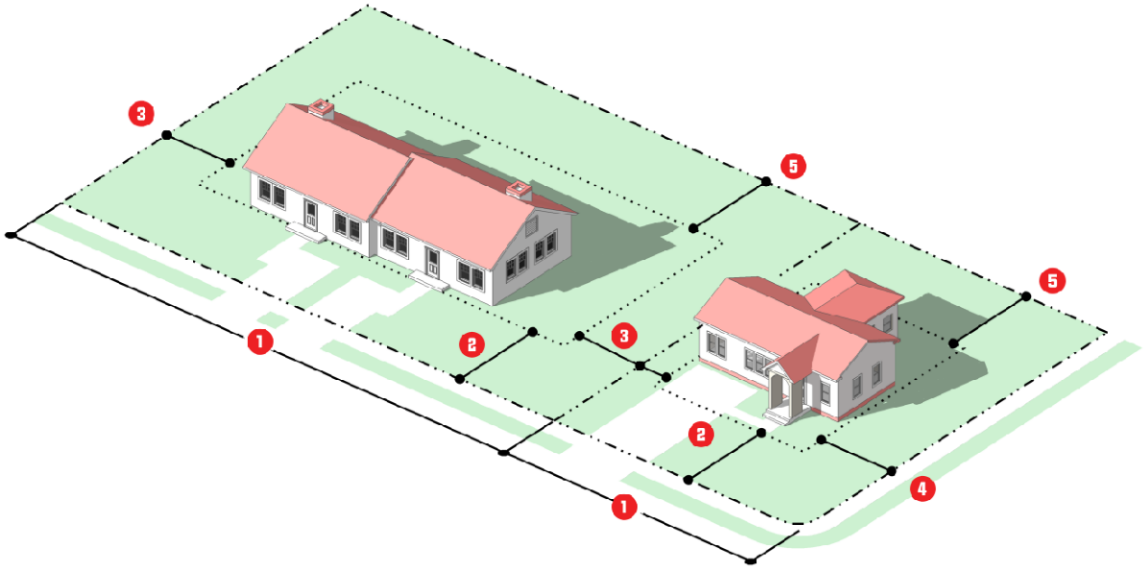


B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Single-family [one du]	Two-Family [two du] [4]	All Other Uses
Lot Area, min. (sf.)		6,000	12,000	6,000
Living Area, min. (sf per unit)		1,500	1,350	Not applicable
1	Lot Width, min. (ft.)	60 [3]	110 [1]	60
2	Front Yard Setback, min. (ft.)	25	25	25
3	Side Yard Setback, min. (ft.)	7.5 [1]	7.5 and 0 [1]	7.5 [1]
4	Corner Side Yard/Double Front Setback, min. (ft.)	25	25	25
5	Rear Yard Setback, min. (ft.)	20	20	20
Building Height, max. (ft.)		35	35	35
Density, max (dus/acre)		[2]	[2]	Not applicable

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit
[1] Minimum of 15 feet between structures; 0 feet on one side for duplex party wall attached dwelling units.
[2] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. Refer to the Apopka Comprehensive Plan.
[3] Lots located on a cul-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 60 feet width for Single-family or 110 feet width for Two-family at the building line.
[4] Two-Family units less than 55 feet wide must provide rear alley access rather than front loaded garages. Alley design is 18 feet minimum width: 14 feet paved, 2 feet each side curb and gutter area.



D. **Reference to Other Standards**

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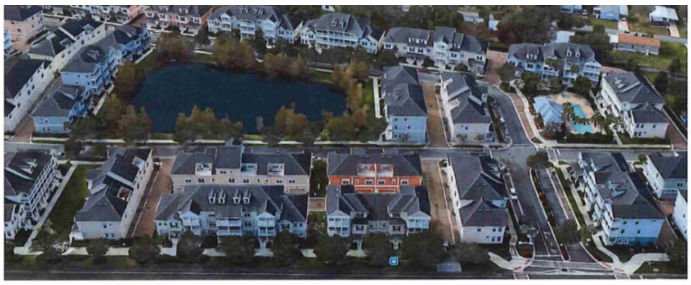
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2877, § V, 12-15-2021; Ord. No. 2994, § V, 3-15-2023)

3.3.7. RMF: Residential Multi-Family District

A. **Purpose.** The purpose of the RMF: Residential Multi-Family district is to primarily accommodate small and medium scale multifamily development that is oriented toward the street, and provides pedestrian entrances from the street. The district also accommodates detached single-family detached dwellings, two-family dwellings, townhomes, parks and recreation centers, and community gardens.



B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Single-family [one du]	Two-Family & Townhome [4]	Multi-Family	All Other Uses
Lot Area, min. (sf.)		7,500	15,000	43,560	7,500
Living Area, min. (sf per unit)		1,500	1,500	750 (1 bd) 900 (2+ bd)	Not applicable
1	Lot Width, min. (ft.)	55 [3]	100 [3]	100	70
2	Front Yard Setback, min. (ft.)	25	25	25	25
3	Side Yard Setback, min. (ft.)	5 [1]	10 [1]	15 [1]	7.5
4	Corner Side Yard/Double Front Setback, min. (ft.)	25	25	25	25
5	Rear Yard Setback, min. (ft.)	20	20	25	25
Building Height, max. (ft.)		35	35	35—55 [5]	35
Density, max (dus/acre)		[2]	[2]	[2]	Not applicable

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit

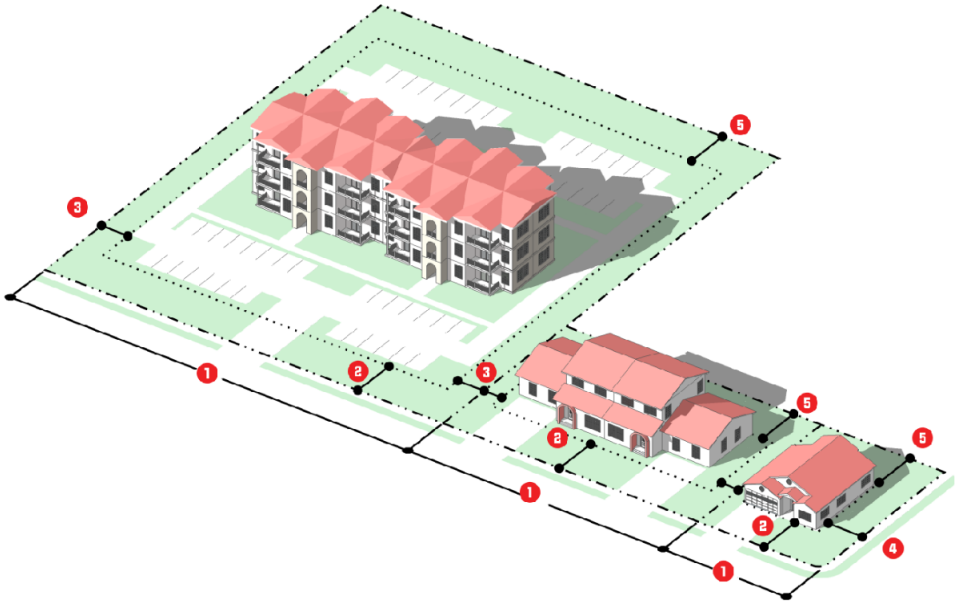
[1] Minimum of 10 feet between structures, only applies to exterior units.

[2] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than two dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. Refer to the Apopka Comprehensive Plan.

[3] ;hgLots located on a cul-de-sac or on curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 55 feet width for Single-family or 100 feet width for Multi-family at the building line.

[4] Two-Family and Townhome units less than 55 feet wide must provide private dedicated rear alley access rather than front loaded garages. Alley design is 18 feet minimum width: 14 feet paved, 2 feet each side curb and gutter area. The alley is to provide for utilities where applicable and solid waste pickup. Solid waste receptacles shall be screened from view. The front of all units must face a main road for addressing.

[5] One to two story max. is 35'; Three-story max. is 40'; Four-story max. is 50'; Five-story max. is 60'.



D. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
Section 5.4 Open Space Set-Aside Standards
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Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2745, § 3, 1-15-2020; Ord. No. 2877, § VI, 12-15-2021; Ord. No. 2994, § V, 3-15-2023; Ord. No. 3021, § I, 9-20-2023)

3.3.8. RMU: Residential Mixed-Use District

A. **Purpose.** The purpose of the RMU: Residential Mixed-Use district is to accommodate a variety of medium density residential development, as well as small and medium-scale retail, personal service, eating and drinking establishment, and mixed-use development that supports walkable urbanism. District development should be oriented to the street, be walkable and support multiple modes of mobility. The vertical mixing of residential and nonresidential uses within a single project, with residential development above the ground

floor is strongly encouraged. The horizontal mixing of well-integrated stand-alone residential and nonresidential development is also encouraged.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Townhome [4]	Multi-Family	Other Uses
Lot Area, min. (sf.)		8,000	8,000	5,000
Living Area, min. (sf per unit)		1,350	750 (1 bd) 900 (2+ bd)	750
1	Lot Width, min. (ft.)	50 [3]	100	100
2	Front Yard Setback, min. (ft.)	15	15	15
3	Side Yard Setback, min. (ft.)	7.5 [1]	10 [1]	10 [1]
4	Corner Side Yard/Double Front Setback, min. (ft.)	7.5	20	10 [1]
5	Rear Yard Setback, min. (ft.)	20	25	25
Building Height, max. (ft.)		35	35—55 [5]	35
Density, max (dus/acre)		[2]	[2]	[2]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; bd = bedroom

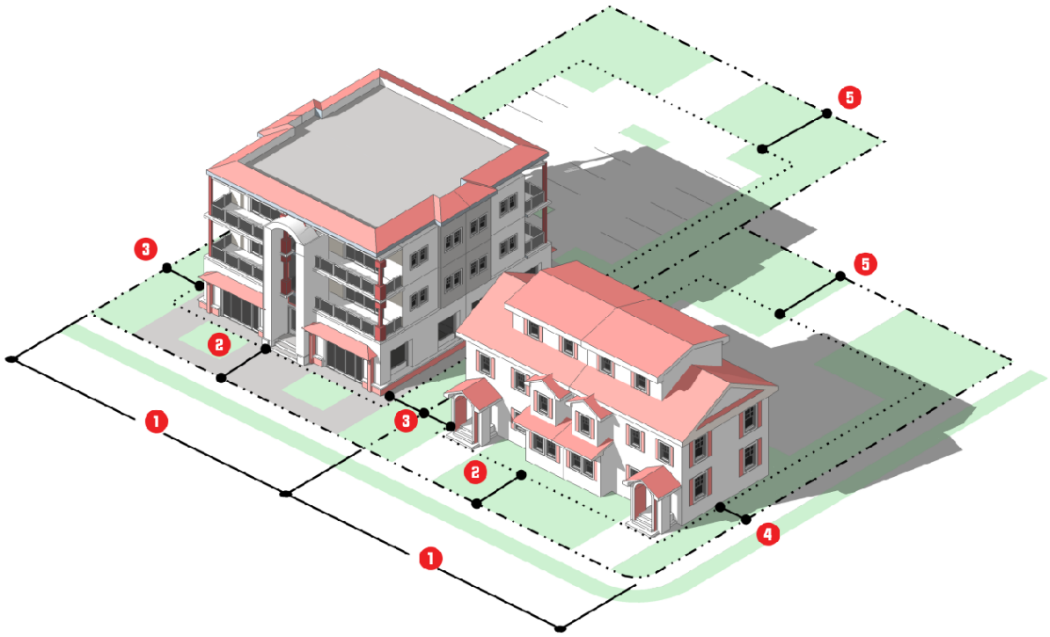
[1] Only applies to the exterior units.

[2] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan. Refer to the Apopka Comprehensive Plan.

[3] Lots located on cul-de-sac and curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 50 feet width for Townhome or 100 feet width for Multi-family at the building line.

[4] Townhome units less than 55 feet wide must provide private dedicated rear alley access rather than front loaded garages. Alley design is 18 feet minimum width: 14 feet paved, 2 feet each side curb and gutter area. The alley is to provide for utilities where applicable and solid waste pickup. Solid waste receptacles shall be screened from view. The front of all units must face a main road for addressing.

[5] One to two story max. is 35'; Three-story max. is 40'; Four-story max. is 50'; Five-story max. is 60'.



D. **Reference to Other Standards**

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Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2877, § VII, 12-15-2021; Ord. No. 2994, § V, 3-15-2023; Ord. No. 3021, § II, 9-20-2023)

3.3.9. MHP: Mobile Home Park District

A. **Purpose.** The purpose of the MHP: Mobile Home Park District is to provide a zoning district for lands that existed on March 6, 2019 that accommodate mobile homes sites as part of an overall existing subdivision of mobile home parks. It is intended that the mobile home parks: include residences and related support

services and recreational facilities and other amenities; respect the topographic and other environmental characteristics of the site on which they are located; and mitigate potential adverse impacts on surrounding development. It is also the intent of the City Council in adopting this district that no other lands be classified MHP: Mobile Home Park, after March 6, 2019.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard	All Uses	Single-Family Uses [5]
Lot Area, min. (sf.)	3,500 [1]	5,000
Lot Width, min. (ft.)	Not applicable	75, 50 [6]
Front Yard Setback, min. (ft.)	7.5	25
Side Yard Setback, min. (ft.)	15 [2]	7.5 [2]
Corner Side Yard Setback, min. (ft.)	[3]	[3]
Rear Yard Setback, min. (ft.)	7.5	20
Building Height, max. (ft.)	35	35
Min. living area (sf)	600	1,500

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Each mobile home space shall contain a minimum of 4,000 square feet in area, excluding road right-of-way.
[2] Side yards shall be a minimum of 15 feet between structures.
[3] Corner or outside setbacks, including those for accessory structures shall be a minimum of 15 feet from the mobile home or single-family home space boundary line.
[4] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than two dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[5] Only pertains to the following MHP zoned subdivisions: Oakwood Estates First Addition, Sub Stewart Homestead Misc., Wekiva Highway Park (north of E. 1st Street, south of E. Oak Street, and east and west of N. Christiana St.)
[6] Minimum lot width: east of N. Christiana St. is 75'; west of N. Christiana St. is 50'.

D. **Other Standards**

Minimum Area	A mobile home park shall be a minimum of 10 acres in area. A minimum of ten mobile home spaces shall be completed for occupancy at initial opening for business.
Ownership	A mobile home park shall be under single ownership. No lots or trailer spaces may be sold individually.
Streets	(A) All streets and driveways shall be constructed using generally accepted engineering practices to allow proper drainage of the entire park, and safe and adequate access to each mobile home site. (B) All streets within the park shall have a minimum pavement width of 20 feet. (C) All mobile homes shall be setback a minimum of 20 feet from all streets or access points, as measured from the right-of-way edge. (D) All streets shall be lit at night by electric lights providing a minimum illumination of two-tenths (0.2) foot-candles. (E) Parking is prohibited on any mobile home park access or circulation drive.
Spaces	Each mobile home within the park shall be located on a space that is: (A) A minimum of 3500 square feet in area. (B) Clearly defined by permanent markers that physically delineate its location within the park. (C) Designed so each mobile home will be adequately supported and anchored so as to comply with the state requirements for the anchoring of mobile homes.
Skirt	Each mobile home shall be surrounded with a skirt or apron that is placed between the bottom of the unit and the ground. (The skirt or apron shall be adequately maintained by the owner of the mobile home.)
Setbacks	All development in the mobile home park shall be setback a minimum of 35 feet from the perimeter of the park
Buffers	(A) Except for (B), (C), and (D) below, a six-foot-high brick, stone or decorative block wall adjacent to external roadways, shall be erected inside a minimum ten-foot landscaped bufferyard, with landscape materials placed adjacent to the right-of-way on the exterior of the buffer wall. (B) Mobile home parks adjacent to an AG: Agricultural or T:Transitional district, or agricultural uses, shall provide a minimum five-foot bufferyard and a six-foot-high brick, stone, or decorative block finished wall unless acceptable alternative buffering methods are submitted and approved by City council. (C) Mobile home parks adjacent to a Residential district, or existing single-family residential neighborhoods, or a multi-family development, shall provide a minimum of ten feet abutting the property line with a landscape bufferyard and a six-foot-high brick, stone or decorative block finished wall. The developer may provide up to 50 percent of the buffer wall length in a six-foot wrought iron fence between solid columns, if the columns have a minimum of 32 feet

	off-set and have a stone, brick or decorative block finish. Where wrought iron is used, additional landscape materials and irrigation may be required to ensure adequate buffering occurs. (D) A ten-foot landscaped bufferyard shall be required if a mobile home park is adjacent to another mobile home park.
Water Utilities	The mobile home park shall be served by public water and wastewater systems.
Other Laws	Development in the mobile home park shall be in compliance with all applicable state and federal laws and regulations.

E. **Reference to Other Standards**

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Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2925, § I, 5-18-2022)

SECTION 3.4. COMMERCIAL BASE ZONING DISTRICTS

3.4.1. General Purposes of Commercial Zoning Districts

The commercial base zoning districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of retail, office, service, employment, and related development to meet the needs of the City's residents, and more specifically to:

A. Strengthen the City's economic base, and provide employment opportunities close to home for City residents;

B. Provide appropriately located lands for a full range of business and commercial uses needed by the City's residents, businesses, and workers, consistent with the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

C. Create suitable environments for various types of mixed-use development, where business, office, retail, and residential development is designed and integrated in compatible ways;

D. Encourage, support and ensure a high quality design in retail, office, service, employment, and related development in the City;

E. Accommodate new infill development and redevelopment that is consistent with the goals, objectives, and policies of the comprehensive plan and other adopted City plans, especially along certain of the City's older commercial corridors,;

F. Ensure commercial development is located and designed to protect and preserve the character of single-family neighborhoods; and

G. Create suitable environments for various types of businesses, and protect them from the adverse effects of incompatible development.

3.4.2. Established Commercial Base Zoning Districts

The commercial base zoning districts established by this LDC are identified in Table 3.4.2: Established Commercial Base Zoning Districts.

Table 3.4.2: Established Commercial Base Zoning Districts
C-N: Neighborhood Commercial
C-C: Community Commercial
C-R: Regional Commercial
O: Office
C-COR: Corridor Commercial

3.4.3. C-N: Neighborhood Commercial District

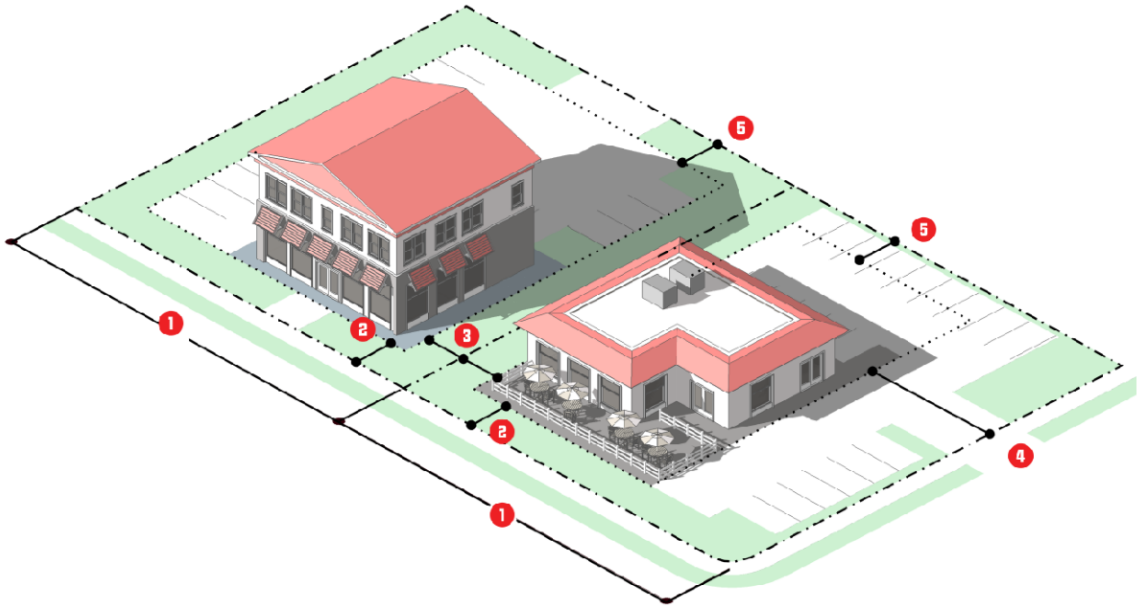
A. **Purpose.** The purpose of the C-N: Neighborhood Commercial district is to provide lands that accommodate a range of small-scale, low-intensity, neighborhood-serving commercial development that provide goods and services to residents of a neighborhood. District regulations are intended to ensure uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale. Development allowed in the district includes limited retail sales and services, personal services, eating or drinking establishments, and related uses. Mixed use development is also allowed, with residential above the ground floor, at a scale and form that is consistent with district character.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Uses
	Lot Area, min. (sf.)	7,500
1	Lot Width, min. (ft.)	75
2	Front Yard Setback, min. (ft.)	10
3	Side Yard Setback, min. (ft.)	10 [1]
4	Corner Side Yard Setback, min. (ft.)	30
5	Rear Yard Setback, min. (ft.)	10/30 [1]
	Building Height, max. (ft.)	35
	Building Floorplate, max. (sf.)	4,000
	Density, max (dus/acre)	Not applicable [3]
	Intensity, max (FAR)	0.25 [2][4]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Thirty (30) feet when adjacent to a residential use or a Residential district.
[2] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[3] Residential development shall only be located above the ground floor.
[4] Floorplate of individual building shall not exceed 4,000 sf.



D. **Reference to Other Standards**

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Article 7: Concurrency Management System

3.4.4. C-C: Community Commercial District

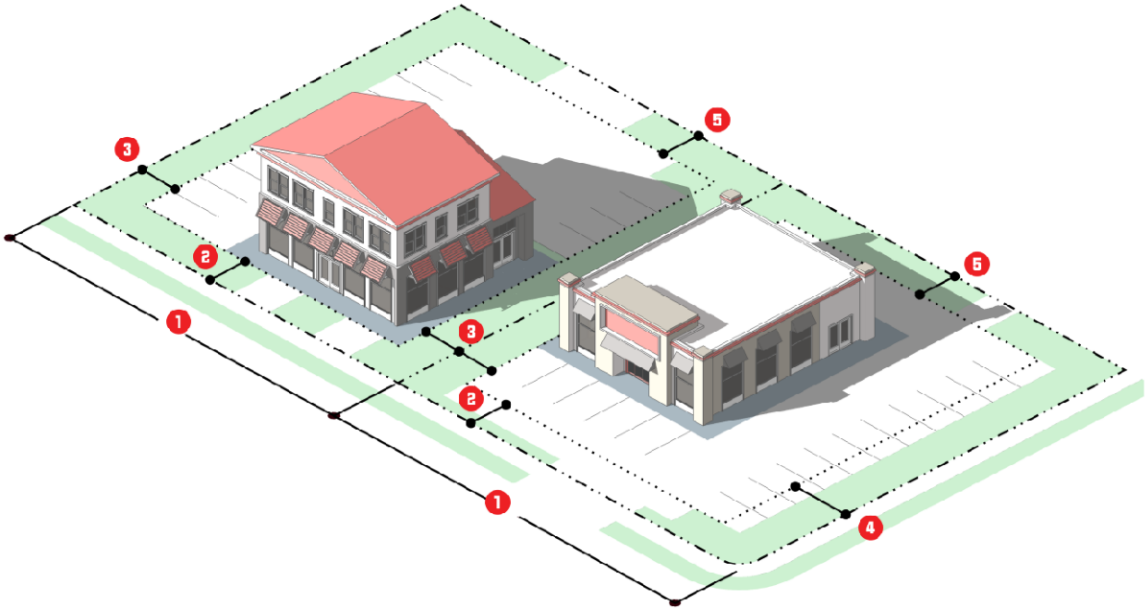
A. **Purpose.** The purpose of the C-C: Community Commercial district is to provide lands that accommodate community-serving commercial, office, mixed use, and limited residential development (above commercial and office uses) , at medium intensities and densities. Allowed uses include retail sales, personal services, eating and drinking establishments, offices, recreation/entertainment uses, vehicle sales and services, mixed use, live/work, and multi-family dwellings above ground-level commercial and office uses.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Other Uses
Lot Area, min. (sf.)		10,000
1	Lot Width, min. (ft.)	100
2	Front Yard Setback, min. (ft.)	10
3	Side Yard Setback, min. (ft.)	10
4	Corner Side Yard Setback, min. (ft.)	15
5	Rear Yard Setback, min. (ft.)	10/30 [2]
Building Height, max. (ft.)		35
Density, max (dus/acre)		6 [3][4]
Floor Area Ratio (FAR), max.		0.25

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Only applies to the exterior units.
[2] Thirty (30) feet when adjacent to a residential use or a Residential district.
[3] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[4] Residential development shall only be located above the ground floor.



D. **Reference to Other Standards**

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Article 6: Environmental Standards
Article 7: Concurrency Management System

3.4.5. C-R: Regional Commercial District

A. **Purpose.** The purpose of the C-R: Regional Commercial district is to provide lands that accommodate region-serving commercial development, with some residential and mixed use development. The district is characterized by large-scale commercial, office, and other nonresidential development serving a 25-mile radius, along with mixed-use and moderate density residential development. Allowed uses include retail sales and services, personal services, offices, eating and drinking establishments, visitor accommodation, recreation/entertainment, vehicle sales and services, live/work, moderate density stand-alone townhome and multi-family development, and mixed-use development.

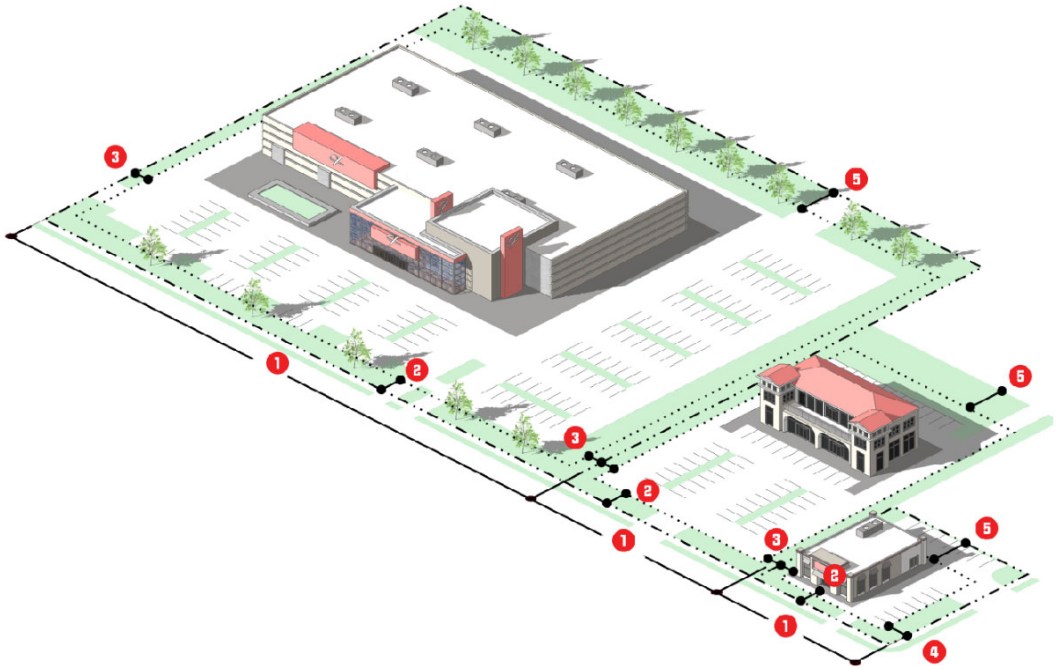
B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Multifamily	All Other Uses [4]
Lot Area, min. (sf.)		8,000	15,000
1	Lot Width, min. (ft.)	100	150
2	Front Yard Setback, min. (ft.)	15	15
3	Side Yard Setback, min. (ft.)	10	10
4	Corner Side Yard Setback, min. (ft.)	15 [1]	15
5	Rear Yard Setback, min. (ft.)	25	10/30 [2]
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		8 [3][4][5]	Not applicable
Floor Area Ratio (FAR), max.		Not applicable	0.25 [4][5]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Only applies to the exterior units.
[2] Thirty (30) feet when adjacent to a residential use or a Residential district.
[3] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[4] Horizontal mixed-use development shall comply with the standards form "All Other Uses."
[5] Horizontal mixed-use development may achieve both the maximum density for "Multifamily" and the

maximum FAR for "All Other Uses."



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Article 7: Concurrency Management System

3.4.6. O: Office District

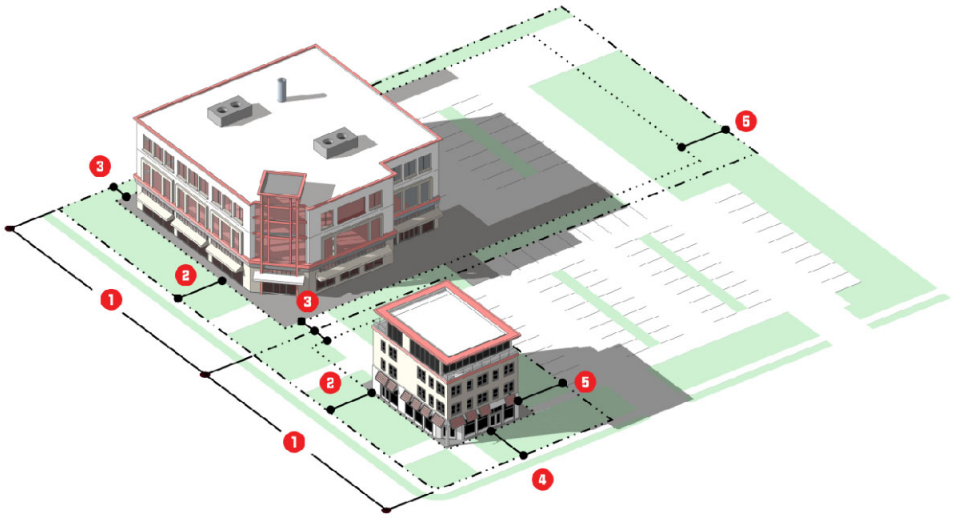
A. **Purpose.** The purpose of the O: Office district is to provide lands that accommodate a broad range of office, limited commercial development, and small-scale residential development, typically in locations where visibility and good access are important. Development is encouraged to be configured with multiple uses, shared parking, and coordinated signage and landscaping. Allowed uses include medical and dental offices, professional offices, and other general offices, eating and drinking establishments, live-work units, small-scale townhome development, and mixed-use development.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Town home and Multi-Family	All Other Uses [4]
Lot Area, min. (sf.)		15,000	10,000
1	Lot Width, min. (ft.)	140	85
2	Front Yard Setback, min. (ft.)	25	25
3	Side Yard Setback, min. (ft.)	10 [1]	10
4	Corner Side Yard Setback, min. (ft.)	20	25
5	Rear Yard Setback, min. (ft.)	25	10/25 [2]
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		5 [3]	Not applicable
Floor Area Ratio (FAR), max.		Not applicable	0.30

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Only applies to the exterior units.
[2] Twenty-five feet when adjacent to a residential use or a Residential district.
[3] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[4] Horizontal mixed use development shall comply with the standards for "All Other Uses." Maximum density/intensity for residential and nonresidential horizontal mixed use development shall not exceed the maximum FAR for "All Other Uses."



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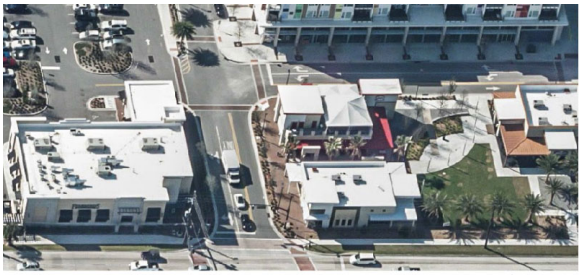
Article 7: Concurrency Management System

3.4.7. C-COR: Corridor Commercial District

A. **Purpose.** The purpose of the C-COR: Corridor Commercial district is to provide lands that accommodate a moderate range of primarily commercial uses along commercial corridors, in ways that support infill and redevelopment. Allowed uses include, retail sales, personal services, office, eating and drinking, visitor accommodation, recreation/entertainment, and vehicle sales and services uses, moderate density townhome and multi-family dwellings, and mixed-use development.

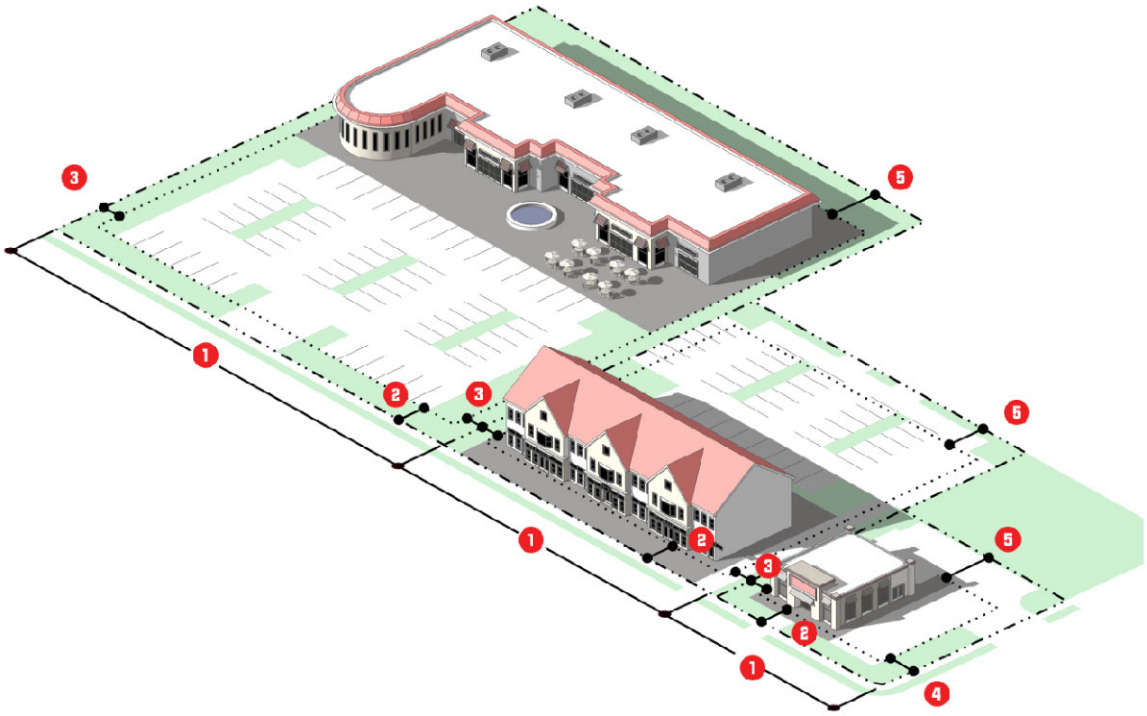


B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Town home and Multi-Family	All Other Uses [4]
Lot Area, min. (sf.)		8,000	10,000
1	Lot Width, min. (ft.)	50	50
2	Front Yard Setback, min. (ft.)	15	10
3	Side Yard Setback, min. (ft.)	7.5 [1]	10
4	Corner Side Yard Setback, min. (ft.)	7.5	15
5	Rear Yard Setback, min. (ft.)	20	10/30 [2]
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		5 [3][4][5]	Not applicable
Floor Area Ratio (FAR), max.		Not applicable	0.25 [4][5]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Only applies to the exterior units.
[2] Twenty-five (25) feet when adjacent to a residential use or a Residential district.
[3] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) shall be restricted to no more than 2 dwelling units an acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[4] Horizontal mixed-use development shall comply with the standards in "All Other Uses."
[5] Horizontal mixed-use development may achieve both the maximum density for "Townhome and Multifamily" and the maximum FAR for "All Other Uses."



D. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
Section 5.4 Open Space Set-Aside Standards
Section 5.5 Fences and Walls
Section 5.6 Exterior Lighting
Section 5.7 Development Design Guidelines
Section 5.8 Neighborhood Compatibility Standards
Section 5.9 Agricultural Compatibility Standards
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Section 5.12 Green Building Incentives
Section 5.13 Roads, Streets, Sidewalks, and Bikeways
Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

SECTION 3.5. INDUSTRIAL BASE ZONING DISTRICTS

3.5.1. General Purposes of Industrial Districts

The purpose of the Industrial base zoning districts is to:

A. Provide appropriately located lands for the full range of industrial uses needed by the City's businesses and residents, consistent with the goals, objectives, and policies of the comprehensive plan and other adopted City plans;

B. Strengthen the City's economic base, and provide employment opportunities;

C. Create suitable environments for various types of light industrial and industrial development, and protect them from the adverse effects of incompatible development;

D. Ensure industrial development is located and designed to protect and preserve the character of existing single-family districts and neighborhoods;

E. Improve the design quality of industrial areas; and

F. Provide a place to locate uses that are generally incompatible with other uses in other zoning districts.

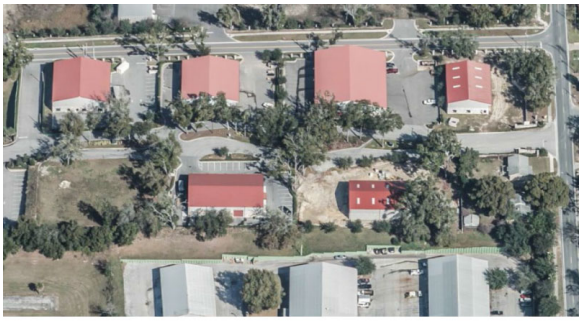
3.5.2. Established Industrial Districts

The Industrial districts established by this LDC are identified in Table 3.5.2: Established Industrial Districts.

Table 3.5.2: Established Industrial Districts
I-L: Light Industrial
I-H: Heavy Industrial

3.5.3. I-L: Light Industrial District

A. **Purpose.** The purpose of the LI: Light Industrial district is to provide lands that accommodate light industrial and support development. Allowed uses include wholesaling, distribution, storage, processing, research and development, and light manufacturing. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal light industrial uses.



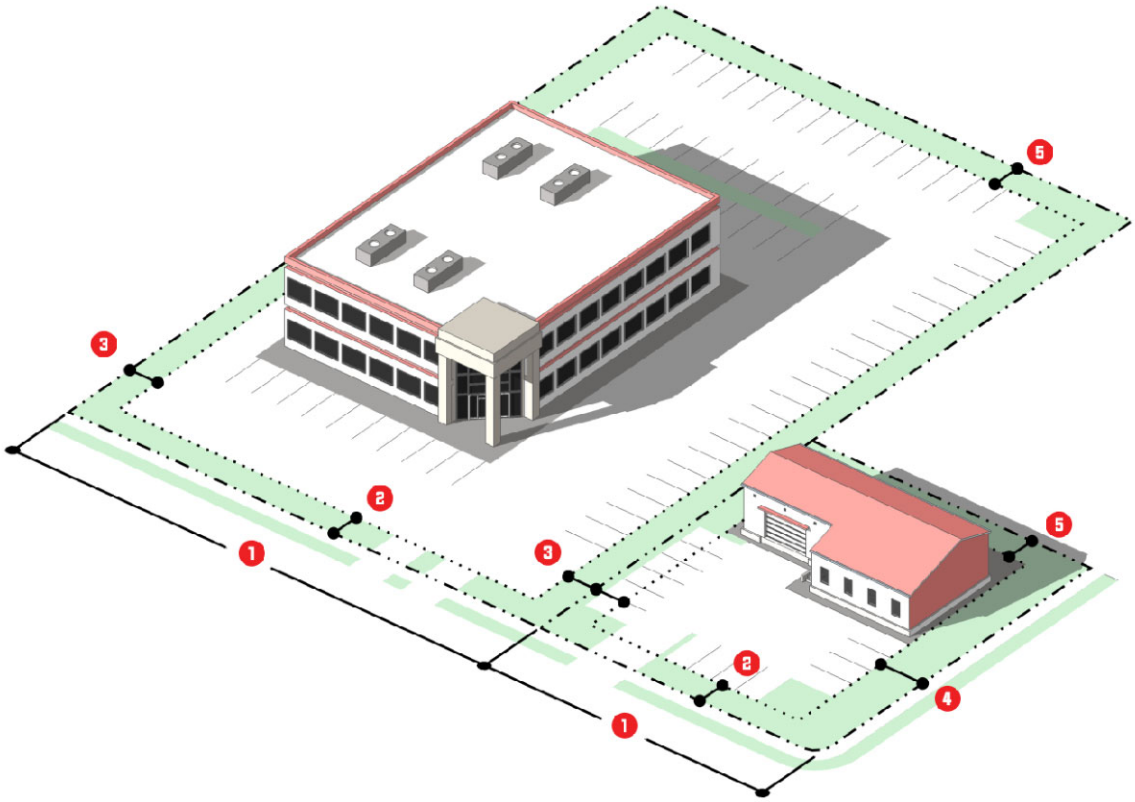
B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Other Uses
Lot Area, min. (sf.)		12,000
1	Lot Width, min. (ft.)	100
2	Front Yard Setback, min. (ft.)	10
3	Side Yard Setback, min. (ft.)	10/30 [1]
4	Corner Side Yard Setback, min. (ft.)	15
5	Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)		45
Floor Area Ratio (FAR), max.		0.40

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum

[1] Thirty (30) feet when adjacent to a residential use or a Residential district.



D. **Reference to Other Standards**

Article 5: Development Standards

Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
Section 5.4 Open Space Set-Aside Standards
Section 5.5 Fences and Walls
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Section 5.13 Roads, Streets, Sidewalks, and Bikeways
Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2805, § IV, 11-18-2020)

3.5.4. I-H: Heavy Industrial District

A. **Purpose.** The purpose of the I-H: Heavy Industrial district is to provide lands that accommodate heavy industrial development that generally requires large sites, as well as industrial uses that are important to the City's economic growth but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g. from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods). Allowed uses include heavy manufacturing, warehouse distribution, wholesale sales, major utility facilities, and research laboratories. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development mitigates potential impacts to surrounding residential development.

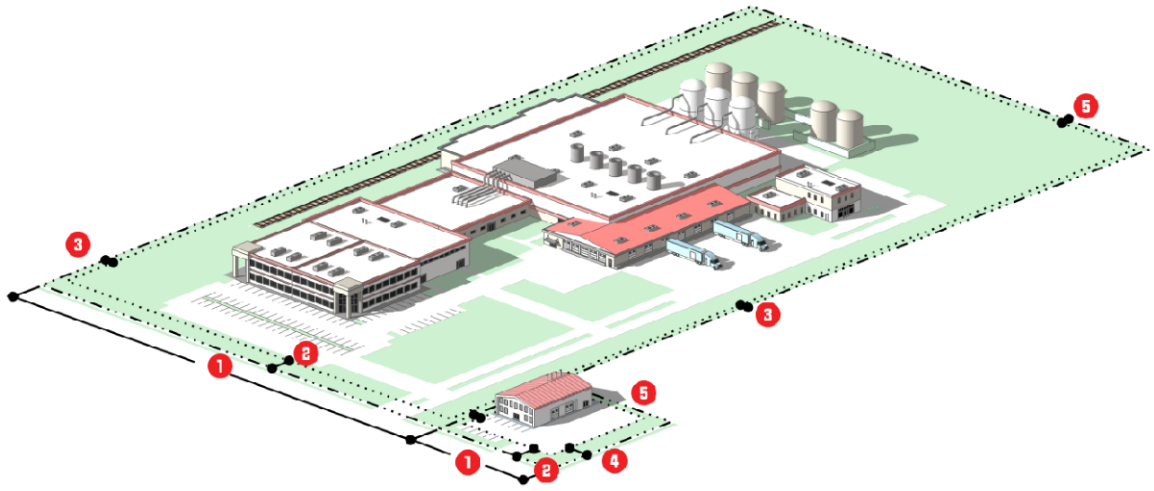
B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard	All Other Uses
Lot Area, min. (sf.)	25,000

1	Lot Width, min. (ft.)	150
2	Front Yard Setback, min. (ft.)	25
3	Side Yard Setback, min. (ft.)	10/100 [1]
4	Corner Side Yard Setback, min. (ft.)	25
5	Rear Yard Setback, min. (ft.)	10/100 [1]
Building Height, max. (ft.)		45
Floor Area Ratio (FAR), max.		0.60

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] One hundred (100) feet when adjacent to a residential use or a Residential district.



D. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
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Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2805, § V, 11-18-2020)

SECTION 3.6. SPECIAL PURPOSE BASE ZONING DISTRICTS

3.6.1. General Purpose of Special Purpose Districts

The purpose and intent of Special Purpose base zoning districts are to:

A. Accommodate development patterns in specific places in the City that provide lands that accommodate higher density/intensity, walkable development, that supports multiple forms of mobility, and mixed-use development that does not easily fit within the other base zoning district; or

B. Accommodate the development, maintenance, and expansion of special land uses, such as airports or park and recreation facilities.

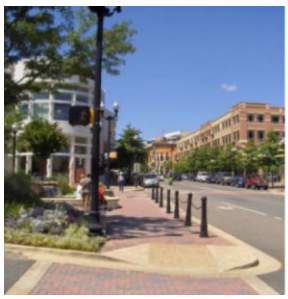
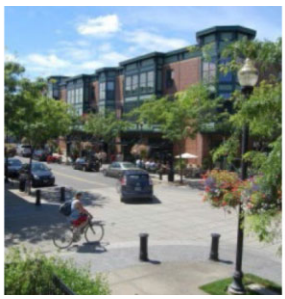
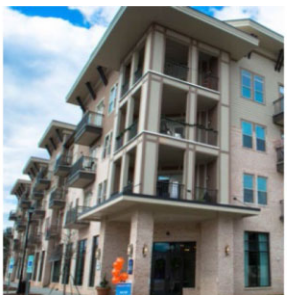
3.6.2. Established Special Purpose Base Zoning Districts

Special Purpose base zoning districts established by this LDC are identified in Table 3.6.2: Established Special Purpose Base Zoning Districts.

Table 3.6.2: Established Special Purpose Base Zoning Districts
MU-D: Downtown Mixed-Use
MU-ES: East Shore Mixed-Use
MU-KPI: Kelly Park Interchange Mixed-Use
INST: Institutional
PR: Parks and Recreation
AIR: Orlando Apopka Airport

3.6.3. MU-D: Mixed-Use Downtown District

A. **Purpose.** The purpose of the MU-D: Downtown - Mixed Use district is to provide lands that accommodate downtown Apopka as a center of commerce, government, and culture. Principal types of development include higher intensity government, commercial, and employment uses, as well and higher density residential development, and mixed-uses, all in a form that is attractive, pedestrian-friendly, and supports multiples modes of mobility. Allowed uses include offices, retail services, personal services, recreation/entertainment, communication, education, health care, visitor accommodation, eating and drinking establishments, multi-family and townhome dwellings, and mixed-use. (See Appendix F: Downtown Overlays)

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		Residential	All Other Uses [7]
Lot Area, min. (sf.)		5,000	Not applicable
Living Area, min. (sf)		1,350 SF 750 MF (1 bd) 900 MF (2+ bd)	Not applicable
1	Lot Width, min. (ft.)	50	Not applicable
2	Build-to-Line, min./max.(ft.)	20/25 [1] [2]	0 [3]
3	Building width at build-to-line, min. (% of lot width)	60 [2][4]	60
4	Front Yard Setback, min. (ft.)	See 2 above	10' or [1] [2]
5	Side Yard Setback, min. (ft.)	5	[7]
6	Corner Side Yard Setback, min. (ft.)	See 2 above	10' or [1] [2]
7	Rear Yard Setback, min. (ft.)	20	[7]
8	Building Height, max. (ft.)	55	55
Density, max (dus/acre)		[5]	Not applicable
Floor Area Ratio (FAR), max.		Not applicable	2.0 [6]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum

[1] The front setback line of the principal structure shall be equal to or average of the existing neighboring structures on a specific block; the build-to line is intended to create an even building façade line along a street.

[2] Where existing buildings along street frontage are all located behind the build-to-line, the buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to-line standard, and the minimum building width at the build-to-line standard.

[3] Setbacks up to 30 feet from the build-to-line are allowed for civic space or outdoor dining, as long as they demarcate the build-to-line by some additional feature.

[4] The build-to-line width remaining where there are no buildings may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.

[5] Applicable to a residential development, and the residential component of a mixed-use development.

[6] Applicable to a nonresidential development and the nonresidential component of a mixed-use development.

[7] "All Other Use" - for the *MU-D Mixed-Use Downtown*, please refer to the Comprehensive Plan's Future Land Use for the primary land use. (e.g. commercial, residential, industrial, mixed-use, etc.)

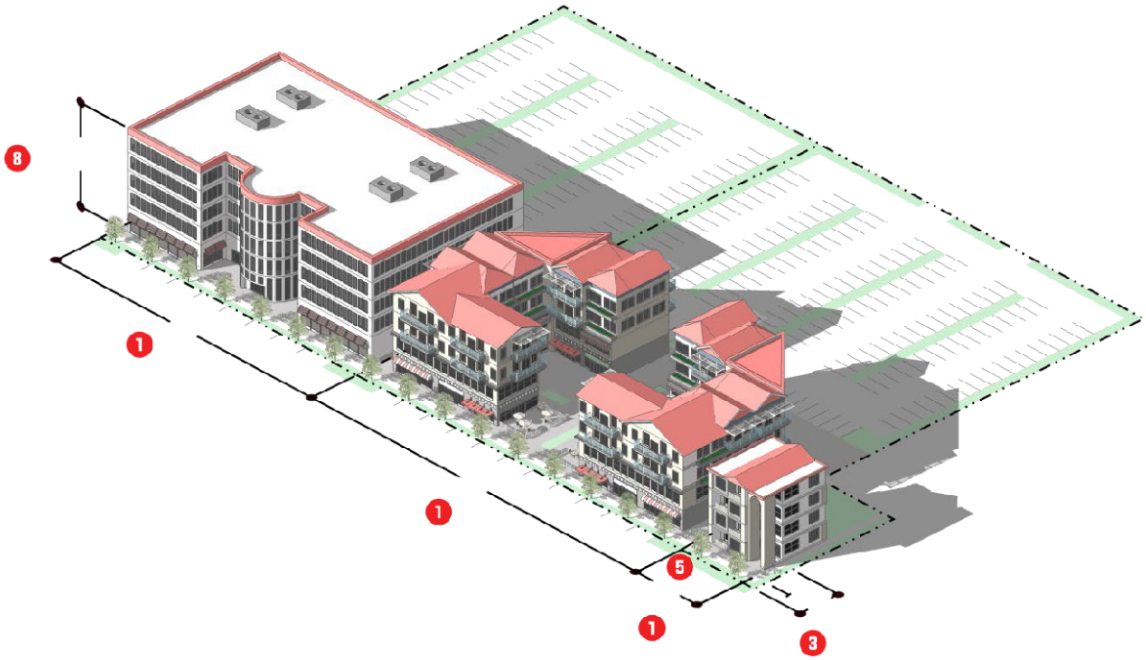
The *MU-D* provides for mixed use opportunities. The various zoning districts that are outlined in Article 1, Table 1.8.1 Transition to New Zoning Districts, shall provide the setback guidance within the MU-D for those various Comprehensive Plan Future Land Uses. A building setback line shall be 0 to 25 feet unless otherwise determined inappropriate for a specific site by the Community Development Director.

As an option, the Build-to-line may be adhered to in order to keep the existing setbacks in a block(s) to keep a new building or development compatible with the surrounding area. The Community Development Director shall make the final determination for setbacks.

D. **Other Standards**

Use Mixing	The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors is strongly encouraged.
Connectivity	The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the above requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
Pedestrian Circulation	Sidewalks shall be provided on both sides of the street, with a planting strip at least three feet wide between the sidewalk and the street. Sidewalks shall be at least eight feet wide along street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) Sidewalks along pedestrian street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of four feet. Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.
Building Form	Buildings shall face the street, and be located such that the facades occupy a minimum percentage of the build-to zone along the street frontage in accordance with Sec. 3.6.3.C, Intensity and Dimensional Standards. Buildings shall also be configured in relation to the site and other buildings so that building walls frame and enclose at least two of the following: a) The corners of street intersections or entry points into the development; b) A street or pedestrian and/or vehicle access corridor within the development site; c) Public spaces or other site amenities; d) A plaza, square, outdoor dining area, or other outdoor gathering place for pedestrians.
Building Entrances	Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.

	All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements.
Transparency	Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.2.
Parking	Along any street, all proposed new or additional surface vehicle parking shall be located to the rear or side of the development's principal building(s) or in a parking structure. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
Bicycle Parking	New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
Parking Structure	Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.



E. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
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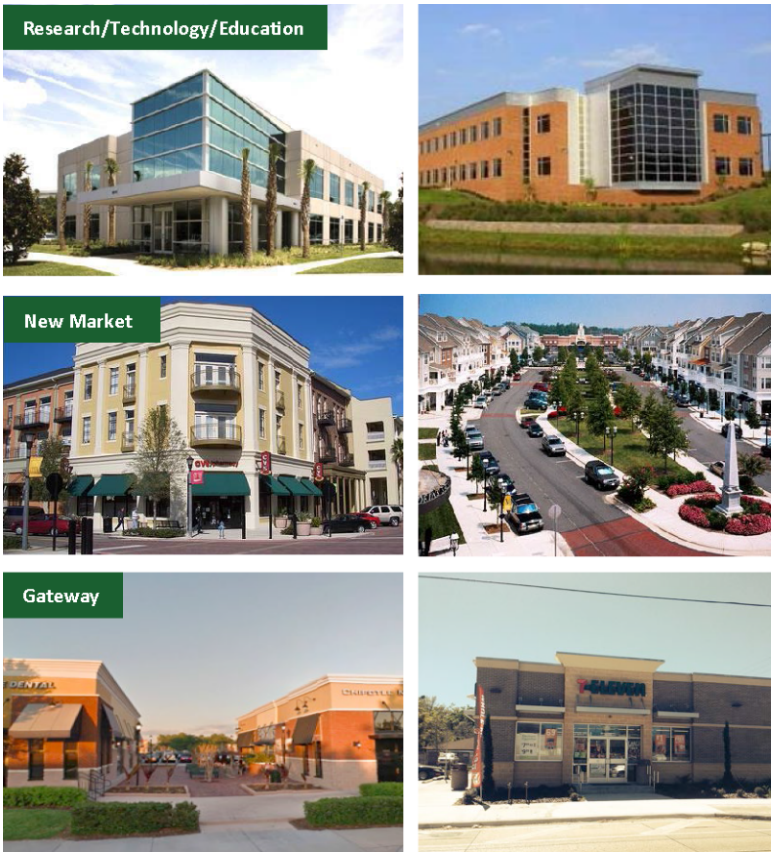
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

(Ord. No. 2745, § 4, 1-15-2020; Ord. No. 2994, § VI, 3-15-2023; Ord. No. 3021, § III, 9-20-2023)

3.6.4. MU-ES: Mixed-Use East Shore District

A. **Purpose.** The purpose of the MU-ES: Mixed-Use East Shore District is to provide lands that support the Ocoee Apopka Road Small Area Plan as a mixed-use, pedestrian-friendly showcase corridor that encourages mixed-use development at higher densities and intensities. The districts may also be applied outside of the area covered by the small area plan. Three sub districts are located within the MU-ES district: The MU-ES-

RTE: The Mixed-Use East Shore-Research/Technology/Education subdistrict, provides for a higher intensity mix of light industrial, office, and employment uses. The MU-ES-NM: The Mixed-Use East Shore-New Market subdistrict supports the creation of a village center that supports a mix of retail, office and residential uses with a strong pedestrian form. The MU-ES-GT: The Mixed-Use East Shore-Gateway subdistrict, provides lands that connect to the New Market subdistrict that support a larger block structure, and permit a range of uses including multi-family, retail, light industrial, gas stations and large-scale retail development when outparcels frame the street.



B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

3.6.5. MU-ES-RTE: Mixed Use East Shore-Research/Technology/Education Subdistrict

A. **Purpose.** The purpose of the MU-ES-RTE: Mixed-Use East Shore-Research/Technology/Education subdistrict is to provide lands for a higher intensity mix of light industrial, office, educational, research and development, and employment uses, that are pedestrian-friendly, well connected, and support multiple modes of mobility. Multifamily and townhomes are also allowed in the subdistrict, and mixed-use development is encouraged. The subdistrict's primary focus is to provide opportunities and support research and development opportunities and a range of educational facilities.
Street and block layout has a larger footprint to support these range of uses in instances where they prefer a campus-like setting.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards, MU-ES-RTE (Research/Technology/Education)**

Standard		Townhome	Multi-Family	All Other Uses
Lot Area, min. (sf.)		8,000	8,000	6,000
Living Area, min. (sf per unit)		1,000	750	Not applicable
1	Lot Width, min. (ft.)	50	100	50
2	Front Yard Setback, min. and max. (ft.)	15 min.	15 min./80 max.[1]	15 min./80 max.[1]
3	Building width in build-to-zone, min (% of lot width)	50	50 [2][3]	50 [2][3]
4	Side Yard Setback, min. (ft.)	7.5 [4]	10 [4]	10
5	Corner Side Yard Setback, min. (ft.)	7.5	20	20
6	Rear Yard Setback, min. (ft.)	20	25	25
7	Building Height, max. (ft.)	35	35	50 [5]
8	Density, max (dus/acre)	10 [6]	15 [6][7]	Not applicable
FAR, min. and max.		Not applicable	Not applicable	0.25 min./1.0 max.[8]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum

[1] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the building-to zone

[2] Where existing buildings along street frontage are all located behind the build-to-zone, the buildings may not be extended to the rear or side unless they are first extended frontwards to comply with the maximum build-to-line standards, and the minimum building width in the build-to-zone standard.

[3] The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.

[4] Minimum of 15 ft. between structures, only applies to exterior units.

[5] Additional height, up to seven stories may be approved as a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit.

[6] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be

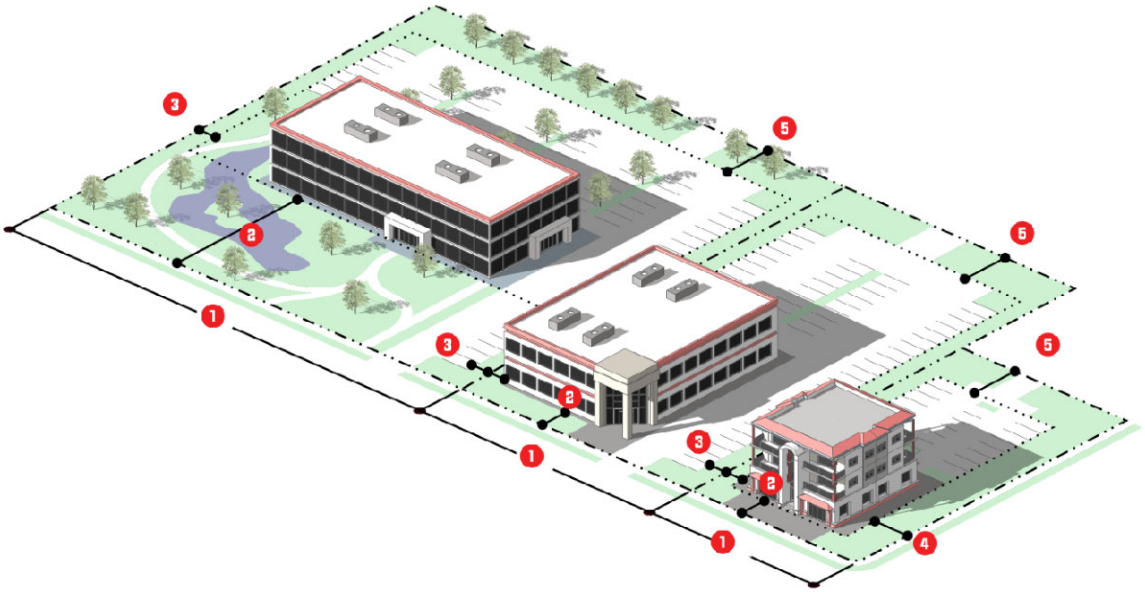
restricted to no more than 2 DUs per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[7] Applicable to a residential development, and the residential component of a mixed-use development.
[8] Applicable to a nonresidential development, and the nonresidential component of a mixed-use development.

D. **Other Standards, MU-ES-RTE (Research/Technology/Education)**

Use Mixing	For sites over 40 acres that are adjacent to arterial or collector roads, nonresidential uses shall be at least 60 percent and no more than 90 percent of the site. Compliance with this requirement shall occur within seven years of the date of approval of the development. Compliance shall be measured based on the floor area of the use, as a percentage of the overall constructed floor area of the development. An applicant may request an increase or decrease in the percentage by the City Council. Justifications by the applicant shall depend on surrounding land use, existing development patterns, or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.
Block Standards	The maximum block perimeter shall not exceed 2,600 feet.
Connectivity	The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the above requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
Pedestrian Circulation	Sidewalks shall be provided on both sides of the street, with a planting strip (Street trees at 1 per 40 feet on center (on average), ground cover and/or grates are located in this planting area) of 11 feet wide on avenue streets and six feet wide on local streets between the sidewalk and the street. Sidewalks shall be at least eight feet wide along avenue street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) and six feet wide along local streets. Sidewalks along pedestrian street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of four feet. Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or

	parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.
Transparency	Where the facade of a building abuts, or faces a street or an adjoining public gathering space, a minimum of 25 percent of the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.2.
Roof Design	Variation in a flat roof design more than 90 feet in length shall include a change in parapet height or pitched roof height at least every 90 feet.
Parking	Along any street, all proposed new or additional surface vehicle parking shall be located predominately to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
Parking Structure	Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features.
Bicycle Parking	New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
Development Compatibility	Sec. 5.9, Neighborhood Compatibility Standards, shall only apply to proposed nonresidential and multifamily development abutting a residential zoning district, and only along shared property lines. No buffers shall be required between any other uses, unless specifically required as part of the approval of a special exception permit. (See Sec. 2.5.1.G, Special Exception Permit.)

Open Space	Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.



E. **Reference to Other Standards**

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Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

3.6.6. MU-ES-NM: Mixed Use East Shore-New Market Subdistrict

A. **Purpose.** The purpose of the MU-ES-NM: Mixed-Use East Shore-New Market subdistrict is to provide lands that support a walkable, high intensity/density village center that is well connected and supports multiple modes of mobility. A mix of retail, office and residential uses is allowed. The subdistrict encourages the development of ground floor retail and restaurants, with residential on the upper floors. The subdistrict allows for a wide range of uses including retail, office, multifamily, townhome, two-family, and light industrial (high tech) uses. Form and scale focuses predominately on the pedestrian.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards, MU-ES-NM (New Market)**

Standard		Single-family [one du]	Two-Family & Townhome	Multi-Family	All Other Uses
Lot Area, min. (sf.)		5,000	7,000	8,000	5,000
Living Area, min. (sf per unit)		1,200	1,000	750	Not applicable
1	Lot Width, min. (ft.)	40 [1]	50	75	50
2	Front Yard Setback, min. and max. (ft.)	15 min.	15 min./30 max. [2]	10 min./30 max. [2]	10 min./30 max. [2]
3	Building width in build-to-zone, min (% of lot width)	80	80 [3]	80 [3]	80 [3]
4	Side Yard Setback, min. (ft.)	4 min; 10 total	7.5 [4]	15 [4]	5
5	Corner Side Yard Setback, min. (ft.)	15	7.5	Not applicable	Not applicable
6	Rear Yard Setback, min. (ft.)	20	20	15	5
7	Building Height, max. (ft.)	35	45	50	50 [5]
8	Density, max. (dus/acre)	8 [6]	12 [6][7]	15 [6][7]	Not applicable
FAR, min. and max.		Not applicable	Not applicable	Not applicable	0.25 min./1.0 max.[8]

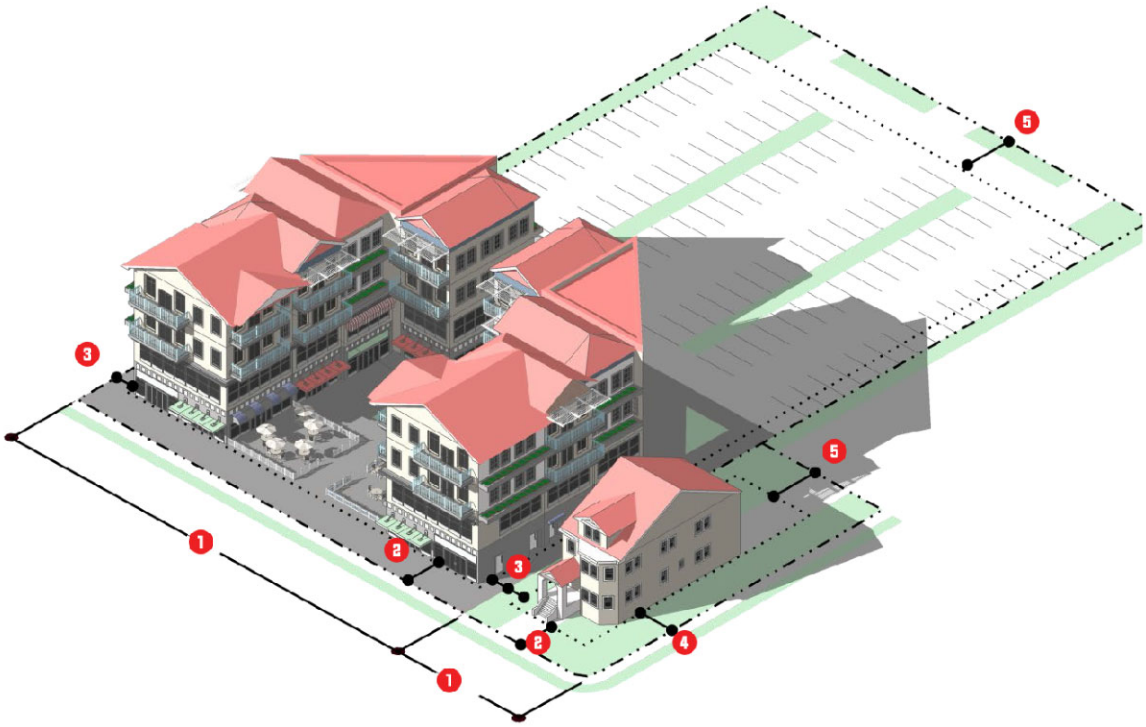
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du=dwelling unit
[1] A minimum of two-thirds of the lots for single-family detached dwellings with a width of 50 feet or less shall gain vehicle access by a rear alley.
[2] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.
[3] The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas, walkways, landscaped areas, stormwater management facilities that use low impact development techniques.
[4] Minimum of 15' between structures, only applies to exterior units.
[5] Additional height, up to seven stories may be approved as a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit.
[6] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than 2 DUs per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[7] Applicable to a residential development, and the residential component of a mixed-use development.
[8] Applicable to a nonresidential development, and the nonresidential component of a mixed-use development.

D. **Other Standards, MU-ES-NM (New Market)**

Use Mixing	For sites over 25 acres that are adjacent to arterial or collector roads, nonresidential uses shall be at least 50 percent and no more than 80 percent of the site. Compliance with this requirement shall occur within seven years of the date of approval of the development. Compliance shall be measured based on the floor area of the use, as a percentage of the overall constructed floor area of the development. An applicant may request an increase or decrease in the percentage by the City Council. Justifications by the applicant shall depend on surrounding land use, existing development patterns, or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.
Block Standards	The maximum block perimeter shall not exceed 1,600 ft.
Connectivity	The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the above requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.

Pedestrian Circulation	Sidewalks shall be provided on both sides of the street, with a planting strip (Street trees at one per 40 feet on center (on average), ground cover and/or grates are located in this planting area) of ten feet wide on local streets and 13 feet wide on principal streets between the sidewalk and the street. Sidewalks shall be at least nine feet wide along local street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) and ten feet wide along principal streets. Sidewalks along pedestrian street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of six feet. Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.
Building Facades	Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements:(canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
Building Massing and Façade Articulation	Building facades shall not exceed sixty (60) feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance The recesses and projections shall have a minimum depth of three (3) feet.
Roof Design	When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
Building Entrances	All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.
Transparency	Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 65 percent the street-level facade area along local streets and a minimum of 50 percent along all other streets shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians.

	Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective, with a minimum visible light transmittance of 0.65 and maximum visible light reflectance of 0.2.
Parking	Along any street, all proposed new or additional surface vehicle parking shall be located to the rear of the development's principal building(s) or in a parking structure. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
Bicycle Parking	New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
Parking Structure	Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.
Development Compatibility	Sec. 5.9, Neighborhood Compatibility Standards shall only apply to proposed nonresidential and multifamily development abutting a residential zoning district, and only along shared property lines. No buffers shall be required between any other uses, unless specifically required as part of the approval of a special exception permit. (See Sec. 2.5.1.G, Special Exception Permit.)
Open Space	Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.



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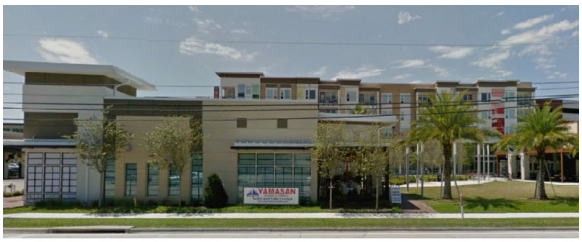
Article 7: Concurrency Management System

3.6.7. MU-ES-GT: Mixed-Use East Shore-Gateway Subdistrict

A. **Purpose.** The purpose of the MU-ES-GT: Mixed-Use East Shore-Gateway subdistrict, is to serve as a gateway to the MU-ES-NM subdistrict, with uses that are more suburban in character but are developed in a more walkable and pedestrian-friendly form. Subdistrict streets, while supporting a larger block structure than the other subdistricts, are well connected and support multiple modes of mobility. The subdistrict allows for a range of uses including multi-family, retail, light industrial, gas stations, and large scale retailers when outparcels frame the street.



B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards, MU-ES-GT (Gateway)**

Standard		Single-family [one du]	Two-Family & Townhome	Multi-Family	All Other Uses
Lot Area, min. (sf.)		7,500	8,000	8,000	7,500
Living Area, min. (sf per unit)		1,350	1,000	750	Not applicable
1	Lot Width, min. (ft.)	70	50	100	75
2	Front Yard Setback, min. and max.(ft.)	25 min.	15 min.	15 min./80 max.[1]	15 min./80 max.[1]
3	Building width in build-to-zone, min (% of lot width)	60	60	60 [2]	60 [2]
4	Side Yard Setback, min. (ft.)	7.5 [3]	7.5 [3]	10 [3]	10 [3]
5	Corner Side Yard Setback, min. (ft.)	20	7.5	20	20
6	Rear Yard Setback, min. (ft.)	25	20	25	10
7	Building Height, max. (ft.)	35	35	45	45
8	Density, max (dus/acre)	5 [4]	10 [4]	15 [4][5]	Not applicable
FAR, min. and max.		Not applicable	Not applicable	Not applicable	0.25 min./1.0 max. [6]

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum; du = dwelling unit
[1] The area between the minimum and maximum build-to-lines that extends the width of the lot constitutes the build-to-zone.
[2] The remaining build-to-zone width may be occupied by outdoor gathering spaces, outdoor dining areas,

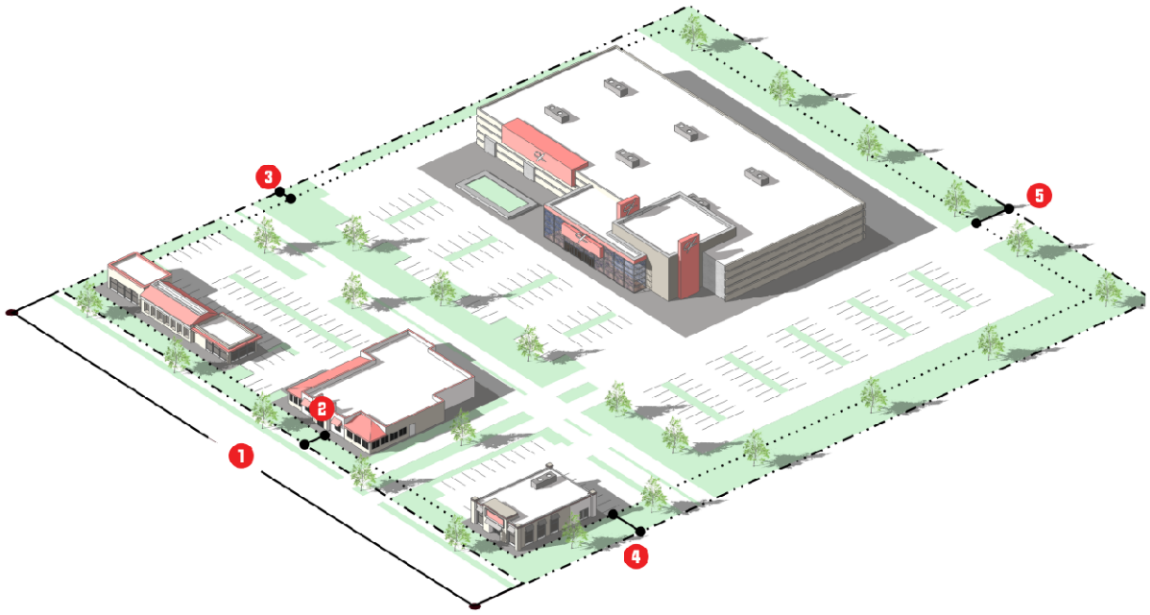
walkways, landscaped areas, stormwater management facilities that use low impact development techniques.
[3] Minimum of 15 ft. between structures, only applies to exterior units.
[4] Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than 2 DUs per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.
[5] Applicable to a residential development, and the residential component of a mixed-use development.
[6] Applicable to a nonresidential development, and the nonresidential component of a mixed-use development.

D. **Other Standards, MU-ES-GT (Gateway)**

Use Mixing	For sites over 25 acres that are adjacent to arterial or collector roads, nonresidential uses shall be at least 20 percent and no more than 50 percent of the site. Compliance with this requirement shall occur within seven years of the date of approval of the development. Compliance shall be measured based on the floor area of the use, as a percentage of the overall constructed floor area of the development. An applicant may request an increase or decrease in the percentage by the City Council. Justifications by the applicant shall depend on surrounding land use, existing development patterns, or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.
Block Standards	The maximum block perimeter shall not exceed 2,000 ft.
Connectivity	The vehicular, bicycle, and pedestrian circulation systems of development shall be designed to allow vehicular, bicycle, and pedestrian cross-access between the site and adjacent parcels of land. The Director may waive or modify the requirement on determining that such cross-access is impractical due to site constraints, or is inappropriate due to traffic safety issues, or undesirable due to the proposed development's incompatibility with existing development on the adjacent parcel. Easements allowing vehicular, bicycle, or pedestrian cross-access between adjoining parcels of land, along with agreements defining maintenance responsibilities of the property owners, shall be recorded in the appropriate land records.
Pedestrian Circulation	Sidewalks shall be provided on both sides of the street, with a planting strip (Street trees at 1 per 40 feet on center (on average), ground cover and/or grates are located in this planting area) of 11 feet wide on avenue streets and six feet wide on local streets between the sidewalk and the street. Sidewalks shall be at least eight feet wide along avenue street frontages (to accommodate street furniture, outdoor dining, or other pedestrian amenities) and six feet wide along local streets. Sidewalks along pedestrian

	street frontages shall maintain a pedestrian "clear zone" that is unobstructed by any permanent or nonpermanent object for a minimum width of four feet. Where a sidewalk or other walkway crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, or decorative bollards.
Building Facades	Façades shall not exceed 20 horizontal feet and ten vertical feet without including at least one of the following elements:(canopies, recesses, arcades, raised parapets, roof forms, adjacent display windows) to establish clearly defined, highly visible, primary building entrances. Building facades along public streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements.
Building Massing and Façade Articulation	Therefore, building facades shall not exceed 60 feet along a street frontage without providing a substantial volume break such as a volume recess, a tower or bay, or an architecturally prominent public entrance The recesses and projections shall have a minimum depth of three feet.
Flat Roof Design	When a flat roof is proposed, parapet walls with three-dimensional cornice treatments shall conceal the roof. The cornice shall include a perpendicular projection of a minimum of eight (8) inches from the parapet facade plane.
Building Orientation	Locate and configure outparcels and their buildings to define street edges, development entry points, and gathering spaces. The outparcels shall meet the build-to-line setbacks. Additional buildings may be on the same parcel and are permitted to be setback further from the road, if outparcels are framing the street and meet the building width minimum percentage requirement.
Building Entrances	All primary pedestrian entrances into principal buildings shall be clearly defined and emphasized using changes in the wall plane or facade material, pilasters, awnings, canopies, porches, or other architectural elements. Where the facade of a principal building abuts or faces a street, at least one operable pedestrian entrance providing both ingress and egress shall be provided. If the facade includes multiple tenant spaces, at least one such entrance shall be provided for each street-level tenant space. These required pedestrian entrances shall open directly to the street sidewalk without requiring pedestrians to pass through a garage, parking lot, or other non-pedestrian area located between the entrance and the street.
Transparency	Where the facade of a building abuts or faces a street or an adjoining public gathering space, a minimum of 25 percent the street-level facade area shall be comprised of transparent window or door openings to allow views of interior spaces and merchandise so as to enhance safety and create a more inviting environment for pedestrians. Window and door openings counting toward meeting this transparency requirement shall consist of glass that is relatively clear and nonreflective,

	with a minimum of twenty-five (25%) percent transparency (windows) (See 4.2.3).
Parking	Along any street, all proposed new or additional surface vehicle parking shall be predominately located to the rear or side of the development's principal building(s) or in a parking structure. No more than two bays of parking may be located in the front of the building. Surface parking lots with more than 100 parking spaces shall be organized into smaller modules that contain 50 or fewer spaces each and are visually separated by buildings or landscaped areas. All vehicle parking lots and structures containing more than 50 parking spaces shall provide clearly identified pedestrian routes between parking areas and a primary pedestrian entrance(s) to the building(s) served by the parking area.
Bicycle Parking	New development shall provide at least one bicycle rack, locker, or other bicycle parking facility designed to accommodate parking spaces for at least four bicycles, plus additional or larger facilities designed to accommodate parking spaces for at least two additional bicycles for each 40 vehicle parking spaces over 80 parking spaces. Required bicycle parking facilities shall be located within 50 feet of the primary pedestrian entrance(s) to the development's principal building(s).
Parking Structure	Where the street-level facade of a parking structure abuts or faces a pedestrian street frontage, the facade shall be articulated through use of at least three of the following features: (1) windows or window-shaped openings; (2) masonry columns; (3) decorative wall insets or projections; (4) awnings; (5) changes in color or texture of exterior materials; (6) integrated vegetation (hanging or along trellises); or (7) other similar features approved by the Director.
Development Compatibility	Sec. 5.9, Neighborhood Compatibility Standards, shall only apply to proposed nonresidential and multifamily development abutting a residential zoning district, and only along shared property lines. No buffers shall be required between any other uses, , unless specifically required as part of the approval of a special exception permit. (See Sec. 2.5.1.G, Special Exception Permit.)
Open Space	Each development shall provide outdoor gathering spaces such as courtyards, plazas, pocket parks, where appropriate for the area being served. At a minimum, provide pedestrian amenities such as plazas, seating areas or gathering spaces between buildings that are visible and accessible.



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(Ord. No. 2877, § VIII, 12-15-2021)

3.6.8. MU-KPI: Kelly Park Interchange District Mixed-Use

The MU-KPI: Kelly Park Interchange District Mixed-Use is found in Appendix A, which is incorporated here by reference.

3.6.9. INST: Institutional District

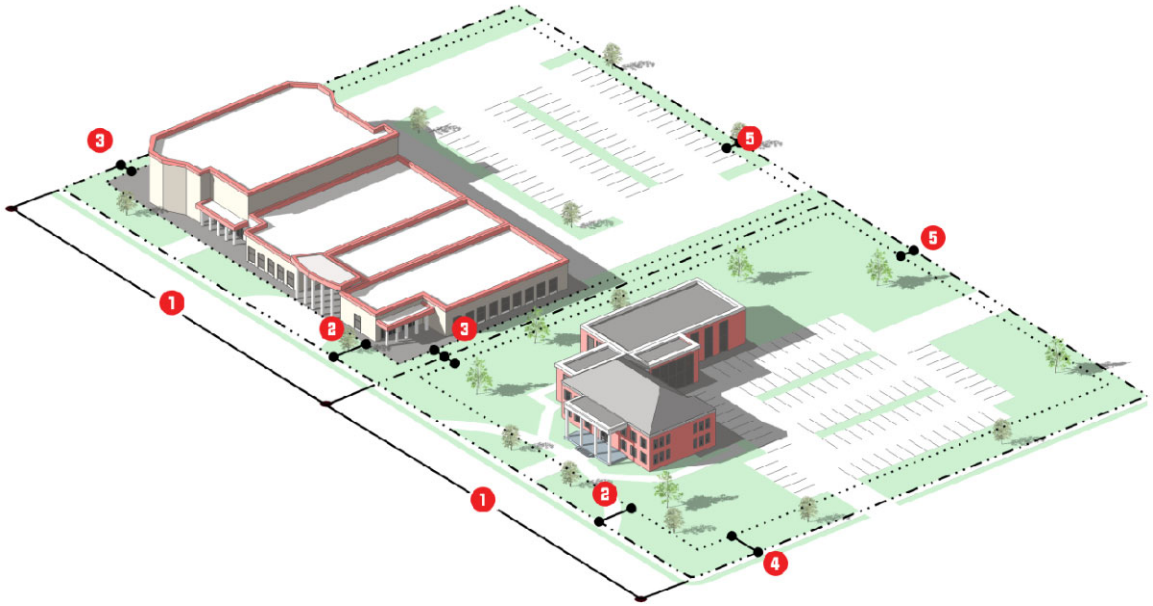
A. **Purpose.** The purpose of the INST: Institutional district is to provide lands that accommodate institutional uses typically developed on larger sites such as elementary, middle, and high schools, cultural facilities, government offices, post offices, and colleges. Development may include the grouping of multiple institutional buildings, and inter-related public, private, and nonprofit development. District standards are intended to protect surrounding residential uses from incompatible development.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Other Uses
Lot Area, min. (sf.)		10,000
1	Lot Width, min. (ft.)	85
2	Front Yard Setback, min. (ft.)	25
3	Side Yard Setback, min. (ft.)	10
4	Corner Side Yard Setback, min. (ft.)	25
5	Rear Yard Setback, min. (ft.)	10/25 [1]
6	Building Height, max. (ft.)	35
7	Density, max (dus/acre)	Not applicable
Floor Area Ratio (FAR), max.		0.30

Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum
[1] Twenty-five (25) feet when adjacent to a residential use or a Residential district.



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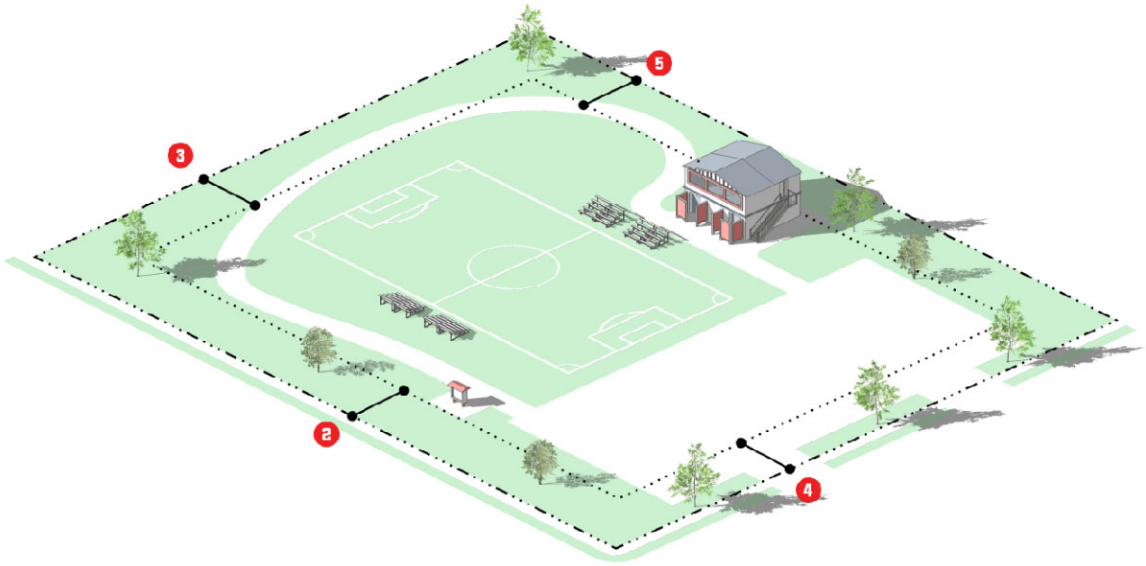
3.6.10. PR: Parks and Recreation District

A. **Purpose.** The purpose of the PR: Parks and Recreation district is to provide lands to accommodate the preservation and protection of publicly owned active park and recreation lands, passive open space lands, and publicly owned lands that preserve significant natural features and environmentally sensitive areas. District standards limit development in these areas in order to preserve the City's natural, scenic, and recreational assets, ensure their proper functioning, and promote visitor enjoyment.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Intensity and Dimensional Standards**

Standard		All Other Uses
Lot Area, min. (sf.)		No Applicable
1	Lot Width, min. (ft.)	Not applicable
2	Front Yard Setback, min. (ft.)	25
3	Side Yard Setback, min. (ft.)	25
4	Corner Side Yard Setback, min. (ft.)	25
5	Rear Yard Setback, min. (ft.)	25
6	Building Height, max. (ft.)	35
7	Density, max (dus/acre)	Not applicable
Floor Area Ratio (FAR), max.		Not applicable
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum		



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3.6.11. AIR: Orlando Apopka Airport District

A. **Purpose**

1. It is hereby declared:

   a. That the creation or establishment of an airport hazard and the incompatible use of land in airport vicinities are public nuisances and injure the community served by the airport in question.

   b. That it is therefore necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of airport hazards and incompatible land uses be prevented; and

   c. That this should be accomplished, to the extent legally possible, by the exercise of the police power, without compensation.

2. It is further declared that the limitation of land uses incompatible with normal airport operations, the prevention of the creation or establishment of airport hazards, and the elimination, removal, alteration, mitigation, or marking and lighting of existing airport hazards are public purposes for which the City of Apopka may raise and expend public funds and acquire land or property interests therein, or air rights thereover.

3. Reasonableness. All airport zoning regulations adopted under the Orlando Apopka Zoning District Regulations or future ordinances shall be reasonable and may not impose any requirement or restriction which is not reasonably necessary to effectuate the purposes of the Orlando Apopka Zoning District Regulations. In determining reasonable regulations, the City of Apopka shall consider, among other things, the character of the flying operations expected to be conducted at the airport, the nature of the terrain within the airport hazard area and runway protection zones, the character of the neighborhood, the uses to which the property to be zoned is put and adaptable, and the impact of any new use, activity, or construction on the airport's operating capability and capacity.

4. In the event that the City of Apopka has adopted, or hereafter adopts, a comprehensive plan or policy regulating, among other things, the height of buildings, structures, and natural objects, and uses of property, any airport zoning regulations applicable to the same area or portion thereof may be incorporated in and made a part of such comprehensive plan or policy, and be administered and enforced in connection therewith.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. **Other Standards**

1. **Community Development Director and Airport Manager**

   a. The Community Development Director or designee in coordination with the Airport Manager shall administer all airport-zoning regulations adopted under the Orlando Apopka Zoning District Regulations.

   b. The Community Development Director or designee and the City of Apopka Code Enforcement shall enforce all airport-zoning regulations adopted under this section.

   c. The duties of the Community Development Director or designee pursuant to this Orlando Apopka Zoning District Regulations shall include:

      1. Deciding all permits under Sec. 333.07(1), Fla. Stat.,

      2. Deciding all matters under Sec. 333.07(3), Fla. Stat., as they pertain to the Airport,

3. And all other matters under this section applying to the Community Development Director or designee.

d. The Community Development Director or designee shall not have or exercise any of the powers herein delegated to the City of Apopka Planning Commission to hear and decide appeals.

2. **Land Use Compatibility.**

a. **Plans Adopted by Reference** For the purpose of ensuring land use, zoning and development compatibility within and near the boundaries of the airport, a master plan for the Orlando Apopka Airport, as amended, and all building, zoning, development and land use plans, codes and regulations, including the City of Apopka Code of Ordinances and City of Apopka Comprehensive Plan, and Florida Building Code as amended, are hereby adopted and incorporated by reference and shall govern all development, construction, permitting, variance and actions not specifically delineated herein.

b. **Review Considerations.** Airport land use compatibility regulations shall be reviewed with consideration for the following:

1. Whether sanitary landfills are located within the following areas:

(a) Within 10,000 feet from the nearest point of any runway used or planned to be used by turbojet or turboprop aircraft. (Refer to Maps.)

(b) Within 5,000 feet from the nearest point of any runway used only by piston-type aircraft. (Refer to Maps.)

(c) Civil airport imaginary surfaces defined in Title 14 of the Code of Federal Regulations (14 CFR) part 77.25. A case-by-case review of such landfills shall be performed.

c. **Landfills and birds.** Where any landfill is located and constructed that attracts or sustains hazardous bird movements from feeding, water, or roosting areas into, or across, the runways or approach and departure patterns of aircraft. The landfill operator must incorporate bird management techniques or other practices to minimize bird hazards to airborne aircraft.

d. **Noise Studies, Complete.** Where the City of Apopka has conducted a noise study in accordance with the provisions of 14 CFR part 150, neither residential construction nor any educational facility as defined in the Orlando Apopka Zoning District Regulations with the exception of aviation school facilities, shall be permitted within the area contiguous to the airport defined by an outer noise contour that is considered incompatible with that type of construction by 14 CFR, part 150, or an equivalent noise level as established by other types of noise studies.

e. **Noise Studies, Incomplete.** Where the City of Apopka has not conducted a noise study, neither residential construction nor any educational facility as defined in this Code, with the exception of aviation school facilities, shall be permitted within an area contiguous to the airport measuring one half the length of the longest runway on either side of and at the end of each runway centerline.

f. **Incompatible Uses.** New incompatible uses, activities, or construction within runway clear zones, within runway clear zones (See Appendix E.) including uses activities, or construction in runway clear zones which are incompatible with normal airport operations or endanger public health, safety, and welfare by resulting in congregations of people, emissions of light or smoke, or attraction of birds shall be restricted.

g. **Educational Facilities.**

1. The construction of an educational facility of a public or private school at either end of a runway, within an area which extends five miles in a direct line along the centerline of the runway, and which has a width measuring one-half the length of the runway is prohibited.

2. This subsection may not be construed to require the removal, alteration, sound conditioning, or other change, or to interfere with the continued use or adjacent expansion of any educational facility or site in existence on July 1, 1993

h. **Exceptions.** Exceptions approving construction of an educational facility within the delineated area shall only be granted when the City of Apopka makes specific findings detailing how the public policy reasons for allowing the construction outweigh health and safety concerns prohibiting such a location.

i. **FDOT Compliance.** The City of Apopka shall provide a copy of all airport protection zoning regulations and airport land use compatibility zoning regulations, and any related amendments, to FDOT's aviation office within 30 days after adoption.

j. **More Restrictive.** This section does not prohibit the City of Apopka, from establishing airport zoning regulations more restrictive than prescribed in Ch. 333, Fla. Stat., in order to protect the health, safety, and welfare of the public in the air and on the ground.

k. **Permitted Uses.** Site improvements may be required if determined by the Community Development Department and subject to requirements and standards by FDOT and FAA

1. Aircraft operation, including heliports.

2. Flight instruction and aviation school facility.

3. Aircraft rental.

4. Aircraft charter and taxi service.

5. Aircraft engine and accessory maintenance.

6. Aeronautical radio and instrument operations.

7. Hangar rental service.

8. Aviation service, light repair and restoration.

9. Aircraft tire sales and repair.

10. Aircraft sales and brokerage.

11. Aviation-related administrative offices.

12. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based upon the Community Development Director's determination.

l. **Prohibited Uses.**

1. Any residential use.

2. Automobile or vehicle service and repair.

3. Schools, Places of Worship and any other institutional uses not related to airport or aviation-related business.

4. Commercial and office uses not considered an aviation-related business.

5. Outside storage of parts, materials, equipment, automobiles, trailers, boats, etc.

6. Telecommunications towers not associated with airport use or navigation.

7. All other uses which do not meet the stated purpose of this district and prohibited by Ch. 333, Florida Statutes.

3. **Permitting Requirements**

a. **Permit Required.** A permit shall be obtained before any new structure or use may be constructed or established and before any existing use or structure may be substantially changed or substantially altered or repaired; such permit shall be obtained from the City of Apopka Community Development Department, Building Division in coordination with the Airport Manager and in conjunction with FAA requirements and procedures.

1. The FAA Notice Criteria Tool and Obstruction Evaluation/Airport Analysis tools are hereby adopted, as amended from time to time, by reference at the following website: https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm

(a) If the Notice Criteria Tool indicates that the proposed construction or alteration does not exceed Notice criteria standards (Part 77, subpart B), it is not required to file a Notice with the FAA (FAA form 7460-1) and the Notice Criteria Tool response should be submitted to the IDA board which will determine whether an airport zoning permit may be required due to other airport zoning issues such as land use; or

(b) If the Notice Criteria Tool response indicates that the proposed construction or alteration does exceed Notice criteria standards (Part 77, subpart B) and/or that the FAA requests the filing of a notice, the applicant shall prepare and submit the Notice (FAA form 7460-1) manually or by utilizing the electronic submittal process at the FAA website: (https://www.faa.gov/documentLibrary/media/Form/FAA_Form_7460-1_AJV-1-050117.pdf). The Notice form must be submitted at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest. (14 C.F.R. s. 77.7)

b. **FDOT Compliance.** Proposals for the construction or alteration of an obstruction must obtain a permit from Florida Department of Transportation (FDOT), subject to subsections (c), (d), and (e). However, permits from FDOT will be required only within an airport hazard area where federal obstruction standards are exceeded and if the proposed construction or alteration is within a 10-nautical-mile radius of the airport reference point, located at the approximate geometric center of all usable runways of a public-use airport or military airport.

c. **Permit Exceptions.** A permit is not required for existing structures that received construction permits from the Federal Communications Commission for structure exceeding federal obstruction standards before May 20, 1975; a permit is not required for any necessary replacement or repairs to such existing structures if the height and location are unchanged.

d. **Marking and Lighting.** In issuing a permit under this section, the City of Apopka shall require the owner of the obstruction to install, operate, and maintain thereon, at his or her own expense, marking and lighting in conformance with the specific standards established by the Federal Aviation Administration.

e. **Permit Processing.** Upon receipt of a complete permit application, the City of Apopka shall provide a copy of the application to FDOT's aviation office by certified mail, return receipt requested, or by a delivery service that provides a receipt evidencing delivery. To evaluate technical consistency with this subsection, FDOT shall have a 15-day review period following

receipt of the application, which must run concurrently with the City of Apopka permitting process. Cranes, construction equipment, and other temporary structures in use or in place for a period not to exceed 18 consecutive months are exempt from FDOT's review, unless such review is requested by FDOT.

f. **FDOT Review.** FDOT shall issue or deny a permit for the construction or alteration of an obstruction. The department shall review permit applications in conformity with Sec. 120.60, Fla. Stat. In determining whether to issue or deny a permit, the department shall consider:

1. The safety of persons on the ground and in the air.
2. The safe and efficient use of navigable airspace.
3. The nature of the terrain and height of existing structures.
4. The effect of the construction or alteration of an obstruction on the state licensing standards for a public-use airport contained in Florida Statutes Chapter 330 and rules adopted thereunder.
5. The character of existing and planned flight operations and developments at public-use airports.
6. Federal airways, visual flight rules, flyways and corridors, and instrument approaches as designated by the Federal Aviation Administration.
7. The effect of the construction or alteration of an obstruction on the minimum descent altitude or the decision height at the affected airport.
8. The cumulative effects on navigable airspace of all existing obstructions and all known proposed obstructions in the area.

g. **Permit Approval.** Except as provided herein, applications for permits shall be granted, provided the matter applied for meets the provisions of the City of Apopka Airport Zoning, the Ch. 333, Fla. Stat., Title 14 of the Code of Federal Regulations (14 CFR) and the all other regulations adopted and in force hereunder.

4. **Signage**

a. Freestanding sign shall be a monument type sign and shall comply with standards set forth in Sec. 5.10, Signs.

b. One wall sign is permitted for each hangar.

1. Wall sign shall not exceed four (4) square feet in copy area.

5. **Nonconforming Uses or Structures**

a. **Continuance.** The regulations promulgated herein shall not be construed to require removal, lowering, or other change or alteration of any obstruction not conforming to the regulation when adopted or amended, or otherwise interfere with the continuance of any nonconforming use, except as provided in Sec. 333.07(1) and (3), Fla. Stat..

b. **Applications.** Applications proposing to construct, alter, or allow an airport obstruction in an airport hazard area in violation of the airport protection zoning regulations adopted under this chapter must apply for a permit. A permit may not be issued if it would allow the establishment or creation of an airport hazard or if it would permit a nonconforming obstruction to become a greater hazard to air navigation than it was when the applicable airport protection zoning regulation was adopted which allowed the establishment or creation of the obstruction, or than it is when the application for a permit is made.

c. **Abandonment.** If the Community Development Department determines that a nonconforming obstruction has been abandoned or is more than 80 percent torn down, destroyed, deteriorated, or decayed, a permit may not be granted if it would allow the obstruction to exceed the applicable height limit or otherwise deviate from the airport protection zoning regulations. Whether or not an application is made for a permit under this subsection, the owner of the nonconforming obstruction may be required, at his or her own expense, to lower, remove, reconstruct, alter, or equip such obstruction as may be necessary to conform to the current airport protection zoning regulations. If the owner of the nonconforming obstruction neglects or refuses to comply with such requirement for 10 days after notice, the administrative agency may report the violation to the political subdivision involved, which subdivision, through its appropriate agency, may proceed to have the obstruction so lowered, removed, reconstructed, altered, or equipped and assess the cost and expense thereof upon the owner of the obstruction or the land whereon it is or was located.

d. **Compliance.** If the owner of the nonconforming structure or tree shall neglect or refuse to comply with such order for 10 days after notice thereof, the Airport Manager may report the violation to the City of Apopka, which through its appropriate agency, may proceed to have the object so lowered, removed, reconstructed, or equipped, and assess the cost and expense thereof upon the object or the land whereon it is or was located, and, unless such an assessment is paid within 90 days from the service of notice thereof on the owner or the owner's agent, of such object or land, the sum shall be a lien on said land, and shall bear interest thereafter at the rate of 6 percent per annum until paid, and shall be collected in the same manner as taxes on real property are collected by the City of Apopka, or, at the option of the City of Apopka, said lien may be enforced in the manner provided for enforcement of liens by Ch. 85, Fla. Stat., as amended.

e. **Hazards.** If a nonconforming obstruction is determined to be an airport hazard and the owner will not remove, lower, or otherwise eliminate it or the approach protection necessary cannot, because of constitutional limitations, be provided by airport regulations under this entire section; or it appears advisable that the necessary approach protection be provided by acquisition of property rights rather than by airport zoning regulations, the City of Apopka may acquire, by purchase, grant, or condemnation in the manner provided by Ch. 73, Fla. Stat., as amended; such property, air right, navigation easement, or other estate, portion or interest in the property or nonconforming structure or use or such interest in the air above such property, tree, structure, or use, in question, as may be necessary to effectuate the purposes of this section, and in so doing, if by condemnation, to have the right to take immediate possession of the property, interest in property, air right, or other right sought to be condemned, at the time, and in the manner and form, and as authorized by Ch. 74, Fla. Stat., as amended. In the case of the purchase of any property or any easement or estate or interest therein or the acquisition of the same by the power of eminent domain the City of Apopka making such purchase or exercising such power shall in addition to the damages for the taking, injury or destruction of property also pay the cost of the removal and relocation of any structure or any public utility which is required to be moved to a new location.

6. **Public Notice.** Airport zoning regulations may not be adopted, amended, or repealed except by action of the City of Apopka City Council, after a public hearing in relation thereto, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the hearing shall be published at least once a week for two consecutive weeks in a newspaper of general circulation in the City of Apopka or subdivisions where the airport zoning regulations are to be adopted, amended, or repealed.

7. **Airport Zoning Commission**

a. **Planning Commission Authority.** The City of Apopka shall utilize the Apopka Planning Commission to act as the airport zoning commission for all matters pertaining to land use activities, modifications and appeals, in the same manner and authority as other property subject to the Planning Commission decisions as described in the City of Apopka Code of Ordinances as amended. In all airport issues, regulations or other matters heard by the Planning Commission in its authority to act as the airport zoning commission, the Commission shall have and exercise the following powers:

1. To hear and decide appeals from any order, requirement, decision, or determination made by the Community Development Director or designee in the enforcement of the airport zoning regulations.

2. To hear and decide any special exceptions to the terms of the airport zoning regulations upon which the Planning Commission may be required to pass under such regulations.

3. The concurring vote of a majority of the members of the Planning Commission shall be sufficient to reverse any order, requirement, decision, or determination of the Community Development Director or designee, or to decide in favor of the applicant on any matter upon which it is required to pass under the airport zoning regulations, or to effect any variation in such regulations.

4. The Planning Commission shall utilize rules in accordance with the provisions of the ordinance or resolution by which it was created. Meetings shall be held at the call of the chair and at such other times as the Commission may determine. The chair, or in the chair's absence the acting chair, may administer oaths and compel the attendance of witnesses, and all meetings shall be public. The Planning Commission shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact. The Planning Commission shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the Planning and Zoning Division and shall be a public record.

8. **Appeals**

a. **Who May Make Appeal.** Any person aggrieved, or taxpayer affected, by any decision of the Community Development Director or designee made in its administration of airport zoning regulations adopted based on Ch. 333, Fla. Stat.; which is of the opinion that a decision of the Community Development Director or designee is an improper application of airport zoning regulations may appeal to the Planning Commission authorized to hear and decide appeals from the decisions of the Community Development Director or designee.

b. **Notice of Appeal.** All appeals taken under this section must be taken within a reasonable time, as provided by the rules of the Planning Commission, by filing with the Community Development Department from which appeal is taken and with the Planning Commission, a notice of appeal specifying the grounds thereof. The Community Development Department shall forthwith transmit to the Planning Commission all the papers constituting the record upon which the action appealed from was taken, or properly certified copies thereof in lieu of originals.

c. **Stay of Proceedings.** An appeal shall follow all proceedings in furtherance of the action appealed from, unless the Community Development Department or designee from which the appeal is taken certifies to the Planning Commission, after the notice of appeal has been filed with it, that by reason of the facts stated a stay of proceedings would, in its opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by an order of the Planning Commission on notice to the Community Development Department on due cause shown.

d. **Notice and Time of Hearings.** The Planning Commission shall fix a reasonable time for the hearing of appeals, give public notice and due notice to the parties in interest, and decide the same within a reasonable time. Upon the hearing, any party may appear in person or by agent or by attorney.

e. **Authority of Commission to Rule.** The Planning Commission may, in conformity with the provisions of this entire section, reverse or affirm wholly or partly, or modify, the order, requirement, decision, or determination appealed from and may make such order, requirement, decision, or determination as ought to be made, and to that end shall have all the powers of the Community Development Department from which the appeal is taken.

9. **Judicial Review**

a. **Time Limitation.** Any person aggrieved, or taxpayer affected, by any decision of the Community Development Department, or the Planning Commission, may apply for judicial relief to the circuit court in the judicial circuit where the Planning Commission is located within 30 days after rendition of the decision by the Planning Commission. Review shall be by petition for writ of certiorari, which shall be governed by the Florida Rules of Appellate Procedure.

b. **Effect of Application.** In any case in which airport zoning regulations adopted under this section, are held by a court to interfere with the use and enjoyment of a particular structure or parcel of land to such an extent, or to be so onerous in their application to such a structure or parcel of land, as to constitute a taking or deprivation of that property in violation of the State Constitution or the Constitution of the United States, such holding shall not affect the application of such regulations to other structures and parcels of land, or such regulations as are not involved in the particular decision.

c. **Exhaustion of Remedies.** No appeal shall be or is permitted under this section, to any courts, as herein provided, save and except an appeal from a decision of the Planning Commission, the appeal herein provided being from such final decision of the Planning Commission only, the appellant being hereby required to exhaust his or her remedies hereunder of application for permits, exceptions and variances, and appeal to the Planning Commission, and gaining a determination by the Commission, before being permitted to appeal to the court hereunder.

10. **Enforcement and Remedies**

a. **Non-compliance.** Non-compliance with the terms codified herein may result in action including but not limited to revocation of the City of Apopka Permit and/or Business Tax Receipt (BTR), fines for code violations, and referral to the City of Apopka Code Enforcement Magistrate for adjudication.

b. **Violations.** Each violation of Ch. 333, Fla. Stat or of any airport zoning regulations, orders, or rulings adopted or made pursuant to Ch. 333, Fla. Stat. shall constitute a misdemeanor of the second degree, punishable as provided Sec. 775.082 or Sec. 775.083, Fla. Stat., and each day a violation continues to exist shall constitute a separate offense.

c. **Court Relief.** In addition, the City of Apopka or may institute in any court of competent jurisdiction an action to prevent, restrain, correct, or abate any violation of the Orlando Apopka Airport Zoning District Regulations or of airport zoning regulations or of any order or ruling made in connection with their administration or enforcement, and the court shall adjudge to the plaintiff such relief, by way of injunction, which may be mandatory, or otherwise, as may be proper under all the facts and circumstances of the case in order to fully effectuate the purposes of this entire section and of the regulations adopted and orders and rulings made pursuant thereto.

d. **FDOT Authority.** FDOT may institute a civil action for injunctive relief in the appropriate circuit court to prevent violation of any provision of Ch. 333, Fla. Stat.

e. **Penalties.** Each violation of this article or of any regulation, order or ruling promulgated under this article shall be punishable by a fine of not more than $500.00 or imprisonment for not more than six months, or both such fine and imprisonment, and each day a violation continues to exist shall constitute a separate offense.

D. **Reference to Other Standards**

Article 5: Development Standards
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5.2 Landscaping and Buffer Standards
Section 5.3 Tree Protection Standards
Section 5.4 Open Space Set-Aside Standards
Section 5.5 Fences and Walls
Section 5.6 Exterior Lighting
Section 5.7 Development Design Guidelines
Section 5.8 Neighborhood Compatibility Standards
Section 5.9 Agricultural Compatibility Standards
Section 5.10 Signs
Section 5.11 Green Building Standards
Section 5.12 Green Building Incentives
Section 5.13 Roads, Streets, Sidewalks, and Bikeways
Section 5.14 Utilities
Section 5.15 Guarantees and Sureties
Section 5.16 Miscellaneous Standards
Article 6: Environmental Standards
Article 7: Concurrency Management System

SECTION 3.7. PLANNED DEVELOPMENT DISTRICT

3.7.1. Established Planned Development Zoning District

The Planned Development zoning district established by this LDC is identified in Table 3.7.1: Established Planned Development Zoning District.

Table 3.7.1: Established Planned Development Zoning District
PD: Planned Development

3.7.2. Planned Development District

A. **Purpose.** The purpose of the Planned Development - (PD) zoning district is to encourage innovative, integrated, and efficient land planning and physical design concepts. The planned development district is intended to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services, and other goals and objectives by:

(1) Reducing the inflexibility of zoning district standards that sometimes results from strict application of the base district, and development and form standards;

(2) Allowing greater flexibility in selecting: the form and design of development, the ways by which pedestrians and traffic circulate, how the development is located and designed to respect the natural features of the land and protect the environment, the location and integration of open space and civic space into the development, and design amenities;

(3) Encouraging a greater mix of land uses within the same development;

(4) Allowing more efficient use of land, with smaller networks of streets and utilities;

(5) Providing pedestrian connections within the site and to the public right-of-way; and

(6) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

B. **Use Standards.** Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. The specific uses that may be developed in the district shall be identified in the PD Plan

C. **Intensity and Dimensional Standards**

Standard		**Requirement**
Lot Area, min. (sf.)		To be determined in PD Plan.
1	Lot Width, min. (ft.)	
2	Front Yard Setback, min. (ft.)	
3	Side Yard Setback, min. (ft.)	
4	Corner Side Yard Setback, min. (ft.)	
5	Rear Yard Setback, min. (ft.)	
6	Building Height, max. (ft.)	
7	Density, max (dus/acre)	
8	Floor Area Ratio (FAR), max.	
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum		

D. **Classification of Planned Development Zoning District.** Land shall be classified into a PD zoning district only in accordance with the procedures and standards set forth in Sec. 2.5.1.F, Planned Development, and this section.

E. **PD District Development Standards**

1. **Development Standards in PD District**

a. Development in a PD district shall comply with the standards in Article 5: Development Standards, Article 6: Environment Standards, and Article 7: Concurrency, unless they are modified as allowed by Table 3.7.2.E.1: PD District Development Standards Subject to Modification.

Table 3.7.2.E.1: PD District Development Standards Subject to Modification

Standard	Means to Modify
Article 5: Development Standards	
Section 5.1 Off-Street Parking, Bicycle Parking, and Loading Standards	PD Plan
Section 5.2 Landscaping and Buffer Standards	PD Plan
Section 5.3 Tree Protection Standards	PD Plan
Section 5.4 Open Space Set-Aside Standards	No modification
Section 5.5 Fences and Walls	No modification

Section 5.6 Exterior Lighting	PD Plan
Section 5.7 Development Design Guidelines	PD Plan
Section 5.8 Neighborhood Compatibility Standards	PD Plan
Section 5.9 Agricultural Compatibility Standards	No modification. Applies to edge of PD district
Section 5.10 Signs	No modification. Applies to edge of PD district
Section 5.11 Green Building Standards	PD Plan
Section 5.12 Green Building Incentives	No modification
Section 5.13 Roads, Streets, Sidewalks, and Bikeways	No modification
Section 5.14 Utilities	PD Plan
Section 5.15 Guarantees and Sureties	No modification
Section 5.16 Miscellaneous Standards	PD Plan
Article 6: Environmental Standards	No modification
Article 7: Concurrency Management System	No modification

b. Modifications to development standards, as allowed Table 3.7.2.E.1: PD District Development Standards Subject to Modification, shall be:

1. Consistent with the purposes of the PD district; and

2. Documented in the PD Plan and PD Agreement, with a clear basis for why the change is needed, how it supports the purposes of the district, and how it supports high-quality development.

F. **Planned Development Zoning District Standards.** The application for the PD zoning district classification, shall include a PD Plan and PD Agreement, and comply with the following standards.

1. **PD Plan.** The PD Plan shall:

a. Establish a statement of planning and development goals for the PD district that is in accordance with the comprehensive plan and other adopted City plans, as applicable, as well as the purposes of the individual PD district;

b. Identify the specific principal, accessory, and temporary uses permitted in the PD district. They shall be consistent with the Principal Use Table (see Article 4: Use Regulations), and the purposes of the PD district. Uses shall also be subject to applicable use-specific standards identified in the PD Plan, and any additional limitations or requirements applicable to the individual PD district;

c. Establish the general location of each development area in the PD district, its acreage, types and mix of land uses (if applicable), number of residential units (by use type), nonresidential floor area (by use type), residential density, and nonresidential intensity;

d. Establish the density, intensity, and dimensional standards that apply in the individual PD district. The density, intensity, and dimensional standards shall be consistent with the requirements of the individual PD district, and its purposes;

e. No more than 75 percent of the residential lots in a development or phase shall be 50 feet in width or less. The remaining lots shall be a minimum of 65 feet in width. Any increase or decrease in lot width or percentage may be accepted, denied or accepted with conditions of the plan by the City Council. Justifications by the applicant may depend on surrounding land use, existing development patterns or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.

f. Where relevant, establish the standards and requirements that ensure development on the perimeter of the PD district is designed and located to be compatible with the character of adjacent existing or approved development. Determination of compatible character shall be based on densities/intensities, lot size and dimensions, building height, building mass and scale, form and design features, hours of operation, exterior lighting, and siting of service areas;

g. Establish the general location, amount, and type (whether designated for active or passive recreation) of open space, consistent with the purposes of the individual PD district;

h. Identify the location of environmentally sensitive lands, resource lands, wildlife habitat, and waterway corridors, and indicate how protection of these lands will be assured consistent with the purposes of the individual PD district and the requirements of this LDC;

i. Identify the on-site pedestrian and bicycle circulation systems, and how they will connect to off-site pedestrian and bicycle systems in ways that are consistent with the purposes of the individual PD district, and the requirements of this LDC;

j. Identify the general design and layout of the on-site transportation circulation system, including the general location of all public streets, existing or projected transit corridors, and how they interface with the pedestrian circulation system (pedestrian and bicycle pathways, and trails), and connect to existing and planned City and regional systems in a manner consistent with the purposes of the individual PD district, and the requirements of this LDC;

k. Identify the general location of on-site potable water and wastewater facilities, and how they will connect to existing and planned City and regional systems in a manner consistent with the purposes of the individual PD district, and the requirements of this LDC;

l. Identify the general location of on-site storm drainage facilities, and how they will connect to existing and planned City systems, in a manner consistent with the purposes of the individual PD district, and the requirements of this LDC;

m. Identify the general location and layout of all other on-site and off-site public facilities serving the development, and how they are consistent with the purposes of the individual PD district. The other on-site and off-site public facilities considered shall include—but not limited to—parks, schools, and facilities for fire protection, police protection, emergency management, stormwater management, and solid waste management;

n. Establish provisions addressing how transportation, potable water, wastewater, stormwater management, and other public facilities will be provided to accommodate the proposed development; and

o. Establish the development standards that will be applied to development. The development standards shall be consistent with the requirements of the individual PD district and its purposes, and the requirements of this LDC, as appropriate. At a minimum, the development standards shall address:

    1. Off-Street Parking, Bicycle Parking, and Loading Standards;

    2. Landscaping and Buffer Standards

    3. Tree Protection Standards;

    4. Open Space Set-Aside Standards;

    5. Fences and Walls;

    6. Exterior Lighting;

    7. Development Design Guidelines;

8. Neighborhood Compatibility Standards, if applicable;
9. Agricultural Compatibility Standards, if applicable;
10. Signs;
11. Green Building Standards;
12. Green Building Incentives, if applicable;
13. Roads, Streets, Sidewalks, and Bikeways;
14. Utilities;
15. Guarantees and Sureties; and
16. Miscellaneous Standards

2. **PD Agreement**

a. A PD Agreement is also a required component for the establishment of a PD district. A PD Agreement shall include, but not be limited to:

1. Conditions related to approval of the application for the individual PD district classification;
2. Conditions related to the approval of the PD Plan, including any conditions related to the form and design of development shown in the PD Plan;
3. Provisions addressing how public facilities (pedestrian and bicycle, other transportation, potable water, wastewater, stormwater management, and other public facilities) will be provided to accommodate the proposed development. This shall include but not be limited to:
    (a) Recognition that the applicant/landowner will be responsible to design and construct or install required and proposed on-site public facilities in compliance with applicable City, State, and federal regulations; and
    (b) The responsibility of the applicant/landowner to dedicate to the public the rights-of-way and easements necessary for the construction or installation of required and proposed on-site public facilities in compliance with applicable City, State, and federal regulations.
4. Provisions related to environmental protection and monitoring (e.g., restoration of mitigation measures, annual inspection reports);
5. Identification of community benefits and amenities that will be provided to compensate for the added development flexibility afforded by the individual PD zoning district; and
6. Any other provisions the City Council determines are relevant and necessary to the development of the PD district.

b. All conditions shall be related in both type and amount to the anticipated impacts of the proposed development on the public and surrounding lands.

3. **Development Phasing Plan.** If development in a PD district is proposed to be phased, the PD Plan shall include a development phasing plan that identifies the general sequence or phases in which the planned development is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure (public and private), open space, and other amenities will be provided and timed, how development will be coordinated with the City's capital improvements program, and how environmentally sensitive lands will be protected and monitored.

4. **Conversion Schedule.** The PD Plan may include a conversion schedule that identifies the extent to which one type of use may be converted to another type of use.

5. **Compensating Community Benefits.** Compensating community benefits shall also be identified in the PD Plan and Agreement. These benefits shall be in addition to what is otherwise required to meet the minimum standards of this LDC and other City, County, State, and federal regulations. They may include, but are not limited to:

    a. **Improved Design.** The use of architectural design that exceeds any minimum standards established in this LDC or any other City regulation, or the use of site design incorporating principles of walkable urbanism and traditional neighborhood development, compatible with the comprehensive plan and other adopted City plans.

    b. **Green Building.** The use of environmental, energy efficiency, or resiliency principles in community, site, and building design, beyond the minimum standards or established in Sec. 5.12, Green Building Standards.

    c. **Natural Preservation.** The preservation of environmentally sensitive lands, natural features, or trees, on the site, that exceed the requirements of this LDC.

    d. **Dedication of Land or Facilities or In-Lieu Fee Contribution**

        1. **Parks, Recreation, and Open Space.** The dedication of land, construction of facilities, or contribution of an in-lieu fee for public parks, trails and trail linkages, greenways, waterfront access, recreation facilities, or open space called for in the comprehensive plan or other adopted City plans, beyond the requirements of Sec. 5.5, Open Space Set-Aside Standards.

        2. **Stormwater Management Facilities.** The dedication of land, construction of facilities, or contribution of an in-lieu fee for stormwater management facilities that exceed the requirements of the LDC or the City Code of Ordinances.

        3. **Transportation Facilities.** The dedication of land, construction of facilities, or contribution of an in-lieu fee for off-site transportation facilities that exceed the requirements of Sec. 5.13, Roads, Streets, Sidewalks, and Bikeways.

        4. **Community Facilities.** The dedication of land or construction of facilities for community facilities (e.g. cultural arts center, public plaza, and public art) called for in the comprehensive plan or other adopted City plans.

    e. **Rehabilitation of Historic Structures.** The protection and/or rehabilitation of a historic structure or site identified on the National Register of Historic Places or the local register of historic places.

    f. **Workforce Housing.** The construction of workforce dwelling units, and/or contribution of funds for such construction, that is consistent with the comprehensive plan or other adopted City plans.

    g. **Other.** Any other community benefit that would provide benefits to the development site and the citizens of the City, generally.

SECTION 3.8. OVERLAY DISTRICTS

3.8.1. General Purposes of Overlay Districts

The purpose and intent of Overlay zoning districts are to provide supplemental standards with respect to special areas, land uses, or environmental features that supersede the standards of the underlying base zoning district.

3.8.2. Established Overlay Zoning Districts

Overlay zoning districts established by this LDC are identified in Table 3.8.2: Established Overlay Zoning Districts.

Table 3.8.2: Established Overlay Zoning Districts
NC-O: Neighborhood Conservation Overlay (NEW)
H-O: Historic Overlay

3.8.3. Conflicting Standards

If there is a conflict between any base zoning district and overlay district regulations, the overlay district regulations shall control, unless expressly stated to the contrary.

3.8.4. Classification of Overlay Districts

Land shall be classified or reclassified into an overlay zoning district only in accordance with the procedures and standards in either Sec. 2.5.1.D, General Map Amendment, or Sec. 2.5.1.E., Site-Specific Zoning Map Amendment (Rezoning).

3.8.5. NC-O: Neighborhood Conservation Overlay District

A. **Purpose.** The purpose of the Neighborhood Conservation Overlay (NCO) district is to protect and preserve unique development features and community character in Apopka's neighborhoods. The district is intended to promote development that is compatible with existing neighborhood character, with specific development standards tailored to individual neighborhoods based on unique architectural, natural, cultural, and historic attributes.

B. **Applicability**

1. **General Applicability.** The standards and requirements in this section apply to individually-designated NCO districts, in addition to base zoning district requirements. Individual NCO districts may also contain additional, neighborhood-specific standards and requirements.

2. **Specific Areas of Applicability.** Specific NCO districts will be listed below as they are established by the City Council.

3. **District Boundaries.** Individual NCO districts shall be placed on the Official Zoning District Map.

C. **Procedure and Standards For Designation**

1. Individual NCO districts shall be established as an Official Zoning District Map amendment in accordance with Sec. 2.5.1.E., Site-Specific Zoning Map Amendment (Rezoning). In addition to zoning map amendment procedures and review standards, areas shall meet the following standards, in order to be eligible for a NCO district designation.

a. A neighborhood plan is approved for the area, specifying the development context in the district.

b. At least 65 percent of the land area within the proposed NCO district, not including street and other rights-of-way, is developed.

c. Development patterns in the proposed NCO district demonstrate an on-going effort to maintain or rehabilitate the character and physical features of existing buildings.

d. There is existing or potential pressure for new development or redevelopment and new infill development within the district.

e. Development standards proposed for the individual NCO district will encourage the retention of the general character and appearance of existing development.

f. One or more of the following attributes creates a distinctive, cohesive, and identifiable character for the proposed NCO district:

1. Scale, size, type of construction, or distinctive building materials;

2. Lot layouts, setbacks, street layouts, alleys or sidewalks;

3. Special natural or streetscape characteristics, such as rivers, lakes, wetland areas, parks, gardens, or street landscaping;

4. Land use patterns, including mixed or unique uses or activities; or

5. Proximity to historic districts or sites.

D. **Modifications of Otherwise Applicable Development Regulations.** Individual NCO districts shall identify specific standards for new construction and substantial improvements to existing structures.

1. Standards for individual NCO districts may include, but are not be limited to:

a. Lot size;

b. Location of proposed buildings or additions;

c. Setbacks or required yards;

d. Building height;

e. Building size (for principal and accessory structures);

f. Building orientation;

g. Exterior building materials and colors;

h. Building roof line and pitch;

i. Building foundation treatment;

j. Garage location;

k. Porch treatment;

l. Landscaping and screening;

m. Impervious surface coverage;

n. Paving requirements or limitations;

o. Exterior lighting;

p. Required features on a front facade;

q. Neighborhood character and compatibility;

r. Views to or from specific locations;

s. Riparian areas, wetland areas, or drainage patterns; and

t. Demolition of structures.

2. In addition, the City Council may also prohibit use types within an NCO district.

3.8.6. H-O: Historic Overlay District

A. **Purpose.** The purpose of the Historic Overlay (H-O) district is to:

1. Protect and preserve areas of the City and individual sites having special historic or cultural significance;

2. Ensure new development and redevelopment is consistent with the character of existing development in the H-O districts; and

3. Prevent destruction of historic structures and encroachment by uses, structures, and site development features that are incompatible with the unique appearance and historic and cultural significance in the H-O districts.

B. **Applicability**

1. **General Applicability**

a. The standards and requirements in this section apply to individually listed historic places put on the local register and development within individually-designated H-O districts, in addition to base zoning district requirements.

2. **Specific Applicability**

a. The Individual historic places listed on the local historic register include:

3. **District Boundaries.** Individual H-O districts and historic places on the local historic register shall be placed on the Official Zoning Map.

C. **Local Register of Historic Places**

1. **Establishment.** A local register of historic places is hereby established as a means of identifying and classifying various sites, buildings, structures, objects, and districts as historic and/or architecturally significant. The local register will be maintained by the Director, and is available for public review in the office of the Director during normal business hours.

2. **Initiation of Placement on the Local Register.** A request for placement of sites, buildings, structures, objects or districts on the local register may be initiated by the City Council, the Historic Preservation Board, the owner of the site, building, structure, object, or area; or, in the case of a district, by the owner of a site, building, structure, object, or area within the proposed district.

3. **Placement on the Local Register.** The following procedure shall be followed for placement of sites, buildings, structures, objects, areas, and districts on the local register:

a. A nomination form, available from the Director, shall be completed by the applicant and returned to the Director.

b. Upon receipt of a completed nomination form, including necessary documentation, the Director shall place the nomination on the agenda of the next regularly scheduled meeting of the historic preservation board. If the next regularly scheduled meeting of the board is too close at hand to

allow for the required notice to be given, the nomination shall be placed on the agenda of the succeeding regularly scheduled meeting.

c. Adequate notice of the historic preservation board's consideration of the nomination shall be provided to the public at large, and to the owner(s) of the nominated property(ies), at least 15 days in advance of the meeting at which the nomination will be considered by the board.

d. The board shall, within 90 days from the date of the meeting at which the nomination is first on the board's agenda, review the nomination and write a recommendation thereon. The recommendation shall include specific findings and conclusions as to why the nomination does or does not meet the appropriate criteria for listing on the local register. The recommendation shall also include any owner's objection to the listing. If the nomination is of a district, the recommendation shall also clearly specify, through the use of maps, lists, or other means, those buildings, objects, or structures which are classified as contributing to the historical significance of the district. If the 90-day period runs and the board has not prepared and sent a recommendation, and the period has not been extended by mutual consent of the applicant and the board, the nomination may be submitted by the applicant directly to the Planning Commission.

e. The nomination form and the board's recommendation shall be sent to the Planning Commission and proceed as a text or map amendment, as appropriate (See Secs. 2.5.1.C, Text Amendments, and 2.5.1.E, Site-Specific Map Amendment (Rezoning)).

4. **Criteria for Listing on the Local Register:**

a. A site, building, or district must meet the following criteria before it may be listed on the local register:

1. The site, building, or district possesses historic integrity of location, design, setting, materials, workmanship, distinguishable features, and association; and

2. The site, building or district is associated with events that are significant to local, state, or national history; or the district site, building, structure, or object embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.

b. A site or building located in a local register of historic places district shall be designated as contributing to that district if it meets the following criteria:

1. The property is one which, by its location, design, setting, materials, workmanship, feeling and association, adds to the district's sense of time and place and historical development.

2. A property should not be considered contributing if the property's integrity of location, design, setting, materials, workmanship, feeling and association has been so altered that the overall integrity of the property has been irretrievably lost.

3. Structures that have been built within the past 50 years shall not be considered to contribute to the significance of a district, unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

5. **Effect of Listing on Local Register**

a. The Director may issue an official certificate of historic significance to the owner of properties listed individually on the local register or judged as contributing to the character of a district

listed on the local register. The Mayor is authorized to issue and place official signs denoting the geographic boundaries of each district listed on the local register.

b. Structures and buildings listed individually on the local register or judged as contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the Standard Building Code as provided by chapter 1, section 101.5, of the Standard Building Code Congress International, Inc.

c. For individual structures or H-O districts listed on the Local Register, the DRC may create a reduction or exemption in parking requirements in Sec. 5.1., Off-Street Parking, Bicycle Parking, and Loading Standards, if such a reduction or exemption is necessary to allow a viable use of the historic structure, unless the reduction or exemption would create a severe parking shortage or traffic congestion.

Article 4 USE REGULATIONS

SECTION 4.1. GENERAL PROVISIONS

Sec. 4.2, Principal Uses, identifies land uses allowed as the principal uses in the various zoning districts and sets out the special standards that apply to a number of the allowable principal uses. Sec. 4.3 Accessory Uses and Structures, identifies land uses and structures commonly allowed as accessory to principal uses, sets out general standards applicable to all accessory uses and structures, and sets out special standards that apply to particular accessory uses and structures. Sec. 4.4, Temporary Uses and Structures, identifies land uses or structures allowed on a temporary basis, sets out general standards applicable to all temporary uses and structures, and sets out special standards that apply to particular temporary uses and structures.

SECTION 4.2. PRINCIPAL USES

4.2.1. General

A. **Purpose.** The purpose of this section is to authorize the establishment and continuation of land uses that are allowed as the primary use(s) of a parcel—i.e., principal uses. This section identifies the zoning districts in which such principal uses are allowed, identifies what type of permit or review is required to establish them, and sets out any special standards applicable to particular principal uses. This section is also intended to establish a hierarchy for organizing principal uses that reflects functional relationships among the various principal uses and that, in conjunction with Sec. 10.3.1, Principal Use Classification System, makes it easier to determine whether a particular proposed use is allowable as a principal use in a particular zoning district.

B. **Organization and Applicability.** Sec. 4.2.2, Principal Use Table, contains Table 4.2.2.C: Principal Use Table, that lists allowable principal uses and shows whether each use is permitted or prohibited within the various zoning districts, as well as the type of permit or approval by which the use may be allowed. Sec. 4.2.3, Standards Specific to Principal Uses, sets forth standards applicable to specific principal uses regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this LDC.

4.2.2. Principal Use Table

A. **Structure of the Principal Use Table**

1. **Organization and Classification of Principal Uses.** Table 4.2.2.C: Principal Use Table, organizes allowable principal uses with the following hierarchy of use classifications:

   a. **Use Classifications.** Use classifications are very broad and general (e.g., Rural and Agricultural Uses, Residential Uses, Public, Civic, and Institutional Uses, Commercial Uses, and Industrial Uses).

   b. **Use Categories.** Use categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or Drinking Establishments and Visitor Accommodation Uses.

   c. **Use Types.** Use Types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, bank or other financial institution and consumer goods establishment use types within the Retail Sales and Service Use Category. Each use type is defined in Sec. 10.3.1, Principal Use Classification System. Classifying principal uses in this manner provides a systematic basis for determining whether a particular land use not expressly listed should be considered a form or example of a listed principal use, and for addressing future additions to the Principal Use Tables.

2. **Description of Use Classification System.** See Sec. 10.3.1, Principal Use Classification System, for a description of the use classification system and Sec. 10.3.2, Interpretation of Unlisted Uses and Zoning District Boundaries, for the procedures for using the system to interpret unlisted uses.

3. **Designation of Principal Uses in Table 4.2.2.C: Principal Use Table.** Table 4.2.2.C: Principal Use Table, uses the following abbreviations to designate whether and how a principal use is allowed in a particular zoning district:

P	A "P" under a base zoning district column indicates that the use is allowable as a principal use in the district, subject to any referenced use-specific standards and all other applicable regulations of this LDC.
S	An "S" under a base zoning district column indicates that the use is allowable as a principal use in the district only on approval of a special exception in accordance with Sec. 2.5.1.G, Special Exception Permit, and subject to any referenced use-specific standards and all other applicable regulations of this LDC.
A	An "A" under the planned development district indicates that the use may be allowed as a part of the PD Plan for a planned development in accordance with Sec. 2.5.1.F, Planned Development, and Sec. 3.7.2, Planned Development District, subject to any referenced use-specific standards and other applicable regulations of this LDC.
	A blank cell under a base or the planned development district column indicates that the use is prohibited as a principal use or special exception in the zoning district.

4. **Reference to Use-Specific Standards.** A particular use category or use type allowable as a principal use in a zoning district may be subject to additional standards that are specific to the particular use. The applicability of such use-specific standards is noted in the last column of Table 4.2.2.C: Principal Use Table, ("Use-Specific Standards") through a reference to standards in Sec. 4.2.3, Standards Specific to Principal Uses.

B. **Multiple Principal Uses.** A development may include a single principal use with one or more accessory uses that are customarily incidental and subordinate to the principal use (e.g., home occupation as accessory to a dwelling, or administrative offices as accessory to a school, retail sales, or manufacturing use). A development may also include multiple principal uses, none of which is necessarily customarily incidental or subordinate to another principal use (e.g., a place of worship combined with a school, a gas station combined with a convenience store, restaurant, or automotive repair use, or a flex building housing retail, industrial service, and warehousing tenants). A development with multiple principal uses shall include only those principal uses designated in Table: 4.2.2.C: Principal Use Table as allowed in the applicable zoning district, and each principal use shall be subject to any use-specific standards applicable to the use.

C. **Principal Use Table**

Table 4.2.2.C: Principal Use Table
P = permitted use
A = allowed use in a PD district if approved as part of a PD Plan
S = allowed with approval of special exception
Blank cell = use is prohibited

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts							Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD	
																			NM	GT	RTE					
Rural and Agricultural																										
Agriculture/Forestry Uses	Agricultural production	P	P																							
	Apiaries	P	P	P											S	P	P									4.2.3.B.1.a
	Community garden	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P		P	4.2.3.B.1.b
	Forestry	P	P	P																						
	Greenhouse and nursery	P	P	P																						
	Keeping horses or ponies	P	P	P																						4.2.3.B.1.c
	Other agricultural use	P	P																							
Agricultural/Forestry-Related Uses	Agriculture research facility	P																			P					
	Agritourism ([ch.] 570, Fla. Stat.)	P		P																						
	Equestrian center	P																							A	4.2.3.B.1.d
	Farm distribution hub	P																								
	Farm supply sales and farm machinery/implement sales, rental, or repair	P														P										
	Farm winery	P		P																					A	
	Riding stable	P		P																					A	4.2.3.B.1.e
	Rural corporate retreat	P		P																					A	
Open Space Uses	Arboretum or botanical garden	P	P	P	P	P	P	P	P		P	P		P	P	P		P	P	P	P	P	P		A	
	Cemetery	P	P																		S	P	S		A	4.2.3.B.2.a
	Park		P	P	P	P	P	P	P	P	P	P	P	P	P			P			P	P	P		A	
Residential																										
Household Living Uses	Accessory dwelling unit	S		S	S													S								4.2.3.C.1.b
	Dwelling, live-work							P	P	P	P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.b
	Dwelling, mobile home	P								P																4.2.3.C.1.a 4.2.3.C.1.d
	Dwelling, multifamily							P	P		P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a

	Dwelling, single-family detached	P	P	P	P	P	P	P										P	P	P					A	4.2.3.C.1.a 4.2.3.C.1.e
	Dwelling, townhome							P	P			P	P	P	P			P	P	P	P				A	4.2.3.C.1.a
	Dwelling, two-family (duplex)						P	P											P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.e.2
Group Living Uses	Assisted living facility	S		S	S	S	S	S	S			S						S	P	P	S				A	4.2.3.C.2.a
	Adult living facility, extended congregate care	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Adult foster home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a 4.2.3.C.2.b
	Boardinghouse or roominghouse	S		S	S	S	S	S	S			S						S	S	S	S					4.2.3.C.2.a
	Child foster home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Continuing care retirement community	S		S	S	S	S	S	S			S						S	P	P	S				A	4.2.3.C.2.a 4.2.3.C.2.c
	Emergency shelter or home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
	Family day care home	S		S	S	S	S	S	S			S						S	S	S	S				A	4.2.3.C.2.a
Public, Civic, and Institutional																										
Communications Uses	Broadcasting studio											P		P	P	P		P		P	P				A	
	Newspaper/periodical publishing establishment											P	P	P	P	P		P		P	P				A	
	Wireless telecommunications tower	See Sec. 70-24 Approved Uses and Sec. 70-25 Special Exceptions, of the Code of Ordinances																								4.2.3.D.1.a
Community Service Uses	Adult day care facility	S		S	S	S	S	P	P		S	P	P	P	P			P	P	P	P				A	4.2.3.D.2.a
	Child care facility	S		S	S	S	S	P	P		S	S	S	S	S			P	P	P	P				A	4.2.3.D.2.b
	Club or lodge											P		P	P	P		P	P	P	P				A	
	Community center/facility							P	P			P	P	P	P			P	P	P	P	P	P		A	
	Cultural facility	S					S	S	P		S	P		P	P			P	P	P	P	P	P		A	
	Emergency services facility						S	P	P			P	P	P	P	P	P	P	P	P	P	P			A	
	Philanthropic institution							S	S		S	P			P			P	P	P	P	P			A	
	Post office	S							S		S	P	P	P				P	P	P	P	P			A	
	Place of worship	S		S	S	S	S	S	S		S	P	P	P	P			S	S	S	S	S			A	4.2.3.D.2.b.7
Educational Uses	Boarding school														P					P		P			A	
	College or university								S			P	P		P			S	S	P	P	P			A	
	School, elementary, middle, or high	S		S	S	S	S	S	P		S	P	S	P	P			P	P	P	P	P			A	
	Vocational or trade school	S						S	P			S	S	S	S	P		S	S	S	S	P			A	
Health Care Uses	Clinic	S						S	P		P	P	P	P	P	P		P	P	P		P			A	
	Hospital								S			P		P	P			P			P	P			A	4.2.3.D.3.a
	Medical or dental lab							S	P			P	P	P	P	P		P		P	P	P			A	
	Medical marijuana dispensary																									

	Nursing home facility							S	S			S							P	P	P	P			A	4.2.3.D.3.b
Transportation Uses	Airport																							P		4.2.3.D.4.a
	Heliport																					S		P	A	4.2.3.D.4.b
	Park and ride facility											P		P	P	P		P		P	P				A	
	Parking facility (as a principal use)											P	P	P	P	P		P	S	S	S	P	P	P	A	4.2.3.D.4.c
	Terminal														P	P		P						P	A	
Utility Uses	Solar energy collection facility (large-scale)	P														P	P					P			A	
	Utility facility, major	P	P						S			P		S	P	P	P	S			S	P			A	4.2.3.D.5.a
	Utility facility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			A	
Commercial																										
Adult Uses	Adult book store or video store	See Chapter 10, Article III, Division 4. Locational Requirements, of the Code of Ordinances																								4.2.3.E.1
	Adult entertainment																									
Animal Care Uses	Animal shelter	P										P		P	P	P	P			P	P				A	
	Kennel	P										P		P	P	P	P			P	P				A	4.2.3.E.2.a
	Kennel, hobby	P																			P				A	
	Pet beauty parlor								P		S	P		P	P	P		P	P	P	P				A	
	Veterinary hospital or clinic											P		P	P	P		P	P	P	P				A	4.2.3.E.2.b
Business Support Service Uses	Business service center								P			P	P	P	P	P		P	P	P	P				A	
	Conference or training center												P	P	P			P		P	P				A	4.2.3.E.3.a
	Data processing facility								P			P	P	P	P	P		P	P	P	P				A	
	Employment or travel agency								P			P	P	P	P			P	P	P	P				A	
	Telephone call center												P			P									A	
Eating or Drinking Establishment Uses	Alcoholic beverage establishments								P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.4.a 4.2.3.E.4.b
	Brewpub or microbrewery								P		P	P	S	P	P	P		P	P	P	P				A	4.2.3.E.4.a 4.2.3.E.4.c
	Cigar bar											S						S							A	
	Mobile Food Vendor								P		P	P	P	P	P	P		P	P	P	P	P			A	4.2.3.E.4.a 4.2.3.E.4.e
	Restaurant							S	P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.4.a
	Restaurant, drive-in											P		P	P			S		P	P				A	4.2.3.E.4.a 4.2.3.E.4.d
	Restaurant, fast food											P		P	P					P	P				A	4.2.3.E.4.a
Funeral and Mortuary Services Uses	Crematory													P	P	P	P								A	
	Funeral home or mortuary											P		P	P	P	P	P		P	P				A	
Office Uses	Contractor's office														P	P	P	P	P	P	P				A	
	General business								P		S	P	P	P	P	P		P	P	P	P				A	

	Office, professional								P		P	P	P	P	P	P		P	P	P	P				A	
Personal Service Uses	Art, music, dance, or martial arts studio/school								P		P	P		P	P	P		P	P	P	P				A	
	Beauty salon or barber shop								P		P	P	P	P	P			P	P	P	P				A	
	Confectionery store, ice cream, candy								P		P	P	S	P	P			P	P	P	P				A	
	Dry cleaning or laundry drop-off/pick-up establishment								P		P	P		P	P	P		P	P	P	P				A	
	Fortune telling establishment													P	P				P	P					A	
	Laundry, self-service								P		P	P		P	P			P	P	P					A	
	Lawn care, pool, or pest control service													P	P	P		S		P					A	
	Massage establishment								P					P	P				P	P	P				A	
	Nail care establishment								P		P	P		P	P			P	P	P	P				A	
	Pawnshop														P					P	P				A	
	Personal or household goods repair establishment								P		P	P		P	P			P		P	P				A	
	Tanning salon								P					P	P			S	P	P	P				A	
	Tattoo or body-piercing establishment													P	P				P	P					A	
	Taxidermy													P	P	P									A	
	Tobacco shop											P	S	P	P			S	P	P	P				A	
Recreation/Entertainment Uses	Arena, stadium, or amphitheater															S		P				S	S		A	4.2.3.E.5.a
	Cinema								P		S	P		P	P			P	P	P	P				A	
	Country club	P		P	P	P						P			P										A	
	Golf course	P	P	P	P	P	P	P							P						P		P		A	
	Golf driving range	P		P								P			P						P		P		A	
	Nightclub								P		S	P		P	P			P	P	P					A	
	Performance arts theater								P		S	P		P	P			P	P	P		P			A	
	Recreation facility, indoor								P			P		P	P	P	P	P	P	P	P		P		A	
	Recreation facility, outdoor	P					S	P	S			P		P	P	P		P		P	P		P		A	4.2.3.E.5.b
Retail Sales and Service Uses	Alcoholic beverage establishments	See alcoholic beverage establishments under Eating or Drinking Establishment Uses																								4.2.3.E.6.a
	Bank or other financial institution								P		P	P	P	P	P	P		P	P	P	P				A	4.2.3.E.6.b
	Check cashing business													P	P			P	P	P	P					0
	Consumer goods establishment								P		S	P		P	P	P		P	P	P	P				A	
	Drug store or pharmacy								P		P	P	P	P	P	P		P	P	P	P				A	
	Farmers' market	P							P		S	P		P	P			P	P	P	P				A	4.2.3.E.6.d
	Flea market															S									A	4.2.3.E.6.e

	Grocery store and food market								P		P	P		P	P			P	P	P	P				A	
	Small box discount store													S	S	S									A	4.2.3.E.6.f
Vehicle Sales and Service Uses	Automobile service station								S			S		P	P	P	P	S		P	P				A	4.2.3.E.7.a
	Car wash (enclosed)											S		S	S			S								4.2.3.E.9
	Commercial fuel depot														P		P									4.2.3.E.7.b
	Commercial vehicle repair and maintenance														P	P	P								A	4.2.3.E.7.c
	Commercial vehicle sales and rentals														P	P	P								A	
	Personal vehicle repair and maintenance (enclosed)											P		P	P	P	P								A	4.2.3.E.7.b.1
	Personal vehicle sales and rentals											P		P	P										A	4.2.3.E.7.e
	Taxi or limousine service facilities											P		P	P	P									A	
	Vehicle equipment and supplies sales and rentals											P		P	P		P								A	
	Vehicle paint finishing shop															P	P									
	Vehicle or trailer storage yard														S		P									
	Vehicle towing or wrecker service														S		P									
Visitor Accommodation Uses	Bed & breakfast	S		S	S	S	S											P		P	P				A	
	Hotel or motel								P			P			P			P	P	P	P				A	
Water-Related Uses	Boat sales, rental, service, or repair													P	P		P								A	4.2.3.E.8.a
	Boat storage yard														P		P								A	
	Marina			S											P	P					P				A	
	Waterfront fuel sales			S											P	P									A	
Industrial																										
Extraction Uses	Surface mining																S									4.2.3.F.1 4.2.3.F.2.a
Industrial Service Uses	Building, heating/air conditioning, plumbing, or electrical contractor's storage yard															P	P	S								4.2.3.F.1
	Dry-cleaning, laundry, or carpet-cleaning plant															P	P									4.2.3.F.1 4.2.3.F.3.a
	Educational, scientific, or industrial research and development												P	P		P		P	P	P	P					4.2.3.F.1

	Fuel oil or bottled gas distribution															S									4.2.3.F.1
	Fuel oil storage															P									4.2.3.F.1
	General industrial services (enclosed)														P	P	S								4.2.3.F.1
	Heavy equipment sales, rental, repair, servicing or storage														S	S									4.2.3.F.1
	Machine shop														P	P	S								4.2.3.F.1
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting														P	P	S								4.2.3.F.1
	Repair of scientific or professional instrument											P		P	P	P		P			P				4.2.3.F.1
Manufacturing and Production Uses	Asphalt plant																P								4.2.3.F.1
	Bakery													P	P	P	P	P							4.2.3.F.1
	Brewery or distillery													P	P	P	P	P			P			A	4.2.3.F.1
	Concrete batching plant																P								4.2.3.F.1
	Food processing or beverage bottling															S	P							A	4.2.3.F.1
	Manufacturing, assembly, or fabrication, heavy																P				P				4.2.3.F.1
	Manufacturing, assembly, or fabrication, light															P	P	S							4.2.3.F.1 4.2.3.F.4.a
Warehouse and Freight Movement Uses	Consolidated storage (self-service storage)												S		S	P	P								4.2.3.F.1 4.2.3.F.5.b
	Moving and storage facility															P	P								4.2.3.F.1
	Outdoor storage (as a principal use)														S	S	P								4.2.3.F.1 4.2.3.F.5.a
	Warehouse, distribution															P	P				P				4.2.3.F.1
	Warehouse, storage															P	P	S			P				4.2.3.F.1
Waste-Related Uses	Composting facility															P	P							A	4.2.3.F.1
	Incinerator																P								4.2.3.F.1
	Land clearing debris disposal facility																P								4.2.3.F.1
	Recovered materials processing facility																P								4.2.3.F.1 4.2.3.F.6.b
	Recycling drop-off center															P	P							A	4.2.3.F.1 4.2.3.F.6.a
	Salvage/recycling facility																P								4.2.3.F.1
	Solid waste transfer station															P	P								4.2.3.F.1 4.2.3.F.6.c
Wholesale Uses	Showroom, wholesale														P	P	P	S			P				4.2.3.F.1

	Other wholesale use														P	P	S							4.2.3.F.1

(Ord. No. 2745, § 5, 1-15-2020; Ord. No. 2775, § IV, 7-15-2020; Ord. No. 2805, § VI, 11-18-2020; Ord. No. 2877, § IX, 12-15-2021; Ord. No. 2882, § I, 12-15-2021; Ord. No. 2884, § I, 12-15-2021; Ord. No. 2925, § II, 5-18-2022; Ord. No. 3021, § V, 9-20-2023; Ord. No. 3075, § II(Exh. A), 11-6-2024)

4.2.3. Standards Specific to Principal Uses

A. **General**

B. **Agricultural Uses**

1. **Agricultural/Forestry Uses**

a. **Apiaries.** An apiary shall be located a minimum of 200 feet from any property line.

b. **Community Garden**

1. Accessory buildings shall be limited to sheds for the storage of tools, greenhouses, and seasonal farm stands. The combined area of all buildings and other structures shall not exceed 15 percent of the parcel area.

2. Areas used for communal composting shall be limited to ten percent of the parcel area.

3. Perimeter fences, including trellises, are allowed in community gardens, subject to the standards in Sec. 5.6, Fences and Walls.

4. Before a community garden is issued a permit, the community garden shall have an established set of operating rules addressing the governance structure of the garden, hours of operation, assignment of garden plots, and maintenance and security requirements and responsibilities.

c. **Keeping horses or ponies.** A structure for the keeping of horses or ponies including but not limited to a livestock barn stable, shall be located a minimum of 100 feet from any property line.

d. **Equestrian center.** An equestrian center shall be located a minimum of 100 feet from any property line.

e. **Riding stable.** A riding stable shall be located a minimum of 100 feet from any property line.

2. **Open Space Uses**

a. **Cemetery**

1. A cemetery shall comply with all applicable state and federal regulations regarding the licensing and operation of cemeteries.

2. A cemetery shall be located on a site with an area of at least one acre.

3. A cemetery shall have direct vehicular access to and from an arterial or collector street. Any vehicular access to or from any local street, shall be located and designed to inhibit its regular use.

4. A cemetery shall include adequate space for the parking and maneuvering of funeral processions.

5. Buildings shall be set back at least 25 feet from property lines.

6. If a cemetery is combined with a funeral home or mortuary, the combined uses shall comply with the standards (including districts where permitted) applicable to each component use.

C. **Residential Uses**

1. **Household Living Uses**

a. **All household living uses.** All residential developments shall include an entrance feature complementary to and in keeping with the character and scale of the proposed development. Entrance features shall be provided at both primary and secondary entrances and shall contain signage that complies with the standards of this LDC. The major component of the entrance features shall be supplemental landscaping materials with appropriate irrigation systems, but other treatments may also be utilized. Entrance features shall be reviewed and approved by the DRC and the City Council during review of the final development plan.

b. **Accessory Dwelling Unit (ADU)**

1. **Zoning District.** A property owner may request approval to allow one accessory dwelling unit in the following districts:

(a) MU-D, Downtown district.

(b) AG, Agriculture (minimum one-acre).

(c) RCE, Residential Country Estate (minimum one-acre).

(d) RSF-1A, Residential Single-Family—Estate (one-acre minimum).

2. **Existing Development on Lot.** A single-family dwelling shall exist on the lot or will be constructed in conjunction with the ADU. The ADU is treated as a second principal use on the lot.

3. **Location.** The ADU may be attached to or detached from the principal dwelling.

4. **Size.** The ADU shall have a maximum gross floor area of 500 square feet in the MU-D zoning district, and 1,000 square feet in the AG, RCE or RSF-1A zoning districts.

5. **Owner Occupancy Required; Declaration of Restrictions.** The property owner shall occupy either the principal structure or the ADU. Prior to the issuance of a building permit for construction of an ADU, an applicant shall record in the public records of Orange County a declaration of restrictions containing a reference to the legal description of the property and the deed under which the property was conveyed to the present owner stating that:

(a) The ADU shall not be sold or conveyed separate from the principal residence;

(b) The ADU is restricted to the approved size;

(c) The use permit for the ADU shall be in effect only so long as either the principal residence or the ADU is occupied by the owner of record as their principal residence;

(d) The declarations shall run with the land, shall be binding upon any successor in ownership of the property and that noncompliance shall be cause for code enforcement and/or revocation of the conditional use permit;

(e) The deed restrictions shall only be removed with the express, written approval of the City, but shall lapse upon removal of the accessory unit; and

(f) The ADU shall not be used for commercial purposes other than being leased for residential purposes.

6. **Number per Lot or Parcel.** Only one ADU shall be allowed for each lot or parcel.

7. **Setbacks.** The ADU shall meet the front, side and rear yard regulations for the zoning district in which it is located.

8. A mobile home or similar off-site constructed dwelling unit shall not be used as an ADU.

c. **Dwelling, live-work**

1. The residential portion of the building shall not occupy over 60 percent of the gross floor area.
2. The nonresidential portion of the building shall comply with all applicable nonresidential building code requirements.
3. Employees shall be limited to occupants of the residential portion of the building plus up to three persons not residing in the residential portion.
4. Drive-through facilities are prohibited.
5. Any nonresidential off-street parking shall be located as far as practicable from existing adjacent single-family detached dwellings.

d. **Dwelling, mobile home**

1. Mobile home dwellings shall be located on a permanent foundation and anchoring, consistent with the requirements of state law and the F.A.C.
2. Mobile home dwellings must be permanently enclosed underfloor.
3. All equipment related to the transportation of the mobile home dwelling shall be removed.
4. Mobile home dwellings shall be at least 20 feet wide.
5. Mobile home dwelling unit may be allowed in AG, Agricultural Zoning Districts, as the primary dwelling unit on parcels with a minimum of five acres.

e. **Dwelling, single-family**

1. Subdivisions with more than 20 single-family dwelling units shall include a neighborhood "pocket park" within the development. Pocket parks shall be provided at the rate of one park for every 100 units or less, and shall be sized as follows:
    (a) 20—25 units: the equivalent of one lot
    (b) 26—50 units: the equivalent of 1.5 lots
    (c) 51—75 units: the equivalent of two lots
    (d) 76—100 units: the equivalent of 2.5 lots
    (e) Developments with more than 100 units shall provide the required number of parks, sized based on the increments listed above.

    Each park shall provide both passive and active recreational opportunities. If a development is proposed to be phased, the required park shall be constructed in the phase in which the need is originally generated. Parks are to be constructed prior to 25 percent "build-out" of any subdivision or phase. If more than one park is required, the developer may request that the City Council consider the aggregation of all or a portion of the required parks into one or more larger parks.
2. Single-family subdivisions shall provide a community outdoor swimming pool with bathroom facilities for every 250 dwelling units (e.g. 250 units = one pool, 500 units = 2 pools). A splash pad with bathroom facilities may be substituted for a single pool with DRC-Development Review Committee approval. Land for the pool and surrounding area may be counted toward compliance with the requirement of subsection d.1., above.

3. In addition, subdivisions with 250 or more single-family dwelling units shall provide one of the following recreation amenities for every 50 dwelling units above 250:

    (a) Tennis court;

    (b) Other outdoor sports facility (racquetball, pickleball, basketball, shuffleboard, bocce, or similar facility), in multiples or combination at least equal to the size of a tennis court;

    (c) Playground or tot lot;

    (d) Outdoor fitness stations; or

    (e) Picnic or rest area with shaded shelter;

    Subdivisions required to provide more than one facility shall provide a variety of the options above, or a potential equivalent as approved by the DRC-Development Review committee. Subdivisions with 500 or more single-family detached dwelling units may substitute a second pool or splash pad (f) for three required recreation amenities. Land used for this subsection may be counted toward compliance with the requirement of subsection d.1., above.

4. No more than 75 percent of the lots in a residential subdivision shall be 50 feet or less in width. The remaining lots shall be a minimum of 65 feet in width. Any increase or decrease in lot width or percentage may be accepted, denied or accepted with conditions of the plan by the City Council. Justifications by the applicant may depend on surrounding land use, existing development patterns or other land use factors including (but not limited to) utilities, roads, development intensity or environmental factors.

5. Single-family dwellings where 80 percent of the land is considered "golf course frontage" may propose to convert screen rooms that existed on March 6, 2019 to glass "sun rooms" or "Florida Rooms" by requesting and receiving approval as a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit and the following conditions. (For the purposes of this section "golf course frontage" shall mean that portion of the rear of the lot that abuts a golf course. "Golf course" shall include the tee-box, fairway, rough area, out of bounds area and putting green.)

    (a) Proposals for construction of other types of home additions into the established setbacks are considered inconsistent with the implied and explicit intent of this subsection.

    (b) In addition to public notification required by Sec. 2.5.1.G, Special Exception Permit, written notification shall be provided a minimum of 14 calendar days before the public hearing to surrounding property owners who may be impacted by a reduction in the rear yard requirement, including all properties which have visual access to the subject property's rear lot line (i.e., homes located on the opposite side of a golf course.)

    (c) The applicant shall notify and receive approval of the proposed changes from the entity managing the golf course and any homeowners association of which the home is a member.

    (d) The rear yard setback shall be a minimum of ten feet from the rear lot line or the internal boundary of any easement on the lot (whichever is greater).

    (e) The type of exterior material and architectural style (siding, colors, roofing material) of any addition shall be the same as that of the principal building.

(f) The construction of any portion of any structure that extends into the reduced setback shall be undertaken in a manner which results in an exterior facade comprised of a minimum of 60 percent of transparent glass, exclusive of the roof.

(g) The maximum height shall not exceed that of the principal building.

(h) The proposed addition shall comply with all applicable building code requirements.

f. **Dwelling, two-family (duplex)**

1. Subdivisions with 20 two-family (duplex) dwelling units or more shall include a neighborhood "pocket park" within the development. Pocket parks shall be provided at the rate of one park for every 100 units or less and shall be sized as follows:

(a) 20—25 units: the equivalent of 0.5 lot

(b) 26—50 units: the equivalent of 0.75 lot

(c) 51—75 units: the equivalent of one lot

(d) 76—100 units: the equivalent of 1.25 lots

(e) Developments with more than 100 units shall provide the required number of parks, sized based on the increments listed above.

2. Each park shall provide both passive and active recreational opportunities. If a development is proposed to be phased, the required parks shall be constructed in the phases in which the need is originally generated. Parks are to be constructed prior to 25 percent "build-out" of any subdivision or phase. If more than one park is required, the developer may request that City Council consider the aggregation of all or a portion of the required parks into one or more larger parks.

3. Subdivisions with 75 two-family (duplex) dwelling units shall provide a community outdoor swimming pool. Land for the pool and surrounding area may be counted toward the requirement of subsection e.(a) , above.

4. Subdivisions with 100 or more two-family (duplex) dwelling units shall provide one of the following recreation amenities for every 25 dwelling units above 75:

(a) Tennis court;

(b) Other outdoor sports facility (racquetball, pickleball, basketball, shuffleboard, bocce, or similar), in multiples or combination at least equal to the size of a tennis court'

(c) Playground or tot lot;

(d) Outdoor fitness stations; or

(e) Picnic or rest area with shaded shelter;

Subdivisions required to provide more than one facility shall provide a variety of the options above. Subdivisions with150 or more two-family (duplex) dwelling units may substitute a second pool for three required recreation amenities. Land used for this subsection may be counted toward compliance with the requirement of subsection e.(a) , above.

g. **Multi-Family Developments**

1. Multi-family development such as apartments or condominiums with 20 dwelling units or more shall include a neighborhood "pocket park" within the development. Pocket parks shall be provided at the rate of one park for every 100 units or less and shall be sized as follows:

    (a) 20—25 units: the equivalent of 0.25 acre

    (b) 26—50 units: the equivalent of 0.50 acre

    (c) 51—75 units: the equivalent of 0.75 acre

    (d) 76—100 units: the equivalent of 1.00 acre

    (e) Developments with more than 100 units shall provide the required number of parks, sized based on the increments listed above.

2. Each park shall provide both passive and active recreational opportunities. If a development is proposed to be phased, the required parks shall be constructed in the phases in which the need is originally generated. Parks are to be constructed prior to 25 percent "build-out" of any multi-family development or phase. If more than one park is required, the developer may request that City Council consider the aggregation of all or a portion of the required parks into one or more larger parks.

3. Multi-family developments with 76 dwelling units or more shall provide a community outdoor swimming pool. Land for the pool and surrounding area may be counted toward the requirement of subsection 1.(e), above.

4. In addition, subdivisions with 100 or more multi-family dwelling units shall provide one of the following recreation amenities for every 25 dwelling units above 76:

    (a) Tennis court;

    (b) Other outdoor sports facility (racquetball, pickle ball, basketball, shuffleboard, bocce, or similar), in multiples or combination at least equal to the size of a tennis court.

    (c) Playground or tot lot;

    (d) Outdoor fitness stations; or

    (e) Picnic or rest area with shaded shelter;

    Multi-family developments required to provide more than one facility shall provide a variety of the options above. Multi-family developments with150 or more dwelling units may substitute a second pool for three required recreation amenities. Land used for this subsection may be counted toward compliance with the requirement of subsection 1.(e), above.

    Variations of recreational amenities may be proposed by a developer with approval from the Development Review Committee and City Council.

h. **Backyard chickens.** Subject to the following standards and conditions, chickens shall be permitted to be raised or kept only on a lot or parcel with a single-family detached residence or mobile home, upon the issuance of a single-permit per parcel by the Community Development Director pursuant to Sec. 2.5.4.G, Backyard Chickens Permit. and payment of an administrative fee as established by Resolution of the City Council. A tenant of a single-family detached residence or mobile home may apply for a single-permit, subject to the written consent of the property owner.

1. **Definitions.** For the purposes of this subsection 4.2.3.C.1.h, the following terms and words have the following meaning:

   Chicken means the female of a type of domesticated fowl of the species *Gallus gallus domesitcus.*

   Chicken coop means a covered enclosure designed for roosting of chickens that provides ventilation and protection from drafts, sunlight, the effects of weather, and predators.

   Pen area means an area around the chicken coop used by chickens for exercising and foraging.

2. **Application Requirements.** An applicant shall comply with the following requirements:

   (a) **Training Class and Application.** An applicant shall attend and successfully complete the University of Florida Institute of Food and Agricultural Sciences (UF/IFAS) Extension Orange County Backyard Chicken Training Class and present a signed certificate of completion of that class to the Community Development Director, along with the applicant's completed application and any other information required by the Community Development Department as part of the process for application for a permit.

   (b) **Site Plan.** An applicant shall submit a site plan to the Community Development Department for the chicken coop and pen area. The chicken coop and pen area shall meet the following requirements:

      (1) The chicken coop and pen area shall be designed and constructed to protect the chickens from natural predators and domestic pets by being fully enclosed with welded wire mesh, hardware cloth, or other material of similar strength. Chicken wire fencing shall not be used. Additionally, the enclosure material shall be buried at least 12 inches to obstruct or deter digging predators.

      (2) The chicken coop and pen area shall be tied down to the ground for wind resistance.

      (3) The maximum size of the chicken coop and pen area together shall be 100 square feet. The minimum size of the chicken coop shall be four square feet per chicken. The minimum size of the pen area shall be ten square feet per chicken.

      (4) The maximum height of the chicken coop and pen area shall be six feet, as measured from the existing grade to the highest part of the chicken coop or pen area.

      (5) The chicken coop and pen area shall be located only in the rear yard (not in a side yard, side street yard, or the front yard) and be set back a minimum of 15 feet from any side or side street property boundary; a minimum of ten feet from the rear property boundary, any wetlands, upland buffers, berms, swales, conservation areas, and platted development right tracts; and 50 feet from any normal high-water elevation.

      (6) The chicken coop and pen area shall be cleaned regularly to foster healthy chickens; to prevent attracting insects and other vermin; to avoid objectionable odors detectable beyond the property line; and to comply

with the requirements in Section 5-42 of the Orange County Code, as accepted by Section 14-1, Code of Ordinances, City of Apopka, entitled Nuisance Animals, which prohibits owners or keepers of domestic animals from permitting or allowing animals to engage in certain prohibited behaviors. Repairs to the pen area and chicken coop shall be made as necessary to ensure safety for chickens and caretakers.

(7) Opaque fencing or vegetation shall exist or be installed to match the height of the chicken coop or pen area, whichever height is greater, to serve as a visual barrier for neighboring properties. The maximum height of the fencing or vegetation shall be six feet.

(c) **Posting of Notice.** Upon issuance of a permit, the permittee shall post a sign provided by the Community Development Department on their property for a period of at least seven days informing neighboring property owners of the permit.

(d) **Consent of Property Owner.** If the applicant is a tenant, a written statement from the property owner shall be provided with the application providing the owner's consent for the application and the placement of backyard chickens on the subject property.

3. **Number of Chickens.** A maximum number of four chickens is permitted.

4. **Care, Maintenance, and Disposal of Chickens.**

(a) **Food and Water.** Chickens shall have access to food and water at all times. Feed shall be distributed in a rodent-proof feeder. Feed shall be stored in a covered metal or plastic rodent and wildlife-proof container.

(b) **Housing and Custody.** Chickens shall be housed at all times within the chicken coop or pen area, except they may be removed from the chicken coop or pen area by a resident of the single-family residence or mobile home, provided the resident keeps them under their continuous custody and control on the property while they are outside the chicken coop or pen area.

(c) **Waste Materials.** Composting of manure produced by chickens, including soiled bedding materials, is allowed in an enclosed bin. Any compost bin that contains chicken manure or soiled bedding materials shall be kept a minimum of 20 feet from the property's boundary. Waste materials (feed, manure and litter) that are not composted shall be discarded in a sealed bag and placed in a residential garbage container for pick-up by waste collection services.

(d) **Purpose of Keeping Chickens.** Chickens shall be kept for the purpose of producing eggs for consumption on the property only. Chickens, their eggs, feathers and manure shall not be sold. In addition, chickens shall not be bred; slaughtered, except as provided in Section 828.05, Florida Statutes, as may be amended from time to time, and any other applicable laws for the humane and proficient destruction of injured or diseased animals; or consumed.

(e) **Transfer of Chickens.** Any permit holder who decides to cease keeping any chicken shall relocate that chicken to a farm or agribusiness that is licensed or otherwise permitted to accept chickens, or to another City of Apopka resident who has a valid permit in good standing and whose property is in compliance with the requirements of this subsection. Chickens shall not be taken to the Orange County Animal Services Division or released into the wild.

(f) **Disposal of Deceased Chickens.** Permit holders shall dispose of deceased chickens in compliance with the requirements of Section 823.041, Florida Statutes, and Section 62-701.520(5)(a) and (c), Florida Administrative Code, as either or both may be applicable or amended from time to time.

5. **Additional Terms and Conditions for Permits.**

(a) **Non-transferable Nature of Permits.** Permits are personal to the permittee as owner or tenant of the subject property and are not transferable.

(b) **Property Covenants and Restrictions.** Nothing herein shall be construed or interpreted to mean that the chickens are permitted where private covenants or restrictions prohibit such use, or where rules promulgated under such covenants and restrictions prohibit such use.

(c) **Noncompliance.** The failure to comply with any of the standards and conditions set forth above may result in the revocation of a permit, and may be enforced by issuance of a notice of violation or civil citation. In the event that a permit is revoked, the owner shall relocate the chickens, within 15 days, to a farm or agribusiness that is licensed or otherwise permitted to accept chickens, or to another City of Apopka resident who has a valid permit in good standing and whose property is in compliance with the requirements of this subsection. Chickens shall not be taken to the Orange County Animal Services Division or released into the wild. Upon revocation of a permit, the permittee shall not be eligible to apply for another permit for a period of two years.

(d) **Right of Entry Onto Private Property; Revocation of Permit.** By applying for a permit under this subsection, the applicant grants authorized employees and agents of the City, upon reasonable notice, a right of entry upon the exterior of the property to determine whether the standards and conditions of this section are being satisfied; and the City the right to revoke a permit upon a determination of noncompliance with this subsection. To that end, any code enforcement officer shall be immune from prosecution, civil or criminal, for reasonable, good-faith trespass upon private property while in the discharge of responsibilities under this subsection.

6. **Prohibited Farm Animals.** It shall be unlawful for any person to keep, harbor, breed or maintain upon any premises not zoned for agricultural use any of the following: bees, roosters, turkeys, ducks, geese, pigeons, quail, peafowl, peacocks, horses, ponies, cattle, goats, sheep, pigs, or other livestock or fowl.

7. **Effective period.** This subsection allowing chickens on a lot or parcel is a permitted program and shall remain in effect unless repealed. If this subsection is repealed, the chickens, along with the chicken coop and pen area shall be removed from the lot or parcel within ten years after the date of such repeal.

2. **Group Living Uses**

a. **All Group Living Uses.** Any group living use subject to approval of a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit, shall comply with the following standards, in addition to those required for approval of a special exception permit.

1. In general:

(a) The facility shall conform to all applicable building and fire codes and ordinances whether federal, state, county or City.

(b) The facility shall comply with all applicable laws of the Florida Department of Health and Rehabilitative Services.

(c) The facility shall comply with to all applicable requirements of this LDC, the City Code of Ordinances, and all applicable City licensing requirements.

(d) The facility shall comply with Ch. 419, Fla. Stat., including notice requirements.

2. The external appearance of all structures and the building site on which the facility is located shall be consistent with the general character of the district in which it is located. Exterior building materials, building bulk, landscaping, fences and walls, parking areas, and general design of the facility shall all be visually and functionally compatible with the surrounding uses.

3. The facility shall not be occupied by any person who has been convicted of, entered a plea of guilty or *nolo contendere* to, or has been found guilty by reason of insanity of a forcible felony under Ch. 776, Fla. Stat., a felony of the second degree under Ch. 800, Fla. Stat., or any of the sex offenses set forth under Ch. 794, Fla. Stat., regardless of whether an adjudication of guilt on imposition of sentence was suspended, deferred, or withheld.

4. Signage shall comply with Sec. 5.10, Signs.

5. Dining, living, and sleeping room areas shall conform to all applicable requirements established and determined by the Department of Health and Rehabilitative Services.

6. Distance between locations shall conform with the following standards:

(a) A facility in a Residential district shall be a minimum of 1,500 feet from any other such facility.

(b) A facility in a Nonresidential district shall be a minimum of 1,500 feet from any other such facility adjacent to or located within a Residential district, and a minimum of 300 feet from a facility located in a Nonresidential district.

(c) For the purposes of this requirement, distance measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the subject facility to the nearest property line of the other facility.

7. Homes of six or fewer residents which otherwise meet the definition of a community residential home shall be allowed in a single-family or multifamily zone district and treated for development review purposes like a single family home, provided the home is not located within a radius of 1,000 feet of another existing community residential home with six or fewer residents, or is not located within a radius of 1,200 feet of another existing community residential home. Such homes with six or fewer residents are not required to comply with the notification provisions of Ch. 419, Fla. Stat. if, before licensure, the sponsoring agency provides the City with the most recently published data compiled from the licensing entities as defined in Ch. 419, Fla. Stat, that identifies all community residential homes within the City in order to show the proposed use complies with the distance requirements of this subsection and state law.

b. **Adult foster home.** Operation of an adult foster home shall comply with all relevant State and federal laws.

c. **Continuing care retirement community**

1. Age restrictions on community residents shall comply with the federal Fair Housing Act.

2. The number of nursing care beds shall not be more than 20 percent of the total number of permitted dwelling units.

3. The community may include retail commercial uses as ancillary to the principal residential and healthcare uses.

4. A minimum of 20 percent of the community's land area shall be devoted to outdoor open space, indoor or outdoor recreation facilities, and indoor or outdoor social-oriented amenities, including community centers. Such areas shall be located so as to be safely and conveniently accessible to community residents.

5. Each outdoor area intended for active recreation shall have a minimum area of 5,000 square feet and minimum dimension of 50 feet.

6. Nursing homes and assisted living facilities may be allowed as a special exception in the commercial land use category and consistent with the Land Development Code, with a maximum intensity of 2.0 FAR. Shall be the primary use and a stand-alone development.

D. **Public, Civic, and Institutional Uses**

1. **Communication Uses**

a. Wireless telecommunications tower. Wireless telecommunications towers shall comply with Chapter 75, Article II, Telecommunications Towers, Communications Antennas and Associated Equipment, of the Code of Ordinances.

2. **Community Service Uses**

a. **Adult day care.** Operation of an adult day care shall comply with all relevant State and federal laws.

b. **Child care facility**

1. A child care facility shall have an outdoor play area that complies with the following standards:

(a) The area shall include a minimum of 75 square feet per child.

(b) The area shall include a fence that is at least three and one-half feet in height that completely encloses the play area, that is designed so all persons entering the play area are within direct line of sight from the child care facility classroom areas

(c) The area shall not locate play equipment within the required yard setback.

2. Parking areas and vehicular circulation patterns shall comply with the following standards:

(a) Design shall enhance the safety of children as they arrive at and leave the facility.

(b) A designated pickup and delivery area, providing at least one parking space for every 20 children shall be located adjacent to the childcare facility in such a way that children do not have to cross vehicular traffic to enter or exit the facility.

3. No outdoor play activities shall be conducted after 8:00 p.m.

4. If located on the site of a place of worship, the facility is allowed as an accessory use only if the use is compatible with adjacent land uses in terms of hours of operation, noise, lighting, parking, traffic impacts, and similar considerations.

5. If located on the site of a Public, Civic, and Institutional or Commercial use, as an accessory use, it shall not exceed 20 percent of the floor area of the principal use.

6. It shall comply with all applicable State and federal laws.

7. If the child care facility is required to receive approval of a special exception permit in accordance with Sec. 2.5.1.G, Special Exception Permit, it shall comply with the following standards in addition to the requirements for approval of a special exception permit:

    (a) The facility shall comply with all applicable State and federal laws.

    (b) The facility shall be compatible with and similar in character and scale to surrounding land uses.

    (c) The maximum number of children to attend the facility shall be limited by applicable Florida Statutes and in Residential districts by the number of persons per household, as projected in the Apopka Comprehensive Plan and the maximum number of dwellings per acre permitted in the Future Land Use District in which the proposed site is located, whichever is lower

c. **Place of Worship**

1. A place of worship shall have access onto an arterial or collector street.

2. An accessory child care facility shall comply with the standards for a child care facility. (See Sec. 4.2.3.D.2.b, Child care facility).

3. A place of worship located in the Mixed Use-Downtown (MU-D) district shall have a building area of at least 5,000 sf.

4. The City Council shall have the authority to grant modifications to any of the standards listed in this section in order to eliminate a substantial burden on religious exercise as guaranteed by the federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), 42 U.S.C. Sec. 2000, as amended. In granting such a modification, the City Council may require conditions consistent with the federal act that will secure substantially the objectives of the modified standard and that will substantially mitigate any potential adverse impact on the environment or on adjacent properties.

3. **Health Care Uses**

a. **Hospital.** A hospital shall comply with the following standards:

1. Be located on at least three acres of land.

2. Have direct vehicular access onto an arterial street, or provide adequate ingress and egress to the site as determined by the DRC.

3. Have a minimum street frontage of 200 feet.

4. Design vehicular access, circulation systems, and exterior signage to provide safe and separate emergency vehicle access to the hospital, with minimal conflicts with other vehicular or pedestrian traffic in the area.

5. Locate principal structures at least 100 feet from any property line.

b. **Nursing home facility.** A nursing home facility shall comply with the following standards:

1. Have direct vehicular access to and from an arterial or collector street. Any vehicular access to or from any local street, shall be located and designed to inhibit its regular use.

2. Include security provisions (e.g., fencing) that restricts patients from leaving the property without authorization.

3. Comply with all applicable State laws regarding licensing and operation.

4. Nursing homes and assisted living facilities may be allowed as a special exception in the commercial land use category and consistent with the Land Development Code, with a maximum intensity of 2.0 FAR. Shall be the primary use and a stand-alone development.

4. **Transportation Uses**

a. **Airport**

1. The land area proposed for the airport shall be sufficient to meet Federal Aviation Administration (FAA) requirements for the class of facility proposed.

2. There shall be no existing or proposed flight obstructions located outside the site that falls within the approach zone to any runway or landing area.

3. Airport runways shall be located at least 200 feet from any property line of the site.

4. Where located within 500 feet of any existing residential development or Residential district, an adequate buffer is provided along any property line to ensure the airport does not adversely impact the residential uses.

b. **Heliport.** A heliport shall comply with the following standards:

1. Provide adequate land area for take-off and landing to ensure public safety in accordance with FAA standards.

2. Where located within 500 feet of an existing residential development or Residential district, provide an adequate buffer along the property line to ensure the heliport does not create adverse noise, site, and aesthetic impacts to the residential uses.

c. **Parking facility (as a principle use)**

1. Parking of motor vehicles shall be the primary use of the facility. Except as otherwise expressly provided in this LDC, no other business shall be conducted in the parking facility—including, but not limited to, repair, servicing, washing, or display of vehicles, or storage of goods.

2. A parking facility shall not be located contiguous to a single-family residential development or zoning district.

5. **Utility Uses**

a. **Utility facility, major.** A major utility facility shall be set back 100 feet from all property lines.

E. **Commercial Uses**

1. **Adult Uses.** Adult uses shall comply with Chapter 10, Article III, Adult Entertainment Code, of the Code of Ordinances.

2. **Animal Care Uses**

a. **Kennel**

1. Those parts of structures in which animals are boarded shall be fully enclosed and sufficiently insulated so no unreasonable noise or odor can be detected off the premises.

2. All boarded animals shall be kept within a totally enclosed part of the structure between the hours of 8:00 p.m. and 8:00 a.m.

3. Any open exercise runs or pens shall be at least 50 feet from any lot line, with a Type D perimeter buffer provided between the run or pen and the property line.

b. **Veterinary hospital or clinic**

1. Veterinary hospitals or clinics shall maintain no kennels outside the principle building.

2. The structure shall be insulated and soundproofed in order to minimize all loud noises that might disturb persons on adjacent development.

3. Any open exercise runs or pens shall be at least 50 feet from any property line, with a Type D perimeter buffer provided between the run or pen and the property line.

3. **Business Support Service Uses**

a. **Conference or training center**

1. Dining and banquet facilities may be provided for employees, trainees, and conferees, provided the gross floor area devoted to such facilities does not exceed 30 percent of the total floor area of the principal building.

2. On-site recreational facilities may be provided for use by employees, trainees, or conferees.

3. No products shall be sold on-site except those that are clearly incidental and integral to training programs and seminars conducted in the center (e.g., food items, shirts, glasses and mugs, pens and pencils, and similar items bearing the logo of conference or seminar sponsors or participants).

4. **Eating or Drinking Establishment Uses**

a. **All eating or drinking establishments**

1. An eating or drinking establishment having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

(a) The outdoor seating area shall be located no closer than 100 feet from any single-family detached district or single-family detached development.

(b) The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

(c) The outdoor seating area shall be located in such a manner that a minimum width of four feet is maintained at all times as an unobstructed pedestrian path.

(d) The outdoor seating area shall be restricted to the usable sidewalk area and adjacent outdoor seating area of the licensed establishment or within the usable sidewalk area of the building where the validly licensed restaurant is located.

(e) All tables, chairs, umbrellas, heaters, signs or other personal or business property is not located within four feet of a pedestrian crosswalk or handicap corner curb cut.

(f) The outdoor seating area does not obstruct vehicle passengers from exiting their cars with the placement of curbside tables.

(g) All furniture is stored inside the establishment whenever the business is closed.

(h) In addition:

i. The outdoor seating area shall keep the sidewalk and close proximity free of trash and debris.

ii. For the purpose of public safety, at any time after obtaining approval for an outdoor seating area, the permittee may be limited to use of non-breakable beverage containers if the Police Department receives complaints or there are observations that the City needs to needs to amend the approval to impose the non-breakable beverage provision.

iii. Operators of outdoor seating areas may be required to cease immediately at the sole discretion of the City.

iv. A permit to operate an outdoor seating area is a license to temporarily use the City's sidewalks within the City's rights-of-way. It is not intended and shall not be constructed as an interest in the real property.

v. Approval of an outdoor seating area shall be conditioned upon obtaining the necessary State alcoholic beverage license and meeting all State alcoholic beverage requirements. The approved plan by the State for the state alcoholic beverage license to allow service outside of the establishment must conform to the proposed development plan for the outdoor seating area and must be submitted with the application for a development plan for an outdoor seating area. All tables and chairs must not exceed the boundaries of the State alcoholic beverage plan and the outdoor seating area plan.

(i) Outdoor seating areas shall comply with the following standards related to liability and indemnification:

i. Prior to the approval, the applicant shall furnish a signed statement indemnifying the City, its officers and employees for any damages to property or injury to persons which may be occasioned by any activity carried under the terms of the approval.

ii. A permittee shall pay, and by its acceptance of an approval specifically agrees to pay, any and all damages or penalties which the City may be legally required to pay as a result of the permittee's operation or maintenance of an outdoor seating area under this part, whether or not the acts or omissions complained of are authorized, allowed or prohibited by the City.

iii. A permittee shall also pay all expenses incurred by the City in defending itself with regard to any and all damages and penalties mentioned in subsection (i) above. These expenses shall include all out-of-pocket expenses, including a reasonable attorney's fee and the reasonable value of services rendered by any employee of the City.

iv. The permittee shall maintain, throughout the term of the approval, liability insurance insuring the City and the permittee with regard to all damages mentioned in subsection (i) above caused by the permittee or its agents, in the minimum amounts of:

(1) Workers' and unemployment compensation insurance as provided by the laws of Florida.

(2) Two hundred thousand dollars ($200,000.00) for property damage, bodily injury, or death payable to any one person and $1,000,000.00 for property damage, bodily injury or death when totaled with all other claims or judgments arising out of the same incident or occurrence.

(3) The insurance policies obtained by a permittee in compliance with this subsection shall be issued by a company or companies acceptable to the City and a current Certificate or Certificates of Insurance, along with written evidence of payment of all required premiums, shall be filed and maintained with the City during the term of the approval. The policies shall name the City as an additional insured and shall contain a provision that written notice of cancellation or reduction in coverage of the policy shall be delivered by registered mail to the City at least 30 days in advance of the effective date thereof.

(4) An applicant for approval shall be required to submit evidence of liability insurance.

v. Approval of an outdoor seating area is conditional at all times. Approval for an outdoor seating area may be revoked or suspended in accordance with Article 9: Enforcement.

b. **Alcoholic beverage establishment.** Alcoholic beverage establishments shall comply with Chapter 6, Alcoholic Beverages, of the Code of Ordinances.

c. **Brewpub or microbrewery**

1. The minimum area of the eating, drinking, and entertainment area of the brewpub or microbrewery shall be no more than 50 percent of the total square footage for the establishment, or a minimum of 1,500 square feet, whichever is greater.

2. The establishment shall have fenestration through vision glass, doors or active outdoor spaces along a minimum of 50 percent of the length of the building side that fronts the street, unless the building in which it is located is an adaptive re-use and the building makes compliance impracticable.

3. Facilities for off-site distribution of manufactured beer are allowed only if conducted from the rear of the building, with adequate loading and access for the activity.

4. Crushing and fermentation operations are managed such that by-products are contained and disposed of in a way that does not result in spill-over impacts on adjacent property, public spaces, or public rights-of-way.

5. Outdoor storage is prohibited.

d. **Restaurant, drive-in.** To accommodate the drive-up or drive-through service the development shall comply with Sec, 4.3.4.B.6, Drive-through Facility.

e. **Mobile food vendor.**

1. Mobile food vender is defined as the operator of a motorized vehicle or vehicle-mounted trailer used for the operation of food service activities.

2. It is a violation of this land development code for a mobile food vendor to sell any product at any location or in any manner that is not in compliance with the requirements of this

section and the requirements of state law. The provisions of this section shall not apply to a mobile food vendor operating pursuant to a special event permit or temporary use permit.

3. A mobile food vendor is authorized to operate in the following locations:

    (a) A mobile food vendor may operate on city-owned or public property and the total operation must be contained within the area designated for their operation for their operation by the mayor or designee. Notwithstanding the preceding, a mobile food vendor may not operate at any location where the mayor or designee determines that a conflict exists between a mobile food vendor's operation and an existing license or franchise agreement, contractual obligation, or any other public health or safety concern, including but not limited to a special event or facility rental.

    (b) A mobile food vendor may operate on private property only with the written permission of the property owner(s). Evidence of a property owner's written permission must be available for inspection by the city upon request while the mobile food vendor is operating.

4. When operating on private property:

    (a) A mobile food vendor may operate only if set-back at least 50 feet from any abutting residential district and at least 150 feet from any exclusively single-family residential structure, unless the owner(s) of the residential structure provides the mobile food vendor with express written permission to operate. The 150 foot set-back requirement is reduced to 50 feet where an intervening nonresidential building, such as a commercial building, screens the operation from the direct view of the single-family residential structure.

    (b) A mobile food vendor may operate on property with a residential structure only if set-back at least 50 feet from the residential structure and with the written consent of all property owners within a 150 foot radius of the property upon which it is operating.

5. A mobile food vendor may operate on any property in any zoning district for the sole purposes of providing catering services for an event subject to a city-issued special event permit or temporary use permit pursuant to Section 4.4.G issued to the owner of the property and subject to the following additional conditions:

    (a) No more than one mobile food vendor shall operate on any private residential property subject to a city-issued special event permit or temporary use permit.

    (b) A mobile food vendor providing catering services pursuant to a city-issued special event permit or temporary use permit pursuant to this subsection is prohibited from selling food and beverages to the general public. The distribution of food and beverages is solely restricted to the patrons of the special event.

    (c) A city-issued special event permit or temporary use permit for mobile food vendors on property with residential structures shall be limited to a maximum duration of 12 hours per site, and for other properties shall be limited to a maximum duration of 18 hours.

6. No more than four mobile food vendors shall operate on any private property at any one time, except as provided herein or as allowed by a city-issued special event permit or temporary use permit.

7. A mobile food vendor shall not operate or park in any location that impedes the ingress or egress of traffic, building entrances, emergency exits, or access to businesses. A mobile food vendor shall not operate in a public or private right-of-way.

8. A mobile food vendor may operate on private property that has an active building permit as part of a commercial or multi-family construction site. Such operation may also occur on a site undergoing master infrastructure construction within a single-family subdivision until the first certificate of occupancy is issued.

9. Except as otherwise provided in this subsection, a mobile food vendor may only operate on a lot that has a principal structure. However, operating on a vacant lot is permitted where the vacant lot is under the same ownership as, and is abutting, a lot that has a principal structure. Lots located across a public right-of-way shall [not] be considered abutting.

10. A mobile food vendor must operate from a stationary location but may operate from multiple locations throughout the day, except as otherwise permitted in this subsection.

11. A mobile food vendor may only operate during the posted operating/business hours of the park or on-site office, business, or construction, or between the hours of 9:00 a.m. and 10:00 p.m. if no such activity is on-site. Operating hours includes time required for setup and breakdown of the mobile food vending operations.

12. A mobile food vendor is only permitted to sell food and beverages.

13. Amplified music or other sounds from a mobile food vendor shall comply with the noise requirements in subsection 5.16.1 of this land development code.

14. At any time during operation, upon request, a mobile food vendor must provide the city a valid state license issued pursuant to F.S. § 509.241.

15. Except as provided herein, the placement or storage of any item related to a mobile food vendor's business is prohibited from being on the street, sidewalk, or ground immediately surrounding an operating mobile food vendor. The following items may be placed in the immediate area of operation as long as they do not impede, endanger, or interfere with pedestrian or vehicular traffic:

    (a) Two trash receptacles;

    (b) One recycling receptacle; and

    (c) One menu board no larger than 30 inches by 50 inches in height.

16 A mobile food vendor must provide receptacles for trash and recycling. The area immediately surrounding an operating mobile food vendor shall be kept neat and orderly at all times and garbage or trash shall be removed prior to departure of the mobile food vendor.

17. Mobile food vendors are responsible for the proper disposal of all waste generated on-site. No grease, waste, trash, or other by-product from a mobile food vendor's business may be deposited or released onto city-owned property, including but not limited to the streets, sidewalk, into the gutter or storm drainage system, or other public place.

18. If a generator or open flame is utilized, a fire extinguisher must be located on-site.

19. The sale of alcoholic beverages is prohibited unless authorized by a special event permit.

20. When operating on city-owned property, a mobile food vendor must maintain insurance and coverage in occurrence form, as required by this section. The mobile food vendor must

also have a current certificate of insurance on file with the city, naming the city as an additional insured.

(a) *Commercial general liability insurance.* The policy must include a minimum limit of $300,000.00 for each accident, $600,000.00 for general aggregate, $600,000.00 for products and completed ops, and $100,000.00 damage to rented premises.

(b) *Commercial auto liability insurance.* The policy must include a minimum limit of $1,000,000.00 for each accident for property damage and bodily injury with contractual liability coverage.

(c) *Workers' compensation insurance.* The policy must include a minimum limit of $100,000.00 for each accident, $100,000.00 for each employee, a $500,000.00 policy limit for diseases; coverage must apply for all employees at the statutory limits provided by state and federal laws. Including proof of current workers' compensation coverage or workers' compensation exemption (notarized affidavit).

Upon the cancellation or lapse of any policy of insurance required by this paragraph a mobile food vendor is prohibited from operating on city-owned property. A mobile food vendor must notify the city within three business days of any changes in the insurance coverage required by this section. At all times, a mobile food vendor must maintain all insurance policies required by local, state, and federal law and regulation.

5. **Recreation/Entertainment Uses**

a. **Arena, stadium, or amphitheater**

1. An arena, stadium, or amphitheater shall be located at least 500 feet from any Residential district or residential development, as measured from all property lines.

2. An arena, stadium, or amphitheater shall have a minimum lot size of five acres.

3. An arena, stadium, or amphitheater shall have at least 300 feet of frontage on an arterial street at the point of access.

4. All points of vehicular access shall be from arterial streets, and located to minimize vehicular traffic to and through local streets in residential areas.

5. Safety fences up to a height of eight feet shall be provided in accordance with Sec. 5.5, Fences and Walls, to any portions of the site directly adjacent to any Residential district or residential development.

b. **Recreation facility, outdoor**

1. **Swimming pool (outdoor) (as a principal use).** A public or private residential outdoor swimming pool shall be enclosed by a fence at least 48 inches high or a substantial barrier as approved by the Apopka Building Official, and further shall be in accordance with State of Florida building standards and Florida Statutes, as amended.

6. **Retail Sales and Service Uses**

a. **Alcoholic beverage establishment.** See Sec. 4.2.3.E.4.b, Alcoholic beverage establishment.

b. **Bank or other financial institution.** Any drive through facilities shall comply with Sec, 4.3.4.B.6, Drive-through Facility.

c. **Check cashing business**

1. Hours of operation shall be limited to between 9:00 a.m. and 8:00 p.m.
2. A schedule of fees/charges shall be posted where immediately visible to persons entering the business, and a copy of the fee schedule shall be made available to all persons entering the business.
3. No other business shall share floor space with the check cashing business.
4. Security lighting and cameras shall be provided on all open sides of the building to provide surveillance of the area within 100 feet of the building's exterior.
5. At least one security employee (with no other duties) shall be on the premises when the business is open.

d. **Farmers' market**

1. Vehicular access to the subject property shall not be by means of streets internal to a development with single-family detached dwellings.
2. Stalls, sales tables, and any other outdoor facilities related to the market shall be located at least 25 feet from any abutting street.
3. Items for sale shall not be displayed or stored within customer pathways.
4. Before issuance of a permit for the farmers' market, it shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

e. **Flea market**

1. Hours of operation shall be limited to 7:00 a.m. to 7:00 p.m.
2. Sanitary facilities shall be provided for both men and women.
3. Provisions shall be made for garbage or trash removal for each day the flea market is open to the public.
4. All rental spaces and buildings shall maintain a 50-foot setback from all residential development or land in a Residential district.

f. **Small box discount store**

1. No small box discount store shall be located within 10,560 feet of any other small box discount store or within 200 feet of any property used primarily for a single-family residence, a two-family residence, a townhome, or any apartment building. The separation distances shall be measured from property line to property line. This separation provision shall not apply to any small box discount store that can demonstrate to the city that they were in operation at their location prior to the effective date of this section, and that they have operated continuously under the same business name since that time.
2. All non-residential design standards, as enumerated in the Section 5.7, Development Design Guidelines, must be met including, but not limited to, the creation of quality development with respect to site planning, architectural design, and landscaping. Small box discount store uses in industrial districts shall be subject to non-residential design standards.

7. **Vehicle Sales and Service Uses**

a. **Automobile service station**

1. On a corner lot, a driveway shall begin at a point not less than 100 feet from the point of curvature (PC) of the curb return.
2. Driveways shall be defined by curbing.
3. Gasoline pumps and other service appliances shall be set back at least 25 feet from the street right-of-way.
4. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
5. No storage or parking space shall be offered for rent.
6. Canopies over gas pumps shall have a maximum clearance height of 15 feet above grade unless State or federal law requires higher clearance.

b. **Commercial fuel depot**

1. On a corner lot, a driveway shall begin at a point not less than 100 feet from the point of curvature (PC) of the curb return.
2. Driveways shall be defined by curbing.
3. Gasoline pumps and other service appliances shall be set back at least 25 feet from the street right-of-way.
4. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.
5. No storage or parking space shall be offered for rent.
6. Canopies over gas pumps shall have a maximum clearance height of 15 feet above grade unless State or federal law requires higher clearance.

c. **Commercial vehicle repair and maintenance**

1. A commercial vehicle repair and maintenance establishment shall be located at least 200 feet from any residential development, Residential district, school, or child day care center.
2. All sales and installation operations are encouraged to be conducted in a wholly enclosed building with no outdoor storage.
3. Service activity on any commercial vehicle shall be completed within one month, and no vehicle may be stored on the property for longer than this period.
4. The demolition or junking of commercial vehicles is prohibited. Commercial vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent.

d. **Personal vehicle repair and maintenance**

1. A personal vehicle repair and maintenance establishment shall be located at least 150 feet from any residential development, Residential district, school, or child day care center.
2. All sales and installation operations shall be conducted in a wholly enclosed building with no outdoor storage.
3. Service activity on any motor vehicle shall be completed within a seven day period, and no vehicle may be stored on the property for longer than this period.
4. The storage, demolition or junking of motor vehicles (whether capable of movement or not) is prohibited. Vehicles shall not be parked or stored as a source of parts or for the purpose of sale or lease/rent.

5. Car wash and auto detailing uses shall be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements. If an automatic car wash is an accessory use to a gasoline sales use, it shall be governed by the use and dimensional standards applicable to the gasoline sales use.

e. **Personal vehicle sales and rental**

1. The personal vehicle sales and rental establishment shall have no more than one vehicle display pad for every 100 feet of street frontage. A vehicle display pad shall not exceed 5000 square feet in area and may be elevated up to two feet above adjacent displays or ground level.

2. No vehicles or other similar items shall be displayed on the top of a building.

3. No materials for sale or rent other than vehicles shall be displayed between the principal structure and the adjoining street.

4. The storage or junking of wrecked motor vehicles (whether capable of movement or not) is prohibited.

8. **Water-Related Uses**

a. **Boat sales, service, rental, or repair**

1. Boats shall be not stored as a source of parts.

2. Discarded parts resulting from any repair work shall be removed promptly from the premises.

3. The use shall be designed so that service bays are not visible from an adjoining street.

4. Repair of all boats and equipment shall occur within an enclosed building.

5. Outdoor boat and equipment storage is allowed in an outdoor storage area.

6. Boats that are repaired and awaiting removal shall be stored for no more than 30 consecutive days. A boat abandoned by its lawful owner before or during the repair process may remain on site after the 30 day period, provided the owner or operator of the establishment demonstrates steps have been taken to remove the boat from the premises using the appropriate legal means.

7. If the boat repair and servicing use is combined with a boat or marine sales or rental use, docking facility, or marina, the combined use shall comply with the standards (including districts where permitted) applicable to each component.

9. **Car Wash (enclosed)**

a. Minimum of 1.5 acres.

b. Two access points to local and collector roads.

c. Minimum building setback of 25 feet.

d. Landscape buffer in accordance with Type E. Alternative Special Exception requirements, Table 5.2.5.B.3.D-2: Bufferyards and Types.

e. Required parking cannot infringe on landscape buffers.

F. **Industrial Uses**

1. **All Industrial Uses.** All industrial uses in the I-L: Light Industrial district shall be contained within an enclosed building, unless a special exception is approved for the use in accordance with Sec. 2.5.1.G, Special Exception Permit.

    a. Any outside storage as a principal use must provide a primary building that shall:

        - be a minimum 1,000 square feet
        - provide full utilities to include bathroom(s) in accordance with all state and local standards
        - meet standards in accordance with the Land Development Code, Appendix D - Development Design Guidelines.

2. **Extraction Uses**

    a. **Surface mining**

        1. The mining activity shall comply with and receive all applicable permits under State law, and comply with Chapter 16-39.008, FAC.
        2. Activities shall be confined to vacant properties of 100 acres or more, or total surrounding residential units equal 20 units or less when measured a quarter of a mile from the area to be mined.

3. **Industrial Service Uses**

    a. **Dry-cleaning, laundry, or carpet-cleaning plant**

        1. The establishment shall be within an enclosed building
        2. The establishment shall use nonflammable liquids in the cleaning processes that emit no odor, fumes, or steam detectable to normal senses from off the premises.

4. **Manufacturing and Production Uses**

    a. **Manufacturing, assembly, or fabrication, light.** Manufactured home and prefabricated building sales establishments shall comply with the following standards:

        1. Any lot engaged in the sale of manufactured homes or prefabricated buildings shall be at least one acre in area and maintain a minimum lot width of at least 125 feet.
        2. Model manufactured homes and prefabricated buildings shall be positioned in a uniform, organized fashion. Haphazard placement of buildings at varying angles shall be prohibited.
        3. No display areas shall be located within required setbacks or required landscaping buffers.
        4. Storage of materials related to the construction, transport, or installation of homes or prefabricated buildings shall only take place within areas enclosed by an opaque fence or wall with a minimum height of six feet.
        5. No signage, flags, or other attention-getting devices shall be mounted on a manufactured home or prefabricated building.

5. **Warehouse and Freight Movement Uses**

    a. **Outdoor storage (as a principal use)**

        1. Outdoor storage shall be screened from all public streets, residential development, and Residential districts by an opaque fence or wall with a minimum height of six feet, and a maximum height of ten feet.

2. Stacked or stockpiled material located within 50 feet of a screening fence or wall shall not exceed the height of the screening fence or wall.

3. Adjacent lots located within the I-H: Heavy Industrial district do not have to be screened.

4. Outdoor storage areas shall be configured to allow vehicular circulation through and around the storage area.

5. Any repair of equipment shall be conducted within an enclosed building.

6. Customers and vehicles shall be allowed to circulate through the area(s) used for outdoor storage.

b. **Consolidated storage (self-service storage).** Self-service storage facilities shall comply with the following standards:

1. If separate buildings are constructed, there shall be a minimum separation of ten feet between buildings.

2. The only commercial uses permitted on-site shall be the rental of storage bays and the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate, or process goods, to service or repair vehicles, small engines or electrical equipment, or conduct similar repair activities, to conduct garage sales or retail sales of any kind, or to conduct any other commercial or industrial activity on the site.

3. Individual storage bays or private postal boxes within a self-service storage facility shall not be considered premises for the purpose of assigning a legal address.

4. No more than one security or caretaker quarters may be developed on the site, and shall be integrated into the building's design.

5. Except as otherwise authorized in this subsection, all property stored on the site shall be enclosed entirely within enclosed buildings.

6. Hours of public access to a self-storage establishment abutting a Residential district or existing residential development shall be restricted to the hours between 6:00 a.m. and 10:00 p.m.

7. Where the establishment provides drive-up access to storage, the following standards shall be met:

(a) Interior parking shall be provided in the form of aisleways adjacent to the storage bays. Aisleways shall be used both for circulation and temporary customer parking while using storage bays. The minimum width of aisleways shall be 21 feet if only one-way traffic is permitted, and 30 feet if two-way traffic is permitted.

(b) The one- or two-way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist, at a minimum, of standard directional signage and painted lane markings with arrows.

(c) Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

(d) All access ways shall be paved with asphalt, concrete, or comparable paving materials.

8. Garage doors serving individual storage units shall be perpendicular to a public or private street so as to not be visible from adjacent streets.

9. Windows may not exceed 20 percent of any street-facing façade and shall not be reflective.

10. A maximum of two colors (excluding roof colors) shall be used on wall facades visible from off-site areas. Colors shall be neutral and shall not be used to call attention to the establishment.

11. Perimeter or exterior walls visible from an arterial street or residential development shall not include metal as a primary material.

12. Open storage of recreational vehicles, travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-service storage facility use, provided that the following standards are met:

    (a) Open storage shall occur only within a designated area, which shall be clearly delineated.

    (b) The size of the open storage area shall not exceed 25 percent of the buildable area of the site.

    (c) Outdoor storage areas shall be located to the rear of the principal structure.

    (d) Storage shall not occur within the areas set aside for minimum building setbacks.

    (e) No dry stacking of boats shall be permitted on-site.

6. **Waste-Related Uses**

a. **Recycling drop-off center**

1. The subject property shall front on and have direct vehicular access to an existing street with sufficient capacity to accommodate the type and amount of traffic expected to be generated by the recycling drop-off center.

2. All operations shall be confined to the interior of a wholly enclosed building. There shall be no outdoor storage.

3. The property shall be kept clean and free from debris.

b. **Materials recovery facility**

1. All separation and processing operations, including storage of solid waste, shall be confined to the interior of a wholly enclosed building.

2. All necessary State permits shall be issued for the facility.

3. Processing of solid waste must begin within 24 hours of it reaching the site.

4. The Enforcement Officer shall be provided the right to inspect the facility at any time for compliance with the applicable regulations.

c. **Solid waste transfer station**

1. Hours of operation shall occur only between 7:00 a.m. and 6:00 p.m.

2. Buildings associated with the solid waste transfer station shall be set back at least 500 feet from all property lines.

3. Measures shall be taken to control any noxious and offensive odors.

4. All activities pertinent to the transferring of solid waste shall be conducted in a wholly enclosed building that has an impervious surface for loading and unloading solid waste and is capable of accommodating all types of solid waste hauling vehicles.

5. The solid waste transfer station shall not commence until the State has issued all applicable permits.

(Ord. No. 2745, § 6, 1-15-2020; Ord. No. 2775, § V, 7-15-2020; Ord. No. 2805, § VII, 11-18-2020; Ord. No. 2877, §§ X, XI, 12-15-2021; Ord. No. 2882, § II, 12-15-2021; Ord. No. 2884, § II, 12-15-2021; Ord. No. 2927, § I, 5-18-2022; Ord. No. 2994, § VII, 3-15-2023)

SECTION 4.3. ACCESSORY USES AND STRUCTURES

4.3.1. General

The purpose of this section is to authorize the establishment and continuation of land uses and structures that are incidental and customarily subordinate to principal uses— accessory uses and structures. This section also identifies the zoning districts in which such accessory uses and structures are allowed (Sec. 4.3.2, Accessory Uses and Structure Table), sets out general standards applicable to all accessory uses and structures (Sec. 4.3.3, General Standards for all Accessory Uses and Structures), and sets out any special standards applicable to particular accessory uses and structures (Sec. 4.3.4, Standards Specific to Accessory Uses and Structures). This section is intended to allow a broad range of accessory uses and structures, so long as they are located on the same lot as the principal use and comply with the standards set forth in this section to reduce potentially adverse impacts on surrounding lands.

4.3.2. Accessory Uses and Structures Table

A. **Structure of Accessory Use/Structure Table.**

1. **Organization of Accessory Uses and Structures.** Table 1.1.1.A: Accessory Use and Structures Table, in this subsection lists accessory uses and structures alphabetically.

2. **Designation of Uses and Structures.** The following abbreviations are used in the table to designate whether and how an accessory use or structure is allowed in a particular zoning district:

P	A "P" under a base zoning district column indicates that the use or structure is allowable as an accessory use or structure in the zoning district, subject to Sec. 4.3.3, General Standards for all Accessory Uses and Structures, and any referenced use-specific standards in 4.3.4, Standards Specific to Accessory Uses and Structures, and all other applicable requirements of this LDC.
S	An "A" under the planned development (PD) zoning district column indicates that the use or structure is allowable as an accessory use or structure in the zoning district, subject to Sec. 4.3.3, General Standards for all Accessory Uses and Structures, and any referenced use-specific standards in Sec. 4.3.4, Standards Specific to Accessory Uses and Structures, and all other applicable requirements of this LDC—unless the PD Plan or PD Agreement approved for the zoning district expressly identifies the accessory use or structure as prohibited.
	A blank cell under a zoning district column indicates that the use or structure is prohibited as an accessory use or structure in the zoning district.

3. **Review for Compliance with this Section and Any use Specific Standards.** A proposed accessory use shall be reviewed for compliance with this section when it is proposed and prior to its development, either as part of a development plan (see Sec. 2.5.2.A, Development Plan (Major and Minor), or a building permit (see Code of Ordinances Art.VI, Sec. 6.08.00).

4. **Reference to Use-Specific Standards.** A particular use or structure allowable as an accessory use or structure in a zoning district may be subject to additional standards that are specific to the particular accessory use or structure. The applicability of such use-specific standards is noted in the last column of Table 1.1.1.A: Accessory Use and Structures Table, through a reference to standards in Sec. 4.3.4, Standards Specific to Accessory Uses and Structures.

5. **Unlisted Accessory Uses and Structures.** The Director shall evaluate potential accessory uses or structures that are not identified in Table 1.1.1.A: Accessory Use and Structures Table, on a case-by-case basis, as an Interpretation (see Sec. 2.5.6, Interpretation). In making the interpretation, the Director shall consider the following:

   a. Accessory uses identified in Sec. 10.3.1, Principal Use Classification System.

   b. The definition of the accessory use (see Sec. 10.4, Definitions), and the general accessory use standards established in Sec. 4.3.3, General Standards for all Accessory Uses and Structures;

   c. The additional standards for specific accessory uses established in Sec. 4.3.4, Standards Specific to Accessory Uses and Structures;

   d. The purpose and intent of the zoning district in which the accessory use or structure is located (see Article 3: Zoning Districts);

   e. Any potential adverse impacts the accessory use or structure may have on other lands in the area, compared with other accessory uses permitted in the zoning district; and

f. The compatibility of the accessory use or structure, including the structure in which it is housed, with other principal and accessory uses permitted in the zoning district.

B. **Accessory Use and Structures Table**

Table 4.3.2.B: Accessory Use and Structures Table
P = permitted accessory use or structure
A = allowed accessory use or structure in a PD district if approved as part of a PD Plan
Blank cell = accessory use or structure is prohibited

Accessory Uses and Structures	Agricultural & Transitional Districts		Residential Districts								Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
	AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD		
																		NM	GT	RTE						
Amateur ham radio antenna	P	P	P	P	P	P																			A	4.3.4.B.1
Antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P		P		A	
Automated teller machine (ATM)									P	P	P	P	P	P	P		P	P	P	P	P		P		A	4.3.4.B.2
Automatic car wash											P		P	P											A	
Bed and breakfast (as accessory to a single-family detached dwelling)																										4.3.4.B.3
Beekeeping	P		P																						A	
Boathouse	P	P	P	P	P	P	P	P	P		P		P	P								P			A	
Bike parking rack	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	
Clubhouse (as accessory to a residential development, golf, or tennis facility)				P	P	P	P	P	P		P	P	P	P			P	P	P	P					A	
Bike share station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P		A	
Community garden	P	P	P	P	P	P	P	P	P		P	P	P	P	P		P	P	P	P	P	P			A	
Community recreation facility (as accessory to a residential development)				P	P	P	P	P	P	P	P	P	P	P			P		P	P					A	4.3.4.B.4
Composting, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P		A	
Donation Bin																					S					4.3.4.B.5
Drive-through facility								P			P		P	P					P	P					A	4.3.4.B.6
Electric vehicle (EV) level 1 or 2 charging station							P	P		P	P	P	P	P	P		P	P	P	P	P		P		A	4.3.4.B.7
Electric vehicle (EV) level 3 charging station								P			P				P		P		P	P	P		P		A	4.3.4.B.7
Farmers' market	P									P	P		P	P			P	P	P	P	P				A	
Garage or carport	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P					A	
Greenhouse	P	P	P	P	P	P			P								P		P	P					A	
Green roof	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		A	

Helipad (as an accessory use)															P						P		P	A	4.3.4.B.8
Home garden	P	P	P	P	P	P	P											P	P	P				A	
Home occupation	P	P	P	P	P	P	P	P	P								P	P	P	P				A	4.3.4.B.9
Laundromat (as accessory to a multifamily dwelling, mobile home park, marina, or campground)							P	P			P	P		P			P	P	P	P				A	
Limited fuel/oil/bottled gas distribution													P	P		P								A	4.3.4.B.10
Nursery and garden center (as accessory to a nursery use)	P	P	P																	P					4.3.4.B.11
Outdoor display of merchandise (as accessory to a retail sales use								P		P	P		P	P			P		P					A	4.3.4.B.12
Outdoor seating (as accessory to an eating or drinking establishment)								P	P	P	P	P	P	P			P	P	P	P	P	P		A	4.3.4.B.13
Outdoor storage (as an accessory use)								P			P		P		P	P					P	P	P	A	4.3.4.B.14
Parking facility (as an accessory use)							P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	A	
Pier	P	P	P	P	P	P	P	P	P		P	P	P	P	P		P	P	P	P	P	P		A	
Produce stand (as accessory use to farm or community garden)	P	P								P	P		P	P			P	P	P	P				A	4.3.4.B.15
Rainwater cistern or barrel	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B.16
Satellite dish antenna	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B.17
Solar energy collection facility, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	4.3.4.B.18
Stable, private	P	P																							
Storage shed	P	P	P	P	P	P	P	P	P	P					P	P	P	P	P	P			P	A	
Swimming pool (as an accessory use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P		A	4.3.4.B.19
Wind energy conversion system, small-scale	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P		A	4.3.4.B.20

(Ord. No. 3021, § VI, 9-20-2023)

4.3.3. General Standards for all Accessory Uses and Structures

A. **Relationship to Principal Uses or Structures**

1. Except as otherwise expressly allowed in this LDC, an accessory use or structure shall not be established or constructed before the establishment or construction of the principal use or structure it serves.

2. If the principal use or structure served by the accessory use or structure is destroyed or removed, the accessory use or structure shall no longer be allowed.

3. Only one accessory structure as described in Table 10.2.4.B. Allowable Encroachments into Yards/Build-to Zones, 11. Garages, detached and 12. Utility sheds, shall be allowed for a single-family lot.

B. **Location of Accessory Uses and Structures**

1. Except as otherwise expressly allowed in this LDC, an accessory use or structure shall not be located within any platted or recorded easement or over any known utility, or in an area designated as a fire lane or emergency access route on an approved development plan (minor or major).

2. No accessory structures shall be located within a perimeter buffer except a screening fence or wall.

3. No accessory structure shall impede the access to or function of a vehicular use area.

4. Unless otherwise provided in Sec. 4.3.4, Standards Specific to Accessory Uses and Structures, or Sec. 10.2.4.B, Allowable Encroachments into Required Yards/Build-to Zones, no accessory structure shall be located in a required front yard or corner lot side yard.

5. Unless otherwise provided in subparagraph 3 or 4 above, or Sec. 4.3.4, Standards Specific to Accessory Uses and Structures, or Sec. 10.2.4.B, Allowable Encroachments into Required Yards/Build-to Zones, accessory uses and structures shall comply with the minimum yard standards and structure height limits applicable in the zoning district where the structure is located.

(Ord. No. 2994, § VIII, 3-15-2023)

4.3.4. Standards Specific to Accessory Uses and Structures

A. **General.** Standards for a specific accessory use or structure shall apply to the particular individual accessory use or structure regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this LDC. This subsection sets forth and consolidates the standards for all accessory uses and structures for which a reference to this section is provided in the "Use-Specific Standards" column of Table 1.1.1.A: Accessory Use and Structures Table, and in the same order as they are listed in the table. These standards may be modified by other applicable standards or requirements in this LDC.

B. **Standards for Specific Accessory Uses and Structures**

1. **Amateur ham radio antenna**

a. The antenna shall not exceed a height of 90 feet above grade.

b. An antenna attached to a principal structure on the lot shall be located on a side or rear elevation of the structure.

c. A freestanding antenna shall be located to the rear of the principal structure on the lot, but not within 10 feet of any lot line.

d. The Director shall waive or approve a deviation of the above standards if the ham radio operator demonstrates that such waiver or deviation is necessary to accommodate the operator's amateur communications needs.

2. **Automated teller machine (ATM)**

a. An ATM designed for walk-up use and located in the exterior wall of a building or a parking area shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking areas and building entrances, or vehicular movement in front of buildings or through parking areas.

b. If an ATM is designed for use by customers in their vehicles, it shall comply with the accessory use standards in Section 4.3.4.B.6, Drive-through Facility.

3. **Bed and Breakfast (as accessory to a single-family detached dwelling)**

a. The property owner or a member of the owner's immediate family shall live in the dwelling as a primary residence and manage the bed and breakfast use.

b. The maximum number of guest rooms shall be five.

c. The guest rooms may be within or attached to the principal dwelling or exist within or as a detached structure (e.g., above a detached garage).

d. Guest stays shall be limited to no more than two weeks in any one visit.

e. No more than two nonresident persons may be employed on the premises.

f. Interior residential features shall be retained in a manner that will allow re-conversion to solely a single-family residential use.

g. Breakfasts only may be served only to dwelling residents, and overnight resident guests.

h. At least one additional parking space per guestroom available for rent shall be provided in addition to those required for the principal dwelling.

i. There shall be no sign or other evidence of the bed and breakfast accessory use except one sign not exceeding two feet by three feet in area. Such sign may be double-faced and illuminated, but not internally illuminated or back-lit

j. Other than the sign authorized above, the dwelling and site shall be maintained and landscaped to eliminate outward signs of transient use, and shall be compatible with the neighborhood surroundings.

4. **Community Recreation Facility (as accessory to a residential use)**

a. A community recreation facility (as accessory to a residential use) is allowed, subject to the following standards:

1. The facility shall not abut a thoroughfare (access to the facility shall be provided by an access drive).

5. **Donation Bin**

a. A donation bin is only permitted as an accessory use where the principal use is a place of worship.

b. The donation bin shall be affixed to a level paved surface as a part of a larger developed and occupied nonresidential building site.

c. The donation bin shall be located with adequate driveway access for loading or service vehicles.

d. All donation bins on a building site shall be arranged side by side with no more than 12 inches between two bins.

e. The maximum number of donation bins on a site shall be:

1. One donation bin on any building site less than two acres in area;

2. Two donation bins on any building site between two and five acres in area; or

3. Three donation bins on any building site more than five acres in area.

f. The receiving door on the donation bin shall be oriented toward the interior of the building site and away from the public right-of-way.

g. The donation bin shall be closed by use of a receiving door or safety chute to prevent vandalism, and locked so that the contents of the bin cannot be accessed by anyone other than those responsible for the retrieval of the contents.

h. No donation bin shall exceed 25 square feet in area or seven feet in height.

i. The donation bin shall not be in view from the front of the building site.

j. The donation bin shall be setback:

1. Twenty-five (25) feet from any Residential use, residential zone district boundary, or public right-of-way; and

2. Five feet from any other property line

k. The donation bin shall not encroach on required landscaping, and no required landscaping shall be removed to install a donation bin.

l. Signs shall be permitted on two sides of the donation bin, if one of the two sides is the front or depositing side. Signage shall be limited to five square feet per side and shall only advertise the donation bin's (1) permittee, and (2) if applicable, the benefitting organization. Any donation bin operated by a person or entity other than a non-profit permittee shall also include the following statement on the depositing side of the bin, not less than two inches (2") high, below the bin chute, in conspicuous and clear lettering at least two inches (2") high, "[Permittee name] is not a charitable organization. The materials deposited in the bin are not re-used by any charitable organization but are instead recycled and re-sold for profit, and are not tax deductible contributions." A permittee's donation bin with a benefitting foundation or organization may also state: "A portion of the proceeds of the sale of the materials deposited in this bin benefits [name of benefitting foundation or organization]." Each donation bin must be clearly marked to identify the name and telephone number of its responsible operator.

m. No donation bin shall occupy or block access to any parking space needed to comply with the requirements of this LDC.

n. No processing of donations is allowed on-site.

o. Notwithstanding any other requirement of this subsection, donation bins may be located within a principal building or structure without further review or regulation.

p. Operation of the donation bin shall be conducted in a manner as not to constitute a nuisance with regard to odor, noise, dust, or other environmental effects. Collection facilities must be

regularly emptied of their contents so that materials and donations do not overflow. The permittee and property owner shall be individually and jointly responsible for abating and removing all garbage, trash, debris and other refuse material in the area surrounding any donation bin within 72 hours of written or verbal notice by the City.

q. The owner of the donation bin, the permittee, and the owner of any private property upon which a violation of these regulations occur may be held individually and severally responsible and liable for such violation.

6. **Drive-through Facility**

a. The drive-through facility shall be designed in accordance with Sec. 5.1.10, Vehicle Stacking Spaces and Lanes.

b. The drive-through facility shall be designed to avoid obstructions to pedestrian movement along sidewalks, through public use areas, or between parking spaces and building entrances.

c. The design of any roof or awning over the drive-through facility and lanes, including any supporting columns and brackets, shall match the design and exterior building materials of the principal building.

7. **Electric Vehicle (EV) Level 1, 2, or 3 Charging Station**

a. In the RMU districts, EV Level 3 charging stations are allowed as accessory uses to: continuing care retirement communities; colleges or universities; major utility facilities; and townhome or multifamily developments that contain more than 75 dwelling units.

b. Except as otherwise provided in subsection c. below, EV charging station spaces shall be reserved for the charging of electric vehicles only. Such reserved spaces shall be posted with signage identifying the spaces as reserved only for the charging of electric vehicles, the amperage and voltage levels, any enforceable time limits or tow-away provisions, and contact information for reporting non-operating equipment or other problems.

c. A required accessible parking space for persons with physical disabilities may also serve as an EV charging station space, provided the charging station and its controls meet ADA standards for accessibility to persons with physical disabilities.

d. EV charging station equipment shall be located so as not to interfere with vehicle, bicycle, or pedestrian access and circulation, or with required landscaping.

8. **Helipad (as an accessory use)**

a. There shall be no existing or proposed flight obstructions that are located outside the helipad site and fall within the approach zone to any landing area.

b. Auxiliary facilities such as parking, waiting room, fueling, and maintenance equipment are not permitted.

9. **Home Occupation**

a. The purpose and intent of these home occupation standards is to:

1. Ensure the compatibility of the home occupation with other uses permitted in the Residential districts;

2. Maintain and preserve the character of residential neighborhoods;

3. Provide peace and domestic tranquility within all residential neighborhoods within the City, and guarantee all residents freedom from excessive noise, excessive traffic, nuisance, fire

hazard, and other adverse effects of commercial uses being conducted in residential neighborhoods;

b. A home occupation shall be conducted entirely within a dwelling or accessory building on the lot of the occupant conducting the home occupation, and comply with all of the following standards:

1. The home occupation shall be clearly incidental and subordinate to the use of the dwelling unit by its occupants for residential purposes, and shall under no circumstances change the residential character of the unit;

2. No person other than members of the family residing on the premises shall be engaged in the home occupation;

3. The home occupation shall not change the outside appearance of the building or premises, or create other visible evidence of the conduct of the home occupation;

4. A home occupation shall not occupy more than 25 percent of the dwelling unit. A room which has been constructed as an addition to the dwelling, or an attached porch or garage which has been converted into living quarters, shall not be used for a home occupation until two years after the date of its completion, as shown by the records of the Building Division;

5. Traffic shall not be generated by the home occupation that is in greater volumes than is normally expected by the residential dwelling unit;

6. No commercial licensed vehicles shall be used by the home occupation;

7. The home occupation shall not use commercially licensed vehicles or vehicles which exceed three-quarter ton, for delivery of materials or supplies to or from the premises;

8. The off-street parking needed to accommodate the home occupation generated by the conduct of such home occupation shall be met off the street and other than in a required front yard;

9. No equipment or process shall be used by the home occupation that creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises. No explosive or combustible material shall be used or stored on the premises.

10. No demonstration of products for sale is permitted.

11. The home occupation shall comply with all applicable City occupational licenses and other business taxes.

10. **Limited Fuel/Oil/Bottled Gas Distribution**

a. Limited fuel/oil/bottled gas distribution is allowed as an accessory use to convenience stores, consumer good establishments, automobile service stations, and personal and commercial vehicle sales and rental uses.

b. Any structure housing the fuel, oil, or bottled gas that is located on a sidewalk or other walkway shall be located to maintain at least five feet of clearance along the walkway for use by pedestrians.

c. Limited fuel/oil/bottled gas distribution as an accessory use is prohibited within 1,000 feet of an airport, a school, and a hospital.

11. **Nursery and Garden Center (as accessory to a nursery use)**

a. The subject property shall contain at least five contiguous acres.

b. The display and sale of nursery stock and garden supplies not grown or produced on the premises shall not exceed 25 percent of the total display and sales area.

c. The display, sale, or repair of motorized nursery or garden equipment is prohibited.

d. All parking, loading, sales, and display areas shall be set back at least 25 feet from any street right-of-way and 150 feet from any residential use or a Residential zoning district.

12. **Outdoor Display of Merchandise (as accessory to a retail sales use or wholesale use)**

a. Outdoor display of merchandise is allowed as an accessory use to any retail sales and service use or wholesale use that is conducted within a building located on the same lot, subject to the following standards:

1. Merchandise displayed shall be limited to that sold or rented by the principal use on the lot.

2. All outdoor display of goods shall be located immediately adjacent to the front or side of the principal building, and not in drive aisles, loading zones, fire lanes, or parking lots.

3. Outdoor display areas along the front or side of a principal building shall be limited to no more than one-half of the length of the building's front or side, as appropriate.

4. Outdoor display areas shall be located to maintain a clearance area in front of primary building entrances for at least ten feet directly outward from the entrance width.

5. An obstruction-free area at least five feet wide shall be maintained through the entire length of the display area or between it and adjacent parking areas so as to allow pedestrians and handicapped persons with disabilities to safely and conveniently travel between parking areas or drive aisles to the building and along the front and side of the building, without having to detour around the display area.

13. **Outdoor Seating (as accessory to an eating or drinking establishment)**

a. Outdoor seating is allowed as an accessory use to any eating or drinking establishment, subject to the following standards:

1. No sound production or reproduction machine or device (including, but not limited to musical instruments, loud-speakers, and sound amplifiers) shall be played in the outdoor seating area at volumes that disturb the peace, quiet, or comfort of adjoining properties.

2. Hours of operation of the outdoor seating area shall be the same as those for the eating or drinking establishment.

3. Food preparation shall occur only within the enclosed principal building containing the eating or drinking establishment.

4. The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks or through areas intended for public use.

5. No tables, chairs, umbrellas, or other furnishings or equipment associated with the outdoor seating area shall be attached, chained, or otherwise affixed to any curb, sidewalk, tree, post, sign, or other fixture within the outdoor seating area.

6. The outdoor seating area may be permitted on a public sidewalk abutting or adjacent to the front of the property containing an eating or drinking establishment subject to the following requirements:

(a) The outdoor seating area shall be limited to that part of the sidewalk directly in front of the property containing the eating or drinking establishment unless the owner of adjoining property agrees in writing to an extension of the outdoor seating area to that part of the sidewalk in front of the adjoining property.

(b) The operator of the establishment shall enter into a revocable agreement with the City that has been approved as to form by the City Attorney, as appropriate, that:

i. Ensures that the operator is adequately insured against and indemnifies and holds the City harmless for any claims for damages or injury arising from sidewalk dining operations, and will maintain the sidewalk seating area and facilities in good repair and in a neat and clean condition;

ii. Authorizes the City to suspend authorization of the outdoor seating use, and to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the owner's expense, as necessary to accommodate repair work being done to the sidewalk or other areas within the right-of-way containing or near the outdoor seating area; and

iii. Authorizes the City to remove or relocate or order the removal or relocation of any sidewalk seating facilities, at the operator's expense, if the operator fails to comply with a City order to do so within a reasonable time period.

(c) A clear pathway at least five feet wide shall be maintained to allow through public pedestrian traffic along the sidewalk and from the sidewalk into the entrance to the establishment. A greater width may be required where necessary to ensure the safe and convenient flow of pedestrian traffic.

(d) A clear separation of at least five feet shall be maintained from any alley, crosswalk, fire hydrant, or similar public or emergency access feature in or near the sidewalk. A greater clear distance may be required where necessary to ensure use of the public or emergency access feature.

(e) No objects shall be placed along the perimeter of the outdoor sidewalk seating area that would have the effect of forming a physical or visual barrier discouraging the use of the sidewalk by the general public.

(f) Tables, chairs, umbrellas, and other furnishings associated with the outdoor seating area shall be of sufficient quality, design, materials, and workmanship to ensure the safety and convenience of the users and compatibility with adjacent uses.

14. **Outdoor Storage (as an accessory use)**

a. Within the MU-D: Mixed-Use Downtown and RMU: Residential Mixed Use districts, outdoor storage areas shall be located to the rear of the development's principal building(s). In other zones, outdoor storage areas shall be located to the side or rear of the development's principal structure(s).

b. Where an outdoor storage area stores goods intended for sale or resale, such goods shall be limited to those sold on the premise in conjunction with the principal use of the lot.

c. Flammable liquids or gases in excess of 100 gallons shall be stored underground.

d. No materials shall be stored in areas intended for vehicular or pedestrian circulation.

e. Outdoor storage areas shall be enclosed with either a wall made of masonry material consistent with that of the primary building(s) on the lot, wood, or vinyl (or a combination of such a masonry wall and metal fencing). The height of the wall or fence shall be sufficient to screen stored materials from view from public street rights-of-way, private streets, public sidewalks, and any adjoining residential development.

15. **Produce stand (as accessory to a farm or community garden)**

a. A produce stand (as accessory to a farm or community garden) shall comply with the following standards:

1. The produce stand shall not exceed 750 square feet in area and shall not be more than 15 feet in height.

2. The produce stand shall be located on the lot where the farm or community garden is located.

3. The produce stand shall be:

(a) Limited to the retail sale of vegetables and fruits grown on the farm or in the community garden.

(b) Located to minimize the visual impact of the structure from adjacent public streets.

(c) Limited to a six-month duration in a given location.

(d) Situated so that adequate ingress, egress, and off-street parking areas are provided.

16. **Rainwater Cistern or Barrel**

a. An aboveground rainwater cistern or barrel is allowed as an accessory use or structure to any principal use or structure, provided it shall:

1. Be located directly adjacent to the principal structure on the lot.

2. Not serve as signage or have signage affixed to it.

17. **Satellite Dish Antenna**

a. A satellite dish antenna is allowed as an accessory use or structure to any principal use or structure, subject to the following standards:

1. A satellite dish antenna that is more than 18 inches in diameter, located on property within the exclusive use or control of the antenna user, and designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, is subject to the standards in this subsection only to the extent that the standards do not unreasonably delay, prevent, or increase the cost of its installation, maintenance, or use or preclude reception of an acceptable quality signal.

2. Only one antenna is allowed to serve a residential dwelling unit. For all other uses, one or more antennas are allowed.

3. The maximum size of the satellite dish antenna, whether ground- or pole-mounted, shall be 12 feet in diameter, unless approved concurrently with a principal use approved by special exception.

4. Antennas shall be located only in a rear or side yard, at least two feet from any rear or side lot line. On lots having no rear yard (through lots) and on corner lots where the designated

front of the main building faces a side street, the rear and side yards, as used herein, shall mean the yards at the rear and side of the building, respectively.

5. Antennas shall be ground-mounted, except an antenna with a diameter of six feet four inches or less may be mounted on the roof of any building other than a single-family detached dwelling unit.

6. The maximum height of a ground-mounted antenna shall be 15 feet.

7. The maximum height of a pole-mounted satellite dish antenna shall be 13.5 feet above the eaves of the roof, but in all instances shall not exceed 35 feet

8. The satellite dish antenna shall be of a nonreflective surface material and be made, to the maximum extent practicable, to conform and blend, taking into consideration color and location, with the surrounding area and structures.

9. A ground-mounted antenna shall be screened from ground-level view from adjacent streets and parcels.

10. The satellite dish antenna shall, to the maximum extent possible, be screened from view from a public right-of-way and adjacent properties.

11. The satellite dish antenna, whether ground or pole mounted, shall be mounted at a fixed point and shall not be portable.

12. The satellite dish antenna shall contain no advertising or signage of any type.

13. The satellite dish antenna and any part thereof shall maintain vertical and horizontal clearances from any electric lines and shall conform to the National Electrical Code.

14. The satellite dish antenna installation shall provide certification of and shall meet all FCC and manufacturer specifications, rules, and requirements.

15. A satellite dish antenna 18 inches in diameter or less shall not require a building permit before its installation, but shall comply with the standards of this subsection.

18. **Solar Energy Collection Facility, Small-Scale**

a. The facility may be located on the roof of a principal or accessory structure, on the side of such structures, on a pole, or on the ground in accordance with the standards in Sec. 4.3.3.B, Location of Accessory Uses and Structures.

b. The facility shall comply with the maximum height standards for the zoning district in which it is located, except that a roof-mounted system shall not extend more than 15 feet above the roofline of the structure on which it is mounted.

c. Where an existing structure exceeds the applicable height limit, a solar energy collection facility may be located on its roof irrespective of applicable height standards, provided the system extends no more than five feet above the roof surface.

d. The property owner shall be responsible for negotiating with other property owners in the vicinity to establish any solar easement designed to protect solar access for the small-scale solar energy collection facility, and for recording any such solar easement with the Director.

19. **Swimming Pool (as an accessory use)**

a. An outdoor swimming pool accessory to a single-family dwelling may be located in a required side or rear yard except that it shall be set back at least five feet from the rear lot line and five feet from all side lot lines. With the exception of the five-foot side lot setback provisions, the

requirements from Table 10.2.4.B, Allowable Encroachments into Required Yards/Build-to Zones, 2.b Rear deck, porch, patio or terrace (screened or unscreened), shall be adhered to.

b. An outdoor swimming pool accessory to a use other than a single-family detached dwelling shall comply with the minimum yard depth requirements for a principal building and any applicable locational standards in provisions c below.

c. An outdoor swimming pool accessory to a townhome or multifamily development is subject to the following additional standards:

1. The pool shall be for the sole use of the development's or subdivision's residents, and their guests.

2. The pool (including the apron, filtering and pumping equipment, and buildings) shall be located at least:

(a) One hundred and twenty-five (125) feet from land in a single-family zoning district (RSF-1A and RSF-1B districts) or an existing single-family detached dwelling.

(b) Fifty (50) feet from adjoining land in a Residential zoning district, or land an existing residential use; and

(c) Twenty-five (25) feet from land in a Nonresidential zoning district or existing nonresidential development.

3. The use of any public address or other loudspeaker system for an outdoor swimming pool shall be restricted to that necessary for safety purposes, and shall not be used for the playing of music or other entertainment.

4. A public or private residential outdoor swimming pool shall be enclosed by a fence at least 48 inches high or a substantial barrier as approved by the Apopka Building Official, and further shall be in accordance with State of Florida building standards and Florida Statutes, as amended.

20. **Wind Energy Conversion System, Small-Scale**

a. Tower-mounted small-scale wind energy conversion systems shall not be located within a front yard.

b. A small-scale wind energy conversion system shall be set back a distance equal to its total extended height (e.g., if on a roof, roof height plus the height of any tower extending from the roof), plus five feet from all property lines, public street rights-of-way, and overhead utility lines. Guy wires and other support devices shall be set back at least five feet from all property lines.

c. The maximum height of a small-scale wind energy conversion system (including the tower and extended blades) shall be the maximum height allowed in the zoning district plus 40 feet.

d. Sound produced by the wind turbine under normal operating conditions, as measured at the property line abutting an existing residential use, shall not exceed 55 dBA at any time. The 55 dBA sound level, however, may be exceeded during short-term events that occur beyond the property owner's control, such as utility outages and/or severe wind storms.

e. The wind turbine and tower shall be painted or finished in the color originally applied by the manufacturer, or a matte neutral color (e.g., gray, white) that blends into a range of sky colors, or a color consistent with that of the buildings on the site. Bright, luminescent, or neon colors are prohibited.

f. The blade tip or vane of any small-scale wind energy conversion system shall have a minimum ground clearance of 15 feet, as measured at the lowest point of the arc of the blades. No blades may extend over parking areas, public rights-of-way, driveways, or sidewalks.

g. No illumination of the turbine or tower shall be allowed unless required by the Federal Aviation Administration (FAA).

h. On a freestanding tower, any climbing foot pegs or rungs below 12 feet shall be removed to prevent unauthorized climbing. For lattice or guyed towers, sheets of metal or wood or similar barriers shall be fastened to the bottom tower section such that it cannot readily be climbed.

i. No wind generator, tower, building, or other structure associated with a small-scale wind energy conversion system shall include any signage visible from any public street other than the manufacturer's or installer's identification, appropriate warning signs, or owner identification.

j. No small-scale wind energy conversion system intended to connect to the electric utility shall be installed until evidence has been provided to the Planning Director that the relevant electric utility company has been informed of the customer's intent to install an interconnected customer-owned generator.

k. If use of the facility is discontinued for a continuous period of six months, the City shall deem it abandoned and provide the owner a written notice of abandonment stating that the owner has 90 days from the date of receipt of the notice to either resume use of the facility or file a notice of termination with the City. The owner shall remove the facility (including all towers, turbines, and above-ground structures and equipment) within 90 days after a notice of termination is filed.

(Ord. No. 2775, § VI, 7-15-2020; Ord. No. 2877, § XII, 12-15-2021)

SECTION 4.4. TEMPORARY USES AND STRUCTURES

4.4.1. General

A. **Purpose.** The purpose of this section is to authorize the establishment of certain temporary uses and structures, which are uses (including special events) and structures of a limited duration. This section also identifies the zoning districts in which temporary uses and structures are allowed, identifies what type of permit or review is required to establish them, sets out general standards applicable to all temporary uses and structures, and sets out any special standards applicable to particular temporary uses and structures. This section is intended to ensure that such uses or structures do not negatively affect adjacent land, are discontinued upon the expiration of a set time period, and do not involve the construction or alteration of any permanent building or structure.

B. **Organization of this Section.** Table 4.4.2.C: Temporary Uses and Structure Table, in Sec. 4.4.2, Temporary Uses and Structures Table, shows whether a particular type of temporary use or structure is permitted or prohibited within the various zoning districts. Sec. 4.4.3, General Standards for All Temporary Uses and Structures, establishes general standards that apply to all allowed temporary uses and structures. Sec. 4.4.2.B, Standards for Specific Temporary Uses and Structures, establishes standards that apply to particular types of temporary uses or structures regardless of the zoning district in which they are allowed or the review procedure by which they are approved, unless expressly stated to the contrary. These standards may be modified by other applicable requirements in this LDC.

4.4.2. Temporary Uses and Structures Table

A. **Organization of Temporary Uses and Structures**

1. **Designation of Uses and Structures.** The following abbreviations are used in the table to designate whether and how a temporary use or structure is allowed in a particular zoning district.

P	A "P" in a cell of the temporary uses and structures table indicates that the use or structure is allowed by right as a temporary use or structure in the corresponding base or PD zoning district, subject to Sec. 4.4.3, General Standards for All Temporary Uses and Structures, any use-specific standards referenced in the final column of the table and set down in Sec. 4.4.4, Standards Specific to Temporary Uses and Structures, and all other applicable regulations of this LDC.
	A blank cell in the temporary uses and structures table indicates that the use or structure is prohibited as a temporary use or structure in the corresponding zoning district.

B. **Standards for Specific Temporary Uses and Structures.** When a particular use or structure is permitted as a temporary use or structure in a zoning district, there may be additional regulations that are applicable to the use or structure. The existence of these standards for specific temporary uses and structures is noted through a section reference in the last column of the use table titled "Standards for Specific Temporary Uses and Structures." References refer to Sec. 4.4.4, Standards Specific to Temporary Uses and Structures. These standards shall apply to a particular use or structure regardless of the base zoning district where it is proposed, unless otherwise specified.

C. **Temporary Uses and Structure Table**

Table 4.4.2.C: Temporary Use/Structure Table
P = permitted temporary use or structure
Blank cell = prohibited

Temporary Uses and Structures	Agricultural & Transitional Districts		Residential Districts								Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
	AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD		
																		NM	GT	RTE						
Construction-related building, structure, or use	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	4.4.4.A
Factory fabricated transportable building or room (temporary use)	P		P	P	P	P					P	P	P	P	P			P	P	P				P		
Farmers' market, temporary										P	P	P	P	P	P		P	P	P	P	P	P		P		4.4.4.B
Flea market, temporary											P		P	P				P	P	P						4.4.4.C
Garage sale	P	P	P	P	P	P	P	P	P									P	P	P				P		4.4.4.D
Model sales home/unit	P			P	P	P	P	P		P	P		P	P			P	P	P	P				P		4.4.4.E
Portable shipping container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	
Seasonal sales	P	P					P	P		P	P	P	P	P	P	P	P	P	P	P				P		4.4.4.F
Special event	P	P	P				P	P			P		P	P	P		P	P	P	P	P	P	P	P		4.4.4.G
Storage in portable shipping container	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		4.4.4.H
Temporary use or factory-fabricated transportable building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		4.4.4.J
Temporary shelter for commercial displays, sales, and services	P		P	P	P	P					P	P	P	P	P				P	P				P		4.4.4.K

4.4.3. General Standards for All Temporary Uses and Structures

Unless otherwise specified in this LDC, all temporary uses and structures shall:

A. Obtain any other applicable City, State, or federal permits;

B. Not involve the retail sales or display of goods, products, or services within a public right-of-way, except as part of a City-authorized event;

C. Not be detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare;

D. Be compatible with the principal uses taking place on the site;

E. Not have adverse health, safety, noise, or nuisance impacts on any adjoining permanent uses or nearby residential neighborhoods;

F. Not include permanent alterations to the site;

G. Not violate the applicable conditions of approval that apply to a site or a use on the site;

H. Not interfere with the normal operations of any permanent use located on the property; and

I. Be located on a site containing sufficient land area to allow the temporary use, structure, or special event to occur and accommodate associated pedestrian, parking, and traffic movement without disturbing environmentally sensitive lands.

4.4.4. Standards Specific to Temporary Uses and Structures

The standards set forth in this subsection for a specific temporary use or structure shall apply to the particular individual temporary use or structure, regardless of the zoning district in which it is located or the review procedure by which it is approved, unless otherwise specified in this LDC. This subsection is intended to set forth and consolidate the standards for all temporary uses and structures for which a reference to this subsection is provided in the "Standards for Specific Temporary Uses and Structures" column of Table: 4.4.2.C, Temporary Uses and Structure Table. These standards may be modified by other applicable standards or requirements in this LDC.

A. **Construction-related Building, Structure, or Use.** A construction-related building, structure, or use shall comply with the following standards:

1. The temporary building, structure, or use shall not be moved onto the project site prior to the issuance of a building permit and shall be removed within 30 days after issuance of the final certificate of occupancy for the building or completed development.

2. The temporary building, structure, or use may be placed on a property adjacent to the construction site if site constraints make it infeasible to locate the structures or facilities on the construction site, provided the adjacent site is restored to its previous condition within 60 days after issuance of the certificate of occupancy for the building or completed development.

3. Adequate off-street parking for the temporary building, structure, or use shall be provided in accordance with the minimum standards for number of off-street parking spaces in Section 5.1, Off-Street Parking, Bicycle Parking, and Loading Standards.

4. Construction site fencing may remain in place provided the building permit remains active and has not expired.

5. The Director shall issue the temporary use permit for an appropriate period of time not to exceed 12 months and may extend the temporary use permit for an additional 12 months on finding that the building construction or land development is proceeding in a reasonably timely manner.

B. **Farmers' Market, Temporary**

1. The farmers' market shall operate only with written permission from the owner of the property on which it is located.
2. The farmers' market shall operate for no more than 50 days in any one calendar year.
3. The farmers' market shall be open only during daylight hours.
4. Except as provided in provision e below, a farmers' market shall only be located on the open area or parking lot of private or publicly owned property.
5. The farmers' market may operate inside a public or privately owned building during the months of December through March for a period not to exceed a total of 30 days.
6. The farmers' market shall provide adequate ingress, egress, and off-street parking areas. Vehicular access to the subject property shall not be by means of streets internal to subdivisions or neighborhoods for single-family detached dwellings.
7. Sales shall be limited to the retail sale of agriculture, aquaculture, and horticulture products produced by the vendor, including the sale of products made by the vendor from such products (e.g., baked goods, jams and jellies, juices, cheeses) and incidental sales of crafts or similar home-made products made by the vendor.
8. Items for sale shall not be displayed or stored within customer pathways.
9. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.
10. The market shall have a manager authorized to direct the operations of all participating vendors during all hours of operation.

C. **Flea Market, temporary**

1. The market shall operate only with written permission from the owner of the property on which it is located.
2. The market shall operate for no more than 30 days in any one calendar year.
3. The market shall be open only during daylight hours.
4. The market shall only be located on the open area or parking lot of property owned by a public agency or a not-for-profit organization.
5. Stalls, sales tables, and any other facilities related to the flea market shall be located at least 25 feet from any adjoining street. If located within a parking lot, the facilities shall be located so as to provide sufficient parking facilities for the patrons.
6. Market sales shall be limited to the retail sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and non-portable household appliances.
7. Items for sale shall not be displayed or stored within customer pathways.
8. The market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, and maintenance and security requirements and responsibilities.

D. **Garage Sale**

1. Sales are held no more than twice in a calendar year.
2. Sales last no longer than three consecutive days.
3. Sales are conducted on the owner's property. Multiple-family sales are permitted if they are held on the property owned by one of the participants;
4. No goods purchased for resale may be offered for sale;
5. All signs shall comply with Section 5.10, Signs.

E. **Model Sales Home/Unit.** A single model sales home/unit may be located on a new development site and temporarily used for sales or leasing uses associated with a residential development, or mixed-use development with residential units, subject to the following standards:

1. A model sales home/unit shall be located on a lot or building site approved as part of the development, or within a building approved as part of the development.
2. A temporary use permit for the use shall be issued only when actual construction on or in the immediate vicinity of the development site necessitates the model sales home/unit. The permit shall be initially valid for no more than three years. The Planning Director may grant written extensions of this time period for up to three years per extension provided, however, the permit shall remain valid no longer than the time required for the construction of the development.
3. Adequate measures shall be taken to ensure the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the surrounding neighborhood.
4. There shall be no more than one model sales home/unit per builder in the development.
5. The building used as or containing a sales office shall comply with all building setbacks and other development requirements.
6. The building shall be aesthetically compatible with the character of the community and surrounding area in terms of exterior color, predominant exterior materials, and landscaping.
7. At least one parking space shall be provided for every 300 square feet of gross floor area devoted to the sales office use. Accessible parking for persons with physical disabilities is required.
8. A model sales home/unit may be used for temporary sales/leasing until such time as the last lot is developed.
9. On termination of the temporary real estate sales/leasing use of a model sales home/unit, the home/unit shall be converted into, or removed and replaced with, a permanent permitted use, and any excess parking shall be removed and landscaped in accordance with the development permits and approvals for the development.
10. A model sales home shall not be used for storage of building materials.

F. **Seasonal Sales**

1. The display/sales area shall be located at least 25 feet from an existing street line and from any adjacent lot lines.
2. Adequate measures shall be taken to ensure that the use will not adversely affect the health and safety of residents or workers in the area, and will not be detrimental to the use or development of adjacent properties or the general neighborhood.
3. Off-street parking shall be adequate to accommodate the proposed sale of products.

4. Shall be valid for no more than 45 consecutive days.

G. **Special Event**

1. **Applicability**

a. All special events (including but not limited to cultural events, musical events, celebrations, festivals, fairs, carnivals, circuses, and communal camping) held on private property within the City shall comply with the requirements and standards in this subsection, unless exempted in accordance with section b below.

b. The following events or activities are exempt from the standards of this subsection and may occur without a temporary use permit for a special event. They are subject to all other applicable procedures and standards of this LDC:

1. Special events or activities occurring within, or on the grounds of, a single-family detached development.

2. Block parties or neighborhood activities with fewer than 100 attendees.

3. Any event sponsored in whole or in part by the City, the County, or the State.

4. Any organized activities conducted at sites or facilities typically intended and used for such activities. Examples of such exempt activities include, but are not limited to, sporting events such as golf, soccer, softball, and baseball tournaments conducted on courses or fields intended and used for such activities; fairs and carnivals at fairgrounds; wedding services conducted at places of worship, reception halls, or similar facilities (not including agricultural or food and beverage production facilities); funeral services conducted at places of worship, funeral homes, or cemeteries.

2. **Standards.** An application for a temporary use permit for a special event shall not be approved unless it complies with the following standards, in addition to the standards in Sec. 4.3.3, General Standards for all Accessory Uses and Structures:

a. The application does not contain intentionally false or materially misleading information.

b. There is a finding that the special event would not create an unreasonable risk of significant:

1. Damage to public or private property, beyond normal wear and tear;

2. Injury to persons;

3. Public or private disturbances or nuisances;

4. Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;

5. Additional and impracticable or unduly burdensome police, fire, trash removal, maintenance, or other public services demands; and

6. Other adverse effects upon the public health, safety, or welfare.

c. The special event shall not be of such a nature, size, or duration that the particular location requested cannot reasonably accommodate the event.

d. The special event shall not be at a time and location that has already been permitted or reserved for other activities.

3. **Conditions of Approval.** In approving the temporary use permit for the special event, the Planning Director is authorized to impose such conditions upon the premises benefited by the permit as may be necessary to reduce or minimize any potential adverse impacts upon other property in the area, as long as the condition relates to a situation created or potentially created by the proposed special event. The Planning Director is authorized, where appropriate, to require:

    a. Provision of temporary parking facilities, including vehicular access and egress.

    b. Control of nuisance factors, such as but not limited to, the prevention of glare or direct illumination of adjacent properties, noise, vibrations, smoke, dust, dirt, odors, gases, and heat.

    c. Regulation of temporary buildings, structures and facilities, including placement, height and size, location of equipment and open spaces, including buffer areas and other yards.

    d. Provision of sanitary and medical facilities.

    e. Provision of solid waste collection and disposal.

    f. Provision of security and safety measures.

    g. Use of an alternative location or date for the proposed special event.

    h. Modification or elimination of certain proposed activities.

    i. Regulation of operating hours and days, including limitation of the duration of the special event to a shorter time period than that requested or specified in this subsection.

    j. Submission of a performance guarantee to ensure that any temporary facilities or structures used for such proposed special event will be removed from the site within a reasonable time following the event and that the property will be restored to its former condition.

4. **Duration of Permit.** A temporary use permit for a special event authorized in accordance with this subsection shall be limited to a maximum duration of 14 days per site per calendar year, unless otherwise specifically authorized by the Director.

H. **Storage in Portable Shipping Container.** Temporary storage in portable shipping containers shall comply with the following standards:

1. Storage containers shall not exceed 160 square feet in floor area or be taller than eight feet.

2. Containers shall be located within a driveway, parking, or loading area. In cases where the driveway, parking, or loading area extends behind the front façade of a building, the container shall be placed behind the front façade.

3. In cases where improved driveways, parking, or loading areas are not present, containers shall be located so as to minimize their visibility from streets or adjacent residential areas, to the extent practicable.

4. Nothing in these standards shall limit the placement of more than one container on a lot or site, provided compliance with all other applicable standards is maintained.

5. Except for storage containers located on construction sites, storage containers shall not be located on an individual parcel or site for more than 30 consecutive days per site per occurrence.

6. Storage containers may be placed on a residential site a maximum of two occurrences per year, per unit.

7. A minimum period of six months is required between the removal of a storage container from a nonresidential site and the subsequent placement of a storage container on the site.

I. **Temporary use of an accessory use or accessory structure as a principal dwelling after a catastrophe.** An existing structure that is accessory to an existing principal dwelling that has been damaged or destroyed by a fire, hurricane, or other physical catastrophe may be temporarily used as the principal dwelling on the lot while the damaged or destroyed principal dwelling is being repaired or reconstructed, provided it complies with the following standards:

1. The building or inhabited part shall meet all applicable building, health, and other regulations for a habitable dwelling.

2. The building complies with any additional standards set forth in a Declaration of Emergency issued by authorized officials in response to the catastrophe.

3. The building is removed or converted to an authorized accessory use within 30 days after issuance of the certificate of occupancy for the permanent principal dwelling. In no case shall the building be used as the principal dwelling for more than two years unless authorized by a longer time period set forth in a Declaration of Emergency issued by authorized officials in response to the catastrophe.

J. **Temporary Use of Factory-Fabricated, Transportable Building.** Factory-fabricated, transportable buildings that are designed to arrive at the site ready for occupancy (except for minor unpacking and connection to utilities), and for relocation to other sites, may be temporarily placed on land, subject to the following standards:

1. The building may be placed on a lot and temporarily used only for the following purposes:

a. Temporary on-site expansion of space for an existing community services use, government administrative offices, health care use, place of worship, public school, or other community-serving institutional use pending implementation of City-approved plans for the permanent expansion of existing facilities.

b. Temporary on-site office space for construction management and security uses during construction of new development in accordance with City-approved plans.

c. Temporary on-site office space pending completion of permanent office space if a building permit has been issued for the permanent office space.

d. A temporary on-site space for real estate sales or leasing activities associated with a new development pending construction of the development.

e. Temporary on-site space for recreational use for a new residential development pending construction of permanent recreational facilities approved as part of the development.

f. A temporary building providing temporary quarters for the occupants of a principal dwelling or nonresidential building damaged or destroyed by a fire, hurricane, or other physical catastrophe while the dwelling or building is being repaired or reconstructed.

g. A temporary room used as a bedroom and bathroom for the temporary care of a parent or grandparent who is elderly or disabled.

2. Except as otherwise provided in this LDC, the temporary building may be located anywhere on the site except within the following areas:

a. Existing required landscaping or perimeter buffer areas;

b. Areas designated as future required landscaping areas, whether or not vegetation currently exists;

c. Natural areas, floodplains, and environmentally-sensitive areas; and

d. Other areas designated on the site for open space, vehicular access, or parking.

3. Adequate off-street parking for the temporary building or room shall be provided in accordance with the minimum standards for number of off-street parking spaces in Sec. 5.1, Off-Street Parking, Bicycle Parking, and Loading Standards.

4. All permits required by applicable building, electrical, plumbing, and mechanical codes shall be obtained before placement of the temporary building or room.

5. The temporary building or room shall be compatible with any existing buildings on the site in terms of exterior color.

6. The exterior of the temporary building or room shall not be used to display advertising other than signage authorized by Sec. 5.10, Signs.

7. A temporary use permit issued for a temporary building in accordance with this subsection shall have a period of validity of 12 months or less, except the permit for the temporary room used as a bedroom and bathroom for the care of a parent or grandparent who is elderly or disabled may be for up to three years. The temporary use permit may be extended for an additional 12 months, up to three times, if a written request for an extension is submitted to the Planning Director 30 days prior to the expiration of the temporary use permit, except that an unlimited number of extensions are allowed for temporary classrooms for use as part of an existing public educational facility and for a temporary room used as a bedroom and bathroom for the care of a parent or grandparent who is elderly or disabled. In all other instances, the temporary building shall not remain on the site for more than four years.

8. The temporary building shall be removed from the site within 30 days after issuance of the final certificate of occupancy for the permanent expansion, new development, permanent office space, permanent recreation facility, permanent facility, repaired or reconstructed dwelling/building, as appropriate, or the removal of the elderly parent or grandparent.

K. **Temporary Shelter for Commercial Displays, Sales, and Services.** Promotional displays or sales, seasonal activities carload sales of products, sidewalk sales, and demonstration of products in a parking lot may be allowed in a trailer or tent, provided the temporary use permit is not valid for more than two months in a calendar year.

L. **Storage of Boats, Recreational Vehicles and Trailers.** Boats, boat trailers, recreational vehicles, personal utility trailers and similar items may only be stored on the rear of the property, subject to the following conditions:

1. In residential zoning districts, boats, boat trailers, recreational vehicles, personal utility trailers, and similar items may be parked only on the rear portion of a residential lot, at least ten feet from any side lot line and five-feet from a rear lot line.

2. One boat, one boat trailer or one recreational vehicle may be parked in the front driveway (not yard) for a maximum period of 45 hours, for loading or unloading purposes.

3. At no time shall any boat or recreational vehicle be resided in while being stored or parked on the residential property.

4. Storage or parking of boats, boat trailers, recreational vehicles or utility trailers within a road right-of-way, swale or front yard is prohibited.

(Ord. No. 2877, § XIII, 12-15-2021)

Article 5 DEVELOPMENT STANDARDS

SECTION 5.1. OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS

5.1.1. Purpose and Intent

The purpose of this section is to ensure provision of off-street vehicular parking, bicycle parking, and loading facilities in proportion to the generalized vehicular parking, bicycle parking, and loading demand of the different zoning districts and different uses allowed by this LDC. The standards in this section are intended to provide for adequate off-street vehicular parking, bicycle parking, and loading while supporting walkable urbanism in appropriate locations, and allowing the flexibility needed to accommodate alternative parking solutions. The standards are also intended to achieve City policies of supporting redevelopment of commercial corridors, accommodating appropriate infill development, and avoiding excessive paved surface areas.

5.1.2. Applicability

A. **New Development.** All new development shall provide off-street vehicular parking, bicycle parking, and loading areas in accordance with the standards of this section.

B. **Existing Development**

1. **Change in Use.** Any change in use of existing development shall be accompanied by provision of any additional off-street vehicular parking, bicycle parking, and loading spaces required for the change in use by this section, as approved by the DRC.

2. **Expansion.** If an existing structure or use is expanded or enlarged (in terms of the number of dwelling units, floor area, number of employees, or seating capacity), any additional off-street vehicular parking bicycle parking, and loading spaces that may be required shall be provided in accordance with the requirements of this section for both the existing and expanded or enlarged part of the structure or use.

5.1.3. Timing of Review

Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

5.1.4. Parking Plan Required

All development applications subject to review for compliance with the standards of this section which propose more than ten off-street vehicular parking spaces shall include a parking plan. The parking plan shall accurately designate the number and location of required parking spaces, access aisles, and driveways, and the relation of the vehicular off-street parking facilities and bicycle parking facilities (if applicable) to the development they are designed to serve, including how the parking facilities coordinate with the vehicular, pedestrian, and bicycle circulation systems for the development.

5.1.5. General Standards for Off-Street Vehicular Parking and Loading Areas

A. **Use of Vehicular Parking and Loading Areas**

1. **General.** Off-street vehicular parking areas required by this section shall be used solely for the parking of licensed motorized vehicles in operating condition. Required parking spaces and loading berths may not be used for the display of goods for sale (except that farmers' markets and food trucks permitted under this LDC may be permitted to operate within parking areas), or the sale, lease, storage, dismantling, or service of any vehicles, boats, motor homes, campers, mobile homes, building materials, equipment, or supplies.

2. **Parking of Vehicles at Residential Development.** Off-street vehicular parking shall not be located within any required front yard of a residential development, except up to two vehicles may be parked on-site of a residential use within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick, gravel, or other similar materials clearly delineating such parking spaces.

3. **Rear-Loading Lots.** Lots 50 feet or less in width shall be rear-loading and locate on-site parking and access in the rear of the lot. Residential lots between 50 feet and 55 feet shall not be permitted to avoid the rear-loaded alley requirement.

4. **Parking of Commercial Vehicles in Residential Districts**

   a. **General.** Commercial vehicles are prohibited on any public or private property in any Residential district, except:

      1. Where construction is ongoing for which a valid Building Permit has been issued, and the construction requires the use of the prohibited vehicles.

      2. Persons are performing lawful and authorized work upon the premises where the vehicle is parked, and are using the vehicle for immediate pickup or delivery service.

      3. The vehicle is a standard pickup and paneled truck having a carrying capacity of one ton gross weight, or less.

      4. The vehicle is an emergency service vehicle.

      5. The vehicle is parked entirely inside a garage, or is parked in a carport where no part of the vehicle extends outside the roofline of the carport.

      6. For one travel trailer or recreational vehicle, if the travel trailer or recreational vehicle is not parked or stored for more than 48 hours on the site, unless it is located behind the front yard building line. (A travel trailer or recreational vehicle shall not be occupied either temporarily or permanently while it is parked, unless it is located in a mobile home or recreational vehicle park.)

   b. **Commercial vehicles.** For the purposes of this subsection, commercial vehicles include:

      1. Trucks or other vehicles having a rated capacity of over three-quarters of a ton, including trucks or other vehicles used or designed for use in transporting or as a temporary or permanent base, platform or support of equipment, machinery or power plant of all types;

      2. Truck tractors having dual rear wheels.

      3. Disabled vehicles on an emergency basis, if they are not parked for more than 24 hours, by which time the vehicle shall be removed by wrecker towing or other means, regardless of the nature of the emergency. (Disabled vehicles or trailers may be stored on a site within a completely enclosed building or carport.)

4. Trailers or semitrailers having dual rear wheels or such trailers having an overall length of more than 12 feet.

5. Stake body trucks, buses, and walk-in vans.

6. Trailers used to transport and store commercial equipment and/or materials, except for utility vehicles (Nothing contained in this subsection shall prohibit the parking of vehicles of public or private utility companies on the public streets for the period of time required in locating, relocating, servicing, testing, or repairing the company's equipment, nor shall these provisions be construed to prohibit parking of vehicles actually in use in the construction, repair, or maintenance of any road, street or alley, as long as the vehicles do not exceed 10,000 pounds of gross vehicle weight.)

B. **Identified as to Purpose and Location.** Off-street vehicular parking areas of three or more spaces and all off-street loading areas shall include painted lines, wheel stops, or other methods of identifying individual parking spaces and loading berths and distinguishing such spaces or berths from aisles. Specific dimensional and marking standards are defined in Sec. 5.1.5.F, Markings.

C. **Surfacing**

1. **General.** Except as provided for in paragraph 2 and 3 below, all off-street vehicular parking and loading areas shall be surfaced with all-weather hard surface with asphaltic concrete, concrete, brick, stone, pavers, or an equivalent hard, dustless, and bonded surface material. Use of surfacing that includes recycled materials (e.g., glass, rubber, used asphalt, brick, block, and concrete) is encouraged. These surfaces shall be maintained in a smooth, well-graded, clean, orderly, and dust-free condition.

2. **Pervious or Semi-Pervious Surfacing.** The use of pervious or semi-pervious parking area surfacing materials—including, but not limited to—pervious asphalt and concrete, open joint pavers, and reinforced grass/gravel/shell grids may be approved for off-street vehicular parking and loading areas, provided such surfacing is subject to an on-going maintenance program (e.g., sweeping, annual vacuuming). Any pervious or semi-pervious surfacing used for aisles within or driveways to parking and loading areas shall be certified as capable of accommodating anticipated traffic loading stresses and maintenance impacts.

Figure 5.1.5.C.2: Use of Pervious Material in an Off-Site Vehicular Parking Area

D. **Certain Residential Uses.** Off-street parking spaces and driveways for single-family detached, two-family (duplex), and townhouse dwellings may, in-lieu of surfacing in accordance with 5.1.5.C.1, General, or Pervious or Semi-Pervious Surfacing, and 5.1.5.C.2, Pervious or Semi-Pervious Surfacing above:

1. Be covered with pervious material such as crushed stone, gravel, or mulch, if such material is:

a. Confined to the vehicular parking space and/or driveway with a device expressly designed for such purposes, including but not limited to bricks, railroad ties, and plastic/PVC landscaping boarders; and

b. Renewed or replaced as reasonably necessary to maintain a neat and orderly appearance; or

2. Include surfacing in two strips ("tire ribbons") of a material specified in Sec. 5.1.5.C, Surfacing above, designed to provide a driving surface for the wheels of an automobile along the length of the parking space and/or driveway, provided the overall parking space meets the minimum dimensional requirements in this section.

E. **Location and Arrangement**

1. **Safe and Convenient Access**

a. Off-street vehicular parking and loading areas shall be arranged for convenient access between an adjacent road or street and all parking spaces and loading berths to facilitate ease of mobility, ample clearance, and safety of vehicles and pedestrians. Each off-street parking space and loading berth shall have adequate, unobstructed means for the ingress and egress of vehicles.

b. Except for off-street vehicular parking areas serving single-family detached or two-family (duplex) dwellings, off-street parking areas shall be arranged so no parking or maneuvering incidental to parking shall occur on a public road, street, or sidewalk.

c. Except for off-street vehicular parking areas serving single-family detached, two-family (duplex), and townhouse dwellings, off-street parking areas shall be arranged so an automobile may be parked or un-parked without moving another automobile, unless it is within an automated or mechanical parking deck or garage or part of valet or tandem parking in accordance with Sec. 5.1.8, Off-Street Parking Alternatives .

d. Off-street vehicular parking areas, aisles, pedestrian walks, landscaping, and open space shall be designed as integral parts of an overall development plan and shall be properly related to existing and proposed buildings.

e. Buildings, parking and loading areas, landscaping, and open spaces shall be designed so that pedestrians moving from parking areas to buildings and between buildings are not unreasonably exposed to vehicular traffic.

f. Landscaped, paved, and gradually inclined or flat pedestrian walks shall be provided along the lines of the most intense use, particularly from building entrances to streets, parking areas, and adjacent buildings. Pedestrian walks should be designed to discourage incursions into landscaped areas except at designated crossings.

g. Each off-street parking space shall open directly onto an aisle or driveway that, except for single-family detached and two-family (duplex) dwellings, is not a public street.

h. Aisles and driveways shall not be used for parking vehicles, except that the driveway of a single-family detached or two-family (duplex) dwelling shall be counted as a parking space for the dwelling unit.

i. The design of the off-street vehicular parking area shall be based on a definite and logical system of drive lanes to serve the parking and loading spaces. A physical separation or barrier, such as vertical curbs, may be required to separate parking spaces from travel lanes.

j. No parking space shall be located so as to block access by emergency vehicles.

k. A maximum of a two-foot overhang is allowed from a curb or wheel stop onto a non-paved surface for all off-street vehicular parking spaces except parallel spaces. The two-foot overhang

areas may not intrude onto pedestrian walkways, landscaped buffers, accessways, rights-of-way, or adjacent property not a part of the site.

l. Access ways for internal traffic circulation of parking areas shall be a minimum of 18 feet for one-way traffic and 24 feet for two-way traffic.

m. Off-street loading areas shall be arranged so no loading berth extends into the required aisle of a vehicular parking area.

n. An entrance or exit to a vehicular parking area shall not be located within 25 feet of a Residential district.

2. **Backing onto Streets Prohibited.** Except for parking areas serving single-family detached or attached, or two-family (duplex) dwellings, all off-street vehicular parking and loading areas shall be arranged so that no vehicle is required to back out from such areas directly onto a street.

F. **Markings**

1. Except for vehicular parking areas serving single-family detached or two-family (duplex) dwellings, each required off-street parking area and space, and each off-street loading area and berth, shall be identified by surface markings that are arranged to provide for orderly and safe loading, unloading, parking, and storage of vehicles. Such markings—including striping, directional arrows, lettering on signs and in handicapped-designated areas, and labeling of the pavement—shall be maintained so as to be readily visible at all times.

2. One-way and two-way accesses into required parking facilities shall be identified by directional arrows. Any two-way access located at any angle other than 90 degrees to a street shall be marked with a traffic separation stripe running the length of the access. This requirement does not apply to parking lot drive aisles.

G. **Stormwater Management/Drainage.** All off-street vehicular parking and loading areas shall comply with Sec. 6.7, Stormwater Management Systems, and shall be properly drained so as to eliminate standing water and prevent damage to adjacent land and public and private roads, streets, and alleys.

H. **Exterior Lighting.** Lighted off-street vehicular parking and loading areas shall comply with Sec. 5.7, Exterior Lighting, or Lighting Standards.

I. **Landscaping, Buffering, and Tree Protection**

1. Off-street vehicular parking areas shall comply with the requirements of Sec. 5.3, Landscape and Buffer Standards, and Sec. 5.4, Tree Protection Standards.

2. Except for off-street vehicular parking areas serving single-family detached or two-family dwellings (duplex), each parking space shall include a permanently anchored wheel stop, except for tandem parking spaces at the edge of a vehicular parking area, or impervious area. Wheel stops are not required between parking spaces used for tandem parking.

3. Wheel stops, when used, shall be made of concrete, metal, rubber, or other material of comparable durability, and shall be at least six feet long and at least six inches high. When used, one wheel stop shall be provided per parking space.

4. A rail, fence, curb or other continuous barricade sufficient to retain the parked vehicles completely within the parking area shall be provided, except at exit and access driveways.

J. **Accessible Parking for Physically Disabled**

1. Development required to provide off-street vehicular parking spaces shall ensure that a portion of the total number of required off-street parking spaces shall be specifically designated, located, and reserved for use by persons with physical disabilities, in accordance with Table 5.1.5.J: Accessible

Parking, the standards in Ch. 316, Fla. Stat.; the Florida Accessibility Code for Building Construction adopted pursuant to Sec. 553.503, Fla. Stat.; and the Federal Americans with Disabilities Act Accessibility Guidelines.

Table 5.1.5.J: Accessible Parking	
Total Required Spaces in Lot	Minimum Number of Accessible Spaces
Up to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
Over 1,000	20, plus 1 for each 100 over 1,000

2. Where van parking is provided pursuant to state and federal requirements, for every six parking spaces or fraction thereof required by Table 5.1.5.J: Accessible Parking, at least one shall be a van parking space.

K. **Maintained In Good Repair at All Times.** All off-street vehicular parking and loading areas shall be maintained in safe condition and good repair at all times so as not to constitute a hazard to public safety or a visual or aesthetic nuisance to surrounding land.

(Ord. No. 2877, § XIV, 12-15-2021)

5.1.6. Off-Street Vehicular Parking Space Standards

A. **Minimum Number of Off-Street Vehicular Parking Spaces.** Except as otherwise provided for mixed-use developments (see Sec. 5.1.6.C), new development, a change in use, or expansion of development shall provide the minimum number of off-street vehicular parking spaces in accordance with Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, based on the principal use(s) involved and the extent of development. Interpretation of the off-street parking space standards for principal uses with variable parking demands or unlisted principal uses shall be in accordance with Sec. 5.1.6.B, Unlisted Uses.

Table 5.1.6.A: Minimum Number of Off-Street vehicular Parking Spaces				
Principal Use Category	Principal Use Type	Minimum Number of Vehicular Parking Spaces [1] [2]		
		MU-D	MU-ES	Other Base Zoning Districts
Rural and Agricultural Uses				
Agriculture/Forestry Uses	Agricultural production	N/A	N/A	1/1,000 sf of office or sales use

	Apiaries	N/A	N/A	No minimum
	Community garden	No minimum	No minimum	No minimum
	Forestry	N/A	N/A	No minimum
	Greenhouse and nursery	N/A	N/A	No minimum
	Keeping horses or ponies	N/A	N/A	No minimum
	Other agricultural use	N/A	N/A	1/1,000 sf of office or sales use
Agriculture/Forestry Related Uses	Agriculture research facility	N/A	N/A	No minimum
	Agritourism ([ch.] 570, Fla. Stat.)	N/A	N/A	3
	Equestrian center	N/A	N/A	No minimum
	Farm distribution hub	N/A	N/A	1/1,000 sf
	Farm supply sales and farm machinery/implement sales, rental, or repair	N/A	N/A	1/2,500 sf of outdoor display
	Farm winery	N/A	N/A	1/1,000 sf
	Riding stable	N/A	N/A	1/2 stalls
	Rural corporate retreat	N/A	N/A	1/4 guest rooms
Open Space Uses	Arboretum or botanical garden	N/A	N/A	No minimum
	Cemetery	N/A	2/acre used for grave space	2/acre used for grave space
	Park	No minimum	No minimum	No minimum
Residential Uses				
Household Living Uses	Dwelling, live-work	1/du	1/du	2/du
	Dwelling, mobile home	N/A	N/A	2/du
	Dwelling, multifamily	1/studio and 1 bedroom for residents; 1.35 for all other units for residents;	1/studio and 1 bedroom for residents; 1.35 for all other units for residents;	2/du for residents; 0.1/resident space for visitors

		0.1/resident space for visitors	0.1/resident space for visitors	
	Dwelling, single-family detached	N/A	2/du	2/du
	Dwelling, townhome	1.5/du for residents; 0.1/resident space for visitors	1.5/du for residents; 0.1/resident space for visitors	2/du for residents; 0.1/resident space for visitors
	Dwelling, two-family (duplex)	N/A	1.5/du for residents; 0.1/resident space for visitors	2/du for residents; 0.1/resident space for visitors
Group Living Uses	Assisted living facility	1/5 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office
	Adult living facility, extended congregate care	1/5 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office
	Adult foster home	1/5 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office	1/4 beds, and 1/500 sf of office
	Boardinghouse or rooming house	1/guestroom	1/guestroom	1/guestroom
	Child foster home	1/bedroom	1/bedroom	1/bedroom
	Continuing care retirement community (CCRC)	1/5 residents	1/4 residents	1/4 residents
	Emergency shelter or home	2/bedroom and office, plus spaces for emergency vehicles	2/bedroom and office, plus spaces for emergency vehicles	2/bedroom and office, plus spaces for emergency vehicles
	Family day care home	1/bedroom	1/bedroom	1/bedroom
Public, Civic, and Institutional Uses				
Communication Uses	Broadcasting studio	1/400 sf, plus 1/4 seats of	1/400 sf, plus ¼ seats of	1/400 sf, plus 1/4 seats of

		audience seating	audience seating	audience seating
	Newspaper/periodical publishing establishment	1/300 sf	1/400 sf	1/400 sf
	Wireless communication facility	No minimum	No minimum	No minimum
Community Service Uses	Adult day care facility	1/4 occupants	1/4 occupants	1/3 occupants
	Child care facility	1/20 children	1/15 children	1/10 children
	Community center facility	1.5/1,000 sf	2/1,000 sf	3/1,000 sf
	Cultural facility	1.5/1,000 sf	2/1,000 sf	3/1,000 sf
	Emergency services facility	1.25/each employee on a shift	1.25/each employee on a shift	1.25/each employee on a shift
	Philanthropic institution	1.5/1,000 sf	2/1,000 sf	3/1,000 sf
	Post office	1/2 employees, plus 1/govt. vehicle, plus 4/service window	1/2 employees, plus 1/govt. vehicle, plus 4/service window	1/2 employees, plus 1/govt. vehicle, plus 4/service window
	Place of worship	1/3 seats	1/4 seats	1/5 seats
Educational Uses	Boarding school	N/A	1/2 faculty/FTE, plus 1/1,000 sf classroom and research space	1/2 faculty/FTE, plus 1/500 sf classroom and research space
	College or university	N/A	1/2 faculty/FTE, plus 1/1,000 sf classroom and research space	1/2 faculty/FTE, plus 1/500 sf classroom and research space
	School, elementary, middle, or high	1/8 students (design capacity) under 10th	1/8 students (design capacity) under 10th	1/6 students (design capacity) under 10th

		grade; 1/2 students 10th grade and above	grade; 1/2 students 10th grade and above	grade; 1/2 students 10th grade and above
	Vocational or trade school	N/A	1/2 students or seats. plus 1/staff member	1/2 students or seats. plus 1/staff member
Health Care Uses	Clinic	1/250 sf	1/250 sf	1/250 sf
	Hospital	1/4 beds, plus 1/doctor, plus 1/4 other employees	1/4 beds, plus 1/doctor, plus 1/4 other employees	1/4 beds, plus 1/doctor, plus 1/4 other employees
	Laboratory, medical or dental	1/250 sf, plus 1/employee	1/250 sf, plus 1/employee	1/250 sf, plus 1/employee
	Medical or dental lab	1/250 sf, plus 1/employee	1/250 sf, plus 1/employee	1/300 sf, plus 1/employee
	Nursing care facility	N/A	1/4 beds, plus 1/doctor, plus 1/4 other employees	1/4 beds, plus 1/doctor, plus 1/4 other employees
Transportation Uses	Airport	N/A	N/A	No minimum
	Heliport	N/A	N/A	No minimum
	Park and ride facility	No minimum	No minimum	No minimum
	Parking facility as a principal use	No minimum	No minimum	No minimum
	Parking structure	No minimum	No minimum	No minimum
	Terminal	1/500 sf office facilities	N/A	1/500 sf office facilities
Utility Uses	Solar energy conversion system (large scale)	N/A	N/A	1/500 sf office facilities
	Utility facility, major	1/500 sf office facilities	1/500 sf office facilities	1/500 sf office facilities
	Utility facility, minor	No minimum	No minimum	No minimum
Commercial Uses				
Adult Uses	Adult book store or video store	1/500 sf	1/500 sf	1/500 sf
	Adult entertainment	1/750 sf	1/750 sf	1/750 sf
Animal Care Uses	Animal shelter	N/A	1/500 sf	1/250 sf

	Kennel	N/A	1/250 sf	1/250 sf
	Kennel, hobby	N/A	1/250 sf	1/250 sf
	Pet beauty parlor	1/200 sf	1/250 sf	1/250 sf
	Veterinary hospital or clinic	2/1,000 sf	2.5/1,000 sf	3/1,000 sf
Business Support Service Uses	Business service center	2/1,000 sf	3/1,000 sf	4/1,000 sf
	Conference or training center	2/1,000 sf training or display space, plus 2/1,000 sf office or other admin. space	3/1,000 sf training or display space, plus 2/1,000 sf office or other admin. space	4/1,000 sf training or display space, plus 2/1,000 sf office or other admin. space
	Data processing facility	1.5/1,000 sf administrative or office	2/1,000 sf administrative or office	2/1,000 sf administrative or office
	Employment or travel agency	2/1,000 sf	3/1,000 sf	4/1,000 sf
	Telephone call center	2/1,000 sf	3/1,000 sf	4/1,000 sf
Eating and Drinking Establishment Uses	Alcoholic beverage establishments	8/1,000 sf of seating area	8/1,000 sf of seating area	8/1,000 sf seating area
	Brewpub or microbrewery	6/1,000 sf of seating area	8/1,000 sf of seating area	10/1,000 sf seating area
	Restaurant	1/3 seats	1/4 seats	1/4 seats
	Restaurant, drive-in	1/4 fixed seats provided for patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces	1/4 fixed seats provided for patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces	1/4 fixed seats provided for patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces
	Restaurant, fast food	1/4 fixed seats provided for	1/4 fixed seats provided for	1/4 fixed seats provided for

		patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces	patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces	patron use, plus 1/75 sf of patron floor area not containing fixed seats, provided no use shall have less than 4 spaces
Funeral and Mortuary Services Uses	Crematory	N/A	N/A	No minimum
	Funeral home or mortuary	1/175 sf in assembly area	1/175 sf in assembly area	1/150 sf in assembly area
Office Uses	Contractor's office	N/A	3/1,000 sf	1/500 sf
	General business	2.5/1,000 sf	3/1,000 sf	3/1,000 sf
	Office, professional	2.5/1,000 sf	3/1,000 sf	3/1,000 sf
Personal Services Uses	Art, music, dance, or martial arts studio/school	2.5/1,000 sf	3/1,000 sf	3/1,000 sf
	Beauty salon or barbershop	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Confectionary store, ice cream, candy	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Dry cleaning or laundry drop-off/pick-up establishment	1.5/1,000 sf	1.7/1,000 sf	1.7/1,000 sf
	Fortune telling establishment	N/A	2.5/1,000 sf	2.5/1,000 sf
	Laundry, self-service	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Lawn care, pool, or pest control service	N/A	3/1,000 sf	3/1,000 sf
	Massage establishment	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Nail care establishment	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Pawnshop	N/A	3/1,000 sf	3/1,000 sf
	Personal or household goods repair establishment	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Tanning salon	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf

	Tattoo or body-piercing establishment	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Taxidermy	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
	Tobacco shop	2/1,000 sf	2.5/1,000 sf	2.5/1,000 sf
Recreation/Entertainment Uses	Arena, stadium, or amphitheater	1/3 seats	N/A	1/3 seats
	Cinema	1/6 seats	1/5 seats	1/4 seats
	Country club	N/A	5/1,000 sf	5/1,000 sf
	Golf course	N/A	1 for every 6 seats	1 for every 5 seats
	Golf driving range	N/A	5/1,000 sf	5/1,000 sf
	Nightclub	5/1,000 sf	7/1,000 sf	10/1,000 sf
	Performance arts theater	1/5 seats	1/4 seats	1/4 seats
	Recreation facility, indoor	3/1,000 sf	4/1,000 sf	6/1,000 sf
	Recreation facility, outdoor	N/A	1/5 seats	1/5 seats
Retail Sales Uses	Alcoholic beverage establishments	1/4 fixed seats, plus 1/75 sf of floor area without fixed seats, provided all uses have at least 4 spaces	1/4 fixed seats, plus 1/75 sf of floor area without fixed seats, provided all uses have at least 4 spaces	1/4 fixed seats, plus 1/75 sf of floor area without fixed seats, provided all uses have at least 4 spaces
	Bank or other financial institution	1/800	1/600	1/400 sf
	Check cashing business	1/250 sf	1/250 sf	1/250 sf
	Consumer goods establishment	1/200 sf	1/200 sf	1/250 sf
	Drug store or pharmacy	1/200 sf	1/200 sf	1/250 sf
	Farmers' market	1/500 sf of vending area	1/750 sf of vending area	1/1,000 sf of vending area
	Flea market	N/A	1/1,000 sf of vending area	1/1,000 sf of vending area

	Grocery store and food market	2.5/1,000 sf	3/1,000 sf	3.5/1,000
Vehicle Sales and Services Uses	Automobile service station	1/600 sf	1/300 sf	1/300 sf
	Commercial fuel depot	N/A	N/A	1/employee
	Commercial vehicle repair and maintenance	N/A	N/A	4/1,000 sf
	Commercial vehicle sales and rentals	N/A	N/A	2/1,000 sf
	Personal vehicle repair and maintenance	N/A	N/A	4/1,000 sf
	Personal vehicle sales and rentals	N/A	N/A	3/1,000 sf
	Taxi or limousine service facilities	2/employee	N/A	2/employee
	Vehicle equipment supplies sales and rentals	N/A	N/A	4/1,000 sf
	Vehicle paint finishing shop	N/A	N/A	4/1,000 sf
	Vehicle or trailer storage yard	N/A	N/A	2/1,000 sf
	Vehicle towing and wrecker service	N/A	N/A	1/1,000 sf
Visitor Accommodations Uses	Bed and breakfast	N/A	1/bedroom	1/bedroom
	Hotel or motel	0.7/guest room, plus 1/2 employees, plus 1/300 sf of restaurant space or meeting or banquet area	0.7/guest room, plus 1/2 employees, plus 1/300 sf of restaurant space or meeting or banquet area	1/guest room, plus 1/2 employees, plus 1/200 sf of restaurant space or meeting or banquet area
Water-Related Uses	Boat sales, rental, service, or repair	N/A	N/A	1/2,500 sf of outdoor display area

	Boat storage yard	N/A	N/A	2/1,000 sf of office or indoor space
	Marina	N/A	1/boat slip	1/boat slip
	Waterfront fuel sales	N/A	N/A	2/1,000 sf of office or indoor space
Industrial Uses				
Extraction Uses	Surface mining	N/A	N/A	1/2 employees
Industrial Service Uses	Building, heating/air conditioning, plumbing, or electrical contractor's storage	N/A	N/A	2/1,000 sf
	Dry cleaning, laundry, or carpet cleaning plant	N/A	N/A	2/1,000 sf
	Educational, scientific, or industrial research and development	N/A	N/A	2/1,000 sf
	Fuel oil or bottled gas distribution	N/A	N/A	2/1,000 sf
	Fuel oil storage	N/A	N/A	2/1,000 sf
	General industrial services	N/A	N/A	2/1,000 sf
	Heavy equipment sales, rental, repair, servicing, or storage	N/A	N/A	2/1,000 sf
	Machine shop	N/A	N/A	2/1,000 sf
	Metal-working, welding, plumbing, or gas, steam, or water pipe fitting	N/A	N/A	2/1,000 sf
	Repair of scientific or professional instruments	N/A	2/1,000 sf	2/1,000 sf
Manufacturing and Production Uses	Asphalt plant	N/A	N/A	2/1,000 sf
	Bakery	N/A	N/A	2/1,000 sf
	Brewery or distillery	N/A	1/1,000 sf	1/1,000 sf
	Concrete batching plant	N/A	N/A	2/1,000 sf

	Food processing or beverage bottling	N/A	N/A	2/1,000 sf
	Manufacturing, assembly, or fabrication, heavy	N/A	2/1,000 sf	2/1,000 sf
	Manufacturing, assembly, or fabrication, light	N/A	N/A	2/1,000 sf
Warehouse and Freight Movement Uses	Consolidated storage (self-service storage)	N/A	N/A	1/1,000 sf of rental storage space, plus 2 for resident manager
	Moving and storage facility	N/A	N/A	2/1,000 sf of offices
	Outdoor storage (as a principal use)	N/A	N/A	2/1,000 sf of offices
	Warehouse distribution	N/A	2/1,000 sf of offices	2/1,000 sf of offices
	Warehouse storage	N/A	1/600 sf up to 3,000 sf, then 1/additional 3,000	1/600 sf up to 3,000 sf, then 1/additional 3,000 sf
Waste-Related Uses	Composting facility	N/A	N/A	2/1,000 sf offices
	Incinerator	N/A	N/A	2/1,000 sf offices
	Land clearing debris disposal facility	N/A	N/A	2/1,000 sf offices
	Recovered materials processing facility	N/A	N/A	2/1,000 sf offices
	Recycling drop-off center	N/A	N/A	3/1,000 sf
	Salvage/recycling facility	N/A	N/A	1/1,200 sf
	Solid waste transfer station	N/A	N/A	1.5/1,000 sf
Wholesale Uses	Showroom, wholesale	N/A	2/1,000 sf	2/1,000 sf
	Other wholesale use	N/A	N/A	1/1,000 sf
Notes: [1] "/" is an abbreviation of "for each," and "sf" is an abbreviation of "square feet of gross floor				

area."
[2] "N/A" in the "Proposed" column indicates the use is not permitted in the districts.

B. **Unlisted Uses.** An applicant proposing to develop a principal use that is unlisted in Table 5.1.6.A: Minimum Number of Off-Street Vehicle Parking Spaces, shall propose the amount of required parking by one of the three methods outlined in this subsection. On receiving the application proposing to develop a principal use not expressly listed in Table 5.1.6.A, with the proposed amount of parking, the Director shall:

1. Apply the minimum off-street vehicular parking space requirement specified in Table 5.1.6.A for the listed use that is deemed most similar to the proposed use; or

2. Establish the minimum off-street parking space requirement by reference to standard parking resources published by the Institute for Transportation Engineers (ITE), Urban Land Institute (ULI), National Parking Association, or the American Planning Association; or

3. Require the applicant to conduct a parking demand study to demonstrate the appropriate minimum off-street parking space requirement. The study shall estimate parking demand based on the recommendations of the ITE, ULI or another acceptable source of parking demand data. This demand study shall include relevant data collected from uses or combinations of uses from at least three different sites that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location. The study methodology shall be approved by the Director prior to being conducted.

C. **Mixed-Use Development**

1. Unless an alternative parking plan is approved in accordance with Sec. 5.1.6.C.2, below, development containing more than one use shall provide parking spaces in an amount equal to the total of the standards for all individual uses.

2. An applicant for a development containing more than one use may submit an alternative parking plan (see Sec. 5.1.8, Off-Street Parking Alternatives) that proposes a reduction in the minimum number of required off-street parking spaces for the development based on a comprehensive analysis of parking demand for each use by time of day, in addition to any other reduction for off-street parking alternatives (see Sec. 5.1.8, Off-Street Parking Alternatives).

D. **Maximum Number of Off-Street Vehicular Parking Spaces.** For a multifamily development, mixed-use development, or any use in the Office Uses or Retail Sales and Service Uses category, the maximum number of off-street parking spaces shall not exceed 125 percent of the minimum number of off-street parking spaces required for that use in Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, except as may be allowed through approval of an alternative parking plan in accordance with Sec. 5.1.8.B, Provision over Maximum Allowed .

E. **Electric Vehicle (EV) Charging Stations.** Up to ten percent of the required number of off-street vehicular parking spaces may be used and designated as electric vehicle (EV) charging stations, subject to the standards in this section. The Director shall have authority to approve the use and designation of additional required parking spaces as electric vehicle charging stations, provided that such additional spaces shall count as only one-half of a parking space when computing the minimum number of parking spaces required. Parking spaces used as electric vehicle charging stations shall consist as one or more group(s) of contiguous spaces located where they can be readily identified by electric vehicle drivers (e.g., through signage), but where their use by non-electric vehicles is discouraged.

5.1.7. Dimensional Standards for Vehicular Parking Spaces and Aisles

A. **General.** Except as otherwise provided in Sec. 5.1.7.B, Smaller Parking Spaces for Compact Cars, Tandem Parking, and Certain Uses, below or other parts of this subsection, standard vehicle parking spaces and parking aisles shall comply with the minimum dimensional standards established in Table 5.1.7.A: Dimensional Standards for Vehicular Parking Spaces and Aisles, and be located on the site of the development it serves. See Figure 5.1.7.A: Measurement of Parking Space and Aisle Dimension.

Table 5.1.7.A: Dimensional Standards for VEHICULAR Parking Spaces and Aisles [1] [2] [3]

Parking Angle (degrees)	Stall Width (ft.)	Stall Depth Perpendicular to Curb (ft.)	Aisle Width (ft.) [2] [3]	Stall Length along Curb (ft.)	Double Row + Aisle, Curb to Curb (Ft)
A	B	C	D	E	F
Residential, Public, Civic, and Institutional, and Commercial Uses Only					
(Parallel Parking)	8	8	11	22	27
45	9	18	13	14	49
60	9	20	16	12	56
90	9	18	24	9	60

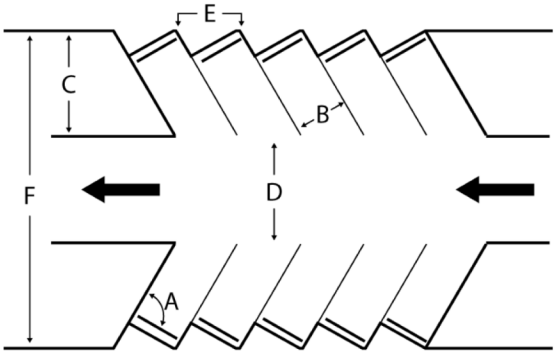
Notes:

[1] Refer to Figure 5.2.7.A, below, for illustrations showing how dimensions for parking spaces and aisles in various configurations (A—F) are measured.

[2] Dimensional standards may be modified by the Director for parking structures to ensure adequate room is provided.

[3] Aisles for two-way traffic shall be at least 22 feet wide (for all parking angles). The Director may approve an aisle width less than the minimum upon determining that the aisle is sufficiently wide to allow vehicles to conveniently maneuver through the parking area and access each parking space without driving through any other parking space.

Figure 5.1.7: Measurement of Parking Space and Aisle Dimensions



B. **Smaller Parking Spaces for Compact Cars, Tandem Parking, and Certain Uses**

1. Up to 20 percent of required off-street vehicular parking spaces may be designated for use by compact cars. The dimensions of such designated off-street parking spaces may be reduced to a width of eight feet and a depth/length of 16 feet per vehicle.

2. The dimensions of off-street vehicular parking spaces may be reduced to a width of eight feet and a depth/length of 18 feet per vehicle where the parking spaces are:

    a. Used for tandem parking (see 5.1.8.F, Valet and Tandem Parking); or

    b. Located within a development containing industrial services uses, manufacturing and production uses, or warehouse and freight movement uses.

3. The dimensions of off-street vehicular parking spaces for single-family detached and attached, and two-family (duplex) dwellings may be reduced to a width of eight feet and a depth/length of 16 feet per vehicle.

C. **Vertical Clearance.** All off-street vehicular parking spaces shall have a minimum overhead clearance of seven feet for vehicle parking, and 8.2 feet for van-accessible parking.

5.1.8. Off-Street Parking Alternatives

A. **Alternative Parking Plan.** The Director is authorized to approve an alternative parking plan that proposes alternatives to providing the off-street vehicular parking spaces required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, in accordance with the following standards. The alternative parking plan shall be submitted with a development application for a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

B. **Provision over Maximum Allowed**

1. **General.** An alternative parking plan prepared specifically for the proposed plan for development may propose to exceed the maximum number of off-street vehicular parking spaces allowed in Sec. 5.1.6.D, Maximum Number of Off-Street Vehicular Parking Spaces.

2. **Parking Demand Study.** The alternative parking plan shall include a parking demand study demonstrating how the maximum number of parking spaces allowed by Sec. 5.1.6.D, Maximum Number of Off-Street Vehicular Parking Spaces, is insufficient for the proposed development.

C. **Shared Parking for Single-Use Development.** An applicant for a single-use development may use an alternative parking plan to meet a portion of the minimum number of off-street vehicular parking spaces required in Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, for that use through sharing parking with other existing uses. Such use of shared parking shall be allowed in accordance with the following standards:

1. **Adequate Spaces.** There are adequate parking spaces for current developments relying on the shared parking lot.

2. **Maximum Shared Spaces.** Up to 50 percent of the number of parking spaces required for the use may be shared with other uses, provided that parking demands do not overlap.

3. **Location**

    a. Shared parking spaces shall be located adjacent to the development or on the same block and within 800 feet of the primary pedestrian entrances to the uses served by the parking.

    b. Shared parking spaces shall not be separated from the use they serve by a street.

4. **Pedestrian Access.** Adequate and safe pedestrian access by a walkway protected by a landscape buffer or a curb separation and elevation from the street grade shall be provided between the shared parking areas and the primary pedestrian entrances to the uses served by the parking.

5. **Signage Directing Public to Parking Spaces.** Signage shall be provided to direct the public to the shared parking spaces.

6. **Justification.** The alternative parking plan shall include justification of the feasibility of shared parking among the proposed uses, using methods from ITE, ULI, or another acceptable source. Such justification shall address, at a minimum, the size and type of the uses proposed to share off-street vehicular parking spaces, the composition of their tenants, the types and hours of their operations, the anticipated peak parking and traffic demands they generate, and the anticipated rate of turnover in parking space use.

7. **Shared Parking Agreement**

   a. An approved shared parking arrangement shall be enforced through written agreement among all the owners or long-term lessees of lands containing the uses proposed to share off-street vehicular parking spaces.

   b. The agreement shall provide all parties the right to joint use of the shared parking area for at least 15 years, and shall ensure that as long as the off-site parking is needed to comply with this section, land containing either the off-site parking area or the served use will not be transferred, except in conjunction with the transfer of land containing the other.

   c. The agreement shall state that no party can cancel the agreement without first sending notice by certified mail to the Director, at least 30 days prior to the termination of the agreement.

   d. The agreement shall be submitted to the Director for review and comment, and then to the City Attorney for review and approval before execution.

   e. An attested copy of an approved and executed agreement shall be recorded in the public records of Orange County before issuance of a Building Permit for any use to be served by the shared parking area.

   f. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of the landowners. A violation of the agreement shall constitute a violation of this LDC, which may be enforced in accordance with Article 9: Enforcement.

   g. No use served by the shared parking agreement may be continued if the shared parking becomes unavailable to the use, unless substitute off-street vehicular parking spaces are provided in accordance with this section.

D. **Off-Site Vehicular Parking.** An alternative parking plan may be proposed to meet a portion of the minimum number of off-street vehicular parking spaces required for a use with off-site parking—i.e., off-street vehicular parking spaces located on a parcel or lot separate from the parcel or lot containing the use—in accordance with the following standards.

1. **Zoning District Classification.** The zoning district classification of the off-site vehicular parking shall be one that allows the use served by off-site parking (and thus off-street parking accessory to such use), or that allows the parking as a principal use.

2. **Location**

   a. Off-site parking spaces shall be located within a walking distance of the primary pedestrian entrances to the uses served by the parking, in accordance with Table 5.1.8.D.2.a: Allowed Distances for Off-site Vehicular Parking.

Table 5.1.8.D.2.A: Allowed Distances for Off-site Vehicular Parking	
Primary Use	Maximum Allowed Distance (feet)[1]
Residential Uses (including mixed-use dwelling)	200
All Other Uses	400
Notes: [1] Distance shall be measured by the actual distance of the pedestrian walkway from the shared parking area to the primary pedestrian entrance(s), not a straight-line, point-to-point distance.	

b. Off-site parking spaces shall not be separated from the use they serve by any street more intensive than a local street unless safe pedestrian access across the street is provided by appropriate traffic controls (e.g., signalized crosswalk), or a grade-separated pedestrian walkway.

3. **Space Clearly Marked.** Each parking space shall be clearly marked with signage that:

   a. Indicates that the space is reserved exclusively for the use being served, and that the user may cause violators to be towed;

   b. Does not exceed two square feet in sign area; and

   c. Does not include any commercial message.

4. **Pedestrian Access.** Adequate, safe, and well-lit pedestrian access shall be provided between the off-site vehicular parking area and the primary pedestrian entrances to the use served by the off-site parking.

5. **Off-Site Parking Agreement.** If land containing the off-site vehicular parking area is not under the same ownership as land containing the principal use served, the off-site parking arrangement shall be established in a written agreement between the owners of land containing the off-site vehicular parking area and land containing the served use. The agreement shall comply with the following requirements:

   a. The agreement shall provide the owner of the served use the right to use the off-site vehicular parking area for at least 15 years, and shall specify that the parking spaces are for the exclusive use of the served use, including any customers and employees;

   b. The agreement shall state that no party can cancel the agreement without first sending notice by certified mail to the Director, at least 30 days prior to the termination of the agreement;

   c. The agreement shall be submitted to the Director, for review and comment, and then to the City Attorney, for review and approval before execution;

   d. An attested copy of an approved and executed agreement shall be recorded in the public records of Orange County before issuance of a Building Permit for any use to be served by the off-site vehicular parking area;

   e. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of the landowner(s);

   f. A violation of the agreement shall constitute a violation of this LDC, which may be enforced in accordance with Article 9: Enforcement; and

   g. No use served by the off-site vehicular parking may be continued if the off-site parking becomes unavailable, unless substitute off-street parking spaces are provided in accordance with this section.

E. **Deferred Parking.** An alternative parking plan may propose to defer construction of up to 25 percent of the number of off-street vehicular parking spaces required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, in accordance with the following standards:

1. **Justification.** The alternative parking plan shall include a study demonstrating that because of the location, nature, or mix of uses, there is a reasonable probability the number of vehicular parking spaces actually needed to serve the development is less than the minimum required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces.

2. **Reserve Parking Plan.** The alternative parking plan shall include a reserve parking plan identifying: (a) the amount of off-street vehicular parking being deferred, and (b) the location of the area to be reserved for future parking, if future parking is needed.

3. **Parking Demand Study**

   a. The alternative parking plan shall provide assurance that within 24 months after the initial Certificate of Occupancy is issued for the proposed development, an off-street parking demand study evaluating the adequacy of the existing parking spaces in meeting the off-street vehicular parking demand generated by the development will be submitted to the Director.

   b. If the Director determines that the study demonstrates the existing vehicular parking is adequate, then construction of the remaining number of vehicular parking spaces shall not be required. If the Director determines the study indicates additional parking is needed, such parking shall be provided consistent with the reserve parking plan and the standards of this section.

4. **Limitations on Reserve Areas.** Areas reserved for future vehicular parking shall not be used for buildings, storage, loading, or other purposes. Such area may be used for temporary overflow parking, provided such use is sufficiently infrequent to ensure maintenance of its ground cover in a healthy condition.

5. **Landscaping of Reserve Areas Required.** Areas reserved for future off-street vehicular parking shall be landscaped with an appropriate ground cover, and if ultimately developed for off-street parking, shall be landscaped in accordance with Sec. 5.2.5.B, Off-Street Vehicular Parking Area Planting.

F. **Valet and Tandem Parking.** An alternative parking plan may propose to use valet and tandem parking to meet a portion of the minimum number of off-street vehicular parking spaces required for commercial uses in accordance with the following standards:

1. **Number of Valet or Tandem Spaces.** No more than 35 percent of the total number of vehicular parking spaces provided shall be designated for valet or tandem spaces except for restaurants, where up to 50 percent of spaces may be designated for valet parking, and hotels, where up to 60 percent of parking spaces may be designated for valet parking.

2. **Drop-Off and Pick-Up Areas.** The development shall provide a designated drop-off and pick-up area. The drop-off and pick-up area may be located adjacent to the building(s) served, but may not be located in a fire lane or where its use would impede vehicular and/or pedestrian circulation, cause queuing in a public street, or impede an internal drive aisle serving the development. Drop-off and pick-up areas shall not be allowed to use sidewalks for any stationing of vehicles.

3. **Valet or Tandem Parking Agreement**

   a. Valet or tandem parking may be established and managed only in accordance with a valet or tandem parking agreement. The agreement shall be for a minimum of 10 years, and include provisions ensuring that a valet parking attendant will be on duty during hours of operation of the uses served by the valet parking.

b. The agreement shall be submitted to the Director for review and comment, and then to the City Attorney for review and approval before execution.

c. An attested copy of an approved and executed agreement shall be recorded in the public records of Orange County before issuance of a Building Permit for any use to be served by the valet or tandem parking.

d. The agreement shall be considered a restriction running with the land and shall bind the heirs, successors, and assigns of the landowner(s). A violation of the agreement shall constitute a violation of this LDC, which may be enforced in accordance with Article 9: Enforcement.

e. No use served by valet or tandem parking may be continued if the valet or tandem service becomes unavailable, unless substitute off-street vehicular parking spaces are provided in accordance with this section.

G. **Property on Local Register of Historic Places or in a Historic District.** An alternative parking plan may be proposed for any property placed on the local register of historic places, or that is located in an historic district that contributes to the historic character of the district, if the applicant demonstrates that the reduction or exemption of off-street vehicular parking is necessary to allow for a viable use of the historic structure and the reduction or exemption will not create a severe parking shortage or severe traffic congestion.

H. **Alternative Surfacing Materials for Parking Areas.**

(a) Certain land uses, due to their unique character or due to the low volume of traffic produced, may provide parking surfaces of grass, wood mulch or other materials after obtaining approval from the Development Review Committee (DRC). In granting such a request, the DRC shall consider the following matters:

(1) The type of partially pervious material or type of wood mulch to be used for surfacing.

(2) The site characteristics of the parking lot, including but not limited to the elevation, slope, drainage, soil type and adjacent surface conditions.

(3) The type and amount of anticipated traffic flow in the parking lot.

(4) The parking area shall not be for storage of materials or vehicles, or overnight parking unless approved by the DRC.

(b) The following criteria shall be used in development and construction of an approved wood mulch parking area:

(1) Use shall be essentially for passive parking, i.e., not more than two ingress/egress movements per day per vehicle space. Such limited uses shall be determined by the DRC.

(2) Natural soil on the site must be sandy, with only enough clay to bind particles and preclude rutting or flowing.

(3) Soil percolation must absorb a minimum of three and one-half inches of rainfall per hour over the entire area to be mulched.

(4) Parking areas shall be graded as level as possible, with maximum slope in any direction not to exceed three percent, to preclude surface runoff from washing away mulch materials.

(5) Subsurface areas shall be cleared and grubbed to remove all living plant growth, and then be graded and treated with an approved herbicide to prevent further growth in areas to be mulched.

(6) Surfacing shall not be less than three inches of clean bark mulch, free from chips and sticks, after wetting and rolling.

(7) Mulched areas shall be contained by concrete ribbon curbing, pressure-treated timbers, or precast concrete bumper blocks laid end to end. For this purpose, concrete sidewalks at or between ends of rows of vehicle spaces, not less than five feet wide, may be used, as well as concrete entrance drives and curb cuts, where applicable.

(8) All mulch parking areas shall be maintained and resupplied with fresh mulch at least once per year.

(c) Minimum standards for any alternative surface materials for parking areas.

(1) Requirements for size of lot or parcel coverage, number of vehicle spaces and driving lanes shall be the same as that for conventionally paved parking areas. All circulation areas and drive isles shall be paved.

(2) The DRC shall have sole discretion in determining whether or not the use of wood mulch, or other materials such as paver block or turf block, shall be suitable and acceptable for any specific low volume parking location.

(3) Green areas (planters, with grass and shrubs or trees) shall comprise not less than 20 percent of the total parking area, including driveways and walkways, and shall be provided with automatic or manual irrigation facilities, equipped with rain sensors and backflow preventers, and with adequate pressure and coverage to enable periodic wetting of the mulched areas to keep the mulch sufficiently moist to prevent its being blown or strewn by winds or vehicle exhausts, or ignited by the latter.

(4) Landscape islands, parking space and lot dimensions shall be in accordance with the LDC.

(5) A minimum of 25 percent of the required parking spaces shall be paved in accordance with the Land Development Code. Any extra parking spaces over the Code required number may also use the alternative surface materials as noted above. All Accessible parking spaces shall be paved in accordance with Florida Statutes and the LDC.

(Ord. No. 3021, § VII, 9-20-2023)

5.1.9. Reduced Parking Standards for Parking Demand Reduction Strategies

Use of alternative transportation and transportation demand reduction strategies allows development to reduce the amount of vehicular parking provided below the requirements of Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces. All reductions shall be taken as cumulative and not exclusive.

A. **Transportation Demand Management.** The Director may, through approval of a Transportation Demand Management (TDM) plan, authorize up to a 30 percent reduction in the minimum number of off-street vehicular parking spaces required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, for nonresidential or mixed-use developments having a floor area of at least 25,000 square feet, in accordance with the following standards.

1. **TDM Plan.** The TDM plan shall include facts, projections, an analysis (e.g., type of development, proximity to transit and/or other multi-modal systems, anticipated number of employees and/or patrons, minimum parking requirements) and indicate the types of transportation demand management activities that will be instituted to reduce single-occupant vehicle use and reduce traffic congestion. The plan shall identify the amount by which parking requirements have been reduced from the amounts otherwise required by this section.

2. **Transportation Demand Management Activities.** The TDM plan shall be required to provide the following transportation demand management activities:

    a. A Guaranteed Ride Home program that offers emergency ride services to each employee with an allowance of no fewer than four rides per year, which an applicant may establish to serve the development or in partnership with other developments or uses.

    b. Written disclosure of transportation information and educational materials to all employees, that makes transportation and ride-sharing information available to employees. (This may be met by Human Resources Officers or other administrators of an organization.)

    c. Formation of transportation demand reduction programs such as carpooling, vanpooling, ridesharing, subsidy of employee bus passes, teleworking, and shuttle service programs.

3. **Two Transportation Demand Management Options Required.** The plan will also require two of the following transportation demand management strategies.

    a. Establishment of a development-specific website that provides multi-modal transportation information such as real-time travel/traffic information, bus schedules and maps, and logging of alternative commutes (e.g., bicycle, pedestrian, carpool, and vanpool). Specific information will vary depending on the specific services and transportation infrastructure available in the vicinity of the development, but in general will allow tenants or customers to compare travel modes available.

    b. In-lieu of the website described in 1 above, installation of a real-time visual display screen or other display device of this type that provides multi-modal transportation information.

    c. A parking cash-out or transportation stipend, or provision of a cash incentive to employees not to use vehicular parking spaces otherwise available to tenants of a development.

    d. Unbundling of vehicular parking spaces from leases, or issuing tenant leases that do not include parking as an integral part of a floor-area space lease and require parking to be leased, purchased, or otherwise accessed through separate payment.

    e. Creation of a Preferential Parking Management Plan that specifically marks spaces for registered carpool and/or vanpool vehicles that are located near building entrances or in other preferential locations.

    f. Institution of off-peak work schedules that allow employees to arrive and depart at times other than the peak morning commute period (defined as 7:00 a.m. to 9:00 a.m.) and peak evening commute period (defined as 5:00 p.m. to 7:00 p.m.).

    g. Any other transportation demand management activity as may be approved by the Director as a means of complying with the parking reduction provisions of this subsection.

4. **Recording of TDM Plan.** A copy of the approved TDM plan shall be recorded in the public records of Orange County before issuance of a Building Permit for the development to be served by the plan. The TDM plan shall be recorded against the land, and the applicant and/or successors in interest in the land shall be responsible for implementing the plan in perpetuity.

5. **TDM Program Coordinator**

    a. The applicant shall appoint a TDM program coordinator to oversee transportation demand management activities.

    b. The TDM program coordinator shall be a licensed engineer, certified planner, or a traffic consultant that is also a qualified or trained TDM professional.

c. The TDM program coordinator shall be appointed prior to issuance of a Building Permit for the buildings to be served by the transportation demand management program.

6. **TDM Report.** The TDM program coordinator shall submit to the Director a report on a biennial basis that details implementation of the approved TDM plan and the extent to which it has achieved the target reduction in drive-alone trips that justified the original reduction in parking. The report shall include, but is not limited to, the following:

   a. A description of transportation demand management activities undertaken;

   b. An analysis of vehicular parking demand reductions based on employee and/or resident use of ridership programs or alternative transportation options;

   c. Changes to the TDM plan to increase bus ridership, bicycle ridership, and other commuting alternatives, as defined in 7. below; and

   d. The results of an employee transportation survey.

7. **Amendments.** The Director may approve amendments to an approved TDM plan in accordance with the procedures and standards for its original approval. Changes in transportation options subsequent to the approval of the original plan that allow a development to meet the reduction targets identified in the original plan, such as introduction of new transit service to a development area, shall not require amendments to the plan as long as annual reports can demonstrate that these services are contributing to the plan's intent.

8. **Parking Required if TDM Terminated.** If the applicant or successors in interest in the development subject to a TDM plan stop implementing the plan or fail to submit a TDM report within one year of the regularly scheduled date the biennial report is due, the TDM plan shall be terminated and become null and void. Any such termination of the TDM plan does not negate the parties' obligations to comply with parking requirements of this section and this LDC, and thus shall constitute a violation of this LDC. No use served by the TDM plan may be continued unless another TDM plan is approved or all required off-street vehicular parking spaces are provided in accordance with this section, within 120 days of termination of the TDM plan.

B. **Special Facilities for Bicycle Commuters.** The Director may authorize up to a five percent reduction in the minimum number of off-street vehicular parking spaces required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, for developments that comply with the bicycle parking standards in Sec. 5.1.11, Bicycle Parking Standards, Bicycle Parking Standards, and provide both of the following:

1. Additional enclosed (indoor or locker) and secure bicycle parking spaces equal to at least five percent of the number of vehicle parking spaces provided; and

2. Shower and dressing areas for employees.

C. **Other Eligible Alternatives.** The Director may authorize up to a 10 percent reduction in the minimum number of off-street parking spaces required by Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, if an applicant submits an alternative parking plan that demonstrates the applicant will effectively reduce parking demand on the site of the subject development, provided the applicant also demonstrates that the proposed plan of development will do at least as good a job in protecting surrounding neighborhoods, maintaining traffic-circulation patterns, and promoting quality urban design as would strict compliance with the otherwise applicable off-street vehicular parking standards.

5.1.10. Vehicle Stacking Spaces and Lanes

A. **Drive-Through and Similar Facilities**

1. **Required Number of Stacking Spaces.** In addition to meeting the off-street vehicular parking standards in Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, uses with drive-through facilities and other auto-oriented uses where vehicles queue up to access a service facility shall provide at least the minimum number of stacking spaces established in Table 5.1.10.A.1: Minimum Stacking Spaces for Drive-Through and Similar Facilities.

Table 5.1.10.A.1: Minimum Stacking Spaces for Drive-Through and Similar Facilities

Use or Activity [1]	Minimum Number of Stacking Spaces	Measured From
Assisted living facility and Adult living facility, extended congregate care	3 spaces	Primary location for pick-up/drop-off
Automobile service station	1	Each end of the outermost gas pump island
Bank or financial Institution, with drive-through facility or with automated teller machine (ATM) as an accessory use	4 per lane	Teller window or teller machine
Consumer goods establishment, with drive-through facility	4 per lane	Agent window
Continuing care retirement community	3 spaces	Primary location for pick-up/drop-off
Elementary, middle, or high school Vocational or trade school	6 spaces	Primary Building entrance, if this is the primary location for student pick-up/drop-off
	8 spaces	Designated student waiting area, if this is the primary location for student pick-up/drop-off
Gated driveway (for any principal use)	3	Gate
Personal vehicle repair and maintenance, specifically with car wash and auto detailing, automatic	4 per bay	Bay entrance
Personal vehicle repair and maintenance, specifically with car wash and auto detailing, self-service	2 per bay	Bay entrance
Personal vehicle repair and maintenance, specifically with oil change/lubrication shop	3 per bay	Bay entrance
Recycling center	3 per bay	Bay entrance
Restaurant, fast food restaurant, drive-in, or restaurant with drive-through facility [2]	8	Order box
Other	Uses not specifically listed are determined by the Director based on standards for comparable uses, or alternatively based on a parking demand study	

Notes:
[1] See Article 4: Use Regulations.
[2] Stacking spaces between the order box and the pick-up window, unless otherwise approved by the

Community Development Director or the DRC-Development Review Committee with validation through a transportation impact analysis.

2. **Stacking Space Standards.** Required stacking spaces shall:

   a. Be a minimum of 10 feet wide and 20 feet long;

   b. Be contiguous;

   c. Not impede onsite or offsite vehicular traffic movements or movements into or out of off-street parking spaces;

   d. Not impede onsite or offsite bicycle or pedestrian traffic movements; and

   e. Be separated from access aisles and other vehicular surface areas by raised medians, if necessary for traffic movement and safety.

   f. Where turns are required at the exit lanes, the minimum distance from any drive-up station to the beginning point of the curve shall be 34 feet. The minimum inside turning radius shall be 25 feet.

(Ord. No. 2775, § VII, 7-15-2020)

5.1.11. Bicycle Parking Standards

A. **Minimum Bicycle Parking Required.** The following shall include short-term and long-term bicycle parking spaces in accordance with Table 5.1.11.A: Bicycle Parking Standards:

1. All new development; and

2. Any individual expansion or alteration of a building existing prior to March 6, 2019 if the expansion increases the building's gross floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's gross floor area (including interior alterations), provided no long-term bicycle parking is required if the building has a gross floor area of less than 2,500 square feet after the expansion or alteration.

Table 5.1.11.A: Bicycle Parking Standards		
Principal Use Type	Required Bicycle Parking Spaces [4]	
	Short-Term [1] [2]	Long-Term [2]
Agricultural and Forestry Uses		
Use type in the Agricultural and Forestry Uses use classification	No minimum	No minimum
Residential Uses		
Dwelling, Multifamily	1 for every 20 dwelling units	1 for every 4 dwelling units
Use type in the Residential Uses classification not elsewhere listed	No minimum	No minimum
Public, Civic, and Institutional Uses		

Place of worship	1 for every 1,500 gsf of assembly area	1 for every 15 employees
Use type in the Community Service Uses category not elsewhere listed	1 for every 2,000 gsf	1 for every 6,000 gsf
Educational Uses category	1 for every 10 students of planned capacity	1 for every 10 employees plus 1 for every 20 students of planned capacity
Hospital	1 for every 10,000 gsf	1 for every 20,000 gsf
Use type in the Health Care Uses category not listed elsewhere	1 for every 2,000 gsf	1 for every 10,000 gsf
Airport	No minimum	No minimum
Park and ride facility	1 for every 50 required automobile parking spaces	1 for every 10 required automobile parking spaces
Parking facility (as a principal use)	1 for every 10 automobile parking spaces	1 for every 20 automobile parking spaces, with a minimum of 4 and a maximum of 40 required spaces
Parking structure (as a principal use)	2	1 for every 20 automobile parking spaces, with a minimum of 6 and a maximum of 40
Terminal	1 for every 50 projected a.m. peak period daily riders	1 for every 10 projected a.m. peak period daily riders
Utility facility, minor	No minimum	No minimum
Use type in the Public, Civic, and Institutional Uses classification not elsewhere listed	1 for every 10,000 gsf	1 for every 20,000 gsf
Commercial Uses		
Use type in the Animal Care Uses category	2	2
Use type in the Business Support Uses category	1 for every 2,000 gsf	1 for every 10,000 gsf
Use type in the Eating or Drinking Establishment Uses category	1 for every 2,000 gsf	1 for every 10,000 gsf
Amusement park	8 for every acre	2 for every per acre

Arena, stadium, or amphitheater	1 for every 40 seats plus 1 for every 3,000 gsf of non-seated assembly area	1 for every 10,000 gsf
Performing arts theater	1 for every 40 seats	1 for every 10,000 gsf
Recreation/Entertainment Uses, not elsewhere listed	1 for every 40 seats plus 1 for every 3,000 gsf of non-seated area	1 for every 10,000 gsf
Use type in the Retail Sales Uses category	1 for every 2,000 gsf	1 for every 10,000 gsf
Use type in the Vehicle Sales and Services Uses category	2	1 for every 10,000 gsf
Use type in the Visitor Accommodations Uses category	2	1 for every 20 lodging units
Use type in the Commercial Uses classification not elsewhere listed	1 for every 5,000 gsf	1 for every 10,000 gsf
Industrial Uses		
Use type in the Extraction Uses category	No minimum	No minimum
Use type in the Industrial Services Manufacturing Uses category	No minimum	1 per 40,000 gsf
Use type in Industrial Uses classification not elsewhere listed	No minimum	No minimum

Notes:
[1] Unless otherwise specified, a minimum of two short-term bicycle parking spaces are required.
[2] The required number of spaces shall be based on any portion of the base number rounded up (for example, a multi-family development with 17 units would have to provide 5 long-term parking spaces).
[3] "No minimum" indicates that no bicycle parking spaces are required.
[4] Spaces listed are the minimum number of spaces unless otherwise specified.

B. **Reduction Based on Alternative Bicycle Parking Plan.** The Director may authorize up to a 25 percent reduction in the minimum number of bicycle parking spaces required by Table 5.1.11.A: Bicycle Parking Standards, if the applicant submits an alternative bicycle parking plan that:

1. Demonstrates the demand and need for bicycle parking on the site is less than required by this subsection because of the site's location, the site design, proximity to transit, or other factors; or

2. Offers a strategy that demonstrates other non-auto and non-bicycle travel modes will be used by occupants and users of the development that reduces the demand for bicycle parking spaces.

C. **Bicycle Parking Space Standards**

1. A bicycle parking space shall be located on a paved or similar hard, all-weather surface, having a slope not greater than three percent.

2. Lighting shall be provided for bicycle parking spaces that are accessible to the public or bicyclists after dark.

3. Bicycle parking is encouraged to be visible from the main entrance of the building it serves; however, directional signage shall be provided where a bicycle parking space is not visible from a main entrance to the building for which the bicycle parking space is required.

4. The minimum dimensional requirements for a bicycle parking space are:

   a. Six feet long by two feet wide (see Figure 5.1.11.C.4.b-1: Example of Bicycle Parking Space and Parking Rack Dimensional Standards); or

   b. If designed for vertical storage, four feet long by two feet wide by eight feet high (see Figure 5.1.11.C.4.b-2: Example of Vertical Bicycle Parking Dimensional Standards).

Figure 5.1.11.C.4.b-1: Example of Bicycle Parking Space and Parking Rack Dimensional Standards

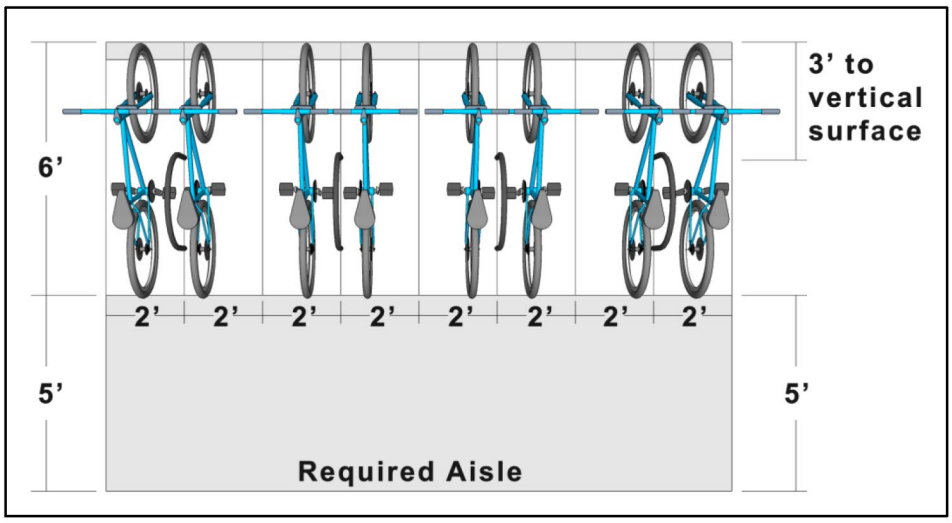
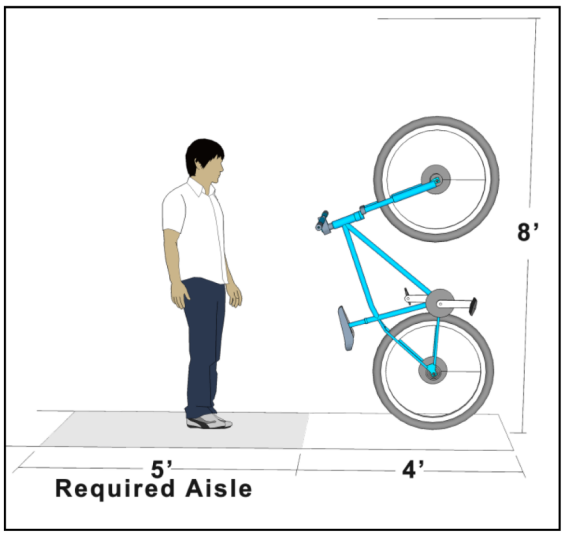


Figure 5.1.11.C.4.b-2: Example of Vertical Bicycle Parking Dimensional Standards



5. A bicycle parking space shall be accessible without moving another parked bicycle.
6. Not more than 25 percent of required short-term bicycle parking spaces and 25 percent of required long-term bicycle parking spaces may be vertical or wall-mounted parking.
7. A bicycle parking rack shall:
    a. Allow for the securing of the frame and at least one wheel of a bicycle in a bicycle parking space to the rack with an industry-standard U-shaped bike lock;
    b. Provide each bicycle parking space with support for a bicycle in a stable position with direct support to the bicycle frame;
    c. Be securely anchored to the ground or to a structural element of a building or structure;
    d. Be designed and located so it does not block pedestrian circulation systems and pedestrian movements;
    e. Be constructed of materials designed to withstand cutting, severe weather, and permanent exposure to the elements, such as powder-coated steel or stainless steel;
    f. If bicycles must be moved onto or off of the rack parallel to their direction of travel, provide an aisle having a minimum width of five feet between all bicycle parking spaces served by the rack and any bicycle spaces served by another bicycle parking rack, vehicular surface areas, or obstructions, including but not limited to fences, walls, doors, posts, columns, or landscaping areas (see Figure 5.1.11.C.4.b-1: Example of Bicycle Parking Space and Parking Rack Dimensional Standards, and Figure 5.1.11.C.4.b-2: Example of Vertical Bicycle Parking Dimensional Standards);
    g. Be located at least three feet from any vertical surface, such as another bicycle parking rack, the side of a building, a tree, or a fence or wall (see Figure 5.1.11.C.4.b-1: Example of Bicycle Parking Space and Parking Rack Dimensional Standards); and
    h. Be separated from any abutting vehicular surface area by at least three feet and a physical barrier, such as bollards, curbing, wheel stops, reflective wands, or a fence or wall.

8. Bicycle parking areas shall be maintained free of inoperable bicycles (such as bicycles with flat tires or missing parts) and debris. Bicycle parking racks shall be maintained in good repair, securely anchored, and free of rust.

D. **Short-Term Bicycle Parking Standards.** A short-term bicycle parking space shall:

1. Include independent access to a bicycle parking rack for supporting and securing a bicycle;

2. Be located within 75 feet of a public entrance to the building for which the space is required, measured along the most direct pedestrian access route, provided, a short-term bicycle parking space located in a bicycle parking area serving more than one use shall be located within 150 feet of a public entrance to the building for which the space is required, measured along the most direct pedestrian access route; and

3. Be located to ensure significant visibility by the public and users of the building for which the space is required.

E. **Long-Term Bicycle Parking Standards.** A long-term bicycle parking space shall:

1. Include one of the following features:

a. A bicycle locker or similar structure manufactured for the sole purpose of securing and protecting a standard size bicycle from rain, theft, and tampering by fully securing the bicycle in a temporary enclosure; or

b. A secured and dedicated bicycle parking area provided either inside the principal building on the lot, within a parking structure, or in a structure located elsewhere on the lot. The secured and dedicated bicycle parking area shall be designed to protect each bicycle from weather, theft, and vandalism and shall have a minimum of eight feet of clearance above the floor or ground.

2. Be located within 500 feet of a public entrance to the building for which the space is required, measured along the most direct pedestrian access route, provided, a long-term bicycle parking space located in a bicycle parking area serving more than one use shall be located within 750 feet of a public entrance to the building for which the space is required, measured along the most direct pedestrian access route.

(Ord. No. 2994, § IX, 3-15-2023)

5.1.12. Loading Area Standards

A. **Minimum Number of Off-Street Loading Berths.** Any new development involving the routine vehicular delivery or shipping of goods, supplies, or equipment to or from the development shall provide a sufficient number of off-street loading berths to accommodate the delivery and shipping operations of the development's uses in a safe and convenient manner. Table 5.1.12.A: Minimum Number of Off-Street Loading Berths, sets forth the minimum number of loading berths for the different principal uses. For proposed uses not listed in Table 5.1.12.A, the requirement for a use most similar to the proposed use shall apply. The off-street loading birth berth shall be arranged so that vehicles shall maneuver for loading and unloading entirely within the property lines of the site.

Table 5.1.12.A: Minimum Number of Off-Street Loading Berths		
Principal Use Classification/Category	Gross Floor Area (GFA)	Minimum Number of Loading Berths
Commercial, Public and Institutional, and Certain Residential Uses		

Household Living Uses (Multifamily only) and Group Living Uses (Residential Care Facility only)	At least 100 dwelling units and up to 300 dwelling units	1
	Each additional 200 dwelling units or major fraction thereof	add 1
Health Care Uses, Commercial Services Uses, Office Uses, Personal Service Uses, and Visitor Accommodations Uses (Hotel or Motel only)	At least 25,000 sq. ft. and up to 75,000 sq. ft.	1
	Each additional 100,000 SF or major fraction thereof	add 1
Commercial Uses not elsewhere listed	At least 2,000 sq. ft. but less than 10,000 sq. ft.	1
	Each additional 20,000 sq. ft.	add 1
Industrial Uses		
All Industrial Uses	At least 2,000 sq. ft. but less than 10,000 sq. ft.	1
	Each additional 10,000 sq. ft.	add 1

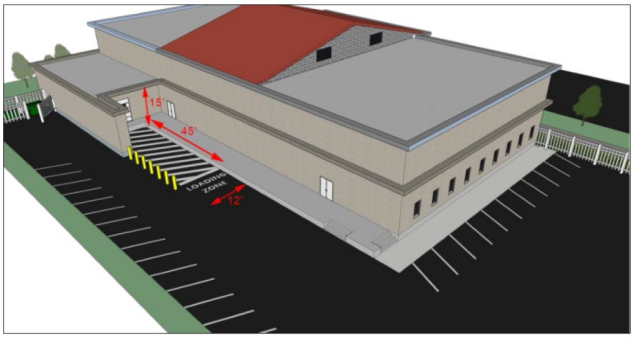
B. **Dimensional Standards for Loading Areas**

1. Each loading berth shall be of sufficient size to accommodate the types of vehicles likely to use the loading area. The minimum loading berth size that presumptively satisfies loading berth needs is least 15 feet wide and 45 feet long in industrial uses. For all other uses, a berth as short as 25 feet may be allowed. The length of a loading area should be increased up to 55 feet if full-length tractor trailers must be accommodated. The Director may require a larger loading berth or allow a smaller loading berth on determining that the characteristics of the particular development warrant such increase or reduction and the general standard is met.
2. Each loading berth shall have at least 15 feet of overhead clearance.

C. **Location of Loading Areas**

1. To the maximum extent practicable, loading areas should be located to the rear of the use they serve (see Figure 5.1.12.B.2: Loading Area Configuration).
2. To the maximum extent practicable, loading areas should be located adjacent to the building's loading doors.
3. Loading areas shall be located and designed so vehicles using them can maneuver safely and conveniently to them from a public street and complete loading without obstructing or interfering with any public right-of-way or any parking space or parking lot aisle.

Figure 5.1.12.B.2: Loading Area Configuration



SECTION 5.2. LANDSCAPING AND BUFFER STANDARDS

5.2.1. Purpose

The purpose of this section is to provide for the planting and maintenance of shrubs, trees, undercover, and other plants by:

A. Ensuring the planting, maintenance, and survival of trees, shrubs, and other plants in appropriate locations;

B. Mitigating against erosion and sedimentation;

C. Reducing storm water runoff;

D. Preserving and protecting the water table and surface waters;

E. Improving air quality;

F. Increasing tree canopy to provide shade and moderate the effect of heat;

G. Reducing visual pollution from the built environment, and mitigating between incompatible land uses;

H. Providing visual screening, where appropriate;

I. Restoring land denuded as a result of construction and clearing;

J. Protecting and enhancing property values; and

K. Improving the visual quality of the City.

5.2.2. Applicability

A. Unless exempted in accordance with B, below, or expressly stated to the contrary in this section, the standards in this section apply to:

1. All new development;

2. Any individual expansion or alteration of a building existing prior to March 6, 2019 if the expansion increases the building's floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's floor area (including interior alterations); and

3. Any change in use.

B. The following types of development are exempt from the requirements of Sec. 5.2.4, Landscape Plan; Sec. 5.2.5, Landscaping and Buffer Standards; and Sec. 5.2.6, Alternative Landscape Plan:

1. Single-family detached dwellings; and

2. Two-family (duplex) dwellings;

C. Development exempted in accordance with subsection B shall be required to plant three canopy trees on the lot, except that two canopy trees may be planted on lots less than 55 feet wide (two understory trees may be substituted for one canopy tree.)

D. No Certificate of Occupancy for development subject to the requirements of this section shall be issued until the applicant has installed landscaping in accordance with the landscaping plan approved in accordance with the requirements of this section.

5.2.3. Timing of Review

Review for compliance with the standards of this section shall occur during review of a development application for a planned development (2.5.1.F, Planned Development), special exception (Sec. 2.5.1.G. G, Special Exception Permit), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), as appropriate.

5.2.4. Landscape Plan

A. A landscape plan demonstrating how landscaping will be planted on a development site to comply with the standards of this section, signed and sealed by a landscape architect licensed to practice in the State of Florida, shall be included with the development application where compliance with this section is reviewed in accordance with Sec. 5.2.3, Timing of Review.

B. Prior to the issuance of a permit for the construction of a new nonresidential building, common area within residential development, or the substantial alteration of a non-residential building or site, a landscape and/or irrigation plan, when required, shall be submitted to, reviewed by, and approved by the City. The plans shall:

1. Be prepared by and bear the seal of a landscape architect and/or irrigation contractor.

2. Be drawn to scale, including dimensions and distances.

3. Delineate the existing and proposed parking spaces, or other vehicular areas, access aisles, driveways, and similar features, plants, trees, and other obstacles.

4. Irrigation systems shall be drawn with parts and requirements listed in Article 5.2.5.D.5.

5. Designate by name and location the plant material to be installed or preserved in accordance with the requirements of this Article.

6. Identify and describe the location and characteristics of all other landscape materials to be used.

7. Show all landscape features, including areas of vegetation required to be preserved by law, in context with the location and outline of existing and proposed buildings and other improvements on the site, if any.

8. Include a tabulation clearly displaying the relevant statistical information necessary for the City to evaluate compliance with the provisions of this chapter. This includes gross acreage, area of preservation areas, number of trees to be planted or preserved, square footage of paved areas, and such other information as may be necessary.

9. Contain such other information that may be required by the City that is reasonable and necessary to determine that the landscape or irrigation plan meets the requirements of this chapter.

10. The requirement for a landscape plan sealed by a landscape architect, or an irrigation plan stamped by an irrigation contractor, may be waived by the City for individual owner-occupied landscape and irrigation projects. However, the project shall comply with the requirements of this section and shall meet the standards outlined herein.

C. Residential Self Certification

1. Single-family residential developments are required to submit a self-certification checklist to the City upon completion of all installations.

2. Contractors and owner/contractors shall be accountable for proper installation and compliance through self-certification. The City may conduct an adequate number of random inspections to ensure compliance with this code.

3. A contractor or owner/contractor must submit a completed and endorsed checklist on a form provided by the City. A copy of the certification checklist must also be provided to the property owner. A list of plants installed on the site must be attached to the self-certification checklist and provided to both the City and property owner.

4. No certificate of occupancy shall be issued until a completed self-certification checklist has been submitted to the City.

D. Inspections—Non-residential and Residential Common Areas

1. Prior to the issuance of any Certificate of Occupancy or Certificate of Acceptance, contractors and owner/contractors shall request a final inspection of work performed after the submittal of a self-certification checklist. The City shall conduct an inspection to ensure compliance with this code.

2. Upon final inspection, a contractor or owner/contractor must submit to the City a record drawing of the project identifying modifications if there were changes from the originally submitted plan.

3. Certificates of occupancy—No certificate of occupancy shall be issued until:

a. An affidavit of completion and compliance and a completion sketch, if there were modifications from the original plan, have been submitted and accepted by the City; and

b. The City has conducted any required final inspection.

(Ord. No. 2745, § 7, 1-15-2020)

5.2.5. Landscaping and Buffer Standards

A. **Foundation Planting**

1. **Applicability.** The standards in Sec. 5.2.5.A.1.a, Foundation Planting Standards, apply to all multifamily, commercial, and industrial development (except in the I-H district), and all development approved as a special exception (see Sec. 2.5.1.G, Special Exception Permit).

a. **Foundation Planting Standards**

1. Except for a building built to the lot line, all buildings facing rights-of-way shall contain a foundation landscaping area adjacent to the building that is a minimum of four feet in width and extends the entire length of the building facade. The foundation landscaping area shall contain:

(a) Shrubs a minimum of 24 inches in height, planted a minimum of 30 inches on-center, depending on variety and approved by the DRC; and

(b) A minimum of one small decorative or ornamental tree that is at least 15 gallons for every 20 feet of length.

2. Foundation landscaping adjacent to pedestrian walkways shall be protected by a barrier, such as curbing.

3. All landscape planting materials shall be Florida No. One Grade or better.

4. In addition, multifamily and nonresidential development shall plant one canopy shade tree and ten shrubs (minimum height 36 inches) per 35 lineal feet, or fraction thereof, of property perimeter both abutting and not abutting a street or parking area.

B. **Off-Street Vehicular Parking Area Planting**

1. **Applicability.** All off-street vehicular parking areas shall include landscaping both within the interior of the vehicular parking area and around its perimeter.

2. **Interior Vehicular Parking Area Landscaping.** Except for a parking structure, an off-street vehicular area shall include interior planting areas that comply with the standards of this subsection.

a. **Size and Configuration**

1. **General Parking Lot Standards**

(a) Parking Islands. A parking island shall be provided for every ten parking spaces in a row. The parking island shall be a minimum width of ten feet, measured from the back of all required curbing, and a minimum length of the parking space. Parking islands shall be distributed so that rows of parking between any two landscaped islands contain an average of ten or fewer contiguous spaces. Terminal parking islands shall be required at the ends of rows. (See Figure 5.2.5.B.2.i: Interior Parking Area Minimum Plantings)

(b) Building- and Sidewalk-Adjacent Parking

i. Where parking spaces are adjacent to a building, there shall be foundation landscaping between the parking spaces and the building.

ii. Parking spaces that are adjacent to a building shall include a wheel stop for each space.

iii. Parking spaces that are adjacent to an internal sidewalk shall include a wheel stop for each space that ensures a minimum four foot wide sidewalk is maintained.

(c) Minimum Plantings

i. A minimum of one canopy shade tree, plus an additional one canopy shade tree for every ten spaces or any portion thereof, shall be required for an off-street vehicular parking area.

ii. Interior landscaping shall account for a minimum of ten percent of an off-street vehicular parking area.

iii. Interior landscaping should consist of a mix of vegetation including, but not limited to, trees, shrubs and ground cover.

iv. Tree clumping within interior islands is encouraged.

v. Sufficient shade trees shall be planted so that 30 percent of the gross parking lot area shall be covered by canopy at mature growth.

(d) All parking islands shall be protected from vehicular encroachment by curbing or wheel stops, which should be raised unless such areas are designed as a part of the on-site retention and recharge areas.

(e) Where wheel stops are used, the length of the parking stall may be reduced to 18 feet if a landscaped dividing strip (or a parking island) is widened to at least eight feet.

(f) Interior aisleway intersections shall be defined by planters.

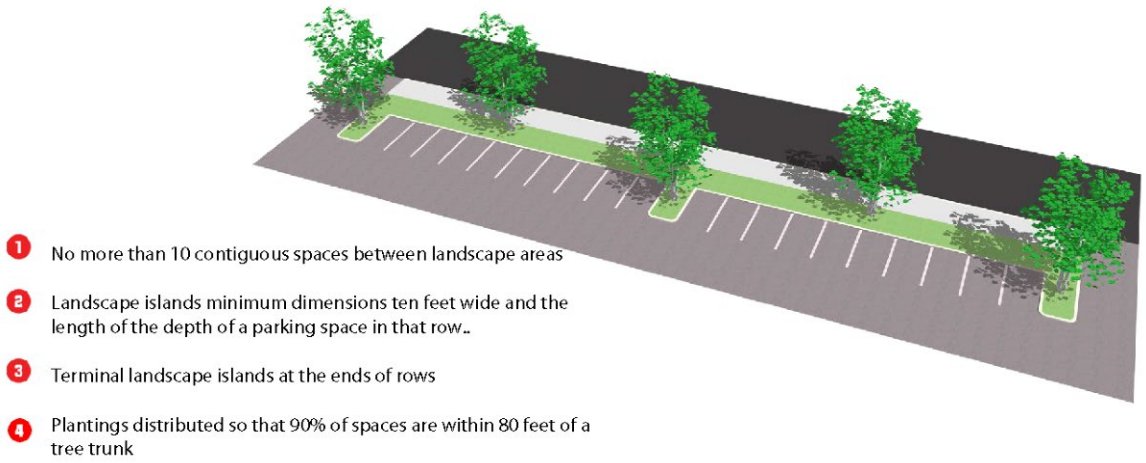
(g) Interior planters shall be designed at the same elevation as adjacent vehicular parking areas, except as necessary to save existing trees.

(h) Interior planters for nonpublic, specialized vehicular use areas where large machinery or large vehicles are stored, serviced, or used, may be relocated to perimeter areas as additional buffers, screening, or beautification.

(i) Driveway medians without shrubs shall be at least four feet wide, and driveway medians with shrubs or trees shall be at least six feet wide.

(j) At least 90 percent of the parking spaces shall be within 80 feet of the trunk of a tree. Landscaping around the perimeter, in bufferyards, or other required plantings may be used to meet this requirement. (see Figure 5.2.5.B.2.j: Interior Parking Area Minimum Plantings)

Figure 5.2.5.B.2.j: Interior Parking Area Minimum Plantings



(k) Low Impact Design (LID) is encouraged for landscaped areas.

2. **Large Parking Lot Standards.** In addition to the standards in subsection 1, above, off-street vehicular surface parking areas with 300 or more spaces shall be organized into a series of smaller modules 25,000 square feet or less per module, and be visually separated by continuous landscaped islands at least 11 feet wide that contain pedestrian pathways located at least every six parking bays.

b. **Perimeter Off-street Vehicular Parking Area Landscaping**

1. Landscaping shall be installed to provide visual relief, screen off-street vehicular parking areas, and reduce noise and vibration from adjacent properties.

2. A hedge row, consisting of shrubs a minimum height of 36 inches and planted three and one-half feet on center, or other approved screening shall be required where off-street vehicular parking areas are adjacent to a street.

c. All lime rock or any other similar base material must be removed below landscape islands or medians prior to installation of soil and plant materials to assure proper plant growth and prevent plants from becoming root bound.

3. **Bufferyards**

a. **Applicability.** Unless exempted in accordance with subsection b, below, all new development shall comply with the requirements of this section.

b. **Relation to Setbacks.** Bufferyards shall be in addition to setbacks (See Article 3: Zoning Districts) or use standards (See Article 4: Use Regulations)

c. **Required Width and Plantings**

1. Different types of bufferyards are required when different types of uses are proposed adjacent to existing types of uses or vacant lands in different zoning districts. (See Table 5.2.5.B.3.d-1: Bufferyard Application) The options for the different types of bufferyards required by different uses are established in Table: 5.2.5.B.3.d-2: Bufferyards and Types.

2. The planting requirement for each type of bufferyard established in Table 5.2.5.B.3.d-2: Bufferyards and Types.

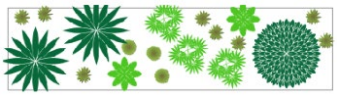
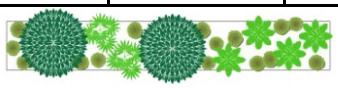
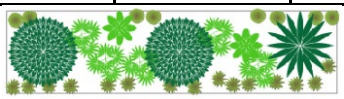
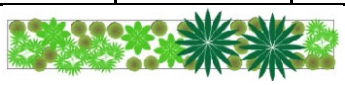
Table 5.2.5.B.3.D-1: Bufferyard Application
A=A-type buffer B=B-type buffer C=C-type buffer D=D-type buffer

Existing Use Type on Abutting Land	Zoning of Abutting Vacant Land	Proposed Use Types					
		Individual Single Family Detached Dwelling	Household Living 4—12 units/acre, Rural and Agricultural	Household Living 12—20 units/acre, Group Living, Community Service, Educational	Household Living 20+ units/acre, Mixed Use Development, All other Public, Civic, and Institutional	Healthcare, Commercial	Industrial
Single-Family Detached Dwelling	RCE, RSF-1A, RSF-1B, RTF, PR	N/A	B	C	C	D	D
Household Living 4—12 units/acre,	RTF, MHP	A	N/A	B	C	C	D

Rural and Agricultural							
Household Living 12—20 units/acre, Group Living, Community Service, Educational	RMF, RMU, MU-D, MU-ES, MU-KPI, INST	B	B	N/A	A	B	D
Household Living 20+ units/acre, Mixed Use Development, All other Public, Civic, and Institutional	C-N, C-C,	C	B	A	N/A	B	D
Healthcare, Commercial	O, C-COR, C-R	C	C	B	B	N/A	C
Industrial	I-L, I-H, AIR	D	D	C	C	B	N/A

Notes:
1. Letters in cells correspond to the bufferyard types depicted in Table 5.2.5.B.3.D: Bufferyards and Types.
2. Regardless of bufferyard type, a six-foot-tall wall shall be included between residential and commercial use.
3. Regardless of bufferyard type, a six-foot-tall wall shall be included between a school and any use.
4. Development in PD Districts will follow approved PD plans.
5. Multifamily developments, Townhome developments, shopping centers, mixed use developments, and mobile home parks shall provide buffers around the perimeter of the development instead of around individual buildings.
6. Residential developments abutting an existing railroad right-of-way must use a Type D Buffer.

Table 5.2.5.B.3.D-2: Bufferyards and Types							
Buffer Type and Configuration	Option 1: Minimum Width 25 Feet			Option 2: Minimum Width 15 feet			Option 3: Minimum Width 5 feet
	Plantings per 100 linear feet			Plantings per 100 linear feet			
	Canopy Trees	Understory Trees	Shrubs	Canopy Trees	Understory Trees	Shrubs	
Type A: Basic							
This bufferyard functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.	3	0	0	1	6	0	3-foot-tall semi-opaque (75% transparent) fence or wall + 5 evergreen shrubs per every 100 linear feet
Type B: Aesthetic							
This bufferyard functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact	3	0	12	1	7	5	4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet

between uses.						
Type C: Semi Opaque						
This bufferyard functions as a semi-opaque screen from the ground to at least a height of four feet.	3	5	11	2	6	15	6-foot-tall opaque fence or wall + 15 evergreen shrubs per every 100 linear feet
							
Type D: Opaque						
This bufferyard functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.	3	7	23	2	8	29	6-foot-tall opaque wall + 20 evergreen shrubs per every 100 feet
							
Type E: Alternative Special Exception						
15 feet wide; one canopy tree every 30 feet, on center, with each tree a minimum three inch caliper DBH and 8 feet in height at the time of planting; if adjacent to road rights of way, one understory tree every 15 feet, on center, with each tree a minimum two and one-half inch caliper DBH; and one shrub every 42 inches, on center, with a minimum height of three feet at time of planting.						
Notes: 1. Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with						

Section 2.5.5.B, Administrative Adjustment.
2. Where an adjacent use is designed for solar access, small trees shall be substituted for shade trees.
3. All canopy trees must be a minimum three inch caliper DBH and eight feet in height at the time of planting.
4. All understory trees must be a minimum two inch caliper DBH at the time of planting.

Example of a Type A (Basic) Buffer

Example of a Type B (Aesthetic) Buffer

Example of a Type C (Semi-Opaque) Buffer

Example of a Type D (Opaque) Buffer

d. **Location of Bufferyards.** Bufferyards required by this section shall be located along the outer perimeter of the parcel and shall extend to the parcel boundary line or right-of-way line; however, the bufferyard may be located along shared access easements between parcels in nonresidential development.

e. **Development Within Required Bufferyards**

1. The required bufferyard shall not contain any development, impervious surfaces, screen enclosures, decks, or site features (except fences or walls) that do not function to meet the standards of this section or that require removal of existing vegetation, unless otherwise permitted in this LDC.

2. Sidewalks, trails, and other elements associated with passive recreation may be placed in bufferyards if all required landscaping is provided and damage to existing vegetation is minimized.

3. Overhead and underground utilities required or allowed by the City are permitted in bufferyards, but shall minimize the impact to vegetation, to the maximum extent practicable. Where required landscaping material is damaged or removed due to utility activity within a required bufferyard, the landowner shall be responsible for replanting all

damaged or removed vegetation as necessary to ensure the bufferyard meets the standards in this LDC.

f. **Credit for Existing Vegetation.** Existing vegetation located within ten feet of a required bufferyard that meets the size standards of Table 5.3.4.B.4.D-1., may be preserved and credited toward the perimeter bufferyard standards provided it is retained during and after the development process

g. **Credit for Required Landscaping.** Required landscaping associated with perimeter landscaping around an off-street vehicular parking area may be credited towards the bufferyard requirements.

4. **Maintenance Standards.** The owner of land subject to the requirements of this section shall be responsible for the maintenance of landscaping in a healthy and good condition. Maintenance of a landscape area includes compliance with following standards.

a. **Maintenance Standards for Cultivated Landscape Areas**

1. Maintenance of Mulch Layers. Any required mulch layer shall be maintained.

2. Maintenance of Plants, Replacement. All plants required to be planted shall be maintained in a healthy, pest-free condition. Within six months of a determination by the Director that a plant is dead or severely damaged or diseased, the plant shall be replaced by the property owner in accordance with the standards in this section.

3. Removal of Dead, Diseased or Dangerous Trees or Shrubs. The property owner shall be responsible for the removal of any dead, diseased, or dangerous trees or shrubs, or parts thereof, which overhang or interfere with traffic control devices, public sidewalks, rights-of-way, or property owned by the City. The City shall have the authority to order the removal of any such trees or shrubs.

4. Pruning

(a) All pruning shall be accomplished according to good horticultural standards.

(b) Trees shall be pruned only as necessary to promote healthy growth. Trees shall be allowed to attain their normal size and shall not be severely pruned or "hat-racked" in order to permanently maintain growth at a reduced height. Trees may be periodically pruned or thinned in order to reduce the leaf mass in preparation for tropical storms. All pruning shall be accomplished in accordance with the standards established by the *Tree Care Industry Association.*

Figure 5.3.4.B.7.a.4.(b): Example of "Hat-Racking"

5. Grass shall be mown in order to encourage deep root growth and the preservation of irrigation water.

6. All roads, streets, curbs, and sidewalks shall be edged when necessary in order to prevent encroachment from the adjacent grassed areas.

7. All watering of planted areas shall be managed so as to:

   (a) Maintain healthy flora;

   (b) Make plant material more drought tolerant;

   (c) Avoid excessive turf growth;

   (d) Minimize fungus growth;

   (e) Stimulate deep root growth; and

   (f) Minimize leaching of fertilizer.

8. Irrigation systems shall be installed, operated, and maintained in accordance with Sec. 5.2.5.D.4.

b. **Maintenance of Natural Plant Communities.** All open space areas that are to be preserved as natural plant communities shall be trimmed as necessary of all exotic vegetation, lawn grasses, trash or other debris, and shall be managed to maintain the plant community for the purpose it was preserved.

C. **Plant Diversity**

1. To curtail the spread of disease or insect infestation in a plant species, new tree plantings shall comply with the following standards:

   a. When fewer than 20 trees are required on a site, at least two different species shall be utilized, in roughly equal proportions.

   b. When more than 20 but fewer than 40 trees are required to be planted on a site, at least three different species shall be utilized, in roughly equal proportions.

   c. When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.

2. Nothing in this subsection shall be construed to prevent the utilization of a larger number of different species than specified above.

D. **Water-Wise Standards**

1. **Purpose.** It is the intent of this subsection to assist the City in achieving water conservation through proper plant selection, installation, and maintenance through the following:

   a. Appropriate planning and design;

   b. Limiting turf areas to locations where it provides functional benefits;

   c. Efficient irrigation systems;

   d. The use of soil amendments to improve water holding capacity of the soil;

   e. The use of mulches, where appropriate;

   f. The use of drought-tolerant plants;

g. The preservation of existing plant communities and the re-establishment of native plant communities;

h. The use of canopy trees to reduce transpiration rates of understory plant materials;

i. Retention of stormwater runoff on site; and

j. The use of pervious paving materials.

2. **Appropriate Plant Selection and Location.** All plants, shrubs, and trees planted shall comply with the following standards:

a. Plant selection shall be based on the plant's adaptability to the existing conditions present at the site, and shall consider the appropriate hardiness zone, soil type, and moisture conditions, exposure to sun, and mature plant size, established by the *Florida Friendly Landscaping Guide to Plant Selection & Landscape Design* maintained by the Florida Friendly Landscaping program. Plants selected must be suited to withstand the soil and physical growing conditions found in the microclimate of each location on site with supplemental irrigation only during periods of low rainfall.

b. Plants shall be grouped in accordance with their respective water and maintenance needs to provide for efficient irrigation. Plants with similar water, soil, climate, sun, and light requirements shall be grouped together.

c. Landscape shall be installed a minimum of 2.5 feet from the foundation of a building or structure.

d. Turf and non-turf areas shall be designed to be distinctly separate when irrigation is used.

e. A landscape maintenance checklist and information regarding the plants installed shall be provided to the property owner by the contractor.

f. A landscape architect must verify and approve the soil types being used for the plants are approved for the development project. Soil samples are recommended to be verified prior to planting to assure growth potential for the plants being used.

3. **Selection of Grass Species.** Turf applications shall comply with the following:

a. Lawn areas shall be planted with species suitable as permanent lawns. Effective erosion control is mandatory in swales, rights-of-way, or other areas subject to erosion. See Appendix B for turfgrass and groundcovers lists.

b. The primary types of grass used are encouraged to comply with the UF/IFAS Florida Yards and Neighborhoods (FYN) program for Central and South Florida.

c. No more than 50 percent of the green space area or one-half acre, whichever is less, may be planted with a lawn grass that has a rating of low in regards to drought tolerance as established in b, above. (e.g. St. Augustine grass). Florida-Friendly Landscaping™ Groundcovers for Apopka, FL that are listed in Appendix B are encouraged for use in all developments.

d. Grass with a rating of medium or better is strongly encouraged (e.g. Bahia grass).

e. Medians, and retention areas shall use drought tolerant grasses with a rating of medium or better as established in Sec. b, above.

f. In addition to those approved within b, above, drought tolerant grasses listed in Appendix B and the Florida-Friendly Landscaping™ Groundcovers for Apopka, FL are approved for use by this code.

4. **Live Oak Location.** Due to potential root size expansion, live oak trees are strongly discouraged from being planted as street trees within landscape or buffer strips less than eight feet wide or 200 feet in area.

5. **Irrigation System Standards**

   a. Applicability. These provisions apply to new irrigation system installations on individual residential parcels, subdivisions, and other residential common areas, multifamily development, all nonresidential developments, and additions of one or more zones to an existing irrigation system, and all expansions. No future expansion or modification will be allowed on a water wise system that would make the system non-compliant with this article.

   b. Exemptions from Irrigation Standards. The following are exempted from irrigation standards.

      1. Hand watering and portable sprinklers.

      2. Bona fide agricultural uses.

      3. Golf course play areas and specialized athletic fields, provided however, the remainder of any such property shall comply with the requirements of this section.

   c. New irrigation systems are required for the following types of development as features:

      1. Single-family detached and two-family (duplex) dwellings:

         (a) Each dwelling unit shall have a minimum of two hose bibs.

         (b) All commons areas shall be irrigated through an automatic irrigation system. This requirement may be waived by the Director in consultation with the City Water Conservation Specialist if as a water conservation technique a landscaped area only contains plant species that do not require irrigation. Consideration of a waiver of the irrigation requirement shall include, but not be limited to, the area covered by native vegetation, local conditions such as sun or shade, type of soil, depth to water table, and size and configuration of lot.

      2. Landscape in multifamily and nonresidential development, except this requirement may be waived by the Director in consultation with the City Water Conservation Specialist for a landscaped area implementing water conservation techniques including only containing plant species that do not require irrigation. Consideration of a waiver of the irrigation requirement shall include, but not be limited to, the area covered by native vegetation, local conditions such as sun or shade, type of soil, depth to water table, and size and configuration of a lot.

      3. Irrigation systems shall be designed and constructed in accordance with the technical standards contained in Appendix F of the *Plumbing Volume of the Florida Building Code*, the most recent edition of the *Florida Irrigation Standards Manual* and the following:

         (a) Irrigation systems shall be designed and installed at a water pressure of 40 p.s.i.

         (b) A rain sensing shutoff device shall be required on all irrigation systems to avoid irrigation during periods of sufficient rainfall. Equipment shall consist of an automatic sensing device or switch which will override the irrigation cycle when adequate rainfall has occurred. It must be placed where it is exposed to unobstructed natural rainfall and comply with Ch. 373, Fla. Stat., Water Conservation; Automatic Sprinkler Systems.

         (c) The use of irrigation risers is prohibited.

(d) Check valves which are capable of holding a minimum of a five foot head shall be used in low-lying areas to prevent head drainage.

(e) Back-flow into any water source shall be prevented as provided in Rule 62-555, FAC, Permitting, Construction, Operation, and Maintenance of Public Water Systems. Any back-flow prevention device that is testable, shall be tested by a state-licensed plumbing contractor (see Ch. 489, Fla. Stat.) upon installation, whenever the device is repaired and annually, when connected to a municipal or investor-owned drinking water system. Back-flow prevention devices are required on irrigation systems connected to private wells when the well source is also used as a private drinking water source.

(f) Irrigation design shall be appropriate for the type of plant being grown and for the type of soil.

(g) Irrigation system equipment shall be installed in accordance with manufacturer's specifications.

(h) Irrigation zones shall be divided according to:

i. Available flow rate;

ii. Vegetated groupings (i.e., turf, shrubs, native plants, etc.);

iii. Sprinkler types (i.e., sprinklers with matching precipitation rates); and

iv. Soil characteristics

(i) Spray heads and rotors shall not be mixed in the same zone.

(j) Narrow areas, four feet or less, are not to be irrigated unless low volume/micro-irrigation is used.

(k) Low volume irrigation is required for all trees, shrubs, and groundcover beds. (The Director in consultation with the City Water Conservation Specialist may waive this requirement if special circumstances exist).

(l) Distribution equipment in a given zone shall have matched precipitation rates.

(m) Application rates shall be calculated and programmed with an irrigation timer to avoid runoff and to permit uniform water infiltration into the soil, considering land slope, soil hydraulic properties, vegetative ground cover, and prevailing winds.

(n) There shall be a minimum separation of four inches between distribution equipment and pavement.

(o) There shall be a minimum separation of 24 inches between distribution equipment and buildings and other vertical structures.

(p) There shall be no direct spray onto walkways, buildings, roadways, and drives.

(q) Rotors and sprays in turf areas shall be spaced to provide head-to-head coverage.

(r) Water conveyance systems shall have a flow velocity of five feet per second, or less.

(s) Pipelines shall be designed to provide the system with the appropriate pressure required for maximum irrigation uniformity.

(t) Pressure regulating heads shall be identifiable from the top of the head.

(u) A maintenance checklist shall be affixed to or near the controller, accompanied by a recommendations for maintenance schedule, proper irrigation system settings according to season, checking the rain sensor device, and filter cleaning; and information on current water restrictions.

(v) Upon completion of the irrigation system, a tag or sticker shall be affixed to the timer box if it is an automatic system. If it is a manual system, a sticker or tag shall be affixed to the outside main electrical breaker box on the inside of the door. The tag or sticker shall include the permit number (for nonresidential development), a copy of the landscape and irrigation certification and checklist, the date installed, the number of zones, and the installer's names.

(w) Any irrigation system which is used for the application of chemicals shall be equipped with an antisiphon device constructed in accordance with Ch. 487, Fla. Stat.

(x) All irrigation system underground piping shall have a minimum soil cover of six inches.

(y) Piping and fittings approved by the National Sanitation Foundation for potable water use shall be used upstream of a backflow device.

(z) System controls that use low voltage wiring shall be installed in accordance with the National Electric Code.

(aa) Reclaimed irrigation water and application facilities shall be lavender in color. Routine repairs covering less than 12 inches on residential systems may use any color pipe. Irrigation heads shall be lavender in color if available from the manufacturer. A sign must be posted indicating reclaimed water is being used as irrigation (in English and Spanish). A warning sign prohibiting consumption shall be posted at any hose bib dispensing reuse water. Irrigation using reclaimed water rather than potable water when reclaimed water is reasonably available is strongly encouraged.

(bb) Low volume irrigation zones shall have a pressure regulator and a filter with a mesh smaller than the emitter openings.

4. System Layout

(a) A landscaped area on a site shall be divided into high, medium, and low volume irrigation areas. The areas may not be modified outside of the standards of b through d, below.

(b) A high volume irrigation area shall not exceed 50 percent of the landscaped area, or cover more than one-half acre on single-family residential lots.

(c) A medium volume irrigation area shall not exceed 75 percent of the landscaped area, and shall not exceed 25 percent of the landscaped area if high volume irrigation is utilized on the site.

(d) At least 25 percent of a landscaped area must be covered by a low volume irrigation area.

5. System Operation and Maintenance

(a) Irrigation systems shall be operated properly and in compliance with this section

(b) All automatic controllers shall be programmed to maximize water conservation.

(c) Automatic irrigation systems shall be operated in compliance with City administrative rules or St. John's River Water Management District rules. (see Code of Ordinances, Sec. 82-194)

(d) Irrigation systems shall be maintained to meet the requirements of this section and the spirit of water conservation. Systems shall be routinely examined to prevent waste of water due to loss of heads, broken pipes or misadjusted nozzles.

6. Native Vegetation Retention. Any area preserved as native vegetation shall be exempt from any irrigation requirement, given:

(a) No supplemental water shall be applied to the native vegetation area.

(b) The native vegetation will only be pruned by hand.

(c) Mechanical mowing or clearing is prohibited.

E. **Right-of-Way and Adjacent Property Maintenance**

1. Maintenance

A. It shall be the duty of the owner of each lot, tract or parcel of land within the city to reasonably mow, maintain, regulate and effectively control excessive growth and accumulation of weeds, undergrowth, or dead or living plant life between the property and the adjacent road right-of-way.

B. It shall be the duty of any established association (e.g. homeowner's association or management group) within the city, to reasonably mow, maintain, regulate and effectively control excessive growth and accumulation of weeds, undergrowth, or dead or living plant life between the property and the adjacent road right-of-way at the following locations:

1. Right-of-way adjacent to a development perimeter which is separated from the property by a development wall of fence.

2. Medians and common areas located within the legally described development area of the association.

C. Determination by the city that an adjacent right-of-way or adjacent property is improperly maintained shall constitute a nuisance subject to code enforcement.

F. **Single-family or Two-family Residential Lot Trees.** Each residential lot shall contain at least the following minimum number of residential lot trees. These trees must be a minimum of eight feet in height and at least three inches in caliper. The Community Development Director or designee may approve a substitution of one canopy tree for two understory trees. Plant selection shall be based on *Florida Friendly Landscaping Guide to Plant Selection & Landscape Design* maintained by the Florida Friendly Landscaping program. Also refer to Table 5.3.8.D.1. Tree Replacement List and Planting Strip Widths.

1. Lots less than 5,000 square feet shall contain a minimum of one canopy tree.

2. Lot 5,000 to 7,999 square feet shall contain a minimum of two canopy trees.

3. Lots 8,000 to 11,999 square feet shall contain a minimum of four canopy trees.

4. Lots 12,000 to 19,999 square feet shall contain a minimum of five canopy trees.

5. Lots 20,000 square feet or greater shall contain a minimum of six canopy trees.

(Ord. No. 2745, §§ 8, 9, 1-15-2020; Ord. No. 2877, § XV, 12-15-2021; Ord. No. 2925, § III, 5-18-2022)

5.2.6. Alternative Landscape Plan

A. **General.** An alternative landscape plan may be approved where a deviation from the landscaping standards in this section, or the tree protection standards in Sec. 5.3 Tree Protection Standards, is justified because of site or development conditions that make compliance with such standards impossible or impractical. Such conditions may include:

1. Natural conditions, such as lakes, ponds, or other natural features;
2. The likelihood that landscaping material would be ineffective at maturity due to placement, or other existing site conditions;
3. Lot size or configuration;
4. The presence of utility or other easements;
5. The potential for interference with public safety; and
6. Other situations where strict adherence to the landscaping or tree protection standards are determined to be impractical by the Director.

B. **Submittal and Review.** An applicant may submit an alternative landscape plan as part of an application for approval of a development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), as appropriate. The Director shall review and approve an alternative landscape plan if it meets the purpose and intent of the landscaping standards in this section, or Section 5.3, Tree Protection Standards, as appropriate, and this section.

C. **Allowable Deviations.** Allowable deviations from the standards of this section and Section 5.3, Tree Protection Standards, include, but are not limited to, the following:

1. **Reduction in Standards Due to Protection of Natural Features, Public Safety, or Parcel Configuration.** A reduction in the count, spacing, species diversity, or site standards of this section by up to 20 percent may be allowed when desirable in terms of enhanced protection of existing natural features, to address public safety issues, or a site design as determined by the DRC.
2. **Substitution Near Power Lines.** Required canopy tree planting may be substituted for two understory trees within 20 feet of an overhead power line.

SECTION 5.3. TREE PROTECTION STANDARDS

5.3.1. Purpose

The purpose of this section is to provide for protection and maintenance of trees. The standards are intended to:

A. Preserve the visual and aesthetic qualities of the City;

B. Encourage site design techniques that preserve the natural environment and enhance the developed environment;

C. Increase control of erosion and sediment runoff;

D. Conserve energy by reducing heating and cooling costs;

E. Preserve and enhancing air and water quality;

F. Reduce the heat island effect; and

G. Maintain and enhance the quality of life in the City.

5.3.2. Applicability

A. **General.** Unless exempted in accordance with B, below, the standards in this section apply to all new development in the City.

B. **Exemptions.** The following activities are exempt from this section; however, any removal requires approval of the Community Development Director or designee:

1. **Utility Operations.** Tree removal by duly constituted communication, water, sewer, electrical, or other utility companies, or Federal, State, County or City agencies, or engineers or surveyors working under a contract with such utility companies or agencies, provided the tree removal is limited to those trees necessary for maintenance of existing lines or facilities or for construction of new lines or facilities for providing utility service to its customers, and provided that the activity is conducted in a way that avoids any unnecessary removal, and in the case of aerial electrical utility lines, is not greater than that specified by the National Electrical Safety Codes as necessary to achieve safe electrical clearances.

2. **Surveyors.** Tree removal by a Florida licensed land surveyor in the performance of duties, provided the tree removal or alteration is limited to a swath three feet or less in width.

3. **Commercial Growers.** Tree removal at commercial nurseries, botanical gardens, tree farms and groves, if the trees removed were planted for silvicultural or agricultural purposes, or for the sale or intended sale in the ordinary course of business.

4. **Emergencies.** Tree removal during emergencies caused by hurricane or other natural disaster.

5. **Maintenance by City Crews.** The planting, pruning, or maintenance and removal of trees, plants and shrubs by City crews within the illumination lines of lights, streets, alleys, avenues, lanes, squares, and public grounds, as necessary to ensure public safety or to preserve or enhance the symmetry and beauty of public grounds.

6. **Intersection Visibility.** The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections

7. **Single-Family Detached and Two-Family (Duplex) Homes.** Removal of trees other than specimen trees on developed single-family detached and two-family (duplex) lots or lots within a single-family detached or two-family (duplex) subdivision platted before March 6, 2019;

8. **Dead or Diseased Tree.** The removal of dead, diseased, or naturally fallen trees, including specimen trees;

9. **Residential Property.** The pruning, trimming, or removal of a tree, including specimen trees, on developed single-family detached and two-family (duplex) lots or lots within a single-family detached or two-family (duplex) subdivision platted after March 6, 2019, if the property owner submits documentation to the City from an arborist certified by the International Society of Arboriculture or from a Florida licensed landscape architect that the tree presents a danger to persons or property; and

10. **On-going Agricultural Operations.** The removal and cutting of trees as part of an ongoing agricultural operation, including silvicultural operations.

(Ord. No. 2805, § VIII, 11-18-2020; Ord. No. 2994, § X, 3-15-2023)

5.3.3. Arbor Permit Required

An Arbor Permit shall be approved in accordance with Sec. 2.5.4.A, Arbor Permit, prior to removal of a tree protected by this section.

5.3.4. Timing of Review

Review for compliance with these standards shall occur during review of a development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), arbor permit (Sec. 2.5.4.A, Arbor Permit), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

5.3.5. Responsibility for Compliance

Failure to comply with the standards in this section is a violation of this LDC and subject to the remedies and penalties in this section and Article 9: Enforcement

5.3.6. Existing Tree Canopy Defined

A. For the purposes of this section, "existing tree canopy" consists of the crowns of all healthy self-supporting canopy trees with a diameter at breast height (DBH) of ten inches or greater and the crowns of all healthy self-supporting understory trees with a caliper size of four inches or greater, provided, however, that "existing tree canopy" shall not include prohibited tree species.

B. A protected canopy tree is an individual canopy tree of 10 inches DBH or a self-supporting understory tree of four inches or greater DBH, that would qualify as a part of the existing tree canopy in Sec. 5.3.6.A, above.

5.3.7. Retention of Existing Canopy

A. **Existing Tree Canopy Inventory Required.** Prior to any tree clearing, development work, land disturbing activity, or activity to officially set aside a preservation area the owner of land subject to this section shall prepare and submit an inventory of existing canopy and understory trees on the development site, subject to the following requirements.

1. **General.** The inventory shall identify all existing canopy trees (which includes specimen trees and understory trees) on the development site that are healthy. Known dead or diseased trees shall be identified, where practical. Groups of existing canopy and understory trees in close proximity (i.e., those within five feet of each other) may be designated as a clump of trees, with the predominant species, estimated number, and average diameter indicated.

2. **Specimen Trees.** The inventory shall indicate the species, size (in DBH), health, and location of each specimen tree on the site.

3. **Protected Canopy Trees.** The inventory shall indicate the number of existing canopy trees on site.

4. **Protected Understory Trees.** The inventory shall include the number of understory trees on site.

5. **Additional Trees.** The inventory shall indicate other trees at least six inches DBH on site.

6. **Professional Preparation.** Tree inventories for lots larger than two acres in area shall be prepared by a licensed landscape architect, surveyor under the direction of a licensed landscape architect, arborist, or registered forester, and shall have an accuracy of plus or minus three feet.

7. **Tree Survey.** A tree survey shall be required for any nonresidential development or residential subdivision requiring development plans. The applicant shall provide the following information as part of the tree survey:

   (a) Aerial photograph (minimum one inch equals 200 feet) or drawing indicating utility lines, boundary lines, dimensions, surrounding streets, and proposed development improvements.

   (b) Common and botanical name of major tree groups shown.

   (c) Estimated height and DBH of major tree groups shown.

   (d) Each DBH, location, botanical and common name of any protected tree stands, individuals or specimen trees.

   (e) Estimated DBH of trees less than six inches DBH and percentage of those trees to be removed.

   (f) Plans on how those remaining trees shall be protected and type of barriers to be used.

   (g) Proposed changes, if any, in site elevation grades and major contours of the land will be required on landscape plans. Care will be taken not to change original grade around those protected or remaining trees.

   (h) All trees dead, diseased, or dying and for which restoration to sound condition is not practical or in instances when a disease [exists] which can be expected to be transmitted to other trees, or to endanger the tree's health or to the public as determined by the city can be excluded from the tree survey.

   The following items must be clearly listed on the tree survey or landscape plan:

   (a) Total Tree Inches on Current, Non-Altered Site.

   (b) Total Tree Inches to be Removed.

   (c) Total Tree Inches to be Replaced.

   (d) Maximum Tree Stock and Calculations.

   (e) Quantity of Specimen Trees (24" or Greater) Being Removed.

   (f) Site Clearing Area in Square Feet and Acres

   (g) The minimum percentage of a development site's existing tree canopy cover that is required to be retained and protected.

B. **Existing Tree Canopy Retention Standards**

1. Table 5.3.7.B.2.c: Tree Canopy Retention Standards, establishes the minimum percentage of a development site's existing tree canopy cover that is required to be retained and protected, based on the site's existing tree canopy cover and its base zoning district designation. The table identifies minimum required existing tree canopy retention requirements for existing tree canopy cover at six percentage points (100%, 80%, 60%, 40%, 20%, and 0%)

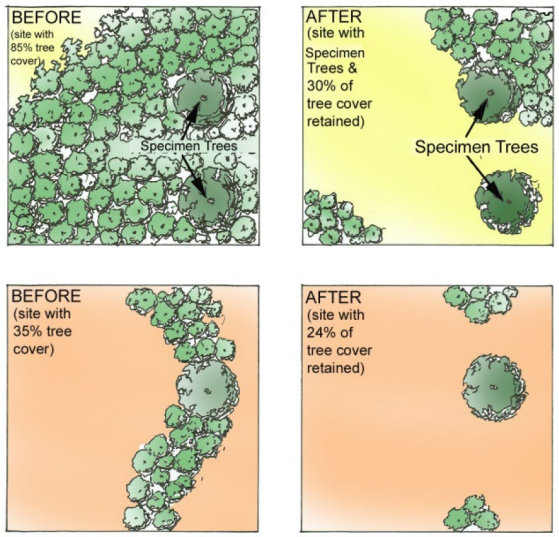
2. Where the existing tree canopy cover falls between two percentage points shown on the table (e.g., 65%), the following calculations shall be undertaken to determine minimum required tree canopy retention.

   a. In the AG, T, RCE, RSF-1A, RSF-1B, RTF, and PR- districts, add 0.25 to the minimum required tree canopy retention percentage for each percentage point the existing tree canopy cover falls below a percentage point identified in the first column of the table.

Example where 65% of the development site is covered by existing tree canopy: Because 65% is 15 percentage points below the 80% existing tree canopy cover shown on the table, 15 × 0.25, or 3.75 percentage points, are added to the 24% minimum required tree canopy retention designated for an existing tree canopy cover of 80%, yielding a minimum required tree canopy retention of 27.75% (from 24% + 3.75%)of the existing canopy, or 18.04% of the development Canopy cover of 65%.

(See a graphic depiction of another example in Figure 5.3.7.B.2.a: Existing Tree Canopy Retention.)

Figure 5.3.7.B.2.a.: Existing Tree Canopy Retention



b. In the RMF, RMU, MHP, C-N, C-C, O, and INST districts, the same calculation is made, except 0.125 is added to the minimum required tree canopy retention percentage for each percentage point the existing tree canopy cover falls below a percentage point identified in the first column of the table.

c. In the C-COR, C-R, I-L, I-H, MU-D, MU-ES, MU-KPI and AIR districts, the same calculation is made, except 0.05 is added to the minimum required tree canopy retention percentage for each percentage point the existing tree canopy cover falls below a percentage point identified in the first column of the table.

Table 5.3.7.B.2.C: Tree Canopy Retention Standards			
Existing Tree Canopy Cover (as a Percentage of Total Site Area)[1]	Minimum Required Tree Canopy Retention (as a percentage of total pre-development tree canopy cover), by district[2]		
	A, RE, RS AG, T, RCE, RSF-1A, RSF-1B, RTF, and PR Districts	RMF, RMU, MHP, C-N, C-C, O, Districts	C-COR, C-R, I-L, I-H, MU-D, MU-ES, MU-KPI, INST and AIR Districts
100	19	7	3
80	24	9.5	4
60	29	12	5
40	34	14.5	6

20	39	17	7
0	44	19.5	8

Notes:
[1] Existing tree canopy cover is the percentage of a development site covered by existing tree canopy before development or land disturbing activities.
[2] Minimum required tree canopy retention is the percentage of the existing tree canopy that must be retained during and after development or land disturbing activity.
Illustrative Example:
The existing tree canopy inventory establishes that 65% of a 100,000-square-foot development site in the RS-10 district is covered by existing tree canopy. As shown in the example following provision 1 above, the minimum required tree canopy retention for the site is 27.75% of the existing canopy tree cover, or 18.04 % of the total development site. (65% × 24.75% = 18.04%), yielding a tree protection zone of approximately 18,038 square feet.

C. **Establishment of Tree Protection Area**

1. The tree protection area is the area of a development site that includes the portions of the existing tree canopy cover (and the associated roots within the drip line of the canopy) that are required to be retained and protected in accordance with Table 5.3.7.B.2.c, Tree Canopy Retention Standards. The tree protection area is established in accordance with this section.

D. **Tree Protection Area**

1. The tree protection area shall be identified in the application for a development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), arbor permit, (Sec. 2.5.4.A, Arbor Permit) or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), as appropriate.
2. To the extent practicable, tree protection areas shall be located proximate to lot lines or site boundaries to ensure that retained trees will assist in limiting visual and auditory impacts from one form of development to another.
3. The Director shall have discretion in adjusting the exact location of the tree protection area based on site conditions and the need for efficient development of the site.

E. **Priority Retention Area**

1. The location and configuration of the tree protection area shall be determined in accordance with the following priority retention areas, which are listed in order of priority.
   a. Existing tree canopy containing specimen trees, and their associated root zones;
   b. Existing tree canopy located in riparian buffers, wetlands, or wetland protection areas;
   c. Existing tree canopy containing stands or groups of mature deciduous trees;
   d. Existing tree canopy needed for required landscaping (i.e., bufferyards and planting strips around off-street vehicular use areas); and
   e. Existing tree canopy that is a part of wildlife habitat and other sensitive natural areas.

F. **Reforestations.**

Example:

Sixty-five (65) percent of a 100,000-square-foot development site in the RTF district is covered by existing tree canopy. The site is required to maintain 27.75 percent of the existing tree canopy, which equates to 18,038 square feet of the site's land area.

The tree inventory reveals a specimen tree that covers an area of 10,000 square feet, a riparian area with existing tree canopy covering 7,000 square feet, and a group of mature deciduous trees constituting existing tree canopy that covers 51,000 square feet.

Based on the priority retention area requirements, the tree canopy protection requirements would be met by including the following in the tree protection zone:

1. The area covered by the specimen tree (10,000 square feet);

2. The area covered by the riparian buffer (7,000 square feet); and

3. 4,280 square feet of the area covered by the mature deciduous trees.

The exact location of the mature deciduous trees to be included in the tree protection zone is determined based on site conditions.

Protected trees may be removed from a development site if the landowner demonstrates development on the site cannot be located and designed to allow for a reasonable use, after exploration of applicable alternatives for relief, and submission and approval of an alternative landscaping plan (See Sec. 5.2.6, Alternative Landscape Plan) and if the removal of protected trees comply with the following:

1. The trees removed are replaced on a one-to-one basis, based on the DBH of the removed trees.
2. The replacement trees have a minimum size of three caliper inches.
3. The replacement trees are planted in appropriate areas of the development site and clustered to the maximum extent practicable as a means of reestablishing existing tree canopy; and
4. The replacement trees are planted with sufficient room to accommodate future growth.

(Ord. No. 2745, § 10, 1-15-2020)

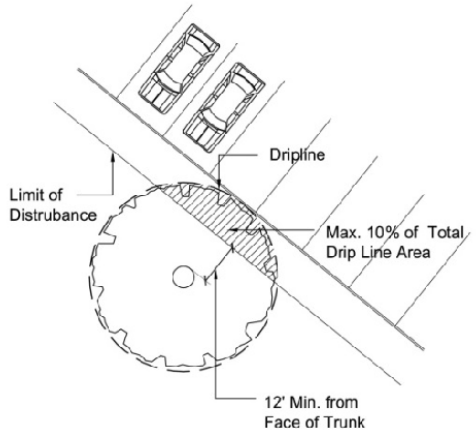
5.3.8. Retention of Specimen Trees

A. **Specimen Tree Defined.** Specimen trees are all native trees with a DBH of 24 inches or greater or trees designated by resolution of the City Council because of their type, size, age, or other criteria.

B. **Specimen Tree Protection Standards**

1. Healthy specimen trees shall not be cut or destroyed except in accordance with Sec. 5.3.8.C, Removal of a Specimen Tree.
2. The area within the drip line of any specimen tree shall not be subject to paving or soil compaction greater than ten percent of the total area within the drip line, or within 12 feet of the tree trunk. (See Figure 5.3.8.B.2.)

Figure 5.3.8.B.2: Limits of Paving or Compaction Near Specimen Trees



C. **Removal of a Specimen Tree.** Specimen trees may be removed if the landowner demonstrates to the Director one of the following conditions:

1. **Removal of a Healthy Specimen Tree.** A specimen tree is in healthy condition, and all of the following standards are met:

   a. The landowner is otherwise in compliance with this section;

   b. The specimen tree is not located within a tree protection area;

   c. The specimen tree prevents development of a lot platted before March 6, 2019 in a way that limits building area to less than otherwise allowed.

   d. Mitigation is provided in accordance with Sec. 3.5.8.D, Replacement or Mitigation Standards.

D. **Replacement and Mitigation Standards.** Removal of existing tree canopy (and specimen trees) required to be retained by this section or damage or removal of trees within a tree protection area, shall require replacement of the tree in accordance with these standards.

1. **Removal or Damage in Violation.** If trees required to be protected by this section are damaged or removed without an Arbor Permit or otherwise in violation of this LDC, or when work is done contrary to the permit or this LDC, the Director shall notify those conducting the work, the landowner, or the agent, and work shall stop immediately. Following notification of violation, the landowner or agent shall have up to two weeks to submit a restoration plan in accordance with Sec. 5.3.8.D.2, Restoration Plan Required, below.

2. **Restoration Plan Required**

   a. A restoration plan—including a narrative describing the tree replanting proposed and a schedule for restoration efforts—shall be completed prior to the certificate of occupancy being issued.

   b. If no new certificate of occupancy is required, then failure to submit and follow a restoration plan shall be subject to Article 9: Enforcement

3. **Replacement Requirements**

   a. As a part of development approval, for every specimen or non-specimen tree inch DBH removed, the Director shall apply a fee as calculated in the City Code of Ordinances.

   b. For every canopy tree that is removed or damaged, one canopy replacement tree is required.

c. Minimum size of a replacement tree shall be three inches DBH with a minimum planted height of eight feet. Florida Grade A trees are required.

4. **Extent of Removal Undetermined.** In cases where the total DBH of trees removed in violation cannot be determined, eight replacement trees shall be provided per acre of disturbed area.

5. **Transplanting Trees.** All trees transplanted to the site shall be maintained in healthy living condition.

6. **Irrigation Required.** An irrigation system shall be provided for replacement trees. Nothing in these standards shall prevent hand-watering or other irrigation techniques, subject to approval by the Director.

7. **Establishment Period.** Replacement trees shall be subject to a performance guarantee posted for a one-year establishment period. In the event the replacement trees do not survive the establishment period, the landowner or agent shall install new replacement trees.

E. **Replacement Tree Species List and Tree Planting Strip Widths.** The following tree replacement species are suggested because they are native to the region and/or their proven performance in Central Florida. The following tree may be used as replacement stock without prior approval but must be planted within the noted planting width. All other replacement trees must be approved by the Community Development Director or designee.

Table 5.3.8.D.1: Tree Replacement List and Planting Strip Widths (in feet)	
Scientific Name	Common Name
6' and Less	
Caesalpinia pulcherrima	Dwarf Poinciana
Calliandra haematocephala	Powder Puff
Callistemon	Bottlebrush
Cassia bicapsularis	Winter Cassia
Catalpa bignonioides	Chitalpa
Cercis canadensis	Red Bud
Chionanthus retusus	Chinese Fringetree
Cocculus laurifolius	Snailseed
Eleocarpus decipens	Japanese Blueberry
Eriobotrya deflexa	Bronze Loquat
Handroanthus chrsanthus	Trumpet Tree
Handroanthus heptaphyllus	Pink Trumpet
Handroanthus umbellata	Yellow Trumpet
Ilex cassine	Dahoon Holly
Ilex vomitoria	Yaupon holly
Ilex vomitoria	Weeping Yaupon Holly
Ilex x attenuata	East Palatka Holly
Ilex x attenuata 'Eagleston'	Eagleston Holly
Lagerstroemia	Crapemyrtle
Lagerstroemia fauriei	Townhouse Crapemyrtle
Lagerstroemia indica	Tuskegee Crapemyrtle
Myrcianthes fragrans	Simpson's stopper
Myrica cerifera	Southen Waxmyrtle
Nageia nagi	Nagi Podocarpus
Tabebuia rosea	Pink Tabebuia
7'—9'	

Agonis flexuosa	Australian Willow
Cornus florida	Flowering dogwood
Corymbia ficifolia	Red-flowering Gum
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex opaca	American Holly
Ilex x attenuata	Savannah Holly
Juniperus virginiana	Southern Redcedar
Lagerstroemia	Crapemyrtle
Lagerstroemia indica	Muskogee Crapemyrtle
Lagerstroemia indica x fauriei 'Natchez'	Natchez Crapemyrtle
Liquidambar styraciflua	Sweet gum
Liriodendron	Tulip Tree
Magnolia grandiflora	Little Gem Magnolia
Magnolia grandiflora 'Greenback'	Greenback Magnolia
Persea borbonia.	Redbay
Pinus palustris	Longleaf Pine
Quercus incana	Bluejack Oak
Quercus myrtifolia	Myrtle Oak
Sideroxylon	Bumelia
Ulmus alata	Winged Elm
Ulmus americana	Florida Elm
Ulmus crassifolia	Cedar Elm
Ulmus parvifolia	Drake Elm
10' and Greater	
Acer rubrum 'Florida Flame'	Red Maple 'Florida Flame'
Acer rubrum 'Summer Red'	Red Maple 'Summer Red'
Betula nigra	River birch
Ceiba speciosa	Floss Silk Tree
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweetbay Magnolia
Nyssa sylvatica	Black Gum
Platanus occidentalis	Sycamore
Podocarpus macrophyllus	Magi Podocarpus
Quercus alba	White Oak
Quercus austrina	Bluff Oak
Quercus falcata	Southern Red Oak
Quercus geminata	Sand Live Oak
Quercus hemisphaerica	Darlington Oak
Quercus incana	Bluejack Oak
Quercus marilandic	Blackjack Oak
Quercus virginiana	Live Oak
Taxodium ascendens	Pond Cypress
Taxodium distichum	Bald Cypress

(Ord. No. 2925, § IV, 5-18-2022)

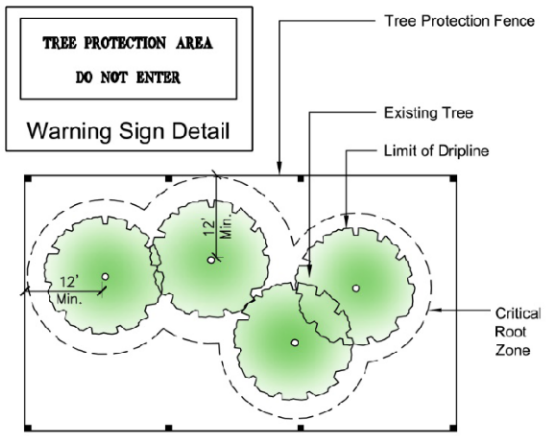
5.3.9. Tree Protection During Construction

A. **Owner's Responsibility.** During construction, the landowner or developer shall be responsible for the erection of any and all barriers necessary to protect trees within a tree protection area or other existing vegetation to be retained from damage both during and after construction.

B. **Tree Protection Fencing**

1. **Where Required.** Trees within the tree protection area, shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Nothing shall prevent the use of alternative tree protection measures, as approved by the Director.

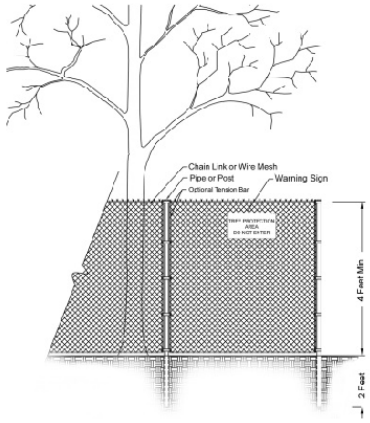
Figure 5.3.9.B.1: Tree Protection Fencing



2. **Type of Fencing.** All fencing required by this section shall be a minimum four feet high and be made of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Posts shall be located no more than ten feet on-center. Chain link or wire fencing utilized as tree protection fencing shall not be required to be vinyl coated. Passive forms of tree protection may be utilized to delineate tree protection areas that are remote from areas of land disturbance. These must be surrounded by fencing, continuous rope, or durable taping (minimum four inches wide).

3. **Signage.** Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA: KEEP OUT."

Figure 5.3.9.B.3: Tree Protection Signage



4. **Inspection.** All tree protection measures shall be inspected and approved by the Director prior to start of any land disturbing activities. Failure to have tree protection measures in place prior to land disturbance (other than surveying) is a violation of this LDC.

5. **When Required.** No construction, grading, equipment, or material storage, or any other activity shall be allowed within the fenced area. Fencing shall be maintained until after the final site inspection.

5.3.10. Deferral of Tree Replacement

A. If the applicant can demonstrate that the market conditions are such that replacement trees are not readily available or the time of year is not suitable for planting, then compliance with this LDC may be deferred for a period of time approved by the Director, but in no case for a cumulative time in excess of 18 months.

B. The applicant shall post a cash escrow, or other financial security acceptable to the Director, for an amount sufficient to pay the costs plus ten percent for the required, but not yet installed, landscaping before such deferral shall be authorized.

5.3.11. Incentives for Retroactive Compliance

The City may administratively provide incentives for residents to retroactively comply with the provisions of this code. Incentives may include financial assistance, equipment, services, or other mechanisms, to promote the reduction in the use of water and the protection of the environment and natural resources.

1. **Eligibility**

   a. Existing city customers in homes or other developments that were built prior to the adoption of this article are eligible to apply for currently active incentives provided by the City. Incentives may be limited to single family homes.

   b. All incentives awarded are subject to the submittal of complete applications and determination of eligibility and qualification by the City. Applications will be accepted only from the current property owner(s) of record.

   c. The incentive program is provided on a first come, first served basis, and is subject to the availability of budgeted funding.

d. Incentives will be awarded on a one (1) time basis to any physical address regardless of changes in property ownership.

2. **Incentives.** The incentives, which may change from time to time, will be established to encourage residents to retrofit existing inefficient and high water-use devices with effective and efficient water-use devices.

a. Examples of incentives include:

1. Rotor/Spray head replacement
2. Low Volume Irrigation Systems retrofits
3. Rain Sensor or Soil Moisture Sensors installations.
4. ET Controller/Smart Controller installations
5. Irrigation Audit provided to residents

(Ord. No. 2745, § 11, 1-15-2020)

SECTION 5.4. OPEN SPACE SET-ASIDE STANDARDS

5.4.1. Purpose

Open space set-asides are intended for the use and enjoyment of a development's residents, employees, or users. Open space set-asides serve numerous purposes, including preserving natural resources, ensuring resident access to open areas and active recreation, reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits.

5.4.2. Applicability

A. **General.** Unless exempted in accordance with subsection B below, the standards in this section shall apply to all new development in the City.

B. **Exemptions.** The following development is exempted from the standards in this section:

1. Rural and agricultural, and open space uses; and
2. Single-family detached dwellings or two-family (duplex) dwellings on a single lot.

5.4.3. Timing of Review

Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

5.4.4. Amount of Open Space Set-Asides Required

Development subject to the standards in this section shall provide the minimum amounts of open space set-asides identified in Table 5.4.4: Required Open Space Set-Asides, based on the district classification.

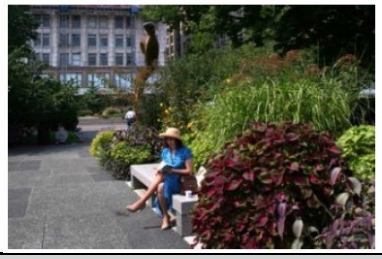
Table 5.4.4: Required Open Space Set-Asides

Use Classification	Minimum Open Space Set-Aside Area (as Percentage of Development Site Area)					
	Agricultural and Transitional Base, and PR Districts	Residential Base	PD Districts	Commercial Base, and the INST and AIR Districts	MU-D, MU-ES, and MU-KPI Districts	Industrial Districts
Residential Uses	20	20	30	15	10	N/A
Public, Civic, and Institutional Uses	10	10	10	10	7.5	5
Commercial Uses and Mixed-Uses	10	10	20	7.5	7.5	5
Industrial Uses	N/A	N/A	20	5	N/A	5

5.4.5. Areas Counted as Open Space Set-Asides

The features and areas identified in Table 5.4.5: Open Space Set-Aside Features, shall be credited towards compliance with the open space set-aside standards of this section for development in the areas indicated:

Table 5.4.5: Open Space Set-Aside Features		
Area Counted as Common Open Space Set-Asides	Description	Design and Maintenance Requirements
Natural Features		
	Natural features (including lakes, ponds, rivers, streams, rivers, wetlands, drainageways, and other riparian areas), riparian buffers, flood hazard areas, wildlife habitat and woodland areas	Preservation of any existing natural features shall have highest priority for locating open space set-asides, except in the MU-D, MU-ES, and MU-KPI districts. Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, and unhealthy conditions.
Active Recreational Areas		

 	Land occupied by areas and facilities used for active recreational purposes, such as ballfields, playgrounds, tennis courts, pools, jogging trails, and community buildings and clubhouses, and land dedicated for parks.	Active recreational areas may occupy up to 100 percent of the open space set-asides (if no natural features exist on the site) except in the Commercial districts, and the MU-D, MU-ES, and MU-KPI districts. No less than 35 percent of the total open space set-aside area within a residential development outside the Commercial districts and the MU-D, MU-ES, and MU-KPI districts shall consist of active recreational areas. Active recreational areas shall be compact and contiguous, to the maximum extent practicable, unless used to link or continue existing or public open space lands.
Passive Recreation (Including Plantings and Gardens)		
  	Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens, gazebos, and similar structures	Passive recreation shall have direct access to a street.
Squares, Forecourts, and Plazas		

 	Squares, forecourts, plazas, and civic greens that provide active gathering places and opportunities to create special places	Such features shall be at least 600 square feet in area. Such features shall have direct access to a street or sidewalk or pedestrian way that connects to a street. Surrounding buildings shall be oriented toward the square, forecourt, or plaza when possible, and a connection shall be made to surrounding development. No less than 50 percent of the total open space set-aside area within the MU-D, MU-ES, and MU-KPI districts shall be a square, forecourt, or plaza.
Required Landscape Areas and Agricultural Buffer		
 	All areas occupied by required landscaping areas, tree protection areas, perimeter buffers, vegetative screening, and riparian buffers, and agricultural buffers, except landscaped area within vehicular use areas	See Sec. 5.2, Landscaping and Buffer Standards, Sec. 3, Tree Protection Standards, Sec. 5.8, Neighborhood Compatibility Standards, and Sec. 5.9, Agricultural Compatibility Standards
Stormwater Management Areas Treated as Site Amenities		
 	Up to 75 percent of the land area occupied by stormwater management facilities (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity	To qualify, stormwater management facilities shall support passive recreation uses by providing access, gentle slopes (less than 3:1), and pedestrian elements such as paths and benches.
Public Access Easements with Paths or Trails		

 	Public access easements that combine utility easements with paths or trails that are available for passive recreational activities such as walking, running, and biking	Such public access easements shall include at least one improved access from a public street, sidewalk, or trail that includes signage designating the access point.

5.4.6. Areas Not Counted as Open Space Set-Asides

The following areas shall not be counted as open space set-asides:

A. Private yards not subject to an open space or conservation easement;

B. Street rights-of-way or private access easements, including sidewalks located within those rights-of-way or easements;

C. Vehicular parking areas or lots (including the landscaped areas);

D. Driveways for dwellings;

E. Land covered by structures not designated for active recreational uses;

F. Designated outdoor storage areas; and

G. Storm water management facilities and ponds, unless located and designed as a site amenity (e.g., with low fencing, vegetative landscaping, gentle slopes, fountain or other visible water circulation device, and pedestrian access or seating).

(Ord. No. 2994, § XI, 3-15-2023)

5.4.7. Design Standards for Open Space Set-Asides

Land used as an open space set-aside shall comply with the following design standards:

A. **Location.** Open space shall be located so as to be readily accessible and useable by occupants and users of the development. Where possible, a portion of the open space set-aside should provide focal points for the development through prominent placement or easy visual access from streets.

B. **Configuration.**

1. Open space set-asides shall be compact and contiguous unless a different configuration is needed to continue an existing trail or accommodate preservation of natural features.

2. If the development site is adjacent to existing or planned public trails, parks, or other public open space area land, the open space set-aside shall, to the maximum extent practicable, be located to

adjoin, extend, and enlarge the trail, park, or other public land (see Figure 5.4.7.C: Example Open Space Set-Aside Configuration).

3. If a passive recreation open space set-aside area with a minimum width of 20 feet or more abuts an existing or planned public open space area, no perimeter buffer shall be established between the two open space areas.

C. **Orientation of Adjacent Buildings.** To the maximum extent possible, buildings adjacent to the required open space set-asides shall have at least one entrance facing the open space set-aside.

Figure 5.4.7.C: Example Open Space Set-Aside Configuration

D. **Prioritization of Open Space Set-Aside.**

1. Except in the MU-D, MU-ES, and MU-KPI districts, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, and enhance as many of the following open areas and features as possible, in the following general order of priority:

   a. Natural features such as riparian areas, riparian buffers, flood hazard areas, floodplains, and wildlife habitat and woodland areas;

   b. Water features such as rivers, bays, lakes, creeks, canals, natural ponds, and retention and detention ponds;

   c. Protected trees and other mature trees;

   d. Parks and trails;

   e. Lands with active agricultural uses and activities;

   f. Perimeter buffers or visual transitions between different types or intensities of uses; and

   g. Areas that accommodate multiple compatible open space set-aside uses rather than a single use.

2. In the MU-D, MU-ES, and MU-KPI districts, and to the maximum extent practicable, open space set-asides shall be located and organized to include, protect, or enhance the open areas and features identified in Table 5.4.5: Open Space Set-Aside Features, above, except that the establishment of squares, plazas, forecourts, civic greens, and similar urban open space amenities shall have the highest priority.

5.4.8. Development in Open Space Set-Asides

Development within open space set-asides shall be limited to that appropriate to the purposes of the type(s) of open space set-asides. Where appropriate, such development may include, but is not limited to, walking, jogging, and biking paths or trails; benches or other seating areas; meeting areas; tables, shelters, grills, and other picnicking facilities; docks and other facilities for fishing; environmental education guides and exhibits; gazebos and other decorative structures; fountains or other water features; play structures for children; gardens or seasonal planting areas; pools; athletic fields and courts; and associated clubhouses.

5.4.9. Ownership, Management, and Maintenance of Open Space Set-Asides

A. Open space set-asides shall be managed and maintained as permanent open space through one or more of the following options:

1. Conveyance of open space set-aside areas to a property owners' or homeowners' association that holds the land in common ownership and will be responsible for managing and maintaining the land for its intended open space purposes, in perpetuity;

2. Conveyance of open space set-aside areas to a third party beneficiary such as an environmental or civic organization that is organized for, capable of, and willing to accept responsibility for managing and maintaining the land for its intended open space purposes, in perpetuity; or

3. Establishment of easements on those parts of individually-owned lots including open space set-aside areas that require the areas to be managed consistent with the land's intended open space purposes and prohibit any inconsistent future development, in perpetuity.

B. All options involving private ownership of open space set-aside areas shall include deed restrictions, covenants, or other legal instruments that ensure continued use of the land for its intended open space purposes, in perpetuity, and provide for the continued and effective management, operation, and maintenance of the land and facilities.

C. Responsibility for managing and maintaining open space set-asides rests with the owner of the land of the open space set-asides. Failure to maintain open space set-asides in accordance with this section and the development approval or permit shall be a violation of this LDC.

SECTION 5.5. FENCES AND WALLS

5.5.1. Purpose

The purpose of this section is to establish standards for the location, height, and appearance of fences and walls in the City, and ensure the safety, security, and privacy of properties.

5.5.2. Applicability

A. **General.** Unless exempted in accordance with Sec. 5.5.2.B, Exemptions, the standards in this section apply to all construction, substantial reconstruction, or replacement of fences or walls in the City.

B. **Exemptions.** The following fences and walls are exempt from the standards in this section:

1. Fences and walls required for support of a principal or accessory structure;

2. Fences or barricades around construction sites;

3. Fences for tree protection;

4. Fences customarily provided for athletic fields and recreational facilities;

5. Landscaping berms installed without fences; and

6. Fences at parks and schools, where such uses are owned by public agencies.

5.5.3. Timing of Review

Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

5.5.4. General Standards

A. General

1. Fences and walls shall be located outside of the public right-of-way.

2. Fences and walls are allowed on the property line between two or more parcels of land held in private ownership.

3. Fences and walls may be located within any required yard

4. Fences and Walls shall not be located within two feet of a sidewalk.

B. **In Utility Easements.** Fences located within utility easements shall receive written authorization from the easement holder or the City, as applicable. The City shall not be responsible for damage to, or the repair or replacement of, fences that must be removed to access utility easements or facilities.

C. **Blocking Natural Drainage Flow.** Fences and walls shall not be located where they would block or divert a natural drainage flow onto or off of any land. Nothing in this subsection shall be construed to prevent the installation of temporary fencing to protect existing trees, limit sedimentation, or control erosion.

D. **Blocking Access to Fire Hydrants.** Fences and walls shall not be located where they would prevent immediate view of, or access to, fire hydrants or other fire-fighting water supply devices, in accordance with the Fire Code.

E. **Within Required Landscaping Areas.** Fences and walls may be installed within required landscaping areas, subject to an approved landscaping plan. They shall be configured so as not to disturb or damage existing vegetation or installed plant material, to the maximum extent practicable.

F. **Within Sight Triangle.** Fences and walls located within a required site triangle shall not be located in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection as established in the last edition of the *Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways*, FDOT.

G. **Obstructing Windows or Doors.** Fences and walls shall not block access from a window or door.

H. **Avoidance of Traffic Hazards.** Notwithstanding other provisions of this section, fences and walls shall not be allowed in a location the Director determines will create a traffic hazard.

I. **Maintenance.** Fences and walls and associated landscaping shall be maintained in good repair and in a safe and attractive condition. Maintenance of fences and walls shall include, but not be limited to:

1. The replacement of missing, decayed, or broken structural or decorative elements;

2. The repair of deteriorated or damaged fence materials; and

3. The preservation or repair of weathered surfaces visible from the public right-of-way, sagging, and leaning of any fence or wall post more than 10 degrees from vertical.

5.5.5. Height Standards

A. **General Height Standards.** The height of fences and walls except for residential developments on corner lots shall comply with Table 5.5.5.A: Fence and Wall Height

Table 5.5.5.A: Fence and Wall Height

Location	Maximum Height (Feet)[1]				
	Residential Base Zoning Districts	Commercial Base Zoning Districts	Industrial Base Zoning Districts	MU-D, MU-ES, MU-KPI Districts	INST, PR, AIR Districts
Front Yard	4[2]	4[2]	6	4[2]	6
Rear Yard (interior)	6[3]	6[3]	8[3]	6	6
Rear yard (adjacent to a street)	4[2]	4[2]	8	4[2]	6
Side Yard	6	6	8	6	6

Notes:
[1] Any fence or wall taller than eight shall be approved as part of the review of a development plan.
[2] Where contiguous with Industrial districts, up to eight feet along the common property line.
[3] Walls taller than 6 feet may be approved by the DRC-Development review Committee, as part of a development plan provided the wall is: internal; do not face or viewed by any adjacent public right-of-way; has significant landscape screening; does not exceed 15' in height; poured in place or tilt wall; and meet all engineering specifications from the City Engineer.

B. **Residential Development on Corner Lot Standards.** A fence or wall for a residential unit on a corner lot shall comply with one of the following standards:

1. **Option 1 (See Figure 5.5.5.B.1):**

   a. A fence or wall within a front or street-side front setback:

      1. Shall have a maximum height of four feet.

      2. Shall be set back at least two feet from sidewalks, right-of-way (ROW), and front driveways.

   b. A fence or wall within a side or rear setback shall have a maximum height of six feet, up to the front setback including the double front building setback line.

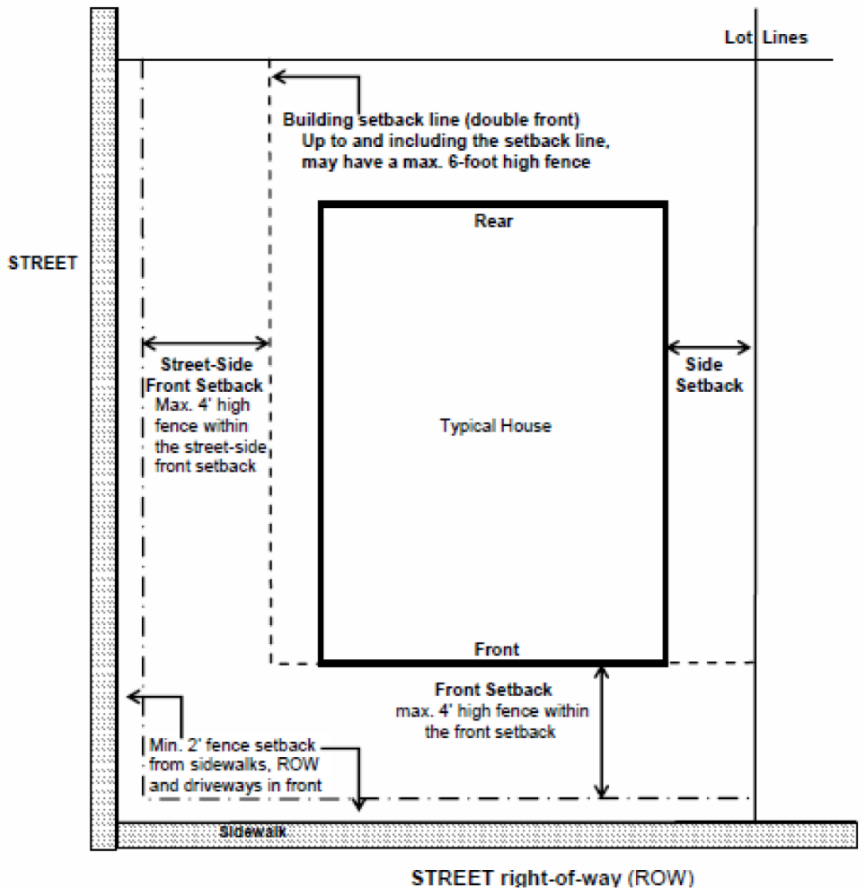
   c. The lot setback shall comply with the applicable zoning district.

   d. Corner clear view triangle standards shall control over other setback standards.

   e. No fence or wall shall be permitted on a local road lot within 30 feet of an intersecting street right-of-way (ROW) and 50 feet on collector and arterial roads, measured from the ROW line

   f. No fence or wall shall be erected within a landscape or utility easement that is within a side-street front setback.

Figure 5.5.5.B.1: Residential Development on Corner Lot
Option 1



2. **Option 2 (See Figure 5.5.5.B.2):**

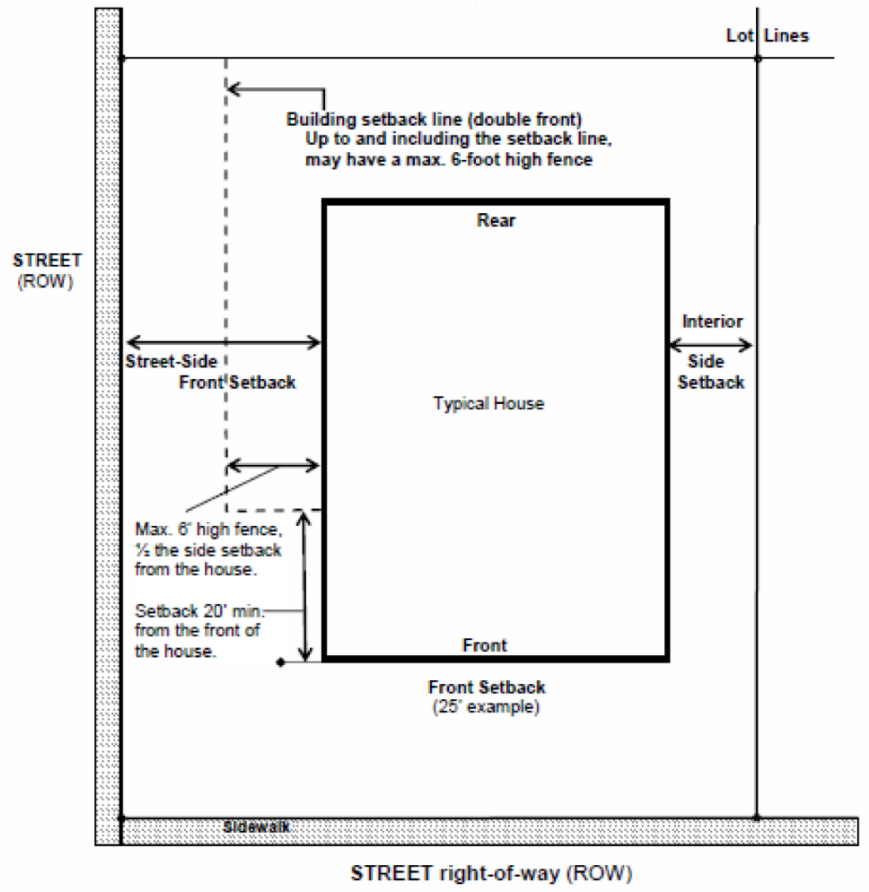
   a. A fence or wall in the street-side front setback on a residential lot that is double-fronted (roadway on front and side of a building, regardless of intersection), shall have a maximum height of six feet if it complies with the following additional standards:

      1. The fence or wall is a maximum of one-half the front setback distance from the building (rounding down to the whole foot).

      2. The fence or wall is setback at least 20 feet from the front of the building.

      3. No fence or wall shall be erected within a landscape or utility easement that is within a side-street front setback.

Figure 5.5.5.B.2: Residential Development on Corner Lot
Option 2



(Ord. No. 2994, § XII, 3-15-2023)

5.5.6. Materials Standards

A. **General.** Unless otherwise specified in Sec. 5.5.6.B, Prohibited Materials, fences and walls shall be constructed of any one or more of the following materials:

1. Masonry or stone;
2. Ornamental iron, except that fencing shall not incorporate spiked tops within a Residential district without approval of a security exemption plan in accordance with Sec. 5.5.12, Security Exemption Plan;
3. Painted wood, pressure treated wood, or rot-resistant wood such as cedar, cypress, or teak;
4. Composite materials designed to appear as wood, metal, or masonry;
5. Chain link only in AG, RCE, INST, PR, I-L, I-H, or AIR districts, or as a customary part of a sports field. Where chain link fencing is permitted, all chain link fences in RCE, INST, PR, I-L, I-H, and AIR shall be vinyl coated or powder coated (or equivalent as approved by the DRC), and installed with the pointed ends to the ground (rounded or smooth on top);

6. All fences in I-L and I-H that are adjacent to any road right-of-way, chain link, or wooden fences shall not be allowed. (see Appendix D—Development Design Guidelines, 4.6 Fences and Walls). Side or rear fencing in I-L and I-H chain link that is vinyl or powder coated, or solid fencing or wall as approved by the DRC.

7. Dog park chain link fencing shall be allowed provided it is vinyl or powder coated (or equivalent as approved by the DRC.

8. Walls clad with substrate material intended to support living vegetation.

B. **Prohibited Materials.** The following fence types or materials are prohibited:

1. Barbed or razor wire, unless approved as part of a security exemption plan in accordance with Sec. 5.5.12, Security Exemption Plan, except on land that is assessed for agricultural use, or on land used for installation and operation of high-voltage equipment at substations for electrical generation, transmission, and distribution in connection with providing public utility service in the City by a regulated public utility. In no event shall barbed wire be placed so as to project outward over any sidewalk, street, or public way, or over property of an adjacent owner. Where barbed wire is allowed, it shall be a minimum of six feet above the ground, held by vinyl-coated brackets matching the color of the fence, and limited to three strands;

2. Fences and walls erected in any Residential, Commercial, or the MU-D, MU-ES, or MU-KPI districts that contain any substance such as broken glass, spikes, nails, razor edges or similar materials designed to inflict pain or injury to any person or animal;

3. Fences constructed of chicken wire, corrugated metal, fabric materials, fiberboard, garage door panels, plywood, rolled plastic, sheet metal, debris, junk, or waste materials, unless such materials are recycled and reprocessed, for marketing to the general public, as building materials designed to resemble new building materials (e.g., picket fencing made from recycled plastic and fiber);

4. Chain link fences, except as allowed per Sec. 5.5.6.A.

5. Above-ground fences that carry electrical current, except below-ground electrical fences intended for the keeping of pets.

(Ord. No. 2745, § 12, 1-15-2020; Ord. No. 2877, § XVI, 12-15-2021)

5.5.7. Perimeter Fences and Walls Abutting Street Right-of-Way

Except in the I-H and AIR districts, fences or walls that are located within 15 feet of a street right-of-way shall:

1. Be of a uniform style;

2. Be constructed of brick, stone, concrete (when covered with stucco or similar finish), vinyl, or vertical wooden boards; and

3. Include breaks, offsets, access points, or other design details in the fence or wall plane at least every 200 feet (see Figure 5.5.7.3: Fence and Wall Offsets).

Figure 5.5.7.3: Fence and Wall Offsets

5.5.8. Appearance

A. **Finished Side to Outside.** Wherever a fence or wall is installed, if one side of the fence or wall appears more "finished" than the other (e.g., one side of a fence has visible support framing and the other does not, or one side of a wall has a textured surface and the other does not), the more "finished" side of the fence shall face the exterior of the lot rather than the interior of the lot (see Figure 5.5.8.A: Fence with Finished Side Out).

Figure 5.5.8.A: Fence with Finished Side Out

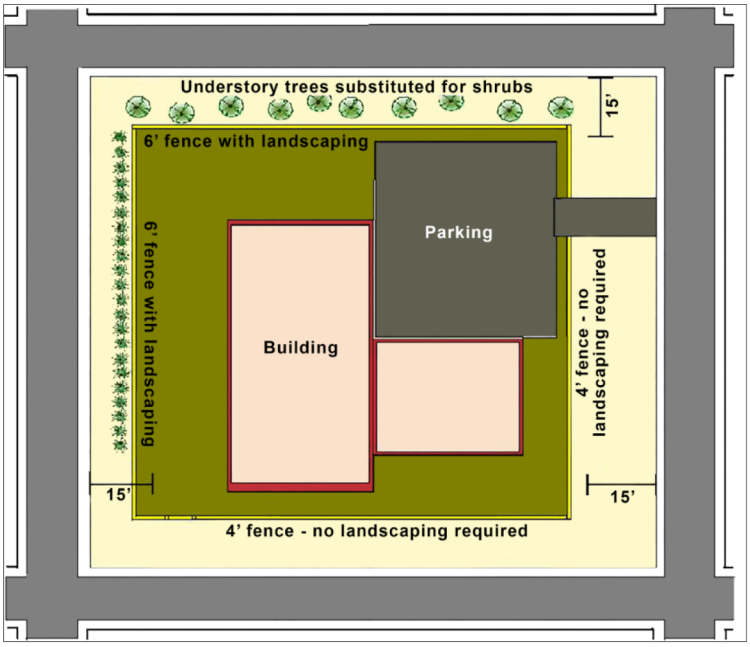
B. **Compatibility of Materials Along a Single Lot Side.** All fencing or wall segments located along a single lot side shall be composed of a uniform style and color.

C. **Fence and Wall Landscaping.** Except in the I-H and AIR districts, all fences and walls exceeding four feet in height, if located within 15 feet of a street right-of-way, shall be supplemented with landscape screening in accordance with the standards in 1 and 2 below, to soften the visual impact of the fence or wall. These standards shall apply to fences in Residential single-family districts (RSF-1A, RSF-1B) only if they are located within 15 feet of the right-of-way of a principal arterial street or minor arterial street. (See Figure 5.5.8.C.2: Fence and Wall Landscaping.)

1. **Shrubs Required.** One evergreen shrub shall be installed for every five linear feet of fence or wall, on the side of the fence or wall facing the public street right-of-way. Shrubs may be installed in a staggered, clustered, grouped, or linear fashion.

2. **Substitution of Understory Trees.** One understory or ornamental tree may be substituted for every three shrubs provided that the tree meets the size standards of Sec. 5.2, Landscaping and Buffer Standards.

Figure 5.5.8.C.2: Fence and Wall Landscaping



5.5.9. Fence and Wall Construction

Fences and walls shall comply with the Florida Building Code, shall require the proper permits prior to construction, and shall be constructed in accordance with the proposed finished grade elevation.

5.5.10. Gates

Gates shall comply with the following standards:

A. All gates shall have hardware to secure the gate in a closed position.

B. All unattended gates and gates opening onto a public sidewalk area shall be self-closing, self-latching, and locked when not in use.

5.5.11. Retaining Walls

All retaining walls over 30 inches in height shall be supported by a professional engineering report that provides full structural design of the wall including structural engineering, geotechnical engineering, and civil engineering. Retaining walls over 30 inches in height shall have safety railings engineered on top of the walls. Retaining walls shall be a maximum of six feet in height. Retaining wall access and maintenance easements shall be provided both above and below all retaining walls. Easements shall be at least five feet wide and have a maximum slope of ten to one

5.5.12. Security Exemption Plan

A landowner, or a representative of a public agency responsible for a government facility or other use in need of heightened security may submit to the Director a security exemption plan proposing a fence or wall taller than those permitted by this section or proposing the use of barbed and/or razor wire or electric wire atop a fence

or wall for security reasons. The Director may approve or approve with conditions, the security exemption plan, upon finding all of the following:

A. **Need for Safety or Security Reasons.** The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage than surrounding land, or represent a significant hazard to public safety without:

1. A taller fence or wall;
2. An electric fence; or
3. Use of barbed and/or razor wire atop a fence or wall.

B. **No Adverse Effect.** The proposed fence or wall will not have a significant adverse effect on the security, functioning, appearance, or value of adjacent lands, or the surrounding area as a whole

C. **Denial of Security Exemption Plan.** If the Director finds the applicant fails to demonstrate compliance with Sec. 5.5.12.A and B, above, the security plan shall be denied.

SECTION 5.6. EXTERIOR LIGHTING

5.6.1. Purpose and Intent

The purpose and intent of this section is to regulate exterior lighting to:

A. Ensure all exterior lighting is designed and installed to maintain adequate lighting levels on site;

B. Assure that excessive light spillage and glare are not directed at adjacent lands, neighboring areas, and motorists;

C. Curtail light pollution, reduce skyglow, and preserve the nighttime environment for the enjoyment of residents and visitors;

D. Conserve energy and resources to the greatest extent possible; and

E. Provide security for persons and land.

5.6.2. Applicability

A. **General.** Unless exempted in accordance with Sec. 5.6.2.A.2, below, the standards of this section apply to:

1. All new development in the City; and
2. Any individual expansion or alteration of a building existing prior to March 6, 2019 if the expansion increases the building's floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's floor area (including interior alterations).

B. **Streetlight Assessment.**

1. All developments with public streets shall be required to enter into a Streetlight Special Assessment Agreement whereas the developer shall pay the streetlight assessment for the subdivision until such time that each individual lot is sold or conveyed, at which time the new owner shall be assessed the proportionate share of the street lights.

2. After conveyance of the HOA to the subdivision's HOA, the unsold lots assessments shall be paid by the subdivision HOA. Each lot or parcel within the subdivision, except any City-owned lift stations or similar City sites, shall pay their proportionate share of the streetlight costs.

3. All developments shall provide streetlighting for both nonresidential and residential subdivisions at entrance(s) from the main roads into the proposed development, internal private or public streets, and all county or city roads that border the development. All streetlights shall be part of the Streetlight Special Assessment. The Community Development Director or City Engineer shall make the final decision if any variation is requested.

C. **Exemptions.** The following types of lighting are exempted from the standards of this section:

1. Lighting exempt under State or federal law;

2. FAA-mandated lighting associated with a utility tower or airport;

3. Lighting for public monuments and statuary;

4. Lighting solely for signage (see Section 5.10, Signs)

5. Lighting for outdoor recreational uses such as ball diamonds, football fields, soccer fields, other playing fields, tennis courts, and similar uses, provided that:

   a. Light poles are not more than 30 feet in height, except at ball diamonds, football fields, and other playing fields, where they can be taller;

   b. Maximum illumination at the property line is not brighter than two foot-candles; and

   c. Exterior lighting is extinguished no later than 11:00 p.m., except to complete an activity that is in progress prior to 11:00 p.m.

6. Temporary lighting for circuses, fairs, carnivals, theatrical, and other performance areas-provided such lighting is discontinued upon completion of the performance;

7. Temporary lighting of construction sites, provided such lighting is discontinued upon completion of the construction activity;

8. Temporary lighting for emergency situations, provided such lighting is discontinued upon abatement of the emergency situation;

9. Security lighting controlled and activated by motion sensor devices for a duration of 15 minutes or less;

10. Underwater lighting in swimming pools, fountains, and other water features;

11. Holiday or festive lighting-provided such lighting does not create unsafe glare on street rights-of-way;

12. Outdoor lighting fixtures that do not comply with provisions of this section on March 6, 2019, provided they are brought into compliance with this section when they become unrepairable.

(Ord. No. 2775, § VIII, 7-15-2020; Ord. No. 2805, § IX, 11-18-2020)

5.6.3. Timing of Review

Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first. Upon approval by the Development Review Committee (DRC), the lighting design and plans requirement may be delayed provided a plan note is added that, at a minimum states "Lighting requirements must meet all City of Apopka and the electric provider's regulations at the time of any construction plan submittal and any subsequent approvals."

(Ord. No. 2745, § 13, 1-15-2020)

5.6.4. Lighting Plan

To ensure compliance with the standards of this section, a lighting plan demonstrating how exterior lighting will comply with the standards of this section shall be included as part of a development application unless otherwise addressed by the Development Review Committee.

(Ord. No. 2745, § 13, 1-15-2020)

5.6.5. Prohibited Lighting

The following exterior lighting is prohibited:

A. Light fixtures that imitate an official highway or traffic control light or sign;

B. Light fixtures in the direct line of vision with any traffic control light or sign;

C. Privately-owned light fixtures located in the public right-of-way;

D. Searchlights, except when used by State, Federal, or local authorities, or where they are used to illuminate alleys, parking garages and working (maintenance) areas, if they are shielded and aimed so that they do not result in lighting on any adjacent lot or public right-of-way exceeding two footcandles; and

E. Light types of limited spectral emission, such as low pressure sodium or mercury vapor lights. (Light sources shall be color-correct types such as Halogen, LED, or metal halide).

5.6.6. Street Lighting

A. All street lights shall be located inside full cut-off fixtures mounted on non-corrosive poles served by underground wiring

B. The light structure and light color of street lights in an individual subdivision or development shall be consistent throughout the subdivision or development.

5.6.7. General Standards for Exterior Lighting

Development subject to this section shall comply with the following standards:

A. **Hours of Illumination.** Public, civic, and institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting—except lighting necessary for security or emergency purposes—by 10:00 p.m. or within one hour of closing, whichever occurs first. For the purposes of this paragraph, lighting "necessary for security or emergency purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

B. **Shielding with Full Cut-off Fixtures.** All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 5.7.7.B-1: Full Cut-off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture. See Figure 5.7.7.B-2: Examples of Fully Shielded Light Fixtures.

Figure 5.6.7.B-1: Full Cut-off Fixtures

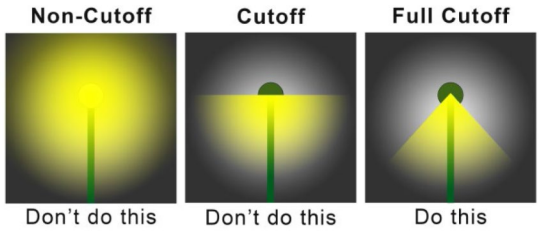
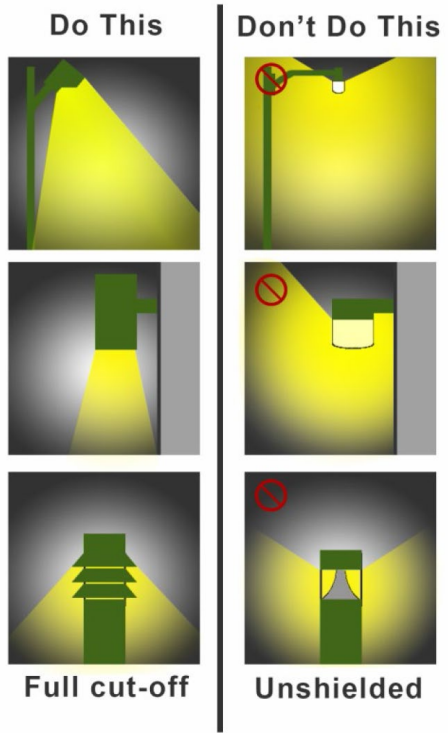


Figure 5.6.7.B-2: Examples of Fully Shielded Light Fixtures



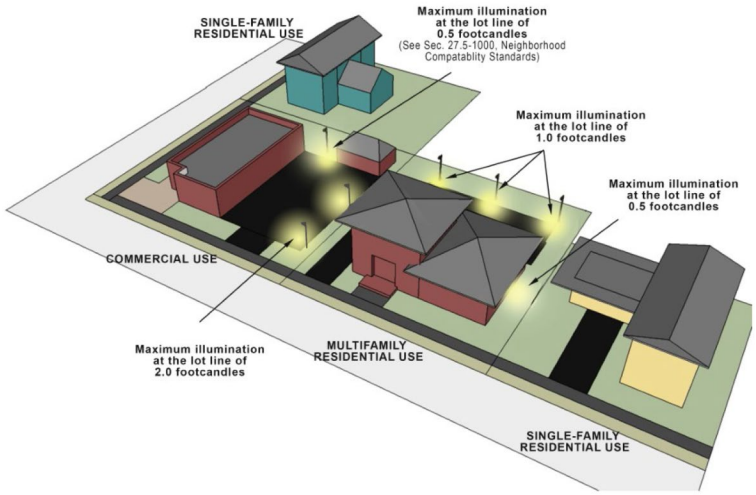
C. **Maximum Illumination Levels.**

1. All exterior lighting shall be designed and located so that the maximum illumination measured in foot-candles at ground level at a lot line shall not exceed the standards in Table 5.6.7.C: Maximum Illumination Levels, and Figure 5.6.7.C Maximum Illumination Levels.

Table 5.6.7.C: Maximum Illumination Levels	
Type of Use Abutting the Lot Line	Maximum Illumination Level at Lot Line (Foot-Candles)
Residential Uses (except multifamily, townhome, and all uses in the Group Living Use Category), and Rural and Agricultural Uses	0.5

Multifamily and townhome uses, uses in the Group Living Category, and Public, Civic, and Institutional Uses	1.0
Commercial or mixed-uses, and land in any Commercial and the MU-D: Downtown Mixed-Use, MU-ES: Mixed-Use East Shore, and MU-KPI: Mixed-Use Kelly Park Interchange districts	1.5
Industrial uses	2.0
Parking facilities (when a stand-alone use)	2.5

Figure 5.6.7.C: Maximum Illumination Levels



2. All exterior light fixtures shall generate at least 80 lumens per watt of energy consumed, as shown on the manufacturers specifications for the fixture.

D. **Maximum Height.** Except for athletic fields, where poles shall not exceed 95 feet in height, and street lighting (see Sec. 5.6.6), the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 5.6.7.D: Maximum Height for Exterior Lighting, unless otherwise approved by the DRC—Development Review Committee with Duke Energy (or its successor) reference.

Table 5.6.7.D: Maximum Height for Exterior Lighting	
Zone	Maximum Height (Feet)
Residential and Agricultural and Transitional Districts	20
Commercial, Industrial, and Special Purpose Districts	25
Within 100 feet of a Residential District	20

(Ord. No. 2877, § XVII, 12-15-2021)

5.6.8. Lighting Design Standards for Specific Uses and Site Features

In addition to complying with all applicable standards in Sec. 5.6.7, General Standards for Exterior Lighting, the specific uses and site features identified in this subsection shall comply with the standards established for that type of use or site feature.

A. **Awnings.** Awnings or canopies used for building accents over doors and windows shall not be internally illuminated (i.e., from underneath or behind the awning) unless the awning material is entirely opaque.

B. **Canopies.** Areas under a canopy shall be designed so as not to create glare off-site. Acceptable methods include one or both of the following:

1. A recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the canopy that provides a full cutoff or fully-shielded light distribution.

2. A surface mounted fixture incorporating a flat glass that provides a full cutoff or fully-shielded light distribution.

C. **Sports and Performance Venues.** Lighting fixtures for outdoor sports areas, athletic fields, and performance areas shall be equipped with an existing glare control package (e.g., louvers, shields, or similar devices) and aimed so that their beams are directed and fall within the primary playing or performance area.

D. **Wall Pack Lights.**

1. Wall packs on the exterior of the building shall be fully shielded (e.g., true cut-off type bulb or light source not visible from off-site) to direct the light vertically downward and be of low wattage (100 watts or lower).

2. Wall pack light sources visible from any location off the site are prohibited.

E. **Pedestrian Lighting.** Pedestrian light fixtures within parks and recreation facilities shall comply with the following:

1. Light fixtures for sidewalks, walkways, trails, and bicycle paths, shall provide at least 1.2 foot candles of illumination, but not exceed 2.0 foot candles.

2. Light poles shall not be higher than 18 feet above grade and shall be placed a maximum of 100 feet apart, unless otherwise approved by the DRC—Development Review Committee with Duke Energy (or its successor) reference.

3. Pedestrian bollard lamps shall be mounted no higher than four feet above grade and shall not exceed 900 lumens for any single lamp. See Figure 5.6.8.E.3: Examples of Pedestrian Bollard Lamps

Figure 5.6.8.E.3: Examples of Pedestrian Bollard Lamps

F. **Decorative and Landscape Lighting.** Outdoor light fixtures used for decorative effects shall comply with the following standards:

1. Decorative lighting intended to enhance the appearance of a building and/or landscaping shall cast all light downward (rather than upward) against the building surface or onto a landscape feature.

2. Decorative lighting shall not exceed 100 watts of incandescent illuminance or the equivalent.

(Ord. No. 2745, § 14, 1-15-2020; Ord. No. 2877, § XVIII, 12-15-2021)

5.6.9. Measurement

A. **General.** Light level measurements shall be made at the lot line of the land upon which light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the land. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent.

B. **Light Meter Calibrated within Two Years.** Measurements shall be taken with a light meter that has been calibrated within two years.

5.6.10. Exemptions for a Security Plan

A. Government facilities, parks, public safety, and other development may submit a security plan to the Director proposing exterior lighting that deviates from the standards in this section. The Director shall approve or approve with conditions the security plan and its proposed deviation from the standards, upon finding that:

1. The proposed deviation from the standards is necessary for the adequate protection of the subject land, development, or the public;

2. The condition, location, or use of the land, or the history of activity in the area, indicates the land or any materials stored or used on it are in significantly greater danger of theft or damage, or members of the public are at greater risk for harm than on surrounding land without the additional lighting; and

3. The proposed deviation from the standards is the minimum required, and will not have a significant adverse effect on neighboring lands.

B. If the Director finds the applicant fails to demonstrate compliance Sec. 5.6.10.A, above, the security plan shall be denied.

SECTION 5.7. DEVELOPMENT DESIGN GUIDELINES

The *City of Apopka Development Design Guidelines* are included in this LDC as Appendix D and incorporated herein by reference.

SECTION 5.8. NEIGHBORHOOD COMPATIBILITY STANDARDS

5.8.1. Purpose and Intent

The purpose of these neighborhood compatibility standards is to provide a proper transition and ensure compatibility between single-family detached or two-family (duplex)dwellings, vacant lands in the residential single-family zoning districts (RSF-1A, RSF-1B) or residential two family zoning district (RTF), and other more intense forms of development. More specifically, it is the intent of these standards to:

A. Protect the character of existing neighborhoods consisting of primarily single-family detached or two-family (duplex) dwellings from potentially-adverse impacts resulting from more intense and incompatible adjacent forms of development;

B. Limit the excessive consumption of available land though the utilization of large vegetated buffers in favor of development form and design treatments; and

C. Establish and maintain vibrant pedestrian-oriented areas where differing uses can operate in close proximity to one another.

5.8.2. Applicability

A. **General**

1. Except as otherwise provided in Sec. 5.8.2.B, Exemptions, these standards apply to new multifamily and nonresidential development when located on land adjacent to, or across a street or alley from protected development.

2. Except as otherwise provided in Sec. 5.8.2.B, Exemptions, these standards apply to expansions and alterations to multifamily and nonresidential development when located on land adjacent to, or across a street or alley from protected development or parcels, if the expansion increases the building's floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's floor area (including interior alterations).

3. For the purposes of this section, "protected development" shall mean existing single-family detached or two-family (duplex) dwellings, vacant lands in the residential single-family districts (RSF-1A, RSF-1B), and vacant lands in the residential two-family zoning district (RTF).

4. For the purposes of this section, "multifamily and nonresidential development" shall include the following:

   a. Mixed-use development;

   b. Live-work dwellings;

   c. Multifamily dwellings;

   d. Townhome dwellings;

   e. Uses in the Group Living uses category;

   f. Uses in the Public, Civic, and Institutional use classification;

   g. Uses in the Commercial use classification; and

   h. Uses in the Industrial use classification.

B. **Exemptions.** Uses exempt from these standards include the following:

1. Multifamily and nonresidential development when the adjacent protected development is located on a lot within a nonresidential district;

2. Multifamily and nonresidential development when separated from the adjacent protected development or parcel by a street with four or more lanes or a right-of-way greater than 75 feet;

3. Development in the MU-D, MU-ES, and MU-KPI districts;

4. Uses in the Educational uses category; and

5. Places of worship.

C. **Timing of Review.** Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

D. **Conflict.** In the case of conflict between these standards and other standards in this LDC, these standards shall control unless expressly stated to the contrary.

5.8.3. Neighborhood Compatibility Standards

Development subject to this section shall comply with the following standards.

A. **Off-Street Parking**

1. When required, off-street parking shall be established in one or more of the following locations, listed in priority order:

   a. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;

b. Adjacent to lot lines abutting nonresidential development;

c. Adjacent to lot lines abutting mixed-use development; or

d. Adjacent to lot lines abutting protected development or parcels.

2. Parking structure facades adjacent to protected development or parcels shall be configured to appear as articulated or landscaped building walls, to soften their visual impact.

3. Off-street surface parking areas located adjacent to protected development shall be screened by a Type D buffer (see Sec. 5.2.5.B.3, Bufferyards).

4. The total amount of off-street parking shall not exceed 1.1 times the required minimum specified Table 5.1.6.A: Minimum Number of Off-Street Vehicular Parking Spaces, and may be reduced through an alternative parking plan (see Sec. 5.1.8.A, Alternative Parking Plan) it will not have an adverse impact on the adjacent protected development.

B. **Building Orientation.** Multifamily and nonresidential development shall be oriented to face similar forms of development on adjacent or opposing lots rather than protected development, to the maximum extent practicable.

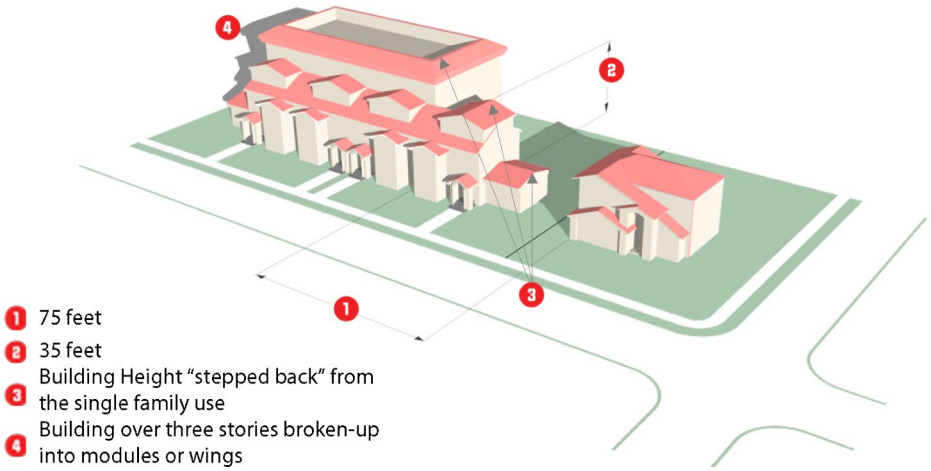
C. **Building Height**

1. Building height shall not exceed the height established in Table 5.8.3.C: Maximum Height Where Neighborhood Compatibility Standards are Applicable. This section does not allow greater height than would otherwise be allowed on the parcel by the other provisions of this LDC. Distance from protected development is measured from the lot line of the protected development to the building line or the point of height change of the building subject to the standard.

Table 5.8.3.C: Maximum Height Where Neighborhood Compatibility Standards are Applicable	
Distance from Protected Development[1,2]	Maximum Height
Less than 75 feet	Lesser of: 3 stories or 35 feet
75 to 150 feet	Lesser of: 4 stories or 45 feet
More than 150 feet	Applicable zoning district maximum
Notes: [1] All required minimum zoning district setbacks shall apply.	

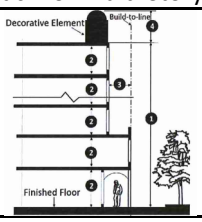
2. Buildings over three stories in height within 150 feet of the protected development shall be broken up into modules or wings with the smaller and shorter portions of the structure located adjacent to the protected development (see Figure 5.8.3.C, Building Height Modulation).

Figure 5.8.3.C: Building Height Modulation



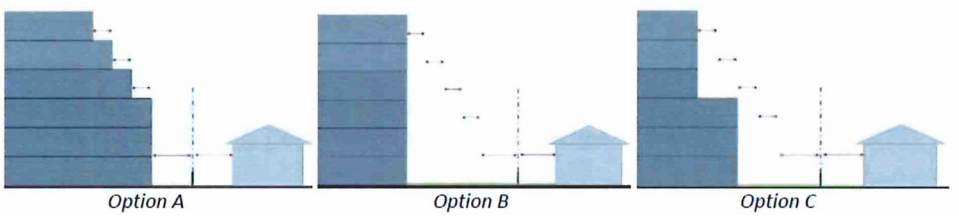
3. An additional building setback (see Table 5.8.3.C.3.) shall apply to buildings adjacent to, or across the street from, a neighborhood, residential single-family zoned district or use. Developers shall apply the setback just to those floors above the second story (step back approach, see Figure 5.8.3.E - Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height.

Table 5.8.3.C.3. Height Setback for Multi-Story Buildings



1	Building Height	Three stories or more
2	Floor height	First Floor: 12 foot min. Additional Floors: 8 foot min.
3	Additional "Stepped Back" distance	10 feet for each additional floor above two if adjacent to neighborhood, residential single-family zoning district or use.
4	Decorative Elements	Max. 10 feet

Figure 5.8.3.E. Setbacks Abutting Residential Single-Family Zoning Districts or Uses

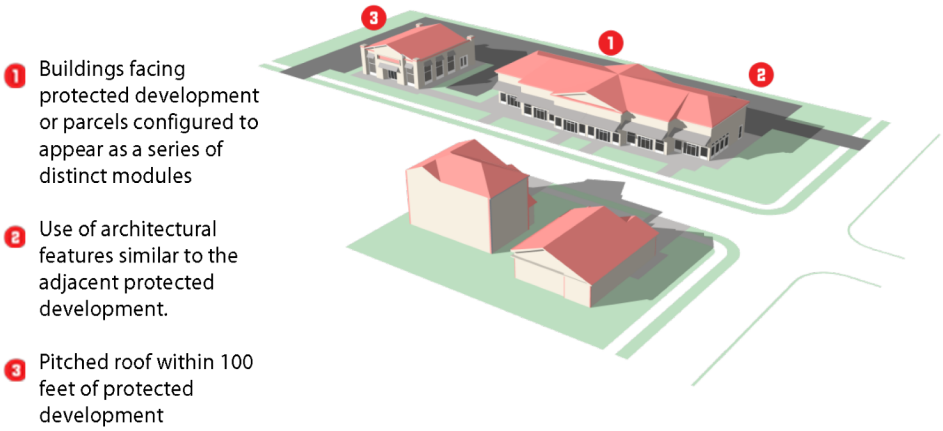


D. **Building Massing**

1. Building facades facing protected development shall be configured to appear as a series of distinct building modules, storefronts, wings, projections, or recesses that comply with the following standards:

a. Each individual module, storefront, wing, projection, or recess shall maintain a minimum width of at least 20 feet and a maximum width of 50 feet (see Figure 5.8.3.D: Building Massing).

Figure 5.8.3.D: Building Massing



b. Projections or recesses shall maintain a minimum offset of two feet from the primary building facade wall plane.

2. Exterior, open corridors facing a protected development are prohibited on multifamily and visitor accommodation building facades.

E. **Architectural Features.** Buildings subject to these standards shall use similarly-sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, and other building features found on adjacent protected development (see Figure 5.8.3.D: Building Massing).

F. **Building Roof Form**

1. Buildings subject to these standards shall include roof forms that incorporate changes in roof plane or slope with at least a two-foot projection, recess, ridge or valley no less than every 40 feet, overhanging eaves at least five feet wide, or parapet walls with three-dimensional cornices.

2. Structures on lots abutting a protected development shall maintain a pitched roof within 150 feet of the lot line shared with such development (see Figure 5.8.3.D: Building Massing).

3. All roof-mounted equipment shall be configured so as to avoid or minimize its view from adjacent streets and protected developments and parcels, to the maximum extent practicable.

G. **Building Materials**

1. **Transparency.** Building facades within 150 feet of a protected development or parcel shall comply with the standards in Table 5.8.3.G.1: Transparency Standards

Table 5.8.3.G.1: Transparency Standards	
Building Story	Minimum Facade Area Percentage to be Transparent (percent)[1]
1st Floor	50[2]
2nd Floor	35
3rd Floor	25

Notes:
[1] The facade area shall be measured from the grade to the underside of the eaves, or from story line to story line on upper building stories.
[2] The first two feet of facade area closest to the grade are not required to be transparent and shall be excluded from the facade area calculation.

2. **Exterior Materials.** Facades facing a protected development or parcel shall comply with the following exterior materials standards:

a. Materials and material configurations shall be consistent with those commonly used on single-family detached or two-family (duplex) dwellings.

b. Plywood, concrete block, and corrugated metal are prohibited as exterior materials.

c. Split-face masonry unit and vinyl siding shall not exceed 25 percent of a building facade.

H. **Site Features**

1. **Loading, Service, and Refuse Collection Areas.** Loading, service, and refuse collection areas shall be:

a. Screened from view of protected development, using materials that are the same as, or of equal quality to, the materials used for the principal building; or

b. Incorporated into the overall design of the site so that the visual and acoustic impacts of these functions are fully contained within an enclosure or otherwise out of view from adjacent properties and public streets.

2. **Drive-Through Service Facilities**

a. In no instance shall a drive-through or pick-up window be located on a building facade that faces a protected development.

b. Order boxes associated with a drive-through or pick-up window shall be at least 200 feet from a lot containing a protected development or a protected parcel.

3. **Exterior Lighting.** Exterior lighting shall:

a. Have a maximum height of 15 feet if within 150 feet of the lot line of a protected development; and

b. Be configured so that the source of illumination is not visible from a public street right-of-way or an adjacent protected development.

4. **Signage Standards**

a. To the maximum extent practicable, signage shall be located a minimum of 150 feet from lot lines shared with a protected development.

b. The maximum sign copy area for freestanding, ground, and wall signs shall be reduced by 25 percent within 50 feet of lot lines shared with a protected development.

c. Signage within 100 feet of a lot line shared with a protected development shall be limited to directional or incidental signage.

5. **Open Space Set-Asides**

a. Required open space set-asides shall be located between a proposed development and an adjacent protected development, to the maximum extent practicable.

b. Outdoor recreation features such as swimming pools, tennis courts, playgrounds, and similar features shall be at least 100 feet from any lot line shared with a protected development.

6. **Utilities.** All utilities serving individual buildings or developments shall be located underground.

I. **Perimeter Fence or Wall**

1. Where a development subject to these standards abuts a protected development, an opaque fence six feet high shall be provided along the shared boundary to help screen the development from view of the protected development, in addition to the bufferyard standards of Sec. 5.2.5.B.3, Bufferyard.

J. **Operational Standards.** Development subject to these standards shall:

1. Prohibit outdoor dining or other outdoor activities within 150 feet of protected development;

2. Limit trash collection or other service functions to only between the hours of 7:00 a.m. and 7:00 p.m.

(Ord. No. 2745, § 15, 1-15-2020)

SECTION 5.9. AGRICULTURAL COMPATIBILITY STANDARDS

5.9.1. Purpose and Intent

The purpose and intent of these agricultural compatibility standards is to promote development that is compatible with existing agricultural uses and activities in the City. More specifically, these standards are intended to:

A. Ensure new non-agricultural development does not negatively impact the continuation of existing adjacent agricultural uses and activities in the Agricultural (AG) zoning district;

B. Maintain and promote rural character in the Agricultural (AG) zoning district;

C. Allow landowners and residents conducting agricultural uses and activities to capture the monetary value of their land through limited development while continuing agricultural uses and activities; and

D. Ensure greater compatibility between existing agricultural uses and activities and new non-agricultural development.

5.9.2. Applicability

A. **General.** Except where exempted in paragraph B. below, the standards in this section shall apply to all new residential and nonresidential uses that are proposed to be located adjacent to an ongoing agricultural use or activity in the AG zoning district.

B. **Timing of Review.** Review for compliance with these standards shall occur during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

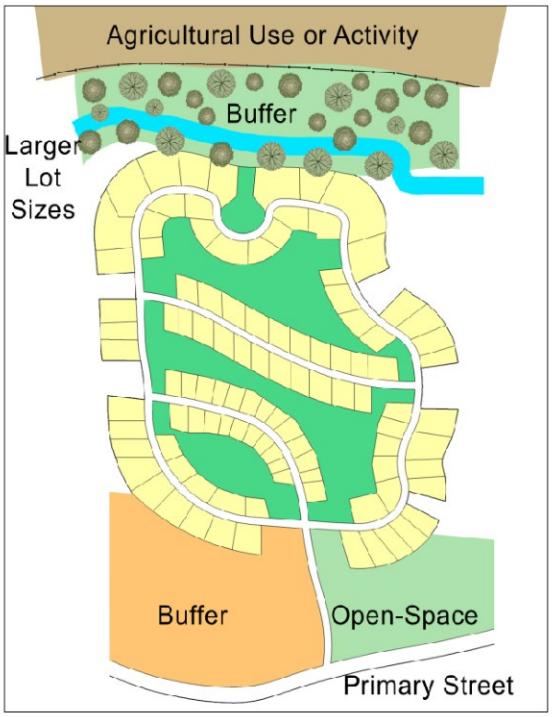
5.9.3. Agricultural Compatibility Standards

Development subject to this section shall comply with the following standards.

A. **Agricultural Buffer**

1. **Buffer Required.** Development shall provide and maintain a vegetative buffer and fencing (or walls) along all property lines abutting land that accommodates an agricultural use or activity in accordance with the standards of this subsection, for as long as the agricultural use or activity continues (see Figure 5.9.3.A.1: Agricultural Compatibility Features).

Figure 5.9.3.A.1: Agricultural Compatibility Features



2. **Buffer Width**

   a. The agricultural buffer shall be at least 75 feet wide.

   b. The Director may allow the buffer width to be reduced by up to 25 feet upon determining the reduced buffer width is justified by the type or intensity of the adjacent agricultural use or activity, an intervening topographic change, an intervening riparian buffer, or the existence or provision of vegetation in addition to that required in Sec. 5.9.3.A.3, Buffer Materials.

3. **Buffer Materials**

   a. Agricultural buffers shall consist of a mix of trees, shrubs, berms, and natural features sufficient to reduce noise, spray drift, and dust, diffuse light; and act as a physical separation between non-agricultural and agricultural uses and activities. All buffers shall incorporate a vegetative screening component to reduce conflict potential between residential/nonresidential and agricultural uses and activities.

   b. A buffer shall incorporate a wall or fence to provide additional screening and/or limit access between the development and the abutting agricultural uses or activities.

   c. Where the agricultural buffer is directly adjacent to a residential dwelling or residential lot, the length of the buffer running parallel to the dwelling along the property line shall be landscaped as follows, in addition to the buffer and fence:

      1. The buffer shall be planted with a minimum of two offset rows of trees that provides an average spacing between the canopies of trees of ten feet or less, at maturity.

2. Each tree shall be a minimum height of eight feet and minimum caliper of two inches when planted.

3. Each tree shall be a native species that can be expected to attain a minimum height of 35 feet and have a crown width of 25 feet or greater, at maturity.

4. **Development Allowed in Buffer.** Development allowed within a buffer is limited to:

a. Landscaping with native plants, trees, or hedgerows;

b. Crossings by roadways, driveways, railroad tracks, and utility lines (and associated maintenance corridors), where the crossing is aligned to minimize any reduction of the buffer's effectiveness;

c. Trails that involve minimal removal or disturbance of buffer vegetation;

d. Stormwater management facilities, to the extent they are determined to be necessary by the Director;

e. Vegetation management, including the planting of vegetation or pruning of vegetation, removal of individual trees that pose a danger to human life or nearby buildings, removal of individual trees to preserve other vegetation from extensive pest infestation, removal of understory nuisance or invasive vegetation, or removal or disturbance of vegetation as part of emergency fire control measures; and

f. Any other development determined by the Director to be consistent with the use of the property as an agricultural buffer.

5. **Maintenance**

a. Landowner(s) are responsible for all aspects of continuous maintenance of buffer areas.

b. Landowner(s) shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety within six months, weather permitting.

c. If the development consists of multiple parcels that may be held under separate ownership, a homeowners' association, property owners' association, or similar entity shall be required to maintain the buffer.

d. Buffer maintenance requirements shall be stipulated through inclusion in covenants, conditions, and restrictions, as appropriate.

B. **Location and Configuration of Open Space Set-Asides.** In cases where new development subject to these standards includes open space set-asides, they shall be located, to the maximum extent practicable, between the abutting existing agricultural uses or activities and the buildings in the new development, and be configured to accommodate the agricultural buffer required in this section. (See Figure 5.9.3.A.1: Agricultural Compatibility Features).

C. **Lot Size Configuration.** Except for lots platted prior to March 6, 2019 lots bordering the vegetated buffer shall maintain a minimum lot area twice the minimum lot area otherwise required by the base zoning district where the development is located. (See Figure 5.9.3.A.1: Agricultural Compatibility Features).

D. **Preservation of Direct Access for Agricultural Uses and Activities.** Development subject to these standards shall be configured to ensure agricultural uses and activities retain direct access to adjacent streets.

E. **Notification on Planned Development, Development Plan (Major and Minor), and Plat (Subdivision).** Planned developments, development plans (major and minor), and plats (subdivisions) subject to these standards shall bear a notation on each individual development approval indicating the development is adjacent to an existing agricultural use or activity that is anticipated to generate noise, light, dust, odor, or vibration as part of its normal operations.

SECTION 5.10. SIGNS

5.10.1. Purpose and Intent

The purpose and intent of this section is to:

A. Preserve, protect and promote the public health, safety and welfare and general esthetic quality of the City;

B. Enhance the economy and the business and industry of the City by promoting the reasonable, orderly, and effective display of signs and encouraging better communication with the public;

C. Enhance the physical appearance of the City by preserving the scenic and natural beauty;

D. Protect the general public from damage and injury caused by the faulty and uncontrolled construction and use of signs;

E. Reduce sign or advertising distractions in order to protect pedestrians and motorists from damage or injury caused by the distractions, obstructions, and hazards that may increase traffic accidents;

F. Protect the physical and mental well-being of the general public by recognizing and encouraging a sense of esthetic appreciation for the visual environment;

G. Preserve the value of private property by assuring the compatibility of signs with surrounding land uses;

H. Restrict the proliferation of signs; and

I. Encourage the use of architecturally compatible signs as much as possible.

5.10.2. No Defense of Nuisance Action

Compliance with the requirements of this subsection shall not constitute a defense to an action brought to abate a nuisance under the common law.

5.10.3. Maintenance

A. All signs and all sign components shall be maintained in a state of good repair and present a neat and clean appearance.

B. When the message portion of any sign ceases to be operated, offered, or conducted, the sign shall be removed within 30 days. The sign structure may remain so long as it is properly maintained. This subsection shall not be construed to alter the effect of the LDC which prohibits the replacement of a nonconforming sign, nor shall this subsection be construed to prevent the changing of the message of a sign.

C. The vegetation around, in front of, behind and underneath the base of freestanding signs for a distance of ten feet shall be neatly trimmed, free of unsightly weeds, and free of rubbish or debris that would constitute a fire or health hazard.

5.10.4. Permitting Requirements

A. No sign or sign structure shall be erected, substantially altered, displayed, or changed, except for signs as provided herein, until after a sign permit is issued. Repainting or changing the message of a sign shall not, in and of itself, be considered a substantial alteration, unless indicated otherwise in this section.

B. A sign erected, altered, displayed or substantially changed without a permit is an illegal sign and shall be subject to the penalties set forth in Article 9: Enforcement.

C. Development plan applications for single-occupancy developments and for multiple-occupancy developments under 10,000 square feet of gross building area shall identify the location of all freestanding signs and provide a sketch of the monument structure and sign, including a description of materials used for the monument construction.

5.10.5. Development Plan Application Contents

A. Development plan applications for single or multiple-occupancy developments with 10,000 square feet of gross building area or greater shall include a master sign plan submitted in accordance with the following:

1. Signs for multiple-occupancy development shall conform to an approved master sign plan submitted in conjunction with the development application. The master sign plan shall be included as part of a development plan which shall be maintained on file by the City. As a minimum, the sign format of a master sign plan shall specify and include the following:

   a. **Freestanding Signs.** The development plan shall include a sketch of all freestanding signs, materials for the monument construction, sign location, setbacks to property lines and distance to sidewalks, distance to other freestanding signs located on or off-site, sign height, sign face dimensions and area calculations, total allowable sign area calculations, information regarding the electronic reader board, if applicable, landscape plan for the area around the sign; and any other information necessary to determine compliance with this section.

   b. **Wall and other Signs.** Provide the types of signs and dimensions (not to exceed the size limits contained in this section) which will be permitted each occupant within the complex. The sign format shall also contain common design elements, such as placement, color, shape or style of lettering, which lend a unified appearance to the signs of the occupants within the complex.

2. Substantial modification of the master sign plan may only be modified with the approval of the board which approved the initial master sign plan upon submission of a revised master sign plan and specifications detailing the revised format. Modifications determined to be minor or insignificant by the City may be approved by the Director.

5.10.6. Prohibited Signs

A. **Generally.** It shall be unlawful to erect, cause to be erected, maintain or cause to be maintained any sign not expressly authorized by this section, unless authorized by the Apopka City Council.

B. **Specific Prohibited Signs.** Unless expressly authorized elsewhere in this LDC, the following signs are prohibited:

1. Signs that are in violation of the building code or electrical code;

2. Signs that do or will constitute a safety hazard;

3. Blank temporary signs;

4. Signs with visible flashing, moving, revolving, or rotating parts or visible mechanical movements of any description or other apparent visible movement achieved by electrical, electronic or mechanical means, except for traditional barber poles and as may be permitted for off-premise signs;
5. Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy;
6. Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker or vary in intensity or color except for time-temperature-date signs;
7. Strings of light bulbs used on commercially developed parcels for commercial purposes, unless:
    a. Used as traditional holiday decoration;
    b. They are completely attached to the primary structure; or
    c. Are used for landscaping or outdoor seating enhancement;
8. Signs commonly referred to as wind signs, consisting of flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind;
9. Signs that are attention-getting devices which incorporate projected images, emit any sound, odor, or visible matter, such as smoke or steam that is intended to attract attention, or involve the use of live animals;
10. Signs attached to the roof of any building or attached to the building which projects above the roof or is suspended above the roof;
11. Signs or sign structures that interfere in any way with free use of any fire escape, emergency exit or standpipe, or that obstruct any window so that security visibility is hampered;
12. Signs that resemble any official sign or marker erected by any governmental agency or that by reason of position, shape or color would conflict with the proper functioning of any traffic sign or signal, or be of a size, location, movement, content, color or illumination that may be confused with or construed as a traffic-control device, including any sign within ten feet of a public right-of-way or within 100 feet of traffic-control lights that contain red or green lights that might be confused with traffic-control lights.
13. Signs that obstruct the vision of pedestrians, cyclists, or motorists traveling on or entering public streets;
14. Signs that are of such intensity or brilliance as to cause glare or impair the vision of any motorist, cyclist, or pedestrian using or entering a public way;
15. Signs that are a hazard or a nuisance to occupants of any property because of glare or other characteristics;
16. Nongovernmental signs that use the words "stop," "look," "danger, or any similar word, phrase, or symbol;
17. Signs that contain any lighting or control mechanism that causes unreasonable interference with radio, television, or other communication signals;
18. Searchlights used to advertise or promote a business or to attract customers to a property;
19. Signs that are painted, pasted or printed on any curbstone, flagstone, pavement, or any portion of any sidewalk or street, except house numbers and traffic-control signs;
20. Signs placed upon benches, bus shelters, or waste receptacles, except as may be authorized in writing pursuant to Ch. 337, Fla. Stat.;

21. Signs erected on public property, or on private property (such as private utility poles) located on public property, other than signs erected by public authority for public purposes and signs authorized in writing in accordance with Ch. 337, Fla. Stat.;

22. Signs erected over or across any public street (i.e., street banner), except governmental signs authorized by the City;

23. Parked vehicles with advertising signs. Any vehicle or trailer with a sign or signs placed or painted thereon, which sign or signs are intended to be viewed from a main vehicular public right-of-way, subject to the following exceptions:

    a. Any vehicle or trailer which is actively engaged in making deliveries, pickups, or otherwise actively in use. Such vehicle or trailer, when not in use, shall be parked so as to not be viewed from any main vehicular public right-of-way.

    b. Any alternate location for parking shall be approved by the City or as located on an approved development plan, where no allowable location is reasonably available. Such alternate location shall be as inconspicuous from the public right-of-way as reasonably possible.

24. Signs placed in the public right-of-way without authorization from the City and the associated jurisdictional governmental agency;

25. Pole signs; and

26. Immoral, indecent, or obscene signs.

(Ord. No. 2745, § 16, 1-15-2020)

5.10.7. General Standards for Permanent Signs

The following standards are applicable for all permanent signs:

A. **Total Allowable Sign Area**

1. The combined sign area for all permanent signs appearing or placed at any development or parcel shall not exceed the total allowable sign area as determined by standards of this section.

    a. Total allowable sign area calculation. A summation of the maximum sign area achievable at any development or parcel according to Sec. 5.10.8.A, Freestanding Signs for Single- and Multiple- Occupancy Development for Freestanding Signs; according to Sec. 5.10.8.B, Development for wall signs, and according to Sec. 5.10.8.E, Electronic Reader Board Signs for an electronic reader board. (Example: if Sec. 5.10.8.A allows a maximum freestanding sign area of 60 square feet, Sec. 5.10.8.B allows a maximum wall sign area of 100 square feet; and Sec. 5.10.8.E allows a maximum of 24 square feet for an electronic reader board, the total allowable sign area (TASA) is 184 square feet.)

    b. The total allowable sign area for a development or parcel may be shared among those permanent sign types at a development or parcel, but the sign area for any permanent sign type cannot exceed the maximum allowed by applicable standards established for that permanent sign type. (Example: if the total allowable sign area for a development is 184 square feet, but Sec. 5.10.8.E limits the maximum area for a freestanding sign to 60 square feet, then the freestanding sign shall not exceed 60 square feet.)

    c. Any total allowable sign area not applied to a freestanding, wall, or electronic reader board may be applied to other allowed permanent signs such as a window sign, human sign, or sandwich board. Other restrictions in this section may further restrict the use of these permanent sign types.

B. **Permitted Areas.** Except where otherwise specifically provided in Sec. 5.10.9.G, Residential Development for residential zoning districts, permanent signs shall be permitted only on land zoned AG, T, C-N, C-C, C-R, O, C-COR, I-L, I-H, MU-D, MU-ES, MU-KPI, INST, PR, and AIR. Land zoned PD shall also comply with Sec. 5.10.7, General Standards for Permanent Signs unless other standards are established within a PD master sign plan and/or PD Agreement.

C. **Measurement Determinations**

1. **Distance Between Signs.** Unless otherwise provided in this section, the minimum required distance between signs shall be one-half the width of the lot measured along the street right-of-way from the closest parts of any two signs.

2. **Facade Area.** The facade area shall be measured by determining the area within a two-dimensional geometric figure coinciding with the edges of the walls, windows, doors, parapets, marquees, and mansards of greater than 45 degrees that form a side of a building or unit.

3. **Sign Area**

a. **Generally.** The area of a sign shall be the area within the smallest square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme points or edges of the sign face.

b. **Special Situations**

1. Where a sign is composed of letters or pictures attached directly to a facade, window, door, or marquee and the letters or pictures are not enclosed by a border or trimming, the sign area shall be the area within the smallest rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme points of the letters or pictures.

2. Where four sign faces are arranged in a square, rectangle, or diamond, the area of the sign shall be the area of the two largest faces.

3. Where a sign is in the form of a three-dimensional object, the area shall be determined by drawing a square, rectangle, parallelogram, triangle, circle or semicircle, the sides of which touch the extreme points or edges of the projected image of the sign and multiplying that area by two. The "projected image" is that created by tracing the largest possible two dimensional outline of the sign.

D. **Design, Construction, and Location Standards**

1. **General.** All permanent signs must comply with the following design, construction, and location standards.

2. **Illumination Standards**

a. Sign lighting may not be designed or located to cause confusion with traffic lights.

b. Illumination by floodlights or spotlights is permissible if no emitted light shines directly onto an adjoining property or into the eyes of motorists or pedestrians using or entering public streets.

c. Lighting mechanisms for illuminated signs shall project a maximum of 18 inches perpendicularly from any surface of the sign over public space.

3. **Placement Standards**

a. **Near Street and Driveway Intersections**

1. Signs greater than two square feet shall not be located within a sight triangle.
2. Monument signs and portable signs shall not be located closer than 50 feet from the intersection of two streets.
3. Where two monument signs are allowed for a corner lot, the two signs shall be at least 50 feet apart, and no more than one sign shall be placed along a single street frontage.

b. **Over Right-of-Way.** No sign shall project over, into, or on a public right-of-way except as expressly allowed in other sections of this LDC.

c. **Blocking Exits, Fire Escapes, Standpipes.** No sign or sign structure shall be erected that impedes use of any fire escape, emergency exit, or standpipe.

d. **Sign Visibility.** Monument signs should be placed in a manner and location that promotes their visibility from public roads, sidewalks, and trails, with consideration to compliance with requirements of this section. Landscape design and selected plants will establish a view corridor or triangle to promote sign visibility, taking into consideration effects of plant growth and maturity to avoid screening the monument sign and its base.

4. **Clearance Standards**

a. All signs over pedestrian ways shall be a minimum of eight feet above a pedestrian way.

b. All signs shall provide 13 feet six inches of vehicular clearance.

5. **Relationship to Building Features and Landscaping**

a. **Building Signs.** A building sign shall not extend beyond any edge of the surface to which it is attached, nor shall any portion of the sign extend above the roof line.

b. **Freestanding Signs**

1. Freestanding signs and the sign base and structure shall be designed and placed in a manner which will be architecturally compatible with the building and in harmony with the character of surrounding development.

(a) All freestanding signs shall be designed as a monument sign type. The sign face, including the message and text displayed, for all freestanding signs shall be static and cannot contain any changeable copy or variable electronic message or reader board.

(b) Monument sign base and structure design and materials for a monument sign shall be architecturally compatible with the character of the building and shall comply with the following:

i. The sign base shall be at least 18 inches high, measured from the ground surface of the general grade of the parcel. The base shall be as wide as the sign.

ii. The street number shall be placed at the top upper edge or at the top upper corner nearest the street. Street numbers shall be at least three inches high.

iii. Sign base material shall consist of brick or stone material only.

iv. Plastic or vinyl slip-over signs shall not be used to cover existing signs.

c. **Pole Signs.** A pole sign, if allowed because of a site hardship precluding use of a monument sign, should also include a sign base at the ground similar to the design of a monument sign, to the greatest extent practical. The stanchion (pole) and structure supporting the sign will also be architecturally compatible within the building and designed as a column.

E. **Number of Signs**

1. **Generally.** In general, the number of signs shall be the number of noncontiguous sign faces. Multiple noncontiguous sign faces may be counted as a single sign if all the sign faces are included in the geometric figure used for determining the sign area.

2. **Special Situations—Multiple Sign Faces Counted as One Sign**

a. Where two sign faces are placed back-to-back and are at no point more than two feet apart, it shall be counted as one sign.

b. If a sign has four faces arranged in a square, rectangle, or diamond, it shall be counted as two signs and, therefore, prohibited.

F. **Size Limitations.** No signs of any type shall exceed the requirements of this section, unless a variance is granted by the Planning Commission. A variance may be granted only if the Planning Commission finds a need in accordance with variance criteria of Sec. 2.5.5.A, Zoning Variance, and the variance will have no adverse effect on adjacent properties

5.10.8. Standards for Specific Sign Types

A. **Freestanding Signs for Single- and Multiple-Occupancy Development**

1. No freestanding sign is allowed on a parcel or development where a building is located within 15 feet from a right-of-way.

2. Each multiple-occupancy development and each single-occupancy development may have one freestanding sign. Two freestanding signs may be allowed in accordance with Sec. 5.10.8.A.5.

3. All freestanding signs shall be monument signs unless it is determined by the Planning Commission that hardships created by existing site conditions cause construction of a monument sign to be impractical or create a potential hazard. Freestanding signs shall comply with the standards in Table 5.10.8.A.3: Freestanding/Monument Signs: Sign Face Size and Distance From Other Signs.

Table 5.10.8.A.3: Freestanding/Monument Signs: Sign Face Size and Distance From Other Signs

Street Frontage (feet)	Maximum Sign Face for Freestanding Monument Signs (square feet)[1,2,3]		Minimum Distance from Other Freestanding Signs (feet)[4]
	Arterial Street	Other Street	
Less than 50	36	30	20
50 to less than 100	60	40	25
100 to less than 200	80	60	50
200 to less than 300	100	80	100
300 or greater	100	100	150

Notes:
[1] The maximum sign area allowed for a sign face is subject to compliance with the total allowable sign area for a parcel or development. Based on the sign types and associated sign area selected by a property owner or business, the maximum sign face area allowed may be reduced to comply with the calculation for the total allowable sign area.
[2] The maximum monument sign face area is 20 additional square feet for multi-use centers with floor area greater than 100,000 square feet.

[3] For maximum allowable pole sign face area, reduce maximum monument sign face area by 20 percent.
[4] Distance from other signs is only calculated along the same side of the right-of-way.

4. Height of freestanding signs, as measured from the ground surface area beneath the sign shall comply with the standards in Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Signs.

Table 5.10.8.A.4: Maximum Height of Freestanding/Monument Signs	
Location	Maximum Height (feet)[1]
Along Arterial Frontage (other than MU-D: Mixed Use Downtown Development district)	8
MU-D: Mixed Use Downtown Development district	6
Other Street Frontage	6
Community Information Panel Sign on City Property	8
Notes: [1] The height of the structure for the monument sign is limited to one additional foot above the maximum height of the sign face when the sign base and structure are architecturally compatible with the building.	

5. Development with frontage on more than one public right-of-way shall comply with the following standards:

   a. In addition to signs allowed in accordance with Sec. 5.10.8.A.2, each multiple-occupancy development and each single-occupancy development with frontage on more than one public right-of-way may have one secondary freestanding sign, except a freestanding sign on a secondary street frontage is not allowed where its location is within 200 feet of a Residential district.

   b. A sign located along a secondary street frontage shall display only the name of the business or development. All secondary freestanding signs shall be monument signs and shall not include an electronic reader board.

   c. Size of secondary freestanding sign:

      1. The size of the secondary freestanding sign shall be no more than 30 square feet in area for a single-occupancy or multiple-occupancy development where street frontage is less than 300 feet. Where street frontage is 300 feet or greater, the sign area shall not exceed 60 square feet in area for multiple-occupancy development.

      2. The property owner shall designate which frontage will contain the primary or secondary sign, but single street frontage cannot contain both.

      3. The maximum height of a sign on a secondary frontage street shall not exceed six feet except where the secondary street frontage is 300 feet or greater. The height may be the same as that for the primary frontage sign.

6. In addition to signage authorized in accordance with this section, a freestanding sign may be permitted on developed outparcels with an area of 22,500 square feet or more, and with a minimum street frontage of 125 feet. Freestanding and wall signs for outparcels for such development shall comply with the following:

   a. One freestanding sign per outparcel may be installed if the size does not exceed a total of 50 square feet.

b. The sign shall not exceed six feet in height.

c. The sign shall be a monument sign.

d. Freestanding signs for outparcels may be placed at the property line but shall be located at least two feet from a sidewalk, unless it would create a hazard to public safety (in which case the sign must be set back a greater distance to abate the hazard).

e. Electronic reader board or changeable copy signs are not allowed on outparcels.

B. **Wall and Projecting Signs for Single- and Multiple-Occupancy Development.** Wall signs shall be permitted in all areas other than residential districts if they comply with the following:

1. **Primary and Secondary Wall Sign Sizing**

a. One primary wall sign is permitted on each wall of a building, parallel or perpendicular to a road or street, not exceeding an area equal to 15 percent of the front wall face height (interior roof) multiplied by the building width, not exceeding 200 square feet. A secondary wall sign may be permitted on up to two walls provided it is a maximum 50 percent of the primary wall sign's available square footage, and both signs square footage shall be counted separately toward the maximum total square footage as allowed by this code .

b. The front wall face shall be calculated by multiplying the roof height multiplied by the building width, times 15 percent. (H × W × 15%)

c. A secondary wall sign may be permitted on up to two walls provided it is no larger than 50 percent of the area of the primary wall sign on that face.

2. **High-rise Signs**

a. High-rise, multiunit office, retail, industrial or medical centers; that are at least four stories or 50 feet tall; that have a common primary entrance may be allowed one wall sign on each wall parallel or perpendicular to a road or street, for a maximum of four signs.

b. Wall signs for each individual business within such a center are not permitted.

c. Signs shall be placed upon the wall or parapet of a building.

d. Signs shall not extend above the roofline of any building except when placed upon a parapet, in which case the sign shall not extend above the parapet wall.

e. High-rise signs must be on-site signs. Should circumstances change so that a high-rise sign is no longer on-site, the sign shall be deemed illegal and be removed.

f. Where a high rise sign would be within 1,000 feet of residential districts, the sign shall not be lit.

g. The maximum allowable copy area for signs below 30 feet above ground level shall not be more than one square foot for each lineal foot of building frontage along the primary street frontage of the building.

h. The maximum allowable copy area for signs higher than 30 feet above ground level shall be five square feet for every 1,000 square feet of gross floor area;

i. The total sign area shall not exceed 800 square feet.

j. High rise buildings over five stories may be permitted a maximum 200 square foot sign on each top area, with a maximum of four signs, one per street frontage. Any logo shall be considered part of the allowed sign area.

3. **Tenant Wall Signs for Multiple-Occupancy Development**

a. Each tenant of a multiple-occupancy development may display a tenant wall sign on the principal building in which the occupant is located, subject to the following limitations:

1. The sign shall be placed only on the exterior surface of the principal building, or portion thereof, which is included as part of the tenant's individually leased or owned, premises in accordance with the following:

(a) The occupant may display, in the leased or owned area, as many as two tenant signs on the side which is the primary entrance/exit to that portion of the premises. A tenant wall sign shall not exceed 48 inches in height, measured from the bottom of the copy area to the top, and shall not be wider than 75 percent of the horizontal frontage of the tenant space. The total combined area of the tenant wall signs shall not exceed 100 square feet.

(b) Only one building side will be considered as being an occupant's primary entrance/exit.

(c) If the occupant has an entrance/exit on a corner or on more than one side, the occupant may choose which building side counts as having the primary entrance/exit.

(d) One additional sign may be placed on the secondary entrance/exit side of the occupant's leased or owned area. The maximum area of the additional sign shall not exceed 16 square feet and shall not exceed 24 inches in height.

(e) A tenant sign shall not cover architectural detailing, windows, or building ornamentation.

4. **Projecting signs**

a. Within the MU-D: Mixed Use- Downtown district, projecting signs are a type of wall sign and may be permitted to extend over walkways, provided they are at least eight feet above ground level and shall not project more than 48 inches from the wall of a building. No sign or supporting structure shall extend above the top of a parapet wall. Any projecting sign shall count towards the maximum wall sign area allowed for a building.

b. Projecting signs may be placed on any building in any Commercial district, Industrial district, or AG district in accordance with the above and shall be counted as part of the allowable wall signage.

C. **Window Signs.** Window signs may be placed within building windows of all Commercial, Industrial, and Special Purpose districts except the C-N district development. They shall comply with the following:

1. Multiple-occupancy development and a single-occupancy development may select to have an electronic reader board or may select window signs in accordance with this section, but cannot use both. A window sign is only allowed if an electronic reader board sign, whether or not operational, has not been installed.

2. Window signs are not allowed within any window facing a Residential district if the window is within 200 feet of the Residential district.

3. Window signs may cover up to 25 percent of the window area of any single wall. Sign coverage within windows may be limited and may not achieve 25 percent based on the total allowable sign area achievable for the development. Coverage of any single window panel shall not exceed 60 percent of its area. Placement of signs on windows of an entrance door is not allowed except for hours of operation.

4. Exact duplicate or repetitive signs shall not appear on windows located on the same wall.

5. Any product, good, or service for which a local, state, or federal law restricts sales to adult-aged persons shall not appear in a window sign except for fireworks during dates such sale activities are allowed under Florida law.

6. Promotional posters for civic events may be placed within windows of any zoning district, including the C-N district, and do not apply to the window space limitation set forth in 3. above.

D. **Changeable Copy Signs**

1. **General.** Only one changeable copy sign is allowed per single-occupancy or multiple occupancy development. It must be integrated and designed as a component of the monument sign and comply with the following standards:

   a. A changeable copy sign is not allowed if an electronic message board is installed.

   b. A changeable copy sign is not allowed for outparcels and nonresidential development with a street frontage less than 50 feet.

   c. The sign area of the changeable copy sign shall not exceed 24 square feet, except the sign area shall not exceed 32 square feet in multi-unit centers with a floor area greater than 100,000 square feet.

2. **Location and Placement**

   a. A changeable copy sign shall be located beneath the sign face of a monument sign.

   b. A changeable copy sign shall not be allowed on a pole sign.

   c. A changeable copy sign cannot be installed where a development is already using a portable sign, human sign, or window sign.

   d. A changeable copy sign shall not be illuminated and shall not contain any electronic component.

3. **Operational Standards**

   a. Only letters, punctuation marks, and numbers can appear in a changeable copy sign, and shall be at least three inches in height. Graphics, art, or illustrations are not allowed. Letters and numbers appearing in a changeable copy sign shall be displayed in a single, uniform color.

   b. Background of a changeable copy sign shall be white in color only.

   c. Messages shall only address products, goods, promotions, events, and services offered or available at that property location.

   d. All changeable copy signs shall be maintained in a clean appearance, including the backboard. The backboard shall be replaced or repaired within 30 days notification from the City if it is determined that the sign cannot be maintained in a clean appearance because of damage caused by exposure to sun or weather, or damage caused by the effects of mold, oxidation, or other environmental elements.

   e. Only complete words or messages can be displayed. Missing letters or numbers shall be promptly replaced.

   f. The sign face of a changeable copy sign shall be contained in a cabinet with a transparent cover.

   g. It is recommended that text appearing in a changeable copy sign should be limited to ten words to allow passing motorists to read the entire changeable copy.

E. **Electronic Reader Board Signs**

1. **General.** Only one electronic reader board sign is allowed per single-occupancy or multiple occupancy development. It must be integrated and designed as a component of the monument sign in accordance to the following standards:

    a. An electronic reader board is not allowed if a changeable copy sign is installed.

    b. An electronic reader board is not allowed for nonresidential development with a street frontage less than 50 feet, and for outparcels within a multiple-occupancy development.

    c. The sign area of the electronic reader board portion of the sign shall not exceed 50 percent of the total sign face.

2. **Location and Placement**

    a. Electronic reader boards shall not be located above the top edge of the sign face of a monument sign, and should be placed beneath the sign face. It may be placed at the side of the sign face.

    b. Pole signs are not allowed to hold or contain an electronic reader board.

    c. An electronic reader board cannot be installed where a development is already using a portable sign, human sign, or window sign.

    d. Electronic reader boards are prohibited within 1,000 feet from the clear zone of an airfield.

3. **Operational Standards**

    a. The copy on an electronic reader board sign shall not change more than once in a 120 second period unless otherwise allowed by law or except as necessary on a sign for the public health and safety, including traffic control, that is owned and/or operated by the City, Orange County, the State of Florida, or the federal government. (This subsection does not apply to electronic reader board signs with time, date, and temperature information.)

    b. An electronic reader board sign shall comply with the following standards.

        1. Static display time for each message shall be a minimum of 120 seconds; for community information panel signs, the static display time for each message shall be a minimum of eight seconds;

        2. The maximum amount of time to completely change from one message to the next shall be two seconds;

        3. The change of message shall occur simultaneously for the entire sign face;

        4. The sign shall contain a default design that will hold the face of the sign at one position if a malfunction occurs;

        5. No flashing lights, traveling messages, animation, or other movements are permitted on an electronic reader board;

        6. Messages shall only address products, goods, promotions, events, and services offered or that are available at that property location. Community-wide events occurring in the Apopka area may also be displayed;

        7. The minimum size of any letter or number appearing in a message shall be two inches;

        8. Brightness or glare shall be controlled to avoid distractions to vehicular traffic, pedestrian, and adjoining properties. Adjustments shall be made upon written request from the City;

        9. All electronic reader signs shall be installed with an ambient light monitor;

10. Dimmer control electronic graphic display signs shall have an automatic dimmer control to produce a distinct illumination change from a higher illumination level to a lower level for the time period between one half-hour before sunset and one-half hour after sunrise;

11. The sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn, as measured from the sign's face at maximum brightness;

12. Audio speakers or any form of pyrotechnics are prohibited in association with an electronic reader board sign; and

13. It is recommended that the text of the electronic reader board should be limited to ten words to allow passing motorists to read the entire changeable copy.

4. An electronic reader board sign with copy that moves continuously or appears to be moving, flashing, changing color, pulsing, or alternating shall be considered an animated sign and is prohibited as provided in Sec. 5.11.2, No Defense of Nuisance Action.

5. When an electronic reader board is proposed in a sign permit, development plan, or master sign plan, the City may require a traffic safety study prepared by a professional engineer if such sign is near traffic conflict points such as intersections, merge points, exit ramps, traffic control signals or curved roadways. The study shall contain, but is not limited to, an analysis of possible traffic safety impacts, including impacts on motor vehicle drivers, pedestrians, cyclists, and visibility of traffic control devices or traffic control signals

F. **Aerial View Signage.** Signage that is flat on a roof and can only be viewed from the sky or from aerial photography is prohibited except for standard signage associated with a lawful helicopter landing pad.

G. **Flags**

1. **Number.** There shall be no more than three flags displayed on any one parcel of land. Only one may be a corporate flag. Government flags must conform to the U.S. Flag Code, Public Law, 344; 36 U.S.C., Secs. 171—178.

2. **Size and Placement.** The size of the flag, whether on flagpole or flagstaff, shall not be greater than one-third the height of the pole or extension of the flagstaff. Flags shall be set back at least five feet from all property lines and only be displayed from a flagpole or flagstaff (the placement of the flag on or attached to fences, other signs, etc., shall not be permitted). Government flags conform to the U.S. Flag Code, Public Law, 344; 36 U.S.C., Secs. 171—178.

3. **Flagpole Height.** The maximum height of any flagpole shall not exceed ten feet above the height of any primary structure.

H. **Portable (Trailer) Signs**

1. **Permit Required; Removal of Signs Upon Expiration of Permit; Penalty.** A portable sign shall be required to obtain a sign permit which shall not be valid for longer than a period of 30 days, after which time the portable sign shall be removed from the property. A sign permit shall not be renewed nor shall a permit be obtained for the same parcel of property within a period of 30 days after the removal of a portable sign from the property. Signs which remain on the property after the permit has expired will be subject to removal by the City and a penalty fee of $25.00, in addition to actual costs incurred by the City for the removal.

2. **Number and Space Requirements.** There shall be no more than one portable sign per parcel of property, with a minimum spacing of 300 feet between any two portable signs. In no instance shall a portable sign be placed on a parcel or located at a multiple-occupancy development if an electronic

reader board sign, whether operational or not, is already installed or permitted for that same parcel or multiple-occupancy development.

3. **Placement in Relation to Property Line.** Portable signs may be placed at the property line, but if the property line is located at the curb or sidewalk, the sign must set back a minimum of five feet.

4. **Dimensions.** Portable signs, exclusive of the transportation mechanism, shall not exceed the exterior measurement of four feet in height or eight feet in length.

5. **Placement in Parking Spaces Prohibited.** The placement of a portable sign in a parking space which is required to meet the minimum parking requirements of the City is prohibited.

6. **For Businesses Not a Part of Shopping Center; Minimum Spacing Requirements.** A portable sign shall be permitted for businesses determined not to be a part of a shopping center, if they are located a minimum of 300 feet from another portable sign.

7. **Limitation to Commercial and Industrial Districts.** All portable signs shall only be located in Commercial and Industrial districts.

8. **Lighting Requirements.** All incandescent bulbs in, on, or attached to any portable sign shall be rated at not more than 75 watts. Flashing or distracting lights, including spotlights if directed so they cause a possible hazard to the public, are prohibited.

9. **Use as Permanent Sign Prohibited.** Portable signs are prohibited from being used or constructed as a permanent sign.

10. **Identification of Owner.** Each portable sign shall have permanently displayed the name, business address, and/or phone number of the owner of the sign.

11. **Off-Premise Portable Signs.** A tenant of a single-occupancy or a multiple-occupancy development that has an installed electronic reader board, whether operational or not, may not use an off-site portable sign. A business can elect to use either an electronic reader board or an off-site portable sign, but cannot use both sign types. An off-premise portable sign will count towards the total allowable sign area for the host property receiving the sign.

    a. An off-premise portable sign shall be located within 300 feet of the advertised business.

    b. Off-premise portable signs shall be permitted on Main Street in the central downtown area of the City, defined geographically as from Central Avenue east to Forest Avenue at Main Street and from Third Street South to Fifth Street at Central Avenue.

    c. Off-premise portable signs shall be permitted to advertise more than one business as long as the businesses are located within 300 feet of the sign.

12. **Shopping Center Portable Signs**

    a. Shopping center portable signs shall obtain a permit which shall not be valid for longer than a period of 30 days. The portable signs shall be removed, and a permit shall not be for the same parcel of property within a period of 15 days after the removal of a portable sign from the property.

I. **Off-Premise (Billboards, etc.) Signs**

1. **General**

    a. **Applicable Location.** Off-premise signs are allowed in the C-C, C-R, I-L, and I-H districts only. Off-premise signs are prohibited in the MU-D Mixed-Use Downtown district.

b. **Supporting Structure.** Only a single supporting structure (monopole) shall be allowed for off-premises signs. No portion of the supporting structure shall be visible above any advertising display area.

c. **Single and Double-Faced Billboards.** An off-premises sign structure may be single- or double-faced. Any double-faced structure shall have advertising surfaces of equal size and shape. For the purposes of this LDC, the following types of off-premise signs shall be considered double-faced:

1. An off-premises sign structure where the signs are placed back-to-back, as long as the backs of the signs are not separated by more than 48 inches.

2. An off-premises sign structure when constructed in the form of a "V" when viewed from above, provided the internal angle at the apex is not greater than 45 degrees and the off-premises sign structure is not separated by more than 36 inches at the apex of the "V."

d. **Multi-Faced Off-Premises Signs.** An off-premises sign structure may have a maximum of two advertising surfaces facing one direction, if both surfaces are the same size and shape.

e. **Trivision or electronic reader board, light emitting diode (LED), or similar types of illuminated or off-premises signs.** Computerized messages will be permitted if the sign does not function in a manner that is distracting to vehicular traffic or adjoining properties, and meets the sign standards for off-premises signs.

f. **Number of Surfaces.** No more than two advertising surfaces shall be allowed per sign.

g. **Limited Access Highways (Also Known as "Limited Access Principal Arterials").** Off-premise signs will not be allowed to be constructed, erected, altered, or relocated within one mile of the outside curb (the nearest curb to the proposed sign) of the main traffic route of any limited access highway. It is intended that such setback shall not be measured from the curb line of ramps or other facilities used exclusively for access to or exit from such highway or street.

2. **Permissible Number, Area, Spacing, and Height of Permanent Off-Premises Signs**

a. **Maximum Size.** No permanent off-premises sign may exceed 310 square feet in size, per face.

b. **Maximum Height.** No permanent off-premises sign, or combination of signs, may exceed 35 feet in height from ground level. An open space of not less than eight feet from ground level to the bottom of the billboard shall be maintained should there be a traffic, pedestrian, or safety hazard created by the presence of the sign.

c. **Maximum Width.** No permanent off-premises sign, or combination of signs, may exceed 50 feet in width.

d. **Spacing**

1. No off-premises sign may be closer than 2,500 feet from any other off-premises sign on either side of the thoroughfare or thoroughfares to which the off-premises sign is directed.

2. As of March 6, 2019, an electronic reader board, LED or electronic variable message off-premise sign is not allowed unless it replaces two other off-premise signs located within the City. The replacement electronic reader board, LED, or electronic variable message off-premise signs shall comply with the requirements of this section. The minimum spacing between tri-vision and electronic reader board off-premise signs shall be 4,000 feet from any other tri-vision or electronic reader board off-premise sign on either side of the thoroughfare or thoroughfares. Spacing shall be determined based on signs that have received the necessary City or County permits (Signs that have received prior authorization shall have priority over a later applicant in determining compliance with the spacing restrictions.)

3. **Setbacks**

   a. All off-premises signs shall be set back a minimum of 15 feet from the front property line.

   b. All off-premises signs shall be set back a minimum of 25 feet from the side property line when located at an intersection.

   c. No off-premises sign shall be allowed within 250 feet of the nearest property line of any Residential district, public park, municipal, county, state or federal public building, place of worship or any public or private school.

   d. An off-premise sign using electronic reader board or other similar electronic variable or LED technology shall not be placed within one mile of an airfield clear zone.

4. **Special Requirements for Off-Premises Signs.** No off-premises sign shall be permitted on a developed site. An off-premises sign shall be permitted only as a principal use. An on-premise sign using as electronic reader board shall comply with the operational standards in Sec. 5.10.8.E, Electronic Reader Board Signs.

5. **Landscaping**

   a. Evergreen shrubbery and trees natural to the area, resistant to frost damage and drought, shall be provided to enhance the appearance of an off-premises sign to shield the sign where it may be within 100 feet of a residential dwelling; and

   b. A landscape island shall be provided around the base of an off-premises sign, at least ten feet in width that includes shrubs three feet on center and at least 36 inches tall at time of planting. In addition, coniferous and approved native trees sufficient to screen the off-premises pole shall be planted in accordance with Sec. 5.2, Landscaping and Buffer Standards.

   c. Maintenance shall be the responsibility of the owner of the property on which the sign is located to provide landscaping in a healthy condition so as to present a neat, healthy, and orderly appearance free of refuse and debris.

   d. Failure to provide proper maintenance shall incur a penalty or other appropriate enforcement.

(Ord. No. 2745, § 17, 1-15-2020; Ord. No. 2925, § IV, 5-18-2022)

5.10.9. Standards for Special Purpose Signs

A. **Automobile Service Station Signs.** Signs for an automobile service station shall comply with the following:

1. **Freestanding and Wall Signs**

   a. Freestanding and wall signs shall comply with the standards for these respective sign types based on the zoning district in which they are located, or the lot, unless stated otherwise in this LDC. Product or service advertising shall be an integral part of the freestanding sign.

   b. Only one electronic reader board is allowed for an automobile service station and the price of fuel for up to two fuel types must appear in the sign at all times. The electronic reader board may be placed either within a monument sign or on a fuel station canopy sign, but not both.

2. **Automobile Service Station Canopy Signs.** Two standard logo or electronic reader board signs may be attached to the side of an automobile service station canopy. The canopy sign shall not exceed an area greater than five percent of the square footage of the canopy sidewall area for the longest side and one of the short sides, multiplied by two. Only that portion of the canopy covering the service station shall apply to the canopy sign area calculation. Only fuel prices can appear in an electronic reader board placed on a canopy. Only one business name can appear on the service station canopy if a logo

sign is selected instead of an electronic reader board. The canopy electronic reader board will not count towards the total allowable sign area. However, if an electronic reader board is not placed on the canopy, the sign area of the electronic reader board sign may only be transferred to window signs up to the total allowable sign area. Any sign or color placed on a service station canopy shall comply with the intent and purpose of the City's Development Design Guidelines. (See Section 5.7, Development Design Guidelines)

3. **Gasoline Pump Sign.** A sign on a gasoline pump must be an integral part of the pump structure.

4. **Rack or Cabinet Signs.** A rack or cabinet sign is a sign which is an integral part of a rack or cabinet, such as a display of oil, wiper blades, etc.

5. **Signs on Buffer Walls.** No sign for an automobile service station shall be placed, painted, or otherwise erected on any buffer wall.

B. **Place of Worship Sign.** A place of worship sign shall be permitted in all districts in accordance with the following standards:

1. One monument sign may be located at the place of worship that does not exceed six feet in height, except it may extend to a maximum height of eight feet with embellishments.

2. The sign area for the monument sign shall not exceed 32 square feet per face. An electronic reader board that does not exceed 24 square feet in area may be included in addition, on the primary sign structure.

3. For places of worship located on property in a Residential district, an electronic reader board is only allowed as a special exception. (See Sec. 2.5.1.G, Special Exception Permit)

4. Two wall signs may be allowed, calculated at one square foot per linear frontage of building that do not to exceed 150 square feet, in total.

C. **Community Information Signs**

1. Community information panel signs for public community information messages may be permitted in any Commercial, Industrial, or Special Purpose district, provided they do not exceed 32 square feet in area and is an electronic reader board.

2. Patron advertising signs are allowed at ball fields, if the signs are attached to a fence surrounding the field, and placed only on the inside of fence with the sign copy area facing inward.

D. **Menu Board Signs.** A menu board sign shall not exceed six feet in height or 30 square feet in area. A menu board sign shall be supported from the grade to the bottom of the sign having or appearing to have a solid base similar to and complementary to a development's monument sign. The design, materials, and finish of a menu board sign shall match those of the buildings on the same lot. One menu board sign is permitted per drive-through lane or drive-in station. No other commercial or promotional signs, including snipe-type signs, shall be located along drive-through lanes.

E. **Directional Signs**

1. **On-site Directional Signs.** One on-site directional sign at each access drive is permitted in multifamily and nonresidential development if it is limited in area to four square feet, including embellishments; an on-site directional sign shall be permitted as a permanent sign on all parcels, and shall not be counted as part of allowable sign area. The maximum height shall not exceed three feet.

2. **Off-site Directional Signs.** Off-site directional signs are permitted in all Commercial, Industrial, and Special Purpose districts, if they comply with the following standards:

a. Only one off-site directional sign is permitted per (host) parcel, with two off-site directional signs permitted for each establishment.

b. An off-site directional sign shall be located within 2,000 feet of the subject being advertised, measured from property line to property line. Off-site directional signs shall only be allowed for commercial, public, civic, and institutional uses located on parcels that do not have frontage on an arterial street.

c. Off-site directional signs may stand alone as a monument sign or wall sign, provided the following requirements are met for each sign-type:

1. Monument off-site directional signs shall comply with the following:

(a) Maximum sign copy area shall not exceed 16 square feet, and shall count towards the total allowable sign area for the host parcel or development;

(b) Maximum height shall not exceed six feet;

(c) The sign shall be setback at least five feet from any right-of-way line. Should a hazard to public safety be created, the City may establish a greater required setback in order to abate the hazard;

(d) A landscape island shall be provided around the length of the sign and not be less than two feet in width. Shrubs planted shall be 18 inches in height, and be spaced two feet on center.

2. An off-site directional sign placed within or on the monument sign or wall sign shall comply with the following:

(a) The maximum sign copy area allowed shall comply with the host sign requirements for the district in which the sign is located (see Sec. 5.10.7, General Standards for Permanent Signs), provided the total copy area of the off-site directional sign does not exceed 16 square feet;

(b) The height shall be in accordance with the standards in Sec. 5.10.7, General Standards for Permanent Signs;

(c) In cases where an off-site directional sign is proposed to be placed on a nonconforming sign, the nonconforming sign shall comply with the requirements of this section. (This provision applies even when a change of copy area is needed to accommodate the off-site directional sign);

(d) The design of an off-site directional sign shall be compatible with the architecture, style, color theme, etc., of the host's sign; and

(e) An off-site directional wall sign shall not exceed the maximum number of signs and square feet allowed in Sec. 5.10.7, General Standards for Permanent Signs.

F. **Time-Temperature-Date Signs.** Time-temperature-date signs are permitted on nonresidential parcels. The signs may only display numerical information in an easily readable manner and shall be kept accurate. They may be freestanding or wall signs and are subject to the regulations applicable to such signs. They shall be counted as part of an allowable sign area.

G. **Residential Development.** Signs are allowed in residential developments if they comply with the following standards:

1. One residential subdivision entrance sign is allowed on each side of an entrance or one in the median. The sign shall be a wall sign or monument sign and shall not truncate the corner of a residential lot;

2. One ground sign per entrance to multifamily development is allowed if it does not exceed 36 square feet in sign area and eight feet in height;

3. Community residential home living facilities may install one wall sign if it does not exceed six square feet in area;

4. One garage sale sign is allowed if it is placed in the yard of the residence where the sale is to be held. In addition, up to two directional signs (located elsewhere) are allowed, which shall be removed within 24 hours following the end of sale. (Such signs shall not be subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.)

5. One real estate sign, not to exceed six square feet per face, shall be allowed on parcels less than two acres. For parcels two acres or greater, the real estate sign may be expanded up to 32 square feet per face.

    a. One real estate sign is allowed on each street frontage with a maximum of two signs per site.

    b. Real estate signs are not subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.

H. **Real Estate Signs in Nonresidential Districts**

1. One real estate sign not to exceed 16 square feet per face is allowed on parcels less than two acres in a nonresidential district, on parcels two acres or greater, the real estate sign shall not exceed 32 square feet per face.

2. A corner lot may have one real estate sign on each street frontage with a maximum of two signs per site.

3. Real estate signs shall not be subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.

4. Real estate signs used for leasing offices or space shall be removed when all offices and units are occupied.

5.10.10. Temporary Signs

Temporary signs are those that are used for a limited time and are not permanently mounted, such as but not limited to, political signs, sales and special event signs, and signs indicating the development of property. Temporary signs are allowed throughout the City, subject to a temporary sign permit in accordance with Sec. 2.5.4.B, Sign Permit, and the standards of this section and this LDC.

A. **Sign Types Allowed.** A temporary sign may be a freestanding or wall sign, but shall not be an electric sign.

B. **Allowable Temporary Sign Uses.** A temporary sign may display advertising if it complies with the following:

1. **Announcement of Temporary Uses.** The temporary sign is an announcement for temporary uses such as fairs, carnivals, circuses, revivals, sporting events, anniversaries, or any public, charitable, educational, or religious events or functions. The signs are allowed for a period not to exceed 30 days and shall be removed within 24 hours after the special event.

2. **Development Sign**

    a. One approved notification sign, not to exceed 32 square feet with a maximum height of eight feet, shall be allowed until a construction sign is installed. The sign may be installed after City approval of a development plan. Approval of notification signs shall not be subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.

    b. One construction sign is allowed if it is not displayed more than 60 days prior to the beginning of actual construction of the project and is removed when construction is completed. If a sign is displayed in accordance with this section, but construction is not

initiated within 60 days after the sign is displayed, or if construction is discontinued for a period of more than 60 days, the sign shall be removed, unless an approved extension is granted by the Director. The sign shall not exceed 64 square feet in area, nor exceed eight feet in height.

3. **New Business or Grand Opening.** If a business has no permanent signs, a maximum of two temporary signs not to exceed allowable square footage of the permanent signs shall be securely attached to the building in the general location of the permanent sign. The message may be displayed for a period of not more than 60 days or until installation of the permanent sign(s), whichever occurs first.

4. **Political Signs.** Political signs may be placed on private property provided:

   a. The signs are not placed on the site until after the candidate has qualified for an election, and the signs are removed within seven days after the general election or after the primary election if the candidate is no longer a viable candidate.

   b. The signs are located in Residential districts and do not exceed six square feet per face, or are located in Commercial, Industrial, and Special Purpose districts and do not exceed 32 square feet per face.

   c. The signs are not located on any public property or right-of-way or on any private property without the express permission of the owner, or as may be allowed at public polls.

   d. Political signs are not subject to the permit requirements of Sec. 2.5.4.B, Sign Permit.

5. **Weekend Directional Sign.** A weekend directional signs is permitted throughout the City in accordance with Table 5.10.10.B.5.d: Weekend Directional Sign Standards, except in the MU-D Mixed-Use Downtown district. Each applicant is responsible for obtaining permission from the property owner where the sign is to be located prior to erecting the sign.

   a. Each sign shall include the name of the business or event. Either the address of the business or event location, or a directional arrow must be included in the sign. The arrow or address must comprise at least 20 percent of the sign area. General written directions may be included in the sign such as "at Kit Land Park." Phone numbers and sale prices shall not be included within any directional sign.

   b. The business or event for which the directional sign promotes or provides guidance must be located within the City. Special events held at a county or state park which is located within two miles from the City limits are eligible to request a weekend directional sign permit. Each weekend directional sign permit application shall list the weekends when the event or business promotion will occur.

   c. The duration of the weekend directional sign may be determined by the City but shall not exceed one calendar year. Signs shall only be posted on weekends on which the event or business promotion actually occurs.

   d. Weekend directional signs shall comply with the standards in Table 5.10.10.B.5.d: Weekend Directional Sign Standards

Table 5.10.10.B.5.d: Weekend Directional Sign Standards	
Maximum Area (square feet)	4
Maximum Overall Height (feet)	4
Maximum Distance	2 miles from event or business being promoted
Number of Signs Allowed per Application	10 signs; an additional 10 signs may be requested but subject to an additional fee.

Minimum Separation Distance	100 feet except at opposing sides of intersections; no more than three signs may be placed on the property where the event or promotion occurs.
Permit Fee[1]	$120.00 per year for 10 signs; any signs over 10 at $15.00 per sign, not to exceed a maximum of 20 total signs.
Permit Time Limit[2]	Annual permit: Renewable on the first working day of October of each year. Weekends only: After 5:00 p.m. Friday; removed by 6:00 a.m. Monday (or 6:00 a.m. Tuesday for city holidays.
Placement	May be placed at property line. Prohibited in road rights-of-way. Corner visibility cannot be obstructed.
Construction Standards	Shall be mounted on an independent single or double pole device and shall not be affixed in any manner to trees, utility poles, and other signs. Shall be made of metal plastic, laminated cardboard or some durable and waterproof material. Paper signs are prohibited.
Notes: [1] For licensed real estate agents sponsoring a residential open house, the number of weekend directional signs shall be limited to a maximum of five signs, and the annual fee shall be $50.00. [2] When weekend directional sign permits are issued after the first working day of October, the permit fee will be prorated based on the days remaining until September 31 of the following calendar year.	

6. **Human Signs**

   a. Human signs shall only be persons who stand or walk on the ground on private property. Human signs shall be located on private property where a sale, event, promotion, or the like is taking place which is recognized on the sign. Human signs may not be off-premises from where a promotion, sale, event, or the like takes place, except human signs may be allowed off-premise if authorized by the City through a Temporary Use Permit for a special event.

   b. The maximum time duration for a human sign permit is two consecutive weeks. Only three human sign permits shall be issued to the same business or business address within a calendar year (i.e., January 1 to December 31 of each year).

   c. The sign shall not exceed ten square feet in area and must be continuously held by or attached to a person. Human signs shall not hold or carry wind devices, flags, or balloons. Podiums, risers, stilts, vehicles, roofs, or other structures or devices shall not support a human sign. Spinning, visible flashing, moving, revolving, or rotating parts or visible mechanical movement of any description or other apparent visible movement achieved by electrical or mechanical means is prohibited.

   d. Location of human signs on private property may not interfere with the direct path of pedestrians using walkways or sidewalks and shall not use drive aisles or parking spaces in parking lots.

   e. Human signs cannot occur on private property already having in place an electronic reader board sign, whether operational or not, portable sign, or window signs (other than promotional posters for civic events) unless a Temporary Use Permit for a special event is approved.

f. A Sign Permit shall be approved prior to use of a human sign for commercial advertising and promotion. A permit is not required for non-profit or charitable organizations if the human sign is located on that organization's premises or authorization is obtained from the owner of the property.

g. Failure to comply with this subsection may result in immediate revocation of the Sign Permit. A repeat violation of these standards will cause a business to permanently forfeit the use of a human sign.

7. **Pedestrian-Oriented Signs.** Pedestrian-oriented signs, such as A-frame or pedestal type signs, shall be allowed for businesses to attract pedestrian traffic. A pedestrian-oriented sign may be used to advertise changing specials such as food items, menus or other promotions; and shall only be used to advertise products or services available or for sale at the site where the sign is located. The allowable sign area for pedestrian-oriented signs shall not be counted against the total allowable sign area for a development or business.

a. Pedestrian-oriented signs are only allowed for businesses and establishments located in the MU-D: Mixed Use Downtown district or those with frontage on the West Orange Trail. A parcel must directly abut West Orange Trail or internally contain a portion of the trail within an easement to qualify as having frontage to the trail.

b. One A-frame type sign is allowed per primary entrance to a commercial structure or to a tenant space. A sandwich board sign must provide an unobstructed pedestrian clearance of at least four feet in width.

c. Pedestrian-oriented signs are only allowed to be displayed during the hours a business is open. Outside of these hours the sign shall be removed and stored inside a building.

d. The maximum height for a pedestrian-oriented sign is four feet. The maximum width is two and one-half feet. The maximum copy area is six square feet per side. Pedestrian-oriented signs shall be constructed of wood or metal materials. Plastic signs are not allowed.

e. The base of the sign shall contain sufficient weight to prevent displacement from wind.

f. Location of the sign shall allow a four-foot clearance for pedestrians and shall be located no further than 15 feet from the primary building or tenant entrance. Such signs shall be placed in a well-lit area.

g. Pedestrian-oriented signs shall not be placed within a public sidewalk or right-of-way unless authorized by a Sign Permit and submittal of insurance which covers the City from liability (as determined by the City).

h. A sign permit and fee is required for a pedestrian-oriented sign.

5.10.11. Illegal Signs

Existing illegal signs shall, upon adoption of this LDC, be subject to code enforcement proceedings.

SECTION 5.11. GREEN BUILDING STANDARDS

5.11.1. Purpose and Intent

The purpose of this section is to ensure development in the City includes a minimum degree of green building features as a means of protecting and conserving resources, making development more resilient,

supporting a healthy lifestyle for citizens, and ensuring a high quality of life for residents. Specifically, this section is intended to ensure development practices:

A. Conserve energy;

B. Promote the use of alternative energy;

C. Conserve water resources;

D. Protect water quality;

E. Promote resiliency;

F. Support walkable, mixed-use development in appropriate places;

G. Support multiple modes of mobility;

H. Promote a healthy landscape;

I. Support urban agriculture; and

J. Promote healthy and safe lifestyles.

5.11.2. Applicability

A. Unless exempted in accordance with Sec. 5.11.2.B, below, all development shall comply with the green building standards of this section.

B. The following development is exempt from the standards of this section;

1. New residential development of less than five dwelling units;

2. New nonresidential development with a gross floor area of less than 7,500 square feet;

3. New buildings that have achieved LEED requirements necessary to receive certification from the U.S. Green Building Council at the gold level or above, or comparable certifications from the International Code Council Green Construction Code, the National Green Building Standards, or similar certification programs as determined by the Director;

4. Remodel of a building constructed prior to March 6, 2019 whose remodel cost is 50 percent or less of the appraised value of the development prior to the remodel; and

5. Expansion of a building constructed prior to March 6, 2019 whose expansion is less than 50 percent of the gross floor area of the building.

5.11.3. Timing of Review

Review for compliance with these standards shall take place during review of a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), arbor permit (Sec. 2.5.4.A, Arbor Permit), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.

5.11.4. Green Building Standards

A. **Minimum Amount of Points Required.** Development subject to the standards of this section shall achieve the following minimum number of points from the menu of options shown in Table 5.11.4.B: Green Building Point System.

1. **Minimum Requirements for Residential Development**

a. 5 to 29 units: 3 points.

b. 30 or more units: 4 points.

2. **Minimum Requirements for Nonresidential Development**

a. 7,500 to 25,000 square feet: 3 points.

b. More than 25,000 square feet: 4 points.

B. **Green Building Point System.** Development subject to the standards of this section shall use Table 5.11.4.B: Green Building Point System, to determine compliance with this section.

Table 5.11.4.B: Green Building Point System	
	Points Earned
Location	
Development on previously used or developed land that is contaminated with waste or pollution (brownfield site)	1.00
Development in the MU-D: Downtown-Mixed-Use or MU-ES: Mixed-Use-East Shore Districts	1.00
Vertical mixed use in a building of at least 50,000 square feet of gross ground floor area devoted to retail/commercial use on ground level and upper floors devoted to residential uses	1.00
Development as a Traditional Neighborhood Planned Development (TN-PD) District	0.75
Development on previously used or developed land that is not contaminated (site re-use)	0.50
Energy Conservation	
Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building	1.50
Provide skylights in an amount necessary to ensure natural lighting is provided to at least 25 percent of the habitable rooms in the structure	0.50
Use central air conditioners that are Energy Star qualified	0.50
Use of only solar or tank-less water heating systems throughout the structure	0.50
Provide shade, open-grid pervious pavement, or solar-reflective paving on 50% of total area of roads, sidewalks, and parking areas in development	0.50
Use vegetation or vegetated structures to shade HVAC units	0.25
Alternative Energy	
Generate or acquire a minimum of 50 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	2.00
Generate or acquire a minimum of 25 percent of the electricity needed by the development from alternative energy sources (e.g., solar, wind, geothermal)	1.00
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels	1.50
Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels	0.75
Pre-wire a minimum of 25 percent of residential dwelling units for solar panels	0.50
Install solar panels on a minimum of 25 percent of dwelling units contained in single-family detached, single-family semi-detached, two-family, or townhouse development, that provides a minimum of 75 percent of electricity needed for each unit	2.00
Passive Solar	
Orient a minimum of 50 percent of residential dwellings or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.50

Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00
Orient at least 50 percent of nonresidential buildings within 20 percent of east-west axis for maximum solar exposure	1.50
Orient at least 25 percent of nonresidential buildings within 20 percent of east-west axis for maximum solar exposure	1.00
Water Conservation and Water Quality	
Install a green or vegetated roof on the primary structure, or on at least 50 percent of primary buildings in a multi-building development. Green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by the landscaping standards in Sec. 5.2, Landscaping and Buffer Standards.	2.00
Provide rain gardens, street-side swales, or other appropriate storm water infiltration system(s) that captures a minimum of 25 percent of site stormwater runoff	1.00
Use pervious pavement on at least 50 percent of parking lot and driveway area in development	1.00
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50
Include rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins for residential development with a minimum storage capacity of 500 gallons for every two residential units	0.50
Provide rain gardens or other appropriate storm water infiltration system(s) that accommodate a minimum of 25 percent of the runoff	1.00
Vegetation	
Retain at least 20 percent of existing pre-development natural vegetation	0.75
Preserve large, non-exotic trees on site (Large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	0.50 for 1—5 preserved trees; 1.0 for 5+ preserved trees
Remove all lawn or turf in favor of ground cover consisting of plant material or mulch	0.75
Limit turf grass to 40 percent of the landscaped area.	0.50
Urban Agriculture	
Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes, at a ratio of 50 square feet. per residential dwelling unit	1.00
Provide a minimum of one on-site composting station for every 25 residential dwelling units	0.25
Building Materials	
Source a minimum of 25 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site	1.50
Transportation	
Provide a minimum of five percent of required automobile parking spaces that are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance	0.25
Provide more bicycle parking than required by Sec. 5.1.11, Bicycle Parking Standards, while ensuring that all other bicycle parking standards in Section 5.1, Off-Street Parking, Bicycle Parking, and Loading Standards are met	0.50 per additional 5 percent bicycle parking spaces

Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.50
Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.75
Include showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation	0.50
Resiliency to Natural Hazards	
Establish operating procedures for how the project will handle loss of off-site or grid power, transition to a backup source of power, and transition back to normal operation	0.50
Equip the project with at least one alternative, independent source of electricity supply so that the project is capable of operating if a primary source of power experiences an interruption	1.00
If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood	1.00
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	0.50 per foot above BFE
Install operable windows to allow for natural ventilation in the event of power failures	0.25

C. **Documentation Required.** Applicants shall provide documentation of techniques that will be used to satisfy the green building standards of this section at the time of submittal of a development application. Documentation for items that may not be visually verified as part of an inspection may be provided in the form of invoices, receipts, or delivery confirmation for the items in question.

5.11.5. Failure to Install or Maintain Green Building Elements for Compliance

Failure to install or maintain approved green building elements that are to be provided to comply with this section is a violation of this LDC, and may result in revocation of the development approval or permit, and revocation of the authorization for use of green building incentives in accordance with Section 5.12, Green Building Incentives.

SECTION 5.12. GREEN BUILDING INCENTIVES

5.12.1. Purpose and Intent

The purpose of this section is to add further support to green building practices in the City by providing incentives for developments that incorporate specific types of green building features above the minimum required in Section 5.11, Green Building Standards. Specifically, this section is intended to provide incentives for developments that incorporate green building features that support:

A. Energy conservation;

B. Alternative energy use;

C. Water conservation;

D. Water conservation and water quality;

E. Resilient development practices;

F. Healthy landscaping;

G. Alternate forms of transportation; and

H. Urban agriculture.

5.12.2. Incentives

A. Development integrating green building features in accordance with this section shall be eligible for the following incentives. They shall be integrated into a development in addition to those included in accordance with Sec. 5.12, Green Building Standards.

1. An increase in the maximum allowable height by up to one story or 14 feet beyond the maximum allowed in the base zoning district;

2. An increase in the maximum allowable lot coverage by 15 percent beyond the maximum allowed in the base zoning district; and

3. A modification to the off-street parking requirements resulting in a reduction from the minimum requirements by 15 percent, or an increase to the maximum allowable number of spaces provided by 15 percent (without an alternative parking plan).

B. Development may include a sufficient number of green building features to take advantage of more than one type of incentive, but in no instance shall the amount of an incentive be increased or decreased (as appropriate) beyond the maximum listed in this Subsection.

5.12.3. Applicability

The incentives in this section are available to development and redevelopment in all base zoning districts, except the Agricultural and Transitional districts.

5.12.4. Conflict with Neighborhood Compatibility

In cases where the incentives in this section conflict with the neighborhood protection standards in Sec. 5.9, Neighborhood Compatibility Standards, the neighborhood compatibility standards shall control.

5.12.5. Procedure

A. Development seeking to use green building incentives in accordance with this section shall include a written request with the development application that demonstrates how compliance with the standards in this section will be achieved.

B. Review for compliance and granting of requests for incentives in accordance with this section shall occur during review of a development plan (major or minor) (see Sec. 2.5.2.A), or subdivision (see Sec. 2.5.2.B), whichever occurs first.

C. The decision-making body or person responsible for review of the development application shall also be responsible for the review of the green building incentive request.

D. The incentive(s) shall be based on the number of green building features provided, in accordance with Table 5.12.5: Green Building Incentives, and Table 5.12.6: Green Building Features. To obtain the right to a particular incentive identified in the left column of Table 5.12.5: Green Building Incentives (for example, a density bonus of up to one additional dwelling unit per acre beyond the maximum allowed in the base zoning district), the development proposed is required to provide the minimum number of green building features associated with the green building features from both schedule A and schedule B in Table 5.12.5: Green

Building Incentives (for example, for a density bonus of up to two additional dwelling unit per acre beyond the maximum allowed in the base zoning district, the proposed development is required to include two green building features from Schedule A and four green building features from Schedule B). The green building features used to obtain the individual type of incentive shall only be counted for that incentive. If an applicant wants to achieve a second type of incentive (for example, both the density bonus incentive and the lot coverage incentive), the proposed development shall include the minimum number of green building features in Schedule A and Schedule B required for both incentives (two from Schedule A and four from Schedule B for the density bonus incentive, and two from Schedule A and three from Schedule B for the lot coverage incentive).

Table 5.12.5: Green Building Incentives		
Type of Incentive	Minimum Number of Green Building Practices Provided	
	From Schedule A	From Schedule B
An increase in the maximum allowable height by up to one story or 14 feet beyond the maximum allowed in the base zoning district	2	3
An increase in the maximum allowable lot coverage by 15 percent beyond the maximum allowed in the base zoning district	2	3
A reduction from the minimum parking space requirements by 15 percent.	2	2

5.12.6. Menu of Green Building Features

One or more of the green building features in Table 5.12.6: Green Building Features, may be offered by an applicant for proposed development in accordance with Table 5.12.5: Green Building Incentives.

Table 5.12.6: Green Building Features	
Schedule[1]	Type of Green Building Feature
Energy Conservation	
A	Install a "cool roof" for at least 50 percent of the total roof area of the primary buildings in a multi-building development. Cool roofs shall have a Solar Reflectance Index of 78 for flat roofs or 29 for roofs with a slope greater than 2:12
A	Use central air conditioners that are Energy Star qualified
A	Use only solar or tank-less water heating systems throughout the structure
B	Provide skylights in an amount necessary to ensure natural lighting is provided to at least 20 percent of the habitable rooms in the structure
B	Construct roof eaves or overhangs of three feet or more on southern or western elevations
B	Provide shade, open-grid pervious pavement, or solar-reflective paving on 50% of total area of roads, sidewalks, and parking areas in development
B	Use a structure design that can accommodate the installation and operation of solar photovoltaic panels or solar thermal heating devices (including appropriate wiring and water transport systems)
B	Use vegetation or vegetated structures to shade HVAC units
Alternative Energy	
AA	Generate 50 percent or more of energy on-site by alternative energy (e.g., solar wind, geothermal)
A	Generate 25 percent or more of energy on-site by alternative energy (e.g., solar wind, geothermal)
A	Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels

B	Pre-wire a minimum of 25 percent of residential dwelling units in the development for solar panels
Green Building Certification Standards[2]	
AAA	Construct the principal building(s) to meet or exceed LEED ® Platinum or comparable certification standards
AA	Construct the principal building(s) to meet or exceed LEED ® Gold or comparable certification standards
BB	Construct the principal building(s) to meet or exceed LEED ® Silver or comparable certification standards
Passive Solar	
AAA	Construct the principal building(s) to meet or exceed LEED ® Platinum or comparable certification standards
AA	Construct the principal building(s) to meet or exceed LEED ® Gold or comparable certification standards
BB	Construct the principal building(s) to meet or exceed LEED ® Silver or comparable certification standards
AAA	Construct the principal building(s) to meet or exceed LEED ® Platinum or comparable certification standards
Water Conservation and Water Quality	
AAA	Install a green vegetated roof on the primary building(s), or at least 50 percent of primary buildings in a multi-building complex - green or vegetated roofs shall include vegetation on at least 50 percent of the roof area (25 percent for renovated buildings) and shall use only plant materials permitted by this LDC.
A	Provide rain gardens, street-side swales, or other appropriate storm water infiltration system(s) that captures a minimum of 25 percent of site stormwater runoff
A	Use pervious pavement on at least 50 percent of parking lot and driveway area in development
A	Include rain water capture and re-use devices such as cisterns, rain filters, and underground storage basins with a minimum storage capacity of 500 gallons for every two residential units
A	Provide rain gardens or other appropriate storm water infiltration system(s) that accommodate a minimum of 25 percent of the runoff
Vegetation	
A	Retain at least 25 percent of existing pre-development natural vegetation
A	Remove all lawn or turf in favor of ground cover consisting of plant material or mulch
B	Limit turf grass to 40 percent of the landscaped area.
Urban Agriculture	
A	Provide a fenced, centrally located community garden space (which may be located as a rooftop garden) for residents and for urban gardening purposes at a ratio of 50 square feet. per dwelling unit
B	Provide a fenced, community garden space for employees at an office, for gardening purposes at a ratio of 15 square feet. per employee
B	Provide a minimum of one on-site composting station for every 25 residential dwelling units
Building Materials	
AA	Source a minimum of 25 percent, by cost, of construction materials from recycled products or products manufactured, extracted, harvested, or recovered within 250 miles of the site
Transportation	
A	Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building
B	Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building

B	Provide a minimum of five percent of required automobile parking spaces that are signed and reserved for hybrid/electric/low energy vehicles in preferred locations near the primary building entrance
B	Provide more bicycle parking than required by Sec. 5.1.11, Bicycle Parking Standards, while ensuring that all other bicycle parking standards in Section 5.1, Off-Street Parking, Bicycle Parking, and Loading Standards are met
B	Include showering and dressing facilities in nonresidential developments for employees using alternative forms of transportation
Resiliency to Natural Hazards	
A	Equip the project with at least one alternative, independent source of electricity supply so that the project is capable of operating if a primary source of power experiences an interruption
A	If the project involves a critical facility that is intended to remain operational in the event of a flood, or whose function is critical for post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood
A	Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)
B	Install operable windows to allow for natural ventilation in the event of power failures

Notes:
[1] "AA" means credited as provision of two schedule "A" features.
"AAA" means credited as provision of three schedule "A" features.
"BB" means credited as provision of two schedule "B" features.
[2] LEED Certification from the U.S. Green Building Council, or equivalent criteria from the International Code Council Green Construction Code, the National Green Building Standards, or similar certification programs as determined by the Director.

5.12.7. Failure to Install or Maintain Green Building Practices

Failure to install or maintain approved green building features that are to be provided to comply with this section is a violation of this LDC, and may result in revocation of the development approval or permit.

SECTION 5.13. ROADS, STREETS, SIDEWALKS, AND BIKEWAYS

5.13.1. Mobility, Circulation, and Connectivity Standards

A. **Purpose.** The purpose of this section is to ensure that development is served by a coordinated multimodal transportation system that permits the safe and efficient movement of motor vehicles, emergency vehicles, transit, bicyclists, and pedestrians within the development and between the development and external transportation systems, neighboring development, and local destination points such as places of employment, schools, parks, and shopping areas. Such a multimodal transportation system is intended to:

1. Provide mobility options;
2. Increase the effectiveness of local service delivery;
3. Reduce emergency response times;
4. Promote healthy walking and bicycling;
5. Facilitate use of public transportation;

6. Contribute to the attractiveness of the development and community;
7. Connect neighborhoods and increase opportunities for interaction between neighbors;
8. Reduce vehicle miles of travel and travel times;
9. Reduce greenhouse gas emissions;
10. Improve air quality;
11. Minimize congestion and traffic conflicts; and
12. Preserve the safety and capacity of the City's transportation systems.

B. **Applicability**

1. **General.** The standards in this section apply to all new development in the City.
2. **Timing of Review.** Review for compliance with the standards in this section shall occur during review of a development application for a planned development (2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), or building permit (Code of Ordinances Art.VI, Sec. 6.08.00), whichever occurs first.
3. **Developer Responsible for Access and Circulation Improvements.** The developer shall provide road, street, bikeway, sidewalk, and other access and circulation improvements in accordance with the standards for design and construction in this section.

C. **Access, Mobility, and Circulation Standards.** Development subject to the requirements of this section shall comply with the following standards.

1. **Multimodal Access and Circulation System.** All new development shall be served by a system of sidewalks, paths, roadways, accessways, and other facilities designed to provide for multiple travel modes (vehicular, pedestrian, and bicycle), as appropriate to the development's size, character, and relationship to surrounding development and development patterns, and existing and planned community transportation systems. Vehicular, bicycle, and pedestrian access and circulation systems shall be coordinated and integrated so as to provide transportation choices within and to and from the proposed development, as appropriate.
2. **Vehicular Access**
    a. **Required Vehicular Access and Circulation.** A new development shall be served by a system of vehicular accessways and internal circulation (including driveway and alleys connecting from public or private streets, as well as fire lanes, parking lot drive aisles, and any circulation associated with parking, loading, or drive-through service windows) that are designed to accommodate appropriate circulation of firefighting and other emergency vehicles, school buses, garbage trucks, delivery vehicles, service vehicles, and passenger motor vehicles within the development.
    b. **Vehicular Access Management**
        1. **Limitation on Direct Access Along Arterial and Collector Streets.** Direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if:
            (a) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;
            (b) Only one two-way driveway, or one pair of one-way driveways, is allowed onto lots with 200 or less feet of lot frontage on the arterial or collector street, and

no more than one additional two-way driveway or pair of one-way driveways is allowed per additional 200 feet of frontage; and

(c) The development(s) served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street.

c. **Vehicular Connectivity**

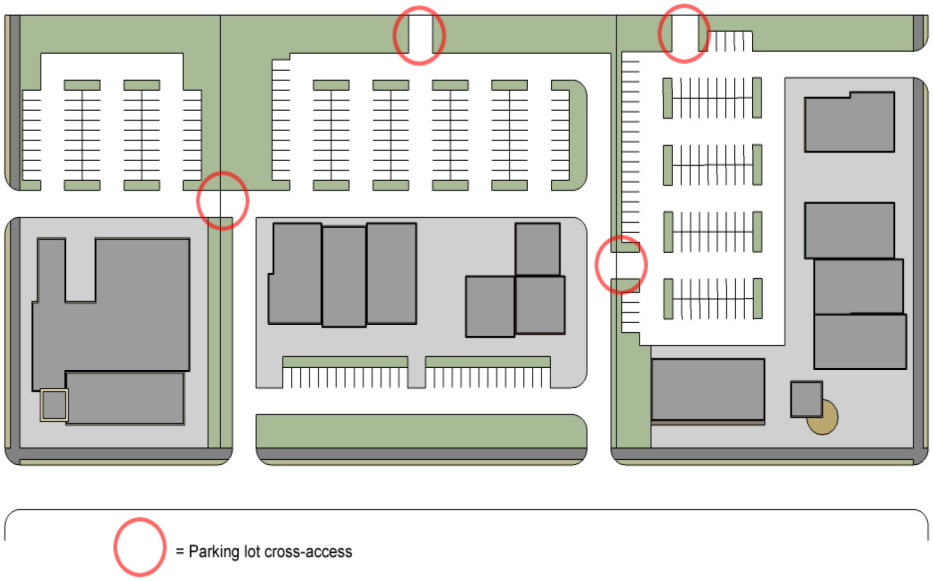
1. **Purpose.** The purpose of the following vehicular connectivity standards is to enhance safe and convenient mobility within and between neighborhoods and developments that helps integrate and connect neighborhoods, allow residents to conveniently visit neighbors and nearby commercial and mixed-use places without compromising the capacity of the City's streets to accommodate through-traffic, improve opportunities for comprehensive and convenient services, enhance efficient provision of public services, and improve the speed and effectiveness with which emergency services and police and fire protection can be provided to City residents.

2. **Cross Access Between Adjoining Nonresidential and Mixed-Use Developments**

(a) **Vehicular Parking Areas**

i. An internal vehicular circulation system in new nonresidential and mixed-use development shall be designed and constructed to provide vehicular cross-access between any vehicular parking areas within the development and any vehicular parking areas (parking lots) on adjoining parcels containing nonresidential or mixed-use development, and to the boundary of adjoining vacant land if it is in a Commercial, MU-D, or MU-ES district (see Figure 5.13.1.C.2.c.2(a): Example of Vehicular Parking Area Cross-Access). The cross-access shall consist of a driveway or drive aisle that is at least 22 feet wide or two, one-way driveways or aisles that are each at least 14 feet wide.

Figure 5.13.1.C.2.c.2(a): Example of Vehicular Parking Area Cross-Access



ii. Easements allowing cross-access to and from lands served by a vehicular cross-access in accordance with paragraph 1 above, along with agreements defining maintenance responsibilities of land owners pertaining to the vehicular cross-access, shall be recorded in the public records of Orange County.

iii. The Director may waive or modify the requirement for vehicular cross-access established in paragraph 1 on determining that such cross-access is impractical or undesirable due to the presence of topographic conditions, natural features, or vehicular safety factors.

3. **Pedestrian Cross-Access**

(a) An internal pedestrian circulation system in new multifamily, nonresidential, or mixed-use development shall be designed to allow for pedestrian cross access between the development's buildings and parking areas and those on adjoining lots containing multifamily, nonresidential, or mixed-use development.

(b) Easements allowing cross-access to and from properties served by a pedestrian cross-access in accordance with paragraph 1, along with agreements defining maintenance responsibilities of land owners, shall be recorded in the public records of Orange County.

(c) The Director may waive or modify the requirement for pedestrian cross-access established in paragraph 1 on determining that such cross-access is impractical or infeasible due to the presence of topographic conditions or natural features.

4. **Bicycle Cross-Access**

(a) An internal bicycle circulation system in the MU-D or MU-ES districts shall be designed and constructed to provide bicycle cross-access between it and any internal bicycle circulation system on adjoining parcels containing a multifamily,

nonresidential, or mixed-use development, and to vacant lands in the MU-D or MU-ES districts.

(b) Easements allowing cross-access to and from properties served by a bicycle cross-access in accordance with paragraph 1, along with agreements defining maintenance responsibilities of land owners, shall be recorded in the public records of Orange County.

(c) The Director may waive or modify the requirement for bicycle cross-access established in paragraph 1 above, on determining that such cross-access is impractical or undesirable for typical bicyclists' use due to the presence of topographic conditions, natural features, or safety factors. Undesirable conditions shall be defined as those limiting mobility for bicycles as a form of transportation, such as narrow connections bounded on both sides by walls or embankments, or limited visibility when straight-line connections are not achievable.

5. **Pedestrian Connections.** A right-of-way at least eight feet wide shall be provided in a single-family or two-family residential subdivision for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 5.13.1.C.2.c.5: Pedestrian Connections), if it:

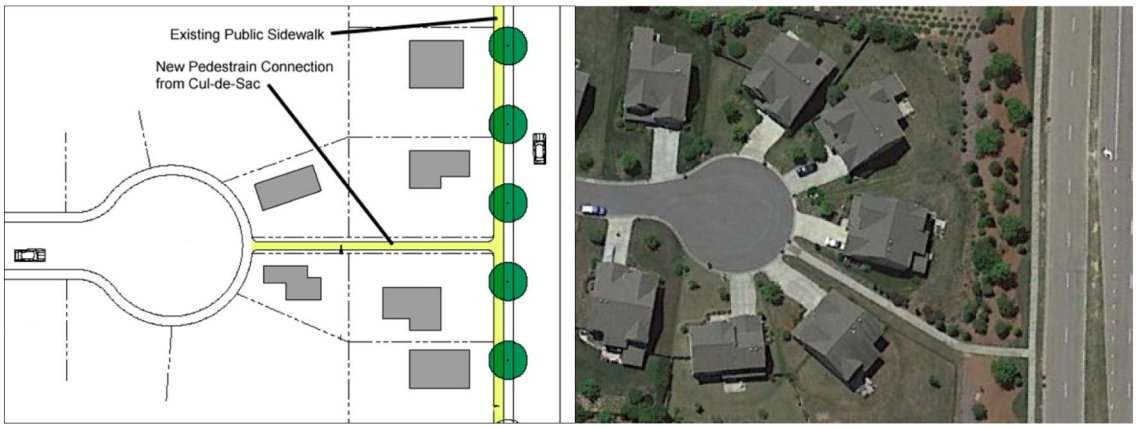
(a) Is in close proximity (defined generally as within a half-mile) to significant pedestrian generators or destinations such as schools, parks, trails, greenways, employment centers, mixed use development, retail centers, or similar features; or

(b) Creates an unreasonable impediment to pedestrian circulation (defined generally as walking distance between uses on the cul-de-sac and uses on the closest street that is at least four times the actual physical distance between these two uses); and

(c) Can be reasonably achieved and connected to an existing or proposed sidewalk, trail, greenway, or other type of pedestrian connection.

(d) This pedestrian connection shall count as a link for the purpose of calculating the connectivity index.

Figure 5.13.1.C.2.c.5: Pedestrian Connections



6. **External Street Connectivity**

   (a) The arrangement of streets in a residential subdivision shall provide for the alignment and continuation of existing or proposed streets into adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.

   (b) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or street stub shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.

   (c) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION," to inform land owners.

   (d) The final plat shall identify all stub streets and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.

   (e) Stub streets that exceed 150 feet in length shall include a turn-around that shall be replaced when the stub street is connected.

7. **Continuation of Adjacent Streets.** Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.

8. **Traffic-Calming Measures**

   (a) In residential subdivisions, street widths not in excess of basic design standards, short block lengths, on-street parking, controlled intersections, roundabouts, and other traffic-calming measures are encouraged on all local streets that connect between two nodes in the connectivity index system, provided they do not interfere with emergency vehicle access.

   (b) Residential development shall employ measures to interrupt direct vehicle flow on linear street segments over 800 linear feet long, to the maximum extent

practicable (see Figure 5.13.1.C.2.c.8: Traffic Calming Measures). Such measures may include, but shall not be limited to:

Fig. 5.13.1.C.2.c.8: Traffic Calming Measures

i. Stop signs at street intersections;

ii. Mini-roundabouts at intersections;

iii. Curvilinear street segments to slow traffic and interrupt monotonous streetscapes;

iv. Traffic-diverting physical devices such as neckdowns, chicanes, and diverter islands;

v. Roadway striping to limit vehicular cartway widths or accommodate bike lanes; and

vi. Raised intersections or elevated pedestrian street crossings.

(c) Any physical installations that narrow the roadway and extend curbs toward the street centerline, such as bulbouts and chicanes, are discouraged on streets less than 24 feet wide, but are encouraged on wider streets as a traffic calming device and to reduce crossing distance for pedestrians, where practicable.

9. **Sidewalks Required**

(a) In all districts except the I-H district, sidewalks a minimum of five feet in width, and that comply with Sec. 5.13.6, Sidewalks and Bikeways, are required on both

sides of all streets within a new development, redevelopment, and subdivision, along the entire frontage with a street (unless an existing sidewalk is already in place).

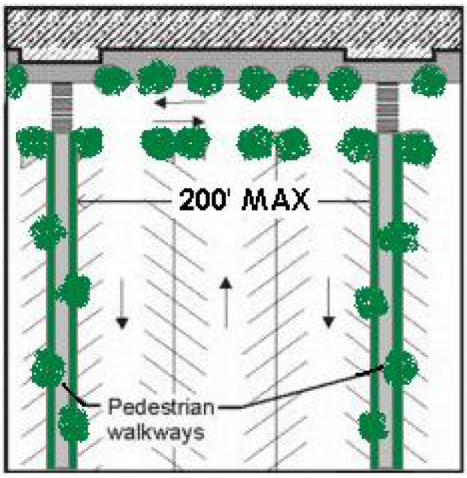
(b) The Director, as appropriate, may waive or modify the requirement for sidewalks on determining that such sidewalks are impractical or infeasible due to the presence of topographic conditions or natural features that do not allow connections to be realistically made.

10. **Pedestrian Walkways through Large Vehicular Parking Areas**

(a) **General.** All vehicular parking areas and parking structures containing more than 200 parking spaces shall provide a clearly identified pedestrian path between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas, or to a pedestrian walkway providing direct access from the furthest extent of the parking area to the primary building entrance(s).

(b) **Pedestrian Walkways.** Vehicular parking areas containing more than 200 parking spaces shall, at a minimum, include one pedestrian walkway every six parallel parking rows (every three double-row parking bays) or every 200 feet, whichever is the lesser dimension (see Figure 5.13.1.C.2.c.10(b): Pedestrian Walkways Through Vehicular Parking Area). The pedestrian walkway shall be constructed of a paved surface with concrete similar to that used for sidewalk standards for public streets. Other hardscape materials, such as brick pavers, may be used provided if they allow smooth surfaces along pedestrian paths and at vehicle crossings.

Figure 5.13.1.C.2.c.10(b): Pedestrian Walkways Through Vehicular Parking Area



11. **Extension of Pedestrian Walkways.** Pedestrian walkways providing access between vehicular parking areas and associated buildings may be extended to provide the connections to abutting street sidewalks or to adjoining development.

12. **Bicycle Facilities.** In the MU-D and MU-ES districts, new developments and redevelopments are encouraged to include bike lanes, bike paths, or other bicycle facilities sufficient to allow safe and efficient bicycle access and circulation within the development.

5.13.2. Minimum Street Design and Construction Standards

A. **Compliance with Technical Construction Standards.** Unless modified by the standards in this section the guidelines of the *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways, State of Florida,* current edition (Green Book), the standards of the *American Association of State Highways and Transportation Officials* and the latest edition of the *Orange County Road Construction Specifications* shall be the minimum acceptable standards for street design.

B. **Design Standards**

1. **General.** Streets shall be classified based on the definitions, and with consideration of vehicle trip generation ratios as provided in this section. Where the City Council has adopted a higher classification than the classification based on projected traffic volumes, the higher classification shall be used. All streets shall be designed in accordance with the latest standards of the American Association of State Highways and Transportation Officials, Orange County road construction specifications, and the *FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highway*s (Green Book), and the following minimum standards, except that greater requirements shall be met when imposed by an agency having jurisdiction of a particular road.

   a. **Minimum Right-of-way Width.** Minimum right-of-way width shall be as specified in Sec. 5.13.7, Rights-of-way.

   b. **Percent Grade.** The percent grade of roadway centerline (closed drainage) shall comply with Table 5.13.2.B.1.b: Percent Grade of Roadway Centerline (Closed Drainage)

Table 5.13.2.B.1.b: Percent Grade of Roadway Centerline (Closed Drainage)		
Street type	Maximum (Percent)	Minimum (Percent)
Arterial street	6	0.24
Collector street	8	0.24
Local street	10	0.24
Frontage road	10	0.24

2. **Cul-de-sac**

   a. A cul-de-sac shall be provided with a paved turnaround with a minimum radius (exclusive of curb) of 35 feet. The radius of the right-of-way shall be a minimum of 50 feet. The cul-de-sac radius may be increased at the discretion of the Fire Chief, to accommodate emergency vehicle apparatus.

   b. The length of a cul-de-sac shall be evaluated and approved based on roadway intersection level of service, emergency vehicle access, project layout, and general site planning standards.

   c. Whenever an island is proposed in the center of a cul-de-sac turnaround, the pavement shall be 24 feet, exclusive of curbs.

3. **Continuation of Existing Street Pattern.** The proposed street layout shall be coordinated with the street system of the surrounding area. Streets on the proposed site shall be connected to existing streets in adjacent areas where required to provide for better traffic circulation and addition access points.

4. **Street Access to Adjoining Property.** Street stubs to adjoining unplatted areas or future development phases shall be provided unless an amount equal to construction cost is paid to the City for completion of a road when adjoining development occurs. Street stubs in excess of 250 feet shall be provided with a temporary cul-de-sac turnaround. The developer of the adjoining area shall pay the cost of restoring the street to its original design cross section, and extending the street. A secured secondary access for emergency vehicles and essential services shall be provided when subdivision adjoins a development with a private street.

5. **Intersection Design**

   a. Streets shall be laid out to intersect as nearly as possible at right angles. Multiple intersections involving the juncture of more than two streets are prohibited. In order to provide a clear view of intersecting streets to the motorist, there shall be a triangular area of clear visibility formed by two intersecting streets or the intersection of a driveway and a street.

   b. Nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner as to materially impede vision (sight distance), as measured and determined in accordance with the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* (Green Book).

6. **Intersection Separation.** Intersection separation shall comply with Sec. 5.13.3.B.2, Intersection Separation.

7. **Subdivision on Arterial or Collector Streets.** Where a subdivision abuts or contains an existing or proposed street that is designated in the traffic element of the comprehensive plan to be improved or constructed and is shown on the Official Street Map, the developer shall be required to reserve or dedicate rights-of-way, and may be required to construct improvements, as determined by City Council.

8. **Half Streets.** Half streets shall be prohibited except where a previously platted half street abuts land to be subdivided. The second half of the street shall be platted within the land being subdivided and the entire street shall be improved.

9. **Additional Right-of-Way.** A proposed subdivision that includes a dedicated street which does not conform to the minimum right-of-way requirements of this LDC, or other applicable City or state requirements, shall provide for the dedication of additional right-of-way along either one or both sides of the street so that the minimum required right-of-way can be established. If the proposed subdivision abuts only one side of the street, then a minimum of one-half of the required additional right-of-way shall be dedicated.

10. **Vertical Alignment**

    a. Vertical curves shall be required where the algebraic difference in intersecting grades equals or exceeds the values in Table 5.13.2.B.10.a: Vertical Alignment.

Table 5.13.2.B.10.a: Vertical Alignment		
Street Classification	Algebraic Difference (Percent)	Minimum K-Value
Local	1.00	30 (Crest) / 50 (Sag)
Collector	0.80	55 (Crest) / 75 (Sag), 40 mph 75 (Crest) / 90 (Sag), 45 mph

   b. All vertical curves shall be of sufficient length to provide a safe stopping sight distance compatible to the design speed of the street or road. Minimum length of all vertical curves shall be 100 feet.

c. Minimum cross slopes and/or super-elevation rates of 0.0208 feet/foot (one quarter inch/foot) shall be utilized for the design of all streets or roads.

11. **Minimum Number of Access Points.** A minimum of two points for vehicular access shall be provided into each residential development of 25 dwelling units or more. Nonresidential developments shall also provide a minimum of two points of vehicular access, as determined by the Development Review Committee (DRC). Additional access points may be required depending upon the size of the development (see below). Where adjoining existing development or other land development code requirements preclude the development of two public street access points, an unobstructed drivable stabilized surface for emergency vehicles (Fire/Police) and essential services (Sanitation/Public Works) may be substituted upon review and approval of the Development Review Committee (DRC).

The number of access points for residential developments shall be as follows:

a. 25—250 dwelling units: One full access point; plus one full access point or one planned secondary access point, or emergency access point to an existing right-of-way.

b. 251—750 dwelling units: Two full access points.

c. 751—1,000 dwelling units: Two full access points; plus a third full access point or one planned third access point, or emergency access point to an existing right-of-way.

d. Over 1,000 dwelling units: Planned access per DRC-Development Review Committee direction.

C. **Design Requirements**

1. **Compliance with state and county standards.** All street construction shall comply with the latest edition of the Orange County road construction specifications and *FDOT Standard Specifications for Road and Bridge Construction and Flexible Pavement Design Manual.* A signed and sealed pavement design shall be provided for all roadway classifications applicable to the development. A design life of 20 years shall be used.

2. **Clearing and grading of rights-of-way.** The owner or developer shall clear all rights-of-way according to minimum standards in the latest edition of the *FDOT Standard Specifications for Road and Bridge Construction.* All grades, including grades for streets, alleys, and drainage, shall be consistent with all grades approved for the subdivision. All debris shall be removed from the project site.

3. **Subgrade.** All unstable materials such as muck, peat, or plastic clays shall be removed from the right-of-way. The areas then shall be backfilled with suitable material and compacted to 95 percent of the maximum density as determined by AASHTO T-180 test method.

a. **Subgrade Requirements for Limerock/Soil Cement/Crushed Concrete Base.** Subgrade shall comply with the following:

1. Compact to 95 percent of AASHTO T-180 for top 12 inches minimum, minimum LBR 40.

2. Subgrade shall extend 12 inches beyond back of curb.

b. **Testing Intervals.** Density and bearing value tests shall be taken at intervals not to exceed 300 feet or 800 square yards, as directed by the City Engineer.

4. **Base Course**

a. **Thickness.** The base course materials may be limerock, soil cement, or crushed concrete with a minimum thickness that complies with Table 5.13.2.C.5.a: [Minimum] Base Course Material Thickness.

Table 5.13.2.C.5.a: Minimum Base Course Material Thickness

Street Classification	Limerock (inches)	Soil Cement (inches)	Crushed Concrete (inches)
Local	6	6	6
Collector	8	6	8
Arterial	10	8	10

b. **Limerock**

1. The limerock base shall be compacted to a density of not less than 98 percent maximum density as determined by AASHTO T-180, minimum LBR 100.
2. Thickness checks and density tests shall be made at intervals not to exceed 300 feet.

c. **Soil Cement**

1. The soil cement base shall be constructed to conform with Table 5.13.2.C.5.c.1: Soil Cement Laboratory Design Mix Compressive Strength.

Table 5.13.2.C.5.c.1: Soil Cement Laboratory Design Mix Compressive Strength	
(Days)	(PSI)
7	300
14	350
28	450

2. The laboratory mix design shall be provided to the City prior to construction.
3. Thickness checks and compressive strength tests shall be performed at intervals not to exceed 300 feet.

d. **Crushed Concrete**

1. The limerock base shall be compacted to a density of not less than 98 percent maximum density as determined by AASHTO T-180, minimum LBR 150.
2. Thickness checks and density tests shall be made at intervals not to exceed 300 feet.

5. **Asphalt Concrete**

a. The materials used shall conform to the following:

1. FDOT Type SP-9.5 or SP-12.5 asphaltic concrete.
2. FDOT Type FC-9.5 or FC-12.5 Type FC-9.5 or FC-12.5 asphaltic concrete when a skid resistant surface is required.

b. The asphalt concrete thickness shall conform with Table 5.13.2.C.6.b: Minimum Asphalt Concrete Thickness.

Table 5.13.2.C.6.b: Minimum Asphalt Concrete Thickness	
Street Classification	Asphalt Thickness (inches)
Local	1.5
Collector	2.0
Arterial	2.5

c. A certified copy of the design mix shall be submitted to the City Engineer.

6. **Roadway Underdrains**

a. All streets shall be designed to provide a minimum clearance of one foot between the bottom of the road base and the estimated seasonal high-water table, or the artificial water table induced by an underdrain system with an appropriate factor of safety.

b. The planned use of underdrain systems which control the seasonal high-water table to provide these minimum clearances, is allowed with the following requirements and limitations:

1. The use of a limerock base in conjunction with underdrains is prohibited for streets constructed within City right-of-way.

2. The underdrains shall be designed so that they flow no more than six months in an average rainfall year.

3. The underdrain trench bottom shall not be placed below the seasonal low water table elevation.

4. The distance between the bottom of the underdrain and the bottom of the roadway base shall not be less than 24 inches.

5. Geotechnical engineer certification:

(a) A Florida registered geotechnical engineer shall provide the following design certification: "This is to certify that the underdrain design for __(street name)__, extending from station _____ to station _____, has been designed such that the separation between the bottom of the road base and the artificially induced wet season water table is no less than one foot for the entire width of pavement."

(b) The installation shall be inspected by the certifying engineer who shall then certify that the underdrain installation has been constructed according to the approved plans.

6. The stormwater facilities shall be designed to accommodate expected flow contributed by the underdrain system.

7. The City shall inspect the underdrain system for compliance prior to the issuance of a Certificate of Acceptance.

8. Materials used shall be in accordance with the latest Orange County road construction specifications.

9. If during construction the water table is encountered within the minimum clearance specified then the engineer of record shall be notified and a thorough investigation conducted.

7. **Curbs and Gutters**

a. All streets shall be paved and drained utilizing curb and gutter construction.

b. The curb and gutter shall be FDOT Type "F", Type E, or Miami depending on the application. FDOT Type E, mountable median curb, may be used around median dividers on the high side of pavement. All curbing designed to handle water shall incorporate an approved gutter design. There shall be a stabilized subgrade beneath all curbs and one foot beyond the back of the curb.

c. No water valve boxes, meters, portions of manholes, or other appurtenances of any kind relating to any underground utilities shall be located in any portion of a curb and gutter section.

d. The minimum allowable flow line grade of curbs and gutters shall be 0.24 percent. The tolerance for ponded water in curb construction is one-fourth inch maximum; if exceeded, the section of curb shall be removed and reconstructed to grade.

e. Plastering shall not be permitted on the face of the curb. Joints shall be sawed at intervals often feet, except where shorter intervals are required for closures, but, in no case, less than four feet.

f. After concrete has set sufficiently, but in no case later than three days after construction, the curbs shall be backfilled.

g. All cross-street valley gutters (i.e. FDOT drop curb) shall be constructed of concrete.

(Ord. No. 2805, § X, 11-18-2020; Ord. No. 2877, § XVIII, 12-15-2021)

5.13.3. Street and Road Access

A. **Number of Access Points**

1. **Paved Access Required.** All development shall be required to provide paved access to a public right-of-way. Paved access to a public right-of-way may include private streets or other appropriate cross-access easements. The requirement for paved access beyond the right-of-way may be waived for agricultural development or for a single-family detached dwelling which is located on a parcel at least one acre in size, if the nearest dwelling or accessory building wall is more than 150 linear feet from the property's access point.

2. **Number of Access Points.** The number of access points allowed for each development shall be based on the following standards:

   a. Type of road facility being accessed;

   b. Separation standards;

   c. Engineering design standards;

   d. Internal traffic circulation;

   e. Impact on transportation system; and

   f. Emergency vehicles access.

   g. In accordance with Sec. 5.13.2, B. 11. Minimum number of access points.

3. **Adjoining Property.** Access to adjoining property shall be coordinated as required in Sec. 5.13.2.B.3, Continuation of Existing Street Pattern and Sec. 5.13.2.B.4, Street Access to Adjoining Property.

B. **Separation of Access Points**

1. **Minimum Criteria.** The design and location of urban intersections should be consistent with the terms included in these regulations, and the most current *Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* as prepared by FDOT.

2. **Intersection Separation.** Intersections on streets or roads designated as arterials should not be less than 1,760 feet apart and intersections on streets or roads designated as collectors should not be less than 500 feet apart, centerline measurement. Intersections with centerline offsets of less than 150 feet are prohibited on local streets.

3. **Curb Cuts.** No person shall construct a curb cut for a driveway, walkway or any other purpose without first obtaining approval from the City Engineer. Additional permits will be required from Orange County or FDOT for roads under their jurisdiction.

C. **Design Considerations**

1. The choice for the proper location of driveways must involve consideration of the amount of the conflict which can be expected to occur both within the off-street vehicular parking area and on abutting streets. One primary concept which shall be followed is to reduce the number of driveways to a practical minimum and to promote consolidated driveway usage wherever possible, thus providing fewer locations where conflicts may occur.
2. The area to which the driveway provides access shall be of sufficient size and design to allow all necessary functions for loading, unloading, parking, and standing to be carried out on private property and completely off the street right-of-way.
    a. No design shall be permitted which requires any vehicle to back out onto a public street, except for single-family detached dwellings.
    b. Facilities with drive-in windows shall be so designed so that waiting vehicles do not extend into the street or right-of-way.
3. The minimum spacing between adjacent driveways accessing arterial or collector streets shall comply with the following standards:
    a. **Arterials:**
        1. Speed limit greater than or equal to 45 mph: Nearest edge to nearest edge shall equal at least 660 feet.
        2. Speed limit less than 45 mph: Nearest edge to nearest edge shall equal at least 440 feet.
    b. **Collectors:**
        1. Speed limit greater than or equal to 45 mph: Nearest edge to nearest edge shall equal at least 440 feet.
        2. Speed limit less than 45 mph: Nearest edge to nearest edge shall equal at least 245 feet.
        3. Distances between adjacent one-way driveways with the inbound driveway upstream from the outbound driveway can be one-half the distance as that established in b.1 and b.2, above.
        4. Driveways on opposite sides of any undivided street classified collector or arterial shall be offset a minimum of 200 feet, measured from centerline to centerline, whenever possible.
        5. For developments that request more than one two-way driveway, based upon parcel size, projected trip generation of the site, amount of roadway frontage, and other appropriate design considerations, additional driveways may be permitted if all other provisions of this section are met.
4. No driveway shall be permitted in the radius return of an intersection.
5. All driveway widths shall be measured at the property or right-of-way line.
6. All driveways shall be constructed as nearly to a right angle to the street or roadway as possible.
7. All driveways shall cross the sidewalk area at the sidewalk grade.
8. Concrete for the construction of driveway approaches (the portion of the driveway in the right-of-way including the sidewalk crossover) shall be at least 2,500 psi concrete and at least six inches in thickness (with six-inch by six-inch #10/#10 woven wire fabric reinforcing and with break and exposed joint at property line).

9. No residential driveway shall be permitted within 40 feet of an intersection. This measurement shall be made from the centerline of the proposed driveway to the nearest right-of-way line of the intersecting street as measured along the adjacent right-of-way line.

10. No edge of a residential driveway shall be closer than five feet to the adjoining lot or parcel.

11. The minimum width of a driveway serving a single-family detached dwelling shall be ten feet, and the maximum width shall not exceed 18 feet, and 27 feet for a three-car garage.

12. For all residential driveways, the width of the curb opening shall not exceed the width of the driveway by more than three feet on each side, except if a radius is used.

13. Residential driveways shall have a minimum one foot six inch flare tapered back to the front of the sidewalk.

14. Residential driveway approaches shall be designed so that the slope does not exceed the maximum as shown in *the Apopka Construction Design Standards Manual* in this LDC, unless approved by the City Engineer.

15. No driveway shall be permitted which includes any municipal facility such as traffic signal standards, catchbasins, fire hydrants, or any other similar type structure, unless the facility is relocated at the property owner's expense.

16. The minimum and maximum widths of commercial driveways shall conform with Table 5.13.3.C.16: Commercial Drive Width:

Table 5.13.3.C.16: Commercial Drive Width		
Drive Type	Minimum (Feet)	Maximum (Feet)
One-Way	18	20[1]
Two-Way	24	40[1]
Notes: [1] Or as required for multilane driveways		

17. Commercial driveways shall have a minimum 15-foot radius measured from the front of the sidewalk to the curb and gutter flow line.

18. All nonresidential driveways shall be constructed in conformance to the plans and specifications approved by the City Engineer.

D. **Frontage Roads and Joint-Use Driveways.**

1. **Arterial roads.** Properties fronting on arterial streets unable to meet driveway separation criteria within this LDC shall have indirect access to the arterial by means of either joint-use driveways, or frontage roads, or in the case of corner parcels, by access to the collector or other facility that intersects the arterial. The following conditions shall apply:

   a. **Arterial, No Existing Service Road, Incompatible Abutting Development.** When a parcel is located where there is no existing service road, and the planned use of the subject parcel is incompatible for buffer yard requirements with existing uses of abutting lands (e.g., single-family detached dwelling) making a joint-use driveway undesirable, a temporary driveway with direct access from the subject parcel to the arterial, or in the case of a corner parcel, to the collector or other street or road that intersects the arterial, will be allowed provided that:

      1. Access rights to the subject parcel are dedicated to the City;

2. The necessary cross-access easement for a planned service road is conveyed to the City; and

3. When the use of an abutting property changes to a compatible use, a joint-use driveway is provided by the owner(s) of the subject property jointly with the owner(s) of the abutting property which use has changed, at a location approved by the DRC, and the temporary driveway shall be discontinued (if not used as the joint-use driveway); or

4. When the use of two or more abutting properties changes to a compatible use, a service road fronting the subject properties is provided by the owners of the subject properties and the cross-access easement conveyed to the city and access to the individual properties is from the service road only, and the service road accesses the arterial or a street or road intersecting the arterial at a location approved by the DRC.

b. **Arterial, No Existing Service Road, Compatible Abutting Development.** When a parcel of property is located where there is no existing service road, and the planned use of the subject property is compatible with existing uses of one or more abutting properties, a service road will be provided by the owner(s) of the subject property and the cross-access easement conveyed to the City, and access to the individual property will be from the service road only, and the service road will access the arterial or a facility intersecting the arterial at a location approved by the DRC.

c. **Arterial, Existing Service Road.** When a parcel of property is located where there is an existing service road to the abutting properties, an extension of the service road, fronting the subject, will be provided by the owner(s) of the subject property, and the necessary cross-access easement for the service road will be conveyed to the City, and access to the subject property shall be from the service road only, and the service road shall access the arterial or a facility intersecting the arterial at a location approved by the DRC.

2. **Collector Streets.** Properties fronting on collector streets unable to meet the driveway separation standards in this LDC should have indirect access to the collector street by means of either joint-use driveways, or service roads, or in the case of corner parcels, by access to the facility (if not an arterial) that intersects the collector. The following conditions shall apply:

a. **Collector, No Existing Service Road, No Planned Service Road.** When a parcel of property is located where there is no existing or planned service road and the planned use of the subject property is incompatible with existing uses of abutting properties (e.g., single-family detached dwelling), making a joint-use driveway undesirable, a temporary driveway with direct access to the collector street, or in the case of a corner parcel, to the street or road (if not an arterial) that intersects the collector street, will be allowed provided that:

1. Access rights to the parcel are dedicated to the City;

2. The necessary cross-access easement is conveyed to the City;

3. When the use of an abutting property changes to a compatible use, a joint-use driveway is provided by the owner(s) of the subject property jointly with the owner(s) of the abutting property which use has changed, at a location approved by the DRC, and the temporary driveway is discontinued (if not used as the joint-use driveway); and

4. Joint-use driveways, with required cross-access easements, serve as many adjoining properties as necessary to maintain the minimum spacing of driveways as listed in this section.

b. **Collector, No Existing Service Road, Planned Service Road.** When a parcel of property is located where there is no existing service road, but a service road is planned, and the planned use of the

subject property is incompatible with existing uses of adjoining properties, (e.g., single-family detached dwelling), making a joint-use driveway undesirable, a temporary driveway with direct access to the collector street, or in the case of a corner parcel, to the facility (if not an arterial) that intersect the collector street, will be allowed provided that:

1. Access rights are dedicated to the City;
2. The necessary cross-access easement of the planned service road is conveyed to the City; and
3. When the use of an adjoining property changes to a compatible use, a joint-use driveway is provided by the owner(s) of the subject property jointly with the owner(s) of the adjoining property which use has changed, at a location approved by the DRC, and the temporary driveway discontinued (if not used as the joint-use driveway); or
4. When the use of two or more adjoining properties changes to compatible uses, a service road, fronting the subject properties, is provided by the owners of the subject properties and the necessary cross-access easement for the service road conveyed to the City, and access to the subject properties is from the service road only, and the service road has access to the collector, or other street or road (if not an arterial) intersecting the collector, at a location approved by the DRC.

c. **Collector, Existing Service Road.** When a parcel of property is located where there is an existing service road to the adjoining properties, an extension of the service road, fronting the subject property, shall be provided by the owner(s) of the subject property and the necessary cross-access easement for the service road conveyed to the City, and access to the subject properties shall be from the service road only, and the service road shall access the collector, or facility (if not an arterial) intersecting the collector at a location approved by the DRC.

E. **Access to Residential Lots**

1. Access to nonresidential uses shall not be through an area designed, approved, or developed for residential use.
2. All lots in a proposed residential subdivision shall have frontage on and access to a residential street.

(Ord. No. 2877, § XIX, 12-15-2021; Ord. No. 2994, § XIII, 3-15-2023)

5.13.4. Streets

A. **Street Classification System Established.** Streets in the City are classified according to function served in order to allow for regulation of access, road and right-of-way widths, circulation patterns, design speed, and construction standards. The function of a roadway is twofold: one function is to provide access to land uses adjacent to the roadway facility; the other function is to provide mobility through an area. As access to a roadway increases, the ability of the facility to provide mobility to through traffic decreases. Roadway facilities designed for mobility generally have higher speeds and restrictive access controls. Facilities designed for mobility generally have more capacity than those designed for land access. The hierarchy of streets is established based on and in accordance with the following categories and descriptions:

1. **Limited Access Roadways (Interstates, Expressways, Freeways).** Limited access roadways are devoted primarily to the movement of trips over long distances. Access from adjoining parcels is prohibited, and access is limited to exit and entrance ramps located at major roadways. This roadway is generally a multi-lane divided facility designed to serve large volumes of high-speed traffic.

2. **Major Arterial.** Major arterials are designed for the movement of large volumes of traffic over relatively long distances. They connect to other arterials or collectors and do not penetrate residential neighborhoods. Through traffic movement shall always take precedence over access to private property. Use of frontage roads and consolidation of access is strongly encouraged. Mobility is the primary function of this facility, consequently, access outs shall be strictly controlled.

3. **Minor Arterial.** Minor arterials are very similar to major arterials but are designed to serve moderate volumes of traffic as well as provide connections to the major system. This facility has a lower degree of travel mobility than a major arterial. This type of roadway allows more land access than either limited access facilities or major arterials.

4. **Major Collector.** Major collectors serve major community or regional facilities and carry through traffic. Collectors do not serve long, through trips, but rather short to moderate length trips. These routes also collect and distribute traffic between local roads or arterial roads and serve as linkage between land access and mobility needs.

5. **Minor Collector.** Minor collectors have a function similar to that of a major collector, except that they serve a more limited geographic area. Land service is generally a significant function of this facility.

6. **Local.** Local streets primarily exist to provide access to adjacent land uses. Average speeds and volumes are low, and trips are usually short in length. There is no emphasis on through traffic movement.

7. **Special Purpose Streets.** Under special circumstances a new local street may be classified and designed as one of the following:

    a. **Alley.** An alley is a special type of street which provides a secondary means of access. The alley shall be designated, intended or adopted to serve as a means of accommodation to a limited area for primarily local convenience. Alleys shall have a minimum right-of-way width of 20 feet and shall be paved to the specifications provided herein. There shall be no parallel parking allowed on alleys. Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

    b. **Marginal Access Street (Frontage Road).** A marginal access street is a street parallel and adjacent to a collector or higher level street which provides access to abutting properties and separation from through traffic. Marginal access streets shall meet at a minimum the same specifications as a local street.

B. **Official Traffic Circulation Map.** The Official Future Traffic Circulation Map as adopted in the comprehensive plan shall be the Official Street Map, and any amendments thereto, adopted by the City as a part of the comprehensive plan. It is made a part of this LDC, and incorporated herein by reference. All existing roadways and streets within the City shall be designated on the Official Street Map. Any roadway or street abutting or affecting the design of a subdivision or land development which is not already classified on the Official Street Map shall be classified according to its function, design, and use by the City at the request of the owner/developer or during development plan review. The map shall be the basis for all decisions regarding required road and street improvements, reservation, or dedication of right-of-way for required road improvements, or access of proposed uses to existing or proposed roadways or streets.

C. **Additional Standards.** Roads and streets shall also be arranged in accordance with the following:

1. Conformity with the *Orlando Urban Area Transportation System (OUATS) Plan* or other such plan as may be determined applicable by the City;

2. Integration with the street system of the surrounding area in a manner which is not detrimental to existing neighborhoods;

3. Discouragement of through traffic on local streets; and

4. Facilitation and coordination with the desirable future development of adjoining property of a similar character and provision for local circulation and convenient access to neighborhood facilities.

D. **Road and Street Names.** The continuation of an existing road or street shall have the same name, even when it changes direction. When road or street names are interrupted by a channel, expressway, railroad, body of water or similar obstruction, and eventual connection is not possible, the segments shall bear different names. The name of a new road or street shall not duplicate the name of an existing road or street within the City.

1. No separate name shall be used for a cul-de-sac that provides street frontage for three or less lots. The name shall be the same as that of the intersecting street. Where there is a series of long and short culs-de-sac, however, each should have separate names;

2. The developer shall be responsible for naming streets within a project. Names should be chosen that relate to the scale and location of a project, which helps establish locational identity. Before minor development plan approval, the developer shall submit proposed street names to the Director for approval, and the City shall have final approval of all street names. The minor or major development plan shall include the overall tract illustrating the proposed street layout and proposed street name(s);

3. The following are unacceptable City street names:

a. Numerical names (such as one, two, three, etc.) except numbers which continue the established grid pattern (such as First Street, Second Street, etc.);

b. Alphabetical letters (A, B, C, etc.);

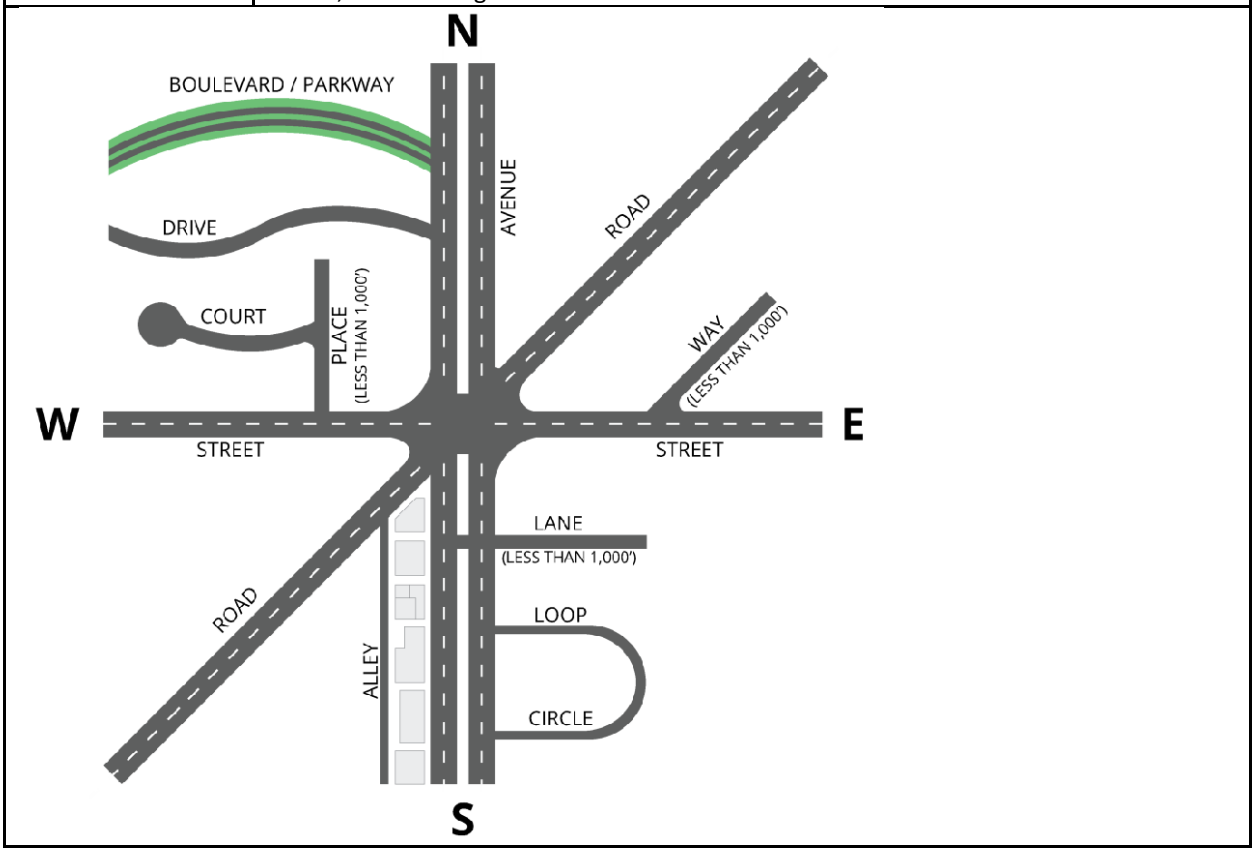
c. Complicated or compound names (these may be used sparingly but shall be avoided on streets less than 1,000 feet in length);

d. Directional type street names, such as east, west, north, and south; unless in reference to the adopted grid numbering system (such as 120 East Main Street).

E. **Definition of Thoroughfare Designations.** All road or street suffix names (as depicted in Table 5.13.4.E: Definition of Thoroughfare Designations) shall be used for street naming within the City. Street suffixes not mentioned may be used, provided the developer or property owner obtains approval by the Director.

Table 5.13.4.E: Definition of Thoroughfare Designations	
Street Suffix	Definition
Alley or Alleyway	Located in the rear of residential or commercial lots. Used for servicing structures fronting on regularly established roadways.
Avenue	A roadway running in a north-south direction.
Boulevard or Parkway	A street divided by a landscape center island or median, used as a minor collector and serving as an internal traffic collector.
Circle	Streets which form a ring-like shape. All circles shall contain one name.
Court	Permanently closed street such as a cul-de-sac generally less than 1,000 feet. All courts shall have one name only.
Drive	Curving or meandering streets generally longer than 1,000 feet.
Lane	One-block roadway in a north-south or east-west direction, generally less than 1,000 feet long.
Loop	Short circular roadway which configuration is a U-shape (horseshoe-shape).
Parkway	(See Boulevard.)
Place	A cul-de-sac or permanent dead-end road.
Road	Thoroughfares or minor arterials that run in any direction.
Street	A roadway running in an east-west direction.

Way	Diagonal street in a northwest-southeast or northeast-southwest direction, generally less than 1,000 feet long.



F. **Road and Street Name Changes.** The naming or renaming of roads and streets within the City is necessary to eliminate confusion, facilitate improved emergency access by the Orange County 911 emergency system, and provide proper street identification. City Council may consider requests to name or rename a City road or street right-of-way by resolution and adopt such petition in accordance with this LDC and the following provisions:

1. Affected property owner(s) shall mean any person owning property adjacent to a road or street right-of-way; and/or any structure or business with an assigned address which will be affected by the street name change, as identified on the latest County Tax Map.
2. City Council is authorized to name and rename roads and streets within its jurisdiction in accordance with state and Orange County's policies and regulations. Request for duplicate street names within the City is prohibited.
3. Any person within the City may petition to change a street name provided the following requirements are met:
   a. There is a signed petition by 75 percent of the affected property owner(s) confirming that there is no objection to the proposed road or street name;
   b. The road or street name change request identifies the reason(s) for the proposed name change; and

c. The City Council finds the request is consistent with the overall City plans for road and street naming, addressing, and the 911 emergency systems.

(Ord. No. 2805, § XI, 11-18-2020; Ord. No. 2994, § XIII, 3-15-2023)

5.13.5. Private Streets

A. **Purpose and Intent.** The purpose and intent of a private street shall be for the control of external traffic through a development, for establishing a neighborhood identification, for provision of a private security system unique to the neighborhood, and for accommodating special overall design concepts consistent with this LDC and the goals for development in the City.

B. **Definition and Indemnification**

1. A private street or cross-access is an accessway designed for vehicular traffic and built according to City specifications for which the entry, use, and maintenance of the street vest in the private owners of the development except as provided in this section.

2. The entity responsible for the maintenance of a private street shall indemnify and hold harmless the City for any liability, injury, damage, loss or death occurring on private streets or resulting from private streets. The indemnification shall be a condition of approval by the City of any private street or cross-access.

C. **Standards for Private Streets.** Private streets shall comply with the following standards:

1. All plans or proposals utilizing private streets shall be submitted and approved as a part of a planned development (Sec. 2.5.1.F, Planned Development), development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)), or plat (subdivision), (Sec. 2.5.2.B, Plat (Subdivision), as appropriate.

2. Private streets shall only be permitted in a project which generates 1,500 or less average daily trips (ADTs) according to the latest edition of the ITE Trip Generation Manual.

3. All private streets shall be built to City construction standards and specifications.

4. Ingress and egress easements for public emergency service and maintenance vehicles shall be granted to the City for all private streets within a development.

5. A minimum ten-foot utility easement for water, wastewater, and sidewalks shall be dedicated to the City within the right-of-way for the private street. Wastewater easements may utilize the easements for ingress and egress.

6. Private streets shall not be used to link two or more publicly dedicated rights-of-way unless an approved security system or traffic control system is provided.

7. Design speeds for vehicular traffic on private streets shall not exceed 30 miles per hour. Speed bumps and other physical deterrents designed to decrease vehicle speed shall not be used under any circumstance on private streets. Speed humps may be used if approved by the City of Apopka and in accordance with the policies approved.

8. Parking for vehicles shall be accommodated on-site. Private street access easements shall not be used or calculated to account for required parking in accordance with this LDC.

9. Private streets and developments with private streets shall adhere to all Police Department requirements and shall be subject to City police protection and any and all law enforcement powers.

10. A development with a private streets is strongly encouraged to utilize a security system with manned guards and/or an installed gate system.

11. A development with private streets shall have signage indicating the street is private. Proposed street signs that vary from the standard City signs may be used subject to approval as part of the development plan or subdivision, as appropriate

12. The name for private streets shall comply with the requirements of Sec. 5.13.4.D, Road and Street Names.

13. All new or modified gated developments that have private streets without 24-hour staffed guard houses and with automatic opening devices, such as but not limited to, single-family developments, multi-family developments, commercial, office, institutional, and industrial developments, shall be required to install the following: Numeric Keypad, SOS Siren Operated Sensor and Knox Gate Key Switch, as approved by the Fire Department. The equipment shall be maintained so it is capable of proper operation at all times and shall be compatible with existing emergency vehicle preemption equipment. (Existing installations may continue in use subject to the approval of the Fire Department.)

14. All gated developments with private streets shall be subject to the right of any entity holding a City franchise to access the neighborhood to provide services and utilize the streets and easements for those purposes. (This requirement shall be noted on all plats with private streets.)

D. **Impact Fees and Real Property Taxes.** Developments utilizing private streets shall be subject to payment for all applicable traffic impact fees and other off-site improvements required by this LDC. For the purposes of this section, private streets shall be considered private real property, and subject to any and all taxes normally charged to nonexempt taxable real property by the authorized taxing agencies, regardless of any other sections in this LDC.

E. **Establishment and Maintenance Requirements.** Private streets shall be established and maintained in accordance with the following:

1. A nonprofit organization or other legal entity shall be established in accordance with state law for the ownership, care, and maintenance of the private streets.

2. The organization shall be established by covenants and restrictions running with the land and shall be composed of all persons having ownership within the development. The organizations shall be responsible for the perpetuation, maintenance, use, and function of the private streets.

3. All development with private streets shall be platted in accordance with the requirements of this LDC and shall have the private street easements (including utility easements) described and identified in the plat as to location, size, use, and control, in a restrictive covenant. The covenant shall set forth the method of assessment for the maintenance of private street easements. Private street easements shall include the entire access easement, including street stabilization, paving, surfacing, curbs, sidewalks, vegetative growth and complete stormwater drainage system.

4. The covenants and restrictions established to protect and maintain private streets shall comply with the following:

   a. The covenants and restrictions for the maintenance, care, and operation of the private street easements shall include provisions for a reserve fund to be held in escrow by the nonprofit organization or other legal entity which shall be separate and apart from other assessments and funds. The reserve fund shall be assessed, collected, and held by the nonprofit organization or other legal entity on an annual basis to be used exclusively for the maintenance, care, and operation of the private street easements. Maintenance and care shall not include maintenance and care of decorative landscaping, routine landscape maintenance, or security equipment or personnel, but shall be restricted to the roadway surface itself and the adjacent storm drainage facilities. The nonprofit organization or other legal entity must notify the Public Services Director within 30 days that they intend to expend funds for the escrow reserve fund or as soon as possible, in the case of an emergency.

b. An accounting report of the reserve fund assessed, collected, and held by the nonprofit organization or other legal entity shall be submitted to the City on an annual basis. The accounting report shall include a detailed revenue and expenditure report along with a standard balance sheet. The accounting report shall also contain a copy of the most recent bank statement for the reserve fund and a statement from the president of the organization that the accounting report is true and correct. The reserve fund to be held in escrow shall be held in an interest-bearing account in an approved financial institution located within the City.

5. In the event that the City must maintain the private street easements in either an emergency or nonemergency situation, as determined by the Fire Department, Police Department, and Public Service Department, the covenants and restrictions running with the land shall provide the City the authority to utilize the reserve fund and to impose and collect an assessment from all the property owners within the development for an amount sufficient to make the necessary repairs and improvements to the easements. Such authority shall be granted to the City until such time as the organization is willing and able to resume their maintenance responsibility of the private street easements. It is not anticipated that private streets allowed under this section will ever become publicly dedicated right-of-way.

6. Acceptable language shall be recorded on each individual deed of a development with private streets so that it is obvious to the owner and subsequent owners that such provisions for private street maintenance are contained in the covenant and restrictions of the development.

(Ord. No. 2877, § XX, 12-15-2021; Ord. No. 2994, § XIII, 3-15-2023)

5.13.6. Sidewalks and Bikeways

A. **Sidewalk to be Constructed.** Sidewalks are required to be constructed by the owner/developer of any new development.

B. **Sidewalk Design and Construction Standards**

1. Corner lots are required to have sidewalks along both streets.

2. All subdivisions shall have four-foot-wide concrete sidewalks on both sides of all local and minor collector streets and five-foot-wide sidewalks on all arterial or major collector streets.

3. All sidewalks shall be located within street rights-of-way or approved easements.

4. Street trees shall be planted between the sidewalk and the street within a five-foot wide tree planting area.

5. Sidewalks shall be a minimum of four inches in thickness, except at driveways where the thickness shall be six inches.

6. All sidewalks intersecting with or terminating at a street shall be constructed with curb cut ramps according to the *Apopka Construction Design Standards Manual* in this LDC. Handicap ramps shall be installed according to FDOT specifications.

7. All sidewalks shall be installed prior to final building inspection. Sidewalks adjacent to any common areas, including retention ponds, shall be installed prior to issuance of a Certificate of Acceptance for the subdivision.

8. All sidewalks at driveways shall be reinforced with six-inch by six-inch WWF 10/10 mesh.

C. **Sidewalk Assessments.** The City may, at its discretion, construct a sidewalk along any street or road it determines is needed and appropriate for the health, safety, and welfare of its citizens. In doing so, the City reserves the right to assess each property owner on a street frontage basis for the costs of the sidewalk.

D. **Sidewalk Deferral.** The owner/developer may defer sidewalk construction until such time as individual buildings are constructed.

E. **Bikeways.** When proposed development includes improvements or new construction of collector streets, the design of those facilities shall provide for bikeways.

1. Onstreet bikeways shall be provided on both sides of the street with a minimum width of four feet with a white stripe separating the bikeway from the road traffic.
2. The minimum off-street bikeway width shall be eight feet.
3. When a bikeway is shared with normal pedestrian traffic, the minimum width shall be 12 feet.
4. Bikeways shall be concrete and four inches thick unless otherwise approved by the DRC.

F. **Inspection; Condemnation; Rebuilding.** All newly constructed sidewalks or driveway approaches (in the right-of-way) shall be subject to the inspection of the City Engineer, who shall condemn any that do not meet or exceed the standard specifications, either for materials or workmanship. If deemed necessary, Portland cement concrete sidewalks shall be cut through or cored to determine if they comply with the standard specifications. If the sidewalk or driveway approach is found not to comply with the specifications, the sidewalk or driveway approach shall be condemned. The City Engineer shall require sidewalks or driveway approaches which have been condemned to be rebuilt after notice is given to the adjoining property owners. The notice shall specify the length of time the owner will have to make the repairs.

G. **Replacement of Four-inch Sidewalks.** Existing four-inch sidewalks shall be removed and replaced with six-inch-thick sidewalks in accordance with this LDC, when a new driveway approach is constructed.

5.13.7. Rights-of-way

A. **Right-of-way Width.** Minimum right-of-way width shall comply with the following for all streets and roads in the City.

1. Arterial street: 100 feet (closed drainage).
2. Major collector street: 80 feet (closed drainage).
3. Minor collector street: 60 feet (closed drainage).
4. Local street: 50 feet (closed drainage).
5. Frontage road: 50 feet (closed drainage).

B. **Future Rights-of-way.** The future traffic circulation network is identified in the traffic circulation element of the comprehensive plan. Where roadway construction, improvement, or reconstruction is required to serve the needs of the proposed development, future rights-of-way shall be dedicated for future use.

C. **Protection and Use of Right-of-way**

1. Use of the right-of-way for public or private utilities, including, but not limited to, sanitary sewer, potable water, reclaimed water, telephone facilities, cable television facilities, gas lines, or electrical facilities, shall be allowed if the installation of those facilities complies with the applicable standards in this LDC.
2. All proposed construction within the City rights-of-way and easements requires a Right-of-Way Permit.
3. All permit applications shall be filed with the City Engineer.
4. A right-of-way permit fee in the amount established by City Council is required; except when work is limited to the following activities (for which alternative fees are required):

a. Driveway construction.

b. Sidewalk construction.

c. Water utility connection.

d. Sanitary sewer utility connection.

5. A scaled and dimensioned drawing indicating the type and location of the proposed work must be submitted with the permit application.

6. No person shall be granted a permit to cut any street or do any digging for the purpose of installing pipes or cables until the applicant executes a bond, acceptable and payable to the City. Such bond shall be in an amount sufficient to cover any damage that may be done by the work for which the permit is issued. The bond shall be conditioned so that the permittee will indemnify and protect the City against all costs and damages which may accrue in consequence of the operations covered by the permit, and conditioned further that the permittee will comply in all respects with the procedure and specifications required by the City and pay all damages for personal injuries or other damages that may be cast upon the City in such construction work and hold the City harmless from any loss or damage on account thereof, either personal injuries or property damage.

D. **Vacations of Rights-of-way.** Applications to vacate a right-of-way shall be subject to approval by the City Council. Recommendations by the DRC shall be based on the following requirements:

1. The requested vacation is consistent and/or does not conflict with the traffic circulation element of the comprehensive plan and Florida Statutes.

2. The right-of-way does not provide the sole access to any property in the case of an entire right-of-way being proposed to be vacated. Remaining access shall not be by easement.

3. The vacation would not jeopardize the current or future location of any utility.

4. The proposed vacation is not detrimental to the public interest.

5. The Land Use and Zoning of the adjacent property the vacated right-of-way is assigned to, shall be assigned to the applicable vacated right-of-way, and be combined with that parcel through a new deed.

(Ord. No. 2745, § 18, 1-15-2020)

5.13.8. Transit Stops

A. **When Required.** Any development with a parking requirement of more than 350 vehicles shall provide and dedicate to the City land area for a transit stop.

B. **Size and Design.** The land area dedicated shall be sufficient to provide a transit stop with shelter and a separate paved transit lane 100 feet from the bus stop.

C. **Location.** Transit stops shall be located at an appropriate site within the development project.

D. **Coordination with Transit Authorities.** The location and design of the transit stop shall be coordinated with the applicable transit authorities.

5.13.9. Numbering of Buildings

A. **Purpose**

1. This section is established for the purposes of providing a uniform system for the numbering of buildings and structures along public and private ways within the City, in the interest of the public health, safety and general welfare of the City's citizens.

2. Numbering of buildings is done in accordance with the 911 emergency system to provide efficient service in case of an emergency; also to provide building numbers for the United States post office.

B. **Assignment of Building Numbers.** The Director is responsible for issuing all new building numbers in conformity with the grid numbering system adopted by City Council. The Director is responsible for investigating and inspecting all existing building numbers to ensure compliance with this subsection and is also responsible for giving notice to owners and occupants whose current property addresses conflict with the adopted grid numbering system.

C. **Establishment of City Grid Numbering System.** A grid numbering system is used for the assignment of street addresses. The system is based on a zero base point located at Central Avenue and Orange Street within the City, proceeding outward on a horizontal and vertical axis.

1. The numbers increase north and south from Orange Street and east and west from Central Avenue;

2. The numbers shall be assigned to buildings as determined by the grid system, as approved by the Director;

3. Odd numbers will be issued to the buildings on the north and east sides of a public or private road or street. Even numbers will be issued to the buildings on the south and west sides of a public or private road or street;

4. The assignment of numbers on corner lots shall be determined from the public or private road or street on which the building fronts; and

5. In cases in which the public or private road or street runs both north/south and east/west, the grid direction shall be determined by the proportional length of the public or private road or street.

D. **Posting of Numbers on Buildings.** All buildings shall have the assigned building number properly displayed, whether or not mail is delivered to the building. The posting of the building number shall be the responsibility of both the owner and occupant of the building and shall comply with the following:

1. Building numbers for residential and nonresidential structures:

a. **Residential Dwelling Units.** The building number shall be affixed to the front of the building so that it is visible and legible from the public or private road or street on which the building fronts. Numbers shall be four inches to six inches in height (4" to 6") unless otherwise approved by the Director.

b. **Multiple Residential Attached Units.** Each assigned building number in a multifamily development such as an apartment complex shall be affixed to the front of the building so that it is visible and legible from the public or private street on which the building fronts. Individual dwelling units within the structure shall display the assigned unit number to the public in a conspicuous location which the dwelling unit occupies. Such unit numbers shall correspond to the floor level (first floor, second floor, etc.), as authorized by the Director. Numbers shall be four inches to ten inches in height (4" to 10") unless otherwise approved by Director.

c. **Nonresidential Structures**

1. All nonresidential structures shall affix the assigned number to the front of the building so that it is visible and legible from the public or private road or street on which the building fronts.

2. In cases where structure occupants include multiple businesses (shopping centers) and/or tenants, each rear or side access and/or exit door shall affix the assigned number and licensed business name. Numbers shall be four inches to ten inches in height (4" to 10") unless otherwise approved by the Director.

2. The number shall be in Arabic numerals unless otherwise approved by the Director. Decorative numbers or other numbers that are difficult to read will not be approved.

3. The numbering shall be of a weather-resistant material, permanently affixed to the front of the building or structure.

4. The building numbers shall not be less than four inches in height in any case, and shall be of a color that will contrast with the immediate background material.

5. The numbering of all existing buildings shall be brought into compliance with this subsection within 60 days after notice is given to the owner and occupant about the building's noncompliance.

6. A property owner or the property owner's agent is responsible for contacting the Director to determine the correct building number or numbers to be assigned to all buildings located or constructed on the owner's property. The owner or the owner's agent shall post the building number in accordance with this subsection prior to the building's occupancy. A certificate of occupancy shall not be issued until the Director verifies that the building is properly numbered in accordance with this subsection.

E. **Change of Address.** The following requirements are established for the notification of a change of address:

1. Where the existing building number does not conform to the requirements provided by this subsection, the Director shall provide a change of address notice to the owner and occupant of the building. A building number shall be changed within 60 days if it does not conform with the grid numbering system adopted by City Council as identified by the U.S. Postmaster, if the number is out of sequence with other numbers on the street, or if an odd or even number is on the wrong side of the street;

2. A change of address notice shall contain the following:

a. The correct building number and a requirement that the property owner and occupant post the number in accordance with the requirements of this subsection within 60 days from the date of the notice;

b. The name of the person notified; and

c. The date of the notice.

3. A copy of the change of address notice shall be kept on file by the Director.

4. Within 60 days from the date of the notice of change of address the property owner and occupant shall conform the building number to the requirements of this subsection.

F. **Existing Installations.** Existing installations which essentially meet the requirements or spirit of this subsection, in that the building number is displayed in a manner and location so that it can be read with ease from the street, including numbers presently on or attached to a mailbox, shall be approved by the Director without further alteration.

G. **New Buildings.** A Certificate of Occupancy shall not be issued for any building erected or located in the City until the Director verifies that the building number required is displayed in accordance with the requirements of this subsection.

H. **Tampering with Building Number Displays Prohibited.** It shall be unlawful for any person to remove, obliterate, deface or otherwise render useless for the purpose of identification any building number displayed within the City.

I. **Appeals.** A property owner who is aggrieved by decisions of the Director under this subsection, has the right to appeal the decision. (See Sec. 2.4.12.B, Appeal)

(Ord. No. 2994, § XIII, 3-15-2023)

5.13.10. Complete Streets

A. **Purpose and Intent**

1. The City recognizes that planning the city transportation system involves more than just moving vehicles efficiently and safely. A transportation system needs to meet the needs of all types of users - motorists, pedestrians, bicyclists, transit users, freight haulers, emergency responders and citizens of all ages and abilities.

2. Through implementation of this section, the City will use complete streets as a means to achieve a comprehensive and integrated transportation network that provides a broad range of benefits for residents, business owners and visitors, including multimodal transportation options, economic prosperity and growth, public health and safety improvements, and an enhanced quality of life.

3. The City shall use this complete streets section to design, build, and maintain a safe, reliable, efficient, integrated and connected multimodal transportation network that provides access, mobility, and connectivity for all users. In addition, a complete streets network will improve economic opportunities, connect developments, and promote excellence in urban design and community character.

4. This section addresses the changing financial, environmental, social, and economic realities to rethink the previous approach towards transportation planning and decision-making by addressing the multimodal mobility, economic development, health, and livability needs of the City. It ensures that officials, planners, engineers, developers, and other stakeholders working on projects and programs within the City, plan and design roadways with complete streets in mind.

5. This section supports the Florida Department of Transportation's Complete Streets Policy (September 17, 2014); MetroPlan Orlando's Complete Streets Policy; and Orange County's Complete Streets Policy and Manual.

B. **Applicability and Scope**

1. This complete streets section applies to all City-owned transportation facilities in the public right-of-way and public easements including, but not limited to, streets, sidewalks, parking lots and all other connecting pathways. All phases of project implementation are covered, including planning, design, right-of-way acquisition, construction, and operations and maintenance. The City also considers maintenance and operation activities as opportunities to provide safer and more accessible transportation options for all users. A determination as to whether or not a specific street is a complete street, or how many design elements are appropriate will be determined on a case-by-case basis by the DRC.

2. The City will consider every private development project as an opportunity to evaluate the level of Complete Streets elements within the general project area and connectivity to adjacent areas with the intent to improve safety and accessibility for all users.

3. This policy is also applicable to the installation, replacement or reconstruction of underground utilities located within a public street right-of-way; however, water and sanitary sewer enterprise funds cannot be used as a complete streets funding source.

4. New and redeveloped privately constructed streets and parking lots shall also adhere to this section and other relevant documents, with a key focus on achieving a viable interface between private development and the City's multimodal transportation system.

5. To the extent practicable, this section shall also apply to State and County transportation facilities within the City, as coordinated with appropriate agencies including the Florida Department of Transportation and Orange County. The City understands that these facilities are not under the City's purview and ultimately policy, standards, planning, design, and construction decisions rest with their respective jurisdictions.

6. Transportation projects and maintenance activities shall be:

    a. Suitable and appropriate to the function and context of the transportation facility;

    b. Sensitive to the neighborhood context and cognizant of the neighborhood needs;

    c. Flexible in project design to ensure that all users have safe access and use; and

    d. Considered a component of a comprehensive, integrated and interconnected transportation network that allows all users to choose between different modes of travel.

C. **Complete Streets Standards.** The City shall work toward developing an integrated and connected multimodal transportation system of complete streets that serves all neighborhoods. Toward this end:

1. Every transportation project, and phase of that project (including planning, scoping, funding, design, approval, implementation, and maintenance), by the City shall provide for complete streets for all categories of users.

2. Wherever possible, the City shall strive to create a network of continuous bicycle and pedestrian-friendly routes, including routes that connect with transit and allow for convenient access to work, home, commercial areas, and schools.

3. The City shall coordinate with adjacent jurisdictions and any other relevant public agencies, including FDOT, to ensure that, wherever possible, the network of continuous bicycle and pedestrian-friendly routes identified in subsection 2, above, that extend beyond City boundaries into adjacent jurisdictions.

4. The City shall rely upon the current editions of street design standards and guidelines that promote and support complete streets:

    a. City of Apopka Development Design Guidelines.

    b. FDOT Design Manuel and FDOT Context Classification Document (http://www.flcompletestreets.com).

    c. FDOT Complete Streets Handbook (most current).

    d. Smart Growth America publications (www.smartgrowthamerica.org).

    e. American Planning Association Complete Streets: Best Policy and Implementation Practices (PAS 559).

    f. Pedestrian and Bicycle Information Center (www.pedbikeinfo.org).

    g. Americans with Disabilities Act Accessibility Guidelines (ADAAG).

    h. Public Rights-of-Way Accessibility Guidelines (PROWAG).

    i. Association of Pedestrian and Bicycle Professionals Essentials of Bicycle Parking (www.apbp.org).

    j. National Association of City Transportation Officials (NACTO) Urban Bikeway Design Guide and the Urban Street Design Guide.

k. American Association of State Highway and Transportation Officials (AASHTO) publications, including AASHTO Guide for the Development of Bicycle Facilities, Fourth Edition (or latest edition) and Guide for the Planning, Design, and Operation of Pedestrian Facilities July 2004 edition (or latest edition).

l. Institute of Traffic Engineers (www.ite.org) publications and guidance, including Designing Walkable Urban Thoroughfares: A Context Sensitive Approach (2010) and Recommended Design Guidelines to Accommodate Pedestrians and Bicycles at Interchanges (2014).

m. Federal Highway Administration Office of Safety (www.safety.fhwa.dot.gov).

n. Transportation Research Board, Highway Safety Performance Committee (www.safetyperformance.org).

o. U.S. Department of Transportation, Federal Highway Administration Pedestrian Safety Guide and Countermeasure Selection System

p. U.S. Department of Transportation, Federal Highway Administration Bicycle Safety Guide and Countermeasure Selection System

q. U.S. Department of Transportation, Federal Highway Administration Separated Bike Lane Planning and Design Guide

5. The requirements of this section shall be implemented throughout the City.

6. All complete streets shall reflect the context and character of the surrounding built and natural environments, and enhance the appearance of such. At the planning stage, the City shall work with local residents, business operators, neighboring jurisdictions, school districts, students, property owners, and other stakeholders who will be directly affected by a complete streets project to address any concerns regarding context and character.

7. The City recognizes that complete streets may be achieved through elements incorporated into a single street project, or incrementally through a series of improvements, in order to create a network of facilities that promotes safety and connectivity to destinations.

8. The City will consider all appropriate possible funding sources to plan and implement this section and shall direct staff to investigate grants that may be available to make the realization of complete streets economically feasible.

9. It is the intent of the City to incorporate the complete streets principles into appropriate public strategic plans, standards, relevant ordinances, practices and policies, and appropriate subsequent updates. The complete streets principles, where applicable and appropriate, may also be incorporated into plans, manuals, rules, practices, policies, training, procedures, regulations, and programs.

10. Complete streets elements should be considered within the balance of mode and context of the community, including but not limited to: environmental sensitivity; costs; budgets; demand; probable use; space and area requirements and limitations; and legal requirements and limitations. Not all complete streets elements are required to make a street complete and/or be feasible at all locations or times.

11. It is the intent of this section that the design and construction of all street projects should include complete streets elements as feasibility and funding allows, including, but not limited to:

a. Public plans adopted by the City, which may be independent or part of the comprehensive plan; and

b. Development-related ordinances and resolutions, including this LDC, among others, that are adopted or passed by the City.

D. **Lead Department.** The Community Development Department and the Director shall lead the implementation of this section and coordinate with Orange County, MetroPlan Orlando, and FDOT when appropriate

E. **Implementation**

1. City staff shall reference this section during the development review process as a guide to developers.
2. All street design standards used in the planning, designing, and implementing phases of transportation projects shall be reviewed to ensure that they reflect the best available design guidelines for effectively implementing complete streets.
3. The Community Development Department shall incorporate provisions of this section into relevant internal manuals, checklists, rules, and procedures.

F. **Exceptions**

1. The City expects full compliance with this section. An exception for a specific project may be requested and granted when:
    a. Use of the roadway is prohibited by law for the category of user (e.g., pedestrians on an interstate freeway, vehicles on a pedestrian mall). In this case, efforts shall be made to accommodate the excluded category of user on a parallel route; or
    b. There is an absence of both a current and future need to accommodate the category of user (absence of future need may be shown via demographic, school, employment, and public transportation route data that demonstrate, for example, a low likelihood of bicycle, pedestrian, or transit activity in an area over the next 20 years). In determining future need, applicants and City staff shall consult relevant City and regional plans for land use and transportation, including the City's Comprehensive Plan; MetroPlan Orlando's Long Range Transportation Plan; the City's Joint Planning Agreement with Orange County; regional trail plans; and any other type of applicable plan; or
    c. The cost would be excessively disproportionate to the current need or future need over the next 20 years.
    d. Safety projects which are funded only for specific safety improvements identified by crash data and patterns, and are limited by the funding parameters of the program.
    e. The application of complete streets principles would be contrary to public safety.
    f. Any component of this section will have an adverse impact on existing environmental resources such as wetlands, floodplains, creeks or historic structures.
2. An exception shall be granted only if:
    a. A request for exception is submitted in writing to the Director, at the earliest phase of project development a minimum of 30 days prior to any public hearing for approval to allow for public input.
    b. The request submittal includes a narrative of the reason for the request, project site map and drawings, and any other relevant supporting documentation.
    c. The DRC reviews the request, determines whether it meets the criteria for an exception, and makes a recommendation to the Director.
    d. The exception is approved or declined in writing by the Director, and the written approval is made available to the public.

SECTION 5.14. UTILITIES

5.14.1. General Standards

A. **General.** The following basic utilities are required for all development in the City:

1. **Electricity.** All development and every lot within a subdivision shall have a source of electric power adequate to accommodate the reasonable needs of such use and every lot within the subdivision.

2. **Telephone.** All development and every lot within a subdivision shall have a telephone service cable adequate to accommodate the reasonable needs of such use and every lot within the subdivision.

3. **Water and Sewer.** All development and every lot within a subdivision shall have central potable water and wastewater hookup as required by the comprehensive plan.

4. **Illumination.** All streets, driveways, sidewalks, bikeways, parking lots and other common areas and facilities in a development shall provide illumination consistent with standards established by Duke Energy (or current electric power provider).

5. **Fire Hydrants.** All development served by a central water system shall include a system of fire hydrants consistent with the standards contained within this LDC. (See Sec. 5.14.4.D)

6. **Underground Utilities.** Utility lines of all kinds, including but not limited to those of franchised utilities, electric power and light, telephone and telegraph, cable television, water, sewer and gas, shall be constructed and installed beneath the surface of the ground. It shall be the developer's responsibility to make the necessary arrangements to ensure compliance with this requirement with each utility in accordance with the utility's established policies. The underground installation of incidental appurtenances such as transformer boxes, pedestal-mounted boxes for electricity, or similar service hardware necessary for the provision of electric and communication utilities shall not be required. Major electric transmission lines are exempt from the underground installation requirement. Nothing in this subsection shall be construed to prohibit any entity furnishing utility service within the City from collecting, as a condition precedent to the installation of service facilities, any fee, prepayment or construction in aid of construction.

7. **Construction Start.** A preconstruction meeting is required for all projects. It is the developer's responsibility to schedule the meeting with the City and any other appropriate parties.

    a. Construction shall not commence until after the preconstruction meeting is held.

    b. A preconstruction meeting will not be scheduled by the City until:

        1. After a development order is issued for development of a parcel or site;

        2. The City is in receipt of certification from Florida Power Corporation and United Telephone verifying that service is available for the development (It is the responsibility of the owner/developer to initiate and ensure the City receives the certification from both utilities); and

        3. The City is provided a copy of all permits required for construction to begin.

B. **Compliance**

1. The specifications set forth in this subsection are meant to provide minimum standards for the construction of utilities which:

    a. Are to be constructed within the City's corporate limits;

    b. Are to be dedicated to the City for ownership; and

    c. May become future additions to the City's utilities system.

2. All plans submitted for review shall be in conformance with all Federal, State, and City regulations and codes. In no case shall minimum standards be less than those established by recognized governmental agencies, unless stated otherwise within these specifications.

3. Where a certain manufacturer is specified for a particular piece of equipment, nonspecified product may be approved by the Public Services Director after submittal of a request in writing if the product is equal or better than the specific equipment or product.

C. **Utility Coordination.** It shall be the responsibility of the owner/developer to coordinate all utilities concerning the owner/developer's development. All utilities shall be given a minimum two-week notice prior to commencement of construction.

D. **Water and Sewer Main Extensions—Master Plan Facilities**

1. In the event there is a need to construct off-site water and sanitary sewer facilities to serve the project, all design and construction will normally be at the owner/developer's expense.

2. If the development is located in an area where the City is expecting future growth and development, then all facilities shall be sized in accordance with the City's applicable water and/or sewer master plan. In the event the owner/developer provides oversizing of off-site water and sewer facilities, the amount expended by the owner/developer for oversizing may be credited to the owner/developer's future capital facility fee, or paid by the City in a manner agreed upon by the City and the owner/developer as defined by an Oversizing Agreement.

3. The amount credited to the owner/developer is generally the difference in material costs between the required facility and the oversized facility.

4. The cost and requirements for oversizing and the method of payment shall be determined by the City Engineer and approved by the City Council.

5.14.2. Utility Easements

A. The term "utility easement" shall allow, but not be limited to, the installation of sanitary and storm sewers, water, gas, electrical, telephone and telegraph, and cable television lines.

B. Easements will be centered on rear or side lot lines where necessary. Rear lot easements shall have a minimum width of seven feet six inches per lot (15 feet total), and side lot easements shall have a minimum width of five feet per lot (ten feet total), except that a minimum total width of 15 feet must be provided where necessary for storm or sanitary sewers. Waiver of these requirements may be authorized by the Director.

C. "Drainage easements" will be required, as necessary, for all berms, swales, and storm sewers. No modification or demolition within these easements may be done without the approval of the City Engineer.

D. No open drainage ditches shall be permitted within the boundaries of any development, or abutting any blocks, or tiers of lots, within any development.

E. Where necessary for safety and convenience, pedestrian, bicycle, and service easements of suitable width shall be required as determined by the DRC.

F. Any off-site easements that may be required shall be included in the proposal for development and made a standard for plan approval.

G. Easements for all facilities must be shown on construction drawings and plats and be approved by the City Engineer. The easements and rights-of-way must be executed, accepted by the City Council, and recorded in the public records prior to issuance of a Building Permit.

H. Easements shall be provided at no expense to the City.

I. Applications to vacate a utility easement shall be subject to approval by the City Council. Recommendations by the DRC shall be based on the following:

1. Whether the request to vacate is consistent with and/or does not conflict with utility company requirements.
2. A determination that no need exists for a proposed vacated easement.
3. Submission of all supporting documentation and compliance with all requirements for vacating procedures.

5.14.3. Utility Excavation, Trenching, and Backfilling

This work shall be in accordance with the City of Apopka Utilities Design and Construction Standards Manual which is incorporated by reference into this LDC.

(Ord. No. 2775, § IX, 7-15-2020)

5.14.4. Water Distribution Systems

This section establishes the following general technical standards for the design and installation of water distribution systems

A. Water distribution systems and/or water main extensions shall be designed and constructed in accordance with the insurance services office (*Fire Suppression Rating Schedule Edition 6-80*).

B. The following factors shall be utilized in the design of the water system:

1. Maximum day demand (MDD): Calculated by multiplying the average daily demand by 2.5.
2. Peak-hour demand (PHD): Calculated by multiplying the average daily demand by 4.0.
3. Fire flow demand (FFD): Minimum 500 gpm. Fire flow demands will be subject to approval by both the Apopka Fire Department and City Engineer.

C. Water main size determination

1. The pipe diameter shall be adequate size to provide for maximum day demand (MDD) plus fire flow requirements or peak-hour demand, whichever is greater. The allowable minimum service pressure under design conditions shall not be less than 20 pounds per square inch within residential areas.
2. Mains providing fire flows to hydrants shall be looped and not less than six inches in diameter or a minimum of eight inches in diameter for dead-end lines.
3. For mains within commercial, industrial, and other high-density locations the minimum water main sizes specified in Sec. 5.14.4.C.2 above shall be increased by one size.
4. The minimum water main size shall be six inches in diameter; however, four-inch-diameter mains will be accepted when used for consumptive use only within culs-de-sac.

D. Fire hydrants

1. Fire hydrants shall be located at intervals not to exceed 250 feet from any portion of any building located on the premises for commercial, industrial, multifamily or other areas deemed necessary by the Fire Department; and 500 feet from any portion of any single-family dwelling located on the premises.

2. Fire hydrants that are located within the distance intervals required in Sec. 5.14.4.D.1, above, but determined by the Fire Department to be inaccessible for emergency response, are prohibited.

3. Blue reflectors shall be affixed to roadways at the center of the road adjacent to a fire hydrant.

4. Fire hydrants shall be color coded in accordance with Table 5.14.4.D.4: Fire Hydrant Color Code.

Table 5.14.4.D.4: Fire Hydrant Color Code		
Class	Flow	Color of Bonnets and Nozzle Caps
A	1,000 gpm or greater	Green
B	500 to 1,000 gpm	Orange
C	Less than 500 gpm	Red

5. Valve locations

   a. Valves shall be provided for all branch connections, dead-ends, fire hydrant stubs, or other locations, as required to provide an operable, easily maintained, and repairable water distribution system.

   b. Valves are to be placed so that the maximum allowable length of a water main required to be shut down for repair work shall be 500 feet in commercial, industrial, or multifamily areas, or 1,000 feet in other areas.

   c. Two valves shall be required at tees and three at crosses, unless in-line valves are sufficiently close so as to duplicate this requirement.

6. No water meters or flow-measuring devices shall be installed on any main serving a fire hydrant, standpipe, or sprinkler system.

7. Main line extensions must be extended across the full property frontage to facilitate future connection and extensions.

8. Developers must obtain and comply with the terms of DEP permits for system extensions.

5.14.5. Sanitary Sewer

A. Development within the City shall connect to the City's wastewater collection system, except for the following residential lots as long as they are not located in environmentally sensitive areas as defined within the conservation element of the comprehensive plan:

   1. A residential lot is one acre or larger in size, and wastewater collection facilities are further than one-half mile from the lot, measured from the nearest lot line where facilities are located.

   2. A residential lot is one-half acre in size and located north of Ponkan Road.

B. If the conditions of A, above, are met, a septic tank is permissible.

C. Development which is in environmentally sensitive areas, as defined within the conservation element of the comprehensive plan, shall be required to connect to the City's sanitary sewer system.

5.14.6. Reclaimed Water System

A. **General.** New developments shall install reclaimed water lines in accordance with the *Reuse Water MasterPlan* in such a manner as to provide service to the entire property of the development. The main lines shall be extended across total property frontage to facilitate future extensions. The system shall be designed by a Florida registered engineer in accordance with regulations of the City and the DEP.

B. **Construction and Material Specifications.** All construction and material specifications shall be in accordance with the *Apopka Construction Design Standards Manual*.

5.14.7. Natural Gas Installation

1. Natural gas line installation shall be required in all new re-subdivisions and new subdivisions over five lots.
2. Cost of Installation.
   (a) **Natural Gas Distribution Lines and Facilities.** The cost of installation, including construction and materials, of all natural gas distribution lines and appurtenances must be borne by the developer, subdivider or re-subdivider.
   (b) **Natural Gas Mains.** The cost of extension of an existing natural gas main to the subdivision or re-subdivision property shall be borne by the developer, subdivider or re-subdivider, provided the existing natural gas main is determined by the Lake Apopka Natural Gas District, as natural gas provider, to be reasonably situated to the subdivision or re-subdivision.
      (1) Where the Lake Apopka Natural Gas District determines that there is no existing natural gas main reasonably situated to the subdivision or re-subdivision, the Lake Apopka Natural Gas District may offer the developer, subdivider or re-subdivider the option of cost-sharing of off-site improvements to extend the main to the property.
      (2) Subdivisions or re-subdivisions shall not be required to install natural gas lines where the Lake Apopka Natural Gas District has determined that service is not reasonably available.
   (c) **Construction.** Construction of natural gas installation and main extension shall be performed by the Lake Apopka Natural Gas District and/or its designee. Before the Lake Apopka Natural Gas District and/or its designee commences any natural gas installation and/or main extension construction, the cost for labor and materials, as estimated by the Lake Apopka Natural Gas District's engineer, must be paid to the Lake Apopka Natural Gas District in cash or a bond sufficient to cover the cost of construction. The cost will be determined from the point of the nearest available natural gas supply to the subdivision. Any excess payment or underpayment will be refunded or invoiced upon completion of installation.
3. Easements and Permits. The developer, subdivider or re-subdivider shall grant the Lake Apopka Natural Gas District the use of such easements or rights-of-way, or as otherwise approved by the City, required for the purpose of constructing, operating and maintaining the natural gas pipeline distribution system. The Lake Apopka Natural Gas District shall obtain all required permits and authorizations from the City for installation of the natural gas pipeline system.
4. Ownership and Maintenance. All distribution mains, lines, services and other installations on the inlet/upstream/street side of the meter, as well as the meter, shall be the property of the Lake Apopka Natural Gas District, who shall be responsible for their safe operation and proper maintenance. All facilities on the outlet/downstream/house side of the meter, including the house piping system and all natural gas appliances, shall be the property of the builder and/or their assigns, who shall be responsible for safe operation and proper maintenance of all such facilities.

(Ord. No. 3070, § 1, 8-21-2024)

SECTION 5.15. GUARANTEES AND SURETIES

5.15.1. Applicability

A. The provisions of this section apply to all proposed developments in the City, including private road subdivisions.

B. Nothing in this section shall be construed as relieving a developer of any requirement relating to the concurrency requirements in Article 7: Concurrency Management System (CMS)

C. This section does not modify existing agreements between a developer and the City for subdivisions platted and final development orders granted prior to March 6, 2019, providing such agreements are current as to all conditions and terms.

5.15.2. Improvements Agreement Required

The approval of any development plan shall be subject to the developer providing assurance through an Improvement Agreement that all required improvements, including but not limited to storm drainage facilities, streets, roads, and highways, and water and sewer lines, shall be satisfactorily constructed according to the approved development plan. At a minimum, the Improvements Agreement shall:

A. Include clear agreement that all improvements, whether required by this LDC or constructed at the developer's option, shall be constructed in accordance with the standards and provisions of this LDC.

B. The term of the agreement indicating that all required improvements shall be satisfactorily constructed within the period stipulated. The term shall not exceed five years from the recording of the plat or 30 percent occupancy of the development, whichever occurs first.

C. The projected total cost for each improvement. Cost for construction shall be determined by either of the following:

1. Estimate prepared and provided by the applicant's engineer.

2. A copy of an executed construction contract.

D. Specification of the public improvements to be made and dedicated together with the timetable for making improvements.

E. Agreement that upon failure of the applicant to make required improvements (or to cause them to be made) according to the schedule for making those improvements, the City shall utilize the security provided in connection with the agreement.

F. Provision of the amount and type of security provided to ensure performance.

G. Provision that the amount of the security may be reduced periodically, but not more than two times during each year, subsequent to the completion, inspection, and acceptance of improvements by the City.

5.15.3. Amount and Type of Security

A. The amount of the security identified in the Improvements Agreement shall be approved by the City Engineer and/or the official responsible for utility services.

B. Security requirements may be met by, but are not limited to the following:

1. Cashier's check;

2. Certified check;

3. Developer/lender/City/County agreement;

4. Interest-bearing certificate of deposit;

5. Irrevocable letters of credit; and/or

6. Surety bond.

C. The amount of security shall be 110 percent of the total construction costs for the required developer-installed improvements. The amount of security may be reduced commensurate with the completion and final acceptance of required improvements. In no case shall the amount of the bond be less than 110 percent of the cost of completing the remaining required improvements.

5.15.4. Completion of Improvements

A. When improvements are completed, final City acceptance is subject to the standards for City acceptance of infrastructure as established in this LDC.

B. As required improvements are completed and accepted, the developer may apply for release of all or a portion of the bond consistent with the requirement in Sec. 5.15.3, Amount and Type of Security.

5.15.5. Maintenance of Improvements

A. A Maintenance Agreement and security shall also be provided to assure the City that all required improvements shall be maintained by the developer according to the following requirements:

1. The period of maintenance shall be a minimum of one year;

2. The maintenance period shall begin with the acceptance by the City of the constructed improvements;

3. The security shall be in the amount of ten percent of the construction cost of the improvements; and

4. The original agreement shall be maintained by the City Engineer or the official responsible for utility services.

B. Whenever a proposed development provides for the creation of facilities or improvements which are not proposed for dedication to the City, a legal entity shall be created to be responsible for the ownership and maintenance of such facilities and/or improvements.

1. When the proposed development is to be organized as a condominium under the provisions of Ch. 718 et seq., Fla. Stat., common facilities and property shall be conveyed to the condominium's association in accordance with state law.

2. When no condominium is to be organized, an owners' association, community development district, or other similar entity shall be created, and all common facilities and property shall be conveyed to that association or other similar entity.

3. A development order shall not be issued for a development for which an owners' association is required until the documents establishing such association is reviewed and approved by the City Attorney.

C. An organization established for the purpose of owning and maintaining common facilities not proposed for dedication to the City shall be created by covenants running with the land. Such covenants shall be included with the final plat. Such organization shall not be dissolved nor shall it dispose of any common facilities or open space by sale or otherwise without first offering to dedicate the common facilities or open space to the City.

SECTION 5.16. MISCELLANEOUS STANDARDS

5.16.1. Reserved

Ord. No. 2988, § II, adopted Jan. 4, 2023, repealed LDC § 5.16.1, which pertained to noise standards and derived from Ord. No. 2700, § 1, adopted March 6, 2019. The user's attention is directed to § 38-211 et seq.

5.16.2. Air Pollution Standards

A. To protect and enhance the air quality of the City, all sources of air pollution shall comply with rules set forth by the federal Environmental Protection Agency (EPA) and the DEP. No person shall operate a regulated source of air pollution without a valid operation permit issued by DEP.

B. Air pollution emissions shall be tested and the results reported in accordance with techniques and methods adopted by DEP and submitted to DEP. These tests shall be carried out under the supervision of DEP and at the expense of the person responsible for the source of pollution.

5.16.3. Fire and Explosive Hazards Standards

To provide regulations consistent with nationally recognized practices for the reasonable protection of life and property from the hazards of fire and explosion due to storage, use or handling of hazardous materials, substances and devices, and to minimize hazards to life and property due to fire and panic, the following standards apply to all development in the City:

A. National Fire Protection Association, applicable standards.

B. State Fire Marshal's rules and regulations.

C. Standard Fire Prevention Code, applicable standards.

D. Apopka Municipal Code.

5.16.4. Electromagnetic Interference Standards

In all districts, no use, activity, or process shall be conducted which produces electric and/or magnetic fields which adversely affect public health, safety, and welfare including but not limited to interference with normal radio, telephone, or television reception from off the premises where the activity is conducted, excluding public utilities.

5.16.5. Traffic Impact Analysis (TIA)

A. **Purpose and Intent**

1. New development creates an impact on the City's transportation network. In order for new development to contribute its fair share of the cost of transportation improvements, impact fees are imposed by the City in accordance with Sec. 7.5.3.B.8.

2. The purpose of the TIA is to identify transportation-related impacts on the City's transportation system that are likely to be generated by a specific proposed development because of the type, size, density,

trip generation, or location of the development. The TIA will identify access improvements, near-site improvements, and on-site improvements that are needed to accommodate the proposed development.

B. **Applicability**

1. Each new development which generates more than 400 average daily trips, or at the discretion of the Director will potentially create significant transportation-related impacts on the City's transportation network, shall be required to submit a transportation impact analysis (TIA) with a development plan (major or minor) (Sec. 2.5.2.A, Development Plan (Major and Minor)) or plat (Subdivision)(Sec. 2.5.2.B, Plat (Subdivision)), whichever occurs first.

2. The TIA shall be prepared by a qualified transportation planner or professional engineer, in accordance with a methodology of transportation planning and engineering accepted by the Director. The expense of preparing the TIA is the responsibility of the owner or developer. The TIA shall be reviewed for accuracy and content by Director prior to its acceptance by the City. The cost of the review by the City's consultant is also the responsibility of the owner/developer.

3. TIA requirements shall include the following, along with a description of the methodology, practices, and principles utilized in determining the findings:

    a. **Existing Conditions**

        1. **General Site and Roadway Network Description.** A detailed description of the proposed development including site location, type of development, projected construction completion dates, and phasing. The section shall also include a description of the roadway network for the area under study, right-of-way and pavement widths, signal locations, and signage.

        2. **Discussion of Standards and Analysis Techniques.** A detailed discussion of the proposed analysis methodology including intersection analysis, roadway capacities, and service volumes.

        3. **Analysis of Existing Conditions.** For all roadways and intersections within the roadway network for the area, the existing average daily traffic and peak-hour traffic volume, and roadway link analysis and intersection analysis.

        4. **Planned and Programmed Improvements.** The planned or programmed transportation improvements targeted for the roadway network for the area. The programmed improvements are ones that have some type of funding attached to them and are contained in a work program. A planned improvement is usually found in an area wide transportation plan or comprehensive plan but does not have funding attached to the improvements. The analysis shall distinguish between programmed improvements and planned improvements.

    b. **Projected Traffic Characteristics**

        1. **Statement of Project's Trip Generation Characteristics.** The project's trip generation characteristics in terms of daily and peak-hour generation. Full documentation shall be provided if the rate utilized is other than the most recent ITE Trip Generation Manual.

        2. **Statement of Ambient Traffic.** The ambient (background) traffic on the adjacent roadway network for the area. Anticipated traffic volumes generated from recently approved developments should be included in the background projections. (All growth factors require documentation and justification.)

3. **Statement of Trip Distribution and Assignment.** The trip distribution, with appropriate justification and documentation. Project traffic shall be assigned to the roadway network for the area according to the trip distribution. Project traffic shall be superimposed over background volumes, with totals indicated in the appropriate format.

c. **Analysis of Transportation Impacts**

1. **Roadway Network Impact.** An analysis of the impact of the proposed development on roadways and intersections within the primary impact area. The levels of service indicated in the traffic element of the comprehensive plan shall be utilized in evaluating impact and determining when parts of the network have failed.

2. **Critical Intersection Impact.** Analysis of the project's impact to the critical intersection(s) within the primary impact area.

d. **Transportation-Related Improvements**

1. **Access Improvements.** Access improvements needed to ensure established LOS standards are maintained. For the purpose of this section, access improvements are road improvements necessary to provide safe and adequate ingress and egress for efficient traffic operations. Access improvements include, but are not limited to, the following:

(a) Rights-of-way and easements;

(b) Left and right turn lanes;

(c) Acceleration and deceleration lanes;

(d) Traffic control devices, signage, and markings; and

(e) Drainage and utilities as they relate to transportation improvements.

2. **Off-site or Near-site Improvements.** Off-site or near-site road improvements needed to ensure established LOS standards are maintained in addition to impact fees to satisfy concurrency requirements. However, there shall be a rebuttal presumption that a left turn lane shall be required for all residential and nonresidential developments unless waived by the City Council. A right-turn lane shall be provided at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour or if required by the City Engineer, unless waived by the City Council. Increased storage and transition queue lengths (waiting vehicle storage) may be required by the City Engineer to provide for additional storage, based upon a peak hour entering volume greater than 150 vehicles in the peak hour.

3. **On-site Improvements.** On-site improvements needed to ensure safe and adequate ingress and egress to the site. On-site improvements are road improvements located within the boundaries of the specific parcel proposed for development, and road improvements which provide direct access (turn lane, taper, signalization, right-of-way dedication, etc.). They are the total responsibility of the developer and exclusive of the transportation impact fee.

4. **Traffic Signals.** Traffic signals need to maintain established LOS, and ensure the roads and streets function properly. Traffic signals are optical communications (3-M) devices that are installed at all intersections requiring signaling devices for traffic control and to accommodate emergency vehicle responses. The terms and agreement of the installation of the devices are the responsibility of the developer and/or part of the transportation network and shall be coordinated through the Fire Department.

5. **Bicycle and Pedestrian Improvements.** On-site and off-site provisions shall be provided in accordance with City codes. City trail systems shall be supported through various development related dedications as deemed legal and appropriate for connectivity.

e. **Conclusions and Recommendations.** Recommended improvements and mitigating measures made necessary by the proposed development ensuring the roadway network of the area does not fall below the established level of service standard. On-site and off-site road improvements include but are not limited to:

1. Road widening;
2. Provision of turning, acceleration, and deceleration lanes;
3. Signalization;
4. Regulation of signage;
5. New roadway construction; and
6. Bicycle and pedestrian facilities and safety improvements.

f. **Use of TIA.** The TIA will be utilized in the following ways:

1. Determination of access improvement requirements;
2. Determination of near-site improvement requirements;
3. Determination of on-site improvement requirements; and
4. Verification of compliance with the City's comprehensive plan.

(Ord. No. 2775, § X, 7-15-2020)

SECTION 5.17. GENERAL DEVELOPMENT DESIGN AND IMPROVEMENT PROVISIONS

5.17.1. Purpose

The purpose of this article is to provide development design and improvement standards applicable to all development activity within the City of Apopka.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.2. Responsibility for Improvements

All improvements required by this article shall be designed, installed and paid for by the developer. A professional engineer registered in the State of Florida qualified by training and experience to practice the engineering disciplines shall be employed to design all required improvements and to provide such professional services during construction as are generally considered to be part of a complete engineering service. All plans for improvements shall be prepared by such engineer and approved by all appropriate agencies including but not limited to the Florida department of environmental regulation, the St. Johns River Water Management District, Florida department of transportation, the City of Apopka or its designated agent or representative and any other agencies having jurisdiction.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.3. Principles of Development Design

The provisions of this article are intended to ensure functional and attractive development, to ensure an adequate and efficient supply of utilities, and to provide for safe and convenient vehicular and pedestrian traffic circulation. All development shall not be subject to flooding, poor drainage, erosion, or other conditions detrimental to the health, safety, and general welfare of the public. All development shall be designed to avoid adverse effects of shadow, glare, noise, odor, traffic, drainage, and utilities on surrounding properties.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.4. Inspections and Tests

A. Staged inspections during construction are required, and it shall be the responsibility of the developer or his contractor to notify the city engineering division and arrange for these inspections.

B. Tests which are required under this section shall be performed by a competent engineering testing laboratory which shall have an engineer registered in Florida as one of the responsible officials of the firm.

C. During construction and upon completion of the following construction stages, the owner/developer shall notify the engineering division, police department and zoning division, when applicable, that each stage is ready for inspection and will await clearance by the engineering division before proceeding to the next stage:

1. Clearing and grubbing;
2. Utility systems;
3. Storm drainage;
4. Removal of unsuitable material;
5. Stabilization of subgrade;
6. Underdrains;
7. Curb and gutter;
8. Inlets, box culverts, and all other concrete structures when steel is in place prior to pouring;
9. Base course during construction or mixing;
10. Finishing base course prior to paving;
11. Wearing surface during application;
12. Cleanup and dressing of right-of-way;
13. Sodding and/or seeding;
14. Traffic control signs;
15. Pavement markings;
16. Final inspections.

D. The city engineer or his designee will require a minimum of 24 hours to schedule inspections.

E. The purpose of these inspections is to ensure compliance with the approved development plan and to verify the roads, storm drainage and utilities qualify for acceptance by the City. The City accepts no responsibility or liability for the work, or for any contractual conditions involving acceptance, payment or guarantees between the contractor and the developer, by virtue of these stage inspections. The City assumes no

responsibility or commitment guaranteeing acceptance of the work, or for subsequent failure, by virtue of these stage inspections. However, if any aspect of the work being performed is determined as failing to comply with acceptable standards, corrections will be required by the City inspector as a condition for city acceptance. All required road, storm drainage, and utility improvements shall be installed and have the approval of the engineering division, the public services director, and/or other appropriate department(s) prior to acceptance by the City.

F. Any site work approved by the city to be performed any time other than 8:00 a.m. to 5:00 p.m., Monday through Friday, including holidays, shall be subject to inspections by the engineering inspector. Should inspections be required, the developer shall be required to pay to the City the cost, based on the hourly salary rate, of the engineering inspector to make any required inspections.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.5. Inspections of Private Facilities

Inspections and verifications of private streets, drainage, sidewalks, and utilities in a private development shall be the same as public facilities.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.6 Certificate of Acceptance

After successful completion of all improvements the following documents, as required, shall be submitted to the city engineer prior to the issuance of the certificate of acceptance by the City:

A. Water pressure test results;

B. Satisfactory water bacteriological analysis;

C. Sewer leakage test results;

D. Sewer lamping test results and videotape of same including written report prepared by the firm performing the video inspection;

E. Sewer force main pressure test results;

F. Storm sewer test results;

G. Laboratory test results for road subgrade;

H. Laboratory test results for road base;

I. Asphalt core results;

J. Sidewalk installation or executed sidewalk agreement;

K. DER water clearance letter;

L. DER sewer clearance letter;

M. Gas subordination agreement;

N. As-built drawings comprised of three sets certified blueprints and two sets of reproducibles, in which one set of reproducibles shall be on 11" × 17" paper;

O. Release of liens from the contractors, subcontractors and material suppliers of facilities accepted by the city;

P. Bill of sale for all utilities accepted by the City;

Q. Deed for lift station property;

R. Verification from the electric company that electrical service will be provided;

S. Verification from the telephone company that telephone service will be provided;

T. One-year maintenance bond in the amount of ten percent of all improvements to be owned and maintained by the city, unless otherwise approved by the Director or their designee;

U. Engineering inspection fees will be determined by City Council;

V. Reimbursement for any and all costs for street signs and other public facilities installed by the City;

W. Itemized cost sheet(s) for all facilities;

X. An engineer's certification of completion of all infrastructure improvements in substantial compliance with approved design;

Y. A surveyor's certification that all PRM's and PCP's have been installed; and

Z. Payment of any and all associated fees, permits, taxes, or any other cost as may be imposed by the City.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.7. Responsibility During Maintenance Period

All improvements to be owned and operated by the city will be covered by a maintenance bond in the amount of ten percent of the construction costs. The bond will be in the form of a surety bond, cash bond, or irrevocable letter of credit (see City of Apopka Utilities Design and Construction Standards Manual). The bond will be in effect for one year from the date of acceptance by the city. During that maintenance period, the owner/developer will be expected to provide any maintenance required. This includes, but is not limited to:

A. Repair and replacement of any system component, failed section of paving, etc.

B. Control of erosion, replacement of sod, removal of soil washed onto pavement or into drainage system.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.8. Final Inspection

A. Approximately 60 days prior to the expiration of the scheduled one-year maintenance period, but only after formal request by the applicant, the city engineer will schedule a final inspection.

B. Prior to release of the maintenance bond the owner/developer will be required to correct any maintenance problems and design deficiencies which may have manifested themselves during the maintenance period.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.9. Permit Exemption

The City shall be exempt from obtaining all municipal permits for public infrastructure projects.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.10. Permit for Mass Grading, Earthwork, Excavation, or Fill

A. A permit for mass grading, earthwork, excavation, or fill shall be issued by the City Engineer prior to performing any of these development or construction activities.

B. The City Engineer shall not issue such a permit until approved by the Development Review Committee. Persons desiring such a permit shall submit a complete application and accurate plans for the proposed work to the City Engineer, who shall forward application and plans to the Development Review Committee. Proposed work shall not obstruct or materially interfere with any floodplain, natural watercourse, lake, water management system, environmentally sensitive area, wetland, roadway system, rights-of-way, or adjacent property.

C. No such permit shall be required for:

1. The installation of utilities;
2. Foundations for any buildings, when building permits have been issued;
3. Drainage ditch and canal maintenance, when permitted by the city;
4. Excavations related to the accessory use of land to be filled upon completion of excavation, such as graves, septic tanks, etc.;
5. Swimming pools in connection with residences, when building permits have been issued;
6. Mass grading, earthwork, excavation, or fill in conjunction with a development that has been formally approved by the City;
7. Any other activity similar in nature to those listed in subsections c.1. through c.6. of this section, when approved by the City; and
8. Any public use by a political subdivision or agency of the United States or state.

D. All work shall be in accordance with approved permits and plans approved by the issuing agency pursuant to this section.

E. For vacant, residential lots that have no impact on floodplain or drainage, a maximum of one-foot fill may be permitted with City Engineer approval. Maximum area to spread such clean fill is a half-acre.

F. All permits for mass grading, earthwork, excavation, or fill shall be subject to the following requirements:

1. Final Major Development Plan approval from City Council or Final Development Plan approval from the Development Review Committee.
2. Final Construction Plan approved by the issuing agency.
3. Completion of the pre-construction meeting with the City Engineer prior to commencing any construction activity.
4. Submittal and acceptance by the issuing agency a performance bond or other surety that covers 110 percent of construction cost for the construction entrance, clearing and grubbing, perimeter control, earthwork, restoration plan, and vegetative soil stabilization.
5. Submittal of a tree removal permit issued by the Community Development Director or his designee, if required.
6. Submittal of an Environmental Resource Permit or a formal determination that no permit is required issued by the St. Johns River Water Management District prior to the pre-construction meeting.

7. Submittal and acceptance by the issuing agency of an approved haul route plan if soil will be imported or exported from the project site.

8. Submittal of an issued Florida Department of Environmental Protection Construction Generic Permit and a copy of the permittee's Qualified Stormwater Inspector license.

9. Submittal and acceptance by the issuing agency of a Florida Department of Environmental Protection Stormwater Pollution Prevention Plan.

G. As used in this section, the term "issuing agency" shall mean the City Council or the City Engineer, or such other officer or agency of the city designated by the City Council.

(Ord. No. 2775, § XI, 7-15-2020)

5.17.11. Mail Kiosk Design Guidelines

Mailbox kiosks for residential, commercial or industrial uses, or those uses as determined by the Community Development Director, unless otherwise accepted by the Local U.S. Post Master and approved by the DRC, shall provide such kiosks with the following:

A. Mailbox kiosks shall be covered by a shelter structure sufficient to protect the patron and delivery personnel from inclement weather. Shelter structure must cover the top, front, rear or sides by at least three feet, depending on where the access is provided.

B. Sidewalk access must be provided for all kiosk access locations with at least a three-foot sidewalk (ADA approved).

C. Kiosk cannot have direct access to a road, and must be from an internal drive or parking lot to prevent vehicles from blocking any drive lanes.

D. Design and appearance of the mailbox kiosk shall be compatible with the architectural theme for homes in the residential community, and shall meet the intent of the Development Design Guidelines. Development applicant must obtain letter from Local U.S. Postal Master accepting proposed mailbox or kiosk system.

E. Kiosk design for non-residential uses shall follow the same guidelines.

F. Mailboxes located at the front of a single-family lot shall be decorative and have a uniform color and appearance with the house and/or subdivision theme.

G. Mailboxes are not allowed along a rear alley.

(Ord. No. 2994, § XIV, 3-15-2023)

Article 6 ENVIRONMENTAL STANDARDS

SECTION 6.1. GENERAL PROVISIONS

6.1.1. Purpose

The purpose of this article is to identify those natural resources and areas of a development site that shall be protected from the harmful effects of development. The provisions of this article shall be applied to a proposed development site before any other development design work is done. Application of the provisions of this article divide a proposed development site into areas that may be developed and areas that must generally be left free of development. The proposed development should then be designed to fit within the areas that may be developed. It is the goal of the City to ensure the layout and design of development protects the natural features of a development site and important natural resources; create an aesthetically pleasing environment by maintaining a high standard of living for quality development within the City limits; and protect the health, safety, and welfare of the City's residents.

6.1.2. Controlling Standards

In addition to complying with the following protection standards, development plans and permits shall comply with all applicable federal, state, and local laws, rules, and regulations relating to environmentally sensitive lands.

6.1.3. Development in Protected Environmentally Sensitive Areas

A. No development shall be undertaken in any environmentally sensitive areas except as expressly provided in this article.

B. Activities within environmentally sensitive areas may not be undertaken unless it is demonstrated by competent and substantial evidence that the specific activity will not have a significant adverse effect on the environmentally sensitive area. Some activities which may have an insignificant adverse effect on environmentally sensitive areas including but not limited to scenic, historic, wildlife, or scientific preserves include the following:

   a. Minor maintenance or emergency repair to existing structures or improved areas.

   b. Cleared walking trails having no structural components, including those along lake shores.

   c. Timber catwalks, docks, and trail bridges that are less than or equal to four feet wide, provided that no filling, flooding, dredging, draining, ditching, tiling or excavating is done, except limited filling and excavating necessary for the installation of pilings.

   d. Recreational fishing or hunting, and creation and maintenance of temporary blinds.

   e. Constructing fences where no fill activity is required and where navigational access will not be impaired by construction of the fence.

   f. Developing an area that no longer functions as a wetland, except a former wetland that has been filled or altered in violation of any federal, state, or local rule, regulation, or statute, or this LDC.

1. The developer must demonstrate that the water regime has been permanently altered, either artificially or naturally, in a manner to preclude the area from maintaining surface water or hydroperiodicity necessary to sustain wetland structure and function. If the water regime of a wetland has been artificially altered, but wetland species remain the dominant vegetation of the area, the feasibility of restoring the altered hydrology shall be determined.

2. If the wetland may be restored at a cost that is reasonable in relation to benefits to be derived from the restored wetland, the developer shall, as a condition of development, restore the wetland and comply with the requirements of this LDC.

g. Developing a "wetlands stormwater discharge facility" or "treatment wetland" in accordance with state permits received under Ch. 62-25, FAC.

h. Clearing of shoreline vegetation waterward of the water's edge, so as to provide a corridor not to exceed 15 feet in width, of sufficient length from the shore to allow access for a boat or swimmer to reach open water, and landward of the water's edge so as to provide an open area not to exceed 30 feet in width. (One additional corridor may be cleared for every full 100 feet of frontage along the water's edge above and beyond the first 100 feet.) Clearing activities shall comply with all other provisions of this LDC.

SECTION 6.2. WETLANDS

6.2.1. Purpose

It is the purpose of this section to provide standards to protect wetlands in the City in ways that are consistent with state law.

6.2.2. Applicability

A. There is hereby created a "conservation district" in which special restrictions on development apply.

B. The boundaries of this district shall be the most landward extent of the following:

1. Areas within the dredge and fill jurisdiction of the Department of Environmental Protection (DEP) as authorized by Ch. 403, Fla. Stat.

2. Areas within the jurisdiction of the U.S. Army Corps of Engineers (USACE) as authorized by 33 U.S.C. Sec. 1344 (Sec. 404, Clean Water Act), or 33 U.S.C. 403 (Sec. 10, Rivers and Harbors Act.)

3. Areas within the jurisdiction of the St. Johns River Water Management District (SJRWMD.)

6.2.3. Conservation District Determination

The line demarcating the boundary of the conservation district shall be established through the issuance of a management storage of surface water (MSSW) or isolated wetland permit through the SJRWMD utilizing the wetland indicators as outlined in Section 16.1 in the "Applicant's Handbook, Management and Storage of Surface Waters," SJRWMD.

6.2.4. Development Within Conservation District

Development within the conservation district shall be allowed only in accordance with the appropriate SJRWMD, DEP, or USACE permits required for development.

6.2.5. Peat Excavation in Conservation District

A. **Generally.** Prior to initiating peat excavation in a conservation district, a development plan shall be submitted and approved in accordance with Sec. 2.5.2.A, Development Plan (Major and Minor). Approval shall be given for peat excavation if a complete environmental assessment indicates that the excavation will be beneficial to the lake or wetland ecosystem.

B. **Reclamation Plan.** A reclamation plan is required prior to approval of excavation and must meet the following standards and guidelines:

1. **Submittal Requirements.** The application for a development plan shall include a reclamation proposal which includes the following:

    a. A description of the type and functions of the conservation district to be impacted by the proposed excavation, which shall include its acreage, flora, fauna, and hydrologic regime.

    b. A list of all plant and animal species listed as endangered or threatened (in accordance with Ch. 581, Fla. Stat., and Rules 68A-27.003 and 68-27.004, FAC) which utilize the area and an evaluation of the probable significance of the area to the listed species.

    c. A design for and a description of the area proposed for restoration, which shall include its acreage, species to be planted, plant density, source of plants, soils, and hydrologic regime.

    d. A description of the monitoring and maintenance program defining specific timetables for excavation activities and reclamation procedures.

    e. An itemized cost estimate of the implementation cost of reclamation in accordance with this LDC.

    f. Proof of financial responsibility.

    g. Additional information as may be required by the Director to evaluate the reclamation plan.

2. **Evaluation Requirements.** The degree of impact to wetland functions, whether the impact to these functions can be restored, and the feasibility of cost-effective design alternatives which could avoid impact are all factors in determining whether a proposed reclamation measure will be acceptable. In addition, an evaluation of the anticipated post development viability and function performance will be considered utilizing accepted scientific methods as an alternative.

3. **Monitoring and Maintenance.** The applicant shall provide a monitoring and maintenance program for reclamation activities. The length and complexity of monitoring will not be less than one year with an 85 percent survival rate for all planted areas.

4. **Performance Guarantees.** The applicant shall provide reasonable assurance that the entity proposing the peat excavation has the financial and institutional stability to carry out the reclamation, monitoring, and maintenance requirements. Reasonable assurance can be provided in the form of a surety bond posted by the applicant to the City prior to the disturbance of the conservation district in the amount of 110 percent of the cost estimate of the proposed reclamation, maintenance, and monitoring plan. Other forms of reasonable assurance may include a performance guarantee as part of a project construction guarantee, cash bond, or letter of credit from a financial institution, or performance prior to wetland impacts.

5. **Additional Requirements.** The applicant shall provide other items that may be required by the review body, as appropriate, to provide reasonable assurance that the reclamation plan requirements are met.

SECTION 6.3. HABITAT FOR LISTED SPECIES

6.3.1. Purpose

It is the purpose of this section to provide standards to protect the habitats of endangered, threatened, or species of special concern, both flora and fauna, in the City. It is the intent of this section to require that an appropriate amount of land be set-aside to protect habitat of such species.

6.3.2. Development Application Requirements

A. A habitat survey shall accompany all applications for developments of ten acres or more. The survey shall be prepared by using the methodology for DRIs recommended by the Florida Fish and Wildlife Conservation Commission The survey shall include listings of all potential listed species, population estimates, and occupied habitat boundaries. A map and narrative shall describe the methodology as applied, and the findings. The mapped information shall be at the same scale as the development plan.

B. Surveys and management plans are not required for developments of less than ten acres or less than two acres of impervious surface, or development consistent with a valid vested rights determination.

C. A habitat survey shall be evaluated and scored based on the criteria in Table 6.2.2.C: Habitat Listing Criteria. Where a listed species is present and the site achieves a total rating of 169 or higher, preservation is required through an easement of an area which will sustain a viable population of the identified species. If the site rates less than 169, and a listed species is present, mitigation measures or relocation of the identified species shall be allowed on a case-by-case basis.

Table 6.3.2.C: Habitat Listing Criteria

Unit Values	Rank	Category
Vegetative Communities		
15	1	Community not rare, sensitive, threatened, or endangered and not contain or likely contain threatened or endangered species.
30	2	Community not rare, sensitive, threatened, or endangered but contains or likely contains listed plant species.
45	3	Community rare, sensitive, threatened, or endangered and not contain or likely contain threatened or endangered species.
60	4	Community rare, sensitive, threatened, or endangered and contains or likely contains listed plant species.
Animal Species		
20	1	Habitat contains or is likely to contain no listed species.
40	2	Habitat contains or is likely to contain species of special concern.
60	3	Habitat contains or is likely to contain threatened and/or endangered species.
Manageability Feasibility/Potential		
6	1	Site could be managed properly, but moderate management problems would exist.
12	2	Site would have minimal management constraints.
Ecological Viability		
16	1	Low potential for viability of featured attribute(s).
32	2	Moderate potential for viability of featured attribute(s).
48	3	High potential for viability of featured attribute(s).
Adjacency to Existing Publicly Owned Conservation Lands		
0	0	Site nonadjacent.
36	1	Site adjacent.

Historical/Archaeological Value		
0	0	Site contains no historic or archaeological sites.
30	1	Site contains historic or archaeological sites.
60	2	Site contains historic, archaeological sites; moderate to high significance.
Aquifer Recharge Potential		
30	1	Aquifer recharge potential; moderate (soils moderately well drained).
60	2	Aquifer recharge potential; high (soils excessively well drained).
Degree of Disturbance		
8	1	Site highly disturbed.
16	2	Site moderately disturbed.
24	3	Site relatively undisturbed.
Wildlife Corridor Potential		
0	0	Site not within or adjacent to a wildlife corridor.
30	1	Site within or adjacent to a wildlife corridor.
60	2	Site a vital component of an identified wildlife corridor.

6.3.3. Management Plan

A. A management plan shall be required prior to the issuance of a final development order if endangered, threatened, or species of special concern are found on the property, unless exempted by this LDC. The management plan shall be subject to final approval by the City Council, after receipt of recommendation from the Florida Fish and Wildlife Commission.

B. Management plans shall include the following:

1. A one inch equals 300 feet aerial map and map at the scale of the map submitted with the development application that includes the following:

   a. Habitat classifications depicted by using the Florida Land Use, Cover, and Forms Classification System (FLUCCS) administered by FDOT.

   b. The location of individual species, nest sites, dens, burrows, feeding locations, roosting and perching areas, and trails, as appropriate.

   c. Areas to be preserved, including habitat and buffers.

2. Proposed management and monitoring activities

3. An action plan with specific implementation activities, costs schedules, and assignment of responsibilities.

4. Reasonable assurance that the applicant has the financial and institutional ability to carry out the management, monitoring, and maintenance plan requirements.

C. Habitat preservation zones shall be established which include all occupied habitat of listed species.

D. Occupied habitat preservation buffer zone boundaries shall be established parallel to all occupied habitat zones, and shall extend at a distance appropriate to protect the habitat and species.

E. The habitat preservation zone(s) and the occupied habitat preservation buffer zone(s) shall remain free of all development, except development which will not cause degradation of the species or its habitat existing on the site. The standard of review shall be no material degradation of the occupied habitat. The habitat preservation zone(s) shall be identified on all associated applications and all maps and plats. A conservation tract shall be established which dedicates development rights to the City for the preserved property as a

condition of the final development order approval, unless the City Council determines it would not be logistically or economically feasible for the City to accept the tract.

F. In the event that the adjacent parcel includes conservation tracts or easements or other public interest in the land, effort shall be made to connect the areas to provide wildlife corridors.

G. In cases where guidelines have been prepared by the Florida Fish and Wildlife Commission for a listed species, those guidelines shall be utilized in the preparation of the management plan.

H. If the Florida Fish and Wildlife Commission fails to review any plan in conjunction with City staff within allotted time schedules, determinations shall be made without the benefit of the Commission's expertise.

I. Approval of the management plan shall include conditions identifying the applicant or the applicant's successor-in-interest as the persons responsible for all aspects of the implementation of the management plan. A monitoring report as to the conditions of the habitat and management techniques applied to the habitat shall be submitted to the Director for review on an annual basis for five consecutive years from the date that the management plan is approved by the City Council.

6.3.4. Mitigation of Adverse Effects

Should preservation of an identified listed species habitat prove to be environmentally, economically, or technologically unfeasible, mitigation measures such as off-site land banking may be considered as an acceptable alternative. The appropriateness and specific requirements for land mitigation shall be evaluated on a case-by-case basis and shall require approval from City Council.

SECTION 6.4. WEKIVA PROTECTION AREA

6.4.1. Purpose

The purpose of these standards is to ensure the protection and development of the State-established Wekiva Protection Area in conformance with State plans and standards and City goals.

6.4.2. Wekiva Protection Area Established

The Wekiva Protection Area is a state-established protection area, defined as those lands within: Township 18 South Range 29 East; Township 19 South Range 28 East, less those lands lying west of a line formed by County Road 437, State Road 46, and County Road 435; Township 19 South Range 29 East; Township 20 South Range 28 East, less all lands lying west of County Road 435; and Township 20 South Range 29 East, less all those lands east of Longwood Markham Road, or as amended by the State.

6.4.3. Applicability

A. Except as exempted in B below, all development within the Wekiva Protection Area shall comply with the requirements of this section and this LDC.

B. The following is exempted from the requirements of this section:

1. Development that has received a valid vested rights approval in accordance with Sec. 2.5.5.C, Vested Rights Determination.

2. Lawful uses of property, building and structures that existed on March 6, 2019 which shall not be required to be removed or otherwise modified. Additionally, the destruction of or temporary discontinuation of any such uses, buildings or structures shall not prohibit their renewed use or

reconstruction of the building or structure, as long as they are reconstructed in their preexisting form. The burden shall be on the property owner to demonstrate that existing land uses, buildings and structures are exempted in accordance with this subsection.

6.4.4. Standards

A. **Buffer Zone Established.** In accordance with state law and this section, a buffer zone is hereby established 550 feet from the landward limit of waters of the state as defined in Ch. 403, Fla. Stat., or the edge of the Wekiva River, or from the landward edge of the wetlands associated with the Wekiva River, whichever is greatest.

B. **General Standards Within the Wekiva Protection Area**

1. The density and intensity of permitted development should be clustered or concentrated on those portions of the parcel or parcels which are furthest from the surface waters and wetlands of the Wekiva River system.
2. Development within the 100-year Base Flood Elevation shall minimize the clearance of native vegetation. Clearing of vegetation shall only be permitted where it is necessary for roads, utilities, or pedestrian access routes approved by the City as part of a development approval. Prior to construction plan submittal, a vegetation clearing plan shall be submitted to the Director for review and approval.
3. Septic tank use is prohibited.
4. Development which has the potential to degrade groundwater quality is prohibited.
5. Required landscaping shall include native plant species and blend into nearby natural areas.
6. Understory vegetation shall be preserved to the greatest extent practical, in order to preserve and maintain wildlife habitat.

SECTION 6.5. GROUNDWATER FOR WELLHEADS

6.5.1. Purpose

The purpose of these groundwater protection standards is to safeguard the health, safety, and welfare of the citizens of the City. This is accomplished through ensuring the protection of the principal source of water for domestic, agricultural, and industrial use. The availability of adequate and dependable supplies of good quality water is of primary importance to the future of the City. Consequentially, the intent of this section to control development in and adjacent to designated wellheads to protect water supplies from potential contamination.

6.5.2. Applicability

This section is applicable to all lands in the Wellhead Protection Zone established in Sec. 6.5.3, Wellhead Protection Zone Established, below.

6.5.3. Wellhead Protection Zone Established

A. **Designation.** All land within a 200 foot radius of wellheads with a permitted capacity of 100,000 gpd or more ("protected wellheads") is established as a wellhead protection zone. The wellhead protection zone may also be referred to as the "zone of exclusion."

B. **Restriction on Development.** The following uses and development activities are prohibited within the wellhead protection zone:

1. Landfills.
2. Facilities for the bulk storage, handling or processing of hazardous materials as defined by the State.
3. Activities that require the storage, use, handling, production or transportation of restricted substances. This includes: agriculture chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes, etc., including but not limited to those defined by the U.S. Resource Conservation and Recovery Act as implemented by the EPA.
4. Feedlots or other concentrated animal facilities.
5. Wastewater treatment plants, percolation ponds, and similar facilities.
6. Mines.
7. Excavation of waterways or drainage facilities which intersect the water table.

SECTION 6.6. FLOODPLAINS

6.6.1. General

A. **Title.** These regulations under Sec. 6.6, Floodplains of the LDC shall be known as the Floodplain Management Ordinance of the City of Apopka, hereinafter referred to as "this Section."

B. **Scope.** The provisions of this Section shall apply to all development that is wholly within or partially within any flood hazard area, including but not limited to the subdivision of land; filling, grading, and other site improvements and utility installations; construction, alteration, remodeling, enlargement, improvement, replacement, repair, relocation or demolition of buildings, structures, and facilities that are exempt from the Florida Building Code; placement, installation, or replacement of manufactured homes and manufactured buildings; installation or replacement of tanks; placement of recreational vehicles; installation of swimming pools; and any other development.

C. **Intent.** The purposes of this Section and the flood load and flood resistant construction requirements of the Florida Building Code are to establish minimum requirements to safeguard the public health, safety, and general welfare and to minimize public and private losses due to flooding through regulation of development in flood hazard areas to:

1. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
2. Require the use of appropriate construction practices in order to prevent or minimize future flood damage;
3. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
4. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
5. Minimize damage to public and private facilities and utilities;
6. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
7. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

8. Meet the requirements of the National Flood Insurance Program for community participation as set forth in Title 44 Code of Federal Regulations, Section 59.22.

D. **Coordination with the Florida Building Code.** This Section is intended to be administered and enforced in conjunction with the Florida Building Code. Where cited, ASCE 24 refers to the edition of the standard that is referenced by the Florida Building Code.

E. **Warning.** The degree of flood protection required by this ordinance and the Florida Building Code, as amended by this community, is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur. Flood heights may be increased by man-made or natural causes. This ordinance does not imply that land outside of mapped special flood hazard areas, or that uses permitted within such flood hazard areas, will be free from flooding or flood damage. The flood hazard areas and base flood elevations contained in the Flood Insurance Study and shown on Flood Insurance Rate Maps and the requirements of Title 44 Code of Federal Regulations, Sections 59 and 60 may be revised by the Federal Emergency Management Agency, requiring this community to revise these regulations to remain eligible for participation in the National Flood Insurance Program. No guaranty of vested use, existing use, or future use is implied or expressed by compliance with this ordinance.

F. **Disclaimer of Liability.** This ordinance shall not create liability on the part of the City Council of the City of Apopka or by any officer or employee thereof for any flood damage that results from reliance on this ordinance or any administrative decision lawfully made thereunder.

6.6.2. Applicability

A. **General.** Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

B. **Areas To Which This Section Applies.** This Section shall apply to all flood hazard areas within the City of Apopka, as established in C, below.

C. **Basis for Establishing Flood Hazard Areas.** The Flood Insurance Study for Orange County, Florida and Incorporated Areas dated September 24, 2021, and all subsequent amendments and revisions, and the accompanying Flood Insurance Rate Maps (FIRM), and all subsequent amendments and revisions to such maps, are adopted by reference as a part of this Section and shall serve as the minimum basis for establishing flood hazard areas. Studies and maps that establish flood hazard areas are on file at the Community Development Department, 120 East Main Street, 2nd Floor, Apopka, Florida 32703.

D. **Submission of Additional Data to Establish Flood Hazard Areas.** To establish flood hazard areas and base flood elevations, pursuant to Sec. 6.6.5, Site Plans and Construction Documents, the Floodplain Administrator may require submission of additional data. Where field surveyed topography prepared by a Florida licensed professional surveyor or digital topography accepted by the community indicates that ground elevations:

1. Are below the closest applicable base flood elevation, even in areas not delineated as a special flood hazard area on a FIRM, the area shall be considered as flood hazard area and subject to the requirements of this Section and, as applicable, the requirements of the Florida Building Code.

2. Are above the closest applicable base flood elevation, the area shall be regulated as special flood hazard area unless the applicant obtains a Letter of Map Change that removes the area from the special flood hazard area.

E. **Other Laws.** The provisions of this Section shall not be deemed to nullify any provisions of local, state or federal law.

F. **Abrogation and Greater Restrictions.** This Section supersedes any ordinance in effect for management of development in flood hazard areas. However, it is not intended to repeal or abrogate any existing ordinances including but not limited to land development regulations, zoning ordinances, stormwater management regulations, or the Florida Building Code. In the event of a conflict between this Section and any other ordinance, the more restrictive shall govern. This Section shall not impair any deed restriction, covenant or easement, but any land that is subject to such interests shall also be governed by this Section.

G. **Interpretation.** In the interpretation and application of this Section, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

(Ord. No. 2862, § I, 8-18-2021)

6.6.3. Duties and Powers of the Floodplain Administrator

A. **Designation.** The City Engineer is designated as the Floodplain Administrator. The Floodplain Administrator may delegate performance of certain duties to other employees.

B. **General.** The Floodplain Administrator is authorized and directed to administer and enforce the provisions of this Section. The Floodplain Administrator shall have the authority to render interpretations of this Section consistent with the intent and purpose of this Section and may establish policies and procedures in order to clarify the application of its provisions. Such interpretations, policies, and procedures shall not have the effect of waiving requirements specifically provided in this Section without the granting of a variance pursuant to Sec. 6.6.7, Variances and Appeals.

C. **Applications and Permits.** The Floodplain Administrator, in coordination with other pertinent offices of the community, shall:

1. Review applications and plans to determine whether proposed new development will be located in flood hazard areas;
2. Review applications for modification of any existing development in flood hazard areas for compliance with the requirements of this Section;
3. Interpret flood hazard area boundaries where such interpretation is necessary to determine the exact location of boundaries; a person contesting the determination shall have the opportunity to appeal the interpretation;
4. Provide available flood elevation and flood hazard information;
5. Determine whether additional flood hazard data shall be obtained from other sources or shall be developed by an applicant;
6. Review applications to determine whether proposed development will be reasonably safe from flooding;
7. Issue floodplain development permits or approvals for development other than buildings and structures that are subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code, when compliance with this Section is demonstrated, or disapprove the same in the event of noncompliance; and
8. Coordinate with and provide comments to the Building Official to assure that applications, plan reviews, and inspections for buildings and structures in flood hazard areas comply with the applicable provisions of this Section.

D. **Substantial Improvement and Substantial Damage Determination.** For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, substantial improvements, repairs of substantial damage, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the Building Official, shall:

1. Estimate the market value, or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure before the start of construction of the proposed work; in the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made;
2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure;
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; and
4. Notify the applicant if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood resistant construction requirements of the Florida Building Code and this Section is required.

E. **Modification of the Strict Application of the Requirements of the Florida Building Code.** The Floodplain Administrator shall review requests submitted to the Building Official that seek approval to modify the strict application of the flood load and flood resistant construction requirements of the Florida Building Code to determine whether such requests require the granting of a variance pursuant to Sec. 6.6.7, Variances and Appeals.

F. **Notices and Orders.** The Floodplain Administrator shall coordinate with appropriate local agencies for the issuance of all necessary notices or orders to ensure compliance with this Section.

G. **Inspections.** The Floodplain Administrator shall make the required inspections as specified in Sec. 6.6.6, Inspections, for development that is not subject to the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. The Floodplain Administrator shall inspect flood hazard areas to determine if development is undertaken without issuance of a permit.

H. **Other Duties of the Floodplain Administrator.** The Floodplain Administrator shall have other duties, including but not limited to:

1. Establish, in coordination with the Building Official, procedures for administering and documenting determinations of substantial improvement and substantial damage made pursuant to Sec. 6.6.3.D, Substantial Improvement and Substantial Damage Determination;
2. Require that applicants proposing alteration of a watercourse notify adjacent communities and the Florida Division of Emergency Management, State Floodplain Management Office, and submit copies of such notifications to the Federal Emergency Management Agency (FEMA);
3. Require applicants who submit hydrologic and hydraulic engineering analyses to support permit applications to submit to FEMA the data and information necessary to maintain the Flood Insurance Rate Maps if the analyses propose to change base flood elevations, flood hazard area boundaries, or floodway designations; such submissions shall be made within 6 months of such data becoming available;
4. Review required design certifications and documentation of elevations specified by this Section and the Florida Building Code to determine that such certifications and documentations are complete; and

5. Notify the Federal Emergency Management Agency when the corporate boundaries of the City of Apopka are modified.

I. **Floodplain Management Records.** Regardless of any limitation on the period required for retention of public records, the Floodplain Administrator shall maintain and permanently keep and make available for public inspection all records that are necessary for the administration of this Section and the flood resistant construction requirements of the Florida Building Code, including Flood Insurance Rate Maps; Letters of Map Change; records of issuance of permits and denial of permits; determinations of whether proposed work constitutes substantial improvement or repair of substantial damage; required design certifications and documentation of elevations specified by the Florida Building Code and this Section; notifications to adjacent communities, FEMA, and the state related to alterations of watercourses; assurances that the flood carrying capacity of altered watercourses will be maintained; documentation related to appeals and variances, including justification for issuance or denial; and records of enforcement actions taken pursuant to this Section and the flood resistant construction requirements of the Florida Building Code. These records shall be available for public inspection at Community Development Department, 120 East Main Street, 2nd Floor, Apopka, Florida 32703.

6.6.4. Permits

A. **Permits Required.** Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this Section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the Floodplain Administrator, and the Building Official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this Section and all other applicable codes and regulations has been satisfied.

B. **Floodplain Development Permits or Approvals.** Floodplain development permits or approvals shall be issued pursuant to this Section for any development activities not subject to the requirements of the Florida Building Code, including buildings, structures and facilities exempt from the Florida Building Code. Depending on the nature and extent of proposed development that includes a building or structure, the Floodplain Administrator may determine that a floodplain development permit or approval is required in addition to a building permit.

C. **Buildings, Structures, and Facilities Exempt from the Florida Building Code.** Pursuant to the requirements of federal regulation for participation in the National Flood Insurance Program (44 C.F.R. Sections 59 and 60), floodplain development permits or approvals shall be required for the following buildings, structures and facilities that are exempt from the Florida Building Code and any further exemptions provided by law, which are subject to the requirements of this Section:

1. Railroads and ancillary facilities associated with the railroad.
2. Nonresidential farm buildings on farms, as provided in Sec. 604.50, Fla. Stat.
3. Temporary buildings or sheds used exclusively for construction purposes.
4. Mobile or modular structures used as temporary offices.
5. Those structures or facilities of electric utilities, as defined in Sec. 366.02, Fla. Stat., which are directly involved in the generation, transmission, or distribution of electricity.
6. Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term "chickee" means an open-sided wooden hut that has a thatched roof of palm or palmetto or other traditional materials, and that does not incorporate any electrical, plumbing, or other non-wood features.

7. Family mausoleums not exceeding 250 square feet in area which are prefabricated and assembled on site or preassembled and delivered on site and have walls, roofs, and a floor constructed of granite, marble, or reinforced concrete.

8. Temporary housing provided by the Department of Corrections to any prisoner in the state correctional system.

9. Structures identified in Sec. 553.73(10)(k), Fla. Stat., are not exempt from the Florida Building Code if such structures are located in flood hazard areas established on Flood Insurance Rate Maps

D. **Application for a Permit or Approval.** To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

1. Identify and describe the development to be covered by the permit or approval.

2. Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.

3. Indicate the use and occupancy for which the proposed development is intended.

4. Be accompanied by a site plan or construction documents as specified in Sec. 6.6.5, Site Plans and Construction Documents.

5. State the valuation of the proposed work.

6. Be signed by the applicant or the applicant's authorized agent.

7. Give such other data and information as required by the Floodplain Administrator.

E. **Validity of a Permit or Approval.** The issuance of a floodplain development permit or approval pursuant to this Section shall not be construed to be a permit for, or approval of, any violation of this Section, the Florida Building Codes, or any other ordinance of this community. The issuance of permits based on submitted applications, construction documents, and information shall not prevent the Floodplain Administrator from requiring the correction of errors and omissions.

F. **Expiration.** A floodplain development permit or approval shall become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized is suspended or abandoned for a period of 180 days after the work commences. Extensions for periods of not more than 180 days each shall be requested in writing and justifiable cause shall be demonstrated.

G. **Suspension or Revocation.** The Floodplain Administrator is authorized to suspend or revoke a floodplain development permit or approval if the permit was issued in error, on the basis of incorrect, inaccurate or incomplete information, or in violation of this Section or any other ordinance, regulation or requirement of this community.

H. **Other Permits Required.** Floodplain development permits and building permits shall include a condition that all other applicable state or federal permits be obtained before commencement of the permitted development, including but not limited to the following:

1. The St. Johns River Water Management District; Sec. 373.036, Fla. Stat.

2. Florida Department of Health for onsite sewage treatment and disposal systems; Sec. 381.0065, Fla. Stat. and Chapter 64E-6, F.A.C.

3. Florida Department of Environmental Protection for activities subject to the Joint Coastal Permit; Sec. 161.055, Fla. Stat.

4. Florida Department of Environmental Protection for activities that affect wetlands and alter surface water flows, in conjunction with the U.S. Army Corps of Engineers; Section 404 of the Clean Water Act.

5. Federal permits and approvals.

6.6.5. Site Plans and Construction Documents

A. **Information for Development in Flood Hazard Areas.** The site plan or construction documents for any development subject to the requirements of this Section shall be drawn to scale and shall include, as applicable to the proposed development:

1. Delineation of flood hazard areas, floodway boundaries and flood zone(s), base flood elevation(s), and ground elevations if necessary for review of the proposed development.
2. Where base flood elevations or floodway data are not included on the FIRM or in the Flood Insurance Study, they shall be established in accordance with Sec. 6.6.5.B.2 or Sec. 6.6.5.B.3.
3. Where the parcel on which the proposed development will take place will have more than 50 lots or is larger than 5 acres and the base flood elevations are not included on the FIRM or in the Flood Insurance Study, such elevations shall be established in accordance with Sec. 6.6.5.B.1.
4. Location of the proposed activity and proposed structures, and locations of existing buildings and structures.
5. Location, extent, amount, and proposed final grades of any filling, grading, or excavation.
6. Where the placement of fill is proposed, the amount, type, and source of fill material; compaction specifications; a description of the intended purpose of the fill areas; and evidence that the proposed fill areas are the minimum necessary to achieve the intended purpose.
7. Existing and proposed alignment of any proposed alteration of a watercourse.

The Floodplain Administrator is authorized to waive the submission of site plans, construction documents, and other data that are required by this Section but that are not required to be prepared by a registered design professional if it is found that the nature of the proposed development is such that the review of such submissions is not necessary to ascertain compliance with this Section.

B. **Information in Flood Hazard Areas Without Base Flood Elevations (Approximate Zone A).** Where flood hazard areas are delineated on the FIRM and base flood elevation data have not been provided, the Floodplain Administrator shall:

1. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices.
2. Obtain, review, and provide to applicants base flood elevation and floodway data available from a federal or state agency or other source or require the applicant to obtain and use base flood elevation and floodway data available from a federal or state agency or other source.
3. Where base flood elevation and floodway data are not available from another source, where the available data are deemed by the Floodplain Administrator to not reasonably reflect flooding conditions, or where the available data are known to be scientifically or technically incorrect or otherwise inadequate:
    a. Require the applicant to include base flood elevation data prepared in accordance with currently accepted engineering practices; or
    b. Specify that the base flood elevation is two feet above the highest adjacent grade at the location of the development, provided there is no evidence indicating flood depths have been or may be greater than two feet.

4. Where the base flood elevation data are to be used to support a Letter of Map Change from FEMA, advise the applicant that the analyses shall be prepared by a Florida licensed engineer in a format required by FEMA, and that it shall be the responsibility of the applicant to satisfy the submittal requirements and pay the processing fees.

C. **Additional Analyses and Certifications.** As applicable to the location and nature of the proposed development activity, and in addition to the requirements of this section, the applicant shall have the following analyses signed and sealed by a Florida licensed engineer for submission with the site plan and construction documents:

1. For development activities proposed to be located in a regulatory floodway, a floodway encroachment analysis that demonstrates that the encroachment of the proposed development will not cause any increase in base flood elevations; where the applicant proposes to undertake development activities that do increase base flood elevations, the applicant shall submit such analysis to FEMA as specified in Sec. 6.6.5.D, Submission of Additional Data, and shall submit the Conditional Letter of Map Revision, if issued by FEMA, with the site plan and construction documents.

2. For development activities proposed to be located in a riverine flood hazard area for which base flood elevations are included in the Flood Insurance Study or on the FIRM and floodways have not been designated, hydrologic and hydraulic analyses that demonstrate that the cumulative effect of the proposed development, when combined with all other existing and anticipated flood hazard area encroachments, will not increase the base flood elevation more than one foot at any point within the community. This requirement does not apply in isolated flood hazard areas not connected to a riverine flood hazard area or in flood hazard areas identified as Zone AO or Zone AH.

3. For alteration of a watercourse, an engineering analysis prepared in accordance with standard engineering practices which demonstrates that the flood-carrying capacity of the altered or relocated portion of the watercourse will not be decreased, and certification that the altered watercourse shall be maintained in a manner which preserves the channel's flood-carrying capacity; the applicant shall submit the analysis to FEMA as specified in Sec. 6.6.5.D, Submission of Additional Data.

D. **Submission of Additional Data.** When additional hydrologic, hydraulic or other engineering data, studies, and additional analyses are submitted to support an application, the applicant has the right to seek a Letter of Map Change from FEMA to change the base flood elevations, change floodway boundaries, or change boundaries of flood hazard areas shown on FIRMs, and to submit such data to FEMA for such purposes. The analyses shall be prepared by a Florida licensed engineer in a format required by FEMA. Submittal requirements and processing fees shall be the responsibility of the applicant.

6.6.6. Inspections

A. **General.** Development for which a floodplain development permit or approval is required shall be subject to inspection.

B. **Development Other than Buildings and Structures.** The Floodplain Administrator shall inspect all development to determine compliance with the requirements of this Section and the conditions of issued floodplain development permits or approvals.

C. **Buildings Structures, and Facilities Exempt from the Florida Building Code.** The Floodplain Administrator shall inspect buildings, structures and facilities exempt from the Florida Building Code to determine compliance with the requirements of this Section and the conditions of issued floodplain development permits or approvals.

D. **Buildings Structures, and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection.** Upon placement of the lowest floor, including basement, and prior to further vertical construction, the owner of a

building, structure or facility exempt from the Florida Building Code, or the owner's authorized agent, shall submit to the Floodplain Administrator:

1. If a design flood elevation was used to determine the required elevation of the lowest floor, the certification of elevation of the lowest floor prepared and sealed by a Florida licensed professional surveyor; or

2. If the elevation used to determine the required elevation of the lowest floor was determined in accordance with Sec. 6.6.5.B.3.b, the documentation of height of the lowest floor above highest adjacent grade, prepared by the owner or the owner's authorized agent.

E. **Buildings Structures, and Facilities Exempt from the Florida Building Code, Final Inspection.** As part of the final inspection, the owner or owner's authorized agent shall submit to the Floodplain Administrator a final certification of elevation of the lowest floor or final documentation of the height of the lowest floor above the highest adjacent grade; such certifications and documentations shall be prepared as specified in Sec. 6.6.6.D, Buildings Structures, and Facilities Exempt from the Florida Building Code, Lowest Floor Inspection.

F. **Manufactured Homes.** The Floodplain Administrator shall inspect manufactured homes that are installed or replaced in flood hazard areas to determine compliance with the requirements of this Section and the conditions of the issued permit. Upon placement of a manufactured home, certification of the elevation of the lowest floor shall be submitted to the Floodplain Administrator.

6.6.7. Variances and Appeals

A. **General.** The City Council shall hear and decide on requests for appeals and requests for variances from the strict application of this Section. Pursuant to Sec. 553.73(5), Fla. Stat., the City Council shall hear and decide on requests for appeals and requests for variances from the strict application of the flood resistant construction requirements of the Florida Building Code.

B. **Appeals.** The City Council shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of this Section. Any person aggrieved by the decision may appeal such decision to the Circuit Court, as provided by Florida Statutes.

C. **Limitations on Authority to Grant Variances.** The City Council shall base its decisions on variances on technical justifications submitted by applicants, the considerations for issuance in subsection G, below, the conditions of issuance set forth in subsection H, below, and the comments and recommendations of the Floodplain Administrator and the Building Official. The City Council has the right to attach such conditions as it deems necessary to further the purposes and objectives of this Section.

D. **Restrictions in Floodways.** A variance shall not be issued for any proposed development in a floodway if any increase in base flood elevations would result, as evidenced by the applicable analyses and certifications required in Sec. 6.6.5.C, Additional Analyses and Certifications.

E. **Historic Buildings.** A variance is authorized to be issued for the repair, improvement, or rehabilitation of a historic building that is determined eligible for the exception to the flood resistant construction requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings, upon a determination that the proposed repair, improvement, or rehabilitation will not preclude the building's continued designation as a historic building and the variance is the minimum necessary to preserve the historic character and design of the building. If the proposed work precludes the building's continued designation as a historic building, a variance shall not be granted and the building and any repair, improvement, and rehabilitation shall be subject to the requirements of the Florida Building Code.

F. **Functionally Dependent Uses.** A variance is authorized to be issued for the construction or substantial improvement necessary for the conduct of a functionally dependent use, as defined in this Section, provided

the variance meets the requirements of subsection D, above, is the minimum necessary considering the flood hazard, and all due consideration has been given to use of methods and materials that minimize flood damage during occurrence of the base flood.

G. **Considerations for Issuance of Variances.** In reviewing requests for variances, the City Council shall consider all technical evaluations, all relevant factors, all other applicable provisions of the Florida Building Code, this Section, and the following:

1. The danger that materials and debris may be swept onto other lands resulting in further injury or damage;
2. The danger to life and property due to flooding or erosion damage;
3. The susceptibility of the proposed development, including contents, to flood damage and the effect of such damage on current and future owners;
4. The importance of the services provided by the proposed development to the community;
5. The availability of alternate locations for the proposed development that are subject to lower risk of flooding or erosion;
6. The compatibility of the proposed development with existing and anticipated development;
7. The relationship of the proposed development to the comprehensive plan and floodplain management program for the area;
8. The safety of access to the property in times of flooding for ordinary and emergency vehicles;
9. The expected heights, velocity, duration, rate of rise and debris and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
10. The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, streets and bridges.

H. **Conditions for Issuance of Variances.** Variances shall be issued only upon:

1. Submission by the applicant, of a showing of good and sufficient cause that the unique characteristics of the size, configuration, or topography of the site limit compliance with any provision of this Section or the required elevation standards;
2. Determination by the City Council that:
    a. Failure to grant the variance would result in exceptional hardship due to the physical characteristics of the land that render the lot undevelopable; increased costs to satisfy the requirements or inconvenience do not constitute hardship;
    b. The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, nor create nuisances, cause fraud on or victimization of the public or conflict with existing local laws and ordinances; and
    c. The variance is the minimum necessary, considering the flood hazard, to afford relief;
3. Receipt of a signed statement by the applicant that the variance, if granted, shall be recorded in the Office of the Clerk of the Court in such a manner that it appears in the chain of title of the affected parcel of land; and
4. If the request is for a variance to allow construction of the lowest floor of a new building, or substantial improvement of a building, below the required elevation, a copy in the record of a written notice from the Floodplain Administrator to the applicant for the variance, specifying the difference between the

base flood elevation and the proposed elevation of the lowest floor, stating that the cost of federal flood insurance will be commensurate with the increased risk resulting from the reduced floor elevation (up to amounts as high as $25 for $100 of insurance coverage), and stating that construction below the base flood elevation increases risks to life and property.

6.6.8. Violations

Any development that is not within the scope of the Florida Building Code but that is regulated by this Section that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this Section, shall be deemed a violation of this Section. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this Section or the Florida Building Code is presumed to be a violation until such time as that documentation is provided.

A. **Authority.** For development that is not within the scope of the Florida Building Code but that is regulated by this Section and that is determined to be a violation, the Floodplain Administrator is authorized to serve notices of violation or stop work orders to owners of the property involved, to the owner's agent, or to the person or persons performing the work.

B. **Unlawful Continuance.** Any person who shall continue any work after having been served with a notice of violation or a stop work order, except such work as that person is directed to perform to remove or remedy a violation or unsafe condition, shall be subject to penalties as prescribed by law.

6.6.9. Buildings and Structures

A. **Design and Construction of Buildings, Structures and Facilities Exempt from the Florida Building Code.** Pursuant to Sec. 6.6.4.C, Buildings, Structures, and Facilities Exempt from the Florida Building Code, buildings, structures, and facilities that are exempt from the Florida Building Code, including substantial improvement or repair of substantial damage of such buildings, structures and facilities, shall be designed and constructed in accordance with the flood load and flood resistant construction requirements of ASCE 24. Structures exempt from the Florida Building Code that are not walled and roofed buildings shall comply with the requirements of Sec. 6.6.15, Other Development.

B. **Accessory structures.** Accessory structures are permitted below the base flood elevation provided the accessory structures are used for parking or storage, and:

1. Are one-story and not larger than 600 sq. ft.
2. Have flood openings in accordance with Section R322.2 of the Florida Building Code, Residential.
3. Are anchored to resist flotation, collapse, or lateral movement resulting from flood loads.
4. Have flood damage-resistant materials used below the base flood elevation plus one foot.
5. Have mechanical, plumbing, and electrical systems, including plumbing fixtures, elevated to or above the base flood elevation plus one foot.

(Ord. No. 2862, § II, 8-18-2021)

6.6.10. Subdivisions

A. **Minimum Requirements.** Subdivision proposals, including proposals for manufactured home parks and subdivisions, shall be reviewed to determine that:

1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

B. **Subdivision Plats.** Where any portion of proposed subdivisions, including manufactured home parks and subdivisions, lies within a flood hazard area, the following shall be required:

1. Delineation of flood hazard areas, floodway boundaries and flood zones, and design flood elevations, as appropriate, shall be shown on preliminary plats;

2. Where the subdivision has more than 50 lots or is larger than 5 acres and base flood elevations are not included on the FIRM, the base flood elevations determined in accordance with Sec. 6.6.5.B.1; and

3. Compliance with the site improvement and utilities requirements of Sec. 6.6.11, Site Improvements, Utilities and Limitations.

4. Each lot must include a site suitable for constructing a structure in conformity with the standards of these flood damage prevention regulations.

6.6.11. Site Improvements, Utilities and Limitations

A. **Minimum Requirements.** All proposed new development shall be reviewed to determine that:

1. Such proposals are consistent with the need to minimize flood damage and will be reasonably safe from flooding;

2. All public utilities and facilities such as sewer, gas, electric, communications, and water systems are located and constructed to minimize or eliminate flood damage; and

3. Adequate drainage is provided to reduce exposure to flood hazards; in Zones AH and AO, adequate drainage paths shall be provided to guide floodwaters around and away from proposed structures.

B. **Sanitary Sewage Facilities.** All new and replacement sanitary sewage facilities, private sewage treatment plants (including all pumping stations and collector systems), and on-site waste disposal systems shall be designed in accordance with the standards for onsite sewage treatment and disposal systems in Chapter 64E-6, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the facilities and discharge from the facilities into flood waters, and impairment of the facilities and systems.

C. **Water Supply Facilities.** All new and replacement water supply facilities shall be designed in accordance with the water well construction standards in Chapter 62-532.500, F.A.C. and ASCE 24 Chapter 7 to minimize or eliminate infiltration of floodwaters into the systems.

D. **Limitations on Sites in Regulatory Floodways.** No development, including but not limited to site improvements, and land disturbing activity involving fill or regrading, shall be authorized in the regulatory floodway unless the floodway encroachment analysis required in Sec. 6.6.5.C.1 demonstrates that the proposed development or land disturbing activity will not result in any increase in the base flood elevation.

E. **Limitations on Placement of Fill.** Subject to the limitations of this Section, fill shall be designed to be stable under conditions of flooding including rapid rise and rapid drawdown of floodwaters, prolonged inundation, and protection against flood-related erosion and scour. In addition to these requirements, if intended to support buildings and structures (Zone A only), fill shall comply with the requirements of the Florida Building Code.

F. **Compensatory storage.** Compensatory storage for all fill in special flood hazard areas must be provided in accordance with the following requirements:

1. Compliance will be based upon a volume for volume ("cup for cup") methodology, with the volume of compensation equal to the volume of encroachment at each and every elevation (one-foot contour interval). Providing compensating storage equal to the volume of encroachment at each elevation will provide equivalent management for all storm events of magnitude less than the 100-year storm event, and is intended to prevent cumulative water quantity impacts.
2. Compensatory storage creation must occur below the existing base flood elevation and above the estimated seasonal high groundwater table.
3. Compensatory storage must occur within dedicated storage areas excavated contiguous to the existing special flood hazard area.
4. Under no circumstances will compensatory storage be allowed within ponds that also provide stormwater management (retention or detention) for the proposed development.
5. The City may approve the creation of off-site compensatory storage areas located outside the property boundary on a case-by-case basis.
6. The City reserves the right to enforce additional criteria upon any project that is located within what the County considers a special flood hazard area. At the City's discretion, additional flood control measures may be required to adequately protect upstream systems, downstream systems, or off-site properties.
7. Floodplain encroachment must be computed for all fill placed within the special flood hazard area below the base flood elevation and above the estimated seasonal high groundwater table.

(Ord. No. 2862, § III, 8-18-2021)

6.6.12. Manufactured Homes

A. **General.** All manufactured homes installed in flood hazard areas shall be installed by an installer that is licensed pursuant to Sec. 320.8249, Fla. Stat., and shall comply with the requirements of Chapter 15C-1, F.A.C. and the requirements of this Section.

B. **Foundations.** All new manufactured homes and replacement manufactured homes installed in flood hazard areas shall be installed on permanent, reinforced foundations that are designed in accordance with the foundation requirements of the Florida Building Code Residential, Section R322.2 and this Section.

C. **Anchoring.** All new manufactured homes and replacement manufactured homes shall be installed using methods and practices which minimize flood damage and shall be securely anchored to an adequately anchored foundation system to resist flotation, collapse or lateral movement. Methods of anchoring include, but are not limited to, use of over-the-top or frame ties to ground anchors. This anchoring requirement is in addition to applicable state and local anchoring requirements for wind resistance.

D. **Elevation.** All manufactured homes that are placed, replaced, or substantially improved in flood hazard areas shall be elevated such that the bottom of the frame is at or above the elevation required, as applicable to the flood hazard area, in the Florida Building Code, Residential, Section R322.2 (Zone A).

E. **Enclosures.** Enclosed areas below elevated manufactured homes shall comply with the requirements of the Florida Building Code, Residential, Section R322.2 for such enclosed areas.

F. **Utility Equipment.** Utility equipment that serves manufactured homes, including electric, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, shall comply with the requirements of the Florida Building Code, Residential, Section R322.

(Ord. No. 2862, § IV, 8-18-2021)

6.6.13. Recreational Vehicles and Park Trailers

A. **Temporary Placement.** Recreational vehicles and park trailers placed temporarily in flood hazard areas shall:

1. Be on the site for fewer than 180 consecutive days; or
2. Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

B. **Permanent Placement.** Recreational vehicles and park trailers that do not meet the limitations in subsection A, above, for temporary placement shall meet the requirements of Sec. 6.6.12, Manufactured Homes.

6.6.14. Tanks

A. **Underground Tanks.** Underground tanks in flood hazard areas shall be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty.

B. **Above-Ground Tanks, Not Elevated.** Above-ground tanks that do not meet the elevation requirements of Sec. 6.6.14.C, Above-Ground Tanks, Elevated, shall be permitted in flood hazard areas provided the tanks are anchored or otherwise designed and constructed to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads during conditions of the design flood, including the effects of buoyancy assuming the tank is empty and the effects of flood-borne debris.

C. **Above-Ground Tanks, Elevated.** Above-ground tanks in flood hazard areas shall be elevated to or above the design flood elevation and attached to a supporting structure that is designed to prevent flotation, collapse or lateral movement during conditions of the design flood. Tank-supporting structures shall meet the foundation requirements of the applicable flood hazard area.

D. **Tank Inlets and Vents.** Tank inlets, fill openings, outlets and vents shall be:

1. At or above the design flood elevation or fitted with covers designed to prevent the inflow of floodwater or outflow of the contents of the tanks during conditions of the design flood; and
2. Anchored to prevent lateral movement resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the design flood.

6.6.15. Other Development

A. **General Requirements for Other Development.** All development, including man-made changes to improved or unimproved real estate for which specific provisions are not specified in this Section or the Florida Building Code, shall:

1. Be located and constructed to minimize flood damage;
2. Meet the limitations of Sec. 6.6.11.D, Limitations on Sites in Regulatory Floodways, if located in a regulated floodway;
3. Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;
4. Be constructed of flood damage-resistant materials; and

5. Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

B. **Fences in Regulated Floodways.** Fences in regulated floodways that have the potential to block the passage of floodwaters, such as stockade fences and wire mesh fences, shall meet the limitations of Sec. 6.6.11.D, Limitations on Sites in Regulatory Floodways.

C. **Retaining Walls, Sidewalks, and Driveways in Regulated Floodways.** Retaining walls and sidewalks and driveways that involve the placement of fill in regulated floodways shall meet the limitations of Sec. 6.6.11.D, Limitations on Sites in Regulatory Floodways.

D. **Roads and Watercourse Crossings in Regulated Floodways.** Roads and watercourse crossings, including roads, bridges, culverts, low-water crossings and similar means for vehicles or pedestrians to travel from one side of a watercourse to the other side, that encroach into regulated floodways shall meet the limitations of Sec. 6.6.11.D, Limitations on Sites in Regulatory Floodways. Alteration of a watercourse that is part of a road or watercourse crossing shall meet the requirements of Sec. 6.6.5.C, Additional Analyses and Certifications.

6.6.16. Definitions

Unless otherwise expressly stated, the following words and terms shall, for the purposes of this section, have the meanings shown below. Where terms are not defined in this section and are defined in the Florida Building Code or Land Development Code, such terms shall have the meanings ascribed to them in the Florida Building Code or Land Development Code.

Accessory structure. A structure that is located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory structures typically constitute a minimal investment, are not to be used for human habitation, and are designed to have minimal flood damage potential. Examples of accessory structures include but are not limited to detached garages, carports, storage sheds on permanent foundations, storage sheds on skids, pole barns, or hay sheds.

Appeal. A request for a review of the Floodplain Administrator's interpretation of any provision of this section.

ASCE 24. A standard titled Flood Resistant Design and Construction that is referenced by the Florida Building Code. ASCE 24 is developed and published by the American Society of Civil Engineers, Reston, VA

Base flood. A flood having a one percent chance of being equaled or exceeded in any given year. [Also defined in FBC, B, Section 202.] The base flood is commonly referred to as the "100-year flood" or the "1-percent-annual chance flood."

Base flood elevation. The elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified on the flood insurance rate map (FIRM). [Also defined in FBC, B, Section 202.]

Cost. For the purpose of making substantial improvement and substantial damage determinations, cost means the complete costs to construct proposed improvements and the complete costs to repair damage to pre-damage condition. Complete costs include the cost of all materials, labor, and other items necessary to perform the proposed work. The cost of labor includes estimates of owner and volunteer labor using market value or going rate for labor, and the cost of materials includes estimates of donated or discounted materials based on market value of the materials. For guidance on costs that must be included and costs that may be excluded, see FEMA P-758, Substantial Improvement and Substantial Damage Desk Reference.

Design flood. The flood associated with the greater of the following two areas: [Also defined in FBC, B, Section 202.] (1) Area with a floodplain subject to a 1-percent or greater chance of flooding in any year; or (2) Area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated.

Design flood elevation. The elevation of the "design flood," including wave height, relative to the datum specified on the community's legally designated flood hazard map. In areas designated as zone AO, the design flood elevation shall be the elevation of the highest existing grade of the building's perimeter plus the depth number (in feet) specified on the flood hazard map. In areas designated as zone AO where the depth number is not specified on the map, the depth number shall be taken as being equal to two feet. [Also defined in FBC, B, Section 202.]

Development or development activity. Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, tanks, temporary structures, temporary or permanent storage of equipment or materials, mining, dredging, filling, grading, paving, excavations, drilling operations or any other land disturbing activities.

Encroachment. The placement of fill, excavation, buildings, permanent structures or other development into a flood hazard area which may impede or alter the flow capacity of riverine flood hazard areas.

Flood damage-resistant materials. Any construction material capable of withstanding direct and prolonged contact with floodwaters without sustaining any damage that requires more than cosmetic repair. [Also defined in FBC, B, Section 202.]

Flood hazard area. The greater of the following two areas: (1) The area within a floodplain subject to a 1-percent or greater chance of flooding in any year; or (2) The area designated as a flood hazard area on the community's flood hazard map, or otherwise legally designated. [Also defined in FBC, B, Section 202.]

Flood Insurance Rate Map (FIRM). The official map of a community on which the Federal Emergency Management Agency ("FEMA") has delineated both the special hazard areas and the risk premium zones applicable to the community.

Floodplain Administrator. The office or position designated and charged with the administration and enforcement of this Section (may be referred to as the Floodplain Manager).

Floodway. The channel of a river or other riverine watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot. [Also defined in FBC, B, Section 202.]

Floodway encroachment analysis. An engineering analysis of the impact that a proposed encroachment into a floodway is expected to have on the floodway boundaries and base flood elevations; the evaluation shall be prepared by a qualified Florida licensed engineer using standard engineering methods and models.

Functionally dependent use. A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water, including only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities; the term does not include long term storage or related manufacturing facilities.

Hardship. As related to variances from this division, means the exceptional hardship associated with the land that would result from a failure to grant the requested variance and must be exceptional, unusual, and peculiar to the property involved. Mere economic or financial hardship alone is not exceptional. Inconvenience, aesthetic considerations, physical handicaps, personal preferences, or the disapproval of one's neighbors likewise cannot, as a rule, qualify as an exceptional hardship, even if the alternative is more expensive, or requires the property owner to build elsewhere or put the parcel to a different use than originally intended.

Historic structure. Any structure that is determined eligible for the exception to the flood hazard area requirements of the Florida Building Code, Existing Building, Chapter 12 Historic Buildings.

Letter of Map Change (LOMC). An official determination issued by FEMA that amends or revises an effective Flood Insurance Rate Map or Flood Insurance Study. Letters of Map Change include:

- **Letter of Map Amendment (LOMA).** An amendment based on technical data showing that a property was incorrectly included in a designated special flood hazard area. A LOMA amends the current effective Flood Insurance Rate Map and establishes that a specific property, portion of a property, or structure is not located in a special flood hazard area.
- **Letter of Map Revision (LOMR).** A revision based on technical data that may show changes to flood zones, flood elevations, special flood hazard area boundaries and floodway delineations, and other planimetric features.
- **Letter of Map Revision Based on Fill (LOMR-F).** A determination that a structure or parcel of land has been elevated by fill above the base flood elevation and is, therefore, no longer located within the special flood hazard area. In order to qualify for this determination, the fill must have been permitted and placed in accordance with the community's floodplain management regulations.
- **Conditional Letter of Map Revision (CLOMR).** A formal review and comment as to whether a proposed flood protection project or other project complies with the minimum NFIP requirements for such projects with respect to delineation of special flood hazard areas. A CLOMR does not revise the effective Flood Insurance Rate Map or Flood Insurance Study; upon submission and approval of certified as-built documentation, a Letter of Map Revision may be issued by FEMA to revise the effective FIRM.

Lowest floor. The lowest floor of the lowest enclosed area of a building or structure, including basement, but excluding any unfinished or flood-resistant enclosure, other than a basement, usable solely for vehicle parking, building access or limited storage provided that such enclosure is not built so as to render the structure in violation of the non-elevation requirements of the Florida Building Code or ASCE 24. [Also defined in FBC, B, Section 202.]

New construction. Structures for which the "start of construction" commenced on or after September 29, 1978 and includes any subsequent improvements to such structures.

Special flood hazard area. An area in the floodplain subject to a one percent or greater chance of flooding in any given year. Special flood hazard areas are shown on FIRMs as Zone A, AO, A1—A30, AE, A99, AH, V1—V30, VE or V. [Also defined in FBC, B Section 202.]

Start of construction. The date of issuance of permits for new construction and substantial improvements, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement is within 180 days of the date of the issuance. The actual start of construction means either the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of slab or footings, the installation of piles, or the construction of columns. Permanent construction does not include land preparation (such as clearing, grading, or filling), the installation of streets or walkways, excavation for a basement, footings, piers, or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main buildings. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Substantial damage. Damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B Section 202.]

Substantial improvement. Repair, reconstruction, rehabilitation, alteration, addition, or other improvement of a building or structure, the cost of which equals or exceeds 50 percent of the market value of the building or structure before the improvement or repair is started. If the structure has incurred "substantial damage," any repairs are considered substantial improvement regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a building required to correct existing health,

sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions; or (2) any alteration of a historic structure provided the alteration will not preclude the structure's continued designation as a historic structure. [Also defined in FBC, B, Section 202.]

Variance. A grant of relief from the requirements of this Section, or the flood resistant construction requirements of the Florida Building Code, which permits construction in a manner that would not otherwise be permitted by this Section or the Florida Building Code.

Watercourse. A river, creek, stream, channel or other topographic feature in, on, through, or over which water flows at least periodically.

(Ord. No. 2862, § V, 8-18-2021)

SECTION 6.7. STORMWATER MANAGEMENT SYSTEMS

6.7.1. General

A. No drainage system, natural or manmade, shall be altered, designed, constructed, abandoned, restricted or removed without prior approval of the City and all appropriate State and federal agencies. Where any applicant proposes to construct any facility, the applicant must demonstrate that his project will not adversely impact drainage of any other landowner.

B. No subdivision shall be platted nor shall construction commence for any multifamily, commercial, industrial, or institutional development until the drainage design for such project is approved by the City Engineer. The drainage design plans and calculations for the project shall be prepared, signed and sealed by a registered professional engineer. The design shall equal or exceed the design standards in this section and the policies and procedures and design standards established by the SJRWMD, FDEP, and FDOT.

6.7.2. Design Base

All subdivisions, multifamily, and nonresidential projects must provide for retention and/or detention of stormwater runoff.

A. The post development peak rate of discharge shall not exceed the predevelopment peak rate of discharge for the 25-year, 24-hour storm.

B. Pollution abatement volume shall be in accordance with SJRWMD criteria.

C. Finished floor slab elevations of all habitable structures shall be constructed in accordance with the Florida Building Code.

D. All drainage discharge structures and bleed-down devices shall be designed in accordance with SJRWMD criteria.

E. The City shall receive a copy of the SJRWMD permit before the City grants an approval of final engineering plans.

F. The 25-year/24-hour rainfall amount of 8.6 inches and the 100-year/24-hours rainfall amount of 11.8 inches shall be used in runoff calculations.

G. All retention ponds and detention ponds shall be designed as dry bottom ponds unless otherwise approved by City Council.

H. Retention ponds and detention ponds shall meet the following requirements based on type:

1. Design criteria for pollution abatement utilizing retention or detention with filtration:

    a. The bottom of a required retention or detention with filtration pond shall be a minimum of three feet above the estimated seasonal high water table. Where this is not possible due to a high water table, underdrains shall be installed with a minimum invert elevation of one foot below the pond bottom, along the entire perimeter of the pond, unless a geotechnical engineer can show to the satisfaction of the City Engineer that a lesser amount of underdrain can adequately control the high water table.

    b. Final design seepage rates shall be determined by a geotechnical engineer. All necessary calculations to support the above shall be submitted to the City Engineer.

2. Design criteria of detention facilities to reduce peak rate of flow for a 25-year/24-hour storm event:

    a. The detention pond shall be sized to limit the peak rate of discharge from the developed site to that discharge generated prior to development. Supporting calculations shall be submitted and will contain, as a minimum, runoff hydrographs for the predeveloped site and the post developed site, and a discharge hydrograph after routing through the proposed detention facility. All routing calculations to be submitted must consider the tailwater of the receiving facility. If the receiving facility is an existing storm sewer, the hydraulic gradient line elevation (HGL) of this receiving facility can be assumed at one-half foot below its gutter in elevation unless a detailed study of the existing system indicates otherwise.

    b. Credit for seepage to further reduce the peak rate of discharge will not be allowed unless accompanied by supporting documentation prepared by a geotechnical engineer.

    c. All detention ponds shall be dry within 72 hours following the storm event.

3. Design criteria where a positive outfall is not available:

    a. When a positive outfall is not available for stormwater discharge, the on-site pond shall be designed to retain the 100-year storm event. The pond shall be designed to evacuate a daily volume equivalent to one inch of runoff from the total area contributing to the pond. The pond shall be dry within 11 days following the storm event. If geotechnical data certified by a geotechnical engineer is submitted showing that an 11-day drawdown is impossible to achieve, City Council approval is required.

    b. When the project discharges to landlocked lakes that have no positive outfall which are adjacent to properties of one ownership, on-site detention ponds shall be designed to accommodate the pollution abatement volume as required by the SJRWMD from the developed site prior to discharge. At the request of the City Engineer, the certifying engineer may be required to demonstrate to the satisfaction of the City Engineer any impact of runoff from the developed site upon the landlocked lake(s).

    c. When the project discharges to landlocked lakes that have no positive outfall, which are adjacent to properties of more than one ownership, on-site retention ponds shall be designed to accommodate the 100-year/24-hours storm (11.8 inches of rainfall). The certifying engineering may be required at the request of the City Engineer to demonstrate to the satisfaction of the City Engineer any impact of runoff from the developed site upon the landlocked lake(s).

(Ord. No. 2775, § XII, 7-15-2020; Ord. No. 2862, § VI, 8-18-2021)

6.7.3. Soil Reports

Soils reports indicating high water table, permeability rate, and verifying the HSG classification of soils existing on the site and referenced in stormwater calculations shall be submitted to the City Engineer. Soils reports shall be prepared, signed, and sealed by a geotechnical engineer registered in the State of Florida.

6.7.4. Slopes

A. Fencing for retention ponds and detention ponds shall be provided as follows:

1. All retention ponds and detention ponds shall be fenced unless they can meet one of the following conditions identified in Table 6.7.4.A.1: Maximum Slope and Excavation Depth.

Table 6.7.4.A.1: Maximum Slope and Excavation Depth	
Maximum Side Slopes	Maximum Excavation Depth (feet)
2:1	2
3:1	3
4:1	4
5:1	5
6:1	—

2. All required fencing shall be of a decorative type and shall be in keeping with the required buffer treatments, character, and/or architecture of the project, if applicable. The requirements for the decorative elements of the fencing shall be determined on a case by case basis dependent upon the nature of the project. Recommendations shall be provided by the DRC, with a final determination to be made by the City Council. The DRC may make the final determination in reviewing applicable redevelopment plans. Chain-link and/or stockade fencing shall be prohibited, unless a waiver is granted by City Council.

3. The fencing treatment selected shall provide adequate security to ensure the health, safety, and welfare of the public. Evidence to this effect shall be provided with all stormwater plans.

B. Ponds shall be configured in a curvilinear manner.

C. Ponds constructed on slopes will be evaluated on a case-by-case basis.

D. The minimum bottom width and/or length of any pond shall be four feet.

E. All ponds shall have a minimum one foot of freeboard to the design high water resulting from the design storm.

F. The minimum width requirements for maintenance berms are as follows:

1. Ponds with fencing: Ten feet around pond perimeter.

2. Ponds without fencing: Five feet around pond perimeter.

(Ord. No. 2775, § XIII, 7-15-2020)

6.7.5. Reserved

Ord. No. 2862, § VII, adopted August 18, 2021, repealed LDC § 6.7.5, which pertained to development within special flood hazard area (100-year flood) and derived from Ord. No. 2700, adopted March 6, 2019.

6.7.6. Storm Sewer Design

A. **Design Discharges.** Storm sewer system design shall be based upon a ten-year-frequency event. The system shall be designed to handle the flows from the contributory area within the proposed subdivision. Then, the system shall be analyzed a second time to insure that any off-site flows can also be accommodated. This second analysis shall consider the relative timing of the on-site and the off-site flows in determining the adequacy of the designed system.

B. **Pipe Size**

1. The minimum size of pipe to be used in storm sewer systems is 15 inches.
2. Designs shall be based upon six-inch increments in sizes above 18 inches.
3. The maximum runs of pipe identified in Table: 6.7.6.B.3: Maximum Pipe Size and Run, shall be used when spacing access structures of any type.

Table 6.7.6.B.3: Maximum Pipe Size and Run

Pipe Size (inches)	Maximum Run (feet)
15	200
18	300
24 to 36	400
42 and larger	500

C. **Pipe Grade.** All storm sewers shall be designed and constructed to produce a minimum velocity of 2.5 feet per second (fps) when flowing full. No storm sewer system or portion thereof shall be designed to produce velocities in excess of 20 fps for reinforced concrete pipe or ten fps for metal pipe, providing that the outlet ends have sufficient erosion protection and/or energy dissipaters.

D. **Inlets**

1. Inlets, including manholes, must accept 100 percent of the runoff flow in the inlet's direction.
2. The maximum allowable gutter run is 1,200 feet for standard curb and gutter.

E. **Design Tailwater.** All storm sewer systems shall be designed taking into consideration the tailwater of the receiving facility. In the case where the detention pond is the receiving facility, the design tailwater level can be estimated from the information generated by routing through the pond the hydrograph resulting from a ten-year frequency storm of duration equal to that used in designing the pond. The design tailwater level can be assumed to be the ten-year pond level corresponding to the time at which peak inflow occurs from the storm sewer into the pond. In-lieu of the above detailed analysis, however, a simpler design tailwater estimate can be obtained by averaging the established 25-year design high-water elevation for the pond and the pond bottom elevation for "dry bottom" ponds or the normal water elevation for "wet bottom" ponds.

6.7.7. Hydraulic Gradient Line Computations

A. **General**

1. The hydraulic gradient line for the storm sewer system shall be computed taking into consideration the design tailwater on the system, and the energy losses associated with entrance into and exit from the system, friction through the system, and turbulence in the individual manholes, catchbasins, and junctions within the system.

2. The energy losses associated with the turbulence in the individual manholes are minor for an open channel or gravity storm sewer system and can typically be overcome by adjusting (increasing) the upstream pipe invert elevation in a manhole by a small amount. However, the energy losses associated with the turbulence in the individual manholes can be significant for a pressure or surcharged storm sewer system and must be accounted for in establishing a reasonable hydraulic gradient line.

B. **Design Storm Frequency.** The design storm frequency to be utilized for the design of pavement drainage shall be as follows:

1. Arterial streets: Ten-year, hydraulic gradient line, 1.0 feet below gutter line.

2. Collector and local streets: Ten-year, hydraulic gradient line, 0.5 feet below gutter line.

Article 7 CONCURRENCY MANAGEMENT SYSTEM

SECTION 7.1. CONSISTENCY AND CONCURRENCY DETERMINATIONS

7.1.1. Purpose

The purpose of this article is to implement the consistency and concurrency provisions of the comprehensive plan. No development order or permit which contains a specific plan of development, including densities and intensities of development, shall be issued except in accordance with this article. This article may be cited as the concurrency management system (CMS).

7.1.2. Consistency and Concurrency

A. All applications for development approval shall demonstrate that they are consistent with the comprehensive plan.

B. All applications for development approval shall demonstrate that the proposed development does not violate levels of service (LOS) adopted by the City.

C. The latest point at which concurrency is determined is prior to issuance of the final development order or prior to any City permit required to initiate development activities.

7.1.3. Exemptions

A. **Vested Rights.** Nothing in this LDC shall be construed or applied in such a way as to constitute a temporary or permanent taking of private property without compensation, or the abrogation of vested rights. It shall be the duty and responsibility of the party alleging vested rights to affirmatively demonstrate a claim of vested rights in accordance with Sec. 2.5.5.C, Vested Rights Determination.

B. ***De Minimus*Development.** Development or redevelopment which does not exceed the level of service (LOS) impacts identified in Table 7.1.3.B: *De Minimus* Development, shall be declared *de minimus* and shall not be required to demonstrate capacity availability in accordance with this article.

Table 7.1.3.B: De Minimus Development	
Facility Type	Level of Service Impact
Transportation	20 average daily trip ends; and
Potable water	678 gallons per day; and
Wastewater	308 gallons per day; and
Solid waste	11 pounds per day

7.1.4. Change of Use

A. **Increased Impact on Public Facilities or Services.** If a change of use increases the impact on public facilities and services, then a concurrency encumbrance letter (see Sec. 7.4, Concurrency Encumbrance Letter (CEL)) is required for the net increase in impact only. The applicant shall demonstrate by reasonably sufficient evidence that the previous use has been actively maintained on the site during one year prior to application

for the concurrency evaluation (see Sec. 7.5, Concurrency Evaluation). Such evidence may include proof of utility records, records for the use shown, or other documentation. Occupational license issuance is not of itself substantial proof.

B. **Decreased Impact on Public Facilities or Services**

1. If a change of use decreases the impact on public facilities and services, then no concurrency encumbrance letter is required. For the purpose of this subsection, "previous use" shall mean: (1) the use existing on the site when a concurrency evaluation is sought; or (2) the most recent use on the site, within one year prior to the application. If no use existed on the site for five years prior to the application, no credit shall be issued in accordance with this subsection. The applicant shall demonstrate by reasonably sufficient evidence that the previous use has been actively maintained on the site during one year prior to application for the concurrency evaluation. Such evidence may include proof of utility records, records for the use shown, or other documentation. Occupational license issuance is not of itself substantial proof.

2. If a change of use decreases the impact on public facilities and services, then the Concurrency Management Official (CMO) shall issue a concurrency credit letter to the property owner within 30 days of the date of the concurrency evaluation. This letter shall provide that, if the less intense use is changed again to a more intense use within five years of the date of issuance of the letter, a credit shall be given for the original use and a concurrency encumbrance letter shall be required for only the net increase of the more intense use over the original use. Credit for the prior use shall not be transferable to another location.

C. **Demolition.** In the case of a demolition or termination of an existing use or structure, the concurrency evaluation for future redevelopment shall be based upon the net increase of the impact for the new or proposed use as compared to the land use existing prior to demolition, provided that such credit is utilized, through a concurrency encumbrance, within five years of the date of the issuance of the demolition permit. Credit for the prior use shall not be transferable to another location.

7.1.5. Level of Service (LOS) Standards

A. **General**

1. **Method of Evaluation.** A capacity evaluation shall be required for each of the following six services in accordance with the procedures provided in this article and the performance standards listed below.

2. **Official Source of Information.** The City Engineer or CMO, as appointed by the Mayor, is designated as the administrative official responsible for evaluating whether development complies with the capacity requirements of this section and this article.

B. **Transportation.** Development shall not be approved unless there is sufficient available capacity to sustain the following levels of service (LOS) for transportation as established in the transportation element of the comprehensive plan:

1. All development shall be required to demonstrate that the additional daily vehicle trip ends generated by such development would not cause any road segments within a one-mile diameter to exceed 100 percent of LOS capacity, as defined in the comprehensive plan. Affected road segments shall be determined by drawing a circle with a center point at the centerline of each development access point and a radius of 2,640 linear feet. Any arterial or collector intersection that is captured within this diameter shall be the starting point for a road segment that must be evaluated; except that any intersection which could not be reached by normal driving practices on a paved access from the development's access point may be excluded from evaluation.

2. By January 1 of each year, the City shall complete a traffic count study, designed and administered by a Florida registered professional traffic engineer or transportation planner, to determine whether the City's road system is operating within the level of service (LOS) standards provided in the comprehensive plan. In the event any road segment is determined to be operating at a level exceeding 99 percent of capacity, then no additional development order shall be authorized which would impact such road segment until corrective action is taken to alleviate the strained capacity.

C. **Drainage.** Development shall not be approved unless there is sufficient available capacity to sustain the following levels of service (LOS) for drainage as established in the drainage subelement of the comprehensive plan. Adequate stormwater retention is provided as follows:

1. Where no positive outfall is available:

   a. On-site retention for the 100-year, 24-hour storm (11.8 inches of rainfall).

   b. Retention ponds shall be designed to percolate the total runoff volume within 11 days following the rainfall event.

2. When runoff is discharged to a landlocked lake with no positive outfall: on-site retention for the 100-year, 24-hour storm (11.8 inches of rainfall).

3. When runoff is discharged to a positive outfall: on-site retention for the 25-year, 24-hour storm (8.6 inches of rainfall)

D. **Potable Water.** Development shall not be approved unless there is sufficient available capacity to sustain the following levels of service (LOS) for potable water as established in the potable water subelement of the comprehensive plan:

1. Adequate plant capacity exists, expressed in gallons per day (gpd).

2. Adequate storage capacity exists, expressed in hours of fire flow plus necessary operational storage.

3. Adequate distribution capacity is provided, expressed in pounds per square inch (psi), for both normal and emergency conditions.

E. **Wastewater.** Development served by public wastewater treatment shall not be approved unless there is sufficient available capacity to sustain the following levels of service (LOS) for wastewater as established in the wastewater subelement of the comprehensive plan:

1. Adequate plant capacity exists, expressed in gallons per day (gpd).

2. Adequate collection system capacity exists.

F. **Solid Waste.** Development shall not be approved unless there is sufficient available capacity to sustain the following levels of service for solid waste as established in the solid waste subelement of the comprehensive plan:

1. Adequate disposal capacity exists, expressed in pounds per capita per day.

2. Adequate collection capacity exists, expressed in tons per day (tpd).

G. **Recreation and Open Space.** Development shall not be approved unless the City's parks and recreation capital facilities fee is paid in accordance with the City Code of Ordinances, and the development complies with LOS standard established in the recreation and open space element of the comprehensive plan. The Parks and Recreation Director shall be responsible for ensuring that adequate facilities are constructed in accordance with the guidelines of the City's parks and recreation capital facilities fee ordinance.

H. **Water for Fire Protection.** Development shall not be approved unless there is sufficient and available water for fire protection. The amount of water for fire protection shall be determined by the Fire Chief or a designee, and shall be based on the guide for the determination of required fire flows per the insurance

service office (See Fire Suppression Addition 6-80). Private Wells will be allowed for common area irrigation only, and on a case-by-case basis when other sources are not feasible as determined by the DRC.

(Ord. No. 2775, § XIV, 7-15-2020)

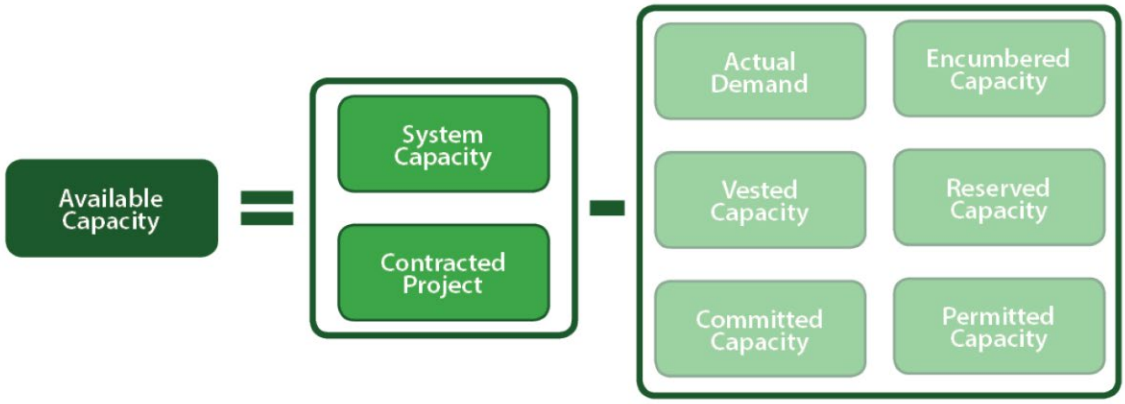
SECTION 7.2. CONCURRENCY ADMINISTRATION

7.2.1. Capacity Banks

A. **Establishment.** The following six capacity banks are hereby established, to be used by the CMO in the implementation of this article.

1. Available capacity bank;
2. Encumbered capacity bank;
3. Reserved capacity bank;
4. Permitted capacity bank;
5. Vested capacity bank; and
6. Committed capacity bank.

B. **Purpose.** The capacity banks allow capacity to be transferred among the various categories. "Contracted projects" can be added to system capacity in accordance with Policy 2.2 of the capital improvement element of the comprehensive plan. Capacity is withdrawn from the available capacity bank and deposited into an encumbered capacity bank when a concurrency encumbrance letter is issued, and then into the reserved bank when a capacity reservation certificate is issued, and is transferred to the permitted capacity bank when a building permit is issued. Each of the six capacity banks will experience deposits and withdrawals on a regular basis. The available capacity bank shall be adjusted whenever the City's actual capacity demand is recalculated. The permitted capacity bank shall also be adjusted commensurate with the certificates of occupancy issued since the last actual capacity update.



C. **Monitoring of Available Capacity**

1. The CMO shall maintain and continuously update records sufficient to monitor the available system capacity. For purposes of measuring capacity, the following common features shall be used:

a. **Number of Households.** The number of households shall be calculated by adding the number of single-family detached dwellings and the number of dwelling units within all other residential or mixed-use structures located within the City as of December 31, 1991, as demonstrated in the Orange County property appraiser's files. This number shall be increased by one for every dwelling unit for which a Certificate of Occupancy is issued, or that is annexed into the City. Conversely, this number shall be decreased by one for every dwelling unit that is demolished or that is deannexed from the City.

b. **Estimated City Population.** The estimated City population shall be calculated by multiplying the appropriate number of households (as determined above) by the corresponding population multiplier provided in the comprehensive plan for the respective year (e.g., 2.06 in 1992) or as amended.

c. **Nonresidential Conversion.** Conversion of nonresidential measurement standards to equivalent residential units shall be done in accordance with the appropriate impact fee or other established conversion method. Where no such method exists, the square footage of floor space shall be used. The CMO shall be responsible for determining the total nonresidential square footage as of December 31, 1991 and for adding (or subtracting) new floor square footage as required by issuance of certificates of occupancy, demolition, annexation or deannexation.

2. In addition, the CMO shall periodically, but at least monthly, update the following data records.

a. **Additional instructions for building permits data records.** The columns for the number of building permits issued and the respective units or floor square footage shall be:

1. Carried over: equal to the active value for the last reporting period;
2. Issued: equal the value corresponding to permits issued during the report period;
3. Expired: equal the value corresponding to permits which expired during the reporting period because construction was not initiated;
4. Certificate of occupancy: equal the value corresponding to permits which received a certificate of occupancy during the reporting period; and
5. Active: equal the value corresponding to permits that have been issued but not CO'd or expired.

b. **Building permits—Total.** Carried Over + Issued - Expired - CO'd = Active

1. Single-family detached, number of dwellings;
2. All other residential or mixed use buildings, number of dwelling units ; and
3. Nonresidential square feet of floor space.

c. **Building permits—Pursuant to development orders prior to this LDC.** Carried Over + Issued - Expired - CO'd = Active

1. Single-family detached, number of dwellings;
2. All other residential or mixed use buildings, number of dwelling units ; and
3. Nonresidential square feet of floor space.

d. **Preliminary development orders:**

1. Valid development orders from previous years;
2. Valid development orders issued during the report period;

3. Development orders that obtained a final development orders during the report period;
4. Development orders expired without obtaining a final development orders during the report period; and
5. Phases and quantity of development represented by the outstanding development orders.

e. **Final development orders:**

1. Active development orders from previous years;
2. New development orders issued during the report period;
3. Development orders completed during the report period;
4. Development orders with active construction during the report period;
5. Development orders expired without initiating construction during the report period; and
6. Phases and quantity of development represented by the outstanding development orders.

f. **Capacity evaluation:**

1. Total system capacity;
2. Additional capacity allowed for projects under contract;
3. Current actual capacity demand;
4. Current vested capacity;
5. Current committed capacity;
6. Current permitted capacity;
7. Current reserved capacity;
8. Current encumbered capacity; and
9. Current available capacity.

D. **Consistency with Capital Improvement Plan**

1. By April 1 of each year, beginning in 1993, the CMO shall complete an annual capacity report for the fiscal year ending September 30. This report shall summarize the development activity, provide the actual capacity demand on the city's facilities and services, and summarize the data that is monitored.
2. The concurrency management system's annual report shall constitute *prima facie* evidence of the capacity and levels of service (LOS) of public facilities for the purpose of issuing development orders during the 12 months following completion of the annual report.
3. Based upon the analysis included in the annual capacity availability report, the CMO shall recommend to the Planning Commission and City Council, each year, any necessary amendments to the capital improvement element and any proposed amendments to the comprehensive plan. The CMO shall report to the Planning Commission the status of all capacity banks once during the year, when public hearings for comprehensive plan amendments are heard.

SECTION 7.3. CONCURRENCY VERIFICATION LETTER

7.3.1. Purpose

A concurrency verification letter is a "snapshot" of available capacity for each public facility at the time the letter is issued and does not guarantee capacity in the future or encumber capacity for any period of time.

7.3.2. Application

An application for a concurrency verification letter shall be submitted to the CMO and accompanied with a fee, which shall be set by City Council from time to time. In the event that a concurrency verification letter and a concurrency encumbrance letter are requested simultaneously, the concurrency verification letter fee shall be waived. Any applicant seeking a concurrency verification letter shall submit the following information to the CMO, on a form prescribed by the CMO. No such application shall be deemed accepted until it is complete.

A. Date of submittal;

B. Applicant's name, address and telephone number;

C. Parcel I.D. number and legal description;

D. Proposed use(s) by land use category, square feet, and number of units;

E. Phasing information by proposed uses, square feet and number of units, if applicable;

F. Existing use of property;

G. Acreage of property;

H. Name of DRI, PD, subdivision, office park, development, etc.;

I. Site design information, if applicable;

J. Analysis of impacts on each service;

K. Written consent of the property owner, if different from applicant.

7.3.3. Processing

Upon receipt of an application, [and] sufficient information required to process this application for a concurrency verification letter, the CMO shall conduct a concurrency evaluation in accordance with this article. If a written request is provided, the CMO shall issue the concurrency verification letter, or notice of capacity deficiencies.

7.3.4. Content

At a minimum, the concurrency verification letter shall contain the following:

A. Date of issuance;

B. Applicant's name, address and telephone number;

C. Parcel I.D. number and legal description;

D. Proposed use(s) by land use category, square feet and number of units;

E. Phasing information by proposed uses, square feet and number of units, if applicable;

F. Total current available capacity within the service area(s) at the time the letter was issued;

G. Project impact based on level of service (LOS) standards; and

H. Name of development.

SECTION 7.4. CONCURRENCY ENCUMBRANCE LETTER (CEL)

7.4.1. Purpose

A concurrency encumbrance letter (CEL) is a determination by the CMO that, for a particular parcel, given a specific proposed development density or intensity and based on the timing of development by phase and year, a concurrency evaluation indicates that the proposed development will be concurrent at the time the CEL is issued and that the CMO has encumbered the requested public facility or service capacity as a prerequisite to a capacity reservation certificate. In no event shall an applicant encumber a greater amount of capacity than that necessary to serve the maximum amount of development permitted on the site under its current future land use and zoning density/intensity classification.

7.4.2. Application for CEL

An application for a CEL shall be accompanied with a CEL fee, which shall be set by City Council from time to time. Any applicant seeking a CEL shall submit the following information to the CMO, on a form prescribed by the CMO. No such application shall be deemed accepted until it is complete.

A. Date of submittal.

B. Property owner's name, address and telephone number.

C. Applicant's name, address and telephone number.

D. Parcel I.D. number and legal description.

E. Proposed use(s) by land use category, square feet and number of units.

F. Phasing information by proposed uses, square feet and number of units, if applicable.

G. Existing use of property.

H. Acreage of property.

I. Name of DRI, PD, subdivision, office park, etc.

J. Site design information, if applicable.

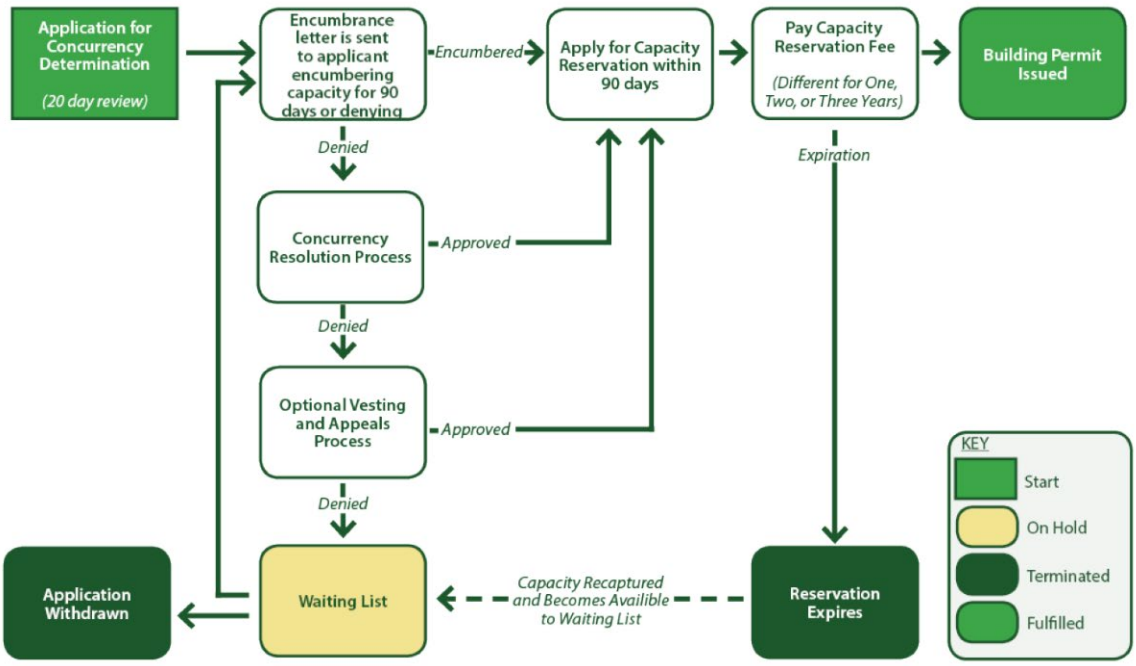
K. Written consent of the property owner, if different from applicant.

L. Whether applicant will seek to reserve capacity for each service or to obtain a building permit during the encumbrance period and proposed length of reservation, if applicable.

M. Proposed allocation of capacity for each service by legal description, if applicable.

7.4.3. Processing

Upon receipt of an application with sufficient information required to process the application for a CEL, the CMO shall conduct a concurrency evaluation in accordance with this article. The CMO shall issue the CEL, or concurrency denial letter, according to the following capacity evaluation flowchart:



7.4.4. Approval of Concurrency Encumbrance Letter

A. **Issuance of CEL.** If the CMO determines that all public facilities and services are concurrent, concurrent with conditions, or are presumed to be concurrent in accordance with to other sections of this article, then a CEL shall be issued. A CEL shall be valid for 90 days from the date of the letter, referred to as the encumbrance period, and shall expire at the end of the encumbrance period unless the applicant obtains a capacity reservation certificate or is issued a building permit within the encumbrance period.

B. **Content.** The CEL shall advise the applicant that capacity is available for reservation or for issuance of a building permit. The date issued shall be deemed to be the date on the CEL. If the applicant seeks a reservation during the encumbrance period, capacity shall only be encumbered in accordance with Sec. 7.6, Capacity Reservation Certificate (CRC). At a minimum, the CEL shall include:

1. Date of issuance;
2. Property owner's name, address and telephone number;
3. Applicant's name, address and telephone number;
4. Parcel I.D. number and legal description;
5. Proposed use(s) by land use category, square feet and number of units;
6. Phasing information by proposed uses, square feet, and number of units, if applicable;
7. Capacity reserved for a specific period of time; and
8. Date upon which the CEL shall expire, unless the encumbered capacity is reserved or a building permit is issued prior to the CEL's expiration.

C. **Preservation of Encumbered Capacity**

1. If a capacity reservation certificate is issued within the encumbrance period and the capacity encumbered is greater than the capacity reserved, the excess encumbered capacity shall revert to the

available capacity bank on the date the capacity reservation certificate is issued. If a building permit is issued within the encumbrance period and the capacity encumbered is greater than the capacity committed to the building permit, the excess encumbered capacity shall revert to the available capacity bank on the date the building permit is issued.

2. When a valid capacity reservation certificate is issued for a project using encumbered capacity, that capacity shall become reserved capacity and shall not be recaptured unless the capacity reservation certificate lapses or expires without issuance of a valid building permit. When a valid building permit is issued for a project using encumbered capacity, that capacity shall become permitted capacity and shall not be recaptured unless the building permit lapses or expires without issuance of a certificate of occupancy.

D. **Transfer of Encumbered Capacity.** Encumbered capacity shall not be transferred to property not included in the legal description provided by the applicant in the application for the concurrency encumbrance letter. During the encumbrance period, however, an applicant for a building permit or capacity reservation certificate may designate the amount of capacity allocated to portions of the property (e.g., lots, blocks, parcels, or tracts) included in the application.

E. **Expiration of Encumbered Capacity.** If the CEL expires prior to issuance of a building permit or capacity reservation certificate using the encumbered capacity, the capacity shall revert to the available capacity bank. The applicant may apply for a new CEL. However, a succeeding CEL shall not be issued sooner than three months following the expiration date of the last CEL for the same property.

7.4.5. Denial of concurrency Encumbrance Letter

A. **Denial of CEL.** If the CMO determines that one or more public facilities or services are not concurrent, the CMO shall issue a concurrency encumbrance denial letter, which shall advise the applicant that capacity is not available for one or more public facilities or services. The applicant shall have 15 days to apply for inclusion on the capacity waiting list for the concurrency resolution process. If the applicant is not the property owner, a copy of the denial letter shall also be sent to the property owner. At a minimum, the denial letter shall include:

1. Date of denial;
2. Property owner's name, address and telephone number;
3. Applicant's name, address and telephone number;
4. Parcel I.D. number and legal description;
5. Proposed use(s) by land use category, square feet, and number of units;
6. Public services or facilities determined not to be concurrent, including the level of the deficiency, if known;
7. Status of any applicable waiting lists; and
8. Options available to the applicant, including but not limited to entering a waiting list for capacity.

B. **Capacity Waiting List.** Applicants who receive a capacity encumbrance denial letter due to insufficient capacity may elect to be placed on the capacity waiting list. Projects on the list shall be notified of capacity as it becomes available on a "first come, first served" basis. If the available capacity is insufficient to accommodate the project as a whole, the CMO shall offer the available capacity to the applicant. The applicant may reserve the available capacity and remain in place on the waiting list and continue waiting for additional capacity, or reject the offer, and the available capacity shall be offered to the next applicant on the waiting list. Once an offer is made, the applicant must obtain a capacity reservation certificate within 30

days from notification of capacity availability, which shall be measured from the date on of the offer of capacity. Rejection of or failure to obtain a capacity reservation certificate within 30 days shall result in removal from the waiting list.

SECTION 7.5. CONCURRENCY EVALUATION

7.5.1. Requirement for Concurrency Evaluation

The CMO shall use the standards and requirements set forth in this section to conduct a concurrency evaluation prior to issuance of a concurrency verification letter or concurrency encumbrance letter. In addition, the CMO may also use the standards set forth in any Florida Statutes or rules regarding concurrency which may be established from time to time. In cases where level of service (LOS) standards do not apply, the CMO shall have the authority to utilize other factors in preparing concurrency evaluations, to include, but not be limited to, independent LOS analysis. Example: outside consultants.

A. No concurrency verification letter or concurrency encumbrance letter shall be issued except after a concurrency evaluation in accordance with this section, which indicates that capacity is available in all applicable public facilities and services.

B. A concurrency evaluation shall be required as part of any application for a preliminary or final development plan.

C. A concurrency verification letter shall be required as a part of any application for a zoning map amendment or comprehensive plan amendment which, if approved, would increase the intensity or density of development permitted. As part of that concurrency evaluation, the CMO shall determine whether capacity is available to serve both the density and intensity of the development which would result from the change. The concurrency evaluation shall be submitted as part of the staff analysis to the Planning Commission and shall be considered in determining the appropriateness of the zoning map amendment or comprehensive plan amendment.

7.5.2. Burden of Showing Compliance on Applicant

The burden of showing compliance with these level of service (LOS) requirements is upon the applicant. Applications for development approval shall provide sufficient information showing compliance with these standards.

7.5.3. Determination of Capacity

A concurrency evaluation for transportation, drainage, potable water, fire flows, wastewater, solid waste, and recreation and open space shall be required prior to issuance of a concurrency verification letter or concurrency encumbrance letter. The LOS standards required by this article shall be implemented, and concurrency evaluation for provision of these services shall be conducted, through application of performance standards established by the CMO. These standards shall include the following information:

A. Total capacity of existing facilities.

B. Total capacity of new facilities, if any, that will be available on or before the date of occupancy of the development. The capacity of new facilities may be counted only if one or more of the following is shown:

1. The City of Apopka shall establish a development permit management system which ensures that minimum levels of service (LOS) are maintained.

2. Concurrency determination shall be made prior to issuance of a final development order which shall be defined as the last order or approval in the city's development permitting process which issues a building permit, zoning permit, subdivision approval, rezoning, certificate of occupancy, special exception, variance or any other official action of the city having the effect of permitting the development as defined by Ch. 380, Fla. Stat.

3. Projects which have received a final development order must initiate construction within 18 months and be at least substantially completed within 36 months, unless there is an executed developer's agreement which provides otherwise.

4. Projects which have been approved for construction (i.e., obtained final engineering approval and obtained required DEP permits) and projects within the scheduled review process for approval of construction plans at the time this comprehensive plan is adopted will be considered to have vested rights providing that construction occurs within the allowable time periods as currently described through the developer's agreement or this LDC.

5. The capacity needed to accommodate development orders issued in accordance with Policy 2.5 or Policy 3.14 of the Future Land Use Element of the comprehensive plan shall be reserved from the capacity available for future development proposals.

6. Upon adoption of this plan, the City shall require all development to bear a fair, equitable and proportionate share of facility improvements required to maintain the level of service (LOS) standards.

7. All new developments will be assessed a pro rata share of the costs necessary to ensure the public facility improvements generated are available at the time the impacts of the development occur.

8. The City shall reevaluate impact fees at least every five years to ensure the rates are consistent with the required construction costs for public facility needs generated by new development.

9. Policy 3.8.1 of the drainage subelement of the comprehensive plan shall be Policy 3.3 of the capital improvements element of the comprehensive plan.

10. The City shall evaluate the need for additional fees for public facility needs generated by new development at least every five years. Such new fees shall require review by the Citizens Advisory Committee and at least one public hearing by the Local Planning Agency (the Planning Commission), before the additional fees are adopted by the City.

11. The City will accept dedications, or construction in-lieu of, as an alternative to the payment of all, or a portion of, any required fees provided there is an executed developer's agreement.

12. The City will at least annually establish financial indicators in order to ensure the ability to fund the City's share of needed improvements is within acceptable limits.

13. The following debt service indicators will be monitored by the Finance Department and reviewed annually:

    a. The ratio of total debt service to total revenue shall not exceed 1:2.0.

    b. The ratio of total capital indebtedness to property tax shall not exceed 1:250.

14. In no case shall the City incur debt for those capital facilities which exceed the capacity to issue bonds or other financial mechanisms as determined in part by the indicators described in Policy 4.1 of the capital improvements element of the comprehensive plan.

C. Existing level of service (LOS) standards.

D. Reserved capacity.

E. Projected demand for the proposed development.

SECTION 7.6. CAPACITY RESERVATION CERTIFICATE (CRC)

7.6.1. Purpose

The purpose of the capacity reservation certificate (CRC) is to allow property owners and developers to ensure that capacity is available when it is needed for a particular project, and to provide a high degree of certainty during the construction financing process.

7.6.2. Application

An application for a CRC shall be submitted and accompanied with a valid concurrency encumbrance letter and a reservation fee to the CMO. The application shall include the following:

A. Date of request.

B. Property owner's name, address and telephone number.

C. Applicant's name, address and telephone number.

D. Parcel I.D. number and legal description.

E. Proposed use(s) by land use category, square feet and number of units.

F. Phasing information by proposed uses, square feet and number of units, if applicable.

G. Existing use of property.

H. Acreage of property.

I. Name of DRI, PD, subdivision, office park, etc.

J. Site design information, if applicable.

K. Written consent of the property owner, if different from applicant.

L. Copy of a valid concurrency encumbrance letter.

M. The reservation period requested.

N. Allocation of capacity, by legal description, if applicable.

7.6.3. Processing

Within 20 working days of the receipt of a complete application for a CRC, accompanied by a valid concurrency encumbrance letter and the applicable fee, the CMO shall issue a CRC. The CRC shall describe the amount and length of time the capacity shall be reserved. Upon issuance of the CRC, the CMO shall transfer the requested capacity from the encumbered capacity bank to the reserved capacity bank.

7.6.4. Time Period

The CRC shall allow the applicant to reserve infrastructure capacity for up to three years. Reservations may be made for one, two, or three years.

7.6.5. Time Extension

Up to 30 days before the expiration date of the CRC, the applicant may request an extension, not to exceed 12 months. The extension shall not exceed the three-year total reservation established above. Any extension shall be contingent upon payment of an additional reservation fee, equivalent to ten percent of all applicable impact fees. The CMO shall determine whether the extension is warranted, based on the following criteria:

A. Size of the project and the amount of capacity requested. A limit may be put on the amount of capacity that may be extended;

B. Phasing;

C. Location of the project;

D. Capacity availability within the service area;

E. Reasons for requesting the reservation extension; and

F. Whether the developer exercised good faith in attempting to acquire a building permit.

Any unused capacity for a specific yearly timeframe may be carried forward into the next yearly timeframe. No unused capacity may be carried forward beyond the duration of the certificate or any subsequent extension.

7.6.6. Expiration

Upon expiration of the timeframe set forth in the CRC, if a building permit was not obtained within the reservation period, the CMO shall notify the applicant, by certified U.S. mail, return receipt, that the capacity has been recovered by the City and transferred from the reserved capacity bank to the available capacity bank.

7.6.7. Transfer of Certificates

All certificates continue to be valid for the specific property described in the original application. Capacity may be reassigned or allocated within the boundaries of the original reservation certificate by application to the CMO. At no time may capacity or any certificate be sold or transferred to another party or entity without the real property described in the original application.

7.6.8. Capacity Reservation Fees

A. **General**

1. A capacity reservation fee shall be required for transportation, water, wastewater, solid waste, drainage, police, fire, and recreation and open space. A reservation fee equal to ten percent of all applicable impact fees shall be required to reserve capacity for one year, 20 percent for two years, and 30 percent for three years. The applicant shall be required to pay the reservation fee as a condition of capacity reservation. The applicant shall have 90 days from issuance of a concurrency encumbrance letter to remit the fee. Failure to make payment within this timeframe shall be deemed to be a withdrawal of the application for CRC and the CMO shall remove the encumbered capacity from the encumbered capacity bank.

2. The applicant shall be required to pay the remaining impact fees in accordance with the impact fee schedule in effect at the time the permit is issued. The value of payment of the capacity reservation fee shall be counted toward applicable impact fee payment schedules. Payment of all impact fees due shall be a condition for issuance of a building permit.

B. **Refund of Reservation Fee.** Reservation fees shall be refundable, subject to a charge for administrative costs and as set forth in this subsection. The city shall refund 90 percent of the reservation fee. Refunds shall be granted only to the extent that new reservation fees are received by the city to refund the canceled or expired CRC. Those applicants awaiting refunds shall be placed on a list and their fees refunded on a first come, first served basis.

SECTION 7.7. CONCURRENCY RESOLUTION PROCESS

7.7.1. Purpose

The resolution process is intended to identify options available to the City and applicant in mitigating impacts on public facilities and services, after the issuance of a concurrency encumbrance denial letter, or when the public facilities and services are not available.

7.7.2. Applicability

The procedures described in this section shall apply when:

A. A concurrency encumbrance denial letter has been issued pursuant to this article; or

B. The city's annual traffic count study indicates that a portion of the future traffic circulation network, as adopted in the city's comprehensive plan, exceeds allowable capacity.

C. The annual capacity report indicates that any public facility or service is not available to serve the proposed development.

7.7.3. Review Process

A. **Application Submission**

1. The applicant shall submit to the CMO an application and fee which conforms to the submittal requirements, in five copies. No application shall be deemed accepted unless it is complete.

2. Along with a concurrency resolution agreement application, the applicant shall submit all information required as part of an application for a concurrency encumbrance letter, as well as the following:

   a. Recent plat of survey.

   b. Preliminary development plan, prepared in accordance with the requirements of this code, when required by the Director.

   c. Consent to agents. If title to the property is not in the applicant's name and the property owner does not sign the application, one of the following must be submitted:

      1. Documents signifying the owner's approval or consent; or

      2. Applicant's affidavit.

   d. Determination of completeness. The CMO shall review each application for a concurrency resolution agreement and, within 30 days of the date the application is submitted, shall determine whether the application is sufficient. No application shall be deemed to be sufficient unless it contains all information which, in the professional judgment of the CMO, is reasonably necessary to evaluate the impacts of the proposed development on public facilities and services. Within the 30-day period set out above, the CMO shall notify the applicant that: (a) the application is sufficient of [or] (b) that the application is insufficient and that additional

information is required, which may include, but is not limited to, a traffic study. When additional information is required, the applicant and the CMO shall agree on a timeframe for its submittal, based on the complexity of the information required. Failure to submit the required information in accordance with that schedule shall result in denial of the concurrency resolution application.

B. **Concurrency Management Official.** When the CMO deems the application complete, the application shall be evaluated within 45 days in accordance with this part and the CMO shall determine whether the development, as proposed or with conditions, would degrade the LOS set forth in this article. If such development can be approved or approved with conditions, the CMO shall, within the 45-day period set forth above, issue a concurrency resolution offer to the applicant, which at a minimum shall contain all information contained in a concurrency encumbrance letter and any conditions deemed necessary in order to approve the development. The letter shall specify that the applicant shall have 30 days to either accept the offer or to appeal the conditions to the Mayor or a designee, in accordance with this article. If the applicant accepts the offer, the CMO and the applicant shall agree, in writing, on a timeframe for preparation of a concurrency resolution agreement. This timeframe shall be no less than 30 days and no more than 120 days. After the concurrency resolution agreement is executed by the applicant, the CMO shall schedule the agreement for the next regularly scheduled City Council meeting. No such agreement shall be effective until approved by the City Council.

C. **City Council Review and Conditions**

1. Based on the application, and the requirements of this article, the City Council shall approve, approve with conditions in conformance with Sec. 7.7.3.C.2, or deny the application and agreement. Following approval of the agreement by City Council, the agreement shall be recorded in the public records of Orange County at the expense of the applicant.

2. When the City Council approves a concurrency resolution agreement, they may prescribe appropriate conditions and safeguards in conformity with the intent and provisions of this article, including but not limited to any of the following:

    a. Limit the manner in which the use is conducted, including restricting the density and intensity of the use;

    b. Limit the height, size, location, density, or intensity of a building or other structure;

    c. Phasing;

    d. Designate the size, number, location, or nature of vehicle access points;

    e. Increase the amount of street dedication, roadway width, or require construction of road improvements within the street right-of-way;

    f. Protect existing trees, vegetation, water resources, wildlife habitat, or other significant natural resources; and

    g. Specify other conditions to permit development of the City in conformity with the intent and purposes of this article and the comprehensive plan.

3. Violation of such conditions and safeguards as in Sec. 7.7.3.C.2, when made part of the terms under which a concurrency encumbrance is approved, shall be deemed a violation of this article, and is subject to enforcement in accordance with Article 9: Enforcement.

4. Approval of the concurrency resolution agreement shall give the applicant authority to submit an application for a concurrency encumbrance letter. This application must be submitted within six months of approval of the concurrency resolution agreement, or the agreement shall expire and the capacity shall be transferred to the available capacity bank.

5. A concurrency resolution agreement shall be approved only on the basis of the development plan and other information submitted with the application, and shall be valid only for the location and area shown on the application.

Article 8 NONCONFORMITIES

SECTION 8.1. GENERAL APPLICABILITY

8.1.1. Purpose and Scope

A. In this LDC there exist uses of land, structures, lots of record, signs, and site features that were lawfully established before the LDC was adopted or amended, that do not conform to its terms and requirements. It is the general policy of the City to allow such uses, structures, lots of record, signs, and site features to continue to exist. It also is the policy of the City to bring as many of these nonconformities into conformance with this LDC as is reasonably practicable, subject to the requirements of this article.

B. The purpose and intent of this article is to recognize the interests of the landowner in continuing to use the land, but to preclude the expansion of a nonconformity or reestablishment of a discontinued or substantially destroyed nonconformity unless allowing such expansion or reestablishment can serve as an incentive to achievement of even greater public benefit.

8.1.2. Authority to Continue

Nonconformities are allowed to continue, and are encouraged to receive routine maintenance in accordance with the requirements of this article as a means of preserving safety and appearance.

8.1.3. Determination of Nonconformity Status

In all cases, the burden of establishing that a nonconformity lawfully exists shall be the responsibility of the owner of the land on which the nonconformity is located.

8.1.4. Minor Repairs and Maintenance

Minor repairs and normal maintenance that are required to keep nonconforming uses, structures, lots of record, signs, and site features in a safe condition are permitted. For the purposes of this subsection "minor repair or normal maintenance" means:

A. Repairs that are necessary to maintain a nonconforming use, structure, lot of record, sign, or site feature in a safe condition; and

B. Maintenance of land areas to protect against health hazards and promote the safety of surrounding uses.

8.1.5. Change of Tenancy or Ownership

No change of title or possession or right to possession of land involved shall be construed to prevent the continuance of such nonconformity.

SECTION 8.2. NONCONFORMING USES

8.2.1. General

Nonconforming uses are declared generally incompatible with the permitted uses in the zoning district in which they are located and with the provisions of this LDC. Nonconforming uses shall be subject to the standards in this section.

8.2.2. Extension, Expansion, or Relocation

A nonconforming use shall not be extended, expanded, or moved to occupy a different area of a structure or lot, except an existing nonconforming use may extend into any portion of a structure that was clearly designed or arranged for the particular use when the use became nonconforming.

8.2.3. Change in Use

A. An existing nonconforming use may be converted to another nonconforming use, subject to approval of a special exception permit (see Sec. 2.5.1.G, Special Exception Permit) with the following additional findings:

   1. The new nonconforming use is a permitted use in a more restrictive zoning district; and

   2. The new nonconforming use would improve the character of the immediate neighborhood.

B. Other than in Sec. 8.2.3.A, above, a nonconforming use may only be changed to a use that is permitted in the zoning district in which it is located. Once a nonconforming use is converted to a conforming use, it shall not be changed back to a nonconforming use.

8.2.4. Discontinuance or Abandonment of Nonconforming Use

A. If a nonconforming use ceases to operate or is discontinued or abandoned for a period of six consecutive months or longer, it shall not be reestablished and shall only be replaced with a conforming use.

B. Time spent renovating or repairing a structure that houses the nonconforming use is not considered a discontinuance of the use, provided:

   1. All appropriate development permits are obtained;

   2. The renovation or repair is completed within 18 months after commencement of the repair or renovation;

   3. The use is reestablished within one month after completion of the renovation or repairs; and

   4. Any discontinuance of use caused by government action without the contributing fault by the nonconforming user shall not be considered in determining the length of discontinuance.

8.2.5. Structures Used for Nonconforming Use

Any reconstruction or repair of a damaged structure used for a nonconforming use shall be subject to the same provisions applicable to nonconforming structures in Sec. 8.3, Nonconforming Structures.

SECTION 8.3. NONCONFORMING STRUCTURES

8.3.1. General

Nonconforming structures shall be subject to the standards in this section.

8.3.2. Relationship with Conforming and Nonconforming Uses

Where a nonconforming principal structure contains a conforming use, only the nonconforming structure is subject to the standards and limitations in this section. Where a nonconforming structure contains a nonconforming use, the nonconforming structure is subject to the standards and limitations of this section and the nonconforming use is subject to the standards and limitations in Sec. 8.2, Nonconforming Uses.

8.3.3. Enlargement or Alteration

A nonconforming structure shall not be enlarged or structurally altered in any way that increases the nonconformity.

Example: A structure that has a side yard setback of five feet where the LDC requires a minimum side yard setback of ten feet cannot be enlarged so as to further encroach into the side yard setback. Enlargement or structural alteration of the structure in a way that complies with applicable dimensional standards, or structural alteration of the structure in a way that decreases the degree of nonconformity, is permitted.

(Ord. No. 2862, § VIII, 8-18-2021)

8.3.4. Relocation

A nonconforming structure shall not be moved, in whole or in part, to another location on or off the parcel of land on which it is located, unless the entire structure conforms to the requirements of this LDC.

8.3.5. Reconstruction or Repair after Casualty Damage

The reconstruction or repair of a nonconforming structure damaged as a result of a natural disaster or other unforeseen and unpreventable accident or occurrence shall be subject to the following provisions.

A. **Damage up to 50 Percent of Value.** If a nonconforming structure is damaged to an extent whereby the cost of restoring the structure to its before-damaged condition would be 50 percent or less of its assessed value before the damage, the structure may be reconstructed or repaired if:

   1. The reconstruction or repair does not increase, expand, enlarge, or extend the degree of nonconformity; and

   2. The reconstruction or repair begins within one year after the damage and is diligently pursued to completion.

B. **Damage greater than 50 Percent of Value.** If a nonconforming structure is damaged to an extent whereby the cost of restoring the structure to its before-damaged condition would exceed 50 percent or more of its assessed value before the damage, the structure shall not be reconstructed or repaired except in conformity with the provisions of this LDC.

C. **Exemption for Certain Single-Family Residential Structures.** Any structure which has been in the same ownership, family ownership, family-inherited ownership, or a combination of these, for at least 25 years, and is used for single-family residential purposes and maintained as a nonconforming use may be enlarged or replaced, if damaged or destroyed, with a similar structure, provided the enlargement or replacement does not create new nonconforming uses or increase the extent of the existing

nonconforming structure or site features. Sale of the nonconforming property to a non-family owner dissolves this particular right to enlarge or replace. A destroyed nonconforming structure being replaced under this subsection shall be maintained as a nonconforming use for a minimum of five years.

(Ord. No. 2862, § IX, 8-18-2021)

SECTION 8.4. NONCONFORMING LOTS OF RECORD

8.4.1. General

No development shall be established on a nonconforming lot of record except in accordance with the standards in this section.

8.4.2. Structures on Nonconforming Lots

A. Nonconforming structures legally established on a nonconforming lot of record before March 6, 2019 may be continued, enlarged, or redeveloped only in accordance with the standards in Sec. 8.3, Nonconforming Structures.

8.4.3. Combination of Lots to Eliminate Nonconformity

If a vacant nonconforming lot abuts another lot (whether conforming or nonconforming) held in the same ownership, the lots shall be combined or recombined to create one or more conforming lots, or lot(s) that are less nonconforming.

8.4.4. Governmental Acquisition of a Portion of Lot

If a conforming lot is made nonconforming due to governmental acquisition of a portion of the lot for a public purpose that results in the lot no longer complying with applicable lot area or other dimensional standards, the lot shall be deemed a conforming lot upon the Director approving a concept site plan for development of the lot that demonstrates the development existing or proposed on the lot:

A. Complies with Table 4.2.2, Principal Use Table;

B. Complies with the dimensional standards of the zoning district in which it is located, to the maximum extent practicable;

C. Complies with the off-street parking and landscaping standards of this LDC, to the maximum extent practicable;

D. Complies with all other standards and requirements of this LDC; and

E. Is designed and configured in a way that is compatible with surrounding development.

SECTION 8.5. NONCONFORMING SIGNS

8.5.1. Intent

It is the intent of this section to allow nonconforming signs permitted before the adoption of the ordinance from which this land development code is derived to continue, subject to the standards in this section, until they

are no longer used, or become hazardous, but not to encourage their survival. Such signs are hereby declared to be incompatible with the overall intent of this chapter. Thereafter, all such nonconforming signs shall be deemed unlawful and prohibited and subject to the enforcement provisions of this article.

(Ord. No. 2775, § XV, 7-15-2020)

8.5.2. Exemptions

Signs that were in existence prior to or on December 6, 1972 (the date of the City's original sign ordinance) are deemed conforming, but shall be subject to the following standards herein.

(Ord. No. 2775, § XV, 7-15-2020)

8.5.3. Enlargement, Alteration, and Use

A nonconforming sign shall not:

A. Be enlarged or structurally altered in any way that increases the nonconformity.

B. Expanded.

C. Be structurally changed, but its pictorial content may be changed.

D. Be structurally altered to prolong the life of a sign except to meet safety requirements.

Casual, temporary or illegal use of any sign shall not be sufficient to establish the existence of a nonconforming sign or to create any rights in the continuance of such sign.

(Ord. No. 2775, § XV, 7-15-2020)

8.5.4. Reconstruction or Repair after Damage

The reconstruction or repair of a damaged nonconforming sign shall be subject to the following standards:

A. **Damage up to 50 Percent of Value.** If a nonconforming sign is damaged by any means to an extent whereby the cost of restoring the sign to its before-damaged condition would be 50 percent or less of its replacement value before the damage, the sign may be reconstructed or repaired if:

1. The reconstruction or repair does not increase, expand, enlarge, or extend the degree of nonconformity; and

2. The reconstruction or repair is begun within six consecutive months after the damage and is diligently pursued to completion within eight consecutive months. Building permits as required.

B. **Damage Greater than 50 Percent of Value**

1. If a nonconforming sign is damaged by any means to an extent whereby the cost of restoring the sign to its before-damaged condition would exceed 50 percent of its replacement value before the damage, the sign shall not be reconstructed or repaired, and shall only be replaced with a sign conforming to the provisions of this LDC.

2. In cases where businesses were in existence in the City under the same name and location prior to 1960, signs may be maintained or replaced even if damaged above 50 percent of their value, but shall be subject to Sec. 8.5.3.

(Ord. No. 2775, § XV, 7-15-2020)

8.5.5. Abandonment or Discontinuance of a Sign

If a nonconforming sign is abandoned or ceases to be used for a period exceeding six consecutive months, it shall not be reestablished and shall only be replaced with a conforming sign. A sign shall be considered abandoned or discontinued if its copy area is no longer readable or comprehensible, or if the on-site business ceases to operate for over six months. Abandoned or discontinued signs must be removed within eight months.

(Ord. No. 2775, § XV, 7-15-2020)

8.5.6. Nonconforming Signs Along Federal Highways

If it is determined that a nonconforming sign along a federal interstate or primary aid highway may not be removed in accordance with the above provisions, the City shall develop a plan for their expeditious removal in accordance with state and federal law.

(Ord. No. 2775, § XV, 7-15-2020)

SECTION 8.6. NONCONFORMING SITE FEATURES

8.6.1. Purpose

The purpose of this section is to provide a means whereby the city may require certain nonconforming site features to be brought into compliance with the standards of this LDC as part of remodeling or expansion of a structure.

8.6.2. Applicability

A. For purposes of this section, the term "nonconforming site features" includes the following:

   1. Nonconforming off-street parking;

   2. Nonconforming landscaping; and

   3. Nonconforming perimeter buffers.

B. If an application is submitted for a building permit for the remodeling or expansion of a structure and the development site contains one or more nonconforming site features identified in subsection A above, and the value of the proposed improvements totals at least 25 percent of the assessed value of the existing structure, the applicant shall be required to address the nonconforming site feature as provided in Sec. 8.6.3, Interior and Exterior Remodeling of Structures.

C. If an application is submitted for a Building Permit for the expansion of a building or structure that contains one or more nonconforming site features identified in subsection A, and the proposed area of the expansion over a five-year period exceeds at least 20 percent of the area of the building or structure over that five-year period, the applicant shall address the nonconforming site features as provided in Sec. 8.6.3, Interior and Exterior Remodeling of Structures.

D. This section does not apply to:

   1. The reconstruction of a nonconformity damaged by a calamity; or

   2. Repairs for normal maintenance.

8.6.3. Interior and Exterior Remodeling of Structures

A. For purposes of determining when nonconforming site features shall be brought into partial or full compliance with the standards of this LDC, the costs that constitute the estimated cost of the structural alteration of a building or structure shall be shown on the building permit application and shall include the cost of materials and labor.

B. Nonconforming site features shall be brought into compliance in accordance with Table 8.6.3.B: Standards for Nonconforming Site Features.

Table 8.6.3.B: Standards for Nonconforming Site Features

Type of remodeling or expansion		Definition	Required Compliance
1	Remodeling	Remodeling or alterations that are not exempt from this section	See rows 2 through 4 below.
2	Remodeling Costing 25 Percent or Less of Structure Value	Remodeling of a structure in any continuous five-year period that costs 25 percent or less of the current assessed value of the structure.	There is no requirement for any upgrading of the nonconforming site features identified in Sec. 8.6.2.A.
3	Remodeling Costing between 25 and 75 Percent of Structure Value	Remodeling of a structure in any continuous five-year period that costs more than 25 percent, but less than 75 percent, of the current assessed value of the structure.	Action is required for the nonconforming site features identified in Sec. 8.6.2.A to be upgraded towards compliance with the standards of this LDC by a corresponding percentage of full compliance, up to achievement of 100 percent compliance. *Example: A nonresidential site with nonconforming off-street parking (site feature) with an assessed value of $100,000 is undergoing remodeling equaling $40,000 (40% of the assessed value). The developer must add a corresponding number of additional required parking spaces until the site fully complies. If the site at the time of remodel has 10 parking spaces, but the LDC requires a minimum of 20 for the use that is proposed (10 more spaces are required for the site to be conforming), the applicant would be required to provide 40% of the 20 spaces - or 8 more parking spaces, bringing the total number of spaces on the site to 18 spaces.*
4	Remodeling Costing 75 Percent or More of Structure Value	Remodeling of a structure in any continuous five-year period that costs 75 percent or more of the current assessed value of the structure.	Action is required for all nonconforming site features identified in Sec. 8.6.2.A to be upgraded to achieve 100 percent compliance with the standards of this LDC.

5	Addition and Expansion	Additions or expansions to buildings, structures, or use areas on sites with nonconforming site feature	See rows 6 through 8 below.
6	Additions and Expansion Less than 20 Percent	Additions or expansions to a structure or use area in any continuous five-year period that increase the gross square footage of the structure or use area (measured at the beginning of the five-year period) by 20 percent or less.	There is no requirement for any upgrading of the nonconforming site features identified in Sec. 8.6.2.A.
7	Additions and Expansions between 20 and 60 Percent	Additions or expansions to a structure or use area in any continuous five-year period that increase the gross square footage of the structure or use area (measured at the beginning of the five-year period) by more than 20 percent but less than 60 percent.	Action is required for the nonconforming site features identified in Sec. 8.6.2.A to be installed or upgraded towards compliance with the standards of this LDC by a corresponding percentage of full compliance, up to achievement of 100 percent compliance. *Example: Under this LDC's minimum off-street parking space standards, an existing building, if built today, would be required to provide at least 40 parking spaces, but the site only contains 20 spaces. If the building is expanded by 30 percent of its gross floor area, the expansion project must add 12 parking spaces (30% × 40 required spaces), increasing compliance from 50 percent (20 of 40 required spaces) to 80 percent (32 of 40 required spaces). A subsequent addition whose size also equals 30 percent of existing building size might seem to call for addition of another 12 spaces (30% × 40 required spaces), but actually only 8 new spaces would be required to achieve 100% compliance (32 + 8 = 40 spaces).*
8	Additions and Expansions Greater than 60 Percent	Additions or expansions to a structure or use area in any continuous five-year period that increase the gross square footage of the structure or use area (measured at the beginning of the five-year period) by more than 60 percent.	Action is required for all nonconforming site features identified in Sec. 8.6.2.A to be installed or upgraded to achieve 100 percent compliance with the standards of this LDC.
9	Generally	The situations referred to in rows 10—12 below apply to any	See rows 10 through 11.

		structural alterations or expansions	
10	Five or Fewer Parking Spaces Required as a Part of a Change in Use	Remodeling project to install five or fewer additional off-street parking spaces as a part of a change in use.	Such additional off-street parking is not required to be installed.
11	Additions and Expansions of Outdoor Use Areas Only	Only outdoor operations, storage, and display areas are being added or expanded on a site.	The percentage increase in the gross square footage of the outdoor operations, storage, and display areas shall require perimeter buffers and screening to be installed or upgraded towards compliance with the standards of this LDC by a corresponding percentage of full compliance. The increased perimeter buffer and screening shall be located so as to achieve the performance objectives in Sec. 5.2, Landscaping and Buffer Standards, with priority given to screening the impacts of outdoor operations.

8.6.4. Compliance to Maximum Extent Practicable on Constrained Properties

Where full compliance with the requirements of this section is precluded by a lack of sufficient developable area due to the area of the lot, the layout of existing development, or the presence of significant wetlands, floodplains, watercourses, or other significant environmental constraints on development, the applicant shall comply with the requirements of this section to the maximum extent practicable, as determined by the Director.

Article 9 ENFORCEMENT

SECTION 9.1. PURPOSE

This article establishes procedures and standards to ensure compliance with the provisions of this LDC and obtain corrections for violations of the LDC. It also sets forth the remedies and penalties that apply to violations of this LDC. The provisions of this article are intended to encourage the voluntary correction of violations, where possible.

SECTION 9.2. COMPLIANCE REQUIRED

9.2.1. General

Compliance with all the procedures, standards, and other provisions of this LDC is required by all persons owning, developing, managing, using, or occupying land or structures in the City.

9.2.2. Receipt of Development Approval or Permit Required

All persons shall obtain all development orders for development approvals and permits required by this LDC prior to development.

9.2.3. Development Approval or Permit Only Authorizes Development Approved

A development order for a development approval or permit issued by a decision-making body or person authorizes only the use, arrangement, location, design, density or intensity, and development set forth in such development order.

SECTION 9.3. VIOLATIONS

9.3.1. General Violations

A. **Failure to Comply with the LDC or a Term or Condition Constitutes Violation of the LDC.** Any failure to comply with a standard, requirement, prohibition, or limitation imposed by this LDC, or the terms or conditions of any development order or authorization granted in accordance with this LDC constitutes a violation of this LDC punishable as provided in this article.

B. **Development Orders Authorize Development Approved.** A development order issued by a decision-making body or person authorizes only the use, arrangement, location, design, density or intensity, and development set forth in the development order.

9.3.2. Specific Violations

It shall be a violation of this LDC to undertake any activity contrary to the provisions of this LDC, including but not limited to any of the following:

A. Develop land or a structure without first obtaining all appropriate development orders.

B. Occupy or use land or a structure without first obtaining all appropriate development orders.

C. Subdivide land without first obtaining all appropriate development orders required to engage in subdivision.

D. Excavate, grade, cut, clear, or undertake any land disturbing activity without first obtaining all appropriate development orders.

E. Remove existing trees from a site or parcel of land without first obtaining appropriate development orders.

F. Disturb any landscaped area or vegetation required by this LDC.

G. Install, create, erect, alter, or maintain any sign without first obtaining the appropriate development order.

H. Fail to remove any sign installed, created, erected, or maintained in violation of this LDC, or for which the development order has expired.

I. Create, expand, replace, or change any nonconformity except in compliance with this LDC.

J. Reduce or diminish the requirements for development, design, or dimensional standards below the minimum required by this LDC.

K. Increase the intensity or density of development, except in accordance with the standards of this LDC.

L. Through any act or omission, fail to comply with any other provision, procedure, or standard as required by this LDC.

SECTION 9.4. RESPONSIBLE PERSONS

Any person who violates this LDC shall be subject to the remedies and penalties set forth in this article.

SECTION 9.5. ADMINISTRATION[1]

9.5.1. Enforcement

The Director shall be responsible for enforcing the provisions of this LDC. Nothing in this subsection shall prevent the Director from delegating authority to another City Official, including but not limited to a code enforcement officer.

(Ord. No. 2836, § III, 5-5-2021)

[1]Ord. No. 2836, § III, adopted May 5, 2021, amended Section 9.5 in its entirety to read as herein set out. Former Section 9.5, §§ 9.5.1—9.5.3, pertained to enforcement generally, and derived from Ord. No. 2700, § 1, adopted March 6, 2019.

9.5.2. Violations

If the Director shall find that any provisions of this LDC are being violated, the Director shall notify the person apparently responsible for such violations, in writing, indicating the nature of the violation and ordering any action necessary to correct it, including but not limited to a stop-work order.

(Ord. No. 2836, § III, 5-5-2021)

9.5.3. Remedies and Penalties

A. **Available Remedies.** The Director as appropriate may use any combination of the following enforcement actions, remedies, and penalties to correct, stop, abate, and enjoin a violation of this LDC.

1. **Code Enforcement.** The Director may initiate an enforcement action for a violation of this LDC pursuant to the provisions in Chapter 2, Article VIII, Code of Ordinances.

2. **Stop Order.** The Director, or designee, may issue and serve upon a person pursuing the activity or activities in violation of the LDC a stop order requiring that the person stop all activities in violation of the LDC.

3. **Revocation of Development Order.** Any development order or other form of authorization required under the LDC may be revoked by the Director if it is determined that:

   a. There is a failure to comply with the approved development order, plans, specifications, or terms or conditions required under the order;

   b. The development order was procured by false representation; or

   c. The development order was issued in error.

   Written notice of revocation shall be served upon the landowner, the landowner's agent, applicant, or other person to whom the development approval or permit was issued, and such notice may be posted in a prominent location at the place of violation. No work or construction shall proceed after service of the revocation notice.

4. **Denial or Withholding of Related Authorization.** The appropriate City Official may deny or withhold authorization to use or develop any land, structure, or improvements until an alleged violation related to such land, structure, or improvements is corrected and any associated civil penalty is paid.

5. **Repairs by City.** If a violation is one that presents a serious threat to the public health, safety, or welfare, or is irreparable or irreversible, the City may make all reasonable repairs necessary to bring the land into compliance and may charge the violator with the reasonable cost of the repairs, in accordance with Chapter 2, Article VIII, Code of Ordinances.

6. **Civil Remedies and Penalties.** In addition to all other remedies and penalties outlined in this article, the City or any aggrieved or interested person shall have the right to apply to the Circuit Court of Orange County, Florida, to enjoin and restrain any person violating the provisions of the LDC, and the Court shall, upon proof of the violation of same, have the duty to issue such temporary and permanent injunctions or remedies that are necessary to prevent the violation of the same.

7. **Injunction.** When a violation occurs, the City may apply to the appropriate court for a mandatory or prohibitory injunction ordering the offender to correct the unlawful condition or cease the unlawful use of the land in question.

8. **Abatement**

a. The City may apply for an order of abatement as part of the judgment in the case. An order of abatement may direct any of the following actions:

1. That buildings or other structures on the land be closed, demolished, or removed;
2. That fixtures, furniture, or other moveable property be moved or removed entirely;
3. That improvements, alterations, modifications, or repairs be made;
4. That removed trees be replaced; or
5. That any other action be taken as necessary to bring the land into compliance with this LDC.

b. The City may execute an order of abatement and shall have a lien on the property for the cost of executing the order.

9. **Equitable Remedies.** The City may apply to a court of law for any other appropriate equitable remedy to enforce the provisions of this LDC. The fact that other remedies are provided under general law or this LDC shall not be used by a violator as a defense to the city's application for equitable relief.

B. **Remedies are Cumulative**

1. The remedies and penalties provided for violations of this LDC shall be cumulative and in addition to any other remedy or penalty provided by law, and may be exercised in any order.
2. Each day of continued violation of this LDC shall be considered a separate violation for purposes of computing cumulative penalties.

(Ord. No. 2836, § III, 5-5-2021)

Article 10 DEFINITIONS AND RULES OF MEASUREMENT

SECTION 10.1. GENERAL RULES FOR CONSTRUCTION AND INTERPRETATION

The rules in this section shall apply for construing or interpreting the terms and provisions of this LDC.

10.1.1. Meanings and Intent

All provisions, terms, phrases, and expressions contained in this LDC shall be interpreted in accordance with the general purposes set forth in Sec. 1.3, General Purpose and Intent, and the specific purpose statements set forth throughout the LDC. When a specific section of the LDC gives a different meaning than the general definition provided in this article, the specific section's meaning and application of the term shall control.

10.1.2. Headings, Illustrations, and Text

In the event of a conflict or inconsistency between the text of this LDC and any heading, caption, figure, illustration, table, or map, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

10.1.3. Lists and Examples

Unless otherwise specifically indicated, lists of items or examples that use terms like "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.

10.1.4. Computation of Time

A. In computing any period of time prescribed or allowed, the day of the act, event or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included, unless it is a Saturday, Sunday or legal holiday, in which event the period shall run until the end of the next day which is not a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven days, intermediate Saturdays, Sundays and legal holidays shall be excluded in the computation.

B. The term "day" means a business day, unless a calendar day is indicated.

C. The term "month" means a calendar month.

D. The term "year" means a calendar year unless otherwise indicated.

E. Whenever a person has the right or is required to do some act within a prescribed period of time following the service of a notice or other document through mailed delivery:

   1. Three days shall be added to the prescribed period; and

   2. The time period shall be counted starting from and including the post-marked date.

10.1.5. References to Other Regulations/Publications

Whenever reference is made to a resolution, ordinance, statute, regulation, or document, it shall mean a reference to the most recent edition of such regulation, resolution, ordinance, statute, regulation, or document, unless otherwise specifically stated.

10.1.6. Delegation of Authority

Any act authorized by this LDC to be carried out by the Director may be delegated by the Director to a professional-level City employee under the Director's authority or control.

10.1.7. Public Officials and Agencies

All public officials, bodies, and agencies to which references are made are those of the City of Apopka, Florida, unless otherwise indicated.

10.1.8. Mandatory and Discretionary Terms

The words "shall," "must," "should" and "will" are mandatory, establishing an obligation or duty to comply with the particular provision. The word "may" is permissive.

10.1.9. Conjunctions

Unless the context clearly suggests the contrary, conjunctions shall be interpreted as follows:

A. "And" indicates that all connected items, conditions, provisions or events apply; and

B. "Or" indicates that one or more of the connected items, conditions, provisions, or events apply.

10.1.10. Tenses and Plurals

Words used in the present tense include the future tense. Words used in the singular number include the plural number and the plural number includes the singular number, unless the context of the particular usage clearly indicates otherwise. Words used in the masculine gender include the feminine gender, and vice versa.

10.1.11. Term Not Defined

If a term used in this LDC is not defined in this LDC, the Director is authorized to interpret its meaning in accordance with Sec. 2.5.6, Interpretation. Such interpreted meaning shall be based upon the definitions used in accepted sources—including, but not limited to, *A Planners Dictionary*, *A Glossary of Zoning, Development, and Planning Terms*, and *A Survey of Zoning Definitions* (all published by the American Planning Association), as well as general dictionaries such as *Merriam-Webster*, *American Heritage*, *Webster's New World*, and *New Oxford American* dictionaries.

SECTION 10.2. RULES OF MEASUREMENT

10.2.1. Buildings

A. **Building Footprint.** The exterior outline of a building where it meets the earth.

B. **Building Frontage.** The length of the outside building wall facing a public right-of-way.

C. **Building Height.** The vertical distance from the grade to the highest point of a flat roof or a mansard roof or to the mean height level between the eaves and ridge for gable, hip, and gambrel roofs.

D. **Building Line.** The line beyond which a building shall not extend, except as specifically provided by law, and which is determined from the extreme support of the roof of the main structure or appurtenance thereto.

E. **Highest Adjacent Grade.** The highest natural elevation of the ground surface adjacent to the proposed walls of a structure.

F. **Lowest Floor.** The lowest enclosed floor of a structure, including a basement, but not including the floor of an area enclosed only with insect screening or wood lattice as permitted by the flood damage prevention regulations in this LDC.

10.2.2. Density and Area

A. **Density or Gross Density.** The total number of dwelling units divided by the total site area, but excluding lakes, natural water bodies, and other designated nonresidential productive areas, such as commercial or industrial uses.

B. **Floor Area Ratio (FAR).** The gross floor area (in square feet) devoted to nonresidential development on all floors of all buildings located or proposed on a lot, by lot area (in square feet). FAR standards apply only to nonresidential portions of development.

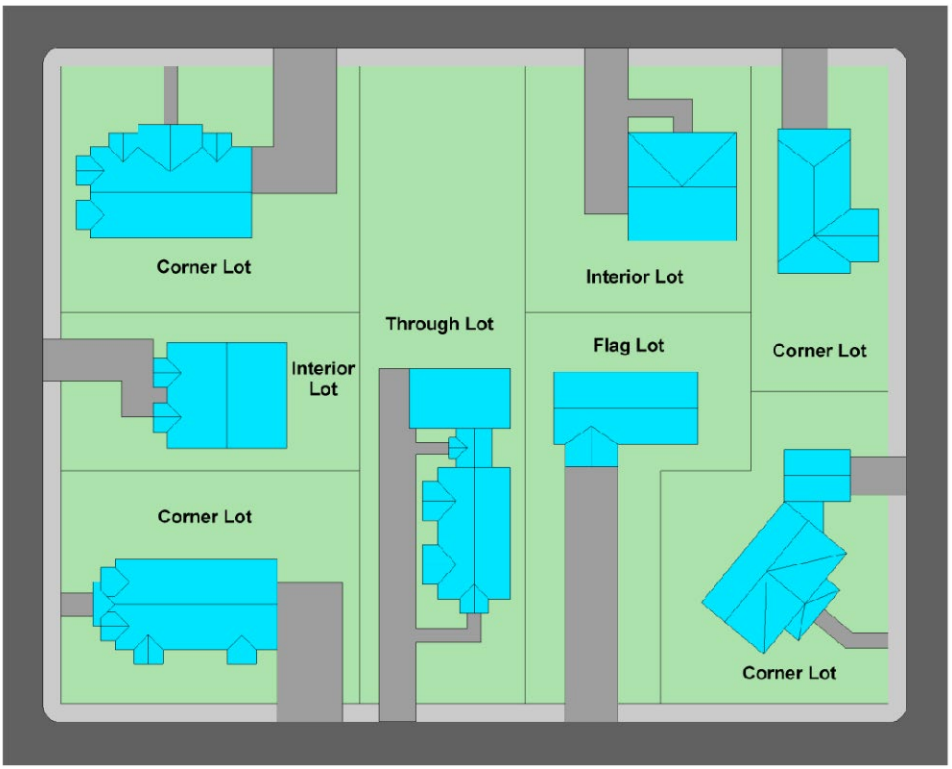
C. **Gross Acreage.** The total number of acres within the perimeter boundaries of a lot.

D. **Gross Floor Area.** The sum of the gross horizontal areas of the floor(s) of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces, loading space for motor vehicles, or any space where the floor-to-ceiling height is less than six feet.

10.2.3. Lots and Yards

A. **Lot.** A unit of land occupied or intended for occupancy by a use permitted in this LDC. The term lot has the same meaning as parcel and tract.

1. **Example Diagram of Lot Types**



B. **Lot, Corner.** A lot abutting two or more streets at their intersection.

C. **Lot Area.** Lot area shall be determined by measuring the total horizontal land area (in acres or square feet) within the lot lines of the lot, excluding public street rights-of-way and private street easements.

D. **Lot Coverage.** The total horizontal land area (in acres or square feet) covered by all solid surfaces (hard surfaces like swimming pools, decks, patios, driveways, and buildings) on the lot, and dividing that coverage area by the lot area, and multiplying the result by 100.

E. **Lot Depth.** The distance measured from the midpoint of the front line of a lot to the midpoint of the opposite rear line of the lot.

F. **Lot Depth Line.** A line connecting the midpoint of the front lot line with the midpoint of the rear lot line.

G. **Lot, Double-Frontage.** A lot having a frontage of two nonintersecting streets as distinguished from a corner lot.

H. **Lot, Interior.** A lot other than a corner lot.

I. **Lot, Width at the Building Line.** The distance between the side lot lines, measured at the front building line and parallel to the front lot line.

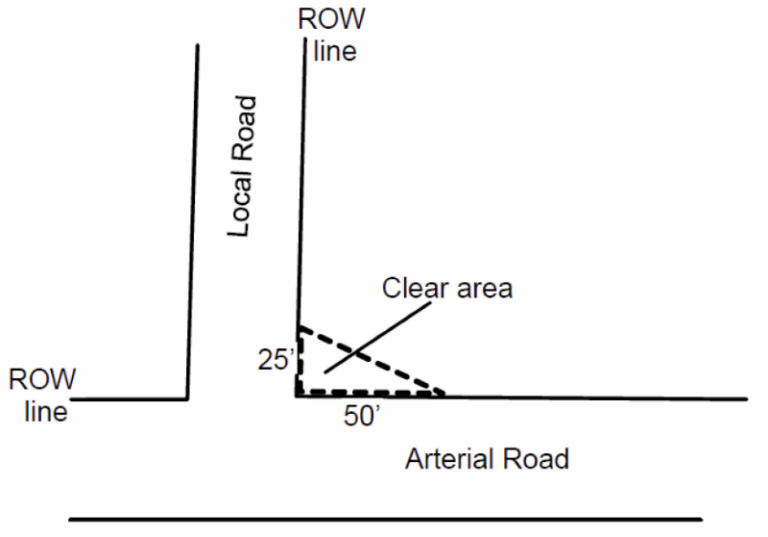
J. **Lot, Through.** See "Lot, Double- Frontage."

K. **Setback.** The distance by which a building or structure is separated from a property line. Setback may be expressed as a minimum, a maximum, or a range encompassing both a minimum and a maximum.

L. **Sight Triangle.** Sight triangles are used to avoid obstruction of vision at intersections. No walls, fences signs or landscaping shall be permitted on local road corner lots within a setback of 25 feet of intersecting street rights-of-way and lots on collector and arterial roads within a setback of 50 feet of intersecting street rights-of-way if such a wall, fence, sign or landscaping may obstruct traffic visibility. Combination of the various

rights-of-way may be combined (See sample figure). The City Engineer may review any clear site triangle for changes to the setback distances depending on sight conditions.

1. **Example Diagram of Sight Triangle**



M. **Yard.** An open space at grade between a principal building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except as otherwise provided herein. In measuring a yard for the purpose of determining the width of a side yard, the depth of a front yard or the depth of a rear yard, the minimum horizontal distance between the lot line and the extreme support of the roof of the principal building shall be used.

N. **Yard, Front.** A yard extending across the front of a lot between side lot lines and being a minimum horizontal distance between the front lot line and the principal building or any projections thereof. On corner lots, the front yard shall be considered as abutting the street upon which the lot has its least dimension.

O. **Yard, Rear.** A yard extending across the rear of a lot between the side lot line and being a minimum horizontal distance between the rear lot line and the principal building or any projections thereof. On all corner lots, the rear yard shall be at the opposite end of the lot from the front yard.

P. **Yard, Side.** A yard between the main building and the side line of the lot, and extending from the front lot line to the rear yard, and being the minimum horizontal distance between a side lot line and the side of the main buildings or any projections thereof.

Q. **Zero Lot Line.** The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a property line.

10.2.4. Exceptions and Variations

A. **Exceptions to Maximum Structure Height.**

1. The maximum structure height limits established in Article 3: Zoning Districts, shall not apply to the following structures or structural elements:

a. Monuments, water towers, silos, granaries, barns, utility transmission towers, derricks, cooling towers, fire towers, and other similar structures not intended for human occupancy.

b. Spires, belfries, cupolas, domes, chimneys, elevator shaft enclosures, ventilators, skylights, mechanical equipment and appurtenances, and similar rooftop structures or structural elements not intended for human occupancy, provided they:

1. Cover not more than 25 percent of the roof area of the structure to which they are attached;

2. Comply with applicable screening requirements for mechanical equipment and appurtenances in Sec. 5.2, Landscaping and Buffer Standards.

3. Extend above the applicable maximum height limit by no more than 25 percent of the height limit (unless otherwise allowed in this LDC).

2. Ham radio antennas, roof-mounted satellite dishes, and television or radio antennas, provided they comply with height limits established for the specific use in Sec. 4.3.4.B.1, Amateur ham radio antenna.

3. Roof-mounted small-scale solar energy collection systems in accordance with the height standards in Sec. 4.3.4.B.18, Solar Energy Collection Facility, Small-Scale.

4. Small-scale wind energy systems, in accordance with the height standards in Sec. 4.3.4.B.20, Wind Energy Conversion System, Small-Scale.

5. Telecommunications facilities, in accordance with the height standards in Sec. 4.2.3.D.1.a, Wireless telecommunications tower.

B. **Allowable Encroachments into Required Yards/Build-to Zones**

1. Every part of every required yard shall remain open and unobstructed from the ground to the sky except as otherwise allowed in Table 10.2.4.B, Allowable Encroachments into Required Yards/Build-to Zones, or allowed or limited elsewhere in this LDC.

2. No encroachments are allowed in utility or drainage easements.

3. Encroachments must be set back a minimum of 5 feet from the lot line and not within any utility easement, unless a different distance is required by the building code.

Table 10.2.4.B: Allowable Encroachments into Required Yards/Build-to Zones

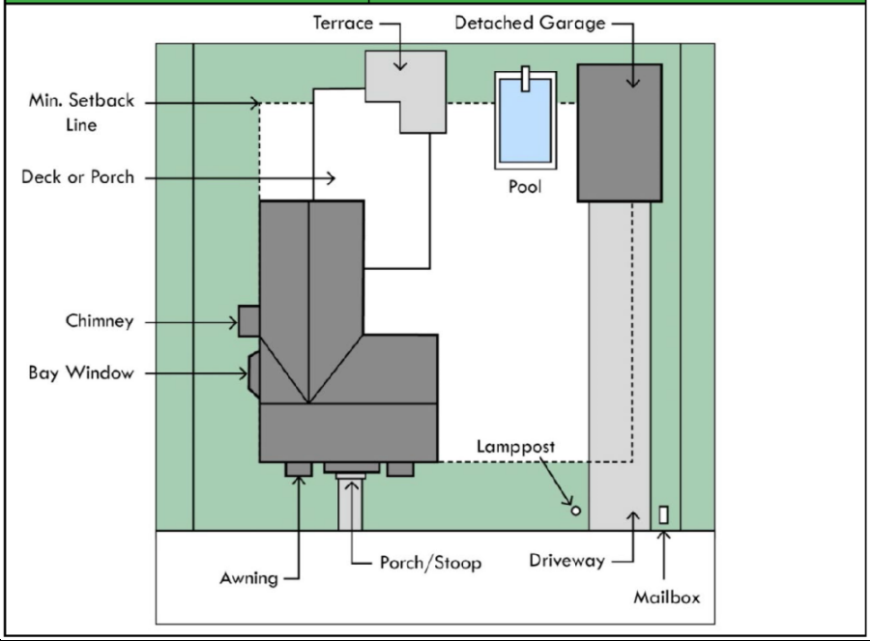
Feature	Extent and Limitations of Encroachment
1. Open balconies and fire escapes	May extend up to five feet into any required minimum yard
2.a. Front decks, porches (screened or unscreened), stoops, or exterior stairways	On a single-family dwelling, may extend up to five feet into a required minimum front yard;
2.b. Rear deck, porch, patio or terrace (screened or unscreened)	On a single-family dwelling, may extend into a required rear yard or internal side yard setback provided at least a five-foot setback to the rear or side lot line is maintained, and not within a utility easement. Shall not extend into a street-side setback on a double-fronted lot. One-foot maximum height within a required rear yard setback. Screen enclosure allowed only within the required setback — no solid roof.
3. Bay windows	May extend up to three feet into any required minimum yard if no more than nine feet wide
4. Chimneys or fireplaces	May extend up to three feet into any required minimum yard
5. Moveable awnings	

6. Roof eaves and overhangs, or marquees	
7. Window sills or entablatures	May extend up to 18 inches into any required minimum yard
8. Walkways	May extend into or be located in any required minimum yard if less than two-inches high and five-feet wide
9. Signs, projecting or free-standing	May extend into or be located in any required minimum yard in accordance with Section 5.10, Signs.
10. Driveways and parking areas	May be located in any minimum required yard unless restricted by other provisions in this LDC. Parking areas cannot encroach into landscape buffers without DRC approval.
11. Garages, detached	May extend into or be located in any required minimum internal side yard or rear yard. Setback from rear or interior side lot lines a minimum of five feet, not within a utility easement. Maximum floor area of 500 square feet.A detached garage shall not extend into a street-side setback on a double-fronted lot. Subject to the height-related setback standards in Sec. 4.3.3, General Standards for all Accessory Uses and Structures.
12. Utility shed	Within residential districts, utility shed with a maximum floor area of 500 square feet may extend into or be located in any required minimum rear yard or internal side yard, setback from rear or side lot lines a minimum of five feet, not within a utility easement, and subject to the limitations in Sec. 4.3.3, General Standards for all Accessory Uses and Structures. A shed shall not extend into a street-side setback on a double-fronted lot. A shed shall have a maximum height of 15 feet.
13. Flagpoles	May be located in any required minimum yard if less than 20 feet high, set back from side and rear lot lines by at least ten feet, and set back from abutting street rights-of-way by a distance equal to the flagpole height
14. Lighting fixtures, projecting or free-standing (including lampposts)	May be located in any required minimum yard
15. Mailbox, freestanding	May be located in any required minimum yard
16. Fences or walls (including associated gates and arbors)	May be located in any required minimum yard, subject to the limitations in Section 5.5, Fences and Walls.
17. Accessory structures other than those listed above	May be located in a required minimum side or rear yard, subject to the limitations in Sec. 4.3.3, General Standards for all Accessory Uses and Structures. However, an accessory structure other than those listed above shall not extend into a street-side setback on a double-fronted lot.
18. Swimming pool	May be located in any required minimum side or rear yard, subject to the limitations in Sec. 4.3.4, B.19.

19. Vegetation and landscaping and minor ornamental yard or garden features such as retaining walls, fountains, ponds, birdbath, sculptures and similar landscaping features.	May be located in any required minimum yard

TABLE: 10.2.4.B, ALLOWABLE ENCROACHMENTS INTO REQUIRED YARDS / BUILD-TO ZONES

FEATURE	EXTENT AND LIMITATIONS OF ENCROACHMENT



(Ord. No. 2745, § 19, 1-15-2020; Ord. No. 2775, § XVI, 7-15-2020; Ord. No. 2877, § XXI, 12-15-2021; Ord. No. 2994, § XV, 3-15-2023)

SECTION 10.3. USE CLASSIFICATIONS AND INTERPRETATION OF UNLISTED USES AND ZONING DISTRICT BOUNDARIES

10.3.1. Principal Use Classification System

A. **Purpose.** This subsection is intended to provide a systematic framework for identifying, describing, categorizing, consolidating, and distinguishing land uses in a way that makes it easier to determine whether a particular use, activity, or combination of activities should be considered a form or example of a use listed as an allowable principal use in Table 4.2.2.C: Principal Use Table, or is subject to other use-specific provisions in this LDC. This subsection is also intended to guide interpretations of how a particular unlisted use should be categorized and to address future additions to the use table.

B. **Structure of Principal Use Classification System.** The following three-tiered hierarchy of use classifications, use categories, and use types is used to organize allowable uses listed in Table 4.2.2.C: Principal Use Table, and the use-specific standards set out in Sec. 4.2.3, Standards Specific to Principal Uses.

1. **Use Classifications.** Use Classifications are very broad and general (e.g., Agricultural Uses, Residential Uses, Public, Civic, and Institutional Uses, Commercial Uses, and Industrial Uses).

2. **Use Categories**

   a. Use categories represent major subgroups of the use classifications that have common functional, product, or physical characteristics, such as the type and amount of activity, type of occupants or users/customers, or operational characteristics. For example, the Commercial Use Classification is divided into multiple use categories, including Eating or Drinking Establishment Uses and Visitor Accommodation Uses.

   b. Each use category is described in terms of the common characteristics of included uses (including common or typical accessory uses), examples of common use types included in the category, and, for a number of use categories, exceptions—i.e., those uses that might appear to fall within the use category, but are included in another use category.

3. **Use Types.** Use types identify specific principal land uses whose characteristics are considered to fall within the various use categories. For example, brewpub or microbrewery and restaurant are use types within the Eating or Drinking Establishment Use Category. Each use type is defined in Section 10.3, Use Classifications and Interpretation of Unlisted Uses and Zoning District Boundaries.

C. **Rural and Agricultural Uses Classification**

1. **Agriculture/Forestry Uses.** The Agriculture/Forestry Uses category is characterized by activities related to: the production of field crops, fruits, vegetables, ornamental and flowering plants, and the breeding, raising, or keeping of livestock, poultry, swine, or other animals for food or other marketable products. The Agriculture/Forestry Uses category also includes forestry or silvicultural activities related to the planting, management, protection, and harvesting of trees for timber or other forest products. Use types include: agricultural production and forestry; the keeping of horses or ponies; other agricultural uses; private noncommercial gardening and community gardens: and similar uses. This use category does not include the processing of animal or plant products for wholesale or retail sale purposes, which is generally considered an industrial manufacturing use type. Accessory uses may include offices, storage areas, greenhouses, barns, irrigation systems, and repair facilities related to the agricultural, nursery, and forestry activities. Use types in this category include:

   Agricultural production. The business, science and art of cultivating and managing the soil, composting, growing, harvesting, and selling crops, livestock and the products of forestry, horticulture, floriculture, viticulture, hydroponics, animal husbandry, i.e., breeding, raising, or managing livestock, including horses, poultry, fish, dairying, beekeeping and similar activities. Agriculture includes processing on the farm of an agricultural product in the course of preparing the product for market, which may cause a change in the natural form or state of the product. The term "agriculture" shall not include the commercial feeding of garbage or offal to animals, the slaughtering of livestock for marketing or the disposal of sludge except for fertilization of crops, horticultural products, or floricultural products in connection with an active agricultural operation, nursery, or home gardening.

   Apiaries. Structures for the keeping of bees and beehives.

   Community garden. A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or non-profit organization for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

   Forestry. The use of land whereby forests are tended, harvested for commercial purposes, and reforested either by natural or artificial reforestation, and where timber is cut and sorted on-site. Forestry management also includes but is not limited to the planting and harvesting of pulpwood and saw timber.

Greenhouse and nursery. Land and buildings used in production or sale of foliage plants, plants, and flowers.

Keeping of horses or ponies. The use of land and structures to provide forage, shelter, and care to one or more horses or ponies.

Other agricultural use. Any agricultural use that is not specifically defined here, but is listed in the description of the Agricultural/Forestry Uses category. Examples include, but are not limited to, aquaculture, hydroponics, and fungiculture.

2. **Agriculture/Forestry-Related Uses.** The Agriculture/Forestry-Related Uses category includes use types that provide support and services to agricultural and forestry uses, or are otherwise closely related to agricultural or forestry production in their form and function. Use types include: equestrian centers; riding stables; farm machinery and implement sales and rental (or repair); farm supply sales; agricultural research facilities; and rural corporate retreats. Accessory uses may include offices, storage areas, sale of produce on the site where it is raised, and retail sales.

Agriculture research facility. A facility for the investigation, testing, and demonstration of agricultural products and processes, including biotechnical agriculture, veterinary, soil, plant and animal sciences.

Agritourism ([ch.] 570, Fla. Stat.). An Agritourism activity as defined in Sec. 570.86, Fla. Stat., or as amended.

Equestrian center. A facility designed and intended for the teaching and display of equestrian skills—including, but not limited to, show jumping and dressage—and the hosting of events, competitions, exhibitions, or other displays of equestrian skills. Accessory uses include the caring for, breeding, boarding, dealing, selling, renting, riding, or training of equines. It includes barns, stables, rings, paddocks, or other related accessory structures.

Farm distribution hub. A place where farmers can deliver agricultural products for pick-up by consumers or wholesalers. Farm product distribution hub does not include such uses as a trucking operation, stockyard, auction house, slaughterhouse, or cannery or other processing facility.

Farm supply sales and farm machinery/implement sales, rental, or repair. An establishment for the sale of plant seeds and bulbs, animal feed, fertilizer, herbicides and soil conditioners, fungicides and insecticides, and similar products to farmers; or for the sale, rental, and/or repair of equipment normally or routinely used on farms and gardens, and related parts, tools and accessories—but not of non-farm equipment or materials.

Farm winery. An agricultural processing facility located on a farm with a producing vineyard, orchard, or similar growing area and with facilities for fermenting and bottling wine on the premises where the owner manufactures wine and/or pomace brandy from fresh fruits or other agricultural products as allowable by State law. A farm winery includes crushing, fermenting and refermenting, bottling, blending, bulk and bottle storage, aging, shipping, receiving, laboratory equipment and maintenance facilities, administrative office functions and related agricultural tourism activities.

Riding stable. An establishment where horses are boarded and cared for, where horses may be rented to the general public for riding, and where instruction in riding, jumping, and showing may be offered.

Rural corporate retreat. A use, compatible with agriculture, horticulture, and animal husbandry, which is engaged in the study, testing, design, invention, evaluation, or development of technologies, techniques, processes, or professional and consulting services, and education and training related to such advances and services. Rural corporate retreats may be utilized for basic and applied research services and education wherein the inquiry process is conducted in a manner similar to that of institutions of higher learning or management consulting firms. Rural corporate retreat facilities may include facilities for associated training programs, seminars, conference, and related activities.

3. **Open Space Uses.** The Open Space Uses category includes use types focusing on open space areas largely devoted to natural landscaping and outdoor recreation, and tending to have few structures. Use types include: parks (including recreational and natural area parks): greenways: arboretums and botanical gardens: cemeteries; and similar uses. This use category does not include athletic fields, golf courses, golf driving ranges, or other primarily outdoor recreational uses (categorized in the Recreation/Entertainment Uses category). Accessory uses may include caretaker's quarters, clubhouses, statuary, fountains, maintenance facilities, concessions, and parking.

   Arboretum or botanical garden. A place where trees, shrubs, or other woody plants are grown, exhibited, or labeled for scientific, educational, or passive recreational purposes—but not including the harvest of plants or their produce.

   Cemetery. A place used for the permanent interment of dead human bodies (or their cremated remains) or pet animal bodies. A memorial garden located on the premises of a "Place of Worship," where only the ashes of deceased persons may be scattered or placed, is not a "Cemetery."

   Park. A park consists of land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks.

D. **Residential Uses Classification**

1. **Household Living Uses.** The Household Living Uses category includes use types providing for the residential occupancy of a dwelling unit by a single family. Tenancy is generally arranged on a month-to-month or longer basis. Use types include: single-family detached dwellings, two-family (duplex) dwellings, multifamily dwellings, townhome dwellings, live-work dwellings, and mobile home dwellings. This use category does not include residential use types that generally involve some level of managed personal care for a larger number of residents (e.g., assisted living facilities), which are categorized in the Group Living Uses category. Accessory uses common to Household Living Uses include recreational activities, raising of domestic pets, hobbies, swimming pools, and parking of the occupants' vehicles. Some accessory uses (e.g., home occupations and accessory dwelling units) are subject to additional regulations (see Sec. 4.3, Accessory Uses and Structures).

   Accessory Dwelling Unit (ADU). An ancillary or secondary dwelling unit that is clearly subordinate to the principal dwelling, which has a separate egress/ingress independent from the principal dwelling, and which provides complete independent living facilities for one or more persons and which includes provisions for living, sleeping, eating, cooking, and sanitation. It is located on the same parcel or lot as the principal dwelling and shall be subject to the required setbacks of the principal structure and may be either attached to or detached from the principal dwelling. For purposes of determining maximum density, an accessory dwelling unit shall not count as a dwelling unit. Also called a "granny flat" or "guest cottage."

   Dwelling, live-work. A structure or portion of a structure combining a residential dwelling unit for one or more persons with an integrated work space (on the ground floor) principally used by one or more of the dwelling unit residents.

   Dwelling, mobile home. A structure, transportable in one or more sections, that is built on an integral permanent chassis, includes plumbing, heating, air-conditioning, and electrical systems, and is designed to be used with or without a permanent foundation as a single dwelling unit when connected to required utilities.

   Dwelling, multifamily. A dwelling other than a townhome dwelling containing three or more dwelling units. Units may be located side by side in a horizontal configuration or stacked one above the other in a vertical configuration, sharing common vertical walls or horizontal floors and ceilings. Multifamily

dwellings include what are commonly called apartments, or condominium units, but not townhome dwellings.

Dwelling, single-family detached. A dwelling designed for or occupied exclusively by one family on a lot. There shall only be one single-family detached dwelling on one individual lot.

Dwelling, townhome. A housing complex where dwelling units are attached horizontally through fireproof and soundproof common walls, with each dwelling unit occupying space from the lowest floor to the roof of the building and all or a portion of the land area is individually owned. Parking lots, driveways, walkways and accessory recreation areas may be located in areas retained in common ownership which are owned jointly by the owners of townhome units.

Dwelling, two-family (duplex). A dwelling containing two dwelling units sharing a common wall. Each dwelling unit is occupied exclusively by one family. A two-family or duplex dwelling includes two-story units where a floor/ceiling have the function of a common wall.

Dwelling unit. A single housing unit providing complete, independent living facilities for one housekeeping unit, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Mobile home park. Land under single ownership which is developed with all necessary facilities and services in accordance with the zoning and development standards of this LDC, and which is intended for the express purpose of providing a satisfactory living environment for mobile home residents on a long-term occupancy basis.

2. **Group Living Uses.** The Group Living Uses category includes use types providing for the residential occupancy of a group of living units by persons who sometimes do not constitute a single family (but not always) and may receive some level of personal care. Individual living units often consist of a single room or group of rooms without cooking and eating facilities (even though some do have such facilities), but unlike a hotel/motel, are generally occupied on a monthly or longer basis. Use types include: assisted living facilities; group residential facilities; boarding or rooming houses; convents or monasteries; fraternity or sorority houses; and similar uses. Although continuing care retirement communities include household living uses (e.g., dwellings) and health care uses, they are categorized as a group living use because of their focus on the present or future provision of personal care to senior citizens and their integration of various uses as a single cohesive development. This use category does not include use types where persons generally occupy living units for periods of less than 30 days (e.g., hotel/motels), which are categorized in the Visitor Accommodation Uses category. It also does not include use types where residents or inpatients are routinely provided more than modest health care services (e.g., nursing homes), which are categorized in the Health Care Uses category. Accessory uses common to group living uses include recreational facilities, administrative offices, and food preparation and dining facilities.

   Assisted living facility. A facility that provides living and sleeping facilities and care to four or more individuals who, because of advanced age or physical or mental disability, require intermittent assistance in performing the activities of daily living, which may include the supervision and/or administration of medication, in a protective environment. Such care includes, but is not be limited to, meal preparation, laundry services, housekeeping, personal observation and direction in the activities of daily living, transportation for routine social and medical appointments, and the availability of a responsible adult for companionship or nonclinical counseling. The use does not include a "Nursing Home Facility."

   Assisted Living Facility, Extended Congregate Care. This type of assisted living facility includes professional nursing services as per Ch. 429, Fla. Stat.

   Adult Foster Home. A family care facility, providing care and supervision pursuant to state rules and regulations to persons not requiring a special treatment program who are 18 years of age or older.

Such a facility is not occupied solely by persons related to each other by blood, adoption, or marriage living together as a family.

Boardinghouse or rooming house. A building or portion of which is used by its occupants to provide (for compensation) lodging (and meals) to two or more, but not exceeding nine, guests, with only one kitchen. A boardinghouse or rooming house shall not be considered a "Bed-and-Breakfast Inn."

Child foster home. A family care facility, providing care and supervision in a single-family home setting in accordance with state rules and regulations to persons not requiring special treatment who are under 18 years of age. Such a facility is not occupied solely by persons related to each other by blood, adoption or marriage living together as a family.

Continuing care retirement community. An integrated development that offers senior citizens a full continuum of housing options and assistance, ranging from fully independent dwelling units, to assistance with personal care in assisted living facilities, to long-term skilled nursing care in a nursing home facility.

Emergency shelter or home. A facility in which room, board, and supervision are provided on a temporary basis for a period not exceeding 30 days to one or more persons in danger of abuse, neglect or exploitation.

Family day care home. A child care arrangement as defined in Ch. 402, Fla. Stat. All family day care homes will be operated pursuant to federal, state, and local regulations.

E. **Public, Civic, and Institutional Uses Classification**

1. **Communication Uses.** The Communication Uses category includes uses and facilities providing regional or community-wide communications services, such as wireless communications and radio and television broadcasting, and newspaper or magazine publishing. Services may be publicly or privately provided and may include on-site personnel. Use types include: wireless telecommunication towers and antennas: broadcasting studios: newspaper or magazine publishing facilities; and similar uses. Accessory uses may include offices, monitoring, storage areas, or data transmission equipment.

   Broadcasting studio. Commercial and public communications uses including radio and television broadcasting and receiving stations and studios, with facilities entirely within buildings.

   Newspaper/periodical publishing establishment. An establishment primarily involved in carrying out operations necessary for producing and distributing newspapers, including gathering news; writing news columns, feature stories, and editorials; selling and preparing advertisements; and publishing of newspapers in print or electronic form. Not included are establishments primarily engaged in printing publications without publishing (categorized as manufacturing and production uses) or education or membership organizations incidentally engaged in publishing magazines or newsletters for distribution to their membership.

   Wireless telecommunications tower. See definition of "Tower" in Sec. 70-20, Definitions, Code of Ordinances.

2. **Community Service Uses.** The Community Service Uses category includes use types of a public, nonprofit, or charitable nature providing a local service (e.g., child care facility, cultural, recreational, counseling, training, religious) directly to people of the community. Generally, such uses provide ongoing continued service on-site or have employees at the site on a regular basis. The category does not include uses with a residential component. Use types include: adult day care facilities; child care centers; clubs or lodges of community-oriented associations; community centers/facilities; noncommercial cultural facilities (noncommercial or public) (e.g., libraries or museums); philanthropic institutions; emergency services facilities; places of worship; government administrative services facilities; government maintenance, storage, or distribution facilities; or similar uses. This use category

does not include private or commercial health clubs or recreational facilities (categorized in the Recreation/Entertainment Uses category), or counseling in an office setting (categorized in the Office Use category), or passenger terminals for public transportation services (categorized in the Transportation Use category). Accessory uses may include offices, meeting areas, food preparation and dining areas, health and therapy areas, and indoor and outdoor recreational facilities.

Adult day care facility. An establishment in which a program is operated that is designed to provide care and activities (during the daytime) for five or more adults (unrelated to the operator by blood, adoption, or marriage) who are members of a service population that, because of advanced age, or emotional, mental, physical, familial, or social conditions, need assistance in daytime activities. The term shall not include a school, private, or philanthropic institution.

Child care facility. Any child care arrangement, as defined in Ch. 402, Fla. Stat. All child care facilities will be operated in accordance with federal, state, and local laws.

Club or lodge or community-oriented associations. An establishment providing facilities for social or recreational purposes including those organized chiefly to promote friendship and welfare among its members and not operated for profit, excluding adult entertainment.

Community center/facility. A place, building, area, or other facility used for providing social and recreational programs. The facility may be private or the facility may be open to the general public and designed to accommodate and serve significant segments of the community.

Cultural facility. A facility for storing, using, and loaning—but not sale—of literary, historical, scientific, musical, artistic, or other reference materials (e.g., library), or for displaying or preserving objects of interest or providing facilities for one or more of the arts or sciences to the public (e.g., museum). Accessory uses include offices and storage facilities used by staff and meeting rooms.

Emergency services facility. A facility for public services such as fire and police protection, emergency medical services (EMS), emergency operation centers, and related administrative services.

Philanthropic institution. Any facility operated by a private, nonprofit organization offering religious, social, physical, recreational, emergency, or benevolent services, and that is not already specifically identified as a use in this LDC. The organization shall not carry on a business on the premises. The term does not include an "adult day care center" or "child care facility."

Post office. A facility that provides mailing services, post office boxes, offices, vehicle storage areas, and sorting and distribution facilities for mail.

Place of worship. A structure, together with its accessory buildings and uses, where people regularly assemble to conduct religious worship, ceremonies, rituals, and related education. The structure and its accessory buildings and uses are maintained and controlled by a religious body. Places of worship include chapels, churches, mosques, shrines, synagogues, tabernacles, temples, and other similar religious places of assembly. Accessory uses may include administrative offices, classrooms, meeting rooms, schools, day care facilities, and cooking and eating facilities. A place of worship may include other uses that generally exist as principal uses—e.g., day care center, school, or recreational facility. Such uses are treated as principal uses and subject to the standards and limitations applicable to such uses.

3. **Educational Uses.** The Educational Uses category includes use types such as public schools and private schools (including charter schools) at the elementary, middle, or high school level that provide State-mandated basic education or a comparable equivalent. This use category also includes colleges, universities, and other institutions of higher learning such as vocational or trade schools that offer courses of general or specialized study leading to a degree or certification. Accessory uses at schools may include offices, play areas, recreational and sport facilities, cafeterias, auditoriums, and before- or after-school day care. Accessory uses at colleges or universities may include offices, dormitories, food

service, laboratories, health care facilities, recreational and sports facilities, theaters, meeting areas, maintenance facilities, and supporting commercial uses (e.g., eating establishments, bookstores).

Boarding school. An educational institution that offers a program of high school or middle school instruction meeting State requirements, where pupils are provided with meals and lodging.

College or university. An institution offering a program of post-secondary education and instruction leading to associate, baccalaureate, or higher degrees that is accredited by a national association of colleges and universities.

School, elementary, middle, or high. An educational institution that offers a program of high school, middle school (or junior high school), and elementary school (including kindergarten, pre-k, pre-k—8, or nursery school) instruction meeting State requirements for a school. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, after school care, athletic facilities, dormitories, and other facilities that further the educational mission of the institution. This definition is inclusive of "educational facilities" as defined in Ch. 1013, Fla. Stat.

Vocational or trade school. A public or private school offering vocational or trade instruction—such as teaching of trade or industrial skills, clerical or data processing, barbering or hair dressing, computer or electronic technology, or artistic skills—to students, and that operates in buildings or structures or on premises on land leased or owned by the educational institution, and that meets the State requirements for a vocational training facility. Such uses include classrooms, laboratories, auditoriums, libraries, cafeterias, and other facilities that further the educational mission of the institution.

4. **Health Care Uses.** The Health Care Uses category includes use types providing a variety of health care services, including surgical or other intensive care and treatment, various types of medical treatment, nursing care, preventative care, diagnostic and laboratory services, and physical therapy. Care may be provided on an inpatient, overnight, or outpatient basis. Use types include: hospitals; nursing home facilities; medical/dental offices and labs; methadone treatment centers; and similar uses. This use category does not include assisted living facilities, which focus on providing personal care rather than medical care to residents, and are categorized in the Group Living Uses category. Accessory uses may include food preparation and dining facilities, recreation areas, offices, meeting rooms, teaching facilities, hospices, maintenance facilities, staff residences, and limited accommodations for members of patients' families.

   Clinic. An establishment where patients who are not lodged overnight are admitted for examination and treatment by one person or a group of persons practicing any form of healing or health-building services to individuals, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, dentists, or any such profession the practice of which is lawful in the State of Florida.

   Hospital. An institution receiving inpatients and rendering medical care on a 24-hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, offices of medical practitioners, adult day care, respite care, medical day care and day care for sick children, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."

   Medical or dental lab. Facilities and offices for performing services to provide information or materials for use in the diagnosis, prevention, or treatment of a disease or a medical or dental condition. Such services include, but are not limited to, the examination of bodily fluids or tissues and the production or repair of prosthetic dentures, bridges, or other dental appliances. They may be a part of doctor's or dentist's offices.

Medical marijuana dispensary. A location that satisfies "dispensing facility" as provided at Rule 64-4.001, FAC, and includes any area approved by the Florida Department of Health for the dispensation of medical marijuana.

Nursing home facility. A licensed institution providing comprehensive medical and nursing services for chronically ill, disabled, or convalescent patients who require supervised care on a 24-hour-a-day basis. Services are rendered by or under the supervision of a registered nurse. The use includes facilities providing subacute level nursing care and restorative care. Accessory uses may include dining rooms and recreation and physical therapy facilities for residents, and offices and storage facilities for professional and supervisory staff. This use does not include assisted living facilities, where the focus is on providing personal care rather than medical care, or hospitals, where more acute and specialized medical care is provided.

5. **Transportation Uses.** The Transportation Uses category includes use types providing for the landing and takeoff of airplanes and helicopters, including loading and unloading areas and associated aircraft sales, repair, fuel sales, and flight instruction uses. It also includes passenger terminals for surface or water-based transportation. Accessory uses may include freight handling areas, concessions, offices, maintenance, limited storage, and fueling facilities. Use types include: airports or heliports; private airstrips; passenger stations/terminals for ground transportation services (e.g., buses); park and ride facilities; and parking facilities (as a principal use). This use category does not include transit-related infrastructure such as bus stops and bus shelters (deemed minor utilities under the Utility Uses category).

   Airport. A place where aircraft may take off or land, discharge or receive cargo or passengers, be repaired or serviced, take on fuel, or be stored, and "accessory uses" which are commonly associated with these facilities.

   Heliport. A facility designed to accommodate all phases of helicopter operations, with space for a terminal and the loading, unloading, service, and storage of helicopters, including accessory uses commonly associated with an airport terminal. Heliports may be associated with hospital facilities.

   Park and ride facility. An off-street parking facility designed or intended to provide peripheral collection and storage of motor vehicles and bicycles to accommodate commuter traffic into or out of the community via a nearby transit station or terminal located within convenient walking distance of the facility. An accessory structure may include passenger shelters.

   Parking facility (as a principal use). An off-street, hard-surfaced, ground level area—or a structure composed of one or more levels or floors—that is used exclusively for the temporary storage of motor vehicles.

   Terminal. Any structure or facility that is primarily used as part of a system for the purpose of loading, unloading, or transferring of passengers or accommodating the movement of passengers from one mode of transportation to another.

6. **Utility Uses.** The Utility Uses category includes both major utilities, which are infrastructure services that provide regional or City-wide service, and minor utilities, which are infrastructure services that need to be located in or near where the service is provided. Large-scale solar energy collection systems that constitute a principal use of a lot are included as a special type of major utility use. Services may be publicly or privately provided and may include on-site personnel. Accessory uses may include offices, monitoring, or storage areas.

   Solar energy collection facility (large-scale). A facility consisting of solar panels, modules, and related equipment (e.g., heat exchanger, pipes, inverter, wiring, storage) that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or

that collects solar energy and converts it into electricity. As a principal use, a solar energy collection system is designed to meet demands for a large area and is typically mounted on the ground.

Utility facility, major. A structure or facility that is a relatively major component of an infrastructure system providing community- or region-wide utility services. Examples of major utility facilities include potable water treatment plants, water towers, wastewater treatment plants, solid waste facilities, gas compressor stations, and electrical substations. This use does not include telecommunications facilities or towers.

Utility facility, minor. A structure or facility that by itself is a relatively minor component of an infrastructure system providing community- or region-wide utility services and that needs to be in or near the neighborhood or use type where the service is provided. Examples of minor utility facilities include water and sewage pipes and pump stations, stormwater pipes and retention/detention facilities, telephone lines and local exchanges, electric lines and transformers, gas transmission pipes and valves, CATV lines, and bus and transit shelters.

F. **Commercial Uses Classification**

1. **Adult Uses.** The Adult Uses category includes use types that sell, distribute, or present material or feature performances or other activities emphasizing the depiction or display of specified sexual activities. Use types include adult book or video stores (distinguished by being largely devoted to selling, renting or presenting media emphasizing sexually explicit content) and adult entertainment.

   Adult book or video store. See Sec. 10-98, Definitions, Code of Ordinances.

   Adult entertainment. See Sec. 10-98, Definitions, Code of Ordinances.

2. **Animal Care Uses.** The Animal Care Uses category is characterized by use types related to the provision of medical services, general care, and boarding services for household pets and domestic animals. Use types include: animal shelters; kennels (that provide boarding); veterinary hospitals or clinics; and similar uses.

   Animal shelter. A facility used to house and care for stray, homeless, abandoned, or neglected household and domestic animals that is owned, operated, or maintained by a public body or an established humane society or other private or nonprofit organization.

   Kennel. An establishment where four or more dogs and/or cats over six months of age are kept for any purpose, excluding pet shops, pet beauty parlors, hobby kennels, and veterinary hospitals or clinics.

   Kennel, hobby. An establishment where four or more dogs and/or cats over six months of age are kept solely for the owner's companionship, recreational, sporting, or hobby purposes, where no services are offered for remuneration, and where no puppies or kittens are sold, or offered for sale, with the exception that one litter of puppies or kittens may be sold every year.

   Pet beauty parlor. An establishment for the cleaning and grooming, of dogs, cats, and other small pets.

   Veterinary hospital or clinic. A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and preventive care for healthy animals. Accessory uses may include animal grooming services, short-term boarding that is incidental to medical care or treatment, and limited retail sales of pet-related merchandise.

3. **Business Support Service Uses.** The Business Support Service Uses category includes use types primarily providing routine business support functions for the day-to-day operations of other businesses, as well as to households. Use types include: business service centers; conference or training centers; data processing facilities; employment agencies; travel agencies; telephone call centers; and similar uses.

Business service center. An establishment primarily engaged in providing a range of office support services, such as document copying services, facsimile services, word processing services, on-site personal computer rental, and office product sales, and the delivery of parcels (e.g. Federal Express service)

Conference or training center. A facility designed to accommodate fewer than 2,500 persons and used for conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption.

Data processing facility. An establishment primarily engaged in providing infrastructure (e.g., computer systems and associated components such as telecommunications and storage systems) for data processing and storage, web hosting, application hosting, streaming services, and related services.

Employment or travel agency. An establishment primarily engaged in finding jobs for people seeking them and finding people to fill particular jobs offered by employers (employment agency), or in providing travel arrangement and reservation services to the general public and commercial clients (travel agency).

Telephone call center. An establishment primarily engaged in answering telephone calls and relaying messages to clients or in initiating or receiving communications for telemarketing purposes, such as promoting clients' products or services, taking orders for clients, or soliciting contributions or providing information for clients.

4. **Eating or Drinking Establishment Uses.** The Eating or Drinking Establishment Uses category consists of establishments primarily engaged in the preparation and serving of food or beverages for on or off premises consumption. Use types include: alcoholic beverage establishments; brewpubs or microbreweries; restaurants; fast food restaurants; drive-in restaurants; and similar uses. Accessory uses may include areas for outdoor seating, drive-through service facilities, facilities for live entertainment, and valet parking services.

   Alcoholic beverage establishments. Establishments that sell alcoholic beverages. This includes, but is not limited to, bars, nightclubs, cocktail lounges, package stores, and eating or drinking establishments.

   Brewpub or microbrewery. An establishment which brews ales, beers, meads, and similar beverages on site, and serves and sales those beverages on-site. Brewpubs may not brew more than 15,000 barrels of beverages (in total) annually.

   Restaurant. An establishment where food and/or beverages are prepared, served, and consumed, and whose principal method of operation includes one or both of the following characteristics: (1) customers are normally provided with an individual menu and served their food and beverages by a restaurant employee at the same table or counter where the items are consumed; or (2) a cafeteria-type operation where food and beverages generally are consumed within the restaurant building.

   Restaurant, drive-in. An establishment used for sale, dispensing, or serving food, refreshments, or beverages to persons in automobiles, including those establishments where customers may serve themselves and may eat or drink the food, refreshments, or beverages on the premises.

   Restaurant, fast food. An establishment whose principal business is the sale of food or beverage in a ready-to-consume state for consumption within the building, within a motor vehicle parked on the premises or off the premises as carryout orders. The principal method of operation includes, but is not limited to, the following characteristics: food or beverages are usually served in paper, plastic or other types of disposable containers; there is generally not waiter or waitress service; food and beverages are served at a counter or window to be consumed elsewhere; drive-through service is often available.

5. **Funeral and Mortuary Uses.** The Funeral and Mortuary Services Uses category consists of establishments that provide services related to the death of a human being. Use types include: funeral homes; mortuaries; crematories; and similar uses.

   Crematory. A facility containing furnaces for the reduction of dead bodies—either human or animal—to ashes by fire.

   Funeral home or mortuary. A building used for human funeral services. A funeral home may contain facilities for:

   (A) Embalming and other services used in the preparation of the dead for burial;

   (B) The display of the deceased;

   (C) The performance of ceremonies in connection with a funeral;

   (D) The performance of autopsies and similar surgical procedures;

   (E) The sale and storage of caskets, funeral urns, and other related funeral supplies; and

   (F) The storage of funeral vehicles.

   A funeral home may include facilities for cremation.

6. **Office Uses.** The Office Uses category includes office buildings housing activities conducted in an office setting, usually with limited contact with the general public, and generally focusing on the provision of business services, professional services (e.g., lawyers, accountants, engineers, architects, planners), or financial services (e.g., lenders, brokerage houses, tax preparers). Use types include: business offices; professional offices; contractor's offices; and similar uses. This use category does not include offices that are a component of or accessory to a principal use in another use category, such as administrative government services (categorized in the Community Service Uses category), medical/dental offices (categorized in the Health Care Uses category), or banks or other financial institutions (categorized in the Retail Sales and Service Uses category). Accessory uses may include cafeterias, recreational or fitness facilities, incidental commercial uses, or other amenities primarily for the use of employees in the offices.

   Contractor's office. A building or portion of a building used by a building, heating, plumbing, electrical, or other development contractor both as an office and for the storage of a limited quantity of materials, supplies, and equipment inside the building. If outdoor storage of materials, supplies, or equipment is associated with the office, the use is considered a contractor's storage yard.

   General business. Offices used for conducting the affairs of various businesses, general businesses, nonprofit organizations, or government agencies—including administration, record keeping, clerical work, and similar business functions. Accessory uses may include uses intended to serve the daily needs of office employees, such as restaurants, coffee shops, newspapers, or candy stands.

   Office, professional. A building primarily consisting of offices for the conducting of the affairs of professionals, such as architects, engineers, attorneys, accountants, planners and the like.

7. **Personal Service Uses.** The Personal Services Uses category consists of establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature. Use types include: art, photographic, music, dance, or martial arts studios or schools; beauty salons or barber shops; confectionary stores; dry cleaning or laundry drop-off/pick-up establishments; fortune-telling establishments; lawn care, pool, or pest control services; self-service laundry; massage establishments; nail care establishments; pawn shops; personal or household goods repair establishments; tobacco shops, tanning salons; tattoo or body-piercing establishment; taxidermy; and similar uses.

Art, music, dance, or martial arts studio/school. An establishment with space used for the production of—or instruction in—art, music, dance, or the martial arts.

Beauty salon or barber shop. A facility that provides hair styling, hair coloring, nail care, facials, and other similar salon services. A beauty salon may also include a "day spa" that offers massage treatment or other services related to hygiene or body care, or similar services, but does not include a massage therapy establishment.

Confectionery store, ice cream, candy. An establishment for the production and sale of ice cream, candy, and other sweet confectionaries.

Dry-cleaning or laundry drop-off/pick-up establishment. A facility where retail customers drop off or pick up laundry or dry cleaning and where the cleaning processes may take place on site as long as all cleaning materials and chemicals and waste water is disposed of in compliance with all applicable permits and regulations.

Fortune telling establishment. An establishment primarily engaged in attempts to tell fortunes or predict the future (for pay or voluntary contributions) by means of occult or psychic powers, faculties, or forces; necromancy, palmistry, psychology, psychic psychometry, spirits, medium-ship, seership, prophecy, cards, talismans, sorcery, charms, potions, magnetism, tea leaves, magic, numerology, mechanical devices, handwriting analyses, phrenology, character readings, or any other similar means.

Laundry, self-service. A business that provides coin-operated washing, drying, dry cleaning, and/or ironing machines for hire to be used by customers on the premises.

Lawn care, pool, or pest control service. An establishment primarily engaged in providing lawn care services (e.g., mowing, aeration, seeding, fertilizer, landscaping), swimming pool services (e.g., cleaning, draining, equipment repair), or pest control services (e.g., inspection, extermination).

Massage establishment. Any establishment primarily engaged in the administering of massages for pay by a massage therapist duly licensed or certified. This use does not include the following uses, which may include the administering of massages:

(A) A "hospital," "nursing home facility," or "medical clinic";

(B) The office of a physician, surgeon, chiropractor, osteopath, podiatrist, or physical therapist duly licensed or certified;

(C) A barber shop or beauty salon in which massages are administered only to the scalp, face, neck, or shoulders;

(D) A nonprofit organization operating an educational, cultural, recreational, or athletic facility;

(E) A facility for the welfare of the residents of the area; or

(F) An establishment providing instruction in, and facilities for, controlled exercise, weight lifting, calisthenics, and general physical fitness, of which not more than ten percent of the space is used for massages; and whose gross income from massages is less than 15 percent of the total gross business income derived from physical fitness sales contracts at each business location.

Nail care establishment. An establishment that primarily offers fingernail and toenail care services such as manicures, pedicures, and nail enhancements.

Pawnshop. A business at which a person lends money on the deposit or pledge of tangible personal property or purchases tangible personal property on the condition of reselling the same to the seller at a stipulated price.

Personal or household goods repair establishment. An establishment primarily engaged in the provision of repair services for computers, TVs, audio equipment, bicycles, clocks, watches, shoes,

guns, canvas products, appliances, and office equipment—including tailors, locksmiths, and upholsterer services.

Tanning salon. A facility specializing in cosmetic tanning using ultraviolet lights.

Tattoo or body-piercing establishment. An establishment wherein designs, letters, figures, body piercing, or other marks are placed upon the skin of any person, using ink or other substances that result in the permanent coloration or piercing of the skin by means of use of needles or other instruments designed to contact or puncture the skin.

Taxidermy. An establishment engaged in the art of preparing and preserving the skins of animals and stuffing and mounting them in lifelike form.

Tobacco shop. An establishment primarily engaged in selling: tobacco; tobacco products, as such term is defined in Section 569.002, Florida Statutes, as may be amended from time to time; nicotine products, as such term is defined in Section 569.31, Florida Statutes, as may be amended from time to time; and nicotine dispensing devices, as such term is defined in Section 569.31, Florida Statutes, as may be amended from time to time.

Vape/Hookah Lounge. An establishment primarily used for social consumption of tobacco, tobacco-related, or tobacco-substitute products through "vape," "e-cigarette," "hookah," or similar devices.

8. **Recreation/Entertainment Uses.** The Recreational/Entertainment Uses category includes use types providing indoor or outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: arenas, stadiums, or amphitheaters; cinemas; country clubs; golf courses; golf driving ranges; nightclubs; performance arts centers; recreation facilities, indoor (amusement arcades, amusement centers, aquatics centers health clubs, recreation courts, skating facilities, swimming pools, and similar uses); and recreation facilities, outdoor (archery or baseball batting ranges, athletic fields, miniature golf courses, recreation courts, swimming pools, and similar uses). It does not include recreational facilities that are accessory to parks (categorized as open space uses), or that are reserved for use by a particular residential development's residents and their guests (e.g., accessory community swimming pools and other recreation facilities). Accessory uses may include offices, concessions, snack bars, and maintenance facilities.

   Arena, stadium, or amphitheater. A building or structure designed or intended for use for spectator sports, entertainment events, expositions, and other public gatherings. Such uses may or may not include lighting facilities for illuminating the field or stage area, concessions, parking facilities, and maintenance areas.

   Cinema. A motion picture theater that is a building or part of a building, and is devoted to showing motion pictures. This can also include an open lot or part of an open lot and auxiliary facilities devoted primarily to the showing of motion pictures on a paid admission basis to patrons seated on outdoor seats.

   Country club. A chartered, nonprofit membership club catering primarily to its members, providing but not limited to one or more of the following recreational and social activities: golf, swimming, tennis and other racquet courts, riding, outdoor recreation, club house, locker room, and pro shop.

   Golf course. An area of land laid out for playing golf. Accessory recreational facilities, such as driving ranges, putting greens, a country club, concessions for serving food and refreshments to members and guests, swimming pools, tennis and other racquet courts, picnic areas, and accessory facilities directly related to golf, may be included.

   Golf driving range. A limited land area on which golf players do not walk, but onto which they drive golf balls from a common driving tee. Accessory uses may include a concessions stand, netting, exterior

lighting fixtures, putting greens, as well as maintenance and outdoor storage areas. This use does not include a golf course.

Nightclub. A place of entertainment offering alcoholic beverages for consumption on the premises that may also provide on-site entertainment in the form of live performances, dancing, billiards, comedic performances, or other entertainment activities. Performances related to the display of specified sexual activities or nudity are classified as adult entertainment and are prohibited within nightclubs.

Performance arts center. One or more adjoining structures housing one or more of the following uses: theaters or performance space for dramatic, dance, or musical productions; schools, training centers, or practice space for artists; and accessory office, storage, or workplace areas for any such uses. Accessory uses may also include other nonresidential uses serving center patrons.

Recreation facility, indoor. A commercial establishment that provides indoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: amusement arcades, amusement centers, aquatic centers, health clubs, recreation courts, skating facilities, and similar uses.

Amusement arcade. An indoor commercial establishment which provides, as the principal "use," amusement devices or games of skill or chance, such as pinball and video games. This term shall not include establishments where amusement devices and games are "accessory uses" which either do not involve more than 15 percent of the gross floor area of the establishment or involve more than two devices or games, whichever results in the greater number of games.

Amusement center. A commercially operated indoor facility providing a variety of amusement devices primarily including, but not limited to, play equipment, television games, electromechanical games, small kiddie rides, and other similar devices, and which may include food service.

Aquatic center. A complex with facilities for water sports, including swimming pools.

Health club. An indoor establishment, including saunas and steam baths, offering or providing facilities for, and instruction in, general health, physical fitness and controlled exercises such as, but not limited to, weight lifting, calisthenics and aerobic/slimnastic dancing, and massages.

Recreation courts (indoor). An indoor structure used for holding court games (basketball, tennis, racquetball, squash, etc.). Accessory uses may include a concession stand, netting, exterior lighting fixtures, public bathrooms, maintenance and storage areas, and spectator seating or stands.

Skating facility (indoor). An indoor facility, the use of which is primarily devoted to roller or ice skating. The facility may also be used as a site for competitive events and as a practice and training facility. Accessory uses may include meeting rooms, training rooms, videotape rooms, a restaurant, a pro shop, and a snack bar.

Recreation facility, outdoor. A commercial establishment that provides outdoor facilities for recreation or entertainment-oriented activities by patrons or members. Use types include: archery or baseball batting ranges, athletic fields, miniature golf courses, recreation courts, swimming pools, and similar uses.

Archery or baseball batting range. An outdoor area used for archers to practice the skill of archery or baseball or softball players to practice the skill of batting.

Athletic field. A facility for the staging of amateur and/or professional sporting events, consisting of an open-air field and appropriate support facilities

Miniature golf course. A recreational facility for the playing of a novelty version of golf with a putter, typically with artificial playing surfaces and theme-oriented obstacles such as bridges and tunnels.

Recreation courts. An outdoor area used for holding court games (basketball, tennis, racquetball, squash, etc.). Accessory uses may include a concession stand, netting, exterior lighting fixtures, public bathrooms, maintenance and storage areas, and spectator seating or stands.

Swimming pool (as a principal use). A man-made pool at least three feet deep at the deep end that is filled with water and used for wading or swimming, and that is operated for profit.

9. **Retail Sales and Service Uses.** The Retail Sales and Service Uses category includes use types involved in the sale, rental, and incidental servicing of goods and commodities that are generally delivered or provided on the premises to a consumer. Use types include: banks or financial institutions; check cashing businesses; consumer goods establishments; ; drug stores or pharmacies; farmers' markets; flea markets; grocery stores and food markets; and manufactured or mobile home sales. This use category does not include sales or service establishments related to vehicles (the Vehicle Services and Sales Uses category), establishments primarily selling supplies to contractors or retailers (categorized as the Wholesale Uses category), the provision of financial, professional, or business services in an office setting (categorized in the Office Uses category), uses providing recreational or entertainment opportunities (categorized in the Recreation/Entertainment Uses category), uses that provide personal services (like barber or beauty establishments, dry cleaning or laundry establishments, or product repair or services for consumer and business goods (categorized in the Personal Services Uses category), or uses involving the sales, distribution, or presentation of materials or activities featuring specific sexual activities or nudity (categorized in the Adult Uses category). Accessory uses may include offices, storage of goods, assembly or repackaging of goods for on-site sale, concessions, ATM machines, and outdoor display of merchandise.

   Bank or other financial institution. An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This use type does not include check cashing services or bail bond brokers. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

   Check cashing business. An establishment that accepts or cashes, for compensation, a payment instrument regardless of the date of the payment instrument. This use does not include activities undertaken by:

   (A) Any bank, trust company, savings bank, savings and loan association, or credit union chartered under the laws of Florida, another state, or the United States as long as that institution has a branch that accepts deposits in Florida; or

   (B) Any subsidiary or affiliate of an institution described in part (A) above.

   Additionally, this use does not include a business:

   (A) In which a customer presents a payment instrument for the exact amount of a purchase; or

   (B) Involving foreign currency exchange services or the cashing of a payment instrument drawn on a financial institution other than a Federal, State, or other state financial institution.

Consumer goods establishment. Establishments that sale consumer goods at retail, like art galleries; bicycle sales, rental, services, or repair; bulk retailing; catering establishments; convenience store; department stores; florist and gift shops; hobby and craft shops; home building and garden supplies stores; monument or headstone sales establishments; and similar uses (e.g., floor covering stores, window treatment stores, camera stores, optical goods stores, shoe stores, luggage stores, jewelry stores, piece goods stores, and pet shops).

Art gallery. An establishment engaged in the sale, loan, or display of art books, paintings, sculpture, or other works of art.

Bicycle sales, rental, service or repair. An establishment engaged in the sales, rental, service, or repair of bicycles.

Bulk retailing. The sale of merchandise in large quantities, such as in unbroken cases or oversized containers, directly to ultimate consumers.

Catering establishment. An establishment that specializes in the preparation of food or beverages for social occasions, such as weddings, banquets, parties, or other gatherings, with or without banquet facilities for these private pre-arranged occasions that are not open to impromptu attendance by the general public, excluding adult entertainment.

Convenience store. A retail store that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). Any food service facilities will be considered as a restaurant.

Department store. A general merchandising store offering a variety of unrelated goods and services that may include clothing, housewares, body products, and specialty items.

Florist and gift shop. An establishment primarily engaged in selling flower arrangements, plants, cards, small gifts, and the like.

Hobby and craft shop. A retail store primarily selling craft and model supplies.

Home, building, and garden supplies store. An establishment primarily engaged in retailing a general line of new home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, house wares, appliances, hardware and lawn and garden supplies.

Monument or headstone sales establishment. An establishment primarily engaged in cutting, shaping, and finishing marble, granite, slate, and other stone, or engaged in buying or selling monuments or headstones for use in cemeteries of mausoleums.

Drug store or pharmacy. A retail store engaged in the filling and sale of prescription drugs and the sale of medical supplies, nonprescription medicines, and related goods and services. It may also sell nonmedical goods such as cosmetics, cards, drinks, candy, and the like. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

Farmers' market (as a principal use). A collection of vendors using private or publicly owned property or property owned by a not-for-profit organization for the sale of agricultural and horticultural products, or for the sale of baked, canned, or preserved foods. If the farmers' market occurs regularly for all or most of the year, it is considered a principal use. If the farmers' market occurs only occasionally or periodically for only a limited time period during the year, it is considered a temporary use.

Flea Market. An indoor or outdoor premises where the main use is the sale of new or used household goods, personal effects, tools, art work, small household appliances, and similar merchandise, objects, or equipment in small quantities, in broken lots or parcels, not in bulk, for the use or consumption by the immediate purchaser.

Grocery store and food market. An establishment that offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; the establishment may provide beer, wine, and/or liquor sales for consumption off the premises with the appropriate beverage license; may include a prescription pharmacy; may include a delicatessen, and prepare minor amounts or no food on site for immediate consumption; markets the majority of its merchandise at retail prices; and may have a restaurant as an accessory use.

A food market is an establishment that offers specialty food products at retail, such as meat, seafood, produce, artisanal goods, baked goods, pasta, cheese, confections, coffee, and other specialty food products, and may also offer additional food and non-food commodities related or complementary to

the specialty food products. A food market may sell beer, wine, or liquor for consumption off the premises with the beverage license.

Manufactured or modular home sales. Land on which the primary use is the display and retail sale of manufactured home dwellings and/or modular homes.

10. **Vehicle Sales and Service Uses.** The Vehicle Sales and Service Uses category includes use types involving the direct sales and servicing of motor vehicles, including automobiles, trucks, motorcycles, and recreational vehicles, as well as trailers—whether for personal transport, commerce, or recreation. Use types include: automobile service station; commercial fuel depot; commercial vehicle repair and maintenance; commercial vehicle sales and rentals; personal vehicle repair and maintenance; personal vehicle sales and rentals; taxi or limousine service facilities; vehicle equipment and supplies sales and rentals; vehicle paint and finishing shops; vehicle and trailer storage yards; vehicle towing or wrecker services; and similar uses. Accessory uses may include offices, sales of parts, maintenance facilities, outdoor display, and vehicle storage.

    Automobile service station. A building where gasoline or other similar fuel, stored only in underground tanks, is dispensed directly to users of motor vehicles. The following activities are permitted as accessory uses to a gasoline station:

    (A) Sales and servicing of spark plugs, batteries, and distributors and distributor parts; tune-ups;

    (B) Tire servicing and repair, but not recapping or regrooving;

    (C) Replacement of mufflers and tail pipes, water hoses, fan belts, brake fluid, light bulbs, fuses, floor mats, windshield wipers and wiper blades, grease retainers, wheel bearings, mirrors, and the like;

    (D) Washing and polishing, and sale of automotive washing and polishing materials;

    (E) Greasing, lubrication, and radiator flushing;

    (F) Minor servicing and repair of carburetors, fuel, oil and water pumps and lines, and minor engine adjustments not involving removal of the head or crank case or racing the engine;

    (G) Emergency wiring repairs;

    (H) Adjusting and repairing brakes;

    (I) Retail sale of convenience items like cold drinks, packaged foods, tobacco, and similar convenience goods;

    (J) Retail sale of road maps and other informational material to customers; and

    (K) Provision of restroom facilities.

    Commercial fuel depot. An unattended, automated fuel dispensing facility that dispenses fuel to businesses, and organizations that maintain a fleet of vehicles. This use does not include any retail sale of gasoline to the general public and does not include any store sales, vehicle service, or vending operations.

    Commercial vehicle repair and maintenance. Establishments, excluding vehicle paint finishing shops, that repair, install, or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, or commercial boats. Truck stops and fueling facilities are included in this commercial vehicle repair and maintenance use category equipment, or other similar vehicles.

    Commercial vehicle sales and rentals. Uses that provide for the sale or rental of large trucks, mass transit vehicles, large construction or agricultural equipment, or other similar vehicles.

Personal vehicle repair and maintenance. Establishments, excluding vehicle paint finishing shops, that repair, install, or maintain the mechanical components or the bodies of autos, small trucks or vans, motorcycles, motor homes, or recreational vehicles including recreational boats or that wash, clean, or otherwise protect the exterior or interior surfaces of these vehicles.

Personal vehicle sales and rentals. Establishments that provide for the sale (including auctions) or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes, or recreational vehicles. Typical examples include automobile dealers, auto malls, car rental agencies, and moving equipment rental establishments (e.g., U-Haul).

Taxi or limousine service facilities. A service that offers transportation in passenger automobiles, vans, shuttles, or pedicabs to persons, including those who are handicapped, in return for remuneration. The business may include facilities for servicing, repairing, and fueling the taxicabs or limousines.

Vehicle equipment and supplies sales and rentals. Establishments related to the sale, lease, or rental of new or used parts, tools, or supplies for the purpose of repairing or maintaining vehicles, including distribution of products from the same premises that sells, leases, or rents vehicles.

Vehicle paint finishing shop. Uses that apply paint to the exterior or interior surfaces of vehicles by spraying, dipping, flow-coating, or other similar means.

Vehicle or trailer storage yard. Storage of parking tow-aways, impound yards, and storage lots for automobiles, trucks, buses and recreational vehicles. "Vehicle storage" includes only the storage of operable vehicles.

Vehicle towing or wrecker service. An establishment operated for the purpose of temporary storage on-site of wrecked or inoperable motor vehicles. If an establishment regularly stores inoperable vehicles for more than 90 days, stacks vehicles, or portions of the vehicles are dismantled or removed for sale, it is considered a junkyard or salvage yard.

11. **Visitor Accommodation Uses.** The Visitor Accommodation Uses category includes use types providing lodging units or rooms for short-term stays of typically less than 30 days for rent, lease, or interval occupancy. Use types include: campgrounds; hotels or motels; and similar uses. Accessory uses may include pools and other recreational facilities, restaurants, bars, limited storage, laundry facilities, gift shops, supporting commercial activities, meeting facilities, and offices.

    Campground. An outdoor facility designed for overnight accommodation of human beings in tents, rustic cabins and shelters for recreation, education, naturalist, or vacation purposes. Office, retail, and other commercial uses commonly established in such facilities and related parking structures shall be allowed as accessory appurtenances.

    Hotel or motel. A building or a group of buildings used for and maintained as a place where sleeping accommodations are offered to the public, supplied to the public, and intended primarily for use by transient persons or tourists on an overnight or short-term lodging basis. Such uses may include kitchenettes, microwaves, and refrigerators for each guest unit. In common usage, motels are typically designed to serve automobile travelers, however, hotels and motels are considered synonymous uses in this LDC. The use does not include bed and breakfasts.

12. **Water-Related Uses.** The Water-Related Uses category includes use types involving the direct sales and servicing of boats and other consumer watercraft, whether for recreation, commerce, or personal transport. This use category also includes the following use types: boat sales, rental, service, or repair; boat storage yards; marinas; waterfront boat fuel sales; and similar uses. Accessory uses may include offices, sales of parts, maintenance facilities, and outdoor.

    Boat sales, rental, service, or repair. A business primarily engaged in the display, sale, rental, repair, or maintenance of new or old boats, marine engines, or marine equipment.

Boat storage yard. A facility designated for the on-land storage of boats, other watercraft, and marine equipment in open or enclosed roof structures or on trailers, cradles, or boat stands.

Marina. A waterfront facility which, for a fee, provides for the berthing, mooring, or water storage of boats. The use may include such facilities as major and minor boat repair; boat docks, piers, and slips; boat fueling; dry land boat maintenance and storage; pump-out stations; fishing piers; beaches; erosion control devices; boat ramps, lifts, and launching facilities; boat sales, including parts; restaurants; ship's store; sale of ice; car and boat trailer parking; laundromat; locker rooms; cabanas; bathhouse; public showers; outdoor playing courts; and picnic areas.

Waterfront fuel sales. The sale and dispensing of fuel directly to boats from a waterfront lot.

G. **Industrial Uses Classification**

1. **Extraction Uses.** The Extraction Uses category is characterized by activities related to the extraction of naturally occurring materials. Use types include surface mining. This use category does not include facilities for the drop-off or collection, and temporary holding, of household or business recyclables (classified as minor utility facility in the Utility Uses category). Accessory uses may include offices, storage areas, and vehicle washing facilities.

   Surface mining. The removal of resources from their location, so as to make them more suitable for commercial, industrial, or construction use, but not including excavation for the sole purpose of aiding on-site farming or on-site construction, or the process of prospecting or investigating for resources.

2. **Industrial Services Uses.** The Industrial Services Uses category includes use types involving the repair or servicing of industrial, business, or consumer machinery equipment, products, or by-products. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include limited retail or wholesale sales, offices, parking, warehousing, and outdoor storage. Example use types include: machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; and heavy equipment sales, rental, repair, and servicing. Also included are fuel oil or bottled gas distribution, research and development facilities, contractor storage yards, metal-working and leather-working uses, printing, general industrial service uses, and laundry, dry-cleaning, carpet cleaning, and dyeing plants.

   Building, heating/air conditioning, plumbing, or electrical contractor's storage yard. A building, heating/air conditioning, plumbing, or electrical contractor's yard is a use involving the outdoor storage of materials, supplies, and equipment by building, heating/air conditioning, plumbing, electrical, or other development contractors as the principal use of a lot. Accessory uses may include offices.

   Dry-cleaning, laundry, or carpet-cleaning plant. A facility engaged in cleaning fabrics, textiles, wearing apparel, or other articles by immersion (and agitation) in water or volatile solvents.

   Educational, scientific, or industrial research and development. A facility that engages in research, or research and development, of innovative ideas in technology-intensive fields. Examples include research and development of computer software, information systems, communication systems, transportation, geographic information systems, multi-media and video technology. Development and construction of prototypes may be associated with this use.

   Fuel oil or bottled gas distribution. An establishment that distributes fuel oil or bottled gases such as propane or liquid petroleum for compensation.

   Fuel oil storage. The bulk storage of fuel oil or kerosene for heating purposes in aboveground containers.

General industrial services. An establishment engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, and storage.

Heavy equipment sales, rental, repair, servicing or storage. An establishment engaged in the display, sale, leasing, rental, repair, servicing, or storage of heavy equipment of 12,000 or more pounds gross vehicular weight (GVW).

Machine Shop. An establishment that is primarily engaged in repairing and servicing large electric motors or commercial and industrial machine tools and equipment (such as punching, shearing, bending, forming, pressing, forging, and die-casting machines, or where metal is cut and shaped by machine tools.

Metal-working, welding, plumbing, or gas, steam, or water pipe fitting. An establishment primarily engaged in processing metals to create individual parts or assemblies, fabricating products by joining metals through welding, or installing or repairing piping or tubing systems that convey liquids, gas, steam, or water.

Repair of scientific or professional instruments. An establishment primarily engaged in the provision of repair services for scientific or professional instruments for businesses.

3. **Manufacturing and Production Uses.** The Manufacturing and Production Uses category includes use types involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms for consumers. This use category also includes custom industries (establishments primarily engaged in the on-site production of goods by use of hand tools and small-scale equipment) and craft manufacturing. Goods are generally not displayed or sold on-site, but if so, such sales are a subordinate part of total sales. Relatively few customers come to the manufacturing site. Accessory uses may include limited retail sales, wholesale sales, offices, cafeterias, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and fueling facilities. Example use types include the specific uses of boat manufacturing, the general sectors of heavy manufacturing and light manufacturing, bakeries, cement concrete production and batching plants, food processing, vegetable and fruit packing, and breweries, wineries, and distilleries. This use category does not include the manufacturing and production of goods from salvage material or composting material (categorized as waste-related uses).

   Asphalt plant. An industrial facility used for the production of asphalt or concrete, or asphalt or concrete products, used in building or construction, including facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process or of finished products manufactured on the premises and the storage and maintenance of required equipment, but does not include the retail sale of finished asphalt or concrete products.

   Bakery. An establishment primarily engaged in manufacturing fresh and frozen bread and other bakery products (e.g., cookies, crackers).

   Brewery, or distillery. An establishment primarily engaged in brewing ale, beer, malt liquors, and nonalcoholic beer (brewery), or in distilling and blending potable liquors, including mixing them with other ingredients (distillery). Accessory uses may include retail sales of beer produced on-site for take-away or on-premise consumption as allowed by State licensing laws. This use does not include brewpubs or craft distilleries.

   Concrete batching plant. An establishment primarily engaged in manufacturing or mixing cement, concrete, and cement and concrete products delivered to a purchaser in a plastic or unhardened state.

Food processing or beverage bottling. A facility for the sorting, treatment, or preparation of food products including citrus fruit for sale or as inputs to further processing, or for the placing of soft drinks, juice, water, milk, alcoholic drinks, or other liquids into bottles or cans for shipment (beverage bottling) but not including the slaughtering of small or large livestock or confined animal feeding operations (food processing).

Manufacturing, assembly, or fabrication, heavy. An establishment primarily engaged in manufacturing uses that include, but are not limited to: manufacture or assembly of machinery, equipment, instruments, vehicles, appliances, communications equipment, computer or electronic equipment, precision items and other electrical items; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants. This use type does not include other manufacturing uses specifically listed in the principal use tables, or the manufacture of acids, ammunition, fertilizer, soap, insecticides, or batteries.

Manufacturing, assembly, or fabrication, light. An establishment primarily engaged in manufacturing uses that involve the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. This use type does not include other manufacturing uses specifically listed in the principal use tables. Examples include, but are not limited to: computer design and development; apparel production; sign making; assembly of pre-fabricated parts, manufacture of electric, electronic, or optical instruments or devices; manufacture and assembly of artificial limbs, dentures, hearing aids, and surgical instruments; manufacture, processing, and packing of cosmetics; and manufacturing of components, jewelry, clothing, trimming decorations, and any similar item.

4. **Warehouse and Freight Movement Uses.** The Warehouse and Freight Movement Uses category includes use types involving the storage or movement of goods for themselves or other firms or businesses. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. Accessory uses include offices, truck fleet parking, outdoor storage, and maintenance areas. Example use types include separate storage warehouses (used for storage by retail stores such as furniture and appliance stores), distribution warehouses (used primarily for temporary storage pending distribution in response to customer orders), cold storage plants (including frozen food lockers), and outdoor storage (as a principal use). This use category does not include contractor's yards (categorized as an industrial services use) or uses involving the transfer or storage of solid or liquid wastes (categorized as a waste-related use).

   Consolidated storage (self-service storage). A building or group of buildings divided into separate self-contained units or areas of 500 square feet or less that are offered for rent for self-service storage of household and personal property. The storage units or areas are designed to allow private access by the tenant for storing and removing personal property. Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. The rental of trucks or trailers is a separate principal use and not considered accessory to this use.

   Moving and storage facility. A facility primarily engaged in providing local or long-distance trucking of used household, used institutional, or used commercial furniture and equipment. Incidental packing and storage activities are often provided by these establishments.

   Outdoor storage (as a principal use). Outdoor storage as a principal use is the keeping, in an unroofed area, of any goods, material, merchandise, or vehicles in the same place for more than 24 hours, where such storage is the principal use of a lot. This use does not include a junkyard or salvage yard or the

display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

Warehouse, distribution. A distribution warehouse is a facility primarily engaged in the distribution of manufactured products, supplies, and equipment. It includes the temporary storage of such products, supplies, and equipment pending distribution.

Warehouse, storage. A storage warehouse is a facility primarily engaged in the storage of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

5. **Waste-Related Uses.** The Waste-Related Uses category includes use types receiving solid or liquid wastes from others for on-site disposal, processing, or transfer to another location for processing or disposal, or uses that manufacture or produce goods or energy from the composting of organic material or reuse, recycling, or processing of scrap or waste material. This use category also includes use types that receive hazardous wastes from others. Accessory uses may include offices, outdoor storage, recycling of materials, and repackaging and trans-shipment of by-products. Example use types include materials recovery facilities, recovered materials processing facilities, recycling drop-off centers, incinerators, and waste composting. This use category does not include wastewater treatment plants and potable water treatment plants (classified as major utilities in the utility and communication use category) or facilities for the drop-off or collection, and temporary holding, of household or business recyclables (classified as minor utilities in the utility and communication use category).

   Composting facility. A facility where organic matter derived primarily from off-site is processed by composting and/or is processed for commercial purposes. Activities of a composting facility may include management, collection, transportation, staging, composting, curing, storage, marketing, or use of compost.

   Incinerator. An incinerator is a facility that burns refuse at high temperatures to reduce the volume of waste. Incinerators do not include crematoriums.

   Land clearing debris disposal facility. A land clearing debris disposal facility is a solid waste management facility that is the final resting place for materials that normally result from land clearing and or land development operations for a construction project—including rocks, soils, trees, tree remains, and other vegetative matter, but not vegetative matter from lawn and landscape maintenance, right-of-way or easement maintenance, farming operations, nursery operations, or other sources not related to a construction project. This use is subject to State solid waste management regulations.

   Materials recovery facility. A solid waste management facility that provides for the extraction from solid waste of recyclable materials and/or materials suitable for use as a fuel or soil amendment.

   Recovered materials processing facility. A solid waste management facility engaged solely in the storage, processing, resale, or reuse of recovered materials—e.g., metal, paper, glass, plastic, textile, rubber, or other materials—that have known recycling potential, can be feasibly recycled, and have been diverted from the solid waste stream.

   Recycling drop-off center. A small collection facility where recyclable materials are purchased or accepted from the public. Typical uses associated with a drop-off center include facilities that accept donations of charitable goods.

   Salvage/recycling facility. A salvage/recycling facility is a building, structure, or parcel of land, or portion thereof, used for the collection, storage and sale of paper, rags, scrap metal, bottles, or discarded material. Where such materials are a by-product of a permitted use, such activity shall be considered outdoor storage and must comply fully with all applicable provisions.

Solid waste transfer station. A solid waste transfer station is a facility designed to store or hold solid waste for transport to a processing or disposal facility. Facility operations may include separation of incidental amounts of recyclable materials or unauthorized waste.

6. **Wholesale Uses.** The Wholesale Uses category includes use types involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Accessory uses may include offices, product repair, warehouses, minor fabrication services, outdoor storage, greenhouses (for plant nurseries), and repackaging of goods. Example use types include wholesale plant nurseries and showrooms, wholesale sale or rental of machinery, equipment, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail-order houses; and wholesalers of food, clothing, plants and landscaping materials, auto parts, and building hardware. This use category does not include uses primarily involving sales to the general public or on a membership basis (categorized as retail sales and service uses), or uses primarily involving storage of goods with little on-site business activity (categorized as warehousing and freight movement uses).

   Showroom, wholesale. An establishment that combines office and showroom uses with warehouse uses for the primary purpose of wholesale trade, display, and distribution of products.

   Other wholesale use. Any establishment primarily engaged in selling goods, generally in large quantities, to other businesses for subsequent resale, and that is not specifically listed in the use tables. Such use generally includes facilities for storage and distribution of goods, and may include display areas.

(Ord. No. 2745, § 20, 1-15-2020; Ord. No. 2904, § I, 3-16-2022)

10.3.2. Interpretation of Unlisted Uses and Zoning District Boundaries

A. **Procedure for Interpreting Unlisted Uses and Zoning District Boundaries.** The Director may interpret the following in accordance with the procedures in Sec. 2.5.6, Interpretation:

   1. A particular principal use or accessory use or structure not expressly listed in the use tables, as allowable in a particular zoning district—as a permitted or special exception use—based on the standards in Sec. 10.3.2.B, Standards for Allowing Unlisted Principal Uses or Sec. 10.3.2.C, Effect of Allowing Unlisted Uses as Permitted Use or Special Exception Use below, as appropriate; and

   2. The boundaries of any zoning district shown on the Official Zoning District Map in accordance with Sec. 10.3.2.D, Rules of Interpretation of Zoning District Boundaries.

B. **Standards for Allowing Unlisted Principal Uses.** The Director shall interpret an unlisted principal use as a permitted use or special exception use in a particular zoning district only after finding that the nature, function, and duration of the use and the impact of allowing it in the zoning district are so similar to those of a use type or use category that is allowed in the zoning district that the unlisted use should be deemed allowed in the same manner (i.e., as a permitted use or a special exception use) as the similar use type or use category and subject to the same use-specific standards. In making such interpretation, the Director shall consider the relevant characteristics of the unlisted use relevant to those of listed and defined use types and/or of the use categories described in this Section, the purpose and intent statements in this LDC concerning the zoning district (see Article 3: Zoning Districts), and the character of use types allowable in the zoning district. The relevant characteristics of the unlisted use that should be considered in making this interpretation include, but are not limited to, the following:

   1. Actual or projected characteristics of each activity likely to occur as part of the unlisted use;

2. The type, size, orientation, and nature of buildings, and structures devoted to each activity;

3. The number and density of employees and customers per unit area of site in relation to business hours and employment shifts;

4. Vehicles used and their parking requirements, including the ratio of the number of spaces required per unit area or activity;

5. Transportation demands, including the volume and frequency of trips generated to and from the site, the split of traffic volume among various means of transportation, and other characteristics of trips and traffic;

6. Relative amounts of sales from each activity;

7. The nature and location of storage and outdoor display of merchandise, whether enclosed, open, inside or outside the principal building, and the predominant types of items stored;

8. Customer type for each activity;

9. How the use is advertised, including signage;

10. The amount and nature of any nuisances generated on the premises, including but not limited to noise, smoke, odor, glare, vibration, radiation, and fumes;

11. Any special public utility requirements for serving the use, including but not limited to water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures and communications towers or facilities; and

12. The impact on adjacent lands created by the use, which should not be greater than that of other use types allowed in the zoning district.

C. **Effect of Allowing Unlisted Uses as Permitted Use or Special Exception Use.** On interpreting an unlisted use as allowed in a zoning districts, and finding that the use or structure is likely to be common or would lead to confusion if it remains unlisted, the Director may initiate an application for a text amendment to this LDC in accordance with Sec. 2.5.1.C, Text Amendments, to list the use or structure in Article 4: Use Regulations, as a permitted or special exception use, as appropriate. Until final action is taken on the text amendment application, the interpretation of the Director shall be binding and shall be maintained in the record of interpretations required by Sec. 2.5.6.D, Tracking Interpretations.

D. **Rules of Interpretation of Zoning District Boundaries.** In determining the boundaries of any zoning district shown on the Official Zoning District Map, the Director shall use the following general rules of interpretation:

1. Zoning district boundary lines follow the center lines of a street, railroad, alley rights-of-way, or lot lines (or lines parallel or perpendicular to the lot lines), unless the boundary lines are fixed by dimensions on the Official Zoning District Map.

2. Where zoning district boundaries are indicated as approximately following street, railroad, or alley lines (existing or proposed), the center lines of these street, railroad, or alley rights-of-way are considered the boundaries.

3. Where a street or alley right-of-way and a railroad right-of-way abut each other, the boundary line between the two rights-of-way is the zoning district boundary. If a railroad right-of-way is abutted on both sides by a street, the center line of the railroad right-of-way is the zoning district boundary. Each right-of-way is considered to be in the zoning district of the land immediately abutting that right-of-way.

4. Where zoning district boundaries approximately follow lot lines and are no more than 10 feet from these lines, the lot lines shall be the boundaries.

5. Where zoning district boundaries are shown as following or approximately following section lines, half-section lines, or quarter-section lines they shall be construed as following such lines.

6. Zoning district boundaries indicated as following centerlines of rivers, streams, bays, lakes, or other water courses shall be construed to follow those centerlines.

7. Where land is not subdivided, or where a zoning district boundary divides a lot, the location of the boundary, unless it is indicated by dimensions shown on the Official Zoning District Map, shall be scaled to the nearest foot.

8. If any portion of a public street, alley, right-of-way, or easement is transferred or conveyed so it is in private ownership, or is no longer used for a public purpose, the center line of the street, alley, right-of-way, or easement is the zone boundary line if the zoning districts are not the same on both sides of the street, alley, right-of-way, or easement.

9. If the specific location of a boundary cannot be determined from notation on the Official Zoning District Map, or in accordance with subsections 1-8, above, the boundary shall be determined by using the map's scale to determine the boundary's distance from other features shown on the map.

10. Where the actual locations of existing physical or natural features vary from those shown on the Official Zoning District Map, or other circumstances not covered by this subsection, the Director shall have authority to interpret the zoning district boundaries in accordance with Sec. 2.5.6, Interpretation.

SECTION 10.4. DEFINITIONS[1]

Abandoned. A building or structure that is deserted by the owner and left unsecured, or that is not maintained. Evidence of desertion and lack of maintenance shall include, but not be limited to: unaddressed code violations; lack of required building permits or certificate of occupancy; lack of business tax receipts; and lack of active utilities.

Abandoned sign. For the purpose of Sec. 5.10, Signs, only, a sign which, for a period of 30 days or more, no longer correctly directs or informs any person or advertises a bona fide business, lessor, owner, product or activity conducted, or project available on the premises where such sign is displayed.

Abut. To physically touch or border upon, or to share a common property line.

Accessory building. For the purpose of Sec. 5.13, Roads, Streets, Sidewalks, and Bikeways, only, a building which is clearly incidental or subordinate to and customarily in connection with the principal building and which is located on the same lot with such principal building.

Accessory use or structure. A use or structure that is:

(A) Clearly incidental to and customarily found in connection with and located on the same parcel as is the principal use to which it is related; and

(B) Designed for the comfort, convenience or necessity of occupants of the principal use served.

Administrative adjustment. See Sec. 2.5.5.B, Administrative Adjustment.

Adverse impact. A significant negative impact to land, water, associated resources or public facilities resulting from development. The negative impact includes increased risk of flooding; degradation of water quality; increased sedimentation; reduced groundwater recharge; negative impacts on aquatic organisms; negative

[1]Cross reference(s)—Definitions pertaining to floodplains, LDC § 6.6.16.

impacts on wildlife and other resources; inadequate capacity for traffic, potable water, wastewater, police, fire, and EMS services and threatened public health.

Advertising sign. For the purpose of Sec. 5.10, Signs, only, sign copy intended to directly or indirectly promote the sale or use of a product, service, commodity or entertainment on real or personal property.

A-frame or movable sign. For the purpose of Sec. 5.10, Signs, only, a sign not permanently secured or attached to the ground, or which is free of permanent structures or supports upon the ground. (Includes sandwich board, pedestal, or other similar type signs.)

Aggrieved or adversely affected party. "Aggrieved or adversely affected party" has the meaning given it in Ch. 163, Fla. Stat ("any person or local government that will suffer an adverse effect to an interest protected or furthered by The City of Apopka Comprehensive Plan and other adopted plans, including interests related to health and safety, police and fire protection service systems, densities or intensities of development, transportation facilities, health care facilities, equipment, or services, and environmental or natural resources. The alleged adverse interest may be shared in common with other members of the community at large but must exceed in degree the general interest in community good shared by all persons. The term includes the owner, developer, or applicant for a development order.")

Aeronautical study. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a Federal Aviation Administration study, conducted in accordance with the standards of 14 C.F.R. part 77, subpart C, and Federal Aviation Administration policy and guidance, on the effect of proposed construction or alteration upon the operation of air navigation facilities and the safe and efficient use of navigable airspace.

Airport. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, any area of land or water designed and set aside for the landing and taking off of aircraft and used or to be used in the interest of the public for such purpose; Orlando Apopka Airport.

Airport elevation. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the established elevation of the highest point on the usable landing area.

Airport hazard. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, an obstruction to air navigation that affects the safe and efficient use of navigable airspace or the operation of planned or existing air navigation and communication facilities.

Airport hazard area. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, any area of land or water upon which an airport hazard might be established.

Airport land use compatibility zoning. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, airport zoning regulations governing the use of land on, adjacent to, or in the immediate vicinity of airports.

Airport layout plan. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a set of scaled drawings that provides a graphic representation of the existing and future development plan for the airport and demonstrates the preservation and continuity of safety, utility, and efficiency of the airport.

Airport master plan. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a comprehensive plan of an airport that typically describes current and future plans for airport development designed to support existing and future aviation demand.

Airport protection zoning regulations. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, airport zoning regulations governing airport hazards.

Airport reference point. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the point established as the approximate geographic center of the airport landing area and so designated.

Alteration of a Watercourse. A dam, impoundment, channel relocation, change in channel alignment, channelization, or change in cross-sectional area of the channel or the channel capacity, or any other form of modification which may alter, impede, retard or change the direction and/or velocity of the riverine flow of water during conditions of the base flood.

Amateur ham radio antenna. An antenna, or any combination of a mast plus an attached or mounted antenna, that transmits noncommercial communications signals and is used by an amateur radio operator licensed by the Federal Communications Commission (FCC).

Ambient light monitor. For the purpose of Sec. 5.10, Signs, only, a light sensor that gauges ambient light in the environment and automatically adjusts the brightness to prevent glare and to allow optimum viewing.

Annexation. The adding of land to the boundaries of the City of Apopka. Such a land addition makes the land in every way a part of the City. See Sec. 2.5.1.A, Annexations.

Antenna. Any device for radiating or receiving electromagnetic radiation. This definition shall specifically include, but is not limited to, all radio, television, microwave, and satellite dish antennas.

Appeal to City Council. See Sec. 2.5.5.D, Appeals to City Council.

Applicant. The owner of land, or the authorized representative of the landowner, applying for a development permit.

Arbor permit. See Sec. 2.5.4.A, Arbor Permit.

Area of sign. For the purpose of Sec. 5.10, Signs, only, the area within a perimeter which forms the outside shape, including any frame which forms an integral part of the display, but excluding the necessary supports or uprights on which the sign may be placed. If the sign consists of more than one section or module, all areas will be totaled. On any sign with more than one face, only the square footage of the face visible from any one direction at a time will be counted, provided that all faces are equal in size and contained in a common perimeter.

Arterial road. For the purpose of Sec. 5.10, Signs, only, the following roads are defined as arterial roads: U.S. 441 (Orange Blossom Trail); S.R. 436; and Park Avenue, north of 7th Street; and Rock Springs Road.

Assessed value. The monetary value that a parcel of land, portion of land, improvement on land, or other commodity is assigned by the Orange County Property Appraiser's office for the purposes of taxation.

Attention-getting device. For the purpose of Sec. 5.10, Signs, only, any pennant, flag, valance, banner, propeller, spinner, streamer, searchlight, balloon or similar device or ornamentation designed for or having the effect of attracting attention, promotion or advertising visible from public right-of-way.

Automated teller machine (ATM). A mechanized device operated by or on behalf of a bank or financial institution that allows customers to conduct automated banking or financial transactions. Where an ATM is provided at the site of a bank or financial institution for use by customers in motor vehicles, the ATM is considered a drive-through facility accessory use. At other locations, an ATM may be considered a separate accessory use to the principal use(s) of the location.

Automatic car wash (as an accessory use). A structure providing the exterior washing of vehicles where vehicles are manually driven or pulled by a conveyor through a system of rollers and/or brushes.

Automatic system. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, An irrigation system which operates using a present program entered into an automatic controller.

Awning sign. For the purpose of Sec. 5.10, Signs, only, a sign painted on, printed on or attached flat against the surface of an awning.

Banner sign. For the purpose of Sec. 5.10, Signs, only, a sign having characters, letters, illustrations, or ornamentations applied to cloth, paper, plastic, vinyl, or fabric.

Bed and breakfast (as accessory to a single-family detached dwelling). An accessory use in which guestrooms in the principal structure of a single-family detached residential dwelling is provided to guest clients, for compensation, with breakfast available to such guests, on the premises at no additional charge. Bed and breakfasts do not include other similar use, such as motels, hotels, or boarding or lodging houses.

Boathouse. A structure designed and used solely for the storage of boats or boating equipment that is located on a body of water, and that is not used for human habitation.

Bike parking rack. A stationary fixture to which a bicycle can be supported upright, provide two points of contact, and be securely attached (typically using a bicycle lock) to prevent theft.

Bike share station. A public or quasi-public bicycle system, or bike-share scheme, that is a service to people who decide to participate (typically for a fee), in which bicycles are made available for shared use to individuals on a very short term basis at a bike share station. For many bike share systems, smartphone mapping applications show nearby stations with available bikes and open bike docks.

Billboard sign. See "Off-premise signs."

Bollard Lamp. An outdoor luminaire that is a short (usually about 2—4 feet in height) post with the light source located at or near the top.

Building. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, building is defined as a structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, or similar structure. Buildings may refer to a historically or architecturally related complex, such as a courthouse and jail, or a house and barn. Parking lots and garages are hereby deemed to be "buildings." For all other purposes, building is defined as any structure designed or built for the support, enclosure, shelter or protection of persons, animals, chattels or property of any kind, but not including mobile homes.

Building front. For the purpose of Sec. 5.13, Roads, Streets, Sidewalks, and Bikeways, only, that area of the building which faces the public or private street by which the building was numbered.

Building frontage. For the purpose of Sec. 5.10, Signs, only, the linear length of a building facing the public right-of-way.

Building permit. An application for a development permit reviewed and decided by the Building Official in accordance with procedures and standards in the Building Code in the Code of Ordinances.

Building sign. For the purpose of Sec. 5.10, Signs, only, a sign displayed upon or attached to any part of the exterior of a building, including, but not limited to, walls, windows, doors, parapets, awnings, marquees and mansards.

Build-to Line. The front setback line of the principal structure shall be equal to or average of the existing neighboring structures on a specific block; the build-to line is intended to create an even building façade line along a street.

Bulbout. An extension of the sidewalk into the space of a cartway used for vehicle parking. Bulbouts may be used to narrow the roadway and provide additional pedestrian or landscaping space at key locations, and are often used at corners and at mid-block points. They enhance pedestrian safety by increasing the lateral separation between pedestrians and moving traffic, shortening crossing distances, slowing turning vehicles, and visually narrowing the roadway; they may also be used to provide space for the boarding and alighting of buses and other transit vehicles.

Canopy or marquee. For the purpose of Sec. 5.10, Signs, only, a structure, other than an awning, made of cloth, metal or other material with frames attached to a building and/or carried by a frame supported by the ground or sidewalk.

Canopy or marquee sign. For the purpose of Sec. 5.10, Signs, only, any sign attached to or constructed in or on a canopy or marquee.

Capacity. For the purposes of Article 7: Concurrency Management System, capacity refers to the ability or availability of a public facility or service to accommodate users, expressed in an appropriate unit of measure, such as gallons per day or average daily trip ends.

Capacity, available. For the purposes of Article 7: Concurrency Management System, available capacity represents a specific amount of capacity that may be encumbered by, reserved by, or committed to future users of a public facility or service.

Changeable copy sign. For the purpose of Sec. 5.10, Signs, only, a sign on which the copy may be manually changed from time to time by use of changeable letters or panels. [See "Electronic reader board," which may be allowed subject to restrictions.

Change in use. The change in the use of a structure or land from one use to another use listed in Table 4.2.2.C, Principal Use Table.

Charter. The Charter of the City of Apopka as found in Part I of the Code or Ordinances.

Chicane. A traffic calming measure that involves offset curb extensions that deflect the path of moving vehicles with added horizontal curves in a street. They are used on streets to slow traffic for safety.

Cigar Bar means an alcoholic beverage establishment which is combined with a retail tobacco products dealer, and where smoking of the tobacco products sold at the establishment is permitted on the premises. Such an establishment must comply with all of the requirements for an alcoholic beverage establishment.

City. The City of Apopka, Florida.

City Clerk. The City Clerk of the City of Apopka, Florida.

City Council. The elected legislative governing body of the City of Apopka, Florida.

City Administrator. The City Administrator of the City of Apopka, Florida.

City staff. City officers and employees and agents of the City of Apopka who have responsibilities for administering and enforcing the provisions of this LDC delegated to them by the Director.

Clubhouse (as accessory to a residential development, golf. or tennis facility). A building or room used for social or recreational activities by occupants of a residential development, or members of a club (e.g., golf course clubhouse) or occupants of a residential or other development.

CO/CO'D. For the purpose of Article 7: Concurrency Management System only, CO/CO'D is an abbreviation for a certificate of occupancy, or for the structures for which a certificate of occupancy has been approved.

Code of Ordinances. The City of Apopka, Florida, Code of Ordinances.

Commercially developed parcel. For the purpose of Sec. 5.10, Signs, only, a parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential or agricultural purposes.

Common open space. An area of land, or water, or combination of land and water, which is preserved in perpetuity for the use or enjoyment of residents. Common open space may contain such structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents.

Community Development Department. The Community Development Department is responsible for the planning functions of the City, and for administering this LDC. (See 2.3.4, Community Development Department).

Community Development Director. The Director and person in charge of the City's Community Development Department.

Community garden (as an accessory use). An accessory use consisting of a private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or non-profit organization for personal or group use, consumption, or donation.

Community information panel sign. For the purpose of Sec. 5.10, Signs, only, a sign of any type erected by the city for the benefit of the public on city property that provides way-finding information, events occurring at city properties, or other public service information. Community information panel shall only use an electronic reader board.

Community recreation facility (as accessory to a residential development). A private recreational facility for use solely by the residents and guests of a particular residential development, including residential subdivisions, multifamily, townhome, two-family, and mixed-use developments.

Complete street. A street or roadway that is planned, designed, constructed, operated, and maintained to safely and comfortably accommodate people of all ages and abilities, including pedestrians, cyclists, transit users, motorists, and freight and service operators.

Complete streets elements. Design features that contribute to a safe, convenient, and comfortable travel experience for all users, including but not limited to such features as: sidewalks; shared use paths; bicycle lanes; automobile lanes; paved shoulders; street trees and landscaping; planting strips; curbs; accessible curb ramps; bulb-outs; crosswalks; refuge islands; pedestrian and traffic signals, including countdown and accessible signals; signage; street furniture; bicycle parking facilities; public transportation stops and facilities; transit priority signalization; traffic calming devices; narrow vehicle lanes; raised medians; roadway diets; and dedicated transit lanes.

Composting, small-scale. An enclosed area at least 100 square feet in area that contains a compost tumbler or similar apparatus designed for the purpose of converting household kitchen and yard waste into fertilizer.

Comprehensive plan. The comprehensive plan of the City of Apopka, Florida, including the elements or portions thereof, as adopted and amended by ordinance of the City Council in accordance with Sec. 163.3161, Fla. Stat., the Community Planning Act.

Comprehensive plan amendment. See Ch. 163, Fla. Stat.

Condominium. A form of ownership from the inside wall inward and customarily constructed as part of a group of three or more units attached by a common wall and located on land that is owned by the condominium management.

Conforming use. Any lawful use of a building, structure, or parcel of land that complies with the provisions of this LDC.

Conical zone. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a zone commencing at the periphery of the horizontal zone and extending to a distance of 15,000 feet from the airport reference point. The conical zone does not include the instrument and noninstrument approach zones and transition zones.

Connectivity index. For purposes of this LDC, a metric that evaluates the street connections in a single-family or two-family residential subdivision.

Construction. The erection of any structure or any preparations (including land disturbing activities) for the same.

Construction-related building, structure, or use. A temporary structure, facility, or space associated with the staging, management, and security of new construction—including an office building, security building, storage buildings, construction waste and recycling receptacles, temporary sanitation facilities, outdoor storage, and employee parking areas—and located on or adjacent to the construction site.

Construction sign. For the purpose of Sec. 5.10, Signs, only, a sign individually or jointly erected and maintained on the premises while undergoing construction by an architect, contractor, developer, finance organization, subcontractor or materials vendor upon which property such individual is furnishing labor, services and/or material.

Copy. For the purpose of Sec. 5.10, Signs, only, wording, symbol, image, or message on a sign surface either in permanent or removable letter form.

County. Orange County, Florida.

Cultural resource. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, cultural resource is defined as a site, object, structure, building or district listed on the city's survey of historic resources in the future land use element of the Apopka comprehensive plan.

Decorative lighting. Light fixtures used for decorative effects, like accent lights for buildings.

Demolition. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, demolition is defined as the tearing down or razing of 25 percent or more of a structure's external walls.

Developer. Any person who engages in or proposes to engage in a development or development activity either as the owner or as the agent of an owner of land.

Development order. An order granting, denying, or granting with conditions an application for approval of a development project or activity. A distinction is made between development order, which encompasses all orders and permits, and three distinct types of development orders: preliminary development order, final development order, and development permit.

- **Preliminary development order:** Any preliminary approval which does not authorize actual construction, mining, or alterations to land and/or structures. A preliminary development order may authorize a change in the allowable use of land or a building, and may include conceptual and conditional approvals where a series of sequential approvals are required before action authorizes commencement of construction or land alteration. For purposes of this LDC preliminary development orders include FLUM amendments, comprehensive plan amendments which affect land use or development standards, general and site specific map amendments, planned developments, a special exception permits, and preliminary plans for a major development plan.
- **Final development order:** The final authorization of a development project; the authorization which must be granted prior to issuance of any permit required to initiate development. For purposes of this LDC the final development plan approval is the final development order.
- **Development permit:** That official city document which authorizes the commencement of construction or land alteration without need for further application and approval. Permits include: all types of

construction permits (plumbing, electrical, mechanical, etc., in addition to the building permit itself), grading and clearing permits, tree removal permits, sign permits, etc.

Development plan, major. See Sec. 2.5.2.A.3.a, Major Development Plan.

Development plan, minor. See Sec. 2.5.2.A.3.b, Minor Development Plan.

Development Review Committee. See Sec. 2.3.3, Development Review Committee (DRC).

Directional or instructional sign. For the purpose of Sec. 5.10, Signs, only, a sign providing direction or instruction and located entirely on the property to which it pertains and does not advertise a business, such signs including, but not limited to, directions to restrooms, public telephones, walkways, parking lot entrances, entrance or exit signs.

Directory sign. For the purpose of Sec. 5.10, Signs, only, a sign listing names and/or uses, or location of more than one business, activity or professional office conducted within a building, group of buildings or commercial center. Such sign may contain no other identifying/advertising message than that listed above not intended to be read from public right-of-way.

Distribution equipment. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, the water emitters on irrigation systems, including but not limited to sprinklers, rotors, spray heads and microirrigation devices.

District. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, district is defined as a geographically definable area, urban or rural, possessing a significant concentration, linkage, or continuity of sites, buildings, structures, objects, or areas, which are united historically or esthetically by plan or physical development. A district may be comprised of individual resources which are separated geographically but are linked by association or history.

Drive-through facility. A facility used to provide products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks, fast food restaurants, and drugstores.

Driveway and sidewalk permit. See Sec. 2.5.4.E, Driveway and Sidewalk Permit.

Easement. A grant by a landowner to another landowner or to the public, for the right to occupy or use designated land for specific purposes, such as access, drainage, conservation, the location of public improvements, or other specified purpose. An easement does not constitute fee simple ownership of the land.

Educational facility. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District any structure, land, or use that includes a public or private kindergarten through 12th grade school, charter school, magnet school, college campus, or university campus. The term does not include space used for educational purposes within a multitenant building.

Electric awning sign. For the purpose of Sec. 5.10, Signs, only, an internally illuminated fixed space frame structure with translucent, flexible reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

Electric sign. For the purpose of Sec. 5.10, Signs, only, any sign containing electric wiring.

Electric vehicle (EV) level 1, 2, or 3 charging station. A vehicle parking space served by an electrical component assembly or cluster of component assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

A Level 1 charging station is a slow-charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit.

A Level 2 charging station is a medium-speed-charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt Alternating Current circuit.

A level 3 charging station is an industrial grade charging station that operates on a high-voltage circuit to allow for fast charging.

Electronic reader board. For the purpose of Sec. 5.10, Signs, only, a sign emitting an illuminated message, image or design created electronically by any light source, LED (light emitting diodes), bare electric bulbs, luminous tubes, fiber optics, or any other combination of light sources creating a message or image. (Also includes electronic message centers, digital display signs, and similar types of electronic signs.)

Environmental Protection Agency (EPA). A federal agency with the mission to protect human health and the environment.

Erect a sign. For the purpose of Sec. 5.10, Signs, only, to construct, reconstruct, build, relocate, raise, assemble, place, affix, attach, create, paint, draw or in any other way bring into being or establish; but it shall not include any of the foregoing activities when performed as an incident to the change of message or routine maintenance.

Exempt signs. For the purpose of Sec. 5.10, Signs, only, signs exempted from normal permit requirements.

Expansion. An increase in the size of an existing structure or use, including the physical size of the land, building, parking, and other improvements or structures.

Face of sign. For the purpose of Sec. 5.10, Signs, only, the part of a sign that is or may be used for copy.

Factory-fabricated transportable building or room (temporary use). A building or room constructed in a factory that is designed to arrive at a site ready for occupancy (except for minor unpacking and connection to utilities), and to be readily relocated to another site immediately following its use.

Farmers' market (as a temporary use). A collection of vendors using private or publicly owned property or property owned by a nonprofit organization for the sale of agricultural and horticultural products grown by the vendor, value-added items produced by the vendor from agricultural, horticultural, or forestry products, or for the sale of foods prepared by the vendor. If the farmers' market occurs once every two weeks or more frequently for all or most of the year, it is considered a principal use. If the farmers' market occurs only occasionally or periodically for only a limited time period during the year, it is considered a temporary use. Operations generally meeting the definition of a temporary farmers' market, but that are open fewer than four days per year, shall be construed as a "garage or yard sale (which is a temporary use)."

Federal Emergency Management Agency (FEMA). A federal agency with the mission of helping people before, during, and after disasters.

Fixture or luminaire. For purposes of Sec. 5.7, Exterior Lighting, a complete lighting unit including the lamps, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

Flashing sign. For the purpose of Sec. 5.10, Signs, only, any sign which contains an intermittent or flashing light source or which includes the illusion of intermittent or flashing light by means of animation or an externally mounted intermittent light source. Automatic changing signs, such as public service, time-temperature-date signs or electronically controlled message centers, are not classed as flashing signs.

Flea market, temporary. The temporary and occasional collection of vendors using stalls, booths, or tables on property owned by a public agency or a not-for-profit organization for the sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and non-portable household appliances.

Florida Friendly landscape. A landscape that incorporates the best management practices and philosophies promoted by programs such as Florida Yards and Neighborhoods/Environmental Landscape Management. The programs promote quality landscapes that conserve water, utilize water wise principles, protect the environment, are adaptable to local conditions, and are drought tolerant.

Florida Building Code (FBC). The family of codes adopted by the Florida Building Commission, including: Florida Building Code, Building; Florida Building Code, Residential; Florida Building Code, Existing Building; Florida Building Code, Mechanical; Florida Building Code, Plumbing; Florida Building Code, Fuel Gas.

Florida Fish and Wildlife Conservation Commission. A Florida state agency. In Article 6, only, this term specifically refers to the office of environmental services, Vero Beach, Florida Fish and Wildlife Commission, or its successors.

Foot candle. A unit of measure of the intensity of light falling on a surface. It is often defined as the amount of illumination that the inside surface of a one-foot-radius sphere would be receiving if there were a uniform point source of one candela in the exact center of the sphere. One foot candle is equal to one lumen per square foot.

Freestanding sign. For the purpose of Sec. 5.10, Signs, only, any type of sign supported by structures that are placed on or anchored in the ground, structurally independent of any building or other structure, and intended to be permanent. All freestanding signs shall be monument signs except as otherwise allowed by this article.

Frontage (building). For the purpose of Article 5: Signs only, the ground floor horizontal distance of a building, or portion thereof occupied by a tenant. It is measured along a ground floor wall which faces onto a public open space, such as a courtyard or plaza; or is adjacent to a public street, or adjacent to a driveway or parking lot which serves that use. If any building frontage does not consist of one straight line, the frontage of any offset portion shall be projected, for computation purposes, to the extension of the line of the most forward face of the building.

Frontage (street). For the purpose of Sec. 5.10, Signs, only, the length of the property line of any one parcel along a public right-of-way on which it borders.

Full cut-off. A light fixture constructed and installed in such a manner that all light emitted by it, either directly from the lamp (bulb) or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane of the fixture.

Garage or carport. A structure used or designed for the parking and storage of motor vehicles or boats. A garage is an enclosed building whereas a carport is a roofed structure open on one or more sides. Garages and carports are commonly attached to and considered part of a dwelling or other principal building, but may exist as a detached accessory structure.

Garage sale. The temporary and occasional use of the premises of a dwelling for the sale, open to the public, of new or used personal property.

Greenhouse or hoophouse. A structure, primarily of glass, in which temperature and humidity can be controlled for the cultivation or protection of plants. Hoophouses are similar to greenhouses, but are often temporary in nature and constructed of plastic.

Green roof. A roof of a structure that is partially or completely covered with vegetated landscape built up from a series of layers. Green roofs are constructed for multiple reasons - as spaces for people to use, as

architectural features, to add value to property or to achieve particular environmental benefits (for example, stormwater capture and retention, improved species diversity, insulation of a building against heat gain or loss, and energy conservation). Vegetation on green roofs is planted in a growing substrate (a specially designed soil substitution medium) that may range in depth, depending on the weight capacity of the structure's roof and the aims of the design.

Ground cover. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, the low growing plants, other than turfgrass, used to cover the soil and form a continuous, low mass of foliage.

Guide sign. For the purpose of Sec. 5.10, Signs, only, a sign which shows route designations, destinations, directions, distances, services, points of interest and other geographical, historical, recreational or cultural information.

Handicap sign. For the purpose of Sec. 5.10, Signs, only, a sign required by law for the welfare of the handicapped. Such signs include the official handicapped symbol and caption, "Parking by Disabled Permit Only" and displayed in accordance with Florida Department of Transportation standards.

Hardscape. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, the areas such as patios, decks, driveways, in-ground swimming pools, fences, paths, decorative paving, and sidewalks that do not require irrigation.

Height of sign. For the purpose of Sec. 5.10, Signs, only, the vertical distance measured from the highest point of the sign to the grade of the adjacent street or the surface grade beneath the sign, whichever is less.

Helipad (as an accessory use). A facility located on the roof of an office or other building (like a hospital) that accommodates the landing and taking-off of helicopters.

Highest adjacent grade. The highest natural elevation of the ground surface prior to construction next to the proposed walls or foundation of a structure.

Home garden. An on-site garden planted by an owner or occupant of a single-family detached dwelling unit for the purpose of growing vegetables or fruit for consumption by occupants of the dwelling unit only.

Home occupation. Any gainful occupation, profession or business conducted entirely within a single-family detached or two-family dwelling unit, or a building accessory to that use, that is carried on by an occupant of the unit which is clearly incidental and secondary to the use of the dwelling for living and residential purposes and does not change the its character. The following shall not be considered a home occupation: beauty shops, barbershops, band instrument or dance instruction, swimming instruction, studio for group instruction, public dining facility or tearoom, antique or gift shop, photographic studio, fortunetelling or similar activity, outdoor repair, food processing, retail sales, nursery school, or kindergarten. Additionally, the provision of group instruction of any type shall not be deemed a home occupation. The giving of individual instruction to one person at a time, such as an art or piano teacher, is a home occupation. In addition, fabrication of articles such as are commonly classified under the terms arts and handicrafts may be deemed a home occupation, as long as no retail sales are made at the home.

Horizontal zone. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the area within a circle with its center at the airport reference point and having a radius of 10,000 feet. The horizontal zone does not include the instrument and non-instrument approach zones and the transition zones.

Human sign. For the purpose of Sec. 5.10, Signs, only, a sign held by or attached to a human being who stands or walks on the ground, on private property, at a business location. A human sign includes a person dressed in costume, both for the purposes of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product.

Illuminance, horizontal. The intensity of artificial light falling on a horizontal surface, measured in foot candles.

Illuminated sign. For the purpose of Sec. 5.10, Signs, only, a sign which is designed or arranged to reflect light from an artificial source, including indirect lighting, neon, incandescent lights and backlighting, and shall also include signs with reflectors that depend upon automobile headlights for an image.

Illumination. The casting of artificial light onto the ground or another surface.

Immoral, indecent, or obscene. For the purpose of Sec. 5.10, Signs, only, that which to the average person applying contemporary community standards:

(1) The predominant appeal of the matter, taken as a whole, is to the prurient interest; i.e., a shameful or morbid interest in sexual conduct, nudity or excretion; and

(2) The matter depicts or describes in a patently offensive manner sexual conduct; and

(3) The work, taken as a whole, lacks serious literary, artistic, political, or scientific value.

Impervious coverage. Standard engineering coefficients of permeability may be utilized for mixed surfaces. On lakefront lots, land located across a street and separated from the building site shall not be included in the available land area calculation.

Incidental sign. For the purpose of Sec. 5.10, Signs, only, a small sign, emblem or decal informing the public of goods, facilities or services available on the premises; e.g., a credit card sign or a sign indicating hours of business, not intended to be read from public right-of-way.

Industrial parks. For the purpose of Sec. 5.10, Signs, only, a tract of land that is planned, developed and operated as an integrated facility for a number of individual industrial uses, with consideration to transportation facilities (rail and highway), circulation, parking, utility needs, aesthetics and compatibility.

Instrument approach zone. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a zone at each end of the instrument runway for instrument landings and take-offs. The instrument approach zones shall have a width of 1,000 feet at a distance of 200feet beyond each end of the runway, widening thereafter uniformly to a width of 16,00 feet at a distance of 50,200 feet beyond each end of the runway, its center line being the continuation of the centerline of the runway.

Interpretation. See Sec. 2.5.6, Interpretation.

Irrigation system. A device or combination of devices having a hose, pipe, or other conduit connected directly to any source of water, or a mixture of water and chemicals, is drawn and applied for residential, commercial or agricultural purposes.

Land. "Land" has the meaning given it in Ch. 163, Fla. Stat. ("the earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land").

Land use. "Land use" has the meaning given it in Ch. 163, Fla. Stat. ("the development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate").

Landfill. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, any solid wasteland disposal area for which a permit, other than a general permit, is required by Sec. 403.707, Fla. Stat, (2016 or as amended), and which receives solid waste for disposal in or upon land. The term does not include a land-spreading site, an injection well, a surface impoundment, or a facility for the disposal of construction and demolition debris.

Landing area. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the area of the airport used for the landing, take-off or taxiing of aircraft.

Landowner. Any owner of a legal or equitable interest in land, including the heirs, devisees, successors, assigns, and agent or personal representative of the owner. In addition, the holder of an option or a contract to purchase.

Laundromat (as accessory to a multifamily dwelling, mobile home park, or campground). An establishment where coin-operated automatic washing machines, clothes dryers, or dry-cleaning machines are provided for use as an accessory to a principal use.

Light, wall pack. The casting of artificial light onto the ground or another surface.

Light-duty truck. As defined in 40 C.F.R. 86.082-2, any motor vehicle rated at 8,500 pounds Gross Vehicular Weight Rating or less which has a vehicular curb weight of 6,000 pounds or less and which has a basic vehicle frontal area of 45 square feet or less, which is:

(1) Designed primarily for purposes of transportation of property or is a derivation of such a vehicle, or

(2) Designed primarily for transportation of persons and has a capacity of more than 12 persons; or

(3) Available with special features enabling off-street or off-highway operation and use.

Limited fuel/oil/gas distribution. The distribution, for compensation, of fuel oil or bottled gases such as propane or liquid petroleum in containers no greater than five gallons in volume.

Links. For purposes of establishing a score under the Street Connectivity Index a link represents the stretches of a street that connect the nodes within the subdivision, links external to the subdivision that connect to nodes associated with the subdivision, and the street stubs within the subdivision (serving as temporary dead-end streets).

Local planning agency. "Local planning agency" has the meaning given it in Ch. 163, Fla. Stat. ("the agency designated to prepare the comprehensive plan or plan amendments required by [the Local Government Comprehensive Planning and Land Development Regulation Act]"). The Planning Commission serves as the local planning agency for the City.

Lot. A parcel of land that is occupied, or is designed or capable of being occupied, by a principal use or structure, together with any accessory uses or structures, and such accessways, parking areas, yards, and open spaces required under this LDC.

Lot of record. A lot which is part of a subdivision, the plat of which has been lawfully recorded in the office of the Clerk of the Circuit Court of Orange County, Florida, or a unit of land, the deed of which was lawfully recorded in the office of the Clerk of the Circuit Court of Orange County, Florida, on or before September 1, 1969.

Lumen. A quantitative unit measuring the amount of light emitted by a light source.

Maintenance. The regular upkeep of mitigated wetlands, or other areas, performed in order to assure goals of an approved mitigation/reclamation plan will be met. This may include a guaranteed survival rate of planted species and/or recruited desirous wetland species, the removal of undesirable invasion species, and a monitoring program.

Maintenance guarantee. Cash or other surety provided by an applicant to ensure the maintenance of constructed or installed public infrastructure or required private site features pending their acceptance or for a specified time period.

Mansard. For the purpose of Sec. 5.10, Signs, only, a sloped roof or roof-like facade architecturally comparable to a building wall.

Manufactured home. A structure, transportable in one or more sections, which is eight feet or more in width and greater than 400 square feet, and which is built on a permanent, integral chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle" or "park trailer."

Manufactured home park or subdivision. A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Market value. The value of buildings and structures, excluding the land and other improvements on the parcel. Market value is the Actual Cash Value (like-kind replacement cost depreciated for age, wear and tear, neglect, and quality of construction) determined by a qualified independent appraiser, or tax assessment value adjusted to approximate market value by a factor provided by the Property Appraiser.

Marquee. See "Canopy."

Marquee sign. See "Canopy sign."

Master sign plan. For the purpose of Sec. 5.10, Signs, only, a comprehensive sign plan for multiple-occupancy centers, to be reviewed and approved by the city prior to installation of signs, including outparcels.

Maximum extent practicable. No feasible or practical alternative exists, as determined by the Director, and all possible efforts to comply with the standards or regulation or minimize potential harmful or adverse impacts have been undertaken by an applicant. Economic considerations may be taken into account but shall not be the overriding factor determining "maximum extent practicable."

Menu board sign. For the purpose of Sec. 5.10, Signs, only, a sign used by a business to advertise prices of items in conjunction with service at a drive-through window.

Message duration. For the purpose of Sec. 5.10, Signs, only, the period of time copy is fixed or displayed on the sign face. Message duration is measured in seconds and rounded to the nearest second.

Microirrigation. The application of small quantities of water directly on or below the soil surface, usually as discrete drops or tiny streams through emitters placed along the water delivery pipes (laterals.) Microirrigation encompasses a number of methods or concepts including drip, subsurface, micro-bubbler, and micro-spray irrigation, previously referred to as trickle irrigation, low volume, or low flow irrigation. These emitters shall not exceed more than 20 gallons per hour (per outlet).

Minimum living area. The minimum living area of a dwelling as measured by its outside dimensions exclusive of carports, porches, sheds and attached garages.

Minor replat. A subdivision or resubdivision of a lot or parcel of land which does not require the creation of new street, nor improvements for water, sewer, drainage or other public facilities other than those services normally provided for individual platted lots. All lots shall abut an existing dedicated right-of-way. See Sec. 2.5.2.C, Minor Replat, Minor Replat.

Mixed use development. A development of a tract of land, building, or structure with a variety of complimentary and integrated uses, such as, but not limited to, residential, office, retail, public, or entertainment, in a compact urban form. The mix of uses shall be from separate use categories - rural and agricultural; residential; public, civic, and institutional; commercial, and industrial (see Table 4.2.2.C: Principal Use Table). A combination of two uses from the same category (for example two residential uses or two commercial uses) shall not be deemed a "mixed-use" development. For the purpose of this section, a "mixed use development" may be comprised of

several parcels under different ownership, as long as they are approved as a unit and legal documents tying the parcels for the purpose of development are recorded.

Mobile home space. Plot of ground within a mobile home park designed for the accommodation of one mobile home. Related accessory buildings, patios, and cabanas shall also be accommodated.

Model sales home/unit. A dwelling, dwelling unit, or other marketable unit of a new development that is used for real estate sales or leasing activities associated with the development pending construction of the development and the initial sales of homes or units in the development.

Monument sign. For the purpose of Sec. 5.10, Signs, only, a sign that has a solid supporting base equal or greater than the width of the sign face, generally made of stone, masonry, or concrete, with no separations between the sign and base.

Multiple-occupancy developments, complexes or centers. For the purpose of Sec. 5.10, Signs, only, any nonresidential use, including shopping centers, office parks and industrial parks (i.e., any use other than residential or agricultural), consisting of one parcel or series of contiguous parcels, existing as a unified project, with a building or buildings housing three or more occupants, shared driveway access or shared parking area. Multiple-unit centers may include one primary parcel and may include one or more outparcels.

Nameplate sign. For the purpose of Sec. 5.10, Signs, only, a nonelectric flat wall sign identifying only the name and occupation or profession of occupants of premises on which the sign is located.

Native trees. Those trees and palms which are found indigenous or are an original inhabitant of this area.

Native vegetation. Any species of plant considered to be indigenous to Central Florida/Apopka area.

Nit. A unit of illuminative brightness equal to one candle per square meter, measured perpendicular to the rays from the source, i.e., as measured from a sign's face.

Node. For purposes of establishing a score under the Street Connectivity Index a node represents street intersections and cul-de-sac heads within the subdivision.

Nonconforming lot of record. Any lot of record that lawfully existed before March 6, 2019, or subsequent amendment thereto, but does not comply with the lot standards applied by this LDC.

Nonconforming sign. For the purpose of Sec. 5.10, Signs, only, any advertising structure or sign which was lawfully erected and maintained prior to such time as it came within the purview of this section and any amendments thereto and which fails to conform to all applicable regulations and restrictions of this article.

Nonconforming site feature. Any off-street parking, landscaping, or perimeter buffer that lawfully existed before March 6, 2019, or subsequent amendment thereto, but does not comply with the off-street parking, landscaping, or perimeter buffer standards applied by this LDC, or subsequent amendment.

Nonconforming structure. Any building or other structure that lawfully existed before adoption of this LDC, or subsequent amendment thereto, but does not comply with the standards applied by this LDC, or the subsequent amendment, that govern its size, height, coverage, setbacks, and other locational aspects.

Nonconforming use. Any use of land or a building, sign, or other structure that lawfully existed before March 6, 2019, or subsequent amendment thereto, but does not comply with the use standards applied by this LDC, or the subsequent amendment. If the land or structure is vacant or unused before adoption of this LDC, or a subsequent amendment, it shall be conclusively presumed that any use of the land or structure is subject to the provisions of this LDC, or the subsequent amendment.

Nonconformity. A nonconforming use, structure, lot of record, sign, or site feature.

Non-instrument approach zone. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, a zone at each end of all non-instrument runways on the airport for non-instrument landing and take-offs. The non-instrument approach zone shall have a width of 500 feet at a distance of 200 feet beyond each end of the runway, widening thereafter uniformly to a width of 1,700 feet at a distance of 10,200 feet beyond each end of the runway, its center line being the continuation of the center line of the runway.

Notice of violation. An initial notice indicating an alleged violation of this LDC. See Sec. 9.5.1.B, Notice of Violations.

Notification sign. For the purpose of Sec. 5.10, Signs, only, a sign used to identify a new business or development site and is installed prior to any other signage.

Obstruction. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, any existing or proposed object, terrain, or structure construction or alteration that exceeds the federal obstruction standards contained in 14 C.F.R. part 77, subpart C. The term includes:

(a) Any object of natural growth or terrain;

(b) Permanent or temporary construction or alteration, including equipment or materials used and any permanent or temporary apparatus; or

(c) Alteration of any permanent or temporary existing structure by a change in the structure's height, including appurtenances, lateral dimensions, and equipment or materials used in the structure.

Object. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, object is defined as a material thing of functional, esthetic, cultural, historical, or scientific value that may be, by nature of design, movable, yet related to a specific setting or environment.

Occupant/occupancy. For the purpose of Sec. 5.10, Signs, only, any nonresidential or agricultural use.

Off-premise sign (also "Billboard"). For the purpose of Sec. 5.10, Signs, only, a sign structure advertising an establishment, merchandise, service or entertainment, which is not sold, produced, manufactured or furnished at the property on which such sign is located; e.g., "billboards" or "outdoor advertising."

Off-site directional sign. For the purpose of Sec. 5.10, Signs, only, a sign which provides directional assistance to an establishment which is not directly related to or associated with the property on which the sign is located.

Office park. A development on a tract of land that contains a number of separate office buildings, accessory and supporting uses, and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Ordinance. A legislative enactment of the City.

Ordinary maintenance and repairs. Work done on a building or structure to correct any deterioration or decay of, or damage to, the building or structure, or any part thereof, and restore the building or structure as nearly as practical to its condition before the deterioration, decay, or damage.

Original appearance. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, original appearance is defined as that appearance (except for color) which, to the satisfaction of the director, closely resembles the appearance of either (1) the feature on the building as it was originally built or was likely to have been built, or (2) the feature on the building as it presently exists so long as the present appearance is appropriate, in the opinion of the director, to the style and materials of the building.

Outdoor display of merchandise (as accessory to a retail sales use or wholesale sales). The placement of products or materials for sale outside the entrance of a retail or wholesale sales establishment.

Outdoor seating (as accessory to an eating or drinking establishment). The provision of on-site outdoor seating or entertainment areas by an eating or drinking establishment where food or beverages are served for consumption or where outdoor entertainment takes place. The accessory use also may include outdoor seating areas on public sidewalks in front of the establishment.

Outdoor storage (as an accessory use). Outdoor storage as an accessory use is the keeping, in an unroofed area on the site of a principal use, of any goods, material, merchandise, or vehicles associated with the principal use in the same place for more than 24 hours. Delivery vehicles shall not be used to avoid outdoor storage standards. If a trailer or truck or delivery vehicle is not unloaded and remains on a site for more than 24 hours, it is deemed to be outdoor storage and shall be regulated as such. This use does not include a junkyard or salvage yard or the display and storage of vehicles as part of an automobile, recreational vehicle, trailer, or truck sales or rental use.

Outparcel. For the purpose of Sec. 5.10, Signs, only, a secondary platted lot(s) of land within a multiple-occupancy center. Secondary lots typically support freestanding structures with one or two establishments.

Owner. See "landowner."

Owner of record. The owner of a lot of record reflected on the current Orange County tax roll.

Parcel. See "lot."

Park trailer. A transportable unit which has a body width not exceeding 14 feet and which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances.

Parking facility (as an accessory use). An off-street, hard-surfaced, ground level area—or a structure composed of one or more levels or floors—that is used exclusively for the temporary storage of motor vehicles associated with the principal use of the lot (for residents, employees, customers, visitors, etc.).

Person. For all other parts of this LDC except Article 9: Enforcement, "person" means any individual, corporation, government agency, business trust, partnership, two or more persons having a joint interest, or any other legal entity. For the purposes of enforcing this LDC in accordance with Article 9: Enforcement, "person" includes any individual, corporation, government agency, government official, business trust, partnership, two or more persons having a joint interest, or any other legal entity. Persons subject to the remedies and penalties established in Article 9: Enforcement, for violating this LDC shall include: an architect, engineer, builder, contractor, developer, agency, or any other person who participates in, assists, directs, creates, causes, or maintains a condition that results in or constitutes a violation of this LDC; or an owner, any tenant or occupant, or any other person who has control over, or responsibility for, the use or development of the land on which the violation occurs.

Pier. A platform extending from a shoreline over water and supported by piles or pillars, used to secure, protect, and provide access to boats.

Planned development. A type of zoning district map amendment involving the classification of land to special type of zoning district designed to accommodate generally larger-scale development that is planned and developed as an integral unit in accordance with a PD Plan and PD Agreement, with flexible development standards that illustrate and address land uses, circulation, utilities, parking, setbacks, densities and intensities, land coverage, landscaping and buffers, open space, building form and design, and similar features of the project;

An application for development permit for a planned development district is reviewed and decided by the City Council in accordance with Sec. 2.5.1.F, Planned Development.

Planning Commission. The Planning Commission of the City of Apopka, Florida.

Plant species, prohibited. Those plant species which are demonstrably detrimental to native plants, native wildlife, ecosystems, or human health, safety, and welfare.

Plat. A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and of other information in compliance with the requirement of all applicable provisions of Ch. 177 Part 1, Fla. Stat., Platting, and of any other provisions in this LDC and the City Code of Ordinances.

Plat vacation. The vacation of an existing plat or subdivision of land. See Sec. 2.5.2.D, Plat Vacation.

Pole sign. For the purpose of Sec. 5.10, Signs, only, a sign supported by at least one upright pole or post which is secured to the ground and the bottom edge of the sign face. [Note: Pole signs are prohibited unless a variance is granted by the planning commission based on criteria established in section 10.02.00.

Political sign. For the purpose of Sec. 5.10, Signs, only, a sign concerning candidacy for public office or urging action on any ballot issue in a forthcoming public election or pertaining to or advocating political views or policies.

Political subdivision. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the local government of any county, municipality, town, village, or other subdivision or agency thereof, or any district or special district, port commission, port authority, or other such agency authorized to establish or operate airports in the state; City of Apopka.

Portable sign. For the purpose of Sec. 5.10, Signs, only, a sign that may be hauled or towed from one location to another, is self-supporting and, when placed, is not permanently attached to the ground or a building.

Portable shipping container. A large metal or wooden container, typically intended for transport by a large truck, train, or ship, that is used for the temporary storage and or transport of personal property.

Primary parcel. For the purpose of Sec. 5.10, Signs, only, a platted lot or parcel in a multiple-occupancy development providing for major driveway access and shared parking for the project. Typically this lot is the site for one or more "anchor" establishments.

Private street. Any thoroughfare used for vehicular traffic which is not a public street; to include, but not be limited to, roadways in apartment, condominium or office complexes.

Produce stand (as an accessory use to a farm or community garden). A structure used for the sale of agricultural or horticultural or other products, or the sale of fruits, vegetables, plants, or cut flowers, on the site of a farm or community garden.

Professional engineer. An individual licensed as a Professional Engineer with up-to-date credentials approved by the Florida Board of Professional Engineers (FBPE).

Projecting sign. For the purpose of Sec. 5.10, Signs, only, a sign other than a flat wall sign which is attached to and projects from a building wall or other structure.

Protected trees. Any living tree with a DBH of six inches or greater and which are not otherwise exempt from this LDC, including:

Palms with clear trunks of 4½ feet between the ground and lowest frond.

The needle palm (Rhapidophyllum hystrix).

Those trees so designated by the City Council.

Specimen and historical trees.

Public-use airport. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, an airport, publicly or privately owned, licensed by the state, which is open for use by the public.

Public street. The area of the public right-of-way, either paved or unpaved, which is intended for vehicular traffic, excluding service entrances or driveways.

Rain sensor device. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, an unobstructed, operational, electrical or mechanical component placed in the circuitry of an irrigation system that is designed to override a sprinkler controller when precipitation has reached a pre-set quantity.

Rainwater cistern or barrel. A catchment device to capture rain water from a roof or other surface before it reaches the ground, which may be either above or below ground level.

Real estate sign. For the purpose of Sec. 5.10, Signs, only, a sign erected by the owner or his agent advertising real property upon which the sign is located for rent, for lease or for sale.

Recreational vehicle. A vehicular type portable structure without permanent foundation, which is built on a single chassis; measures 400 square feet or less at the largest horizontal projection; can be towed, hauled or driven, and is primarily designed as temporary living accommodations for recreation, camping, and travel use, and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Regulatory sign. For the purpose of Sec. 5.10, Signs, only, a sign providing notice of traffic laws or regulations.

Reuse/reclaimed water. For the purpose of Sec. 5.2, Landscaping and Buffer Standards, the product of an advanced treatment process which cleans wastewater. This treatment process produces water ideal for plant irrigation and other commercial/industrial uses.

Relocation. The moving of a structure to a new location on its lot or parcel or the relocation of a structure to a new lot or parcel.

Renovation. The removal and replacement or covering of existing interior or exterior finish, trim, doors, windows, or other materials with new materials that serve the same purpose and do not change the configuration of space. Renovation includes the replacement of equipment or fixtures.

Repair. The restoration to a good or sound condition of materials, systems and/or components of a structure that are worn, deteriorated, or broken using materials or components identical to or closely similar to existing materials or components.

Repeat violation. "Repeat violation" has the meaning given it in Ch. 162, Fla. Stat. ("a violation of a provision of [this LDC] by a person who has been previously found through a code enforcement board or any other quasi-judicial or judicial process, to have violated or who has admitted violating the same provision within five years prior to the violation, notwithstanding the violations occur at different locations").

Residential subdivision entrance sign. For the purpose of Sec. 5.10, Signs, only, a sign which designates the name of a subdivision or a multifamily development and is located at or in close proximity to the entrance.

Right-of-way. A portion of land acquired by express or implied dedication or condemnation and intended to be occupied by a street, crosswalk, railroad, electric transmission lines, water line and other similar public uses.

Roof line. For the purpose of Sec. 5.10, Signs, only, a horizontal line intersecting the highest point or points of a roof.

Roof sign. For the purpose of Sec. 5.10, Signs, only, a sign erected over, on, or wholly or partially dependent upon the primary roof of any building for support or attached to the roof in any way.

Rotating sign. For the purpose of Sec. 5.10, Signs, only, any sign or portion of a sign which moves in a revolving or similar manner.

Runway. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, the paved surface of an airport landing strip.

Runway protection zone. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, an area at ground level beyond the runway end to enhance the safety and protection of people and property on the ground.

Satellite dish or antenna. A round or parabolic antenna and its supporting structure for the purposes of sending and/or receiving radio or electromagnetic signals.

Seasonal sales. A temporary business enterprise that is conducted primarily outdoors and offers for retail sale decorative items that are, by their nature, in particular demand during a relatively short peak season—including, but not limited to, Christmas trees, pumpkins, and flowers and plants.

Sign permit. An application for a permit for a sign reviewed and decided by the Director. See Sec. 2.5.4.B, Sign Permit.

Site. For the purpose of Sec. 3.8.6, H-O: Historic Overlay District only, site is defined as the location of a significant event, activity, building, structure, or archaeological resource where the significance of the location and any archaeological remains outweighs the significance of any existing structures. For all other purposes, site is defined as any lot or lots of record, or contiguous combination thereof, under the same ownership.

Shopping center. Generally, a group of retail stores and/or service establishments with a minimum of 10,000 square feet of gross floorspace and providing off-street parking on the property. For the purpose of Sec. 5.10, Signs, only, a group of commercial establishments planned, constructed and managed as a total entity, with customer and employee parking provided on-site. Includes multiple-occupancy centers.

Sight triangle. A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection as established in the last edition of the Manual of Uniform Minimum Standards for Design, Construction, and Maintenance for Streets and Highways, Florida Department of Transportation, unless specified herein.

Sign. Any writing, pictorial presentation, number, illustration or decoration, flag, banner or pennant, or other device which is used to announce, direct attention to, identify, advertise or otherwise make anything known. The term "sign" shall not be deemed to include the terms "building" or "landscaping" or any architectural embellishment of a building not intended to communicate information.

Sign structure. Any construction used or designed to support a sign.

Small box discount store. A retail store less than 15,000 square feet that sells directly to consumers a limited assortment of physical goods, products, or merchandise, personal grooming and health products, household goods, and other consumer products, including food or beverages for off-premise consumption, most of which are sold for $10.00 or less, and that does not dedicate at least 15 percent of shelf space to fresh food and produce. Small box discount stores do not include stores that dedicate less than five percent of shelf space to food sales, sell gasoline or diesel fuel, or contain a prescription pharmacy.

Snipe sign. For the purpose of Sec. 5.10, Signs, only, an unauthorized temporary sign posted or attached to posts, trees, utility poles, fences, wire frame, wood stakes or similar support structures for the purpose of advertising an event, service, or product not located on the property for which the sale, service, or event occurs.

Solar energy conversion system (small-scale). Equipment for the collection of solar energy or its conversion to electrical energy for use on the same property, or for incidental sale to a public utility, when that equipment is accessory to a principal use of the property. Components are typically mounted on the roof(s) of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

Special exception. A use, designated as a special exception in Table 4.2.2.C: Principal Use Table, that may be appropriate in a particular zoning district, but because of its nature, extent, and external effects, requires special standards and special consideration of its location, design, and methods of operation before it is allowed in the district.

Special exception permit. An application for a development permit reviewed and decided by the City Council in accordance with Sec. 2.5.1.G, Special Exception Permit.

Stable, private (as an accessory use). A building or land where horses are, sheltered, fed, or kept for personal use, accessory to an agricultural operation of a single-family detached dwelling.

Stacking lane. A portion of the vehicular use area on a site that is dedicated to the temporary storage or "standing" of vehicles engaged in drive-through use of the site or development. Parking or storage of vehicles is not permitted within the stacking/standing area

State. The State of Florida.

Stop order. An order issued by the Director, Code Enforcement Officer, Code Enforcement Hearing Officer, or City Attorney, as appropriate that directs the person responsible for a development activity or other act in violation of this LDC to cease and desist such activity or act.

Storage shed. An uninhabitable accessory structure used or designed to be used to provide shelter for or storage of materials, or as a small workshop. Storage sheds may be enclosed or open and may be attached to a principal building or exist as a detached structure.

Street. For the purpose of Sec. 5.13.10, Complete Streets only, any rights-of-way, public or private, including arterials, collectors, local streets, and roadways by any other designation, as well as bridges, tunnels, and any other portions of the transportation network. For all other purposes, a public or private thoroughfare which affords the principal means of access to abutting property, including publicly owned or controlled streets and permanent easements of record, for ingress and egress, which pass with the land. Street includes lanes, ways, or other means of ingress and egress regardless of the term used to describe it.

Street banner. For the purpose of Sec. 5.10, Signs, only, a banner sign stretched across and/or hung over a public right-of-way.

Street maintenance. For the purpose of Sec. 5.13.10, Complete Streets only, the minor routine upkeep and maintenance of Streets such as mill & overlay, micro abrasion, micro surfacing, crack seal, concrete rehab, curb repair, spot repair, restriping, signal operations, and interim measures on detour routes.

Street stub. A street segment, usually relatively short in length, which terminates at the boundary of a subdivision or other development. The purpose of stub streets is to ultimately connect to abutting land when it is developed.

Street, temporary dead end. A street temporarily having only one outlet for vehicular traffic and intended to be extended or continued in the future.

Street tree. A tree planted or existing within or along either side of a street right-of-way.

Structure. "Structure" has the meaning given it in Ch. 380, Fla. Stat. ("anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.")

Structure, existing. See "building, existing."

Structure, temporary. Any structure to serve a use temporarily, such as a model sales/home unit, the temporary use of a transportable building, or a construction-related building or structure.

Subdivider. Any person who subdivides land deemed to be a subdivision as defined by this LDC.

Subdivision. The platting of real property into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

Substantial modification. For the purpose of Sec. 3.6.11, AIR: Orlando Apopka Airport District, any repair, reconstruction, rehabilitation, or improvement of a structure when the actual cost of the repair, reconstruction, rehabilitation, or improvement of the structure equals or exceeds 50 percent of the market value of the structure.

Swimming pool (as an accessory use). A man-made enclosure at least two feet deep at the deep end with a surface area exceeding 250 square feet, that is filled with water and used for wading or swimming, and that is accessory to a principal use.

Swinging sign. For the purpose of Sec. 5.10, Signs, only, a sign not permanently attached to an upright pole or a wall so as to allow it to move back and forth either by design or by natural forces.

Temporary shelter for commercial displays, sales, and services. A retail sales and service establishment's temporary use of a tent or trailer for promotional displays or sales promotional displays or sales, seasonal activities, carload sales of products, sidewalk sales, and demonstration of products in a parking lot.

Temporary sign. For the purpose of Sec. 5.10, Signs, only, a sign designed and constructed, not permitted to be permanently affixed and is intended for a short- term basis only, in accordance with this LDC.

Temporary use. A use established for a temporary period of time with the intent to discontinue such use on the expiration of the time period.

Text amendment. An amendment to the text of this LDC. See Sec. 2.5.1.C, Text Amendments.

Total allowable sign area. For the purpose of Sec. 5.10, Signs, only, the maximum combined sign area that is allowed by this Article for all permanent signs placed on or at any development or parcel, calculated as a summation of the maximum area achievable for the wall sign, freestanding sign, and electronic reader board.

Tract. See "lot."

Traffic generating development. Development designed or intended to permit a use of the land which will contain more dwelling units or floorspace than the existing use of land, or to otherwise change the use of the land in a manner that increases the generation of vehicular traffic.

Trailer sign. See "Portable sign."

Transplant tree. The digging up of a tree from one place on a particular property and planting of the same tree in another place on the same property, or moved [moving] to another property.

Transportation project. Any development, project, program, or practice that affects the transportation network or occurs in the public right-of-way, including any construction, reconstruction, retrofit, signalization operations, resurfacing, restriping, rehabilitation, maintenance (excluding routine maintenance that does not change the roadway geometry or operations, such as mowing, sweeping, and spot repair), operations, alteration, and repair of any public street or roadway within Apopka (including alleys, bridges, frontage roads, and other elements of the transportation system).

Tree. Any living palm or woody self-supporting perennial plant which normally grows to a mature overall height of a minimum of 15 feet.

Tree crown. Main mass of branching of a plant above the ground.

Trees planted for harvest. All trees which have been planted, or shall be planted, with the bona fide intention at the time of said planting to commercially harvest said trees in the future. Said trees shall include, by way of illustration and not limitation, Christmas trees, pulpwood and saw timber.

Trip generation. The attraction or production of trips caused by a given type of development as documented in the current Institute of Transportation Engineers (ITE) "Trip Generation" publication.

Understory tree. Trees with a DBH less than six inches growing beneath large trees or in open fields.

Users. For the purpose of Sec. 5.13.10, Complete Streets only, all persons that use Streets, including pedestrians, bicyclists, motor vehicle drivers, mobility device users, neighborhood electric vehicle users, and public transportation drivers and riders, of all ages and abilities, including children, youths, families, older adults, and persons with disabilities.

Vehicle sign. For the purpose of Sec. 5.10, Signs, only, any sign affixed to a vehicle.

Wall sign. For the purpose of Sec. 5.10, Signs, only, a single-face sign mounted, attached to, affixed to or painted on the exterior wall of a building or structure in a plane parallel to that of the supporting wall.

Warning signs. For the purpose of Sec. 5.10, Signs, only, a sign which calls attention to conditions on or adjacent to a highway or street that is potentially hazardous to traffic operations.

Water wise. Landscape methods which conserve water through design techniques and the use of site appropriate and/or drought tolerant plants.

Weekend directional sign. For the purpose of Sec. 5.10, Signs, only, temporary sign located off-site which serves to direct a use, establishment, development, project, commodity, service [or] activity which is not directly related to or associated with the property on which the sign is located.

Wetlands. Those areas that meet the criteria for wetlands as outlined in the *Environmental Resource Permit Applicant's Handbook*, St. Johns River Water Management District, as adopted through chapter 40C-4.091, FAC.

Wind energy conversion system (small-scale). A facility consisting of one or more rotating wind turbines and related equipment that converts the kinetic energy in wind into mechanical energy. A small-scale wind energy conversion system as an accessory use is intended to primarily reduce on-site consumption of utility power for a home or business.

Window sign. For the purpose of Sec. 5.10, Signs, only, a sign that is attached or affixed to a window, or a sign displayed within 24 inches of the inside of a window in such a manner as to be visible from any public place. Merchandise within the premises and visible from the exterior shall not be considered a window sign under this definition.

Zoning district. An area delineated on the Official Zoning District Map within which a prescribed set of use and development standards are applied to various types of development.

Zoning district map. The Official Zoning District Map of the City of Apopka, on which the boundaries of various zoning districts are drawn and which is an integral part of this LDC.

Zoning district map amendment, general. A large-scale change in a zoning district classification(s) that usually establishes broad policies applicable city-wide or to a large area of the City, where the decision can be functionally viewed more as policy setting rather than policy application. See Sec. 2.5.1.D, General Map Amendment.

Zoning district map amendment, site-specific. A change in the zoning district classification(s) applied to land that has an impact on a single or limited number of properties or applicants, where the decision is contingent on a fact or facts arrived at from distinct alternatives considered at the public hearing on the application, and where the decision can be functionally viewed as policy application rather than policy setting. 2.5.1.E, Site-Specific Map Amendment (Rezoning).

Zoning district, base. A zoning district within which a single set of use, intensity, dimensional, and development standards are applied.

Zoning district, overlay. A zoning district superimposed over one or more underlying base zoning districts that imposes standards and requirements in addition to those required by the underlying base zoning district.

Zoning variance. An application for a development permit reviewed and decided by the Planning Commission in accordance with Sec. 2.5.5.A, Zoning Variance.

(Ord. No. 2862, § X, 8-18-2021; Ord. No. 2877, § XXII, 12-15-2021; Ord. No. 2884, § III, 12-15-2021; Ord. No. 2994, § XV, 3-15-2023)

Appendix A MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE

INTRODUCTION

In 2009, the City of Apopka prepared the Wekiva Parkway Interchange Plan as required by the Wekiva Parkway and Protection Act. The Interchange Vision Plan was developed with a goal to accommodate new development that: supports regional markets that depend on the Wekiva Parkway's function to move people and goods; is designed to complement the surrounding areas; and protects water and wildlife resources. The regulations contained in this document have been incorporated into the City's Land Development Code by reference to implement the Wekiva Parkway Interchange Plan.

The Wekiva Parkway Interchange Vision Plan encompasses all properties within a one mile radius of the proposed interchange of Wekiva Parkway at Kelly Park Road, measured from a circle around a presumed clover interchange. As noted in Policy 20.2 of the City's Comprehensive Plan, the one-mile configuration is intended to be a "logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius." Therefore, if a site, or any portion of a site, is within the 1-mile radius, the entire site is included within the vision plan and is subject to the standards.

Policy 20.5, however, notes that the Interchange Vision Plan does not function as a parcel-based land use plan. It identifies the approximate location of the character zones necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character zones shown on the Vision Plan are illustrative only, and it is the intent of the City that specific locations and boundaries can be refined through the development review process. If a market-based development that falls outside the parameters of the Form Based Code is proposed, the Community Development Director has the discretion to expand the parameters of the form-based code to address the economic opportunities presented by the applicant.

A large number of the sites within the Wekiva Parkway Vision Plan area already have a Mixed-Use (MU) future land use designation. The remainder of the properties have the option to apply for the same MU designation or keep their current designation. The zoning district that will implement the MU future land use in this part of the City is the Wekiva Parkway Interchange Mixed-Use Zoning district (Policy 20.21).

Wekiva Parkway Interchange Vision Plan

The establishment of the Wekiva Parkway Interchange Mixed-Use (renamed to Kelly Park Interchange Mixed-Use) zoning district and associated standards are found in Section 2.02.21 of the LDC. The form-based standards for the vision plan area are contained in this document and adopted by reference in the Land Development Code.

A. Purpose and Intent.

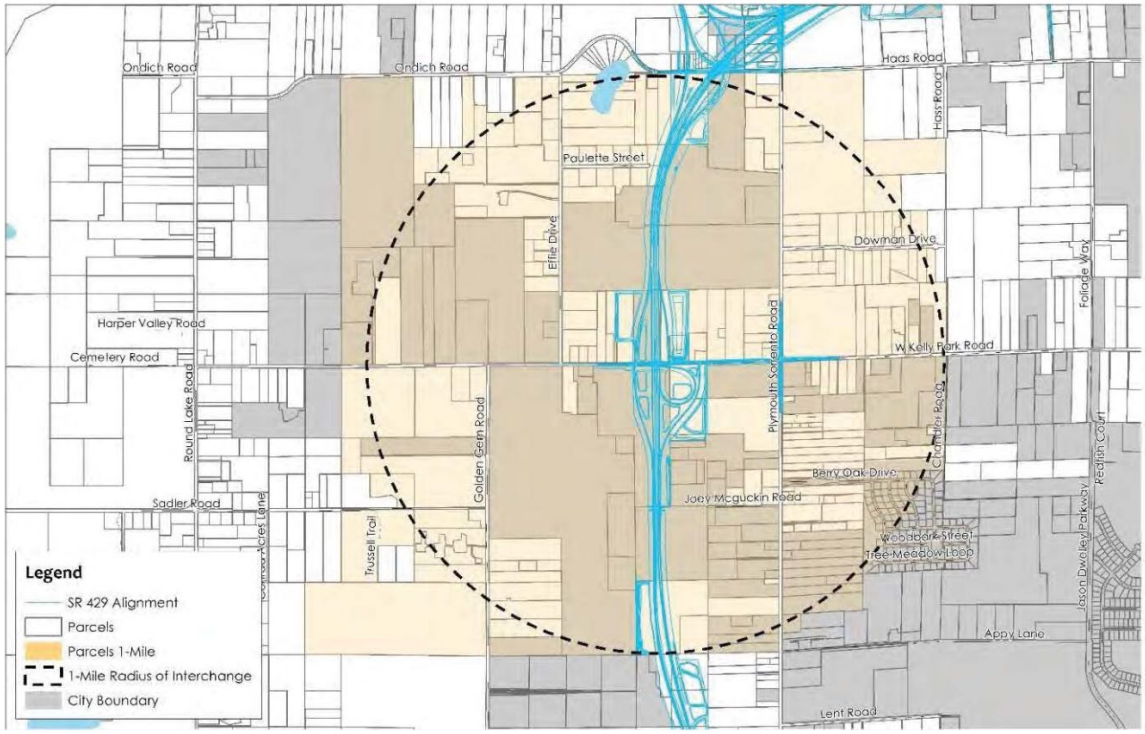
Sites generally within one (1) mile of the Kelly Park Interchange (see black line in Figure 1, red line in Figure 2) are subject to the form-based standards contained in this document. Where a property straddles this line, the property owner may select to bring the portion outside the property into the Form-Base Code area. Properties outside the 1-mile radius line are not eligible to use the regulations contained in this document, unless an amendment to the future land use element and a zoning map amendment are approved by the City Council.

The purpose of the Kelly Park Interchange form-based standards is to guide future development within one mile of the interchange for the creation of a sustainable community that:

- Supports regional markets dependent on the Wekiva Parkway's function to move people and goods (light industry and warehousing, hotels/motels, restaurants, gas stations, truck stops, and convenience stores);
- Promotes economic growth and diversity;
- Is designed to complement the surrounding area; and
- Manages and protects water and wildlife resources.

Form-based regulations use physical form, rather than separation of land uses, as their organizing principle of a community. The primary intent of the form-based regulations is to shape the public realm by addressing elements such as street design, public open space, and building form and placement. The regulations are intended to encourage design diversity and variation, while ensuring a compact and dense urban form concentrated at two major intersection nodes (Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road) with a gradual transition to a less dense urban form at the edges of the interchange study area.

Figure 1. Kelly Park Interchange Form-Based Code Area



B. Development Size Limitations.

1. **Units.** When approving development within the Kelly Park Interchange Form-based Code area, the City shall abide by the restrictions imposed by Policy 20.11, which limits development area-wide as follows:

   - Single Family: 7,500 units
   - Multi Family: 8,500 units
   - Commercial/Services: 22 million square feet

   Additionally, the average open space for the entire Kelly Park Interchange Form-Based Code area shall be no less than 20% (per Policy 20.10). The City maintains a development tracker to ensure these parameters are met.

2. **Acreage.** Policy 20.1 of the Future Land Use Element of the City's Comprehensive Plan states, "…The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code." Therefore, the exact location of the character zones may be assigned as an overlay district during a zoning application to the Kelly Park Interchange Mixed-Use (KPI-MU) zoning category. Per Policy 20.10, the total acreage of the character districts depicted in the Vision Plan (as opposed to the Regulating Plan) shall stay within the following size ranges.

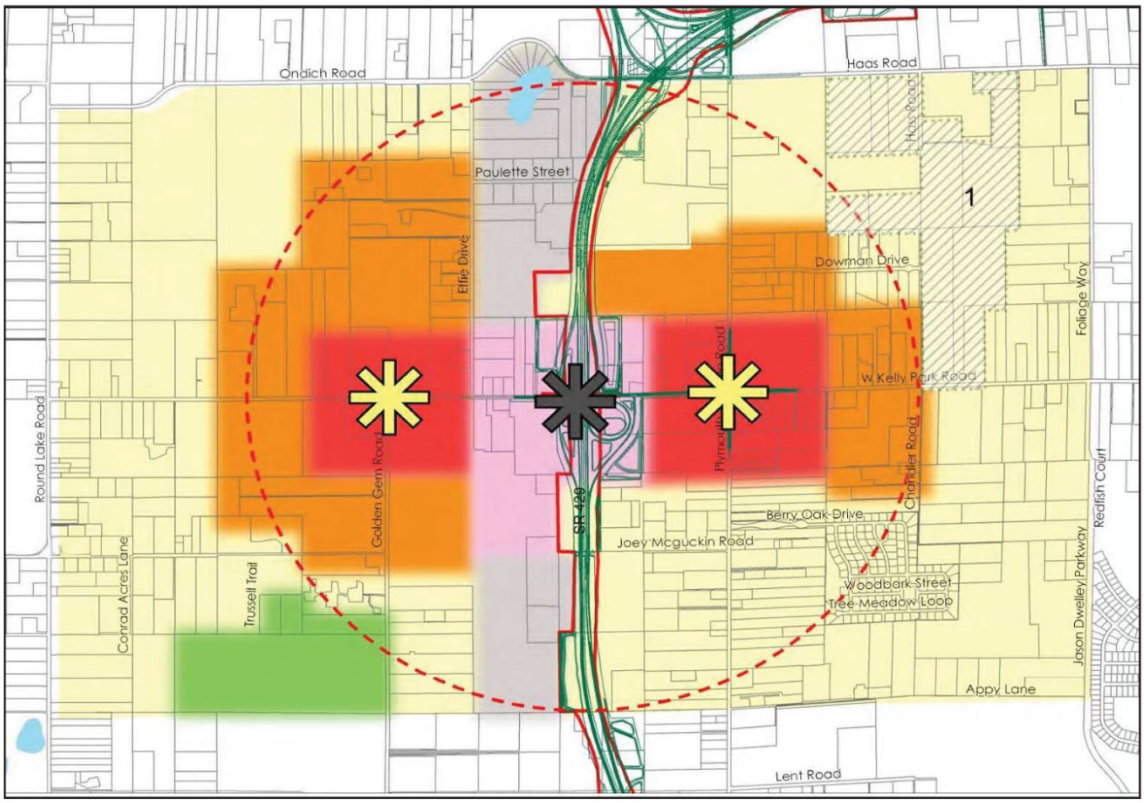
Table 1: Size of Character Zones				
Village Center	Employment	Interchange	Transition	Neighborhood
Min: 200 acres Max: 380 acres (40 acres maximum of VC Core in each Village)	Min: 190 acres Max: 380 acres	Min: 175 acres Max: 380 acres	Min: 380 acres Max: 770 acres	Min: 2,360 acres Max: 3,060 acres

Note: The acreages listed represent all land (incorporated and unincorporated) bounded by Ondich/Haas, Foliage Way, Appy Lane, Round Lake (see Wekiva Parkway Interchange Vision Map), not just the 1-mile radius.

C. Regulating Plan.

The Kelly Park Interchange Regulating Plan (Figure 2) is organized around five character zones: Village Center, Employment, Interchange, Transition and Neighborhood. Each zone, described in the following pages, represents a spectrum of development characters and intensities. The regulating plan calls for higher densities and intensities in areas closest to the interchange transitioning into lower densities/intensities as sites get farther away from the interchange to ensure compatibility with the surrounding areas. Compatible intensities should face across primary streets, with any necessary changes in intensities occurring along side streets or along rear property lines.

Figure 2. Kelly Park Interchange Regulating Plan



Note: City boundaries not depicted in this graphics as they change overtime.

Legend:

Design Districts
- Village Center
- Employment
- Interchange
- Transition
- Neighborhood
- Recreation

- Existing Roads
- 1 Mile Radius
- Interchange
- Activity Nodes

1 Rainbow Ridge Rural Settlement

1. **Village Center Overlay District** The primary intent of this zone is to create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses. This zone will include the most compact development within the Regulating Plan area, with buildings that create a continuous street façade. The Village Center is the heart of the Interchange Study area and shall reflect a Traditional Neighborhood design and shall incorporate Transit Oriented Design principles. Ground-floor commercial uses shall be required to contribute positively to a pedestrian-friendly environment. Parking shall be located in the interior or rear of the block and may be supplemented with on-street parking, where appropriate.

   Horizontal mixed-uses shall be allowed, but vertical mixed-uses are preferred. Stand-alone commercial or residential buildings shall be allowed if they are designed to conform to the urban form designated for this area. Open space within the Village Center character zone shall be provided in the form of public plazas, squares, and small park spaces that are urban in character. A stormwater master plan

shall accommodate storage of stormwater runoff from parcels to allow for higher densities and intensities of development. Stormwater ponds and facilities within the Village Center character zone shall be incorporated into the overall landscape and open space system of the Village Center and shall be designed and constructed as focal points and amenity areas for Village Center users.

The regulating plan shows Village Center character zones around the two major intersection nodes: Golden Gem Road/Kelly Park Road, and Plymouth Sorrento Road/Kelly Park Road. Each Village Center is intended to include a Village Core, which allows the same type of development as the Village Center but at higher density/ intensity.

Village Center

2. **Employment** The primary intent of this zone is to promote economic development and diversification while ensuring the protection of Karst geologic features. The character zone allows development in a campus-like environment for a variety of office, industrial (clean industry), and large institutional uses (hospitals, educational facilities), which would provide much needed jobs in the area. Limited residential uses are also allowed in this zone.

   Developments in this zone are expected to be less dense and intense than those in the Village Center and Interchange character zones.

   The Employment zone is generally located along the west side the Wekiva Parkway.

Employment

2.A. **MEdTech Campus Overlay District** As a means to enhance a campus-like environment in coordination with staff, the primary intent of the MEdTech — Medical, Education & Technology Campus Overlay District is for the development of major educational, governmental and medical facilities and other complementary and supporting uses such as office developments. The MEdTech Campus Overlay District encourages a campus-type character, which includes landscaped open space between buildings, a green buffer at the perimeter and uniform site design and details. Refer to Appendix B for specific development standards for the size, orientation, massing and frontage design, which will help deliver buildings whose scale and character are compatible with their urban context.

3. **Interchange Overlay District** The primary intent of the Interchange zone is to promote economic development while providing a transition between the pedestrian-oriented Village Center and the fast-moving traffic on the highway. The character zone is intended to accommodate uses that are needed near a highway, such as gas stations and drive-through facilities. The zone shall accommodate single uses in stand-alone buildings (as opposed to mixed-use developments) that, even though are allowed the same intensity as buildings in the Village Center, will most likely develop with less intensity. The character zone shall also allow some limited high-density residential.

Interchange

4. **Transition Overlay District** The Transition character zone is intended to provide a buffer between the high-density/intensity Village Center zone and the low-density/intensity areas outside the form-based code area. The zone shall respect pedestrian function and scale and shall mainly be comprised of single or multi-use office/medium-density residential buildings and urban single family homes.

Transition

5. **Neighborhood Overlay District** The Neighborhood character zone is located at the edge of the study area. The primary intent of this zone is to provide a transition between the medium density residential in the Transition zone and the adjoining lower density neighborhoods outside the study area. The Neighborhood character zone will allow single-family homes designed with front porches and garages located in the back, with access from alleyways. Some small-scale residential support uses (schools, day care facilities, churches) shall also be permitted in this zone. No more than twenty percent (20%) of the Neighborhood zone may be occupied by age-restricted communities.

   Areas outside the Kelly Park Interchange Form-Based Code Area are strongly encouraged to adopt the standards of this character zone (see Section R, Development Bonus and TDRs).

Neighborhood

D. Applicability and Process.

1. **Process.** Properties within the Kelly Park Interchange Form-Based Code area shown in Figure 1 may retain their current zoning designation and comply with the requirements of that district, or be rezoned to the Kelly Park Interchange Mixed-Use (KPI-MU) Zoning category. In conjunction with the rezone to KPI-MU, the applicant must also request an overlay designation to assign a character zone to the site, consistent with the KPI Regulating Plan (see Figure 2). The rezone and assignment of the overlay district (character zone) must follow the rezoning procedures set forth in this Code and the State Statutes. The application for overlay designation must be accompanied by a Master Plan.

Minor refinement to the boundaries to an Overlay District (moving a character zone boundary line by less than 300 feet or expanding of a zone by less than 5 acres) may be approved by the Development Review Committee in conjunction with the Master Plan approval. Changes to boundaries exceeding the criteria noted above may be approved by the City Council also through the master plan approval process. Section E provides further detail of the development review process for a development within the Form-Base Code area.

A development agreement may be used, if determined necessary by the Community Development Director, to address phasing of development, transition to Form-Based Code requirements, or infrastructure and utility improvements.

2. **Applicability.** The regulations contained in this Section apply to both new development and redevelopment activities within the Kelly Park Interchange Form-Based Code Area (see Figure 2) as follows:

    a. **New Development.** All new development shall fully comply with all the regulations contained in this Section, unless modified through the Modification of Standards mechanism (see Section E.3), or the Kelly Park Crossing DRI provisions contained in Section D.7.

    b. **Redevelopment.** The City of Apopka recognizes that compliance with the dimensional standards of this section may be impractical when expanding or modifying existing development. The following provisions address the degree of compliance required for redevelopment projects. See also Section E.3 for modification of standards applicable to development within the Vision Plan Area.

        i. *Substantial redevelopment*. The entire development site shall be brought into compliance with this section if one or more of the following conditions are met:

            (a) The building floor area is being increased by more than fifty (50) percent; or

            (b) More than fifty (50) percent of the existing building floor area is being replaced; or

            (c) There is a combination of floor area increase and existing floor area replacement exceeding fifty (50) percent of the original building floor area.

        ii. *Non-substantial redevelopment.* For redevelopment not meeting the criteria of Subsection a, above, only the addition or exterior building modifications shall comply with the regulations contained in this Section.

iii. *Cumulative Improvements.* To avoid a situation where incremental improvements result in a substantial redevelopment subject to full code compliance, the improvements listed in Subsection a shall include all such improvements made within a 5 year period.

iv. *Compliance with parking requirements.* See Sections 6.03.01.B, C and D of the LDC for parking and loading requirements applicable to redevelopment, additions and change of use.

v. *Exceptions*. The following shall be the only exceptions to full code compliance:

(a) Building setback. Existing buildings will not be required to be moved or expanded to meet the setback requirements. However, building additions shall meet the required setback. All new buildings within the redevelopment site shall be required to meet the building setback provisions.

(b) Floor-to-ceiling height. Existing buildings undergoing redevelopment shall not be required to meet the minimum building height. Any new buildings within the redevelopment site, however, shall meet the requirement.

(c) Building frontage. Existing buildings shall not be required to meet the minimum building frontage requirement. However, new buildings and additions shall be required to comply with the frontage requirements.

vi. *Interior Changes:* Interior changes shall not be subject to the requirements of this Section; however, they shall be required to meet the standards of the Building Code.

c. **Change in Use.** A change in use without any modification to the site does not require compliance with this section as long as the new use is permitted in the character zone, the new use does not require additional parking, loading or buffering, and the use undergoes Special Exception approval if called for in Table 2 (see Section F).

d. **Non-Conforming Uses.** Any changes to non-conforming uses shall be conducted per the requirements of Section 10.01.00 of the LDC.

e. **Relationship to the Land Development Code (LDC).** Provisions not specifically mentioned in this form-based code but addressed in the City LDC shall apply to properties within the form-based code area. In the event of any conflict between the provisions of this Section and other provisions of the Land Development Code, the provisions of this code shall prevail.

f. **Maintenance.** Nothing in this document should be construed to prevent the ordinary maintenance or repair of any exterior feature which does not involve a change in design, material, color, or other appearance thereof.

g. **Kelly Park Development of Regional Impact (DRI).** The Kelly Park Crossing DRI Development Order was approved with a provision allowing the DRI sites that are within the Kelly Park Interchange Form-Based Code area to apply for an exemption from the following FBC provisions:

- Section G.1, Table 3, Block Length,
- Section J.1. Building Setbacks,
- Section L.3. Location of Parking Facilities.

To be eligible for the exemption, the applicant shall demonstrate that average wages and salaries for jobs created by the new development are equal to or greater than the average wages and salaries existing in Apopka at the latest decennial U.S. Census or more recent data as may be acceptable to the City. The types of development that may apply for the exemption include:

i. Proposed commercial, industrial and/or institutional development exceeding 40,000 gross square feet of floor area;

ii. Office parks, industrial parks and retail center sites greater than fifteen (15) acres in size;

iii. College campuses (with or without residential housing), hotels with convention centers, and hospital campuses greater than eight (8) acres in size.

Eligibility for this exemption, and the specific requirements to be waived, shall be determined by the Community Development Director based on compliance with the purpose and intent of the Wekiva Parkway Interchange goals, objectives and policies contained in the Future Land Use Element of the City's Comprehensive Plan. Should the exemptions be accepted, the sites will still be subject to the requirements of the underlying zoning district.

E. Review Process.

All proposed developments within the Kelly Park Interchange Form-Based Code Area will be required to obtain City Council approval of an Overlay Zoning Category plan and Master Plan for the entire site under an applicant's control. The purpose of the Master Plan is to demonstrate how the development will implement the vision plan, provide for a coordinated street network, make use of consolidated/shared infrastructure, and protect environmental resources. The Community Development Director shall prepare a list of submittal requirements for the Master Plan but at minimum shall follow Section 2.4. Standard Review Procedures of the LDC for submittal requirements.

After the Master Plan has been approved by the City Council, there are two review options for proposed individual site development plans: Administrative and Public Hearing. The intent is to ensure that all development is consistent with the provisions of this section.

1. **Administrative Review.** Proposed developments meeting the following criteria may be reviewed administratively by the Development Review Committee (DRC), following the review procedures for final development plan review contained in LDC Section 12.02.04:

   a. The development contains less than 100 single family or multi-family units and/or less than 100,000 square feet of non-residential gross floor area or generates less than 5,000 daily trips, whichever is greater; and

   b. The development meets all the standards of this section; and

   c. The development does not require special exception approval.

   Once the DRC has determined the proposal meets the requirements of the Code, a development order may be issued.

2. **Public Hearing Review.** All uses requiring special exception approval and proposed developments exceeding the criteria noted in subsection 1.a, above shall follow the review procedures for major development consistent with LDC Section 12.02.04. This process provides the opportunity for community input as well as fine tuning the development proposal to address issues that may not be covered in this section. Additionally, this process may be used to grant development within the Interchange and Employment character zones appropriate modifications of standards (see Section E.3).

3. **Modification of Standards.** It is recognized that because of the individual unique characteristics or circumstances of any given development, flexibility in the application of development requirements may be warranted in certain situations. Modifications from the standards provided in this Code may be requested by an applicant as part of the development review process. If an applicant requests multiple modifications, each modification shall be evaluated independently.

   a. **Application**. All requests for modifications shall be submitted in writing with the application for development review on forms provided by the City. The request shall be approved or denied during development plan review and, if granted, shall be noted on the final development plan.

b. **Administrative Modifications**. The Community Development Director or designee shall have the authority to grant limited modifications, as set forth below, where it is determined that the proposed development meets the intent of the character zone, the requested modification is the minimum necessary to allow reasonable development of the site and the requested modification is not injurious to the public health, safety and welfare. Administrative modifications are limited to ten (10) percent of the dimensional requirements established in the following sections:

   i. Section J, Site Design Standards

   ii. Section K, Building Design Standards

   iii. Section L, Access, Circulation and Parking Requirements

   iv. Section M, Landscape, Buffering and Screening

c. **Planning Commission Modifications**. The following requests for modifications shall be heard by the Planning Commission at a quasi-judicial hearing.

   i. Modifications of more than ten (10) percent but no more than thirty (30) percent of the requirements listed in subsection b, above.

   ii. Modifications of ten (10) or less which were previously denied administratively and appealed to the Planning Commission.

   iii. Modifications to the non-dimensional requirements contained in the sections listed in b, above.

d. **Planning Commission**. Requests for modifications exceeding thirty (30) percent of a dimensional requirement shall be considered variances to be heard by the Planning Commission pursuant to LDC Section 10.02.00.

e. **Prohibited Modifications**. No modification shall be granted under this section for the following:

   i. Use of land.

   ii. Development density which would exceed the maximum permitted in the future land use classification.

   iii. Modifications to approved planned developments. Modifications to an approved Planned development shall be processed in accordance with Section 2.02.18.N of the LDC.

   iv. A reduction in sidewalk width that would result in a sidewalk with less than 5 feet clear space.

   v. A reduction of a setback to less than 5 feet adjacent to a single family residential district or character zone.

f. **Review Criteria**. A modification of standards may be granted by the approving authority if it finds that strict application of the requirements of this chapter is not warranted and that granting a modification will fulfill the intent of the LDC. The approving authority shall apply all the following criteria, when applicable, to determine if the applicant has justified a request for a modification:

   i. The request is within the parameters listed in subsections b and c above.

   ii. The request is consistent with the Comprehensive Plan and generally consistent with the purpose of the LDC.

   iii. The proposed modification will not have a material negative impact on adjacent uses, or the applicant proposes to mitigate the negative impact to be created by the modification.

iv. Compliance with the requirement is technically impractical or undesirable based on site conditions, or approval of the waiver will result in superior design.

g. **Additional Requirements**.

i. The burden of presenting evidence sufficient to satisfy the applicable criteria set forth in this section, as well as the burden of persuasion on those issues, remains with the applicant seeking the modification.

ii. The applicant may propose conditions to ensure that the use of the property to which the modification applies will be reasonably compatible with the surrounding properties, including visual screening.

iii. A granted modification and any conditions attached to it shall be entered on the face of or attached to the development order or permit and development plan.

iv. A proposed change to an approved modification shall be added to the approved modification and considered in the aggregate. The total modification (approved modification plus proposed change) shall determine the approving authority per subsections b and c, above.

4. **Phasing.** Development phases shall be required to meet code independently from other phases. No phase shall be dependent on the completion of subsequent phases to be consistent with any required approvals and/or conditions, including, but not limited to setbacks, building frontage, and building placement, configuration, function and design. Required landscaping and parking improvements shall be provided within each phase.

(Ord. No. 2775, § XVII, 7-15-2020)

F. Permitted Uses.

The following table shows the uses allowed in the character zones. P indicates the use is permitted by right, SE uses require Special Exception approval, and N means the use is not allowed. Whenever there is any uncertainty as to the classification of a use, the Community Development Director shall determine the classification, if any, within which the use falls, based on its characteristics and similarity to other uses in the district. If a use has characteristics similar to more than one classification, the use shall be construed as the classification having the most similar characteristics. In the event that a particular use is determined not to be within an allowed defined use, then the particular use shall be prohibited.

Uses that require Special Exception approval shall also meet the requirements of Section 2.02.00.B.5 of the LDC, except when different standards are specifically prescribed in this document.

Table 2: Uses Allowed in the Kelly Park Form-Based Code Area

Uses	Vil lag	E m	Int er	Tr an	Ne ig
AGRICULTURAL, SILVICULTURAL, AND OTHER					
Animal boarding (soundproof kennels)	P	P	P	P	N
CIVIC, NONPROFIT AND INSTITUTIONAL					
Art gallery, museum, & other cultural facilities.	P	P	P	P	N
Cell towers (See Ch. 75)	N	SE	SE	N	N
Church, convent or parish house	SE	SE	SE	SE	SE
Community center/civic clubs	SE	SE	SE	SE	SE
Hospitals	N	P	P	P	N

Public use (library, post office, police, fire and other municipal offices, and similar uses)	P	P	P	SE	SE
Public utility service facilities	P	P	P	SE	SE
EATING, DRINKING AND ENTERTAINMENT					
Bar, lounge, tavern	P	P	P	SE	N
Nightclub (Discotheque)	SE	N	N	N	N
Restaurants	P	P	P	P	SE
Restaurants with drive-up or drive-through facilities	SE[1]	SE	P	SE	N
Sit-Down restaurants with remote order system for curb-side or pickup drive-thru window service (no order box)	SE	P	P	SE	N
EDUCATIONAL FACILITIES/TRAINING					
Child care facilities	P	SE	SE	P	SE
Schools — Higher education (incl. vocational & trade)	SE	SE	SE	SE	SE
Schools — Elementary, (public & private)	SE	SE	SE	SE	SE
Schools — Middle, high (public & private)	N	SE	SE	SE	SE
INDUSTRIAL					
Manufacturing, light (incl. electronic assembly)	N	P	SE	N	N
Mini-storage facilities	N	SE	P	N	N
Warehousing and wholesaling	N	P	P	P	N
OFFICE, MEDICAL AND PROFESSIONAL					
Financial institutions	P	P	P	P	N
Laboratories (research, medical & dental) and clinics	P	P	P	P	N
Outpatient Care Facilities	P	P	P	P	N
Professional, medical & business office/studios	P	P	P	P	N
Veterinary clinic/hospital	N	N	P	P	N
RECREATION AND TOURISM					
Arts, performing arts and craft studios	P	P	P	P	N
Bed and breakfast	SE	P	P	P	N
Fitness centers or gymnasium	P	P	P	SE	SE
Hotels	P	P	P	SE	N
Motels	N	SE	SE	SE	N
Parks & recreational facilities (private)	P	P	P	P	P
Recreation indoors (bowling alley, billiards and similar uses)	P	P	P	P	N
Recreation outdoors (tennis, paintball or similar uses)	N	SE	SE	SE	SE
Theatre — Movie, plays (indoor)	P	P	P	SE	N
RESIDENTIAL					
Assisted living facility	N	SE	N	P	N
Community residential home (7 to 14 residents)	N	SE	SE	SE	N
Dwellings, multi-family	P	P	SE	P	N
Dwellings, single-family	N	N	N	P	P
Granny flats/Guest suite above a garage, with single-family as primary use	N	SE	SE	P	P
Dwellings, duplex	N	N	N	P	SE
Live-Work Units	N	P	N	P	N
Nursing homes	N	SE	SE	P	N
RETAIL SALES AND SERVICES					
Outdoor/sidewalk sales (vending, carts, etc.)	SE	SE	SE	N	N

Parking (garage/surface) as a principal use	SE	P	P	P	N
Retail, general	P	P	P	SE	N
Retail, neighborhood	P	P	P	SE	SE
Service, business	P	P	P	SE	N
Service, personal	P	P	P	SE	N
Transit centers (including accessory light retail)	N	P	P	N	N
VEHICLE SALES AND SERVICES					
Service stations/car wash establishments	N	P	P	SE	N
Vehicle service (minor)	N	SE	P	SE	N
Vehicle service (major)	N	SE	SE	N	N
Vehicle sales and rental	N	SE	SE	N	N

Notes:

[1] The following conditions for drive through facilities for a restaurant shall be adhered to as part of any additional special exception conditions, as approved by the City:

- All drive-through facilities shall be internal to a project.
- Service windows, order kiosks and drive stacking spaces shall not be visible from any public road.
- A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with DRC approval.
- Drive-through stacking spaces shall not infringe on any parking lot spaces.
- Must be incorporated into a multi-tenant building.
- Maximum size of the tenant space shall be limited to 3,000 sq. ft.
- Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

(Ord. No. 2805, § XII, 11-18-2020; Ord. No. 2877, § XXIII, 12-15-2021)

G. District Size and Block Standards.

Pedestrian and vehicular connectivity is achieved by limiting the size of blocks. As development occurs in the Kelly Park Interchange Form-Based Code Area, it will be important to create a street grid system (see Figure 3). Proposed developments shall be required to establish connectivity in the area by meeting the following standards:

1. New blocks shall not exceed the maximum lineal foot length stated in the following table.

Table 3: Block Length

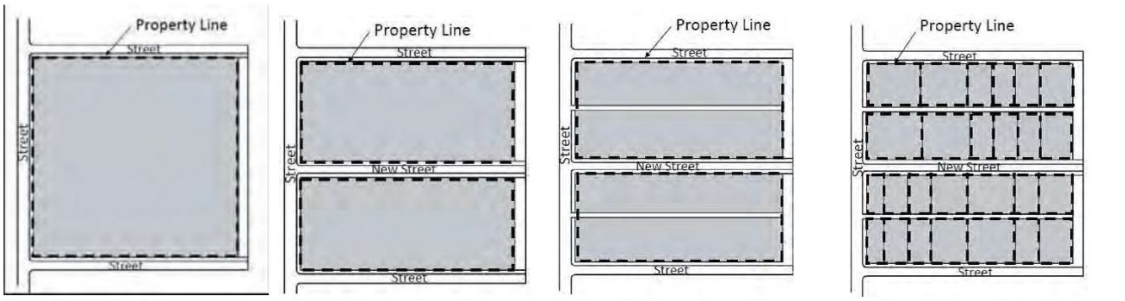
	Village Center	Employment	Interchange	Transition	Neighborhood
Block Length (max.)	400 feet	600 feet	600 feet	500 feet	500 feet

2. Blocks do not have to be orthogonal, but streets shall be interconnected.
3. Culs-de-sac and dead-end streets are not allowed, unless physical conditions provide no practical alternative.
4. Existing development sites that do not encompass an entire block but are within a block that exceeds the maximum block length allowed shall incorporate cross-block passages to rear or side streets, or to adjacent sites (for future connection if not developed) as follows:

a. Within the Village Center character zone, if the site frontage is at any point more than three hundred and fifty (350) feet from a street intersection, a cross block pedestrian passage of at least 25 feet wide, shall be provided (see Figure 4) to a rear street or drive aisle, if one is available.

b. If the site frontage exceeds the maximum block length required in Table 3, a vehicular passage shall be provided (see Figure 4). The vehicular passage may be a public street or private drive, but shall be open for pubic passage to another street/drive, or to the adjacent site, which will be required to continue that street/drive.

Figure 3. Creating Connectivity



Step 1: Original Site *Step 2: Introduce Streets* *Step 3: Introduce Alleys* *Step 4: Introduce Lots*

Suburban Mega-Blocks Urban-Scaled Blocks [Source: Lansing Master Plan]

Figure 4. Examples of Passages

Pedestrian Passage

Vehicular Connection

Figure Notes: Floors above walkway not required. Photos are illustrative, not regulatory

(Ord. No. 2994, § XVI, 3-15-2023)

H. Density, Intensity and Open Space Standards.

The following table contains standards for minimum and maximum density and intensity of development and open space requirements. For the purpose of this code, FAR shall only apply to the non-residential portion of the site. In the case of mixed-use development, the FAR and density shall be calculated separately and applied cumulatively. For example, a one acre site in the Employment character zone would be allowed to have 21,780 sq. ft. of non-residential development in addition to 7.5 dwelling units (if no bonus is applied).

The standards listed in Table 4 are not intended to exclude any particular use. However, all proposed developments are required to meet these standards. The FARs listed in Table 4 shall be updated by reference and as a reflection to any amendments made to the Comprehensive Plan.

Table 4: Density, Intensity and Open Space

	Village Center	Employment	Interchange	Transition	Neighborhood	Med-Tech
Intensity (FAR)	• VC Core: Min: 0.15	Min: 0.1 Max: 2.0	Min: 0.1 Max: 0.75 (1.0 with a bonus)	Min: 0.5 Max: 0.75 (1.0 with a bonus)	Min: 0.05 Max: 0.5	Min: 0.1 Max: 2.0
Density (dwelling units/acre)	Min: 7.5 Max: 20 (25 with bonus*) Zone Average: 12	Min: 0 Max: 5 (7.5 with bonus*)	Min: 0 Max: 10 (15 with bonus*)	Min: 5 Max: 10 (15 with bonus*)	Min: 1 Max: 5	Min: 0 Max: 10

Open Space (min.)	10%	20%	15%	15%	20%	20%

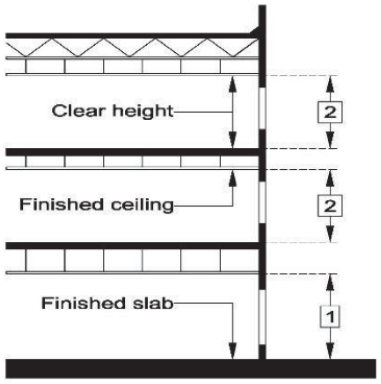
*See Section R, Development Bonuses and TDRs.

See Section B for maximum development parameters established in the Comprehensive Plan.

(Ord. No. 2925, § V, 5-18-2022; Ord. No. 2994, § XVII, 3-15-2023)

I. Building and Floor Height.

Figure 5. Stories



Building height shall be as provided in Table 5. Building height shall be measured in stories. Decorative elements such as spires, minarets, clock towers, and cupolas are allowed over the maximum number of stories as long as they do not exceed fifteen (15) feet in height.

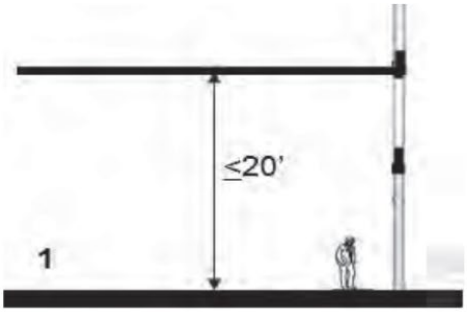
Floor height shall be measured as the clear height from finished slab to finished ceiling (see Table 5 and Figure 5).

a. Buildings in the Village Center are encouraged, but not required, to have a minimum of two (2) stories.

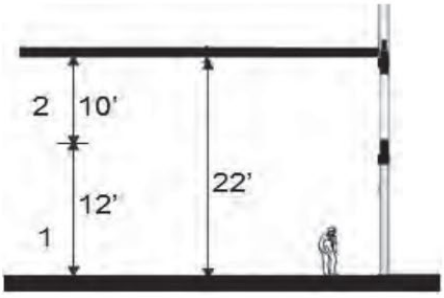
b. Single story buildings shall have a minimum height (as defined in the LDC) of twenty (20) feet.

c. Whenever a ground floor level exceeds twenty (20) feet in height, each height of twelve (12) feet or portion thereof shall be construed to be one (1) story (see Figure 6).

Figure 6. Floor Height



A floor height of 20' or less constitutes a story



If floor height exceeds 20', each height of 12' constitutes a floor.

d. Whenever a floor other than a ground floor exceeds fourteen (14) feet in height, each height of fourteen (14) feet or portion thereof shall be construed to be one (1) story.

e. Mezzanines extending beyond 33% of the floor area shall be counted as an additional story.

f. Parking garages are exempt from the floor height requirements.

g. An additional building setback (see Table 5) shall apply to buildings adjacent to, or across the street from, a Neighborhood or Transition character zones or single family residentially-zoned property. Developers may elect to apply the setback just to those floors above the third story (step back approach, see Figure 7 - Option A), to the entire façade (Option B) or a combination of the two (Option C). The additional setback/step-back requirement may render some sites ineligible for the maximum permitted height.

Figure 7. Setbacks Abutting Single-Family Residential Zoning

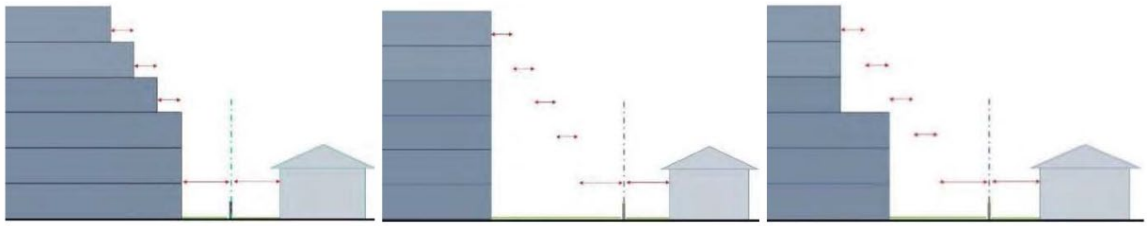
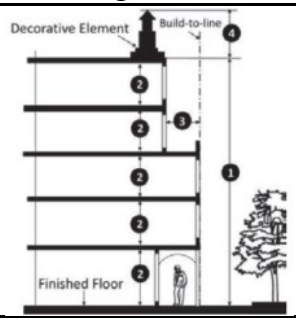
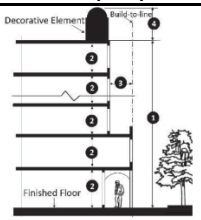
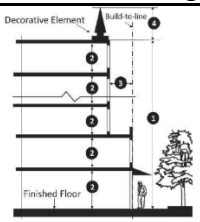
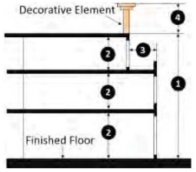
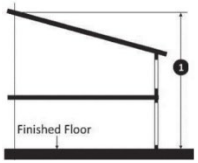


Table 5. Building Height						
		Village Center	Employment	Interchange	Transition	Neighborhood
						
❶	**Building Height**	Min. 2 stories encouraged Max. 5 stories without bonus* Up to 10 stories with bonus	Min. NA Max. 6 stories Up to 10 stories with bonus*	Min. NA Max. 8 stories Up to 10 stories with bonus*	Min. NA Max. 3 stories	Min. NA Max.: Principal Bldg: 2 stories Accessory Bldg: 1 story
❷	**Floor Height**	First Floor: 12' min. Additional Floors: 8' min.	First Floor: 12' min. Additional Floors: 8' min.	First Floor: 12' min. Second Floor: 8' min.	First Floor: 12' min. Additional Floors: 8' min.	NA
❸	**Additional Setback**	10' for each additional floor above three if adjacent to a Neighborhood or Transition character zone or a single-family zoning district	10' for each additional floor above two if adjacent to a Neighborhood character zone or a single-family zoning district	10' for each additional floor above two if adjacent to a Neighborhood character zone or a single-family zoning district	15' for each additional floor above two if adjacent to Neighborhood character zone or a single-family zoning district	NA
❹	**Decorative Elements**	Max.: 15'	Max.: 15'	Max.: 15'	Max.: 10'	NA

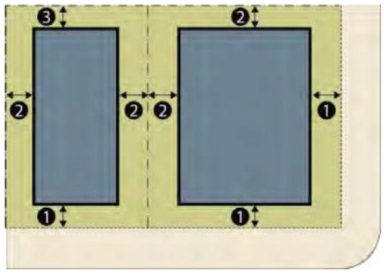
Notes: See Section I for specific height requirements.

*See Section R, Development Bonuses and TDRs.

J. Site Design Standards.

1. **Building Setbacks.** The placement of a building on a site is critical to creating a vital and coherent public realm. The intent of the building setback standards is to shape the public realm, and strengthen the physical and functional character of the area. Figure 8 depicts the types of setbacks and Table 6 shows the required setbacks.

Figure 8: Building Setbacks



❶ *Street Setback;* ❷ *Side;* ❸ *Rear*

a. The setbacks shall be measured from the property line, except for the following:

   i. Setbacks from an urban walkway, a green space or a trail shall be set in conjunction with the approval of the master plan.

   ii. The street setbacks stated in Table 6 assume that the street in front of the development meets the standards of Section P (Street Standards). For streets that have not been updated to those standards, the setback shall be provided in a way that permits the future update of the street to meet the standards of Section P.

b. For attached dwellings and townhouses, the end units of each grouping shall meet the minimum side yard setback noted in Table 6.

c. The placement of buildings at the rear of a site is permitted as long as one or more buildings are placed in front to meet the requirements of this code (see Figure 9 for an acceptable design alternative). In such cases, access drives shall be incorporated into the site layout to create connectivity to other sites and streets. The main access drive shall be centered on the anchor building and shall be lined with buildings or sidewalks and urban landscaping.

Figure 9: Multiple Buildings on a Site

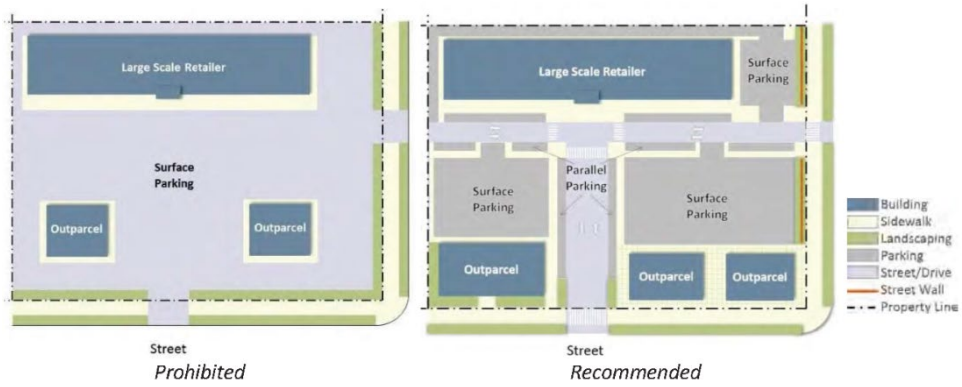
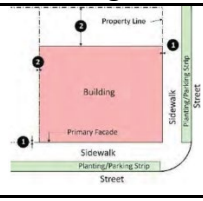
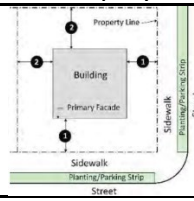
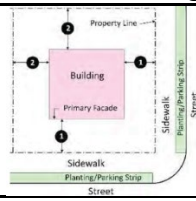
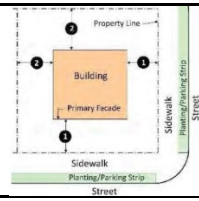
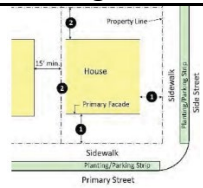


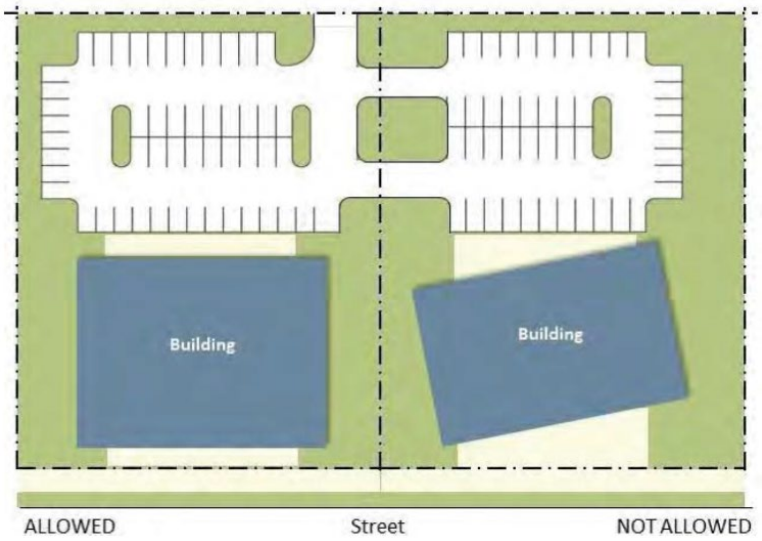
Table 6. Building Setback Requirements						
		Village Center	Employment	Interchange	Transition	Neighborhood
						
❶	**Front/Street Side**	Minimum: 8' Maximum: 20'	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'	Minimum: 10' Maximum: 20'	Minimum: 15' Maximum: 30'
❷	**Side**	Minimum: 0' (20' min. if adjacent to a Neighborhood character zone) Maximum: *See Building Frontage Section*	Minimum: 7.5' (20' min. if adjacent to a Neighborhood character zone) Maximum: *See Building Frontage Section*	Minimum: 7.5' (20' min. if adjacent to a Neighborhood character zone) Maximum: *See Building Frontage*	Minimum: 0' (15' min. if adjacent to a Neighborhood character zone) Maximum: *See Building Frontage*	Minimum: 5' Maximum: NA
❸	**Rear**	Minimum: 10' (20' min. if adjacent to a Transition or Neighborhood character zone)	Minimum: 10' (20' min. if adjacent to a Transition or Neighborhood character zone)	Minimum: 10' (20' min. if adjacent to a Transition or Neighborhood character zone)	With Alley: 5' min. No Alley: 20' min.	With Alley: 5' min. No Alley: 20' min.

Notes: All setbacks shall be measured from the property line.

The building access treatments listed in Figure 16 may project into setback up to eight (8') feet, but not into the public right-of-way.

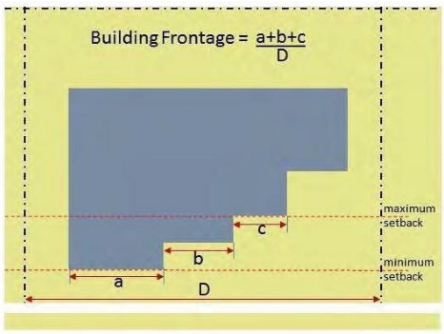
2. **Building Alignment.** Building facades facing a right-of-way shall be built parallel to the property line, as shown on Figure 10.

Figure 10: Building Alignment



3. **Building Frontage.** The purpose of the following building frontage requirements is to ensure façade continuity and activity along the street, in addition to avoiding large expanses of blocks that are not framed by buildings. The building frontage standards are stated as a proportion of the building width (within the required building setback) relative to the width of the development site measured at the site frontage line. Portions of the building façade outside the required building setbacks do not count as building frontage (see Figure 11). The standards of this section do not apply to single family homes and duplex units.

Figure 11. Building Frontage Calculation



a. The minimum building frontage (a+b+c) varies based on the character zone and street type. The requirements are as follows:

Table 7. Building Frontage Requirements					
	Village Center	Employment	Interchange	Transition	Neighborhood

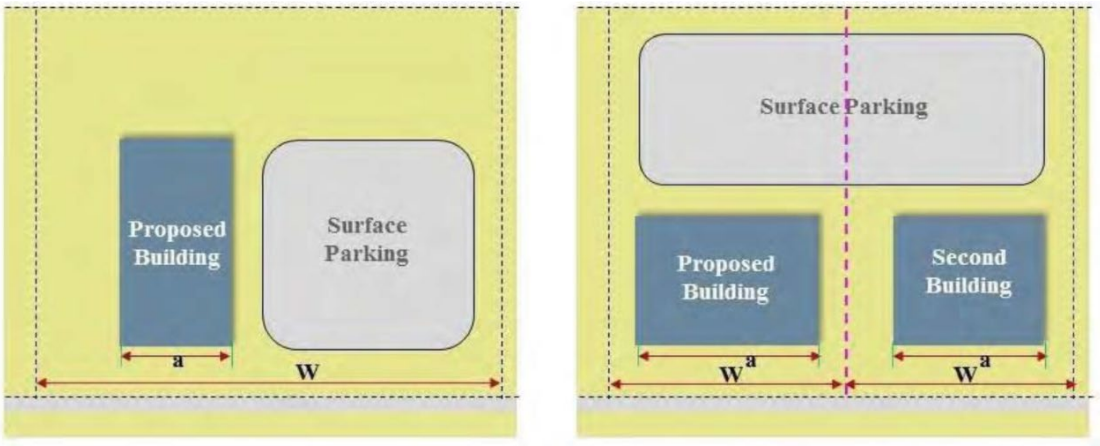
Arterial Streets (4 lanes)	50%	50%	50%	50%	NA
Primary Street	80%	50%	50%	50%	NA
Secondary Streets	50%	NA	NA	NA	NA

b. Sites with frontages on multiple streets shall meet the minimum required primary frontage along all streets.

c. Exceptions to the Building Frontage requirements:

i. In the event the proposed building width is too narrow to meet the minimum frontage requirement, the applicant shall have the option of dividing the lot into smaller, narrower lots to meet the dimension requirements, as shown on Figure 12. No platting will be required, but the master plan shall show the new lots as available for future development.

Figure 12. Exceptions to the Building Frontage



Left diagram: Building width (a) is too narrow to meet the minimum building frontage. Right diagram: Subdivide the lot to decrease its width (W) to meet the minimum building frontage.

ii. In the case where the required building frontage cannot be met due to the need to provide vehicular access from the street, a gateway, arch, or similar feature shall be provided to preserve the block continuity and may be counted toward meeting the building frontage requirement, as shown on Figure 13.

Figure 13. Gateway Feature

Gateway feature designed to meet minimum building frontage. Notes: Not to scale. Floor above the gateway is not required.

iii. Libraries, places of religious assembly, public utility buildings, and schools (elementary, middle and high) are not subject to the minimum frontage requirements.

iv. Drive-through facilities proposed as part of a development subject to the requirements of this section must be designed to comply with the building frontage requirements. Additionally, the drive-through window(s) shall not face the street.

v. Developments with frontage on Kelly Park Road or Plymouth Sorrento Road may deviate from the Form-Based Code, provided the following standards are met:

(a) A 3-foot high garden wall with wrought-iron fence to a total maximum wall height of 6 feet may be counted as "building" for calculating the minimum building frontage requirement.

(b) A vehicular entrance feature may be exempt from the building frontage calculation, provided it includes at least four of the following items

- Water features
- Increased landscaping
- Bridge roadway feature
- Gateway arch
- Brick paver roadway entrance
- Boulevard entrance (split roadway for entrance-exit)
- Other similar features, subject to staff approval.

(c) The primary entrance to a building may be shifted to the side or rear of the building, provided that faux frontages are provided facing the arterial road. Faux additions must consist of windows, doors and features simulating a store, business, or residential building. The primary entrance and other building features must adhere to Section J. Site Design Standards.

d. No maximum lot width is prescribed for development within the Kelly Park Interchange Form-Based Code Area. However, the width of a lot shall not be justification for not meeting the building frontage requirements.

4. **Street Setback Zone Design.** The intent of the street setback (the area between the back of the sidewalk and the building) is to provide a transition, both physical and visual, from the street to the building. The zone created by the setback should vary in design depending on the level of privacy desired along the building

façade. Commercial buildings usually have a setback zone designed to attract customers into the building, while residential and office buildings often have a setback zone designed to provide privacy to the ground floor rooms, as shown on Figure 14.

Figure 14: Examples of Street Setback Zone Activity

Examples of Street Setback Zone design: outdoor seating (left) and buffer for residential uses (right).

a. Street setback zones in front of uses that benefit from pedestrian interaction along the front façade shall include urban landscaping such as containers and/or planter boxes that complement the building mass and architecture.

b. Street setback zones in front of uses that do not require pedestrian interaction along the façade (e.g. offices, hotels, multifamily) may be landscaped with a combination of intermediate (understory) trees, palms, shrubs, vines and/or ground covers.

c. Street furniture such as benches, trash receptacles, and/or bicycle racks may be installed within the street setback zone.

d. Outdoor dining is permitted within street setback zones as long as restaurants are a permitted use in the character zone.

e. Elements within the street setback zone (landscaping and architectural features) shall comply with the vision triangle requirements established using AASHTO standards.

f. The proposed building ground floor along the street setback zone in the Village character zone shall contain active uses oriented to the street. Active uses may include display or floor areas for retail uses, waiting and seating areas for restaurants, atriums or lobbies for offices, and lobbies or dining areas for hotels or multi-family residential buildings

g. Cantilevered balconies, bay windows, roof overhangs and other elements may encroach into the street setback zone as specified in Figure 16 and the following:

    i. Storefronts. Storefronts are façades placed at or close to the setback line, with the entrance at sidewalk grade. They are conventional for retail uses and are commonly equipped with cantilevered or suspended canopies, or awning(s).

        (a) Storefront doors shall not be recessed more than 5 feet from the front façade. When doors are recessed more than 3 feet, angled walls leading to the door are recommended to promote the visibility of the entrance.

        (b) The storefront windows shall not have opaque or reflective glazing. Where privacy is desired for uses such as restaurants and professional services, windows may be divided into smaller panes.

(c) Clerestory windows are horizontal panels of glass between the storefront and the second floor. They are a traditional element of "main street" buildings, and are recommended for storefronts in the Village Center character zone.

(d) Doors should be well defined and detailed and should match the materials, design, and character of the display window framing.

(e) Cornices should be provided at the second floor (or roofline for a one-story building) to differentiate the storefront from upper levels of the building and to add visual interest. This also allows the storefront to function as the base for the rest of the building.

(f) High-gloss materials or fabrics that resemble plastic and aluminum shall not be permitted materials for awnings.

(g) The highest point of a first floor awning on a multi-story building shall not be higher than the midpoint between the top of the first story window and the bottom of the second story window sill (see Figure 15).

(h) Awnings should not cover architectural elements such as cornices or ornamental features (see Figure 15).

(i) Shutters and awnings should be sized to match the corresponding window openings. Their shapes, materials, proportions, design, color, lettering, and hardware also need to be in character with the style of the building.

(j) Windows shall not be blacked-out or covered with signage, furniture, or similar elements.

Figure 15. Awning Placement

ii. Galleries and arcades. Galleries are façades with an attached colonnade that may extend above the ground floor. An arcade is a type of frontage where a cantilevered shed or a lightweight colonnade is placed in front of the building to provide protection from sun and inclement weather.

(a) Arcades are encouraged along pedestrian commercial corridors.

(b) Along storefront streets, the arcade/gallery openings shall correspond to storefront entrances.

(c) Galleries may be one (1) or two (2) stories.

(d) Arcades and galleries must have consistent depth along a frontage.

iii. Forecourts. Forecourts are uncovered courtyards within a frontage wherein a portion of the façade is recessed from the building frontage. The courtyard is suitable for outdoor activities such as dining or passive recreation.

(a) Forecourts are not intended to be covered; however, awnings and umbrellas are permissible and encouraged.

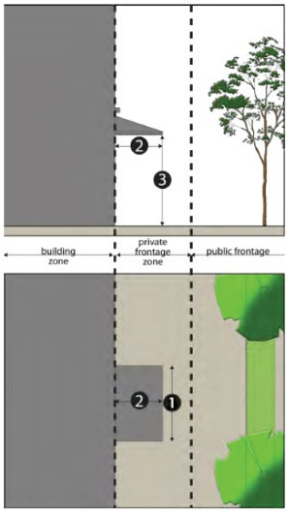
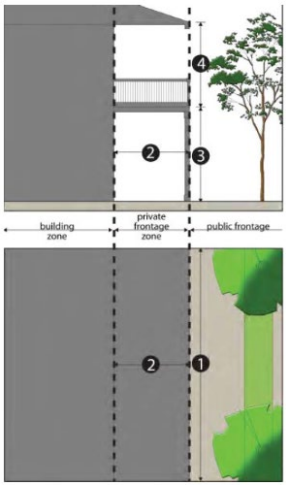
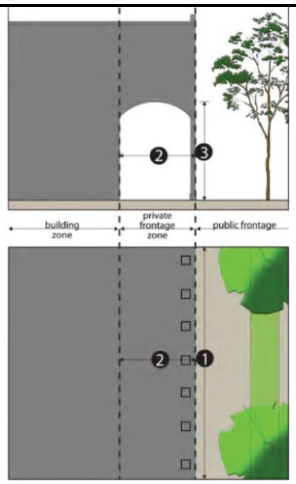
(b) The width of a forecourt shall not be more than fifty (50) percent of the main building frontage.

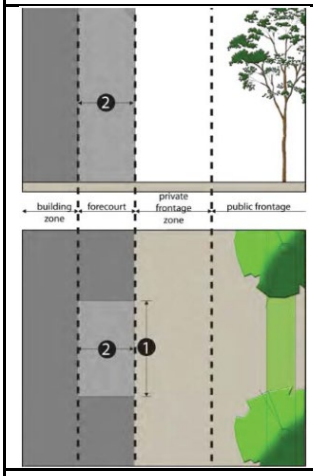
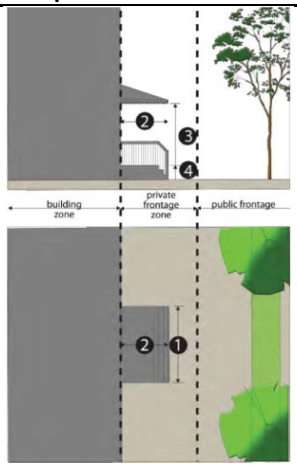
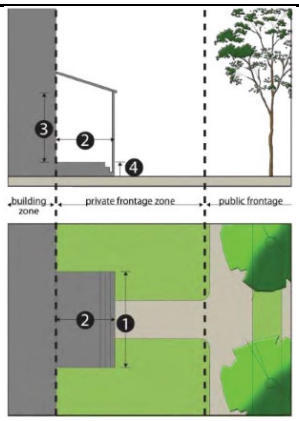
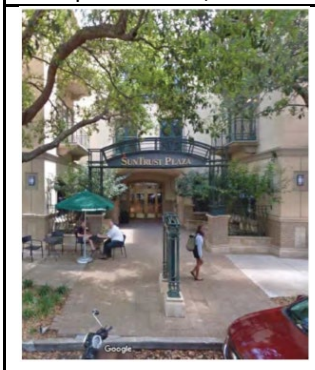
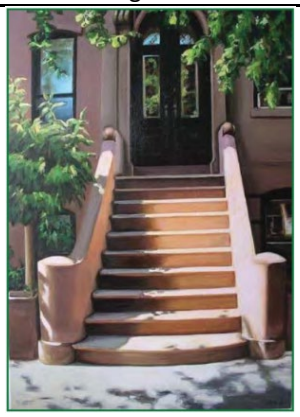
(c) Forecourts shall be paved and enhanced with landscaping.

(d) A fence or wall at the primary façade line may be used to define the private space of the court.

(e) The court may be raised from the sidewalk, creating a small retaining wall at the primary façade line with entry steps to the court.

Figure 16. Building Access Treatments

Storefront Awnings/Canopies	Gallery	Arcade
		
1. Width: 25% of façade width min. 2. Depth: 5' max. 3. Clear Height: 8' min.	1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)	1. Width: 75% of façade width min. 2. Depth: 8' min. 3. Clear Height: 12' min. (1st floor)

Forecourt	Stoop	Porch
		
1. Width: 10' min. to 50% of façade width max. 2. Depth: 10' min/20' max.	1. Width: 5' min. to 16' max. 2. Depth: 4' min. to 8' max. 3. Clear Height: 8' min.	1. Width: 12' min. 2. Depth: 4' min. 3. Clear Height: 8' min.
		

K. Building Design Standards.

1. **Architecture.** There is not a requirement for a specific architectural style to be used. Architecture that borrows elements from recognized classical styles is encouraged, including styles typical of Florida, such as Frame Vernacular, Craftsman/Bungalow, Mission, Mediterranean, Italianate Revival, and Neo-Classical (see examples in Appendix A).

Parking garages are an integral part of an urban area and their design can have a major impact on the appearance of an area. Therefore, parking garages are subject to the same building design requirements as all other buildings.

2. **Building Typology.** Form-based regulations use physical form, rather than separation of land uses, as their organizing principle of a community. This section addresses building form. Buildings within the Kelly Park Interchange Form-Based Code area shall adopt one of the following building typologies based on the location of the property within one of the five character zones (see Table 8). There is no minimum building width required. The maximum width of each building, however, is restricted by the maximum length permitted for blocks.

    a. **Mixed-Use Building.** Proposed Mixed-use buildings shall comply with the following design standards.

        i. The ground floor shall be occupied by retail, service, and/or office uses; the upper floors may include non-residential use and/or for residential dwelling units (see Figure 17).

        ii. The ground floor must be designed for maximum pedestrian interaction (shop fronts, outdoor cafes, etc.).

Figure 17. Mixed Use Buildings

    b. **Liner Building.** The following standards shall be followed for designing liner buildings (see Section L.4 for parking structure standards).

        i. If the parking garage has more than one story, the liner building shall be at least two (2) stories in height and twenty (20) feet in depth.

        ii. The liner building shall house active uses (e.g. commercial, office, residential) along the first floor facing the public right-of-way.

        iii. The liner building, which may be attached or detached from the parking structure, shall extend for a minimum of seventy-five (75) percent of the length of the parking structure facing the street.

        iv. The liner building may be attached to or detached from the principal building they are concealing (see Figure 18), and may be in front of the parking structure or imbedded into the façade.

Figure 18. Detached Liner Building

c. **Single Use Buildings.** All proposed single use buildings shall comply with the following design standards. Figure 19 shows examples of single-use buildings.

i. Buildings on corner lots shall be designed with two façades of equal architectural expression.

ii. Big Box retail/wholesale buildings may be permitted in the appropriate character zone based on use (see Section F, Table 2) as long as the development meets all applicable site and building design requirements of this code.

iii. Drive-through uses are permitted as noted in Section F, Table 2, and as long as they meet all the site and building design requirements of this code.

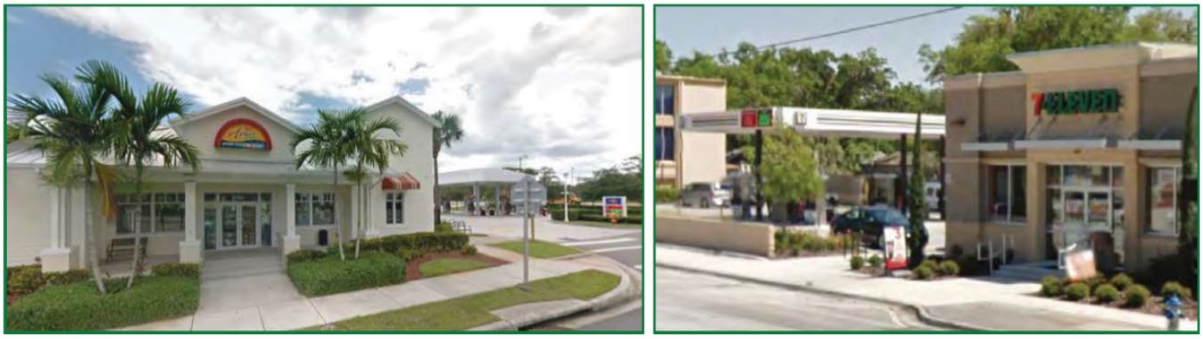
iv. Drive-through windows shall not face streets.

v. In addition to the design standards listed above, the following standards shall apply to gas stations sites:

- Service stations in the Interchange character zone are not required to meet the building frontage standards of Section J.3. However, a street wall meeting the standards of Section M.3 shall be provided to screen vehicular use areas.
- Auto repair bay and car wash openings, service and storage areas, and refuse enclosures shall be oriented away from public view.
- Gas station canopy clearance shall not exceed sixteen (16) feet in the Employment character zone and eighteen (18) feet in the Interchange character zone.
- Lighted bands or tubes or applied bands of corporate color (other than permitted as signage) are prohibited.
- Site lighting should minimize direct and reflected glare and excess brightness.
- Pump island design should appear well organized and should not contribute to visual clutter. All design elements should be architecturally integrated with other structures on-site (color, material, and detailing). Translucent materials and internally lighted cabinets are discouraged.

Figure 19. Single Use Buildings

Examples of appropriate design for stand-alone supermarkets



Examples of appropriate design for convenience stores/gas stations

Examples of appropriate design for stand-alone drive-through restaurants

d. **Multi-Family.** The following standards shall be followed for designing multi-family buildings and complexes.

i. Developments with more than sixteen (16) dwelling units must provide a mix of unit sizes (i.e. studio, one, two, three bedroom apartments).

ii. There shall be buildings positioned along the street, with entrances facing the right-of-way. Other buildings on the site may have their primary entry facing a central landscaped courtyard.

iii. Balconies or loggias are encouraged.

iv. The complex shall be designed to promote pedestrian and bicycle circulation within the development and to promote access to surrounding areas.

v. Garages shall not dominate the site frontage, and shall, if feasible, be accessed from an alley or side street.

vi. Multi-family complexes are encouraged to provide electric vehicle charging stations to eliminate the possibility of extension cords stretching from residences into parking areas.

vii. Multi-family developments shall be rear-load with alley access and locate on-site parking and access in the alley area. This shall include duplex, townhomes, condominiums or multi-family with design approval from the Apopka Development Review Committee (DRC). Additional parking in excess of required parking (per unit) may be dispersed throughout a development with DRC approval.

Figure 20. Multi-family Complex Examples

e. **Live-Work Buildings.** The following standards shall be followed for live-work buildings.

Figure 21. Live-Work Buildings

i. Live-work units shall be predominantly residential. Retail, business or personal service, or office uses may be allowed on the ground floor facing the primary street, with the residential use on upper levels or behind the non-residential use (see Figure 21).

ii. The non-residential space is subject to appropriate business licenses.

iii. The non-residential space on the first floor shall be oriented toward the street.

iv. Building access may be provided as follows:

- Separate entrances for the first floor non-residential area and the upstairs residential occupancy area.
- A common entrance for the first floor non-residential area and the residential occupancy area. This first floor plan shall control access between uses through use of a small lobby, room partitions, and doors. The intent is to prevent residential occupants and/or guests from needing to travel through the non-residential space.

f. **Civic Buildings.** The following standards shall be followed for designing civic buildings.

i. Civic buildings should be placed in central locations as highly-visible focal points. They shall not be located within storefronts or shopping centers.

ii. Where feasible, civic buildings should be close to transit stops for ease of use by pedestrians.

iii. School sites shall accommodate (or be adjacent to) open space/recreational amenities appropriately sized for the school's enrollment.

Figure 22. Examples of Civic Buildings

g. **Single Family Residential.** Standards for designing single family residential buildings.

i. Building foundations are encouraged to be elevated above the finished grade. Residential buildings should incorporate either raised concrete pads or a raised wood joist floor with perimeter foundation above the finished grade.

ii. Flat roofs are discouraged as the principal roof structure.

iii. Garage frontage shall be limited for single family houses; garages shall not comprise more than fifty (50) percent of a building's front facade. Garage door width(s) may be used to measure the fifty (50) percent frontage requirement.

iv. Garages shall be provided in one of two ways:

- Attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet, or
- Attached or detached, placed at the rear property line, and accessed by either an alley or a side yard driveway.

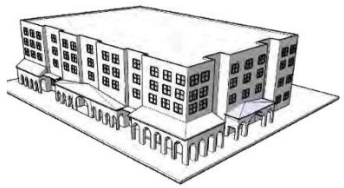
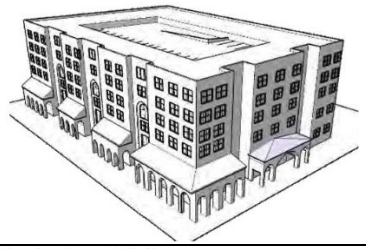
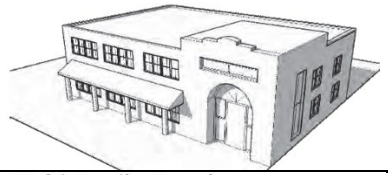
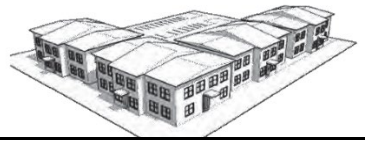
v. Standards for stoops and porches. Stoops are elevated entry porches/stairs placed close to the frontage line where the ground floor is elevated from the sidewalk, securing privacy for the windows and front rooms. Porches are commonly associated with residential buildings, wherein the façade is set back from the frontage line with an attached porch permitted to extend into the front yard.

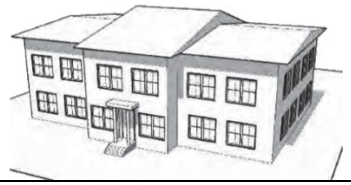
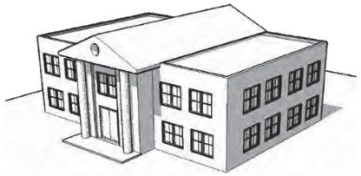
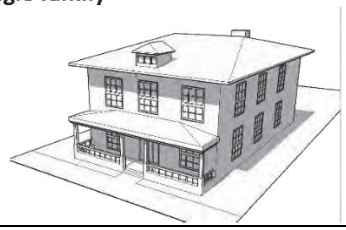
- Stoops shall correspond directly with the building entry.
- Porches may be one (1) or two (2) stories.
- Porches shall be open and not air conditioned to be allowed to encroach into the street setback zone.
- A minimum three (3) foot wide entry sidewalk from the front porch or stoop to the street sidewalk and driveway must be provided, depending on front porch design, with city review and approval.

vi. Rear-loading lots.

- Residential lots 50 feet or less in width shall be rear-load with alley access and locate on-site parking and access in the rear of the lot. Residential lots between 50 feet and 55 feet shall not be permitted to avoid the rear-loaded alley requirement.
- This shall include single-family, duplex, townhomes or multi-family with design approval from the Apopka Development Review Committee (DRC).
- Additional parking in excess of required parking (per unit) may be dispersed throughout a development with DRC approval.

Figure 23. Single Family Residential Examples

Table 8. Building Types				
Building Type	Description		Allowed in*	Possible Frontage Types
Mixed-Use Building 	A type of building designed for ground floor, street frontage occupancy by retail, service, and/ or office uses, with upper floors configured for office use or for dwelling units.		Village Center Employment Transition	Shopfront and Awning Forecourt Arcade Gallery
Liner Building 	A type of building designed to surround and visually buffer a structure with a large footprint such as large parking garage, theater, or supermarket.		Village Center Employment Transition Interchange	Shopfront and Awning Forecourt Arcade Gallery
Single-Use Building 	A type of building designed to accommodate a stand-alone commercial building. Examples include banks, restaurants, and offices.		Village Center Employment Interchange Transition	Shopfront and Awning Forecourt Arcade Gallery
Multi-Family Complex 	A type of building designed to accommodate a set of buildings containing many condominiums, apartments and ancillary functions.		Transition	Stoop Awning Porch

Multi-Family Building 	A type of building resembling a large house, designed to accommodate a duplex, triplex or fourplex use.		Village Center Transition	Stoop Awning Porch
Live-Work Unit 	A type of building designed to accommodate a building containing live-work units, which consist of both a commercial/office and a residential component.		Transition	Shopfront and Awning
Civic Building 	A type of building designed to accommodate public or institutional uses such as a civic center, fire or police station, museum, city hall, postal services, library, or school.		Village Center Transition Employment Interchange Neighborhood	NA
Single family 	A type of building designed as a single dwelling unit with either an attached or detached garage.		Transition Neighborhood	Porch and Railing Stoop

* Refers to type of building, not use.

3. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged.

4. **Building Massing.** Buildings shall respect and reflect pedestrian scale by using the following techniques:

   a. Variation of building height and width shall be used to divide volumes into distinct massing elements. Therefore, buildings should not exceed a height to width ratio of 1:3 or 75 horizontal feet, whichever is less, without providing a substantial volume break, which may consist of a projection or recess, a tower or bay, and/or an architecturally prominent entrance (see Figures 24 and 25). These vertical and horizontal projections and recesses shall have a minimum depth of three (3) feet.

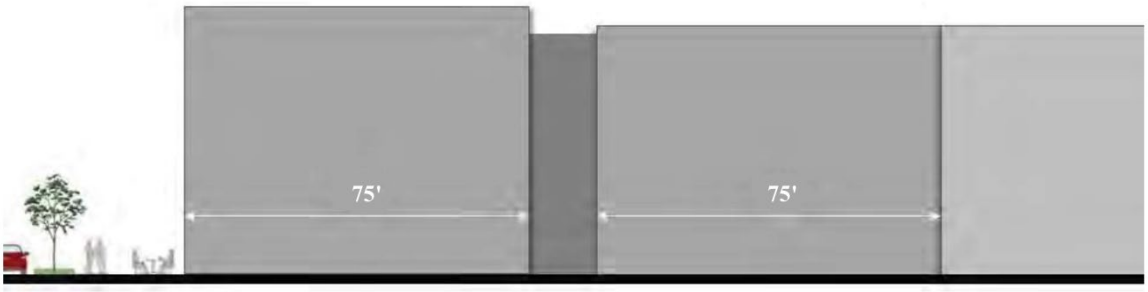
   b. Roofs or assemblies of roofs may also be used to reduce building mass.

   c. Buildings exceeding 20,000 square feet in area, or 40,000 square feet if located in the Interchange or Employment character zones, must be articulated to appear as multiple buildings grouped together.

   d. Buildings on corner lots and buildings that terminate vistas shall incorporate distinctive architectural treatments to emphasize their prominent location.

Figure 24. Massing

Figure 25. Building Massing



5. **Façade Articulation.** The standards contained in this subsection apply to all buildings and structures, including parking garages. The elements that make up a building façade are key components for defining the public realm. The façade design standards contained in this subsection are not intended to regulate style or appeal. The purpose of these standards is to ensure facades are designed to:

   - Reduce the uniform monolithic appearance of large unadorned walls by requiring architectural detail;
   - In the case of commercial buildings, ensure the building facades are inviting; and,
   - Increase public safety by designing buildings that provide human surveillance of the street.

Building facades along public or private streets shall maintain a pedestrian scale and integrate the public and private spaces using architectural elements as follows:

a. Non-residential, mixed-use and multi-family buildings shall be required to incorporate into their facades a minimum of three (3) design treatments from the following list (see Figures 26 and 27):

   i. Any of the building access treatments listed in Figure 10 integrated with the building mass and style;

   ii. Overhangs of no less than three (3) feet in depth;

   iii. Raised cornice/parapets over doors;

   iv. Expression line between floors;

   v. An offset, column, reveal, void, projecting rib, band, cornice, or similar element with a minimum depth of six (6) inches;

   vi. Peaked roof forms;

   vii. Clock or bell towers;

   viii. Balconies;

   ix. Awnings, canopies or marquees;

   x. Windows or doors;

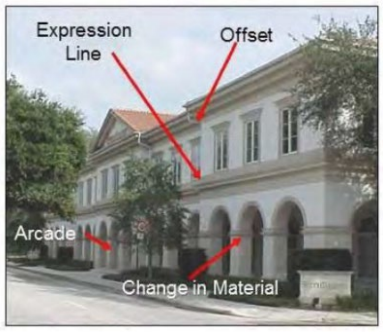
   xi. Any other treatment that meets the intent of this section and is approved during the review of the master plan.

b. Façades shall not exceed twenty (20) horizontal feet and ten (10) vertical feet without including at least one (1) of the elements mentioned in subsection a, above.

c. Architectural treatments on the façade, such as cornices or expression lines, shall be continued around the sides of the building.

d. All exterior facades of outparcel buildings shall be considered primary facades and shall employ architectural embellishment and landscape design treatments on all sides.

Figure 26. Façade Articulation	Figure 27. Examples of Façade Articulation



6. **Building Entrances.**

   a. The *main* entrance of *all* buildings shall be oriented toward the public right-of-way (see Figures 28 and 29).

   b. Where parking areas are located behind the building, a secondary entrance may be provided from the parking area into the building. Awnings, landscaping, and appropriate signage may be used to mark the secondary entrance.

   c. Entrances on the front façade shall be operable, clearly-defined and highly-visible. In order to emphasize entrances they shall be accented by a change in materials around the door, recessed into the façade (alcove), or accented by an overhang, awning, canopy or similar feature.

   d. Pedestrian connections from the public sidewalk and parking areas to the building entrance shall be provided.

   e. Residential building entrances shall be designed with porches or stoops.

Figure 28. Corner Entrance

Figure 29. Example of Well-Defined Entrance

7. **Windows and Doors.** Development on all character zones shall meet the following standards:

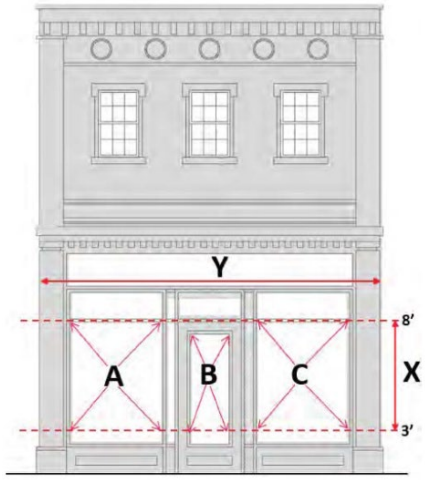
   a. The arrangement of windows and doors on new non-residential buildings in the Village Center should be consistent with the main street typical pattern of windows and doors, which includes storefront-type openings on the first floor and more conservative openings on the upper stories (see Figures 30 and 31).

b. All buildings are subject to minimum glazing requirements. The glazing percentages shall be calculated as the total area of glass (windows and glass doors), or openings in the case of parking garages, divided by the façade area as follows.

Figure 30. Appropriate Fenestration	Figure 31. Inappropriate Fenestration

i. **Non-Residential First Floor:** The area of glass between 3 feet and 8 feet above grade divided by the area of the building façade also between 3 feet and 8 feet above grade (as illustrated in Figure 32) shall be no less than 30%.

Figure 32. Non-Residential Glazing



Glazing % = (Areas of A+B+C) divided by (X x Y)

ii. **Non-Residential Upper Floors:** The combined area of glass on all floors above the first divided by the total area of the building façade for those floors shall be no less than 15%.

iii. **Residential:** The area of glass divided by the area of the façade shall be no less than 10%.

c. Glass walls shall not be allowed in the Village Center character zone. There is no limit on how much glazing is provided in other zones. However, if glass walls are utilized, an architectural feature, such as a canopy/marquee, overhang, or a horizontal change in plane shall be provided between the first and second floors along the entire front façade to ensure pedestrian scale at the sidewalk level (see Figure 33).

Figure 33. Glass Façades

Not Allowed *Allowed*

d. Windows and doors should be glazed in clear glass with no more than ten (10) percent daylight reduction (transmittance) for retail establishments, and fifty (50) percent for office and residential uses. Glass block is not considered transparent and shall not count toward the minimum glazing requirement.

e. Reflectance shall not exceed fifteen (15) percent.

f. Stained or art glass shall only be permitted if consistent with the style of the building (churches, craftsman buildings, etc.).

8. **Building Materials.** Building materials that are visible from the street should not be selected on the basis of cost alone, but rather on compatibility with the building style and neighborhood character.

a. **Encouraged Materials:**

- Concrete masonry units with stucco
- Reinforced concrete with stucco
- Brick
- "Hardie-Plank" siding
- Wood lap board siding
- Stone

b. **Prohibited Materials:**

- Cedar shakes, wood shingles or shakes
- Metal/steel walls
- Corrugated or reflective metal panels (not including metal roofs)

- Unfinished block
- Textured plywood
- Mirrored glass (as a modern building architecture style > 40%)
- Pre-engineered metal buildings
- Plastic siding (non-residential only)
- Tile (except as an architectural accent)
- Chain link fencing
- Polyurethane and polystyrene foam products (except as an architectural accent)

9. **Building Colors.**

   a. No less than two (2) and no more than three (3) different colors or color shades (one primary/body color, and no more than 2 accent/trim colors) shall be used on a single building (see Figure 34).

   b. Building, trim and detail colors must be complementary and shall not be used for advertisement.

   c. Building colors should be selected based on the architectural style of the building.

   d. Black, fluorescent, or neon as the predominant exterior color is prohibited (see Figure 35).

   e. A solid line band of color or group of strips, without a change in plane or material, shall not be used for architectural detail.

   f. The same color scheme shall be used all the way around the building, even if some of the building facades are not visible from the street.

Figure 34. Appropriate Colors

Figure 35. Inappropriate Color Schemes

10. **Roof Design.**

    a. Roofs shall be in scale with the building mass. Therefore, they shall not exceed the height of the supporting walls.

    b. Building elevations shall have a defined top edge consisting of, but not limited to, cornice treatments, roof overhangs, brackets, and/or stepped parapets. Colored stripes/bands on flat roofs are not acceptable as a recognizable top.

    c. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height.

    d. Roof materials shall be light-colored or a planted surface (green roof).

    e. Prohibited roof types and materials:

        i. Mansard roofs and canopies

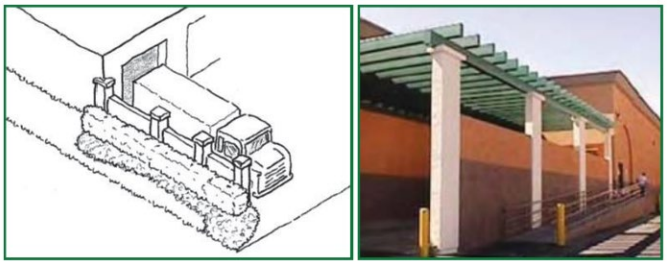
        ii. Roofs with a 2/12 pitch or less without full parapet coverage

        iii. Back-lit awnings used as a mansard or canopy roof

11. **Service Areas.** The following standards apply to multi-family and non-residential developments.

    a. To the extent possible, areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design (see Figure 36) and shall not be located within 50 feet of single family residential lots.

Figure 36. Loading Area Screening



b. Loading areas, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of the street and adjacent properties both at ground and rooftop levels.

c. Mechanical equipment should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features (see Figure 37).

Figure 37. Rooftop Units Screening

Allowed *Not Allowed*

d. Shopping cart storage shall be located inside the building or shall be screened by a four (4) foot wall consistent with the building architecture and materials.

e. Shopping cart corrals in the parking lot shall have no signage and shall not take parking spaces that are required to meet the minimum parking requirements.

(Ord. No. 2745, § 21, 1-15-2020; Ord. No. 2877, § XXIV, 12-15-2021)

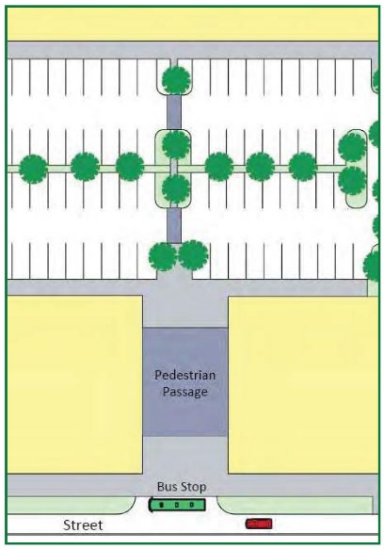
L. Access, Circulation and Parking Requirements.

1. **Site Access.** The number of driveways along Kelly Park Road, Golden Gem Road and Plymouth Sorrento Road shall be minimized. Properties along these roads shall explore the feasibility of connecting to adjacent sites rather than providing their own driveways. The standards of LDC Section 6.02.10 regarding driveway separation shall be met.

2. **On-Site Circulation.**

   1. New developments must seek to create a balanced transportation system that accommodates pedestrians, bicyclists, and transit riders, as well as motor vehicles, and provides a system of connections to maximize choices for all modes of travel. Figure 38 provides an illustrative example of pedestrian, transit and parking linkages.

Figure 38. Pedestrian Linkages



2. The use of joint access driveways is required between commercial sites to reduce the number of access points and driveways that cross sidewalks.
3. Safe pedestrian connections shall be provided not only along the perimeter of the blocks but also throughout the interior of development sites.
4. Direct pedestrian access shall be provided from the principal entrance of the building to the sidewalk on the closest public right-of-way.
5. Additional/secondary pedestrian access to businesses may be provided from parking facilities directly to ground floor uses, either through rear building entrances, sidewalks along the perimeter of buildings, or by pedestrian alleyways which connect the rear parking lots to the sidewalks along the front street. Pedestrian passageways may be exterior and located between buildings, or may be incorporated into the interior design of a structure. The pedestrian alleyways shall be a minimum of five (5) feet wide.
6. Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials and/or grade elevation.
7. Crosswalks are required wherever a pedestrian sidewalk or alleyway intersects a vehicular area. All crosswalks shall be a minimum of five (5) feet wide and shall be paved with concrete modular paving or integrally poured concrete.
8. All new development is encouraged to provide connections to existing bike and pedestrian pathways.
9. Installed bicycle racks shall be designed to accommodate the minimum number of bicycles as set forth in Section L (Parking Requirements).
10. Bicycle racks shall be permanently fixed to the ground through mechanical fasteners or through the use of concrete footings.
11. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the right-of-way shall comply with the requirements of Section P, Street Standards.
12. Developments of 50,000 gross square feet or more which are adjacent to an arterial street—which is or may be used as a transit route—shall provide access for on-site public transit. The public transit stop shall include a bus pullout and shelter. It is recommended that the specific design requirements and

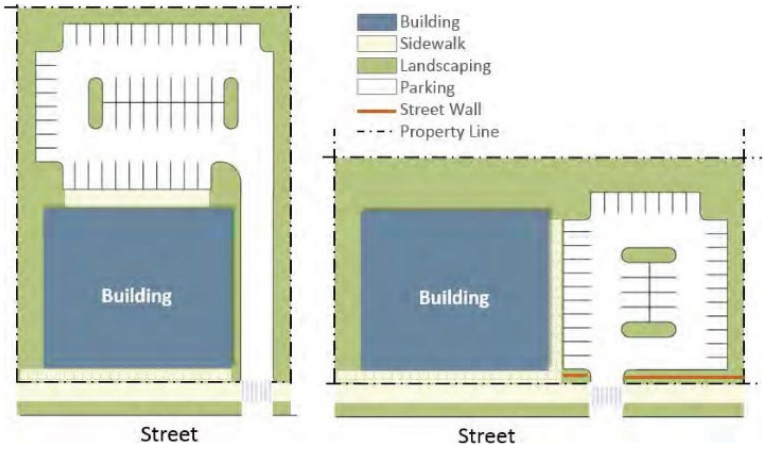
examples of transit stops, pull-out facilities, and other transit amenities conform to the LYNX Design Standards.

3. **Location of Parking Facilities.**

   a. Surface parking lots shall be located behind buildings so that the parking areas are screened from public sidewalks and streets.

   b. Where a site is too narrow or shallow to provide parking behind the building, the placement of parking facilities and vehicular driveways is permitted on the side of the proposed building (see Figure 39) only if the building setback requirements are met and a modification of standards for the minimum building frontage (if necessary to accommodate the parking area) is approved (See Section E.3, Modification of Standards). The vehicular areas shall be screened from the road by a street wall (see Section M.3). Design conflicts between vehicular and pedestrian movement generally shall be decided in favor of the design which promotes pedestrian circulation.

Figure 39: Parking on the Rear or Side



   c. Garages serving single family homes and duplex units are encouraged to be provided facing alleys and are required to comply with the citywide Development Design Guidelines (LDC Section 6.09.00).

   d. Surface and structure parking areas shall be accessed from a secondary street, from an adjacent property (joint access easement and shared use agreement necessary), or from rear alleys if any of these are available or proposed as part of the development (see Figures 40 and 41). Access through single family residential neighborhoods, however, shall not be allowed.

   e. Any surface parking areas located along a public street shall be screened from street view by a street wall. See wall standards in Section M.3.

Figure 40. Site Access

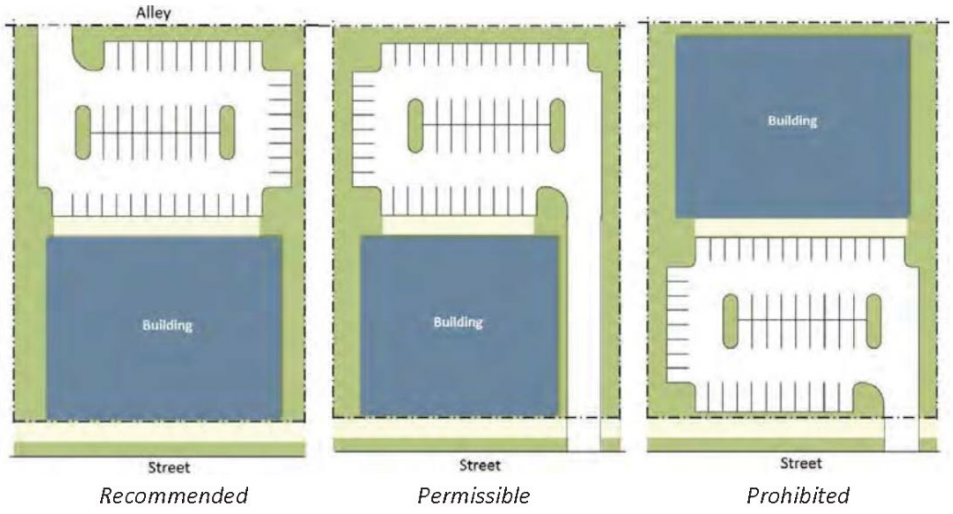
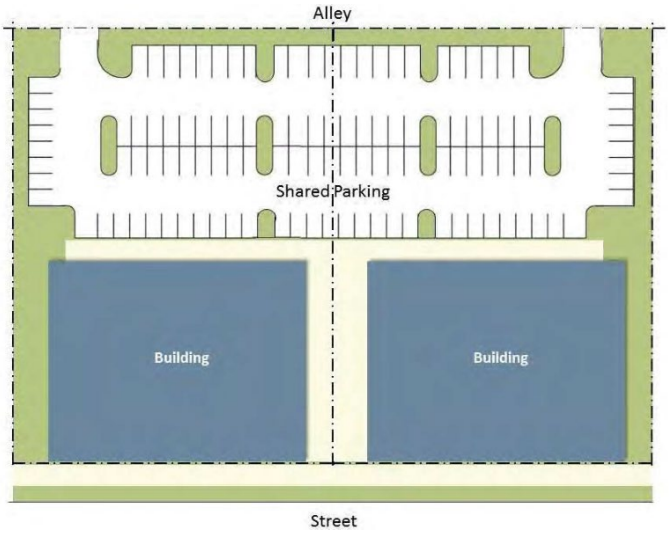


Figure 41. Shared Parking



4. **Parking Garages.**

   a. Parking structures facing Type A, B or C streets (see Section P) shall be placed behind a liner building that houses active uses (see standards for liner buildings in Section K.1.b). See Figure 43.

   b. Liner buildings are not required along other streets. However, any portion of a parking garage that is not concealed behind a building shall be screened to conceal all internal elements such as plumbing pipes, fans, ducts and lighting. Ramping should be internalized wherever possible. Exposed spandrels shall be prohibited (see Figure 42).

Figure 42. Exposed Spandrels

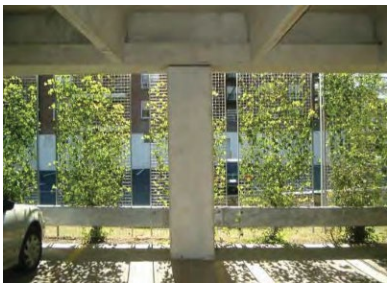
Figure 43: Parking Garages and Liner Buildings

c. Parking garages not concealed behind liner buildings or active uses (e.g. commercial, office, residential) shall provide a landscaping strip along the facade as follows:

   i. The landscaping strip shall have a minimum depth of 8 feet; and

   ii. A minimum of five (5) understory trees per 100 linear feet and a row of evergreen shrubs shall be planted along the strip. Vines growing on a metal mesh mounted on the wall of the parking garage are encouraged (Figure 44).

Figure 44. Garage Landscaping



d. The exterior facades of all parking garages shall be designed as to achieve architectural unity with the principal structure(s) which they are intended to serve.

e. Parking structures shall meet setback, height, façade articulation and glazing standards contained in this code.

5. **Parking for Single Uses.** Off-street parking for developments that propose only one type of land use shall meet the standards listed in Table 9. These standards shall be considered the maximum allowed for all single-use developments in the Village Center character zone. In all other zones, these are the minimum standards required. Spaces above or below the minimum/maximum may be permitted if the need is demonstrated by a parking study. Uses not specifically listed shall meet the parking requirements stated in the City's Land Development Code.

Table 9. Off-Street Parking Requirements

Use	Vehicular Parking Spaces	Bicycle Parking
Single Family Residential	2/unit	NA
Townhouse/Multi-Family	3+ bedrooms: 2.5/unit 2 bedrooms: 2/unit 1 bedroom: 1.5/unit efficiency: 1.5/unit	1 per every 5 units
Live/Work Units	3+ bedrooms: 2/unit 2 bedrooms: 1.75/unit 1 bedroom: 1.5/unit efficiency: 1.5/unit	1 per every 5 units
Community/Cultural Center*	1 per 5 persons based on maximum occupancy permitted by fire code in the main assembly area. If no main assembly area, 3 per 1,000 sq. ft. of gross floor area.	0.7 per 1,000 sq. ft. of gross floor area
Government Use	3 per 1,000 sq. ft. of gross floor area.	0.7 per 1,000 sq. ft. of gross floor area
Day Care Facilities	1 per 10 persons based on the facility's regulated capacity, with a minimum of 4 spaces, plus 1 parking space per every employee at maximum staff level	0.7 per 1,000 sq. ft. of gross floor area
Theater/Entertainment*	1 per every 3 seats, or 7 per 1,000 sq. ft. of gross floor area.	5% of required number of vehicular parking spaces
Office (all types)	4 per 1,000 sq. ft. of gross leasable area (GLA).	0.7 per 1,000 sq. ft. of gross floor area

Hotel/Motel	1 per room, and 60% of the required number of spaces for each integrated, secondary retail, restaurant, entertainment, or office use.	5% of required number of vehicular parking spaces
Restaurant	4, plus 1 for each 3 seats of seating capacity (indoor and outdoor)	1 per 1,000 sq. ft. of gross floor area
Commercial Retail	3.5 per 1,000 sq. ft. of gross leasable area (GLA).	5% of required number of parking spaces

For uses not addressed in this Table or the LDC, parking requirements shall be determined by the City at the time of development plan approval.

6. **Parking for Mixed-Use Developments.** When any land or building accommodates two (2) or more categories of uses the minimum total number of required parking spaces for each use may be reduced through shared parking.

Off-site parking facilities may be counted in shared parking calculations for private development if the facility is within five hundred (500) feet of the development, until the capacity of the off-site parking facility is reached. An off-site parking facility is any City or privately-owned facility not residing on the property of the development. The off-site parking facility may or may not be owned by the owner of the development.

On-street parking spaces wholly adjacent to the property to be developed shall be credited toward off-street parking requirements.

The shared parking reduction shall be calculated as follows:

Step 1: Categorize the uses according to the ten (10) categories listed in the use column of Table 9.

Step 2: Add together the minimum required parking for each individual use category, using the ratios set out in Table 9.

Step 3: Subtract from the each individual sum the number of spaces which are reserved for use by specified individuals or classes of individuals such as spaces for emergency vehicles or for the handicap.

Step 4: Create a shared parking matrix by multiplying the results of Step 3 by the percentages listed in Table 10.

Step 5: Add together the cells containing the number of spaces in each of the six (6) vertical columns in the shared parking matrix.

Results: The minimum parking requirement is the highest sum resulting from the foregoing addition, plus the total number of spaces which are reserved for use by specific individuals or classes of individuals, minus the adjacent on-street parking. Table 11 shows an example of applying the shared parking methodology to a proposed mixed use development.

Several parcels may use an area wide parking program to provide the necessary parking collectively as follows:

a. The minimum required number of parking spaces for an area wide parking program shall be calculated using shared parking methodology.

b. The owners of those parcels that wish to be considered collectively with regard to parking shall enter into parking agreements that demonstrate how the parking requirements are satisfied.

c. Adequate pedestrian connections among sharing uses and the parking facility shall be provided. The installation of barriers or the use of inadequate walkways that limit use of shared parking shall not be permitted.

d. The parking agreement shall be in a recordable form acceptable to the City Attorney.

e. The parking agreement shall be recorded by the property owners in the public records of Orange County, with a copy of the document indicating that such recording was provided to the City.

Table 10. Shared Parking Usage Percentages for Mixed-Use Development

Use	Weekday			Weekend		
	1:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—1:00 a.m.	1:00 a.m.—7:00 a.m.	7:00 a.m.—6:00 p.m.	6:00 p.m.—1:00 a.m.
Residential/Townhouse	100%	60%	100%	100%	75%	95%
Flex Space 24-7 reserved parking	100%	100%	100%	100%	100%	100%
Community/Cultural Center	0%	100%	10%	0%	100%	30%
Government use	0%	100%	10%	0%	10%	0%
Day Care Facilities	0%	100%	0%	0%	0%	0%
Theater/Entertainment	0%	40%	100%	0%	80%	100%
Office	5%	100%	5%	0%	15%	0%
Hotel/Motel	100%	55%	90%	100%	55%	90%
Restaurant*	20%	70%	100%	30%	75%	100%
Commercial Retail	0%	100%	80%	0%	100%	60%

*not 24 hours

Table 11. Shared Parking Example

Use	Units /SF	Spac e per	Total	Less	Subt otal	Weekday						Weekend			
						1: 00	Sp	7: 00	Sp	6: 00	Sp	1: 00	Sp	7: 00	
2 Bedroom Apt	52	1.75	91	2	89	100%	89	60%	53	100%	89	100%	89	75%	6
Office	15,000	3	45	2	43	5%	2	100%	43	5%	2	0%	0	15%	6
Retail	10,000	3.5	35	2	33	0%	0	100%	33	80%	26	0%	0	100%	3
Restaurant	7,000	5	35	2	33	20%	7	70%	23	100%	33	30%	10	75%	2
Totals			**206**	**8**	**198**		**98**		**153**		**151**		**99**		**1**

Note: 10 on-street parking spaces can be utilized for required parking.

*As illustrated in**Table 9**, the highest parking space demand (153 spaces) occurs weekdays between 7:00 a.m. and 6:00 p.m. To this amount the 8 required handicap spaces are added and the 10 abutting "on-street" spaces are subtracted from the shared total resulting in 151 required off-street spaces.*

Using the non-shared (traditional) methodology, a total of 206 spaces would be required (198 regular spaces plus 8 handicap spaces).

7. **Additional Parking Reductions.** Additional reductions may be approved if one of the following is met:

   a. A parking study is submitted demonstrating the amount of parking needed.

   b. Non-residential developments within a one-half mile from a transit center or bus stops are eligible for the following:

      i. The minimum number of parking spaces may be reduced by up to 10% for sites in which the closest portion of the requested parcel is no more than a ⅛ of a mile (660 linear feet) radius from a bus stop.

      ii. The minimum number of parking spaces may be reduced by up to 5 percent for sites in which the closest portion of the requested parcel is no more than a ¼ of a mile (1320 linear feet) radius from a bus stop.

      The distances specified shall be measured in a straight line from the nearest property line of the development site to the nearest bus stop.

M. Landscape, Buffering and Screening.

Landscape installation and irrigation shall be consistent with Section 5.01.00 of the City of Apopka Land Development Code, except for the following:

1. **Landscape Materials.** All plant materials shall be chosen from the Florida-Friendly Plant Database (Central Florida Region). This database, which is maintained by the University of Florida, Institute of Food and Agricultural Sciences (UF/IFAS), may be accessed online at: www.floridayards.org/fyplants/index.php

   All proposed trees and plant materials shall be graded as Nursery Grade No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and Standards for Nursery Plants" (latest edition, as revised from time to time).

2. **Parking Lot Landscaping and Lighting.**

   a. Large parking lots shall be visually and functionally segmented into smaller lots with landscaped islands and canopy trees. The design of parking areas should avoid the appearance of large masses of parked cars. Landscape strips at least ten (10) feet wide shall be provided between parking bays of either head-in or diagonal parking. Trees shall be planted a maximum of fifty (50) feet on center along the length of the landscape strip.

   b. No more than ten (10) consecutive parking stalls are permitted without a landscape island a minimum of ten (10) feet wide and extending the entire length of the parking stall. A minimum of one canopy tree or either two understory trees or three palm trees shall be planted in each landscape island. A minimum of five (5) shrubs per 144 square feet shall also be planted in the landscape island.

   c. Parking lot layout, landscaping, buffering, and screening should minimize direct views of parked vehicles from streets and sidewalks; prevent spill-over light, glare, noise, and exhaust fumes from infringing on adjacent properties; and provide the required tree canopy shade.

   d. Any landscaping adjacent to the front of a parking space shall include a (2) foot wide strip of gravel, mulch or grass, so that the front of the parked vehicle can overhang without interfering with taller plantings (see Figure 45).

e. Parking spaces adjacent to a sidewalk must have wheel stops placed two (2) feet from the sidewalk so that the car overhang does not reduce the width of the sidewalk (see Figure 45).

f. At the time of planting, trees within rights-of-way and public parking areas shall meet the following standards:

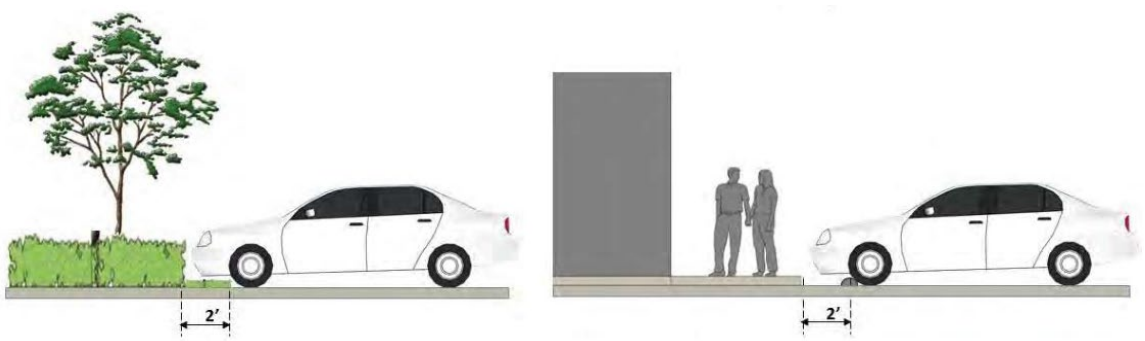
i. Trees shall have a minimum caliper of two and a half (2.5) inches measured at six (6) inches above the ground, as defined in Part III, Article II: Land Use: Type, Density, Intensity - Apopka LDC.

ii. Trees shall have a minimum height of eight (8) feet at planting.

iii. Canopy trees that are planted closer than five (5) feet from the back of a curb, sidewalk, or building shall be planted with a root barrier control method approved by the City.

iv. Tree and site lighting locations shall not be in conflict.

Figure 45. Parking Overhang



g. Parking lot light fixtures shall be designed so that light is directed onto the parking area and away from neighboring residential lots.

h. The design, color, shape, style, and materials of the fixtures shall match or complement the style and materials of the buildings served.

i. Lighting fixtures in parking lots adjacent to residential zones shall not exceed twenty (20) feet in height as measured from the adjacent grade to the top of the light fixture.

3. **Buffers and Screening.** Buffers shall be provided as required by the Land Development Code, except that no buffer shall be required between the building and the street, or between similar uses unless specifically required as part of a Public Hearing review.

Urban street walls (see Figure 46) are the only type of fence/wall allowed facing streets and alleys. A street wall shall be required along the perimeter of a surface parking lot that abuts a street or alley. Whenever a street wall is provided, it shall meet the following standards:

a. The wall shall be a minimum of three (3) feet and a maximum of five (5) feet in height. Walls greater than three (3) feet in height above grade shall be no more than fifty (50) percent solid.

b. Street walls shall be constructed of wrought iron, brick, masonry, stone, powder-coated aluminum or other decorative materials that complement the finish on the primary building. Chain link, wood and PVC street walls shall be prohibited.

c. When a parking lot abuts a public right-of-way, ground cover, hedges, or shrubs shall be installed on both sides of the wall. The landscaping strips shall be a minimum of three (3) feet wide. The area in front of a street wall may be landscaped or used to expand the public sidewalk (see Figure 47).

d. Breaks should be permitted in the street wall to provide pedestrian access to the site and for the purpose of tree protection.

Figure 46. Street Wall Examples

Figure 47. Street Wall Location and Landscaping

N. Stormwater.

Developers are encouraged to connect to a master stormwater system, rather than providing an on-site facility. If a master stormwater system is anticipated, site specific ponds shall be removed and connection to the master system shall be required. Until such time as a master system is available, development is subject to the following requirements:

1. All retention areas shall be incorporated into the overall design of the project.
2. Wet stormwater areas shall be designed as amenities (see Figure 48). Features such as fountains or aerators are encouraged to accent the ponds and provide adequate aeration to prevent stagnation and fish kills. Other features may include bridges and boardwalks.
3. Wet bottom ponds in character zones other than Neighborhood and Employment may only be allowed subject to Special Exception approval.

4. Landscaping is required to soften the visual appearance of wet retention pond edges. Native trees and shrubs shall be used. No exotic invasive plants are permitted.
5. Where slopes require fencing, only ornamental metal will be allowed.
6. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged. Each of these options may increase the amount of developable land or undisturbed open space.

Figure 48. Example of Integrated Retention Areas

O. Signs.

Development within the Kelly Park Interchange Form-Based Code Area shall comply with the sign standards of this section in addition to the standards contained in the citywide sign code. Billboard shall not be allowed within the Kelly Park Interchange Form-Based Code area. If any sign standards in this document are in disagreement with the existing Sign Code, the standards detailed in this document take precedent.

1. **Building Signs.** Each business shall be allowed up to two (2) building signs per business frontage, and each site may be eligible for a freestanding sign, as noted below.
    a. **Number and Types of Signs Allowed.**
        a. Two business identification sign attached to the building shall be allowed per business frontage on a public street. The types of signs allowed are as follows:
            i. Wall Sign: A sign that is attached flat to a building wall.

ii. Canopy Sign: A sign which is suspended from, attached to, supported from or forms a part of a canopy.

iii. Awning Sign: A sign that is painted, silk-screened, stitched on, imprinted on or otherwise applied directly onto the fabric of the awning.

iv. Projecting Sign (Bracket Sign): A sign which is affixed and displayed perpendicular to any building wall or structure.

v. Hanging Sign: A sign that is placed under a canopy, awning or arcade, perpendicular to the building façade, and not intended to be seen by motorists.

vi. Window Sign: A permanent sign affixed to, or painted on either face of a window or glass door that leads to the exterior of the building. Signs suspended within three (3) feet behind the glass are also deemed window signs.

b. **Building Sign Size.** The aggregate area for all building signs together shall not exceed two (2) square feet in area for each foot of frontage of building displaying sign. The total square footage of wall signs allowed shall not exceed 200 square feet.

c. **Building Sign Standards.**

i. Wall signs shall be either a panel or individual letters applied to the wall, shall not project from the wall by more than 12 inches, shall not extend above the top pf the wall where it is located, and in the case of two story buildings, it shall be placed between the first and second floor windows. Signs painted directly onto the façade are not allowed.

ii. The total area of wall sign shall not exceed 15 percent of the height of the façade where the sign is to be installed multiplied by the building frontage (see Section J.3 for calculation of building frontage), or two hundred (200) square feet, whichever is less.

iii. Wall signs shall not extend closer than two (2) feet to the side edges of the façade.

iv. Wall signs shall be permitted above the second story provided they are attached flat against the building wall fronting on or perpendicular to the Parkway, even if that is not a principal façade (see Figure 49).

Figure 49. Wall Sign Above Second Story

v. Projecting signs may be read horizontally or vertically and may extend into the building setback zone, but not over the public right-of-way. They shall have a clearance of 8 feet from the ground and shall not exceed the height of the building wall where installed.

vi. Canopy signs shall not exceed 75 percent of the width of the canopy. They are allowed to be placed fully or partially above or below the edge of the canopy (see Figure 50), provided the sign consists of individual letters (as opposed to a panel). Canopy signs are also allowed to hang from the bottom of the canopy facing the street. An 8 foot clearance shall be provided.

Figure 50. Canopy Signs Extending Above and Below the Canopy

vii. Awning signs may extend up to 75 percent of the width of the awning but shall not cover more than 30% of the surface of the awning facing the street.

viii. Window signs (silk screen, vinyl letters, gold leaf, hand painted or neon) shall not occupy more than 25% of the glass window or door, and may be allowed for first and second story businesses.

ix. Hanging signs shall not count toward the maximum sign area allowed, provided they are placed under the awning or canopy, perpendicular to the building, and near the front door of the business. Such signs shall have an 8 foot minimum vertical clearance as measured from grade to the bottom of the sign, and a maximum height of 2 feet.

x. Portable signs, streamers and pennants are specifically prohibited.

xi. Blinking lights, bulbs facing the road, changeable and moveable message boards and electronic message signs are not permitted.

xii. Signs shall not obscure architectural details such as windows, cornice, decorative brickwork and storefronts. No portion of a building sign shall extend below the lowest point of the roof or above the top edge of the parapet of the building to which it is attached.

d. **Building Sign Illumination.** Signs may have interior or exterior illumination sources (see Figure 51). However, signs illuminated from an exterior light fixture are preferred. There shall be no illuminated signs facing a single family home.

Figure 51. Permitted Sign Illumination

Preferred (exterior illumination):

Discouraged (internal illumination):

2. **Free Standing Signs.** Freestanding signs shall include monument signs (see Figure 52), or incorporated into the street wall (see Figure 53), are allowed as follows:

Figure 52. Monument Signs

a. Developments are allowed one freestanding sign per street frontage at a rate of 0.5 square feet of sign for every foot of site frontage on a street. The sign, however, shall not exceed 100 square feet.

b. The only type of freestanding sign allowed in the Village Core and the Transitional Character District is a sign on the street wall. The sign shall not exceed a maximum of 72 square feet, shall be placed flat on the wall, and may reach a height of 8 feet measured from the ground (see Figure 53).

Figure 53. Street Wall Signs

c. In the Interchange and Employment character zones, freestanding signs shall not be placed in front of or within 5 feet from any portion of the building meeting the street setback requirement. They may, however, be allowed in front of parking areas or where the building is recessed.

d. Monument signs shall not exceed 8 feet measured from the adjacent sidewalk, and not on a landscape mound or buffer. Monument signs are preferred to avoid visibility conflicts with street trees.

e. Pole signs if allowed by special exception due to hardship precluding use of a monument sign, shall not exceed 12 feet in height, and shall provide a clearance of 8 feet from the ground. Maximum 32 square feet. The supporting poles may not exceed 2 feet × 3 feet.

3. **Multiple Use Developments.** A sign master plan for mixed-use developments shall be prepared and submitted for City approval.

(Ord. No. 2805, § XIII, 11-18-2020)

P. Street Standards.

1. **Responsibility for Improvements.**

    a. The developer shall be responsible for the provision of streets within the development including curbing, the parkway (landscaping strip between the sidewalk and the travel lane) and sidewalks along all streets, other than State roadways.

    b. Along county roads, the developer shall comply with county requirements for improvements along the right-of-way if different than the requirements contained in this code.

    c. Developers shall consider transportation demand strategies, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and other trip reduction strategies to minimize vehicular traffic congestion.

2. **Street Design.** Streets in the Kelly Park Interchange Form-Based Code area must be designed with the primary goal of assuring pedestrian comfort, safety and accessibility. All streets must be public. Gated developments are prohibited. The design of each street must adhere to the specifications and cross-section illustrations for each street type provided in this section unless an alternative plan is approved by the City Engineer. The following standards shall also apply:

    a. Smaller curb radii than required in Table 12 may be used in conjunction with mountable curbs

    b. Type D Streets are permitted in the Neighborhood character zone only if connecting Type B streets to other Type B streets or collectors.

    c. Parking permitted on one side of street only on Type E streets if the existing right-of-way width is limited.

    d. Table 12 shows the location criteria for utilities. Dry utilities such as cable, electric and phone should be placed within the alley right-of-way. If no alley exists then they should be placed under the public sidewalk. Figure 55 shows an example of utility location within the right-of-way.

    e. Street trees planted within a landscape zone of less than 8' in width must utilize an acceptable method to ensure adequate area for tree roots (e.g. tree wells, tree grates, etc.). Landscape zones, where required, may be provided as bulb outs where parallel parking is provided. However, the minimum sidewalk width must then be widened by 2' and the required trees must be provided within the bulb outs.

    Figure 54 shows the terminology used for the street components addressed in this section and Figure 56 shows a conceptual diagram of the street typology.

3. **Complete Streets.** Streets and pedestrian facilities should all incorporate the Complete Streets design concept wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

With a Complete Streets approach, roadway projects are uniquely planned and designed to serve the context of that roadway and the safety, comfort, and mobility of all users. In urban settings where high volumes of pedestrians, bicyclists, and transit users are expected or desired, a roadway could include features such as wide sidewalks, bicycle facilities, transit stops, landscaping, lighting, and frequent, safe pedestrian crossing opportunities.

Complete streets promote connectivity by offering people access to an interconnected network of pedestrian, bicycle, transit and roadway facilities. These also help to spur private investment and enhance economic opportunity and prosperity.

Complete Streets provide opportunities for increased physical activity and improved community health by incorporating features that promote regular walking, bicycling, and transit use.

Figure 54. Public Right-of-Way/Street Components

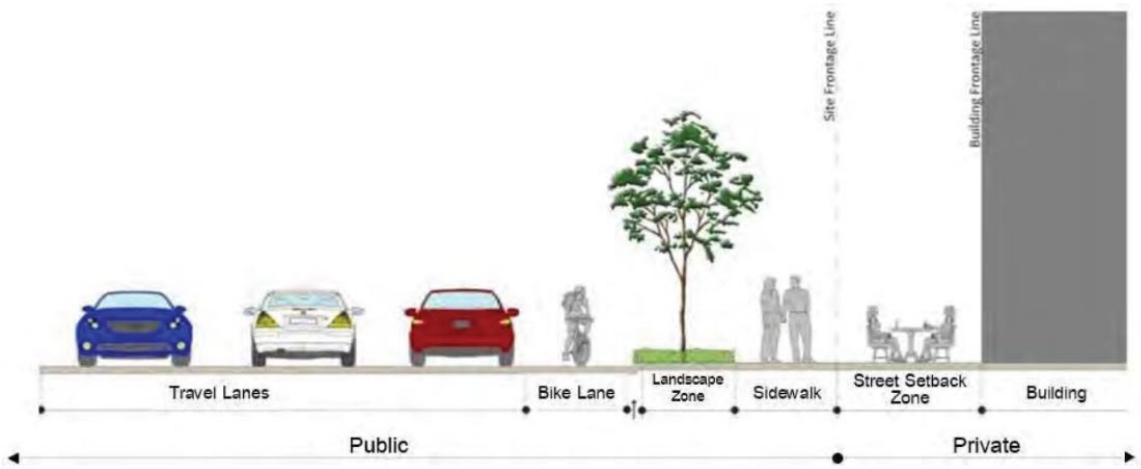
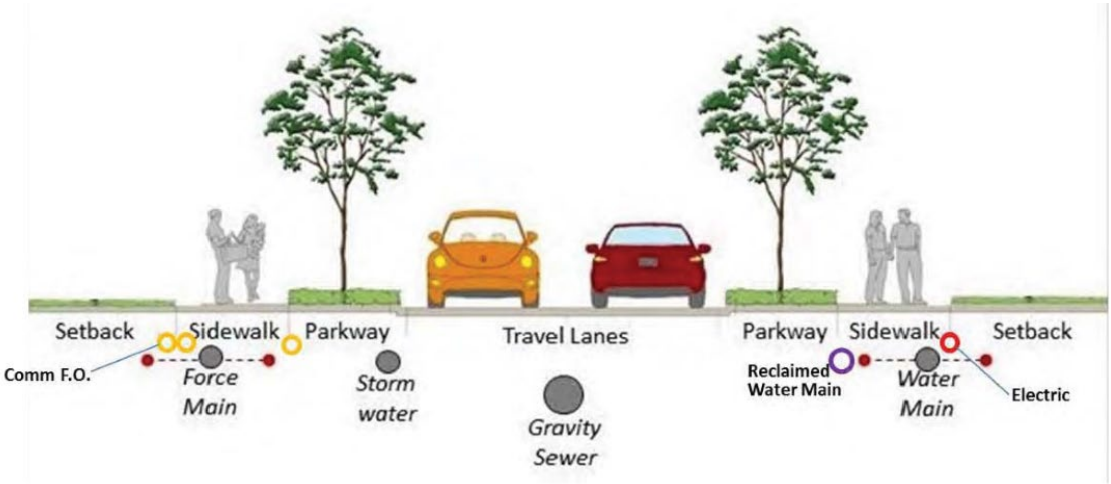
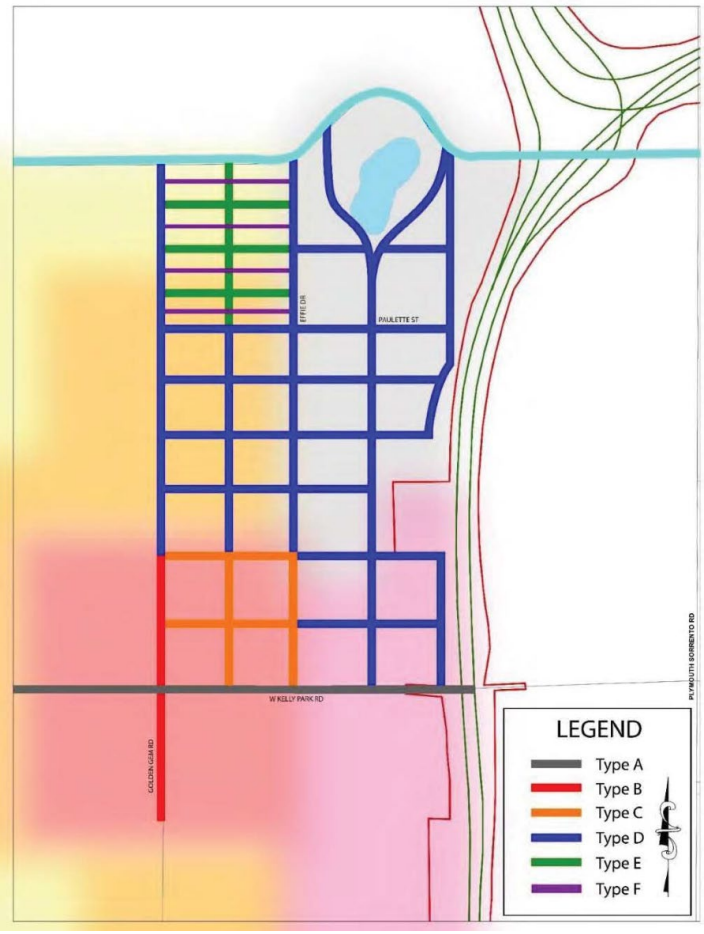


Figure 55. Example of Underground Utilities Location



See Table 12 for location by Street Type

Figure 56. Conceptual Diagram of Street Types



Walkable Grid Design — A fused grid design in encouraged to include varied street, sidewalk and pedestrian pathways throughout a development and linking developments.

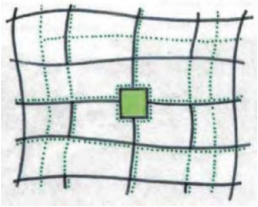


Table 12. Street Standards							
Application	Type A (Gateway from Highway)	Type B (VC Access Streets)	Type C (VC Interior Streets)	Type D		Type E (Neighborhood)	Type F (Alley)
				Option 1 (No Parking)	Option 2 (with Parking)		
Character Zone	Interchange (Kelly Park Road)	Village Center (Golden Gem, Plymouth Sorrento)	Village Center	Transition Interchange Employment Neighborhood	Transition Interchange Employment Neighborhood	Neighborhood	All
Design Speed (max)	35 mph	30 mph	25 mph	25 mph	25 mph	25 mph	15 mph
Widths							
ROW Width (min)	92'	86'—92' depending on design	56'	60'—74' depending on design	54'—90' depending on design	46'—56' depending on design	18' (one-way only)
Traffic Lane/Width (min)	4 lanes/12'	2 lanes/12'	2 lanes/11'	2 lanes/11'	2 lanes/11'	2 lanes/11'	14' (one way only) with 2' curb each side
Bicycle Lane (min)	7'	7'	Sharrow	7'	7'	None	None
Parking Lane (min)	None	Parallel: 9' wide with landscaped bulb outs at end of parking aisle.	Parallel: 8' wide with bulb outs at end of parking aisle.	None	Parallel: 8' wide on one side (parking on both sides optional).	Unmarked. May be restricted to one side only.	None

Center Median (min)	10' min. with turn lane	10' min. with turn lane	None	Two-way left turn lane optional — 14'	Two-way left turn lane optional —14'	Optional	None
Edges							
Curb Type	Type F	Type F	Type F	Type F	Type F	Type F	Ribbon
Corner Curb Radius (max.)(1)	50'	33'	15'	33'	33'	33'	NA
Landscape Zone Design/Width (min)	Landscape zone: 5' wide min.	Option 1: 5' wide landscaped strip Option 2: 4' wide tree grates/wells	Tree grates or planters/4' (included in sidewalk dimension)	Landscape zone: 6' wide min.	Tree grates/wells: 4' min. width and landscaped bulb outs at end of parking aisle; or Landscape zone: 6' min.	Landscape zone: 6' wide min.	Landscape zone: 2' wide min.
Landscape Type/Spacing (min)	Medium Canopy Trees at 40' Spacing	Medium Canopy Trees at 40' min. Spacing, Understory Trees at 20' min. Spacing	Medium Canopy Trees at 40' min. Spacing	Medium Canopy Trees at 40' min. Spacing, Understory Trees at 20' min. Spacing	Medium Canopy Trees at 40' min. Spacing	Medium Canopy Trees at 40' min. Spacing, Understory Trees at 20' min. Spacing	None
Sidewalk (min)	5' min.	8' min. with landscaped strip 10' min.	10' min. (includes	6' min.	5' min. if tree wells used; otherwise 6'	5' min.	None

		with tree grates	landscape zone width)				
Lighting	See Streetscape Standards						
Utilities							
Water	Under bike lane	Under bike lane or under parallel parking	Under parallel parking or sidewalk	Under bike lane	Under bike lane or under parallel parking	Under parallel parking lane or as easement in front yards	Under travel lane
Reclaimed	Under bike lane	Under bike lane or under parallel parking	Under parallel parking or sidewalk	Under bike lane	Under bike lane or under parallel parking	Under parallel parking lane or an easement in front yards	Under travel lane
Sanitary Sewer	Under travel lane	Under travel lane	Under travel lane	Under travel lane	Under travel lane	Under travel lane	Under travel lane
Dry Utilities (cable, electric, phone)	Under sidewalk	Under sidewalk	Under sidewalk	Under sidewalk	Under sidewalk	Under sidewalk	Under sidewalk

Figure 57. Street Type A (Gateway from Highway)

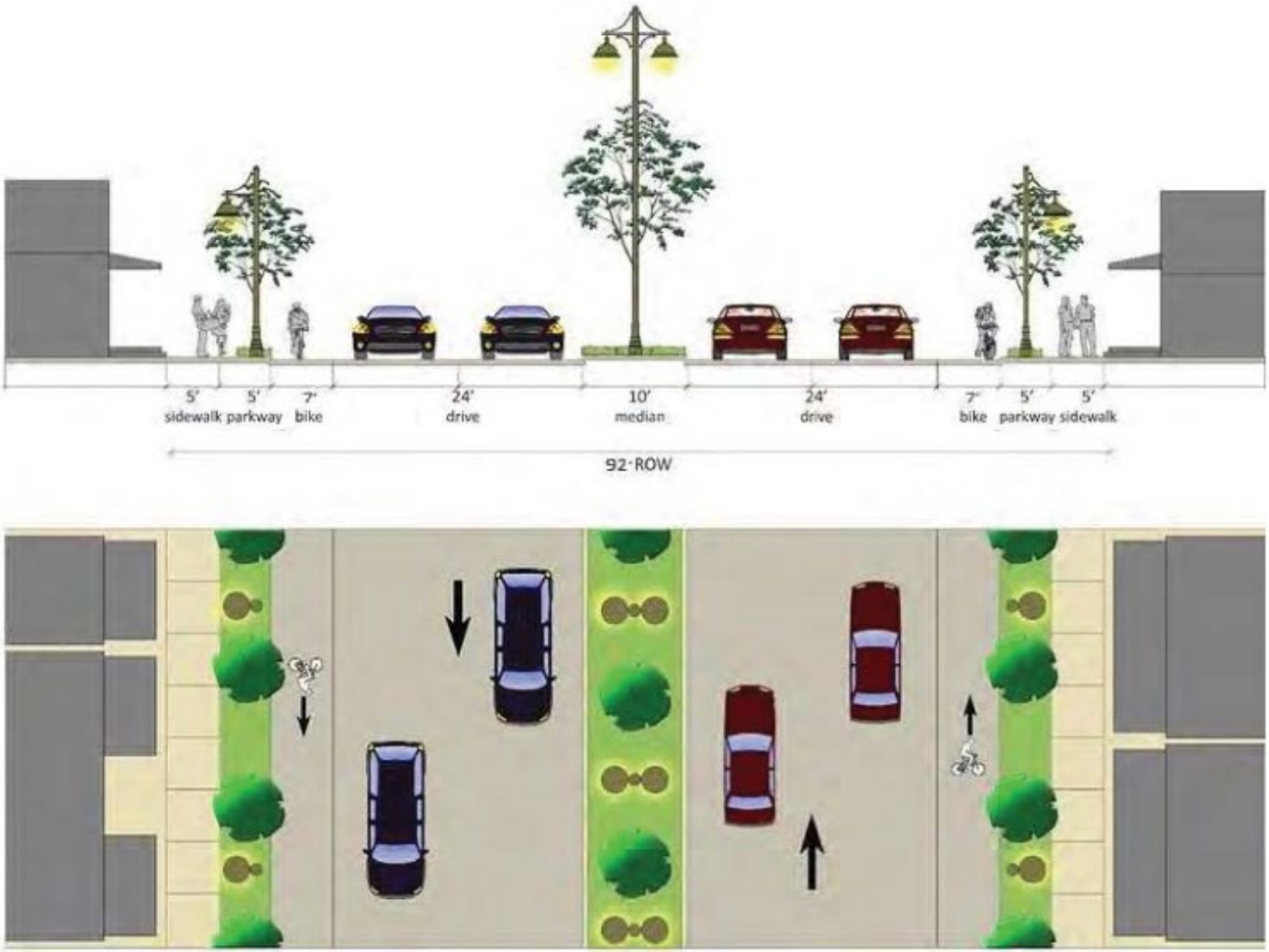
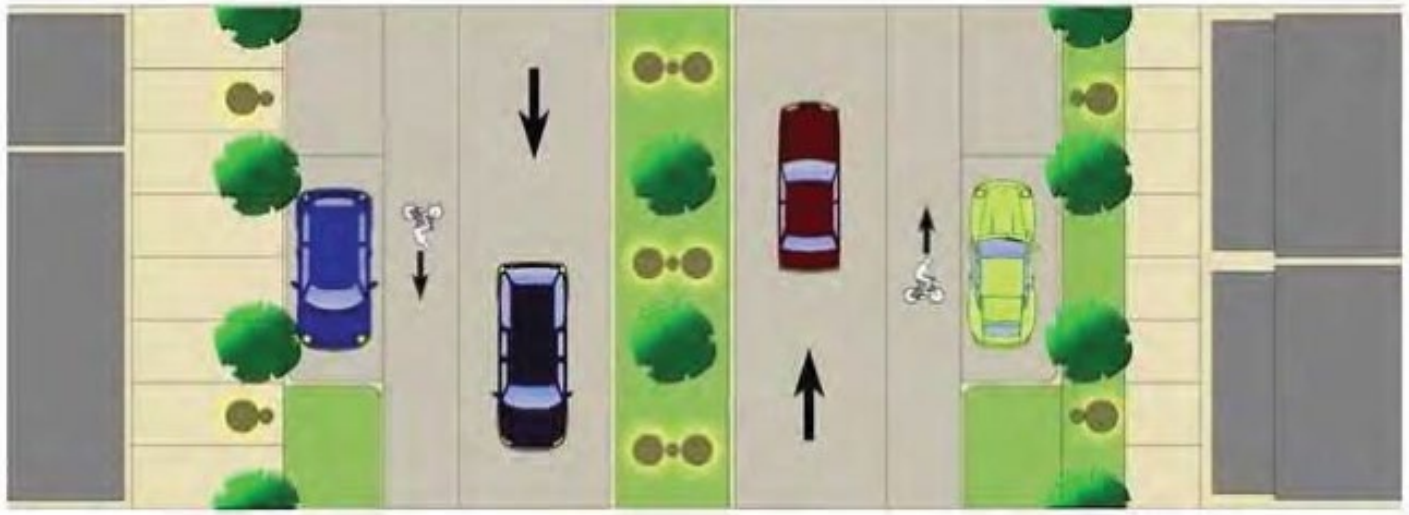


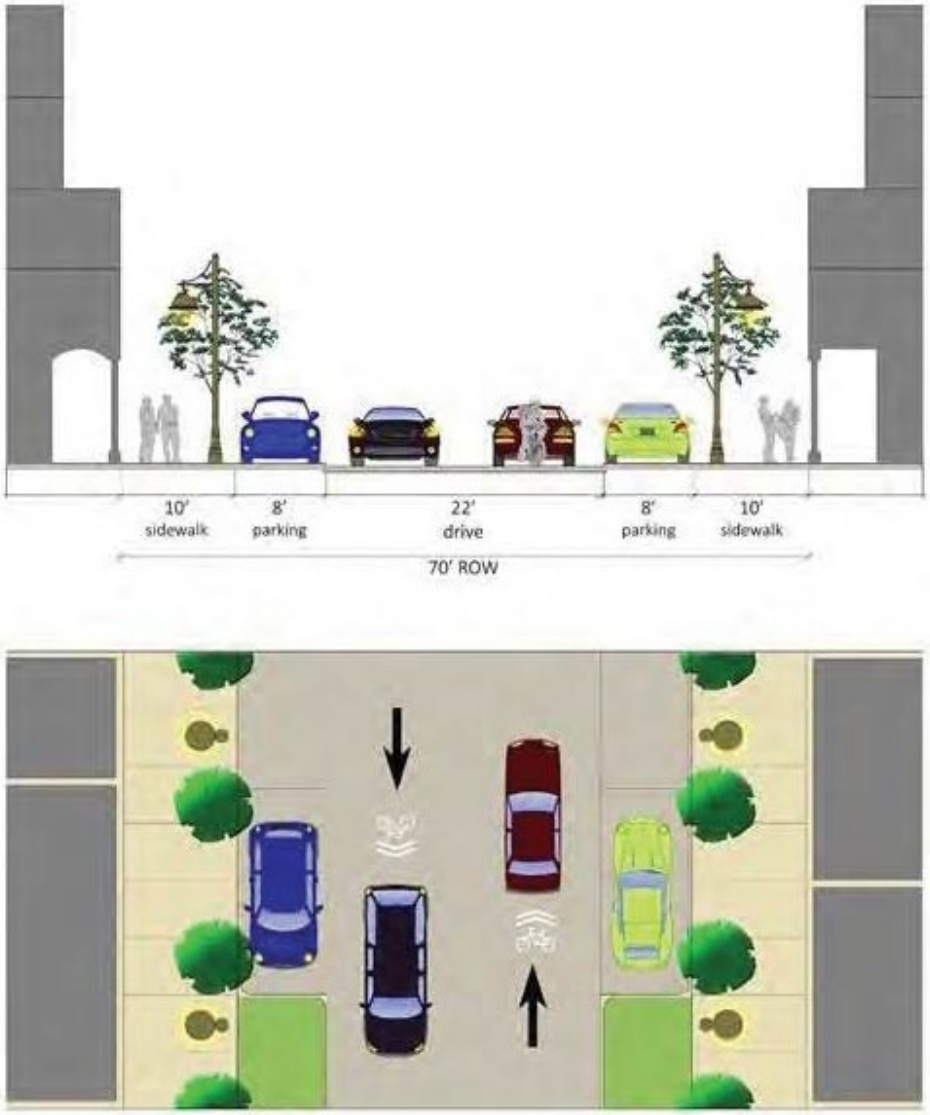
Figure 58. Street Type B (Village Center Access Streets)

10'
sidewalk
9'
parking
7'
bike
12'
drive
10'
median
12'
drive
7'
bike
9'
parking
5'
parkway
8'
sidewalk
86' to92' ROW



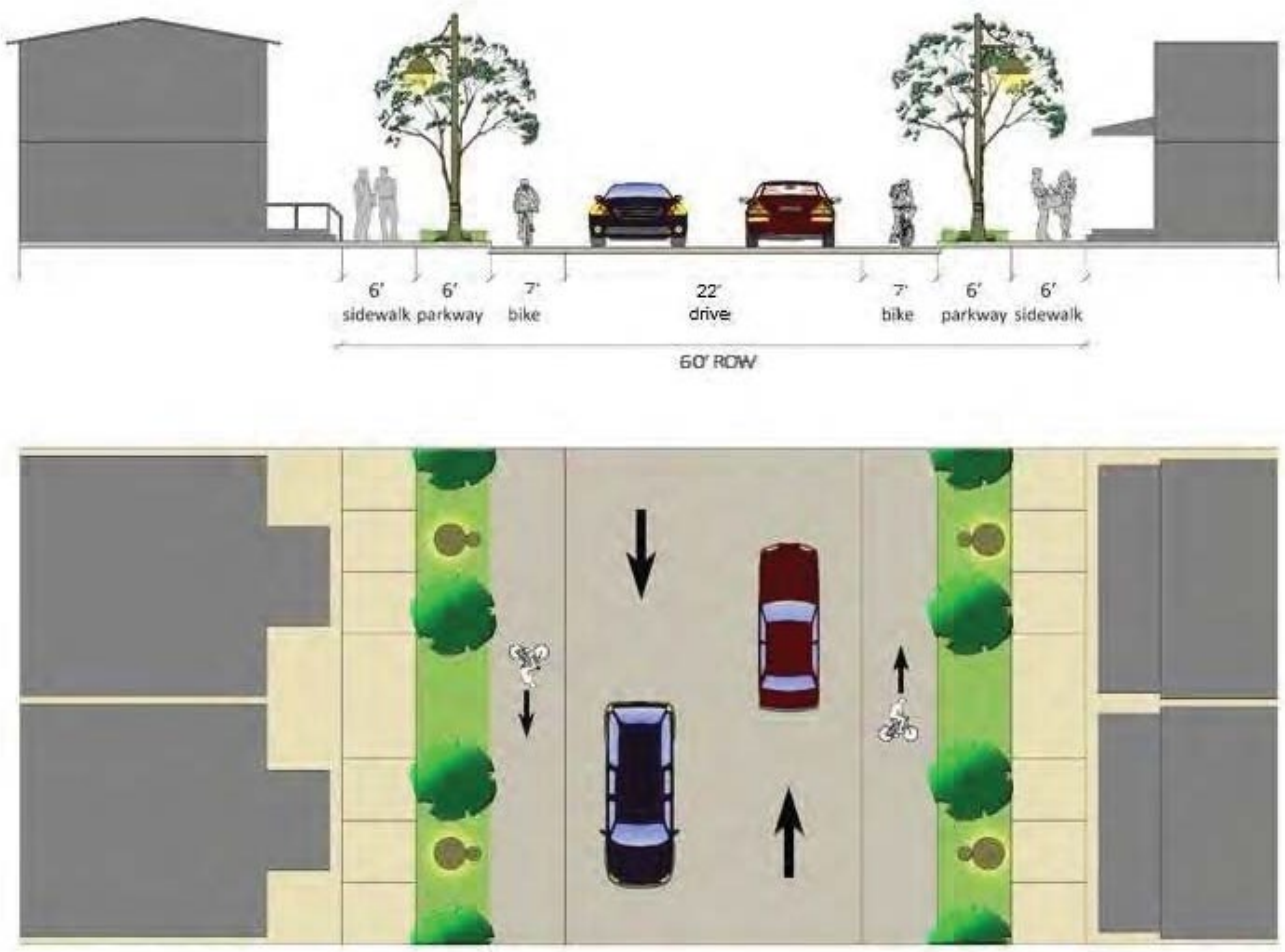
NOT TO SCALE

Figure 59. Street Type C (Village Center Interior Streets)



NOT TO SCALE

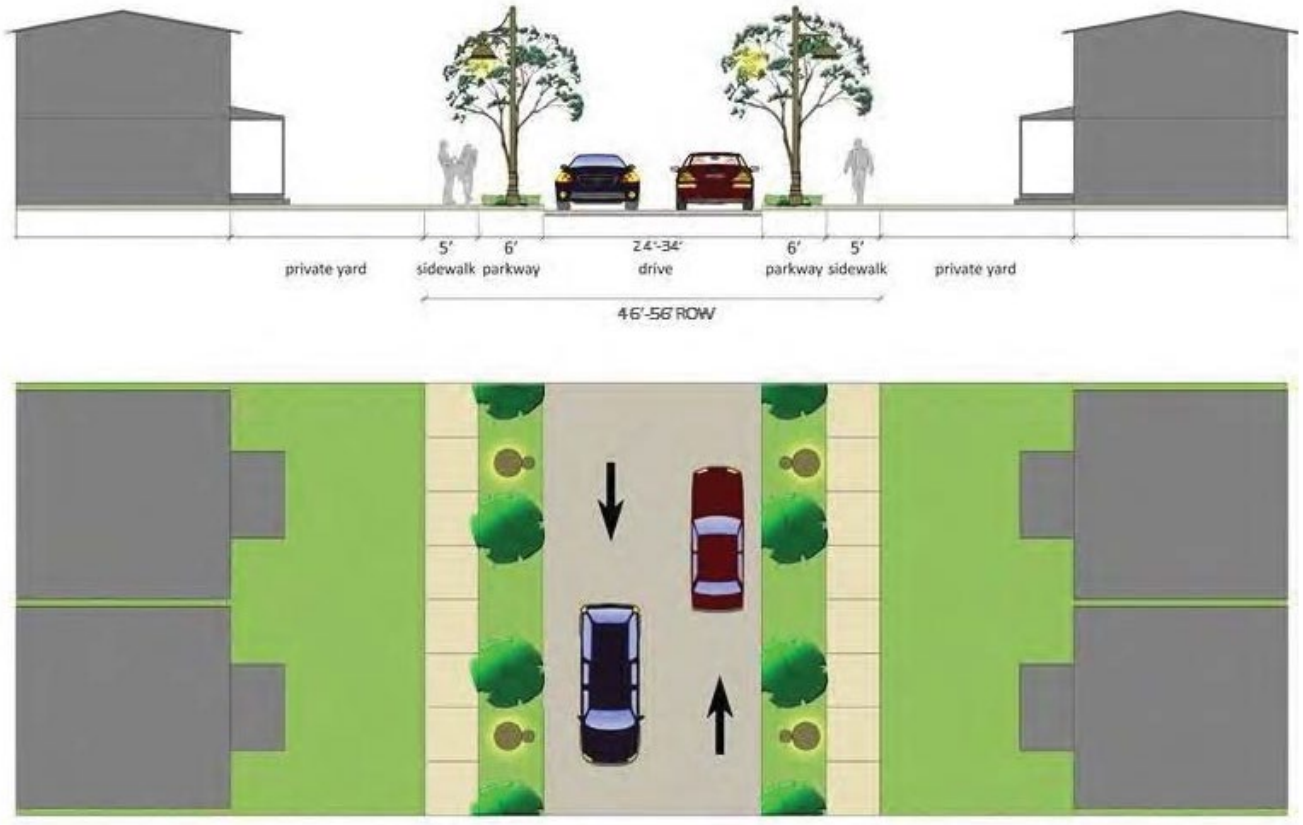
Figure 60. Street Type D (Transition Areas Option 1)



NOT TO SCALE

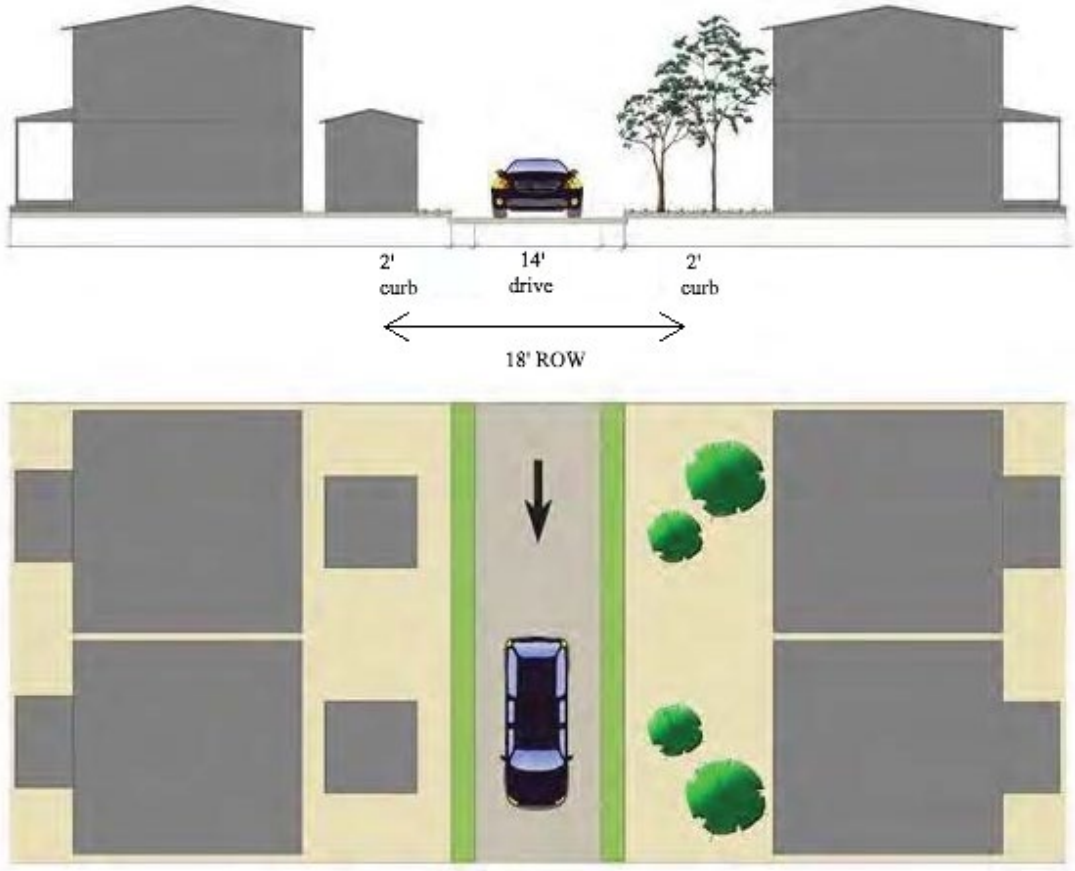
Figure 61. Street Type D (Transition Areas Option 2)

Figure 62. Street Type E (Neighborhood)



NOT TO SCALE

Figure 63. Street Type F (Alley)



NOT TO SCALE

4. **Improvements within the Public Zone.** The configuration of the landscape zone and sidewalk, as well as the installation of lighting, landscaping and tree furniture within the landscape zone, are the responsibility of the applicant in conjunction with the development of a site. The following sections contain specifications for street furniture and landscaping. These are the preferred alternatives, but other designs and specifications may be approved through the site plan review process as long as the alternative designs are compatible with the recommended alternatives.

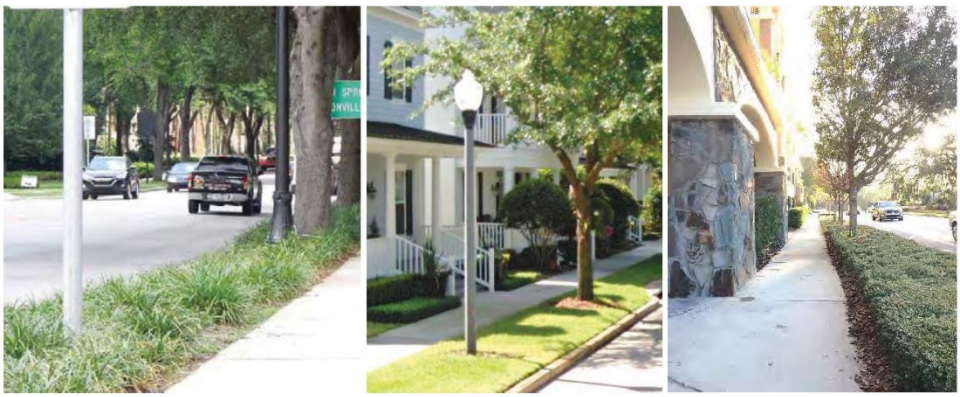
   a. **Landscape Zone Design.** The design of the landscape zone varies depending on the street type as follows.

      i. Along Type B and C streets, the landscape zone shall be used to expand the sidewalk. Therefore, trees shall be planted within round or square black tree grates. Raised planters or planter boxes may also be approved through the site plan review process (Figure 64).

Figure 64. Examples of Landscape along Type B and C Streets

      ii. Along all other streets, the landscape zone shall be used to buffer the pedestrians from the vehicular traffic. Therefore, sod, shrubs, ground cover and/or accent plants and street trees shall be planted within the landscape zone (Figure 65). If sod is approved, it shall not exceed twenty-five (25%) of each landscaped area.

Figure 65. Examples of Landscape along Type B and C Streets



      iii. Along streets which currently have swales (not allowed on new streets), the street trees may be moved to the front yard of the private property.

b. **Street Trees.**

i. A four-(4) inch canopy tree (minimum caliper at planting) shall be planted every forty (40) feet on center in the landscape zone and central median.

ii. There shall be a minimum of twenty-five (25) square feet of mulch around each tree, unless a tree well is used.

iii. Tree grates/wells, where allowed, shall be at least four (4) feet wide.

iv. The recommended street trees include D. D. Blanchard Magnolia, Live Oak Cultivar and palm trees. Alternative species may be approved through the site plan review process.

v. Palm trees shall be limited to forty (40) percent of the total tree requirement.

vi. The use of structural soils (aggregate based soil mix) or modular suspended pavement systems such as Silva Cell (www.deeproot.com) should be considered for street trees. Both methods have been proven to be effective in areas with limited planting space. Additionally, these planting techniques provide a sub-base that can support the above ground infrastructure, promote healthy root growth, and reduce root damage to streets, sidewalks and utilities.

vii. The use of root barriers (e.g. BioBarrier® or DeepRoot Tree Barrier systems) should be considered to prevent damage to utility pipes from tree roots. When installed correctly, a root barrier forces roots to grow downward against the wall surface of the barrier and away from streets, sidewalks and utilities. Each method will increase the cost of tree installation, but will minimize the need for future street, sidewalk and utility repairs as well as corresponding damage to trees during maintenance activities.

c. **Sidewalks and Crosswalks.** Construction specifications for public sidewalks can be requested from City of Apopka Engineering Department. Sidewalk and crosswalks within the right-of-way shall also meet the following standards:

i. Crosswalks are required at all intersections, except where Type E streets intersect with other Type E streets or alleys.

ii. For intersections along Type B and C streets, the crosswalks shall be marked with stamped asphalt (antique red brick color). All other streets shall have, at minimum, painted crosswalks consistent with FDOT standards. See Figure 66.

Figure 66. Conceptual Streetscape Diagram

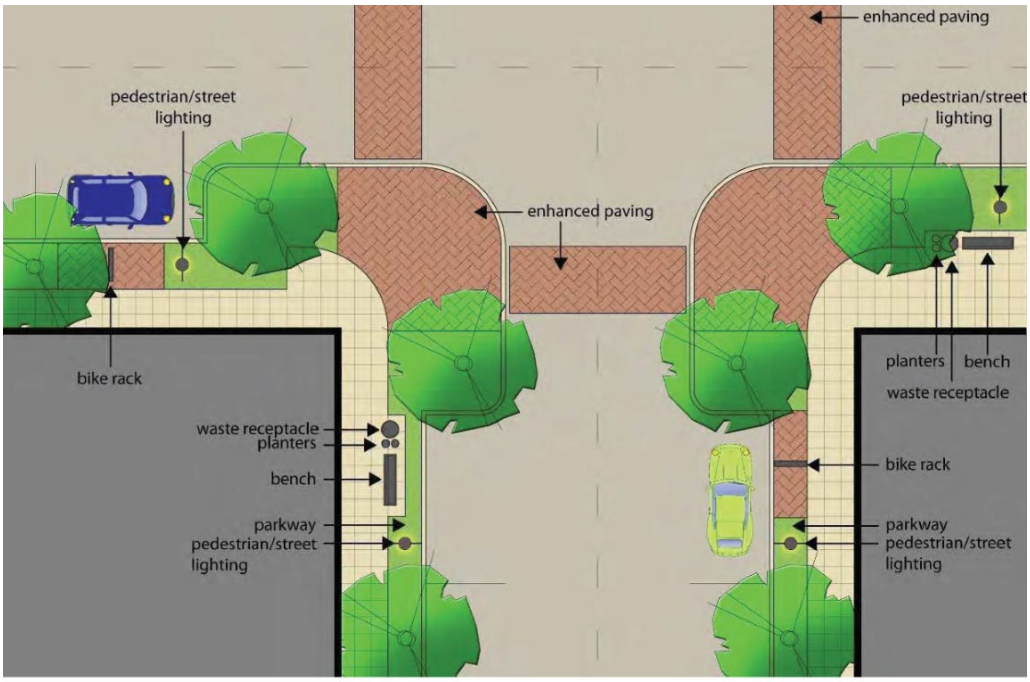


Diagram not to scale

d. **Street Furniture.** Street furniture includes benches, waste receptacles, and bike racks. Developers will be required to provide the required street furniture along all streets within and peripheral to their project. It shall be the property owners' responsibility to ensure proper maintenance of the street furniture in the public right-of-way adjacent to their property.

i. General Regulations - The following standards apply to streets and public areas in all character zone within the Regulating Plan area, with the exception of Transition and Neighborhood character zone streets:

(a) Figure 67 shows examples of the street furnishing style to be used along all public streets and open spaces.

Figure 67. Street Furniture Samples

(b) Developers are encouraged to place the required bike racks within the public right-of-way between the curb and required sidewalk. The bike rack shall be set perpendicular to the street so that parked bicycles do not impede pedestrian circulation. Required bike parking may also be installed within public open spaces. Required bike parking may be consolidated into a single location between neighboring property owners within a block face.

(c) There shall be one (1) waste receptacle and one (1) bench at each corner in the Village Center and Interchange character zones.

(d) In addition to the corner waste receptacle and bench, one (1) more bench and one (1) more waste receptacle shall be provided mid-block within the Village Center. They shall be located on the street side of the sidewalk and the bench shall be shaded.

e. **Street Lighting.** Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway, as follows:

i. General Regulations

(a) Street lights shall be installed in all character zones. Pedestrian lighting is also required in the Village Center, Transition and Employment character zones.

(b) Street and pedestrian lighting shall be placed between the curb and required sidewalk.

(c) All lights shall be LED, and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.

(d) Alternating pedestrian lights shall feature twin banner arms in the Village Center and Interchange character zones. The banners could be seasonal in nature or used to promote public events.

(e) Double head streetlights may be placed in the landscaped median.

(f) Developers may work with Duke Energy to obtain the following type of street lights, or propose a different design for specific neighborhoods. The design will be reviewed in conjunction with the development plan.

Street Lights
Duke Energy:
Fixture: Clermont
Pole: Promenade (25' for pedestrian lighting; 35' for street lights)
Color: Black
www.duke-energy.com

ii. Two Lane Roads

(a) Decorative street lamps are to line both sides of the street at a spacing to achieve 0.6 average foot-candles of illumination.

(b) Light poles shall not exceed twenty-five (25) feet in height.

iii. Four Lane Roads

(a) Decorative street lamps are to line both sides of the street at a spacing to achieve 1.5 average foot-candles of illumination.

(b) Light poles shall not exceed thirty-five (35) feet in height.

(Ord. No. 2925, § VI, VII, 5-18-2022)

Q. Open Space Requirements.

Open space includes active and passive outdoor recreational areas designed to be used by the general public. Open space shall be provided in each character zone. Table 13 lists the minimum acreage and the types of open space that may be allocated within each character zone. The required acreage is calculated per zone but shall be applied to each parcel unless a common area exists or is provided to meet the requirement for the entire zone. The City maintains a database of specific acreage to ensure character zone minimums are maintained. The acreage can be implemented as a series of smaller interconnected open spaces as described in the next section.

Table 13. Required Civic Space Acreage

	Village Center	Employment	Interchange	Transition	Neighborhood
Minimum Acreage of Open Space Required (% of character zone area)	10%	20%	15%	15%	20%
Park		X			X
Green	X	X	X	X	X
Square	X	X		X	X
Plaza	X	X		X	
Playground				X	X

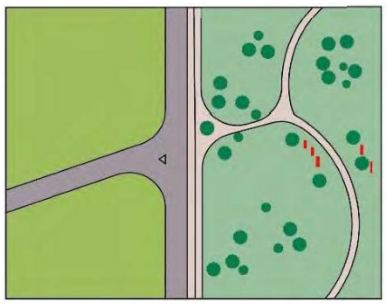
1. **Park.** A natural preserve available for unstructured recreation consisting of paths, trails, meadows, benches, woodland, and open shelters, all naturalistically disposed.

   a. Parks are often irregular in shape, but may be linear to follow natural corridors.

   b. Parks must front on at least one street.

   c. The minimum recommended size shall be 15 acres.

Park



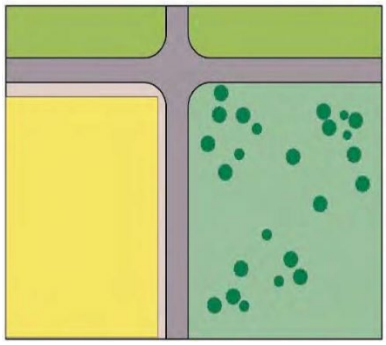
2. **Green.** An open space for unstructured recreation. Greens consist of lawns, trees, paths, benches, and open shelters, all informally arranged.

    a. Greens may be spatially defined by landscaping rather than building frontages.

    b. Greens must front on at least two streets.

    c. The minimum recommended size shall be 2 acres and maximum recommended size shall be 15 acres.

Green



3. **Square.** An open space for recreation and civic purposes consisting of paths, lawns, and trees, all formally arranged. A square is spatially defined by abutting streets and building frontages.

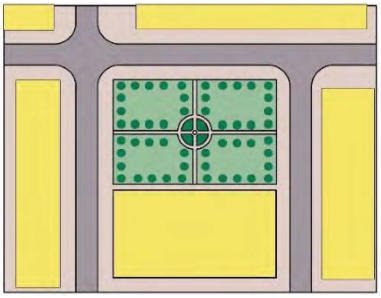
    a. Squares shall be located at the intersections of important thoroughfares.

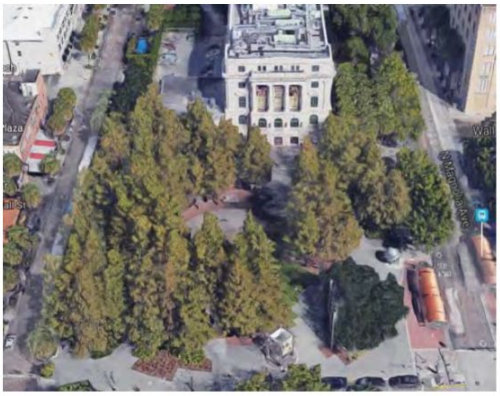
b. Squares must front on at least 2 streets.

c. The minimum recommended size shall be 1 acre and the maximum recommended shall be 5 acres.

d. Façades facing the square should have at least forty (40) percent of their first floor's primary façade in transparent windows.

Square





4. **Plaza.** An open space for commercial and civic purposes consisting primarily of paved surfaces. A plaza is spatially defined by building frontages.

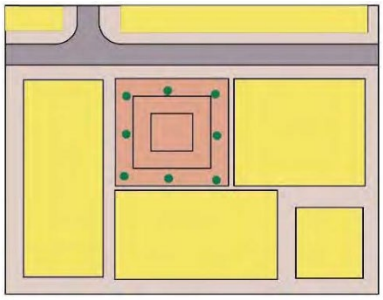
   a. Plazas shall be located at the intersections of important streets.

   b. Plazas must front on at least 1 street.

   c. The minimum recommended size shall be one quarter of an acre and the maximum recommended shall be 2 acres.

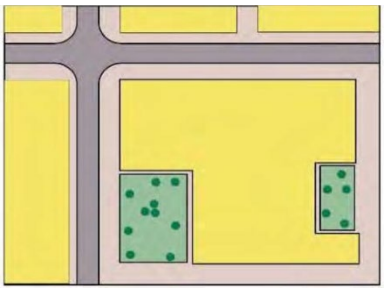
   d. Façades facing the plaza should have at least forty (40) percent of their first floor's primary façade in transparent windows.

Plaza



5. **Playground.** A fenced open space designed and equipped for the recreation of children.
    a. Playgrounds shall be located within walking distance of surrounding neighborhoods.
    b. Playgrounds may be freestanding or located within parks and greens.
    c. There are no minimum or maximum size requirements.

Playground



R. Development Bonuses and Transfer of Development Rights.

Developments in the Kelly Park Interchange Form-Based Code area may be eligible for building height and/or intensity/density bonuses and for transfer of development rights (TDR). The maximum densities, intensities and height possible through bonuses and TDRs are stated in Tables 4 and 5.

1. **Bonuses.** Development projects within the Kelly Park Interchange Form-Based Code area that meet all the standards contained in this document may be eligible to achieve the additional building height and/or density and/or intensity noted in Tables 4 and 5 as follows. Development sites may receive more than one bonus. However, the density, intensity and height shall be not exceed the maximum noted in Tables 4 and 5.

    a. *Mixed-Use.* Developments that include a *vertical* mix of residential and commercial or office may be entitled to the maximum density and intensity allowed with the bonus, and an additional floor for every floor used for non-residential use. The residential portion shall include at least 6 residential units to qualify for the bonus, the non-residential portion shall occupy at least 75% of each floor used to obtain the bonus.

    b. *Parking garages.* If located below or above the residential, commercial or office space, the development may be entitled to one (1) additional floor for each floor of parking garage. See Section L.4 for parking garage standards.

2. **Transfer of Development Rights.** All or some of the development potential of a site within the Kelly park Interchange Form-based Code area may be transferred to another site also within the Form-Based Code area, whether they are within the same character zone or not. The applicant will be required to record a legal document restricting the future development of the sending site. The applicant shall also be required to prepare a management plan for the sending site specifying the plan for the future use, maintenance and ownership of the site.

3. **Location Restriction.** Developments utilizing the bonus system or receiving the transfer of development rights shall not have any buildings located within 100 feet from a neighborhood character zone or single-family residentially-zoned property. Any sending and receiving sites must be within the City limits of Apopka.

4. **Review and Approval.** Requests for bonuses or TDRs do not require a separate application. They shall be noted on the site plan, and shall be reviewed and approved concurrently with the overall master plan, to ensure all other requirements of the Code, including the requirements of this Chapter, are met. Applicants requesting approval of bonuses and TDRs are still eligible to apply for variances and modification of standards, but under separate application.

(Ord. No. 2925, § VIII, 5-18-2022)

S. Definitions.

The following definitions are provided to complement the definitions found in the Land Development Code.

Awning: A sheltering screen, usually of canvas fabric, supported and stiffened by a rigid frame, extending over or before any place which has windows, doors, outside walks or the like, and providing shelter or protection against the weather.

Big Box Development: A retail and/or wholesale commercial establishment (store) with more than seventy-five thousand (75,000) square feet of gross floor area, which may include a home improvement center or a membership warehouse club.

Bike Lane: A portion of a roadway which has been designated by signing and paving markings for the preferential or exclusive use by bicycles.

Block: A group of lots existing within well-defined and fixed boundaries, usually being an area surrounded by streets or other physical barriers and having an assigned number, letter, or other name through which it is identified.

Block Face: That portion of a block which abuts an individual street.

Common Area: Any part of a development designed and intended to be used in common by the owners, residents or tenants of the development. These areas may contain such complementary structures and improvements as are necessary and appropriate for the benefit and enjoyment of the owners, residents or tenants.

Community Center: A building used for recreational, social, educational and cultural activities, usually owned and operated by a public or non-profit group or agency.

Connection (Vehicular): A driveway, street, turnout, or other means of providing for property access to or from a street or another property. For the purpose of access, two one-way connections to a property may constitute a single connection.

Drive-Through Facility: Any use which by design, physical facilities service or procedure encourages or permits customers to receive services, obtain goods or be entertained while remaining in their motor vehicles. This term includes "drive-in" and "drive-up" facilities.

Dwellings, Attached (Townhouse/Row house): A housing unit which is subdivided into one or two family housings, each of which has at least its own front or rear yard and is attached to abutting housings by approved masonry party or partition walls, thus creating distinct and non-communicating one or two family housings. For the purpose of this code, attached dwellings are classified as multi-family.

Dwellings, Multi-Family: Any group of three or more housing units occupying a single building site, whether composed of one or more than one principal building.

Easement: Any strip of land for public or private utilities, drainage, sanitation, access, or other specified uses having limitations, the title to which shall remain in the name of the property owner, subject to the right of use designated in the reservation of the servitude.

Façade: Exterior wall of a structure.

Façade—Primary: The exterior wall(s) of a structure that face a public right-of-way. A building on a corner lot has two primary facades.

Façade—Secondary: The exterior wall(s) of a structure that do not face a public right-of-way.

Financial Institution (or Bank): Any premises where the principal use is concerned with such activities as banking, savings and loans, loan companies or investment companies.

Lot Frontage, Primary: That side of the lot abutting a street along the narrow dimension of the lot.

Lot Frontage, Secondary: That side of the lot abutting a street which is not the primary frontage.

Lot Line (or Property Line): Any legal boundary of a lot. Where applicable, the lot line may coincide with the right-of-way line.

Massing: The width, volume and proportions of a building and its parts.

Museum (or Art Gallery): A building or structure used for the housing and display of historical objects, artifacts and visual arts.

Parapet: A low, protective wall constructed as the continuation of the exterior wall to a building and placed along the entire perimeter of the roof of a building.

Parking Aisle: An area within a parking facility intended to provide ingress and egress to parking spaces.

Parking, off-street: An independently accessible off-street storage space, either outside or within a structure, for the parking of motor vehicles.

Parking Facility: Any off-street area or structure for the parking of motor vehicles.

Parking Lot: An off-street, ground-level area for the parking of motor vehicles.

Pedestrian Access: An improved surface which connects the public right-of-way with private property or a building entrance.

Principal Use or Structure: The primary or predominant use or structure of any lot, as distinguished from accessory uses and structures.

Primary Street: The main street with which a building fronts regardless of the postal address of the property.

Public Use: This shall include community centers, meeting halls, recreation centers, clubhouses, schools, public libraries, religious institutions museums and galleries. Performing arts auditoriums and facilities, and municipal or government buildings.

Public Open Space Use: A landscaped or naturalistic area used primarily for passive recreation, active recreation, visual amenity or for purposes of environmental conservation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, and native plant community conservation areas and preserves, public parks, and stormwater facilities that are visual amenities. An Open Space Use is accessible to all residents. An Open Space Use does not include uses requiring membership. An Open Space Use may be privately owned, owned in common, or publicly owned.

Recreation, Indoor: Any premises (whether public or private) where the principal use is the provision of indoor amusements, sports, games, athletic facilities, or other indoor recreational facilities and/or services except shooting ranges.

Recreation, Outdoor: Any premises (whether public or private) where the principal use is the provision of outdoor amusements, sports, games, athletic facilities, or other outdoor recreational facilities and/or services except golf courses. For the purpose of this code, this term includes miniature golf, go-cart tracks, and water slides; but does not include golf courses.

Retail, General: Any premises where the principal use is the sale of merchandise in small quantities, in broken lots or parcels, not in bulk, for the use or consumption by the immediate purchaser. This shall include but shall not be limited to apparel, shoes, appliances, art supplies, automotive supplies, camera and photography supplies, furniture, guns and ammunition, hardware supplies, toys, crafts, jewelry, lawn and garden supplies, retail nurseries, musical instruments and supplies, office equipment, office supplies, paint, wallpaper, pets, stereos, televisions, florists, tobacco shops, candy, nut and confectionery shops, sporting goods, trading stamps and redemption outlets.

Retail, Neighborhood: Any establishment, or groupings thereof which generally serve the day-to-day retail needs of a residential neighborhood which shall include but shall not be limited to food stores, convenience stores, drug stores, liquor stores, newsstands, bakeries, delicatessens, dairy product stores, meat and seafood shops, and produce markets

Roof Line: The juncture of the roof and the perimeter wall of the structure.

School: A facility used for education or instruction in any branch of knowledge, and including the following: elementary, middle, and high schools, whether public or private; colleges, community colleges and universities, vocational and professional schools giving instruction in vocational, professional, technical, industrial, musical, dancing, dramatic, artistic, linguistic, scientific, religious or other special subjects.

Service, Business: Any establishment offering primarily services to the business community and to individuals. Such services shall include but shall not be limited to advertising agencies, blueprinting services, interior cleaning services, computer and data processing services, detective agencies and security services, insurance agencies, management consulting and public relations services, news syndicates, personnel services, photofinishing laboratories, photography, art and graphics services, financial services (other than banks), and printing services with no use or storage of noxious chemicals apparent off-site (printing services using noxious chemicals are classified as an Light Industrial)..

Service, Personal: Any establishment that primarily provides services generally involving the care of a person or a person's apparel which shall include but shall not be limited to barber shops, beauty salons, seamstress shops, shoe repair and shining shops, coin operated laundry, optician shops, tanning salons, health clubs, diet centers, nail salons, pick-up dry cleaners and pet grooming shops.

Square: A landscaped open area bounded on at least two sides by a public right-of-way. A Square shall be located adjacent to the Village Center or inside the Village Center. A Square shall provide pedestrian use, passive recreation, and visual amenity use only; active recreation uses are prohibited.

Street Wall: A wall continuing the building volume along a street to screen areas such as parking lots, and to frame public areas such as courtyards and cafes.

Theater: A building or part of a building where the principal use is the showing of motion pictures, or of dramatic musical or live performances.

Transit Centers: Places where people change between vehicles or transportation modes (i.e. bus stations, airports, train stations). The Centers may include limited support retail uses.

Transit Oriented Development A development that makes provision for transit in the design of the site plan. The design may include provisions for bus turning radii, pavement that can support the weight of transit vehicles, limiting conflicts between pedestrians and transit vehicles and between general traffic and transit vehicles, and facilitating walking between buildings and transit stops. Other factors that may be considered include review of internal roadway and parking area, building placement, garage clearances, as well as recommendations on bus zones, shelter, awnings, lighting fixtures and other improvements.

Vehicle: Any device or conveyance for transporting persons or property over the public streets, including, but not limited to, any automobile, motorcycle, motor truck, trailer, van, semi-trailer, tractor-trailer combination and boat or boat trailer.

Vehicle Service Station: Any building, structure or land used for automotive maintenance, servicing, repair, tune-ups, car washing, or towing.

Vehicle Service, minor: A retail business selling motor vehicle fuels, related products and providing vehicle services. Body work is not permitted.

Vehicle Service, major: A retail business selling motor vehicle fuels, related products and providing vehicle services, including body work.

Vehicular Use Area: An area used for the display or parking of any and all types of vehicles and equipment, whether self-propelled or not, and all land upon which vehicles traverse the property as a function of the principal use.

Yard, Street Side: A yard extending across the side of a corner lot between the rear line of the front yard and the front line of the rear yard, and between the principal building and the street right-of-way line, and being the minimum horizontal distance between the principal building or any projections thereof other than the projections of uncovered steps, uncovered balconies or uncovered porches, to the right-of-way line.

Appendix A. Architecture

APPENDIX A: ARCHITECTURE

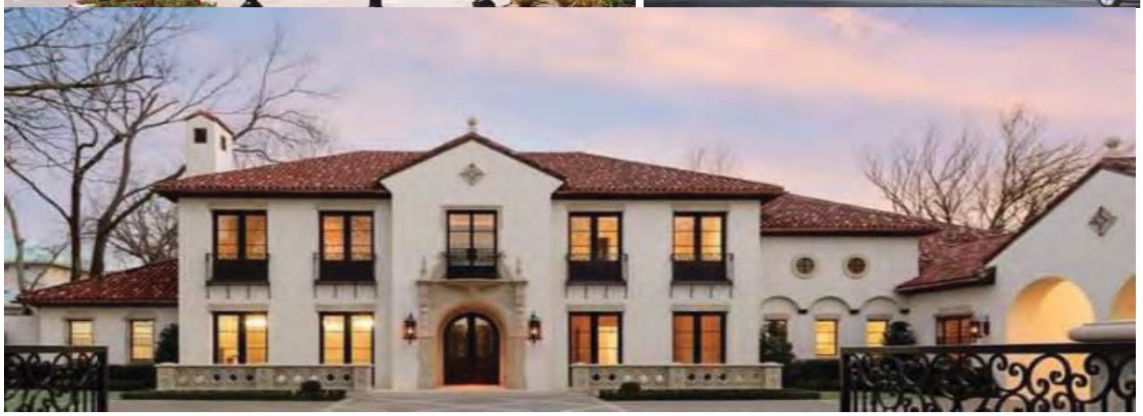
The following pages show modern day examples of buildings inspired by the architectural styles mentioned in Section K.1.

FRAME VERNACULAR

CRAFTSMAN/BUNGALOW

MISSION

MEDITERRANEAN



ITALIANATE

NEO-CLASSICAL

Appendix B. MEdTech Campus Overlay District Development Standards

APPENDIX B: MEdTech CAMPUS OVERLAY DISTRICT DEVELOPMENT STANDARDS

A. **Permitted Uses.** Uses allowed within the MEdTech Campus Overlay District include the following:

- Hospitals
- Freestanding Emergency Departments
- Urgent Care Facilities
- Skilled Nursing Facilities
- Senior Housing/Assisted Living Facilities

- Educational facilities/training
- Medical and Professional Office
- Imaging/Diagnostic Centers
- Surgery Centers
- Birthing Centers.
- Central Energy Plants (Hospitals)
- Parking structures
- Helipads are permitted and shall be in compliance with FAA safety requirements.
- Other complementary Health & Wellness uses
- High Tech - Scientific technology involving the use, production or research of advanced or sophisticated devices, or software technologies in the field of electronics, robotics, laser, medical or computers.
- Public use (library, post office, Police, Fire and other municipal offices, and similar uses)

The following uses are permitted as accessory uses when contained within a primary structure:

- Commercial Retail
- Pharmacies
- Restaurants

Whenever there is uncertainty as to whether a use is permitted or not, or when a use is not listed, the Community Development Director shall determine the permissible use, or the Director may request the use to be reviewed by the City Council for a final determination.

B. **District Size and Standards.**

1. The MEdTech Campus Overlay District shall only be applied to property only in the designated "Employment Overlay District."
2. The minimum size for a MEdTech Campus Overlay District project shall be forty (40) contiguous acres; the maximum size shall be no more than one hundred (100) acres.
3. Blocks do not have to be orthogonal.
4. Internal private streets and drives shall be interconnected for vehicle, bicycle and pedestrian circulation.
5. A proposed MEdTech Campus project shall contain multiple buildings, which may be developed in phases.

C. **Density, Intensity and Open Space Standards.** Minimum and maximum intensity of development and open space requirements shall follow the Employment Character Zone listed in Table 4: Density, Intensity and Open Space.

D. **Building and Floor Height.** Maximum building height is listed below. Building height shall be measured in stories. Rooftop elements are allowed over the maximum number of stories as long as they do not exceed twenty (20) feet in height.

1. Building Height:

   Min. N/A
   Max. 8 stories

E. **Site Design Standards.**

1. **Building Setbacks**

   a. Due to the campus configuration, there are no minimum building setbacks or building frontage standards required within the MEdTech Campus Overlay District. However, buildings shall be placed in a way to support pedestrian orientation.

   b. When within ten (10) feet of a property line adjacent to a Neighborhood Character zone or single family zoned property, the floors above the third story shall be setback an additional ten (10) feet.

2. **Building Alignment.** Building facades facing internal private streets and drives shall primarily be parallel.

3. **Building Frontage.** As campus configurations, the purpose of the façade continuity along the street is not required. However, buildings shall be placed in a way to promote strong pedestrian and vehicular connections.

4. **Street Setback Zone.** The intent of the street setback (the area between the back of the sidewalk and the street wall) is to provide a transition, both physical and visual, from the street to the campus. All campus perimeters fronting a public street shall include a street wall framing each entry with landscape buffers in between wall sections. The zone created by the setback should vary in design depending on the level of privacy desired along the campus perimeter with a fifty (50) percent street wall frontage requirement, unless a building is placed along the sidewalk. In lieu of street wall, if parking spaces are three (3) feet below the sidewalk, the street wall frontage requirement is considered met.

   a. Elements within the street setback zone (landscaping and architectural features) shall comply with the vision triangle requirements using AASHTO standards.

F. **Building Design Standards.**

1. **Architecture.** There is not a requirement for a specific architectural style to be used. All architecture shall be uniform and complementary across the campus. Facade standards are below and shall adhere to Development Design Standards where applicable and the Development Review Committee approval.

2. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

3. **Building Massing.** Buildings shall respect and reflect pedestrian scale throughout the campus. Because of the unique nature of a campus-type development, the building massing standards for the MEdTech Campus Overlay District shall be reviewed on a case by case basis with the Community Development Director. Rendered building elevations shall be included with the Master Plan.

4. **Facade Articulation.** The standards contained in this section on apply to all buildings and structures, including parking garages. The elements that make up a building facade are key components for defining the public realm. The façade design standards contained in this section are not intended to regulate style or appeal. The purpose of these standards is to ensure facades are designed to:

   - Reduce the uniform monolithic appearance of large unadorned walls by requiring architectural detail;
   - Increase public safety by designing buildings that provide human surveillance of the street;

- Building facades along public or private streets and drives shall maintain a pedestrian scale and integrate the public and private spaces throughout the campus.

5. **Building Entrances**

   a. The main entrance of all buildings shall be oriented toward the internal streets and drives.

   b. Where parking areas are located behind the building, a secondary entrance may be provided from the parking area into the building. Awnings, landscaping, and appropriate signage may be used to mark the secondary entrance.

   c. Pedestrian connections from the public sidewalks and parking areas to the building entrance shall be provided.

6. **Windows and Doors.** Development within the MEdTech Campus Overlay District shall meet the following standards:

   a. Buildings are subject to glazing requirements and shall be reflective.

   b. Non-Residential Upper Floors: The combined area of glass on all floors above the first divided by the total area of the building façade for those floors shall be no less than fifteen (15) percent.

   c. Windows and doors should be glazed in clear glass with no more than ten (10) percent daylight reduction on (transmittance) for retail establishments, and fifty (50) percent for office uses. Glass block is not considered transparent and shall not count toward the minimum glazing requirement.

   d. Reflectance shall not exceed fiffteen (15) percent.

   e. Stained or art glass shall only be permitted if consistent with the style of the building (churches, office, hospital, etc.).

7. **Building Materials.** Building materials that are visible from the street should not be selected on the basis of cost alone, but rather on compatibility with the building style and neighborhood character.

   a. Required Materials:

      i. Concrete Masonry Units with Stucco

      ii. Reinforced Concrete with Stucco

      iii. Pre-Cast Concrete Panels

      iv. Tilt up Concrete

      v. Brick

      vi. Stone

      vii. Glass

      viii. Steel

8. **Roof Design**

   a. Roofs shall be in scale with the building mass.

   b. Building elevations shall have a defined top edge consisting of, but not limited to, cornice treatments, roof overhangs and brackets.

   c. Buildings with flat roofs shall have a cornice treatment or a parapet. The cornice shall be at least eighteen (18) inches in height. Parapet shall be a minimum of two (2) feet in height.

d. Roof materials shall be light-colored or a planted surface (green roof).

e. Prohibited roof types and materials:

i. Mansard roofs and canopies

ii. Roofs with a 2/12 pitch or less without full parapet coverage

iii. Back-lit awnings used as a mansard or canopy roof

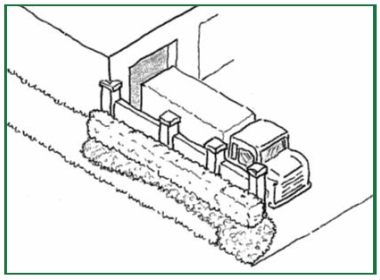
9. **Service Areas.** The following standards apply to non-residential developments:

a. To the extent possible, areas for outdoor storage, trash collection, and loading shall be incorporated into the primary building design (see Figure 36) and shall not be located within 50 feet of single family residential lots.

b. Loading areas, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of the street.

c. Mechanical equipment should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets, or similar features.

Figure 36. Loading Area Screening



G. **Access, Circulation and Parking Requirements.**

1. **On-Site Circulation**

a. New developments must seek to create a balanced transportation system that accommodates pedestrians, bicyclists, and transit riders, as well as motor vehicles, and provides a system of connections to maximize choices for all modes of travel. The Typical Campus Circulation Diagram provides an illustrative example of pedestrian, transit and parking linkages.

b. The use of joint access driveways is required between commercial sites to reduce the number of access points and driveways that cross sidewalks.

c. Safe pedestrian connections shall be provided throughout the interior of development sites.

d. Direct pedestrian access shall be provided from the principal entrance of the building to the sidewalk on the closest public right-of-way.

e. Additional/secondary pedestrian access to businesses may be provided from parking facilities directly to ground floor uses, either through rear building entrances, sidewalks along the perimeter of buildings, or by pedestrian alleyways which connect the rear parking lots to the sidewalks along the front street.

f. Pedestrian walkways within the development shall be differentiated from driving surfaces through a change in materials (including thermoplastic paint) and/or grade elevation.

g. Crosswalks are required wherever a pedestrian sidewalk or alleyway intersects a vehicular area. All crosswalks shall be a minimum of five (5) feet wide and shall be demarcated for pedestrians.

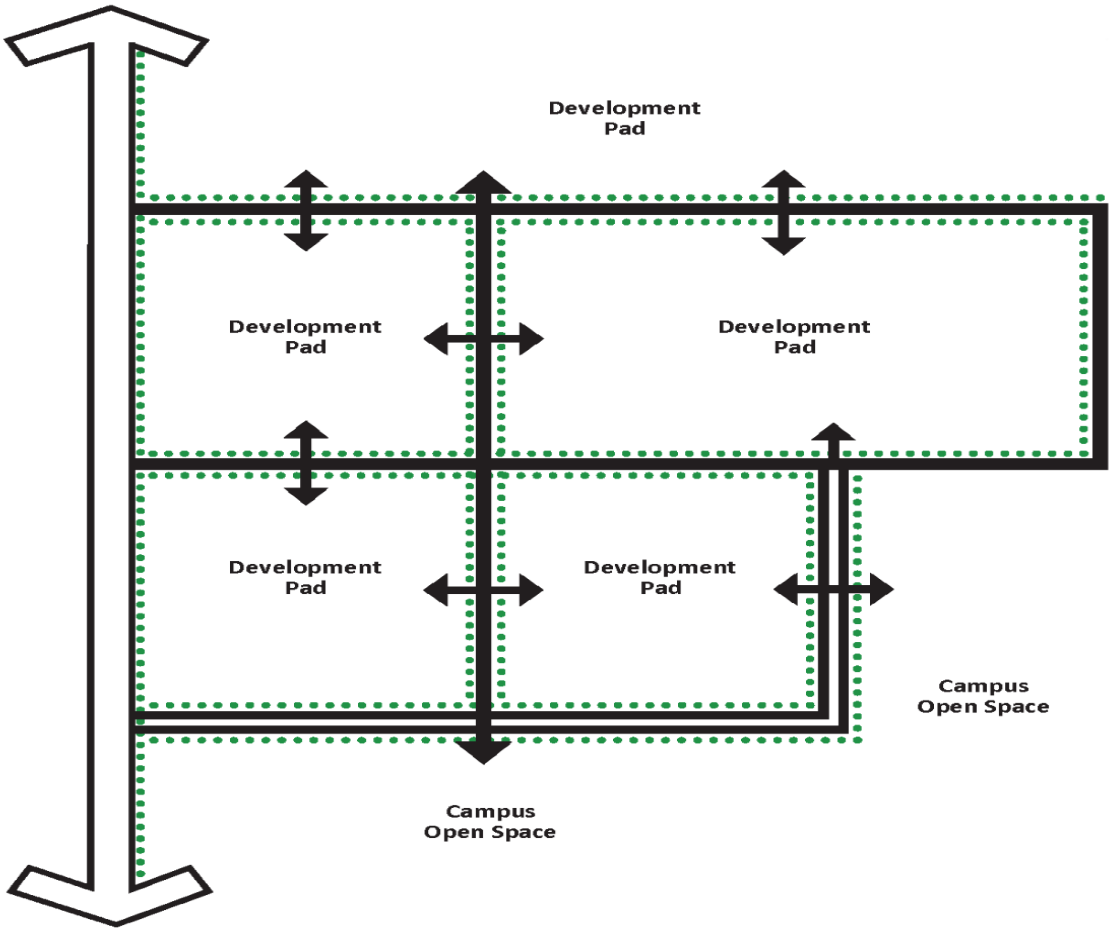
h. All new development shall provide connections to existing bike and pedestrian pathways and to bus stops and transit facilities.

i. Installed bicycle racks shall be designed to accommodate the minimum number of bicycles as set forth in the City of Apopka Land Development Code.

j. Bicycle racks shall be permanently fixed to the ground through mechanical fasteners or the use of concrete footings.

k. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the right-of-way shall comply with the requirements of Section K, Street Standards.

l. Location of bus stops shall be identified on the Development Plans.



TYPICAL CAMPUS CIRCULATION DIAGRAM

Collector Road
Primary Road
Secondary Road
Internal Vehicular Connection
Pedestrian Connection

2. **Location of Parking Facilities**

   a. Surface parking lots shall be located adjacent to buildings so that the parking areas are screened from public sidewalks and streets, including, to the extent feasible, the Wekiva Parkway, by street walls or landscaped buffer.

   b. Any surface parking areas located along a public or private street shall be screened from the street view by a wall or landscaped buffer.

   c. Parking garages shall be designed to blend with adjacent architecture so as to not appear like a parking garage. Awnings and faux windows are sample add-ons.

   d. Electric charge stations shall be encouraged in all parking lots and/or garages.

3. **Parking for Single Uses.** Off-street parking requirements for the MEdTech Campus Overlay District shall comply with the minimum requirements listed in Section 6.03.00 of the City of Apopka Land Development Code.

H. **Landscape, Buffering and Screening.** Landscape and irrigation shall be consistent with Section 5.01.00 of the City of Apopka Land Development Code, except for the following:

1. **Parking Lot Landscaping and Lighting**

   a. Large parking lots shall be visually and functionally segmented into smaller lots with landscape island and canopy trees. The design of parking areas should avoid the appearance of large masses of parked cars. Landscape strips at least ten (10) feet wide shall be intermittently provided between parking bays of either head-in or diagonal parking. Trees shall be planted a maximum of fifty (50) feet on center along the length of the landscape strip.

   b. Parking lot layout, landscaping, buffering, and screening should minimize direct views of parked vehicles from streets and sidewalks; prevent spill-over light, glare, noise, and exhaust fumes from infringing on adjacent properties and provide the required tree canopy shade. The landscape buffers will provide intermittent view corridors of campus buildings from streets and sidewalks.

   c. Any landscaping adjacent to the front of a parking space shall include a two (2) foot wide strip of gravel, mulch, or grass, so that the front of the parked vehicle can overhang without interfering with taller plantings.

   d. Parking spaces adjacent to a sidewalk must have wheel stops placed two (2) feet from the sidewalks so that the car overhang does not reduce the width of the sidewalk.

   e. Parking lot light fixtures shall be designed so that light is directed onto the parking area and away from neighboring residential lots.

   f. The design, color, shape, style, and materials of the fixtures shall match or complement the style and materials of the buildings served.

   g. Lighting fixtures in parking lots adjacent to residential al zones shall not exceed twenty (20) feet in height as measured from the adjacent grade to the top of the light fixture.

2. **Buffers and Screening.** Buffers shall be provided as required by Section 5.01.00 of the Land Development Code, except that no buffer shall be required between the building and the street, or between similar uses unless specifically required as part of a Public Hearing review.

   Urban street walls are the only type of fence/wall allowed facing streets and alleys. A street wall shall be required along fifty (50) percent of the perimeter of a surface parking lot that abuts a street or alley. Whenever a street wall is provided, it shall meet the following standards:

   a. The wall shall be a minimum of three (3) feet and a maximum of five (5) feet in height.

   b. Street walls may be constructed of wrought iron, brick, masonry, stone, concrete, powder-coated aluminum, a combination of materials, i.e. split rail fence with stone columns or other decorative materials that complement the finish on the primary building. Chain link and PVC street walls shall be prohibited.

   c. When a parking lot abuts a public right-of-way, ground cover, hedges, or shrubs shall be installed in the street setback zone. The street setback zone landscaping shall be a minimum of three (3) feet wide. The area in front of a street wall may be landscaped or used to expand the public sidewalk.

   d. Breaks should be permitted in the street wall to provide pedestrian access to the site and for the purpose of tree protection.

I. **Stormwater.** Developers are encouraged to connect to a master stormwater system, rather than providing an on-site facility. If a master stormwater system is anticipated, site specific ponds shall be removed and

connection to the master system shall be required. Until such time as a master system is available, development is subject to the following requirements:

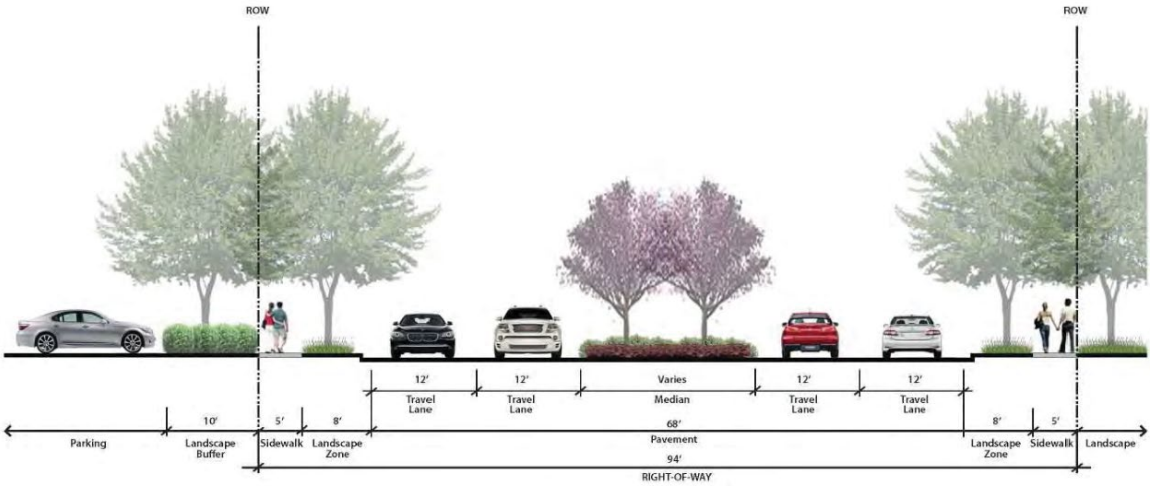
1. All retention areas shall be incorporated into the overall design of the project.
2. Dry stormwater areas shall be designed as amenities, and count towards open space.
3. Wet bottom ponds may only be allowed subject to Special Exception approval.
4. Landscaping is required to soften the visual appearance of dry retention pond edges. Native trees and shrubs shall be used. No exotic invasive plants are permitted.
5. Where slopes require fencing, only ornamental metal will be allowed.
6. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.

J. **Signs.** Development within the MEdTech Campus Overlay District shall include a Master Sign Plan with the Master Plan submittal.

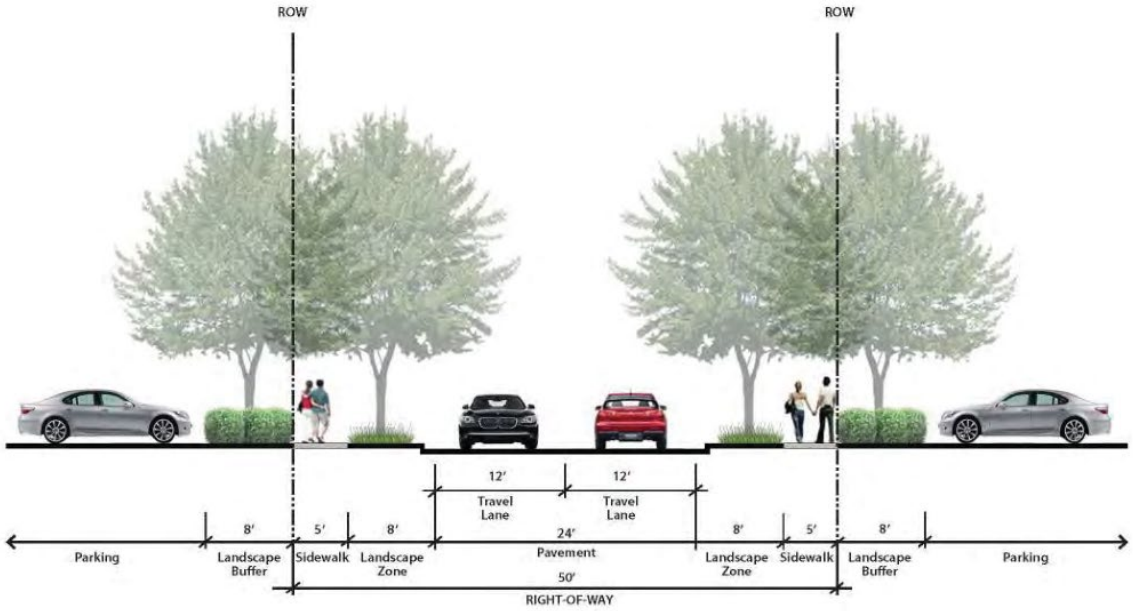
K. **Street Standards.**

1. **Complete Streets.** Private internal streets, drives and pedestrian facilities should incorporate the Complete Streets design concept wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

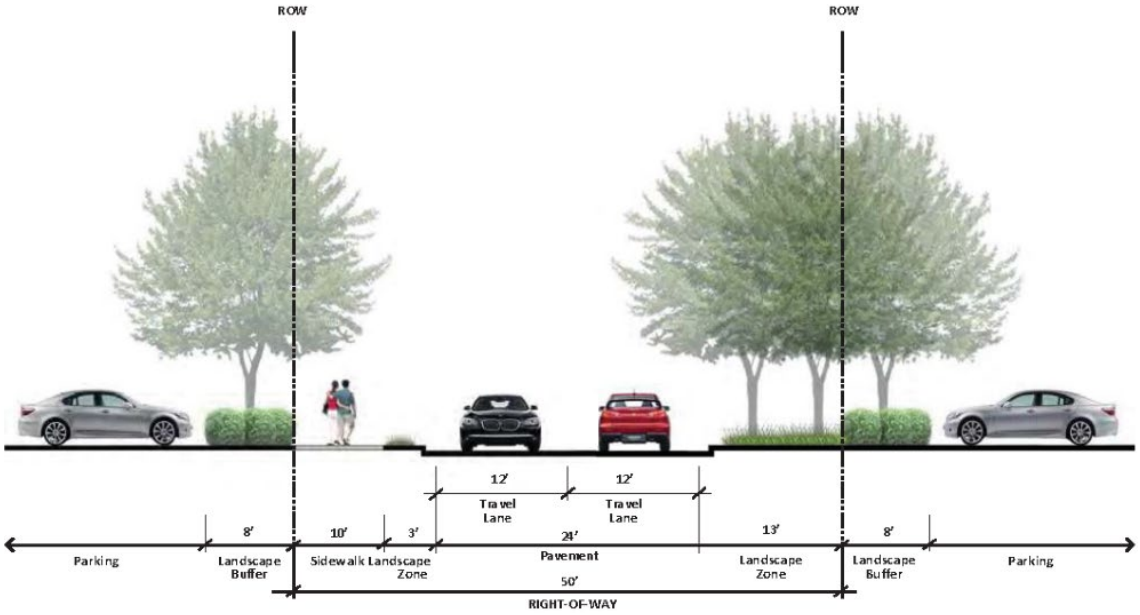
   a. Typical cross sections for streets permitted within the MEdTech Campus Overlay District are found below.



TYPICAL INTERNAL PRIMARY ROAD SECTION



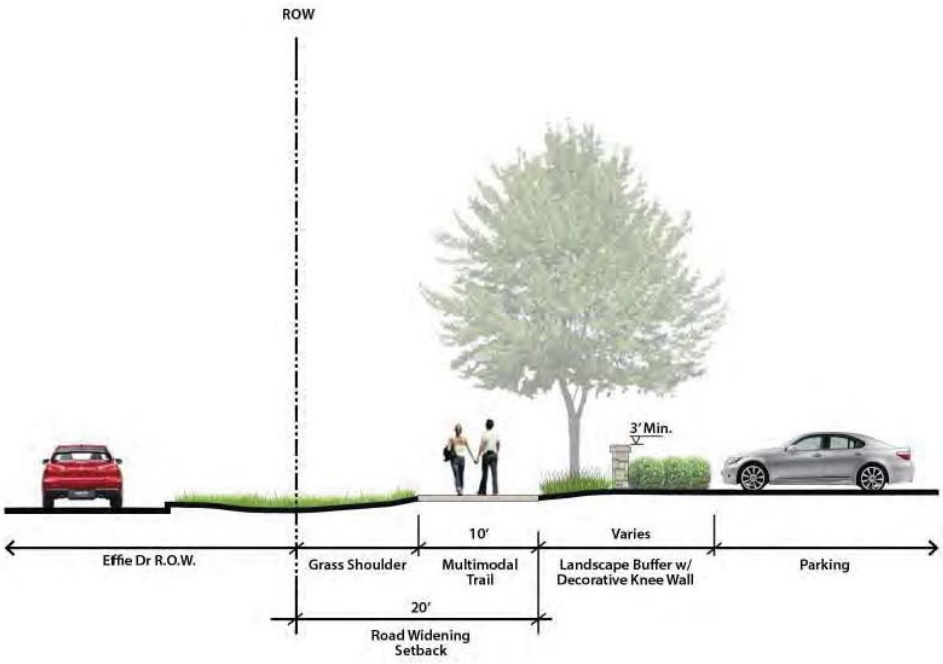
TYPICAL INTERNAL SECONDARY ROAD SECTION



TYPICAL INTERNAL SECONDARY ROAD SECTION
Option #2

2. **Effie Drive Streetscape**

   a. Effie Drive shall be improved using the street standards for Type D, Option 1, see Typical Effie Drive cross-section.



TYPICAL EFFIE DRIVE SECTION

3. **Street Trees**

   a. A four-(4) inch canopy tree (minimum caliper at planting) shall be planted every forty (40) feet on center in the landscape zone and central median.

   b. There shall be a minimum of twenty-five (25) square feet of mulch around each tree, unless a tree well is used.

   c. The recommended street trees include D. D. Blanchard Magnolia, Live Oak Culver and palm trees. Alternative species may be approved through the site plan review process.

   d. Palm trees shall be limited to forty (40) percent of the total tree requirement.

   e. The use of structural soils (aggregate based soil mix) or modular suspended pavement systems such as Silva Cell (www.deeproot.com) should be considered for street trees. Both methods have been proven to be effective in areas with limited planting space. Additionally, these planting techniques provide a sub-base that can support the above ground infrastructure, promote healthy root growth, and reduce root damage to streets, sidewalks and utilities.

   f. The use of root barriers (e.g. Bio Barrier® or DeepRoot Tree Barrier systems) should be considered to prevent damage to utility pipes from tree roots. When installed correctly, a root barrier forces roots to grow downward against the wall surface of the barrier and away from streets, sidewalks and utilities. Each method will increase the cost of tree installation, but will minimize the need for future street, sidewalk and utility repairs as well as corresponding damage to trees during maintenance activities.

4. **Sidewalks and Crosswalks**

   a. Construction specifications for sidewalks can be requested from City of Apopka Engineering Division. Sidewalk and crosswalks within internal private streets and drives shall also meet the following standards:

i. Crosswalks are required at all intersections of primary and secondary roads.

ii. All internal private streets and drives shall have, at minimum, painted crosswalks consistent with FDOT standards.

5. **Street Furniture**

a. Street furniture includes benches, waste receptacles, and bike racks. Developers will be required to provide the required street furniture along all primary internal private streets and drives within their project. It shall be the property owners' responsibility to ensure proper maintenance of the street furniture within their project. Similar themed furniture is recommended as to be approved with the site plan.

b. Developers are encouraged to place the required bike racks within the primary internal private streets and drives between the curb and required sidewalk. The bike rack shall be set perpendicular to the street so that parked bicycles do not impede pedestrian circulation. Required bike parking may also be installed within public open spaces.

6. **Street Lighting**

a. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway, as follows:

i. Street lights shall be installed in all character zones. Pedestrian lighting may be provided in the Institutional Campus Overlay District.

ii. All lights shall be LED, and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.

iii. Double head streetlights may be placed in the landscaped median.

iv. Developers may work with Duke Energy to obtain a type of street lights suitable for their project. The design will be reviewed in conjunction with the development plan.

L. **Open Space Requirements.**

1. Open space includes active and passive outdoor recreational areas and visually open areas designed to be used by the general public.

2. Open space shall be provided at a minimum of twenty (20) percent.

3. Open space areas shall include the following:

a. Amenitized stormwater areas, as per Section I, Stormwater.

b. Landscaped areas.

c. Pedestrian access areas such as plazas, sidewalks, bike paths and walkways.

Appendix A - MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE

C. Regulating Plan

. . .

6. Town Center Overlay District. The primary intent of this zone is to promote a wider range and mix of uses with intensity, density, placemaking, and a greater area of open space for large sites in the City's primary target locations for mixed-use development. Refer to Appendix C for specific development standards.

Appendix C. Town Center Overlay District Development Standards

A. **Applicability.**

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of 170-acres and which fall within all five (5) character zones of Village Center, Employment, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Appendix A, Figure 2.).
2. All development within a Town Center Overlay District shall be in accordance with the following sections of this Appendix, as may be amended: ***Town Center Block and Street Regulating Plan*** (Figure A); ***Town Center Open Space Plan*** (Figure B.); and ***Town Center Street Standards*** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, in potential future expansion areas (Figure A.), as well as other additional contiguous and adjacent properties (which may be separated by public or private street right-of-way) as they are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines**, **Town Center Master Parking Plan**, and **Town Center Master Signage Plan**.
7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
8. The Madison Oaks MF3 Development Parcel (Parcel ID 13-20-27-9480-08-000), approved on April 18th, 2024 is not subject to the provisions of this appendix unless such Parcel chooses to become part of this appendix in the future via written notice to the City.

Figure A. Town Center Block and Street Regulating Plan

*Note: The **Town Center Block and Street Regulating Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

B. **Permitted Uses.**

Table 1 below shows the uses allowed in the Town Center Overlay District. Multiple uses may be combined, attached, semi-attached, and/or integrated into mixed use buildings and/or multi-use parcels. Mixed use buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P – refer to note 11
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 7

Church, convent or parish house	SE
Community center / civic clubs	SE
Hospitals	P – refer to note 10
Public use (library, post office, fire and other municipal offices, and similar uses	P
Public utility service facilities	P
EATING, DRINKING AND ENTERTAINMENT	
Bar, lounge, tavern	P – refer to note 6
Brewery	P – refer to note 6
Nightclub (Discotheque)	SE
Restaurants	P – refer to note 6
Restaurants with drive-up or drive-through facilities	P – refer to note 9
Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)	P – refer to note 9
Alcohol (Package) Sales	P
EDUCATIONAL FACILITIES/TRAINING	
Child care facilities	P
Pre-school facilities	P
Schools – Higher education (incl. vocational & trade)	SE
Schools – Elementary (public & private)	SE
Schools – Middle, High (public & private)	N
INDUSTRIAL	
Manufacturing, light (incl. electronic assembly)	N
Mini-storage facilities	P – refer to note 12
Warehousing and wholesaling	N
OFFICE, MEDICAL AND PROFESSIONAL	
Financial Institutions	P
Laboratories (research, medical & dental) and clinics	P
Outpatient Care Facilities including urgent care & emergency facilities and an associated helipad	P
Professional, medical & business office/studios	P
Veterinary clinic/hospital	SE

RECREATION & TOURISM	
Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted and independent living facilities	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal and/or accessory use	P – refer to note 8
Big Box Development	P – refer to note 5
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	P

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 4
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N

Notes:

1. For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s).
2. For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure.
3. For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage. Live-Work Units shall be permitted within any building type.
4. Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429.
5. General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met.
6. Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use.
7. One wireless communication tower, not exceeding 150 feet in height, shall be permitted within 750 feet from the right-of-way of the SR 429. The communication tower shall be designed as a monopole with decorative panels or similar aesthetic design treatment to shield views of communication equipment. Any branding or signage may include "The City of Apopka" and "Wyld Oaks" on the structure.
8. Freestanding or attached parking structures shall be permitted without a liner building if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements.
9. Drive up or drive through facilities for a restaurant shall meet the following conditions:
    a. All drive through stacking shall occur at the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements.
    b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building.
    c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with administrative approval.
    d. Maximum size of the user space shall be limited to 5,000 sq. ft.

e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

10. Hospitals are an institution receiving inpatients and rendering medical care on a 24 hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, officers of medical practitioners, adult day care, respite care, medical day care and day care for sick children, long and short-term acute care, rehabilitation (not including drug/alcohol), physical therapy facilities, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."
11. Agriculture uses may continue on undeveloped land or portions thereof.
12. Mini-storage shall only be permitted in those areas where the prior character zone designation was Interchange.

C. **District, Block, and Street Standards.**

1. The minimum 170-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
2. Blocks should generally be configured in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, tree protection areas, storm water management facilities, water recreation facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. Blocks may be defined by streets or by pedestrian passages, mews, or other open spaces.
6. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Street Plan*** (Figure C.).
7. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
8. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the ***Town Center Street Plan*** (Figure C.). and ***Town Center Street Standards*** (Figure D.).
9. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

D. **Density, Intensity, and Public Open Space Standards.**

1. Minimum intensity calculations (FAR) shall be 0.1 FAR for the entire Town Center Overlay District.

2. There shall be no minimum non-residential square footage requirement.

3. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Open Space Plan*** (Figure B.), including the area of any intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

4. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170-acre site is capped at 4,675 total units.

5. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area of the entire Town Center Overlay District.

    a. In accordance with Section S. – Definitions, in the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A visually open area that is landscaped or naturalistic area and may be used for passive recreation and/or active recreation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle circulation (including sidewalks, walkways, pathways, and trails), outdoor recreation facilities, water recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, common open space, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to residents, and may be privately owned, owned in common, or publicly owned, and a fee may be charged for use an enjoyment of the same. The terms "open space" and "Public Open Space" and "Public Open Space Use" shall be used interchangeably in this Appendix C.

6. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.

7. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the ***Town Center Open Space Plan*** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.

8. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.

9. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

10. Public Open Space areas shall include common open space areas so long as such are designed as an open space amenity containing an area of land and/or water including structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents.

E. **Stormwater.**

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.

2. Where slopes require fencing, only ornamental metal will be allowed.

3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.

4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan

*Note: The **Town Center Open Space Plan** is conceptual and may be modified and further refined and detailed on a site plan by site plan basis and/or in the **Town Center Master Plan**.*

F. **Development Bonuses.**

5. In the event that the overall development within the Town Center Overlay District provides a minimum of 30% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres).

G. **Building Height.**

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

2. The maximum building height shall be 10-stories, except as follows:

   a. Any fee-simple single-family units (attached and detached single family) shall be limited to 3-stories.

   b. To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage.

3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.

4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. **Town Center Master Plan & Town Center Development and Design Standards.**

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.

2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.

3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.

4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment. Rear-loaded single-family dwellings and townhomes shall front on a street or mews with an identifiable address for public safety access.

5. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

6. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. The Town Center Development Standards and Design Guidelines may include provisions contained in the MU-KPI Form-Based Code and other sections of the code or alternative standards that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form-Based Code. From time to time the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** may be amended by the Master Developer.

I. **Signage.**

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.
2. The **Town Center Master Signage Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Signage Plan** may be amended by the Master Developer.

J. **Parking, Bicycle Facilities, Bus Stops and Golf Carts.**

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.
4. The **Town Center Master Parking Plan** shall be prepared by the Master Developer, submitted to the City for review, and shall be approved by the Community Developer Director or their designee. From time to time the **Town Center Master Parking Plan** may be amended by the Master Developer.
5. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
6. The use of golf carts shall be in accordance with F.S. § 316.212.

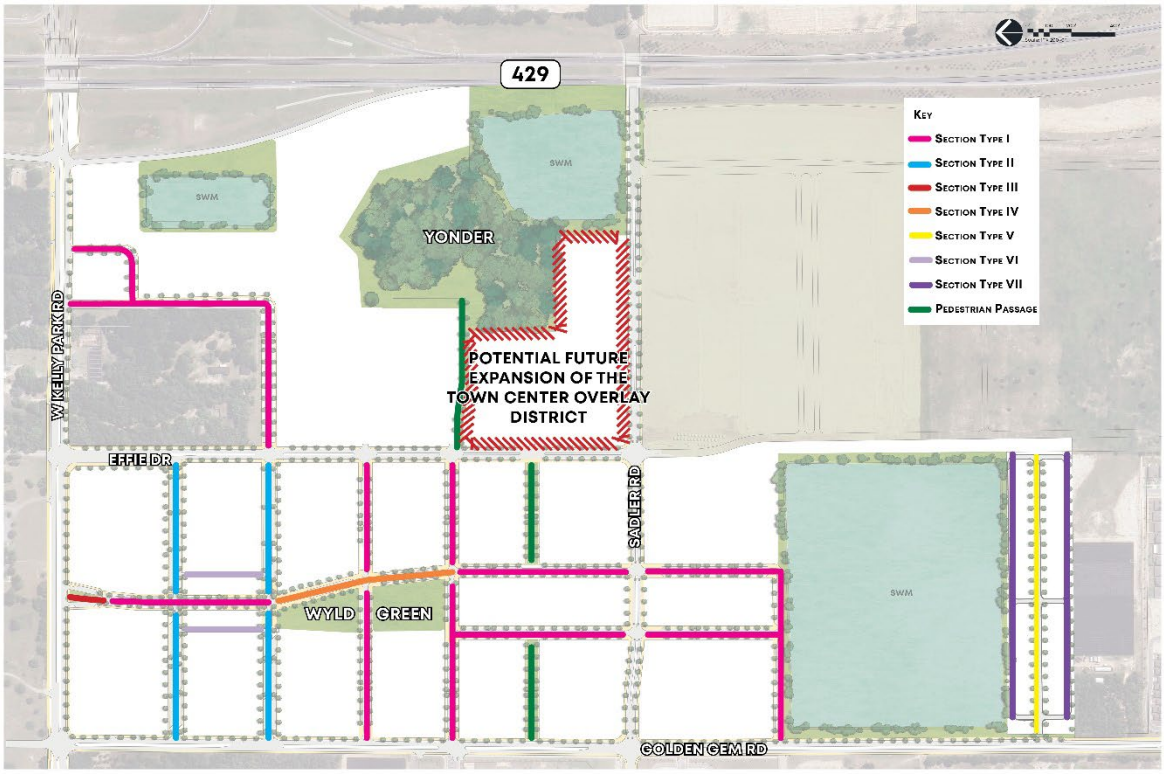
K. **Sidewalks and Crosswalks.**

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

L. **Street Lighting.**

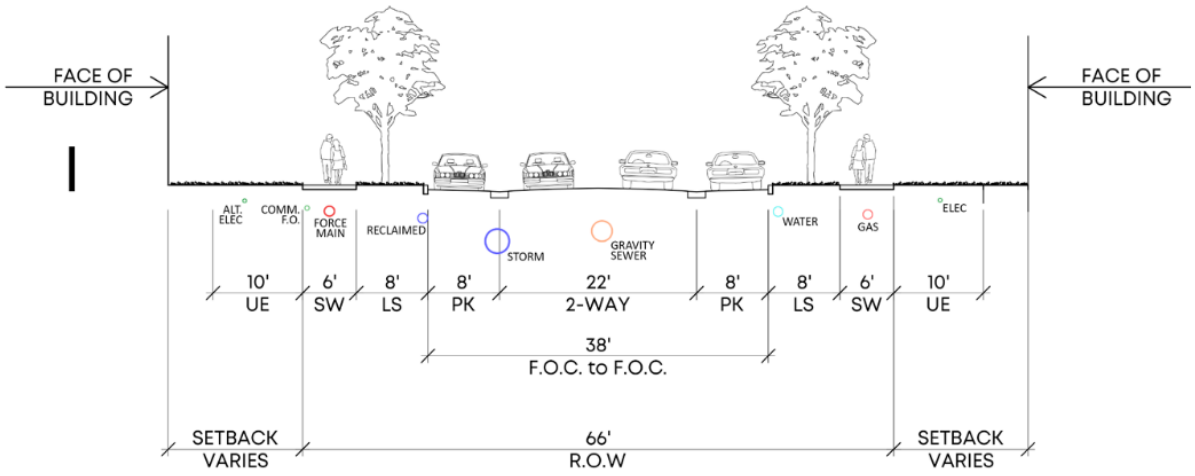
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Alleys shall be lighted.
4. Developers may work with the appropriate utility company to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

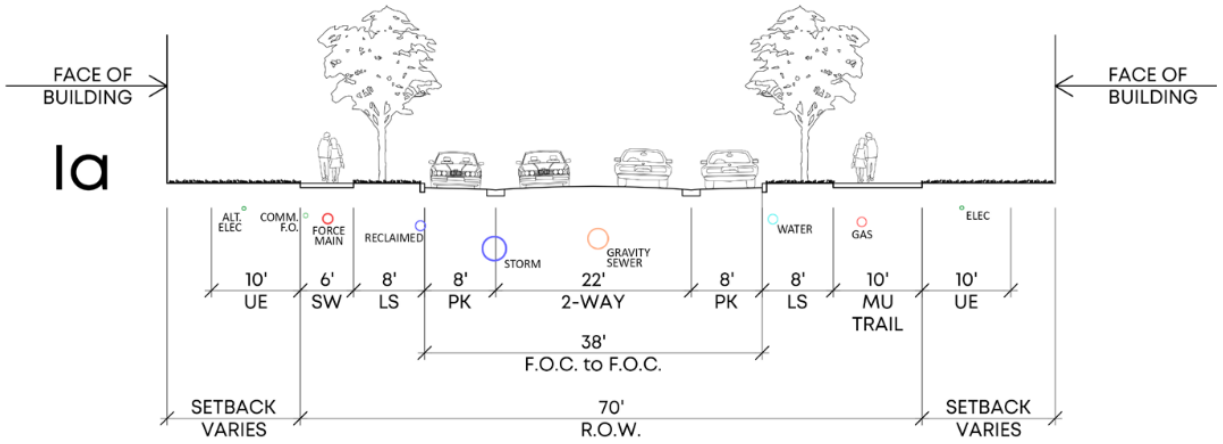
Figure C. Town Center Street Plan



*Note: The above **Town Center Street Plan** and the **Street Sections** below may be further refined and detailed in the **Town Center Master Plan**.*

Figure D. Town Center Street Standards

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6' SW
8' LS
8' PK
22' 2-WAY
8' PK
8' LS
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10' UE
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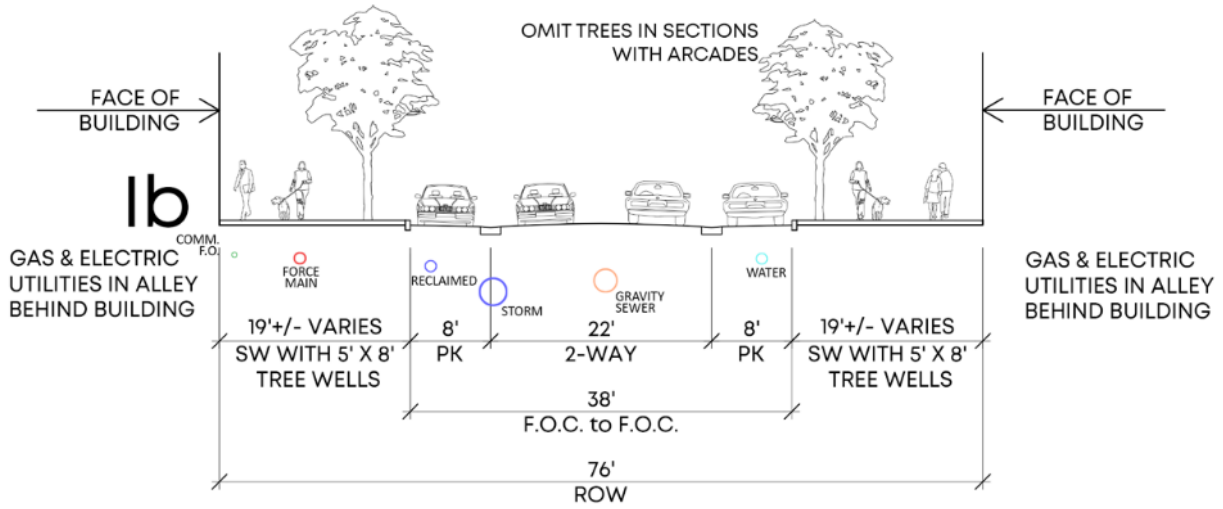
SETBACK VARIES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8' PK
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8' PK
19'+/- VARIES SW WITH 5' X 8' TREE WELLS
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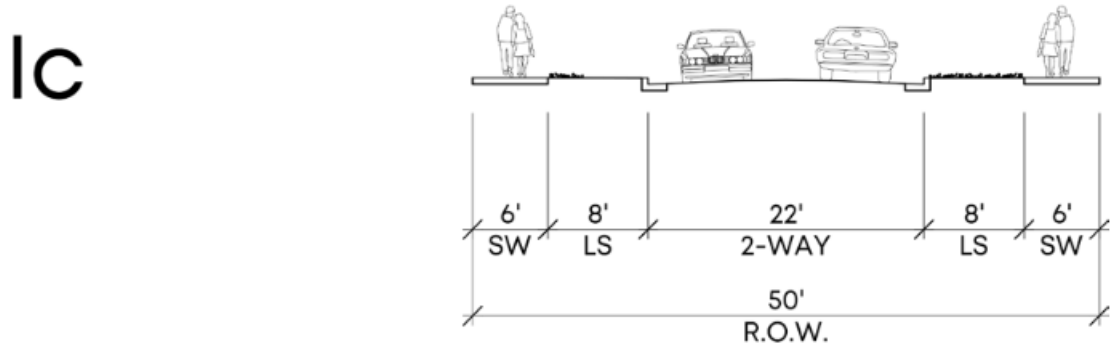
76' ROW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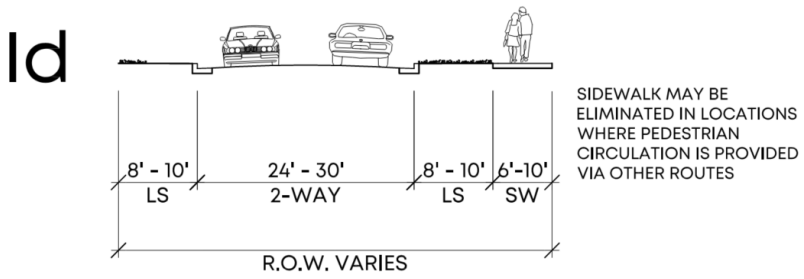
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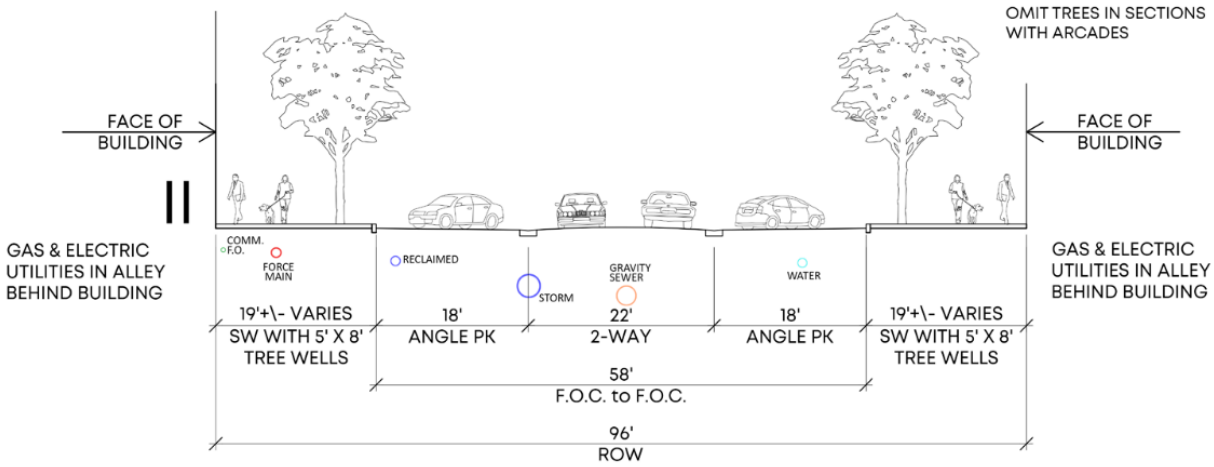
6'-10'
SW
R.O.W. VARIES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GAS & ELECTRIC UTILITIES IN ALLEY BEHIND BUILDING
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RECLAIMED
STORM
GRAVITY SEWER
WATER
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SW WITH 5' X 8' TREE WELLS
18'
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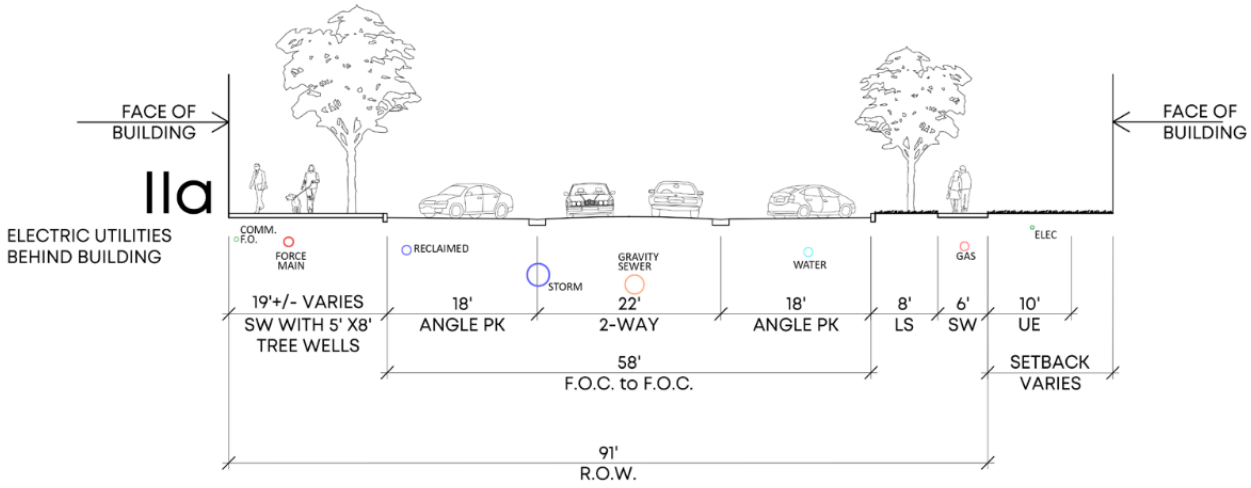
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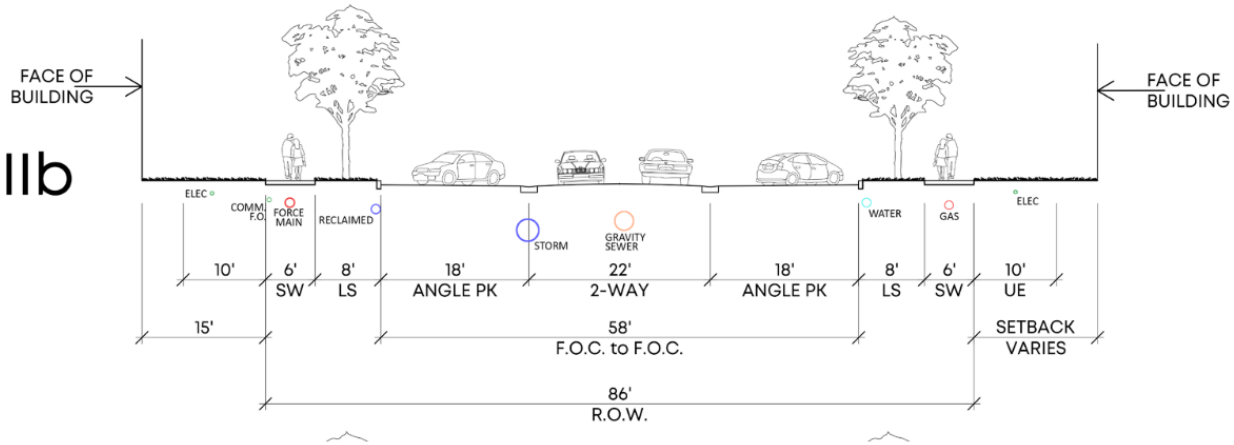
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8' LS
18' ANGLE PK
22' 2-WAY
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8' LS
6' SW
10' UE
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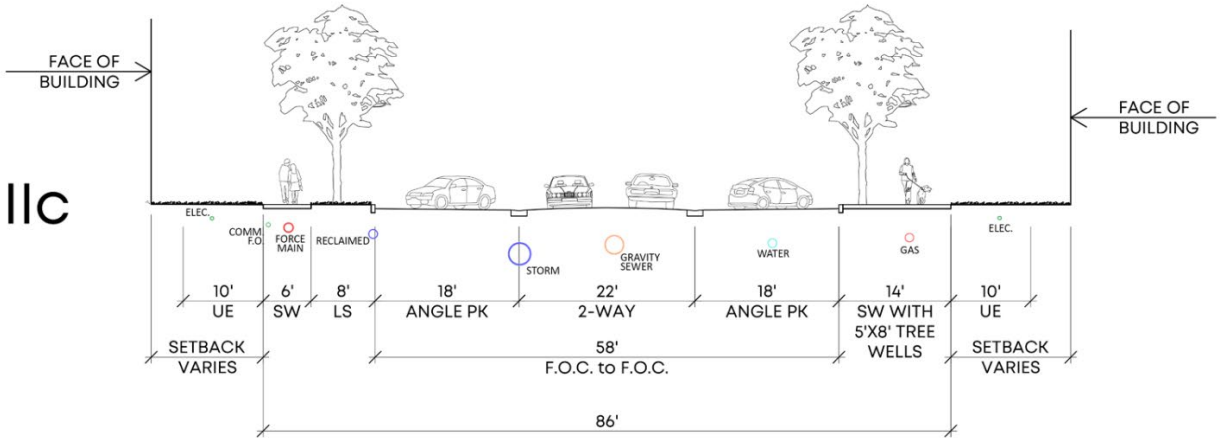
SETBACK VARIES
86' R.O.W.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SETBACK VARIES
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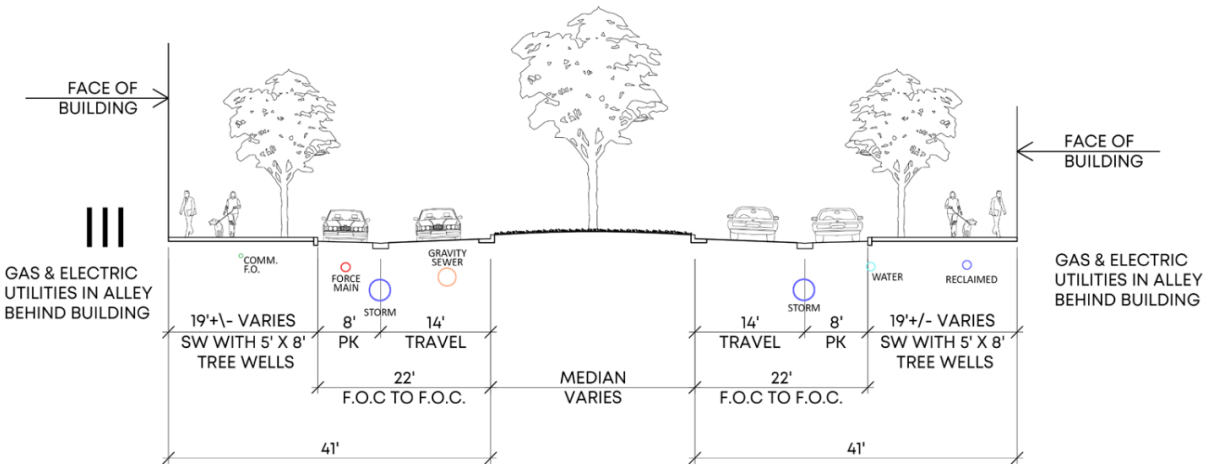
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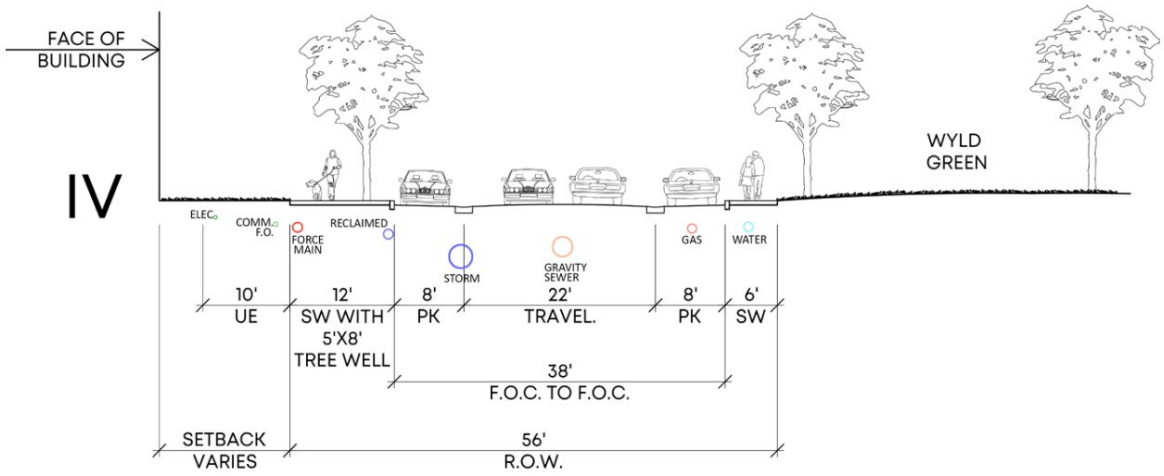
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ELEC.
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FORCE MAIN
RECLAIMED
STORM
GRAVITY SEWER
GAS
WATER
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12' SW WITH 5'X8' TREE WELL
8' PK
22' TRAVEL.
8' PK
6' SW
38' F.O.C. TO F.O.C.
SETBACK VARIES
56' R.O.W.

Appendix B DROUGHT TOLERANT GRASSES LIST

Appendix B: Drought Tolerant Grasses List	
Species	Drought Tolerance
Bahia grass	High
Bermuda grass	Medium
Centipede grass	Medium
Zoysia grass	Medium
St. Augustine Grass	Low
[1] Florida-Friendly Landscaping™ groundcovers may also utilize plants that may cover at a minimum of 50 percent coverage. Groundcovers other than turf grass shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within one year after planting. A landscape plan produced by a certified landscape architect or similar professional familiar with Florida-Friendly Landscaping™ is required for City approval.	

Florida-Friendly Landscaping™ Groundcovers for Apopka, FL

The list of plants below is intended to be a starting point for making landscape decisions, and not an all-inclusive list of groundcovers suitable for Florida-Friendly Landscapes. As long as a plant is not invasive, and is planted in the right location ("right plant, right place") it could be considered for use in a Florida-Friendly Landscape

Species Name	Growth Rate	Flower Color	Flower Season	Attracts Wildlife	Drought Tolerance	Sun/Shade Tolerance (Optimum Light)	Other Characteristics
Bugleweed *Ajuga reptans*	Fast	Purple/Blue	Spring/Summer	—	Moderate	Any (Partial Sun)	Does not compete well with weeds, esp. in sun
Perennial Peanut *Arachis glabrata*	Slow	Yellow/Orange	Summer/Fall	—	High	Sun only	No nitrogen fertilizer needed; withstands foot traffic; damaged by frost
Wiregrass *Aristida glabrata*	Fast	Tan	All year	—	High	Sun/partial sun (Sun)	Also known as *Aristida beyichiana*
Cast Iron Plant *Aspidistra elatior*	Slow	Brown	Periodically All year	—	Moderate	Partial Sun/Shade (Partial Sun)	Tolerates deep shade better than most plants
Caladium *Caladium x hortulanum*	Fast	White	Summer	—	Moderate	Any (Shade)	Attractive colorful foliage; leaves die back naturally in fall
Holly Fern *Cyrtomium falcatum*	Moderate	—	—	—	Moderate	Any (Partial Sun)	Evergreen; low maintenance
Autumn Fern *Dryopteris erythrosora*	Slow	—	—	—	Moderate	Partial Sun/Shade (Shade)	Also known as shield fern
Twin Flower *Dyschoriste oblongifolia*	Fast	Lavender	All Year	Butterflies	High	Sun/partial sun (Sun)	—

Elliot's Lovegrass *Eragrostis eliottii*	Fast	Tan	All Year, Esp. Fall	—	High	Sun/partial sun (Sun)	—
Purple Lovegrass *Eragrostis spectabilis*	Fast	Red/Purple	All Year, Esp. Fall	—	High	Sun/partial sun (Sun)	Grows best in hot, dry sites
Algerian Ivy *Hedera canariensis*	Fast	—	—	—	Moderate	Shade Only	—
English Ivy *Hedera helix*	Fast	—	—	—	Moderate	Shade Only	—
Creeping Juniper *Juniperus horizontalis*	Moderate	—	—	Birds	High	Sun only	—
Lily Turf, Monkey Grass *Liriope muscari*	Moderate	Purple	Summer	—	Moderate	Any (Sun)	Variegated cultivar is damaged by frost
Muhly Grass *Ophiopogon capillaris*	Moderate	Pink	Fall	—	High	Sun only	Tolerates extreme drought and flooding
Mondo Grass *Ophiopogon japonicus*	Slow	White	Summer	—	Moderate	Partial Sun/Shade (Shade)	No pest problems
Asiatic Jasmine *Trachelospermum asiaticum*	Fast	Yellowish-White	Rarely produced, in May	—	Moderate	Sun/Partial Sun (Sun)	Withstands foot traffic; maintain to contain
Confederate Jasmine *Trachelospermum jasminoides*	Fast	White (fragrant)	Spring	Hummingbirds	Moderate	Sun/Partial Sun (Sun)	Can be aggressive
Fakahatchee Grass *Tripsacum dactyloides*	Moderate	Cream/Orange/ Red/Yellow	Spring/Summer	—	Moderate	Sun/Partial Sun (Sun)	Pest resistant; tolerates occasionally wet soil

Florida Gama Grass *Tripsacum Floridiana*	Moderate	Yellow	Spring/Summer	—	Moderate	Sun/Partial Sun	Used to stabilize banks and steep slopes

(Ord. No. 2877, § XXV, 12-15-2021)

Appendix C PROHIBITED PLANTS LIST

Appendix C: Prohibited Plants List	
Scientific or Technical Name	Common Name
Casuarine species	Australian pine
Schinus terebinthifolius	Brazilian pepper
Melaluca leucadendra	Cajeput or punk tree
Eucalyptus camaldulensis	Cama eucalyptus
Cupanoipsis anacardioides	Carrot wood
Melia azedarch	Chinaberry
Sapium sebiferum	Chinese tallow
Imperata cylindrical	Cogon grass
Enterlobium cyclacarpuml contortisiliquum	Ear tree
Acacia auriculiformis	Ear leaf acacia
Eucalyptus spp.	Eucalyptus robusta
Hygrophila polysperma	Green hygro
Hydrilla verticillata	Hydrilla
Jacaranda acutifolia	Jacaranda
Pueraria montana	Kudzu vine
Melaleuca quinquenervia	Melaleuca
Auracaria wrightii	Monkey puzzle
Malaleuca leucadendron	Punk tree
Grevillea robusta	Silk oak
Solanum spp,	Soda apple
Eichhornia spp.	Water hyacinth
Pistia stratiodes	Water lettuce
Ipomea aquatic	Water spinach
Dioscorea spp.	Winged yam, Air potatoe

Appendix D DEVELOPMENT DESIGN GUIDELINES[1]

1. PURPOSE AND INTENT

As Apopka has gained status as the fastest growing City in Orange County, local concern has grown over the design and aesthetics of new development. Many municipalities have taken a citywide approach to achieving an attractive urban form. Our local officials have chosen to set standards that will improve the image and appearance of Apopka's community. The basic premise is that a quality appearance will beget a quality lifestyle. Design guidelines will also mutually protect everyone's investment. When the image of a community is maintained or improved, a sense of pride develops for the residents, property owners, and merchants. The appearance of the community also must to be maintained for Apopka to stay competitive in the market. In the absence of standards to ensure attractive development, other areas in the region may position themselves with a more competitive advantage to attract residents and merchants away from Apopka.

The design criteria contained in these guidelines are intended to apply to all residential, commercial, office, institutional and industrial development, including both public and private facilities. The criteria set out local objectives for site planning (such as, setbacks, site coverage, and building heights), architectural design, signage and graphics. In addition, examples are provided to evaluate the scale, mass, bulk and proportion of new development and redevelopment. The guidelines are intended to be flexible and encourage design diversity and variations.

2. APPLICABILITY

Provisions of this division are applicable to all residential, office, commercial, industrial, and institutional zoning districts. They apply to both new development and redevelopment.

The City does not design for any development applicants. It reviews proposed projects to ensure that the design intent contained in these guidelines is achieved.

3. RESIDENTIAL DESIGN STANDARDS

The purpose for residential design standards is to assure that Apopka's neighborhoods are safe, healthy and attractive places to live. Many of Apopka's existing residential neighborhoods were designed in the traditional grid pattern, which has proved desirable by many communities in other cities. The intent will be to encourage future development to continue the positive characteristics of existing neighborhoods and foster community pride.

For the purpose of these guidelines, single-family standards apply also to duplex and, if applicable, mobile home parks.

[1]Editor's note(s)—Printed herein is the City of Apopka Development Design Guidelines, as prepared by the City of Apopka Community Development Department, July 2016.

3.1. Site Plan Design

The built environment should be integrated with the natural environment and character of adjoining properties. Neighborhood interaction, pedestrian safety and environmental quality must be considered during the design of the site.

3.1.1. Neighborhood Identity

Special design elements located at the periphery and entrances of residential developments strengthen Apopka's image and also create a distinctive image for the neighborhood. These entrances shall be designed as thresholds to change from public thoroughfares to quiet neighborhood streets with slower design speeds.

- All single family, duplex, multi-family and mobile home park subdivisions are required to construct a development entrance with appropriately scaled signage and residential characteristics, please refer to Figure 1. Entrance features are required at both primary and secondary entrances. Rural residential neighborhoods shall also construct development entrances at the primary street entrance to differentiate from surrounding uses. Gates at entrances are discouraged because of the resulting traffic congestion and the sense of isolation created by them.
- The entrances shall utilize landscaping, streetscape patterns/furniture and integrated signage to communicate the development's planned image. An appropriately designed irrigation system with adequate water flow and coverage to maintain the landscape features is required.
- Consistent design of primary and secondary site entrances is required for each project to enhance the visual identity of the development.

Figure 1. Examples of Development Entrance Features

3.1.2. Residential Building Orientation

Careful consideration must be given to how the residences are placed on the land and the relationship of the residences to each other and the street. The siting of structures strongly influences the desired character of a development.

Buildings, trees and other architectural features can be utilized to form the "outdoor spaces" of the development. Street trees that are uniformly spaced along major roadways; streetscape architectural elements and furniture; and, building placement and style are elements in a development that can create an overall theme and provide continuity throughout a development. These elements can be placed to create lively parks and plazas. As well, buildings that are constructed closer to the street begin to form the "walls of the streetscape" and encourage

outdoor pedestrian activity and community spirit. In addition, buildings placed closer to the street encourage reduced traffic speeds and pedestrian safety.

3.1.2.1. Single Family Orientation

The placement of residential buildings on a site and the orientation of primary residential entrances affect the community's quality of life and create a strong visual impact in a development.

- Single Family residences, duplexes and mobile homes should be placed as close to the street and pedestrian sidewalk as possible to encourage interaction and visual street enclosure.
- Single-family developments should avoid locating garage doors which project from the front facade of the residences. Garages are encouraged to be located to the side or rear of a residential lot. Shared driveways are encouraged between residences to increase the amount of open space per lot.
- Subdivisions should be designed so that the homes located at the edge of the neighborhood do not have the rear yard facing the road. A preferred alternative would be side yards or, if located along major thoroughfares, the construction of a service road parallel to the main road, please refer to Figures 2 and 3 for examples.

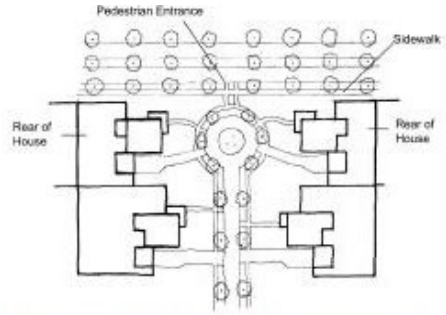


Figure 2. Example of House Orientation - Open End Cul-de-sac

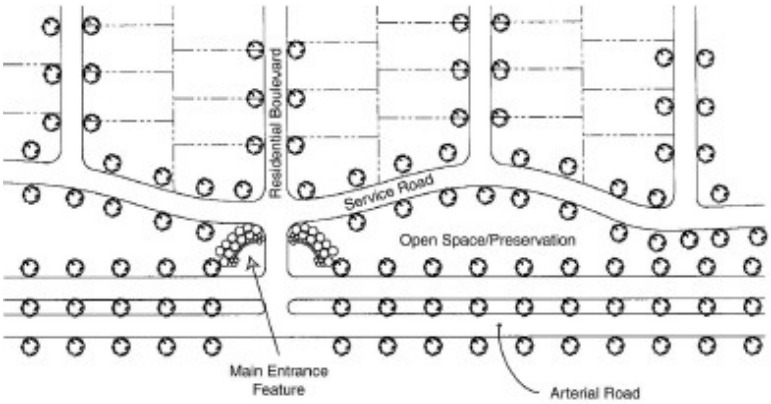


Figure 3. Example of Residential Service Road

- Cluster housing is encouraged to provide relief from standard rows of single-family dwellings and preserve natural site features, please refer to Figure 4.

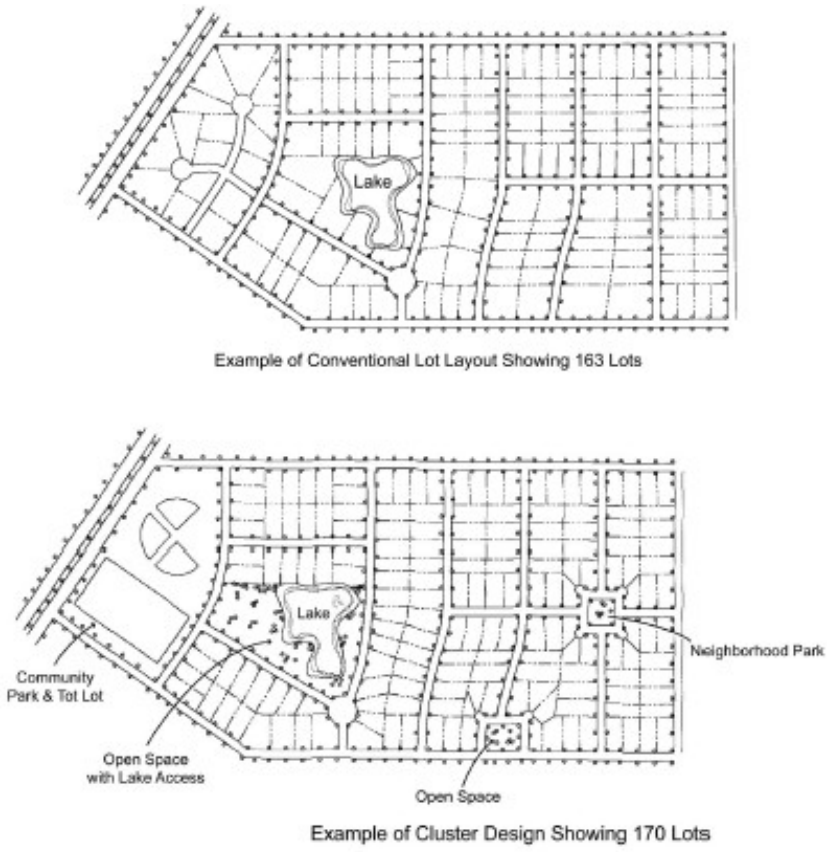


Figure 4. Comparison of Cluster Layout vs. Conventional for Same Size Development

3.1.2.2. Multi-family Building Orientation

Multi-family buildings have many support and accessory structures that require additional design features. Special consideration for resident interaction and safety becomes even more necessary when designing multi-family residences. Multi-family developments shall be oriented in a way that is accessible to the pedestrian and also contributes to the creation of attractive neighborhoods.

- Multi-family buildings should be oriented to face the street and form open space areas or common plazas for interaction. The main entrance should face the street. In larger developments, the entrance to apartment clusters shall be oriented toward a landscaped courtyard or plaza, please refer to Figure 5.

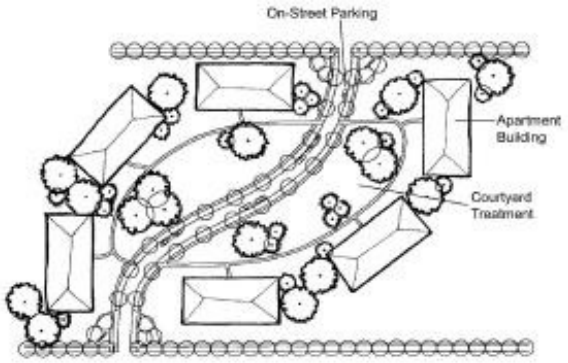


Figure 5. Apartment Complex Layout Example

- Cluster development is encouraged to allow higher densities in suitable area sand preserve natural site features.

3.1.3. Lakes/Waterways

The City of Apopka intends to maintain and enhance its environmental and aquatic assets.

- Structures must be set back a minimum of fifty (50) feet from the edge of any shoreline or wetland.
- Residential neighborhoods must preserve and enhance lakes and other waterways to maintain a natural state wherever possible.
- Lakes and other waterways must maintain public view and access and should be utilized for scenic, recreational and educational purposes.
- Lake amenities should be located adjacent to a street and/or a park, not the rear yard of residential lots. When the amenity is visible and accessible by the entire community, the value is distributed among all properties.

Example of Poor Design with Rear Yards Facing Lake

Example of Good Design with Public Lake Access

Figure 6. Public Lake Access

3.2. Residential Architecture

There is no overall residential architectural design theme required for the City of Apopka. Architectural variety is encouraged to ensure maintenance of the quality of life and essential character of distinct neighborhoods. A sense of overall architectural continuity throughout the residential subdivision shall be achieved. Continuity can be achieved through coordinated landscaping and streetscape design. The characteristics of the new residences in the landscape will determine the quality of the space.

3.2.1. Single Family Architecture

- The design of individual dwellings shall provide sufficient architectural diversity to avoid monotony and provide visual interest. Earthtone colors are encouraged.
- The addition of porches, porticos, and balconies to all types of housing are encouraged, as they contribute to healthy streets and safe neighborhoods, while serving as a buffer between the house interior and street activity.
- A habitable porch may extend six (6) feet into the front yard setback if it is at least six (6) feet deep and comprises a minimum of thirty (30) percent of the facade. A portico may extend three (3) feet into the front yard setback it is at least four (4)feet deep.

Figure 7. Example of Good Residential Design with a Front Porch

- Primary residential entries shall face the street and shall not be recessed more than six (6) feet from the face of the primary façade. Refer to Figure 8.

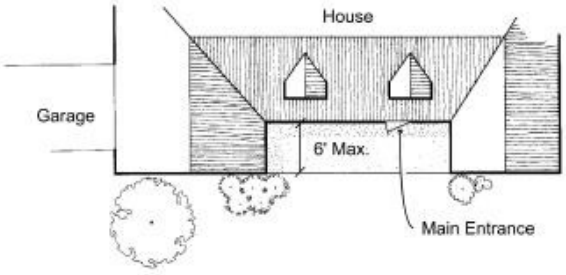


Figure 8. Front Entrance Recession

- A front-entry garage must be set back a minimum of thirty (30) feet from the front property line.
- The front façade length of a front-entry garage shall not comprise more than fifty percent of the length of the residential structure's building frontage, which includes the front primary façade and garage wall facing or oriented to a street. A front-entry garage shall be flush with or behind the primary residential façade or porch. A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural features such as dormers give an appearance of an occupied floor above the garage. However, the garage front must not exceed thirty (30) percent of the length of the residential structures frontage. If a habitable porch is provided at the front of the residential structure, a front-entry garage must be flush or behind the porch front but comply with the minimum front yard setback of thirty (30) feet. The

Community Development Director or a designee may increase the front façade length of a front-entry garage by five (5) percent if the residential structure has a habitable second floor with windows visible from the street or provides architectural features such as dormers, fenestration, wall articulation that enhances the structures appearance.

- Communities with lots having over seventy five (75) linear feet of street frontage are required to have at least fifty-percent of the residences with side-entry or courtyard-entry garages. The wall of any side-entry or courtyard entry garage facing a street or building frontage shall have windows with a design, shape, and fenestration consistent with windows on the primary residential façade.

Figure 9. Garage Location Examples

- Granny flats, guest cottages and other accessory structures, such as garages, sheds (15-foot max. shed height refer to Table 10.2.4.B), etc., shall not exceed the height of the main structure. These structures and other support structures shall be of similar style, color, design and materials as used for the principal residence.

(Ord. No. 2925, § IX, 5-18-2022)

3.2.2. Multi-family Architecture

Multi-family developments can be designed to be compatible with lower density residential uses as well as more intense uses, and in most cases serve as a good transition between these uses.

- Multi-family developments adjacent to lower density residential neighborhoods should be designed to architecturally resemble single-family residential styles.
- Porches and balconies are encouraged, especially if facing a public street, as they contribute to healthy streets and safe neighborhoods. Refer to Figure 10.

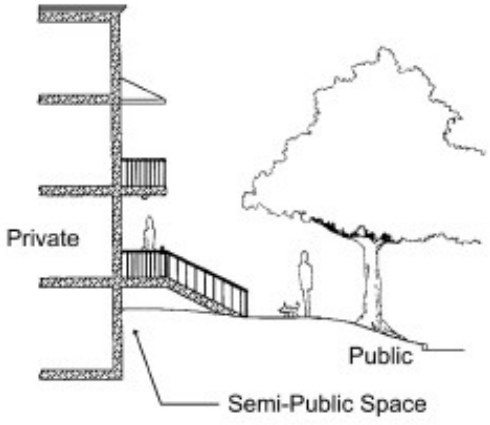


Figure 10. Example of Multi-family Private to Public Space Transition

- Front porches are encouraged to be raised at least eighteen (18) inches above the sidewalk. However, porches which are set back more than fifteen (15) feet from the street should be higher.
- Buildings shall have a recognizable top consisting of (but not limited to) cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials. Colored stripes are not acceptable as the only detail roof treatment and bold colors are not allowed. Further, earthtone colors are encouraged. Figure 11 displays examples of roofline variations.

Figure 11. Example of Variations in Building Roofline
(Flat Rooflines are not Allowed)

- Support structures shall be of similar style, color, design and materials as used for the principal structure.
- Mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain boxes are not acceptable.

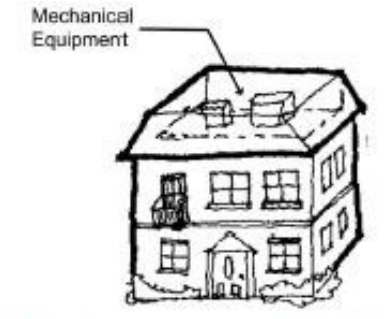


Figure 12. Example of Screening Rooftop Equipment

3.2.3. Balconies and Porches

For any multi-residential buildings of two or more stories, balconies and porches shall adhere to the following standards:

(a) Balconies, canopies or other similar architectural features shall be used along all second story or taller facades which front any existing public right-of-way, and such features shall make up at least fifty (50) percent of the lineal frontage along the right-of-way as determined by the City of Apopka's DRC-Development Review Committee

(b) *Balconies.* Balconies shall consist of an outside space (not under heat or air conditioned) and shall be a minimum of 5-feet deep and minimum 6-feet wide (30 square feet). Luxury size balconies shall be a minimum 5-feet deep and 12-feet wide (60 square feet). Balconies may project from the facia of the principal building and cannot count toward the required minimum living area square feet. Balconies

that are recessed into the building and flush with the exterior principal wall, may be counted toward the minimum living area square feet.

(c) *First Story Porch.* An unscreened or screened covered porch shall be permitted on the first story of a residential building. Porches that are recessed into the building and flush with the exterior principal wall, may be counted toward the minimum living area square feet. Porches may project from the facia of the principal building and cannot count toward the required minimum living area square feet. A projecting porch may extend into the required front yard setback up to six (6) feet and into the required street side yard setback up to five (5) feet, provided that the following conditions are met:

1. The porch has a minimum depth and width of six (6) feet;
2. The porch does not extend more than half of any required setback
3. Is not within any utility easement;
4. The porch is constructed of materials similar to that of the principal facade; and
5. The porch design is consistent with the architectural style of the principal structure as determined by the Appearance Review Officer in accordance with generally accepted architectural standards.

(d) *Second Story Balconies.* An unscreened or screened balcony may be permitted on the second story of a residential building. Such balcony may encroach up to six (6) feet into the required front yard setback and up to five (5) feet into the required street side yard setback, provided that the following conditions are met:

1. There is a first story porch directly below the second story balcony;
2. The second story balcony has a minimum depth of five (5) feet;
3. If covered, the second story balcony has a separate roof line which is compatible with the design of the principal structure;
4. The second story balcony is constructed of materials similar to that of the principal facade; and
5. The second story balcony is consistent with the architectural style of the principal structure as determined by the Community Development Director in accordance with generally accepted architectural standards.

(e) *Balconies three or more stories.* Balconies on multi-story buildings three or more stores shall adhere to the following conditions:

1. Balconies must have a minimum depth of five (5) feet;
2. If covered, the balconies have a separate roof line which is compatible with the design of the principal structure;
3. The balconies are constructed of materials similar to that of the principal facade; and
4. The balconies are consistent with the architectural style of the principal structure as determined by the Community Development Director in accordance with generally accepted architectural standards.

(f) *Porch Roof Projections.* Roof projections (eaves) may encroach up to two (2) feet beyond the porch or balcony into the required front or street side yard. Wherever a porch or roof extends into the front yard or street side yard setbacks, as allowed by this section, no other modification of front yard or street side yard setbacks may be approved by the Zoning Official.

(g) *Porch or Balcony Screens.* Screens on windows and doors shall be stretched, fitted, and maintained without open rips or tears. Screens on porches, balconies or other appurtenances shall be maintained in good repair.

(Ord. No. 3021, § VIII, 9-20-2023)

3.3. Vehicular Circulation and Parking

Streets within residential neighborhoods shall be designed for people, as well as vehicles. Sidewalks should be shaded and located to pass homes not parking lots and garages. Residential streets should be designed to encourage safe speeds and limit through-traffic. Residential developments are encouraged to provide vehicular connectivity among neighborhoods; therefore, gated communities are discouraged. New developments should not become barriers to hide behind, but rather should connect with and contribute to their surroundings.

3.3.1. Single Family

- A minimum of two points of exit should be provided for all neighborhoods to increase alternative traffic pattern options and for emergency access. Gated communities are permitted, however, a minimum of two gated access points are required to reduce traffic congestion patterns of development.
- Cul-de-sac streets are discouraged. No cul-de-sac shall exceed eight hundred (800) linear feet.
- Pedestrian/bicycle connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks, and nearby commercial areas.

3.3.2. Multi-family

- Parking areas should be located behind the front building facade to prevent parking from dominating the image of the site. Where this not feasible, landscaping is required to screen the parking area. Garages or carports in multifamily developments may be grouped but shall also be located behind the residential buildings away from public view.

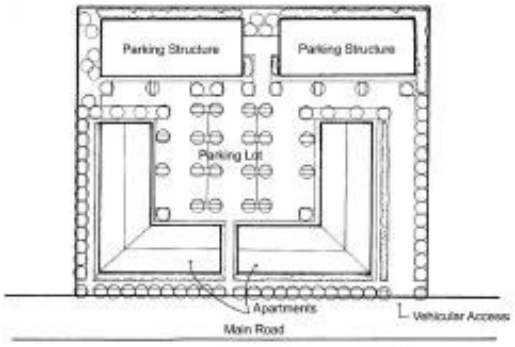


Figure 13. Example Multi-family Building Orientation and Parking Lot Layout

- All parking lots shall be visually and functionally segmented by landscaping islands to reduce the amount of asphalt. A maximum of ten (10) continuous parking spaces may be allowed without a landscape break. The landscape break shall be a minimum of eight (8) feet wide and include at least one shade tree.

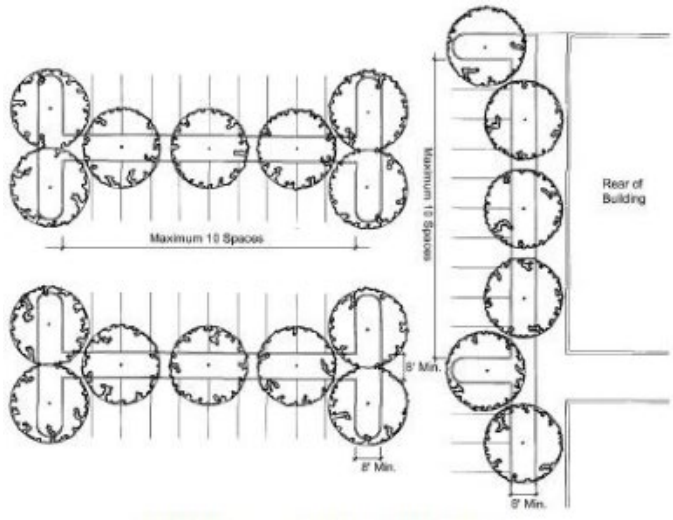


Figure 14. Parking Lot Landscape Island Example

- As an incentive to reduce asphalt and encourage landscaping, parking space depth in multi-family developments may be reduced by two (2) feet if abutting a landscape area and the vehicle will not interfere with required plantings or encroach on sidewalks.

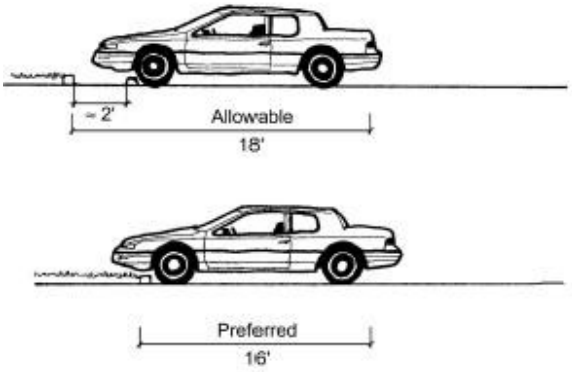


Figure 15. Example of Parking Space Overhang

3.4. Pedestrian Circulation

Sidewalks are required along both sides of residential streets. Sidewalks shall provide access and connections from the interior neighborhood streets to the sidewalks along collector and arterial roadways at the entrance of the residential development. Multifamily developments shall provide designated sidewalks and crosswalks from the development entrance to the front entrance of the principal structures. Sidewalks shall be a minimum of five (5) feet wide in residential areas.

3.5. Parks and Open Spaces

The relationship of public and private areas is important for the interaction of residents. Open space must be set aside to enhance the community.

- Small open space areas scattered throughout a new development will have a limited visual impact and ineffectual value. The size of the open space must be sufficient to adequately serve its intended functional purpose.
- Vegetation should be used to define open spaces and at the same time provide sight and sound buffers between activities in the open space and residences.
- All new residential developments must work with City staff to provide functional linkages between major City open spaces and parks.
- All residential neighborhoods with over fifteen (15) units should have direct pedestrian access to a neighborhood park, community park or open space.
- All residential developments with more than twenty (20) dwelling units are required to provide a neighborhood park supplying both passive and active recreational uses.
- Parks should be adequately lit on automatic timers without projecting a glare on adjacent residential properties.
- Parks shall be designed for safety and located so they are visible from streets and surrounding homes. Rear yards must not surround park lands. Parks must be located centrally to maximize access to the majority of the community being served.

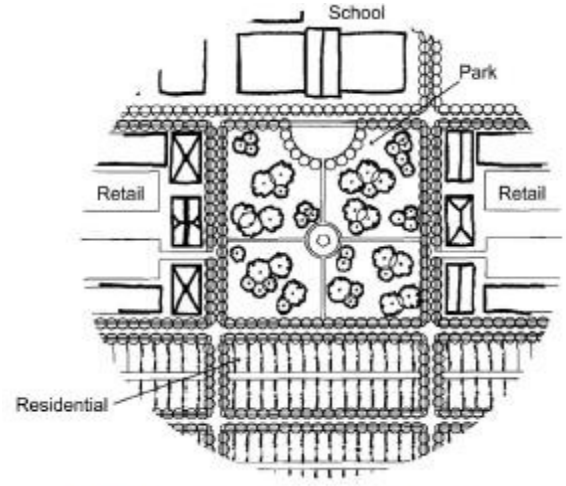


Figure 16. Example of Community Park Location

Figure 17. Example of Neighborhood Park

Figure 18. Example of Tot Lot

- Maintenance Agreements are required for all common areas and open space within residential developments. Park furniture shall be constructed with durable materials and require low maintenance.

3.6. Residential Landscaping

Landscaping provides a suitable setting for the development architecture and serves to create a unified look, define outdoor spaces, buffer from sound and weather, screen from view, and accentuates building elements and vistas. Street trees that are uniformly spaced along major roadways in a development can create an overall theme for a project, such as tropical, southern classic or Mediterranean. This theme can provide continuity throughout a development. All landscaping and irrigation shall occur consistent with the City's Land Development Code.

- Street trees should be planted along every residential street avoiding conflicts with overhead and underground infrastructure.

- Residential street trees must be spaced thirty (30) feet on center and at least twenty-five (25) feet from the intersection of two roads. Setbacks must be adequate to allow for healthy growth of the specimen.
- Residential street trees shall be planted at locations consistent with the City's Land Development Code.
- Consistency of street tree plantings to create a community theme is required.
- Residential street trees must be a long-lived species and should be low maintenance. Native species should be planted and nuisance plants are not allowed.
- Each single-family or two-family lot is required to plant canopy trees in accordance with 5.2.5 E. Single-family or two-family residential lot trees. The size of the trees must be consistent with the City's Land Development Code requirements.
- Maintenance agreements are required for all common areas and open space within residential developments.
- Artificial turf or similar products cannot be used in place of natural turf grasses unless approved by the City for specific uses.

(Ord. No. 2925, § X, 5-18-2022)

3.7. Irrigation

All common residential landscaped areas shall be irrigated by an underground, automatic irrigation system. It shall be a quality system requiring low maintenance. Sprinkler heads shall be located to apply effective even coverage and minimum spray onto walkways.

3.8. Buffers

To protect the health, safety and wellbeing of our citizens and neighborhoods, bufferyards are required between residential dwelling lots and adjacent uses which may be disruptive. Bufferyards vary depending upon the use of the adjacent property and must be provided in accordance with the requirements in the City's Land Development Code. In some situations the bufferyard may be reduced, per the Land Development Code, if a decorative wall with appropriate architectural features and materials is approved by the Development Review Committee. Walls are discouraged between compatible uses.

3.9. Berms, Walls, Fences and Screening

The overall design of berms, walls, fences and screening shall present a quality image. In order to maintain overall visual continuity, it is important that the treatment of these screening devices be consistent with the overall streetscape and landscape plan.

- Dense mature landscaping and berms are encouraged for screening residential developments from major roadways.
- Walled communities are discouraged, unless they are adjacent to a major thoroughfare or other incompatible land use. In such case, the wall design must provide architectural diversity to avoid monotony and provide visual interest for passerby traffic and pedestrians. Walls shall be constructed of solid brick, stone, or other material that is durable and nearly maintenance free. A maintenance agreement for all periphery walls must be submitted to the City prior to construction.
- Vertical elements, such as posts and/or metal railings, must be incorporated into the design of walls and fences. Spacing between those elements shall not exceed 12 ft. The maximum allowable height for

walls and fences is six (6) feet. Posts or columns may include a cap piece extending up to twelve (12) inches above the allowable height of the wall or fence.

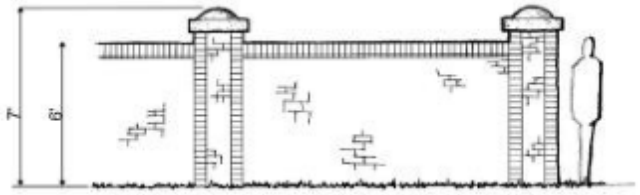


Figure 19. Brick Wall Design Example

Figure 20. Example of Residential Wall Designs

- All walls and fences shall have their finished side facing outward.
- Walls and fences must be set back from parallel sidewalks and paths to allow for landscaping and planting in-between.
- Chain link fences and barbed wire shall not be visible to the public nor visible from the street. Decorative wrought iron may be allowed for safety, if approved by the Development Review Committee.
- Fences around retention ponds are discouraged unless mandatory by Public Works for safety issues. Such mandatory fences, are required to be constructed of decorative materials that are durable and nearly maintenance free.

- All garbage dumpsters shall be screened from public streets and adjacent properties. Solid walls or fences and a gate constructed of a solid material are required for screening. A maintenance agreement for the garbage enclosure must be provided to the City prior to receiving a certificate of occupancy.
- Air conditioning, mechanical equipment and other support equipment must be screened from view.

3.10. Lighting

After dusk, lighting is important to ensure safety for both pedestrians and vehicles. Lighting is also important as it relates to signage to identify neighborhoods at night. These fixtures must be installed by the site developer. Lighting must be compatible throughout the development. High intensity of lighting is not allowed and should be no greater than necessary for pedestrian and vehicle safety. Lighting designs are to be produced in accordance with the Illuminating Engineering Society (IES) Standards.

Lighting schemes must be submitted for approval to the Development Review Committee, including fixture types and finishes. If lighting schemes are approved by the City for a neighborhood or redevelopment area, each new development or redevelopment project within the applicable boundaries must provide lighting in compliance with the overall scheme.

Decorative lighting adds to the theme of the development and is a cost effective device that instills a sense of community pride. Therefore, decorative fixtures are required to be provided consistently throughout all developments and must be approved by the Development Review Committee.

Figure 21. Examples of Decorative Light Fixtures

3.10.1. Pedestrian Lighting

Pedestrian scale accent lighting is required. Light fixtures for pedestrians may be overhead, bollards or built into the walkways. Overhead lights should not exceed fourteen (14) feet in residential areas. The required minimum illumination for walkways and other pedestrian areas is 0.25 foot candles or as determined by IES Standards. The required minimum illumination for walkways and other pedestrian areas shall be designed in accordance with IES Standards.

3.10.2. Vehicle Lighting

Lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by

the manufacturer. Light poles should not exceed thirty (30) feet in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot candles.

3.10.3. Accent Lighting

Accent lighting of signage, landscaping and trees, water amenities and other special features is encouraged. Concealed source fixtures are preferred. The placement of fixtures, fixture types, and methods of mounting or wiring must be approved by the Development Review Committee as part of the lighting scheme.

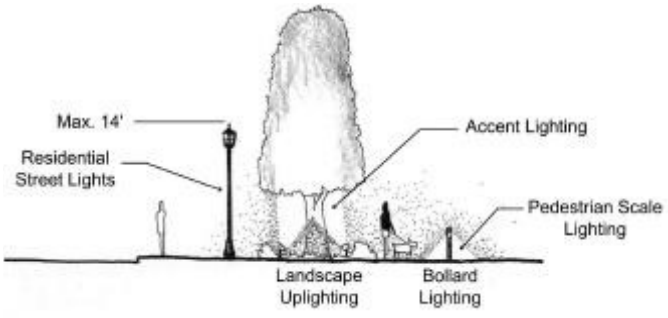


Figure 22. Example of Residential Lighting

3.11. Utilities

Utility lines for all new residential developments are required to be located underground. Utility boxes must be totally screened from view of principal streets, residential driveways, multi-family buildings and parking areas.

4. COMMERCIAL DESIGN STANDARDS

These commercial design standards are applicable to all new development and redevelopment of retail, office, institutional, public and similar facilities as determined by the Development Review Committee.

While the City encourages economic growth and commercial development in areas with access to arterial and collector roadways, it also encourages protection of residential and agricultural interests from the impacts of commercial strip development. The integration of flowing traffic circulation and pedestrian accessibility is one primary concern for new development and redevelopment. In addition, the City encourages the design of new development to be visually sensitive to surrounding development and the environment.

Some of the design differences between small-scale developments, such as family owned restaurants, and large-scale developments, such as shopping centers, have been acknowledged and addressed in the criteria. Structures that will be over 10,000 square feet are considered large-scale developments.

4.1. Site Plan Design

Site layouts shall be compatible with the immediate environment with special attention paid to the creation of an attractive, safe and functional urban environment.

4.1.1. Building Orientation

The location of buildings on sites currently varies depending on the area of the City. In the older downtown areas buildings have located closer to the street, while the newer developments typically locate the buildings toward the

back of the site and the parking areas in the front. The older downtown pattern is preferred and should be encouraged as it contributes to the creation of a healthier pedestrian environment and a more cohesive urban context.

- Buildings shall be oriented to maximize pedestrian access and view of adjacent water bodies and other amenities.
- Building placing and massing should relate to nearby buildings and to the urban context with parking areas located to the side and rear of the site.

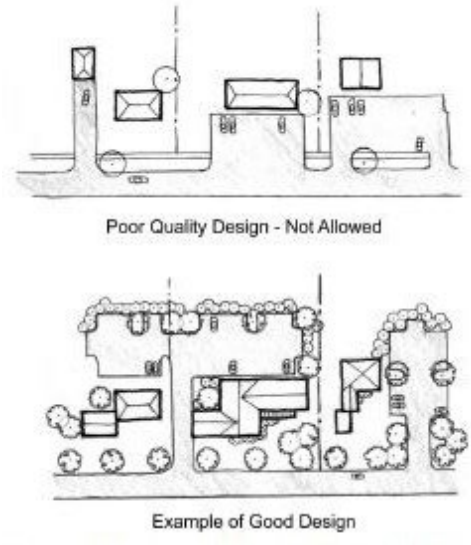


Figure 23. Examples of Rear and Side Parking Lots

- Where parking areas are located behind the businesses, a secondary entrance must be provided in the back of the business. A rear entrance can provide direct customer access to the store from parking areas as well as improve circulation between the parking lots and the street. Architectural embellishments, awnings, landscaping and signs should be used to mark the secondary entrance and the design of the rear of the building shall be consistent with the front facade.

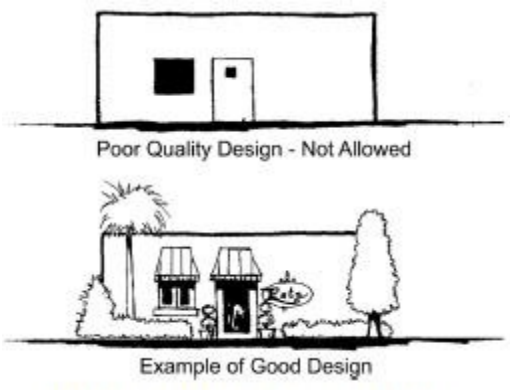


Figure 24. Rear Entrance Design Example

4.1.2. Drive Through Window Orientation

- Drive through facilities, if not carefully designed, can create a negative visual impact for pass-by traffic and safety hazard for pedestrians. Drive-through windows shall not be located between the principal structure and the right-of-way of a principal or arterial roadway, unless high quality architectural standards are incorporated into a canopy type structure that screens the service window(s) and heavy landscaping is provided to screen the drive through area. Interlocking pavers and similar landscape elements are encouraged to distinguish the drive through area. Crosswalks are required if pedestrians can cross the drive through lane.

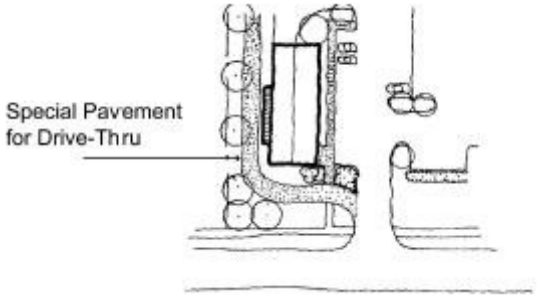


Figure 25. Drive Through Design Example

4.1.3. Outparcels

Large scale developments that will have a primary building and/or anchor stores and secondary outparcel developments on the same site must conform to the following guidelines.

To provide a unified design with the main structure and enhance the visual impact of outparcels, all exterior facades of outparcels shall be considered primary facades and employ architectural and landscape design treatments. These design elements will be integrated and common to design treatments on the main structure.

- Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required, wherever feasible.
- Consolidated parking with the main structure and adjacent outparcels is encouraged.
- Vehicular connection between the outparcel, the main structure and adjacent outparcels is required to provide for safe and convenient vehicular movement within the site.

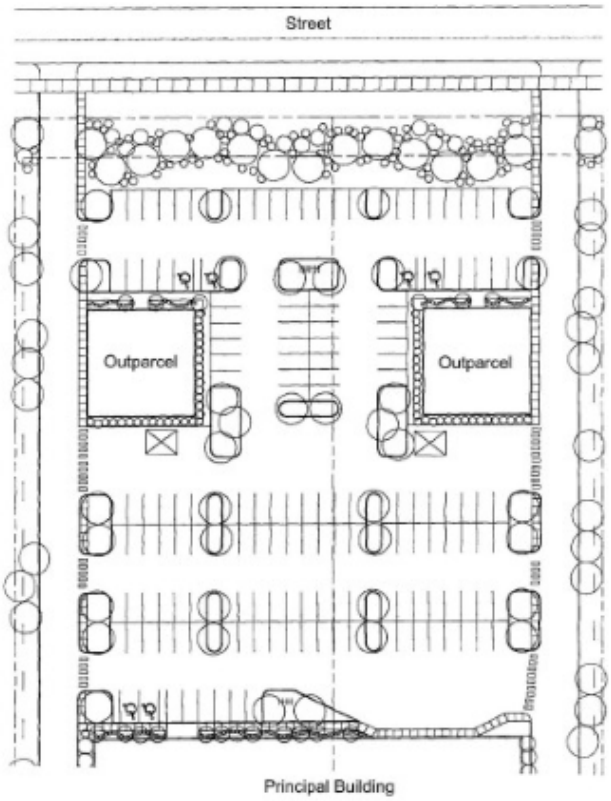


Figure 26. Example of Vehicular Cross Access and Pedestrian Connections

4.2. Commercial Architecture

4.2.1. Building Design

The purpose of the building design guidelines is to promote architectural treatments that enhance the visual appearance of development, ensure compatibility of buildings, and create a strong community image and identity.

- Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian, as well as vehicular traffic.
- All additions, alterations and accessory buildings shall be compatible to the principal structure in design and materials.
- Primary entrances to anchor stores shall be highlighted with tower elements, higher volumes, tall voids, special building materials and/or architectural details.

  Entrances to smaller stores may be recessed or framed by a sheltering element such an awning, arcade, porch or portico.

Figure 27. Example of Building Entrance Enhancement

- Windows and display cases are encouraged along pedestrian corridors.
- The first floors of all buildings, including structured parking, should be designed to encourage pedestrian scale activity.
- Buildings shall have a recognizable top consisting of (but not limited to): cornice treatments, roof overhangs with brackets, steeped parapets richly textured materials and/or differently colored materials. Colored stripes are not acceptable as only treatment.

Figure 28. Typical Commercial Design Detail

- Mechanical equipment should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain boxes are not acceptable.

Figure 29. Examples of Screening Mechanical Equipment

- Overhangs/awnings shall be no less than three (3) feet deep to function to protect pedestrians from inclement weather.
- Backlit awnings used as a mansard or canopy roofs are prohibited.
- The highest point of a first floor awning shall not be higher than the midpoint between the top of the first story window and the second story window sill, please refer to Figure 30 for an example.

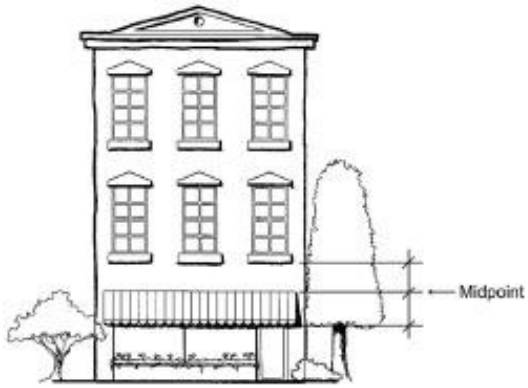


Figure 30. Awning Location Detail

- Buildings shall include substantial variation in massing such as changes in height and horizontal plane. Horizontal masses shall not exceed a height: width ratio of 1:3 without a substantial architectural element that either projects up or away from the building, such as a tower bay, lattice, or other architectural feature.
- Building walls shall be enhanced by the use of vertical elements, articulation and landscaping to break the monotony.

4.2.2. Entrances

Buildings along arterial and collector streets should have their primary customer entrance facing the street. Where two major streets intersect, customer entrances shall be provided for both streets; a corner entrance will be a permitted exception to this requirement. Additional entrances are encouraged facing local streets, parking lots, plazas, lakefronts and adjacent buildings.

- Primary customer entrances shall be clearly defined and highly visible through the use of architectural detail for all structures.
- Protection from the sun and adverse weather conditions for patrons should be considered for the entranceways. However, awnings, canopies and arcades cannot project more than three (3) feet into the required building setback.
- Covered visitor drop-off areas shall be provided at entries to institutional buildings.

4.2.3. Building Facades/Fenestration

- Continuous, solid walls are prohibited on facades adjacent to arterial or collector streets. At least thirty (30) percent of primary facade(s) shall be comprised of windows and doors. However, nearly continuous expanses of glass for walls shall be avoided. Patterns are encouraged by alternating solid elements and windows.

- The architecture of the building must incorporate articulation to avoid monotonous blank walls.
- Views into the interior of retail storefronts and restaurants are encouraged for pedestrian activity, safety and to create a community window shopping environment. The use of darkly tinted or reflective glass on these structures is prohibited. Reflective glass will be defined as having a visible light reflectance rating of 15% or greater and darkly tinted glass windows include glass with a visible light transmittance rating of 25% or less or as approved by the Community Development Department. All plans submitted to the City for commercial, office and institutional uses shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation.
- Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.

(Ord. No. 2877, § XXVI, 12-15-2021)

4.2.4. Corner Lots

At the intersections of major roads, those classified as arterial or collector, the corner lots shall be designed with architectural embellishments to emphasize their location whether they function as gateways or major community transition points.

- Buildings in corner lots are considered to have double front facades for architectural review purposes.
- Buildings in corner lots shall include at least one of the following embellishments: cornice detail, arches, peaked roof forms, corner towers, clocks, bells and other design features.

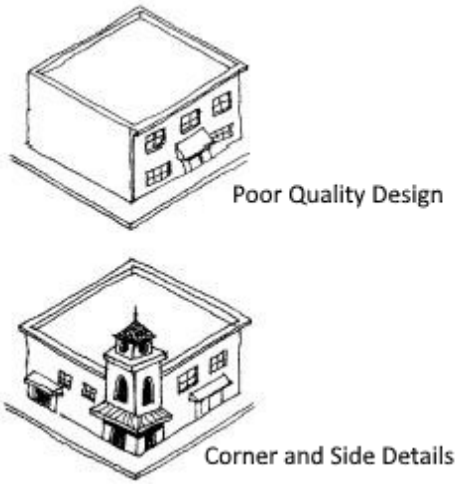


Figure 31. Example of Good and Poor Corner Lot Design Detail

Figure 32. Examples of Corner Lot

Hardscape design, such as pedestrian plazas with artwork or fountains, may substitute for building embellishments on corner lots.

4.2.5. Exterior Materials and Colors

Materials selected for buildings should have quality and stability in terms of durability, finish and appearance. Color has one of the strongest visual effects of all elements of building design. Therefore, they shall be selected for harmony of the building with adjacent structures.

- Exterior building materials that are encouraged include wood siding, stucco, brick, stone and concrete masonry units. Masonry unit exteriors should be textured and tinted; they should not be ribbed or create a smooth monotonous wall.
- Predominant materials that are not permitted include corrugated or reflective metal panels, smooth or rib faced concrete block, cedar shakes, textured plywood, and plastic siding.
- A wide selection of exterior colors may be considered to promote variety and diversity. The general approved paint colors for commercial, office and institutional uses include light pastel and earth tone colors. Color schemes must be submitted to the Development Review Committee for approval.
- The following colors are prohibited: use of intense, florescent or day glow colors, black as the predominant exterior building color; monochromatic color schemes (all one-paint color).
- Building, trim and detail colors must be complimentary. As an example, yellow and red are not complimentary colors and are typically chosen by merchants that want to increase marketing advertising and stand out drastically from other merchants. Merchants often select red and yellow to draw attention to their property regardless of the impact on the character of the environment. Clashing trim colors will not be permitted.
- A solid line band of color shall not be used for architectural detail, per the discretion of the Development Review Committee.

4.2.6. Corporate Design

Since it is not in the best interest of the citizens of Apopka to allow corporate franchises to create visual clutter and allow the architecture and colors of their buildings to act as signage, exceptions to these guidelines shall not be made for corporate franchises. National corporate chains that typically design their buildings to read as signage have been known to modify their designs to blend with the character of the neighborhood. Examples of well-designed corporate structures are shown below. These examples shall be used as models for future corporate design within the City.

Figure 33. Examples of Good Corporate Design

4.2.7. Gas Station/Canopy Design

Gas stations typically lack urban design values that should be present at major intersections. Gas stations should be permitted at major intersections only if the demand can be demonstrated and must provide architectural details that enhance the character of the community. Gas island canopies and car wash facilities must also demonstrate architectural style that will enhance the community character. Flat canopy rooflines are not allowed. Bands of bright or bold color are not allowed along the edge of canopies. These facilities must adhere to the additional design standards in the City's Land Development Code.

4.3. Circulation and Access

The City of Apopka supports the use of alternative modes of transportation to provide access for all residents, including the elderly, youths and the physically impaired. Safe, comfortable and consistent pedestrian connections are required.

- The use of joint access easements between sites to reduce the number of access points and driveway area and increase the amount of landscaping shall be required.

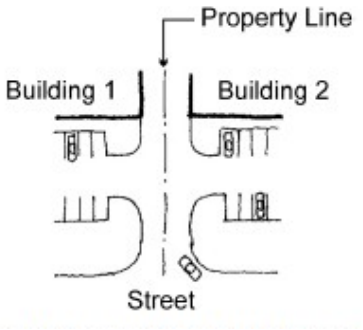


Figure 34. Example of Joint Access Driveway

- Pedestrian ways, linkages and paths shall be provided from the building entry to surrounding streets, external sidewalks, and outparcels.

Figure 35. Example of Pedestrian Path in Parking Lots

- Sidewalks are required on both sides of all streets. All commercial, institutional and office sidewalks shall be a minimum of five (5) feet in width, unobstructed allowing two people to walk side-by-side.
- Sidewalks or walkways where heavy pedestrian use is likely or where opening doors may obstruct a circulation path shall be a minimum of seven (7) feet in width.
- To increase pedestrian safety, sidewalks and walkways shall be one step up at a different grade than the vehicular parking lot, and shall be landscaped and have pedestrian scale lighting. Crosswalks must be provided in all locations where the sidewalk is crossing at grade with vehicular traffic.

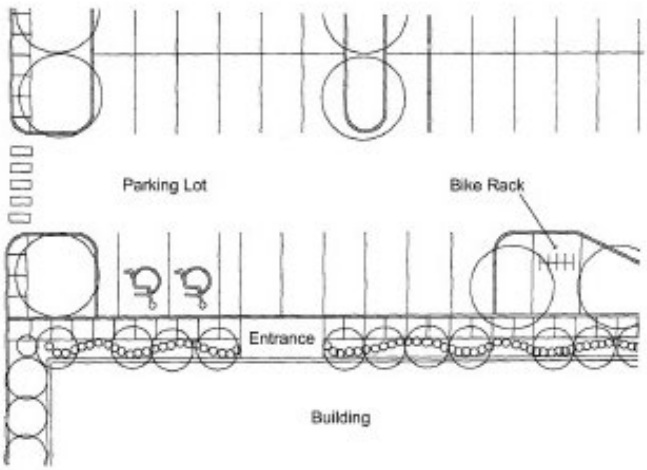


Figure 36. Example of Bicycle Parking and Pedestrian Crosswalks

- Mixed use and large-scale developments shall incorporate bus stops and bicycle parking storage in their design.

Figure 37. Example of Bus Stop Design

- Crosswalks are required wherever a pedestrian walkway intersects a vehicular area. All crosswalks shall be a minimum of five (5) feet wide and shall be paved with concrete modular paving or integrally colored poured concrete.

4.4. Off-street Parking

While off-street parking is necessary to accommodate automobile demands, it displaces a large percentage of the City's open space and separates structures from the main pedestrian concourses. The purpose of the following guidelines is to avoid seas of asphalt and conflicts between vehicles and pedestrians.

- Where a mix of uses creates staggered peak periods of parking demand, shared parking may be utilized to reduce the total amount of required parking.

- Adjacent on-street parking may be counted towards the parking requirement.
- Large parking lots shall be visually and functionally segmented into smaller lots with landscaped islands and canopy trees.
- Where a commercial use abuts a residential zoning district, the parking area shall not be located within the building setback abutting the residential area.
- Parking areas should be located behind the building face to prevent parking from dominating the image of the site. Where not feasible, use landscaping to screen the parking area.

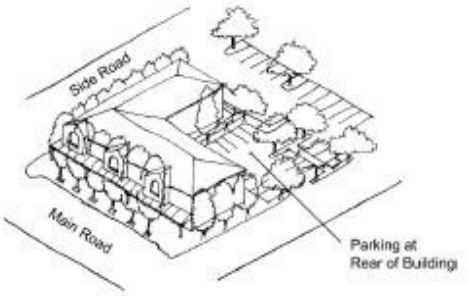


Figure 38. Commercial Parking Layout Example

As an incentive to reduce asphalt and encourage landscaping, parking space depth in commercial developments may be reduced by two (2) feet if abutting a landscape area and the vehicle will not interfere with required plantings or encroach on sidewalks, please refer to Figure 15 in the Residential standards section.

- Parked cars shall be sufficiently screened from public rights-of-way. There are many options available to the designer including landscape berms; themed streetscape trees with landscape materials; trellis designs and low urban walls that incorporate architectural detail. Perimeter design shall be determined with the assistance of City staff to promote the community image for the area in which the development is located. Examples of recommended parking lot screening designs are shown below.

Figure 39. Parking Area Screening Examples

- The design of parking areas should avoid the appearance of large masses of parked cars. No more than ten (10) parking spaces may be located side by side without a landscaped parking island.
- Shade trees shall be provided for parked cars, so that an average ratio of one (1) tree per six (6) automobiles is achieved. Deciduous trees should be selected which will provide canopy over the parked cars. Examples of recommended landscape is land designs are shown in Figure 14 in the Residential Design standards section.
- No more than fifty (50) percent of the required off-street parking can be located in front of the building line.

4.5. Landscaping and Buffers

Landscaping provides a suitable setting for the development architecture and also serves to create a unified urban look, to define outdoor spaces, to buffer from sound and weather, to screen from view, and to accentuate building elements and vistas. All landscaping and irrigation shall meet the intent of the City's Land Development Code.

- Existing trees shall be maintained to the extent possible and protected during construction. Landscape maintenance agreements are required for developments.
- Landscaping and grading shall be designed to enhance the presence of each building.

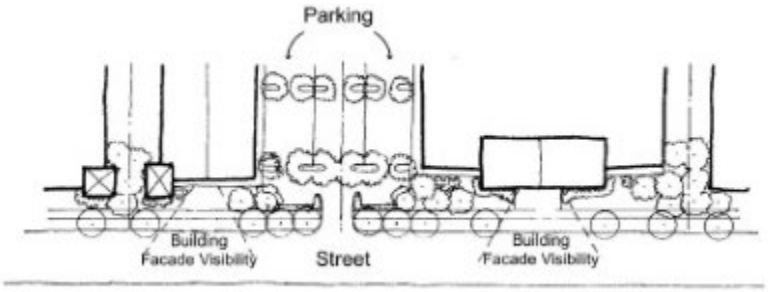


Figure 40. Utilize Landscaping to Screen Parking Areas and Enhance Building Front

- Street trees shall be planted on every street avoiding conflicts with overhead and underground infrastructure. They shall be planted close to the curb, should be low maintenance, and should not be spaced more than fifty (50) feet apart. Street trees must be planted a minimum of thirty-five (35) feet from intersections for visibility. Trees must be set back from the curb to allow for healthy growth of the specimen.
- Shaded areas must be provided for sidewalks at a minimum of 100 square feet of shaded area per 100 lineal feet of walkway.
- When possible, service and utility easements shall be located away from mature trees that should be saved.
- Buffers between land uses must be provided consistent with the Land Development Code.
- Wet retention areas shall be designed as amenities and shall appear natural by having off-sets in the edge alignment to avoid perfect geometric figures. Landscaping is required to soften the visual appearance of the ponds edges. Features such as fountains are encouraged to accent the ponds and provide adequate aeration to prevent stagnation.

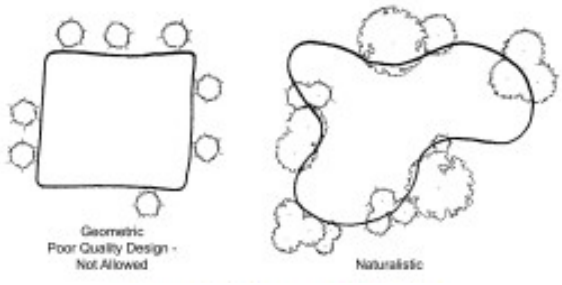


Figure 41. Stormwater Design

4.6. Fences and Walls

The purpose offences and walls is mainly to screen elements from public view. They shall be designed in a way to visually tie various project elements together.

- Where fences are intended to screen areas from public view, they shall be constructed of brick, masonry, wrought iron, stone or other decorative materials. Vertical elements (posts) should be incorporated into the design of the fence and shall be spaced at six (6) to twelve (12) foot intervals depending on the material and overall length of the wall or fence. All fences shall have their finished side facing outward. Posts or columns must include a cap piece extending up to 12 inches above the allowable fence height.

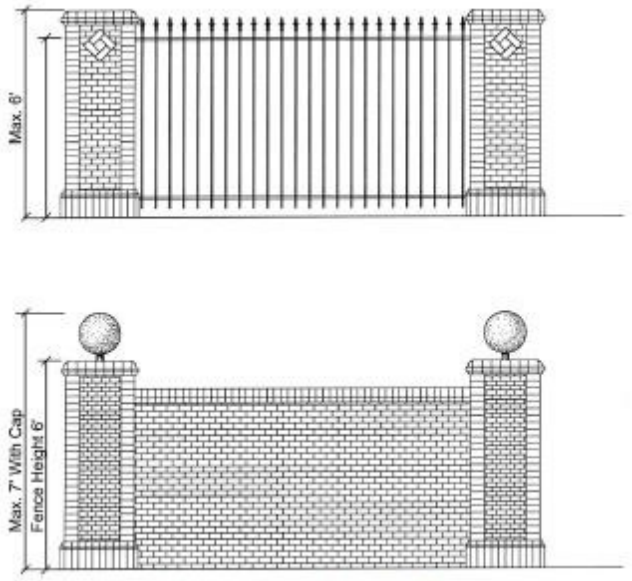


Figure 42. Examples of Fence and Wall Designs

Chain link, wooden fences and barbed wire in areas visible from roadways shall not be allowable materials.

4.7. Service, Utility, Display and Storage Areas

- Utilities for all new commercial developments shall be located underground. Utility boxes must be totally screened from view of principal streets, as well as pedestrian walkways and areas.
- Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

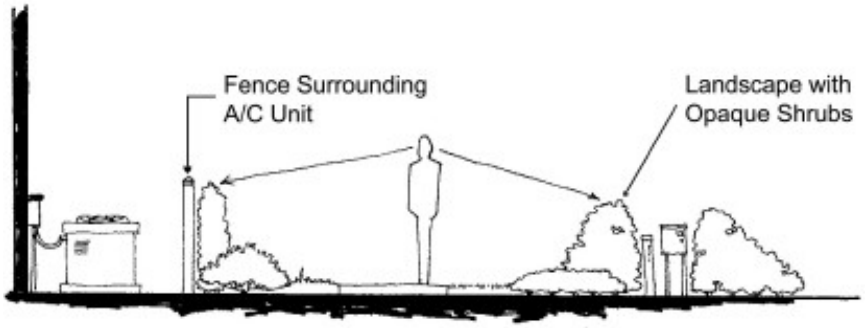


Figure 43. Utilities Screened from View

- Shopping cart storage shall be located inside the building or shall be screened by a four (4) foot wall consistent with the building architecture and materials or a solid landscaping hedge.
- The display area of an automobile sales outlet shall not dominate the site frontage. Cars shall not be raised above the landscaping along the front yard.
- The storage of new car inventory shall be located behind the building line and shall be screened by a wall or fence.
- Refuse containers, air conditioners and similar elements shall be screened from view.

4.7.1. Automobile Sales Outlets

The display needs of dealerships are recognized by allowing a percentage of the front yard to be used for this purpose. However, the following standards must be strictly adhered to.

- The display area of an automobile sales outlet is limited to a maximum of one vehicle per thirty (30) feet of site frontage.
- The storage of new car inventory and vehicles being serviced must be screened from the street by a solid, decorative screen wall. The wall must be integrated with the design of the principal building and be constructed of similar materials. Where a wall is required it should be located behind a landscape strip to break up the span of the wall and provide a buffer. A berm with landscaping may also be acceptable for screening, if approved by the Community Development Department.
- A minimum of fifty percent of the building and lot must be screened by landscaping.

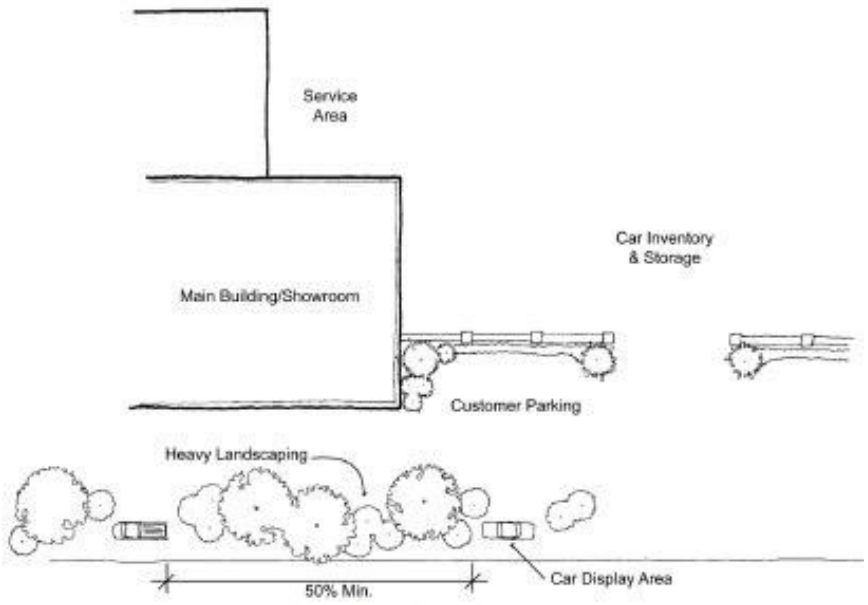


Figure 44. Automobile Sales Outlets

4.8. Site Furniture

Site furniture performs a critical function in the appearance of the streetscape. Benches, trash receptacles, telephone booths, bike racks, bus shelters, newspaper stands often create clutter and deteriorate the aesthetics of the environment unless the items have a coherent and unified theme. These items shall be constructed from durable materials that have a long lasting quality without requiring excess maintenance. Site furniture shall be located to function properly.

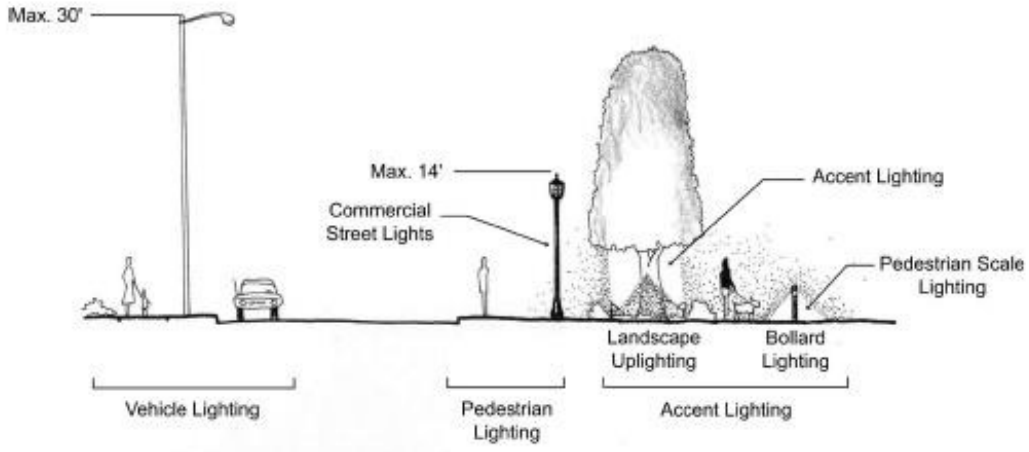
- Site furniture shall be of solid, heavy-duty construction conveying an impression of quality and durability.
- No site furnishing shall be placed in a location where it will reduce the minimum walkway width required.
- All site furniture shall be firmly bolted to the ground.

4.9. Lighting

Exterior lighting shall be designed in accordance with the Illuminating Engineering Society (IES) Standards and installed in a sensitive manner which lights without been seen, illuminates without glare and colors without distorting. Decorative lights shall be installed along the roadway frontage of all non-residential structures. Examples of decorative fixtures are shown below.

Figure 45. Examples of Decorative Light Fixtures

- Lighting plans shall provide well-lighted sidewalks and encourage pedestrian traffic. A minimum .25 candle rating or IES standards shall be used, as determined by the city engineer.
- Light fixtures shall be a maximum of thirty-five (35) feet high in vehicular areas and fifteen (15) feet in pedestrian areas.



Fivure 46. Community Lighting Example

- Lighting shall be used to accent key architectural elements and/or landscape features.
- Light fixtures shall be designed as an integral element of the project using similar style, materials or colors.
- Neon or neon type tubing on the building shall be allowed under limited circumstances provided that a lighting plan is submitted. The neon light colors shall be consistent and compliment the building colors and style. Neon is not permitted in windows.
- Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and properties.
- No light fixtures shall be placed in a position where existing or future tree canopy will reduce the illumination levels.
- Electrical wiring to all site lighting shall be provided underground.

5. INDUSTRIAL DESIGN STANDARDS

Industrial uses are often the most intense land uses located within a City. The standards for industrial design identified below are in addition to all applicable commercial design standards.

The location and design of industrial uses is critical to ensure compatibility with adjacent uses. In addition, larger industrial uses typically require special access to a regional transportation system for import and export services.

Most industrial uses in Apopka are currently located along US 441 and close to the railroad.

However, there are also a few scattered industrial sites, as well as industrial areas adjacent to the downtown.

Given that US 441 is a main transportation corridor in the City, any uses located along this road should be designed to contribute to creation of an attractive image. New industrial uses closer to the downtown and redevelopment must be designed to be compatible with already established traditional urban patterns, and pedestrian character.

5.1. Site Plan Design

The siting of structures within a development strongly influences the character of the community. Land use should relate to the nature of the street and the access conditions.

5.1.1. Heavy Industrial Uses

Heavy industrial uses are those industries which employ the processing of bulk materials and which may require space for open storage of materials.

- Heavy industrial structures should be located in industrial parks and clustered to maintain an area of greenspace surrounding the high intensity development.
- Buildings and structures in industrial parks should be oriented to form plazas and common areas for employee interaction.
- Heavy industrial uses should located nearby major thoroughfares and, if possible, provide landscaped service roads to access the major roadways.
- Heavy and light industrial uses are encouraged to locate directly adjacent to railroad right-of-way.
- In high profile locations, such as along major roadways, rear elevations facing the highway should be avoided by establishing service roads which allow front elevations to face the highway.

5.1.2. Light Industrial Uses

Light industrial uses are those industries which employ wholesale distribution, storage, and light manufacturing. Light industrial uses do not employ processing of bulk materials nor is outdoor storage of materials allowed.

- Light industrial uses in urban areas should be located to relate to the street and pedestrian traffic. Buildings should be oriented to face the major street.
- Buildings on corner lots should relate to both streets, and will be considered as having two front facades. Corner sites at major intersections should be reserved for more prestigious land uses.

5.2. Industrial Building Design

Building design must display a quality appearance and details that create harmony with the desired image of the community.

- Building massing in urban areas must relate to nearby structures and to the urban context both in height and proportion.
- Building detail should relate to the scale of pedestrians.
- Blank walls shall be enhanced by the use of vertical elements and windows to break the monotony. At least fifty (50%) percent of the main facade facing a major thoroughfare must incorporate architectural detail.
- Galvanized, corrugated sheet metal shall not be permitted as exterior materials on principal structures. Any use of these materials on support structures must be screened from view of roadways and adjacent properties.

5.3. Vehicular and Pedestrian Circulation

Adequate circulation must be provided for employees, visitors, service and delivery, fire protection and security.

- Conflicts between employee parking and delivery vehicle circulation must be avoided through design to ensure safety.
- Trucks and semi-trailers shall not be parked or stored within public view overnight unless it is temporary parking not to exceed forty-eight (48) hours for delivery purposes.
- Provide pedestrian and bicycle connections from principal structures to adjacent uses.
- If parking is provided in front of the building, walkways shall be provided to connect the public sidewalk and the building. The walkway shall be at a different grade than the parking area, and shall be adequately lit and landscaped.
- Multi-tenant or large-scale developments must incorporate bus stops and bicycle storage areas in their design.

5.4. Buffers

Buffers are required to ensure compatibility between adjacent uses.

- When a heavy industrial site is adjacent to a residential zoning district, even if separated by a street, a six (6) foot solid wall shall be installed and permanently maintained. Industrial uses must comply with the buffer separation requirements contained in the City of Apopka Land Development Code.

5.5. Landscaping

Landscaping should be provided to highlight building entries, soften building masses, provide scale to site development, and define parcel edges.

- Provide a continuous landscape area between the street and the building, uninterrupted by the presence of parking areas or driveways, for at least fifty (50%) percent of the site frontage, please refer to Figure 40.
- Landscaping and grading should be designed to enhance the presence of each building.

- Street trees should be planted on every street avoiding conflicts with overhead and underground infrastructure. They should be planted close to the curb, should be low maintenance, and should not be spaced more than thirty (30) feet apart.
- Easements should be located away from mature trees that should be saved.
- All surface parking must screened from adjacent parcels with landscaping.
- Canopy trees must be distributed throughout the parking area to provide adequate shade.
- Irrigation is required for all planting areas.

5.6. Fences and Walls

Fences and walls in industrial areas are subject to the same design guidelines as commercial areas (refer to 4.7.).

(Ord. No. 2994, § XVIII, 3-15-2023)

5.7. Service and Storage Areas

Any type of service or storage areas shall be screened from public view.

- All rooftop equipment must be screened from all directions in a manner integral with the design of the building in terms of color, materials and architectural elements.
- Landscaping alone is not sufficient to screen service areas. Loading, service and garbage areas must be located where they are not visible from roadways. Otherwise, make the screening an integral part of the building by extending a wing wall and using materials consistent with the building facade.

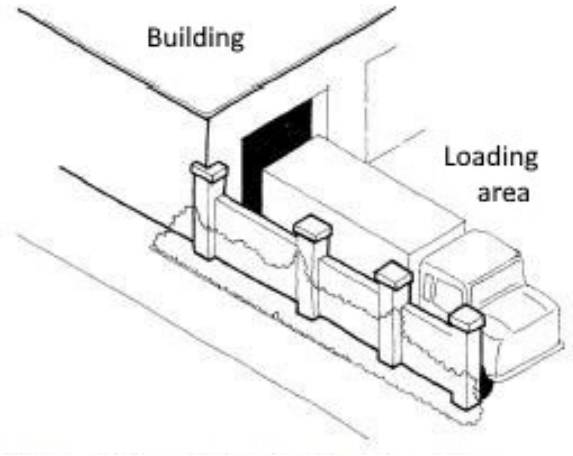


Figure 47. Example of Loading Area Screening

- Where there are outdoor processing, service or storage areas, they shall be located behind the front building line and shall be screened with a fence or a wall placed behind landscaping.
- No outside display of products, including vending machines, video games, newspaper boxes shall be permitted unless substantially screened from adjacent parking lots and roadways.
- Materials shall not be stacked or stored to exceed the height of the screening wall or fence.
- Overnight parking of commercial vehicles, tractor trailers, boats, recreational vehicles, campers or motor homes shall be prohibited within parking lots not specifically designed for that purpose.

5.8. Stormwater Management

Stormwater management areas should be designed as site amenities. Natural edges along the perimeter are required. Wet bottom retention ponds in industrial areas are subject to the same design guidelines as commercial areas (refer to 4.5.)

Fenced stormwater management facilities will only be approved in extreme cases at the sole discretion of the City. Such fenced ponds shall be located at the side or rear of buildings to be as unobtrusive as possible. Such fenced ponds will not count as required open space within a project.

5.9. Utilities

All new developments are required to provide utilities underground and screen utility boxes from view. In addition, easements for underground services or overland flow routes should be located away from mature trees to protect them.

5.10. Lighting

Lighting is required for safety and security in industrial areas. However, high intensity lighting is discouraged.

- Entrances and major driveways should be illuminated for project identity and vehicular safety, respectively.
- Lighting along sidewalks is required for pedestrian safety. Pedestrian lighting should be a minimum of 0.25 foot candles.
- Lighting should be provided for security and night deliveries. Wattage and spacing of lighting in delivery areas should not exceed 1.0 foot candles and must be designed to prevent spillover illumination on adjacent properties.

Appendix D DEVELOPMENT DESIGN GUIDELINES[1]

1. PURPOSE AND INTENT

As Apopka has gained status as the fastest growing City in Orange County, local concern has grown over the design and aesthetics of new development. Many municipalities have taken a citywide approach to achieving an attractive urban form. Our local officials have chosen to set standards that will improve the image and appearance of Apopka's community. The basic premise is that a quality appearance will beget a quality lifestyle. Design guidelines will also mutually protect everyone's investment. When the image of a community is maintained or improved, a sense of pride develops for the residents, property owners, and merchants. The appearance of the community also must to be maintained for Apopka to stay competitive in the market. In the absence of standards to ensure attractive development, other areas in the region may position themselves with a more competitive advantage to attract residents and merchants away from Apopka.

The design criteria contained in these guidelines are intended to apply to all residential, commercial, office, institutional and industrial development, including both public and private facilities. The criteria set out local objectives for site planning (such as, setbacks, site coverage, and building heights), architectural design, signage and graphics. In addition, examples are provided to evaluate the scale, mass, bulk and proportion of new development and redevelopment. The guidelines are intended to be flexible and encourage design diversity and variations.

2. APPLICABILITY

Provisions of this division are applicable to all residential, office, commercial, industrial, and institutional zoning districts. They apply to both new development and redevelopment.

The City does not design for any development applicants. It reviews proposed projects to ensure that the design intent contained in these guidelines is achieved.

3. RESIDENTIAL DESIGN STANDARDS

The purpose for residential design standards is to assure that Apopka's neighborhoods are safe, healthy and attractive places to live. Many of Apopka's existing residential neighborhoods were designed in the traditional grid pattern, which has proved desirable by many communities in other cities. The intent will be to encourage future development to continue the positive characteristics of existing neighborhoods and foster community pride.

For the purpose of these guidelines, single-family standards apply also to duplex and, if applicable, mobile home parks.

[1]Editor's note(s)—Printed herein is the City of Apopka Development Design Guidelines, as prepared by the City of Apopka Community Development Department, July 2016.

3.1. Site Plan Design

The built environment should be integrated with the natural environment and character of adjoining properties. Neighborhood interaction, pedestrian safety and environmental quality must be considered during the design of the site.

3.1.1. Neighborhood Identity

Special design elements located at the periphery and entrances of residential developments strengthen Apopka's image and also create a distinctive image for the neighborhood. These entrances shall be designed as thresholds to change from public thoroughfares to quiet neighborhood streets with slower design speeds.

- All single family, duplex, multi-family and mobile home park subdivisions are required to construct a development entrance with appropriately scaled signage and residential characteristics, please refer to Figure 1. Entrance features are required at both primary and secondary entrances. Rural residential neighborhoods shall also construct development entrances at the primary street entrance to differentiate from surrounding uses. Gates at entrances are discouraged because of the resulting traffic congestion and the sense of isolation created by them.
- The entrances shall utilize landscaping, streetscape patterns/furniture and integrated signage to communicate the development's planned image. An appropriately designed irrigation system with adequate water flow and coverage to maintain the landscape features is required.
- Consistent design of primary and secondary site entrances is required for each project to enhance the visual identity of the development.

Figure 1. Examples of Development Entrance Features

3.1.2. Residential Building Orientation

Careful consideration must be given to how the residences are placed on the land and the relationship of the residences to each other and the street. The siting of structures strongly influences the desired character of a development.

Buildings, trees and other architectural features can be utilized to form the "outdoor spaces" of the development. Street trees that are uniformly spaced along major roadways; streetscape architectural elements and furniture; and, building placement and style are elements in a development that can create an overall theme and provide continuity throughout a development. These elements can be placed to create lively parks and plazas. As well, buildings that are constructed closer to the street begin to form the "walls of the streetscape" and encourage

outdoor pedestrian activity and community spirit. In addition, buildings placed closer to the street encourage reduced traffic speeds and pedestrian safety.

3.1.2.1. Single Family Orientation

The placement of residential buildings on a site and the orientation of primary residential entrances affect the community's quality of life and create a strong visual impact in a development.

- Single Family residences, duplexes and mobile homes should be placed as close to the street and pedestrian sidewalk as possible to encourage interaction and visual street enclosure.
- Single-family developments should avoid locating garage doors which project from the front facade of the residences. Garages are encouraged to be located to the side or rear of a residential lot. Shared driveways are encouraged between residences to increase the amount of open space per lot.
- Subdivisions should be designed so that the homes located at the edge of the neighborhood do not have the rear yard facing the road. A preferred alternative would be side yards or, if located along major thoroughfares, the construction of a service road parallel to the main road, please refer to Figures 2 and 3 for examples.

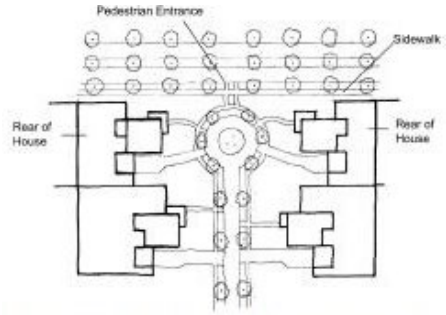


Figure 2. Example of House Orientation - Open End Cul-de-sac

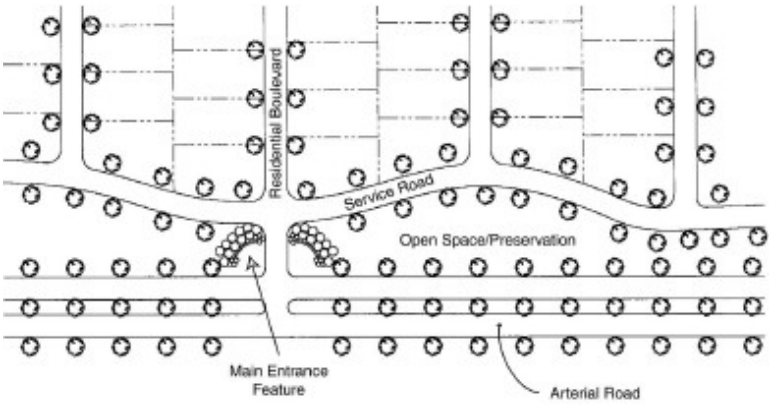


Figure 3. Example of Residential Service Road

- Cluster housing is encouraged to provide relief from standard rows of single-family dwellings and preserve natural site features, please refer to Figure 4.

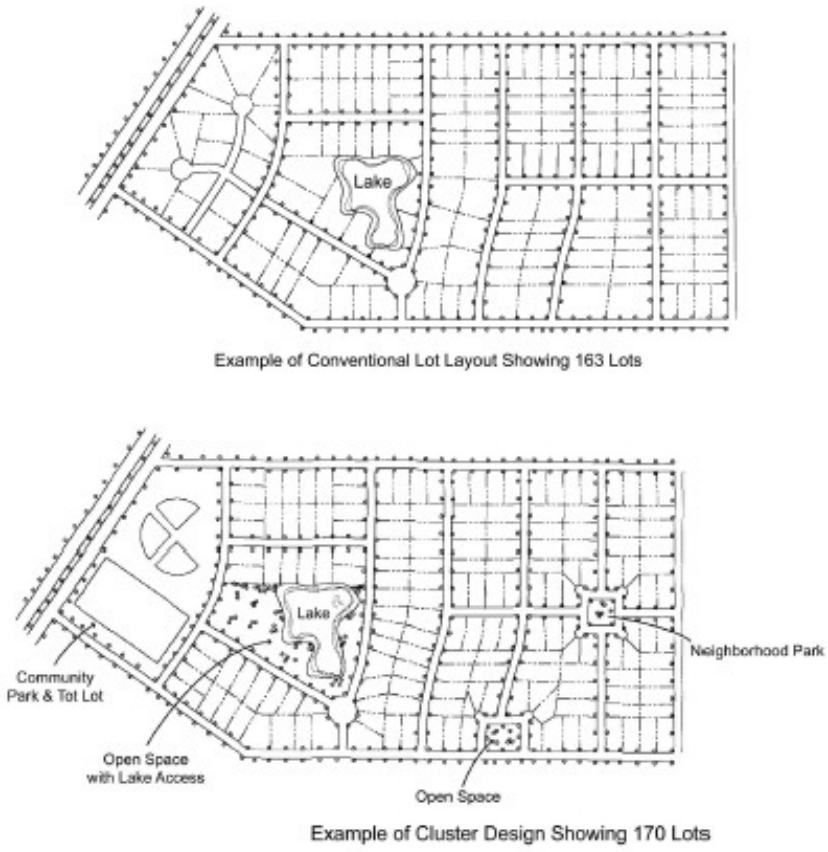


Figure 4. Comparison of Cluster Layout vs. Conventional for Same Size Development

3.1.2.2. Multi-family Building Orientation

Multi-family buildings have many support and accessory structures that require additional design features. Special consideration for resident interaction and safety becomes even more necessary when designing multi-family residences. Multi-family developments shall be oriented in a way that is accessible to the pedestrian and also contributes to the creation of attractive neighborhoods.

- Multi-family buildings should be oriented to face the street and form open space areas or common plazas for interaction. The main entrance should face the street. In larger developments, the entrance to apartment clusters shall be oriented toward a landscaped courtyard or plaza, please refer to Figure 5.

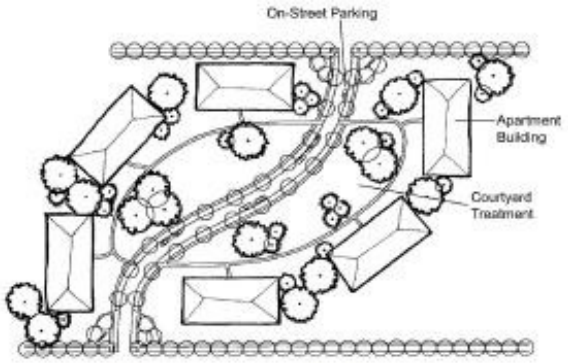


Figure 5. Apartment Complex Layout Example

- Cluster development is encouraged to allow higher densities in suitable area sand preserve natural site features.

3.1.3. Lakes/Waterways

The City of Apopka intends to maintain and enhance its environmental and aquatic assets.

- Structures must be set back a minimum of fifty (50) feet from the edge of any shoreline or wetland.
- Residential neighborhoods must preserve and enhance lakes and other waterways to maintain a natural state wherever possible.
- Lakes and other waterways must maintain public view and access and should be utilized for scenic, recreational and educational purposes.
- Lake amenities should be located adjacent to a street and/or a park, not the rear yard of residential lots. When the amenity is visible and accessible by the entire community, the value is distributed among all properties.

Example of Poor Design with Rear Yards Facing Lake

Example of Good Design with Public Lake Access

Figure 6. Public Lake Access

3.2. Residential Architecture

There is no overall residential architectural design theme required for the City of Apopka. Architectural variety is encouraged to ensure maintenance of the quality of life and essential character of distinct neighborhoods. A sense of overall architectural continuity throughout the residential subdivision shall be achieved. Continuity can be achieved through coordinated landscaping and streetscape design. The characteristics of the new residences in the landscape will determine the quality of the space.

3.2.1. Single Family Architecture

- The design of individual dwellings shall provide sufficient architectural diversity to avoid monotony and provide visual interest. Earthtone colors are encouraged.
- The addition of porches, porticos, and balconies to all types of housing are encouraged, as they contribute to healthy streets and safe neighborhoods, while serving as a buffer between the house interior and street activity.
- A habitable porch may extend six (6) feet into the front yard setback if it is at least six (6) feet deep and comprises a minimum of thirty (30) percent of the facade. A portico may extend three (3) feet into the front yard setback it is at least four (4)feet deep.

Figure 7. Example of Good Residential Design with a Front Porch

- Primary residential entries shall face the street and shall not be recessed more than six (6) feet from the face of the primary façade. Refer to Figure 8.

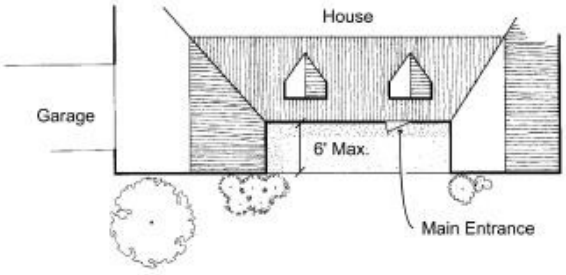


Figure 8. Front Entrance Recession

- A front-entry garage must be set back a minimum of thirty (30) feet from the front property line.
- The front façade length of a front-entry garage shall not comprise more than fifty percent of the length of the residential structure's building frontage, which includes the front primary façade and garage wall facing or oriented to a street. A front-entry garage shall be flush with or behind the primary residential façade or porch. A three car front-entry garage can comprise more than fifty percent of the front façade length if (1) habitable floor is located over the majority of the garage or (2) an architectural features such as dormers give an appearance of an occupied floor above the garage. However, the garage front must not exceed thirty (30) percent of the length of the residential structures frontage. If a habitable porch is provided at the front of the residential structure, a front-entry garage must be flush or behind the porch front but comply with the minimum front yard setback of thirty (30) feet. The

Community Development Director or a designee may increase the front façade length of a front-entry garage by five (5) percent if the residential structure has a habitable second floor with windows visible from the street or provides architectural features such as dormers, fenestration, wall articulation that enhances the structures appearance.

- Communities with lots having over seventy five (75) linear feet of street frontage are required to have at least fifty-percent of the residences with side-entry or courtyard-entry garages. The wall of any side-entry or courtyard entry garage facing a street or building frontage shall have windows with a design, shape, and fenestration consistent with windows on the primary residential façade.

Figure 9. Garage Location Examples

- Granny flats, guest cottages and other accessory structures, such as garages, sheds (15-foot max. shed height refer to Table 10.2.4.B), etc., shall not exceed the height of the main structure. These structures and other support structures shall be of similar style, color, design and materials as used for the principal residence.

(Ord. No. 2925, § IX, 5-18-2022)

3.2.2. Multi-family Architecture

Multi-family developments can be designed to be compatible with lower density residential uses as well as more intense uses, and in most cases serve as a good transition between these uses.

- Multi-family developments adjacent to lower density residential neighborhoods should be designed to architecturally resemble single-family residential styles.
- Porches and balconies are encouraged, especially if facing a public street, as they contribute to healthy streets and safe neighborhoods. Refer to Figure 10.

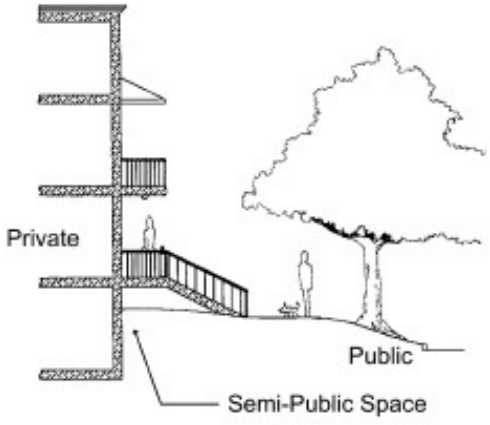


Figure 10. Example of Multi-family Private to Public Space Transition

- Front porches are encouraged to be raised at least eighteen (18) inches above the sidewalk. However, porches which are set back more than fifteen (15) feet from the street should be higher.
- Buildings shall have a recognizable top consisting of (but not limited to) cornice treatments, roof overhangs with brackets, steeped parapets, richly textured materials and/or differently colored materials. Colored stripes are not acceptable as the only detail roof treatment and bold colors are not allowed. Further, earthtone colors are encouraged. Figure 11 displays examples of roofline variations.

Figure 11. Example of Variations in Building Roofline
(Flat Rooflines are not Allowed)

- Support structures shall be of similar style, color, design and materials as used for the principal structure.
- Mechanical equipment shall be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain boxes are not acceptable.

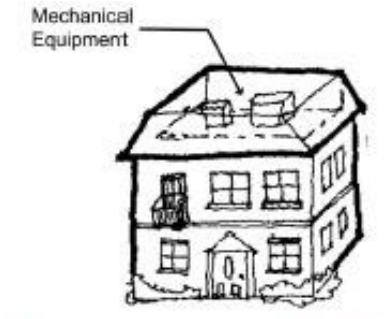


Figure 12. Example of Screening Rooftop Equipment

3.2.3. Balconies and Porches

For any multi-residential buildings of two or more stories, balconies and porches shall adhere to the following standards:

(a) Balconies, canopies or other similar architectural features shall be used along all second story or taller facades which front any existing public right-of-way, and such features shall make up at least fifty (50) percent of the lineal frontage along the right-of-way as determined by the City of Apopka's DRC-Development Review Committee

(b) *Balconies.* Balconies shall consist of an outside space (not under heat or air conditioned) and shall be a minimum of 5-feet deep and minimum 6-feet wide (30 square feet). Luxury size balconies shall be a minimum 5-feet deep and 12-feet wide (60 square feet). Balconies may project from the facia of the principal building and cannot count toward the required minimum living area square feet. Balconies

that are recessed into the building and flush with the exterior principal wall, may be counted toward the minimum living area square feet.

(c) *First Story Porch.* An unscreened or screened covered porch shall be permitted on the first story of a residential building. Porches that are recessed into the building and flush with the exterior principal wall, may be counted toward the minimum living area square feet. Porches may project from the facia of the principal building and cannot count toward the required minimum living area square feet. A projecting porch may extend into the required front yard setback up to six (6) feet and into the required street side yard setback up to five (5) feet, provided that the following conditions are met:

1. The porch has a minimum depth and width of six (6) feet;
2. The porch does not extend more than half of any required setback
3. Is not within any utility easement;
4. The porch is constructed of materials similar to that of the principal facade; and
5. The porch design is consistent with the architectural style of the principal structure as determined by the Appearance Review Officer in accordance with generally accepted architectural standards.

(d) *Second Story Balconies.* An unscreened or screened balcony may be permitted on the second story of a residential building. Such balcony may encroach up to six (6) feet into the required front yard setback and up to five (5) feet into the required street side yard setback, provided that the following conditions are met:

1. There is a first story porch directly below the second story balcony;
2. The second story balcony has a minimum depth of five (5) feet;
3. If covered, the second story balcony has a separate roof line which is compatible with the design of the principal structure;
4. The second story balcony is constructed of materials similar to that of the principal facade; and
5. The second story balcony is consistent with the architectural style of the principal structure as determined by the Community Development Director in accordance with generally accepted architectural standards.

(e) *Balconies three or more stories.* Balconies on multi-story buildings three or more stores shall adhere to the following conditions:

1. Balconies must have a minimum depth of five (5) feet;
2. If covered, the balconies have a separate roof line which is compatible with the design of the principal structure;
3. The balconies are constructed of materials similar to that of the principal facade; and
4. The balconies are consistent with the architectural style of the principal structure as determined by the Community Development Director in accordance with generally accepted architectural standards.

(f) *Porch Roof Projections.* Roof projections (eaves) may encroach up to two (2) feet beyond the porch or balcony into the required front or street side yard. Wherever a porch or roof extends into the front yard or street side yard setbacks, as allowed by this section, no other modification of front yard or street side yard setbacks may be approved by the Zoning Official.

(g) *Porch or Balcony Screens.* Screens on windows and doors shall be stretched, fitted, and maintained without open rips or tears. Screens on porches, balconies or other appurtenances shall be maintained in good repair.

(Ord. No. 3021, § VIII, 9-20-2023)

3.3. Vehicular Circulation and Parking

Streets within residential neighborhoods shall be designed for people, as well as vehicles. Sidewalks should be shaded and located to pass homes not parking lots and garages. Residential streets should be designed to encourage safe speeds and limit through-traffic. Residential developments are encouraged to provide vehicular connectivity among neighborhoods; therefore, gated communities are discouraged. New developments should not become barriers to hide behind, but rather should connect with and contribute to their surroundings.

3.3.1. Single Family

- A minimum of two points of exit should be provided for all neighborhoods to increase alternative traffic pattern options and for emergency access. Gated communities are permitted, however, a minimum of two gated access points are required to reduce traffic congestion patterns of development.
- Cul-de-sac streets are discouraged. No cul-de-sac shall exceed eight hundred (800) linear feet.
- Pedestrian/bicycle connections shall be provided to promote access to surrounding areas, including schools, public buildings, parks, and nearby commercial areas.

3.3.2. Multi-family

- Parking areas should be located behind the front building facade to prevent parking from dominating the image of the site. Where this not feasible, landscaping is required to screen the parking area. Garages or carports in multifamily developments may be grouped but shall also be located behind the residential buildings away from public view.

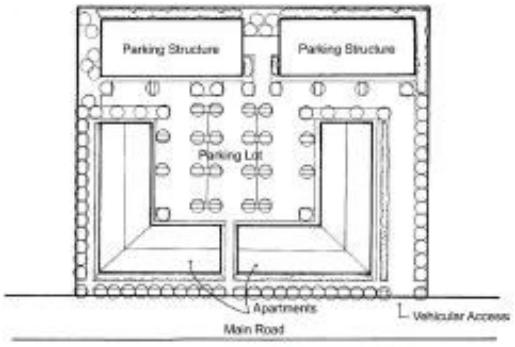


Figure 13. Example Multi-family Building Orientation and Parking Lot Layout

- All parking lots shall be visually and functionally segmented by landscaping islands to reduce the amount of asphalt. A maximum of ten (10) continuous parking spaces may be allowed without a landscape break. The landscape break shall be a minimum of eight (8) feet wide and include at least one shade tree.

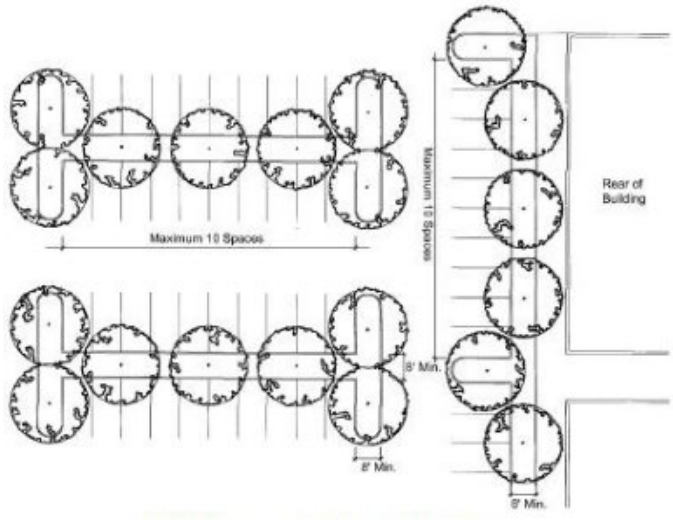


Figure 14. Parking Lot Landscape Island Example

- As an incentive to reduce asphalt and encourage landscaping, parking space depth in multi-family developments may be reduced by two (2) feet if abutting a landscape area and the vehicle will not interfere with required plantings or encroach on sidewalks.

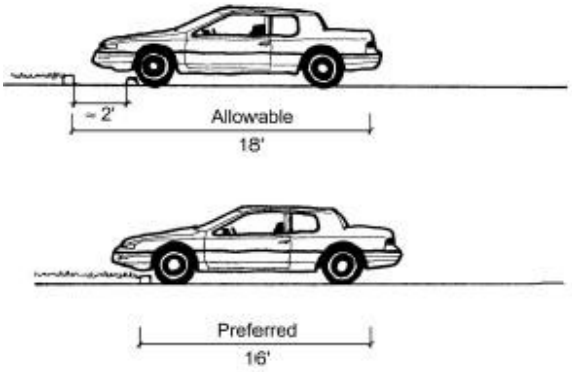


Figure 15. Example of Parking Space Overhang

3.4. Pedestrian Circulation

Sidewalks are required along both sides of residential streets. Sidewalks shall provide access and connections from the interior neighborhood streets to the sidewalks along collector and arterial roadways at the entrance of the residential development. Multifamily developments shall provide designated sidewalks and crosswalks from the development entrance to the front entrance of the principal structures. Sidewalks shall be a minimum of five (5) feet wide in residential areas.

3.5. Parks and Open Spaces

The relationship of public and private areas is important for the interaction of residents. Open space must be set aside to enhance the community.

- Small open space areas scattered throughout a new development will have a limited visual impact and ineffectual value. The size of the open space must be sufficient to adequately serve its intended functional purpose.
- Vegetation should be used to define open spaces and at the same time provide sight and sound buffers between activities in the open space and residences.
- All new residential developments must work with City staff to provide functional linkages between major City open spaces and parks.
- All residential neighborhoods with over fifteen (15) units should have direct pedestrian access to a neighborhood park, community park or open space.
- All residential developments with more than twenty (20) dwelling units are required to provide a neighborhood park supplying both passive and active recreational uses.
- Parks should be adequately lit on automatic timers without projecting a glare on adjacent residential properties.
- Parks shall be designed for safety and located so they are visible from streets and surrounding homes. Rear yards must not surround park lands. Parks must be located centrally to maximize access to the majority of the community being served.

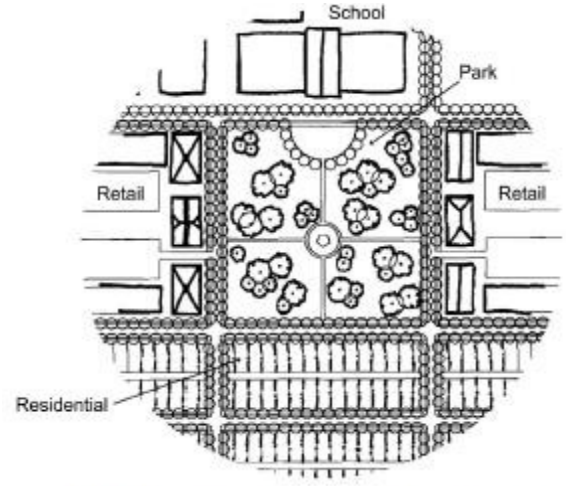


Figure 16. Example of Community Park Location

Figure 17. Example of Neighborhood Park

Figure 18. Example of Tot Lot

- Maintenance Agreements are required for all common areas and open space within residential developments. Park furniture shall be constructed with durable materials and require low maintenance.

3.6. Residential Landscaping

Landscaping provides a suitable setting for the development architecture and serves to create a unified look, define outdoor spaces, buffer from sound and weather, screen from view, and accentuates building elements and vistas. Street trees that are uniformly spaced along major roadways in a development can create an overall theme for a project, such as tropical, southern classic or Mediterranean. This theme can provide continuity throughout a development. All landscaping and irrigation shall occur consistent with the City's Land Development Code.

- Street trees should be planted along every residential street avoiding conflicts with overhead and underground infrastructure.

- Residential street trees must be spaced thirty (30) feet on center and at least twenty-five (25) feet from the intersection of two roads. Setbacks must be adequate to allow for healthy growth of the specimen.
- Residential street trees shall be planted at locations consistent with the City's Land Development Code.
- Consistency of street tree plantings to create a community theme is required.
- Residential street trees must be a long-lived species and should be low maintenance. Native species should be planted and nuisance plants are not allowed.
- Each single-family or two-family lot is required to plant canopy trees in accordance with 5.2.5 E. Single-family or two-family residential lot trees. The size of the trees must be consistent with the City's Land Development Code requirements.
- Maintenance agreements are required for all common areas and open space within residential developments.
- Artificial turf or similar products cannot be used in place of natural turf grasses unless approved by the City for specific uses.

(Ord. No. 2925, § X, 5-18-2022)

3.7. Irrigation

All common residential landscaped areas shall be irrigated by an underground, automatic irrigation system. It shall be a quality system requiring low maintenance. Sprinkler heads shall be located to apply effective even coverage and minimum spray onto walkways.

3.8. Buffers

To protect the health, safety and wellbeing of our citizens and neighborhoods, bufferyards are required between residential dwelling lots and adjacent uses which may be disruptive. Bufferyards vary depending upon the use of the adjacent property and must be provided in accordance with the requirements in the City's Land Development Code. In some situations the bufferyard may be reduced, per the Land Development Code, if a decorative wall with appropriate architectural features and materials is approved by the Development Review Committee. Walls are discouraged between compatible uses.

3.9. Berms, Walls, Fences and Screening

The overall design of berms, walls, fences and screening shall present a quality image. In order to maintain overall visual continuity, it is important that the treatment of these screening devices be consistent with the overall streetscape and landscape plan.

- Dense mature landscaping and berms are encouraged for screening residential developments from major roadways.
- Walled communities are discouraged, unless they are adjacent to a major thoroughfare or other incompatible land use. In such case, the wall design must provide architectural diversity to avoid monotony and provide visual interest for passerby traffic and pedestrians. Walls shall be constructed of solid brick, stone, or other material that is durable and nearly maintenance free. A maintenance agreement for all periphery walls must be submitted to the City prior to construction.
- Vertical elements, such as posts and/or metal railings, must be incorporated into the design of walls and fences. Spacing between those elements shall not exceed 12 ft. The maximum allowable height for

walls and fences is six (6) feet. Posts or columns may include a cap piece extending up to twelve (12) inches above the allowable height of the wall or fence.

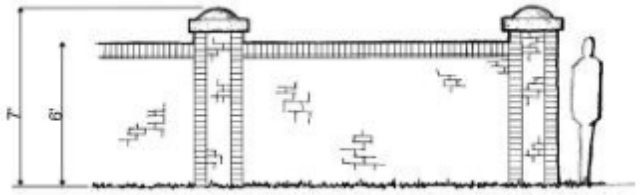


Figure 19. Brick Wall Design Example

Figure 20. Example of Residential Wall Designs

- All walls and fences shall have their finished side facing outward.
- Walls and fences must be set back from parallel sidewalks and paths to allow for landscaping and planting in-between.
- Chain link fences and barbed wire shall not be visible to the public nor visible from the street. Decorative wrought iron may be allowed for safety, if approved by the Development Review Committee.
- Fences around retention ponds are discouraged unless mandatory by Public Works for safety issues. Such mandatory fences, are required to be constructed of decorative materials that are durable and nearly maintenance free.

- All garbage dumpsters shall be screened from public streets and adjacent properties. Solid walls or fences and a gate constructed of a solid material are required for screening. A maintenance agreement for the garbage enclosure must be provided to the City prior to receiving a certificate of occupancy.
- Air conditioning, mechanical equipment and other support equipment must be screened from view.

3.10. Lighting

After dusk, lighting is important to ensure safety for both pedestrians and vehicles. Lighting is also important as it relates to signage to identify neighborhoods at night. These fixtures must be installed by the site developer. Lighting must be compatible throughout the development. High intensity of lighting is not allowed and should be no greater than necessary for pedestrian and vehicle safety. Lighting designs are to be produced in accordance with the Illuminating Engineering Society (IES) Standards.

Lighting schemes must be submitted for approval to the Development Review Committee, including fixture types and finishes. If lighting schemes are approved by the City for a neighborhood or redevelopment area, each new development or redevelopment project within the applicable boundaries must provide lighting in compliance with the overall scheme.

Decorative lighting adds to the theme of the development and is a cost effective device that instills a sense of community pride. Therefore, decorative fixtures are required to be provided consistently throughout all developments and must be approved by the Development Review Committee.

Figure 21. Examples of Decorative Light Fixtures

3.10.1. Pedestrian Lighting

Pedestrian scale accent lighting is required. Light fixtures for pedestrians may be overhead, bollards or built into the walkways. Overhead lights should not exceed fourteen (14) feet in residential areas. The required minimum illumination for walkways and other pedestrian areas is 0.25 foot candles or as determined by IES Standards. The required minimum illumination for walkways and other pedestrian areas shall be designed in accordance with IES Standards.

3.10.2. Vehicle Lighting

Lighting along roadways in developments should provide a smooth, even pattern that eliminates glare or light flow intrusion onto adjacent properties. Fixtures should be installed according to optimum spacing as recommended by

the manufacturer. Light poles should not exceed thirty (30) feet in height. Illumination for vehicles in residential neighborhoods should be approximately 0.50 foot candles.

3.10.3. Accent Lighting

Accent lighting of signage, landscaping and trees, water amenities and other special features is encouraged. Concealed source fixtures are preferred. The placement of fixtures, fixture types, and methods of mounting or wiring must be approved by the Development Review Committee as part of the lighting scheme.

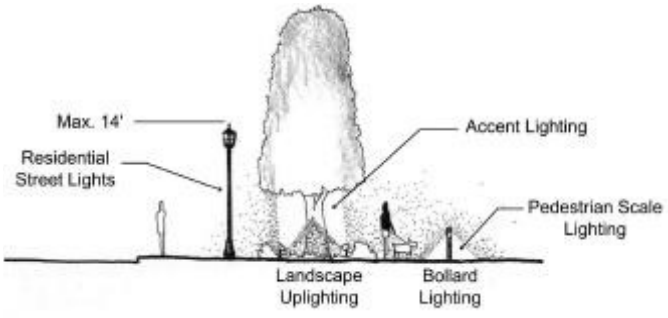


Figure 22. Example of Residential Lighting

3.11. Utilities

Utility lines for all new residential developments are required to be located underground. Utility boxes must be totally screened from view of principal streets, residential driveways, multi-family buildings and parking areas.

4. COMMERCIAL DESIGN STANDARDS

These commercial design standards are applicable to all new development and redevelopment of retail, office, institutional, public and similar facilities as determined by the Development Review Committee.

While the City encourages economic growth and commercial development in areas with access to arterial and collector roadways, it also encourages protection of residential and agricultural interests from the impacts of commercial strip development. The integration of flowing traffic circulation and pedestrian accessibility is one primary concern for new development and redevelopment. In addition, the City encourages the design of new development to be visually sensitive to surrounding development and the environment.

Some of the design differences between small-scale developments, such as family owned restaurants, and large-scale developments, such as shopping centers, have been acknowledged and addressed in the criteria. Structures that will be over 10,000 square feet are considered large-scale developments.

4.1. Site Plan Design

Site layouts shall be compatible with the immediate environment with special attention paid to the creation of an attractive, safe and functional urban environment.

4.1.1. Building Orientation

The location of buildings on sites currently varies depending on the area of the City. In the older downtown areas buildings have located closer to the street, while the newer developments typically locate the buildings toward the

back of the site and the parking areas in the front. The older downtown pattern is preferred and should be encouraged as it contributes to the creation of a healthier pedestrian environment and a more cohesive urban context.

- Buildings shall be oriented to maximize pedestrian access and view of adjacent water bodies and other amenities.
- Building placing and massing should relate to nearby buildings and to the urban context with parking areas located to the side and rear of the site.

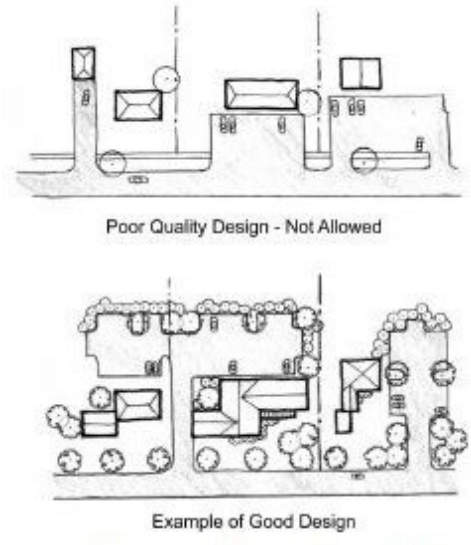


Figure 23. Examples of Rear and Side Parking Lots

- Where parking areas are located behind the businesses, a secondary entrance must be provided in the back of the business. A rear entrance can provide direct customer access to the store from parking areas as well as improve circulation between the parking lots and the street. Architectural embellishments, awnings, landscaping and signs should be used to mark the secondary entrance and the design of the rear of the building shall be consistent with the front facade.

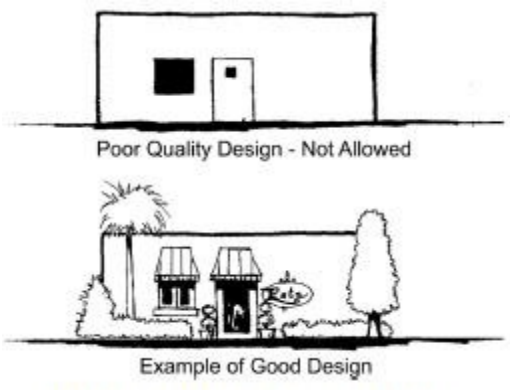


Figure 24. Rear Entrance Design Example

4.1.2. Drive Through Window Orientation

- Drive through facilities, if not carefully designed, can create a negative visual impact for pass-by traffic and safety hazard for pedestrians. Drive-through windows shall not be located between the principal structure and the right-of-way of a principal or arterial roadway, unless high quality architectural standards are incorporated into a canopy type structure that screens the service window(s) and heavy landscaping is provided to screen the drive through area. Interlocking pavers and similar landscape elements are encouraged to distinguish the drive through area. Crosswalks are required if pedestrians can cross the drive through lane.

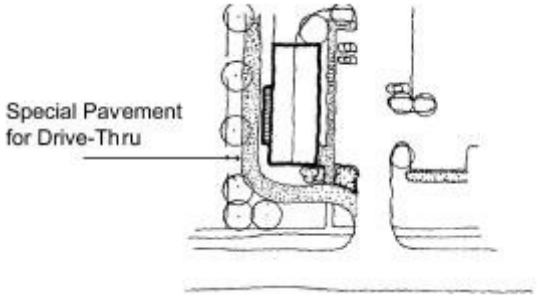


Figure 25. Drive Through Design Example

4.1.3. Outparcels

Large scale developments that will have a primary building and/or anchor stores and secondary outparcel developments on the same site must conform to the following guidelines.

To provide a unified design with the main structure and enhance the visual impact of outparcels, all exterior facades of outparcels shall be considered primary facades and employ architectural and landscape design treatments. These design elements will be integrated and common to design treatments on the main structure.

- Interconnection of pedestrian walkways with the main structure and adjacent outparcels is required, wherever feasible.
- Consolidated parking with the main structure and adjacent outparcels is encouraged.
- Vehicular connection between the outparcel, the main structure and adjacent outparcels is required to provide for safe and convenient vehicular movement within the site.

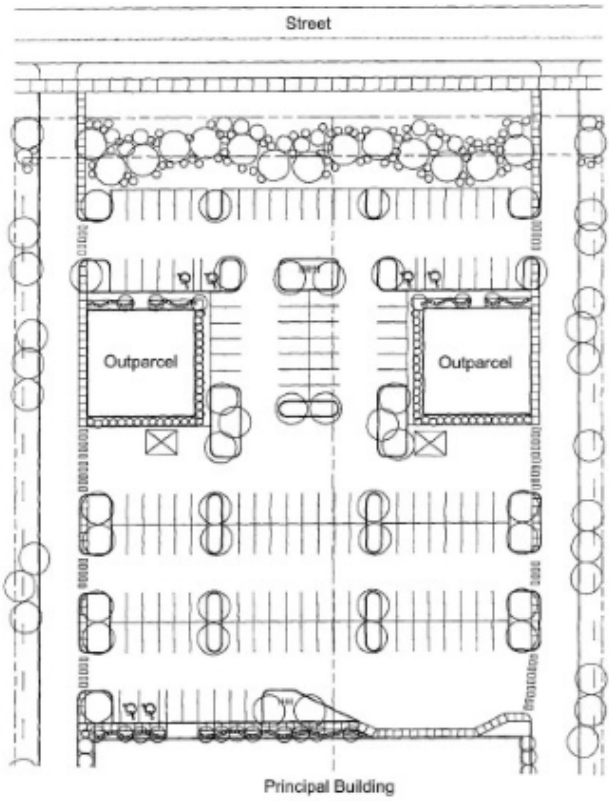


Figure 26. Example of Vehicular Cross Access and Pedestrian Connections

4.2. Commercial Architecture

4.2.1. Building Design

The purpose of the building design guidelines is to promote architectural treatments that enhance the visual appearance of development, ensure compatibility of buildings, and create a strong community image and identity.

- Buildings shall have architectural features and patterns that provide visual interest from the perspective of the pedestrian, as well as vehicular traffic.
- All additions, alterations and accessory buildings shall be compatible to the principal structure in design and materials.
- Primary entrances to anchor stores shall be highlighted with tower elements, higher volumes, tall voids, special building materials and/or architectural details.

  Entrances to smaller stores may be recessed or framed by a sheltering element such an awning, arcade, porch or portico.

Figure 27. Example of Building Entrance Enhancement

- Windows and display cases are encouraged along pedestrian corridors.
- The first floors of all buildings, including structured parking, should be designed to encourage pedestrian scale activity.
- Buildings shall have a recognizable top consisting of (but not limited to): cornice treatments, roof overhangs with brackets, steeped parapets richly textured materials and/or differently colored materials. Colored stripes are not acceptable as only treatment.

Figure 28. Typical Commercial Design Detail

- Mechanical equipment should be integrated into the overall mass of a building by screening it behind parapets or by recessing equipment into hips, gables, parapets or similar features. Plain boxes are not acceptable.

Figure 29. Examples of Screening Mechanical Equipment

- Overhangs/awnings shall be no less than three (3) feet deep to function to protect pedestrians from inclement weather.
- Backlit awnings used as a mansard or canopy roofs are prohibited.
- The highest point of a first floor awning shall not be higher than the midpoint between the top of the first story window and the second story window sill, please refer to Figure 30 for an example.

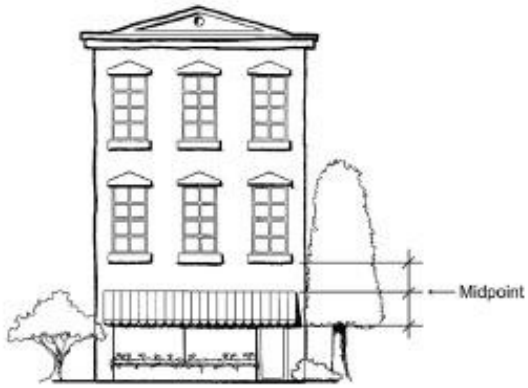


Figure 30. Awning Location Detail

- Buildings shall include substantial variation in massing such as changes in height and horizontal plane. Horizontal masses shall not exceed a height: width ratio of 1:3 without a substantial architectural element that either projects up or away from the building, such as a tower bay, lattice, or other architectural feature.
- Building walls shall be enhanced by the use of vertical elements, articulation and landscaping to break the monotony.

4.2.2. Entrances

Buildings along arterial and collector streets should have their primary customer entrance facing the street. Where two major streets intersect, customer entrances shall be provided for both streets; a corner entrance will be a permitted exception to this requirement. Additional entrances are encouraged facing local streets, parking lots, plazas, lakefronts and adjacent buildings.

- Primary customer entrances shall be clearly defined and highly visible through the use of architectural detail for all structures.
- Protection from the sun and adverse weather conditions for patrons should be considered for the entranceways. However, awnings, canopies and arcades cannot project more than three (3) feet into the required building setback.
- Covered visitor drop-off areas shall be provided at entries to institutional buildings.

4.2.3. Building Facades/Fenestration

- Continuous, solid walls are prohibited on facades adjacent to arterial or collector streets. At least thirty (30) percent of primary facade(s) shall be comprised of windows and doors. However, nearly continuous expanses of glass for walls shall be avoided. Patterns are encouraged by alternating solid elements and windows.

- The architecture of the building must incorporate articulation to avoid monotonous blank walls.
- Views into the interior of retail storefronts and restaurants are encouraged for pedestrian activity, safety and to create a community window shopping environment. The use of darkly tinted or reflective glass on these structures is prohibited. Reflective glass will be defined as having a visible light reflectance rating of 15% or greater and darkly tinted glass windows include glass with a visible light transmittance rating of 25% or less or as approved by the Community Development Department. All plans submitted to the City for commercial, office and institutional uses shall include the glass manufacturer's visible light reflectance and visible light transmittance ratings for evaluation.
- Windows shall be recessed, a minimum of one-half inch, and shall include visually prominent sills, shutters, stucco reliefs, or other such forms of framing.

(Ord. No. 2877, § XXVI, 12-15-2021)

4.2.4. Corner Lots

At the intersections of major roads, those classified as arterial or collector, the corner lots shall be designed with architectural embellishments to emphasize their location whether they function as gateways or major community transition points.

- Buildings in corner lots are considered to have double front facades for architectural review purposes.
- Buildings in corner lots shall include at least one of the following embellishments: cornice detail, arches, peaked roof forms, corner towers, clocks, bells and other design features.

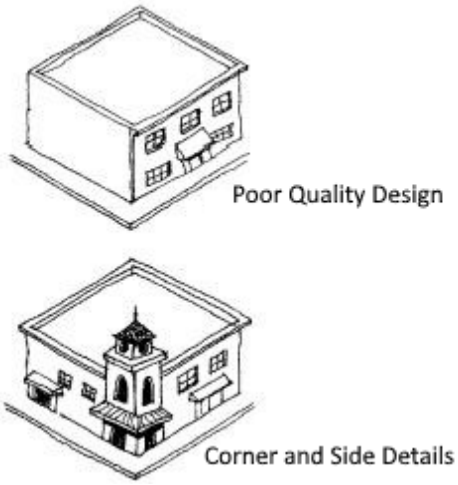


Figure 31. Example of Good and Poor Corner Lot Design Detail

Figure 32. Examples of Corner Lot

Hardscape design, such as pedestrian plazas with artwork or fountains, may substitute for building embellishments on corner lots.

4.2.5. Exterior Materials and Colors

Materials selected for buildings should have quality and stability in terms of durability, finish and appearance. Color has one of the strongest visual effects of all elements of building design. Therefore, they shall be selected for harmony of the building with adjacent structures.

- Exterior building materials that are encouraged include wood siding, stucco, brick, stone and concrete masonry units. Masonry unit exteriors should be textured and tinted; they should not be ribbed or create a smooth monotonous wall.
- Predominant materials that are not permitted include corrugated or reflective metal panels, smooth or rib faced concrete block, cedar shakes, textured plywood, and plastic siding.
- A wide selection of exterior colors may be considered to promote variety and diversity. The general approved paint colors for commercial, office and institutional uses include light pastel and earth tone colors. Color schemes must be submitted to the Development Review Committee for approval.
- The following colors are prohibited: use of intense, florescent or day glow colors, black as the predominant exterior building color; monochromatic color schemes (all one-paint color).
- Building, trim and detail colors must be complimentary. As an example, yellow and red are not complimentary colors and are typically chosen by merchants that want to increase marketing advertising and stand out drastically from other merchants. Merchants often select red and yellow to draw attention to their property regardless of the impact on the character of the environment. Clashing trim colors will not be permitted.
- A solid line band of color shall not be used for architectural detail, per the discretion of the Development Review Committee.

4.2.6. Corporate Design

Since it is not in the best interest of the citizens of Apopka to allow corporate franchises to create visual clutter and allow the architecture and colors of their buildings to act as signage, exceptions to these guidelines shall not be made for corporate franchises. National corporate chains that typically design their buildings to read as signage have been known to modify their designs to blend with the character of the neighborhood. Examples of well-designed corporate structures are shown below. These examples shall be used as models for future corporate design within the City.

Figure 33. Examples of Good Corporate Design

4.2.7. Gas Station/Canopy Design

Gas stations typically lack urban design values that should be present at major intersections. Gas stations should be permitted at major intersections only if the demand can be demonstrated and must provide architectural details that enhance the character of the community. Gas island canopies and car wash facilities must also demonstrate architectural style that will enhance the community character. Flat canopy rooflines are not allowed. Bands of bright or bold color are not allowed along the edge of canopies. These facilities must adhere to the additional design standards in the City's Land Development Code.

4.3. Circulation and Access

The City of Apopka supports the use of alternative modes of transportation to provide access for all residents, including the elderly, youths and the physically impaired. Safe, comfortable and consistent pedestrian connections are required.

- The use of joint access easements between sites to reduce the number of access points and driveway area and increase the amount of landscaping shall be required.

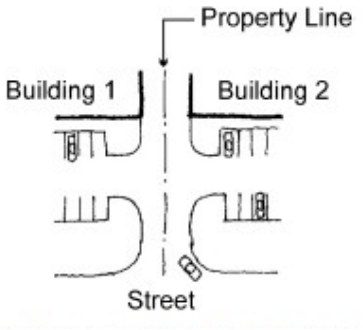


Figure 34. Example of Joint Access Driveway

- Pedestrian ways, linkages and paths shall be provided from the building entry to surrounding streets, external sidewalks, and outparcels.

Figure 35. Example of Pedestrian Path in Parking Lots

- Sidewalks are required on both sides of all streets. All commercial, institutional and office sidewalks shall be a minimum of five (5) feet in width, unobstructed allowing two people to walk side-by-side.
- Sidewalks or walkways where heavy pedestrian use is likely or where opening doors may obstruct a circulation path shall be a minimum of seven (7) feet in width.
- To increase pedestrian safety, sidewalks and walkways shall be one step up at a different grade than the vehicular parking lot, and shall be landscaped and have pedestrian scale lighting. Crosswalks must be provided in all locations where the sidewalk is crossing at grade with vehicular traffic.

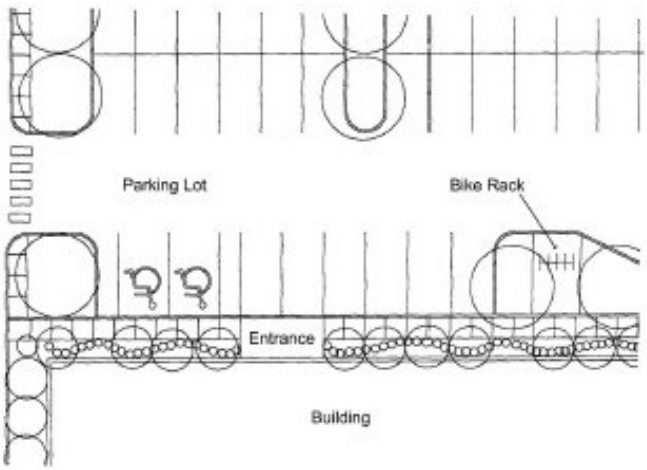


Figure 36. Example of Bicycle Parking and Pedestrian Crosswalks

- Mixed use and large-scale developments shall incorporate bus stops and bicycle parking storage in their design.

Figure 37. Example of Bus Stop Design

- Crosswalks are required wherever a pedestrian walkway intersects a vehicular area. All crosswalks shall be a minimum of five (5) feet wide and shall be paved with concrete modular paving or integrally colored poured concrete.

4.4. Off-street Parking

While off-street parking is necessary to accommodate automobile demands, it displaces a large percentage of the City's open space and separates structures from the main pedestrian concourses. The purpose of the following guidelines is to avoid seas of asphalt and conflicts between vehicles and pedestrians.

- Where a mix of uses creates staggered peak periods of parking demand, shared parking may be utilized to reduce the total amount of required parking.

- Adjacent on-street parking may be counted towards the parking requirement.
- Large parking lots shall be visually and functionally segmented into smaller lots with landscaped islands and canopy trees.
- Where a commercial use abuts a residential zoning district, the parking area shall not be located within the building setback abutting the residential area.
- Parking areas should be located behind the building face to prevent parking from dominating the image of the site. Where not feasible, use landscaping to screen the parking area.

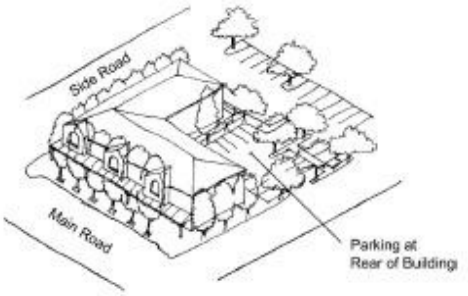


Figure 38. Commercial Parking Layout Example

As an incentive to reduce asphalt and encourage landscaping, parking space depth in commercial developments may be reduced by two (2) feet if abutting a landscape area and the vehicle will not interfere with required plantings or encroach on sidewalks, please refer to Figure 15 in the Residential standards section.

- Parked cars shall be sufficiently screened from public rights-of-way. There are many options available to the designer including landscape berms; themed streetscape trees with landscape materials; trellis designs and low urban walls that incorporate architectural detail. Perimeter design shall be determined with the assistance of City staff to promote the community image for the area in which the development is located. Examples of recommended parking lot screening designs are shown below.

Figure 39. Parking Area Screening Examples

- The design of parking areas should avoid the appearance of large masses of parked cars. No more than ten (10) parking spaces may be located side by side without a landscaped parking island.
- Shade trees shall be provided for parked cars, so that an average ratio of one (1) tree per six (6) automobiles is achieved. Deciduous trees should be selected which will provide canopy over the parked cars. Examples of recommended landscape is land designs are shown in Figure 14 in the Residential Design standards section.
- No more than fifty (50) percent of the required off-street parking can be located in front of the building line.

4.5. Landscaping and Buffers

Landscaping provides a suitable setting for the development architecture and also serves to create a unified urban look, to define outdoor spaces, to buffer from sound and weather, to screen from view, and to accentuate building elements and vistas. All landscaping and irrigation shall meet the intent of the City's Land Development Code.

- Existing trees shall be maintained to the extent possible and protected during construction. Landscape maintenance agreements are required for developments.
- Landscaping and grading shall be designed to enhance the presence of each building.

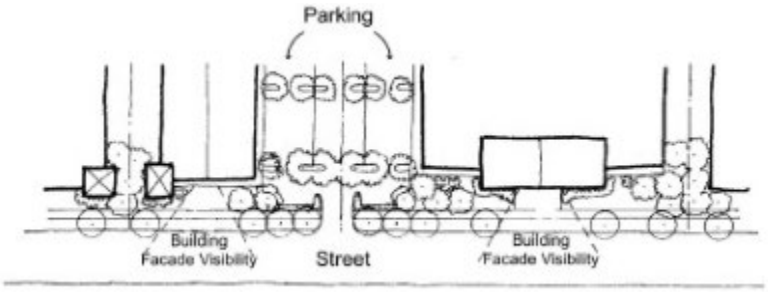


Figure 40. Utilize Landscaping to Screen Parking Areas and Enhance Building Front

- Street trees shall be planted on every street avoiding conflicts with overhead and underground infrastructure. They shall be planted close to the curb, should be low maintenance, and should not be spaced more than fifty (50) feet apart. Street trees must be planted a minimum of thirty-five (35) feet from intersections for visibility. Trees must be set back from the curb to allow for healthy growth of the specimen.
- Shaded areas must be provided for sidewalks at a minimum of 100 square feet of shaded area per 100 lineal feet of walkway.
- When possible, service and utility easements shall be located away from mature trees that should be saved.
- Buffers between land uses must be provided consistent with the Land Development Code.
- Wet retention areas shall be designed as amenities and shall appear natural by having off-sets in the edge alignment to avoid perfect geometric figures. Landscaping is required to soften the visual appearance of the ponds edges. Features such as fountains are encouraged to accent the ponds and provide adequate aeration to prevent stagnation.

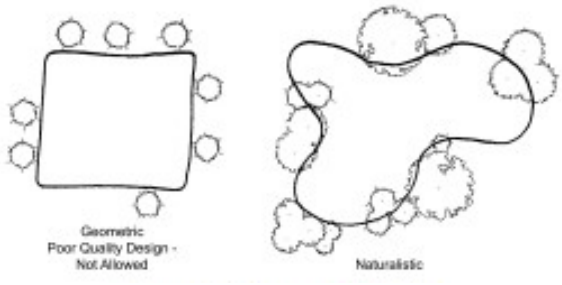


Figure 41. Stormwater Design

4.6. Fences and Walls

The purpose offences and walls is mainly to screen elements from public view. They shall be designed in a way to visually tie various project elements together.

- Where fences are intended to screen areas from public view, they shall be constructed of brick, masonry, wrought iron, stone or other decorative materials. Vertical elements (posts) should be incorporated into the design of the fence and shall be spaced at six (6) to twelve (12) foot intervals depending on the material and overall length of the wall or fence. All fences shall have their finished side facing outward. Posts or columns must include a cap piece extending up to 12 inches above the allowable fence height.

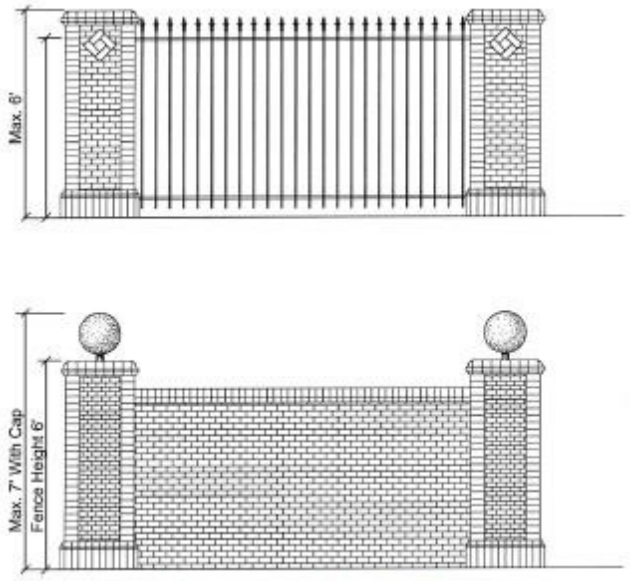


Figure 42. Examples of Fence and Wall Designs

Chain link, wooden fences and barbed wire in areas visible from roadways shall not be allowable materials.

4.7. Service, Utility, Display and Storage Areas

- Utilities for all new commercial developments shall be located underground. Utility boxes must be totally screened from view of principal streets, as well as pedestrian walkways and areas.
- Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building line and shall be fully screened from the view of adjacent properties both at ground and roof top levels.

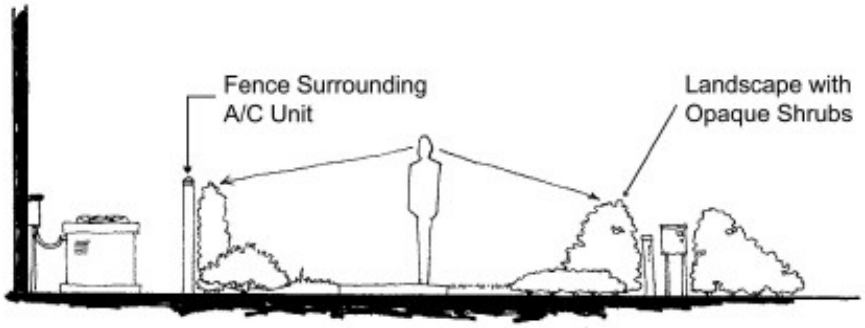


Figure 43. Utilities Screened from View

- Shopping cart storage shall be located inside the building or shall be screened by a four (4) foot wall consistent with the building architecture and materials or a solid landscaping hedge.
- The display area of an automobile sales outlet shall not dominate the site frontage. Cars shall not be raised above the landscaping along the front yard.
- The storage of new car inventory shall be located behind the building line and shall be screened by a wall or fence.
- Refuse containers, air conditioners and similar elements shall be screened from view.

4.7.1. Automobile Sales Outlets

The display needs of dealerships are recognized by allowing a percentage of the front yard to be used for this purpose. However, the following standards must be strictly adhered to.

- The display area of an automobile sales outlet is limited to a maximum of one vehicle per thirty (30) feet of site frontage.
- The storage of new car inventory and vehicles being serviced must be screened from the street by a solid, decorative screen wall. The wall must be integrated with the design of the principal building and be constructed of similar materials. Where a wall is required it should be located behind a landscape strip to break up the span of the wall and provide a buffer. A berm with landscaping may also be acceptable for screening, if approved by the Community Development Department.
- A minimum of fifty percent of the building and lot must be screened by landscaping.

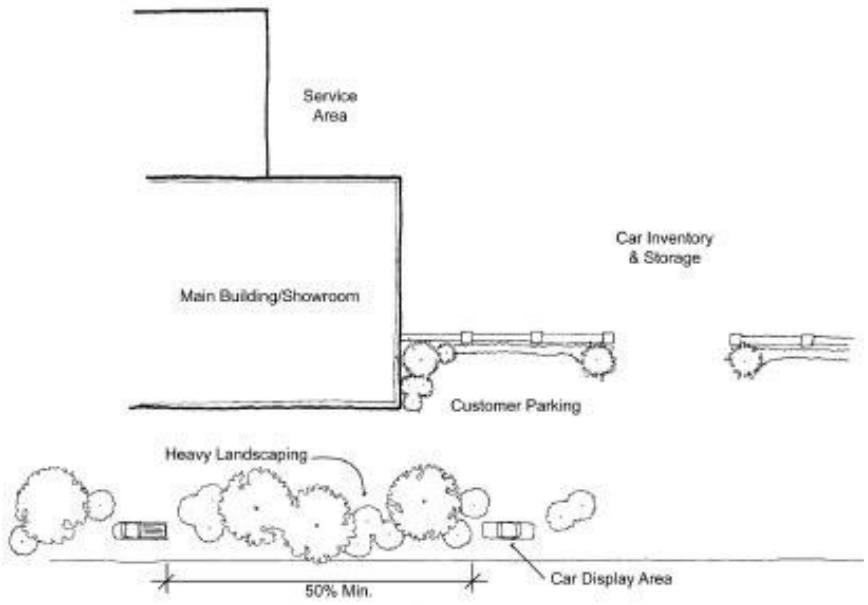


Figure 44. Automobile Sales Outlets

4.8. Site Furniture

Site furniture performs a critical function in the appearance of the streetscape. Benches, trash receptacles, telephone booths, bike racks, bus shelters, newspaper stands often create clutter and deteriorate the aesthetics of the environment unless the items have a coherent and unified theme. These items shall be constructed from durable materials that have a long lasting quality without requiring excess maintenance. Site furniture shall be located to function properly.

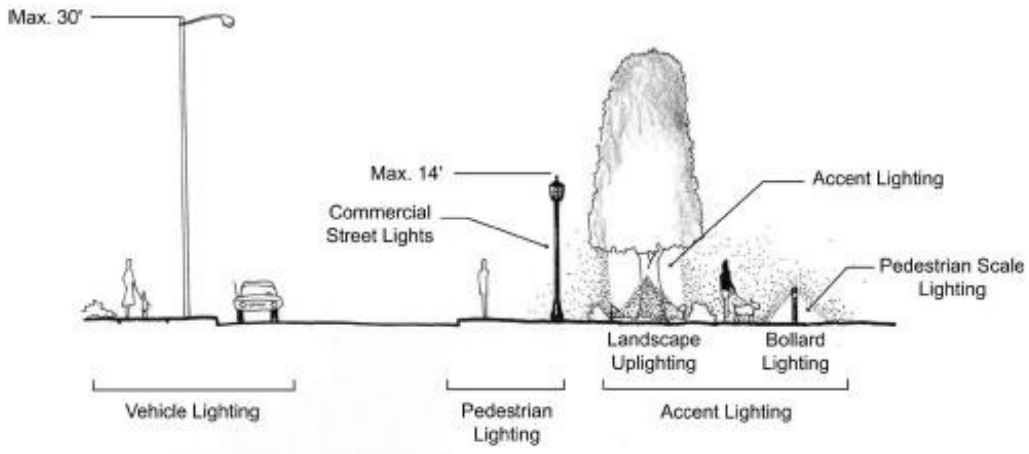
- Site furniture shall be of solid, heavy-duty construction conveying an impression of quality and durability.
- No site furnishing shall be placed in a location where it will reduce the minimum walkway width required.
- All site furniture shall be firmly bolted to the ground.

4.9. Lighting

Exterior lighting shall be designed in accordance with the Illuminating Engineering Society (IES) Standards and installed in a sensitive manner which lights without been seen, illuminates without glare and colors without distorting. Decorative lights shall be installed along the roadway frontage of all non-residential structures. Examples of decorative fixtures are shown below.

Figure 45. Examples of Decorative Light Fixtures

- Lighting plans shall provide well-lighted sidewalks and encourage pedestrian traffic. A minimum .25 candle rating or IES standards shall be used, as determined by the city engineer.
- Light fixtures shall be a maximum of thirty-five (35) feet high in vehicular areas and fifteen (15) feet in pedestrian areas.



Fivure 46. Community Lighting Example

- Lighting shall be used to accent key architectural elements and/or landscape features.
- Light fixtures shall be designed as an integral element of the project using similar style, materials or colors.
- Neon or neon type tubing on the building shall be allowed under limited circumstances provided that a lighting plan is submitted. The neon light colors shall be consistent and compliment the building colors and style. Neon is not permitted in windows.
- Lighting shall be designed so as to prevent direct glare, light spillage and hazardous interference with automotive and pedestrian traffic on adjacent streets and properties.
- No light fixtures shall be placed in a position where existing or future tree canopy will reduce the illumination levels.
- Electrical wiring to all site lighting shall be provided underground.

5. INDUSTRIAL DESIGN STANDARDS

Industrial uses are often the most intense land uses located within a City. The standards for industrial design identified below are in addition to all applicable commercial design standards.

The location and design of industrial uses is critical to ensure compatibility with adjacent uses. In addition, larger industrial uses typically require special access to a regional transportation system for import and export services.

Most industrial uses in Apopka are currently located along US 441 and close to the railroad.

However, there are also a few scattered industrial sites, as well as industrial areas adjacent to the downtown.

Given that US 441 is a main transportation corridor in the City, any uses located along this road should be designed to contribute to creation of an attractive image. New industrial uses closer to the downtown and redevelopment must be designed to be compatible with already established traditional urban patterns, and pedestrian character.

5.1. Site Plan Design

The siting of structures within a development strongly influences the character of the community. Land use should relate to the nature of the street and the access conditions.

5.1.1. Heavy Industrial Uses

Heavy industrial uses are those industries which employ the processing of bulk materials and which may require space for open storage of materials.

- Heavy industrial structures should be located in industrial parks and clustered to maintain an area of greenspace surrounding the high intensity development.
- Buildings and structures in industrial parks should be oriented to form plazas and common areas for employee interaction.
- Heavy industrial uses should located nearby major thoroughfares and, if possible, provide landscaped service roads to access the major roadways.
- Heavy and light industrial uses are encouraged to locate directly adjacent to railroad right-of-way.
- In high profile locations, such as along major roadways, rear elevations facing the highway should be avoided by establishing service roads which allow front elevations to face the highway.

5.1.2. Light Industrial Uses

Light industrial uses are those industries which employ wholesale distribution, storage, and light manufacturing. Light industrial uses do not employ processing of bulk materials nor is outdoor storage of materials allowed.

- Light industrial uses in urban areas should be located to relate to the street and pedestrian traffic. Buildings should be oriented to face the major street.
- Buildings on corner lots should relate to both streets, and will be considered as having two front facades. Corner sites at major intersections should be reserved for more prestigious land uses.

5.2. Industrial Building Design

Building design must display a quality appearance and details that create harmony with the desired image of the community.

- Building massing in urban areas must relate to nearby structures and to the urban context both in height and proportion.
- Building detail should relate to the scale of pedestrians.
- Blank walls shall be enhanced by the use of vertical elements and windows to break the monotony. At least fifty (50%) percent of the main facade facing a major thoroughfare must incorporate architectural detail.
- Galvanized, corrugated sheet metal shall not be permitted as exterior materials on principal structures. Any use of these materials on support structures must be screened from view of roadways and adjacent properties.

5.3. Vehicular and Pedestrian Circulation

Adequate circulation must be provided for employees, visitors, service and delivery, fire protection and security.

- Conflicts between employee parking and delivery vehicle circulation must be avoided through design to ensure safety.
- Trucks and semi-trailers shall not be parked or stored within public view overnight unless it is temporary parking not to exceed forty-eight (48) hours for delivery purposes.
- Provide pedestrian and bicycle connections from principal structures to adjacent uses.
- If parking is provided in front of the building, walkways shall be provided to connect the public sidewalk and the building. The walkway shall be at a different grade than the parking area, and shall be adequately lit and landscaped.
- Multi-tenant or large-scale developments must incorporate bus stops and bicycle storage areas in their design.

5.4. Buffers

Buffers are required to ensure compatibility between adjacent uses.

- When a heavy industrial site is adjacent to a residential zoning district, even if separated by a street, a six (6) foot solid wall shall be installed and permanently maintained. Industrial uses must comply with the buffer separation requirements contained in the City of Apopka Land Development Code.

5.5. Landscaping

Landscaping should be provided to highlight building entries, soften building masses, provide scale to site development, and define parcel edges.

- Provide a continuous landscape area between the street and the building, uninterrupted by the presence of parking areas or driveways, for at least fifty (50%) percent of the site frontage, please refer to Figure 40.
- Landscaping and grading should be designed to enhance the presence of each building.

- Street trees should be planted on every street avoiding conflicts with overhead and underground infrastructure. They should be planted close to the curb, should be low maintenance, and should not be spaced more than thirty (30) feet apart.
- Easements should be located away from mature trees that should be saved.
- All surface parking must screened from adjacent parcels with landscaping.
- Canopy trees must be distributed throughout the parking area to provide adequate shade.
- Irrigation is required for all planting areas.

5.6. Fences and Walls

Fences and walls in industrial areas are subject to the same design guidelines as commercial areas (refer to 4.7.).

(Ord. No. 2994, § XVIII, 3-15-2023)

5.7. Service and Storage Areas

Any type of service or storage areas shall be screened from public view.

- All rooftop equipment must be screened from all directions in a manner integral with the design of the building in terms of color, materials and architectural elements.
- Landscaping alone is not sufficient to screen service areas. Loading, service and garbage areas must be located where they are not visible from roadways. Otherwise, make the screening an integral part of the building by extending a wing wall and using materials consistent with the building facade.

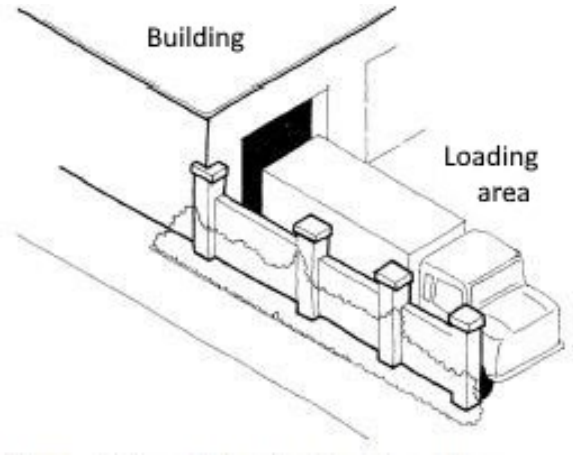


Figure 47. Example of Loading Area Screening

- Where there are outdoor processing, service or storage areas, they shall be located behind the front building line and shall be screened with a fence or a wall placed behind landscaping.
- No outside display of products, including vending machines, video games, newspaper boxes shall be permitted unless substantially screened from adjacent parking lots and roadways.
- Materials shall not be stacked or stored to exceed the height of the screening wall or fence.
- Overnight parking of commercial vehicles, tractor trailers, boats, recreational vehicles, campers or motor homes shall be prohibited within parking lots not specifically designed for that purpose.

5.8. Stormwater Management

Stormwater management areas should be designed as site amenities. Natural edges along the perimeter are required. Wet bottom retention ponds in industrial areas are subject to the same design guidelines as commercial areas (refer to 4.5.)

Fenced stormwater management facilities will only be approved in extreme cases at the sole discretion of the City. Such fenced ponds shall be located at the side or rear of buildings to be as unobtrusive as possible. Such fenced ponds will not count as required open space within a project.

5.9. Utilities

All new developments are required to provide utilities underground and screen utility boxes from view. In addition, easements for underground services or overland flow routes should be located away from mature trees to protect them.

5.10. Lighting

Lighting is required for safety and security in industrial areas. However, high intensity lighting is discouraged.

- Entrances and major driveways should be illuminated for project identity and vehicular safety, respectively.
- Lighting along sidewalks is required for pedestrian safety. Pedestrian lighting should be a minimum of 0.25 foot candles.
- Lighting should be provided for security and night deliveries. Wattage and spacing of lighting in delivery areas should not exceed 1.0 foot candles and must be designed to prevent spillover illumination on adjacent properties.

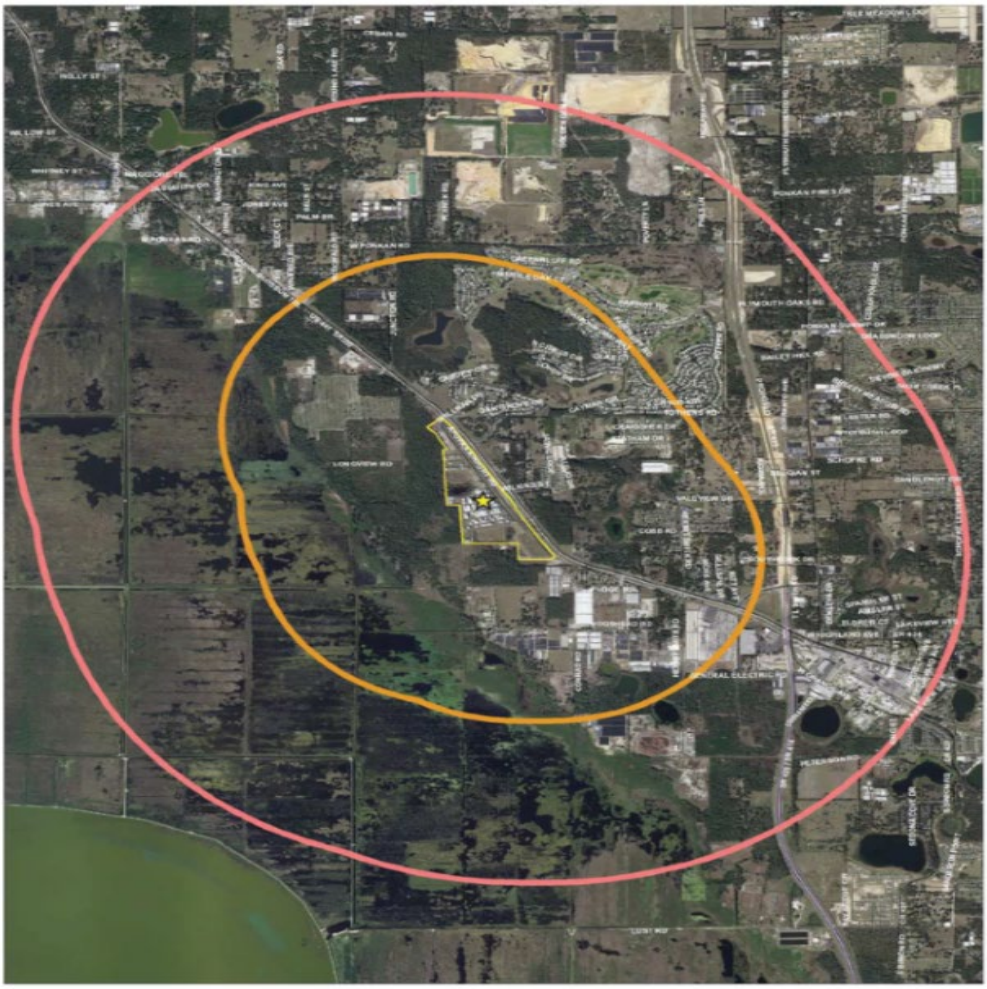
Appendix E AIRPORT DISTRICT AND REGULATION MAPS

Airport Map 1

Airport Map 1

Airport Map 2

Airport Map 2

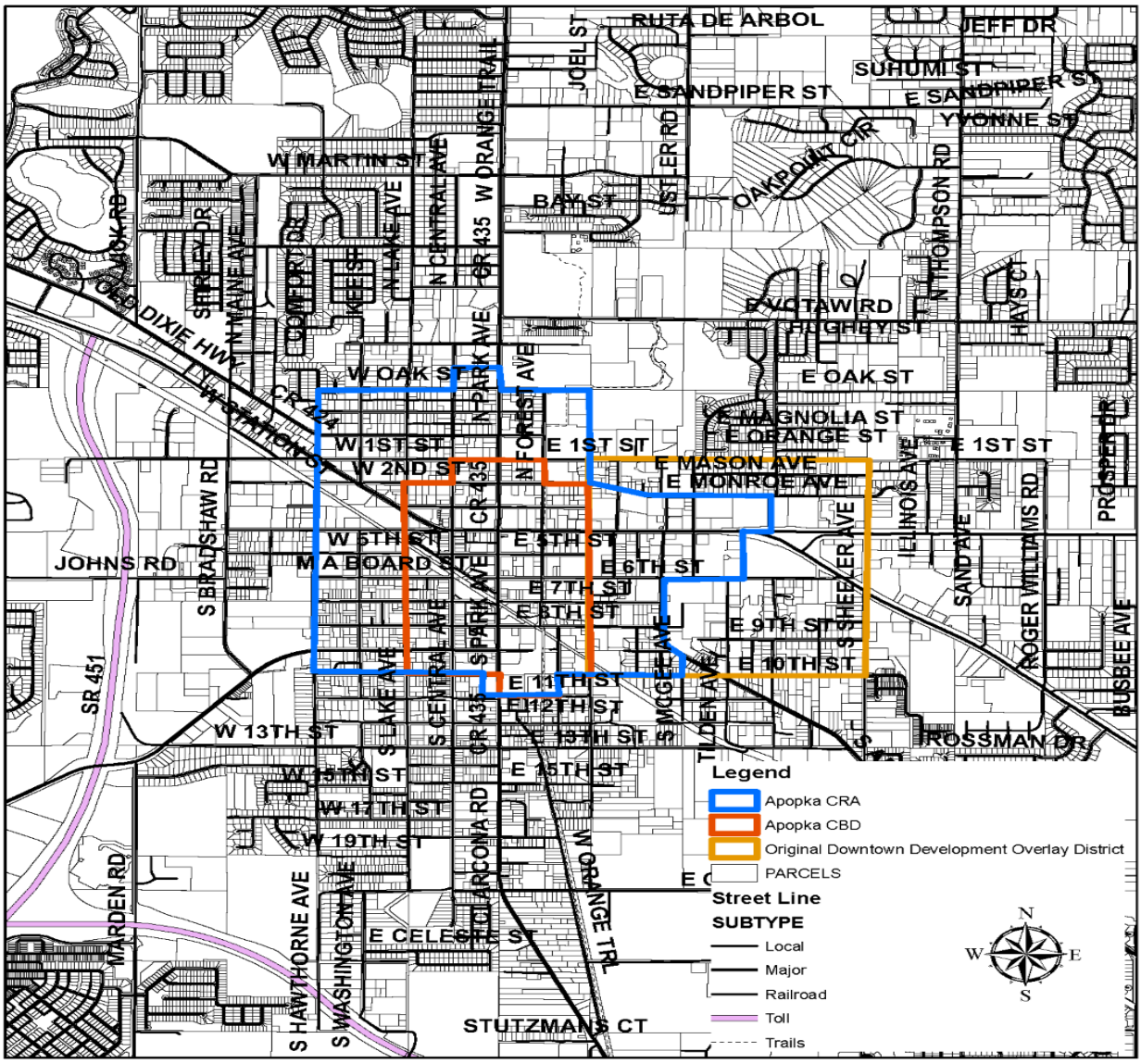


There are no landfills within 10,000 feet of the airport.

Appendix F DOWNTOWN AREA MAPS

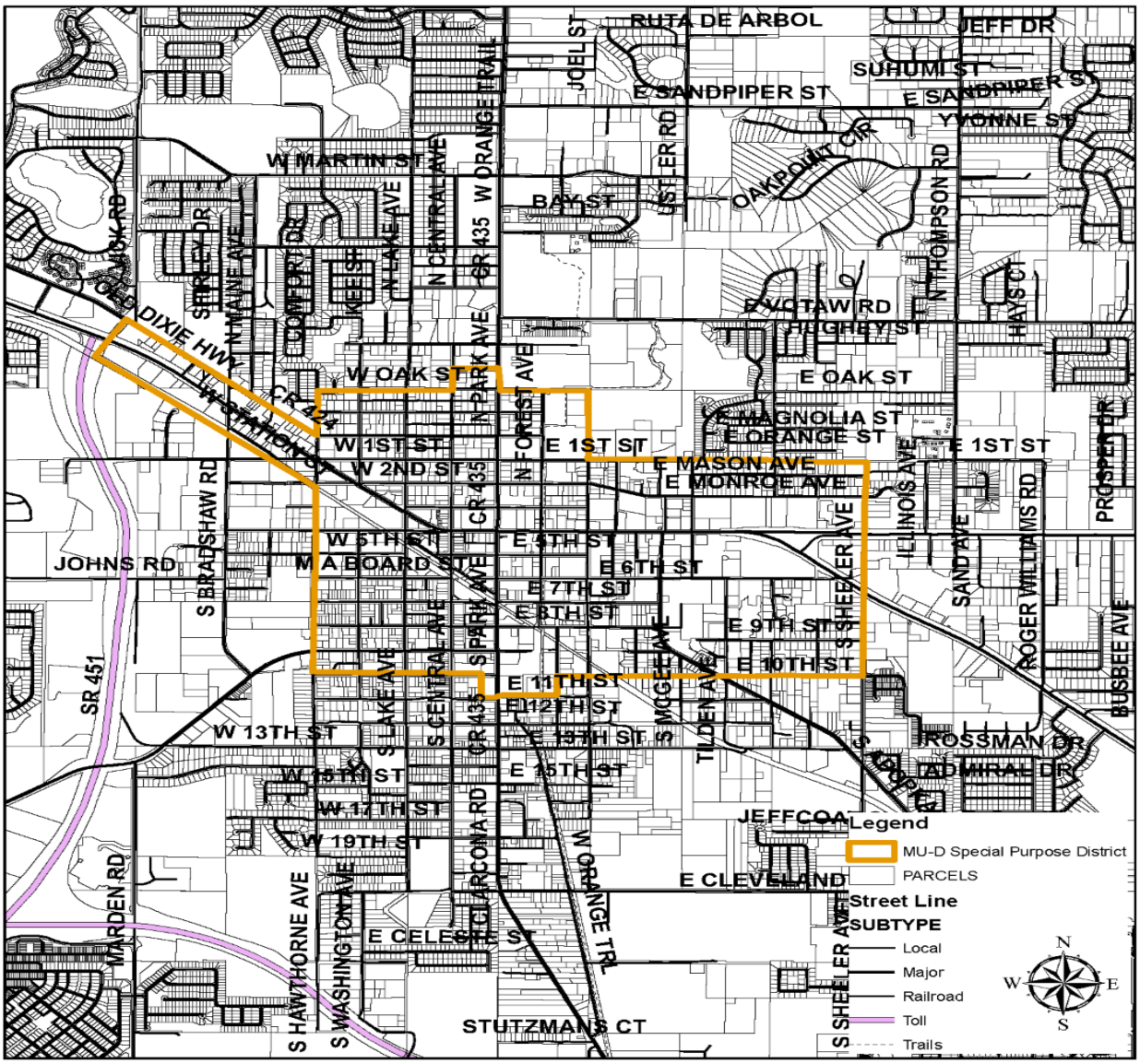
CRA, CBD and Original Downtown Development Overlay District

CRA, CBD and Original Downtown Development Overlay District



MU-D, Mixed Use - Downtown Special Purpose District

MU-D, Mixed Use - Downtown Special Purpose District



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AFFIDAVIT OF PUBLICATION

The Apopka Chief
400 N. Park Avenue, Apopka, FL 32712
(407) 886-2777

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:
- Jan 30, 2026

Notice ID: q6j03GdettLOCsqHagm0

Notice Name: City of Apopka ord. 3118 1-30

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

30 day of January, A.D. 2026.

Nancy C Thomas
Notary Public

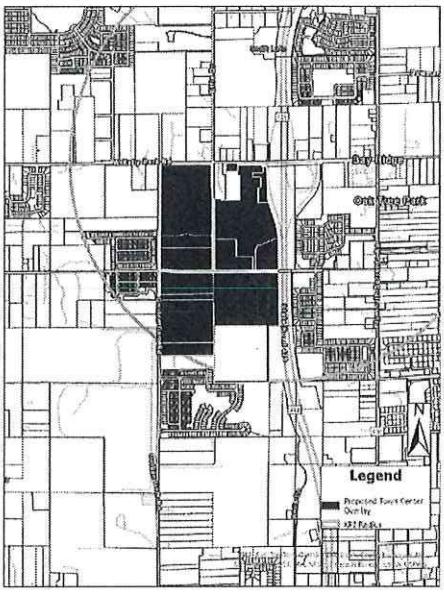
Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

CITY OF APOPKA
PUBLIC HEARING NOTICE
TEXT AMENDMENT TO THE
APOPKA LAND DEVELOPMENT CODE

NOTICE IS HEREBY GIVEN that **Tara L. Tedrow, Esq.** has made application to amend the Land Development Code of the City of Apopka, Florida, specifically the Mixed-Use Kelly Park Interchange (MU-KPI) Form-Based Code, to create and establish a Town Center Overlay District. The proposed amendment affects, or may affect, the use of property, the development of buildings and structures, and the development review process for land located within the jurisdiction of the City of Apopka, Florida. Accordingly, the City of Apopka proposes to adopt the following ordinance affecting properties within the MU-KPI area:

ORDINANCE NO. 3118

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III, APPENDIX A, MIXED-USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE, APPENDIX C, TO CREATE AND ESTABLISH A TOWN CENTER OVERLAY DISTRICT AND ASSOCIATED DEVELOPMENT STANDARDS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.



NOTICE is given that a public hearing for Ordinance Number 3118 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida 32703, on **Tuesday, February 10, 2026 beginning at 5:30 P.M.** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3118 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida 32703, on **Wednesday, February 18, 2026 beginning at 7:00 P.M.** or as soon thereafter as possible.

Interested parties and members of the public may appear at the above-listed hearings and be heard. Ordinance Number 3118, along with any additional information regarding the application and review process, may be inspected at the City of Apopka Community Development Department, Apopka City Hall, 120 E. Main Street, Apopka Florida 32703, during regular business hours, Monday through Friday, 8:00 A.M. to 4:30 P.M.

Pursuant to State law, any person deciding to appeal a decision made with respect to this matter will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), persons with disabilities requiring special accommodations to participate in these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703, telephone (407) 703-1704, at least forty-eight (48) hours prior to the hearing.

Apopka, Florida 32703, telephone (407) 703-1704, at least forty-eight (48) hours prior to the hearing.

Written public comments regarding the application for the proposed ordinance may be submitted by mail to the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 30, 2026

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: February 10, 2026
Department: Community Development

SUBJECT:
Ordinance No. 3150 — Comprehensive Plan, Future Land Use Element Text Amendment — Wyld Oaks

ACTION ITEM INFORMATION:
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
Location:Southwest corner of Kelly Park Road and SR 429
Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
Project: 304.28 +/- acres
Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
Existing Use: Vacant
Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
Existing FLU: Mixed Use
Project Manager: Jean Sanchez

REQUEST:
Recommend approval of Ordinance No. 3150, amending the Future Land Use Element of the Comprehensive Plan.

SUMMARY:
The applicant requests approval of a text amendment to the Future Land Use Element (FLUE) of the City of Apopka Comprehensive Plan. This amendment is paired with a companion Land Development Code (LDC) text amendment establishing Appendix C – Town Center Overlay District Development Standards, which implements the Comprehensive Plan-level direction provided in this FLUE amendment. The amendment revises Goal 1, updates Objectives and Policies 1.1 through 1.14, and modifies Table 1.3 (Future Land Use Classifications) and Table FLUE-1 (Kelly Park Interchange Form-Based Code Character District Standards). The purpose is to refine the City's growth management framework related to infill and redevelopment, utilities and annexation, mixed-use development, environmental resource protection, and—most significantly—the Town Center Overlay District within the Mixed-Use Kelly Park Interchange (MU-KPI) area.

The City's adopted FLUE identifies the Kelly Park Interchange as a major mixed-use node within the Wekiva Study Area, governed by the MU-KPI Form-Based Code. Existing FLUE policies already address Mixed-Use and Mixed-Use Interchange designations, Rural Settlement areas, infill and redevelopment guidelines, and longstanding protections for the Wekiva River Protection Area and broader Wekiva Study Area.

The Wyld Oaks property lies within the MU-KPI boundary and is envisioned as a Town Center–style, master-planned development incorporating residential, commercial, office, hospitality, civic, and recreational uses. To implement this vision, both the FLUE and the LDC require coordinated updates that:

- Establish the Town Center Overlay District at the Comprehensive Plan level, including density, intensity, and open space parameters;
- Provide detailed development standards—such as block structure, circulation networks, open space distribution, building heights, and Master Plan requirements—through the LDC.

The applicant submitted updated FLUE language with the revisions appearing in:

1. Page 1-112, Policy 20.5
    - Clarifies that development plans establish the boundaries and locations of both character districts and overlay districts
2. Page 1-114, Table 20.10: Wekiva Parkway Interchange Character District Standards
    - Creates the Town Center Overlay District (aka the Wyld Oaks project)
3. Page 1-116, Table 20.10
    - Tracks the Development Agreement language for Wyld Oaks and caps density for the project
4. Page 1-118, Policy 20.20
    - Clarifies that multi-modal needs should be met in both character districts and overlay districts

The applicant's amendment clarifies and modernizes several parts of the FLUE while retaining the substantive intent of the Comprehensive Plan. Most notably, the amendment integrates a formal policy foundation for the Town Center Overlay District and updates the MU-KPI Character District Standards to accommodate a large-scale mixed-use district at the Kelly Park Interchange.

A. Reorganization and Modernization of Existing FLUE Policies. The amendment refines the internal structure of the FLUE without diminishing existing environmental or planning protections.
    - Wekiva Study Area Policies (Current Objectives 14–17 → New Objectives 1.11 & 1.12)
        - The existing policies addressing BMPs, conservation subdivision standards, nitrate/nitrogen reduction, and FLUM amendment criteria within the Wekiva Study Area—currently found in Objectives 14–17—are consolidated into Objectives 1.11 and 1.12. These updated objectives retain all substantive requirements, including:
            - Use of the least intensive land use category needed;
            - BMP implementation;
            - Demonstrated no net increase in nitrate/nitrogen loading;
            - Protection of sensitive recharge, karst, and natural habitat areas.
    - Wekiva River Protection Area (Current Objective 10 → New Objective 1.9)
        - Current Objective 10 (statutory setbacks and protection of the Wekiva River system) is relocated to Objective 1.9, preserving:
            - Required setbacks per State Statutes as amended
            - The principle that highest density/intensity must be located farthest from waterways and public lands.
            - The amendment also corrects a legacy citation ("Objective 74") to properly reference Objective 1.9.

B. Integration of Town Center Overlay Policies within the MU-KPI Framework
    - The amendment establishes the Town Center Overlay District as a Comprehensive Plan-recognized district within the MU-KPI area. Key provisions:
        - Supports higher-intensity, walkable mixed-use development;
        - Requires a Town Center Master Plan to coordinate land use, circulation, open space, and phasing;
        - Affirms compatibility with the MU-KPI Form-Based Code and its character districts;
        - Links the FLUE policies to the implementing LDC Appendix C.

C. Magnitude of Proposed Density Changes (Table FLUE-1)
    - As shown in Table FLUE-1, the existing MU-KPI Character Districts allow:
        - Village Center: 7.5–20 du/ac (25 with bonus)
        - Transition: 5–10 du/ac (15 with bonus)
        - Employment: 0–5 du/ac (7.5 with bonus)
        - Interchange: 0–10 du/ac (15 with bonus)

- Because the Town Center Overlay must contain at least 170 acres, density is calculated across the gross acreage of the district, functioning as a districtwide density tool, not parcel-by-parcel allocation.
    - For example:
      170 acres × 27.5 du/ac = 4,675 units
      170 acres × 30 du/ac = 5,100 units

      No existing MU-KPI district authorizes districtwide densities of this scale. This amendment therefore introduces a quantitatively and qualitatively distinct density mechanism applicable only to master-planned Town Center environments.

D. Clarification of Density Transitions and Wekiva Protections
    - The amendment maintains the longstanding requirement that any areas outside the MU-KPI boundary but part of an integrated development shall not exceed 2 du/ac where such areas fall within the Wekiva River Protection Area. This is now correctly referenced under Objective 1.9.
    - The applicant's updates to Policies 1.14.3, 1.14.8, and 1.14.13 further refine:
        - The role of character districts;
        - The use of TDRs to manage bonus density;
        - The requirement that density/intensity must be allocated in a manner consistent with the overall MU-KPI Form-Based Code.

E. Consistency with Existing Future Land Use Categories and Entitlements
    - The amendment does not alter the FLUM or modify densities/intensities of categories outside the Town Center Overlay District. Instead, it:
        - Strengthens Mixed-Use category definitions;
        - Reinforces transit-oriented and multimodal planning principles;
        - Improves policy clarity for block structure, walkability, and internal connectivity;
        - Continues to require evaluation of soils, topography, facility capacity, and multimodal linkages for any land use amendment (consistent with current Policy 1.3.6).

F. Relationship to the LDC Amendment (Appendix C)
    - The companion LDC amendment implements the FLUE policies through enforceable development standards. Appendix C includes:
        - Block and street standards;
        - Public open space network requirements;
        - Building height and transition standards;
        - Transportation, parking, bicycle, and streetscape provisions;
        - Requirements for a Town Center Master Plan and Town Center Development Standards.

Staff finds the FLUE amendment and LDC Appendix C to be internally consistent, forming a complete regulatory framework for Wyld Oaks and any future Town Center Overlay District.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on December 3, 2025.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
February 18, 2026 – City Council (7:00 P.M.), First Reading
TBD – City Council, Second Reading and Adoption

DULY ADVERTISED:
January 30, 2026 – Apopka Chief

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:
Development Review Committee (DRC):

DRC recommends that the Planning Commission recommend approval of Ordinance No. 3150, amending the Future Land Use Element of the Comprehensive Plan and transmittal to FloridaCommerce.

Recommended Motion — Planning Commission:
Staff recommends that the Planning Commission recommend approval of Ordinance No. 3150, amending the Future Land Use Element of the Comprehensive Plan and transmittal to FloridaCommerce.

ATTACHMENTS:

1. Ordinance No. 3150
2. Comprehensive Plan FLUE - Proposed Language
3. January 30 Advertisement

ORDINANCE NO. 3150

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF APOPKA BY AMENDING THE FUTURE LAND USE ELEMENT (FLUE) TO UPDATE POLICIES, TABLES, MAP REFERENCES, AND SUPPORTING TEXT RELATED TO THE KELLY PARK INTERCHANGE FORM-BASED CODE AND THE TOWN CENTER OVERLAY DISTRICT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Apopka, Florida, has adopted a Comprehensive Plan pursuant to Chapter 163, Florida Statutes, to guide the orderly growth and development of the City in a manner that protects the public health, safety, and welfare; and

WHEREAS, the Future Land Use Element of the Comprehensive Plan establishes future land use designations, policies, maps, and supporting text to direct development patterns within the City; and

WHEREAS, the City has adopted the Kelly Park Interchange Form-Based Code and the Town Center Overlay District as tools to implement compact, mixed-use, walkable development patterns, coordinated infrastructure, and enhanced urban design within designated areas of the City; and

WHEREAS, an application to amend the Future Land Use Element of the Comprehensive Plan was submitted by Tara Tedrow, Esq., requesting amendments to policies, tables, map references, and supporting text related to the Kelly Park Interchange Form-Based Code and the Town Center Overlay District; and

WHEREAS, the proposed Future Land Use Element text amendment is intended to clarify the relationship between the Comprehensive Plan and the Town Center Overlay District and to ensure consistency between the Comprehensive Plan and the City's Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency pursuant to Section 163.3174, Florida Statutes, conducted a duly noticed public hearing and recommended approval of the proposed Future Land Use Element text amendment, finding it consistent with the Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this future land use amendment Ordinance and public hearings associated with the amendment; and

WHEREAS, the City Council has received public input on the Comprehensive Plan Future Land Use Element text amendment and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that adoption of the proposed Future Land Use Element text amendment furthers the goals and policies of the Comprehensive Plan and serves the public health, safety, and welfare.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Future Land Use Element Amendment. The Future Land Use Element of the City of Apopka Comprehensive Plan is hereby amended to update policies, tables, map references, and supporting text related to the Kelly Park Interchange Form-Based Code and the Town Center Overlay District, as set forth in **Exhibit "A,"** attached hereto and incorporated herein by reference.

Section III. Implementation and Consistency. The Community Development Director, or the Director's designee, is hereby authorized and directed to implement the amendments adopted herein and to ensure that the Comprehensive Plan, including the Future Land Use Element, is administered in a manner consistent with the Town Center Overlay District and applicable provisions of the City's Land Development Code.

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

Section V. Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section VI. Effective Date. Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the City Clerk and transmitted to the state land planning agency and any other agency or local government that provided timely comments pursuant to the expedited state review process in Section 163.3184(3), Florida Statutes. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete and the issuance of a certificate of consistency or (b) issuance of a final order by the state land planning

agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____2026.

READ FIRST TIME: February 18, 2026

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: January 30, 2026

EXHIBIT A

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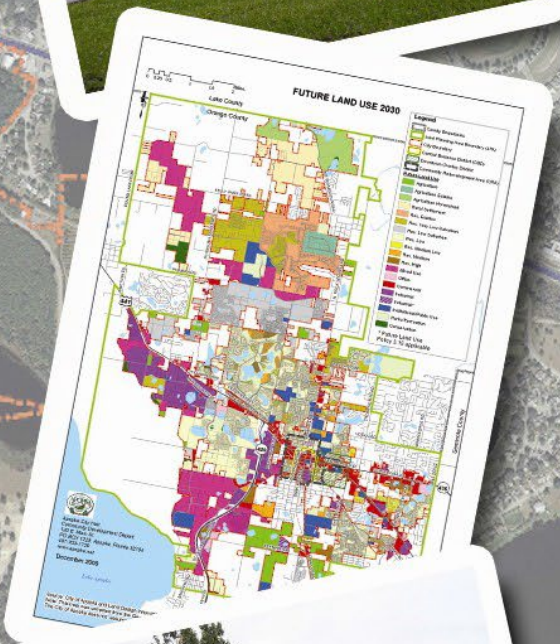
City of Apopka
Comprehensive Plan 2030

Future Land Use Element



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FUTURE LAND USE ELEMENT

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FUTURE LAND USE ELEMENT

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INTRODUCTION

PURPOSE AND SCOPE

The most important objective of the Apopka Comprehensive Plan and the Future Land Use Element (FLUE) is to provide development guidance and growth management for the future. The FLUE addresses the adequacy of land uses in relation to current and future land demands throughout the 2030 planning period. The Future Land Use Map (FLUM) identifies the location of each land use category.

The Future Land Use Element (FLUE), in conjunction with the City's Land Development Code and other implementing mechanisms, is designed to guide the distribution of growth in Apopka to ensure that future patterns of land use are tailored to:

- Meet the statutory requirements of Chapter 163 and 187, Florida Statutes (F.S.) and 9J-5 Florida Administrative Code (F.A.C.); further the Florida Comprehensive Plan, Chapter 179, F.S. and the East Central Florida Regional Planning Council (ECFRPC) Strategic Regional Policy Plan (SRPP);

- Reduce sprawl, consistent with Rules 9J-5.006(3)(b) and 9J-5.011(2)(b)3, F.A.C.;

- Improve development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low;

- Protect natural resources by guiding development away from wetlands and other natural resources; and

- Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

RELATION TO OTHER ELEMENTS

Although the FLUE delineates the types and magnitude of development which the City foresees as its future, this element should not be viewed in isolation. The natural constraints to the land, the services needed to develop the land, the complete documentation of housing needs in the City and the regional and state agencies which regulate the development and use of the land within Apopka are only briefly summarized in this element.

More specific information on the quality of parks and recreational opportunities available in Apopka are listed in the Recreation and

Open Space Element, as is a discussion of land designated to be left as open space and undeveloped either for aesthetic reasons or due to natural impediments to development. The FLUE summarizes the amount of land necessary for single family and multifamily development. The issues of cost, tenure and other resident needs are more fully portrayed in the Housing Element. Issues relating to the amount of infrastructure needed for proposed development, including potable water, sanitary sewer, stormwater management and solid waste are discussed in the Infrastructure Element. The analysis of transportation problems and opportunities in Apopka are more fully detailed in the Transportation Element, including the importance of land use patterns to transportation. Costs and methods to finance the necessary transportation, infrastructure and recreation improvements for the development envisioned in the FLUE are listed in the Capital Improvements Element. The process by which other governmental agencies impact development decisions within the City and the methods through which the City can improve the relationships with these agencies are described in the Intergovernmental Coordination Element.

INVENTORY

GENERAL SETTING AND HISTORY OF APOPKA

The City of Apopka is located in northwest Orange County near the geographical center of the State of Florida. Lake County abuts the City limits to the north. The City borders Seminole County to the east and has incorporated portions of the Wekiva Springs State Park. U.S. Highway 441 (US 441) and State Road (SR) 436 intersect within the City and provide access to the Orlando metropolitan area. US 441 is also designated as both Main Street and SR 500. The multiple functions of this road are discussed in detail in the Transportation Element. SR 429, also known as the Western Expressway (a component of the Florida Intrastate Highway System, the FIHS), provides access to the Florida Turnpike, to the south. **Map 1-1** depicts the City's location in the State.

The history and prehistory of the Apopka area has been documented by Jerrell H. Shofner in The History of Apopka and Northwest Orange County, (Tallahassee: Rose Printing Company, 1982). The following summary has been excerpted from Shofner's book:

Chartered as the Town of Apopka City in 1882, Apopka was already the trading center of the area which today comprises Northwest Orange County. It had evolved into a town because early settlers had been attending lodge meetings at Orange Lodge No. 36, F & AM, since the early 1850s. The City's location between the Wekiva River and Lake Apopka made it the logical town site for those interested in citrus culture, an amenable climate, and winter homes. Early agriculture consisted of citrus orchards which utilized the Wekiva River to transport produce to market. Many of the citrus growers had nurseries to supply their own seedlings, but commercial nurseries cropped up in the early 1880s. By the end of that decade several thriving nurseries were operating in the Northwest Orange County area.

The first ornamental horticultural nursery was introduced in the area in 1913. The business grew only Boston ferns and by the 1920s had attracted enough area competition to convince City fathers to adopt the title "Fern Capital of the World". By the 1950s this title was transformed into the "Foliage Capital of the World" as more and more forms of ornamental plant materials were produced and sold from the Apopka area.

As railroads gave way to automobile transportation in the early 20th century, Apopka's role as northwest Orange County's trading and cultural center was enhanced.

EXISTING LAND USES

Table 1-1 summarizes the acreage by land use found within the City of Apopka in 2009. This table was derived from the Orange County property appraiser's Geographic Information System (GIS) database. The GIS database identified each land parcel and classified the existing land use or uses based on the property appraiser's land use codes. The City's existing land uses are shown on **Map 1-2.**

Pursuant to §9J-5.006(1)(f), F.A.C., the land uses adjacent to the City's boundaries must be shown on the land use map series. **Map 1-3** depicts the land uses for all lands adjacent to the City of Apopka.

TABLE 1-1: EXISTING LAND USE, 2009

	2009	
Existing Land Use	**Acres**	**% of Acres**
Agriculture	3,975.63	18.79%
Residential	4,390.18	20.75%
Commercial	471.90	2.23%
Office	222.59	1.05%
Industrial	754.55	3.57%
Institutional/Public Use**	3,285.17	15.53%
Vacant	3,721.47	17.59%
Subtotal Developable	**16,821.49**	**79.51%**
Conservation	340.12	1.61%
Park & Recreation*	2,150.22	10.16%
Water, R-O-W, Unclassified	1,848.17	8.73%
Subtotal Undevelopable	**4,338.51**	**20.50%**
TOTAL	**21,160.00**	**100%**

* Includes private parks and recreation facilities
** Includes some parks and recreation facilities

Source: Land Design Innovations, Inc., 2009 (Orange County Property Appraiser data)

HISTORIC RESOURCES

The City of Apopka has a significant recorded history. There are also documented prehistoric sites in the surrounding unincorporated areas. There are several methods commonly used to recognize historic places. Possibly the most prestigious method is listing on the National Register of Historic Places (NRHP). National Register listing does not provide any protection to a house or site other than economic incentives to maintain the historic character. Economic incentives may include tax deductions for restoration and/or increased property value.

Within the City of Apopka, there is one area listed on the NRHP - the Ryan & Company Lumber Company located at 210 E. Fifth Street. Four individual buildings are also on the National Register of Historic Places:

- Carroll Building, 407-409 S. Park Ave.;
- Seaboard Airline Railway Depot, 36 E. Station Street;
- Mitchill-Tibbetts House, 21 E. Orange St.; and
- Waite-Davis house, 5 South Central Avenue.

The City completed a Historic Properties Survey in 1992 which contains recommendations for historic preservation and possible National Register nominations. The study was completed in order to identify the City's significant historical resources and implement strategies to protect and enhance them. Over 190 sites have been listed on the Florida Master Site File from the first phase of this study and are included in **Appendix 1-1**. The identified historical and cultural resources are shown on **Map 1-4.** A windshield survey identified about 350 additional structures that may be historically significant, mostly concentrated within the original City limits of Apopka; however, several pockets of older structures are scattered throughout the City.

NATURAL RESOURCES

This section briefly discusses the natural environment within the City of Apopka. This information is discussed in greater detail in the Conservation Element.

Groundwater Aquifer Recharge

Prime aquifer recharge areas are located within the Apopka City limits and utility service area.

Soils and Topography

Soil conditions refer to those characteristics of the land having special relevance and importance to urban development. Soils in the City of Apopka and surrounding planning area are generally of the Lakeland-Blanton association characterized by nearly level to strongly sloping, well drained to somewhat excessively drained sandy soils interspersed with many lakes and ponds. Small areas of more poorly drained soils, or hydric soils, are found in the flat wooded and wet grassy flat areas scattered throughout the Apopka area, particularly bordering the lakes and ponds. There is little surface drainage pattern in the Lakeland-Blanton Association since most drainage is through the porous soil. The Conservation Element contains a more detailed description of the soils in Apopka.

Floodplains

Floodplains are identified in conjunction with the Federal Emergency Management Agency's Flood Insurance Rate Maps. The National Flood Insurance Program is legislation that provides for the identification of flood hazard areas up to 100 year storm level and makes available federally subsidized insurance to property owners in such areas, provided these communities, have become participants and agreed to adopt and enforce minimum land use controls adequate to meet Federal Insurance Administration standards for future flood plain management. The City's programs that address stormwater management are described in more detail and drainage basins mapped in the Infrastructure Element.

Wetlands

The City of Apopka contains a variety of wetland types. The largest concentration of wetlands is located in southwest Apopka. These wetlands are associated with Marshall Lake, Upper and Lower Lake Doe, Lake Witherington and Lake Fuller. These wetlands are mostly freshwater swamp with areas of mixed wetland forest. Another area of wetlands, located only partially in the City is located in the northeast area and surrounds Lake McCoy, with most of the wetlands outside the City limits. This area contains the largest variety of wetland types in the Apopka area.

The third major area of wetlands is in northwest Apopka where a peat mine has been permitted to operate. The peat mine was permitted through Orange County and the SJRWMD with the condition that the wetlands be restored and endangered species be protected. The City's wetlands protection programs and a map showing where the wetlands are located are included in the Conservation Element.

Wekiva Study Area

The City is located within the Wekiva Study Area designated by the state legislature in its Wekiva Parkway and Protection Act, Part III of Chapter 369, F.S. that was signed into law in 2004 and amended in 2005. The Act requires local governments in the Wekiva Study Area to adopt amendments to their comprehensive plans. Both Orange County and the City of Apopka have adopted the required amendments. **Appendix 1-2** includes a set of overlay maps that are adopted as a part of the Future Land Use Map series and identify the natural resource features related to the Wekiva Study Area.

POPULATION PROJECTIONS

Chapter 9J-5, F.A.C. directs that the "comprehensive plan shall be based on resident and seasonal population estimates and projections." According to the definition established by 9J-5, resident population refers to "inhabitants counted in the U.S. Bureau of the Census in the total population category." Seasonal population encompasses those "inhabitants who utilize, or may be expected to utilize, public facilities or services, but who are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors." The total seasonal population combined with the total resident population represents the "total functional population."

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparing the Future Land Use Element. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of the comprehensive plan and are shown in **Table 1-2.** A description of the methodologies used to formulate the projections is found in **Appendix 1-3.**

TABLE 1-2: POPULATION FORECAST, 2010-2030

Year	Permanent and Institutional Population	Seasonal Population*	Total Population
2010	41,382**	601	41,983
2015	56,138	815	56,953
2020	73,226	1,063	74,289
2025	97,330	1,413	98,743
2030	123,741	1,797	125,538

* Seasonal population based on 2000 Census percentage of seasonal units

**2010 estimate calculated based on building permits issued between 4/1/09 and 3/31/10

Source: U.S. Census 2000; Land Design Innovations, 2010

LAND USE ANALYSIS

AVAILABILITY OF FACILITIES AND SERVICES

Before determining the appropriate amount of acreage to be assigned for various land uses to accommodate future demand, it is important to evaluate infrastructure necessary to support the projected development. Infrastructure includes transportation, sanitary sewer, reclaimed water, solid waste, stormwater and potable water facilities.

Transportation

Roads located in the City of Apopka include those under the responsibility of the Florida Department of Transportation (FDOT), Orange County and the City of Apopka. The major transportation routes serving Apopka are US 441 (SR 500), SR 436 (Semoran Boulevard) and SR 429 (Western Expressway). These roads are essential to regional mobility and a majority of the current congestion levels can be attributed to growth in the Lake/Orange/Seminole County area.

A portion of US 441 is listed as an FDOT Constrained Facility and a portion is listed as an FDOT Backlogged Facility. US 441 is one of only two roadways in the City that are currently operating at or below the adopted LOS standard. US 441, from Park Avenue to SR 436 is operating at a LOS "F." The segment of Welch Road from Rock Springs Road to Thompson Road is operating at a LOS "E.". The Transportation Element analyzes the transportation system and proposes methods to address current and future roadway deficiencies.

With the 2009 passage of Senate Bill 360, Apopka has been designated a "Dense Urban Land Area" (DULA). This designation exempts the entire City from meeting State transportation concurrency requirements. This will allow the City to address deficiencies using a palette of comprehensive, multi-modal programs and facilities rather than focusing on individual roadway segments meeting concurrency standards. The Transportation Element includes policies related to the establishment of these programs.

The Apopka Orlando Airport, a general aviation field, is located within the City limits. Freight rail service is available, but no passenger rail service is available at the present time. Transit service is provided by LYNX (Central Florida Regional Transportation Authority). Four routes presently service Apopka (Routes 17, 41, 44 and 405). These routes operate on approximately fifteen minute to one hour headways. Route 405 is a circulator

connecting residential to shopping and businesses within the Apopka area. The routes have a central transfer stop (Apopka Superstop) at Central Avenue/7th Street. The passage of state legislation in December 2009 paves the way for development of the Central Florida Rail Corridor, which will provide high-speed rail service between Tampa and Orlando within the planning timeframe.

The City does not provide a comprehensive system of bicycle facilities; however, a trailhead is located in downtown Apopka allowing access to the 22-mile West Orange Trail, a "rails-to-trails" multi-use path. The City has identified the need to develop a more comprehensive sidewalk/bicycle trail system for use of City residents as an alternative to vehicular use.

Sanitary Sewer

The City of Apopka is responsible for providing sanitary sewer to all land within the approved utility service area, which includes the municipal limits and portions of unincorporated Orange County. Within the service area, isolated pockets of development still occur that are not connected to the central wastewater system. The Sanitary Sewer Sub-element evaluates and analyzes the sanitary sewer system provided by the City.

The sanitary sewer system consists of collection systems and treatment facilities including a water reuse system. The treatment facilities have a current permitted capacity of 4.5 million gallons per day (mgd). In 2008, the average daily wastewater flow was 4.3 mgd. The City is currently completing the planning and design to expand the capacity of the City's water reclamation facility to 8.0 mgd, which will provide for projected future needs through the 20-year planning timeframe.

The Apopka Regional Reuse of Water (ARROW) presently distributes approximately 4.5 mgd of reclaimed wastewater to commercial and residential consumers. Project ARROW provides three storage tanks with a total capacity of 4 million gallons, lined storage ponds with a capacity of 25 million gallons, a reclaimed water pumping station with a total capacity of 10,800 gallons per minute (gpm) and a reclaimed water distribution system consisting of over 10 miles of pipe ranging from 8 inches to 24 inches in diameter.

Stormwater Management

The Central Business District of Apopka sits on a broad ridge with elevations reaching 150 feet. The surrounding terrain slopes northeast toward the Wekiva River Basin, which has an elevation of 25 feet, and southwest toward Lake Apopka, with an elevation of 65 feet. The natural surface water drainage system consists of a large number of closed basins, which are relatively small, that may be lakes or historically dry depressions.

Normal rainfall events generate runoff that is directed to these lakes or depressions by natural swales and drainage ways, or through man-made drainage facilities. For the most part, these depressions are not connected except in extreme rainfall events such as those associated with tropical storms. The one exception is the drainage way associated with Greenwood Cemetery in the northeast section of Apopka. Here, runoff is directed into a ravine, which is connected by man-made drainage conveyance under Votaw Road to Lake McCoy. Lake McCoy discharges to a dry depression known as Lake Coronia during extreme rainfall events then to Lake Prevatt and the Wekiva River.

The City's Drainage Master Plan was updated in April 2009. The master plan has identified one problem area that needs to be addressed, the flooding that occurs within the Lake Avenue/Main Street Drainage Basin during heavy rainfall events. Recommended improvements for correcting this flooding problem include installation of two manholes, two junction boxes, and approximately 1,800 feet of 30-inch drainage pipe.

An evaluation of the drainage system in the City of Apopka's utility service area is provided in the Stormwater Management Sub-element.

Aquifer Recharge

Urban development within critical aquifer recharge areas results in increased runoff to surface waters as opposed to percolation to the aquifer. Apopka is situated on porous sand hills where the most effective recharge areas are the ones also best suited for urban development. The City requires special performance criteria for development taking place in critical aquifer recharge areas.

Potable Water

The City of Apopka owns, operates and maintains five water plants and a water distribution system. There are no existing deficiencies in the City potable water system. In order to meet the potable water consumption needs through 2030, the City will need one additional water plant.

The City currently has a consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD) for withdrawal of groundwater in the amount of 10.358 million gallons per year. The City's consumptive use permit is currently approved by SJRWMD on a year-to-year basis until the review process and final approval is completed for the City's request to combine several CUPs under one permit. The average day pumping rate during the calendar year 2008 was 7.307 mgd.

Solid Waste

Based on projections presented in the Solid Waste Sub-element, Orange County currently has adequate landfill capacity to meet the City's needs through the year 2030.

VACANT LAND SUITABILITY ANALYSIS

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Natural constraints to development include the presence of wetlands, 100-year floodplain areas and critical environmental habitats. Man-made constraints to development include areas of historic or archaeological significance.

Table 1-3 shows the acreage of uncommitted vacant lands. This includes vacant subdivided lots, vacant land parcels and vacant agricultural lands, which are cleared lands that have not been used for agricultural production in more than a year. **Map 1-5** depicts vacant land with the assigned future land use classification and a sensitive land overlay intended to show potential development constraints.

TABLE 1-3: VACANT LANDS

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
Agriculture	157.17	4.3%	2.17	155.00	4.5%
Agriculture Estate	10.99	0.3%	0.00	10.99	0.3%
Agriculture Homestead	6.28	0.2%	0.01	6.27	0.2%
Residential:	2216.14	60.7%	126.13	2090.01	60.1%
Rural Settlement	85.33	2.3%	0.00	85.33	2.5%
Estate	160.94	4.4%	0.00	160.94	4.6%
Very Low Suburban	438.70	12.01%	22.72	415.98	12.0%
Low Suburban	472.23	12.9%	50.71	421.52	12.0%
Low	767.90	21.0%	37.27	730.63	21.0%
Medium Low	18.55	0.5%	0.00	18.55	0.5%
Medium	142.10	3.9%	14.62	127.48	3.6%
High Density	130.40	3.6%	0.82	129.58	3.7%
Mixed-Use	484.98	13.9%	13.05	471.94	13.6%
Office	49.75	1.4%	5.64	44.11	1.3%
Commercial	194.79	5.3%	7.62	187.17	5.4%
Industrial	512.07	14.0%	12.56	499.51	14.4%
Institutional/Public Use	19.15	0.5%	9.45	9.70	0.3%
Total	**3,651**	**100%**		**3,475**	**100%**

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
Parks/Recreation	**1.54**	NA	NA	NA	NA
Conservation	**68.14**	NA	NA	NA	NA
Total	**3,721**				

Source: City of Apopka, 2009

PROJECTED LAND USE NEEDS

In order to meet the needs of the projected population, the amount of land needed for each type of development was analyzed. **Table 1-4** shows the projected land use demand for 2030 based on the ratio of land use acreage per 1,000 residents in 2009.

TABLE 1-4: PROJECTED LAND USE DEMAND AND LAND USE COMPARISON, 2009 – 2030

Land Use Categories	2009 ELUM Acreage	Acres/1,000 population	Demand Based on 2009 Ratio	2030 FLUM Acreage	Surplus/ Deficiency	2009 to 2030 Acreage Change
Population	---	40,406	125,538		--	
Residential	4,243	105	13,181	12,122	(1,060)	7,879
Low Density	2,922	72	9,078	11,074	1,996	8,152
Medium Density	1,279	32	3,973	805	(3,168)	-474
High Density	42	1	130	243	112	201
Mixed-Use	2,342	58	7,276	2,409	(4,867)	67
Office	218	5	677	194	(483)	-24
Commercial	469	12	1,457	975	(481)	507
Industrial	683	17	2,122	1,510	(612)	827
Institutional/Public Use	3,023	75	9,393	835	(8,558)	-2,188
Parks/Recreation	2,042	51	6,344	1,045	(5,299)	-997
Agriculture	2,728	68	8,476	916	(7,560)	-1,812
Vacant	3,226	80	10,022	0	NA	-3,226
TOTAL DEVELOPABLE	**18,973**	**470**	**58,947**	**20,006**	**(38,941)**	**-1,033**
Conservation	340	8	1,057	320	(736)	-20
Other (unclassified, ROW & Water)	1,847	46	5,738	833	(4,905)	-1,014
TOTAL UNDEVELOPABLE	**2,187**	**54**	**6,795**	**1,154**	**(5,641)**	**(1,033)**
GRAND TOTAL	**21,160**	**524**	**65,742**	**21,160**	**(44,582)**	**0**

Sources: City of Apopka, Land Design Innovations, Inc., 2010.

Note: Existing Land Use acreages in Tables 1-3 and 1-4 do not match because of the Mixed-Use category.

Table 1-5 presents the amount of developable residential lands by land use category and the holding capacity of those lands. Based on the acreage of vacant land designated as residential in the Future Land Use Map, the City could accommodate an additional 10,378 dwelling units. Future land use acreage is shown in **Table 1-7**.

TABLE 1-5: VACANT LAND ANALYSIS

Future Land Use	Density/ Intensity	Vacant Developable Acreage*	Use Split (Resid/ Non-Resid)	Density Factor**	Potential Residential Units
Agriculture Homestead	1 du/10 ac	6.27	-	90%	1
Agriculture	1 du/5 ac	155.00	-	90%	28
Agriculture Estate	1 du/2 ac	10.99	-	90%	5
Residential		2090.01			7,274
Rural Settlement	1 du/ac	85.33	95/5	75%	61
Estate Very	1 du/ac	160.94	95/5	75%	115
Low Suburban Low	2 du/ac	415.98	95/5	80%	632
Suburban	3.5 du/ac	421.52	95/5	80%	1,121
Low Density	5 du/ac	730.63	95/5	80%	2,776
Medium Low Density	7.5 du/ac	18.55	90/10	85%	106
Medium Density	10 du/ac	127.48	90/10	85%	975
High Density	15 du/ac	129.58	90/10	85%	1,487
Mixed-Use	15 dua/2.0 FAR	471.94	50/50	85%	3,009
Office	0.30 FAR	44.11			0
Commercial	0.25 FAR	187.17			0
Industrial	0.60 FAR	499.51			0
Institutional/ Public Use	0.50 FAR	9.70			0
Parks/Recreation	Not Developable	NA			NA
Conservation	Not Developable	NA			NA
TOTAL		**3,475**			**10,316**

***** Acreage adjusted to exclude areas of potential environmental constraints (wetlands, floodplains and wildlife habitats) and lands approved for development (approximately 689 acres).

****** Assumes that only a percentage of the acreage will be used for residential due to locational/density restrictions.

Source: City of Apopka, 2009

TABLE 1-6: FUTURE LAND USE

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of Total Lands
Agriculture	1 du/5 ac	916	4.3%
Agriculture Estate	1 du/2 ac	243	1.1%
Agriculture Homestead	1 du/10 ac	648	3.1%
Residential		11,231	53.1%
Rural Settlement	1 upa	1,265	6.0%
Estate	1 upa	1,192	5.6%
Very Low Suburban	2 upa	1,363	6.4%
Low Suburban	3.5 upa	1,840	8.7%
Low	5 upa	4,524	21.4%
Medium Low	7.5 upa	311	1.5%
Medium	10 upa	494	2.3%
High Density	15 upa	243	1.1%
Mixed-Use	15 dua/2.0 FAR	2409	11.4%
Office	0.30 FAR	194	0.9%
Commercial	0.25 FAR	975	4.6%
Industrial	0.60 FAR	1,510	7.1%
Institutional/Public Use	0.50 FAR	835	3.9%
Parks/Recreation	0.20 FAR	1,045	4.9%
SUB-TOTAL		**20,006**	**94.5%**
Conservation	Not Developable	320	1.5%
Other (ROW & Water)	Not Developable	833	3.9%
GRAND TOTAL		**21,160**	**100.0%**

Source: Land Design Innovations, Inc. 2009

Future Agriculture Land Use

Agriculture land use is expected to decrease over the planning timeframe as urbanization continues. Many nurseries in the Apopka area are expanding, which tends to offset the smaller ones which are being absorbed by others. This land use currently occupies almost 19 percent of the land in the City; however, it is expected to convert to other land uses.

Future Residential Land Use

The City has designated 11,231 acres of residential land on the Future Land Use Map (FLUM) (**Map 1-7**). The proportion of acreage of land use to population, and the housing needs identified in the

Housing Element were used to determine future residential land use needs. The Housing Element identified a need for a total of 48,498 dwelling units by 2030. This 48,498 number reflects current units plus the additional units needed to accommodate projected population growth. Of the 48,498 housing units, a need for 41,005 units for single-family and 7,493 units for multi-family has been projected (see Table 2-21 in the Housing Element). The distribution between single-family and multi-family is based upon the current distribution (83.89% single-family).

The City expects an increase in residential acreage in the future but not to the extent of keeping the same 2008 ratios for the different density levels. The ratio of medium density acreage is expected to increase, while high-density will decrease in stand-alone residential districts. However, the mixed-use category encourages the development of high density residential development in conjunction with retail or office developments. That increase in available lands for higher density residential development, in addition to expected future annexations of residential lands, will address the future demand for residential land use.

Future Mixed-Use Land Use

The City has determined that future growth will focus on a strategy that incorporates infill/redevelopment principles in addition to expansion of jurisdictional boundaries through annexation. An infill/redevelopment strategy will result in increased development densities and intensities, which will need to be directed to the appropriate areas, where public facilities and services can support it.

The mixed-use land use category was developed based on area-wide master plans, ensuring that neighborhoods contain a mixture of land uses that reflect the desired character of the community, promote realistic housing-job balance, offer varied housing opportunities, are served by adequate transportation, protect environmentally sensitive lands, incorporate parks/open space and use traditional community building practices. The mixed-use designation within these master plans has been structured to ensure that it is compatible with existing and projected surrounding land uses.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, the following areas may be designated mixed-use on the official land use map:

1. Areas within the Expressway, Plymouth, West, and Northwest study areas as shown on the adopted master plans;
2. Areas within the Central Business District.
3. Areas that have been subject to a Small Area Study.

For any new mixed-use land designation, the applicant needs to obtain a comprehensive plan amendment, and shall submit the following:

1. Small Area Study - A land use study prepared to demonstrate the need for a new Mixed-Use designation within the City of Apopka. The area to be covered in the study will be determined by staff. However, it must include all properties within a 1-mile radius minimum, measured around the perimeter of the proposed Mixed Use District. The study shall cover existing and future conditions for the following aspects:

   - Land Use
   - Transportation
   - Utilities
   - Parks & Open Space

2. Master Plan - The applicant shall submit a site master plan for the proposed mixed-use property showing the following:

   - Requested mixed-use designation (community or employment), with justification;
   - Land use program, including proposed acreage, intensities and densities for each land use component;
   - Allowable uses, if more restrictive than City requirements;
   - Proposed amenities, credits and bonuses proposed;
   - Transportation plan to ensure connectivity and appropriate access (vehicular, bicycle and pedestrian);
   - Design principles, standards and guidelines, if more restrictive than citywide requirements; and
   - A Developer's Agreement containing the standards, bonuses and specific requirements of the project.

Future Commercial Land Use

Projections of future commercial land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 12 acres per 1,000 residents. This ratio includes the commercial development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 1,457 commercial acres (see **Table 1-4**).

This need is met in two ways. The FLUM shows that 975 acres are shown in the commercial land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 2,100 acres, or a ratio of

almost 15 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the commercial ratio is appropriate.

Future Office Land Use

Projections of future office land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 5 acres per 1,000 residents. This ratio includes the office development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of 677 office acres (see **Table 1-4**).

The FLUM shows that 194 acres are shown in the office land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 1,380 acres, or a ratio of about 9 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the office ratio is appropriate.

Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial and office lands. The amount of industrial acreage required to meet future growth is shown in **Table 1-4**. Currently, there are approximately 683 acres of developed industrial lands within the City of Apopka, or 17 acres for every 1,000 residents. Based upon the current work force and community needs, it is projected that the demand for industrial uses will increase at a ratio of about 17 acres per 1,000 residents. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 2,122 acres for industrial uses.

Future Recreation Land Use

Based on the analysis of additional recreation and open space needs identified in the Recreation Element, the City of Apopka requires three acres of park land per 1,000 residents. If the population reaches the projected 125,538 permanent residents by 2030, the City will need approximately 377 acres of park and open space to meet future recreation demands. Since approximately 292 acres of public park land is currently available within the City limits, an additional 85 acres are needed to meet the 2030 projected demand.

Future Public/Institutional Land Use

It is difficult to forecast a need for public and institutional

uses, because the provision of these uses is based upon such unknown factors as funding for capital facilities, long-range public school needs and other factors. The City has determined that the current public/institutional acreage, along with the acreage allowed in almost all the other land use categories, is appropriate to ensure that such facilities and services are located near the population they are intended to serve.

Growth in this land use category will come from schools, churches, day care schools, hospitals and clinics and governmental services. There are no planned expansions of governmental services at this time. Expansion of the City's wastewater treatment facility will occur at the present plant location. The Orange County School Board estimates the need for two additional schools in the Apopka area, and the City will work closely with the School Board to accommodate this need. With regard to health care facilities, Florida Hospital has expanded its Apopka facility on the present site, so no additional land is needed.

Future Conservation Land Use

This land use category includes those lands that contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. Several areas in the City have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map. Additional conservation lands can be anticipated with annexations of natural resources.

NEED FOR REDEVELOPMENT

There are various areas in the City of Apopka/ Orange County JPA in which redevelopment is needed. **Map 1-7** shows the major redevelopment areas around the Apopka area as described in this section.

Community Redevelopment Area

The City of Apopka completed a Finding of Necessity and established a Community Redevelopment Agency, in accordance with Chapter 163.357, Part III, F.S. The CRA was tasked to administer the Community Redevelopment Plan, which was adopted in June 1993. The plan established the 644-acre Central Business District Community Redevelopment Area. The Community Redevelopment Plan, updated in 2005, provides a coordinated strategy of improvements and a vision of what the CRA area can become. Projects can be funded with the Community Redevelopment Trust Fund using Tax Increment Funds (TIF). Goals and objectives were prepared to guide the City in the

redevelopment of the district. By establishing a CRA the City can also apply for the Small Cities Community Development Block Grant. Program (CDBG).

Central Business District

The Central Business District (CBD) is located within the CRA and consists of thirty-six blocks in the original City limits encompassing 186 acres. This area was first developed during the last two decades of the nineteenth century. Many existing buildings in the CBD date from the first half of the twentieth century. As was true of downtowns during this time period, the area contains a mixture of all land use types and includes the primary governmental and commerce bases of the City. This mixture of uses provokes the "small town" atmosphere which many residents consider the most attractive quality of the City.

One of the most overwhelming concerns in the CBD is the need to reclaim Main Street (US 441) as a local commercial street. As identified in the Transportation Element, various segments of this road operate below normally acceptable traffic standards, primarily because the highway is a major route for traffic traveling from Lake County to Orlando.

This area includes many of the most historic structures of the City. These buildings and their historic context must be protected. At the same time, twenty-two percent of the total area of the Central Business District is vacant and several areas are underdeveloped. This provides tremendous potential for the City to allow infill development types. It will be one of the primary goals of the City to complete a study which will provide adequate means to determine the mixture of land uses and urban design guidelines necessary to renew this resource.

South Apopka

South Apopka has been designated as a Community Development Block Grant Target Area by Orange County. The portion that is within the City limits is available for Small City CDBG funding programs. The area has residential, commercial and industrial land uses which extend south of US 441, east of Bradshaw Road and extends south and east to the City limits. The county area includes the residential development just beyond the southern portion of the CRA area and the Central Business District.

Much of the development in this area was platted in the late nineteenth century. This area has a large minority population, low income and a high concentration of vacant and substandard housing units. Redevelopment of this area will be neighborhood- oriented to follow the policies of the Housing Element.

US 441 Corridor (Orange Blossom Trail)

This corridor extends through Apopka from the western area of Apopka in Plymouth to the southeast corner near the Seminole County line. This is the commercial and industrial corridor of Apopka, with direct access to the two major arterial roads in the City. Many of the uses along this corridor have been in existence since the incorporation of Apopka. This roadway is heavily traveled and, due to various deteriorating structures or outside open industrial storage, the redevelopment of the corridor is greatly needed.

Several factors contribute to the blight along the corridor, including a tremendous amount of traffic, outside storage of goods, a lack of continuity in setback and infill development, untended vacant lots, multiple five and six-way intersections, multiple driveway cuts in close proximity to each other, vacant and deteriorating structures, excessive and dilapidated signage, conflicting and competing land uses, and finally, jurisdictional changes (Apopka and Orange County).

The difference in land use and zoning development requirements between the City and the County can lead to various setbacks, design standards and code enforcement. These variations do not allow for consistent development of the corridor, and coordination between the two entities is needed. The City typically follows the practice of annexing property and designating the equivalent City land use category to that which it carries in Orange County. Annexation proposals are researched to allow for potential land use continuity along the corridor, which will help to promote more visually pleasing development.

SR 436/Semoran Boulevard Corridor

This corridor is experiencing similar conditions as those described along US 441; however, the magnitude is less extreme. SR 436/Semoran Boulevard is the main arterial road connecting Apopka to the Interstate (1-4) corridor and extends east from the downtown intersection of Main Street and US 441 to the Orange/Seminole County line (Line Drive). This corridor contains less industrial or heavy commercial types of use than that in the US 441 corridor and has developed as primarily commercial and office in nature and includes several business centers and shopping plazas. There are many existing buildings which are in need of renovation. Because this area lies within the City and County, it lacks consistency in design, setbacks and uses. Multiple driveway cuts pose a problem, but with the development of multi-tenant use areas, this situation has declined over the years.

ENTERPRISE ZONES

There are two Enterprise Zones located within the City of Apopka. These zones were established by the state and are targeted for economic revitalization. The Florida Enterprise Zone program offers financial incentives to businesses located in designated areas. These incentives are offered to encourage private investment in the zones, as well as employment opportunities for the area's residents. As part of this program, the City of Apopka encourages redevelopment of existing structures and development of new site developments, in accordance with the Apopka Development Design Guidelines.

South Apopka Enterprise Zone

This area is south of U.S. 441/Main St., east of Bradshaw, west of Sheeler Ave, and north of Cleveland Street. Portions of this zone are included in the CRA area and the Central Business District. Much of the property in this area was platted in the late nineteenth century. The residential portion of this zone is one of the lower income areas of the City and has a high concentration of vacant and substandard housing units. The commercial portion is part of the CRA area and is one of the targeted areas for the CDBG program and the Facade Renovation Grant Program. The South Apopka Enterprise Zone is approximately 2.1 square miles inclusive of both the Apopka city limits and the unincorporated areas.

Lake Apopka Enterprise Zone

This zone includes portions of the City of Apopka and unincorporated Orange County, with property uses ranging from agricultural to industrial. The area extends west from Plymouth-Sorrento Road and Binion Road to Lake Apopka, south and east of the Lake/Orange County line. The Lake Apopka Enterprise Zone encompasses 20.137 square miles of City and unincorporated county areas.

The Lake Apopka Redevelopment Area lies within the Lake Apopka Enterprise Zone and was established as part of the City of Apopka's Lake Apopka Redevelopment Plan. Chapter 373.461 (5), F.S. was established as part of the state's buyout of the muck farms around Lake Apopka. The statute specifies that proceeds from the sale of farm equipment are to be used to provide economic and infrastructure development assistance for northwest Orange County and Apopka, which have been "adversely affected economically". As part of the City's Lake Apopka Redevelopment Plan, an Impact Fee Trust Fund was created to fund the Impact Fee Incentive Program,

which can assist with the development of sites within the City limits of the Lake Apopka Enterprise Zone.

INCONSISTENT USES

The elimination or reduction of uses that are inconsistent with the City's character and proposed future land uses have traditionally been dealt with by: removal, if dilapidated, through the code enforcement process; or, by restrictions on the expansion or improvements for uses which are nonconforming to the zoning classification. The code enforcement process is most effective when used in conjunction with neighborhood development and redevelopment. Neighborhoods may be residential or commercial or a combination of uses. The concepts of neighborhood planning are more completely analyzed in the Housing Element. These same concepts will be used in commercial areas for elimination of blighted areas.

Any uses or areas that will be made non-conforming by adoption of the comprehensive plan will be precluded from either increasing the degree of non-conformity or from development of new non-conforming uses in the following manner:

1. Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated comprehensive plan future land use amendment. No inconsistent use of land or a structure shall be substantially expanded nor be used as grounds for adding other structure or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.
2. The lot containing an inconsistent use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.
3. No inconsistent use shall be moved in whole or in part to another parcel of land which shall create an inconsistent use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such inconsistent use of land.
4. The inconsistent use of a building or parcel shall not be reinstituted after the use has been discontinued for 180 days.
5. A single family residence that has been maintained as a non-conforming use for five years and held in the same, ownership, family ownership, family-inherited ownership or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development codes. If a Final Development Plan associated with a

planned unit development (PUD) has not been approved by the City within three years after approval of the PUD master plan, the approval of the PUD master plan will expire. Additionally, if more than two years lapse between the Final Development Plan approval of any sequential phases of the PUD, the approval of the PUD master plan shall expire.

GREEN HOUSE GAS REDUCTION AND ENERGY CONSERVATION

Greenhouse gases (GHGs) are the gases in the atmosphere that trap heat. Carbon dioxide, methane, nitrous oxide, ozone and fluorinated gases are some of the most abundant GHGs in the atmosphere. Some of the GHGs, such as carbon dioxide, occur naturally in the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The greenhouse gases that enter the atmosphere because of the human activities are listed below.

- Carbon Dioxide - Burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).
- Methane – Production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- Nitrous Oxide – Agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
- Fluorinated Gases (also known as High Global Warming Potential Gases) – Variety of Industrial processes.

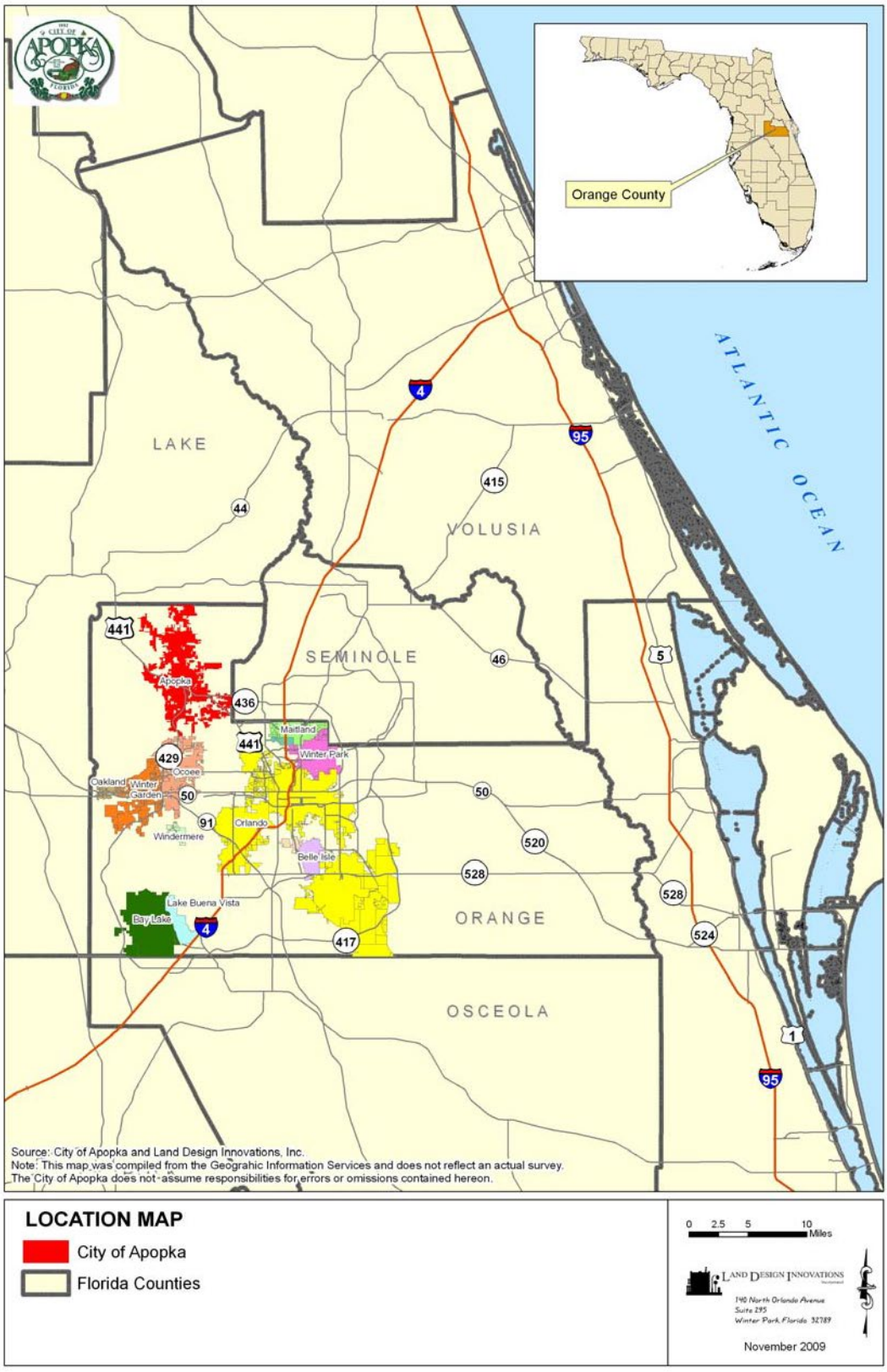
While greenhouse gases play a vital role in maintaining the necessary conditions for life on Earth, the rapidly increasing concentrations of these gases are causing a rise in global temperature – global warming. It is now apparent that the increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to citizens' health, economy, and environment. To combat global warming, the Florida Legislature enacted House Bill 697 in its 2008 session. HB 697 amended Chapter 163, F.S. to address green house gas reduction and energy conservation through comprehensive plans. Chapter 163.31776(a), F.S., requires that the Future Land Use Element include greenhouse gas reduction strategies and energy efficient land use patterns, accounting for existing and future energy electric power generation and transmission systems.

The land use pattern plays a significant role in reducing vehicle miles travelled (VMT) and thus in reducing energy consumption and its associated GHGs emission. VMT can be reduced by promoting

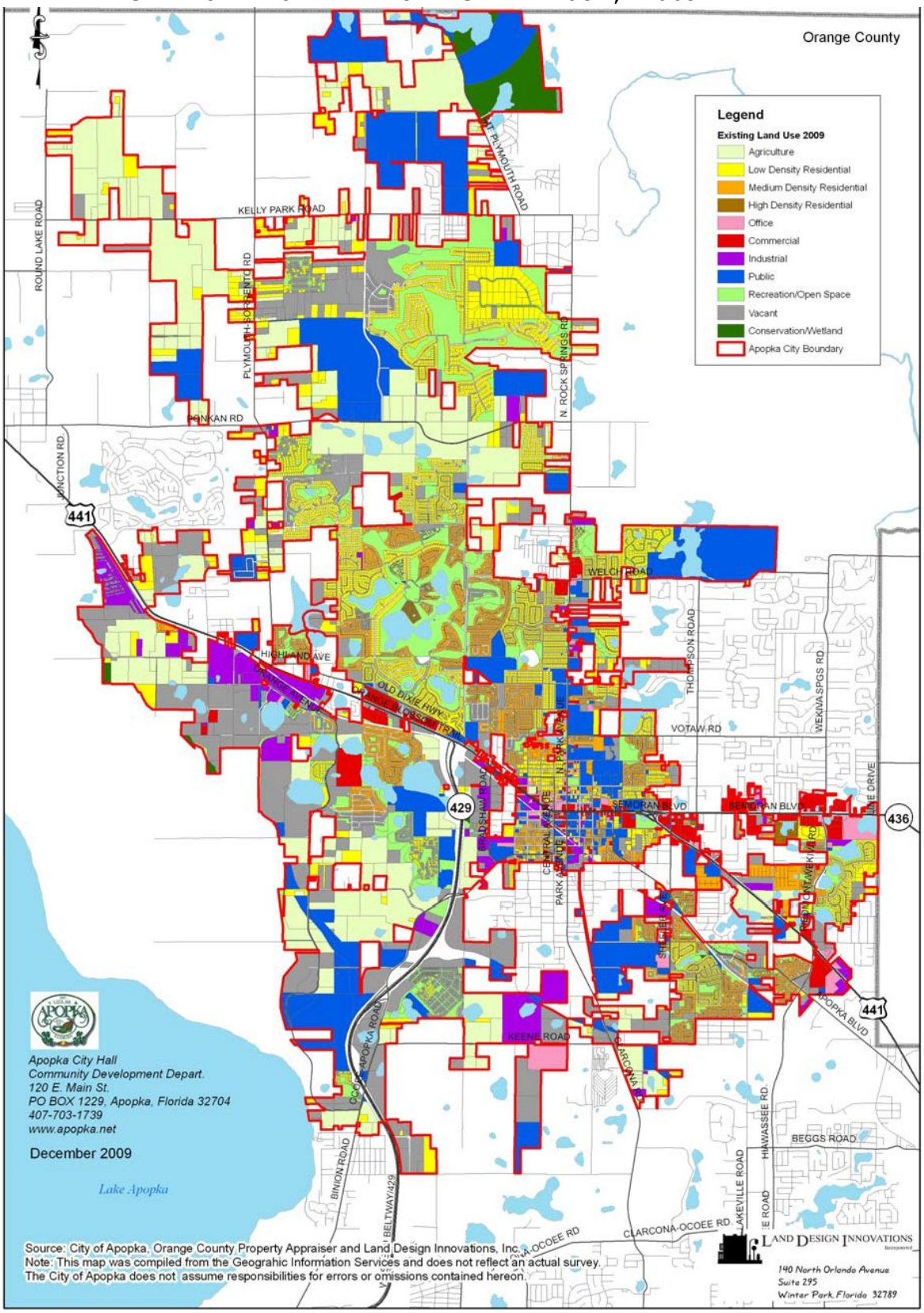
strategies such as compact development, high density development arranged to encourage pedestrians, bicycle and transit use, transit-oriented development and mixed-use development. The preservation of historic buildings and their adaptive reuse result in energy conservation. These buildings are typically closer to population centers and adaptive reuse generally involves lower impacts on natural resources than new construction. The use of "green" building standards, as opposed to conventional codes, results in energy conservation. In addition, protecting and enhancing green spaces provides natural carbon sinks in soils, vegetation and streambeds to mitigate carbon emissions.

Implementation of the City of Apopka's comprehensive plan goals, objectives and policies and enforcement of the land development regulations will reduce urban sprawl and VMT, encourage more mixed-use development in specific areas in the City, preserve green space and promote education of citizens in energy conservation measure and practices.

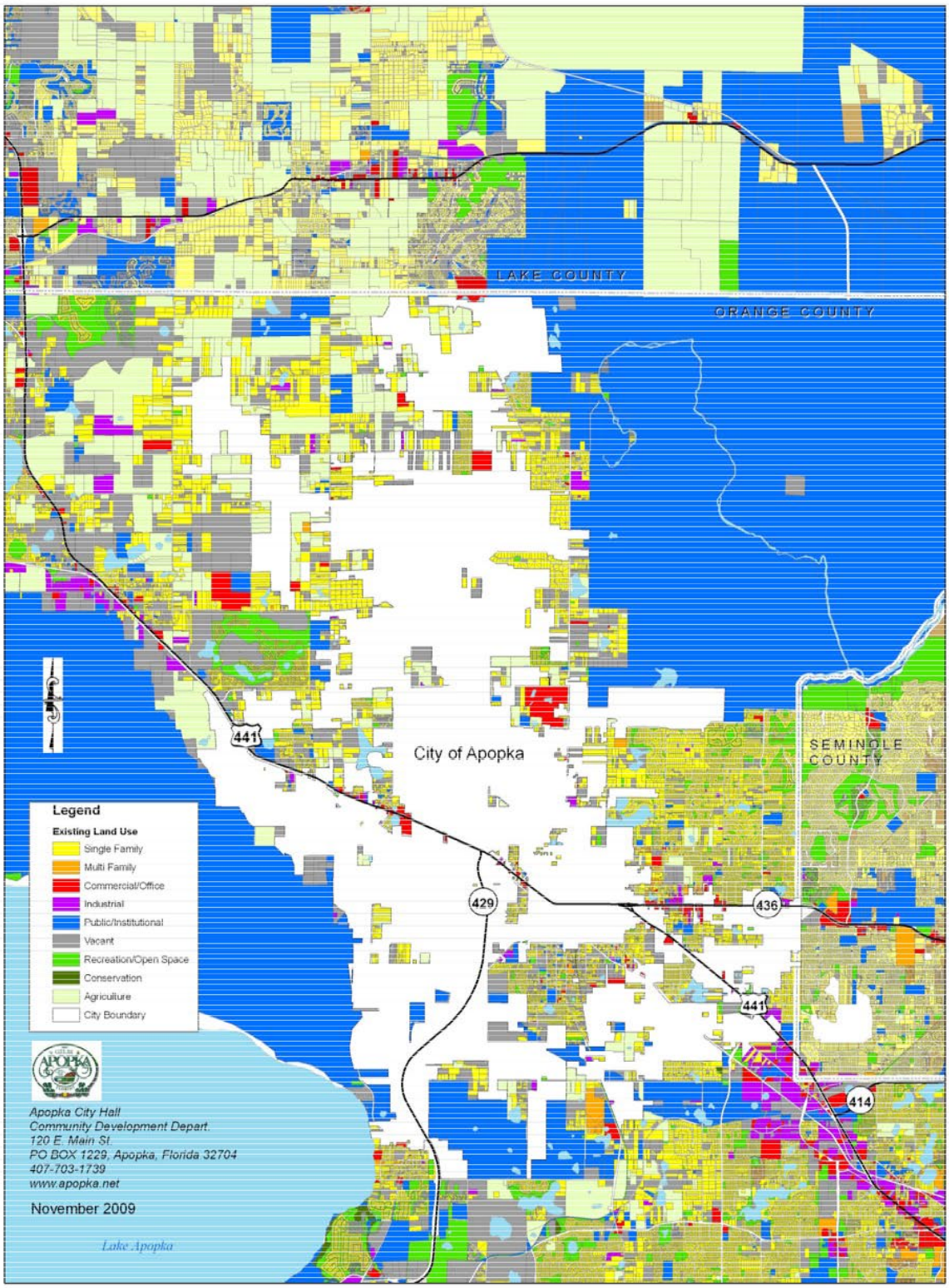
MAP 1-1: LOCATION MAP



MAP 1-2: CITY OF APOPKA EXISTING LAND USE, 2009

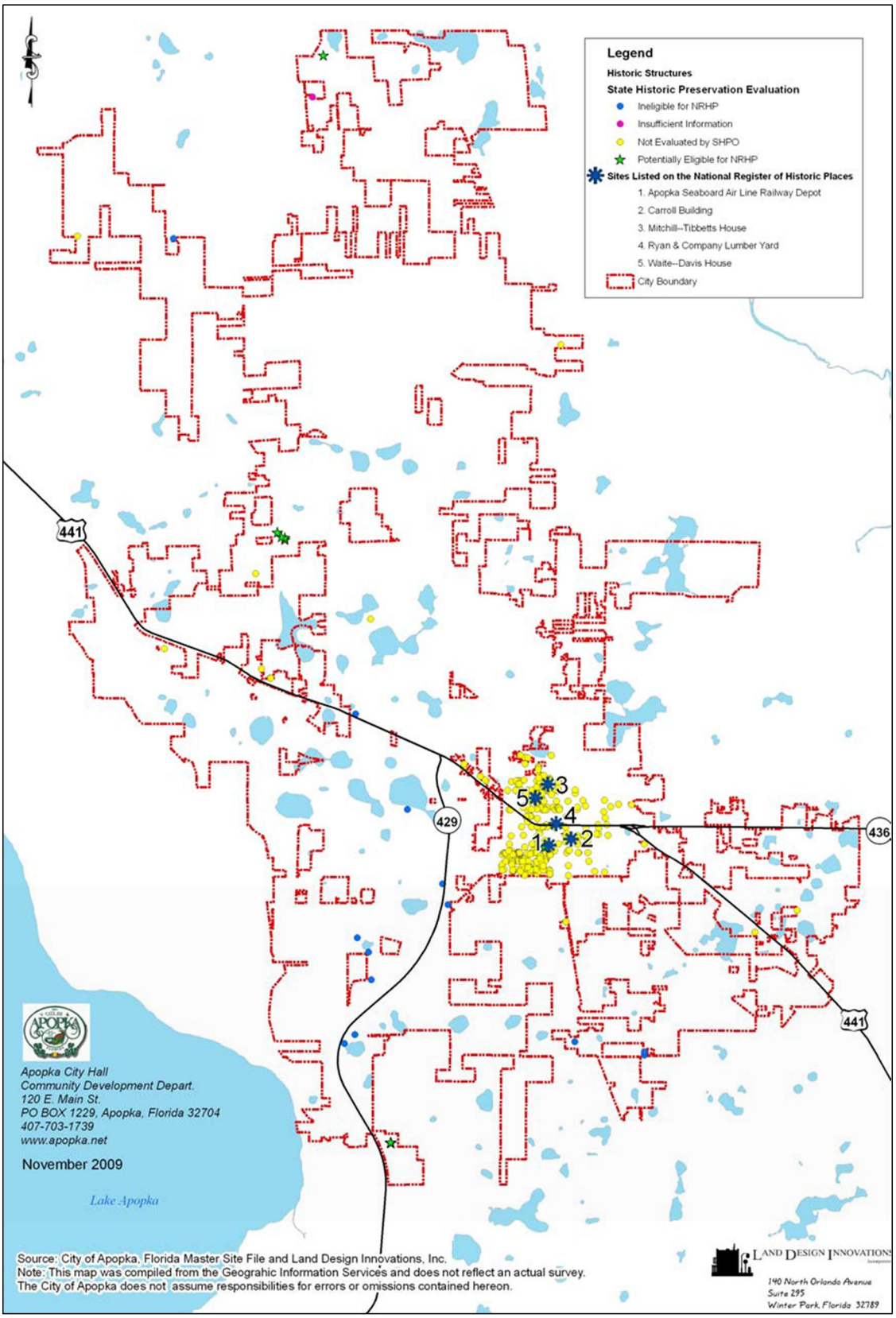


MAP 1-3: EXISTING LAND USE SURROUNDING APOPKA

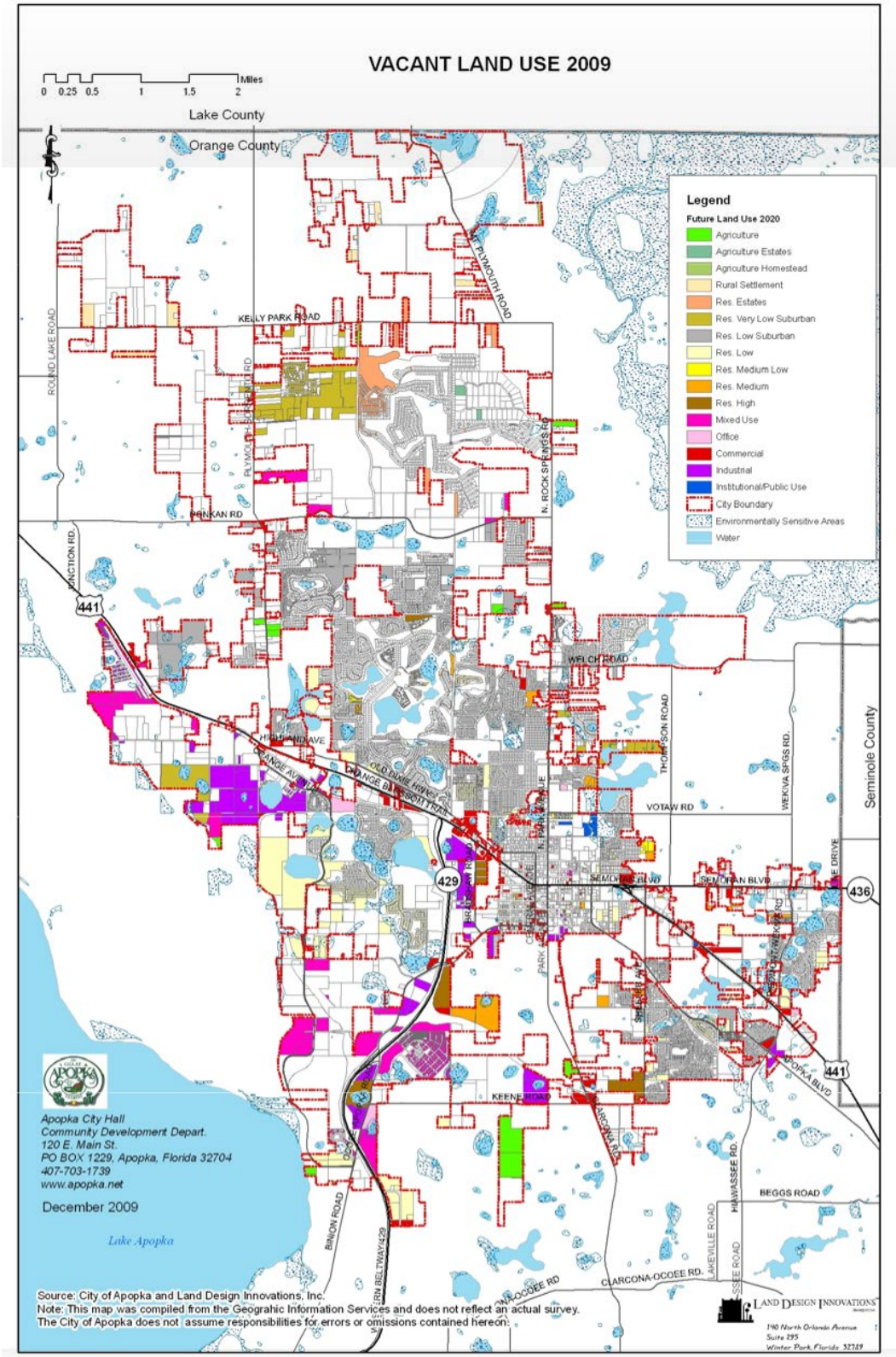


Source: City of Apopka, Orange County Property Appraiser, Lake County Property Appraiser, Seminole County Property Appraiser and Land Design Innovations, Inc.
Note: This map was compiled from the Geograhic Information Services and does not reflect an actual survey.
The City of Apopka does not assume responsibilities for errors or omissions contained hereon.

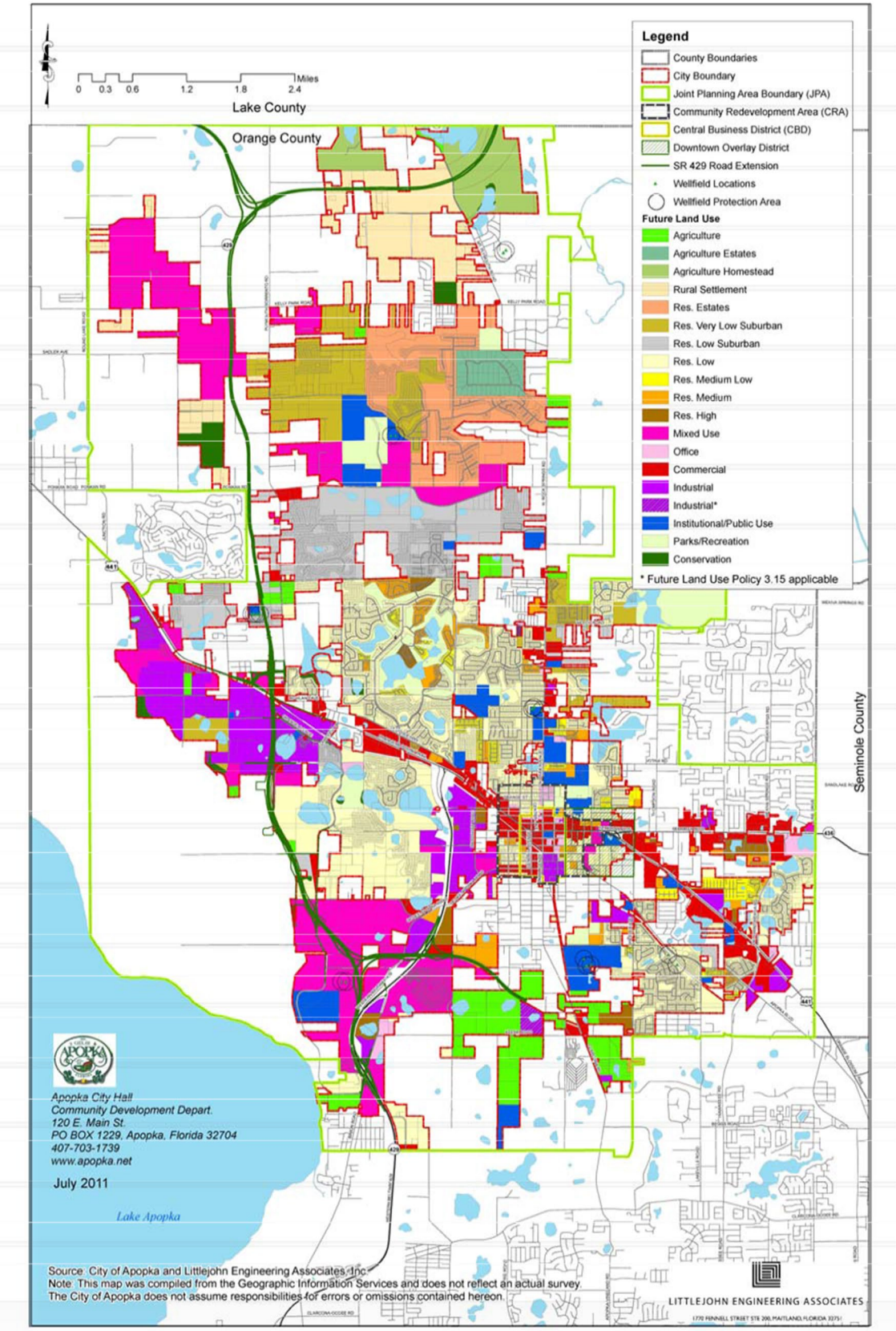
MAP 1-4: HISTORICAL AND CULTURAL RESOURCES MAP



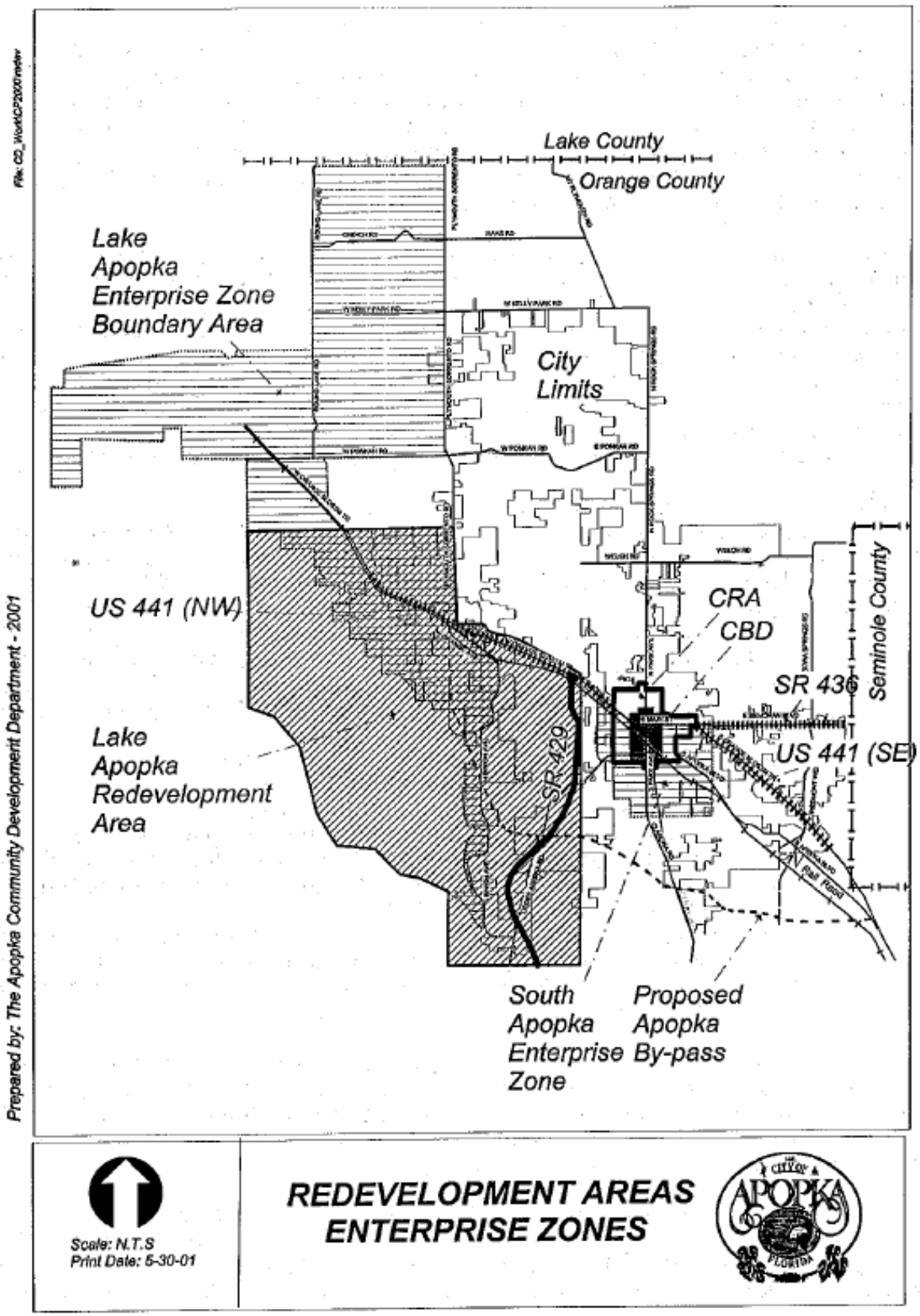
MAP 1-5: VACANT LAND BY FUTURE LAND USE CATEGORY



MAP 1-6: FUTURE LAND USE MAP, 2030



MAP 1-7: REDEVELOPMENT AREAS



APPENDIX 1-1

INVENTORY OF HISTORIC BUILDINGS SURVEYED IN APOPKA

(The complete Historic Properties Survey, May 1992, is on file in the City of Apopka, Community Development Department)

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
2	447 South Alabama Avenue		Frame Vernacular	Private residence	Private residence
4	506 South Alabama Avenue	192	Colonial Revival	Private residence	Private residence
3	509 South Alabama Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
13	918 South Alabama Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
30	1125 Apopka Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
33	2098 Apopka Boulevard	c. 1925	Bungalo	Private residence	Private residence
30	250 Cabel Lane	c. 1925	Bungalo	Private residence	Private residence
26	335 Carnation Court	c. 1925	Bungalo	Private residence	Private residence
5	11 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
5	38 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
5	141 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
6	204 North Central Avenue	c. 1890	Frame Vernacular	Private	Private

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
				residence	residence
274	231 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
273	245 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
272	253 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
50	5 South Central Avenue	1886	Frame Vernacular	Private residence	Private residence
49	22 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
48	30 South Central Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
46	107 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
45	126 South Central Avenue	1925	Bungalow	Private residence	Private residence
43	140 South Central Avenue	c. 1919	Frame Vernacular	Private residence	Private residence
44	141 South Central Avenue	1912	Frame Vernacular	Private residence	Private residence
42	204 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
82	406 South Central Avenue	1926	Masonry Vernacular	Commercial	Commercial
83	550 South Central Avenue	1924	Masonry Vernacular	Commercial	Commercial
111	612 South Central Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
110	702 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
108	816 South Central Avenue	c. 1940	Bungalow	Private residence	Private residence
97	1002 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
96	1012 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
95	1014 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
94	1016 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
93	1018 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
213	1150 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
214	1201 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
143	1186 South Clarcona Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
176	18 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
177	24 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
178	28 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
179	30 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
175	729 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
174	733 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
305	566 West Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
126	104 South Edgewood Avenue	c. 1925	Bungalow	Private residence	Private residence
125	155 South Edgewood Avenue	c. 1935	Colonial Revival	Private residence	Private residence
211	149 East Eighteenth Street	c. 1925	Bungalow	Private residence	Private residence
315	19 West Eighteenth Street	c. 19265	Frame Vernacular	Private residence	Private residence
172	13 East Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
170	26 East Eight Street	c. 1940	Shotgun	Private residence	Private residence
169	53 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
168	57 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
167	63 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
109	16 West Eight Street	c. 1915	Shotgun	Private residence	Private residence
219	74 West Eight Street	c. 1935	Bungalow	Private residence	Private residence
216	103 West Eight Street	c. 1935	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
217	110 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
227	131 West Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
228	134 West Eight Street	c. 1950	Frame Vernacular	Private residence	Private residence
247	250 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
92	31 East Eleventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
149	122 East Eleventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
206	344 East Fifteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
76	13 East Fifth Street	c. 1915	Frame Vernacular	Private residence	Private residence
17	210 East Fifth Street	1924	Frame Vernacular	Commercial	Commercial
18	223 East Fifth Street	c. 1925	Bungalow	Private residence	Private residence
47	1 East First Street	c. 1928	Masonry Vernacular	Private residence	Private residence
73	60 East First Street	c. 1932	Neoclassical	Private residence	Private residence
32	154 East First Street	c. 1920	Bungalow	Private residence	Private residence
127	242 East First Street	c. 1940	Bungalow	Private residence	Private residence
70	28 West First Street	c. 1920	Frame Vernacular	Private residence	Private residence
69	31 West First Street	c. 1900	Frame Vernacular	Private residence	Private residence
67	58 West First Street	c. 1915	Bungalow	Private residence	Private residence
68	61 West First Street	1902	Frame Vernacular	Private residence	Private residence
23	407 South Forest Avenue	c. 1925	Frame Vernacular	Commercial	Commercial
316	34 East Fourteenth Street	c. 1946	Log House	Private residence	Private residence
207	309 East Fourteenth Street	c. 1925	Bungalow	Private residence	Private residence
264	312 West Fourth Street	c. 1925	Bungalow	Private residence	Private residence
263	319 West Fourth Street	c. 1910	Frame Vernacular	Private residence	Private residence
262	320 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence
261	341 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
137	906 South Georgia Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
33	North Goodrich Avenue	1925	Bungalow	Private residence	Private residence
35	16 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
34	17 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
36	41 North Goodrich Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
317	1725 West Harmon Road	c. 1920	Frame Vernacular	Private residence	Private residence
256	124 South Hawthorne Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
257	306 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
258	308 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
307	16 North Highland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
306	15 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
130	120 South Highland Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
128	143 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
129	144 South Highland Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
12	517 South Highland Avenue	1925	Bungalow	Private residence	Private residence
13	541 South Highland Avenue	c. 1923	Frame Vernacular	Private residence	Private residence
14	601 South Highland Avenue	1886	Gothic Revival	Private residence	Private residence
15	615 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
134	1009 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
205	1328 South Highland Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
204	1391 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
323	2491 West Highland Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
322	2765 West Highland Avenue	1884	Frame Vernacular	Private residence	Private residence
321	2803 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
319	2805 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
320	2807 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
209	156 East Hunt Street	c. 1946	Shotgun	Private residence	Private residence
271	260 North Lake Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
270	301 North Lake Avenue	1950	Neoclassical	Private residence	Private residence
66	23 South Lake Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
71	148 South Lake Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
254	506 South Lake Avenue	c. 1935	Shotgun	Private residence	Private residence
215	1126 South Lake Avenue	c. 1925	Bungalow	Private residence	Private residence
313	1317 South Lake Avenue	c. 1926	Bungalow	Private residence	Private residence
336	1402 South Lake Pleasant Road	c. 1925	Bungalow	Private residence	Private residence
327	1609 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
326	1901 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
135	920 South Little Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
221	709 Lou-Ann Drive	c. 1940	Shotgun	Private residence	Private residence
222	719 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
223	727 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
224	735 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
226	742 Lou-Ann Drive	c. 1925	Frame Vernacular	Private residence	Private residence
225	743 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
56	19 East Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
57	46 East Magnolia Street	c. 1940	Bungalow	Private residence	Private residence
38	127 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
37	131 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
63	75 West Magnolia Street	c. 1920	Frame Vernacular	Private residence	Private residence
279	142 West Magnolia Street	c. 1935	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
278	145 West Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
277	157 West Magnolia Street	1926	Bungalow	Private residence	Private residence
275	203 West Magnolia Street	c. 1925	Colonial Revival	Private residence	Private residence
81	30-34 East Main Street	c. 1921	Masonry Vernacular	Commercial	Commercial
80	38 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
79	48 East Main Street	1923	Masonry Vernacular	Commercial	Commercial
77	65 East Main Street	c. 1932	Bungalow	Private residence	Commercial
78	72 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
21	101 East Main Street	c. 1927	Masonry Vernacular	Commercial	Vacant
19	120 East Main Street	1924	Neoclassical	Education	Government
22	125 East Main Street	c. 1895	Colonial Revival	Private residence	Private residence
24	212 East Main Street	1922	Frame Vernacular	Commercial	Commercial
5	453 East Main Street	1859	Frame Vernacular	Commercial	Commercial
122	501 East Main Street	1903	Queen Anne	Private residence	Commercial
296	209 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
295	224 North Maine Avenue	1941	Frame Vernacular	Private residence	Private residence
294	236 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
292	240 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
293	241 North Maine Avenue	c. 1940	Frame Vernacular	Apartment	Apartment
291	252 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
290	256 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
289	301 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
287	319 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
288	320 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
286	334 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
120	538 East Mason Street	c. 1925	Bungalow	Private residence	Private residence
119	603 East Mason Street	c. 1935	Frame Vernacular	Private residence	Private residence
118	709 East Mason Street	c. 1925	Frame Vernacular	Private residence	Private residence
117	723 East Mason Street	c. 1940	Frame Vernacular	Private residence	Private residence
114	817 East Mason Street	c. 1925	Frame Vernacular	private residence	Private residence
121	10 South McGee Avenue	c. 1920	Bungalow	Private residence	Private residence
123	306 South McGee Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
6	511 South McGee Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
181	47 East Michael Gladden Boulevard	c.1940	Frame Vernacular	private residence	Private residence
103	14 West Michael Gladden Boulevard	c. 1935	Frame Vernacular	Commercial	Commercial
102	22-24 West Michael Gladden Boulevard	c. 1934 (demo 4/20/01)	Frame Vernacular	Commercial	Commercial
237	31 West Michael Gladden Boulevard				
105	32 West Michael Gladden Boulevard				
238	34 West Michael Gladden Boulevard				
240	38 West Michael Gladden Boulevard				
241	40 West Michael Gladden Boulevard				
104	41 West Michael Gladden Boulevard				
239	61 West Michael Gladden Boulevard				
242	70 West Michael Gladden				

c. 1935	Bungalow Private residence Private residence	
c. 1905	Frame Vernacular private residence Private residence	
c. 1925	Frame Vernacular private residence Private residence	
c. 1925	Shotgun Private residence Private residence	
c. 1925	Shotgun Private residence Private residence	
c. 1935	Frame Vernacular Private residence Private residence	
c. 1920	Frame Vernacular Private residence Private residence	
c. 1925	Bungalow Private residence Private residence	

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
243	71 West Michael Gladden Boulevard	c. 1920	Frame Vernacular	Private residence	Private residence
244	104 West Michael Gladden Boulevard	c. 1935	Bungalow	Private residence	Private residence
245	144 West Michael Gladden Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
246	170 West Michael Gladden Boulevard	c. 1925	Shotgun	Private residence	Private residence
248	270 West Michael Gladden Boulevard	c. 1940	Bungalow	Private residence	Private residence
11	425 South Midland Avenue	1926	Bungalow	Private residence	Private residence
9	510 South Midland Avenue	c. 1925	Bungalow	Private residence	Private residence
10	511 South Midland Avenue	1924	Bungalow	Private residence	Private residence
8	521 South Midland Avenue	1926	Frame Vernacular	Private residence	Private residence
124	481 East Monroe Street	c. 1895	Frame Vernacular	private residence	Private residence
115	801 East Monroe Street	c. 1940	Frame Vernacular	private residence	Private residence
116	813 East Monroe Street	c. 1935	Frame Vernacular	private residence	Private residence
269	139 West Myrtle Street	c. 1924	Frame Vernacular	private residence	Private residence
267	140 West Myrtle Street	c. 1925	Bungalow	Private residence	Private residence
268	152 West Myrtle Street	1926	Bungalow	Private residence	Private residence
283	222 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
284	242 North New Hampshire Avenue	c. 1925	Frame Vernacular	irate residence	Private residence
285	342 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
59	22 East Oak Street	c. 1925	Frame Vernacular	Private residence	Private residence
60	48 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
61	56 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
1	458 South Oakland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence

282	397 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
299	410 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
300	412 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
301	414 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
298	417 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
297	419 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
302	426 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
303	437 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
324	2427 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
51	21 East Orange Street	1887	Frame Vernacular	Private residence	Private residence
52	31 East Orange Street	c. 1890	Frame Vernacular	Private residence	Private residence
53	36 East Orange Street	c. 1910	Bungalow	Private residence	Private residence
65	45 East Orange Street	c. 1924	Bungalow	Private residence	Private residence
64	73 East Orange Street	c. 1891	Frame Vernacular	Private residence	Private residence
280	171 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
281	235 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
40	108 North Park Avenue	c. 1940	Minimal Traditional	Private residence	Private residence
39	116 North Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
308	311 North Park Avenue	c. 1925	Bungalow	Private residence	Private residence
163	704 South Park Avenue	1925	Frame Vernacular	Private residence	Private residence
106	914 South Park Avenue	c. 1920	Frame Vernacular	Religious	Religious
107	950 South Park Avenue	c. 1925	Bungalow	Private residence	Private residence
212	1213 South Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
208	1563 South Park Avenue	c. 1946	Bungalow	Private residence	Private residence
337	1121 Piedmont Wekiva Road	c. 1918	Frame Vernacular	Private residence	Private residence
333	750 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
332	801 Plymouth Sorrento Road	c. 1920	Bungalow	Private residence	Private residence
330	1255 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence
331	1277 Plymouth Sorrento Road	1926	Bungalow	Private residence	Private residence
329	1680 Plymouth Sorrento Road	c. 1915	Frame Vernacular	Private residence	Private residence
188	157 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
145	169 Rand Court	C. 1925	Bungalow	Private residence	Private residence
146	171 Rand Court	C. 1940	Bungalow	Private residence	Private residence
187	175 Rand Court	C. 1925	Frame Vernacular	Private residence	Private residence
147	179 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
148	185 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
90	813 South Robinson Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
91	959 South Robinson Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
199	1112 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
200	1114 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
197	1120 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
198	1166 South Robinson Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
325	2251 Rogers Road	c. 1935	Frame Vernacular	Private residence	Private residence
41	42 East Second Street	c. 1930	Bungalow	Private residence	Private residence
26	134 East Second Street	c. 1923	Bungalow	Private residence	Private residence
27	153 East Second Street	c. 1925	Bungalow	Private residence	Private residence
29	157 East Second Street	1926	Bungalow	Private residence	Private residence
28	164 East Second Street	c. 1920	Bungalow	Private residence	Private residence
30	167 East Second Street	c. 1925	Bungalow	Private residence	Private residence
31	168 East Second Street	1924	Frame Vernacular	Private residence	Private residence
112	60 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence

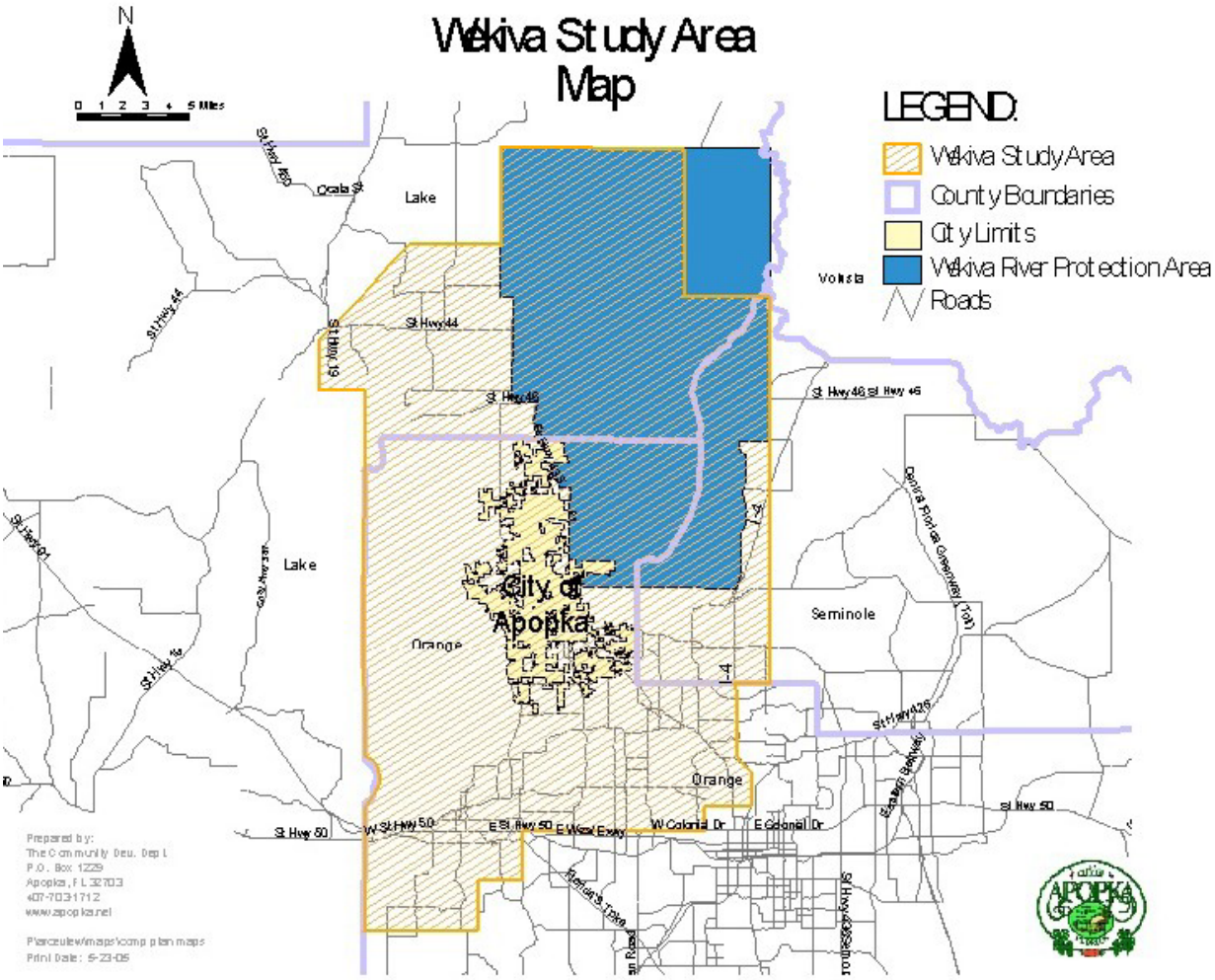
Record No.	Address	Date (Circa)	Style	Original Use	Present Use
72	77 West Second Street	c. 1940	Frame Vernacular	Private residence	Private residence
265	115 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence
255	214 West Second Street	c. 1935	Frame Vernacular	Private residence	Private residence
311	232 West Seventh Street	c. 1925	Shotgun	Private residence	Private residence
310	236 West Seventh Street	c. 1920	Frame Vernacular	Private residence	Private residence
166	58 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
164	133 East Seventh Street	c. 1924	Frame Vernacular	Private residence	Private residence
87	224 East Seventh Street	c. 1905	Frame Vernacular	Private residence	Apartment
88	235 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
89	247 East Seventh Street	1924	Frame Vernacular	Private residence	Private residence
133	312 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
132	318 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
131	412 East Seventh Street	c. 1900	Frame Vernacular	Private residence	Private residence
250	32 West Seventh Street	c. 1945	Frame Vernacular	Private residence	Private residence
249	225 West Seventh Street	c. 1925	Bungalow	Private residence	Private residence
203	203 East Sixteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
86	160 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
16	217 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
7	359 East Sixth Street	1924	Frame Vernacular	Private residence	Private residence
113	804 East Sixth Street	c. 1925	Bungalow	Private residence	Private residence
251	36 West Sixth Street #4	c. 1925	Frame Vernacular	Private residence	Private residence
252	48 West Sixth Street	c. 1940	Frame Vernacular	Private residence	Private residence
251	220 West Sixth Street	c. 1935	Bungalow	Private residence	Private residence
74	312-316 South Central Avenue	1925	Mediterranean Revival	Commercial	Commercial
75	404-406 South Central Avenue	1927	Mediterranean Revival	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
20	407-409 South Park Avenue	1932	Masonry Vernacular	Physicians Office	Museum
173	737-739 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
338	1192 St. Francis Place	c. 1915	Colonial Revival	Private residence	Private residence
84	31A East Station Street	c. 1940	Frame Vernacular	Private residence	Private residence
85	36 East Station Street	1918	Frame Vernacular	Depot	Vacant
202	413 East Tenth Street	c. 1945	Frame Vernacular	Private residence	Private residence
101	7 West Tenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
100	17 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
236	24 West Tenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
99	37 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
98	40 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
233	45 West Tenth Street	c. 1920	Frame Vernacular	Private residence	Private residence
232	121 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
231	203 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
25	221 East Third Street	c. 1930	Frame Vernacular	Storage	Storage
142	127 East Thirteenth Street	c. 1925	Shotgun	Private residence	Private residence
141	229 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
138	303 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
139	308 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
190	309 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
140	324 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
144	135 East Twelfth Street	c. 1925	Frame Vernacular	Private residence	Private residence
195	209 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
192	230 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
318	1665 U.S. Highway 441	c. 1915	Frame Vernacular	Private residence	Private residence

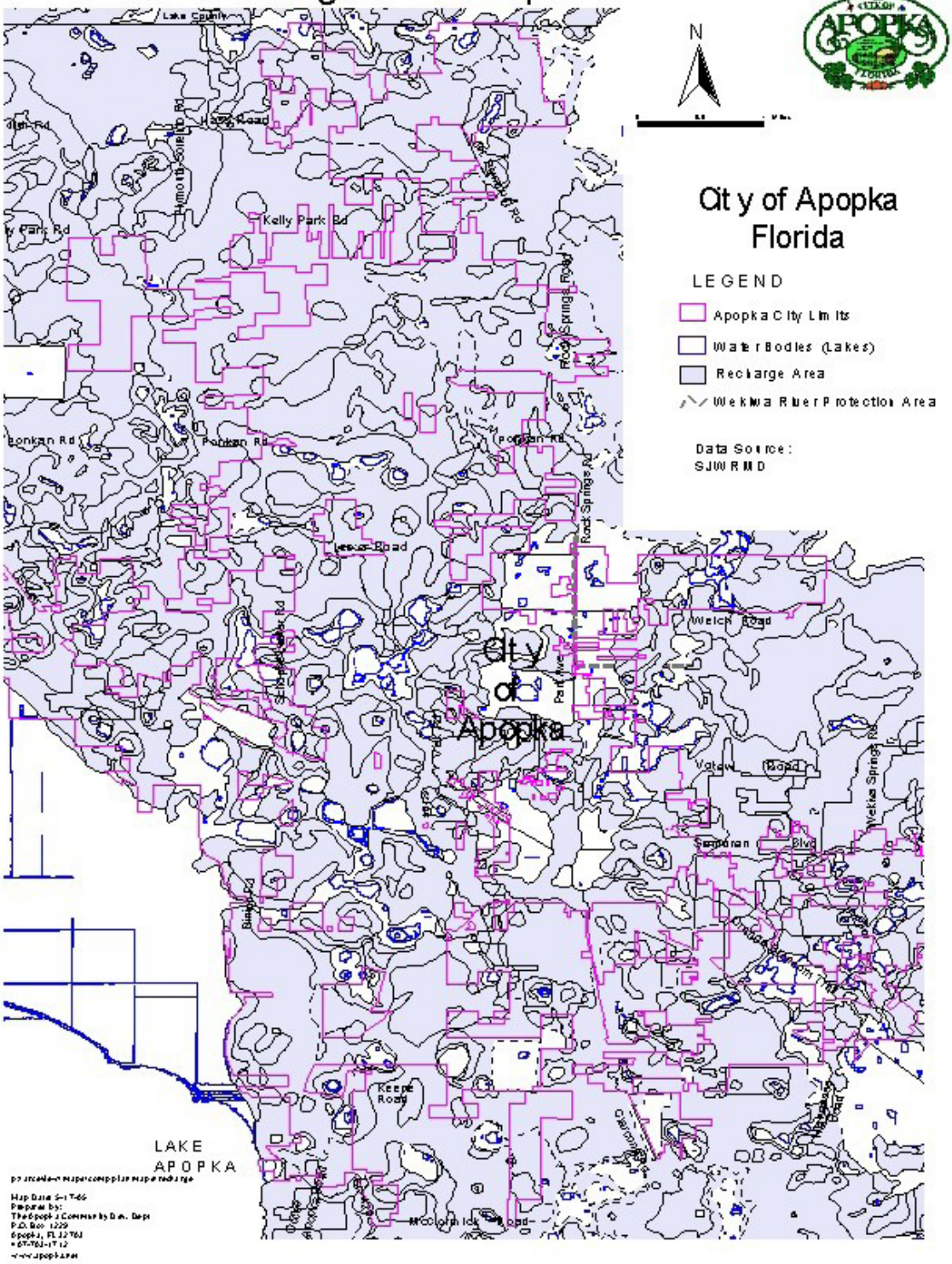
Record No.	Address	Date (Circa	Style	Original Use	Present Use
328	1907 Vick Road	c. 1925	Bungalow	Private residence	Private residence
334	1122 Votaw Road	c. 1925	Frame Vernacular	Private residence	Private residence
229	742 South Washington Avenu	c. 1925	Frame Vernacular	Private residence	Private residence
312	1314 South Washington Avenue	c. 1935			

APPENDIX 1-2

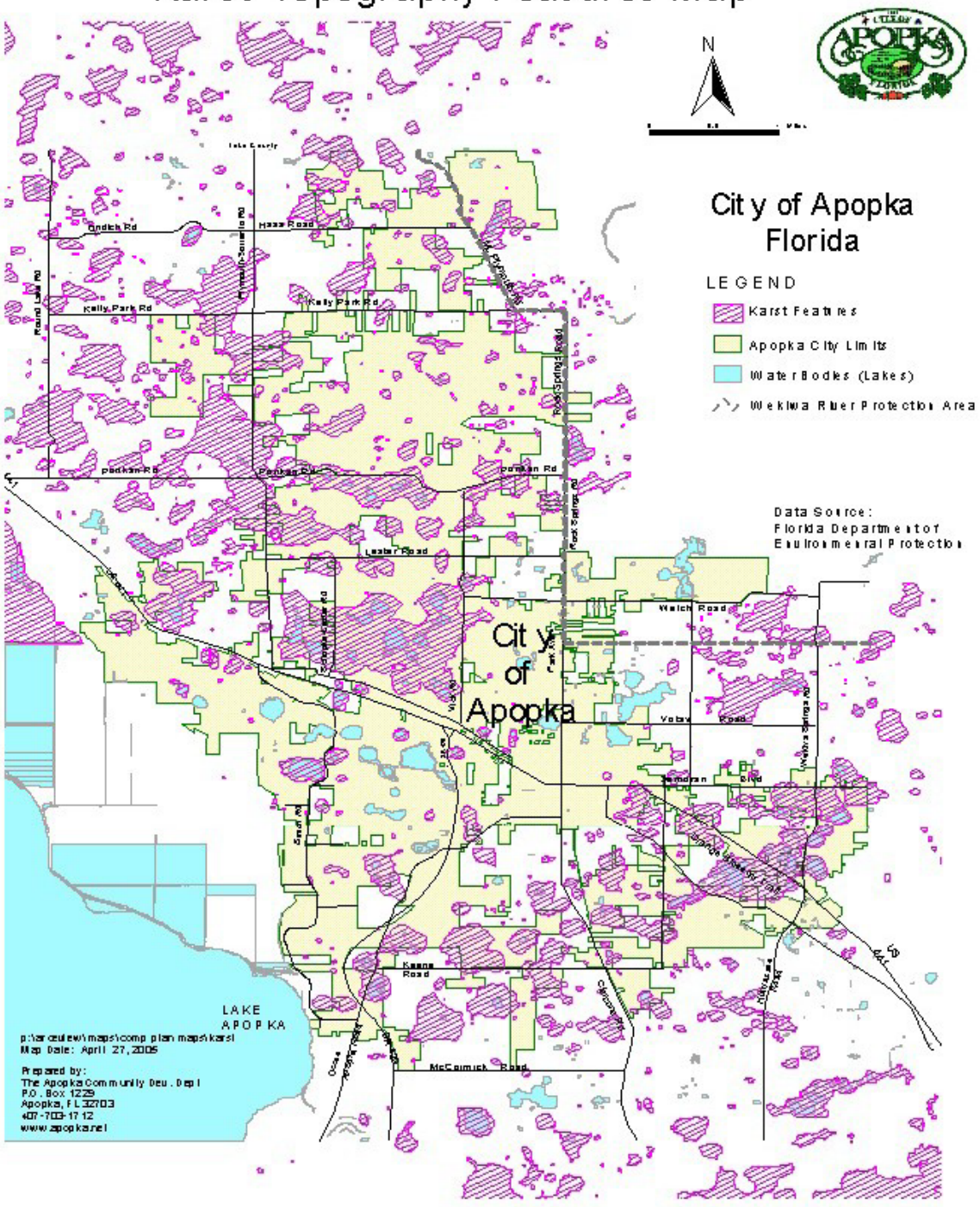
FUTURE LAND USE OVERLAY MAPS

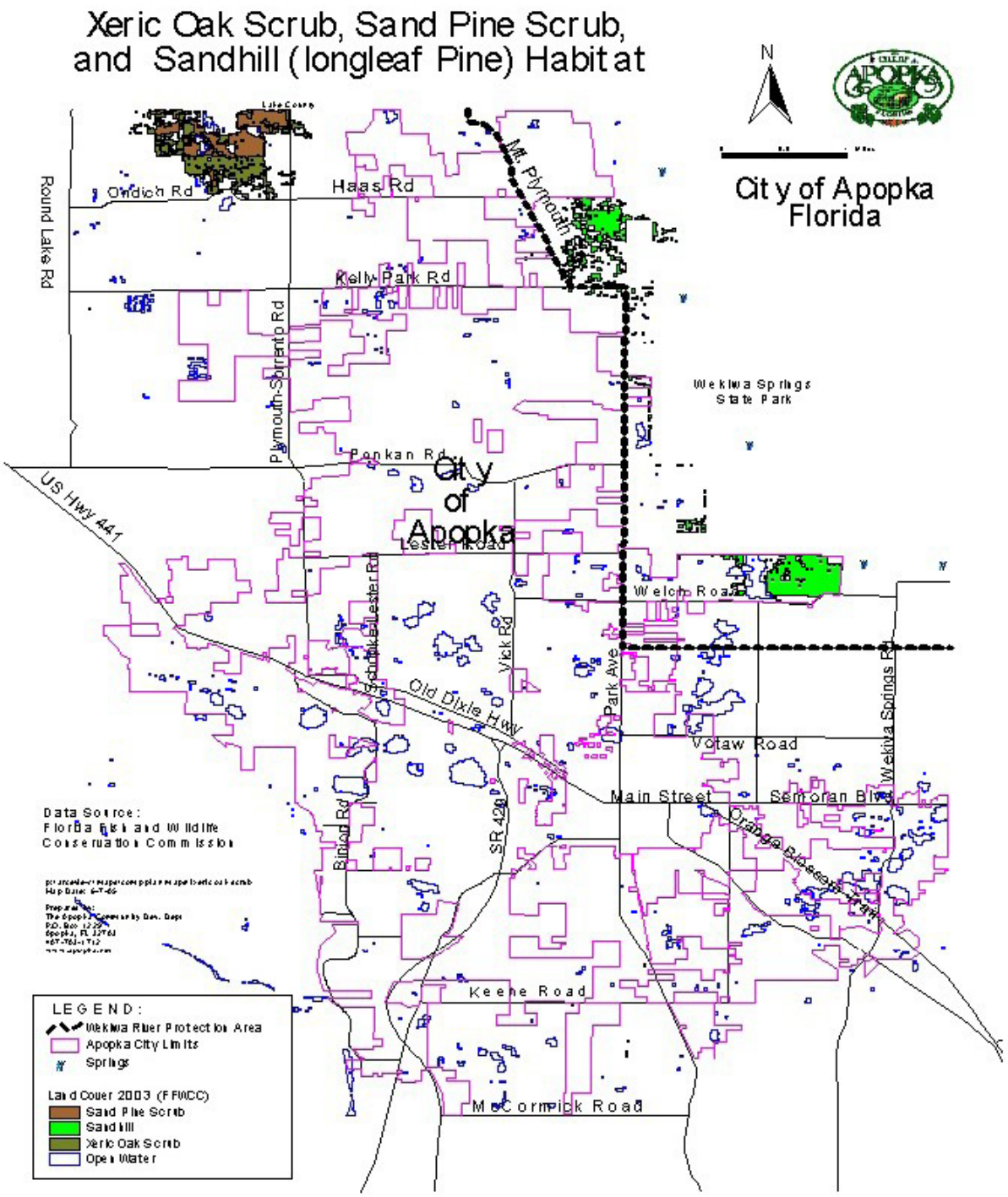

Wekiva Study Area Map
N
0 1 2 3 4 5 Miles
LEGEND:
Wekiva Study Area
County Boundaries
City Limits
Wekiva River Protection Area
Roads
Lake
Orange
Seminole
Volusia
City of Apopka
St Hwy 44
St Hwy 46
St Hwy 50
St Hwy 429
I-4
W Colonial Dr
E Colonial Dr
Prepared by:
The Community Dev. Dept
P.O. Box 1229
Apopka, FL 32703
407-703-1712
www.apopka.net
P:\arcview\maps\comp plan maps
Print Date: 5-23-05

Recharge Area Map

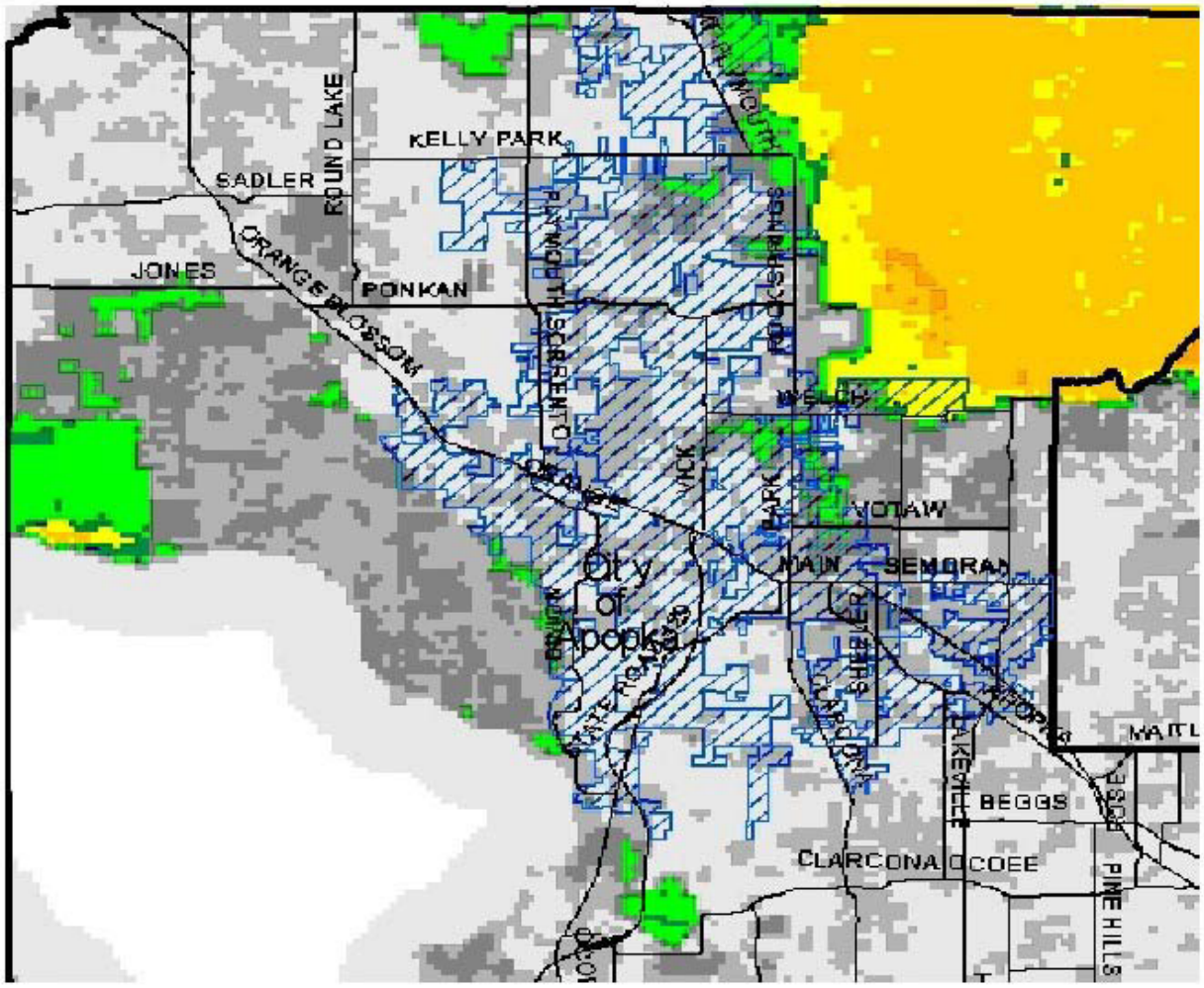


Karst Topography Features Map




Xeric Oak Scrub, Sand Pine Scrub,
and Sandhill (longleaf Pine) Habitat
N
City of Apopka
Florida
Round Lake Rd
Ondich Rd
Haas Rd
Mt. Plymouth
Kelly Park Rd
Plymouth-Sorrento Rd
Wekiwa Springs
State Park
Ponkan Rd
US Hwy 441
City
of
Apopka
Lester Road
Welch Road
Old Dixie Hwy
Votaw Road
Main Street
Semoran Blvd
Orange Blossom Trail
Keene Road
McCormick Road
Wekiwa Springs Rd
Park Ave
Vick Rd
Binion Rd
SR 429
Data Source:
Florida Fish and Wildlife
Conservation Commission
LEGEND:
Wekiwa River Protection Area
Apopka City Limits
Springs
Land Cover 2003 (FFWCC)
Sand Pine Scrub
Sandhill
Xeric Oak Scrub
Open Water

Wekiva Basin
Integrated Wildlife Habitat Ranking System



LEGEND:

Habitat Ranking System

1 - Least Important
2
3
4
5
6
7
8
9
10 - Most Important

City Limits

This map depicts the sensitivity of habitat areas on a sliding scale with a ranking of 1-10. The ranking 10 being the most sensitive and important.

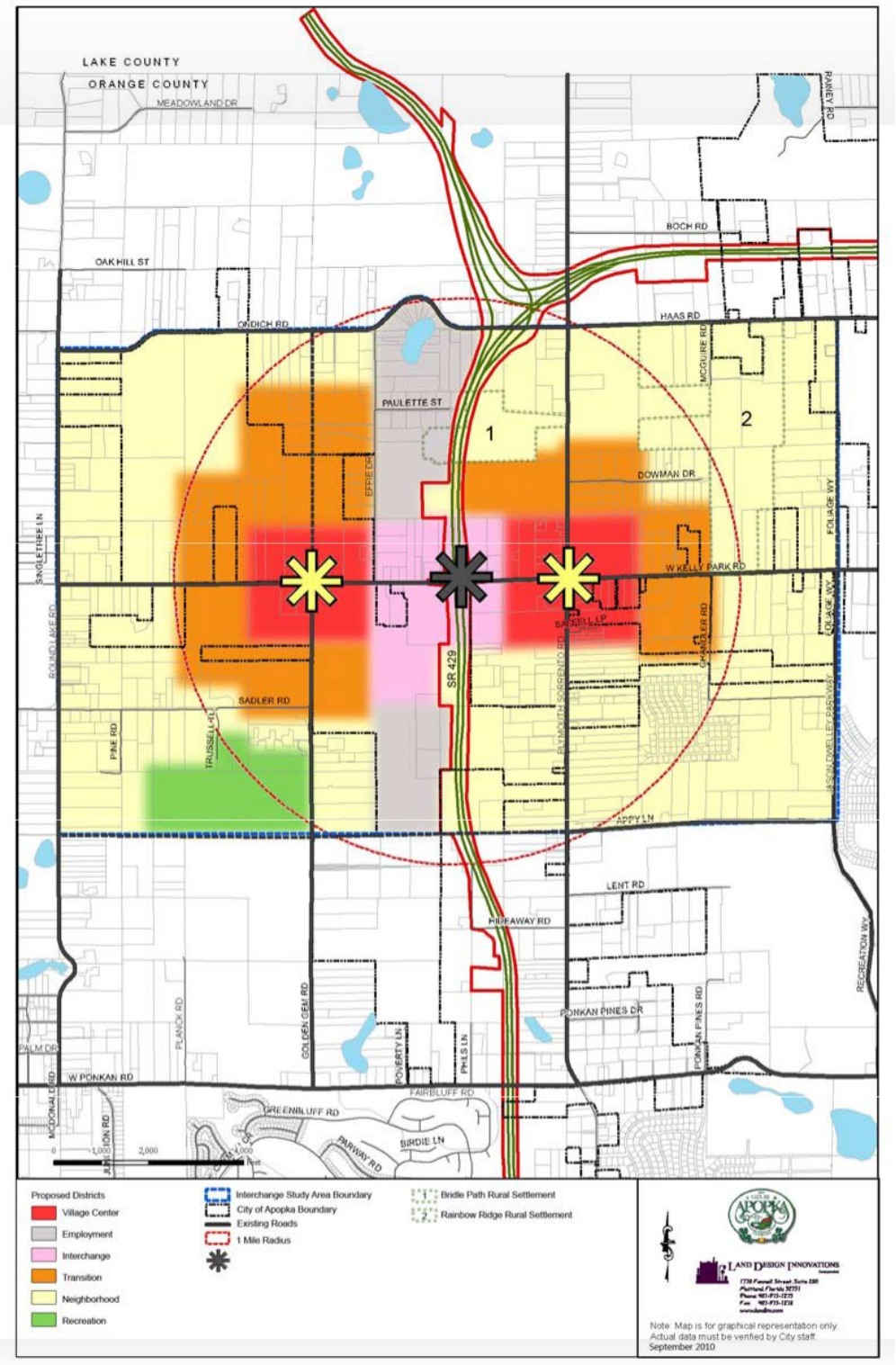
City of Apopka
Florida

Data Source:
Florida Fish and Wildlife
Conservation Commission

p:\arcview\maps\comp plan maps\habitat ranking
Map Date: April 25, 2005

Prepared by:
The Apopka Community Dev. Dept
P.O. Box 1229
Apopka, FL 32703
407-703-1712
www.apopka.net

WEKIVA PARKWAY INTERCHANGE VISION PLAN



Character district boundaries are Illustrative only. See Policy 20.5 for additional information.

APPENDIX 1-3

POPULATION AND DEMOGRAPHICS

In order to plan for the future needs of the residents of the City of Apopka it is important to define the demographics and how the population trends are anticipated to change over time. The historic, present and future demographic compositions of the City are described in this section.

Population estimates and projections are required for each municipality submitting comprehensive plans in compliance with Chapter 163 of the Florida Statutes, and Rule 9J-5 of the Florida Administrative Code. Chapter 9J-5.005(2)(e), F.A.C., requires that the comprehensive plan be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economics and Business Research, those provided by the Executive Office of the Governor; or shall be generated by the local government.

The City of Apopka has selected to prepare its own estimates and projections for the comprehensive plan. The projections were calculated through the planning horizon, up to the year 2030, to more accurately depict future growth. Natural increase is generally the most significant factor in population growth in a short-term context (e.g. five to ten year time frame); over a longer time period, net migration becomes the dominant factor influencing population change. Net migration is the difference between in-migration and out-migration relative to a given geographic area under study.

This report contains the estimates and projections and a description of the methodologies utilized to generate the figures. Population estimates and projections are essential for the various elements that comprise the comprehensive plan, including land use, housing, recreation and the various infrastructure related elements. Estimates and projections have been calculated using approved Florida Department of Community Affairs data sources and projection methods.

HISTORIC POPULATION TRENDS: 1960-1990

Table P-1 illustrates the historic population growth between 1965 and 2000. Between 1960 and 1970, 467 residents were added, reflecting a 1.31 percent increase. The City has demonstrated a consistent record of significant growth since 1970. From 1970 to 1980 the City grew from 4,045 to 6,019 by adding 1,974 residents,

or a 48.8 percent increase. This ten-year period reflected a 4.9 percent annual increase which occurred during a period of recession which severely affected the largest Planned Unit Development in Apopka. The change between 1980 and 1990 represented an increase of 7,579 to a total of 13,611 people. This increase was more than 126 percent.

The Apopka community had captured 2.01 percent of Orange County's population by 1990, up from only 1.36 in 1960, 1.17 percent in 1970, 1.27 percent in 1980. Apopka's rate of growth from 1960 to 1970 lagged behind the County's but from 1970 to 1980 increased at a faster rate than did the county.

The rate of growth for Apopka has continued to accelerate since 1970. The 2000 U.S. Census provided the City of Apopka with continued proof that Apopka was growing at an extremely fast pace. The City added 13,031 residents from 1990 to 2000, or a 95.7 percent increase. Apopka's share of Orange County's population jumped from 2.0 percent to 3.0 percent and was confirmed as the fastest growing city in Orange County - the second largest city in Orange County behind Orlando.

Recent Population Trends 2000-2009

The City has continued to experience steady population growth since the 2000 Census. According to population estimates published by the University of Florida Bureau of Business and Economic Research (BEBR), the population grew 30 percent from 2000 to 2005 to a population of 34,801 and increased its share of Orange County's population from 3.0 percent to 3.3 percent. **Table P-1** illustrates recent population growth, based on BEBR population estimates. Apopka's has been steadily increasing its size through annexations every year, and this trend is expected to continue through 2030, resulting in the continued increase of its population.

POPULATION PROJECTION TECHNIQUES

Alternative population forecasts for Apopka to the year 2030 were performed using four curve fitting/extrapolation techniques and three shift-share approaches. The extrapolation techniques were applied based upon the City's historical population data. The shift-share approach assumes that the growth of the City is directly related to the growth of the County.

Curve Fitting/Extrapolation Techniques

Curve fitting/extrapolation techniques rely on professionally accepted mathematical formulas to project growth (or decline) trends, as revealed by historic population data, into the future. Four types of extrapolation techniques were used to forecast the City's population:

Linear- Linear projections forecast a constant rate of population growth (or decline) in terms of additional (or fewer) residents; as a result, the relative population change in terms of percentage increase (or decrease) diminishes over time.

Geometric - Geometric projections forecast a constant relative increase in population over time; as a result, the absolute population increase (or decrease), in terms of additional residents, increases over time.

Parabolic - Parabolic projections tend to forecast population growth (or decline) at an increasing rate over time, both in absolute and relative terms; as a result, the parabolic technique usually produces a significantly higher net change in population than the geometric or linear techniques.

Shift-Share Forecast

The shift-share forecast approach, a variation of the historic population trend forecast, was also performed using three of the four techniques identified above. The shift-share approach assumes that the growth of a community is directly related to the growth of a region. This approach forecasts a community's share of the region's growth into the future using historic population share rates. The forecasted share rates are applied to the region's forecasted population to derive the community's forecasted population.

Evaluation of Forecasts

The results of the population forecasts using the three techniques based on ***historic*** trends are shown in **Table P-2.** As shown in this table, the 2030 forecasts vary from a low of approximately 47,250 using the linear historic trend technique to a high of approximately 143,300 using the geometric trend technique.

Table P-2 also shows population forecasts using three ***shift-share*** techniques: linear, geometric and parabolic. The 2030 forecasts vary from approximately 79,070, using the linear shift-share method to approximately 141,070 using the parabolic shift-share approach. Of the three shift-share scenarios, the parabolic shift-share forecast seems to better reflect the expected future growth trend.

The alternative forecasts scenarios prepared for Apopka were evaluated to determine the most likely forecast, based upon the following characteristics.

Evaluation Statistics

The appropriateness of each extrapolation technique, from a mathematical perspective, can be determined using evaluation statistics. Evaluation statistics measure the extent to which a given extrapolation technique corresponds to the historic population data. Two evaluation statistics were used to evaluate the City's population projections:

(1) Coefficient of Relative Variation (CRV)

The CRV is an input evaluation statistic. As such, it compares the underlying trends in the historic data to the assumed trend for each extrapolation technique. The more closely the extrapolation technique matches the historic data, the lower the CRV. **Table P-2** shows the corresponding CRV for each method used. The geometric historic trend had the lowest CRV, followed by the linear historic trend.

(2) Mean Absolute Percentage Error (MAPE)

The MAPE is an output evaluation statistic. The MAPE compares the underlying trends of the historic data to the forecasted trend for each extrapolation technique. The more closely the forecasted trend of a given extrapolation technique matches the historic pattern, the lower the MAPE. **Table P-2** shows the corresponding MAPE for each method used. The parabolic shift-share forecast had the lowest MAPE with the parabolic historic trend forecast next lowest. The linear historic trend forecast deviates the most from matching historic data trends.

Recommended Population Forecast

Permanent Population

At the time the population projections were prepared, the City was experiencing continued growth. However, in the past few years the City has a slow in growth due to the economic climate that is being experienced state-wide. Therefore, in order to reflect the slow down in growth, the population projections are being adjusted. This adjustment was done by comparing the 2010 projections with a recent estimate (2009 BEBR estimate plus units approved between 2009 and 2010) and noticing that the estimate accounted for approximately 88 percent of the population projection. All future projections were adjusted accordingly. The recommended forecast is shown in **Table P-1**. Forecasts developed by the Florida Housing Data Clearinghouse (University of Florida, Shimberg Center for Affordable Housing) are included for comparison purposes.

Seasonal Population

Based on historical growth, projections were calculated for the years through 2030. Seasonal population is not anticipated to greatly impact Apopka during the planning horizon, as approximately 1,200 seasonal residents (based on 455 additional seasonal dwelling units) are anticipated between the years 2010 and 2030. The seasonal population was added to the permanent population, as required by the State, for the purpose of calculating future public service and infrastructure.

TABLE P-1: APOPKA HISTORICAL POPULATION AND POPULATION PROJECTIONS

Year	Actual Apopka Pop (BEBR)	Shimberg Center Forecast	Orange County	Apopka Actual Share of County Population	Linear Forecast		Geometric Forecast		Parabolic Forecast		Adjusted Forecast
					Apopka Share	Apopka Population	Apopka Share	Apopka Population	Apopka Share	Apopka Population	Apopka Population
1965	3,812		302,200	1.30%							
1970	4,045		344,311	1.20%							
1975	5,265		424,552	1.20%							
1980	6,019		471,016	1.30%							
1985	7,935		554,659	1.40%							
1990	13,611		677,491	2.00%							
1995	18,449		758,962	2.40%							
2000	26,642		896,344	3.00%							
2005	34,801		1,043,437	3.30%							
2010		43,862	1,139,864		3.30%	37,481	3.60%	40,474	4.10%	47,177	**41,983**
2015		52,601	1,299,015		3.60%	46,321	4.10%	53,084	4.90%	64,000	**56,953**
2020		60,998	1,437,418		3.80%	55,248	4.70%	67,602	5.80%	83,481	**74,289**
2025		68,785	1,636,255		4.10%	67,434	5.40%	88,563	6.80%	110,960	**98,743**
2030		76,260	1,797,582		4.40%	79,074	6.20%	111,973	7.80%	141,070	**125,538**

Note: 1965 population is an estimate

Source: University of Florida, Bureau of Business and Economic Research (BEBR)
Orange County Population Source: 1965 - 2005 = BEBR Estimates
2010 - 2030 = Orange County's Population Projection (Website)

TABLE P-2: EVALUATION OF ALTERNATIVE FORECASTS

Characteristic	Population Trend Forecast			Shift-Share (Apopka to Orange County) Forecast		
	Linear	**Geometric**	**Parabolic**	**Linear**	**Geometric**	**Parabolic**
Assumptions	Apopka's population increases at a constant rate; relative growth rate diminishes over time.	Apopka's population increases at an increasing rate; relative growth rate remains constant over time.	Apopka's population increases at an increasing rate; relative growth rate increases over time.	Population growth in Apopka is a function of population growth in Orange County.		
Evaluation Statistics						
Coefficient of Relative Variation (CRV)	0.79	0.49	1.48	0.91	0.97	3.38
Mean Absolute Percentage Error (MAPE)	22.84	10.33	8.20	15.66	10.34	4.43
2030 Population Forecast	47,250	143,300	96,640	79,070	111,970	141,070
% Change from existing (2005)	35.8%	311.8%	177.7%	127.2%	221.7%	305.4%
Total Change from existing (2005)	12,450	108,500	61,840	44,270	77,170	106,270
Average Annual Growth Rate (2005 - 2030)	1.2%	5.8%	4.2%	3.3%	4.8%	5.8%

MAPE Value: Mean absolute percentage error (also known as MAPE) is measure of accuracy in a fitted time series value in statistics, specifically trending. It usually expresses accuracy as a percentage for various experiments. The lesser the MAPE value, the more accurate the projections.

CRV – The lower the value, the more accurate the projections.

Source: Land Design Innovations, 2009

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1

Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population.

Objective 1

The City of Apopka shall review and amend its Land Development Regulations to ensure provisions are included which provide that infill development, redevelopment and new development proposals are appropriate to the topography, soil conditions and the availability of facilities and services.

Policy 1.1

New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

Policy 1.2

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

Policy 1.3

Private or public electric utilities needed to support the future land use categories may be permitted by right or as a special exception in all land use designations.

Policy 1.4

Development will be encouraged in areas with excess capacities for public facilities, and discouraged in areas with deficient capacities for public facilities unless these facilities can be provided concurrently with development and adopted levels of service.

Policy 1.5

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

Policy 1.6

The City of Apopka shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

Policy 1.7

The City of Apopka shall continue to require compensating storage for all flood water displaced by development below the elevation of the base 100-year flood and require the finished floor elevation of all inhabitable structures be located 1-foot above the base 100-year flood elevation.

Policy 1.8

The City of Apopka shall require all development which receives city water or sewer services to annex immediately following the time at which the property becomes contiguous to the Apopka City limits.

Policy 1.9

The Apopka Land Development Code shall include criteria for joint access and the distance which a curb cut must be from intersections, for all road classifications.

Policy 1.10

The City of Apopka shall protect the functionality and integrity of controlled access roadways as higher volume through-traffic corridors through the development of an adequate arterial and collector support system, as designated on the Future Transportation Map series.

Policy 1.11

The City of Apopka shall restrict direct access to arterial roads when access via another facility can be provided.

Policy 1.12

Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs, when appropriate, to connect adjacent developments and link neighborhoods.

Policy 1.13

The City of Apopka shall work to consolidate and reduce the number of curb cuts in commercial areas through such methods as vehicular cross access agreements.

Policy 1.14

The Apopka Land Development Regulations shall include drainage standards which are based on lot coverage data specific to Apopka.

Policy 1.15

An assessment shall be made at the time of any and all Comprehensive Plan land use amendments of the soil conditions and topography of the subject property and the ability of the soils and topography to support the proposed density/intensity and land uses.

Policy 1.16

An analysis of proposed development and redevelopment based on recommendations, deemed appropriate by the City of Apopka, shall be contained in any existing or future hazard mitigation reports.

Policy 1.17

The City of Apopka shall coordinate existing and future land use water supply planning with all applicable governmental agencies, including municipal, county and regional plans, and St. Johns River Water Management District and the Florida Department of Environmental Protection.

Objective 2

The City shall continue to utilize state and federal funds, as applicable, to assist in revitalization of commercial, housing and infrastructure improvements to redevelop slum or blighted areas when such grants or monies become available.

Policy 2.1

The City shall utilize the terms "Slum Area" and "Blighted Area" as defined in 163.340, Florida Statutes.

Policy 2.2

The City's Redevelopment Plan shall be utilized, and updated on an annual basis during the budgetary process. The plan identifies funding mechanisms and sources which can be used in underutilized commercial and residential areas and addresses the use of tax increment financing, tax and benefit assessment districts, public-private joint ventures, and utility fees and utility districts.

Policy 2.3

A Redevelopment Advisory Board shall be established and utilized as a means to gain input from the public for redevelopment issues throughout the City.

Policy 2.4

Annexations of properties adjacent to S.R. 436 and U.S. 441 shall include an analysis of the redevelopment of declining adjacent or on-site strip commercial areas and recommendations shall be made to identify alternatives to existing development.

Policy 2.5

The City of Apopka shall implement the recommendations of the parking study for the Central Business District and the Community Redevelopment Area, which investigated municipal-owned parking facilities, joint use/shared facilities and provisions for pedestrians in a phased timeline beginning in 2011.

Policy 2.6

The City shall continue to implement the requirements of the CRA Design Guidelines and the City of Apopka Development Design Guidelines in the Central Business District and the CRA area as well as throughout the City.

Policy 2.7

The City shall encourage building preservation and development in the Central Business District which are based on historic

character of the area through the use of the CRA Design Guidelines and enforcement of the City of Apopka Development Design Guidelines.

Policy 2.8

The City shall utilize regional drainage facilities where available which can provide off-site retention for development and redevelopment in the Central Business District and CRA area.

Policy 2.9

The City of Apopka Community Redevelopment Plan for the Community Redevelopment Area shall preserve the mixture of uses necessary to promote the historic character and function of the area.

Policy 2.10

The City of Apopka shall complete an Economic Development Study to facilitate the development of new employment bases for Apopka residents by December 2011.

Policy 2.11

By December 2013, the City shall conduct a small area master plan study of the Central Business District that will establish general guidelines to promote the new development and redevelopment of properties within this area.

Policy 2.12

As part of the Central Business District small area master plan, the City shall address the following components within the study:

- An analysis of whether to expand the boundaries of the Central Business District
- Promoting and maintaining a viable and healthy mixture of uses to include: office, retail, residential and civic
- Protecting the historic resources of the area
- Determining what infrastructure improvements need to be made to increase development and redevelopment potential
- Encouraging quality architectural design through development incentives
- Encouraging pedestrian oriented development and urban design features

- Incorporating relevant findings of the Redevelopment Implementation Plan

Policy 2.13

By July 2014, the City shall update the Land Development Code to implement the Central Business District small area master plan.

Objective 3

The City of Apopka shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are coordinated with planned and proposed regional and local transportation and other public facilities.

Policy 3.1

Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;

2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;

3. promote the most compatible, beneficial use to adjoining neighborhoods;

4. preserve significant environmental, topographical or natural features;

5. allow a variety of housing types;

6. accommodate mixed uses;

7. offer a maximum amount of open space and recreational amenities;

8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

Planned Unit Development may not be pursued simply as a means to circumvent traditional zoning requirements within the Land Development Code.

Policy 3.1.a

Agriculture Estate

The primary designation of this land use category shall be single-family dwelling units not to exceed one unit per two acre or less (1du/2ac) designed to facilitate a definite agriculture component, supporting infrastructure and public facilities sites of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

1) Institutional uses of two acres of less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.b

Residential Estate

The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

1) Institutional uses of two acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.d

Low Density Suburban Residential

The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) Supporting infrastructure and public facilities of two acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.e

Low Density Residential

The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) Supporting infrastructure and public facilities of five acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.

(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.f

Low-Medium Density Residential

The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres, neighborhoods.

Special exception uses shall include:

1) Institutional uses of ten acres or less
2) Supporting infrastructure and public facilities of five acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.g

Medium Density Residential

The primary use shall be residential dwelling units up to 10 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres.

Special exception uses shall include:

1) Institutional uses of ten acres or less;
2) Supporting infrastructure and public facilities of more than five acres;
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.h

High Density Residential

The primary use shall be residential dwelling units with a minimum of units per acre up to a maximum of 25 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres. The HDR-25 Designation may only be assigned to properties located with the geographical areas delineated with Maps 1-1.a to 1.1.e through a Future Land Use Map Amendment. Properties assigned the HDR-25 Designation must have access to a collector or arterial road, or planned as a component of a pedestrian-oriented, mixed-use, or planned as a component of a pedestrian-oriented, mixed-use master plan with internal "complete street" connectivity. Only properties located inside an HDR-25 eligibility area, as delineated in Maps 1-1.a to 1-1.e, are eligible to be assigned this designation through a Future Land Use Amendment.

Special exception uses shall include:

1) Institutional uses of ten acres or less;
2) Supporting infrastructure and public facilities of five acres or more;

Planned Development uses may include:

1) All primary uses
2) All special exception uses
3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.i

Commercial

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

1) Institutional land uses of five acres or more
2) Elementary schools, middle schools and high schools
3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

1) All primary land uses
2) All special exception uses
3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.j

Office

Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of .30 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

Special exception uses shall include:

1) Commercial land uses may be permitted at a rate of 25 square feet of gross floor area ratio per 1,000 square feet of office building
2) Elementary schools, middle schools, and high schools, supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

(1) All primary land uses
(2) All special exception uses
(3) Single family or multi family residential development at a maximum density of 15 units per acre, when located in a primary use structure
(4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.k

Central Business District Overlay

The primary intent of the Central Business District overlay zone shall be to encourage business, commerce, and convenience shopping which shall conform to the historical intent and context of the Central Business District. The maximum floor area ratio shall be 2.0. No historic structure shall be made nonconforming.

Special exception uses for all designated land uses shall include:

(1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
(2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

(1) All primary land uses
(2) All special exception uses
(3) All Planned Development uses allowed in the underlying land use classification
(4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.l

Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

(1) All primary uses
(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.m

Agricultural

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

Greenhouses of less than five acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

1) Elementary schools; middle schools, high schools

Policy 3.1.n

Parks/Recreation

Public and private recreation sites are the primary land use in this category. Public recreation sites shall be permitted by right or by special exception in all future land use categories. Commercial recreation shall be permitted in the commercial land use category. The maximum floor area ratio shall be .20.

Special exception uses shall include:

Elementary schools; middle schools, high schools

Policy 3.1.o

Conservation

Conservation land uses are designated on the Future Land Use Map, and shall serve as a conceptual indicator of conservation and wetland areas. If the area or a portion of an area designated as Conservation on the map is determined not to be a wetland based on actual wetland delineation by the applicant, the Future Land Use Map designation shall be consistent with the remainder of the parcel. A formal Future Land Use Map amendment shall not be required to change the Future Land Use Map designation under the above circumstances. Residential land uses will be permitted at a density of one dwelling unit per twenty acres in any conservation area.

Policy 3.1.p

Institutional/Public Use

Primary uses shall include public buildings and facilities. Existing public buildings and facilities and public education sites may be designated as institutional on the FLUM.

The maximum floor area ratio allowed in the Institutional/Public Use category shall be 0.30 for single story buildings and 0.50 for multi-story buildings.

Policy 3.1.q

Community Redevelopment Area Overlay District

The primary intent of the Community Development Overlay District shall be to encourage the development of residential and business and commerce uses consistent with the city's Community Redevelopment Plan as adopted and administered by the City's Community Redevelopment Agency. Allowable uses shall include those permitted through the underlying land use and zoning designations. The maximum floor area ratio for non-residential uses shall be twice that permitted through the underlying land use designation. Residential densities shall be consistent with those of the underlying land use designation.

Special exception uses shall include:

1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) All PUD uses allowed in the underlying land use classification
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.r.

Mixed-Use

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public

facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

	Community Center	**Employment Center**	**Central Business District**	**Interchange (3)**
USES ALLOWED (1)				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/ Civic	50% max.	40% max.	50% max.	40% max.
DEVELOPMENT STANDARDS				
FAR (2) Min.	0.25	0.25	0.25	*(see Note 3)*
Max.	0.6	1	2	1
Density Max.	10	15	15	25

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies ~~2~~0.79 and ~~2~~0.810 for densities/intensities by character district.

Designation of a Mixed-Use Category

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;

2. The CRA Overlay District depicted on the adopted FLUM;

3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and

4. Areas that have been subject to a *Small Area Study*.

Policy 3.1.s

Rural Settlement (Tier Density Max. 1 du/ac)

This land use designation is intended to apply within that area defined as the "Northern Area" in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004, and other areas of the Wekiva Study Area as may be appropriate. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. This land use designation shall also include an agricultural component. Public facilities will be considered as Special Exceptions. Intensity of development within this land use category will vary depending upon the following framework:

a. Agricultural, not to exceed one residential unit per five acres (1 du/5 ac).

b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space requirement of 25%.

c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.

d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.

e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Unit Development (PUD), with clustering required and a minimum open space requirement of 45%.

f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%.

All required open space within this land use category shall be permanently protected.

Special exception uses allowed:

1) Institutional uses of two acres or less.
2) Elementary schools; middle schools, high schools.
3) Supporting infrastructure and public facilities of two acres or more.
4) Horticultural nurseries as a primary use.

Policy 3.1.t

Agricultural Homestead

This land use category is intended to accommodate any agricultural or agricultural support use, particularly, farming operations, horticultural nurseries, greenhouses, agribusinesses, and residential dwelling units not to exceed one unit per ten acres (1 du/10 acres).

Greenhouses of less than ten acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

1) Elementary schools; middle schools, high schools

Policy 3.2

Development and redevelopment shall be integrated with the adjacent land uses through:

(1) the creation of like uses; or
(2) creation of complementary uses; or
(3) mitigation of adverse impacts

Policy 3.3

New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses that are not alike to the proposed development or redevelopment land use classification through requirements adopted as part of the land development regulations.

Policy 3.4

Established neighborhoods and emerging neighborhood units shall be protected by ensuring adequate public notice prior to land use designation and rezoning approvals of adjacent properties.

Policy 3.5

Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

Policy 3.6

By December 2014, the City shall develop a proposal for joint notification of development projects between the City and Orange County and the City and Seminole County.

Policy 3.7

By December 2013, the City of Apopka shall complete a study of the Central Business District and the Community Redevelopment Area to identify the mixture of uses necessary to promote the historic character and revitalization of the area. The recommendations adopted by the City Council shall be initiated within one year following the completion of the study.

Policy 3.8

All plan amendment and rezoning staff reports shall contain a section that explains how the proposed change is consistent with, and furthers, the intent of the Apopka Comprehensive Plan; the State Comprehensive Plan; and the Regional Policy Plan, and how it is coordinated with planned and proposed regional and local transportation system plans. These reports shall be forwarded to the appropriate City boards and made available for public inspection.

Policy 3.9

Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated Comprehensive Plan future land use amendment.

Policy 3.10

Projects which have been approved for construction (i.e., obtained final engineering approval and obtained all required governmental agency permits) and projects within the scheduled review process for approval of construction plans at the time any comprehensive plan amendment is adopted will be considered to have vested rights providing that construction occurs within the allowable time periods as currently described through the developer's agreement or the City's Land Development Code.

Policy 3.11

A vested right(s) shall be found to exist by the city when the affected property owner demonstrates that (s)he, in good faith, upon some act or omission of the government has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right(s) (s)he has acquired. Application to the City within one year after adoption of any Comprehensive Plan amendment, shall be made by any person believing (s)he has a vested right. If the affected party fails within the one year time period to submit an application requesting determination of the existence of a vested right, no vested right shall be deemed to exist. The burden of proof that a vested right exists shall be on the applicant. The applicant shall be required to submit all documents demonstrating the existence of a vested right to the Community Development Director. Thereafter the City Attorney shall issue a written determination within 30 days as to whether the vested rights of a real property owner are assignable and the period of time within which the vested

rights may be exercised. Appeal to the City Council must be submitted within 10 days to the City Clerk.

Policy 3.12

A real property owner may claim a vested right to a substantive right but not to a procedural right. If determined to exist, the vested right shall be assigned to the land. Upon the City's determination that a vested development right exists which is different from that provided in this plan, issuance of a development order consistent with the vested rights shall not be deemed inconsistent with the Comprehensive Plan.

Policy 3.13

A. No non-conforming use of land or a structure shall be substantially expanded, i.e.:

- increase but not decrease the number of hotel, motel, or residential units in existence on the parcel of land or in a structure;

- increase of in excess of ten percent(10%) of the floor area of a structure; increase in excess of five percent (5%) of the number of motor vehicle parking spaces located on the parcel of land;

- increase in excess of five percent (5%) the number of hospital, nursing home, retirement home, or adult congregate living facility beds located in any structure;

- decrease by five percent (5%) or more the area of the parcel;

- increase in excess of five percent (5%) of the storage capacity for chemical or petroleum storage facilities located on a parcel of land nor be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.

B. The lot containing a non-conforming use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.

C. No non-conforming use shall be moved in whole or in part to another parcel of land which shall create a non-conforming use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such non-conforming use of land.

D. The non-conforming use of a building or parcel shall not be reinstituted after the use has been discontinued for 180 days.

E. A single family residence which has been maintained as a non-conforming use for five years and held in the same ownership, family ownership, family-inherited ownership, or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development regulations.

Policy 3.14

The City shall consider the following when evaluating land use amendments, especially changes from very low density categories to higher density categories and voluntary annexation requests:

- Whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- The availability of public facilities and water supplies to service a more dense or intense land use; and
- Multi-modal transportation linkages between proposed residential use and neighborhood.

Policy 3.15

To coordinate land use with the elements of the comprehensive plan, Future Land Use Element subarea policies applicable to a specific parcel or geographic area may be appropriate. When a Future Land Use Map amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a subarea policy for the amendment parcel shall be adopted establishing the land use and development potential and public facilities mitigation, as necessary, that is supported by and consistent with the data and analysis. Development of the following parcels shall be limited as follows:

PROPERTY OWNER	OCPA PARCEL ID NUMBER	ACRES +/-	FAR RESTRICTION MAXIMUM	FUTURE LAND USE
Clonts Farms, Inc.	18-21-28-0000-00-001	11.00	FAR 0.15	Commercial
Gail W. Brown	18-21-28-0000-00-057	3.00	FAR 0.10	Commercial
Mid Florida Freezer Warehouses, Inc.	01-21-27-0000-00-060	35.96	FAR 0.50	Industrial
Marilyn S. Boughan Trust	01-21-27-0000-00-029 01-21-27-0000-00-081 01-21-27-0000-00-082	12.44	FAR 0.50	Industrial
RRP Properties, LLC	01-21-27-0000-00-080	4.10	FAR 0.50	Industrial
Leaders, et. al.	06-21-28-7172-03-310 06-21-28-7172-03-320 06-21-28-7172-03-330	3.75	FAR 0.50	Industrial
Federal Citrus Corp	18-21-28-0000-00-015 18-21-28-0000-00-016 19-21-28-0000-00-010	28.50	FAR 0.25	Mixed Use
Wesley G. Benton Life Estate	18-21-28-0000-00-003 18-21-28-0000-00-006	10.88	FAR 0.30	Mixed Use

Objective 4

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4, FAC and 62-301, FAC, floodplain storage; and identified threatened and endangered species and species of special concern as defined in 68A-27.003, 68A-27.004 and 68A-27.005 FAC.

Policy 4.1

The City of Apopka shall require development which destroys native trees, to replace cleared trees with similar species and maturity levels on a one to one ratio within practical limitations, for all areas of the City.

Policy 4.2

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4 and 62-302 FAC, floodplain storage and identified threatened and endangered species and species of special concern as defined in the Future Land Use Element.

Policy 4.3

Where listed species are found, the City of Apopka shall maintain necessary habitat for the protection of listed species pursuant to Rules 68A-27.003, 68A-27.004, and 68A-27.005, FAC, either through preservation or mitigation or relocation.

Policy 4.4

The City of Apopka shall continue to require all new development to retain a minimum of ½ inch of run-off from the entire project site. However, retaining 3 inches of runoff from the directly connected impervious area within the project site shall be required unless it is demonstrated that post-development recharge is equal or greater than pre-development recharge as stipulated in Section 40C-41, FAC.

Policy 4.5

The City of Apopka shall continue to require that pollution abatement be accomplished by retention of runoff from the developed site with filtration into the soil through the bottom of the retention pond or through an approved filtering media consistent with the St. Johns River Water Management

District's standards, unless more stringent measurements are required in other policies. The City shall require in its Land Development Regulations that stormwater treatment facilities be designed so that the quality of the stormwater runoff will not degrade the receiving water quality below the minimum conditions necessary to assure the suitability of the water body for the designated use, in accordance with the classifications established in Chapter 62-302.400, F.A.C.

Policy 4.6

The City of Apopka shall require that the littoral zones and photic zones of manmade stormwater management systems be designed to provide physical filtration of stormwater consistent with the requirements of the St. John's River Water Management District.

Policy 4.7

The City of Apopka shall utilize public lands for appropriate multiple uses, such as parks, stormwater management systems and preservation of natural habitats.

Policy 4.8

The City of Apopka shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes by cooperating with the Florida Department of Environmental Protection (FDEP) and Orange County Environmental Protection Department (OCEPD) in the regulation and disposal of hazardous wastes.

Policy 4.9

The Apopka Land Development Regulations shall address and limit activities which have the potential to contaminate air, water, soil or crops.

Policy 4.10

Recreational development shall be limited to bike/pedestrian trails or passive recreation uses in areas adjacent to conservation areas.

Policy 4.11

The City of Apopka shall protect its potable water service by enforcing a wellhead protection zone, consisting of a 500' radius from the wellhead, in which potentially high risk land uses such as, but not limited to, industrial and manufacturing which use or store hazardous materials as defined by the U.S. Resource Conservation and Recovery Act and implemented by EPA are prohibited, consistent with FAC 62-521.200(7).

Policy 4.12

The City of Apopka, in cooperation which Orange County and the St. Johns River Water Management District (SJRWMD), shall ensure that the quality of surface water will meet state standards as detailed in Chapter 62-302.300 - 62-302.530 & 62-520.420 Florida Administrative Code (FAC).

Policy 4.13

The Aquifer Recharge Map in the Conservation Element shall serve as a map in the Future Land Use Map Series to identify and depict the aquifer recharge rates and areas within the corporate City limits of Apopka and any potential annexation areas.

Policy 4.14

The City of Apopka shall continue to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI) to update the listed species and their habitats described in the Conservation Element.

Policy 4.15

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill, sand pine and xeric oak communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more

appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.

- As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.

Objective 5

The City of Apopka shall utilize the Apopka Historical Properties Survey of 1992 to encourage the protection of its historic resources, defined to be all historic sites eligible for listing on the Florida Master Site File, through identification and implementation procedures.

Policy 5.1

The City of Apopka shall utilize the Apopka Historical Society and the Museum of the Apopkans as resource for historic preservation issues.

Policy 5.2

The study of land uses appropriate to the historic nature of the Central Business District and the Community Redevelopment Area shall include recommendations based on incentives to reuse existing historic buildings where feasible.

Policy 5.3

The City of Apopka shall continue to promote preservation of historical sites throughout Apopka by use of the Apopka Historical Properties Survey, the Register of Historic Places and the Florida Master Site File.

Objective 6

The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall require amendment to the Comprehensive Plan.

Policy 6.1

The City of Apopka will continue to give first priority to existing or developing enclave annexation.

Policy 6.2

The City of Apopka shall give highest priority to capital improvements which address existing level of service deficiencies.

Policy 6.3

The development of a variety of employment centers shall be encouraged in large scale planning developments in an effort to maximize the development's internal capture rate.

Policy 6.4

The City of Apopka will continue to pursue with Orange County joint planning opportunities, including, definition of an area logical for annexation; provisions for annexation of enclaves; compatibility of adjacent land uses; utilization of a common set of socioeconomic data for the Apopka environs; an equitable financing mechanism for recreation facilities used by non-residents; and conflict resolution.

Objective 7

The City of Apopka shall ensure the availability of suitable land for utility and public facility use necessary to support proposed development through acquisition or dedication during the development process.

Policy 7.1

The provision and programming of needed public facilities shall consider the needs of the existing developed urban and suburban areas and newly developing urban areas.

Policy 7.2

The City of Apopka shall maintain a representative from the Orange County School Board on the Local Planning Agency to review of proposals in conjunction with school siting needs.

Objective 8

The Apopka Land Development Code shall continually be updated to include the use of innovative land development criteria or guidelines as new opportunities for innovation are developed.

Policy 8.1

Planned Unit Developments (PUD) shall provide effective integration methods to maximize mixed uses such as multimodal transportation corridors, open space areas, consistent architectural guidelines and/or materials, consistent landscape guidelines and an integrated vehicular management system.

Policy 8.2

Development proposals shall include effective multi-modal transportation systems which may include provisions for car pooling, van pooling, mass transit, bicycling and walking.

Objective 9

Should a resource planning and management plan be developed pursuant to Chapter 380, F.S., the City of Apopka shall immediately coordinate development requests with the appropriate state agencies.

Policy 9.1

An annual evaluation of the Apopka Comprehensive Plan shall contain a section reviewing new regional plans developed pursuant to Chapter 380 which include any area included in the Apopka Comprehensive Plan.

Objective 10

All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

Policy 10.1

The subdivisions of land which interfere with the required setbacks of protection zones pursuant to s. 373.415 F.S. shall be prohibited.

Policy 10.2

The density/intensity of any development on parcels of property adjacent to the waterways or wetlands of the Wekiva River System shall be concentrated on those parcels farthest from waterways, wetlands or public lands.

Policy 10.3

Upon annexation, Future Land Use designations of properties within the Wekiva River Protection Area shall be consistent with the established Orange County's intensity or density and allowable use shall be consistent with those allowed by the Orange County Comprehensive Plan. City Land Use amendments shall not exceed the intensity or density upon annexation.

Objective 11

The City of Apopka shall ensure adequate land is available for new public schools consistent with the Orange County School Board site selection and development criteria.

Policy 11.1

The City of Apopka shall allow public schools, elementary through High School, in the future land use designations as follows:

City of Apopka
Public School Siting Locations
by Future Land Use Designation as Allowable Use

	Allowable School Use		
Future Land Use Category	**Elementary School**	**Middle School**	**High School**
Agriculture (1 du/5 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agriculture Estate (1 du/2 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Residential Estate (0-1 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Very Low Suburban (0-2.0 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Low Suburban (0-3.5 du/ac)	Allowed	Allowed	Allowed
Residential Low (0-5 du/ac)	Allowed	Allowed	Allowed
Residential Medium-Low	Allowed	Allowed	Allowed

	Allowable School Use		
Future Land Use Category	**Elementary School**	**Middle School**	**High School**
(0-7.5 du/ac)			
Residential Medium (0-10 du/ac)	Allowed	Allowed	Allowed
Residential High (0-15 du/ac)	Allowed	Allowed	Allowed
Mixed Use	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas
Rural Settlement (Tier Density 1 du/1 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agricultural Homestead (1 du/10 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Commercial	Allowed (SE)	Allowed (SE)	Allowed (SE)
Office	Allowed (SE)	Allowed (SE)	Allowed (SE)
Industrial	Not Allowed	Not Allowed	Not Allowed
Parks / Recreation	Allowed (SE)	Allowed (SE)	Allowed (SE)
Conservation	Not Allowed	Not Allowed	Not Allowed
Institutional / Public Use	Allowed	Allowed	Allowed

Note: SE = Requires Special Exception
Source: Apopka Community Development Department, 2002

Policy 11.2

Public schools shall be developed in accordance with: (1) the Apopka Land Development Code (to the extent that the code is not in conflict with State or federal requirements); (2) the requirements of any mutual agreement between the City of Apopka and the Orange County School Board, which are consistent with this Comprehensive Plan; and (3) the following criteria for new public schools:

a. Schools shall be located in close proximity to existing or anticipated concentrations of residential development except for high schools and except for specialized schools which are suitable for other locations due to special characteristics.

b. Schools should generally be located away from industrial uses, airports, railroads, limited access roadways and other facilities which might adversely impact the schools

due to noise, vibration, odors, dust, toxic materials, traffic conditions, and/or other substantial hazards.

c. Schools shall minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes, adult communities and similar uses through proper site location, configuration, design, layout, access, parking, and buffers. Detrimental impacts can include, but shall not be limited to school yard noise, parking, and traffic.

d. School size and land area requirements for elementary, middle and high schools shall meet the minimum standards established by the Orange County School Board.

e. Sites should be of sufficient size to ensure that buildings and ancillary facilities, as well as future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not adversely impact historic or archaeological resources.

f. Public utilities (e.g. water, sewer, stormwater, and fire protection facilities) shall be available to the site.

g. Sites shall have on or direct access to a collector or arterial road and have safe and suitable ingress and egress for pedestrians, bicycles, cars, busses, service vehicles, and emergency vehicles. Ingress and egress shall not create detrimental impacts on roads adjacent to the site.

h. Mass transit or a public bus stop shall be located near the site when possible.

Policy 11.3

The City shall seek to co-locate public facilities, such as parks and recreation, community centers, and Orange County branch libraries, with schools to the greatest extent possible. In collocating facilities, the City shall use the following guidelines:

· Elementary Schools. Playgrounds may be collocated with elementary schools. In areas with densities high enough to support them, a neighborhood park with facilities for the elderly, a neighborhood recreation center, and a library sub-branch may be included.

- Middle Schools. Community parks and athletic fields are appropriate to be co-located with middle schools. A community center and a library sub-branch or branch may be included depending on the school's location and the population served.

- High School. Community parks with a community center and athletic fields may be collocated with high schools. A main branch library is also appropriate. If justified by the population to be served, a district park could be co-located with the school.

- School site combinations. Combinations of adjacent elementary, middle school, and high school sites may co-locate playgrounds, community parks, athletic fields, community centers and a library sub-branch if justified by the location and the population to be served. Appropriate land uses should be considered to each combination.

Policy 11.4

In order to ensure increased opportunities for coordination of land planning efforts with the Orange County School Board, the City shall continue to include representation by the Orange County Public Schools in the Local Planning Agency.

Policy 11.5

The City shall meet annually with the Orange County School Board or its representative to develop a school siting map, identifying potential location for new schools to serve anticipated growth.

Objective 12

The City shall maintain regulations in the LDC to implement the four Small Area Concept Plans for the Expressway, Plymouth, West and Northwest study areas.

Policy 12.1

The City shall coordinate with Orange County to shape the growth in this part of the county in a manner consistent with the Small Area master plans included within the Future Land Use Element.

Policy 12.2

Areas shown and assigned land use designations in the Small Area Study Master Plans which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses. Should these areas be annexed, a Comprehensive Plan amendment will be required to officially designate them on the Future Land Use Map consistent with the land uses shown on the master plan included within the Future Land Use Element.

Policy 12.3

All development proposed within the boundaries of the four small area studies shall incorporate the following elements to the maximum extent feasible:

1. Public view/access to natural lakes within the study areas shall be preserved.

2. Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between the roads and the lakes.

3. Local streets should be designed in a grid system to the maximum extent possible and relate functionally to the surrounding arterial road network.

Policy 12.4

The City shall investigate the possibility of obtaining grant funds to install improvements at the gateways/focal points shown on the master plans of the four study areas. Improvements include coordinated directional signage, specialized landscaping, street furniture, fountains and landmarks/monuments.

Policy 12.5

The City shall support the construction of the Wekiva Parkway.

Policy 12.6

The City shall coordinate with the Expressway Authority and individual property owners to ensure that the borrow pits that result from the construction of an expressway can be reclaimed and redeveloped. The City shall adopt special design

standards by July 2012 to accommodate development in these locations.

Policy 12.7

The City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issues addressed in the Lake Apopka Planning Initiative, including protection of public access to Lake Apopka; protection of view sheds; integration of recreational uses; and incorporation of water-oriented commercial and recreational uses that can support eco-tourism.

Policy 12.8

The City shall establish a plan for improvements to the main access points to the Expressway Study Area. Improvements may include landscaping or monuments/signs to indicate the entrance to a neighborhood.

Policy 12.9

The City shall establish a plan for improvements to the main intersections in the Expressway Study Area, as shown in the master plan. Improvements may include roundabouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

Policy 12.10

The City shall ensure, through the Code Enforcement procedures, that industrial uses in the Expressway & Plymouth Study Areas are maintained in proper form so that they do not become a disincentive to attracting future economic development to the area.

Policy 12.11

The City shall consider an ordinance implementing Transfer of Development Rights to preserve any parcels along Lake Apopka that are still under private ownership.

Policy 12.12

The City shall ensure that the land development code includes requirements for adequate buffering to be provided between the airport/industrial uses and residential areas shown in the Plymouth master plan.

Policy 12.13

The City shall coordinate with FDOT and the County to build the proposed Lust Road extension as a tree-lined, scenic boulevard that will service the entire Plymouth area and would serve as the boundary for development expansion closer to Lake Apopka.

Policy 12.14

The City shall establish a plan for improvements to the main access points to the Plymouth Study Area – Proposed Apopka Bypass, Hermit Smith Road, and the proposed Lust Road intersection with U.S. 441. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood.

Policy 12.15

The City shall establish a plan for improvements to the main intersections in the Plymouth Study Area, as shown in the master plan. Improvements may include round-abouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

Policy 12.16

Within the "West" Study Area non-residential developments shall be designed to preserve the low-key, small-scale type of development that characterizes the West study area. Large-scale commercial developments such as department or discount stores shall be limited to U.S. 441.

Policy 12.17

The City shall establish a plan for improvements to the three main access points to the West Study Area from U.S. 441 - Junction Road, Hermit Smith Road and Plymouth Sorrento Road, and major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

Policy 12.18

Within the "Northwest Study Area", the City shall coordinate with Orange County and the property owners to develop passive

recreation uses on the site currently used for mining. This area is adjacent to the Northwest Orange County Improvement Center, the site of the Annual Zellwood Sweet Corn Festival. These two parks could be joined, and connected to other parks in the adjacent neighborhoods through landscaped trails.

Policy 12.19

The City shall establish plans for improvements to the main access points to the Northwest Study Area, as well as major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

OBJECTIVE 13

The City of Apopka shall implement the Joint Planning Area Agreement (JPA) between the City of Apopka and Orange County adopted on October 20, 2004.

Policy 13.1

By December 2013, the City of Apopka shall amend the land development code to incorporate the Joint Planning Area Agreement requirements.

Policy 13.2

The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:

a. Joint planning area;

b. Utilities/On site disposal systems; stormwater; Wekiva Parkway Interchange Land Use Plan;

c. Planning and development within the Joint Planning Area;

d. Public Services.

Policy 13.3

The City shall annually review the JPA and the land development code to ensure applicability of current and future

needs in relation to the requirements of the Joint Planning Agreement.

Objective 14

In an effort to manage development in the Wekiva Study Area in a way that ensures that the sensitive environmental resources are protected, , the City of Apopka shall utilize the best available data for land use amendments and development review from the St. Johns River Water Management District, the Fish and Wildlife Conservation Commission, the Department of Environmental Protection and other agencies.

Policy 14.1

The City of Apopka shall review all Future Land Use Map amendments which propose to increase densities/intensities in the Wekiva Study Area shall: optimize open space, and promote a pattern of development that adequately protects the natural resources, most effective recharge areas, karst features, and sensitive natural habitats of the area.

Policy 14.2

The City of Apopka shall review all plans for development which have identified sensitive resources to ensure it will be protected through approaches which may include coordinated greenway plans, dedication of conservation easements, acquisition of property, clustering of residential development, density credits and incentives, and low to very low density development.

Policy 14.3

No portion of any individual commercial or residential lot that is unbuilt may be counted towards the minimum open space requirements of Future Land Use Element Policy 3.1.s.

Policy 14.4

Stormwater facilities may be counted toward meeting the required open space standards, based upon the following conditions:

- Lined stormwater facilities cannot count toward the requirements. The entire facility must be pervious.
- No more than 50% of the open space requirements can be met with wetlands. Stormwater retention/detention

areas shall not count for more than 50% of the required open space percentages.

- Protected wetlands shall not count for more than 50% of the required open space percentages.
- Stormwater retention/detention areas and protected wetlands may be combined to meet the required open space percentages, but in no case shall the stormwater retention/detention areas and protected wetlands count for more than 75% of the required open space percentages.
- Lands with pervious surfaces utilized for sports or active recreation, provided that such lands shall not count more than 25% towards any open space requirements and the open space is permanently protected through conservation easements or similar binding mechanisms.

Policy 14.5

The following surveys and studies are required to be submitted with a subdivision plat or site plan or its functional equivalent, such as Planned Unit Developments for any project 30 acres in size or larger, and shall be conducted by a qualified environmental professional or a licensed geologist to evaluate the location and presence of sensitive environmental features.

1) An analysis of soils and other geotechnical information, using data such as the Wekiva Aquifer Vulnerability Assessment, to determine the location of the most effective recharge areas as the term is used in Rule 40C-41.063(3), F.A.C. or soils determined by the U.S. Soil Conservation Service to be Type "A" Hydrologic Soils Group which are considered to be the most effective recharge areas.

2) An analysis of the site to determine the location and nature of sinkholes and other karst features of the property such as stress-to-sink and other direct connections to the aquifer including an analysis to determine the depth to water table, the location of the Floridan aquifer relative to ground surface, and the thickness and extent of protective clay layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity, ground penetrating radar surveys and soil borings or their appropriate alternatives and may be supplemented with

documented locations of sinkholes, light detection and ranging surveys (LIDAR) and aerial photographs.

3) An analysis of the site to determine the location of sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall be coordinated with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.

4) If the site will not be served by the sanitary sewer system, a comparative nitrate loading analysis for the proposed development shall be prepared using professionally acceptable methodology based on the existing land use at the time of this amendment versus the proposed land use activity at build-out. The analysis may take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer. The analysis must demonstrate, with all factors taken into account, that there is no increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.

Policy 14.6

Open space is defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Open space excludes water bodies, lots, street rights of way, parking lots, and impervious surfaces. Open space areas may include stormwater management areas that follow recommended BMPs as provided in Policy 14.5.

Policy 14.7

Priority for preservation and dedication of open space shall be given to the following resources: most effective recharge areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, karst features, karst features with a direct connection to the aquifer and sensitive natural habitats including Long Leaf Pine, Sand Hill, Xeric Oak Scrub and Sand Pine scrub vegetative communities.

Policy 14.8

The following maps are included in **Appendix 1**-2 of the Future Land Use Element and are hereby incorporated into the Future Land Use Map series as overlays; the Wekiva Study Area Boundary Map, the Recharge Area Map, the Karst Topography Features Map, and the Xeric Oak Scrub, Sand Pine Scrub, and Sandhill (Longleaf Pine Habitat) Map . These overlay maps also serve to delineate the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. The overlay map series are based on the best available data and analysis.

Objective 15

Site plans, subdivisions or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 15.1

Conservation subdivision designs shall include:

1) Clustering of units on small lots;
2) Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;
3) Central water and sewer treatment facilities connected to the regional system; and
4) Minimal site disturbance.

Policy 15.2

Where feasible, development shall be buffered from springs, spring runs, sinkholes, caves and other karst features as shown below. The minimum buffer area shall consist of a setback that retains all natural vegetation within the buffer area.

Feature	Minimum Buffer
Springs	300 feet
Spring runs	150 feet
Sinkholes, with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other sinkholes	100 feet, measured from the drainage divide
Caves	One-half mile, measured on the

Feature	Minimum Buffer
	surface from the centerline of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

Policy 15.3

Where a lot of record is too small to accommodate development in compliance with the buffers set forth in Policy 15.2, all allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

Objective 16

In order to minimize the contribution of nitrates to groundwater and to foster long-term stewardship of the springs, special design and Best Management Practices (BMPs) shall be instituted for all development within the Wekiva Study Area.

Policy 16.1

Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

Policy 16.2

Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces in pervious area.

Policy 16.3

Design of parking lots, sidewalks, buildings and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

1) Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;

2) Directing flows from impervious surfaces so that they drain to vegetated buffers or natural areas; and

3) Breaking up flow directions from large paved surfaces.

Policy 16.4

Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface with new development and redevelopment.

Policy 16.5

Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development, as follows:

1) Avoid or minimize the removal of existing trees and vegetation;

2) Minimize soil compaction by delineating the smallest disturbance area feasible; and

3) Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Objective 17

Proposed amendments to the Future Land Use Map (FLUM) within the Wekiva Study Area shall meet the criteria in the following policies:

Policy 17.1

Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

Policy 17.2

All proposed land use amendments for properties over 30 acres in size will include an analysis to determine appropriate specific onsite BMP's and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site,

including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

Objective 18

~~Prior to December 2010~~, T~~t~~he City shall implement the~~adopt a~~ Wekiva Parkway Interchange Land Use Plan adopted on September 15,2010, which ~~that~~ addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.

~~**Policy 18.1**~~

~~The City will evaluate the area within a minimum one mile radius from the proposed interchange and develop a Vision Plan and a subsequent Land Use Plan.~~

Policy ~~1~~8.21

The City shall implement ~~primary intent of~~ the Wekiva Parkway

Interchange Vision Plan, which ~~is to develop a conceptual master plan to~~ guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange. ~~The Wekiva Parkway Interchange Land Use Plan will establish the Future Land Use categories for the various sites contained within the study area.~~

~~**Policy 18.3**~~

~~The City will continue to coordinate the Interchange Vision Plan and the Land Use Plan with Orange County so that both Comprehensive Plans can be amended consistently.~~

~~**Policy 18.4**~~

~~A draft Interchange Vision Plan will be created to gather community input and collaboration with respective agencies and will become the basis for the Land Use Plan, to be adopted prior to December 2010.~~

~~**Policy 18.5**~~

~~The land use pattern and associated densities and intensities within the Interchange Study Area shall be established based upon a balance of the economic needs of the region in~~

~~proximity to the interchange and consideration of environmental resources and the availability of public services.~~

Policy ~~1~~8.62

Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

Policy ~~1~~8.73

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

Policy ~~1~~8.84

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

Policy ~~1~~8.8~~5~~

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

~~**Policy 18.9**~~

~~The change to Mixed Use land use category for sites within the Wekiva Parkway Interchange Study Area will become effective at the time the Kelly Park interchange is officially designated by the Expressway Authority. Until such time, the sites shall be designated as depicted on the Northwest Area Conceptual Master Plan included in the Joint Planning Agreement as Exhibit 'F'~~

Policy ~~1~~8.11~~7~~

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

~~**Policy 18.12~~8**

~~Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be~~

~~permitted by the City which shall not exceed 7,000 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.~~

Policy 18.8

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be permitted by the City which shall not exceed 17,907 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

(Revised - Ord. No. 2317, 10-02-2013)

Policy ~~1~~8.89

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 19

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

Policy 19.1

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

Policy 19.2

New development, as well as infill development where feasible, shall provide interconnected street grid

networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 19.3

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods, including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

Objective 20

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 20.1

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Land Use Plan and the Wekiva Parkway Interchange Goal, Objectives, and Policies shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific

details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.2

The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

Policy 20.3

The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Policy 20.4

Prior to approving the first development plan within the Wekiva Parkway Interchange Vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

Policy 20.5

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of

character districts **and overlay districts** will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

Policy 20.6

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies shall require a comprehensive plan amendment.

Policy 20.7

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 20.8

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

Policy 20.9

Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed

to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

Policy 20.10

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10:**

Table 20.10: Wekiva Parkway Interchange Character District Standards

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Village Center (VC) Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred.	**Min:** 200 **Max:** 380 (40 acres max. of VC Core in each village)	**Min:** 7.5 **Max:** 25 **District Average:** 12	**VC Core:** **Min:** 0.3 **Max:** 1.0 **Average:** 0.5 **Balance of VC:** **Min:** 0.25 **Max:** 0.7 **Average:** 0.35	10% minimum in the form of public plazas and small park spaces that are urban in character.
Interchange Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center.	Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential.	**Min:** 175 **Max:** 380	**Min:** 7.5 **Max:** 15	**Min:** 0.1 **Max:** 1.0	15% minimum in the form of neighborhood parks and common areas
Employment (formerly Edge District) Accommodate corporate office development and foster the development of a campus-like corporate park.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential,	**Min:** 190 **Max:** 380	**Min:** 4 **Max:** 7.5	**Min:** 0.1 **Max:** 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.
Transition	Single family	**Min:** 380	**Min:** 5	**Min:** 0.5	15% minimum in

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area.	home and single or multi-use office/medium-density residential	**Max:** 770	**Max:** 15	**Max:** 1.0	the form of neighborhood parks and larger common areas.
Neighborhood Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area.	Single-family homes and small scale support uses (schools, churches, day care facilities)	**Min:** 2,360 **Max:** 3,060	**Min:** 1 **Max:** 5	**Min:** .05 **Max:** 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

Town Center Overlay District The primary intent of this zone is to promote a wider range and mix of uses with intensity, density, placemaking, and a greater area of open space for large sites in the City's primary target locations for mixed-use development.	Residential, retail, commercial, office, entertainment, hospitality, institutional, educational, governmental, medical, and highway-oriented uses.	Min: 170 Max: N/A	Min: N/A Max: 20 (25 with bonus)**		20% minimum in the form of plaza, parks, playgrounds, squares, green spaces, outdoor recreation facilities, water recreation facilities, water recreation facilities, pet recreation facilities, common open space, wetlands, woodlands, native plant conservation areas and preserves, landscaped areas, pedestrian and bicycle circulation, and stormwater facilities enhanced as visual amenities. 30% minimum allows open space bonus.

* Calculated based on the entire vision plan area acreage.

**Pursuant to the bonus program set forth by and agreed upon Developers Agreement for Wyld Oaks

(f/k/a Kelly Park Crossings Property), which may be amended from time to time, the max density shall be 27.5 units per acre, with a bonus potential of up to 30 units per acre.

Policy 20.11

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

Single Family: 7,500 units
Multi Family: 8,500 units
Commercial/Services: 22 million square feet

Policy 20.12

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10.**

Policy 20.13

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 20.14

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within ¼ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the

transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

Policy 20.15

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 20.16

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy 20.17

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 20.18

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

Policy 20.19

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

Policy 20.20

The City will include in the **respective Character District Code standards** or in the Wekiva Parkway Interchange Form-Based Code, standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways or respective Character District Standards. The City will support a multi-modal transportation environment that allows for various transit options.

Policy 20.21

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.22

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

Policy 20.23

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10.** The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

Policy 20.24

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

Policy 20.25

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable "city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

Policy 20.26

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

Policy 20.27

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

Policy 20.28

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

Policy 20.29

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30.**

Policy 20.30

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area.In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

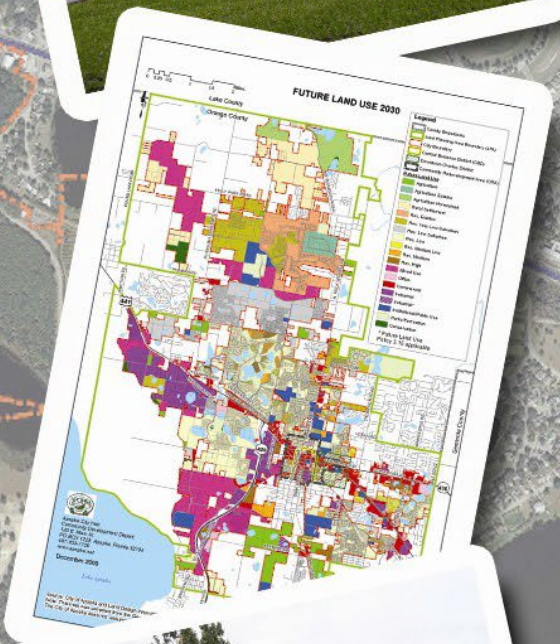
Policy 20.31

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.

City of Apopka
Comprehensive Plan 2030

Future Land Use Element



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FUTURE LAND USE ELEMENT

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INTRODUCTION

PURPOSE AND SCOPE

The most important objective of the Apopka Comprehensive Plan and the Future Land Use Element (FLUE) is to provide development guidance and growth management for the future. The FLUE addresses the adequacy of land uses in relation to current and future land demands throughout the 2030 planning period. The Future Land Use Map (FLUM) identifies the location of each land use category.

The Future Land Use Element (FLUE), in conjunction with the City's Land Development Code and other implementing mechanisms, is designed to guide the distribution of growth in Apopka to ensure that future patterns of land use are tailored to:

- Meet the statutory requirements of Chapter 163 and 187, Florida Statutes (F.S.) and 9J-5 Florida Administrative Code (F.A.C.); further the Florida Comprehensive Plan, Chapter 179, F.S. and the East Central Florida Regional Planning Council (ECFRPC) Strategic Regional Policy Plan (SRPP);

- Reduce sprawl, consistent with Rules 9J-5.006(3)(b) and 9J-5.011(2)(b)3, F.A.C.;

- Improve development efficiency by guiding development to existing growth areas where infrastructure systems are in place and where unit costs for public services and facilities are relatively low;

- Protect natural resources by guiding development away from wetlands and other natural resources; and

- Enhance community character by reinforcing existing development patterns and addressing compatibility issues.

RELATION TO OTHER ELEMENTS

Although the FLUE delineates the types and magnitude of development which the City foresees as its future, this element should not be viewed in isolation. The natural constraints to the land, the services needed to develop the land, the complete documentation of housing needs in the City and the regional and state agencies which regulate the development and use of the land within Apopka are only briefly summarized in this element.

More specific information on the quality of parks and recreational opportunities available in Apopka are listed in the Recreation and

Open Space Element, as is a discussion of land designated to be left as open space and undeveloped either for aesthetic reasons or due to natural impediments to development. The FLUE summarizes the amount of land necessary for single family and multifamily development. The issues of cost, tenure and other resident needs are more fully portrayed in the Housing Element. Issues relating to the amount of infrastructure needed for proposed development, including potable water, sanitary sewer, stormwater management and solid waste are discussed in the Infrastructure Element. The analysis of transportation problems and opportunities in Apopka are more fully detailed in the Transportation Element, including the importance of land use patterns to transportation. Costs and methods to finance the necessary transportation, infrastructure and recreation improvements for the development envisioned in the FLUE are listed in the Capital Improvements Element. The process by which other governmental agencies impact development decisions within the City and the methods through which the City can improve the relationships with these agencies are described in the Intergovernmental Coordination Element.

INVENTORY

GENERAL SETTING AND HISTORY OF APOPKA

The City of Apopka is located in northwest Orange County near the geographical center of the State of Florida. Lake County abuts the City limits to the north. The City borders Seminole County to the east and has incorporated portions of the Wekiva Springs State Park. U.S. Highway 441 (US 441) and State Road (SR) 436 intersect within the City and provide access to the Orlando metropolitan area. US 441 is also designated as both Main Street and SR 500. The multiple functions of this road are discussed in detail in the Transportation Element. SR 429, also known as the Western Expressway (a component of the Florida Intrastate Highway System, the FIHS), provides access to the Florida Turnpike, to the south. **Map 1-1** depicts the City's location in the State.

The history and prehistory of the Apopka area has been documented by Jerrell H. Shofner in The History of Apopka and Northwest Orange County, (Tallahassee: Rose Printing Company, 1982). The following summary has been excerpted from Shofner's book:

Chartered as the Town of Apopka City in 1882, Apopka was already the trading center of the area which today comprises Northwest Orange County. It had evolved into a town because early settlers had been attending lodge meetings at Orange Lodge No. 36, F & AM, since the early 1850s. The City's location between the Wekiva River and Lake Apopka made it the logical town site for those interested in citrus culture, an amenable climate, and winter homes. Early agriculture consisted of citrus orchards which utilized the Wekiva River to transport produce to market. Many of the citrus growers had nurseries to supply their own seedlings, but commercial nurseries cropped up in the early 1880s. By the end of that decade several thriving nurseries were operating in the Northwest Orange County area.

The first ornamental horticultural nursery was introduced in the area in 1913. The business grew only Boston ferns and by the 1920s had attracted enough area competition to convince City fathers to adopt the title "Fern Capital of the World". By the 1950s this title was transformed into the "Foliage Capital of the World" as more and more forms of ornamental plant materials were produced and sold from the Apopka area.

As railroads gave way to automobile transportation in the early 20th century, Apopka's role as northwest Orange County's trading and cultural center was enhanced.

EXISTING LAND USES

Table 1-1 summarizes the acreage by land use found within the City of Apopka in 2009. This table was derived from the Orange County property appraiser's Geographic Information System (GIS) database. The GIS database identified each land parcel and classified the existing land use or uses based on the property appraiser's land use codes. The City's existing land uses are shown on **Map 1-2.**

Pursuant to §9J-5.006(1)(f), F.A.C., the land uses adjacent to the City's boundaries must be shown on the land use map series. **Map 1-3** depicts the land uses for all lands adjacent to the City of Apopka.

TABLE 1-1: EXISTING LAND USE, 2009

	2009	
Existing Land Use	**Acres**	**% of Acres**
Agriculture	3,975.63	18.79%
Residential	4,390.18	20.75%
Commercial	471.90	2.23%
Office	222.59	1.05%
Industrial	754.55	3.57%
Institutional/Public Use**	3,285.17	15.53%
Vacant	3,721.47	17.59%
Subtotal Developable	**16,821.49**	**79.51%**
Conservation	340.12	1.61%
Park & Recreation*	2,150.22	10.16%
Water, R-O-W, Unclassified	1,848.17	8.73%
Subtotal Undevelopable	**4,338.51**	**20.50%**
TOTAL	**21,160.00**	**100%**

* Includes private parks and recreation facilities
** Includes some parks and recreation facilities

Source: Land Design Innovations, Inc., 2009 (Orange County Property Appraiser data)

HISTORIC RESOURCES

The City of Apopka has a significant recorded history. There are also documented prehistoric sites in the surrounding unincorporated areas. There are several methods commonly used to recognize historic places. Possibly the most prestigious method is listing on the National Register of Historic Places (NRHP). National Register listing does not provide any protection to a house or site other than economic incentives to maintain the historic character. Economic incentives may include tax deductions for restoration and/or increased property value.

Within the City of Apopka, there is one area listed on the NRHP - the Ryan & Company Lumber Company located at 210 E. Fifth Street. Four individual buildings are also on the National Register of Historic Places:

- Carroll Building, 407-409 S. Park Ave.;
- Seaboard Airline Railway Depot, 36 E. Station Street;
- Mitchill-Tibbetts House, 21 E. Orange St.; and
- Waite-Davis house, 5 South Central Avenue.

The City completed a Historic Properties Survey in 1992 which contains recommendations for historic preservation and possible National Register nominations. The study was completed in order to identify the City's significant historical resources and implement strategies to protect and enhance them. Over 190 sites have been listed on the Florida Master Site File from the first phase of this study and are included in **Appendix 1-1**. The identified historical and cultural resources are shown on **Map 1-4.** A windshield survey identified about 350 additional structures that may be historically significant, mostly concentrated within the original City limits of Apopka; however, several pockets of older structures are scattered throughout the City.

NATURAL RESOURCES

This section briefly discusses the natural environment within the City of Apopka. This information is discussed in greater detail in the Conservation Element.

Groundwater Aquifer Recharge

Prime aquifer recharge areas are located within the Apopka City limits and utility service area.

Soils and Topography

Soil conditions refer to those characteristics of the land having special relevance and importance to urban development. Soils in the City of Apopka and surrounding planning area are generally of the Lakeland-Blanton association characterized by nearly level to strongly sloping, well drained to somewhat excessively drained sandy soils interspersed with many lakes and ponds. Small areas of more poorly drained soils, or hydric soils, are found in the flat wooded and wet grassy flat areas scattered throughout the Apopka area, particularly bordering the lakes and ponds. There is little surface drainage pattern in the Lakeland-Blanton Association since most drainage is through the porous soil. The Conservation Element contains a more detailed description of the soils in Apopka.

Floodplains

Floodplains are identified in conjunction with the Federal Emergency Management Agency's Flood Insurance Rate Maps. The National Flood Insurance Program is legislation that provides for the identification of flood hazard areas up to 100 year storm level and makes available federally subsidized insurance to property owners in such areas, provided these communities, have become participants and agreed to adopt and enforce minimum land use controls adequate to meet Federal Insurance Administration standards for future flood plain management. The City's programs that address stormwater management are described in more detail and drainage basins mapped in the Infrastructure Element.

Wetlands

The City of Apopka contains a variety of wetland types. The largest concentration of wetlands is located in southwest Apopka. These wetlands are associated with Marshall Lake, Upper and Lower Lake Doe, Lake Witherington and Lake Fuller. These wetlands are mostly freshwater swamp with areas of mixed wetland forest. Another area of wetlands, located only partially in the City is located in the northeast area and surrounds Lake McCoy, with most of the wetlands outside the City limits. This area contains the largest variety of wetland types in the Apopka area.

The third major area of wetlands is in northwest Apopka where a peat mine has been permitted to operate. The peat mine was permitted through Orange County and the SJRWMD with the condition that the wetlands be restored and endangered species be protected. The City's wetlands protection programs and a map showing where the wetlands are located are included in the Conservation Element.

Wekiva Study Area

The City is located within the Wekiva Study Area designated by the state legislature in its Wekiva Parkway and Protection Act, Part III of Chapter 369, F.S. that was signed into law in 2004 and amended in 2005. The Act requires local governments in the Wekiva Study Area to adopt amendments to their comprehensive plans. Both Orange County and the City of Apopka have adopted the required amendments. **Appendix 1-2** includes a set of overlay maps that are adopted as a part of the Future Land Use Map series and identify the natural resource features related to the Wekiva Study Area.

POPULATION PROJECTIONS

Chapter 9J-5, F.A.C. directs that the "comprehensive plan shall be based on resident and seasonal population estimates and projections." According to the definition established by 9J-5, resident population refers to "inhabitants counted in the U.S. Bureau of the Census in the total population category." Seasonal population encompasses those "inhabitants who utilize, or may be expected to utilize, public facilities or services, but who are not residents. Seasonal population shall include tourists, migrant farm workers, and other short-term and long-term visitors." The total seasonal population combined with the total resident population represents the "total functional population."

Projected population figures determine future facility needs and land requirements and must be taken into consideration in preparing the Future Land Use Element. Population estimates and projections were prepared by Land Design Innovations, Inc. as part of the comprehensive plan and are shown in **Table 1-2.** A description of the methodologies used to formulate the projections is found in **Appendix 1-3.**

TABLE 1-2: POPULATION FORECAST, 2010-2030

Year	Permanent and Institutional Population	Seasonal Population*	Total Population
2010	41,382**	601	41,983
2015	56,138	815	56,953
2020	73,226	1,063	74,289
2025	97,330	1,413	98,743
2030	123,741	1,797	125,538

* Seasonal population based on 2000 Census percentage of seasonal units

**2010 estimate calculated based on building permits issued between 4/1/09 and 3/31/10

Source: U.S. Census 2000; Land Design Innovations, 2010

LAND USE ANALYSIS

AVAILABILITY OF FACILITIES AND SERVICES

Before determining the appropriate amount of acreage to be assigned for various land uses to accommodate future demand, it is important to evaluate infrastructure necessary to support the projected development. Infrastructure includes transportation, sanitary sewer, reclaimed water, solid waste, stormwater and potable water facilities.

Transportation

Roads located in the City of Apopka include those under the responsibility of the Florida Department of Transportation (FDOT), Orange County and the City of Apopka. The major transportation routes serving Apopka are US 441 (SR 500), SR 436 (Semoran Boulevard) and SR 429 (Western Expressway). These roads are essential to regional mobility and a majority of the current congestion levels can be attributed to growth in the Lake/Orange/Seminole County area.

A portion of US 441 is listed as an FDOT Constrained Facility and a portion is listed as an FDOT Backlogged Facility. US 441 is one of only two roadways in the City that are currently operating at or below the adopted LOS standard. US 441, from Park Avenue to SR 436 is operating at a LOS "F." The segment of Welch Road from Rock Springs Road to Thompson Road is operating at a LOS "E.". The Transportation Element analyzes the transportation system and proposes methods to address current and future roadway deficiencies.

With the 2009 passage of Senate Bill 360, Apopka has been designated a "Dense Urban Land Area" (DULA). This designation exempts the entire City from meeting State transportation concurrency requirements. This will allow the City to address deficiencies using a palette of comprehensive, multi-modal programs and facilities rather than focusing on individual roadway segments meeting concurrency standards. The Transportation Element includes policies related to the establishment of these programs.

The Apopka Orlando Airport, a general aviation field, is located within the City limits. Freight rail service is available, but no passenger rail service is available at the present time. Transit service is provided by LYNX (Central Florida Regional Transportation Authority). Four routes presently service Apopka (Routes 17, 41, 44 and 405). These routes operate on approximately fifteen minute to one hour headways. Route 405 is a circulator

connecting residential to shopping and businesses within the Apopka area. The routes have a central transfer stop (Apopka Superstop) at Central Avenue/7th Street. The passage of state legislation in December 2009 paves the way for development of the Central Florida Rail Corridor, which will provide high-speed rail service between Tampa and Orlando within the planning timeframe.

The City does not provide a comprehensive system of bicycle facilities; however, a trailhead is located in downtown Apopka allowing access to the 22-mile West Orange Trail, a "rails-to-trails" multi-use path. The City has identified the need to develop a more comprehensive sidewalk/bicycle trail system for use of City residents as an alternative to vehicular use.

Sanitary Sewer

The City of Apopka is responsible for providing sanitary sewer to all land within the approved utility service area, which includes the municipal limits and portions of unincorporated Orange County. Within the service area, isolated pockets of development still occur that are not connected to the central wastewater system. The Sanitary Sewer Sub-element evaluates and analyzes the sanitary sewer system provided by the City.

The sanitary sewer system consists of collection systems and treatment facilities including a water reuse system. The treatment facilities have a current permitted capacity of 4.5 million gallons per day (mgd). In 2008, the average daily wastewater flow was 4.3 mgd. The City is currently completing the planning and design to expand the capacity of the City's water reclamation facility to 8.0 mgd, which will provide for projected future needs through the 20-year planning timeframe.

The Apopka Regional Reuse of Water (ARROW) presently distributes approximately 4.5 mgd of reclaimed wastewater to commercial and residential consumers. Project ARROW provides three storage tanks with a total capacity of 4 million gallons, lined storage ponds with a capacity of 25 million gallons, a reclaimed water pumping station with a total capacity of 10,800 gallons per minute (gpm) and a reclaimed water distribution system consisting of over 10 miles of pipe ranging from 8 inches to 24 inches in diameter.

Stormwater Management

The Central Business District of Apopka sits on a broad ridge with elevations reaching 150 feet. The surrounding terrain slopes northeast toward the Wekiva River Basin, which has an elevation of 25 feet, and southwest toward Lake Apopka, with an elevation of 65 feet. The natural surface water drainage system consists of a large number of closed basins, which are relatively small, that may be lakes or historically dry depressions.

Normal rainfall events generate runoff that is directed to these lakes or depressions by natural swales and drainage ways, or through man-made drainage facilities. For the most part, these depressions are not connected except in extreme rainfall events such as those associated with tropical storms. The one exception is the drainage way associated with Greenwood Cemetery in the northeast section of Apopka. Here, runoff is directed into a ravine, which is connected by man-made drainage conveyance under Votaw Road to Lake McCoy. Lake McCoy discharges to a dry depression known as Lake Coronia during extreme rainfall events then to Lake Prevatt and the Wekiva River.

The City's Drainage Master Plan was updated in April 2009. The master plan has identified one problem area that needs to be addressed, the flooding that occurs within the Lake Avenue/Main Street Drainage Basin during heavy rainfall events. Recommended improvements for correcting this flooding problem include installation of two manholes, two junction boxes, and approximately 1,800 feet of 30-inch drainage pipe.

An evaluation of the drainage system in the City of Apopka's utility service area is provided in the Stormwater Management Sub-element.

Aquifer Recharge

Urban development within critical aquifer recharge areas results in increased runoff to surface waters as opposed to percolation to the aquifer. Apopka is situated on porous sand hills where the most effective recharge areas are the ones also best suited for urban development. The City requires special performance criteria for development taking place in critical aquifer recharge areas.

Potable Water

The City of Apopka owns, operates and maintains five water plants and a water distribution system. There are no existing deficiencies in the City potable water system. In order to meet the potable water consumption needs through 2030, the City will need one additional water plant.

The City currently has a consumptive use permit (CUP) issued by the St. Johns River Water Management District (SJRWMD) for withdrawal of groundwater in the amount of 10.358 million gallons per year. The City's consumptive use permit is currently approved by SJRWMD on a year-to-year basis until the review process and final approval is completed for the City's request to combine several CUPs under one permit. The average day pumping rate during the calendar year 2008 was 7.307 mgd.

Solid Waste

Based on projections presented in the Solid Waste Sub-element, Orange County currently has adequate landfill capacity to meet the City's needs through the year 2030.

VACANT LAND SUITABILITY ANALYSIS

The ability of land to support development, better known as the carrying capacity, is a major determinant in land use patterns. Natural constraints to development include the presence of wetlands, 100-year floodplain areas and critical environmental habitats. Man-made constraints to development include areas of historic or archaeological significance.

Table 1-3 shows the acreage of uncommitted vacant lands. This includes vacant subdivided lots, vacant land parcels and vacant agricultural lands, which are cleared lands that have not been used for agricultural production in more than a year. **Map 1-5** depicts vacant land with the assigned future land use classification and a sensitive land overlay intended to show potential development constraints.

TABLE 1-3: VACANT LANDS

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
Agriculture	157.17	4.3%	2.17	155.00	4.5%
Agriculture Estate	10.99	0.3%	0.00	10.99	0.3%
Agriculture Homestead	6.28	0.2%	0.01	6.27	0.2%
Residential:	2216.14	60.7%	126.13	2090.01	60.1%
Rural Settlement	85.33	2.3%	0.00	85.33	2.5%
Estate	160.94	4.4%	0.00	160.94	4.6%
Very Low Suburban	438.70	12.01%	22.72	415.98	12.0%
Low Suburban	472.23	12.9%	50.71	421.52	12.0%
Low	767.90	21.0%	37.27	730.63	21.0%
Medium Low	18.55	0.5%	0.00	18.55	0.5%
Medium	142.10	3.9%	14.62	127.48	3.6%
High Density	130.40	3.6%	0.82	129.58	3.7%
Mixed-Use	484.98	13.9%	13.05	471.94	13.6%
Office	49.75	1.4%	5.64	44.11	1.3%
Commercial	194.79	5.3%	7.62	187.17	5.4%
Industrial	512.07	14.0%	12.56	499.51	14.4%
Institutional/Public Use	19.15	0.5%	9.45	9.70	0.3%
Total	**3,651**	**100%**		**3,475**	**100%**

Future Land Use Categories	Vacant		Env. Sensitive	Developable	
	Acreage	%	Acreage	Acreage	%
Parks/Recreation	**1.54**	NA	NA	NA	NA
Conservation	**68.14**	NA	NA	NA	NA
Total	**3,721**				

Source: City of Apopka, 2009

PROJECTED LAND USE NEEDS

In order to meet the needs of the projected population, the amount of land needed for each type of development was analyzed. **Table 1-4** shows the projected land use demand for 2030 based on the ratio of land use acreage per 1,000 residents in 2009.

TABLE 1-4: PROJECTED LAND USE DEMAND AND LAND USE COMPARISON, 2009 – 2030

Land Use Categories	2009 ELUM Acreage	Acres/1,000 population	Demand Based on 2009 Ratio	2030 FLUM Acreage	Surplus/ Deficiency	2009 to 2030 Acreage Change
Population	---	40,406	125,538		--	
Residential	4,243	105	13,181	12,122	(1,060)	7,879
Low Density	2,922	72	9,078	11,074	1,996	8,152
Medium Density	1,279	32	3,973	805	(3,168)	-474
High Density	42	1	130	243	112	201
Mixed-Use	2,342	58	7,276	2,409	(4,867)	67
Office	218	5	677	194	(483)	-24
Commercial	469	12	1,457	975	(481)	507
Industrial	683	17	2,122	1,510	(612)	827
Institutional/Public Use	3,023	75	9,393	835	(8,558)	-2,188
Parks/Recreation	2,042	51	6,344	1,045	(5,299)	-997
Agriculture	2,728	68	8,476	916	(7,560)	-1,812
Vacant	3,226	80	10,022	0	NA	-3,226
TOTAL DEVELOPABLE	**18,973**	**470**	**58,947**	**20,006**	**(38,941)**	**-1,033**
Conservation	340	8	1,057	320	(736)	-20
Other (unclassified, ROW & Water)	1,847	46	5,738	833	(4,905)	-1,014
TOTAL UNDEVELOPABLE	**2,187**	**54**	**6,795**	**1,154**	**(5,641)**	**(1,033)**
GRAND TOTAL	**21,160**	**524**	**65,742**	**21,160**	**(44,582)**	**0**

Sources: City of Apopka, Land Design Innovations, Inc., 2010.

Note: Existing Land Use acreages in Tables 1-3 and 1-4 do not match because of the Mixed-Use category.

Table 1-5 presents the amount of developable residential lands by land use category and the holding capacity of those lands. Based on the acreage of vacant land designated as residential in the Future Land Use Map, the City could accommodate an additional 10,378 dwelling units. Future land use acreage is shown in **Table 1-7**.

TABLE 1-5: VACANT LAND ANALYSIS

Future Land Use	Density/ Intensity	Vacant Developable Acreage*	Use Split (Resid/ Non-Resid)	Density Factor**	Potential Residential Units
Agriculture Homestead	1 du/10 ac	6.27	-	90%	1
Agriculture	1 du/5 ac	155.00	-	90%	28
Agriculture Estate	1 du/2 ac	10.99	-	90%	5
Residential		2090.01			7,274
Rural Settlement	1 du/ac	85.33	95/5	75%	61
Estate Very	1 du/ac	160.94	95/5	75%	115
Low Suburban Low	2 du/ac	415.98	95/5	80%	632
Suburban	3.5 du/ac	421.52	95/5	80%	1,121
Low Density	5 du/ac	730.63	95/5	80%	2,776
Medium Low Density	7.5 du/ac	18.55	90/10	85%	106
Medium Density	10 du/ac	127.48	90/10	85%	975
High Density	15 du/ac	129.58	90/10	85%	1,487
Mixed-Use	15 dua/2.0 FAR	471.94	50/50	85%	3,009
Office	0.30 FAR	44.11			0
Commercial	0.25 FAR	187.17			0
Industrial	0.60 FAR	499.51			0
Institutional/ Public Use	0.50 FAR	9.70			0
Parks/Recreation	Not Developable	NA			NA
Conservation	Not Developable	NA			NA
TOTAL		**3,475**			**10,316**

***** Acreage adjusted to exclude areas of potential environmental constraints (wetlands, floodplains and wildlife habitats) and lands approved for development (approximately 689 acres).

****** Assumes that only a percentage of the acreage will be used for residential due to locational/density restrictions.

Source: City of Apopka, 2009

TABLE 1-6: FUTURE LAND USE

Future Land Use Categories	Maximum Density/Intensity	FLUM Acreage	Percent of Total Lands
Agriculture	1 du/5 ac	916	4.3%
Agriculture Estate	1 du/2 ac	243	1.1%
Agriculture Homestead	1 du/10 ac	648	3.1%
Residential		11,231	53.1%
Rural Settlement	1 upa	1,265	6.0%
Estate	1 upa	1,192	5.6%
Very Low Suburban	2 upa	1,363	6.4%
Low Suburban	3.5 upa	1,840	8.7%
Low	5 upa	4,524	21.4%
Medium Low	7.5 upa	311	1.5%
Medium	10 upa	494	2.3%
High Density	15 upa	243	1.1%
Mixed-Use	15 dua/2.0 FAR	2409	11.4%
Office	0.30 FAR	194	0.9%
Commercial	0.25 FAR	975	4.6%
Industrial	0.60 FAR	1,510	7.1%
Institutional/Public Use	0.50 FAR	835	3.9%
Parks/Recreation	0.20 FAR	1,045	4.9%
SUB-TOTAL		**20,006**	**94.5%**
Conservation	Not Developable	320	1.5%
Other (ROW & Water)	Not Developable	833	3.9%
GRAND TOTAL		**21,160**	**100.0%**

Source: Land Design Innovations, Inc. 2009

Future Agriculture Land Use

Agriculture land use is expected to decrease over the planning timeframe as urbanization continues. Many nurseries in the Apopka area are expanding, which tends to offset the smaller ones which are being absorbed by others. This land use currently occupies almost 19 percent of the land in the City; however, it is expected to convert to other land uses.

Future Residential Land Use

The City has designated 11,231 acres of residential land on the Future Land Use Map (FLUM) (**Map 1-7**). The proportion of acreage of land use to population, and the housing needs identified in the

Housing Element were used to determine future residential land use needs. The Housing Element identified a need for a total of 48,498 dwelling units by 2030. This 48,498 number reflects current units plus the additional units needed to accommodate projected population growth. Of the 48,498 housing units, a need for 41,005 units for single-family and 7,493 units for multi-family has been projected (see Table 2-21 in the Housing Element). The distribution between single-family and multi-family is based upon the current distribution (83.89% single-family).

The City expects an increase in residential acreage in the future but not to the extent of keeping the same 2008 ratios for the different density levels. The ratio of medium density acreage is expected to increase, while high-density will decrease in stand-alone residential districts. However, the mixed-use category encourages the development of high density residential development in conjunction with retail or office developments. That increase in available lands for higher density residential development, in addition to expected future annexations of residential lands, will address the future demand for residential land use.

Future Mixed-Use Land Use

The City has determined that future growth will focus on a strategy that incorporates infill/redevelopment principles in addition to expansion of jurisdictional boundaries through annexation. An infill/redevelopment strategy will result in increased development densities and intensities, which will need to be directed to the appropriate areas, where public facilities and services can support it.

The mixed-use land use category was developed based on area-wide master plans, ensuring that neighborhoods contain a mixture of land uses that reflect the desired character of the community, promote realistic housing-job balance, offer varied housing opportunities, are served by adequate transportation, protect environmentally sensitive lands, incorporate parks/open space and use traditional community building practices. The mixed-use designation within these master plans has been structured to ensure that it is compatible with existing and projected surrounding land uses.

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, the following areas may be designated mixed-use on the official land use map:

1. Areas within the Expressway, Plymouth, West, and Northwest study areas as shown on the adopted master plans;
2. Areas within the Central Business District.
3. Areas that have been subject to a Small Area Study.

For any new mixed-use land designation, the applicant needs to obtain a comprehensive plan amendment, and shall submit the following:

1. Small Area Study - A land use study prepared to demonstrate the need for a new Mixed-Use designation within the City of Apopka. The area to be covered in the study will be determined by staff. However, it must include all properties within a 1-mile radius minimum, measured around the perimeter of the proposed Mixed Use District. The study shall cover existing and future conditions for the following aspects:

   - Land Use
   - Transportation
   - Utilities
   - Parks & Open Space

2. Master Plan - The applicant shall submit a site master plan for the proposed mixed-use property showing the following:

   - Requested mixed-use designation (community or employment), with justification;
   - Land use program, including proposed acreage, intensities and densities for each land use component;
   - Allowable uses, if more restrictive than City requirements;
   - Proposed amenities, credits and bonuses proposed;
   - Transportation plan to ensure connectivity and appropriate access (vehicular, bicycle and pedestrian);
   - Design principles, standards and guidelines, if more restrictive than citywide requirements; and
   - A Developer's Agreement containing the standards, bonuses and specific requirements of the project.

Future Commercial Land Use

Projections of future commercial land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 12 acres per 1,000 residents. This ratio includes the commercial development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 1,457 commercial acres (see **Table 1-4**).

This need is met in two ways. The FLUM shows that 975 acres are shown in the commercial land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 2,100 acres, or a ratio of

almost 15 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the commercial ratio is appropriate.

Future Office Land Use

Projections of future office land were based on the current ratio of land use to population. Based on the 2009 population of 40,406 the ratio is currently 5 acres per 1,000 residents. This ratio includes the office development included within mixed use areas. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of 677 office acres (see **Table 1-4**).

The FLUM shows that 194 acres are shown in the office land use category. When including the commercial and office acreage allowable in the mixed-use land use categories, the FLUM provides over 1,380 acres, or a ratio of about 9 acres per 1,000 residents. Since Apopka serves as a regional commerce center, the City has determined that this increase in the office ratio is appropriate.

Future Industrial Land Use

Industrial land use projections were calculated using the same basic methodology as described above for commercial and office lands. The amount of industrial acreage required to meet future growth is shown in **Table 1-4**. Currently, there are approximately 683 acres of developed industrial lands within the City of Apopka, or 17 acres for every 1,000 residents. Based upon the current work force and community needs, it is projected that the demand for industrial uses will increase at a ratio of about 17 acres per 1,000 residents. Applying the 2009 ratio to the 2030 population projection of 125,538, the City would need a total of almost 2,122 acres for industrial uses.

Future Recreation Land Use

Based on the analysis of additional recreation and open space needs identified in the Recreation Element, the City of Apopka requires three acres of park land per 1,000 residents. If the population reaches the projected 125,538 permanent residents by 2030, the City will need approximately 377 acres of park and open space to meet future recreation demands. Since approximately 292 acres of public park land is currently available within the City limits, an additional 85 acres are needed to meet the 2030 projected demand.

Future Public/Institutional Land Use

It is difficult to forecast a need for public and institutional

uses, because the provision of these uses is based upon such unknown factors as funding for capital facilities, long-range public school needs and other factors. The City has determined that the current public/institutional acreage, along with the acreage allowed in almost all the other land use categories, is appropriate to ensure that such facilities and services are located near the population they are intended to serve.

Growth in this land use category will come from schools, churches, day care schools, hospitals and clinics and governmental services. There are no planned expansions of governmental services at this time. Expansion of the City's wastewater treatment facility will occur at the present plant location. The Orange County School Board estimates the need for two additional schools in the Apopka area, and the City will work closely with the School Board to accommodate this need. With regard to health care facilities, Florida Hospital has expanded its Apopka facility on the present site, so no additional land is needed.

Future Conservation Land Use

This land use category includes those lands that contain valuable and threatened natural resources, such as floodplains, estuarine properties, and unique ecological communities. Several areas in the City have already been designated as conservation, but there may be other noteworthy areas identified in the future which may be considered for conservation designation on the Future Land Use Map. Additional conservation lands can be anticipated with annexations of natural resources.

NEED FOR REDEVELOPMENT

There are various areas in the City of Apopka/ Orange County JPA in which redevelopment is needed. **Map 1-7** shows the major redevelopment areas around the Apopka area as described in this section.

Community Redevelopment Area

The City of Apopka completed a Finding of Necessity and established a Community Redevelopment Agency, in accordance with Chapter 163.357, Part III, F.S. The CRA was tasked to administer the Community Redevelopment Plan, which was adopted in June 1993. The plan established the 644-acre Central Business District Community Redevelopment Area. The Community Redevelopment Plan, updated in 2005, provides a coordinated strategy of improvements and a vision of what the CRA area can become. Projects can be funded with the Community Redevelopment Trust Fund using Tax Increment Funds (TIF). Goals and objectives were prepared to guide the City in the

redevelopment of the district. By establishing a CRA the City can also apply for the Small Cities Community Development Block Grant. Program (CDBG).

Central Business District

The Central Business District (CBD) is located within the CRA and consists of thirty-six blocks in the original City limits encompassing 186 acres. This area was first developed during the last two decades of the nineteenth century. Many existing buildings in the CBD date from the first half of the twentieth century. As was true of downtowns during this time period, the area contains a mixture of all land use types and includes the primary governmental and commerce bases of the City. This mixture of uses provokes the "small town" atmosphere which many residents consider the most attractive quality of the City.

One of the most overwhelming concerns in the CBD is the need to reclaim Main Street (US 441) as a local commercial street. As identified in the Transportation Element, various segments of this road operate below normally acceptable traffic standards, primarily because the highway is a major route for traffic traveling from Lake County to Orlando.

This area includes many of the most historic structures of the City. These buildings and their historic context must be protected. At the same time, twenty-two percent of the total area of the Central Business District is vacant and several areas are underdeveloped. This provides tremendous potential for the City to allow infill development types. It will be one of the primary goals of the City to complete a study which will provide adequate means to determine the mixture of land uses and urban design guidelines necessary to renew this resource.

South Apopka

South Apopka has been designated as a Community Development Block Grant Target Area by Orange County. The portion that is within the City limits is available for Small City CDBG funding programs. The area has residential, commercial and industrial land uses which extend south of US 441, east of Bradshaw Road and extends south and east to the City limits. The county area includes the residential development just beyond the southern portion of the CRA area and the Central Business District.

Much of the development in this area was platted in the late nineteenth century. This area has a large minority population, low income and a high concentration of vacant and substandard housing units. Redevelopment of this area will be neighborhood- oriented to follow the policies of the Housing Element.

US 441 Corridor (Orange Blossom Trail)

This corridor extends through Apopka from the western area of Apopka in Plymouth to the southeast corner near the Seminole County line. This is the commercial and industrial corridor of Apopka, with direct access to the two major arterial roads in the City. Many of the uses along this corridor have been in existence since the incorporation of Apopka. This roadway is heavily traveled and, due to various deteriorating structures or outside open industrial storage, the redevelopment of the corridor is greatly needed.

Several factors contribute to the blight along the corridor, including a tremendous amount of traffic, outside storage of goods, a lack of continuity in setback and infill development, untended vacant lots, multiple five and six-way intersections, multiple driveway cuts in close proximity to each other, vacant and deteriorating structures, excessive and dilapidated signage, conflicting and competing land uses, and finally, jurisdictional changes (Apopka and Orange County).

The difference in land use and zoning development requirements between the City and the County can lead to various setbacks, design standards and code enforcement. These variations do not allow for consistent development of the corridor, and coordination between the two entities is needed. The City typically follows the practice of annexing property and designating the equivalent City land use category to that which it carries in Orange County. Annexation proposals are researched to allow for potential land use continuity along the corridor, which will help to promote more visually pleasing development.

SR 436/Semoran Boulevard Corridor

This corridor is experiencing similar conditions as those described along US 441; however, the magnitude is less extreme. SR 436/Semoran Boulevard is the main arterial road connecting Apopka to the Interstate (1-4) corridor and extends east from the downtown intersection of Main Street and US 441 to the Orange/Seminole County line (Line Drive). This corridor contains less industrial or heavy commercial types of use than that in the US 441 corridor and has developed as primarily commercial and office in nature and includes several business centers and shopping plazas. There are many existing buildings which are in need of renovation. Because this area lies within the City and County, it lacks consistency in design, setbacks and uses. Multiple driveway cuts pose a problem, but with the development of multi-tenant use areas, this situation has declined over the years.

ENTERPRISE ZONES

There are two Enterprise Zones located within the City of Apopka. These zones were established by the state and are targeted for economic revitalization. The Florida Enterprise Zone program offers financial incentives to businesses located in designated areas. These incentives are offered to encourage private investment in the zones, as well as employment opportunities for the area's residents. As part of this program, the City of Apopka encourages redevelopment of existing structures and development of new site developments, in accordance with the Apopka Development Design Guidelines.

South Apopka Enterprise Zone

This area is south of U.S. 441/Main St., east of Bradshaw, west of Sheeler Ave, and north of Cleveland Street. Portions of this zone are included in the CRA area and the Central Business District. Much of the property in this area was platted in the late nineteenth century. The residential portion of this zone is one of the lower income areas of the City and has a high concentration of vacant and substandard housing units. The commercial portion is part of the CRA area and is one of the targeted areas for the CDBG program and the Facade Renovation Grant Program. The South Apopka Enterprise Zone is approximately 2.1 square miles inclusive of both the Apopka city limits and the unincorporated areas.

Lake Apopka Enterprise Zone

This zone includes portions of the City of Apopka and unincorporated Orange County, with property uses ranging from agricultural to industrial. The area extends west from Plymouth-Sorrento Road and Binion Road to Lake Apopka, south and east of the Lake/Orange County line. The Lake Apopka Enterprise Zone encompasses 20.137 square miles of City and unincorporated county areas.

The Lake Apopka Redevelopment Area lies within the Lake Apopka Enterprise Zone and was established as part of the City of Apopka's Lake Apopka Redevelopment Plan. Chapter 373.461 (5), F.S. was established as part of the state's buyout of the muck farms around Lake Apopka. The statute specifies that proceeds from the sale of farm equipment are to be used to provide economic and infrastructure development assistance for northwest Orange County and Apopka, which have been "adversely affected economically". As part of the City's Lake Apopka Redevelopment Plan, an Impact Fee Trust Fund was created to fund the Impact Fee Incentive Program,

which can assist with the development of sites within the City limits of the Lake Apopka Enterprise Zone.

INCONSISTENT USES

The elimination or reduction of uses that are inconsistent with the City's character and proposed future land uses have traditionally been dealt with by: removal, if dilapidated, through the code enforcement process; or, by restrictions on the expansion or improvements for uses which are nonconforming to the zoning classification. The code enforcement process is most effective when used in conjunction with neighborhood development and redevelopment. Neighborhoods may be residential or commercial or a combination of uses. The concepts of neighborhood planning are more completely analyzed in the Housing Element. These same concepts will be used in commercial areas for elimination of blighted areas.

Any uses or areas that will be made non-conforming by adoption of the comprehensive plan will be precluded from either increasing the degree of non-conformity or from development of new non-conforming uses in the following manner:

1. Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated comprehensive plan future land use amendment. No inconsistent use of land or a structure shall be substantially expanded nor be used as grounds for adding other structure or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.
2. The lot containing an inconsistent use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.
3. No inconsistent use shall be moved in whole or in part to another parcel of land which shall create an inconsistent use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such inconsistent use of land.
4. The inconsistent use of a building or parcel shall not be reinstituted after the use has been discontinued for 180 days.
5. A single family residence that has been maintained as a non-conforming use for five years and held in the same, ownership, family ownership, family-inherited ownership or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development codes. If a Final Development Plan associated with a

planned unit development (PUD) has not been approved by the City within three years after approval of the PUD master plan, the approval of the PUD master plan will expire. Additionally, if more than two years lapse between the Final Development Plan approval of any sequential phases of the PUD, the approval of the PUD master plan shall expire.

GREEN HOUSE GAS REDUCTION AND ENERGY CONSERVATION

Greenhouse gases (GHGs) are the gases in the atmosphere that trap heat. Carbon dioxide, methane, nitrous oxide, ozone and fluorinated gases are some of the most abundant GHGs in the atmosphere. Some of the GHGs, such as carbon dioxide, occur naturally in the atmosphere through natural processes and human activities. Other greenhouse gases (e.g., fluorinated gases) are created and emitted solely through human activities. The greenhouse gases that enter the atmosphere because of the human activities are listed below.

- Carbon Dioxide - Burning of fossil fuels (oil, natural gas, and coal), solid waste, trees and wood products, and also as a result of other chemical reactions (e.g., manufacture of cement).
- Methane – Production and transport of coal, natural gas, and oil. Methane emissions also result from livestock and other agricultural practices and by the decay of organic waste in municipal solid waste landfills.
- Nitrous Oxide – Agricultural and industrial activities, as well as during combustion of fossil fuels and solid waste.
- Fluorinated Gases (also known as High Global Warming Potential Gases) – Variety of Industrial processes.

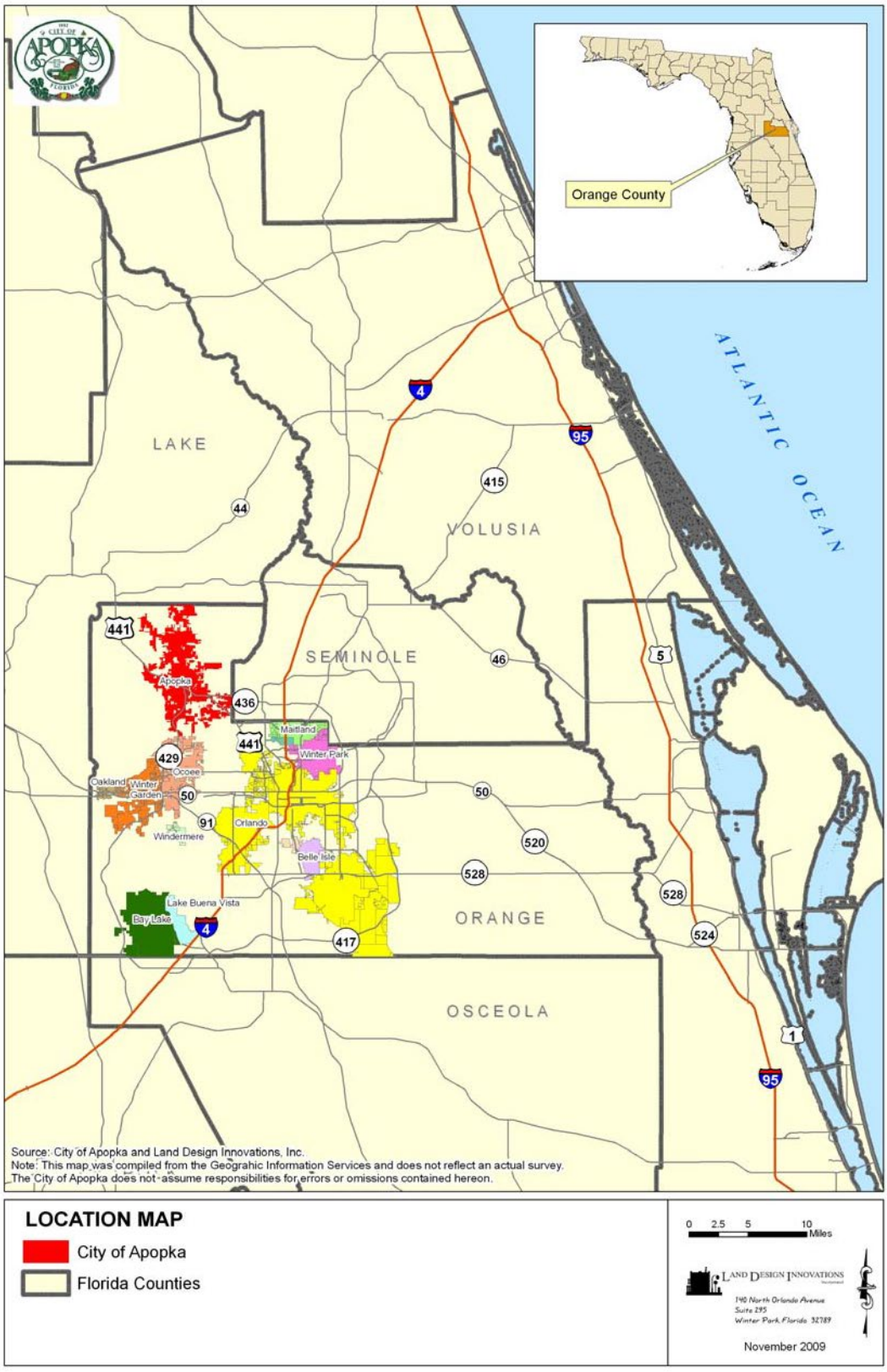
While greenhouse gases play a vital role in maintaining the necessary conditions for life on Earth, the rapidly increasing concentrations of these gases are causing a rise in global temperature – global warming. It is now apparent that the increasing atmospheric concentration of GHGs resulting from human activities is changing the climate in ways that pose serious risks to citizens' health, economy, and environment. To combat global warming, the Florida Legislature enacted House Bill 697 in its 2008 session. HB 697 amended Chapter 163, F.S. to address green house gas reduction and energy conservation through comprehensive plans. Chapter 163.31776(a), F.S., requires that the Future Land Use Element include greenhouse gas reduction strategies and energy efficient land use patterns, accounting for existing and future energy electric power generation and transmission systems.

The land use pattern plays a significant role in reducing vehicle miles travelled (VMT) and thus in reducing energy consumption and its associated GHGs emission. VMT can be reduced by promoting

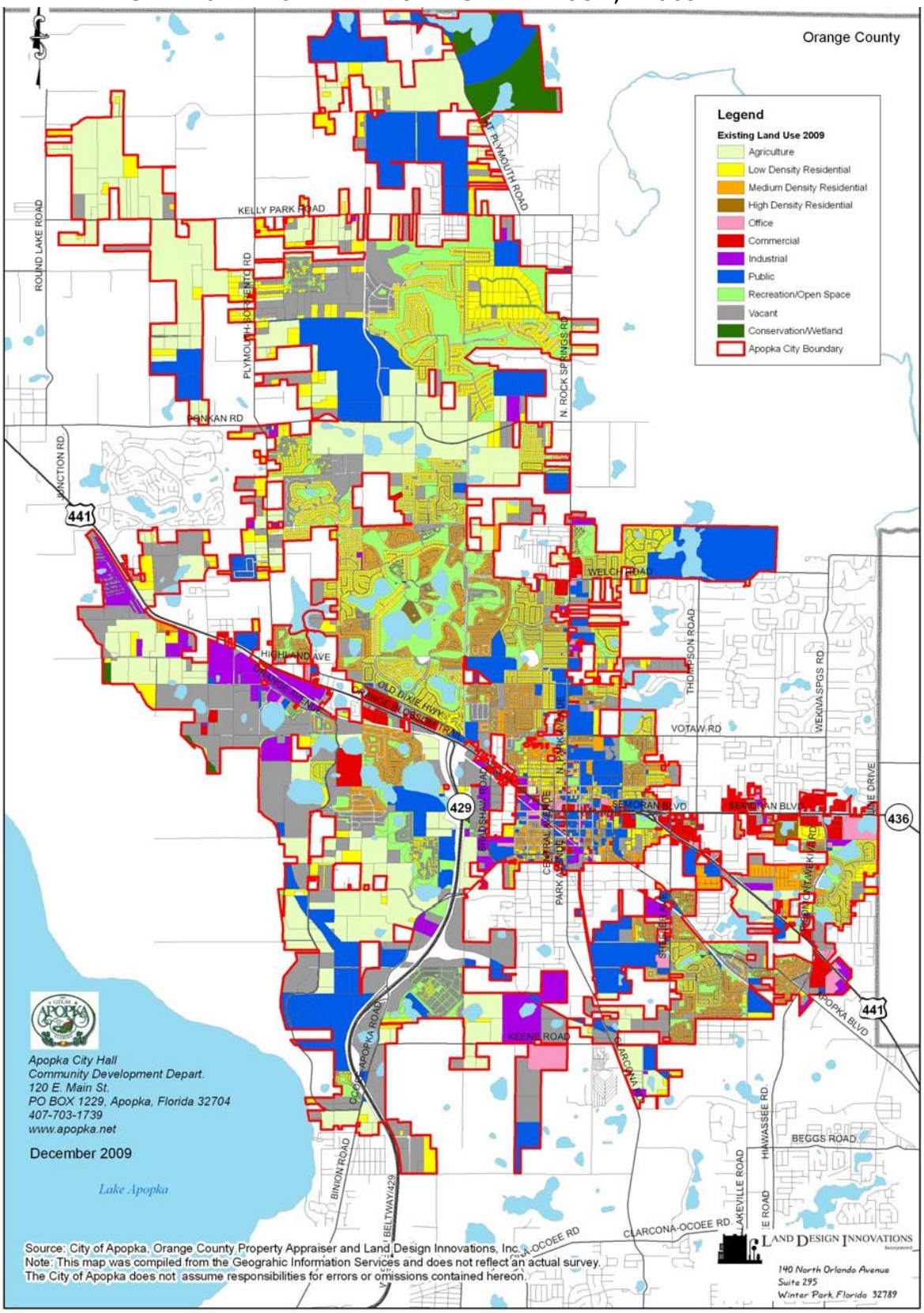
strategies such as compact development, high density development arranged to encourage pedestrians, bicycle and transit use, transit-oriented development and mixed-use development. The preservation of historic buildings and their adaptive reuse result in energy conservation. These buildings are typically closer to population centers and adaptive reuse generally involves lower impacts on natural resources than new construction. The use of "green" building standards, as opposed to conventional codes, results in energy conservation. In addition, protecting and enhancing green spaces provides natural carbon sinks in soils, vegetation and streambeds to mitigate carbon emissions.

Implementation of the City of Apopka's comprehensive plan goals, objectives and policies and enforcement of the land development regulations will reduce urban sprawl and VMT, encourage more mixed-use development in specific areas in the City, preserve green space and promote education of citizens in energy conservation measure and practices.

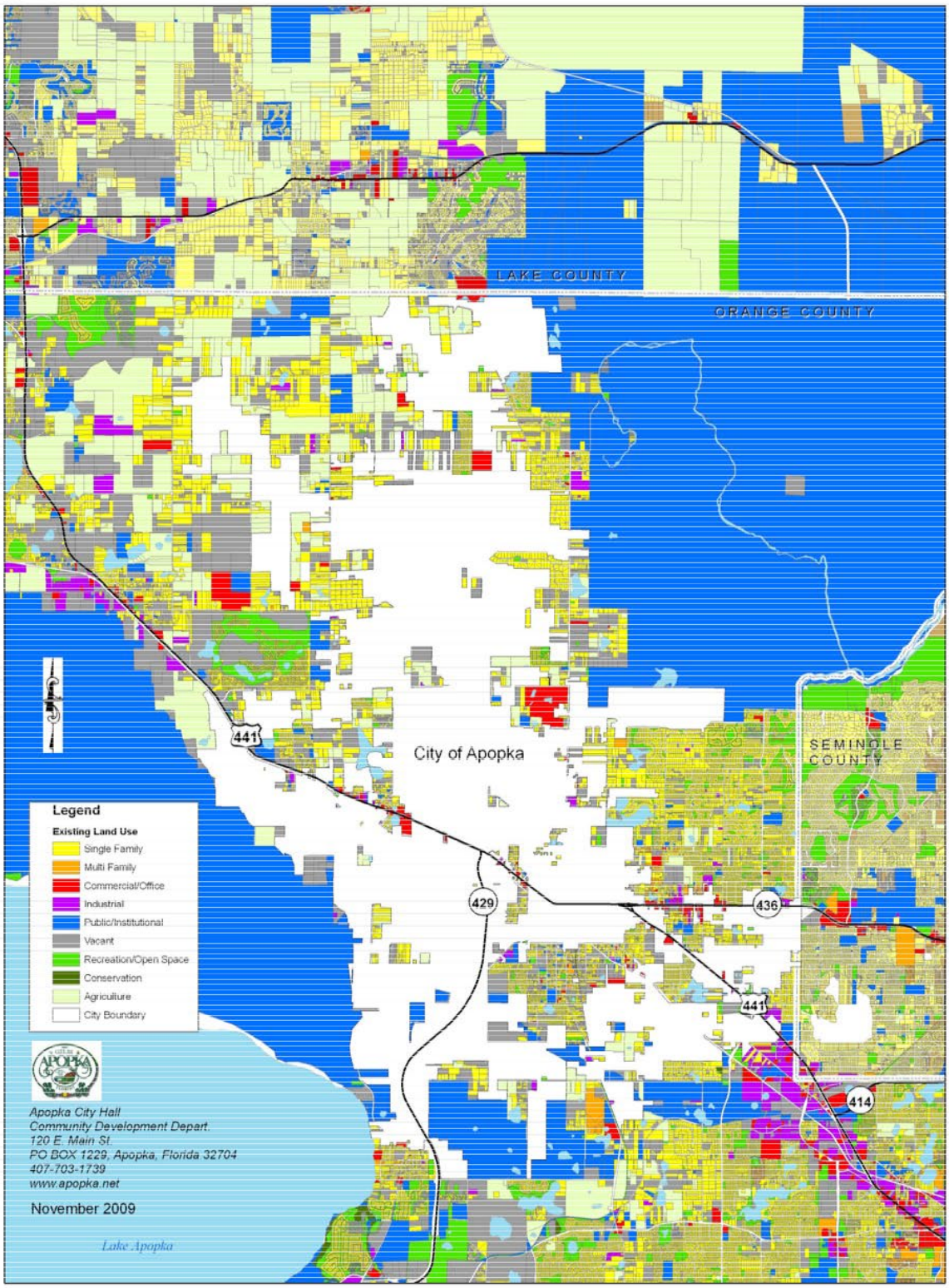
MAP 1-1: LOCATION MAP



MAP 1-2: CITY OF APOPKA EXISTING LAND USE, 2009

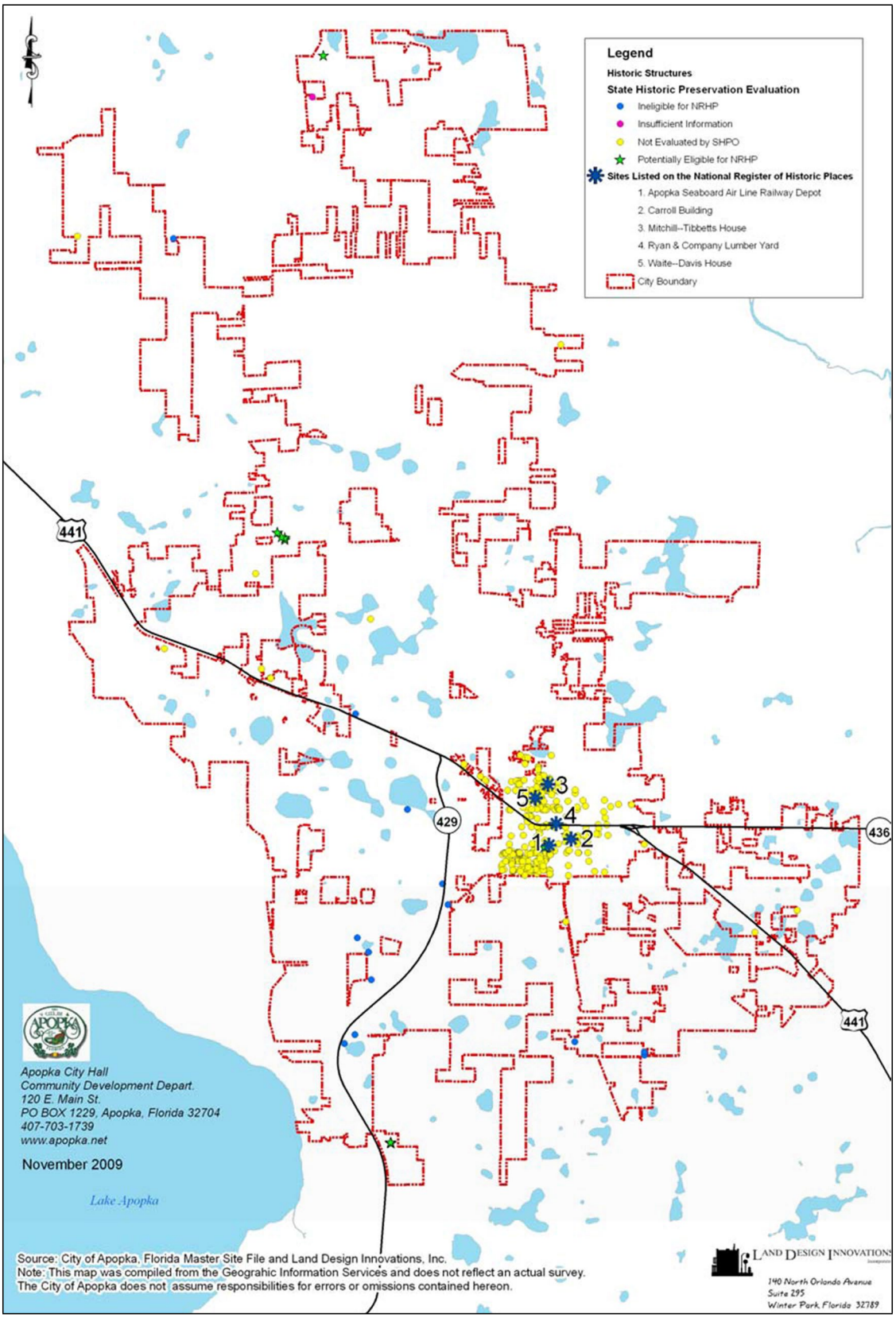


MAP 1-3: EXISTING LAND USE SURROUNDING APOPKA

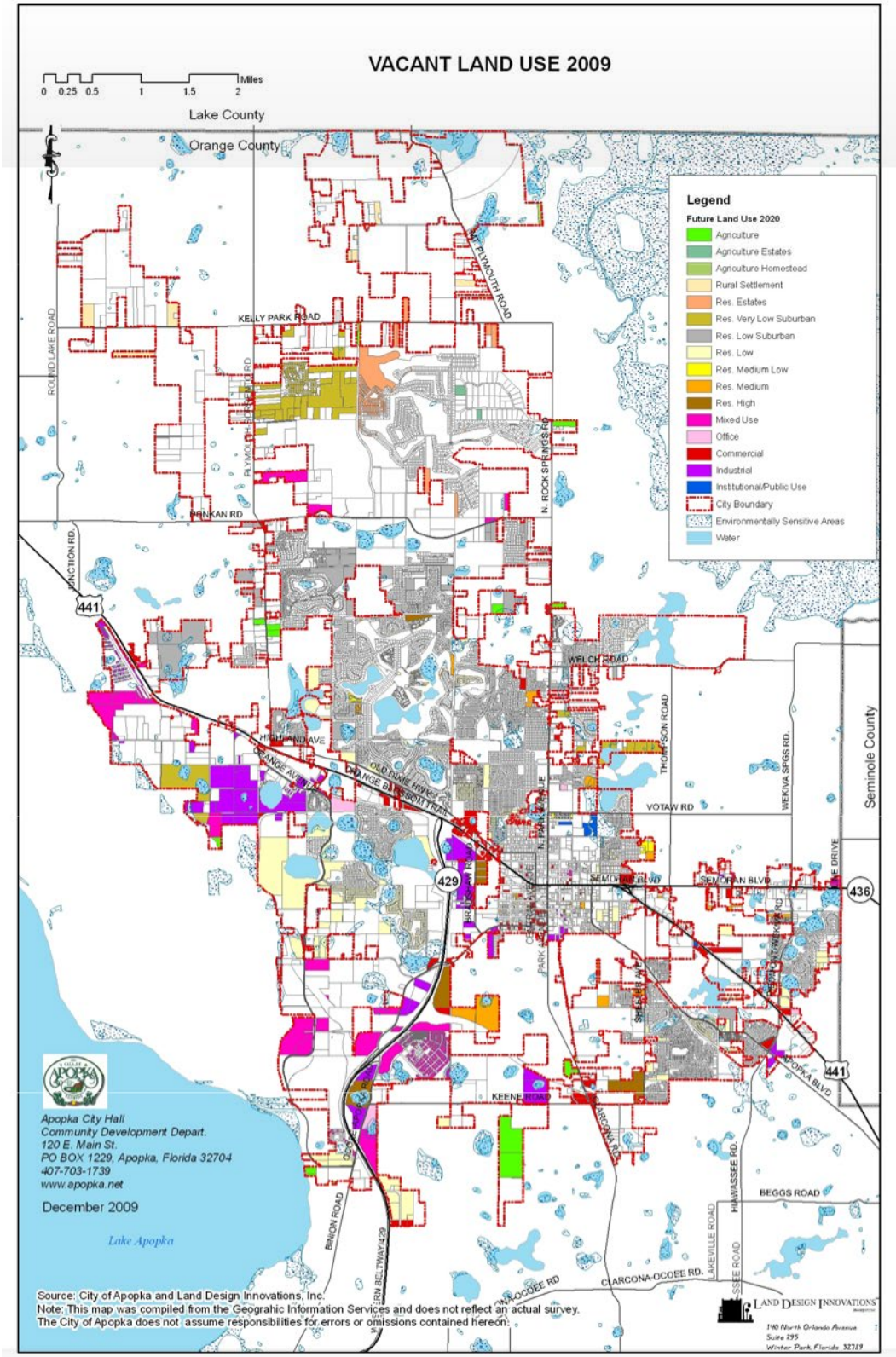


Source: City of Apopka, Orange County Property Appraiser, Lake County Property Appraiser, Seminole County Property Appraiser and Land Design Innovations, Inc.
Note: This map was compiled from the Geograhic Information Services and does not reflect an actual survey.
The City of Apopka does not assume responsibilities for errors or omissions contained hereon.

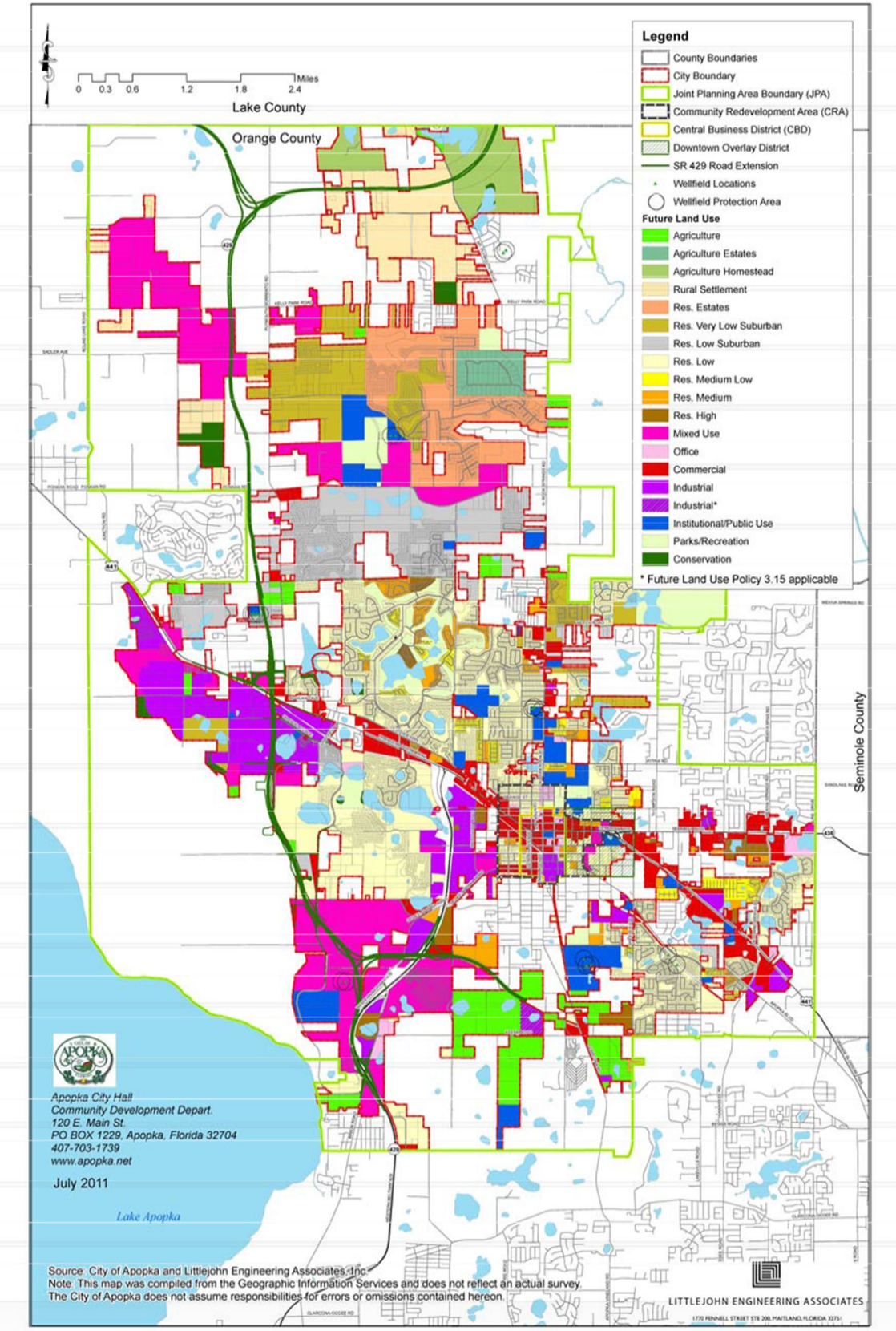
MAP 1-4: HISTORICAL AND CULTURAL RESOURCES MAP



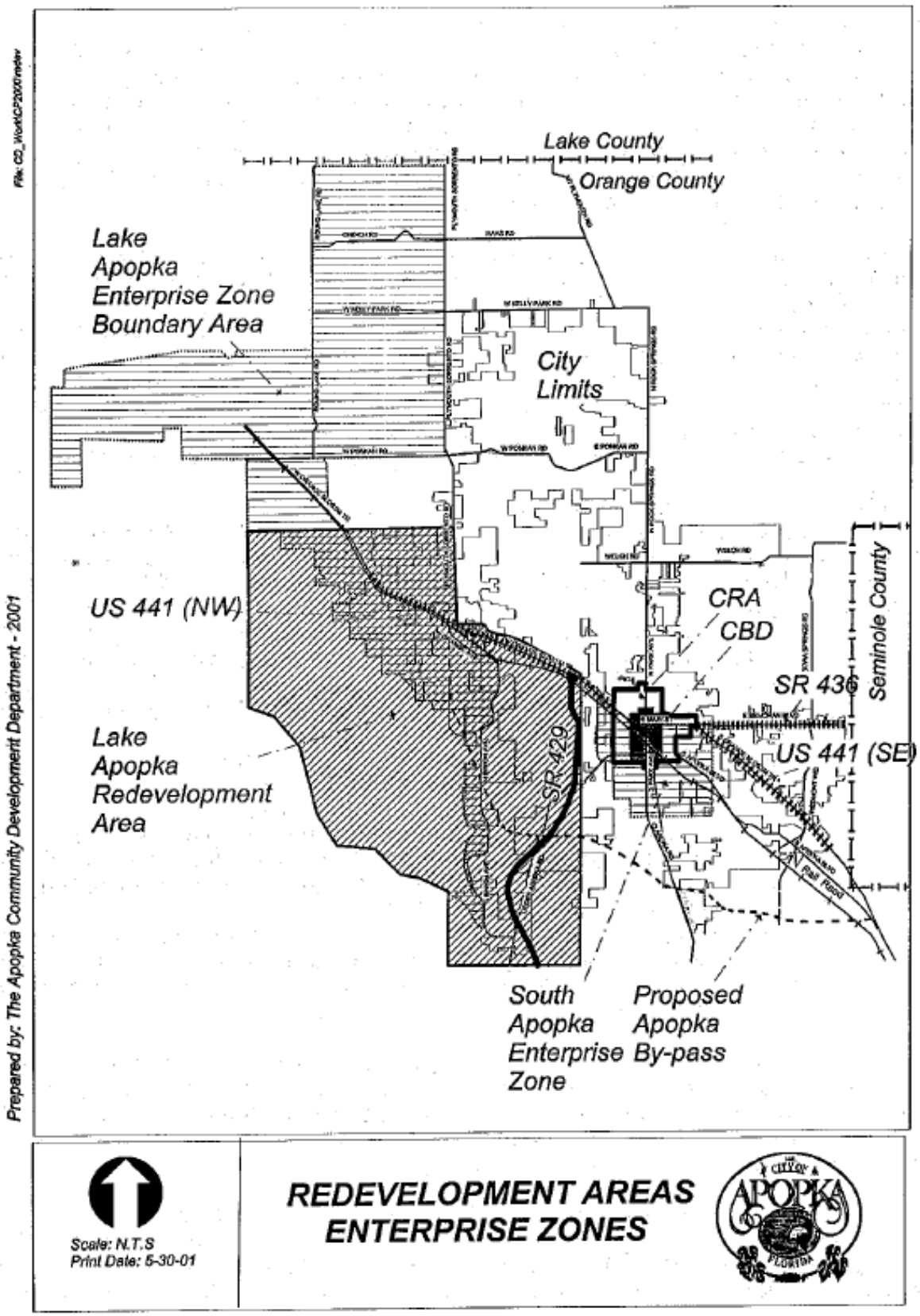
MAP 1-5: VACANT LAND BY FUTURE LAND USE CATEGORY



MAP 1-6: FUTURE LAND USE MAP, 2030



MAP 1-7: REDEVELOPMENT AREAS



APPENDIX 1-1

INVENTORY OF HISTORIC BUILDINGS SURVEYED IN APOPKA

(The complete Historic Properties Survey, May 1992, is on file in the City of Apopka, Community Development Department)

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
2	447 South Alabama Avenue		Frame Vernacular	Private residence	Private residence
4	506 South Alabama Avenue	192	Colonial Revival	Private residence	Private residence
3	509 South Alabama Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
13	918 South Alabama Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
30	1125 Apopka Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
33	2098 Apopka Boulevard	c. 1925	Bungalo	Private residence	Private residence
30	250 Cabel Lane	c. 1925	Bungalo	Private residence	Private residence
26	335 Carnation Court	c. 1925	Bungalo	Private residence	Private residence
5	11 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
5	38 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
5	141 North Central Avenue	c. 1924	Bungalo	Private residence	Private residence
6	204 North Central Avenue	c. 1890	Frame Vernacular	Private	Private

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
				residence	residence
274	231 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
273	245 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
272	253 North Central Avenue	c. 1925	Bungalow	Private residence	Private residence
50	5 South Central Avenue	1886	Frame Vernacular	Private residence	Private residence
49	22 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
48	30 South Central Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
46	107 South Central Avenue	c. 1900	Frame Vernacular	Private residence	Private residence
45	126 South Central Avenue	1925	Bungalow	Private residence	Private residence
43	140 South Central Avenue	c. 1919	Frame Vernacular	Private residence	Private residence
44	141 South Central Avenue	1912	Frame Vernacular	Private residence	Private residence
42	204 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
82	406 South Central Avenue	1926	Masonry Vernacular	Commercial	Commercial
83	550 South Central Avenue	1924	Masonry Vernacular	Commercial	Commercial
111	612 South Central Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
110	702 South Central Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
108	816 South Central Avenue	c. 1940	Bungalow	Private residence	Private residence
97	1002 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
96	1012 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
95	1014 South Central Avenue	c. 1940	Shotgun	Private residence	Private residence
94	1016 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
93	1018 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
213	1150 South Central Avenue	c. 1925	Bungalow	Private residence	Private residence
214	1201 South Central Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
143	1186 South Clarcona Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
176	18 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
177	24 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
178	28 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
179	30 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
175	729 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
174	733 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
305	566 West Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
126	104 South Edgewood Avenue	c. 1925	Bungalow	Private residence	Private residence
125	155 South Edgewood Avenue	c. 1935	Colonial Revival	Private residence	Private residence
211	149 East Eighteenth Street	c. 1925	Bungalow	Private residence	Private residence
315	19 West Eighteenth Street	c. 19265	Frame Vernacular	Private residence	Private residence
172	13 East Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
170	26 East Eight Street	c. 1940	Shotgun	Private residence	Private residence
169	53 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
168	57 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
167	63 East Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
109	16 West Eight Street	c. 1915	Shotgun	Private residence	Private residence
219	74 West Eight Street	c. 1935	Bungalow	Private residence	Private residence
216	103 West Eight Street	c. 1935	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
217	110 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
227	131 West Eight Street	c. 1925	Frame Vernacular	Private residence	Private residence
228	134 West Eight Street	c. 1950	Frame Vernacular	Private residence	Private residence
247	250 West Eight Street	c. 1940	Frame Vernacular	Private residence	Private residence
92	31 East Eleventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
149	122 East Eleventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
206	344 East Fifteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
76	13 East Fifth Street	c. 1915	Frame Vernacular	Private residence	Private residence
17	210 East Fifth Street	1924	Frame Vernacular	Commercial	Commercial
18	223 East Fifth Street	c. 1925	Bungalow	Private residence	Private residence
47	1 East First Street	c. 1928	Masonry Vernacular	Private residence	Private residence
73	60 East First Street	c. 1932	Neoclassical	Private residence	Private residence
32	154 East First Street	c. 1920	Bungalow	Private residence	Private residence
127	242 East First Street	c. 1940	Bungalow	Private residence	Private residence
70	28 West First Street	c. 1920	Frame Vernacular	Private residence	Private residence
69	31 West First Street	c. 1900	Frame Vernacular	Private residence	Private residence
67	58 West First Street	c. 1915	Bungalow	Private residence	Private residence
68	61 West First Street	1902	Frame Vernacular	Private residence	Private residence
23	407 South Forest Avenue	c. 1925	Frame Vernacular	Commercial	Commercial
316	34 East Fourteenth Street	c. 1946	Log House	Private residence	Private residence
207	309 East Fourteenth Street	c. 1925	Bungalow	Private residence	Private residence
264	312 West Fourth Street	c. 1925	Bungalow	Private residence	Private residence
263	319 West Fourth Street	c. 1910	Frame Vernacular	Private residence	Private residence
262	320 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence
261	341 West Fourth Street	c. 1900	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
137	906 South Georgia Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
33	North Goodrich Avenue	1925	Bungalow	Private residence	Private residence
35	16 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
34	17 North Goodrich Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
36	41 North Goodrich Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
317	1725 West Harmon Road	c. 1920	Frame Vernacular	Private residence	Private residence
256	124 South Hawthorne Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
257	306 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
258	308 South Hawthorne Avenue	c. 1925	Bungalow	Private residence	Private residence
307	16 North Highland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
306	15 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
130	120 South Highland Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
128	143 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
129	144 South Highland Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
12	517 South Highland Avenue	1925	Bungalow	Private residence	Private residence
13	541 South Highland Avenue	c. 1923	Frame Vernacular	Private residence	Private residence
14	601 South Highland Avenue	1886	Gothic Revival	Private residence	Private residence
15	615 South Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
134	1009 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
205	1328 South Highland Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
204	1391 South Highland Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
323	2491 West Highland Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
322	2765 West Highland Avenue	1884	Frame Vernacular	Private residence	Private residence
321	2803 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
319	2805 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
320	2807 West Highland Avenue	c. 1925	Bungalow	Private residence	Private residence
209	156 East Hunt Street	c. 1946	Shotgun	Private residence	Private residence
271	260 North Lake Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
270	301 North Lake Avenue	1950	Neoclassical	Private residence	Private residence
66	23 South Lake Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
71	148 South Lake Avenue	c. 1915	Frame Vernacular	Private residence	Private residence
254	506 South Lake Avenue	c. 1935	Shotgun	Private residence	Private residence
215	1126 South Lake Avenue	c. 1925	Bungalow	Private residence	Private residence
313	1317 South Lake Avenue	c. 1926	Bungalow	Private residence	Private residence
336	1402 South Lake Pleasant Road	c. 1925	Bungalow	Private residence	Private residence
327	1609 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
326	1901 Lester Schopke Road	c. 1925	Bungalow	Private residence	Private residence
135	920 South Little Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
221	709 Lou-Ann Drive	c. 1940	Shotgun	Private residence	Private residence
222	719 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
223	727 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
224	735 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
226	742 Lou-Ann Drive	c. 1925	Frame Vernacular	Private residence	Private residence
225	743 Lou-Ann Drive	c. 1940	Frame Vernacular	Private residence	Private residence
56	19 East Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
57	46 East Magnolia Street	c. 1940	Bungalow	Private residence	Private residence
38	127 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
37	131 East Magnolia Street	c. 1925	Frame Vernacular	Private residence	Private residence
63	75 West Magnolia Street	c. 1920	Frame Vernacular	Private residence	Private residence
279	142 West Magnolia Street	c. 1935	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
278	145 West Magnolia Street	c. 1925	Bungalow	Private residence	Private residence
277	157 West Magnolia Street	1926	Bungalow	Private residence	Private residence
275	203 West Magnolia Street	c. 1925	Colonial Revival	Private residence	Private residence
81	30-34 East Main Street	c. 1921	Masonry Vernacular	Commercial	Commercial
80	38 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
79	48 East Main Street	1923	Masonry Vernacular	Commercial	Commercial
77	65 East Main Street	c. 1932	Bungalow	Private residence	Commercial
78	72 East Main Street	1912	Masonry Vernacular	Commercial	Commercial
21	101 East Main Street	c. 1927	Masonry Vernacular	Commercial	Vacant
19	120 East Main Street	1924	Neoclassical	Education	Government
22	125 East Main Street	c. 1895	Colonial Revival	Private residence	Private residence
24	212 East Main Street	1922	Frame Vernacular	Commercial	Commercial
5	453 East Main Street	1859	Frame Vernacular	Commercial	Commercial
122	501 East Main Street	1903	Queen Anne	Private residence	Commercial
296	209 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
295	224 North Maine Avenue	1941	Frame Vernacular	Private residence	Private residence
294	236 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
292	240 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
293	241 North Maine Avenue	c. 1940	Frame Vernacular	Apartment	Apartment
291	252 North Maine Avenue	c. 1925	Bungalow	Private residence	Private residence
290	256 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
289	301 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence
287	319 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
288	320 North Maine Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
286	334 North Maine Avenue	c. 1925	Frame Vernacular	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
120	538 East Mason Street	c. 1925	Bungalow	Private residence	Private residence
119	603 East Mason Street	c. 1935	Frame Vernacular	Private residence	Private residence
118	709 East Mason Street	c. 1925	Frame Vernacular	Private residence	Private residence
117	723 East Mason Street	c. 1940	Frame Vernacular	Private residence	Private residence
114	817 East Mason Street	c. 1925	Frame Vernacular	private residence	Private residence
121	10 South McGee Avenue	c. 1920	Bungalow	Private residence	Private residence
123	306 South McGee Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
6	511 South McGee Avenue	c. 1905	Frame Vernacular	Private residence	Private residence
181	47 East Michael Gladden Boulevard	c.1940	Frame Vernacular	private residence	Private residence
103	14 West Michael Gladden Boulevard	c. 1935	Frame Vernacular	Commercial	Commercial
102	22-24 West Michael Gladden Boulevard	c. 1934 (demo 4/20/01)	Frame Vernacular	Commercial	Commercial
237	31 West Michael Gladden Boulevard				
105	32 West Michael Gladden Boulevard				
238	34 West Michael Gladden Boulevard				
240	38 West Michael Gladden Boulevard				
241	40 West Michael Gladden Boulevard				
104	41 West Michael Gladden Boulevard				
239	61 West Michael Gladden Boulevard				
242	70 West Michael Gladden				

c. 1935	Bungalow Private residence Private residence	
c. 1905	Frame Vernacular private residence Private residence	
c. 1925	Frame Vernacular private residence Private residence	
c. 1925	Shotgun Private residence Private residence	
c. 1925	Shotgun Private residence Private residence	
c. 1935	Frame Vernacular Private residence Private residence	
c. 1920	Frame Vernacular Private residence Private residence	
c. 1925	Bungalow Private residence Private residence	

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
243	71 West Michael Gladden Boulevard	c. 1920	Frame Vernacular	Private residence	Private residence
244	104 West Michael Gladden Boulevard	c. 1935	Bungalow	Private residence	Private residence
245	144 West Michael Gladden Boulevard	c. 1925	Frame Vernacular	Private residence	Private residence
246	170 West Michael Gladden Boulevard	c. 1925	Shotgun	Private residence	Private residence
248	270 West Michael Gladden Boulevard	c. 1940	Bungalow	Private residence	Private residence
11	425 South Midland Avenue	1926	Bungalow	Private residence	Private residence
9	510 South Midland Avenue	c. 1925	Bungalow	Private residence	Private residence
10	511 South Midland Avenue	1924	Bungalow	Private residence	Private residence
8	521 South Midland Avenue	1926	Frame Vernacular	Private residence	Private residence
124	481 East Monroe Street	c. 1895	Frame Vernacular	private residence	Private residence
115	801 East Monroe Street	c. 1940	Frame Vernacular	private residence	Private residence
116	813 East Monroe Street	c. 1935	Frame Vernacular	private residence	Private residence
269	139 West Myrtle Street	c. 1924	Frame Vernacular	private residence	Private residence
267	140 West Myrtle Street	c. 1925	Bungalow	Private residence	Private residence
268	152 West Myrtle Street	1926	Bungalow	Private residence	Private residence
283	222 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
284	242 North New Hampshire Avenue	c. 1925	Frame Vernacular	irate residence	Private residence
285	342 North New Hampshire Avenue	c. 1925	Bungalow	Private residence	Private residence
59	22 East Oak Street	c. 1925	Frame Vernacular	Private residence	Private residence
60	48 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
61	56 East Oak Street	c. 1940	Frame Vernacular	Private residence	Private residence
1	458 South Oakland Avenue	c. 1925	Frame Vernacular	Private residence	Private residence

282	397 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
299	410 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
300	412 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
301	414 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
298	417 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
297	419 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
302	426 West Old Dixie Highway	c. 1925	Frame Vernacular	Private residence	Private residence
303	437 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
324	2427 West Old Dixie Highway	c. 1925	Bungalow	Private residence	Private residence
51	21 East Orange Street	1887	Frame Vernacular	Private residence	Private residence
52	31 East Orange Street	c. 1890	Frame Vernacular	Private residence	Private residence
53	36 East Orange Street	c. 1910	Bungalow	Private residence	Private residence
65	45 East Orange Street	c. 1924	Bungalow	Private residence	Private residence
64	73 East Orange Street	c. 1891	Frame Vernacular	Private residence	Private residence
280	171 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
281	235 East Orange Street	c. 1925	Frame Vernacular	Private residence	Private residence
40	108 North Park Avenue	c. 1940	Minimal Traditional	Private residence	Private residence
39	116 North Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
308	311 North Park Avenue	c. 1925	Bungalow	Private residence	Private residence
163	704 South Park Avenue	1925	Frame Vernacular	Private residence	Private residence
106	914 South Park Avenue	c. 1920	Frame Vernacular	Religious	Religious
107	950 South Park Avenue	c. 1925	Bungalow	Private residence	Private residence
212	1213 South Park Avenue	c. 1935	Frame Vernacular	Private residence	Private residence
208	1563 South Park Avenue	c. 1946	Bungalow	Private residence	Private residence
337	1121 Piedmont Wekiva Road	c. 1918	Frame Vernacular	Private residence	Private residence
333	750 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
332	801 Plymouth Sorrento Road	c. 1920	Bungalow	Private residence	Private residence
330	1255 Plymouth Sorrento Road	c. 1925	Bungalow	Private residence	Private residence
331	1277 Plymouth Sorrento Road	1926	Bungalow	Private residence	Private residence
329	1680 Plymouth Sorrento Road	c. 1915	Frame Vernacular	Private residence	Private residence
188	157 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
145	169 Rand Court	C. 1925	Bungalow	Private residence	Private residence
146	171 Rand Court	C. 1940	Bungalow	Private residence	Private residence
187	175 Rand Court	C. 1925	Frame Vernacular	Private residence	Private residence
147	179 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
148	185 Rand Court	C. 1940	Frame Vernacular	Private residence	Private residence
90	813 South Robinson Avenue	c. 1920	Frame Vernacular	Private residence	Private residence
91	959 South Robinson Avenue	c. 1910	Frame Vernacular	Private residence	Private residence
199	1112 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
200	1114 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
197	1120 South Robinson Avenue	c. 1940	Frame Vernacular	Private residence	Private residence
198	1166 South Robinson Avenue	c. 1945	Frame Vernacular	Private residence	Private residence
325	2251 Rogers Road	c. 1935	Frame Vernacular	Private residence	Private residence
41	42 East Second Street	c. 1930	Bungalow	Private residence	Private residence
26	134 East Second Street	c. 1923	Bungalow	Private residence	Private residence
27	153 East Second Street	c. 1925	Bungalow	Private residence	Private residence
29	157 East Second Street	1926	Bungalow	Private residence	Private residence
28	164 East Second Street	c. 1920	Bungalow	Private residence	Private residence
30	167 East Second Street	c. 1925	Bungalow	Private residence	Private residence
31	168 East Second Street	1924	Frame Vernacular	Private residence	Private residence
112	60 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence

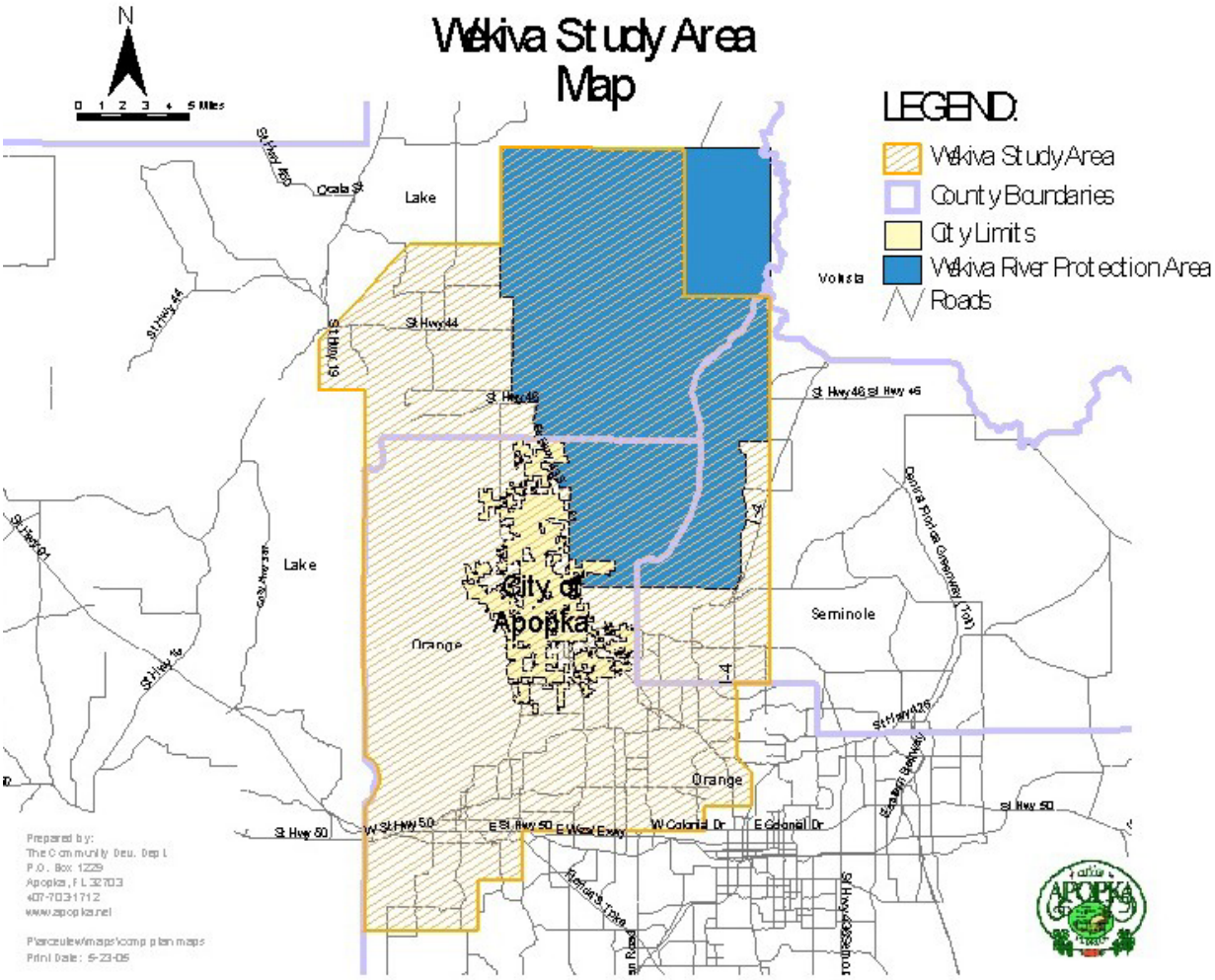
Record No.	Address	Date (Circa)	Style	Original Use	Present Use
72	77 West Second Street	c. 1940	Frame Vernacular	Private residence	Private residence
265	115 West Second Street	c. 1920	Frame Vernacular	Private residence	Private residence
255	214 West Second Street	c. 1935	Frame Vernacular	Private residence	Private residence
311	232 West Seventh Street	c. 1925	Shotgun	Private residence	Private residence
310	236 West Seventh Street	c. 1920	Frame Vernacular	Private residence	Private residence
166	58 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
164	133 East Seventh Street	c. 1924	Frame Vernacular	Private residence	Private residence
87	224 East Seventh Street	c. 1905	Frame Vernacular	Private residence	Apartment
88	235 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
89	247 East Seventh Street	1924	Frame Vernacular	Private residence	Private residence
133	312 East Seventh Street	c. 1925	Frame Vernacular	Private residence	Private residence
132	318 East Seventh Street	c. 1940	Frame Vernacular	Private residence	Private residence
131	412 East Seventh Street	c. 1900	Frame Vernacular	Private residence	Private residence
250	32 West Seventh Street	c. 1945	Frame Vernacular	Private residence	Private residence
249	225 West Seventh Street	c. 1925	Bungalow	Private residence	Private residence
203	203 East Sixteenth Street	c. 1935	Frame Vernacular	Private residence	Private residence
86	160 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
16	217 East Sixth Street	c. 1924	Frame Vernacular	Private residence	Private residence
7	359 East Sixth Street	1924	Frame Vernacular	Private residence	Private residence
113	804 East Sixth Street	c. 1925	Bungalow	Private residence	Private residence
251	36 West Sixth Street #4	c. 1925	Frame Vernacular	Private residence	Private residence
252	48 West Sixth Street	c. 1940	Frame Vernacular	Private residence	Private residence
251	220 West Sixth Street	c. 1935	Bungalow	Private residence	Private residence
74	312-316 South Central Avenue	1925	Mediterranean Revival	Commercial	Commercial
75	404-406 South Central Avenue	1927	Mediterranean Revival	Private residence	Private residence

Record No.	Address	Date (Circa)	Style	Original Use	Present Use
20	407-409 South Park Avenue	1932	Masonry Vernacular	Physicians Office	Museum
173	737-739 South Davis Court	c. 1940	Frame Vernacular	Private residence	Private residence
338	1192 St. Francis Place	c. 1915	Colonial Revival	Private residence	Private residence
84	31A East Station Street	c. 1940	Frame Vernacular	Private residence	Private residence
85	36 East Station Street	1918	Frame Vernacular	Depot	Vacant
202	413 East Tenth Street	c. 1945	Frame Vernacular	Private residence	Private residence
101	7 West Tenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
100	17 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
236	24 West Tenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
99	37 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
98	40 West Tenth Street	c. 1940	Shotgun	Private residence	Private residence
233	45 West Tenth Street	c. 1920	Frame Vernacular	Private residence	Private residence
232	121 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
231	203 West Tenth Street	c. 1950	Frame Vernacular	Private residence	Private residence
25	221 East Third Street	c. 1930	Frame Vernacular	Storage	Storage
142	127 East Thirteenth Street	c. 1925	Shotgun	Private residence	Private residence
141	229 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
138	303 East Thirteenth Street	c. 1925	Frame Vernacular	Private residence	Private residence
139	308 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
190	309 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
140	324 East Thirteenth Street	c. 1940	Frame Vernacular	Private residence	Private residence
144	135 East Twelfth Street	c. 1925	Frame Vernacular	Private residence	Private residence
195	209 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
192	230 East Twelfth Street	c. 1935	Frame Vernacular	Private residence	Private residence
318	1665 U.S. Highway 441	c. 1915	Frame Vernacular	Private residence	Private residence

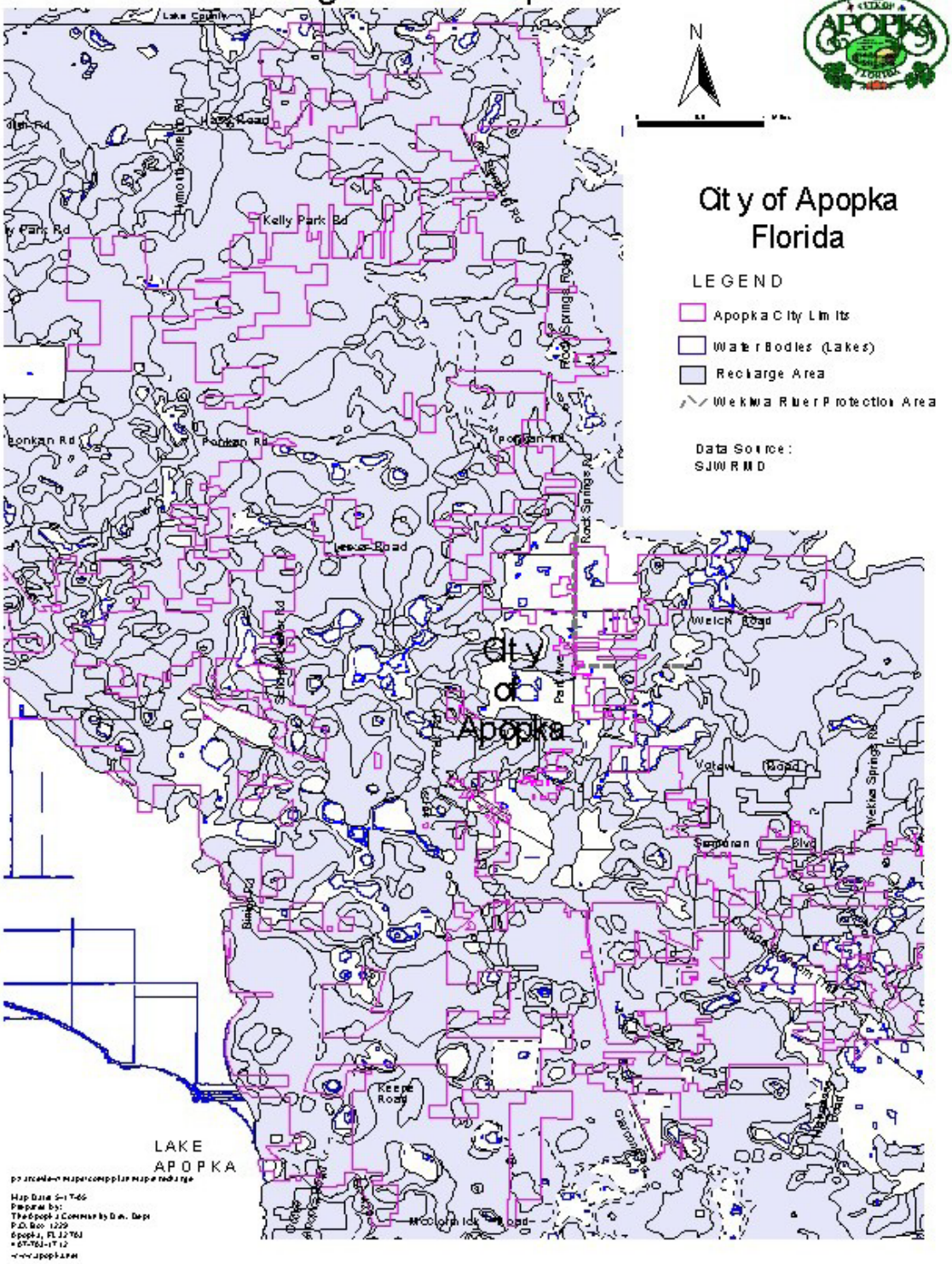
Record No.	Address	Date (Circa	Style	Original Use	Present Use
328	1907 Vick Road	c. 1925	Bungalow	Private residence	Private residence
334	1122 Votaw Road	c. 1925	Frame Vernacular	Private residence	Private residence
229	742 South Washington Avenu	c. 1935	Frame Vernacular	Private residence	Private residence
312	1314 South Washington Avenue	c. 1935			

APPENDIX 1-2

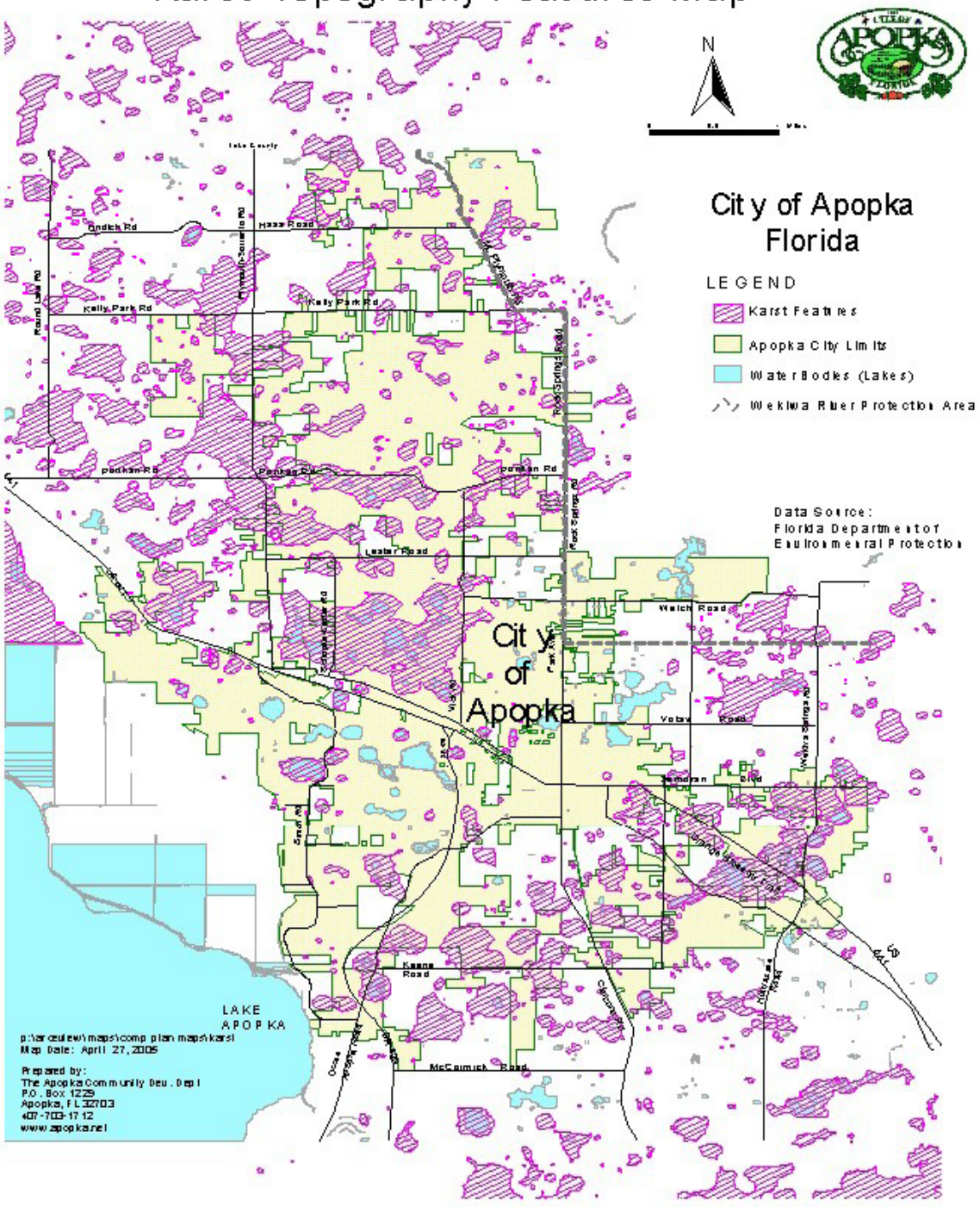
FUTURE LAND USE OVERLAY MAPS

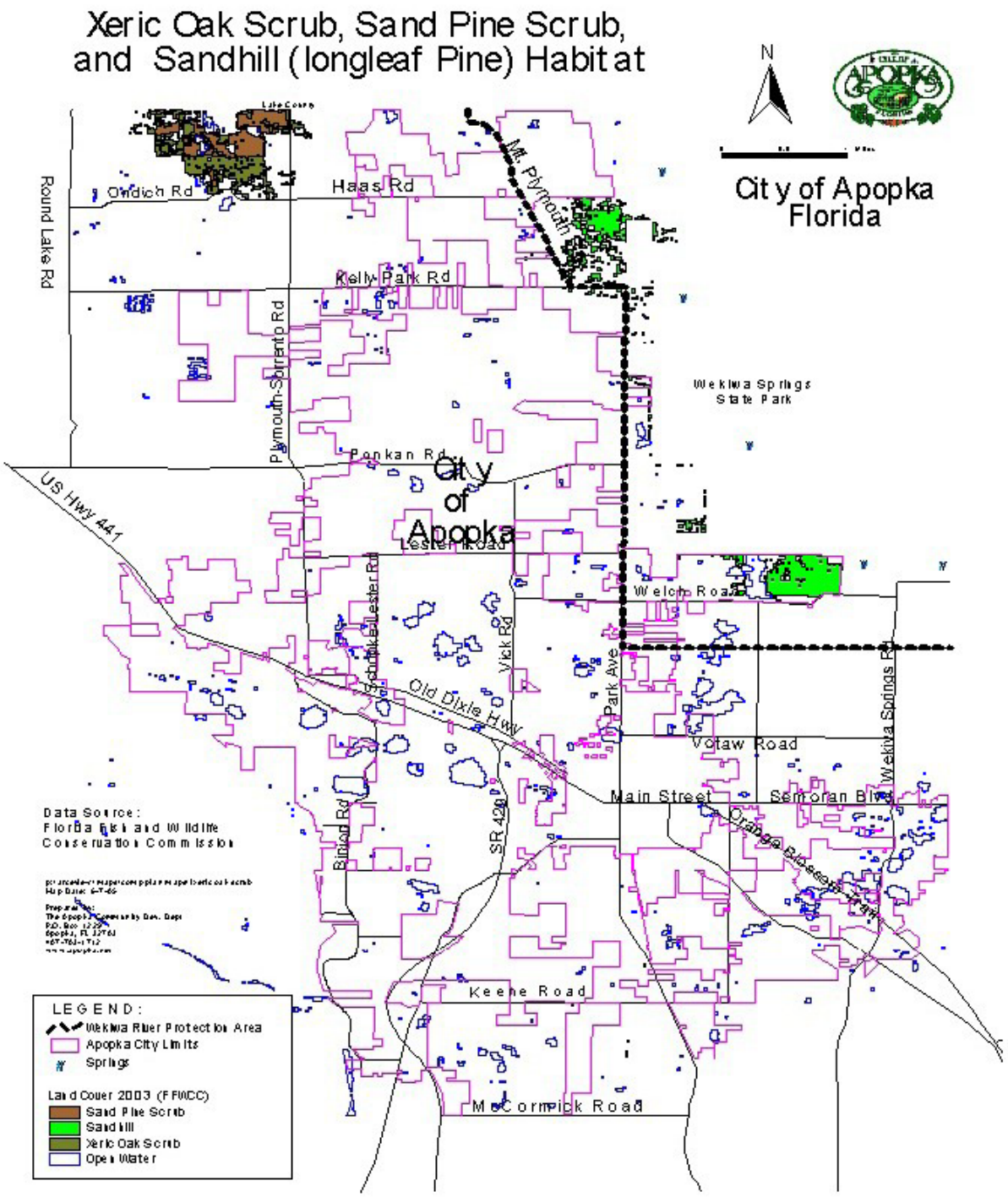

Wekiva Study Area Map
N
0 1 2 3 4 5 Miles
LEGEND:
Wekiva Study Area
County Boundaries
City Limits
Wekiva River Protection Area
Roads
Lake
Orange
Seminole
Volusia
City of Apopka
St Hwy 44
St Hwy 46
St Hwy 50
W St Hwy 50
E St Hwy 50
W Colonial Dr
E Colonial Dr
I-4
Florida Turnpike
Prepared by:
The Community Dev. Dept
P.O. Box 1229
Apopka, FL 32703
407-703-1712
www.apopka.net
P:\arcgis\ew\maps\comp plan maps
Print Date: 5-23-05

Recharge Area Map

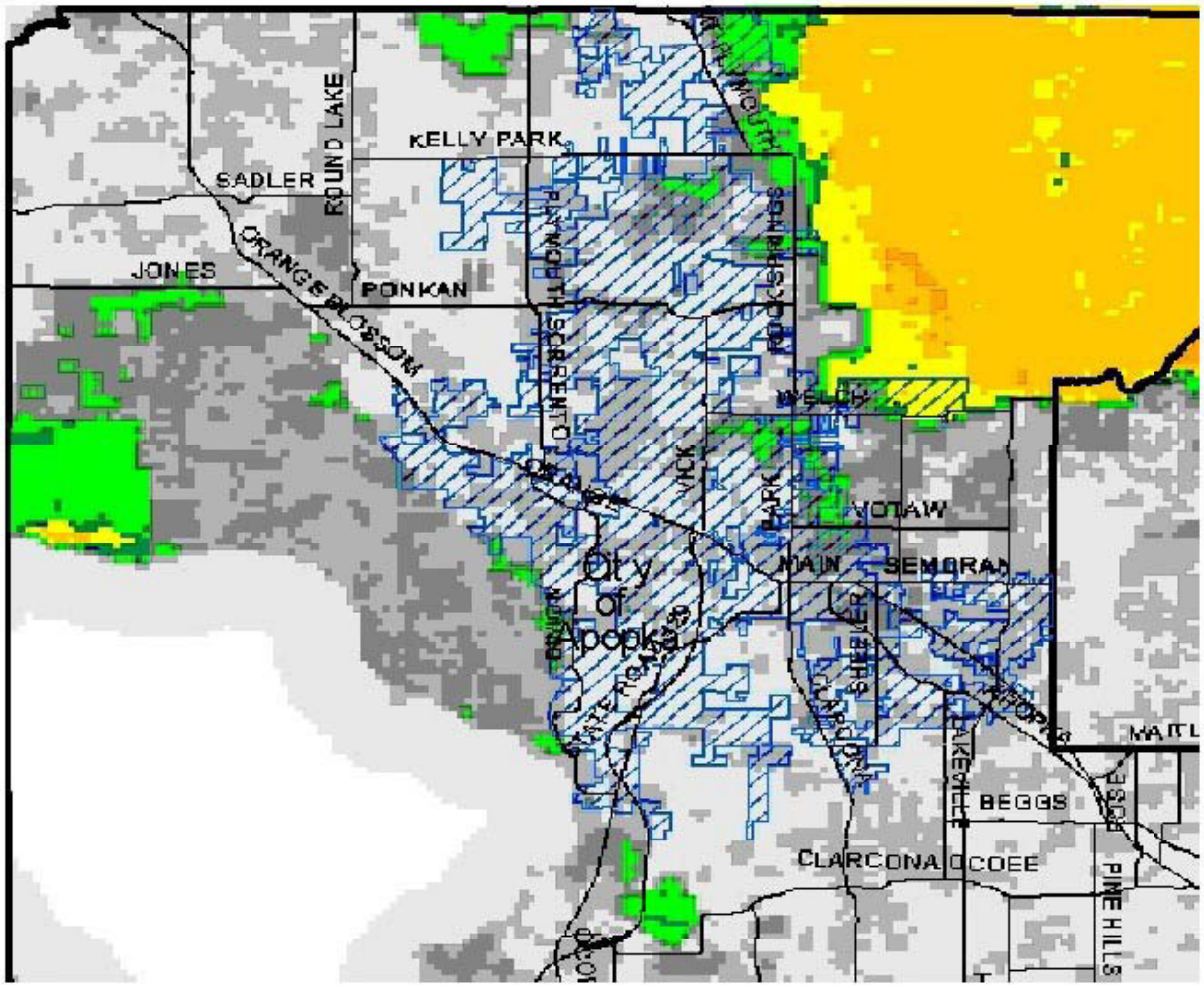


Karst Topography Features Map




Xeric Oak Scrub, Sand Pine Scrub,
and Sandhill (longleaf Pine) Habitat
N
City of Apopka
Florida
Round Lake Rd
Ondich Rd
Haas Rd
Mt. Plymouth
Kelly Park Rd
Plymouth-Sorrento Rd
Wekiwa Springs
State Park
Ponkan Rd
US Hwy 441
City
of
Apopka
Lester Road
Welch Road
Old Dixie Hwy
Votaw Road
Main Street
Semoran Blvd
Orange Blossom Trail
Keene Road
McCormick Road
Vick Rd
Park Ave
Wekiwa Springs Rd
SR 429
Data Source:
Florida Fish and Wildlife
Conservation Commission
LEGEND:
Wekiwa River Protection Area
Apopka City Limits
Springs
Land Cover 2003 (FFWCC)
Sand Pine Scrub
Sandhill
Xeric Oak Scrub
Open Water

Wekiva Basin
Integrated Wildlife Habitat Ranking System



LEGEND:

Habitat Ranking System

1 - Least Important
2
3
4
5
6
7
8
9
10 - Most Important

City Limits

This map depicts the sensitivity of habitat areas on a sliding scale with a ranking of 1-10. The ranking 10 being the most sensitive and important.

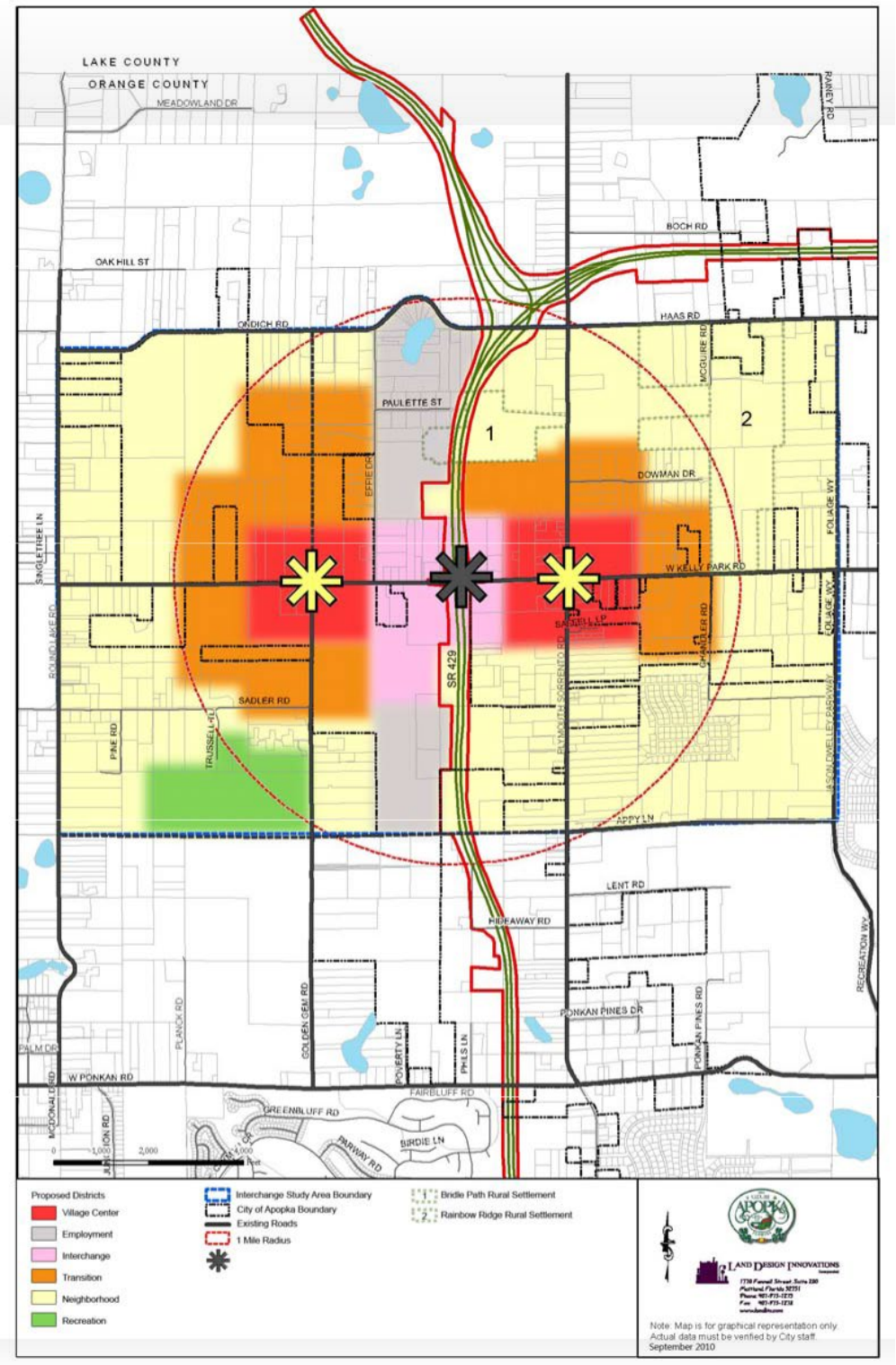
City of Apopka
Florida

Data Source:
Florida Fish and Wildlife
Conservation Commission

p:\arcview\maps\comp plan maps\habitat ranking
Map Date: April 25, 2005

Prepared by:
The Apopka Community Dev. Dept
P.O. Box 1229
Apopka, FL 32703
407-703-1712
www.apopka.net

WEKIVA PARKWAY INTERCHANGE VISION PLAN



Character district boundaries are Illustrative only. See Policy 20.5 for additional information.

APPENDIX 1-3

POPULATION AND DEMOGRAPHICS

In order to plan for the future needs of the residents of the City of Apopka it is important to define the demographics and how the population trends are anticipated to change over time. The historic, present and future demographic compositions of the City are described in this section.

Population estimates and projections are required for each municipality submitting comprehensive plans in compliance with Chapter 163 of the Florida Statutes, and Rule 9J-5 of the Florida Administrative Code. Chapter 9J-5.005(2)(e), F.A.C., requires that the comprehensive plan be based on resident and seasonal population estimates and projections. Resident and seasonal population estimates and projections shall be either those provided by the University of Florida, Bureau of Economics and Business Research, those provided by the Executive Office of the Governor; or shall be generated by the local government.

The City of Apopka has selected to prepare its own estimates and projections for the comprehensive plan. The projections were calculated through the planning horizon, up to the year 2030, to more accurately depict future growth. Natural increase is generally the most significant factor in population growth in a short-term context (e.g. five to ten year time frame); over a longer time period, net migration becomes the dominant factor influencing population change. Net migration is the difference between in-migration and out-migration relative to a given geographic area under study.

This report contains the estimates and projections and a description of the methodologies utilized to generate the figures. Population estimates and projections are essential for the various elements that comprise the comprehensive plan, including land use, housing, recreation and the various infrastructure related elements. Estimates and projections have been calculated using approved Florida Department of Community Affairs data sources and projection methods.

HISTORIC POPULATION TRENDS: 1960-1990

Table P-1 illustrates the historic population growth between 1965 and 2000. Between 1960 and 1970, 467 residents were added, reflecting a 1.31 percent increase. The City has demonstrated a consistent record of significant growth since 1970. From 1970 to 1980 the City grew from 4,045 to 6,019 by adding 1,974 residents,

or a 48.8 percent increase. This ten-year period reflected a 4.9 percent annual increase which occurred during a period of recession which severely affected the largest Planned Unit Development in Apopka. The change between 1980 and 1990 represented an increase of 7,579 to a total of 13,611 people. This increase was more than 126 percent.

The Apopka community had captured 2.01 percent of Orange County's population by 1990, up from only 1.36 in 1960, 1.17 percent in 1970, 1.27 percent in 1980. Apopka's rate of growth from 1960 to 1970 lagged behind the County's but from 1970 to 1980 increased at a faster rate than did the county.

The rate of growth for Apopka has continued to accelerate since 1970. The 2000 U.S. Census provided the City of Apopka with continued proof that Apopka was growing at an extremely fast pace. The City added 13,031 residents from 1990 to 2000, or a 95.7 percent increase. Apopka's share of Orange County's population jumped from 2.0 percent to 3.0 percent and was confirmed as the fastest growing city in Orange County - the second largest city in Orange County behind Orlando.

Recent Population Trends 2000-2009

The City has continued to experience steady population growth since the 2000 Census. According to population estimates published by the University of Florida Bureau of Business and Economic Research (BEBR), the population grew 30 percent from 2000 to 2005 to a population of 34,801 and increased its share of Orange County's population from 3.0 percent to 3.3 percent. **Table P-1** illustrates recent population growth, based on BEBR population estimates. Apopka's has been steadily increasing its size through annexations every year, and this trend is expected to continue through 2030, resulting in the continued increase of its population.

POPULATION PROJECTION TECHNIQUES

Alternative population forecasts for Apopka to the year 2030 were performed using four curve fitting/extrapolation techniques and three shift-share approaches. The extrapolation techniques were applied based upon the City's historical population data. The shift-share approach assumes that the growth of the City is directly related to the growth of the County.

Curve Fitting/Extrapolation Techniques

Curve fitting/extrapolation techniques rely on professionally accepted mathematical formulas to project growth (or decline) trends, as revealed by historic population data, into the future. Four types of extrapolation techniques were used to forecast the City's population:

Linear- Linear projections forecast a constant rate of population growth (or decline) in terms of additional (or fewer) residents; as a result, the relative population change in terms of percentage increase (or decrease) diminishes over time.

Geometric - Geometric projections forecast a constant relative increase in population over time; as a result, the absolute population increase (or decrease), in terms of additional residents, increases over time.

Parabolic - Parabolic projections tend to forecast population growth (or decline) at an increasing rate over time, both in absolute and relative terms; as a result, the parabolic technique usually produces a significantly higher net change in population than the geometric or linear techniques.

Shift-Share Forecast

The shift-share forecast approach, a variation of the historic population trend forecast, was also performed using three of the four techniques identified above. The shift-share approach assumes that the growth of a community is directly related to the growth of a region. This approach forecasts a community's share of the region's growth into the future using historic population share rates. The forecasted share rates are applied to the region's forecasted population to derive the community's forecasted population.

Evaluation of Forecasts

The results of the population forecasts using the three techniques based on ***historic*** trends are shown in **Table P-2.** As shown in this table, the 2030 forecasts vary from a low of approximately 47,250 using the linear historic trend technique to a high of approximately 143,300 using the geometric trend technique.

Table P-2 also shows population forecasts using three ***shift-share*** techniques: linear, geometric and parabolic. The 2030 forecasts vary from approximately 79,070, using the linear shift-share method to approximately 141,070 using the parabolic shift-share approach. Of the three shift-share scenarios, the parabolic shift-share forecast seems to better reflect the expected future growth trend.

The alternative forecasts scenarios prepared for Apopka were evaluated to determine the most likely forecast, based upon the following characteristics.

Evaluation Statistics

The appropriateness of each extrapolation technique, from a mathematical perspective, can be determined using evaluation statistics. Evaluation statistics measure the extent to which a given extrapolation technique corresponds to the historic population data. Two evaluation statistics were used to evaluate the City's population projections:

(1) Coefficient of Relative Variation (CRV)

The CRV is an input evaluation statistic. As such, it compares the underlying trends in the historic data to the assumed trend for each extrapolation technique. The more closely the extrapolation technique matches the historic data, the lower the CRV. **Table P-2** shows the corresponding CRV for each method used. The geometric historic trend had the lowest CRV, followed by the linear historic trend.

(2) Mean Absolute Percentage Error (MAPE)

The MAPE is an output evaluation statistic. The MAPE compares the underlying trends of the historic data to the forecasted trend for each extrapolation technique. The more closely the forecasted trend of a given extrapolation technique matches the historic pattern, the lower the MAPE. **Table P-2** shows the corresponding MAPE for each method used. The parabolic shift-share forecast had the lowest MAPE with the parabolic historic trend forecast next lowest. The linear historic trend forecast deviates the most from matching historic data trends.

Recommended Population Forecast

Permanent Population

At the time the population projections were prepared, the City was experiencing continued growth. However, in the past few years the City has a slow in growth due to the economic climate that is being experienced state-wide. Therefore, in order to reflect the slow down in growth, the population projections are being adjusted. This adjustment was done by comparing the 2010 projections with a recent estimate (2009 BEBR estimate plus units approved between 2009 and 2010) and noticing that the estimate accounted for approximately 88 percent of the population projection. All future projections were adjusted accordingly. The recommended forecast is shown in **Table P-1**. Forecasts developed by the Florida Housing Data Clearinghouse (University of Florida, Shimberg Center for Affordable Housing) are included for comparison purposes.

Seasonal Population

Based on historical growth, projections were calculated for the years through 2030. Seasonal population is not anticipated to greatly impact Apopka during the planning horizon, as approximately 1,200 seasonal residents (based on 455 additional seasonal dwelling units) are anticipated between the years 2010 and 2030. The seasonal population was added to the permanent population, as required by the State, for the purpose of calculating future public service and infrastructure.

TABLE P-1: APOPKA HISTORICAL POPULATION AND POPULATION PROJECTIONS

Year	Actual Apopka Pop (BEBR)	Shimberg Center Forecast	Orange County	Apopka Actual Share of County Population	Linear Forecast		Geometric Forecast		Parabolic Forecast		Adjusted Forecast
					Apopka Share	Apopka Population	Apopka Share	Apopka Population	Apopka Share	Apopka Population	Apopka Population
1965	3,812		302,200	1.30%							
1970	4,045		344,311	1.20%							
1975	5,265		424,552	1.20%							
1980	6,019		471,016	1.30%							
1985	7,935		554,659	1.40%							
1990	13,611		677,491	2.00%							
1995	18,449		758,962	2.40%							
2000	26,642		896,344	3.00%							
2005	34,801		1,043,437	3.30%							
2010		43,862	1,139,864		3.30%	37,481	3.60%	40,474	4.10%	47,177	**41,983**
2015		52,601	1,299,015		3.60%	46,321	4.10%	53,084	4.90%	64,000	**56,953**
2020		60,998	1,437,418		3.80%	55,248	4.70%	67,602	5.80%	83,481	**74,289**
2025		68,785	1,636,255		4.10%	67,434	5.40%	88,563	6.80%	110,960	**98,743**
2030		76,260	1,797,582		4.40%	79,074	6.20%	111,973	7.80%	141,070	**125,538**

Note: 1965 population is an estimate

Source: University of Florida, Bureau of Business and Economic Research (BEBR)
Orange County Population Source: 1965 - 2005 = BEBR Estimates
2010 - 2030 = Orange County's Population Projection (Website)

TABLE P-2: EVALUATION OF ALTERNATIVE FORECASTS

Characteristic	Population Trend Forecast			Shift-Share (Apopka to Orange County) Forecast		
	Linear	**Geometric**	**Parabolic**	**Linear**	**Geometric**	**Parabolic**
Assumptions	Apopka's population increases at a constant rate; relative growth rate diminishes over time.	Apopka's population increases at an increasing rate; relative growth rate remains constant over time.	Apopka's population increases at an increasing rate; relative growth rate increases over time.	Population growth in Apopka is a function of population growth in Orange County.		
Evaluation Statistics						
Coefficient of Relative Variation (CRV)	0.79	0.49	1.48	0.91	0.97	3.38
Mean Absolute Percentage Error (MAPE)	22.84	10.33	8.20	15.66	10.34	4.43
2030 Population Forecast	47,250	143,300	96,640	79,070	111,970	141,070
% Change from existing (2005)	35.8%	311.8%	177.7%	127.2%	221.7%	305.4%
Total Change from existing (2005)	12,450	108,500	61,840	44,270	77,170	106,270
Average Annual Growth Rate (2005 - 2030)	1.2%	5.8%	4.2%	3.3%	4.8%	5.8%

MAPE Value: Mean absolute percentage error (also known as MAPE) is measure of accuracy in a fitted time series value in statistics, specifically trending. It usually expresses accuracy as a percentage for various experiments. The lesser the MAPE value, the more accurate the projections.

CRV – The lower the value, the more accurate the projections.

Source: Land Design Innovations, 2009

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1

Ensure that the character and location of new and redeveloped land uses maximize the economic benefit to the land; complement the environmental and historic resources; and meet the housing and service needs of the current and projected population.

Objective 1

The City of Apopka shall review and amend its Land Development Regulations to ensure provisions are included which provide that infill development, redevelopment and new development proposals are appropriate to the topography, soil conditions and the availability of facilities and services.

Policy 1.1

New development or redevelopment must meet the adopted levels of service for public facilities as established by the Apopka Comprehensive Plan.

Policy 1.2

The public facilities that are needed to serve future development shall be provided by the applicant seeking a development permit and/or the City, in a timely manner that is concurrent with development.

Policy 1.3

Private or public electric utilities needed to support the future land use categories may be permitted by right or as a special exception in all land use designations.

Policy 1.4

Development will be encouraged in areas with excess capacities for public facilities, and discouraged in areas with deficient capacities for public facilities unless these facilities can be provided concurrently with development and adopted levels of service.

Policy 1.5

Public facilities and utilities shall be located to consider maximizing the efficiency of services provided, minimize their costs and minimize their impacts upon the natural environment.

Policy 1.6

The City of Apopka shall require property which is within the Utility Service Area, adjacent to the city limits and receiving city sewer, and/or water, to annex, and properties which will receive said services but which are not adjacent to the city limits, but within the Utility Service Area, shall file a deed of encumbrance to annex when the property becomes contiguous to the city limits.

Policy 1.7

The City of Apopka shall continue to require compensating storage for all flood water displaced by development below the elevation of the base 100-year flood and require the finished floor elevation of all inhabitable structures be located 1-foot above the base 100-year flood elevation.

Policy 1.8

The City of Apopka shall require all development which receives city water or sewer services to annex immediately following the time at which the property becomes contiguous to the Apopka City limits.

Policy 1.9

The Apopka Land Development Code shall include criteria for joint access and the distance which a curb cut must be from intersections, for all road classifications.

Policy 1.10

The City of Apopka shall protect the functionality and integrity of controlled access roadways as higher volume through-traffic corridors through the development of an adequate arterial and collector support system, as designated on the Future Transportation Map series.

Policy 1.11

The City of Apopka shall restrict direct access to arterial roads when access via another facility can be provided.

Policy 1.12

Residential neighborhoods shall be designed to include an efficient system of internal circulation and street stub-outs, when appropriate, to connect adjacent developments and link neighborhoods.

Policy 1.13

The City of Apopka shall work to consolidate and reduce the number of curb cuts in commercial areas through such methods as vehicular cross access agreements.

Policy 1.14

The Apopka Land Development Regulations shall include drainage standards which are based on lot coverage data specific to Apopka.

Policy 1.15

An assessment shall be made at the time of any and all Comprehensive Plan land use amendments of the soil conditions and topography of the subject property and the ability of the soils and topography to support the proposed density/intensity and land uses.

Policy 1.16

An analysis of proposed development and redevelopment based on recommendations, deemed appropriate by the City of Apopka, shall be contained in any existing or future hazard mitigation reports.

Policy 1.17

The City of Apopka shall coordinate existing and future land use water supply planning with all applicable governmental agencies, including municipal, county and regional plans, and St. Johns River Water Management District and the Florida Department of Environmental Protection.

Objective 2

The City shall continue to utilize state and federal funds, as applicable, to assist in revitalization of commercial, housing and infrastructure improvements to redevelop slum or blighted areas when such grants or monies become available.

Policy 2.1

The City shall utilize the terms "Slum Area" and "Blighted Area" as defined in 163.340, Florida Statutes.

Policy 2.2

The City's Redevelopment Plan shall be utilized, and updated on an annual basis during the budgetary process. The plan identifies funding mechanisms and sources which can be used in underutilized commercial and residential areas and addresses the use of tax increment financing, tax and benefit assessment districts, public-private joint ventures, and utility fees and utility districts.

Policy 2.3

A Redevelopment Advisory Board shall be established and utilized as a means to gain input from the public for redevelopment issues throughout the City.

Policy 2.4

Annexations of properties adjacent to S.R. 436 and U.S. 441 shall include an analysis of the redevelopment of declining adjacent or on-site strip commercial areas and recommendations shall be made to identify alternatives to existing development.

Policy 2.5

The City of Apopka shall implement the recommendations of the parking study for the Central Business District and the Community Redevelopment Area, which investigated municipal-owned parking facilities, joint use/shared facilities and provisions for pedestrians in a phased timeline beginning in 2011.

Policy 2.6

The City shall continue to implement the requirements of the CRA Design Guidelines and the City of Apopka Development Design Guidelines in the Central Business District and the CRA area as well as throughout the City.

Policy 2.7

The City shall encourage building preservation and development in the Central Business District which are based on historic

character of the area through the use of the CRA Design Guidelines and enforcement of the City of Apopka Development Design Guidelines.

Policy 2.8

The City shall utilize regional drainage facilities where available which can provide off-site retention for development and redevelopment in the Central Business District and CRA area.

Policy 2.9

The City of Apopka Community Redevelopment Plan for the Community Redevelopment Area shall preserve the mixture of uses necessary to promote the historic character and function of the area.

Policy 2.10

The City of Apopka shall complete an Economic Development Study to facilitate the development of new employment bases for Apopka residents by December 2011.

Policy 2.11

By December 2013, the City shall conduct a small area master plan study of the Central Business District that will establish general guidelines to promote the new development and redevelopment of properties within this area.

Policy 2.12

As part of the Central Business District small area master plan, the City shall address the following components within the study:

- An analysis of whether to expand the boundaries of the Central Business District
- Promoting and maintaining a viable and healthy mixture of uses to include: office, retail, residential and civic
- Protecting the historic resources of the area
- Determining what infrastructure improvements need to be made to increase development and redevelopment potential
- Encouraging quality architectural design through development incentives
- Encouraging pedestrian oriented development and urban design features

- Incorporating relevant findings of the Redevelopment Implementation Plan

Policy 2.13

By July 2014, the City shall update the Land Development Code to implement the Central Business District small area master plan.

Objective 3

The City of Apopka shall implement the Future Land Use Map and discourage the proliferation of urban sprawl by promotion of land uses which are consistent with its character and that are coordinated with planned and proposed regional and local transportation and other public facilities.

Policy 3.1

Each Future Land Use Map classification shall have a permitted primary use or uses and permitted secondary support uses. Secondary support uses shall require a special exception review or permit issued through the Planned Unit Development process. All special exceptions shall be accompanied by a site plan. The Planned Unit Development process is a form of performance zoning which may be applied to any land use category and is designed to provide the following:

1. provide an alternate method of land development not available within the framework of other zoning districts to special projects which merit such treatment;

2. allow the development of sites that would normally be difficult to develop due to topography, soils, or other site specific features;

3. promote the most compatible, beneficial use to adjoining neighborhoods;

4. preserve significant environmental, topographical or natural features;

5. allow a variety of housing types;

6. accommodate mixed uses;

7. offer a maximum amount of open space and recreational amenities;

8. prevent urban sprawl through the use of infill development and maximum use of existing public facilities currently in place.

Planned Unit Development may not be pursued simply as a means to circumvent traditional zoning requirements within the Land Development Code.

Policy 3.1.a

Agriculture Estate

The primary designation of this land use category shall be single-family dwelling units not to exceed one unit per two acre or less (1du/2ac) designed to facilitate a definite agriculture component, supporting infrastructure and public facilities sites of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

1) Institutional uses of two acres of less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.b

Residential Estate

The primary use shall be single family dwelling units up to 1 dwelling unit per acre, supporting infrastructure and/or public facilities of less than two acres; elementary schools and middle schools.

Special exception uses shall include:

1) Institutional uses of two acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.c

Very Low Density Suburban Residential

The primary use shall be residential dwelling units up to 2 dwelling units per acre, elementary schools; middle schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) High schools
3) Supporting infrastructure and public facilities of two acres or more
4) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.d

Low Density Suburban Residential

The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) Supporting infrastructure and public facilities of two acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.e

Low Density Residential

The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

1) Institutional uses of five acres or less
2) Supporting infrastructure and public facilities of five acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.

(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.f

Low-Medium Density Residential

The primary use shall be residential dwelling units up to 7.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres, neighborhoods.

Special exception uses shall include:

1) Institutional uses of ten acres or less
2) Supporting infrastructure and public facilities of five acres or more
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Neighborhood commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.g

Medium Density Residential

The primary use shall be residential dwelling units up to 10 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than five acres.

Special exception uses shall include:

1) Institutional uses of ten acres or less;
2) Supporting infrastructure and public facilities of more than five acres;
3) Horticultural nurseries as a primary use;

Planned Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.h

High Density Residential

The primary use shall be residential dwelling units with a minimum of units per acre up to a maximum of 25 dwelling units per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres. The HDR-25 Designation may only be assigned to properties located with the geographical areas delineated with Maps 1-1.a to 1.1.e through a Future Land Use Map Amendment. Properties assigned the HDR-25 Designation must have access to a collector or arterial road, or planned as a component of a pedestrian-oriented, mixed-use, or planned as a component of a pedestrian-oriented, mixed-use master plan with internal "complete street" connectivity. Only properties located inside an HDR-25 eligibility area, as delineated in Maps 1-1.a to 1-1.e, are eligible to be assigned this designation through a Future Land Use Amendment.

Special exception uses shall include:

1) Institutional uses of ten acres or less;
2) Supporting infrastructure and public facilities of five acres or more;

Planned Development uses may include:

1) All primary uses
2) All special exception uses
3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.i

Commercial

Primary uses shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

Special exception uses shall include:

1) Institutional land uses of five acres or more
2) Elementary schools, middle schools and high schools
3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

1) All primary land uses
2) All special exception uses
3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.j

Office

Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of .30 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

Special exception uses shall include:

1) Commercial land uses may be permitted at a rate of 25 square feet of gross floor area ratio per 1,000 square feet of office building
2) Elementary schools, middle schools, and high schools, supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

(1) All primary land uses
(2) All special exception uses
(3) Single family or multi family residential development at a maximum density of 15 units per acre, when located in a primary use structure
(4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.k

Central Business District Overlay

The primary intent of the Central Business District overlay zone shall be to encourage business, commerce, and convenience shopping which shall conform to the historical intent and context of the Central Business District. The maximum floor area ratio shall be 2.0. No historic structure shall be made nonconforming.

Special exception uses for all designated land uses shall include:

(1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
(2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

(1) All primary land uses
(2) All special exception uses
(3) All Planned Development uses allowed in the underlying land use classification
(4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.l

Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

(1) All primary uses
(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.m

Agricultural

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

Greenhouses of less than five acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

1) Elementary schools; middle schools, high schools

Policy 3.1.n

Parks/Recreation

Public and private recreation sites are the primary land use in this category. Public recreation sites shall be permitted by right or by special exception in all future land use categories. Commercial recreation shall be permitted in the commercial land use category. The maximum floor area ratio shall be .20.

Special exception uses shall include:

Elementary schools; middle schools, high schools

Policy 3.1.o

Conservation

Conservation land uses are designated on the Future Land Use Map, and shall serve as a conceptual indicator of conservation and wetland areas. If the area or a portion of an area designated as Conservation on the map is determined not to be a wetland based on actual wetland delineation by the applicant, the Future Land Use Map designation shall be consistent with the remainder of the parcel. A formal Future Land Use Map amendment shall not be required to change the Future Land Use Map designation under the above circumstances. Residential land uses will be permitted at a density of one dwelling unit per twenty acres in any conservation area.

Policy 3.1.p

Institutional/Public Use

Primary uses shall include public buildings and facilities. Existing public buildings and facilities and public education sites may be designated as institutional on the FLUM.

The maximum floor area ratio allowed in the Institutional/Public Use category shall be 0.30 for single story buildings and 0.50 for multi-story buildings.

Policy 3.1.q

Community Redevelopment Area Overlay District

The primary intent of the Community Development Overlay District shall be to encourage the development of residential and business and commerce uses consistent with the city's Community Redevelopment Plan as adopted and administered by the City's Community Redevelopment Agency. Allowable uses shall include those permitted through the underlying land use and zoning designations. The maximum floor area ratio for non-residential uses shall be twice that permitted through the underlying land use designation. Residential densities shall be consistent with those of the underlying land use designation.

Special exception uses shall include:

1) Following a review to ensure compatibility and crime prevention through environmental design, the mixed use of commercial/office/residential structures shall be permitted.
2) All special exception uses permitted in the underlying land use classification.

Planned Unit Development uses may include:

(1) All primary uses
(2) All special exception uses
(3) All PUD uses allowed in the underlying land use classification
(4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.r.

Mixed-Use

The primary intent of the Mixed Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public

facilities uses to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. The following maximum gross intensity/density standards shall not be exceeded.

	Community Center	**Employment Center**	**Central Business District**	**Interchange (3)**
USES ALLOWED (1)				
Residential	50% max.	30% max.	50% max.	75% max
Commercial	60% max.	40% max.	60% max.	30% max.
Office/Medical	50% max.	90% max.	70% max.	
Light Industrial	0	20%	10% max.	
Recreation (Passive or Active)	20% min.	15% min.	15% min.	15% min.
Institutional/Public/ Civic	50% max.	40% max.	50% max.	40% max.
DEVELOPMENT STANDARDS				
FAR (2) Min.	0.25	0.25	0.25	*(see Note 3)*
Max.	0.6	1	2	1
Density Max.	10	15	15	25

NOTES:

(1) See LDC for definitions of Residential, Commercial, Office, Light Industrial, etc.

(2) Calculated per individual site or in the case of mixed use by development site.

(3) Use percentages to be calculated based on the entire Wekiva Parkway Interchange Vision Plan Area. See Policies ~~2~~0.79 and ~~2~~0.810 for densities/intensities by character district.

Designation of a Mixed-Use Category

In order to encourage innovative land use techniques, creative urban design, environmental protection and the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;

2. The CRA Overlay District depicted on the adopted FLUM;

3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and

4. Areas that have been subject to a *Small Area Study*.

Policy 3.1.s

Rural Settlement (Tier Density Max. 1 du/ac)

This land use designation is intended to apply within that area defined as the "Northern Area" in the Joint Planning Area Agreement between the City of Apopka and Orange County adopted on October 26, 2004, and other areas of the Wekiva Study Area as may be appropriate. The district is designed to facilitate development of single-family dwelling units and associated infrastructure which maximize the preservation of open space and promote the clustering of developments to both preserve and enhance the natural environment. This land use designation shall also include an agricultural component. Public facilities will be considered as Special Exceptions. Intensity of development within this land use category will vary depending upon the following framework:

a. Agricultural, not to exceed one residential unit per five acres (1 du/5 ac).

b. One residential unit per five acres (1 du/5 ac) with clustering required, with a minimum open space requirement of 25%.

c. Densities greater than one residential unit per five acres (1 du/5 ac) and less than one residential unit per one acre (1 du/1 ac) with clustering encouraged but not required, with a minimum open space requirement of 35%.

d. One residential unit per one acre (1 du/1 ac) in a development with an overall size of less than 25 acres, with clustering encouraged but not required, with a minimum open space requirement of 35%.

e. One residential unit per one acre (1 du/1 ac) in a development with an overall size of between 25 acres and 100 acres, provided the development is Planned Unit Development (PUD), with clustering required and a minimum open space requirement of 45%.

f. One residential unit per one acre (1 du/1 ac) in a development greater than 100 acres provided the development is greater than 100 acres and is a Planned Unit Development (PUD) with clustering required, with a minimum open space requirement of 50%.

All required open space within this land use category shall be permanently protected.

Special exception uses allowed:

1) Institutional uses of two acres or less.
2) Elementary schools; middle schools, high schools.
3) Supporting infrastructure and public facilities of two acres or more.
4) Horticultural nurseries as a primary use.

Policy 3.1.t

Agricultural Homestead

This land use category is intended to accommodate any agricultural or agricultural support use, particularly, farming operations, horticultural nurseries, greenhouses, agribusinesses, and residential dwelling units not to exceed one unit per ten acres (1 du/10 acres).

Greenhouses of less than ten acres may be permitted as a secondary use in all future land use categories after a special exception review for compatibility.

Special exception uses allowed:

1) Elementary schools; middle schools, high schools

Policy 3.2

Development and redevelopment shall be integrated with the adjacent land uses through:

(1) the creation of like uses; or
(2) creation of complementary uses; or
(3) mitigation of adverse impacts

Policy 3.3

New development and redevelopment must mitigate the adverse noise, visual, odor and vibration impacts created by that development upon all adjacent land uses that are not alike to the proposed development or redevelopment land use classification through requirements adopted as part of the land development regulations.

Policy 3.4

Established neighborhoods and emerging neighborhood units shall be protected by ensuring adequate public notice prior to land use designation and rezoning approvals of adjacent properties.

Policy 3.5

Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

Policy 3.6

By December 2014, the City shall develop a proposal for joint notification of development projects between the City and Orange County and the City and Seminole County.

Policy 3.7

By December 2013, the City of Apopka shall complete a study of the Central Business District and the Community Redevelopment Area to identify the mixture of uses necessary to promote the historic character and revitalization of the area. The recommendations adopted by the City Council shall be initiated within one year following the completion of the study.

Policy 3.8

All plan amendment and rezoning staff reports shall contain a section that explains how the proposed change is consistent with, and furthers, the intent of the Apopka Comprehensive Plan; the State Comprehensive Plan; and the Regional Policy Plan, and how it is coordinated with planned and proposed regional and local transportation system plans. These reports shall be forwarded to the appropriate City boards and made available for public inspection.

Policy 3.9

Administrative rezoning for annexed properties shall be completed within one year after adoption of the associated Comprehensive Plan future land use amendment.

Policy 3.10

Projects which have been approved for construction (i.e., obtained final engineering approval and obtained all required governmental agency permits) and projects within the scheduled review process for approval of construction plans at the time any comprehensive plan amendment is adopted will be considered to have vested rights providing that construction occurs within the allowable time periods as currently described through the developer's agreement or the City's Land Development Code.

Policy 3.11

A vested right(s) shall be found to exist by the city when the affected property owner demonstrates that (s)he, in good faith, upon some act or omission of the government has made such a substantial change in position or has incurred such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the right(s) (s)he has acquired. Application to the City within one year after adoption of any Comprehensive Plan amendment, shall be made by any person believing (s)he has a vested right. If the affected party fails within the one year time period to submit an application requesting determination of the existence of a vested right, no vested right shall be deemed to exist. The burden of proof that a vested right exists shall be on the applicant. The applicant shall be required to submit all documents demonstrating the existence of a vested right to the Community Development Director. Thereafter the City Attorney shall issue a written determination within 30 days as to whether the vested rights of a real property owner are assignable and the period of time within which the vested

rights may be exercised. Appeal to the City Council must be submitted within 10 days to the City Clerk.

Policy 3.12

A real property owner may claim a vested right to a substantive right but not to a procedural right. If determined to exist, the vested right shall be assigned to the land. Upon the City's determination that a vested development right exists which is different from that provided in this plan, issuance of a development order consistent with the vested rights shall not be deemed inconsistent with the Comprehensive Plan.

Policy 3.13

A. No non-conforming use of land or a structure shall be substantially expanded, i.e.:

- increase but not decrease the number of hotel, motel, or residential units in existence on the parcel of land or in a structure;

- increase of in excess of ten percent(10%) of the floor area of a structure; increase in excess of five percent (5%) of the number of motor vehicle parking spaces located on the parcel of land;

- increase in excess of five percent (5%) the number of hospital, nursing home, retirement home, or adult congregate living facility beds located in any structure;

- decrease by five percent (5%) or more the area of the parcel;

- increase in excess of five percent (5%) of the storage capacity for chemical or petroleum storage facilities located on a parcel of land nor be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district; nor shall the inconsistent use of land or a structure be used as grounds for adding other structures or uses prohibited elsewhere in the same land use district.

B. The lot containing a non-conforming use shall not be enlarged, increased, or extended to occupy an area of land greater in size than existed at the effective date of adoption or amendment of this Comprehensive Plan.

C. No non-conforming use shall be moved in whole or in part to another parcel of land which shall create a non-conforming use on the parcel of land to which the use is moved. No additional structure which is not consistent with the requirements of this Comprehensive Plan shall be erected in connection with such non-conforming use of land.

D. The non-conforming use of a building or parcel shall not be reinstituted after the use has been discontinued for 180 days.

E. A single family residence which has been maintained as a non-conforming use for five years and held in the same ownership, family ownership, family-inherited ownership, or a combination of these ownerships, for at least 25 years may be enlarged or replaced if destroyed, with the stipulation that the enlargement or replacement shall not increase non conformance to land development regulations.

Policy 3.14

The City shall consider the following when evaluating land use amendments, especially changes from very low density categories to higher density categories and voluntary annexation requests:

- Whether the amendment demonstrates a functional relationship of the proposed amendment to other more densely or intensely designated or development lands;
- The availability of public facilities and water supplies to service a more dense or intense land use; and
- Multi-modal transportation linkages between proposed residential use and neighborhood.

Policy 3.15

To coordinate land use with the elements of the comprehensive plan, Future Land Use Element subarea policies applicable to a specific parcel or geographic area may be appropriate. When a Future Land Use Map amendment is based upon data and analysis that assumes a development potential less than the maximum development potential allowed by the future land use designation on the amendment parcel, a subarea policy for the amendment parcel shall be adopted establishing the land use and development potential and public facilities mitigation, as necessary, that is supported by and consistent with the data and analysis. Development of the following parcels shall be limited as follows:

PROPERTY OWNER	OCPA PARCEL ID NUMBER	ACRES +/-	FAR RESTRICTION MAXIMUM	FUTURE LAND USE
Clonts Farms, Inc.	18-21-28-0000-00-001	11.00	FAR 0.15	Commercial
Gail W. Brown	18-21-28-0000-00-057	3.00	FAR 0.10	Commercial
Mid Florida Freezer Warehouses, Inc.	01-21-27-0000-00-060	35.96	FAR 0.50	Industrial
Marilyn S. Boughan Trust	01-21-27-0000-00-029 01-21-27-0000-00-081 01-21-27-0000-00-082	12.44	FAR 0.50	Industrial
RRP Properties, LLC	01-21-27-0000-00-080	4.10	FAR 0.50	Industrial
Leaders, et. al.	06-21-28-7172-03-310 06-21-28-7172-03-320 06-21-28-7172-03-330	3.75	FAR 0.50	Industrial
Federal Citrus Corp	18-21-28-0000-00-015 18-21-28-0000-00-016 19-21-28-0000-00-010	28.50	FAR 0.25	Mixed Use
Wesley G. Benton Life Estate	18-21-28-0000-00-003 18-21-28-0000-00-006	10.88	FAR 0.30	Mixed Use

Objective 4

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4, FAC and 62-301, FAC, floodplain storage; and identified threatened and endangered species and species of special concern as defined in 68A-27.003, 68A-27.004 and 68A-27.005 FAC.

Policy 4.1

The City of Apopka shall require development which destroys native trees, to replace cleared trees with similar species and maturity levels on a one to one ratio within practical limitations, for all areas of the City.

Policy 4.2

The City of Apopka shall protect its natural resources including wetlands as defined by 40C-4 and 62-302 FAC, floodplain storage and identified threatened and endangered species and species of special concern as defined in the Future Land Use Element.

Policy 4.3

Where listed species are found, the City of Apopka shall maintain necessary habitat for the protection of listed species pursuant to Rules 68A-27.003, 68A-27.004, and 68A-27.005, FAC, either through preservation or mitigation or relocation.

Policy 4.4

The City of Apopka shall continue to require all new development to retain a minimum of ½ inch of run-off from the entire project site. However, retaining 3 inches of runoff from the directly connected impervious area within the project site shall be required unless it is demonstrated that post-development recharge is equal or greater than pre-development recharge as stipulated in Section 40C-41, FAC.

Policy 4.5

The City of Apopka shall continue to require that pollution abatement be accomplished by retention of runoff from the developed site with filtration into the soil through the bottom of the retention pond or through an approved filtering media consistent with the St. Johns River Water Management

District's standards, unless more stringent measurements are required in other policies. The City shall require in its Land Development Regulations that stormwater treatment facilities be designed so that the quality of the stormwater runoff will not degrade the receiving water quality below the minimum conditions necessary to assure the suitability of the water body for the designated use, in accordance with the classifications established in Chapter 62-302.400, F.A.C.

Policy 4.6

The City of Apopka shall require that the littoral zones and photic zones of manmade stormwater management systems be designed to provide physical filtration of stormwater consistent with the requirements of the St. John's River Water Management District.

Policy 4.7

The City of Apopka shall utilize public lands for appropriate multiple uses, such as parks, stormwater management systems and preservation of natural habitats.

Policy 4.8

The City of Apopka shall protect the health, safety, and welfare of the public from the harmful effects of hazardous wastes by cooperating with the Florida Department of Environmental Protection (FDEP) and Orange County Environmental Protection Department (OCEPD) in the regulation and disposal of hazardous wastes.

Policy 4.9

The Apopka Land Development Regulations shall address and limit activities which have the potential to contaminate air, water, soil or crops.

Policy 4.10

Recreational development shall be limited to bike/pedestrian trails or passive recreation uses in areas adjacent to conservation areas.

Policy 4.11

The City of Apopka shall protect its potable water service by enforcing a wellhead protection zone, consisting of a 500' radius from the wellhead, in which potentially high risk land uses such as, but not limited to, industrial and manufacturing which use or store hazardous materials as defined by the U.S. Resource Conservation and Recovery Act and implemented by EPA are prohibited, consistent with FAC 62-521.200(7).

Policy 4.12

The City of Apopka, in cooperation which Orange County and the St. Johns River Water Management District (SJRWMD), shall ensure that the quality of surface water will meet state standards as detailed in Chapter 62-302.300 - 62-302.530 & 62-520.420 Florida Administrative Code (FAC).

Policy 4.13

The Aquifer Recharge Map in the Conservation Element shall serve as a map in the Future Land Use Map Series to identify and depict the aquifer recharge rates and areas within the corporate City limits of Apopka and any potential annexation areas.

Policy 4.14

The City of Apopka shall continue to coordinate with the Florida Fish and Wildlife Conservation Commission (FWC) and the Florida Natural Areas Inventory (FNAI) to update the listed species and their habitats described in the Conservation Element.

Policy 4.15

The City of Apopka recognizes the need to protect specific rare natural communities within the Wekiva Study Area. These include the longleaf pine, sand hill, sand pine and xeric oak communities. The City shall require that a site assessment produced by an environmental professional verify the existence or lack thereof of these natural communities on all sites over 10 acres in size.

- If portions of these communities (less than or equal to 50%) exist on potential development sites, they shall be protected. The development potential lost through this protection shall be allowed to be transferred to more

appropriate areas of the site. If more than 50% of the site is encompassed by one of these communities, 50% of the natural community shall be protected with the density transferred from the protected portion of the site to the developed portion.

- As part of this assessment, the developer shall identify any karst features that include but are not limited to sinkholes with a direct connection to the aquifer and other karst features located on the site. All development shall maintain buffers in accordance with Policy 15.2 of this element.

Objective 5

The City of Apopka shall utilize the Apopka Historical Properties Survey of 1992 to encourage the protection of its historic resources, defined to be all historic sites eligible for listing on the Florida Master Site File, through identification and implementation procedures.

Policy 5.1

The City of Apopka shall utilize the Apopka Historical Society and the Museum of the Apopkans as resource for historic preservation issues.

Policy 5.2

The study of land uses appropriate to the historic nature of the Central Business District and the Community Redevelopment Area shall include recommendations based on incentives to reuse existing historic buildings where feasible.

Policy 5.3

The City of Apopka shall continue to promote preservation of historical sites throughout Apopka by use of the Apopka Historical Properties Survey, the Register of Historic Places and the Florida Master Site File.

Objective 6

The City of Apopka shall provide water and sewer services within the corporate limits or to areas within its Utility Service Area as defined in the Amended and Restated Water, Wastewater and Reclaimed Water Territorial Agreement with Orange County. Amendment to the Agreement shall require amendment to the Comprehensive Plan.

Policy 6.1

The City of Apopka will continue to give first priority to existing or developing enclave annexation.

Policy 6.2

The City of Apopka shall give highest priority to capital improvements which address existing level of service deficiencies.

Policy 6.3

The development of a variety of employment centers shall be encouraged in large scale planning developments in an effort to maximize the development's internal capture rate.

Policy 6.4

The City of Apopka will continue to pursue with Orange County joint planning opportunities, including, definition of an area logical for annexation; provisions for annexation of enclaves; compatibility of adjacent land uses; utilization of a common set of socioeconomic data for the Apopka environs; an equitable financing mechanism for recreation facilities used by non-residents; and conflict resolution.

Objective 7

The City of Apopka shall ensure the availability of suitable land for utility and public facility use necessary to support proposed development through acquisition or dedication during the development process.

Policy 7.1

The provision and programming of needed public facilities shall consider the needs of the existing developed urban and suburban areas and newly developing urban areas.

Policy 7.2

The City of Apopka shall maintain a representative from the Orange County School Board on the Local Planning Agency to review of proposals in conjunction with school siting needs.

Objective 8

The Apopka Land Development Code shall continually be updated to include the use of innovative land development criteria or guidelines as new opportunities for innovation are developed.

Policy 8.1

Planned Unit Developments (PUD) shall provide effective integration methods to maximize mixed uses such as multimodal transportation corridors, open space areas, consistent architectural guidelines and/or materials, consistent landscape guidelines and an integrated vehicular management system.

Policy 8.2

Development proposals shall include effective multi-modal transportation systems which may include provisions for car pooling, van pooling, mass transit, bicycling and walking.

Objective 9

Should a resource planning and management plan be developed pursuant to Chapter 380, F.S., the City of Apopka shall immediately coordinate development requests with the appropriate state agencies.

Policy 9.1

An annual evaluation of the Apopka Comprehensive Plan shall contain a section reviewing new regional plans developed pursuant to Chapter 380 which include any area included in the Apopka Comprehensive Plan.

Objective 10

All new development within the Wekiva River Protection Area shall be very low suburban residential density of two units per acre or less in nature, unless a proposed development would have less impact on natural resources.

Policy 10.1

The subdivisions of land which interfere with the required setbacks of protection zones pursuant to s. 373.415 F.S. shall be prohibited.

Policy 10.2

The density/intensity of any development on parcels of property adjacent to the waterways or wetlands of the Wekiva River System shall be concentrated on those parcels farthest from waterways, wetlands or public lands.

Policy 10.3

Upon annexation, Future Land Use designations of properties within the Wekiva River Protection Area shall be consistent with the established Orange County's intensity or density and allowable use shall be consistent with those allowed by the Orange County Comprehensive Plan. City Land Use amendments shall not exceed the intensity or density upon annexation.

Objective 11

The City of Apopka shall ensure adequate land is available for new public schools consistent with the Orange County School Board site selection and development criteria.

Policy 11.1

The City of Apopka shall allow public schools, elementary through High School, in the future land use designations as follows:

City of Apopka
Public School Siting Locations
by Future Land Use Designation as Allowable Use

	Allowable School Use		
Future Land Use Category	**Elementary School**	**Middle School**	**High School**
Agriculture (1 du/5 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agriculture Estate (1 du/2 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Residential Estate (0-1 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Very Low Suburban (0-2.0 du/ac)	Allowed	Allowed	Allowed (SE)
Residential Low Suburban (0-3.5 du/ac)	Allowed	Allowed	Allowed
Residential Low (0-5 du/ac)	Allowed	Allowed	Allowed
Residential Medium-Low	Allowed	Allowed	Allowed

	Allowable School Use		
Future Land Use Category	**Elementary School**	**Middle School**	**High School**
(0-7.5 du/ac)			
Residential Medium (0-10 du/ac)	Allowed	Allowed	Allowed
Residential High (0-15 du/ac)	Allowed	Allowed	Allowed
Mixed Use	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas	Allowed (SE) Not Allowed in Industrial or Conservation Use areas
Rural Settlement (Tier Density 1 du/1 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Agricultural Homestead (1 du/10 ac)	Allowed (SE)	Allowed (SE)	Allowed (SE)
Commercial	Allowed (SE)	Allowed (SE)	Allowed (SE)
Office	Allowed (SE)	Allowed (SE)	Allowed (SE)
Industrial	Not Allowed	Not Allowed	Not Allowed
Parks / Recreation	Allowed (SE)	Allowed (SE)	Allowed (SE)
Conservation	Not Allowed	Not Allowed	Not Allowed
Institutional / Public Use	Allowed	Allowed	Allowed

Note: SE = Requires Special Exception
Source: Apopka Community Development Department, 2002

Policy 11.2

Public schools shall be developed in accordance with: (1) the Apopka Land Development Code (to the extent that the code is not in conflict with State or federal requirements); (2) the requirements of any mutual agreement between the City of Apopka and the Orange County School Board, which are consistent with this Comprehensive Plan; and (3) the following criteria for new public schools:

a. Schools shall be located in close proximity to existing or anticipated concentrations of residential development except for high schools and except for specialized schools which are suitable for other locations due to special characteristics.

b. Schools should generally be located away from industrial uses, airports, railroads, limited access roadways and other facilities which might adversely impact the schools

due to noise, vibration, odors, dust, toxic materials, traffic conditions, and/or other substantial hazards.

c. Schools shall minimize detrimental impacts on residential neighborhoods, hospitals, nursing homes, adult communities and similar uses through proper site location, configuration, design, layout, access, parking, and buffers. Detrimental impacts can include, but shall not be limited to school yard noise, parking, and traffic.

d. School size and land area requirements for elementary, middle and high schools shall meet the minimum standards established by the Orange County School Board.

e. Sites should be of sufficient size to ensure that buildings and ancillary facilities, as well as future expansions can be located away from flood plains, flood prone areas, wetlands, and other environmentally sensitive areas, and will not adversely impact historic or archaeological resources.

f. Public utilities (e.g. water, sewer, stormwater, and fire protection facilities) shall be available to the site.

g. Sites shall have on or direct access to a collector or arterial road and have safe and suitable ingress and egress for pedestrians, bicycles, cars, busses, service vehicles, and emergency vehicles. Ingress and egress shall not create detrimental impacts on roads adjacent to the site.

h. Mass transit or a public bus stop shall be located near the site when possible.

Policy 11.3

The City shall seek to co-locate public facilities, such as parks and recreation, community centers, and Orange County branch libraries, with schools to the greatest extent possible. In collocating facilities, the City shall use the following guidelines:

· Elementary Schools. Playgrounds may be collocated with elementary schools. In areas with densities high enough to support them, a neighborhood park with facilities for the elderly, a neighborhood recreation center, and a library sub-branch may be included.

- Middle Schools. Community parks and athletic fields are appropriate to be co-located with middle schools. A community center and a library sub-branch or branch may be included depending on the school's location and the population served.

- High School. Community parks with a community center and athletic fields may be collocated with high schools. A main branch library is also appropriate. If justified by the population to be served, a district park could be co-located with the school.

- School site combinations. Combinations of adjacent elementary, middle school, and high school sites may co-locate playgrounds, community parks, athletic fields, community centers and a library sub-branch if justified by the location and the population to be served. Appropriate land uses should be considered to each combination.

Policy 11.4

In order to ensure increased opportunities for coordination of land planning efforts with the Orange County School Board, the City shall continue to include representation by the Orange County Public Schools in the Local Planning Agency.

Policy 11.5

The City shall meet annually with the Orange County School Board or its representative to develop a school siting map, identifying potential location for new schools to serve anticipated growth.

Objective 12

The City shall maintain regulations in the LDC to implement the four Small Area Concept Plans for the Expressway, Plymouth, West and Northwest study areas.

Policy 12.1

The City shall coordinate with Orange County to shape the growth in this part of the county in a manner consistent with the Small Area master plans included within the Future Land Use Element.

Policy 12.2

Areas shown and assigned land use designations in the Small Area Study Master Plans which are not within the City's jurisdiction are only conceptual and do not assign any legally binding land uses. Should these areas be annexed, a Comprehensive Plan amendment will be required to officially designate them on the Future Land Use Map consistent with the land uses shown on the master plan included within the Future Land Use Element.

Policy 12.3

All development proposed within the boundaries of the four small area studies shall incorporate the following elements to the maximum extent feasible:

1. Public view/access to natural lakes within the study areas shall be preserved.

2. Residential developments around public lakes should be required to provide public streets, sidewalks or public parks around lakes instead of locating homes between the roads and the lakes.

3. Local streets should be designed in a grid system to the maximum extent possible and relate functionally to the surrounding arterial road network.

Policy 12.4

The City shall investigate the possibility of obtaining grant funds to install improvements at the gateways/focal points shown on the master plans of the four study areas. Improvements include coordinated directional signage, specialized landscaping, street furniture, fountains and landmarks/monuments.

Policy 12.5

The City shall support the construction of the Wekiva Parkway.

Policy 12.6

The City shall coordinate with the Expressway Authority and individual property owners to ensure that the borrow pits that result from the construction of an expressway can be reclaimed and redeveloped. The City shall adopt special design

standards by July 2012 to accommodate development in these locations.

Policy 12.7

The City shall include standards within the Land Development Code to ensure that development around Lake Apopka is consistent with the issues addressed in the Lake Apopka Planning Initiative, including protection of public access to Lake Apopka; protection of view sheds; integration of recreational uses; and incorporation of water-oriented commercial and recreational uses that can support eco-tourism.

Policy 12.8

The City shall establish a plan for improvements to the main access points to the Expressway Study Area. Improvements may include landscaping or monuments/signs to indicate the entrance to a neighborhood.

Policy 12.9

The City shall establish a plan for improvements to the main intersections in the Expressway Study Area, as shown in the master plan. Improvements may include roundabouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

Policy 12.10

The City shall ensure, through the Code Enforcement procedures, that industrial uses in the Expressway & Plymouth Study Areas are maintained in proper form so that they do not become a disincentive to attracting future economic development to the area.

Policy 12.11

The City shall consider an ordinance implementing Transfer of Development Rights to preserve any parcels along Lake Apopka that are still under private ownership.

Policy 12.12

The City shall ensure that the land development code includes requirements for adequate buffering to be provided between the airport/industrial uses and residential areas shown in the Plymouth master plan.

Policy 12.13

The City shall coordinate with FDOT and the County to build the proposed Lust Road extension as a tree-lined, scenic boulevard that will service the entire Plymouth area and would serve as the boundary for development expansion closer to Lake Apopka.

Policy 12.14

The City shall establish a plan for improvements to the main access points to the Plymouth Study Area – Proposed Apopka Bypass, Hermit Smith Road, and the proposed Lust Road intersection with U.S. 441. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood.

Policy 12.15

The City shall establish a plan for improvements to the main intersections in the Plymouth Study Area, as shown in the master plan. Improvements may include round-abouts, uniform landscaping or streetscape furniture, islands or monuments/fountains.

Policy 12.16

Within the "West" Study Area non-residential developments shall be designed to preserve the low-key, small-scale type of development that characterizes the West study area. Large-scale commercial developments such as department or discount stores shall be limited to U.S. 441.

Policy 12.17

The City shall establish a plan for improvements to the three main access points to the West Study Area from U.S. 441 - Junction Road, Hermit Smith Road and Plymouth Sorrento Road, and major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

Policy 12.18

Within the "Northwest Study Area", the City shall coordinate with Orange County and the property owners to develop passive

recreation uses on the site currently used for mining. This area is adjacent to the Northwest Orange County Improvement Center, the site of the Annual Zellwood Sweet Corn Festival. These two parks could be joined, and connected to other parks in the adjacent neighborhoods through landscaped trails.

Policy 12.19

The City shall establish plans for improvements to the main access points to the Northwest Study Area, as well as major intersections as shown in the master plan. Improvements may include uniform landscape islands or monuments/signs to indicate the entrance to a neighborhood, coordinated streetscape furniture.

OBJECTIVE 13

The City of Apopka shall implement the Joint Planning Area Agreement (JPA) between the City of Apopka and Orange County adopted on October 20, 2004.

Policy 13.1

By December 2013, the City of Apopka shall amend the land development code to incorporate the Joint Planning Area Agreement requirements.

Policy 13.2

The City shall utilize the Joint Planning Agreement as a guide for the review of projects and to assist in coordination between Apopka and Orange County which include the following items:

a. Joint planning area;

b. Utilities/On site disposal systems; stormwater; Wekiva Parkway Interchange Land Use Plan;

c. Planning and development within the Joint Planning Area;

d. Public Services.

Policy 13.3

The City shall annually review the JPA and the land development code to ensure applicability of current and future

needs in relation to the requirements of the Joint Planning Agreement.

Objective 14

In an effort to manage development in the Wekiva Study Area in a way that ensures that the sensitive environmental resources are protected, , the City of Apopka shall utilize the best available data for land use amendments and development review from the St. Johns River Water Management District, the Fish and Wildlife Conservation Commission, the Department of Environmental Protection and other agencies.

Policy 14.1

The City of Apopka shall review all Future Land Use Map amendments which propose to increase densities/intensities in the Wekiva Study Area shall: optimize open space, and promote a pattern of development that adequately protects the natural resources, most effective recharge areas, karst features, and sensitive natural habitats of the area.

Policy 14.2

The City of Apopka shall review all plans for development which have identified sensitive resources to ensure it will be protected through approaches which may include coordinated greenway plans, dedication of conservation easements, acquisition of property, clustering of residential development, density credits and incentives, and low to very low density development.

Policy 14.3

No portion of any individual commercial or residential lot that is unbuilt may be counted towards the minimum open space requirements of Future Land Use Element Policy 3.1.s.

Policy 14.4

Stormwater facilities may be counted toward meeting the required open space standards, based upon the following conditions:

- Lined stormwater facilities cannot count toward the requirements. The entire facility must be pervious.
- No more than 50% of the open space requirements can be met with wetlands. Stormwater retention/detention

areas shall not count for more than 50% of the required open space percentages.

- Protected wetlands shall not count for more than 50% of the required open space percentages.
- Stormwater retention/detention areas and protected wetlands may be combined to meet the required open space percentages, but in no case shall the stormwater retention/detention areas and protected wetlands count for more than 75% of the required open space percentages.
- Lands with pervious surfaces utilized for sports or active recreation, provided that such lands shall not count more than 25% towards any open space requirements and the open space is permanently protected through conservation easements or similar binding mechanisms.

Policy 14.5

The following surveys and studies are required to be submitted with a subdivision plat or site plan or its functional equivalent, such as Planned Unit Developments for any project 30 acres in size or larger, and shall be conducted by a qualified environmental professional or a licensed geologist to evaluate the location and presence of sensitive environmental features.

1) An analysis of soils and other geotechnical information, using data such as the Wekiva Aquifer Vulnerability Assessment, to determine the location of the most effective recharge areas as the term is used in Rule 40C-41.063(3), F.A.C. or soils determined by the U.S. Soil Conservation Service to be Type "A" Hydrologic Soils Group which are considered to be the most effective recharge areas.

2) An analysis of the site to determine the location and nature of sinkholes and other karst features of the property such as stress-to-sink and other direct connections to the aquifer including an analysis to determine the depth to water table, the location of the Floridan aquifer relative to ground surface, and the thickness and extent of protective clay layers over the aquifer. This analysis may include the use of geophysical surveys, such as microgravity, ground penetrating radar surveys and soil borings or their appropriate alternatives and may be supplemented with

documented locations of sinkholes, light detection and ranging surveys (LIDAR) and aerial photographs.

3) An analysis of the site to determine the location of sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. This analysis shall be coordinated with the Florida Fish and Wildlife Conservation Commission and the Florida Department of Environmental Protection.

4) If the site will not be served by the sanitary sewer system, a comparative nitrate loading analysis for the proposed development shall be prepared using professionally acceptable methodology based on the existing land use at the time of this amendment versus the proposed land use activity at build-out. The analysis may take into account specific on-site best management practices and compensatory reduction off-site through the expansion of central sanitary sewer. The analysis must demonstrate, with all factors taken into account, that there is no increase in nitrate loading to groundwater. The comparative nitrate loading study submitted as data and analysis as part of the comprehensive plan amendment shall be deemed to meet this requirement.

Policy 14.6

Open space is defined as the land area that remains undeveloped or minimally developed, such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for conservation purposes. Open space excludes water bodies, lots, street rights of way, parking lots, and impervious surfaces. Open space areas may include stormwater management areas that follow recommended BMPs as provided in Policy 14.5.

Policy 14.7

Priority for preservation and dedication of open space shall be given to the following resources: most effective recharge areas, wetlands, springs, spring runs, sinkholes, surface and subsurface caves, karst features, karst features with a direct connection to the aquifer and sensitive natural habitats including Long Leaf Pine, Sand Hill, Xeric Oak Scrub and Sand Pine scrub vegetative communities.

Policy 14.8

The following maps are included in **Appendix 1**-2 of the Future Land Use Element and are hereby incorporated into the Future Land Use Map series as overlays; the Wekiva Study Area Boundary Map, the Recharge Area Map, the Karst Topography Features Map, and the Xeric Oak Scrub, Sand Pine Scrub, and Sandhill (Longleaf Pine Habitat) Map . These overlay maps also serve to delineate the most effective recharge areas, karst features, and sensitive natural habitats including Longleaf Pine, Sand Hill, Sand Pine and Xeric Oak Scrub. The overlay map series are based on the best available data and analysis.

Objective 15

Site plans, subdivisions or their functional equivalent, such as Planned Unit Developments, within the Wekiva Study Area shall meet the design standards as set forth in the following policies.

Policy 15.1

Conservation subdivision designs shall include:

1) Clustering of units on small lots;
2) Establishment of open space, which shall be connected whenever possible, in recordable easements, plat or other recordable instrument. Open spaces percentages shall be as provided for in Policies 3.1.s;
3) Central water and sewer treatment facilities connected to the regional system; and
4) Minimal site disturbance.

Policy 15.2

Where feasible, development shall be buffered from springs, spring runs, sinkholes, caves and other karst features as shown below. The minimum buffer area shall consist of a setback that retains all natural vegetation within the buffer area.

Feature	Minimum Buffer
Springs	300 feet
Spring runs	150 feet
Sinkholes, with a direct connection to the aquifer	200 feet, measured from the drainage divide
Other sinkholes	100 feet, measured from the drainage divide
Caves	One-half mile, measured on the

Feature	Minimum Buffer
	surface from the centerline of the cave system
Other karst features with a direct connection to the aquifer (swallet or stream to sink)	200 feet, measured from the drainage divide

Policy 15.3

Where a lot of record is too small to accommodate development in compliance with the buffers set forth in Policy 15.2, all allowable use may be established provided that the building and associated paved areas are located the maximum distance possible from the karst features, and further provided that a swale and berm are located between the development and the karst feature. The swale and berm shall be designed to direct drainage away from the karst feature.

Objective 16

In order to minimize the contribution of nitrates to groundwater and to foster long-term stewardship of the springs, special design and Best Management Practices (BMPs) shall be instituted for all development within the Wekiva Study Area.

Policy 16.1

Development shall use joint or shared access to the maximum extent feasible in order to minimize impervious surfaces.

Policy 16.2

Non-residential development shall use shared parking to the maximum extent feasible in order to minimize impervious surfaces. All parking lots with 100 or more spaces shall be designed with a minimum of twenty (20) percent of the parking spaces in pervious area.

Policy 16.3

Design of parking lots, sidewalks, buildings and other impervious surfaces shall minimize connections between impervious surfaces through techniques shown on a site plan such as:

1) Directing flows from roof drains to vegetated areas or to rain barrels or cisterns for reuse of the water;

2) Directing flows from impervious surfaces so that they drain to vegetated buffers or natural areas; and

3) Breaking up flow directions from large paved surfaces.

Policy 16.4

Porous pavement materials, pervious concrete, and pervious asphalt should be used to minimize the amount of impervious surface with new development and redevelopment.

Policy 16.5

Commercial and industrial development shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development, as follows:

1) Avoid or minimize the removal of existing trees and vegetation;

2) Minimize soil compaction by delineating the smallest disturbance area feasible; and

3) Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Objective 17

Proposed amendments to the Future Land Use Map (FLUM) within the Wekiva Study Area shall meet the criteria in the following policies:

Policy 17.1

Demonstrate that the proposed land use category is the least intensive category that will meet a demonstrated need of the use; and

Policy 17.2

All proposed land use amendments for properties over 30 acres in size will include an analysis to determine appropriate specific onsite BMP's and compensatory treatment for nitrate/nitrogen reduction, both on-site and off-site,

including, if necessary, through connection to central sanitary sewer. The analysis must demonstrate, when all factors are taken into account, that there is no increase in nitrate/nitrogen loading to groundwater and surface water.

Objective 18

~~Prior to December 2010~~, T~~t~~he City shall implement the~~adopt a~~ Wekiva Parkway Interchange Land Use Plan adopted on September 15,2010, which ~~that~~ addresses the requirements of Section 369.321(1) F.S. as it relates to coordinated planning within the Wekiva area.

~~**Policy 18.1**~~

~~The City will evaluate the area within a minimum one mile radius from the proposed interchange and develop a Vision Plan and a subsequent Land Use Plan.~~

Policy ~~1~~8.21

The City shall implement ~~primary intent of~~ the Wekiva Parkway

Interchange Vision Plan, which ~~is to develop a conceptual master plan to~~ guides the location of a range of uses, such as residential, office, commercial, industrial, recreation, public and institutional, at various densities and intensities around the proposed interchange. ~~The Wekiva Parkway Interchange Land Use Plan will establish the Future Land Use categories for the various sites contained within the study area.~~

~~**Policy 18.3**~~

~~The City will continue to coordinate the Interchange Vision Plan and the Land Use Plan with Orange County so that both Comprehensive Plans can be amended consistently.~~

~~**Policy 18.4**~~

~~A draft Interchange Vision Plan will be created to gather community input and collaboration with respective agencies and will become the basis for the Land Use Plan, to be adopted prior to December 2010.~~

~~**Policy 18.5**~~

~~The land use pattern and associated densities and intensities within the Interchange Study Area shall be established based upon a balance of the economic needs of the region in~~

~~proximity to the interchange and consideration of environmental resources and the availability of public services.~~

Policy ~~1~~8.62

Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. These standards shall address creative planning solutions to protect environmentally sensitive lands, such as:

Open Space

Standards will be developed for appropriate percentages of open space for single parcels and/or for the entire Interchange Study Area.

Clustering:

Standards will be developed to allow multiple land owners to aggregate parcels for the purpose of calculating density/intensity and developing cohesive clusters of higher density/intensity in the area closest to the interchange and major intersections in the study area.

Transfer of Development Rights (TDR):

A TDR system shall be developed to allow land owners that have sensitive lands or lands farthest from the interchange, to sell density/intensity rights to owners of lands closest to the interchange. The vision plan will analyze the potential sending and receiving areas.

Form-Based Regulations:

Develop form-based regulations for the study area to ensure the Vision Plan is implemented.

Policy ~~1~~8.73

The development standards within the Interchange Study Area shall be applied through a zoning overlay, or similar method, that encompasses the study area. Developer agreements may be required.

Policy ~~1~~8.84

If a parcel is severed by the one-mile radius or is under common ownership, either the entire parcel will be included or excluded from the study area based upon the Vision Plan.

Policy ~~1~~8.8~~5~~

In the event that the Wekiva Parkway is not constructed, it is anticipated that the Wekiva Parkway Interchange Plan will be reevaluated and appropriate comprehensive plan amendments adopted to address then-existing development and future land use designations within the Wekiva Parkway Interchange Plan Area.

~~Policy 18.9~~

~~The change to Mixed Use land use category for sites within the Wekiva Parkway Interchange Study Area will become effective at the time the Kelly Park interchange is officially designated by the Expressway Authority. Until such time, the sites shall be designated as depicted on the Northwest Area Conceptual Master Plan included in the Joint Planning Agreement as Exhibit 'F'~~

Policy ~~1~~8.11~~7~~

Public school capacities and facilities serving the Project Orlando site shall be addressed with the rezoning and DRI processes. No increase in density above the vested 67 dwelling units shall be permitted by the City until it is demonstrated that adequate public school facilities are available to meet the increased demand.

~~Policy 18.12~~8

~~Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be~~

~~permitted by the City which shall not exceed 7,000 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.~~

Policy 18.8

Prior to the completion of the interchange, but following the official designation of the interchange location by the Expressway Authority, a development program may be permitted by the City which shall not exceed 17,907 average daily vehicle trips external to the Project Orlando project, subject to rezoning and a traffic study.

(Revised - Ord. No. 2317, 10-02-2013)

Policy ~~1~~8.89

A parcel assigned a land use designation during the 2010-1 or 2010-2 large-scale comprehensive plan amendment cycles, shall not be assigned a city residential zoning category or obtain a rezoning for residential uses until Orange County Public Schools has either issued a finding of school capacity or a school capacity enhancement agreement to the applicable property owner, excepting those parcels having a diminimus impact on public schools as defined in the Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Objective 19

New development in the City shall comply with "Smart Growth" principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl. The following policies shall be incorporated into the City's LDC prior to the next required Evaluation and Appraisal Report.

Policy 19.1

Development in the mixed-use categories, and where appropriate in other land use categories, shall provide pedestrian-friendly street design.

Policy 19.2

New development, as well as infill development where feasible, shall provide interconnected street grid

networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, rollerblades, scooters and walking as daily transportation; connectivity to public transit; and a land use mix that demonstrates reduced external trips by encouraging internal trips.

Policy 19.3

New infill development in the mixed-use categories shall provide shops, offices and homes within neighborhoods, including mixed uses in one structure, to offer opportunities to encourage walking and/or live and work environments.

Objective 20

Ensure development within the City of Apopka surrounding the Wekiva Parkway interchange will occur in a predictable, yet flexible manner consistent with the intent of the Wekiva Parkway and Protection Act, the community vision, and the City's economic development goals, and which will provide a balanced land use scenario that can accommodate economic and residential growth in the context of the environmental concerns identified within the Wekiva Parkway and Protection Act, and that can serve as the primary targeted area for greenfield development within the Wekiva Study Area.

Policy 20.1

The Wekiva Parkway Interchange Plan is composed of three elements: the *Wekiva Parkway Interchange Vision Plan*, the *Wekiva Parkway Interchange Land Use Plan*, and the *Wekiva Parkway Interchange Goal, Objectives, and Policies*. The *Wekiva Parkway Interchange Vision Plan*, adopted as part of the Future Land Use Overlay Series found in Appendix 1-2 of the Future Land Use Element, represents a conceptual scenario that demonstrates the intent of the Wekiva Parkway Interchange Plan and will guide the development of lands located within the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Land Use Plan and the Wekiva Parkway Interchange Goal, Objectives, and Policies shall represent the regulatory elements of the Wekiva Parkway Interchange Plan. The land use configuration and distribution demonstrated on the Wekiva Parkway Interchange Vision Plan are intended to illustrate the potential application of the adopted Wekiva Parkway Interchange Vision Plan policies; however, the specific

details for each development phase will be established through the approval of development plans consistent with the Wekiva Parkway Interchange Goal, Objectives & Policies, the Wekiva Parkway Interchange Land Use Plan, and the regulations established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.2

The Wekiva Parkway Interchange Vision Plan shall be applicable within Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Vision Plan Area is generally comprised of a one-mile radius emanating from the anticipated Wekiva Parkway Interchange. The exact configuration is based upon a logical, parcel-specific boundary consistent with the intent of capturing a one-mile radius.

Policy 20.3

The annexation, land use change, and subsequent development of lands located within the Wekiva Parkway Interchange Plan Area for Apopka and the Wekiva Interchange Land use Plan Overlay for the County shall be consistent with the adopted Interlocal Agreement between Orange County and the City of Apopka regarding Wekiva Interchange Land Use Plan Overlay.

Policy 20.4

Prior to approving the first development plan within the Wekiva Parkway Interchange Vision Plan Area, the City shall adopt the Wekiva Parkway Interchange Form-Based Code establishing the design and development standards for the Wekiva Parkway Interchange Vision Plan Area. The Wekiva Parkway Interchange Form-Based Code shall be based on the criteria contained within the Wekiva Parkway Interchange Goal, Objectives, and Policies.

Policy 20.5

The Wekiva Parkway Interchange Vision Plan identifies the approximate location of the character districts necessary to support the anticipated development program within the Wekiva Parkway Interchange Vision Plan Area. The location and/or boundaries of the character districts shown on the Vision Plan are illustrative only, and it is the intent of the City that locations and boundaries can be refined through an administrative review, except where other review and approval procedures are specified, in either the Comprehensive Plan or the Wekiva Parkway Interchange Form-Based Code. The specific boundaries and locations of

character districts **and overlay districts** will be established through the approval of development plans, as established through the Wekiva Parkway Interchange Form-Based Code procedures.

Policy 20.6

Deviations in the area-wide densities and/or intensities established in the Wekiva Parkway Interchange Land Use Plan, or proposed design elements that are not consistent with the Wekiva Parkway Interchange Goal, Objectives, and Policies shall require a comprehensive plan amendment.

Policy 20.7

The Wekiva Parkway Interchange Form-Based Code shall include regulations governing the following community design elements for the Wekiva Parkway Interchange Plan area:

- An interconnected network of streets and paths designed to encourage pedestrian and bicycle travel, with traffic calming where appropriate;
- A complementary mix of land uses, including residential, employment, recreational, and civic;
- Appropriate densities and intensities of land uses within walking distance of transit stops; and
- Daily activities within walking distance of residences, public uses, streets and open spaces that are safe, comfortable and attractive for the pedestrian, with adjoining buildings open to the street and parking designed so as not to interfere with pedestrian and bicycle travel.

Policy 20.8

The Wekiva Parkway Interchange Form-Based Code shall include provisions requiring that the land uses incorporated into the Wekiva Interchange Vision and Land Use Plans are physically and functionally integrated, including a connected and continuous system of pedestrian facilities.

Policy 20.9

Development within the Wekiva Parkway Interchange Plan Area shall be assigned a Mixed-Use Interchange future land use designation and shall accomplish an overall mix of residential and non-residential uses as outlined in Policy 3.1.r. Assignment of the Mixed-Use Interchange Land Use future land use designation shall require an amendment to the Comprehensive Plan. This policy shall not be construed

to remove any existing entitlements upon property within the Wekiva Parkway Interchange Plan Area, nor shall it prevent development consistent with the existing future land use designations. Development occurring under the existing future land use designations shall comply with the design criteria included in the Wekiva Parkway Interchange Plan to the extent that the criteria does not conflict with the existing future land use designation.

Policy 20.10

The City shall ensure that areas of greatest density and intensity within the Wekiva Parkway Interchange Plan Area are located at and between the two major intersection nodes at Kelly Park Road/Golden Gem Road and Kelly Park Road/Plymouth-Sorrento Road, but not upon areas of Karst formations. The Wekiva Interchange Form-Based Code shall require a mix of uses consistent with Wekiva Interchange Plan and shall establish a system of transfer of development rights to encourage increased density and intensity within Wekiva Parkway Interchange Plan Area. Development at the outer edges of the mixed-use area shall maintain compatibility with the lands adjacent to the Wekiva Interchange Plan Area by reducing density and intensity or by providing substantial buffers, landscaping, height, and lighting controls. The City shall also allow transfer of development rights to maintain 20% open space in the overall Study Area. Densities and intensities allowed within the Wekiva Parkway Interchange Plan Area character districts shall be as shown on **Table 20.10:**

Table 20.10: Wekiva Parkway Interchange Character District Standards

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Village Center (VC) Safe, vibrant and pedestrian-oriented mixed-use area. Each Village Center may include a Core of up to 40 acres each.	Residential, retail, commercial, office and entertainment uses. Horizontal mixed-uses shall be allowed, but vertically mixed-uses are preferred.	**Min:** 200 **Max:** 380 (40 acres max. of VC Core in each village)	**Min:** 7.5 **Max:** 25 **District Average:** 12	**VC Core:** **Min:** 0.3 **Max:** 1.0 **Average:** 0.5 **Balance of VC:** **Min:** 0.25 **Max:** 0.7 **Average:** 0.35	10% minimum in the form of public plazas and small park spaces that are urban in character.
Interchange Accommodate highway-oriented vehicular service uses and provide a transition between the fast traffic exiting the highway and the pedestrian Village Center.	Highway-oriented uses, such as automobile service & repair, retail, office, and limited high density residential.	**Min:** 175 **Max:** 380	**Min:** 7.5 **Max:** 15	**Min:** 0.1 **Max:** 1.0	15% minimum in the form of neighborhood parks and common areas
Employment (formerly Edge District) Accommodate corporate office development and foster the development of a campus-like corporate park.	Office, hospitality, clean industry, large institutional uses (hospitals, educational facilities), and large scale residential,	**Min:** 190 **Max:** 380	**Min:** 4 **Max:** 7.5	**Min:** 0.1 **Max:** 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.
Transition	Single family	**Min:** 380	**Min:** 5	**Min:** 0.5	15% minimum in

Character District/ Purpose	Uses	Minimum/ Maximum Acreage*	Density (Units per Acre)	Intensity (FAR)	Open Space (min.)
Provide a transition between the high-density/intensity Village Core and the low-density/ intensity areas at the edge of the study area.	home and single or multi-use office/medium-density residential	**Max:** 770	**Max:** 15	**Max:** 1.0	the form of neighborhood parks and larger common areas.
Neighborhood Preserve the existing low-density single-family residential neighborhoods and transition to the less intense uses just outside the study area.	Single-family homes and small scale support uses (schools, churches, day care facilities)	**Min:** 2,360 **Max:** 3,060	**Min:** 1 **Max:** 5	**Min:** .05 **Max:** 0.5	20% minimum in the form of large parks and interconnected wildlife corridors.

Town Center Overlay District The primary intent of this zone is to promote a wider range and mix of uses with intensity, density, placemaking, and a greater area of open space for large sites in the City's primary target locations for mixed-use development.	Residential, retail, commercial, office, entertainment, hospitality, institutional, educational, governmental, medical, and highway-oriented uses.	Min: 170 Max: N/A	Min: N/A Max: 20 (25 with bonus)**		20% minimum in the form of plaza, parks, playgrounds, squares, green spaces, outdoor recreation facilities, water recreation facilities, water recreation facilities, pet recreation facilities, common open space, wetlands, woodlands, native plant conservation areas and preserves, landscaped areas, pedestrian and bicycle circulation, and stormwater facilities enhanced as visual amenities. 30% minimum allows open space bonus.

* Calculated based on the entire vision plan area acreage.

**Pursuant to the bonus program set forth by and agreed upon Developers Agreement for Wyld Oaks

(f/k/a Kelly Park Crossings Property), which may be amended from time to time, the max density shall be 27.5 units per acre, with a bonus potential of up to 30 units per acre.

Policy 20.11

Maximum allowable development within the Wekiva Parkway Interchange Plan Area shall be allocated among land uses as follows:

Single Family: 7,500 units
Multi Family: 8,500 units
Commercial/Services: 22 million square feet

Policy 20.12

The character district regulations included in the Form-Based Code will ensure densities and intensities are allocated as noted in **Table 20.10** (see **Policy 20.10**). The TDR system will allow increased densities in the Core area (noted as bonus density on the table). The average density/intensity for individual districts and the entire mixed-use area shall not exceed the average allowed. The City shall establish a tracking system to ensure the densities/intensities are kept within the established limits. The tracker will also ensure the acreages of the character districts remain within the parameters set in **Policy 20.10.**

Policy 20.13

Development within the Wekiva Parkway Interchange Vision Plan Area shall be planned in a manner that maximizes internal circulation and does not cause the Florida Strategic Intermodal System (SIS) to exceed its adopted Level of Service Standard without appropriate mitigation.

Policy 20.14

The Wekiva Parkway Interchange Vision Plan Area shall include the following performance targets for transit, bicycle and pedestrian facilities as follows:

- 80% of all the bicycle and pedestrian facilities within the Plan Area shall function at LOS C or better;
- All parcels within ¼ mile of a transit stop should be serviced by pedestrian facilities operating at LOS C or better.

LOS standards shall be measured in accordance with the methodology established in the FDOT Multimodal Transportation Districts and Area wide Quality of Service Handbook (Nov. 2003 or as revised). The City shall coordinate with LYNX and METROPLAN ORLANDO to apply the

transit quality of service framework as found in the most recent edition of the Transit Capacity and Quality of Service Manual (TCQSM) and required as part of METROPLAN ORLANDO'S long-range transportation plan where feasible.

Policy 20.15

The City and applicants for development within the Wekiva Parkway Interchange Vision Plan Area shall incorporate transportation demand management strategies into the transportation planning process to alleviate congestion. A range of techniques will be considered, such as vanpool/ridesharing programs, parking management and pricing, transit vouchers, pre-tax incentives, telecommuting, flextime, and/or other appropriate trip reduction strategies.

Policy 20.16

Proposed development within the Wekiva Parkway Interchange Vision Plan Area shall contribute to providing a safe, convenient, comfortable and aesthetically pleasing transportation environment that promotes walking, cycling, and transit use. Appropriate improvements or enhancements to the multimodal network to incorporate into the Wekiva Parkway Interchange Form-Based Code shall include, but not be limited, to the following:

- Accommodations for pedestrian access and movement, including sidewalks, benches and clearly marked crossings;
- Accommodations for bicycles, including lockers, showers, and racks;
- Shared use paths in accordance with the FDOT Bicycle Facilities Planning and Design Guidelines Handbook;
- Accommodations for transfer of passengers at designated transit facilities;
- Preferential parking for rideshare participants;
- Access for motor vehicle passenger drop-offs and pick-ups at designated transit facilities and at commercial and office development sites; and/or
- Accommodation for the mobility impaired, including parking spaces, sidewalks and ramps for handicapped access.

Policy 20.17

Street cross-sections, design standards, and operational measures to ensure streets are safe and convenient for transit, automobile, truck, bicycle and pedestrian travel shall be incorporated into the Wekiva Parkway Interchange Form-Based Code. Strategies will include, but not be limited, to marked crosswalks, wider sidewalks, on-street parking, bus turnouts, traffic calming, raised medians or other appropriate safety enhancements that reduce hazardous conflicts between modes and that are consistent with the planned functions of the roadway.

Policy 20.18

The Wekiva Parkway Interchange Form-Based Code shall include standards for street intersections to facilitate pedestrian crossings.

Policy 20.19

Developments within the Wekiva Parkway Interchange Plan Area shall provide direct bicycle and pedestrian connections within and between residential areas and supporting community facilities and services, such as shopping areas, employment centers, transit stops, neighborhood parks, and schools. Standards and design criteria shall be established within the Wekiva Parkway Interchange Form-Based Code.

Policy 20.20

The City will include in the **respective Character District Code standards** or in the Wekiva Parkway Interchange Form-Based Code, standards for roadways to be built/improved within the Wekiva Parkway Interchange Overlay District. The regulations will create a hierarchy of streets that equitably serve the needs of the pedestrian, the bicycle, public transit, and the automobile based on a grid network system of roadways or respective Character District Standards. The City will support a multi-modal transportation environment that allows for various transit options.

Policy 20.21

Properties assigned the Mixed-Use Interchange future land use designation shall be rezoned to the Wekiva Parkway Interchange Mixed-Use Zoning District to be established in the Wekiva Parkway Interchange Form-Based Code.

Policy 20.22

The Wekiva Parkway Interchange Mixed-Use Zoning District shall establish a range of allowable lot types to ensure a mix of uses. The District shall also provide the form-based building requirements and range of allowable uses for each lot type. The lot type ranges will establish the development framework and pattern within which uses can locate.

Policy 20.23

Permitted land uses within the Wekiva Parkway Interchange Mixed-Use Zoning District shall be outlined in the Wekiva Parkway Interchange Form-Based Code, consistent with the Mixed-Use Interchange future land use designation and **Policy 20.10.** The Community Development Director shall have the authority to approve uses not listed there if the proposed use is compatible with the listed permitted uses and/or will generate or support the development of employment opportunities and/or an increased tax base.

Policy 20.24

Where feasible, developments within the Wekiva Parkway Interchange Plan Area shall maximize the preservation of open space and promote the clustering of uses to both preserve and enhance the natural environment and to maintain the rural character of areas outside of the Wekiva Parkway Interchange Plan Area. The amount of required open space shall vary by district, with the more intensive districts requiring less than 20% for urban plazas/ parks and the less intensive districts requiring more than 20% for passive/active parks and open space for areas. **Policy 20.10** establishes the minimum required open space per district.

Policy 20.25

The Wekiva Parkway Interchange Area Form-Based Code shall include the following provisions to promote efficient access to and through the area, and to protect the traffic flow along the Wekiva Parkway.

- Prohibit the vacation of rights-of-way to maintain the current grid system and facilitate its expansion;
- Require, as part of development approval, a spacing of 300 to 600 feet for local streets to create walkable "city" blocks and maintain connectivity in the area and avoid the use of the highway for local traffic;

- Prohibit the use of cul-de-sacs and gated neighborhoods;
- Coordinate with the Expressway Authority to encourage the extension of local roads under the highway to maintain connectivity between the east and west sides;
- Limit the number of driveways along Kelly Park Road, Golden Gem and Plymouth Sorrento Road within the Plan Area, and encourage the use of shared driveways instead;
- Require compliance with Section 6.02.10 of the LDC, which requires a minimum distance separation between driveways and intersections;
- Require internal connectivity between sites, through joint-use driveways or alleys, to keep traffic off main roads;
- The Form-Based Code shall include standards for right-of-way width and cross section design based on street typology; and
- Provide pedestrian/bicycle connections at a maximum separation of 350 feet, through the use of mid-block paths or pedestrian shortcuts.

Policy 20.26

Large developments with 50,000 gross square feet or more and are adjacent to a major street, which is or may be used as a transit route, shall provide access for on-site public transit. The public transit stop shall including a bus pullout and shelter.

Policy 20.27

The City shall coordinate with developers the design and construction of proposed new streets within the plan area in conformance with the design standards contained in the Form-Based code. The following standards shall be followed:

- Specific right-of-way location of streets other than those shown on Map 20 of the ILUP shall be determined through the development review process.
- Continue enforcing Section 6.02.05 of the City's LDC (rights-of-way), which contains measures for the protection and use of rights-of-way, and consider the incorporation of more pedestrian-friendly standards in the Wekiva area form-based code.

Policy 20.28

Sites within the Wekiva Parkway Interchange Plan Area, as well as right-of-way areas, shall be subject to the vegetation protection and water conservation landscaping policies contained in the City's comprehensive plan. The City will include more restrictive vegetation protection standards in the Wekiva Parkway Interchange Form-Based Code to:

- Encourage transplanting and re-vegetation.
- Coordinate, on an as needed basis, with Orange County to update regulations for the protection of unique vegetative communities in both jurisdictions.
- Select and locate plants based on their ultimate growth.

Policy 20.29

In order to ensure that development within the mixed-use district creates a sense of community, the placement and orientation of buildings should be carefully planned. The following standards should be included in the form-based regulations:

- Primary building entrances shall orient toward the street, not to interior blocks or parking lots
- Freestanding single-use buildings should be avoided in all but the neighborhood character district, while mixed and interconnected buildings should be encouraged.
- Green areas or plazas may be used to create a prominent civic component to mixed-use areas. These green areas should be centrally located or placed in between the higher intensity uses.
- Standards for the design of gas stations, and other vehicular service uses, to ensure they fit into the desired pedestrian character. The Code will specify standards for building location, site layout, driveway location, signage and other design elements that will ensure compatibility with other proposed uses in the area.
- Building height regulations shall be established not to exceed the parameters listed for each character district in **Policy 20.30.**

Policy 20.30

Building heights shall be arranged so that the tallest buildings are located in proximity to the Kelly Park Interchange and Kelly Park Road itself between the two Village Center nodes. Building heights shall be stepped down/ reduced as development approaches the periphery of the Interchange Study Area and as development nears the rural lands outside the study area. The form-based code shall establish appropriate building heights for each character district and shall address reduced building heights in proximity to the edges of character districts and the study area itself in order to promote compatibility between districts and protection of the rural character of lands outside the study area.In no case shall building height exceed ten occupied floors within the Interchange Study Area without a Comprehensive Plan amendment.

Policy 20.31

The Wekiva Parkway Interchange Form-Based Code shall include standards for signage within the Wekiva Parkway Interchange Plan Area and shall have the purpose to maintain a pedestrian character within the village centers, but at the same time, allow visibility from the highway. Standards shall at minimum:

- Continue to require a sign master plan for all Mixed Use Developments, per LDC Section 2.02.20
- Ground signs shall not be allowed in the Core Area if buildings are located within 15 feet from the street right of way.
- Ground signs shall not exceed a maximum height of 12 feet. This maximum height may be further reduced in certain character districts.
- No billboards shall be allowed within the Wekiva Parkway Interchange Plan Area
- Building signs shall be designed to complement the architecture rather than obscure it.

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

The Apopka Chief
400 N. Park Avenue, Apopka, FL 32712
(407) 886-2777

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:
- Jan 30, 2026

Notice ID: WoQ2ljiMzTvJHZDz7ahj

Notice Name: City of Apopka ord. 3150

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

30 day of January, A.D. 2026.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

CITY OF APOPKA
PUBLIC HEARING NOTICE
TEXT AMENDMENT TO THE APOPKA COMPREHENSIVE PLAN

NOTICE is hereby given that **TARA L. TEDROW, ESQ.** has made application to amend the Future Land Use Element (FLUE) of the City of Apopka Comprehensive Plan, including updates to policies, tables, map references, and supporting text related to the Kelly Park Interchange Form-Based Code and the Town Center Overlay District. The proposed amendment may affect the use and development of land, buildings, and structures within the jurisdiction of the City of Apopka. Accordingly, the City of Apopka proposes to adopt the following ordinance:

ORDINANCE NO. 3150

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF APOPKA BY AMENDING THE FUTURE LAND USE ELEMENT (FLUE) TO UPDATE POLICIES, TABLES, MAP REFERENCES, AND SUPPORTING TEXT RELATED TO THE KELLY PARK INTERCHANGE FORM-BASED CODE AND THE TOWN CENTER OVERLAY DISTRICT; PROVIDING FOR TRANSMITTAL; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

NOTICE is given that a public hearing for Ordinance Number 3150 will be held by the **City of Apopka Planning Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida 32703 on **Tuesday, February 10, 2026 beginning at 5:30 P.M.** or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing for Ordinance Number 3150 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida 32703 on **Wednesday, February 18, 2026 beginning at 7:00 P.M.** or as soon thereafter as possible.

Interested parties and members of the public may appear at the above-listed hearings and be heard. Ordinance Number 3150, along with any additional information regarding the application and review process, may be inspected at the City of Apopka Community Development Department, Apopka City Hall, 120 E. Main Street, Apopka Florida 32703, during regular business hours, Monday through Friday, 8:00 A.M. to 4:30 P.M.

Pursuant to State law, any person deciding to appeal a decision made with respect to this matter will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act (ADA), persons with disabilities requiring special accommodations to participate in these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703, telephone (407) 703-1704, at least forty-eight (48) hours prior to the hearing.

Written public comments regarding the application for the proposed ordinance may be

submitted by mail to the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 30, 2026

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 3.
Meeting Date: February 10, 2026
Department: Community Development

SUBJECT:
Quasi Judicial - Special Exception - 355 S. Hawthorne Avenue

ACTION ITEM INFORMATION:
Owner(s): Michael R Cooper Const Co Inc
Applicant(s): Michael R. Cooper
Location: 335 S. Hawthorne Avenue
Project: 2.42 +/- Acres
Density: N/A
Project Manager: Amer Hamza

REQUEST:
Special Exception request to allow the following uses in the MU-D (Mixed-Use Downtown) Zoning District: Assisted Living Facility, Adult Living Facility, Adult Foster Home, Boarding House, Child Foster Home, Continuing Care Retirement, Emergency Shelter or Home, Place of Worship, College or University, Vocational or Trade School, Utility Facility (major), (Lawn Care, Pool Care, and Pest Control), Tanning Salon, (Building HVAC, Plumbing, Electrical Contractor with Storage Yard), General Industrial Services (enclosed), Machine Shop, (Metal Working, Welding, Plumbing or Gas, Steam or Water Pipe Fitting) (Manufacturing, Assembly or Fabrication Light), Warehouse Storage, Showroom Wholesale, and Other Warehouse Use.

SUMMARY:
SUMMARY:
Owner(s): Michael R Cooper Const Co Inc
Applicant: Michael R. Cooper
Parcel Identification Number(s): 09-21-28-0196-10-250
Location: 335 S. Hawthorne Avenue
Future Land Use:Commercial
Existing Use: Vacant Land
Zoning: MU-D (Mixed-Use Downtown)
Tract Size: 2.42 +/- acres
Proposed Use: Assisted Living Facility, Adult Living Facility, Adult Foster Home, Boarding House, Child Foster Home, Continuing Care Retirement, Emergency Shelter or Home, Place of Worship, College or University, Vocational or Trade School, Utility Facility (major), (Lawn Care, Pool Care, and Pest Control), Tanning Salon, (Building HVAC, Plumbing, Electrical Contractor with Storage Yard), General Industrial Services (enclosed), Machine Shop, (Metal Working, Welding, Plumbing or Gas, Steam or Water Pipe Fitting) (Manufacturing, Assembly or Fabrication Light), Warehouse Storage, Showroom Wholesale, and Other Warehouse Use.

Zoning Report
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	MU-D (Mixed-Use Downtown)	Place of Worship
East	Commercial	MU-D (Mixed-Use Downtown)	Cell Tower
South	Commercial	MU-D (Mixed-Use Downtown)	Adult Daycare

West	County Low Medium Density	County R-2 (Residential District)	Single-Family Residences

PROJECT SUMMARY:
The applicant is requesting a special exception permit for the following uses within the MU-D (Mixed-Use Downtown) Zoning District: Assisted Living Facility, Adult Living Facility, Adult Foster Home, Boarding House, Child Foster Home, Continuing Care Retirement, Emergency Shelter or Home, Place of Worship, college or University, Vocational or Trade School, Utility Facility (major), (Lawn Care, Pool Care, and Pest Control), Tanning Salon, (Building HVAC, Plumbing, Electrical Contractor with Storage Yard), General Industrial Services (enclosed), Machine Shop, (Metal Working, Welding, Plumbing or Gas, Steam or Water Pipe Fitting) (Manufacturing, Assembly or Fabrication Light), Warehouse Storage, Showroom Wholesale, and Other Warehouse Use. The applicant intends to sell the subject property but plans to increase its value first through a Special Exception Use Permit allowing the listed uses. The site is currently vacant and has a future land use of Commercial. Depending on the use, a future land use amendment may be required at a later date on the property to stay consistent with both the use and zoning. The area overall is predominately commercial and industrial with mostly warehouses and different commercial/industrial businesses. The attached site plan was approved on April 12, 2024 by the Development Review Committee and is valid for two years from the approval date.

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

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

Applicant Response: Yes, we will be consistent with the goals, objectives and policies of the comprehensive plan.
Staff Response: Staff has no objection.

- Will comply with all applicable zoning district standards;

Applicant Response: Yes, we will comply with all applicable zoning district standards.
Staff Response: Staff has no objection.

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

Applicant Response: es, we will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses.
Staff Response: Staff has no objection.

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

Applicant Response: Yes, we will be appropriate for its location and is compatible with the general character of surrounding lands and uses permitted in the zoning district.
Staff Response: Staff has no objection.

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

Applicant Response: Yes, we will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands.
Staff Response: Staff has no objection.

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

Applicant Response: Yes, we will ensure that no site lighting source shall negatively impact adjacent properties and rights of way.
Staff Response: Staff has no objection.

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

Applicant Response: Yes, we will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site.
Staff Response: Staff has no objection.

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

Applicant Response: Yes, we will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements.
Staff Response: Staff has no objection.

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

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

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

Applicant Response: Yes, we will avoid significant deterioration of water and air resources, scenic resources and other natural resources.
Staff Response: Staff has no objection.

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

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

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

Applicant Response: Yes, we will comply with all other relevant City, State and Federal laws and regulations.
Staff Response: Staff has no objection

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)

DULY ADVERTISED:
January 22, 2026 – Mailed Notices to Adjacent Property Owners
January 22, 2026 – Poster Placed on Property
January 23, 2026 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Recommends approval of a Special Exception to allow the following uses in the MU-D (Mixed-Use Downtown) Zoning District, subject to the exhibits and findings of the staff report.

Recommended Motion – Planning Commission:
Approve a Special Exception to allow the following uses in the MU-D (Mixed-Use Downtown) Zoning District, subject to the exhibits and findings of the staff report.

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

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

ATTACHMENTS:

1. Evidence of Community Meeting
2. 335 S Hawthorne Ave Map Series
3. Approved Site Plan
4. Public Hearing Ad (Newspaper January 23, 2026)

Hawthorne Business Center
Community Meeting
12-9-2025 @ 5:30pm

Name:	Address:
Michael R. Cooper	Cooper Const. 700 Gem Commerce Ct.
Debbie Thornton	Cooper Const. Apopka, FL 32703
JOSIAH BIDDLE	127 STONE HILL DR. MAITLAND FL 32751
PATRICIA & DAVID HEPBURN	324 W 4TH ST — APOPKA, FL 32703
Linda Nesbitt	450 S Hawthorn ave Apopka Flo 32703

HAWTHORNE BUSINESS CENTER

POSSIBLE EXCEPTIONS TO BE SUBMITTED TO CITY OF APOPKA

FOR FUTURE USE APPROVAL:

1. Assisted Living Facility
2. Adult Living Facility, Extended Congregate Care
3. Adult Foster Home
4. Boardinghouse or Roominghouse
5. Child foster Home
6. Continue Care Retirement Community
7. Emergency Shelter or Home
8. Family Day Care Home
9. Place of Worship
10. College or University
11. Vocational or Trade School
12. Utility Facility, Major
13. Lawncare, Pool or Pest Control Service
14. Tanning Salon
15. ~~Car Wash (enclosed)~~
16. Building, Heating/Air Conditioning, Plumbing or Electrical Contractor Storage Yard
17. General Industrial Services (enclosed)
18. Machine Shop
19. Metal-Working, Welding, Plumbing or Gas, Steam, or Water Pipe Fitting
20. Manufacturing, Assembly, or Fabrication, (light)
21. Warehouse, Storage
22. Showroom, Wholesale
23. Other Warehouse Use

MICHAEL R. COOPER CONSTRUCTION CO. INC. PH# 407-889-2510

Hawthorne Business Center - Public Meeting

JOB # 23-005

		Name	Date Mailed	Date Received	Print confirmation
1	9589 0710 5270 1171 7496 65	Sega	11-19-2025	arriving late	
2	9589 0710 5270 1171 7496 72	S+F		attempted 11-29-25	
3	9589 0710 5270 1171 7496 89	Cruz-Robles		attempted 11-27-25	
4	9589 0710 5270 1171 7496 96	Ibarra		12-3-25	✓
5	9589 0710 5270 1171 7497 02	Hepburn		11-22-25	✓
6	9589 0710 5270 1171 7497 19	King		attempted 11-26-25	
7					
8	9589 0710 5270 1171 7497 26	Zepeda		arriving late	
9	9589 0710 5270 1171 7495 28	Johnson		11-22-25	✓
10	7015 0640 0000 1887 7390	Victory Church		11-24-25	✓
11	7015 0640 0000 1887 7406	AOK Tire		11-24-25	✓
12	7015 0640 0000 1887 7413	DWG/AOK		11-24-25	✓
13					
14					
15					
16	7015 0640 0000 1887 7420	Cuccaro		11-22-25	✓
17	7015 0640 0000 1887 7437	SBA Properties		11-24-25	✓
18	7015 0640 0000 1887 7444	Life Concepts		11-22-25	✓
19	7015 0640 0000 1887 7451	Sanders/Garners		attempted 11-27-25	
20	7015 0640 0000 1887 7468	Pickard		attempted 11-27-25	
21	7015 0640 0000 1887 6645	Nisbett/Clement		12-1-25	✓
22	7015 0640 0000 1887 6652	Renteria-Garcia		11-25-25	✓
23	7015 0640 0000 1887 6669	Espinoza		11-22-25	✓
24	7015 0640 0000 1887 6676	Centeria		11-25-25	✓
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* https://www.usps.com/tracking *

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Apopka, FL 32703

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- ☐ Return Receipt (electronic) $0.00
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- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $8.90

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City, State, ZIP+4®: Apopka FL 32703

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Feedback

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

9589 0710 5270 1171 7496 72

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Houston, TX 77094

OFFICIAL USE

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate) $0.00

- ☐ Return Receipt (hardcopy) $ $2.82
- ☐ Return Receipt (electronic) $ $0.00
- ☐ Certified Mail Restricted Delivery $ $0.00
- ☐ Adult Signature Required $ $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $8.90

Postmark Here

APOBRA, FL 0510 08

NOV 19 2025

11/19/2025

USPS

Sent To
S+F Electronics LLC

Street and Apt. No., or PO Box No.
19907 Westside Forest Dr

City, State, ZIP+4®
Houston TX 77094-3484

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Tracking Number:

9589071052701171749672

Copy **Add to Informed Delivery (https://infor**

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

November 29, 2025

Notice Left (No Authorized Recipient Available)

HOUSTON, TX 77094
November 24, 2025, 3:50 pm

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

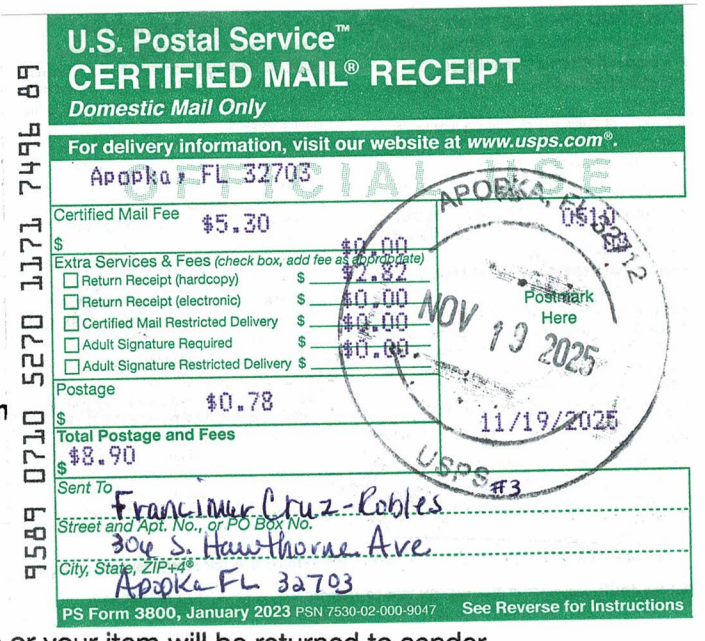
Return Receipt Electronic

USPS Tracking Plus®

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >



Tracking Number:

9589071052701171749689

Copy Add to Informed Delivery (https://inform

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt

Reminder to Schedule Redelivery of your item

November 27, 2025

Notice Left (No Authorized Recipient Available)

APOPKA, FL 32703
November 22, 2025, 10:40 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Feedback

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Ocoee, FL 34761

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate) $0.00
☐ Return Receipt (hardcopy) $2.82
☐ Return Receipt (electronic) $0.00
☐ Certified Mail Restricted Delivery $0.00
☐ Adult Signature Required $0.00
☐ Adult Signature Restricted Delivery $0.00
Postage $0.78
Total Postage and Fees $8.90

APOPKA, FL 32712 0510 08
Postmark Here
NOV 19 2025
11/19/2025
USPS

Sent To Antonio Ibarra #4
Street and Apt. No., or PO Box No. 255 Robyns Glenn Road
City, State, ZIP+4® Ocoee FL 34761-9046

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1171 7496 96

Tracking Number:

9589071052701171749696

Copy Add to Informed Delivery (https://infor

Latest Update

Your item has been delivered and is available at a PO Box at 9:23 am on December 3, 2025 in OCOEE, FL 34761.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

OCOEE, FL 34761
December 3, 2025, 9:23 am

See All Tracking History

What Do USPS Tracking Stat

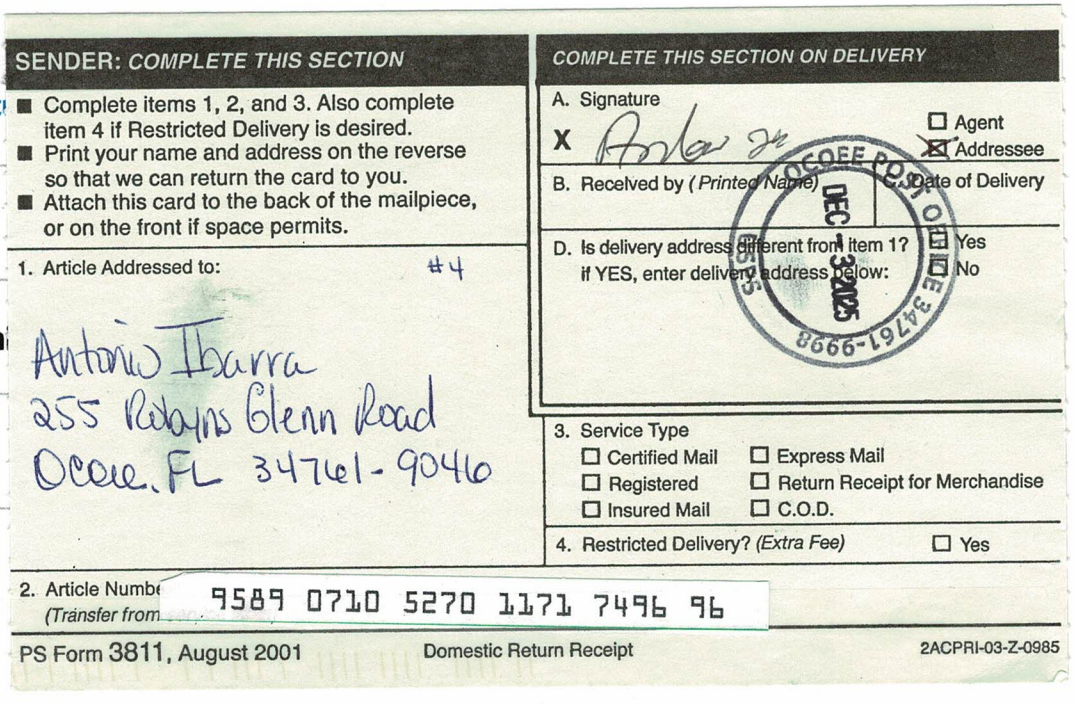
Text & Email Updates

Return Receipt Electron

USPS Tracking Plus®

Product Information

Feedback


SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #4

Antonio Ibarra
255 Robyns Glenn Road
Ocoee, FL 34761-9046

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

OCOEE POST OFFICE DEC 3 2025 34761-9998

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Numbe (Transfer from 9589 0710 5270 1171 7496 96

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

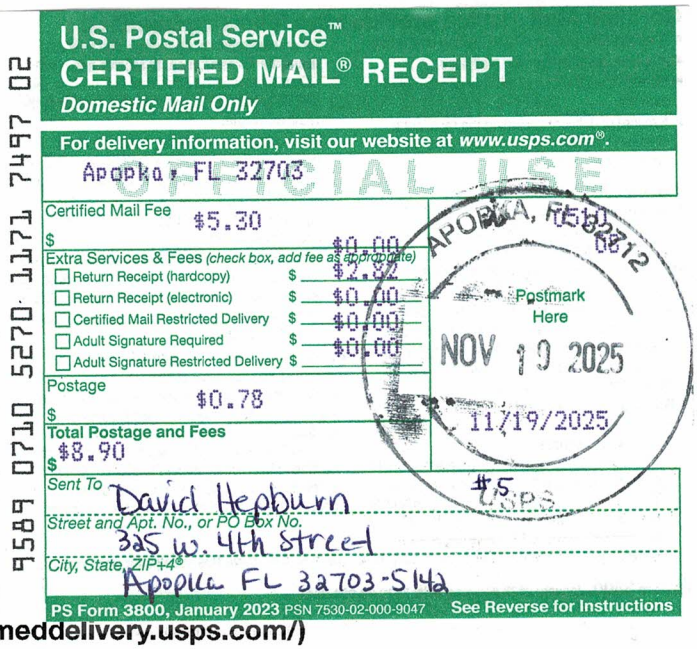
ALERT: WINTER WEATHER IN THE MIDWESTERN A

USPS Tracking®

Tracking Number:

9589071052701171749702

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32703

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.22
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
Total Postage and Fees $8.90

Postmark Here
APOPKA, FL 32812
NOV 19 2025
11/19/2025

Sent To: David Hepburn
Street and Apt. No., or PO Box No.: 325 W. 4th Street
City, State, ZIP+4®: Apopka FL 32703-5142

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 1171 7497 02

Latest Update

Your item was delivered to an individual at the address at 2:35 pm on November 22, 2025 in APOPKA, FL 32703.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32703
November 22, 2025, 2:35 pm

See All Tracking History

What Do USPS Tracking

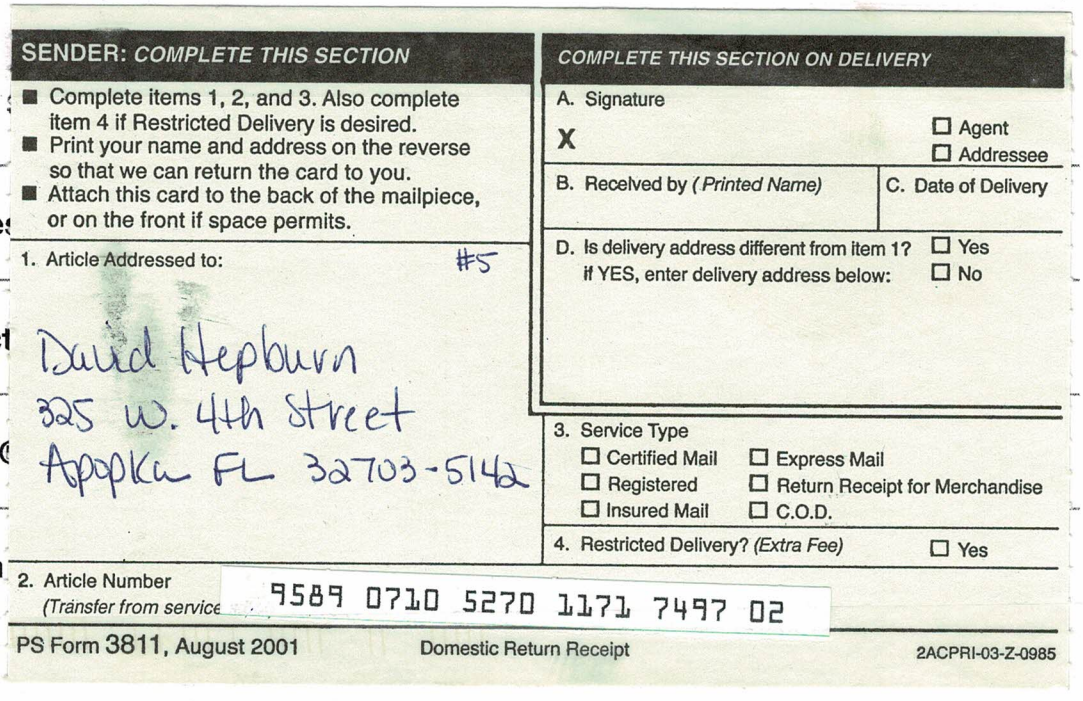
Text & Email Update

Return Receipt Elect

USPS Tracking Plus®

Product Information

Feedback



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #5

David Hepburn
325 W. 4th Street
Apopka FL 32703-5142

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

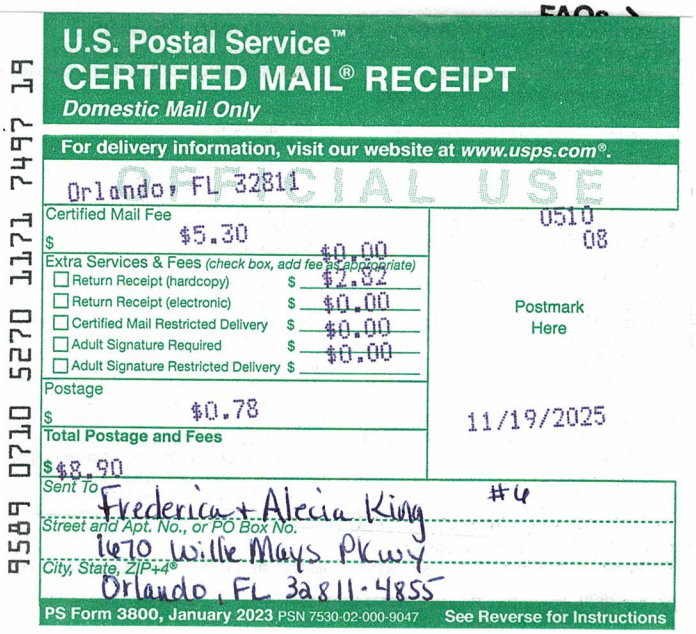
2. Article Number (Transfer from service) 9589 0710 5270 1171 7497 02

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >


9589 0710 5270 1171 7497 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Orlando, FL 32811

OFFICIAL USE

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.82
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
Total Postage and Fees $8.90

0510
08

Postmark Here

11/19/2025

Sent To Frederica + Alecia King #4
Street and Apt. No., or PO Box No. 1670 Willie Mays Pkwy
City, State, ZIP+4® Orlando, FL 32811-4855

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Tracking Number:

9589071052701171749719

Copy Add to Informed Delivery (https://inform

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt
Reminder to Schedule Redelivery of your item
November 26, 2025

Available for Pickup
ORLO VISTA
501 S KIRKMAN RD
ORLANDO FL 32811-9998
M-F 0830-1700; SAT 0830-1400
November 22, 2025, 3:45 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Return Receipt Electronic

Feedback

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka, FL 32703

Certified Mail Fee $5.30

Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $
- Return Receipt (electronic) $
- Certified Mail Restricted Delivery $
- Adult Signature Required $ $0.00
- Adult Signature Restricted Delivery $

Postage $0.78

Total Postage and Fees $8.90

Sent To Francisco Zepeda

Street and Apt. No., or PO Box No. 407 W. Station Street

City, State, ZIP+4® Apopka FL 32703-5158

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

APOPKA, FL NOV 19 2025 Postmark Here

11/19/2025

9589 0710 5270 1171 7497 26

Tracking Number:

9589071052701171749726

Copy Add to Informed Delivery (https://infc

Latest Update

Your package will arrive later than expected, but is still on its way. It is currently in transit to the next facility.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Moving Through Network

In Transit to Next Facility, Arriving Late

November 26, 2025

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER
November 21, 2025, 7:27 pm

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Feedback

USPS Tracking®

Tracking Number:

9589071052701171749528

Copy Add to Informed Delivery (https://informe

Latest Update

Your item was delivered to an individual at the address at 10:44 am on November 22, 2025 in APOPKA, FL 32703.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32703
November 22, 2025, 10:44 am

See All Tracking History

What Do USPS Tracking St

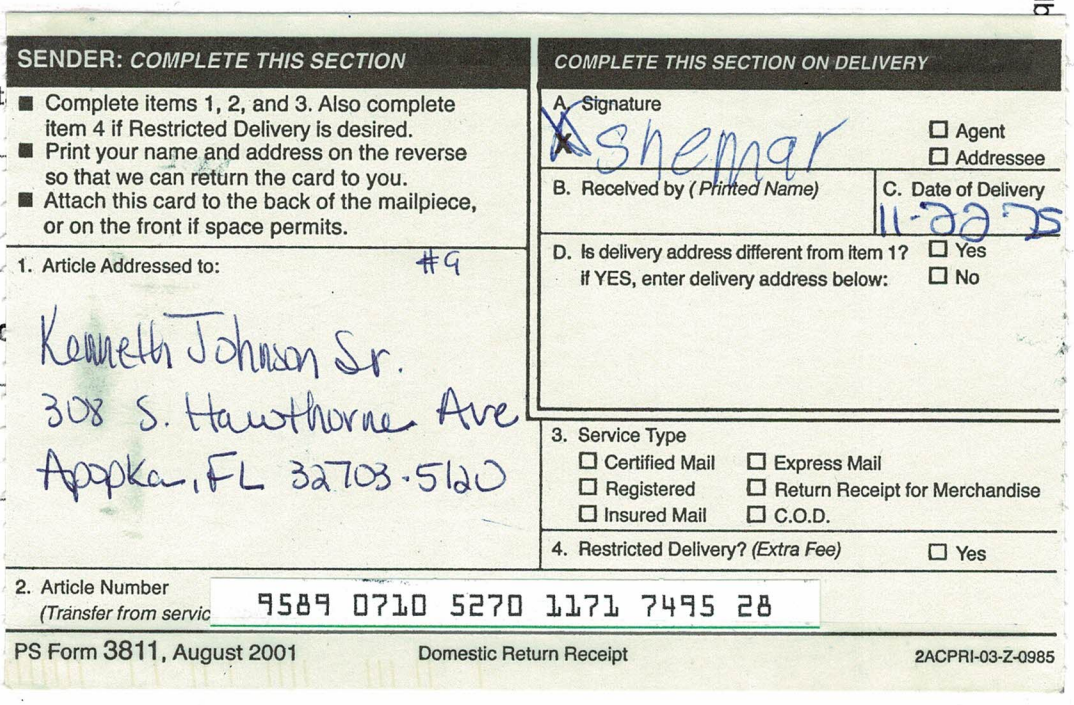
Text & Email Updates

Return Receipt Electro

USPS Tracking Plus®

Product Information

Feedb



ALERT: WINTER WEATHER IN THE MIDWESTERN

USPS Tracking®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Apopka FL 32703

Certified Mail Fee $	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy) $	$2.82
☐ Return Receipt (electronic) $	$0.00
☐ Certified Mail Restricted Delivery $	$0.00
☐ Adult Signature Required $	$0.00
☐ Adult Signature Restricted Delivery $	
Postage $	$0.78
Total Postage and Fees $	$8.90

APOPKA FL 0510 08 NOV 19 2025 Postmark Here 11/19/2025 USPS #10

Sent To Victory Church World Outreach Center Inc
Street and Apt. No., or PO Box No. 509 S. Park Ave
City, State, ZIP+4® Apopka FL 32703-5263

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 1887 7390

Tracking Number:

70150640000018877390

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 1:21 pm on November 24, 2025 in APOPKA, FL 32703.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32703
November 24, 2025, 1:21 pm

See All Tracking History

What Do USPS Tracking Stat

Text & Email Updates

Return Receipt Electroni

USPS Tracking Plus®

Product Information

Feedback

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #10
Victory Church World Outreach Center Inc.
509 S. Park Ave
Apopka, FL 32703-5263

COMPLETE THIS SECTION ON DELIVERY

A. Signature X ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) Rachael Wall

C. Date of Delivery 11-24-25

D. Is delivery address different from item 1? ☐ Yes ☐ No
if YES, enter delivery address below:

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number (*Transfer from service la*) 7015 0640 0000 1887 7390

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

ALERT: WINTER WEATHER IN THE MIDWESTERN AN

USPS Tracking®

Tracking Number:

70150640000018877406

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 3:31 pm on November 24, 2025 in APOPKA, FL 32703.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32703
November 24, 2025, 3:31 pm

See All Tracking History

What Do USPS Tracking S

Text & Email Updates

Return Receipt Electr

USPS Tracking Plus®

Product Information

Feedback

7015 0640 0000 1887 7406

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Apopka FL 32703

OFFICIAL USE

Certified Mail Fee $5.30	0510 08
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) $2.82	Postmark Here
☐ Return Receipt (electronic) $0.00	
☐ Certified Mail Restricted Delivery $0.00	
☐ Adult Signature Required $0.00	
☐ Adult Signature Restricted Delivery $0.00	
Postage $0.78	
Total Postage and Fees $8.90	11/19/2025

Sent To: AOK Tire Mart II Inc #11
Street and Apt. No., or PO Box No.: 200 W. Main Street
City, State, ZIP+4®: Apopka FL 32703-5133

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #11

AOK Tire Mart II, Inc
200 W. Main Street
Apopka, FL 32703-5133

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service) 7015 0640 0000 1887 7406

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

ALERT: WINTER WEATHER IN THE MIDWESTERN

USPS Tracking®

Tracking Number:

70150640000018877413

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was picked up at the post office at 11:06 am on November 26, 2025 in SANFORD, FL 32771.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Individual Picked Up at Post Office

SANFORD, FL 32771
November 26, 2025, 11:06 am

See All Tracking History

What Do USPS Tracking Statu

Text & Email Updates

Return Receipt Electroni

USPS Tracking Plus®

Product Information

Feedback

7015 0640 0000 1887 7413

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Sanford, FL 32772

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$2.82
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$8.90

APO, AE 0510 08

Postmark Here
NOV 19 2025
11/19/2025

#12 #13

Sent To: DWG Inc + ADK Tire Mart II, Inc
Street and Apt. No., or PO Box No.: P.O. Box 1986
City, State, ZIP+4®: Sanford FL 32772-1986

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits. #12 #13

1. Article Addressed to:

DWG, Inc + ADK Tire Mart II, Inc
P.O. Box 1986
Sanford, FL 32772-1986

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number (*Transfer from service label*) 7015 0640 0000 1887 7413

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

USPS Tracking®

Tracking Number:

70150640000018877420

Copy **Add to Informed Delivery (https://inforr**

Latest Update

Your item was delivered to an individual at the address at 12:45 pm on November 22, 2025 in APOPKA, FL 32712.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32712
November 22, 2025, 12:45 pm

See All Tracking History

What Do USPS Tracking Statu

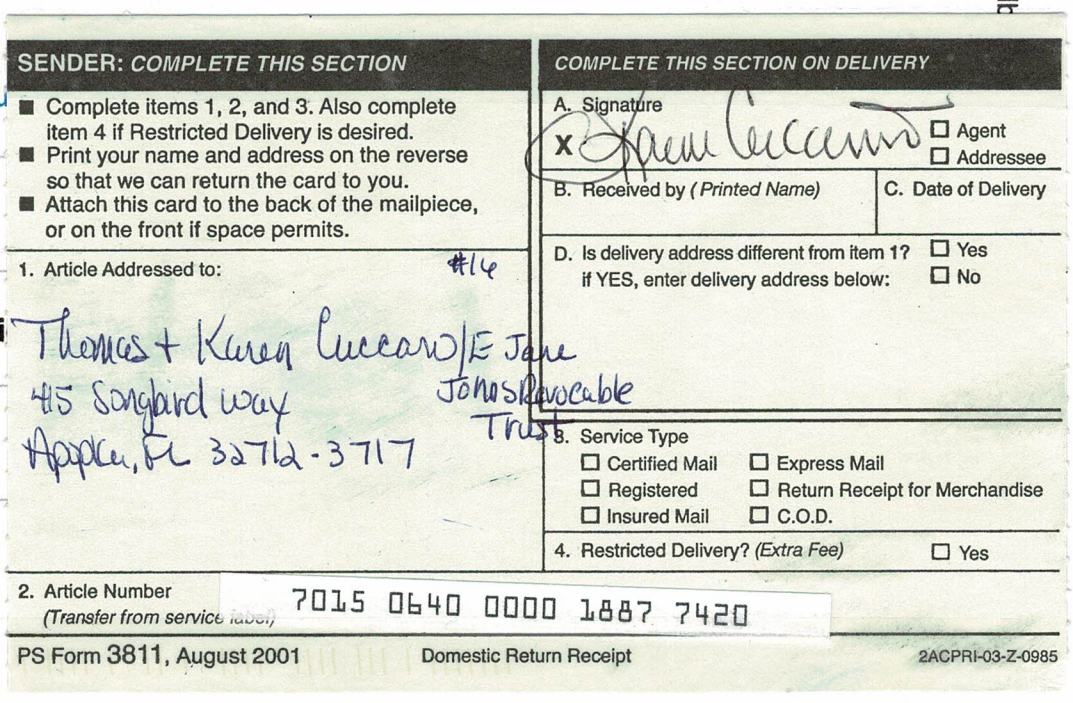
Text & Email Updates

Return Receipt Electroni

USPS Tracking Plus®

Product Information

Feedb



ALERT: WINTER WEATHER IN THE MIDWESTERN A

USPS Tracking®

Tracking Number:

70150640000018877437

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 12:15 pm on November 24, 2025 in BOCA RATON, FL 33487.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

BOCA RATON, FL 33487
November 24, 2025, 12:15 pm

See All Tracking History

What Do USPS Tracking Sta

Text & Email Updates

Return Receipt Electror

USPS Tracking Plus®

Product Information

Feedback

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

OFFICIAL USE

Boca Raton FL 33487

Certified Mail Fee $5.30
Extra Services & Fees (check box, add fee as appropriate)
- Return Receipt (hardcopy) $2.82
- Return Receipt (electronic) $0.00
- Certified Mail Restricted Delivery $0.00
- Adult Signature Required $0.00
- Adult Signature Restricted Delivery $

Postage $0.78
Total Postage and Fees $8.90

Postmark Here
NOV 19 2025
11/19/2025
USPS #17

Sent To: SBA Properties, Attn: Tax Dept
Street and Apt. No., or PO Box No.: 8051 Congress Ave
City, State, ZIP+4®: Boca Raton FL 33487-1307

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 1887 7437

SENDER: *COMPLETE THIS SECTION*
- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #17

SBA Properties Inc
Attn: Tax Dept
8051 Congress Ave
Boca Raton, FL 33487-1307

COMPLETE THIS SECTION ON DELIVERY

A. Signature
x [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Jerard Hawkins
C. Date of Delivery 11-24-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service) 7015 0640 0000 1887 7437

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

USPS Tracking®

FAQs >

Tracking Number:

70150640000018877444

Copy Add to Informed Delivery (https://infor

Latest Update

Your item was delivered to an individual at the address at 10:19 am on November 22, 2025 in ORLANDO, FL 32803.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

ORLANDO, FL 32803
November 22, 2025, 10:19 am

See All Tracking History

What Do USPS Tracking Statuse

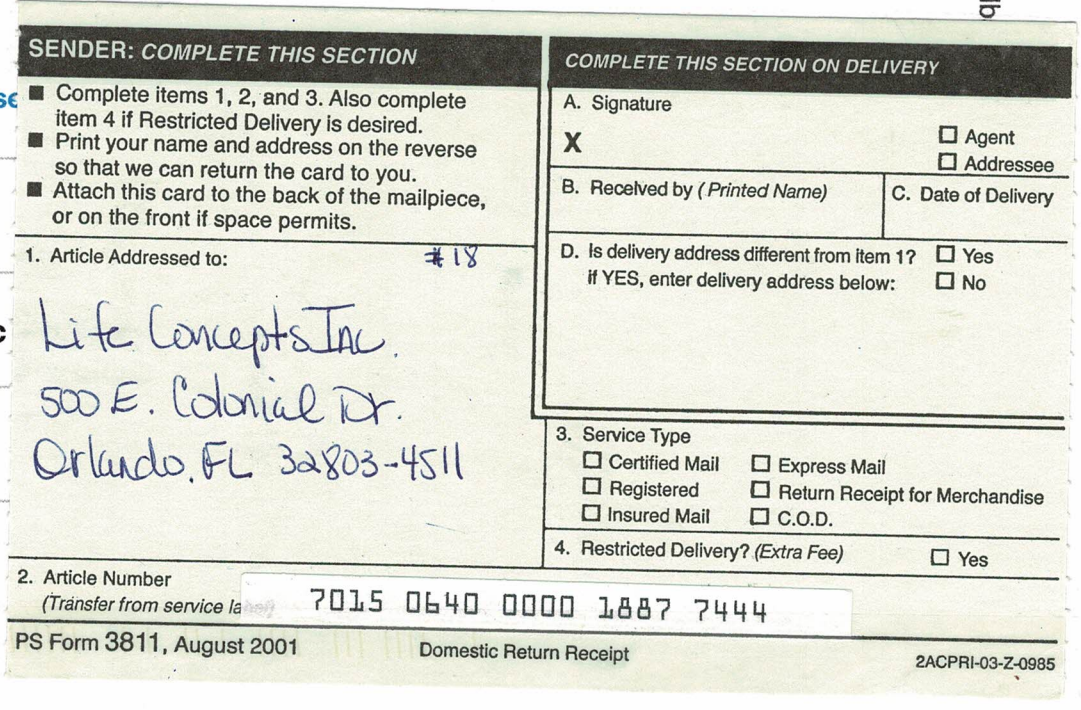
Text & Email Updates

Return Receipt Electronic

USPS Tracking Plus®

Product Information

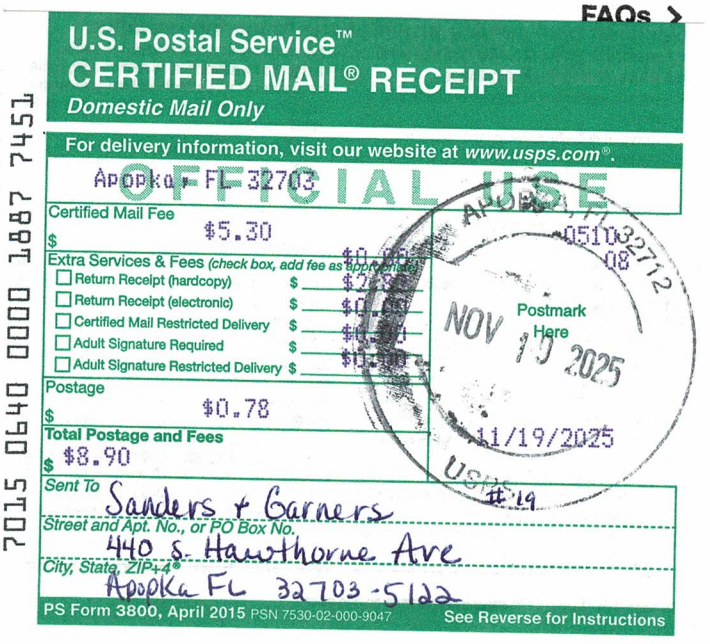
Feedb



ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >



Tracking Number:

70150640000018877451

Copy Add to Informed Delivery (https://info

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt
Reminder to Schedule Redelivery of your item
November 27, 2025

Notice Left (No Authorized Recipient Available)
APOPKA, FL 32703
November 22, 2025, 11:01 am

See All Tracking History

Feedback

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

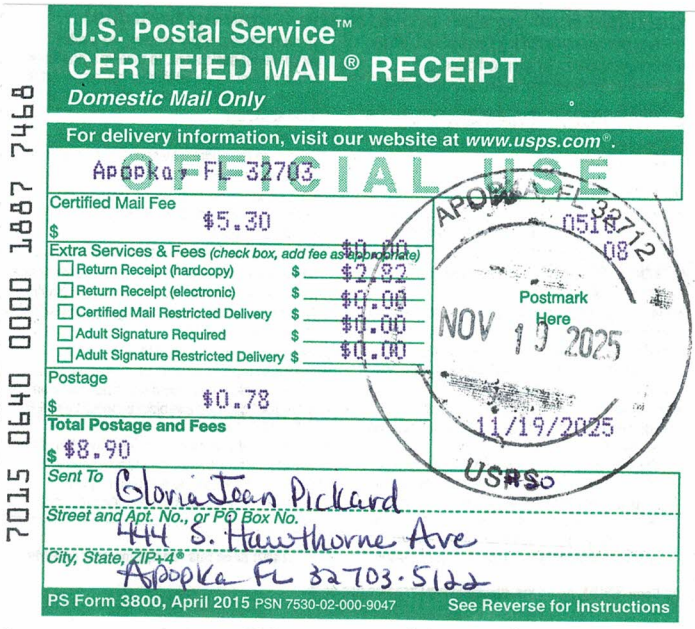
Return Receipt Electronic

USPS Tracking Plus®

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®

FAQs >



Tracking Number:

70150640000018877468

Copy Add to Informed Delivery (https://i

Latest Update

This is a reminder to arrange for redelivery of your item or your item will be returned to sender.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivery Attempt
Reminder to Schedule Redelivery of your item
November 27, 2025

Notice Left (No Authorized Recipient Available)
APOPKA, FL 32703
November 22, 2025, 11:00 am

See All Tracking History

What Do USPS Tracking Statuses Mean? (https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates

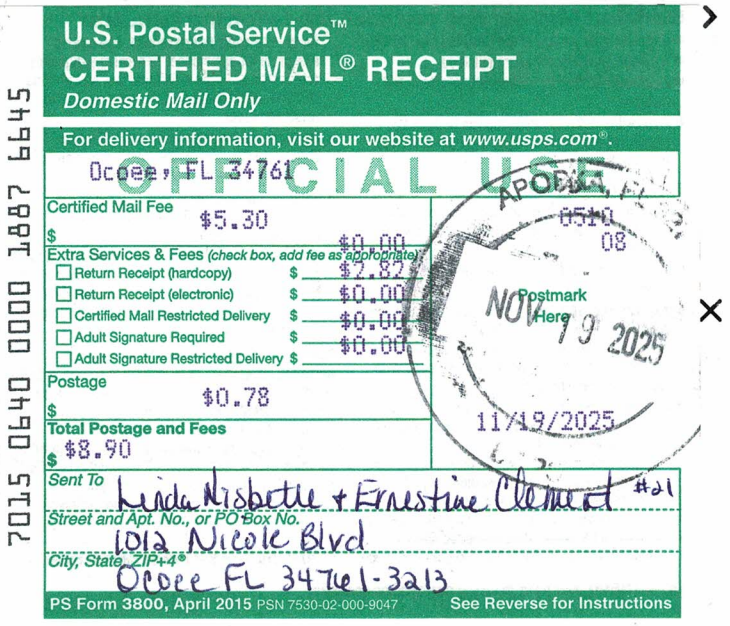
Return Receipt Electronic

USPS Tracking Plus®

Feedback

ALERT: WINTER WEATHER IN THE MIDWESTERN AND NORTHEASTERN US MAY DELAY FINA...

USPS Tracking®



Tracking Number:

70150640000018876645

Copy Add to Informed Delivery (https://in

Latest Update

Your item has been delivered and is available at a PO Box at 2:06 pm on December 1, 2025 in OCOEE, FL 34761.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, PO Box

OCOEE, FL 34761
December 1, 2025, 2:06 pm

Feedback

See All Tracking History

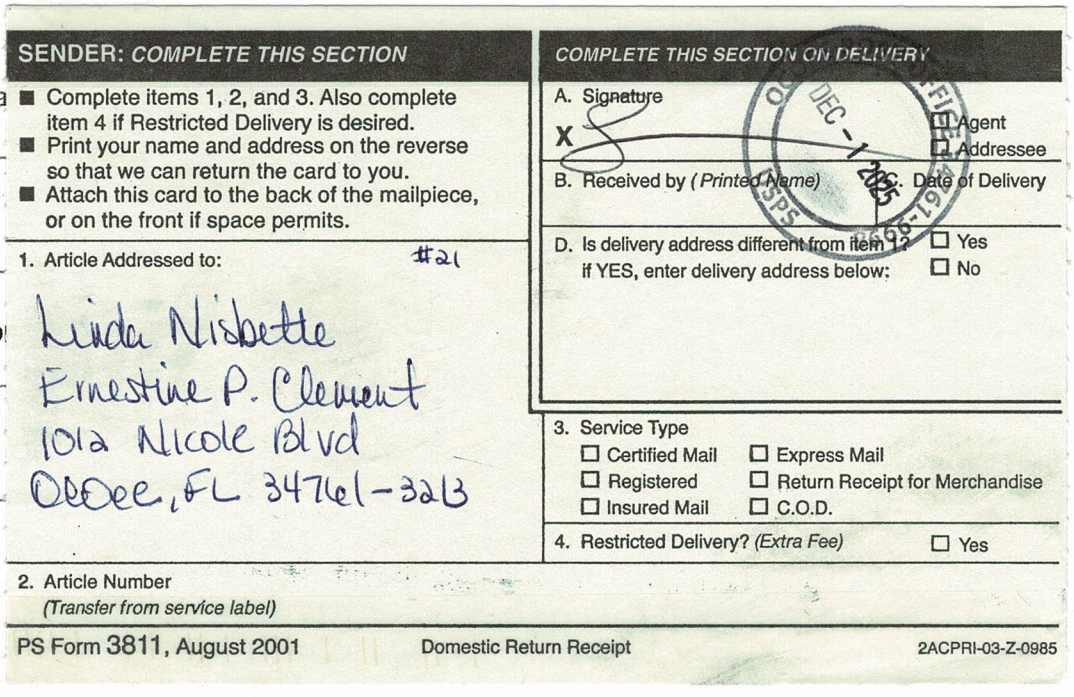
What Do USPS Tracking Sta

Text & Email Updates

Return Receipt Electro

USPS Tracking Plus®

Product Information



ALERT: WINTER WEATHER IN THE MIDWESTERN A

USPS Tracking®

Tracking Number:

70150640000018876652

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

7015 0640 0000 1887 6652

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Pompano Beach, FL 33064

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$
☐ Return Receipt (electronic)	$
☐ Certified Mail Restricted Delivery	$
☐ Adult Signature Required	$
☐ Adult Signature Restricted Delivery	$
Postage	$11.78
Total Postage and Fees	$17.08

NOV 19 2025
Postmark Here
USPS

Sent To #22 Selina Renteria Garcia
Street and Apt. No., or PO Box No. 1600 NW 33rd St, Lot 46
City, State, ZIP+4® Pompano Bch FL 33064-1424

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Latest Update

Your item was delivered to an individual at the address at 5:53 pm on November 25, 2025 in POMPANO BEACH, FL 33064.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

POMPANO BEACH, FL 33064
November 25, 2025, 5:53 pm

See All Tracking History

What Do USPS Tracking Sta

Text & Email Updates

Return Receipt Electro

USPS Tracking Plus®

Product Information

Feedback

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #22
Selina Renteria Garcia
1600 NW 33rd St, Lot 46
Pompano Bch, FL 33064-1424

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 11-25-25

D. Is delivery address different from item 1? ☐ Yes
if YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7015 0640 0000 1887 6652

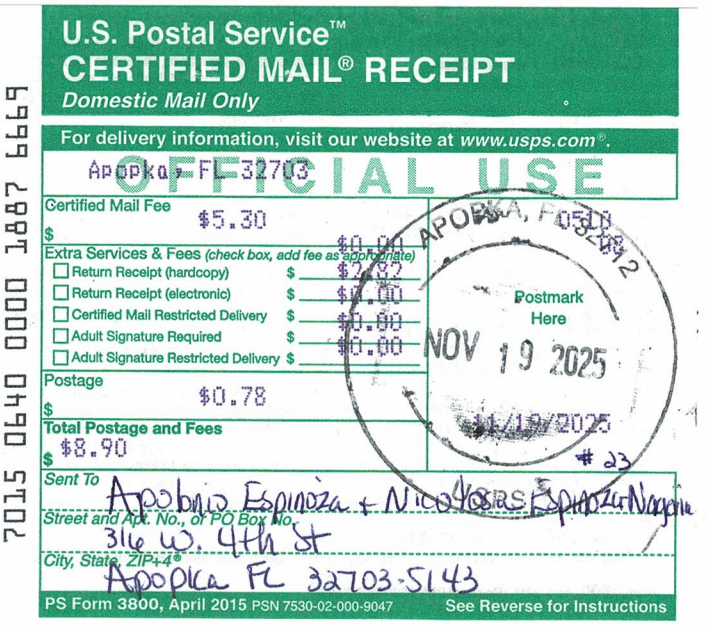
PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985

USPS Tracking®

Tracking Number:

70150640000018876669

Copy Add to Informed Delivery (https://inf



Latest Update

Your item was delivered to an individual at the address at 2:43 pm on November 22, 2025 in APOPKA, FL 32703.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

APOPKA, FL 32703
November 22, 2025, 2:43 pm

See All Tracking History

What Do USPS Tracking St

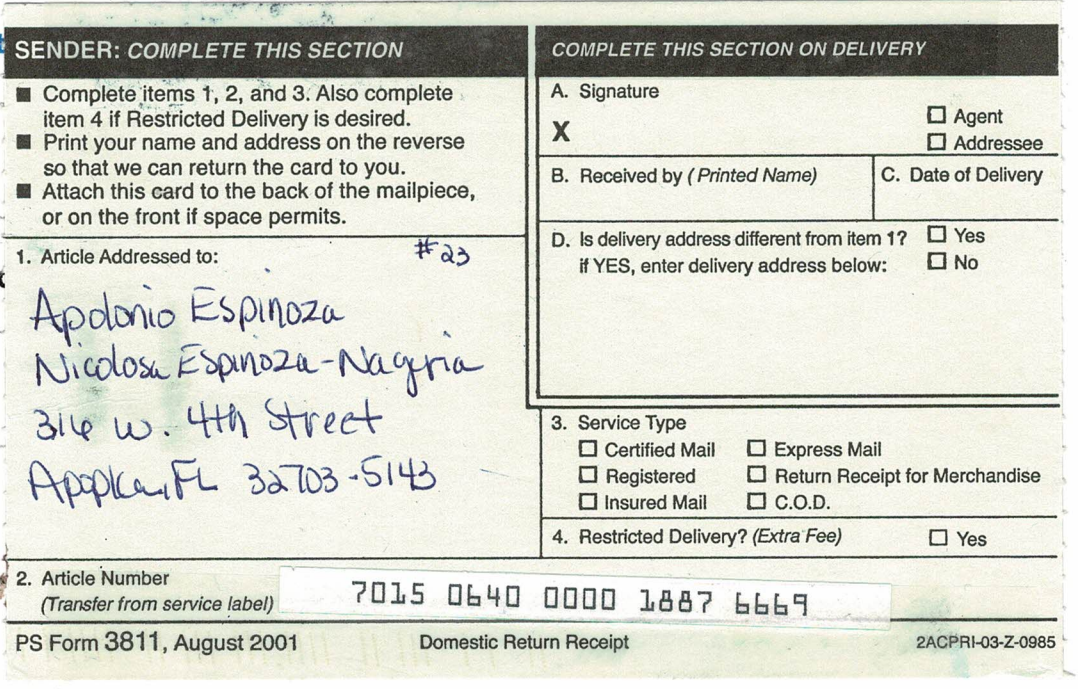
Text & Email Updates

Return Receipt Electr

USPS Tracking Plus®

Product Information

Feedback



ALERT: WINTER WEATHER IN THE MIDWESTERN AM

USPS Tracking®

Tracking Number:

70150640000018876676

Copy Add to Informed Delivery (https://informeddelivery.usps.com/)

Latest Update

Your item was delivered to an individual at the address at 5:53 pm on November 25, 2025 in POMPANO BEACH, FL 33064.

Get More Out of USPS Tracking:

USPS Tracking Plus®

Delivered

Delivered, Left with Individual

POMPANO BEACH, FL 33064
November 25, 2025, 5:53 pm

See All Tracking History

What Do USPS Tracking Stat

Text & Email Updates

Return Receipt Electron

USPS Tracking Plus®

Product Information

Feedback

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Pompano Beach, FL 33064

OFFICIAL USE

Certified Mail Fee	$5.30
Extra Services & Fees (check box, add fee as appropriate)	$0.00
☐ Return Receipt (hardcopy)	$2.82
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$8.90

APOPKA, FL 32712 0510
Postmark Here
NOV 19 2025
11/19/2025
#24

Sent To: Jasmin Centeria
Street and Apt. No., or PO Box No.: 1600 NW 33Brd St, Lot 46
City, State, ZIP+4®: Pompano Bch FL 33064-1424

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7015 0640 0000 1887 6676

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: #24
Jasmin Centeria
1600 NW 33rd St, Lot 46
Pompano Bch, FL 33064-1424

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by (*Printed Name*) C. Date of Delivery: 11-25-25

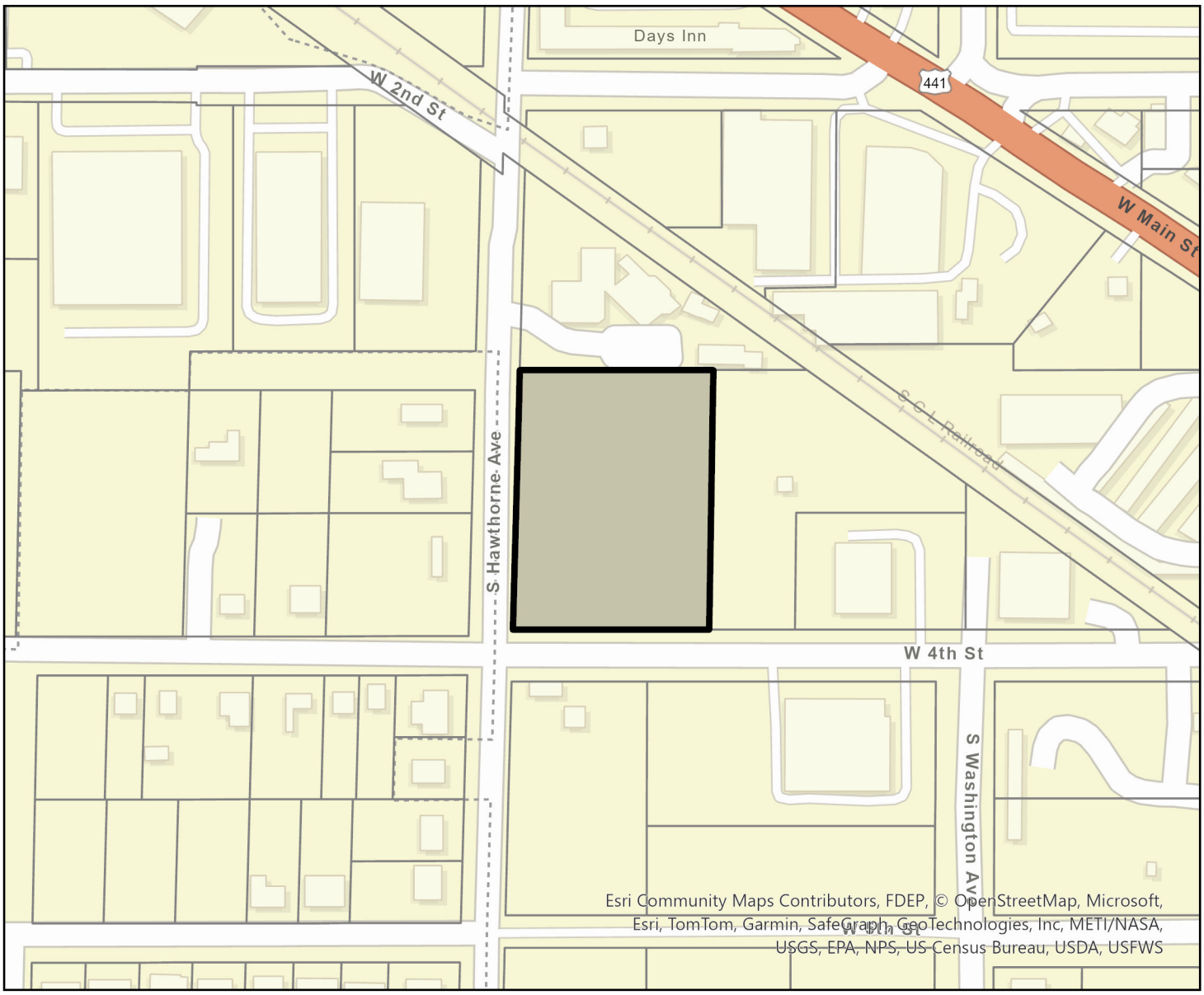
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number (*Transfer from service label*) 7015 0640 0000 1887 6676

PS Form 3811, August 2001 Domestic Return Receipt 2ACPRI-03-Z-0985



Parcel

335 S. Hawthorne Avenue

0 0.04 0.07 0.14 Miles

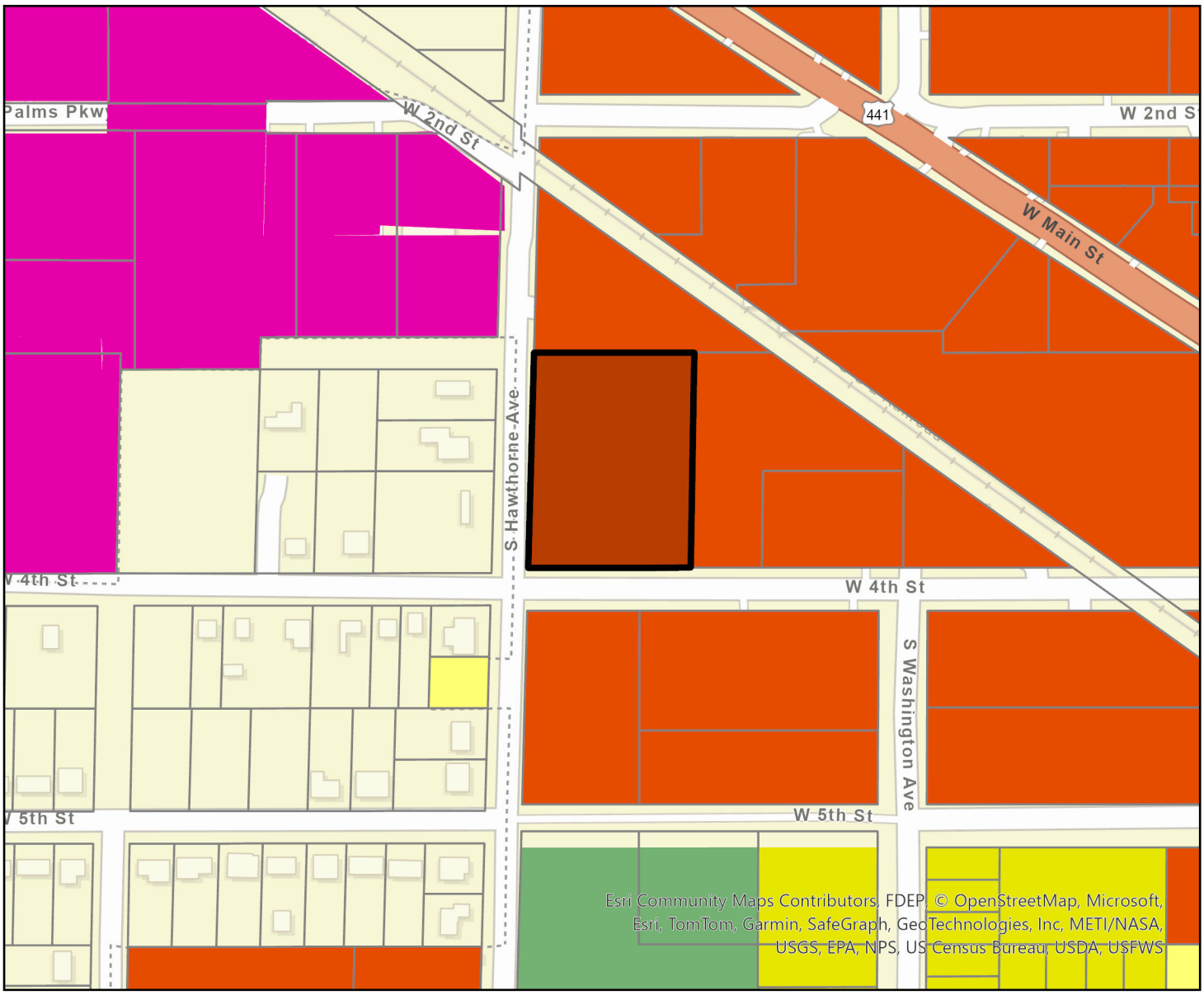
N

Parcel

335 S. Hawthorne Avenue

0 0.04 0.09 0.17 Miles

N



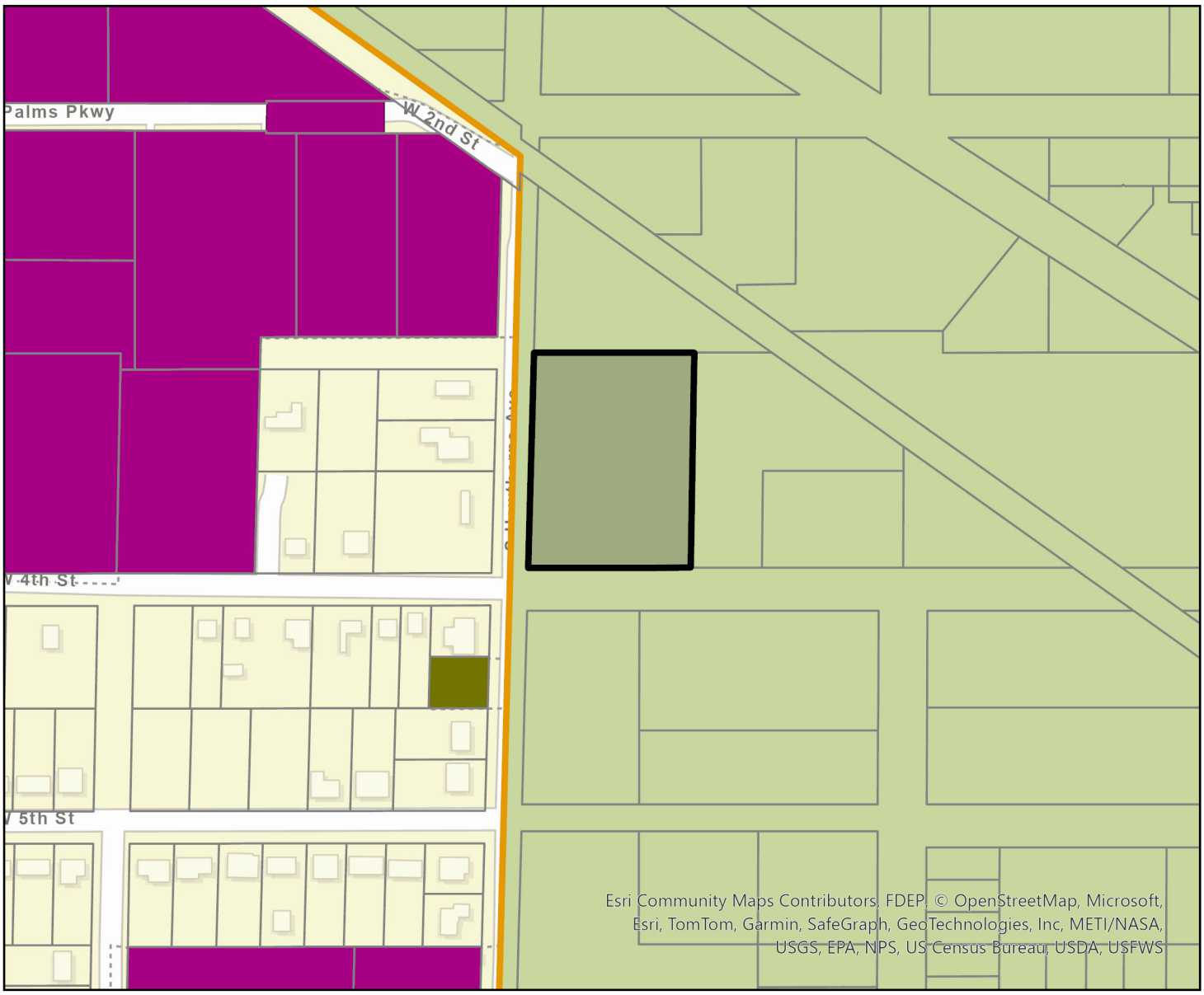
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- 335 S. Hawthorne Avenue

0 0.04 0.09 0.17 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- 335 S. Hawthorne Avenue

0 0.04 0.09 0.17 Miles

N

PROPERTY BOUNDARY INFORMATION

PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	S 89°28'44" E	104.91'
PB2	S 89°51'34" E	145.62'
PB3	S 00°22'15" W	399.86'
PB4	N 89°44'52" W	259.33'
PB5	N 01°37'55" E	400.20'

DETENTION POND RECOVERY: (2)

ALL DETENTION PONDS SHALL BE DRY WITHIN 72 HOURS FOLLOWING A STORM EVENT.

CONSTRUCTION PHASING

SINGLE PHASE

RETAINING WALL

OWNED AND MAINTAINED BY THE PROPERTY OWNER

DRAINAGE OPENINGS IN RETAINING WALL

NUMBER:	TYPE OF OPENING:	INVERT:	HEIGHT:	LENGTH:
DO-1	RECTANGLE	148.00'	2.00'	6.00'

GREEN BUILDING POINTS

SEE COVER FOR TABLE 5.11.4.B GREEEN BUILDING POINT SYSTEM

TRANSPORTATION

NUMBER:	ITEM:
GB-1	HYBRID/ELECTRIC/LOW ENERGY PARKING SPACES
GB-2	BICYCLE PARKING (MORE THAN REQUIRED)
GB-3	ELECTRIC VEHICLE CHARGING STATIONS

DRAINAGE AND GENERAL NOTES

1. ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
2. ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
3. VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (SOUTH HAWTHORNE AVE & 4TH STREET).
4. CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
5. ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
6. THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
7. NO OUTSIDE STORAGE OR MAINTENANCE.
8. INTENDED USE: MIXED USE DEVELOPMENT.
9. DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

SURVEY NOTES:

1. THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY NIETO WHITTAKER, LLC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
2. THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.

PROJECT UPDATE: 02/09/24

SITE DATA TABLE

CURRENT ZONING: MU-D

FUTURE LAND USE: COMMERCIAL (3)

BUILDING SETBACK:

FRONT	= N/A (FACING SOUTH HAWTHORNE AVE.)
N SIDE	= N/A
S SIDE	= N/A (FACING 4TH STREET)
REAR	= N/A

LANDSCAPE BUFFER:

FRONT	= N/A (FACING SOUTH HAWTHORNE AVE.)
N SIDE	= N/A
S SIDE	= N/A (FACING 4TH STREET)
REAR	= N/A

FLOOR AREA RATIO ALLOWED: = 0.25

FLOOR AREA RATIO PROVIDED: = 0.23

INDIVIDUAL BUILDING INFORMATION:

TOTAL SQUARE FOOTAGE	=	12,320 SF
MAX. BUILDING HEIGHT	=	75 FT
ACTUAL BUILDING HEIGHT	=	36 FT

PROPOSED CONDITIONS: (2)

IMPERVIOUS (BUILDINGS)	=	24,640 SF = 0.566 AC (23.28%)
IMPERVIOUS (DRIVEWAYS)	=	47,424 SF = 1.089 AC (44.80%)
PERVIOUS	=	33,787 SF = 0.775 AC (31.92%)
TOTAL PROPERTY (SF & AC)	=	105,851 SF = 2.430 AC (100.00%)

PARKING REQUIREMENTS:

2 SPACES PER 1,000 SF OF BUILDING AREA
1 SPACE PER 250 SF OFFICE AREA

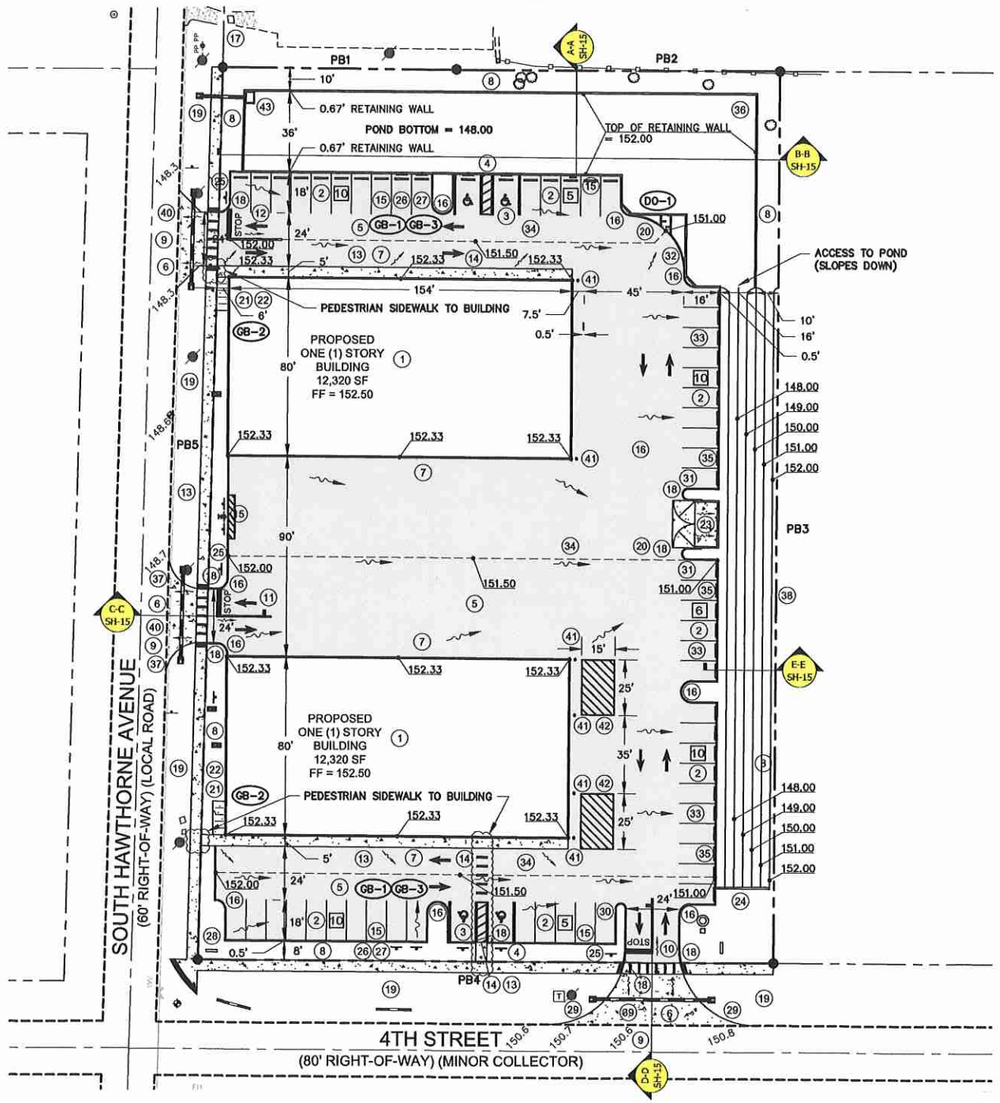
2 SPACES X (24,640 SF/1,000 SF) = 50 SPACES
1 SPACE X (0,000 SF/250 SF) = 00 SPACES
TOTAL SPACES REQUIRED = 50

PARKING PROVIDED:

56 SPACES @ 9'x18' (REGULAR)
4 SPACES @ 12'x18' (HANDICAP)
60 SPACES TOTAL PROVIDED

PARCEL ID NUMBERS:

09-21-28-0196-10-250



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

CONSTRUCTION NOTES:

1. CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
2. STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
3. STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
4. INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
5. CONSTRUCT 1 ½" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
6. RIGHT- OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6", 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 13 FOR CONSTRUCTION DETAILS.)
7. INSTALL DOWNSPOUT TO BE TIED INTO STORMWATER DRAINAGE SYSTEM (SEE PLAN SHEET 13).
8. ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
9. MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
10. CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
11. CONSTRUCT 16.85 LF OF 24" STOP BAR AND STOP SIGN.
12. CONSTRUCT 13.84 LF OF 24" STOP BAR AND STOP SIGN.
13. CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
14. SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
15. CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
16. ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
17. EXISTING DRAINAGE STRUCTURE. CONTRACTOR TO VERIFY RIM ELEVATION.
18. 3' CONCRETE CURB TAPER.
19. REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
20. CONTRACTOR TO ENSURE POSITIVE FLOW TO FLUME.
21. CONCRETE BIKE RACK PAD ELEVATION FLUSH WITH SIDEWALK.
22. CONSTRUCT 6' WIDE CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
23. DUMPSTER ENCLOSURE (SEE PLAN SHEET 8). 21'-4" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 13).
24. CONSTRUCT EMERGENCY OUTFALL DRAINAGE CONTROL STRUCTURE (SEE PLAN SHEET 13).
25. CONTRACTOR TO INSTALL STOP SIGN.
26. TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
27. TWO (2) ELECTRIC CAR CHARGING STATIONS.
28. MONUMENT SIGN: 5'-0" X 3'-0" (SEE PLAN SHEET 13).
29. CONSTRUCT 35' RADIUS.
30. CONSTRUCT 2' RADIUS MEASURED FROM INSIDE FACE OF CURB.
31. CONSTRUCT 2'-3" RADIUS MEASURED FROM INSIDE FACE OF CURB.
32. CONSTRUCT 25' RADIUS MEASURED FROM INSIDE FACE OF CURB.
33. CONTRACTOR TO ENSURE POSITIVE FLOW TO SWALE.
34. DRAINAGE VALLEY
35. CONSTRUCT FLUSH CURB (SEE PLAN SHEET 13).
36. 4' HIGH RETAINING WALL (TRINITY SYSTEM) WITH 4' HIGH BLACK CHAIN LINK FENCE.
37. CONSTRUCT 15' RADIUS.
38. CONSTRUCT 2' WIDE BERM.
39. CONSTRUCT 57 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.
40. CONSTRUCT 45 LF OF 18" HDPE DRAINAGE PIPE WITH MITERED END SECTIONS AT FINISHED GRADE.
41. CONCRETE BOLLARD
42. LOADING ZONE: 15' WIDE X 25' LONG
43. CONSTRUCT EMERGENCY OVERFLOW TYPE "C " DRAINAGE STRUCTURE WITH 25' OF 15" HDPE PIPE @ 1.00% AND MITERED END SECTION WITH INVERT SET AT 147.75' (SEE PLAN SHEET 13).

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

NO.	REVISION/ISSUE	DATE
1	COA DRC	10/26/23
2	COA DRC	02/09/24
3	COA DRC	03/22/24

SITE DEVELOPMENT PLAN

MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FLORIDA 32703

18243
4/26/24
K Evans

ENGINEER OF RECORD
KEN EHLERS, P.E.
FLORIDA P.E. LICENSE NO. 18243
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FL 32757
CELL PHONE: (407) 448-3412

PROJECT NAME

HAWTHORNE

BUSINESS CENTER

DWG	SHEET
SHEETS 1-18	6
DATE: MARCH 31, 2023	
SCALE: AS SHOWN	

See Proof on Next Page

AFFIDAVIT OF PUBLICATION

The Apopka Chief
400 N. Park Avenue, Apopka, FL 32712
(407) 886-2777

I, J.C. Derrick, of lawful age, being duly sworn upon oath, deposes and says that I am the Publisher of The Apopka Chief, a publication that is a "legal newspaper" as that phrase is defined for the city of Apopka, for county of Orange, in the state of Florida, that this affidavit is 1 of 3 with the full text of the sworn-to notice set forth on the page(s) that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:
- Jan 23, 2026

Notice ID: MlrhagNCVxexXU7Ijzk1

Notice Name: City of Apopka S. Hawthorne special exception

J. C. Derrick
Publisher

VERIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

Signed or attested before me on this

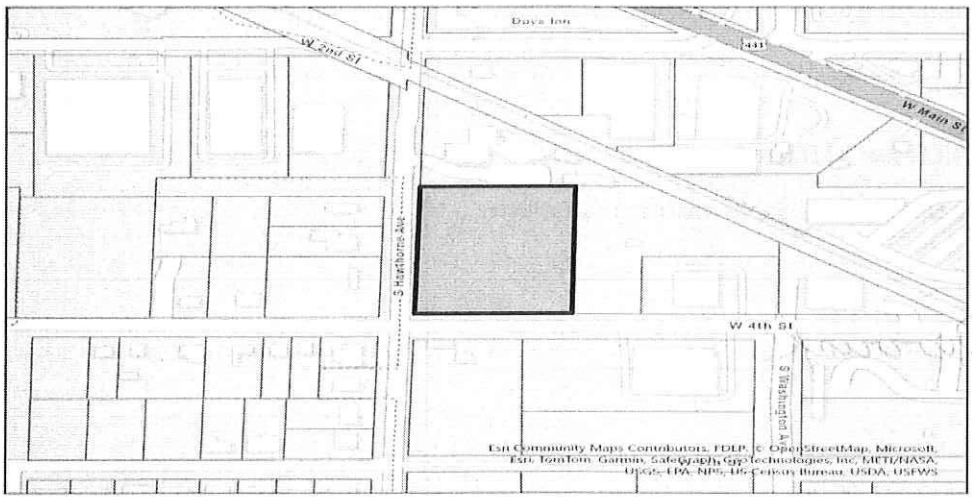
23 day of January, A.D. 2026.

Nancy C Thomas
Notary Public

Notary Public State of Florida
Nancy C Thomas
My Commission HH 688639
Expires 7/4/2029

CITY OF APOPKA
PUBLIC HEARING NOTICE
SPECIAL EXCEPTION

NOTICE is hereby given that **Michael R Cooper Const Co Inc.** has made an application, pursuant to the with Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.G for a **SPECIAL EXCEPTION FOR THE FOLLOWING USES ON PROPERTY LOCATED AT 335 S. HAWTHORNE AVENUE, APOPKA, FLORIDA, 32703 SHOWN BELOW: ASSISTED LIVING FACILITY, ADULT LIVING FACILITY, ADULT FOSTER HOME, BOARDING HOUSE,CHILD FOSTER HOME, CONTINUE CARE RETIREMENT, EMERGENCY SHELTER OR HOME, PLACE OF WORSHIP, COLLEGE OR UNIVERSITY, VOCATIONAL OR TRADE SCHOOL, UTILITY FACILITY, LAWN CARE, POOL CARE, PEST CONTROL, TANNING SALON, BUILDING HVAC, PLUMBING, ELECTRICAL CONTRACTOR WITH STORAGE YARD, GENERAL INDUSTRIAL SERVICES ENCLOSED, MACHINE SHOP METAL WORKING, WELDING, PLUMBING OR GAS, STEAM OR WATER PIPE FITTING, MANUFACTURING, ASSEMBLY OR FABRICATION LIGHT, WAREHOUSE STORAGE, SHOWROOM WHOLESALE, OTHER WAREHOUSE USE.**



Parcel Identification Number(s): 09-21-28-0196-10-250
Contains: 2.42 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing to consider the Special Exception request at its scheduled meeting in the City Council Chambers of the Apopka City Hall on **Tuesday, February 10, 2026 beginning at 5:30 P.M.,** or as soon thereafter as possible.

Interested parties and the public may appear at the above listed hearing to speak. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. Additional information regarding the application and review process may be inspected at the Apopka Community Development Department located at Apopka City Hall, 120 E. Main Street, Apopka, Florida, 32703 on weekdays between the hours of 8:00 a.m. and 4:30 p.m. Written public comments regarding the application for the proposed special exception may be submitted by mail to the City Clerk's Office at 120 East Main Street, Apopka, Florida,

32703. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida, 32703; Telephone: 407-703-1704, at least 48 hours prior to the proceeding.

Apopka Planning Commission
Community Development Department

January 23, 2026

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: February 10, 2026
Department: Community Development

SUBJECT:
Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision

ACTION ITEM INFORMATION:
Owner(s): Park Square Enterprises, LLC
Applicant(s): George Georgy, P.E. c/o Vanasse Hangen Brustlin, Inc
Parcel Identification Number(s): 20-21-28-2520-02-000 (Parent Parcel); Lot 2 of Emerson Park
Location: East of Ocoee Apopka Road, west of Alston Bay Boulevard and south of Harmon Road East
Tract: 14.23 +/- acre(s)
Future Land Use: Mixed-Use
Zoning District: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Project: 103 residential units
Density/Intensity: 7.2 dwelling units per acre
Project Manager: Jean Sanchez

REQUEST:
Recommend approval of the Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision.

SUMMARY:
ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use - East Shore - Gateway)	Emerson Park Residential Subdivision
East	Mixed-Use	MU-ES-GT	Emerson Park Residential Subdivision
South	Mixed-Use	MU-ES-GT	Greystone Apopka Health and Rehabilitation Center
West	Mixed-Use and Future Land Use — In Progress	MU-ES-GT and T (Transitional)	Vacant

PROJECT SUMMARY:
The Residences at Emerson Park is a 103-unit townhome development approved by City Council in 2020 through a Major Development Plan (MDP) and Construction Site Plan (CSP). All subdivision infrastructure has been constructed in accordance with the approved plans, and the City issued a Certificate of Acceptance (COA) on February 6, 2025. Vertical construction of the residential units is currently underway.

The applicant requests approval of revisions to the previously approved MDP and CSP, consisting of the replacement of twelve (12) two-car garage townhome buildings with an updated one-car garage townhome product

on Lots 1–18, 49–60, and 67–99, along with minor adjustments to Lots 73–81 and the designation of Open Space Tract OS-8.

The proposed revisions are limited in scope and are confined to building footprints, internal lot grading, internal sidewalks, and driveway geometry. No changes are proposed to the completed subdivision infrastructure. All utilities, stormwater facilities, roadways, sidewalks, and related public and private improvements will remain as constructed and accepted, and the revised layouts will connect to the existing circulation system without infrastructure modification.

Parking for the development continues to be provided through a combination of garage spaces, driveway spaces, and on-street parking, consistent with the approved MDP. Pursuant to Article V, Section 5.1 of the City of Apopka Land Development Code, a minimum of 170 off-street parking spaces is required for the development. The revised MDP/CSP provides 476 parking spaces, and staff finds that the proposed parking configuration meets or exceeds the applicable Land Development Code requirements.

No changes are proposed to site access, internal street alignments, emergency access, or pedestrian circulation. The designation of Open Space Tract OS-8 does not reduce required open space and remains consistent with the approved development framework. Landscaping, buffering, and screening remain in compliance with the Land Development Code, with no changes proposed to required perimeter or roadway buffers.

Based on the foregoing, staff finds that the proposed MDP and CSP revisions do not increase density or intensity, do not alter accepted infrastructure, and remain consistent with the previously approved Major Development Plan, applicable zoning standards, and the City of Apopka Land Development Code.

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

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

SCHOOL PLANNING:
The subject properties are served by the following schools: Wheatley Elementary, Wolf Lake Middle, and Wekiva High Schools. Orange County Public Schools (OCPS) indicated that concurrency for the proposed development was not available at the middle school level and was deficient by 7.828 students at the time of the original MDP approval in September 2020. The applicant entered into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
March 4, 2026 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Residences at Emerson Park – Major Development Plan/Construction Site Plan Revision consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major

Development Plan, based on the findings and facts presented in the staff report and exhibits.

Planning Commission:
Find the proposed Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan/Construction Site Plan, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:

1. Residences at Emerson Park - MDP CSP Revision
2. Residences at Emerson Park - Map Series
3. Residences at Emerson Park - OCPS School Concurrency
4. Emerson Park HOA Letter to Planning Dept 01.28.2026

Revisions to Major Development & Construction Site Plan (11)

Issued for	Field Revisions (3)
Date Issued	October 26, 2020
Latest Issue	November 18, 2025 (2) (3)

Residences at Emerson Park

Tract G, Lot 2

Apopka, Florida

Parcel ID: 20-21-28-2520-02-000

Jean Sanchez
Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: DRC Approved 01.15.2026
Date: 2026.01.22 10:32:17-05'00'

Jeremy Holderfield
Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=Apopka Fire Dept., OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2026.01.27 15:51:42-05'00'

Dale Smith
Digitally signed by Dale Smith
DN: C=US, E=dsmith@apopka.net, O=City of Apopka, OU=Public Works, CN=Dale Smith
Date: 2026.01.29 16:19:49-05'00'

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Owner

Park Square Enterprises LLC
5200 Vineland Road
Suite 200
Orlando, FL 32811

Applicant

Michael McQuarrie
Park Square Homes, LLC
5200 Vineland Road #200
Orlando, FL 32811

John L. Hanson
John L. Hanson
DN: C=US, E=jhanson@apopka.net, O=City of Apopka, OU=Building Official, CN=John L. Hanson
Location: Apopka Fl.
Date:

(11) **PROJECT DESCRIPTION**

THE RESIDENCES AT EMERSON PARK IS A 103-UNIT TOWNHOME COMMUNITY LOCATED IN THE CITY OF APOPKA, FLORIDA. THE SITE INFRASTRUCTURE IS NOW COMPLETE, AND THE CITY OF APOPKA HAS ISSUED A CERTIFICATE OF ACCEPTANCE (COA DATED FEBRUARY 06, 2025). VERTICAL CONSTRUCTION OF THE TOWNHOME BUILDINGS BY PARK SQUARE HOMES IS CURRENTLY UNDERWAY.

THIS APPLICATION IS INTENDED TO REVISE THE MAJOR DEVELOPMENT PLAN AND CONSTRUCTION SITE PLAN TO REPLACE TWELVE (12) 2-CAR GARAGE TOWNHOMES BUILDINGS WITH A 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, 67-99. ADDITIONALLY, THE REVISIONS INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. THE PROPOSED REVISIONS DO NOT IMPACT THE CONSTRUCTED INFRASTRUCTURE.

Sheet Index

No.	Drawing Title	Latest Issue
(11) C0.01	Existing Conditions Plan	November 18, 2025 (3)
C1.00	Legend & General Notes	July 26, 2022
C1.01	Existing Conditions & Erosion Control Plan	July 26, 2022
C1.02	Erosion Control & Demo Plan	July 26, 2022
C1.03	Erosion Control Details	July 26, 2022
C1.05	Master Site Plan & Site Data	July 26, 2022
C1.06 - C1.07	Typical Sections & Details	July 26, 2022
C2.01 - C2.02	Grading Plan	November 18, 2025
C2.03	Grading Details	July 26, 2022
C3.01 - C3.02	Drainage & Wastewater Plan	July 26, 2022
C4.01 - C4.02	Water & Reclaimed Water Distribution Plan	July 26, 2022
C5.00	Layout & Materials and Pedestrian/Bicycle Plan	November 18, 2025
C6.00 - C6.06	Plan & Profiles	July 26, 2022
(11) C7.00	Fire Access Plan	November 18, 2025
C9.00 - C9.02	Standard F.D.O.T. Details	July 26, 2022
C9.03 - C9.07	Standard Utility Details	July 26, 2022
(11) A-1 - A-3	Color Building Elevations	November 14, 2025

Reference Drawings

No.	Drawing Title	Latest Issue
Sht. 1 of 1	Boundary Survey	January 23, 2014
(11) L200 - L410	Landscape Plans	November 18, 2025

Community Planner & Civil Engineer
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Landscape Architecture
Bonnett Design Group, LLC
400 South Orlando Avenue
Suite 201
Maitland, Florida 32751
P 407·622·1588 - F 407·358·5363

Surveyor
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Geotech
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, Florida 32811
P 407·423·0504 - F 407·423·3106

Andrew J. King
Digitally signed by Andrew J. King
DN: C=US, E=aking@apopka.net, O=Apopka Police Department, CN=Andrew J. King
Date: 2026.01.28 11:00:33-05'00'

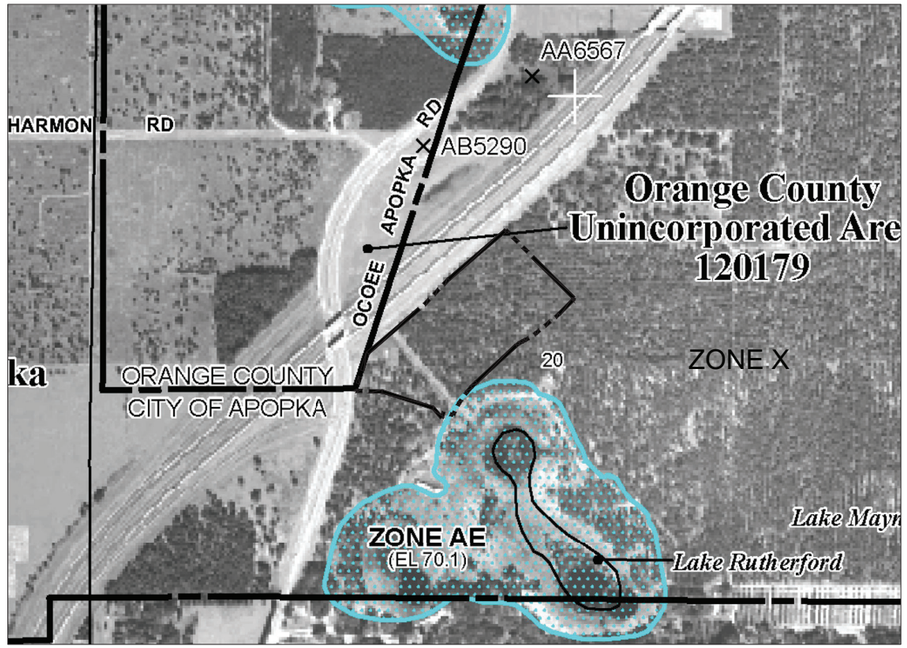
This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEORGE EMIL GEORGY — LICENSE NO. 84318 — STATE OF FLORIDA — GEORGE E. GEORGY — P.E. — CIVIL ENGINEER — DATE: Nov 18, 2025

\\VHB\GBL\PRO\ORLANDO\63508.00 PSH-EMERSON PARK\CAD\LD\PLANSET\CONST\63508D0-COV 18 November 2025

VHB Project : 63508.00
Issued for : Field Revisions



LEGEND

PROJECT BOUNDARY

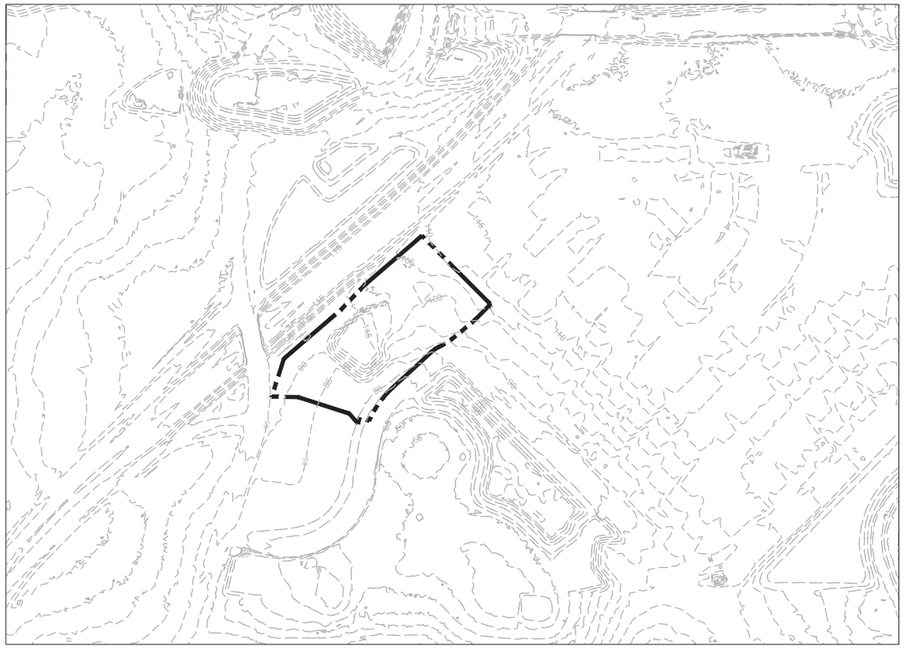
FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER 12095C0120F
MAP REVISED SEPTEMBER 25, 2009

FLOODPLAIN MAP

LEGEND

ZONE A	No Base Flood Elevations determined
ZONE AE	Base Flood Elevations determined Special Flood Hazard Areas Subject to Innundation by the 1% Annual Chance Flood Event
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.

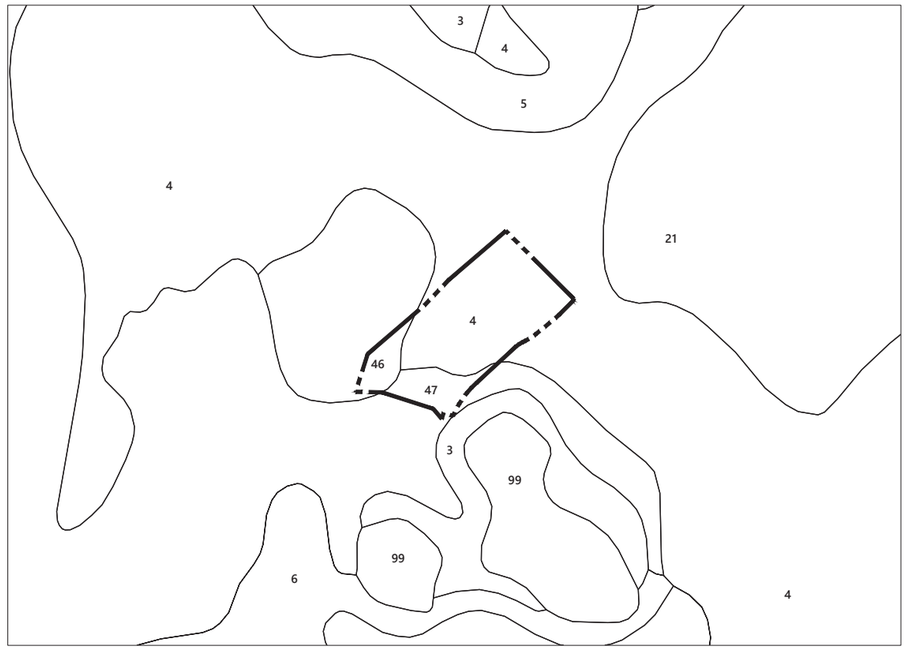


LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR

TOPOGRAPHY



LEGEND

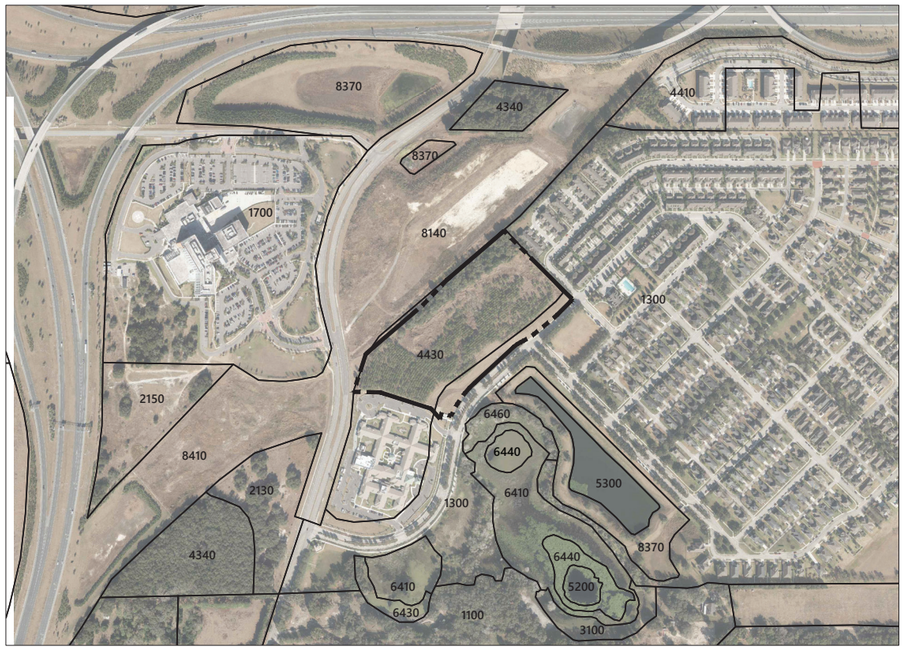
PROJECT BOUNDARY

SOILS BOUNDARY

SOILS MAP

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE: USDA, NRCS



LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

AERIAL & EXISTING LAND USE

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/AC.
1300	RESIDENTIAL, HIGH DENSITY-6 OR MORE DU/AC.
2130	WOODLAND PASTURES
4430	FOREST REGENERATION
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRARIES
6440	EMERGENT AQUATIC VEGETATION
6460	MIXED SCRUB-SHRUB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS

SOURCE: SJRWMD, 2016

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 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.

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 200 400 800 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Existing Conditions Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C0.01

Sheet of

Project Number: 63508.00

Saved Tuesday, November 18, 2025 1:34:33 PM JFISHER Plotted Tuesday, November 18, 2025 5:02:23 PM Jordan Fisher

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
EN	EN	BUILDING ENTRANCE
LD	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
EMH	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
MATCH LINE SEE SHEET CL01		MATCHLINE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA, FLORIDA.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX 711-001.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT. THEY ARE DETERMINED FROM THE BEST 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 CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
7. FOR BENCHMARKS CONTACT VHB.
8. ANY STRUCTURES IN THE RECREATION AREA ARE TO BE PERMITTED SEPARATELY THROUGH THE CITY OF APOPKA BUILDING DEPARTMENT.
9. SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
10. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
11. EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
12. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
13. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA UTILITIES DIVISION 48-HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
14. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOPKA UTILITY SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
16. CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.28%. MINIMUM AS BUILT 10" PVC SEWER LINE SLOPE WILL BE 0.21%. MINIMUM AS BUILT 12" PVC SEWER LINE SLOPE WILL BE 0.17%. MINIMUM AS BUILT 15" PVC SEWER LINE SLOPE WILL BE 0.12%. MINIMUM AS BUILT 18" PVC SEWER LINE SLOPE WILL BE 0.10%. MINIMUM AS BUILT 24" PVC SEWER LINE SLOPE WILL BE 0.08%. IF MINIMUM PIPE SLOPE IS NOT MET, THE PIPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRINTED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 150 GALLONS PER DAY, PER INCH OF PIPE DIAMETER PER MILE PER DAY AS MEASURED BETWEEN ADJACENT MANHOLES OVER A TWO (2) HOUR TESTING PERIOD.
   2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND
   3) LOW PRESSURE AIR LEAKAGE TEST, SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNIBELL PVC PIPE ASSOCIATION. PASSING THIS TEST SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF FIFTY (50) GALLONS PER DAY, PER INCH OF DIAMETER PER MILE OF SEWER.
9. DESIGN REQUIRES:
   1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL;
   2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND
   3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 5' MAX. COVER AT LOT CLEAN OUT.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.
3. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INNERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
4. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

PAVING AND DRAINAGE NOTES (CONTINUED):

5. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 3 INCHES ABOVE FINISHED GRADE.
7. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
9. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.3%.
10. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.

EROSION CONTROL NOTES:

1. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D EROSION PROTECTION STANDARDS. THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST ALSO MEET FDEP'S MINIMUM SPECIFICATIONS, SEE PART 5.1 OF THE CGP, WHICH REFERENCES THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.
2. CONTRACTOR IS RESPONSIBLE TO SUBMIT EROSION CONTROL PLAN TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
3. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING PONDS AND WETLAND/CONSERVATION AREAS ON OR OFF-SITE. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
5. A TWO FEET STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB OR AS OTHERWISE DETAILED IN THE APPROPRIATE SECTION. A TEMPORARY SOD STRIP OF 4' MIN. SHALL BE USED DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE TO THE REQUIREMENTS OF THE NPDES CONSTRUCTION GENERIC PERMIT (CGP). REFER TO PART 4 OF THE CGP, 62-621.300(4)(A), FOR ADDITIONAL INFORMATION.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED (PART 5.4). ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

RECORD DRAWING NOTES:

NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO THE FINAL INSPECTION BY THE CITY, THE DEVELOPER'S ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION SIGNED, SEALED AND DATED, THAT ALL RECORD DRAWING PLANS, ACCURATELY AND COMPLETELY REFLECT ANY AND ALL DEVIATIONS FROM OR CHANGES MADE TO THE CITY APPROVED CONSTRUCTION PLANS. THE SUBMITTAL SHALL INCLUDE ONE (1) COMPLETE SET OF SIGNED, SEALED, AND DATED RECORD DRAWING PLANS. IN ADDITION TO THE PLANS THE DEVELOPER'S ENGINEER MUST ALSO SUBMIT ONE (1) ELECTRONIC COPY IN TIFF FORMAT (NOT PDF) AND ONE (1) ELECTRONIC COPY IN AUTOCAD 2013 (OR EARLIER VERSION) OF THE RECORD DRAWINGS TO THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCEPTANCE FOR THE IMPROVEMENTS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, RECLAIMED WATER STORM DRAINAGE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES SHALL BE BASED HORIZONTAL CONTROL DATUM NAD1983 STATE PLANE FLORIDA EAST (US FEET) AND VERTICAL CONTROL DATUM NAVD88. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE SIZE, TYPE OF MATERIAL AND PRESSURE CLASS.
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
5. LOCATION OF ALL MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
6. DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS, GRADE ELEVATIONS AND SLOPE OF ALL MANHOLES SHALL BE SHOWN. SEWER LATERALS SHALL BE LOCATED ALONG THE MAINS MEASURED FROM THE NEAREST DOWNSTREAM MANHOLE.
7. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
8. THE INFORMATION LISTED IN ITEM 2, 5, 6 AND 7, SHALL BE COMPLETED BY A CERTIFIED PROFESSIONAL LAND SURVEYOR. SIGNED AND SEALED CERTIFICATION PREPARED BY THE SURVEYOR SHALL BE SUBMITTED TO THE CITY.
9. THE CERTIFIED RECORD DRAWINGS SHALL BE PRESENTED IN DIGITAL FORMAT. THE FORMAT SHALL BE A HIGH RESOLUTION TIFF IMAGE AS WELL AS AUTOCAD, AT THE SAME SIZE AND SCALE AS THE DEVELOPMENT PLAN. THE RECORD DRAWINGS SHALL CONSIST OF EACH SHEET THAT APPEARS IN THE APPROVED FINAL DEVELOPMENT PLAN, PLUS ANY ADDITIONAL PLAN SHEETS NECESSARY TO COMPLETE THE PROJECT CONSTRUCTION.
10. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED, AND DATED BY THE DEVELOPER'S ENGINEER AS BEING RECORD DRAWINGS. CONSTRUCTION PLANS SIMPLY STAMPED RECORD DRAWINGS NOT CERTIFYING THE ACCURACY OF THE LOCATION, ELEVATION AND CONFIRMATION OF SUCH UTILITIES WILL NOT BE ACCEPTED AND SHALL BE RETURNED TO THE DEVELOPER'S ENGINEER. THE "CERTIFICATE OF ACCEPTANCE" WILL NOT BE ISSUED UNTIL CORRECT RECORD DRAWINGS HAVE BEEN SUBMITTED.
11. COPIES OF ALL TESTING RESULTS AND SYSTEM CLEARANCE DOCUMENTATION FROM REGULATORY AGENCIES SHALL ALSO BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE "CERTIFICATION OF ACCEPTANCE".
12. THE FOLLOWING STATEMENT SHALL APPEAR ON EACH SHEET OF RECORD:

"RECORD DRAWINGS CONTAIN INFORMATION FURNISHED BY OTHERS. THE INFORMATION PROVIDED HAS BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE CORRECT AND ACCURATE, CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND IN MY JUDGEMENT DO NOT ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS."

WATER NOTES:

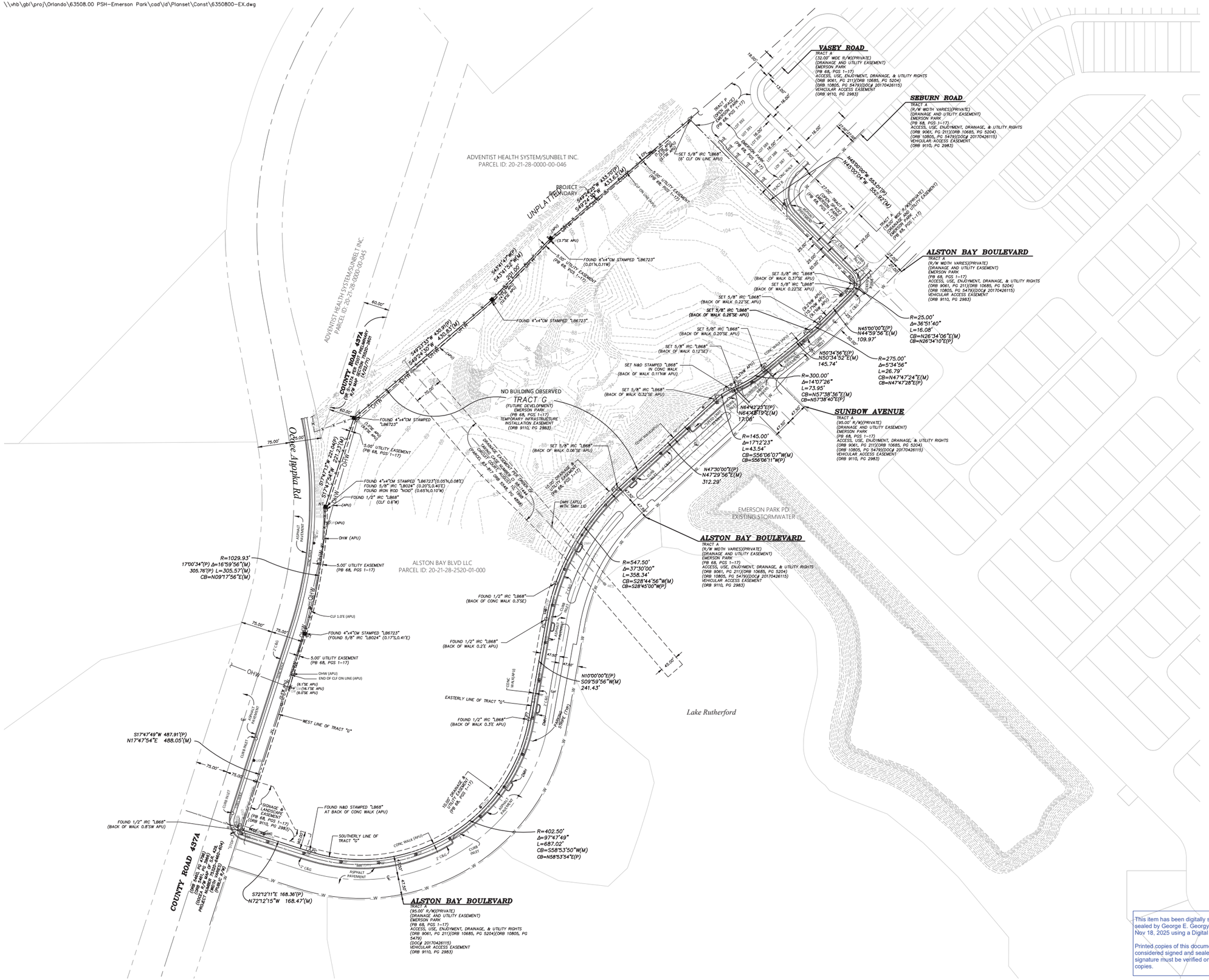
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN AND WASTEWATER MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT, AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE.
10. PIPE MATERIALS:
    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 52.2 WHICH INCLUDES A FULL DIAMETER FLUSH.
12. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6" ABOVE OR 12" BELOW GRAVITY SEWER MAIN CROSSINGS. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET, CENTERED ON POINT OF CROSSING, OF PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE PIPELINE SO THE WATER MAIN IS AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL 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 REGULATED UNDER PART III OF CHAPTER 62-310, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY - OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.
13. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6" ABOVE OR 12" BELOW STORM SEWER CROSSINGS. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, OR THE STORM MAIN IS ABOVE THE WATER MAIN, THE WATERMAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
14. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAT 6" ABOVE OR 12" BELOW THE REUSE MAIN CROSSINGS. WHERE WATER MAINS AND UNRESTRICTED ACCESS REUSE PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SEWER MAINS.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN 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 NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX 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 M


VASEY ROAD
TRACT A
(32.00' WIDE R/W)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
SEBURN ROAD
TRACT A
(R/W WIDTH VARIES)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ALSTON BAY BOULEVARD
TRACT A
(R/W WIDTH VARIES)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
SUNBOW AVENUE
TRACT A
(95.00' R/W)(PRIVATE)
(DRAINAGE AND UTILITY EASEMENT)
EMERSON PARK
(PB 68, PGS 1-17)
ACCESS, USE, ENJOYMENT, DRAINAGE, & UTILITY RIGHTS
(ORB 9061, PG 211)(ORB 10685, PG 5204)
(ORB 10805, PG 5479)(DOC# 20170426115)
VEHICULAR ACCESS EASEMENT
(ORB 9110, PG 2983)
ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046
PROJECT BOUNDARY
UNPLATTED
ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-045
COUNTY ROAD 437A
(ORB 5401, PG 1288)
(ORB 5401, PG 1290)
(ORB 5401, PG 1292)
(ORB 5401, PG 1294)
(ORB 5401, PG 1296)
(ORB 5401, PG 1298)
(ORB 5401, PG 1300)
(ORB 5401, PG 1302)
(ORB 5401, PG 1304)
(ORB 5401, PG 1306)
(ORB 5401, PG

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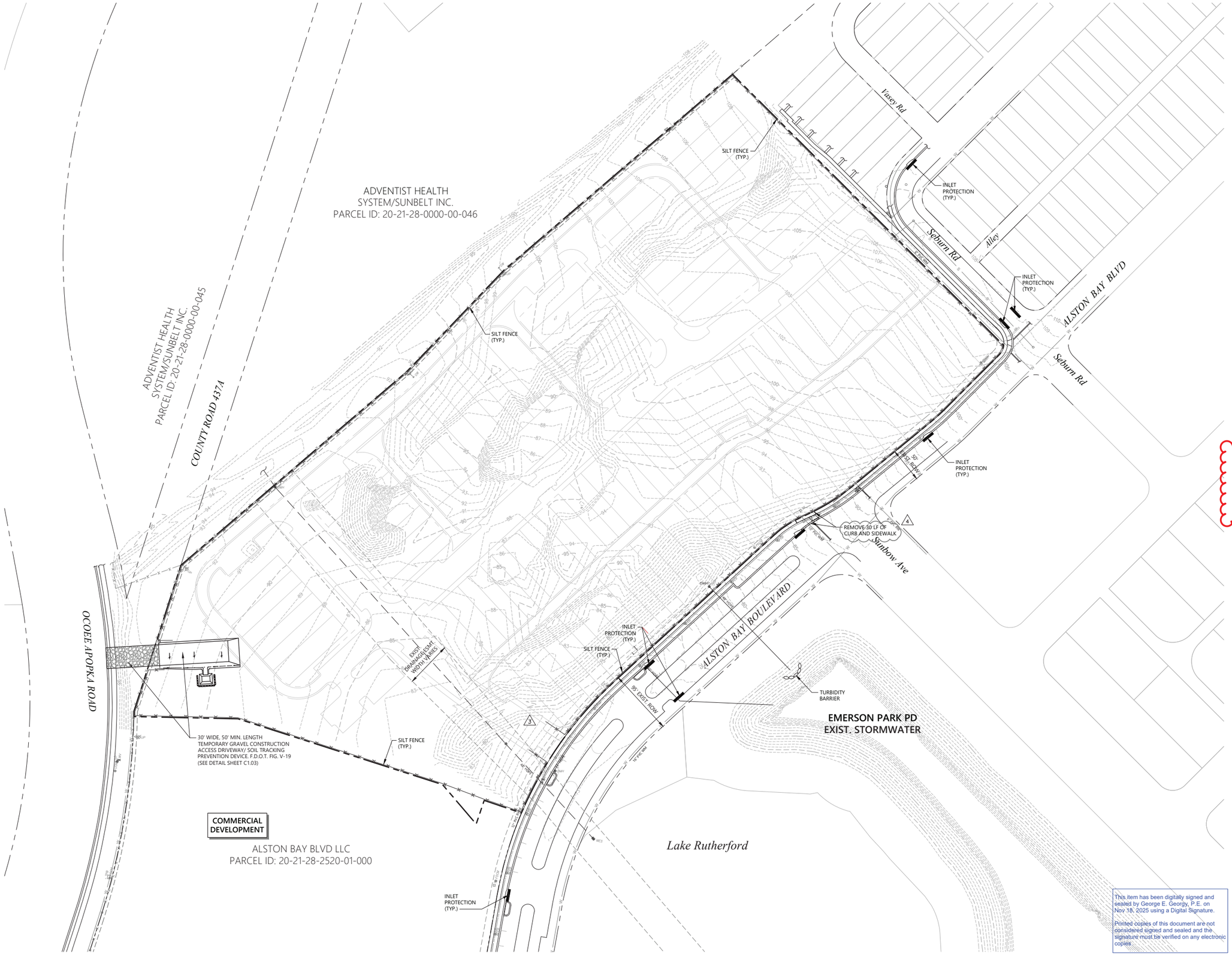

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407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SILT FENCE
- INLET PROTECTION
- TURBIDITY BARRIER

NOTE:
EROSION AND SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH F.D.O.T. "EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL", LATEST EDITION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 30 60 120 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title: **Erosion Control & Demo Plan**

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 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

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: **C1.02**
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted Tuesday, November 18, 2025 5:04:32 PM Jordan Fisher

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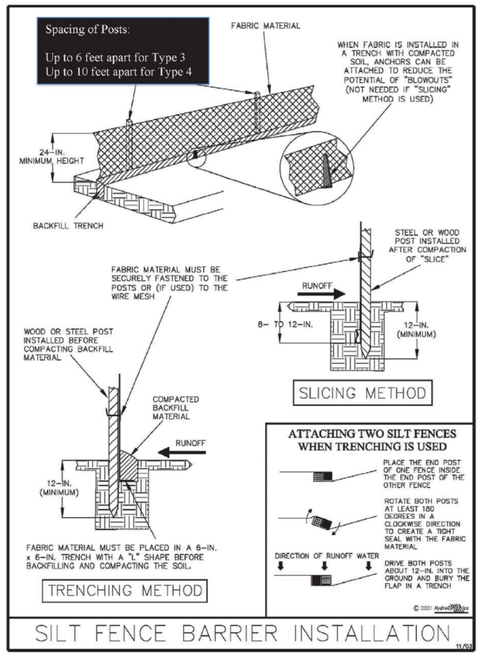

Figure V-2: Illustration of a Silt Fence Barrier

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NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.

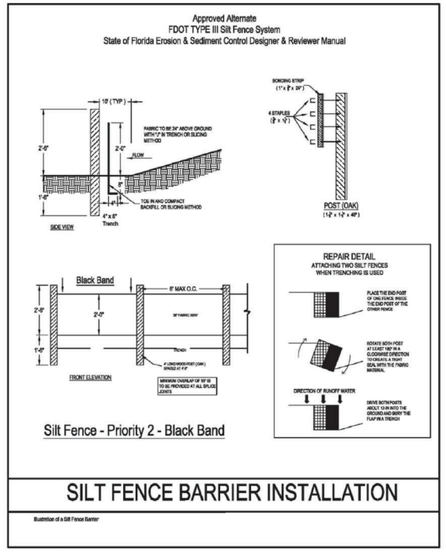

Figure V-3: Illustration of Silt Fence Priority 2 – Black Band

NOTES

- The life of the product is determined at the point in which it is no longer effective or needed to do the job for which it is designed (Approximately one year).
- Installation Specifications: The method of installation for the Priority 2 Silt Fence is an integral part of the system and is unlike other installation practices. The specifically designed process includes wood (oak) stakes and wood bonding strips placed at six (6') foot intervals. The silt fence shall be installed in a trench 4" wide and 8" deep. Installation of trenches over 4" wide are not recommended. Stakes are driven to a depth, which allows 24" of fabric to be above ground. The bonding strips (typically 1" x 3/8" x 24") are attached to the stake with 1" x 1 ¼" staples. Four staples are used to secure the fabric in place against the 1 1/8" x 1 1/8" oak posts. This installation bonds the fabric to the vertical support post. The remaining fabric is now tucked into the trench forming a "J" and when filled with dirt creates a "ground bite". With its firm attachment to each post, the load is now spread to the total linear strength of all the posts within the system.
- *Any variance from the material specifications installation requirements may alter the performance of this product.* The product is available pre-staked to these specifications.

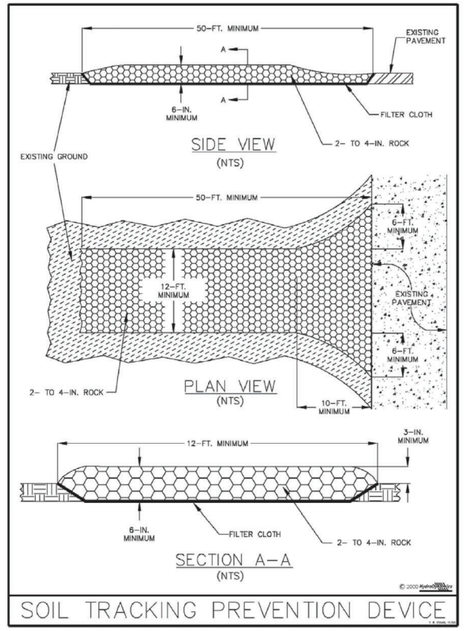

Figure V-19: Illustration of a Soil Tracking Prevention Device

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Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Erosion Control Details

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.
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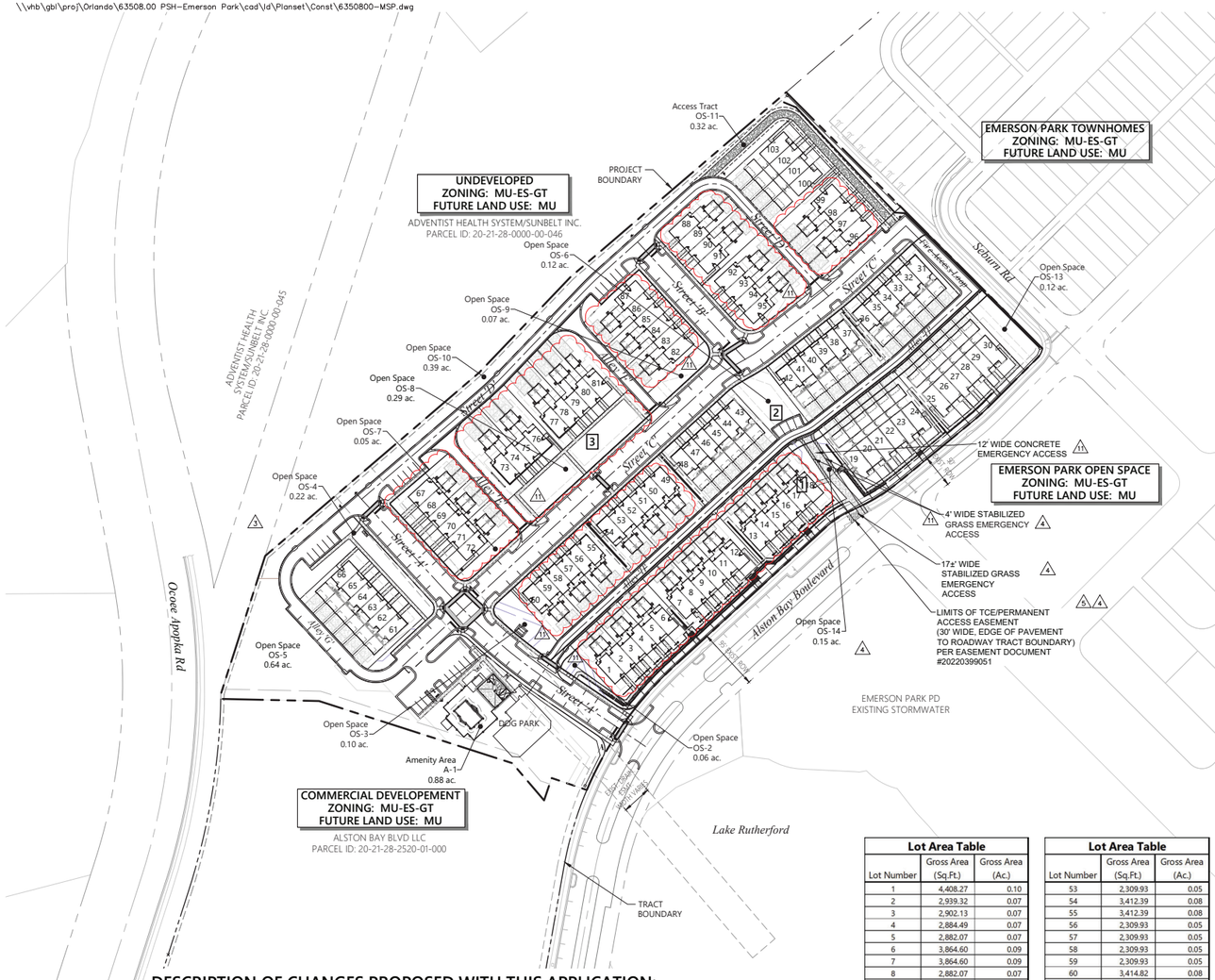
Drawing Number: C1.03
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 10:26:15 AM JFISHER Plotted Tuesday, November 18, 2025 5:04:50 PM Jordan Fisher



DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:

BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. ALL PROPOSED CHANGES ARE CLOUDED.

GENERAL SITE DATA:

GENERAL:

ZONING	MU-ES-GT
FUTURE LAND USE	MU
PROPOSED UNITS (Included in MDP)	103
TOTAL GROSS ACRES	14.23 Ac.
TOTAL SURFACE WATER ACRES	0.00 Ac.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	14.23 Ac.
OPEN SPACE	3.40 Ac.
TOTAL STORMWATER PROVIDED	0.00 Ac.
PRIVATE ROADWAYS	3.78 Ac.
DENSITY	7.24 DU/Ac

SITE / LOT DATA:

PRODUCT TYPE	TOWNHOME
NUMBER OF UNITS	103
MAX. BUILDING HEIGHT	45' (2 STORIES)
MIN. LOT WIDTH (PROVIDED)	20'
MIN. LOT DEPTH (PROVIDED)	104'
MIN. LIVING AREA	1,000 S.F. (1)
MAX. LOT COVERAGE	75% (2)
MIN. BUILDING SETBACKS:	
FRONT/STREET SIDE	15'
REAR	20'
SIDE	7.5'
PORCH	4'
DRIVEWAYS (CORNER LOTS)	40' TO CENTER OF INTERSECTION

NOTES:
(1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF TOWNHOME, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
(2) THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE.
(3) THE MINIMUM DISTANCE BETWEEN STRUCTURES IS FIFTEEN (15) FEET.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
SCHOOL AGE POPULATION:	61 (103 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	1528
P.M. PEAK HOUR TRIPS:	152

SIGNAGE:

SIGNAGE SHALL COMPLY WITH ARTICLE VIII (SIGNS) OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LIGHTING:

LIGHTING SHALL COMPLY WITH ARTICLE II OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE AND FLORIDA STATUTE 633.027 REGARDING LIGHTWEIGHT FRAME TRUSS CONSTRUCTION.

GARBAGE PICKUP:

REAR LOADED TOWNHOME UNITS TO BE PICKED UP AT REAR/ALLEY.

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 6th EDITION (2018).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018).
3. NEEDED FIRE FLOW FOR TOWNHOME BUILDINGS SHALL BE AS FOLLOWS: BUILDINGS 5,000 SQUARE FEET OR LESS 1,000 GPM; BUILDINGS EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2018 EDITION, FFPC 6TH EDITION (2018).
4. ALL RESIDENTIAL BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM AND MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM PER CITY OF APOPKA'S ORDINANCE NO. 2722.
5. ALL RESIDENTIAL BUILDINGS OF THREE UNITS OR MORE THAT USE LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL BE MARKED WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL, IN COMPLIANCE WITH FLORIDA STATUTE 633.027.

ARCHITECTURAL:

BUILDING DESIGN SHALL COMPLY WITH CITY OF APOPKA'S CURRENT RESIDENTIAL DESIGN STANDARDS, SEC 5.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LANDSCAPE:

FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SEC 5.2 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
STORMWATER TRACTS	N/A	
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5' SIDEWALK	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED (10%) ACRES	OPEN SPACE ACRES	
14.23	1.42	AMENITY AREA	0.88 ac.
		OPEN SPACE	2.52 ac.
		TOTAL	3.40 ac.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBER	20-21-28-2520-02-000
EXISTING FUTURE LAND USE	ANNEX
PROPOSED FUTURE LAND USE	MIXED-USE
EXISTING ZONING	MU-ES-GT
PROPOSED ZONING	MU-ES-GT
ADJACENT FUTURE LAND USE	NORTH: MIXED-USE; SOUTH: MIXED-USE; EAST: MIXED-USE; WEST: MIXED-USE
ADJACENT ZONING	NORTH: ADDR; SOUTH: MIXED-ED; EAST: MIXED-EC; WEST: MIXED-EC
ACREAGE/SQUARE FOOTAGE	14.23 ac
BUILDING HEIGHT	PROPOSED: 35' MAX: 45'
NET DENSITY	PROPOSED: 7.17 Du/ac MAX: 10 Du/ac
BUILDING SETBACKS	PROPOSED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'* REQUIRED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'*
PARKING SPACES	PROVIDED: 476 REQUIRED: 189
NUMBER OF EMPLOYEES	N/A
PROPOSED NUMBER OF BEDS	N/A
WAIVER REQUEST	YES: NO: X
VARIANCE REQUEST	YES: NO: X

Ownership/Maintenance Table

Tract	Description	Area (Ac.)	Ownership/Maintenance
OS-2	Open Space	0.06	Homeowners Association
OS-3	Open Space	0.10	Homeowners Association
OS-4	Open Space	0.22	Homeowners Association
OS-5	Open Space	0.64	Homeowners Association
OS-6	Open Space	0.12	Homeowners Association
OS-7	Open Space	0.05	Homeowners Association
OS-8	Open Space	0.29	Homeowners Association
OS-9	Open Space	0.07	Homeowners Association
OS-10	Open Space	0.39	Homeowners Association
OS-11	Access Tract	0.32	Homeowners Association
OS-13	Open Space	0.12	Homeowners Association
OS-14	Open Space	0.15	Homeowners Association
A-1	Amenity Area	0.88	Homeowners Association

Block Size Chart

Block ID	Perimeter (ft.)
1	1,952
2	1,986
3	1,412
Average	1,783

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
1	4,408.27	0.10
2	2,939.32	0.07
3	2,902.13	0.07
4	2,884.49	0.07
5	2,882.07	0.07
6	3,864.60	0.09
7	3,864.60	0.09
8	2,882.07	0.07
9	2,882.07	0.07
10	2,882.07	0.07
11	2,882.07	0.07
12	4,257.61	0.10
13	4,257.61	0.10
14	2,882.07	0.07
15	2,882.07	0.07
16	2,882.07	0.07
17	2,883.95	0.07
18	3,943.73	0.09
19	4,047.02	0.09
20	3,043.67	0.07
21	3,036.19	0.07
22	3,024.23	0.07
23	3,012.27	0.07
24	4,223.38	0.10
25	4,402.40	0.10
26	3,017.69	0.07
27	3,023.24	0.07
28	3,006.70	0.07
29	2,988.71	0.07
30	3,979.36	0.09
31	3,126.79	0.07
32	2,331.92	0.05
33	2,331.92	0.05
34	2,331.92	0.05
35	2,333.30	0.05
36	3,308.74	0.08
37	3,301.21	0.08
38	2,332.95	0.05
39	2,332.95	0.05
40	2,332.95	0.05
41	2,332.95	0.05
42	3,130.81	0.07
43	3,096.75	0.07
44	2,309.93	0.05
45	2,309.93	0.05
46	2,309.93	0.05
47	2,309.93	0.05
48	3,412.39	0.08
49	3,412.39	0.08
50	2,309.93	0.05
51	2,309.93	0.05
52	2,309.93	0.05

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
53	2,309.93	0.05
54	3,412.39	0.08
55	3,412.39	0.08
56	2,309.93	0.05
57	2,309.93	0.05
58	2,309.93	0.05
59	2,309.93	0.05
60	3,414.82	0.08
61	3,643.74	0.08
62	2,596.00	0.06
63	2,596.00	0.06
64	2,596.00	0.06
65	2,596.00	0.06
66	3,481.00	0.08
67	3,703.69	0.09
68	2,596.00	0.06
69	2,596.00	0.06
70	2,596.00	0.06
71	2,596.00	0.06
72	3,481.00	0.08
73	5,408.00	0.12
74	2,970.66	0.07
75	2,954.87	0.07
76	3,956.20	0.09
77	3,992.05	0.09
78	3,014.34	0.07
79	3,046.49	0.07
80	3,078.65	0.07
81	5,322.55	0.12
82	3,481.00	0.08
83	2,596.00	0.06
84	2,596.00	0.06
85	2,596.00	0.06
86	2,596.00	0.06
87	3,549.17	0.08
88	3,631.53	0.08
89	2,683.98	0.06
90	2,684.00	0.06
91	3,599.00	0.08
92	3,599.00	0.08
93	2,684.00	0.06
94	2,684.00	0.06
95	4,269.76	0.10
96	3,816.69	0.09
97	2,740.03	0.06
98	2,738.49	0.06
99	4,042.69	0.09
100	4,039.34	0.09
101	2,732.42	0.06
102	2,730.88	0.06
103	3,701.34	0.08

Green Design Items

Items	Credits	Notes
Use pervious pavement on at least 50 percent of parking lot and driveway area in development.	1.00	All driveways will be constructed with brick pavers.
Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.75	An EV charging receptacle will be provided within every garage unit.
Use vegetation or vegetated structures to shade HVAC units.	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Install operable windows to allow for natural ventilation in the event of power failures.	0.25	All standard windows (excluding ornamental windows and bathroom windows) will be operable.
Use central air conditioners that are Energy Star qualified.	0.50	All HVAC's installed on site will be Energy Star Qualified.
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels.	1.50	75 percent of residential dwelling units will be pre-wired for solar panels.
Limit turf grass to 40 percent of the landscaped area.	0.50	Turf grass has been limited to 40 percent of the landscaped areas
Points Required (Per Section 5.11.4)	**4.00**	
Total Points Provided*	**4.75**	

*NOTE: The development will achieve the required four (4.0) green building points from the items listed above

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

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Orlando, FL 32801
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Number FL #3932

LEGEND
PROJECT BOUNDARY
TRACT BOUNDARY
1 BLOCK ID

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Designed by JR | Checked by LNF

Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Master Site Plan & Site Data

Drawing Number: C1.05

Sheet of

Project Number 63508.00

GEORGE EMIL GEORGY LICENSE No. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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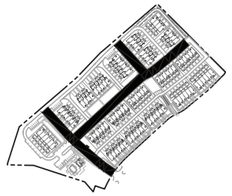
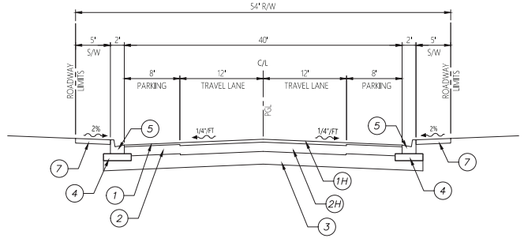
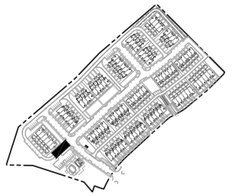


KEY MAP



A - Typical Road Section (54')

N.T.S.



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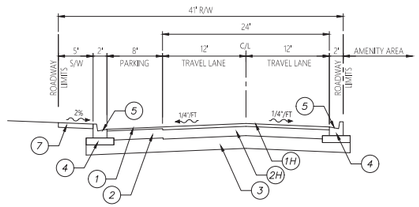
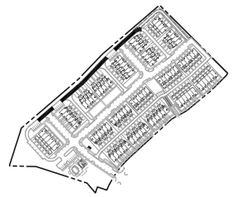


B - Typical Pavement Section

N.T.S.



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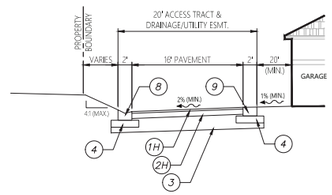
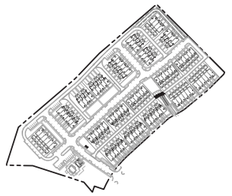


C - Typical Pavement Section

N.T.S.



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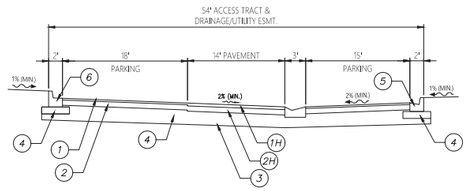
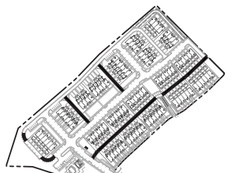


D - Typical Pavement Section

N.T.S.



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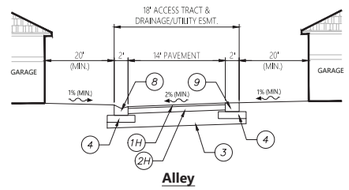
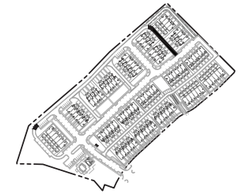


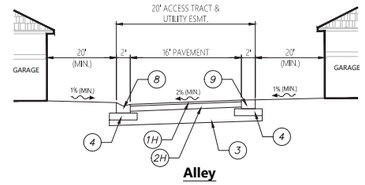
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN AR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

E - Typical Pavement Section

N.T.S.



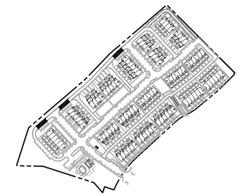
KEY MAP



NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

F - Typical Pavement Section

N.T.S.



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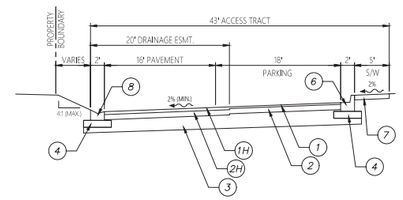

G - Typical Pavement Section

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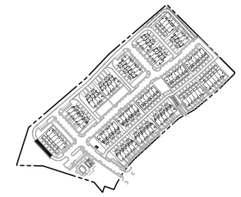

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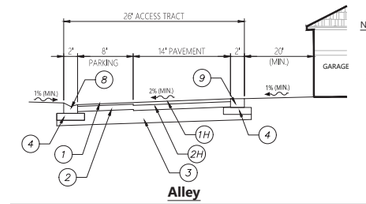
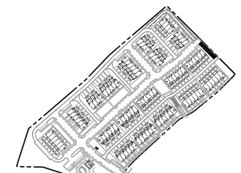


NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

H - Typical Pavement Section

N.T.S.



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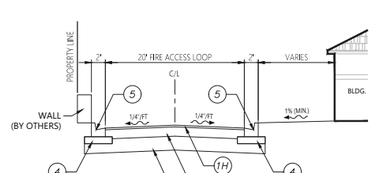

I - Typical Pavement Section

N.T.S.

KEY MAP

K - Typical Pavement Section

N.T.S.

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LEGEND:

1. 1 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
1H. 2 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)
2. 6" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
   ALTERNATE:
   6" (IN.) SOIL-CEMENT BASE (MIN. 7-DAY STRENGTH OF 300 PSI, MIXED IN PLACE/PLANT MIXED) (COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-558 OR GREATER)
2H. 8" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
3. 12" (IN.) STABILIZED SUBGRADE (LBR 40) (COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY PER ASTM D 1557)
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5. TYPE 'F' CONCRETE CURB
6. TYPE 'F' CONCRETE CURB (MODIFIED-SPILL OUT)
7. 4" (IN.) CONC. SIDEWALK (3000 P.S.I.)
8. TYPE 'DROP CURB' CONCRETE CURB
9. 2' RIBBON CURB

* FOR DETAILS ON PAVEMENT SECTIONS, SEE REPORT BY UNIVERSAL ENGINEERING SCIENCES, DATED OCTOBER 14, 2019.
**CRUSHED CONCRETE BASE WITHIN PUBLIC RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF SECTION 204-2 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Typical Sections & Details

Drawing Number: C1.06

Sheet of

Project Number: 63508.00

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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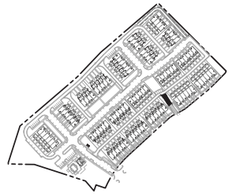

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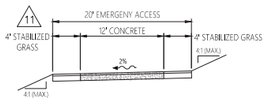
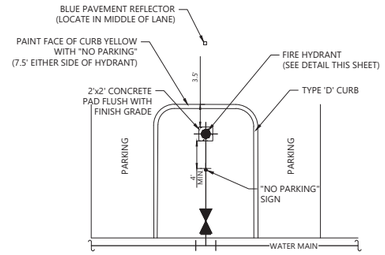


NOTE:
1. TIE BACK TO PROPOSED GRADE AT 4:1 MAX.

3 **J - Typical Stabilized Emergency Access Section**

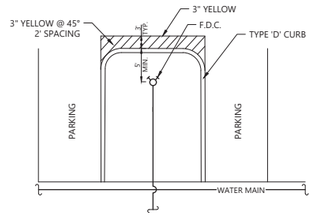
N.T.S.



NOTE:
FIRE HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER AHJ APPROVED MATERIALS PER NFPA 24 (2016 EDITION) SUB-SECTION 7.3.1.

11 **Typical Fire Hydrant Location Detail**

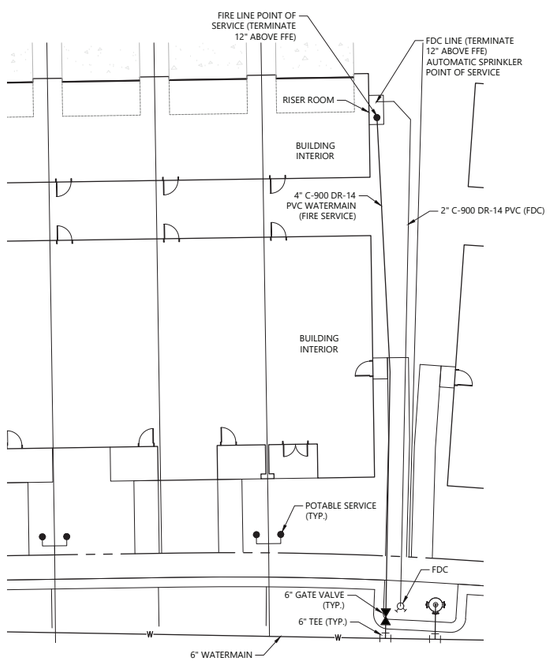
N.T.S.



11 **Typical Fire Connection Location Detail**

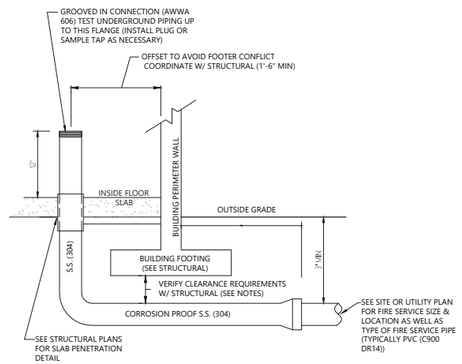
N.T.S.

1



Typical Fire Line Point of Service Detail

N.T.S.



CONTINUOUS IN-BUILDING RISER

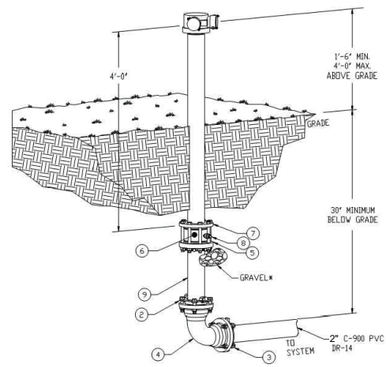
NOTES:

1. CONTRACTOR(S) SHALL ALWAYS ENSURE THAT ALL CONSTRUCTION SHOWN HEREON MEETS THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ), AS MANY FIRE REVIEWERS, INSPECTORS, MARSHALS, ETC. HAVE VARYING REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA).
2. RESTRAIN ALL JOINTS ON ENTIRE ASSEMBLY SHOWN.
3. RISER SERVICE ASSEMBLY TO MEET F.S. 633.539.
4. ENTIRE ASSEMBLY TO BE INSTALLED, TESTED AND FLUSHED AS ONE LINE BY THE SITE CONTRACTOR TO THE FLANGE AS SHOWN.
5. ENSURE NO PIPE JOINTS ARE UNDERNEATH BUILDING FOOTER, PER NFPA 13, 10.6.5.
6. SERVICE MAINS MUST NOT RUN UNDER BUILDING(S) UNLESS SPECIAL PRECAUTIONS ARE TAKEN (I.E., ARCHED FOUNDATION WALLS, COVERED TRENCHING, AND ISOLATION VALVES), PER NFPA 24 10.6 AND NFPA 13 10.6.2. WHERE THE UNDERGROUND PIPING MUST PASS THROUGH THE FOUNDATION TO ATTACH TO THE RISER, PROVIDE CLEARANCE TO PREVENT BREAKAGE OF THE PIPING DUE TO BUILDING SETTLEMENT, PER NFPA 13 9.3.4. ENSURE PIPE OPENINGS ARE THROUGH PIPE SLEEVES FOUR INCHES LARGER THAN THE NOMINAL PIPE DIAMETER AND FILLED WITH ASPHALT MASTIC OR SIMILAR FLEXIBLE WATERPROOFING MATERIAL. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER AND FIRE PROTECTION ENGINEER AS NECESSARY.

ABBREVIATIONS:
D.I.P. = DUCTILE IRON PIPE, S.S. = STAINLESS STEEL, P.V.C. = POLYVINYL CHLORIDE, P.C. = PRESSURE CLASS

Typical Fire Riser Stub-up Detail

N.T.S.



2" FDC REMOTE W/BALL DRIP ON CHECK VALVE BELOW GRADE

Typical FDC Detail

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
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Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

"Drawing Title"

Typical Sections & Details

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GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.: P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number: C1.07

Sheet of

Project Number: 63508.00

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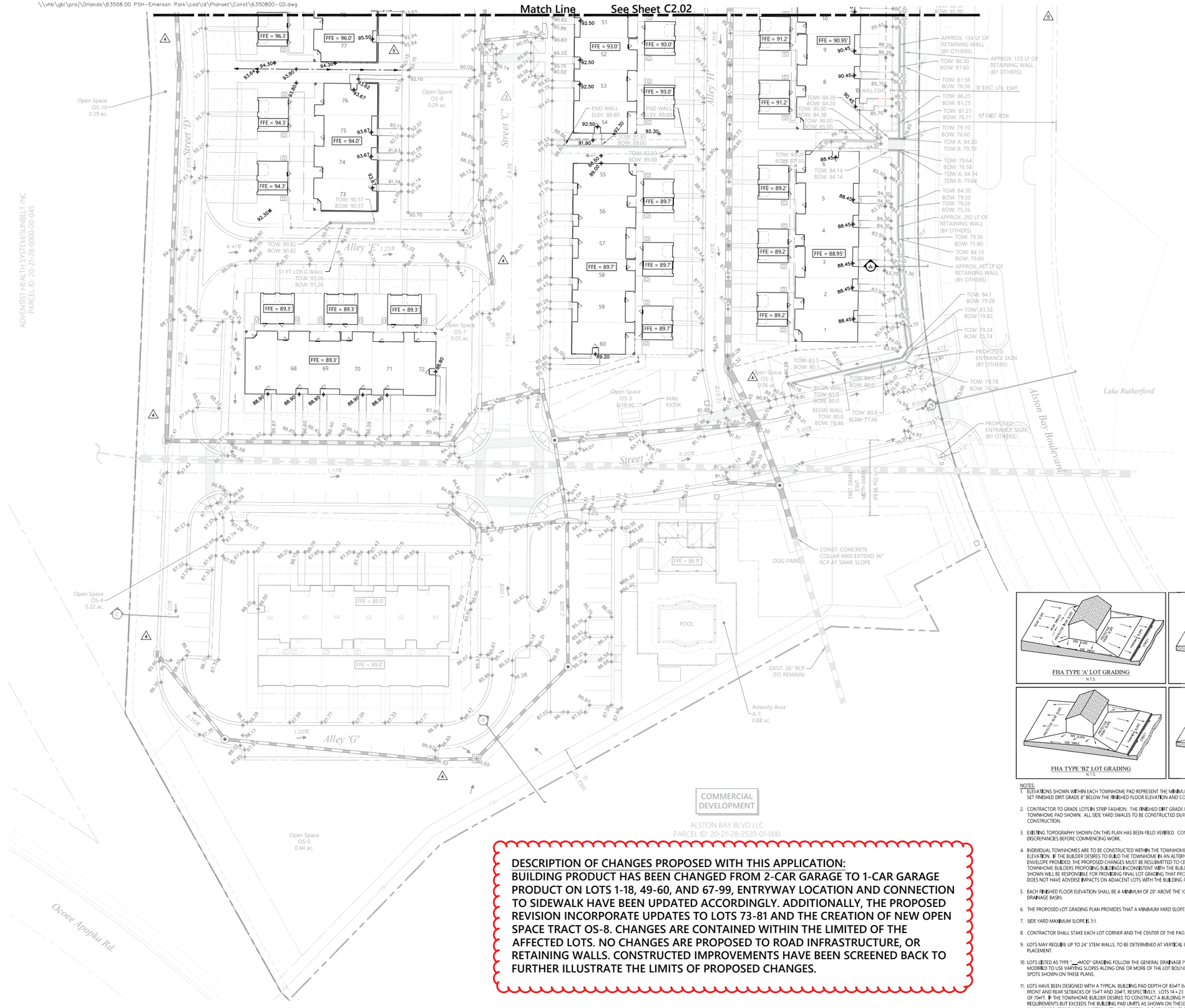
Match Line See Sheet C2.02



DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.

DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

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Legend

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- 54.1 — PROPOSED GRADE
- x92.4' — EXISTING SPOT ELEVATION
- 110 — EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION
- YARD DRAIN (BY OTHERS)

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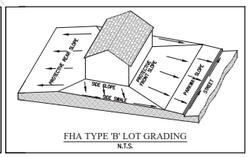
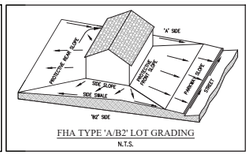
0 15 30 60 Feet





NOTES:

1. ELEVATIONS SHOWN WITHIN EACH TOWNHOME PAD REPRESENT THE MINIMUM DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. CONTRACTOR TO GRADE LOTS IN STRIP FASHION. THE FINISHED DIRT GRADE ELEVATION IS TO BE CONSISTENT OVER THE ENTIRE AREA OF TOWNHOME PAD SHOWN. ALL SIDE YARD SWALES TO BE CONSTRUCTED DURING FINAL TOWNHOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. INDIVIDUAL TOWNHOMES ARE TO BE CONSTRUCTED WITHIN THE TOWNHOME PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE TOWNHOME IN AN ALTERNATE LOCATION OR BUILD A TOWNHOME LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO CITY OF APOPKA ENGINEERING FOR APPROVAL. INDIVIDUAL TOWNHOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE TOWNHOME AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS.
5. EACH FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 20" ABOVE THE 100 YEAR, 24 HOUR STORM ELEVATION FOR ITS RESPECTIVE DRAINAGE BASIN.
6. THE PROPOSED LOT GRADING PLAN PROVIDES THAT A MINIMUM YARD SLOPE OF 1% IS MAINTAINED UNLESS OTHERWISE NOTED.
7. SIDE YARD MAXIMUM SLOPE IS 3:1.
8. CONTRACTOR SHALL STAKE EACH LOT CORNER AND THE CENTER OF THE PAD.
9. LOTS MAY REQUIRE UP TO 24" STEM WALLS, TO BE DETERMINED AT VERTICAL BUILDING PERMIT BASED ON FINAL BUILDING PRODUCT AND PLACEMENT.
10. LOTS LISTED AS TYPE "___-MOD" GRADING FOLLOW THE GENERAL DRAINAGE PATTERNS OF THE PARENT LOT GRADING TYPE, BUT HAVE BEEN MODIFIED TO USE VARYING SLOPES ALONG ONE OR MORE OF THE LOT BOUNDARIES. LOTS SHOULD BE GRADED AS SHOWN BY THE SPECIFIC SPOTS SHOWN ON THESE PLANS.
11. LOTS HAVE BEEN DESIGNED WITH A TYPICAL BUILDING PAD DEPTH OF 83-FT BASED ON A TYPICAL LOT DEPTH OF 118-FT AND THE APPROVED FRONT AND REAR SETBACKS OF 15-FT AND 20-FT, RESPECTIVELY. LOTS 14 - 23 HAVE BEEN DESIGNED WITH A REDUCED BUILDING PAD DEPTH OF 70-FT. IF THE TOWNHOME BUILDER DESIRES TO CONSTRUCT A BUILDING PRODUCT THAT MEETS THE FRONT AND REAR SETBACK REQUIREMENTS BUT EXCEEDS THE BUILDING PAD LIMITS AS SHOWN ON THESE PLANS, THEN MODIFICATIONS TO THE LOT GRADING PLAN SHALL BE REQUIRED IN CONJUNCTION WITH THE VERTICAL BUILDING PERMIT SUBMITTAL FOR THE AFFECTED LOTS.

Residences at Emerson Park

Apopka, Florida

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Designed by JR | Checked by LNF

Issued for: **Revisions to Construction Site Plan** | Date: **Oct. 26, 2020**

Vertical Datum NAVD88

Drawing Title: **Grading Plan**

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: **C2.01**

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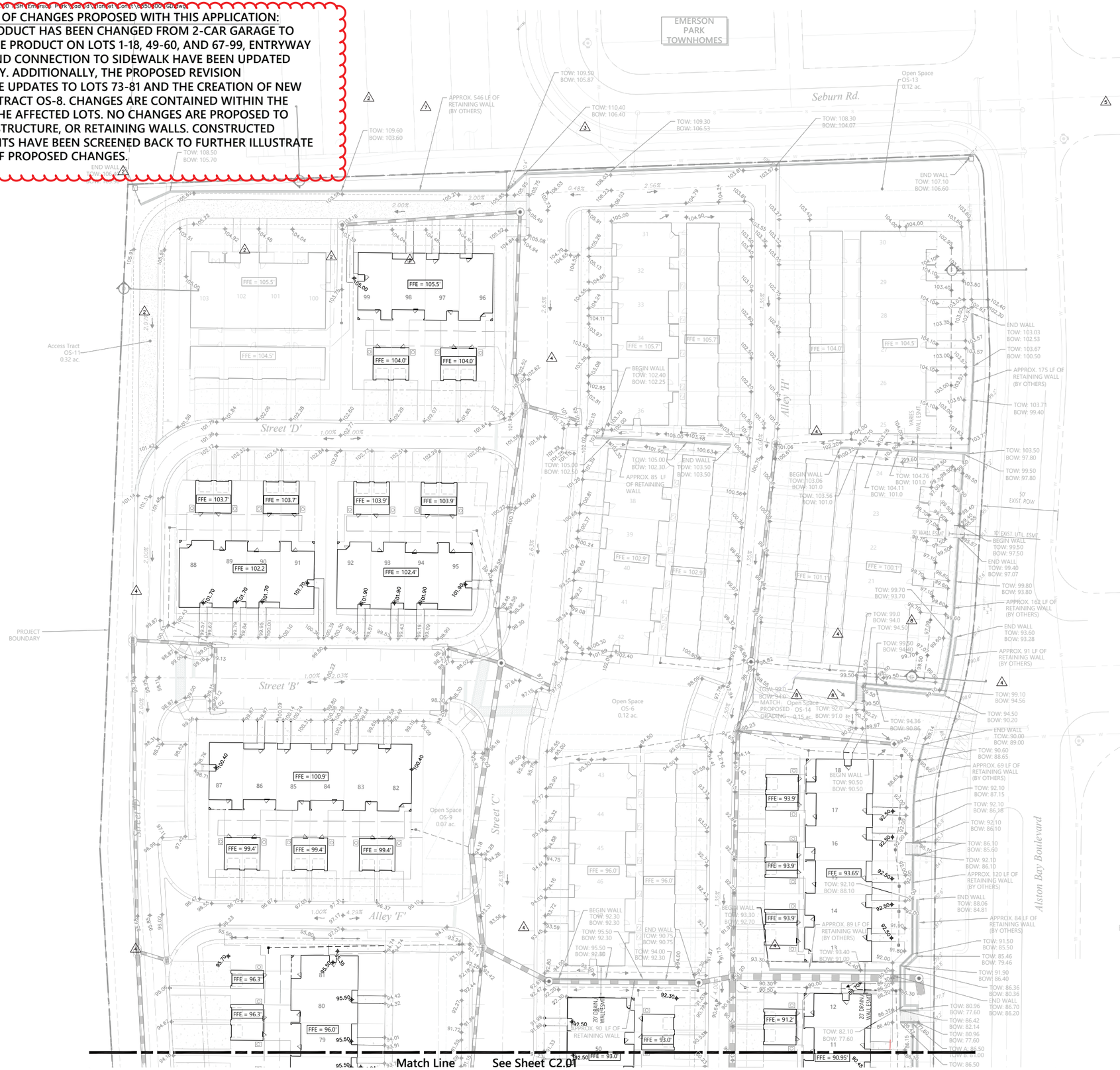
DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.



Yard Drain Structure Schedule

Number	Top	Inv
YD-11	85.6	82.62
YD-12	85.6	82.4
YD-13	86.25	81.99
YD-14	91.3	88.8
YD-15	91.5	88.58
YD-16	91.5	88.42
YD-17	91.5	88.18
YD-18	91.5	87.98
YD-19	91.5	87.7
YD-20	91.6	87.56
YD-21	99.0	96.5
YD-22	99.0	96.22
YD-23	99.0	96.0
YD-24	99.1	95.78
YD-25	99.1	95.63
YD-26	99.1	95.4
YD-27	98.5	95.25
YD-28	103.1	100.6
YD-29	103.0	100.32
YD-30	103.0	100.1
YD-31	103.1	99.88
YD-32	103.1	99.7
YD-33	103.1	99.5
YD-34	103.0	99.29

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Legend
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0 15 30 60 Feet

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Drawing Title: **Grading Plan**

Drawing Number: **C2.02**

Sheet of

Project Number: 63508.00

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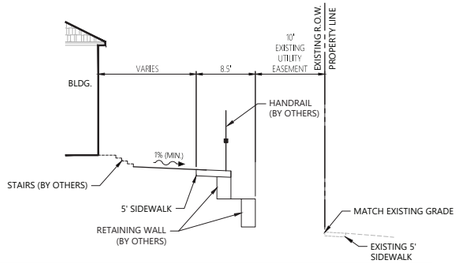
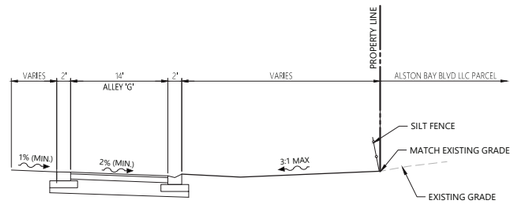


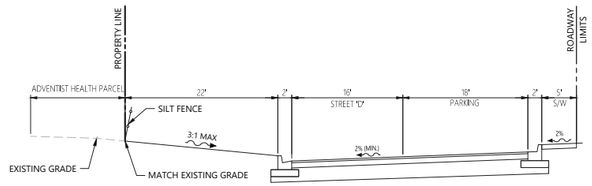
A - Typical Grading Section

N.T.S.



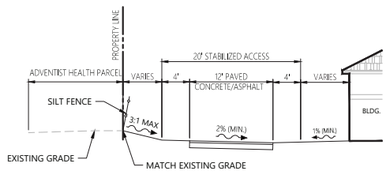
B - Typical Grading Section

N.T.S.



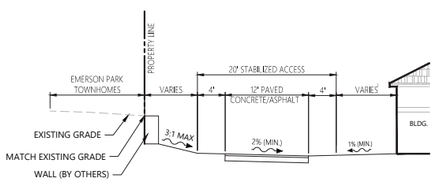
C - Typical Grading Section

N.T.S.



D - Typical Grading Section

N.T.S.



E - Typical Grading Section

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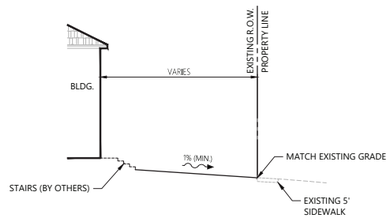

F - Typical Grading Section

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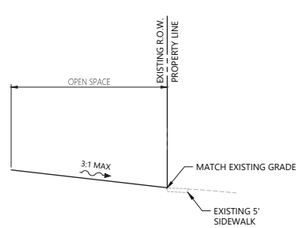
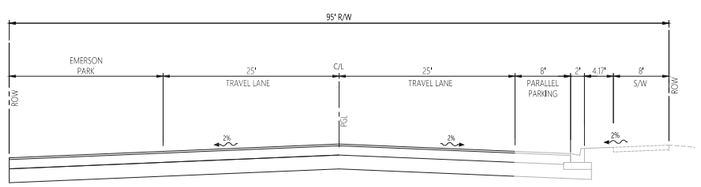


G - Typical Grading Section

N.T.S.



H - Typical Grading Section

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE GRADING DETAILS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Grading Details

Drawing Number: C2.03

Sheet of

Project Number: 63508.00

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P.E. # 84318
DATE: Nov. 18, 2025

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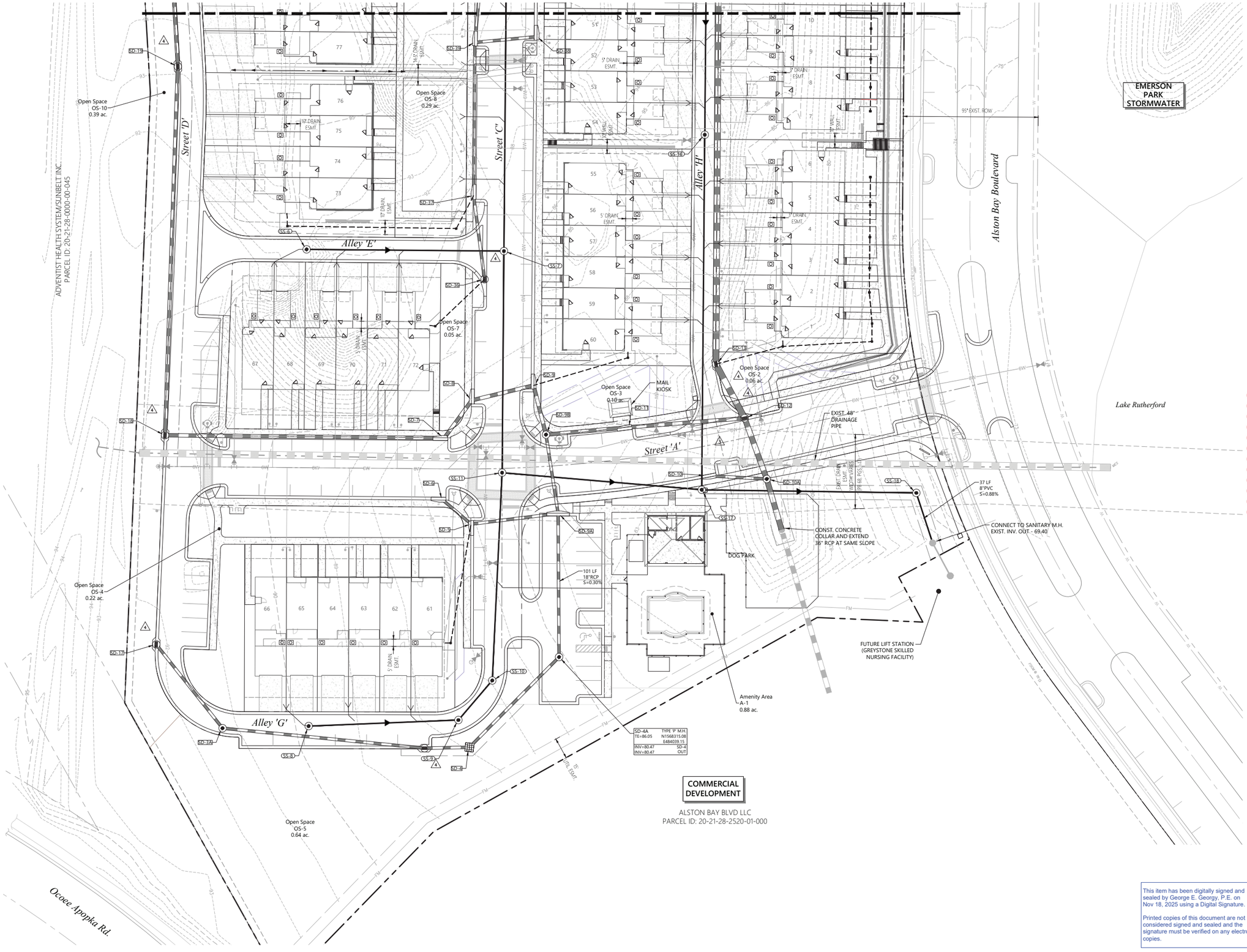

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Drainage & Wastewater Plan

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George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C3.01
Sheet of
Project Number: 63508.00

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Number FL #3932

LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

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11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Drainage & Wastewater Plan**

Drawing Number: **C3.02**

Sheet of

Project Number: 63508.00

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046

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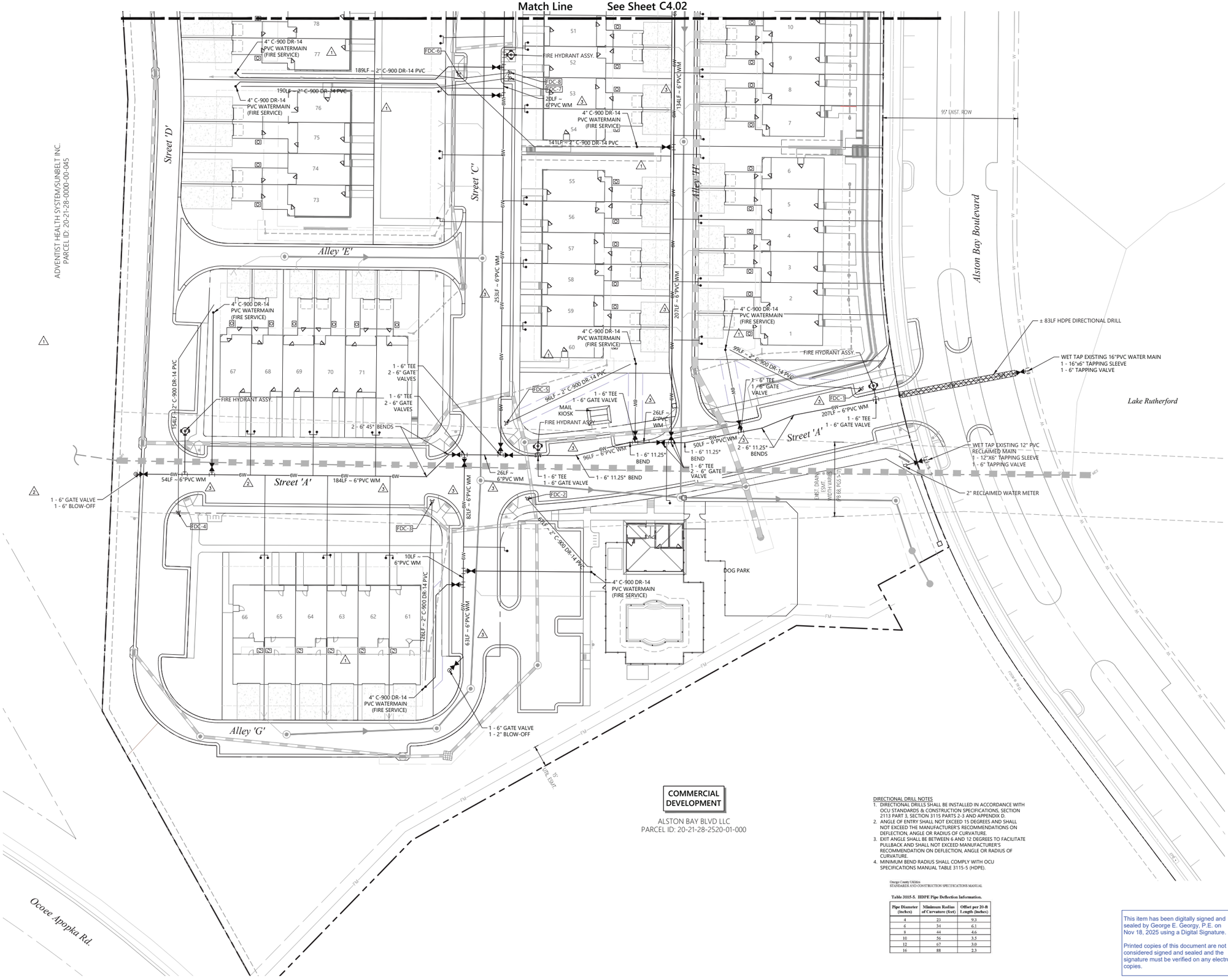

COMMERCIAL DEVELOPMENT

ALSTON BAY BLVD LLC
PARCEL ID: 20-21-28-2520-01-000

DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULLBACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (Inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (Inches)
4	23	9.3
6	34	6.1
8	44	4.6
10	56	3.5
12	67	3.0
16	88	2.3

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
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8	Field Revisions	02/12/2024	
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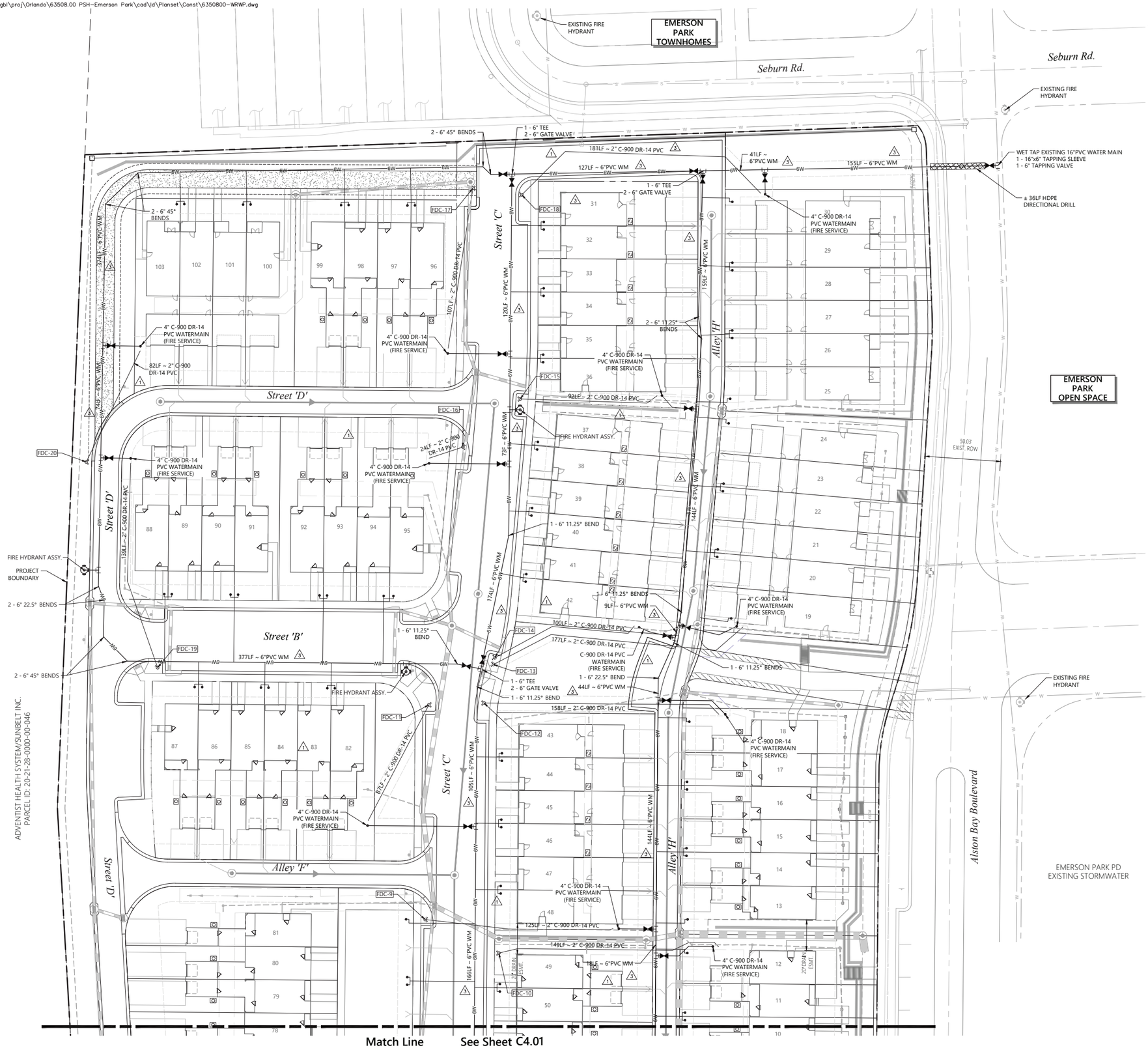
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Water & Reclaimed Water Distribution Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C4.01
Sheet of
Project Number: 63508.00



DIRECTIONAL DRILL NOTES

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Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

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10	56	3.5
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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
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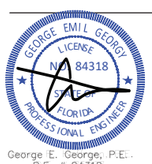
Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Water & Reclaimed Water Distribution Plan**



George E. George, P.E.: P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number: C4.02

Sheet of

Project Number: 63508.00

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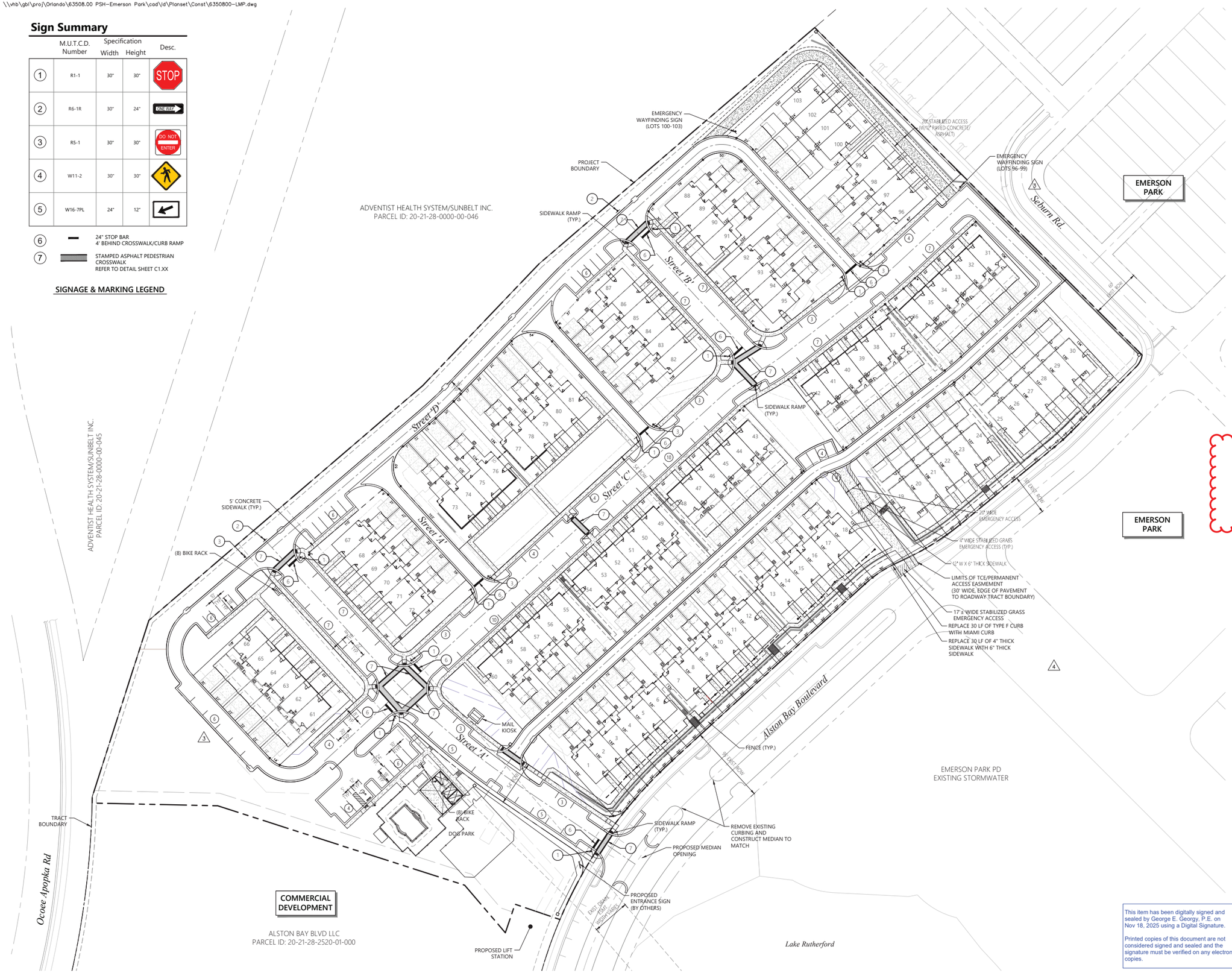
Sign Summary

	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	STOP
2	R6-1R	30"	24"	ONE WAY
3	R5-1	30"	30"	DO NOT ENTER
4	W11-2	30"	30"	
5	W16-7PL	24"	12"	

6 — 24" STOP BAR 4' BEHIND CROSSWALK/CURB RAMP

7 — STAMPED ASPHALT PEDESTRIAN CROSSWALK REFER TO DETAIL SHEET C1.XX

SIGNAGE & MARKING LEGEND



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LEGEND

PROJECT BOUNDARY

TRACT BOUNDARY

10 PARKING SPACE COUNTS

NOTE:
SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF RESIDENTIAL LOT CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Designed by: JR — Checked by: LNF

Issued for: Revisions to Construction Site Plan — Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Layout & Materials Plan & Pedestrian/Bicycle Plan

Drawing Number: C5.00

Sheet of

Project Number: 63508.00

DATE: Nov. 18, 2025

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P.E. # 84318

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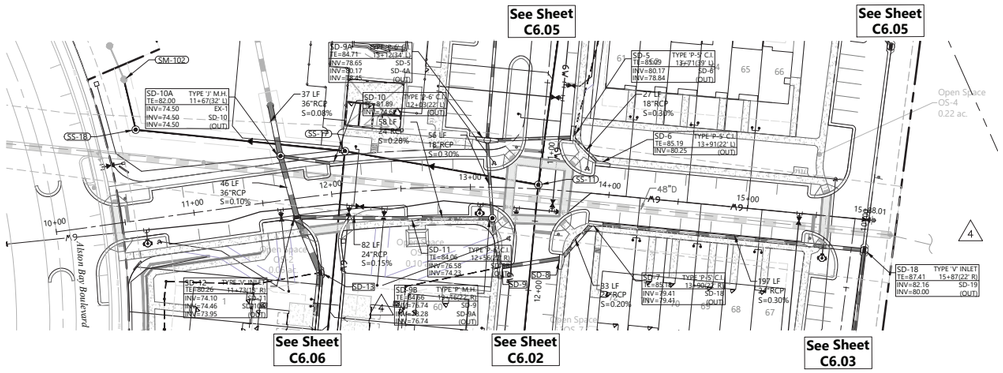
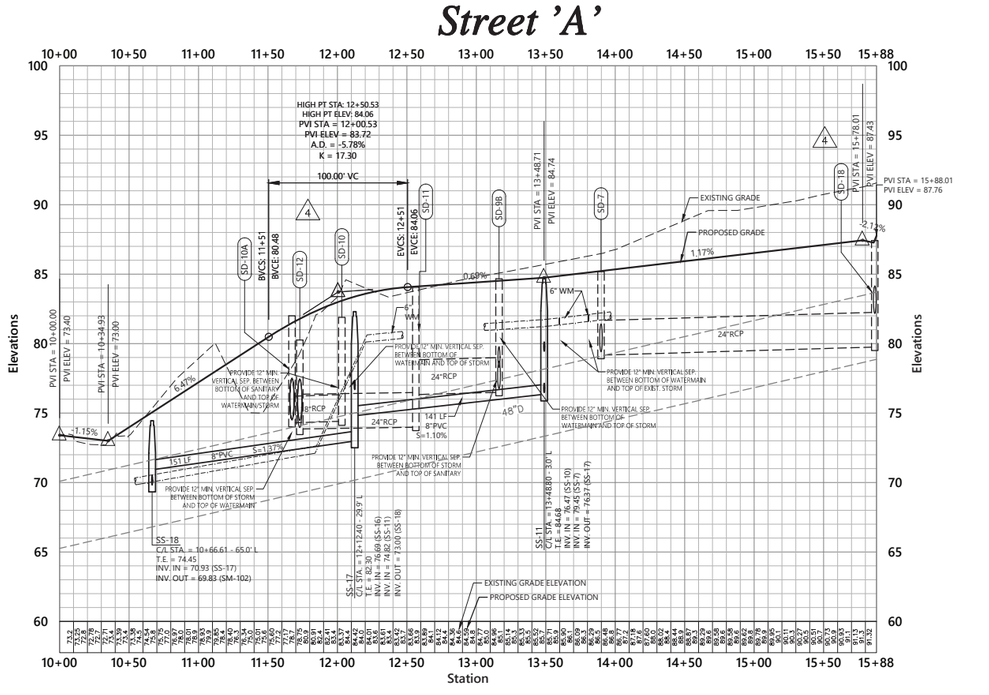


1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND 3' MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND THE BACK OF STORM INLETS AND STORM MANHOLES.
4. MINIMUM DEPTH OF COVER FOR ALL UTILITY MAINS 12" OR LESS IN DIAMETER SHALL BE 3'. MINIMUM COVER FOR 16" OR LARGER SHALL BE 4'.

3



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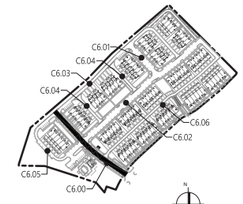

Key Map

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.

Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
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Designed by JR
Checked by LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Plan & Profile Street 'A'

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George E. George, P.E.. P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number C6.00
Sheet of
Project Number 63508.00

Saved Tuesday, November 18, 2025 1:18:03 PM JFISHER Plotted Tuesday, November 18, 2025 5:12:12 PM Jordan Fisher

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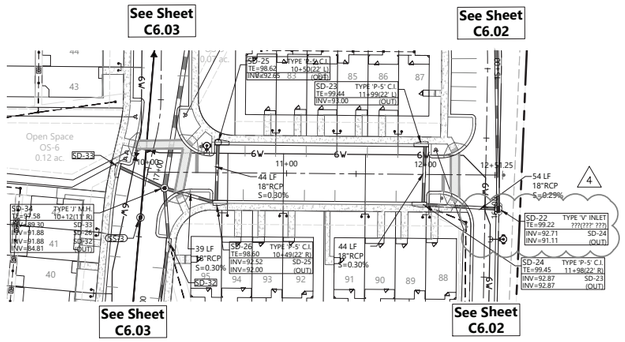

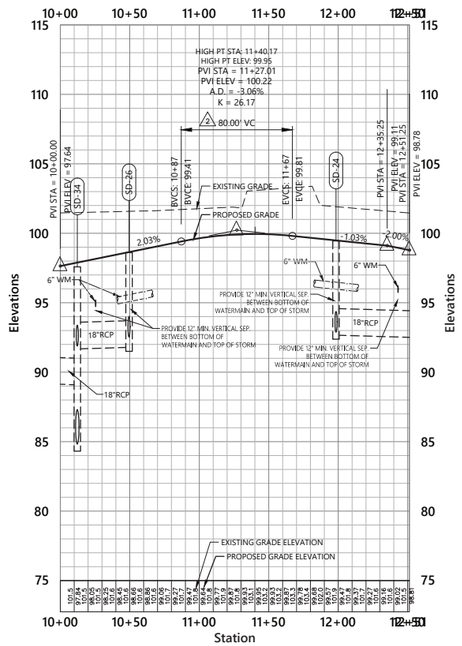

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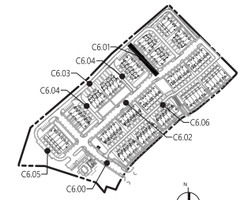

Key Map

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1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND 3' MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND THE BACK OF STORM INLETS AND STORM MANHOLES.
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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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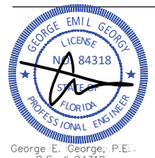
11	Field Revisions	11/14/2025	

Designed by JR
Checked by LNF

Issued for
Revisions to Construction Site Plan
Vertical Datum NAVD88
Date
Oct. 26, 2020

Drawing Title
Plan & Profile Street 'B'



George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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Drawing Number
C6.01
Sheet of
Project Number
63508.00

Saved Tuesday, November 18, 2025 1:18:03 PM JFISHER Plotted Tuesday, November 18, 2025 5:12:22 PM Jordan Fisher

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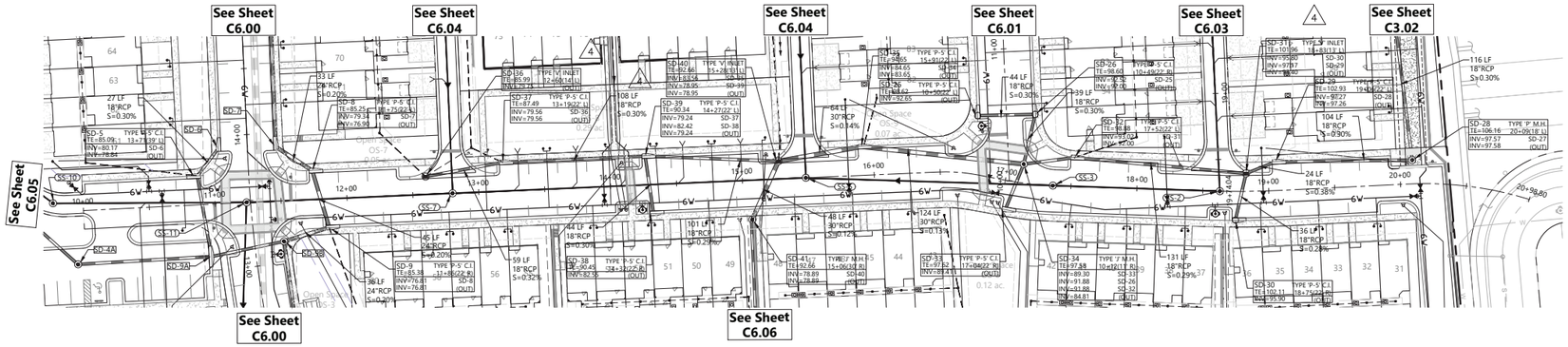

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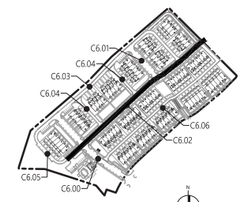

Key Map

1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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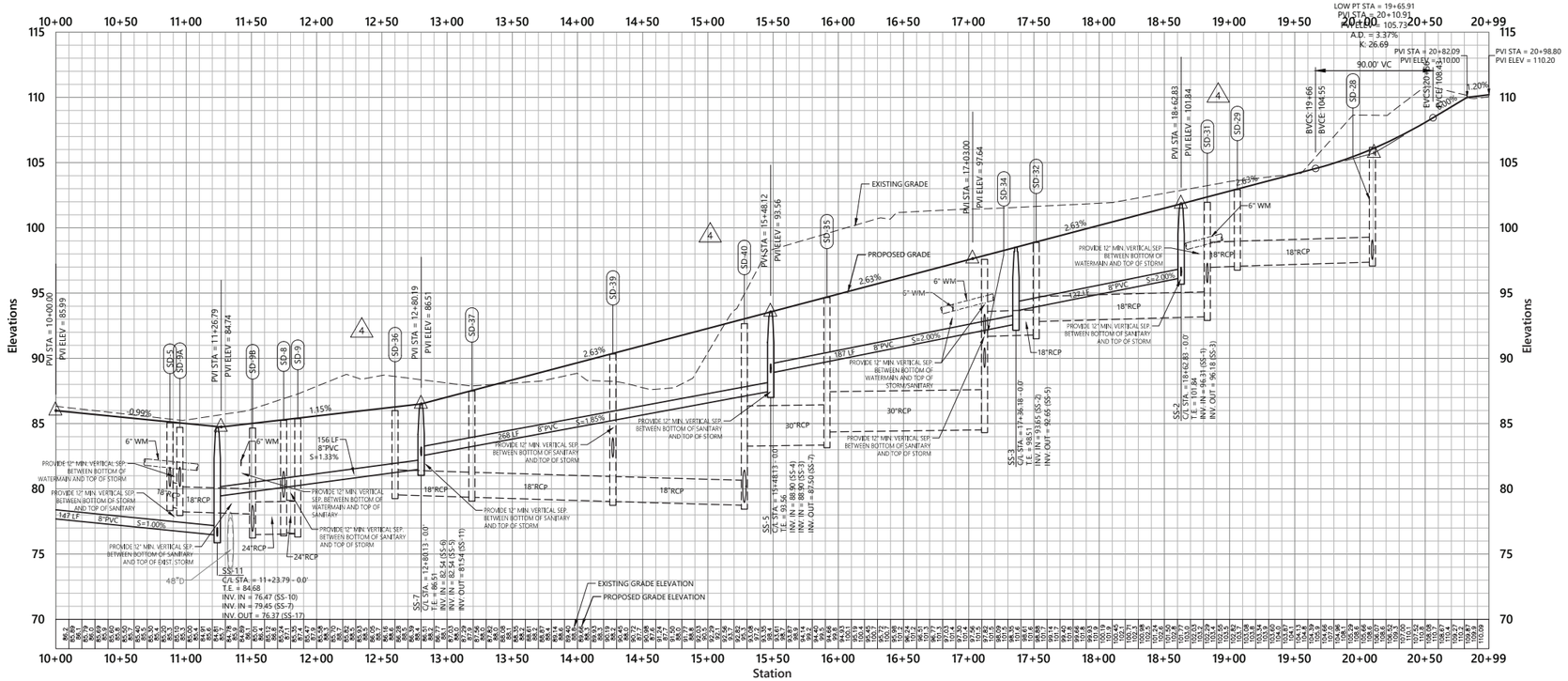
SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.

Street 'C'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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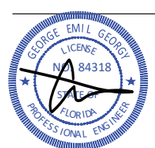
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Plan & Profile Street 'C'



George E. Georgy, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

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Drawing Number: C6.02
Sheet of
Project Number: 63508.00

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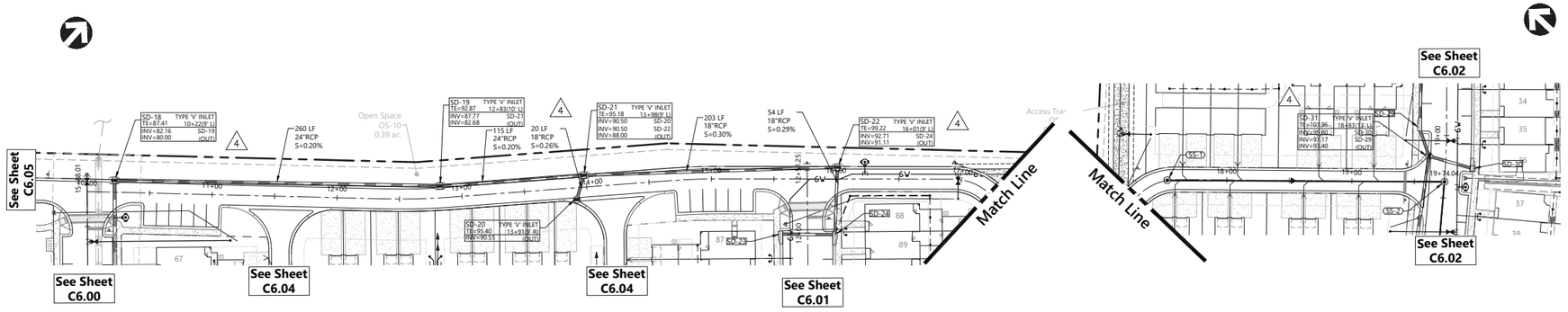

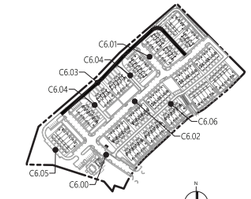

Key Map

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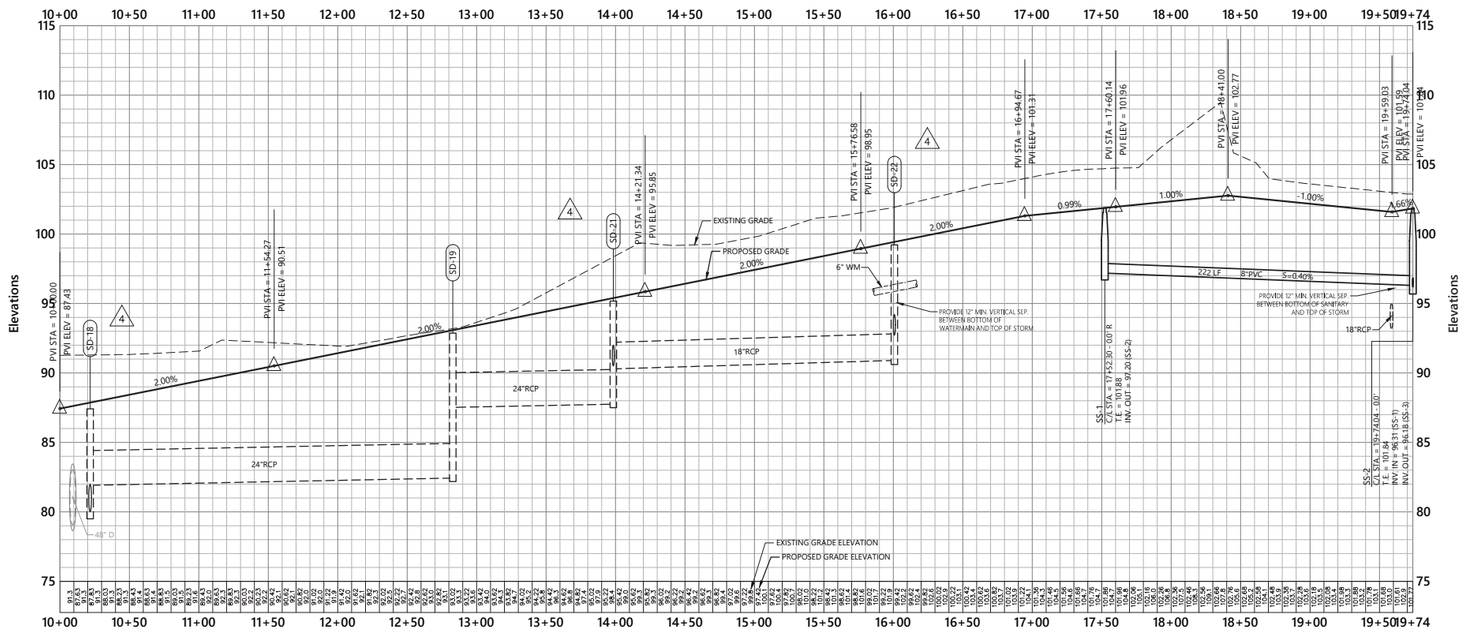
Street 'D'



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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Designed by JR | Checked by LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Plan & Profile Street 'D'

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DATE: Nov. 18, 2025

Drawing Number: C6.03

Sheet of

Project Number: 63508.00

Saved Tuesday, November 18, 2025 2:51:28 PM JFISHER Plotted Tuesday, November 18, 2025 5:14:42 PM Jordan Fisher

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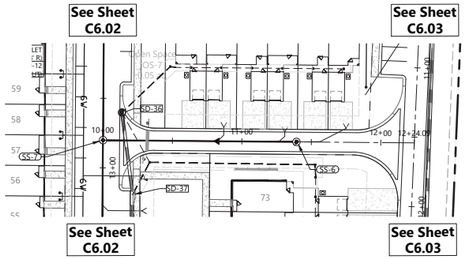

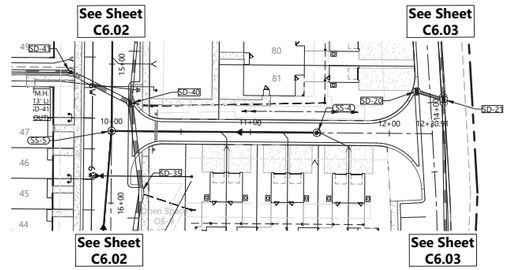

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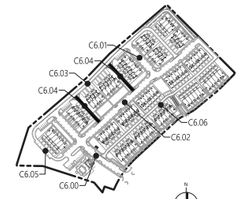

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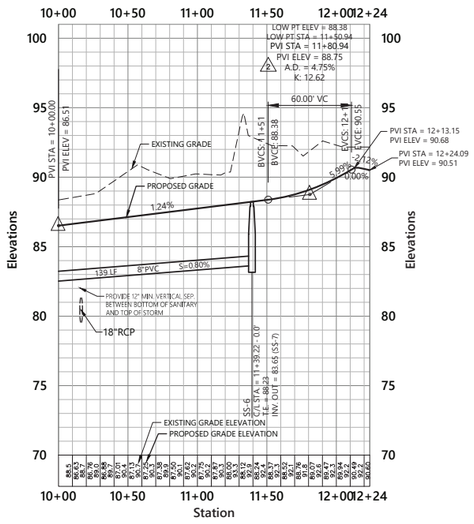
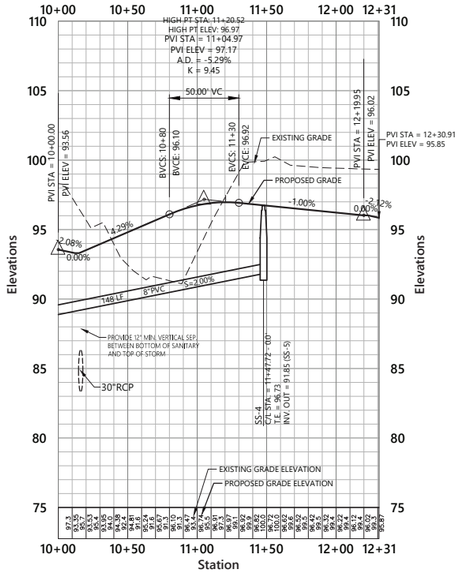
Alley 'E'



Alley 'F'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title
Plan & Profile
Alley 'E' and Alley 'F'

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.04
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 2:46:03 PM JFISHER Plotted Tuesday, November 18, 2025 5:15:59 PM Jordan Fisher

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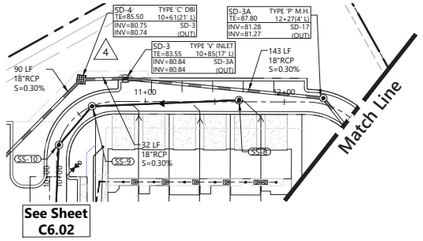

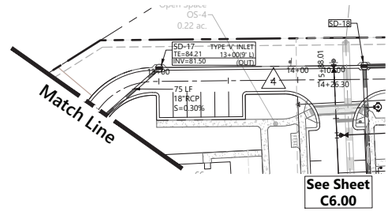

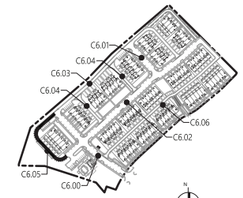

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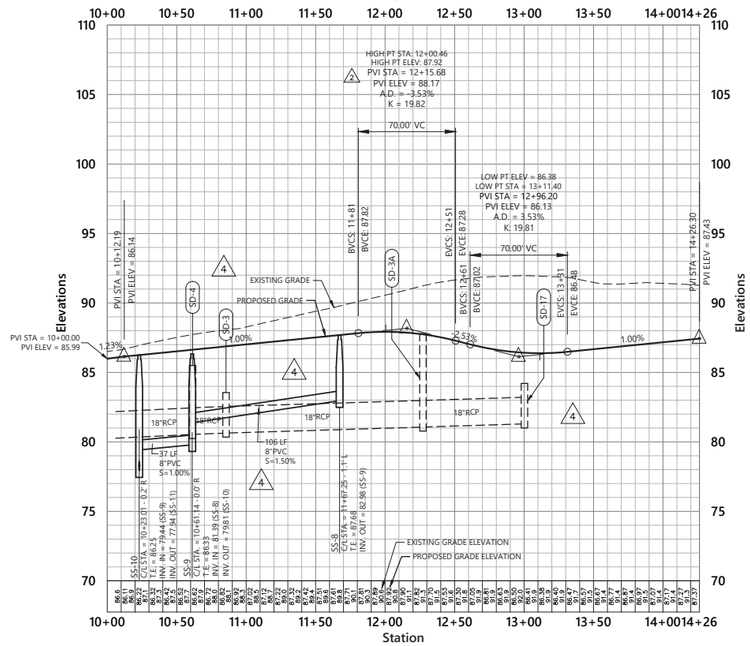
Alley 'G'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Plan & Profile Alley 'G'

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.05
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 2:46:03 PM JFISHER Plotted Tuesday, November 18, 2025 5:16:16 PM Jordan Fisher

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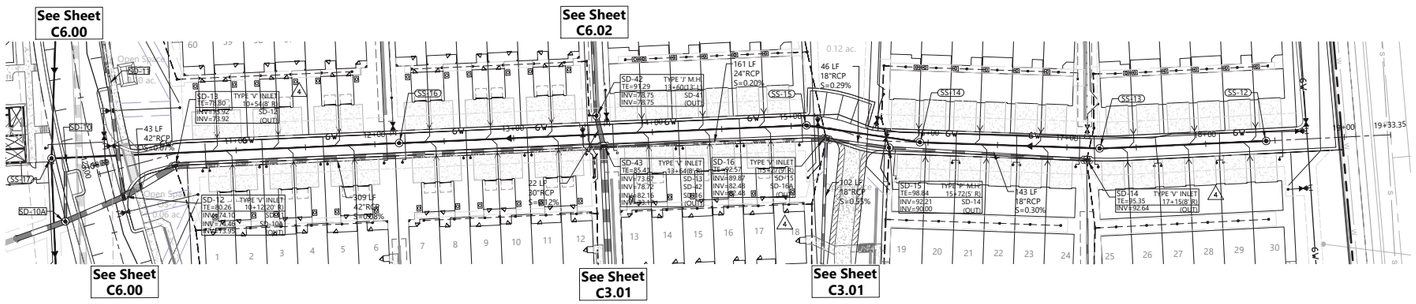

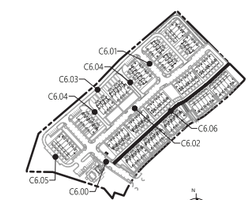

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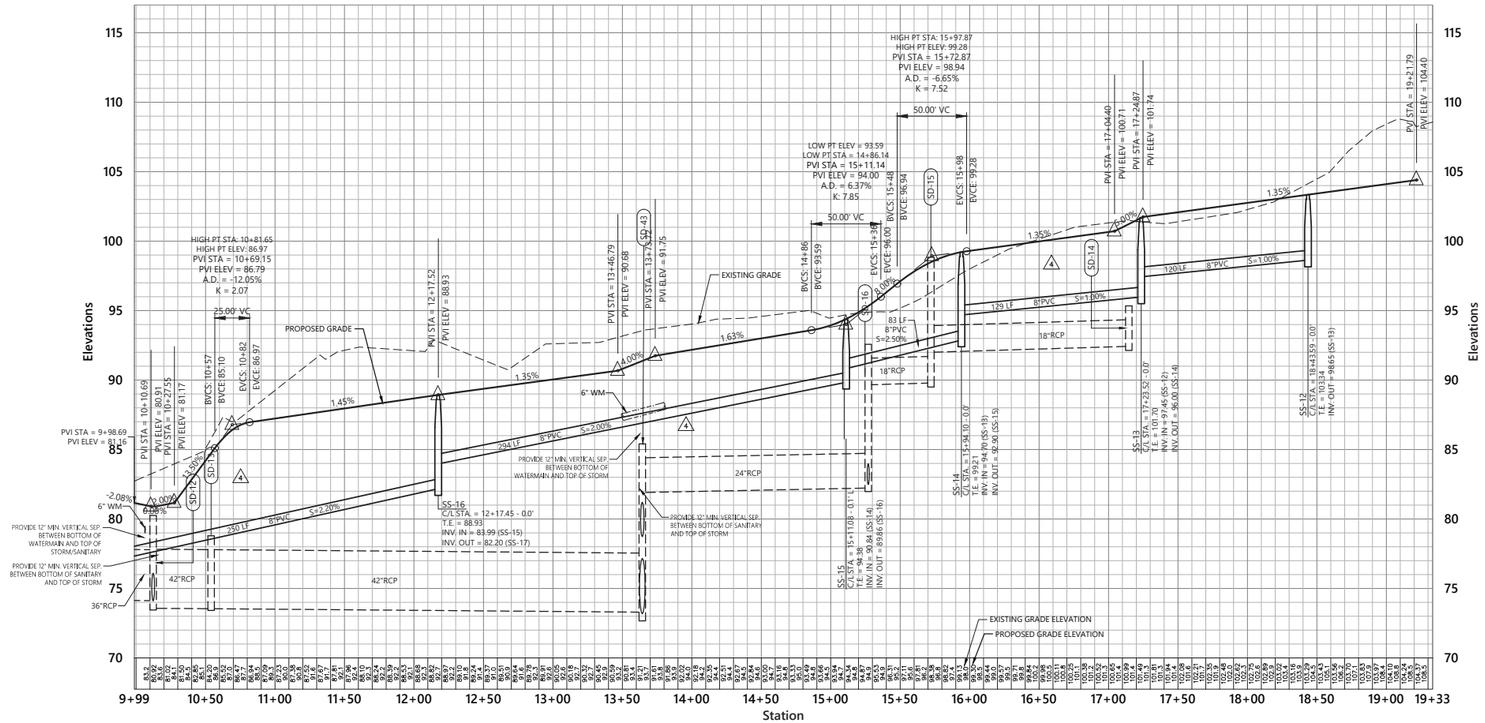
3

Alley 'H'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

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Residences at Emerson Park

Apopka, Florida

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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Plan & Profile Alley 'H'

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George E. George, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C6.06
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 2:46:03 PM JFISHER Plotted Tuesday, November 18, 2025 5:16:28 PM Jordan Fisher

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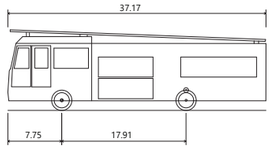

Orange County HP75 Aerial Ladder

Overall Length	37.170ft
Overall Width	8.330ft
Overall Body Height	11.612ft
Min Body Ground Clearance	1.392ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Min Centerline Radius	34.000ft
Steering Angle	31.8°

Fire Access Plan - Orange County HP75 Aerial Ladder

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-045

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046

ALSTON BAY BLVD LLC
PARCEL ID: 20-21-28-2520-01-000

EMERSON PARK PD
EXISTING STORMWATER

EMERSON PARK TOWNHOMES

EMERSON PARK OPEN SPACE

COMMERCIAL DEVELOPMENT

Access Tract OS-11 0.32 ac.
PROJECT BOUNDARY
FIRE HYDRANT ASSY.
EXISTING FIRE HYDRANT
TRUCK PATH (TYP.)
Open Space OS-10 0.39 ac.
Open Space OS-9 0.07 ac.
Open Space OS-6 0.12 ac.
Open Space OS-13 0.12 ac.
Open Space OS-14 0.35 ac.
Open Space OS-4 0.22 ac.
Open Space OS-8 0.29 ac.
Open Space OS-7 0.05 ac.
Open Space OS-3 0.10 ac.
Open Space OS-5 0.64 ac.
Open Space OS-2 0.06 ac.
MAIL KIOSK
Amenity Area A-1 0.88 ac.
EXIST. DRAIN. ESMT. WIDTH VARIES
Street 'B'
Street 'C'
Street 'D'
Street 'E'
Alley 'F'
Alley 'G'
Alley 'H'
Alley 'I'
Ocoee Apopka Rd
Alston Bay Boulevard
Lake Rutherford
50' ERT. ROW
60' DIST. ROW

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SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE FIRE ACCESS PLAN WITH THIS APPLICATION.

0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
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Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Fire Access Plan

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C7.00
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 1:40:38 PM JFISHER Plotted Tuesday, November 18, 2025 5:17:10 PM Jordan Fisher

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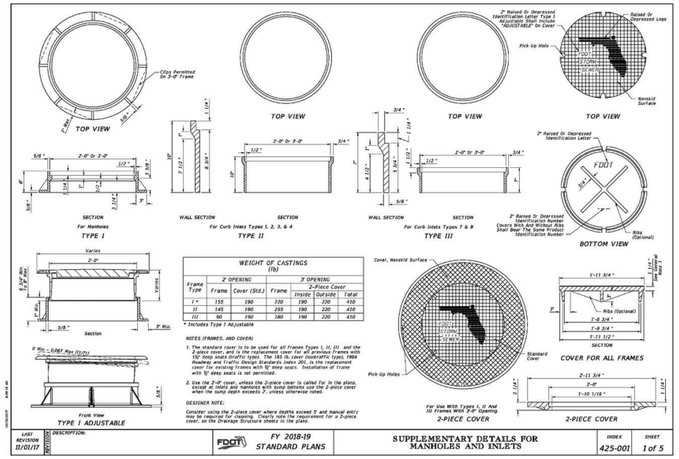
TOP VIEW
SECTION
For Manholes
TYPE 1
TOP VIEW
WALL SECTION
For Curb Inlets Types I, 2, 3, & 4
TYPE II
TOP VIEW
WALL SECTION
For Curb Inlets Types 7 & 8
TYPE III
TOP VIEW
BOTTOM VIEW
COVER FOR ALL FRAMES
2-PIECE COVER
2-PIECE COVER
TYPE 1 ADJUSTABLE
WEIGHT OF CASTINGS (lb)
2' OPENING
3' OPENING
2-Piece Cover
Frame Type
Frame
Cover (Std.)
Frame
Inside
Outside
Total
I *
155
190
320
190
220
410
II
145
190
255
190
220
410
III
90
190
180
190
220
410
* Includes Type 1 Adjustable
NOTES (FRAMES, AND COVERS):
1. The standard cover is to be used for all Frames Types I, II, III and the 2-piece cover, and is the replacement cover for all previous Frames with 110" deep seals (traffic type). The 165 lb. cover (non-traffic type), 1984 Roadway and Traffic Design Standards Index 201, is the replacement cover for all Frames with 70" deep seals. Installations of Frame with 72" deep seals is not permitted.
2. Use the 2'-0" cover, unless the 2-piece cover is called for in the plans, except at inlets and manholes with sump bottoms use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.
DESIGNER NOTE:
Consider using the 2-piece cover where depths exceed 5' and manual entry may be required for cleaning. Clearly note the requirement for a 2-piece cover, on the Drainage Structure sheets in the plans.
Cover, Manhole Top
Pick-Up Holes
Standard Cover
For Use With Types I, II And III Frames With 2'-0" Opening
Ribs (Optional)
SECTION
Pick-Up Holes
For Use With Types I, II And III Frames With 3'-0" Opening
Ribs (Optional)
SECTION
Pick-Up Holes
Standard Cover
Front View
Section
Varies
2'-0"
5/8" Min. Clear Hole (Typ)
3/8"
3" Min.
Varies

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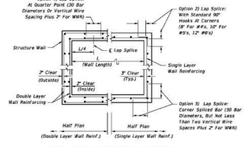
WALL DESIGNS - RECTANGULAR STRUCTURES (TABLE B)

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 5'-6 & RISERS				
at 17" = 10'	A12	at 17" = 10'	B10	8"/8"
		10' < 18'	B5.5	8"/8"
		18' > 29'	C6.5	8"/8"
		29' - 40'	C3.5	8"/8"
SIZE: 6'-0"				
at 17" = 10'	A12	at 17" = 8'	B10	8"/8"
		8' < 15'	B5.5	8"/8"
		10' > 29'	C6.5	8"/8"
		29' > 38'	C3.5	8"/8"
		38' - 40'	D4.5	8"/8"
SIZE: 6'-6"				
at 17" = 10'	A12	at 17" = 9'	B5.5	8"/8"
		9' < 9'	C6.5	8"/8"
		9' < 15'	C3.5	8"/8"
		15' < 22'	D4.5	8"/8"
		22' - 40'	E3	8"
SIZE: 6'-9"				
at 17" = 9'	A12	at 17" = 9'	C3.5	8"/8"
		9' < 15'	D4.5	8"/8"
		15' < 26'	E3	8"
Inside/Outside		Inside/Outside		
26' - 40'	A12 / A12	26' - 40'	D7 / D7	8"
SIZE: 7'-0"				
Inside/Outside		Inside/Outside		
at 17" = 29'	A12 / A12	at 17" = 7'	B10 / B10	8"
26' - 40'	B10 / B10	7' < 10'	B5.5 / B5.5	8"
		10' < 20'	C6.5 / C6.5	8"
		20' < 30'	D7 / D7	8"
		30' - 40'	E5 / E5	8"
SIZE: 8'-0"				
Inside/Outside		Inside/Outside		
at 17" = 20'	A12 / A12	at 17" = 6'	B5.5 / B5.5	8"
20' - 40'	C6.5 / C6.5	6' < 12'	C6.5 / C6.5	8"
		12' < 22'	E5 / E5	8"
		22' < 31'	E5 / E5	8"
		31' - 40'	F5 / F5	8"
SIZE: 9'-0"				
Inside/Outside		Inside/Outside		
at 17" = 12'	A12 / A12	at 17" = 8'	C6.5 / C6.5	8"
12' < 28'	C6.5 / C6.5	8' < 15'	D7 / D7	8"
28' - 40'	D7 / D7	15' < 23'	F5 / F5	8"
		23' - 40'	F5 / F5	8"
SIZE: 10'-0"				
Inside/Outside		Inside/Outside		
at 17" = 19'	B10 / B10	at 17" = 10'	D7 / D7	8"
19' < 23'	C6.5 / C6.5	10' < 17'	E5 / E5	8"
23' < 29'	D7 / D7	17' < 26'	F5 / F5	8"
29' - 40'	C6.5 / C6.5	29' - 40'	F5 / F5	10"

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 10'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
20' - 40'	D7 / D7	20' - 40'	F5 / F5	9"
SIZE: 12'-0"				
Inside/Outside		Inside/Outside		
at 17" = 14'	B10 / B10	at 17" = 10'	C6.5 / C6.5	10"
14' < 29'	C6.5 / C6.5	10' < 17'	D7 / D7	10"
29' - 40'	D7 / D7	17' < 24'	E5 / E5	10"
		24' - 40'	F5 / F5	10"
SIZE: 12'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
at 17" = 12'	B10 / B10	at 17" = 10'	D7 / D7	9"
12' < 24'	C6.5 / C6.5	10' < 17'	D4.5 / D4.5	9"
24' - 40'	D7 / D7	17' < 23'	E5 / E5	9"
		23' < 32'	F5 / F5	9"
		32' - 40'	G5 / G5	9"
SIZE: 16'-0"				
Inside/Outside		Inside/Outside		
at 17" = 11'	C6.5 / C6.5	at 17" = 13'	D7 / D7	10"
11' < 20'	D7 / D7	13' < 20'	E5 / E5	10"
20' < 28'	E5 / E5	20' < 28'	F5 / F5	10"
28' - 40'	F5 / F5	28' - 40'	G5 / G5	10"
SIZE: 18'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
at 17" = 10'	C6.5 / C6.5	at 17" = 9'	D7 / D7	9"
10' < 18'	D7 / D7	9' < 13'	D4.5 / D4.5	9"
18' < 25'	E5 / E5	13' < 19'	E5 / E5	9"
25' - 35'	F5 / F5	19' < 27'	F5 / F5	9"
		27' - 35'	G5 / G5	9"
SIZE: 20'-0"				
Inside/Outside		Inside/Outside		
at 17" = 10'	C6.5 / C6.5	at 17" = 8'	D7 / D7	10"
10' < 17'	D7 / D7	8' < 12'	E5 / E5	10"
17' - 30'	E5 / E5	12' < 20'	F5 / F5	10"
		20' - 30'	G5 / G5	10"
SIZE: 20'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
at 17" = 8'	C6.5 / C6.5	at 17" = 8'	D4.5 / D4.5	9"
8' < 13'	D7 / D7	8' < 13'	E5 / E5	9"
13' - 25'	E5 / E5	13' < 19'	F5 / F5	9"
		19' - 25'	G5 / G5	9"

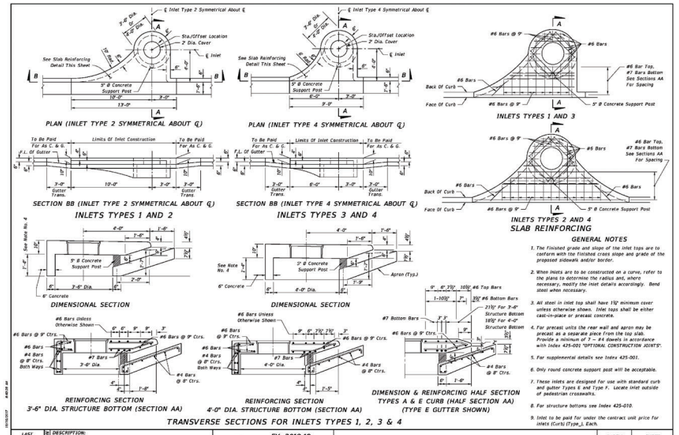
REINFORCING SCHEDULE			
SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING MAXIMUM SPACING		
	GR. 60 BARS (in.)	65 KSI (in.)	70 KSI (in.)
	GRADE 60 AREA ($in^2/ft.$)	WWR EQUIV. AREA*	
A12	0.20	12	8
A6	0.20	6	4½
B10	0.24	10	7½
B5.5	0.24	5½	4
C6.5	0.31	6½	5
C3.5	0.31	3½	3½
D7	0.53	6	5
D4.5	0.53	4½	3½
E5	0.73	5	4
E3	0.73	3	3
F5	1.06	5	4
F3.5	1.06	3½	3
G5	1.43	5	4
G3.5	1.45	3½	3
H4	1.73	4	3

*Equivalent Area Welded Wire Reinforcing may be substituted in accordance with Index 425-061.



WALL REINFORCING SPLICE DETAILS (ALTERNATE B)

LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	425-010	5 of 5

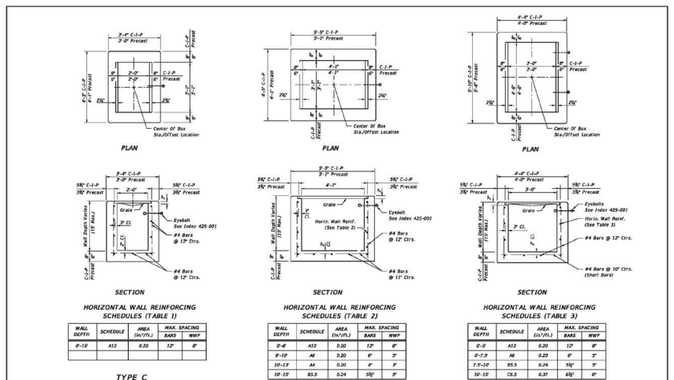


GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 1½" minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. For precast units the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 – #4 dowels in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
5. For supplemental details see Index 425-001.
6. Only round concrete support post will be acceptable.
7. These inlets are designed for use with standard curb and gutter Types E and Type F. Leaves inlet outside of pedestrian crosswalks.
8. For structure bottoms see Index 425-010.
9. Inlet to be paid for under the contract unit price for inlets (Curb) (Type_), Each.

TRANSVERSE SECTIONS FOR INLETS TYPES 1, 2, 3 & 4

LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2018-19 STANDARD PLANS	CURB INLET TOPS TYPES 1, 2, 3 AND 4	425-020	1 of 1



WALL DEPTH	SCHEDULE	AREA ($in^2/ft.$)	MAX. SPACING BARS	WWF
0'-10'	A12	0.20	12"	8"

WALL DEPTH	SCHEDULE	AREA ($in^2/ft.$)	MAX. SPACING BARS	WWF
0'-6'	A12	0.20	12"	8"
6'-10'	A6	0.20	6"	3"
10'-13'	A4	0.20	4"	3"
10'-15'	B5.5	0.24	5½"	3"

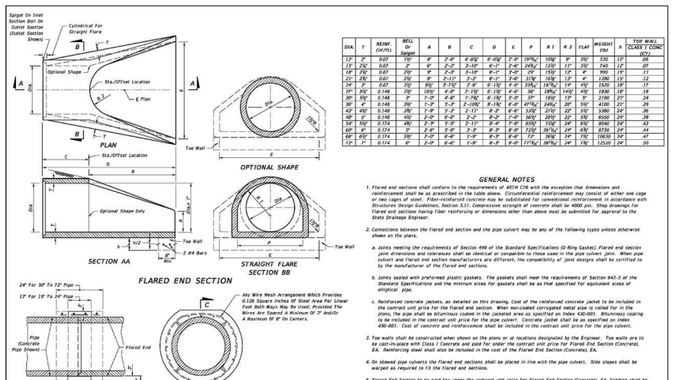
WALL DEPTH	SCHEDULE	AREA ($in^2/ft.$)	MAX. SPACING BARS	WWF
0'-5'	A12	0.20	12"	8"
5'-7.5'	A6	0.20	6"	3"
7.5'-10'	B5.5	0.24	5½"	3"
10'-15'	C6.5	0.31	6½"	4"

TYPE C
Recommended Maximum Pipe Size:
2'-0" Wall – 18" Pipe
3'-7" Wall – 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

TYPE D
Recommended Maximum Pipe Size:
3'-7" Wall – 24" Pipe
4'-1" Wall – 30" Pipe

TYPE E
Recommended Maximum Pipe Size:
3'-0" Wall – 24" Pipe
4'-0" Wall – 30" Pipe

LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2019-20 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	425-052	1 of 7



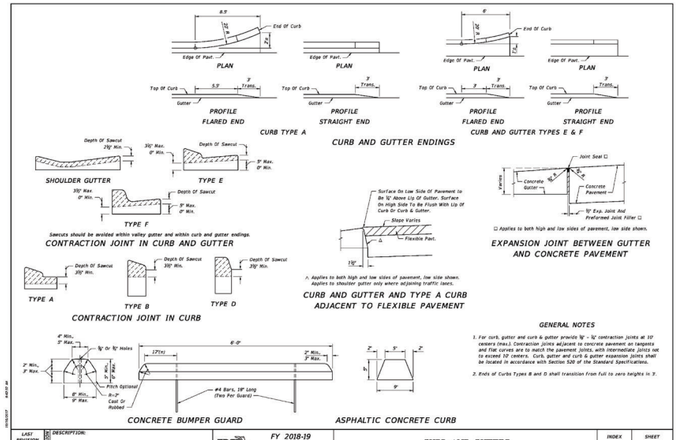
LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2018-19 STANDARD PLANS	CURB AND GUTTER	520-001	1 of 2

DIA.	T	REINF. (in/ft)	BELL Or Taper	A	B	C	D	E	P	R1	R 2	FLAT	WEIGHT (lb)	h	TOP WALL CLASS I CONC (CY)
12"	2"	0.07	12"	4"	2'-0"	4'-0½"	6'-0½"	2'-0"	19"½	10½"	9"	31½"	530	12"	.08
15"	2½"	0.07	3"	4"	2'-3"	5'-1½"	6'-7½"	2'-6"	24"½	13½"	11"	39½"	740	12"	.09
18"	2½"	0.07	3½"	9"	2'-3"	5'-1½"	6'-7½"	2'-6"	29"	15½"	13"	4"	990	13"	.11
21"	2½"	0.07	4½"	9"	2'-11"	6'-2½"	8'-0½"	3'-0"	34"½	17½"	15"	4"	1380	14"	.12
24"	3"	0.07	5½"	9½"	3'-11"	7'-6"	9'-11½"	4'-0"	39½"	18"½	14"	4½"	1930	18"	.17
30"	3½"	0.07	7½"	10"	4'-3"	8'-3"	11'-0½"	4'-6"	49½"	23½"	18"	5½"	2980	19"	.19
36"	3½"	0.148	9½"	11"	4'-6"	9'-0"	11'-6½"	5'-0"	59½"	28½"	22"	6½"	3780	21"	.24
42"	4"	0.148	11½"	1'-3"	5'-3"	10'-3"	13'-6½"	6'-0"	69"½	33½"	26"	7½"	4160	22"	.28
48"	4½"	0.148	13½"	1'-6"	5'-11"	11'-2½"	14'-7½"	6'-6"	79½"	38½"	29½"	8½"	5380	24"	.35
54"	5"	0.148	15½"	1'-9"	6'-6"	12'-3"	15'-9"	7'-0"	89½"	43½"	33"	9½"	6590	24"	.39
60"	5½"	0.174	17½"	2'-0"	7'-3"	13'-3"	17'-0½"	7'-6"	99½"	48½"	37"	10½"	8040	24"	.42
66"	6"	0.174	19½"	2'-3"	7'-9"	14'-3"	18'-3½"	8'-0"	109½"	53½"	40½"	11½"	9730	24"	.47
72"	6½"	0.174	21½"	2'-6"	8'-6"	15'-3"	19'-6½"	8'-6"	119½"	58½"	44"	12½"	11580	24"	.49
72"	7"	0.174	6"	2'-0"	6'-6"	13'-9"	17'-10½"	8'-0"	119½"	58½"	44"	12½"	12520	24"	.50

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76 with the exception that dimensions and reinforcement shall be as prescribed in the table above. Circumferential reinforcement may consist of either one cage or two cages of steel. Fiber-reinforced concrete may be substituted for conventional reinforcement in accordance with Structures Design Guidelines, Section 3.27. Compressive strength of concrete shall be 4000 psi. Shop drawings for flared end sections having fiber reinforcing or dimensions other than above must be submitted for approval to the State Drainage Engineer.
2. Connections between the flared end section and the pipe culvert may be any of the following types unless otherwise shown on the plans.
   a. Joints meeting the requirements of Section 449 of the Standard Specifications (O-Ring Gasket). Flared end section joint dimensions and tolerances shall be identical or compatible to those used in the pipe culvert joint. When pipe culvert and flared end section manufacturers are different, the compatibility of joint designs shall be certified to by the manufacturer of the flared end sections.
   b. Joints sealed with preformed plastic gaskets. The gaskets shall meet the requirements of Section 942-2 of the Standard Specifications and the minimum sizes for gaskets shall be as that specified for equivalent sizes of elliptical pipe.
   c. Reinforced concrete jackets, as detailed on this drawing. Cost of the reinforced concrete jacket to be included in the contract unit price for the flared end section. When non-coated corrugated metal pipe is called for in the plans, the pipe shall be bituminous coated in the jacketed area as specified on Index 430-001. Bituminous coating to be included in the contract unit price for the pipe culvert. Concrete jacket shall be as specified on Index 430-001. Cost of concrete and reinforcement shall be included in the contract unit price for the pipe culvert.
3. Toe walls shall be constructed when shown on the plans or at locations designated by the Engineer. Toe walls are to be cast-in-place with Class I Concrete and paid for under the contract unit price for Flared End Section (Concrete), EA. Reinforcing steel shall also be included in the cost of the Flared End Section (Concrete), EA.
4. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.
5. Flared End Section to be paid for under the contract unit price for Flared End Section (Concrete), EA. Sodding shall be in accordance with Index 524-001, and paid for under the contract unit price for Performance Turf, SY.

LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2018-19 STANDARD PLANS	FLARED END SECTION	430-020	1 of 1



GENERAL NOTES

1. For curb, gutter and curb & gutter provide ½" – ¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement at tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the Standard Specifications.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3'.

LAST REVISION	DESCRIPTION:			INDEX	SHEET
11/01/17		FDOT	FY 2018-19 STANDARD PLANS	CURB AND GUTTER	520-001	2 of 2

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

NOTE:
DETAILS SHOWN HEREON ARE FOR REFERENCE ONLY. FOR COMPLETE DETAIL INFORMATION, REFER TO F.D.O.T. "STANDARD PLANS FOR ROAD CONSTRUCTION", LATEST EDITION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Standard F.D.O.T. Details

Drawing Number: C9.01
Sheet of

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 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.

GEORGE EMIL GEORGY LICENSE No. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Project Number: 63508.00

Saved Wednesday, October 21, 2020 1:30:27 PM CGERLACH Plotted Tuesday, November 18, 2025 5:18:33 PM Jordan Fisher

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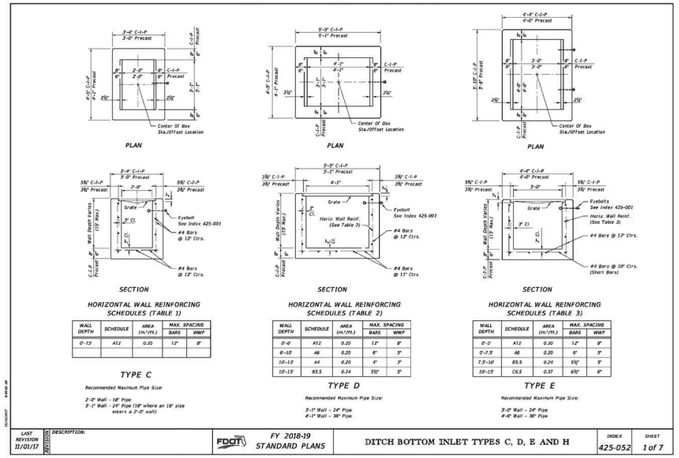
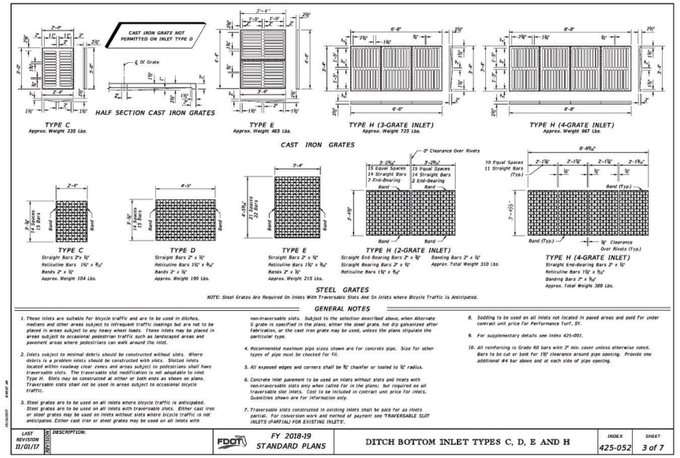
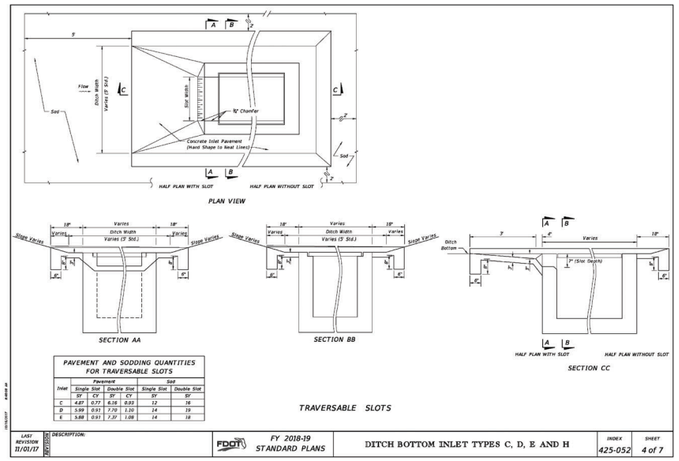
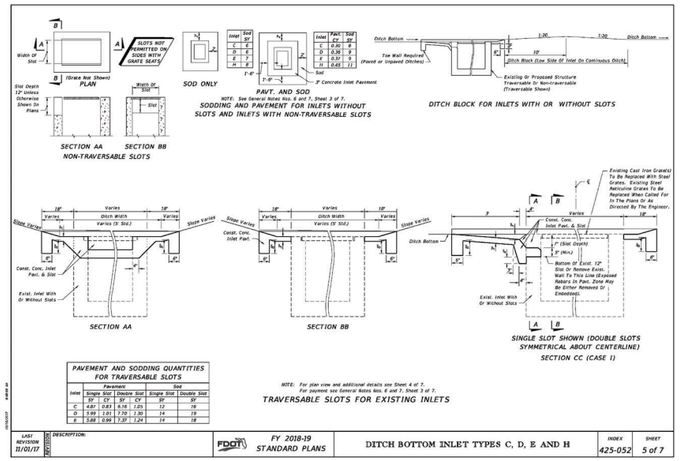






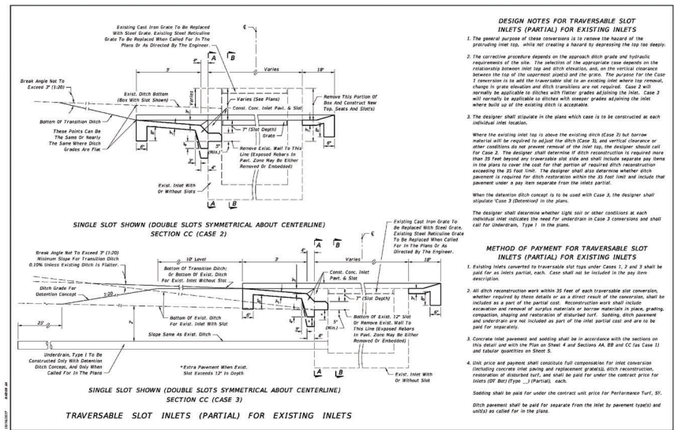
PAVEMENT AND SODDING QUANTITIES FOR TRAVERSABLE SLOTS

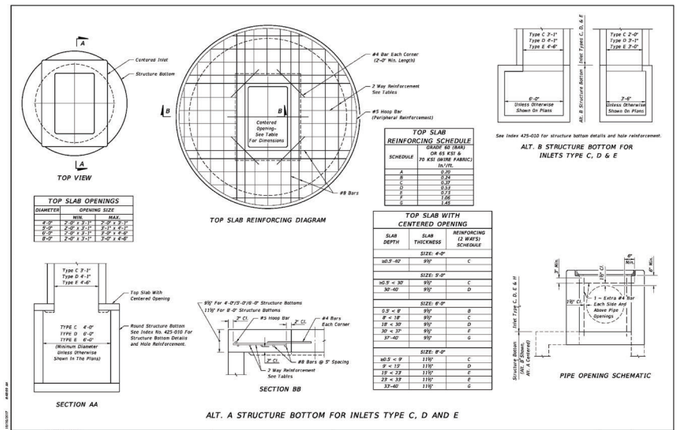
Inlet	Pavement Single Slot SY	Pavement Single Slot CY	Pavement Double Slot SY	Pavement Double Slot CY	Sod Single Slot SY	Sod Double Slot SY
C	4.87	0.77	6.18	0.93	12	16
D	5.59	0.91	7.70	1.20	14	19
E	5.88	0.91	7.37	1.08	14	18



PAVEMENT AND SODDING QUANTITIES FOR TRAVERSABLE SLOTS

Inlet	Pavement Single Slot SY	Pavement Single Slot CY	Pavement Double Slot SY	Pavement Double Slot CY	Sod Single Slot SY	Sod Double Slot SY
C	4.87	0.85	6.18	1.05	12	16
D	5.59	1.01	7.70	1.30	14	19
E	5.88	0.98	7.37	1.24	14	18





TOP SLAB OPENINGS

DIAMETER	OPENING SIZE MIN	MAX
6"Ø	7'-2" x 1'-1"	7'-2" x 2'-0"
8"Ø	7'-2" x 1'-1"	7'-2" x 3'-0"
8"Ø	7'-2" x 1'-1"	7'-2" x 4'-0"

TOP SLAB REINFORCING SCHEDULE

SCHEDULE	GRADE 60 (60ksi) OR 65 KSI (WIRE FABRIC) IN/FT.	
A	0.20	9"
B	0.40	9"
C	0.53	9"
D	0.62	9"
E	1.06	6"
F	1.48	4"

TOP SLAB WITH CENTERED OPENING

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 MATS) SCHEDULE
SIZES: 4'-0"		
≤0.3'-10"	9½"	C
SIZES: 5'-0"		
>0.5' < 30"	9½"	C
30'-0"	9½"	D
SIZES: 6'-0"		
0.5' < 8"	9½"	B
8" < 18"	9½"	C
18" < 30"	9½"	D
30" < 37"	9½"	E
37'-0"	9½"	G
SIZES: 8'-0"		
≤0.5' < 8"	11½"	C
8" < 13"	11½"	D
13" < 23"	11½"	E
23" < 33"	11½"	F
33'-0"	11½"	G

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NOTE:
DETAILS SHOWN HEREON ARE FOR REFERENCE ONLY. FOR COMPLETE DETAIL INFORMATION, REFER TO F.D.O.T. "STANDARD PLANS FOR ROAD CONSTRUCTION", LATEST EDITION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: Standard F.D.O.T. Details

Drawing Number: C9.02

Sheet of

Project Number: 63508.00

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

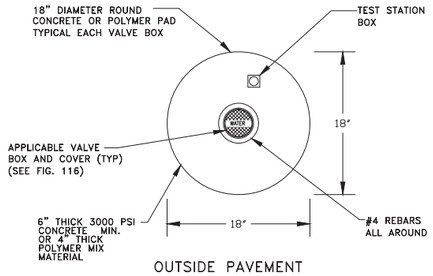
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

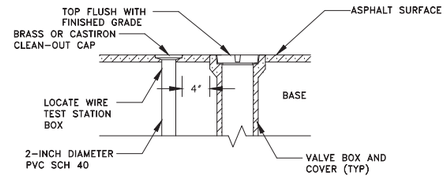
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



OUTSIDE PAVEMENT

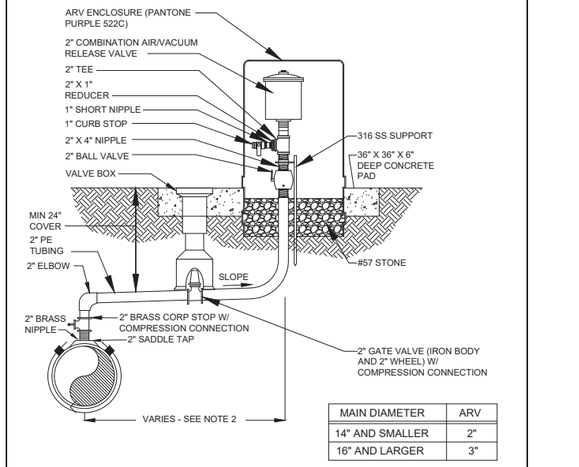


INSIDE PAVEMENT

VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – RECLAIMED WATER ONLY

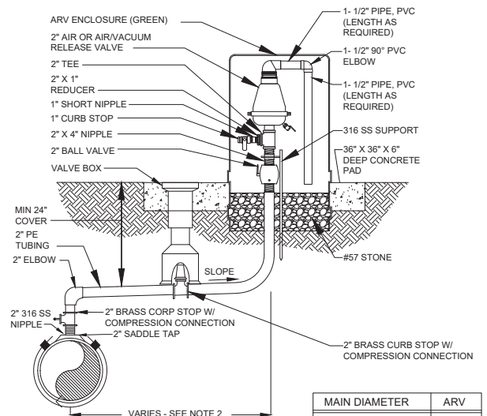
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

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Apopka, Florida

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5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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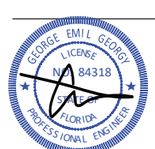
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title: **Standard Utility Details**

Drawing Number: C9.03
Sheet of
Project Number: 63508.00



George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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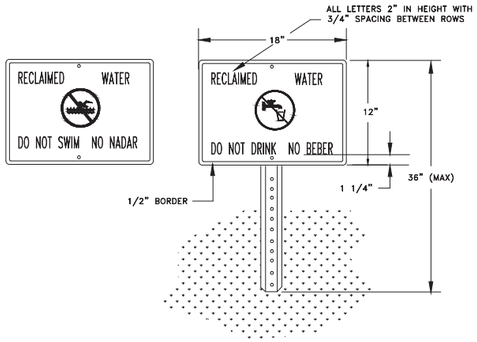
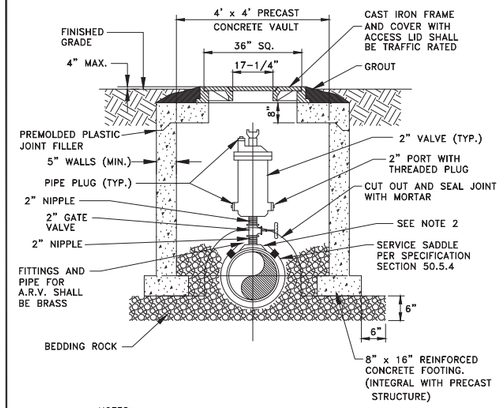


NOTES:

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 AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115

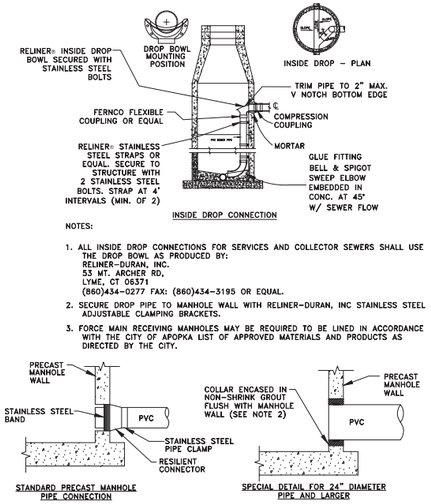


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119



NOTES:

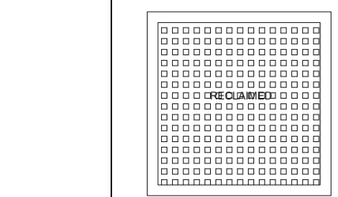
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

NOTES:

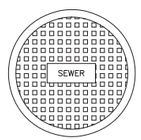
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

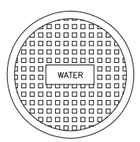
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



RECLAIMED WATER



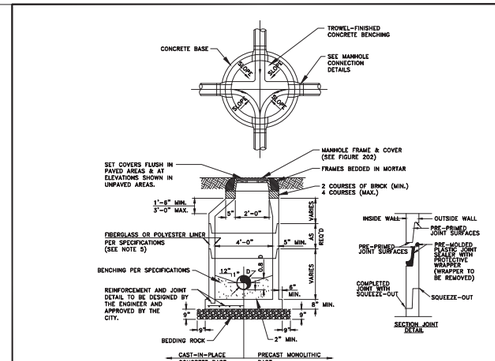
SEWER



POTABLE WATER

TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



FORCE MAIN MANHOLE LINER*

THICKNESS (INCHES)				
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

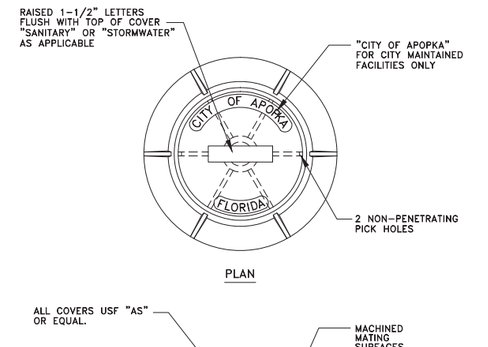
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

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Checked by: LNF

Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Standard Utility Details

GEORGE EMIL GEORGY LICENSE No. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Drawing Number: C9.04
Sheet of
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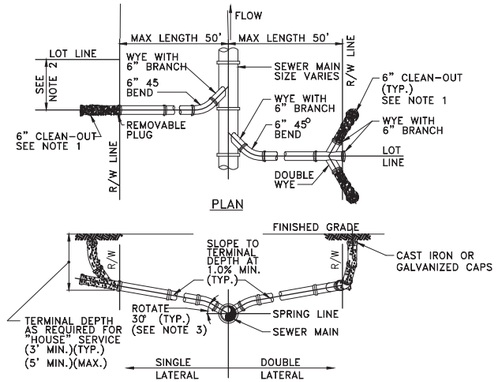
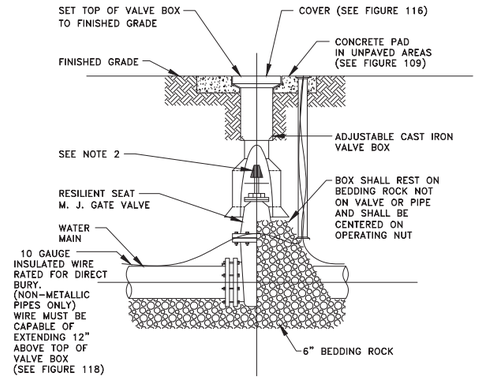


NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

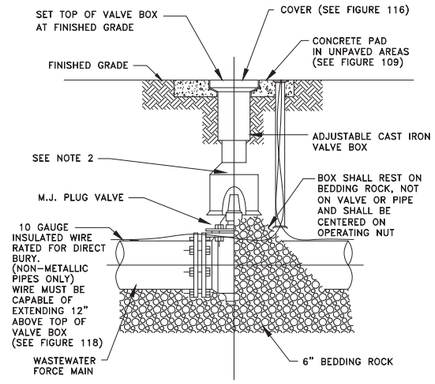
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

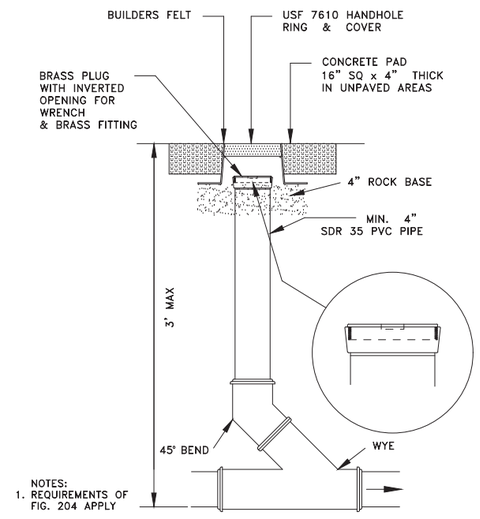
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A

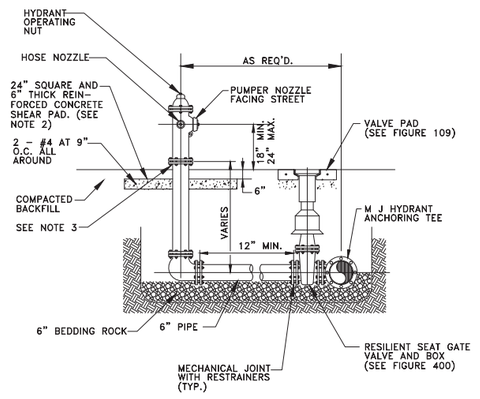


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

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No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Drawing Title: **Standard Utility Details**

Drawing Number: C9.05

Sheet of

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George E. George, P.E.: P.E. # 84318

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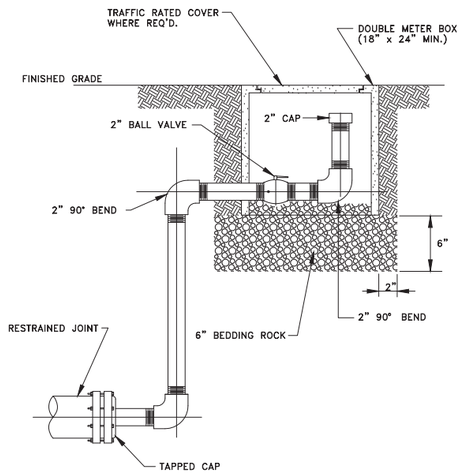
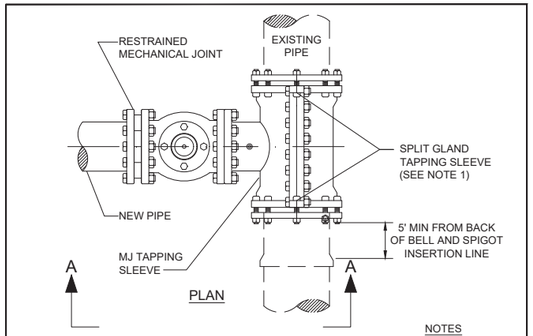


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



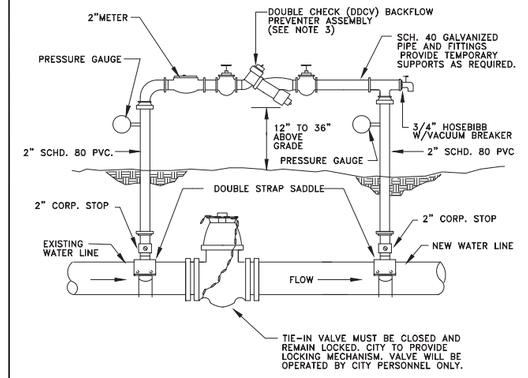
NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

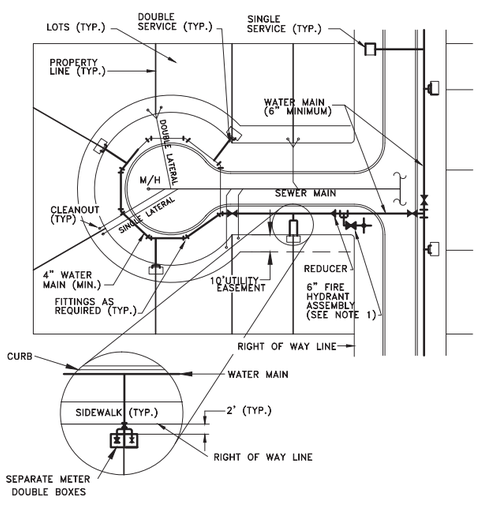


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A

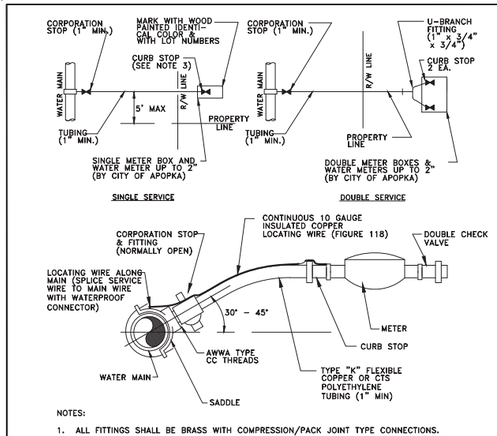


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404



NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   - Flushing shall not be attempted during peak demand hours of the existing water mains.
   - All downstream valves in the system must be open prior to opening the tie-in valve.
   - Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   - The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.

   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Date: Oct. 26, 2020

Drawing Title: **Standard Utility Details**

GEORGE EMIL GEORGY LICENSE No. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

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P.E. # 84318
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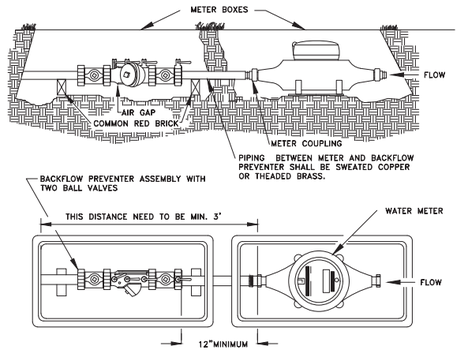
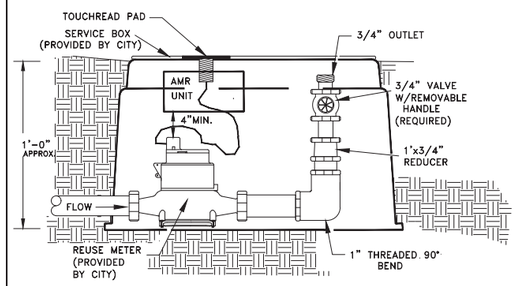


1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505



RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

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6	Grading & Drainage Revisions	04/25/2023	
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Drawing Title: Standard Utility Details

Drawing Number: C9.07
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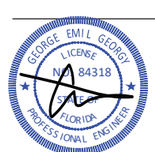
Project Number: 63508.00



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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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11	Field Revisions	11/14/2025	

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Drawing Title

Color Building Elevations - 6-Unit

Drawing Number: A-1

Sheet of

DATE: Nov. 18, 2025

Project Number: 63508.00

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5	Site Plan Revisions	07/26/2022	
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9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
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Date: Oct. 26, 2020

Drawing Title: Color Building Elevations - 4-Unit

Drawing Number: A-2

Sheet of

Project Number: 63508.00

DATE: Nov. 18, 2025

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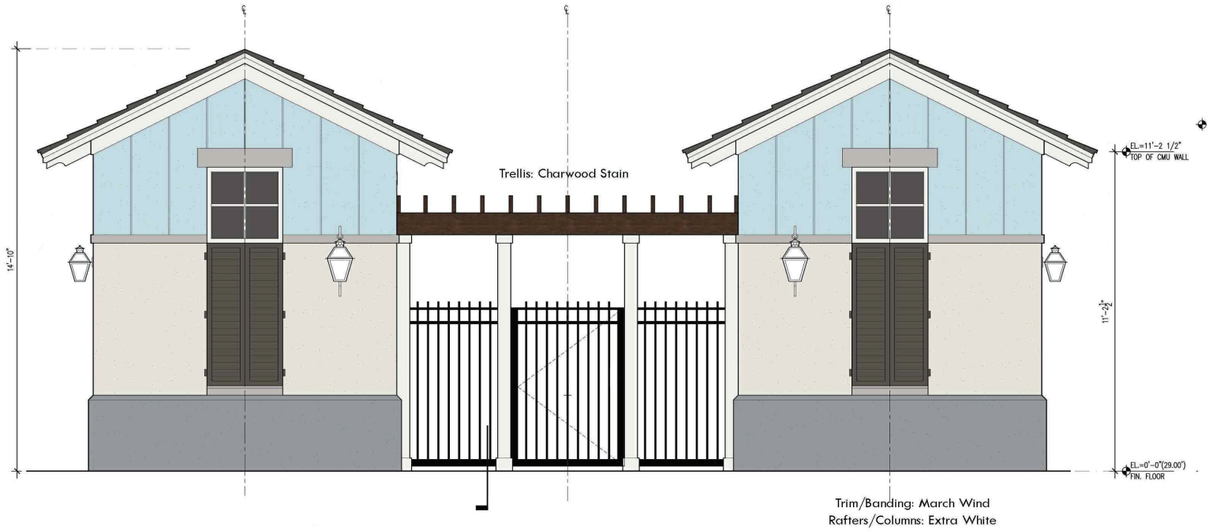

Trim/Banding: March Wind
Rafters/Columns: Extra White
Top: Atmospheric
Middle: Origami White
Base: African Gray
Shutter: Thunder Gray
Trellis: Charwood Stain

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Date: Oct. 26, 2020

Drawing Title:
Color Building Elevations - One Car Garage Rear and Pool Restroom Cabana

Drawing Number: A-3

Sheet of

Project Number: 63508.00

DATE: Nov. 18, 2025

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PROPERTY BOUNDARY
20' EMERGENCY ACCESS
SEBURN ROAD
H-18
UTILITY EASEMENT
107'-3"
PROPERTY BOUNDARY
SETBACK
UTILITY EASEMENT
SETBACK
PROPERTY BOUNDARY
STREET LIGHTING, BY OTHERS
UTILITY EASEMENT
H-18
H-19
L201
PROPERTY BOUNDARY
UTILITY EASEMENT
SETBACK
COUNTY ROAD 437A
ALSTON BAY BOULEVARD
H-18
SETBACK
PROPERTY BOUNDARY
H-2
H-3

HARDSCAPE SCHEDULE

H-1	COMMUNITY SIGN	1 L301
H-2	RAIL FENCE	2 L301
H-3	COLUMN	3 L301
H-18	WHITE PVC VINYL FENCE	4 L302
H-19	ALUMINUM PICKET FENCE	5 L302
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 50'
0' 25' 50' 100'

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PRICING SET - 2020-11-06

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Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
OVERALL LAYOUT PLAN

ENHANCED

DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

Site Plan Revisions 04-07-2023
Issued for Building Permit - 08-10-2023
Site Plan Revisions 11-14-2025

Todd W. Bonnett, R.L.A. # FL0001718

L200

MATCHLINE L200
MATCHLINE L201

PROPERTY BOUNDARY
UTILITY EASEMENT
SETBACK

HARDSCAPE SCHEDULE

H-1	COMMUNITY SIGN	1 / L301
H-2	RAIL FENCE	2 / L301
H-3	COLUMN	3 / L301
H-4	MAIL KIOSK	
H-5	RESTROOM BUILDING	
H-6	BENCH	3 / L310
H-7	TRASH CAN	2 / L310
H-8	BIKE RACK	5 / L301 4 / L310
H-9	DOG WASTE STATION	1 / L310
H-10	NOT USED	
H-11	DOG PARK GATE	2 / L302
H-12	DOG PARK FENCE	2 / L302
H-13	POOL FENCE	1 / L302
H-14	POOL GATE	1 / L302
H-15	LIGHTING	5 / L310
H-16	DECK PAVERS	7B / L310
H-17	POOL EDGE PAVERS	7A / L310
H-18	WHITE PVC VINYL FENCE	4 / L302
H-19	ALUMINUM PICKET FENCE	5 / L302
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 20'
0' 10' 20' 40'

QTY:4 H-8
STREET LIGHTING, BY OTHERS
POOL EQUIPMENT, BY OTHERS
DOG PARK
3" CONDUIT
STREET LIGHTING, BY OTHERS
ALSTON BAY BOULEVARD
DMH
16'-0"
12'-0"
28'-0"
128'-0"
32'-5"
50'-6"

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Park Square Homes
Apopka, Florida
LAYOUT PLAN

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DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:
1 Site Plan Revisions 03-04-2022
2 Site Plan Revisions 04-07-2023
Issued for Building Permit - 08-10-2023
3 Bldg Permit Revisions 03-12-24

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5.2.5. - Landscaping and Buffer Standards

B. Off-Street Vehicular Parking Area Planting

3. Bufferyards

D-2. Bufferyards and Types

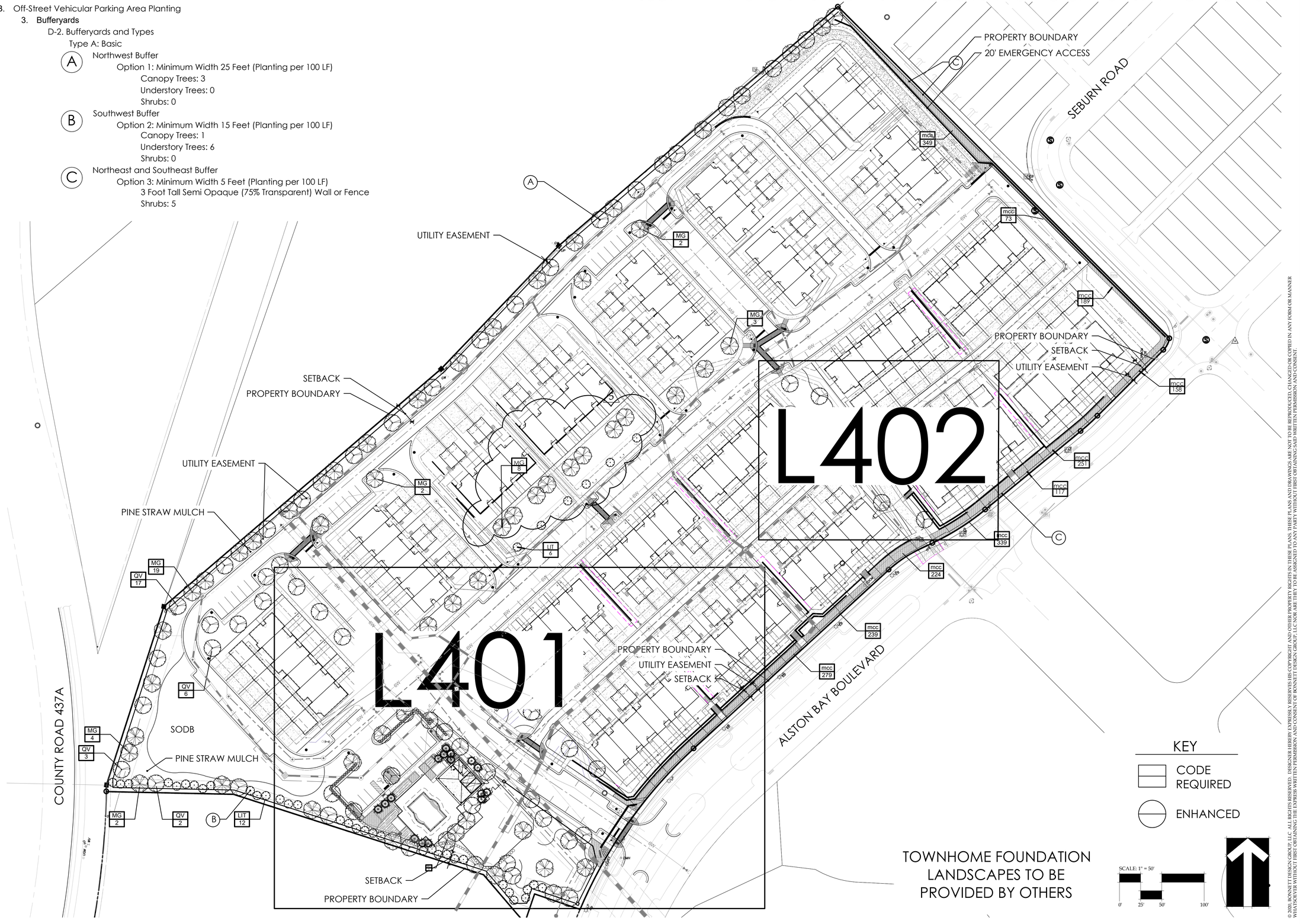
Type A: Basic

(A) Northwest Buffer
Option 1: Minimum Width 25 Feet (Planting per 100 LF)
Canopy Trees: 3
Understory Trees: 0
Shrubs: 0

(B) Southwest Buffer
Option 2: Minimum Width 15 Feet (Planting per 100 LF)
Canopy Trees: 1
Understory Trees: 6
Shrubs: 0

(C) Northeast and Southeast Buffer
Option 3: Minimum Width 5 Feet (Planting per 100 LF)
3 Foot Tall Semi Opaque (75% Transparent) Wall or Fence
Shrubs: 5

LANDSCAPE PLANS TO BE DESIGNED IN ACCORDANCE TO CITY ORDINANCE NO. 2069



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Emerson Park Townhomes
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OVERALL LANDSCAPE PLAN

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DATE: NOVEMBER 06, 2020
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FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:
1 City Comments 04-06-2021
3 Site Plan Revisions 04-07-2023
5 Site Plan Revisions 11-14-2025

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5.2.5. - Landscaping and Buffer Standards

A. Foundation Planting

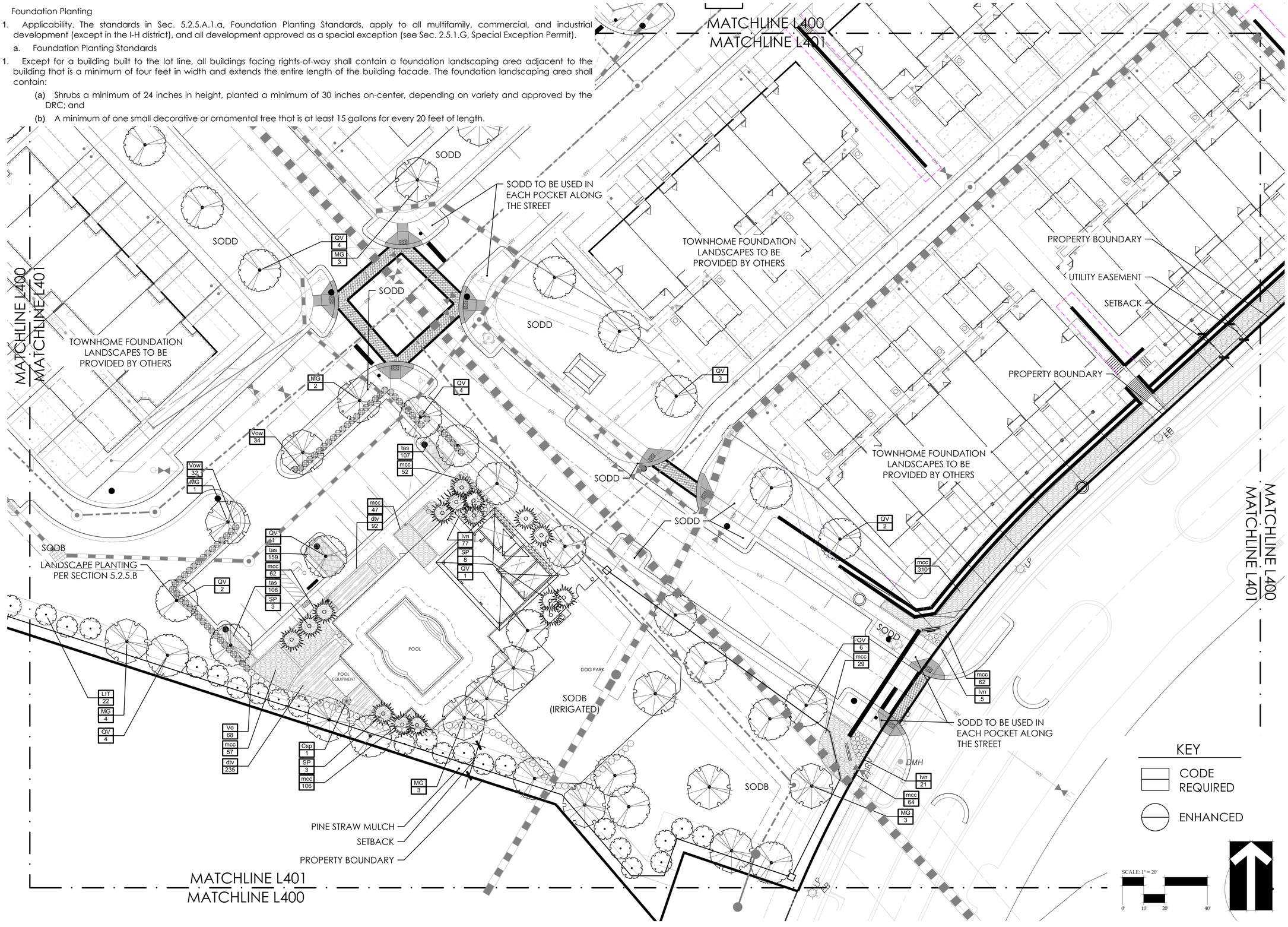
1. Applicability. The standards in Sec. 5.2.5.A.1.a, Foundation Planting Standards, apply to all multifamily, commercial, and industrial development (except in the I-H district), and all development approved as a special exception (see Sec. 2.5.1.G, Special Exception Permit).

a. Foundation Planting Standards

1. Except for a building built to the lot line, all buildings facing rights-of-way shall contain a foundation landscaping area adjacent to the building that is a minimum of four feet in width and extends the entire length of the building facade. The foundation landscaping area shall contain:

(a) Shrubs a minimum of 24 inches in height, planted a minimum of 30 inches on-center, depending on variety and approved by the DRC; and

(b) A minimum of one small decorative or ornamental tree that is at least 15 gallons for every 20 feet of length.



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landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
LANDSCAPE PLAN

ENHANCED

DATE:	NOVEMBER 06, 2020
DRAWN BY:	NPB
CHECKED BY:	TWB
JOB NUMBER:	2020.117
FILE NAME:	2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

2 Site Plan Revisions 03-04-2022
3 Site Plan Revisions 04-07-2023

Todd W. Bennett, RLA # FL0001718

L401

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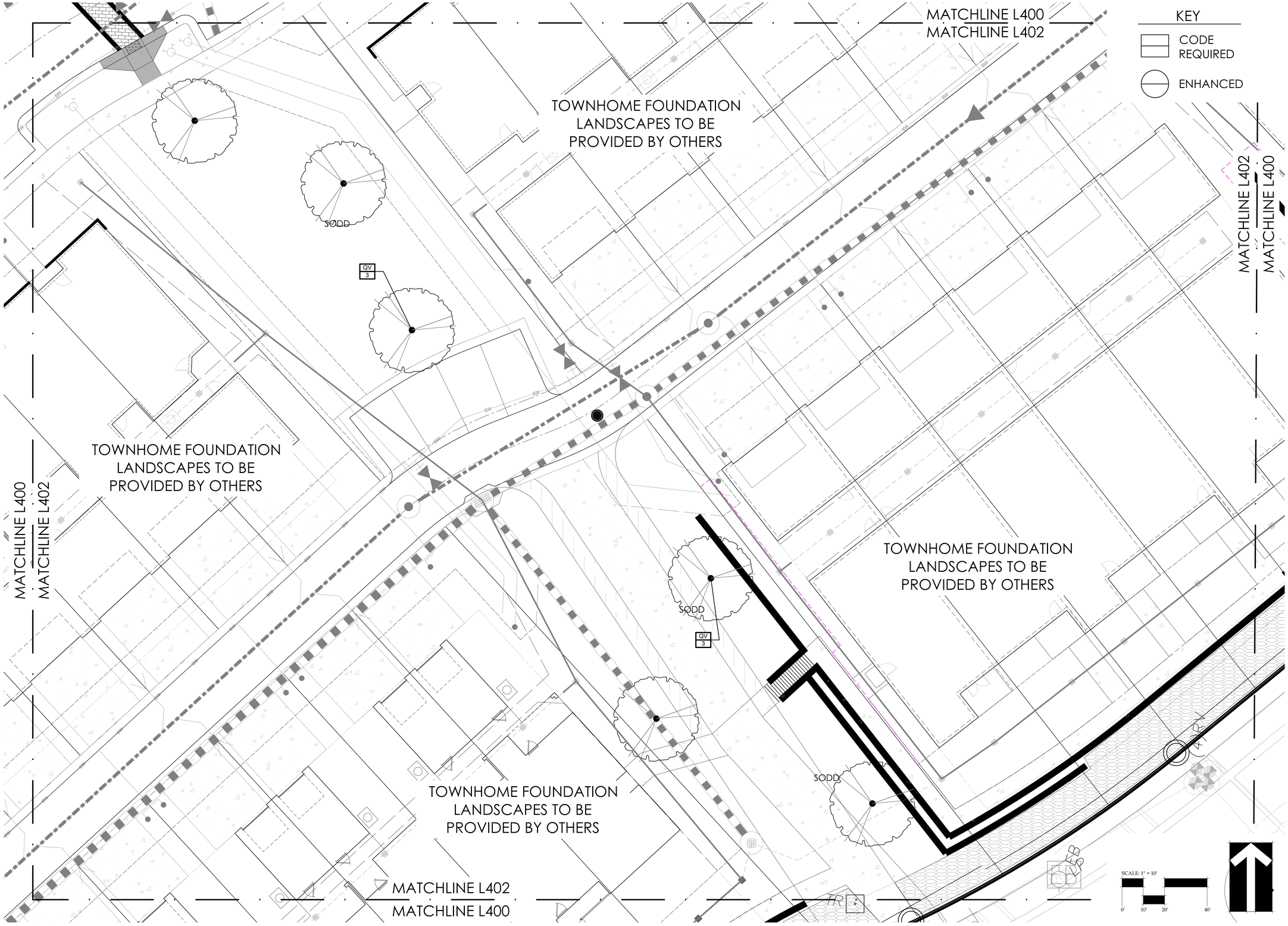
PDP SUBMITTAL - 2020-06-23
PRICING SET - 2020-11-06



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FILE NAME:	2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

3 Site Plan Revisions 04-07-2023

Todd W. Bennett, RLA # FL0003718

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PDP SUBMITTAL - 2020-06-23
PRICING SET - 2020-11-06

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

PLANT SCHEDULE (CODE)

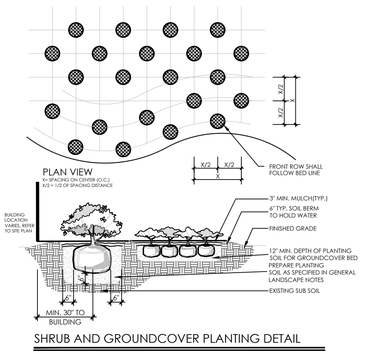
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
LIT	40	Lagerstroemia indica `Tuscarora`	Tuscarora Crape Myrtle	2" cal., 8`-10` ht. x 30" spd.	NO	LOW	AS	
MG	56	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	2.5" Cal. 10-12` OA. Ht.	YES	MEDIUM	AS	
QV	61	Quercus virginiana	Live Oak	3" cal., 10`-12` ht. x 72" spd.	YES	LOW	AS	
					TOTAL CANOPY AREA PROVIDED:		3,845 SQ. FT	
PALM TREES								
SP	16	Sabal palmetto BDG - Need to specify range in HT CT, or STAGGERED or BOOTED	Sabal Palm	10` CT Matched height	YES	LOW	AS	BDG - Need to specify range in HT STAGGERED or BOOTED
SHRUBS								
Csp	1	Crinum sp.	Crinum Lily	25 gal.	NO	MEDIUM	AS	
Ivn	105	Ilex vomitoria `Nana`	Dwarf Yaupon	7 gal., 30" ht. x 18-24" spd.	YES	LOW	24" o.c.	
Vow	68	Viburnum obovatum	Walter`s Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.	
Vo	68	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.	
GROUND COVERS								
dtv	327	Dianella tasmanica `Variegata`	Varigated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
mcc	3,035	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
tas	372	Trachelospermum asiaticum `Sunset` Use mulch fines	Sunset Asiatic Jasmine	1 gal., 12"-15" spd., full pot	NO	MEDIUM	12" o.c.	Use mulch fines

PLANT SCHEDULE (ENHANCED)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
LIT	20	Lagerstroemia indica `Tuscarora`	Crape Myrtle	2" cal., 8`-10` ht. x 30" spd.	NO	LOW	AS
PS	5	Phoenix sylvestris	Wild Date Palm	10`-12` c.t. Heavy, matched specimen	NO	LOW	AS
PE	41	Pinus elliotti	Slash Pine	2" cal., 8`-10` ht. x 24" spd.	YES	LOW	AS
PE2	5	Pinus elliotti	Slash Pine	3" cal., 10-12` ht. x 30" spd.	YES	LOW	AS
PT2	19	Pinus taeda	Loblolly Pine	2.5" Cal., 10`-12` ht., Multi, 6` ct.	YES	MEDIUM	AS
SP	18	Sabal palmetto	Sabal Palm	12-18` OA Staggered ht. Booted.	YES	LOW	AS
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
Gg	111	Galphimia gracilis	Thyrallis	3 gal.	NO	MEDIUM	36" o.c.
Ivn	374	Ilex vomitoria `Nana`	Dwarf Yaupon	7 gal., 30" ht. x 18-24" spd.	YES	LOW	24" o.c.
Tdf	107	Tripsacum dactyloides	Fakahatchee Grass	3 gal., 24"-30" o.a.	YES	LOW	36" o.c.
Vo	65	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
dtv	1,368	Dianella tasmanica `Variegata`	Varigated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	
mcc	1,414	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.

SOD

SOD/SEED	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE
sodb	Paspalum notatum `Argentine`	Argentine Bahia Grass	sod	NO	LOW
sodd	Zoysia tenuifolia 'Empire'	Empire Zoysia Grass	sod	NO	MEDIUM



SHRUB AND GROUNDCOVER PLANTING DETAIL

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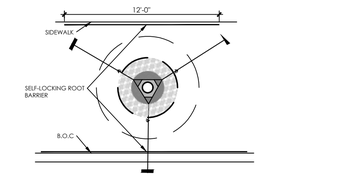
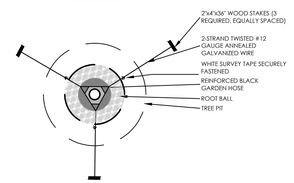
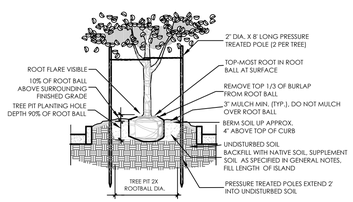


ROOT BARRIER

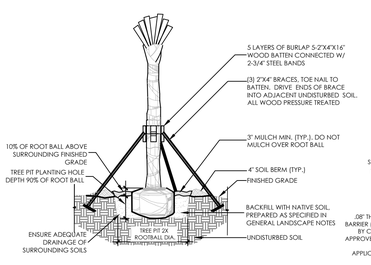


LARGE CANOPY TREE STAKING PLAN



MEDIAN/ISLAND TREE PLANTING DETAIL

N.T.S.



HURRICANE CUT PALM PLANTING DETAIL

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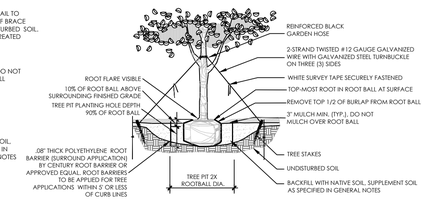

LARGE CANOPY TREE PLANTING DETAIL

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Bdg
BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida

LANDSCAPE DETAILS AND NOTES

ENHANCED

DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

1. Site Plan Revisions 03-04-2022
2. Site Plan Revisions 04-07-2023
3. Site Plan Revisions 05-08-2023
4. Site Plan Revisions 11-14-2025

Todd W. Bennett, RLA # FL0001758

L410

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PDP SUBMITTAL - 2020-06-23
PRICING SET - 2020-11-06

K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The vertical heat sink is open at the bottom and vented at the top to provide appropriate dynamic airflow cooling for the LED array. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3/B2 and Type III & V for the R1.

P4 LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a multi-sided, vertical mount using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either Type III, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K118 Washington cast components shall consist of a heavy grade A319 cast aluminum. The main body or capital acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY
The protective globe shall be molded of either, rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotalock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K118 Washington suitable for an outdoor environment.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 – 277V or 347 – 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a warranty standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFTs. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate grey, Chicago brunus, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K118 Washington LED luminaire comes with a 7 year limited warranty.

CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:
1.53 sq. ft.

FIXTURE WEIGHT:
38 lbs

DLC Premium · C SP US · SGS

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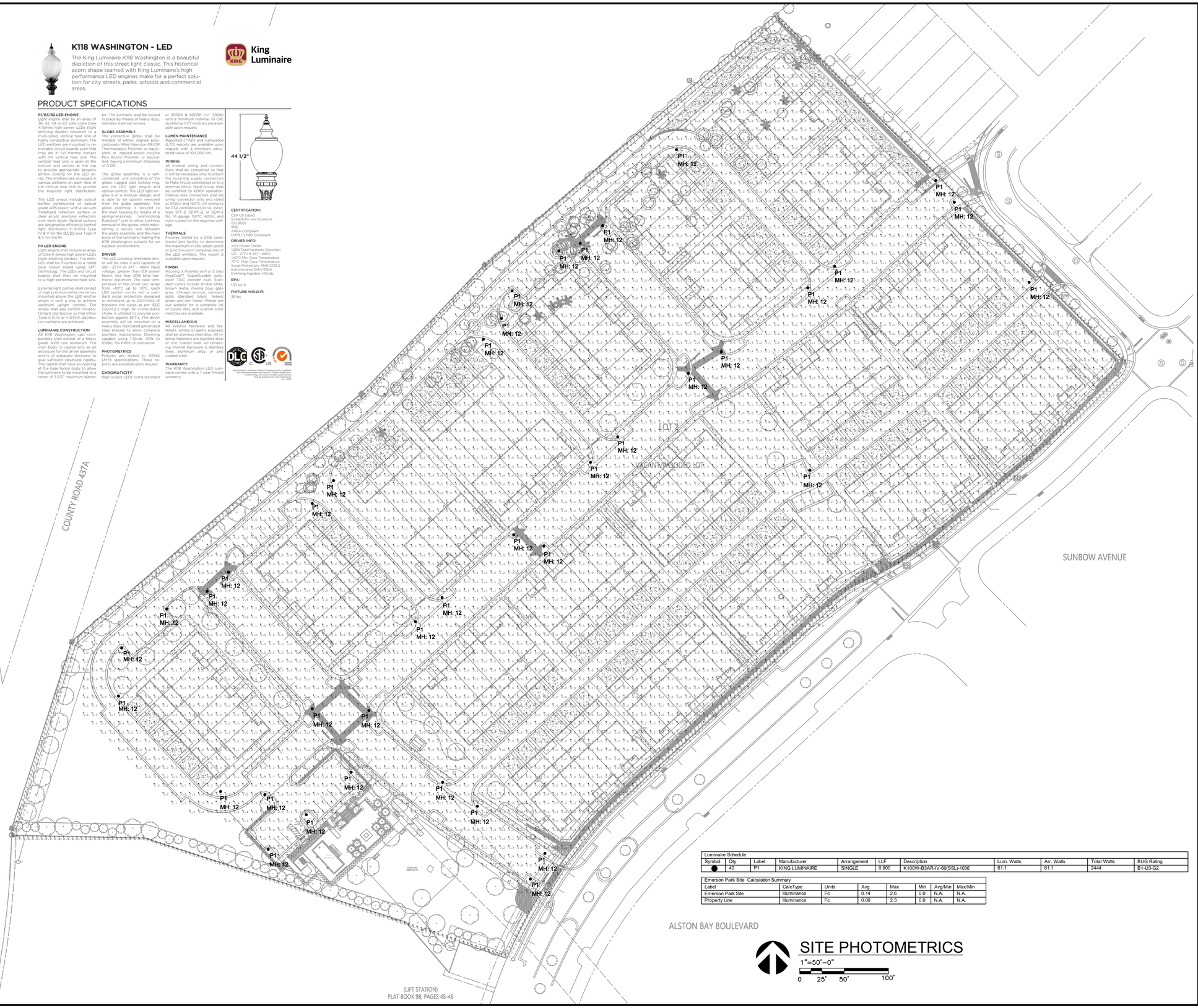

Luminaire Schedule										
Symbol	Qty	Label	Manufacturer	Arrangement	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
●	40	P1	KING LUMINAIRE	SINGLE	0.900	K100W-B3AR-IV-60(SSL)-1036	61.1	61.1	2444	B1-U3-G2

Emerson Park Site Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Emerson Park Site	Illuminance	Fc	0.14	2.6	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.08	2.3	0.0	N.A.	N.A.

SITE PHOTOMETRICS

1"=50'-0"

0 25' 50' 100'

MATERN
Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy Engineers
130 Candace Drive
Maitland, FL 32751
ENG. BUS. No. EB-0005096 PHONE (407) 740-5020
CERT. OF AUTH. No. 5096 FAX (407) 740-0365
MPE JOB #: 2020-152

GENERAL NOTES

1. LIGHTING SHALL COMPLY WITH APOPKA CITY CODE.

Bdg
BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
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Apopka, Florida
SITE PHOTOMETRICS

DATE: APRIL 27, 2020
DRAWN BY: DH
CHECKED BY: BP
JOB NUMBER: 2020.117
FILE NAME:

REVISIONS:

E010

NOT FOR CONSTRUCTION

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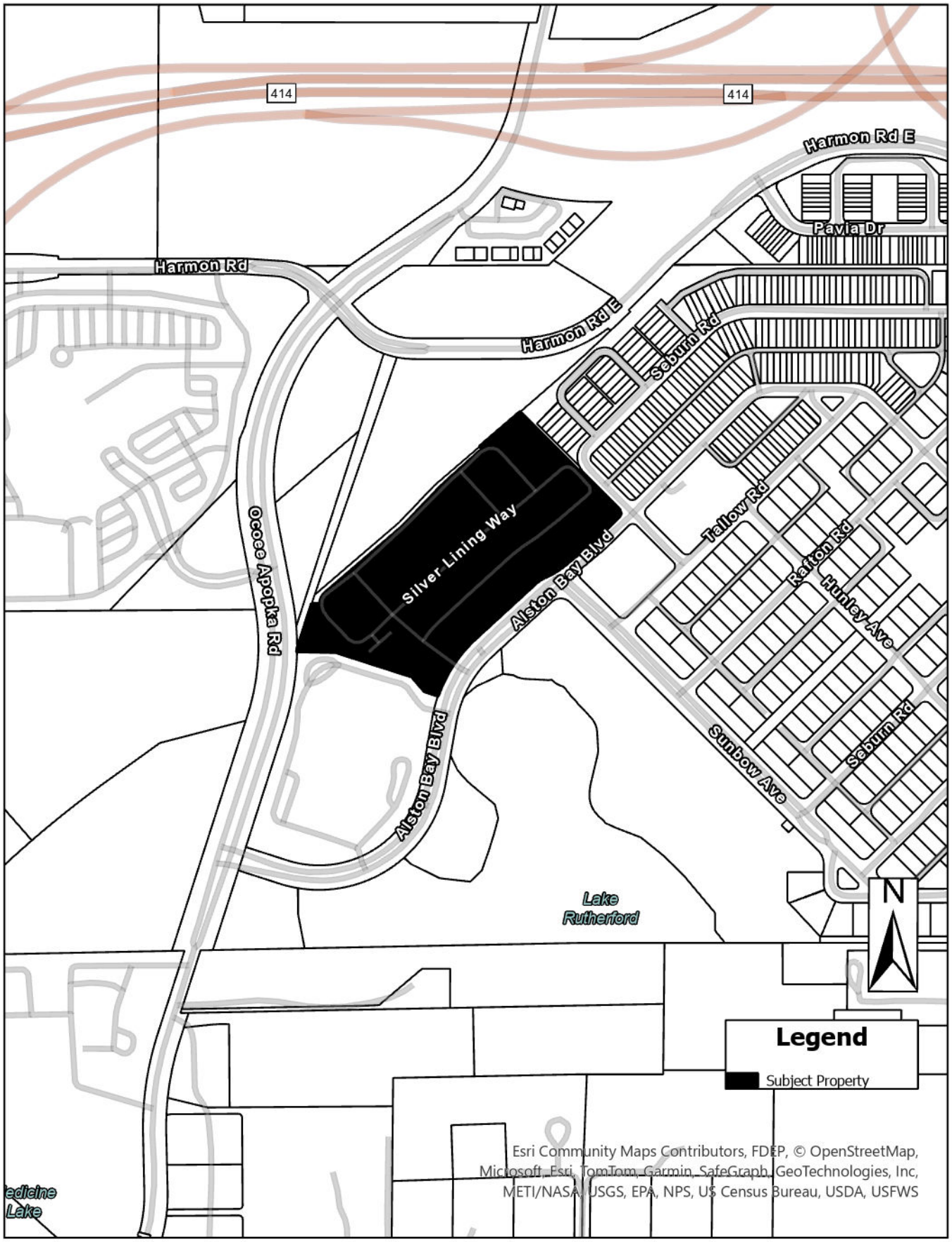
Vicinity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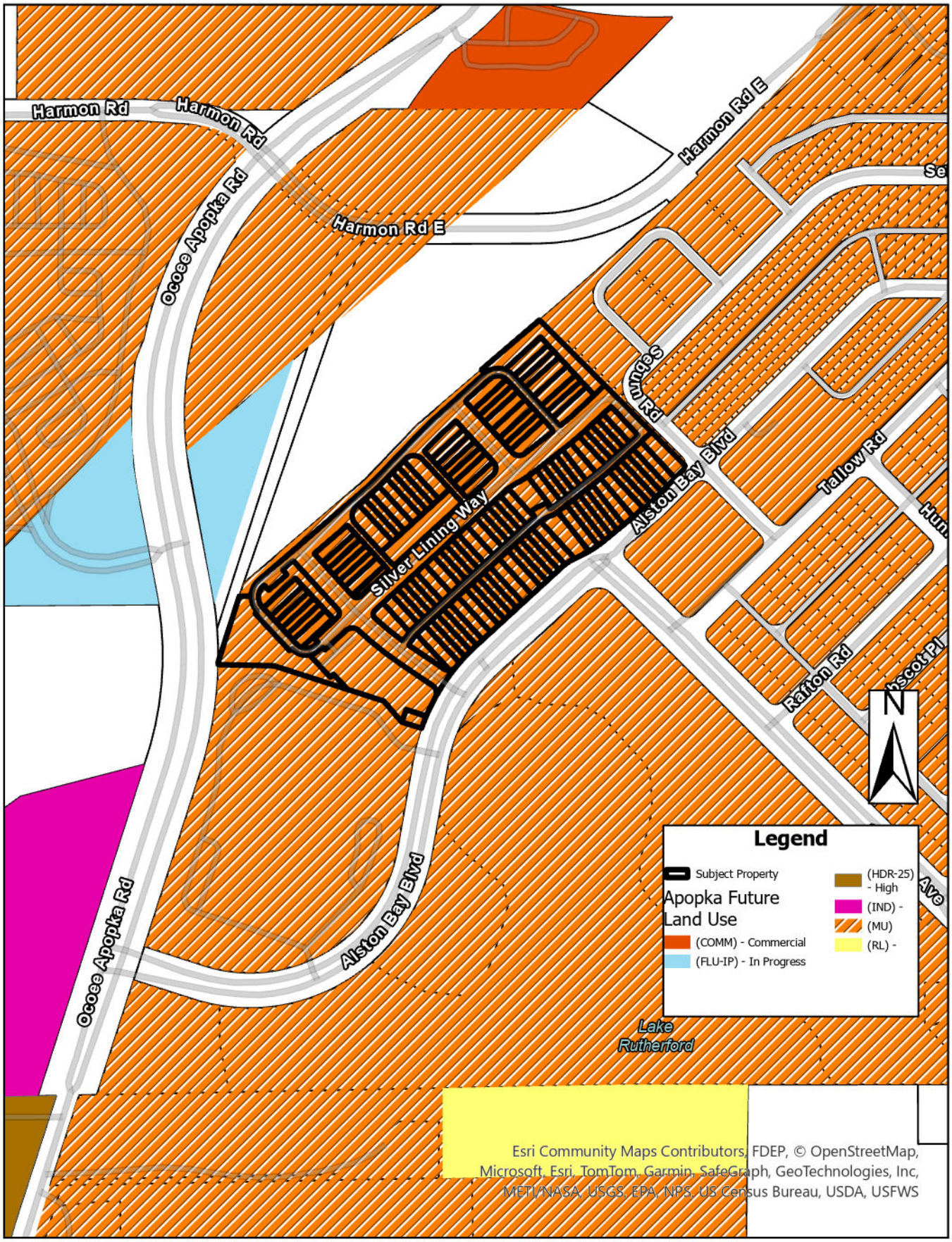
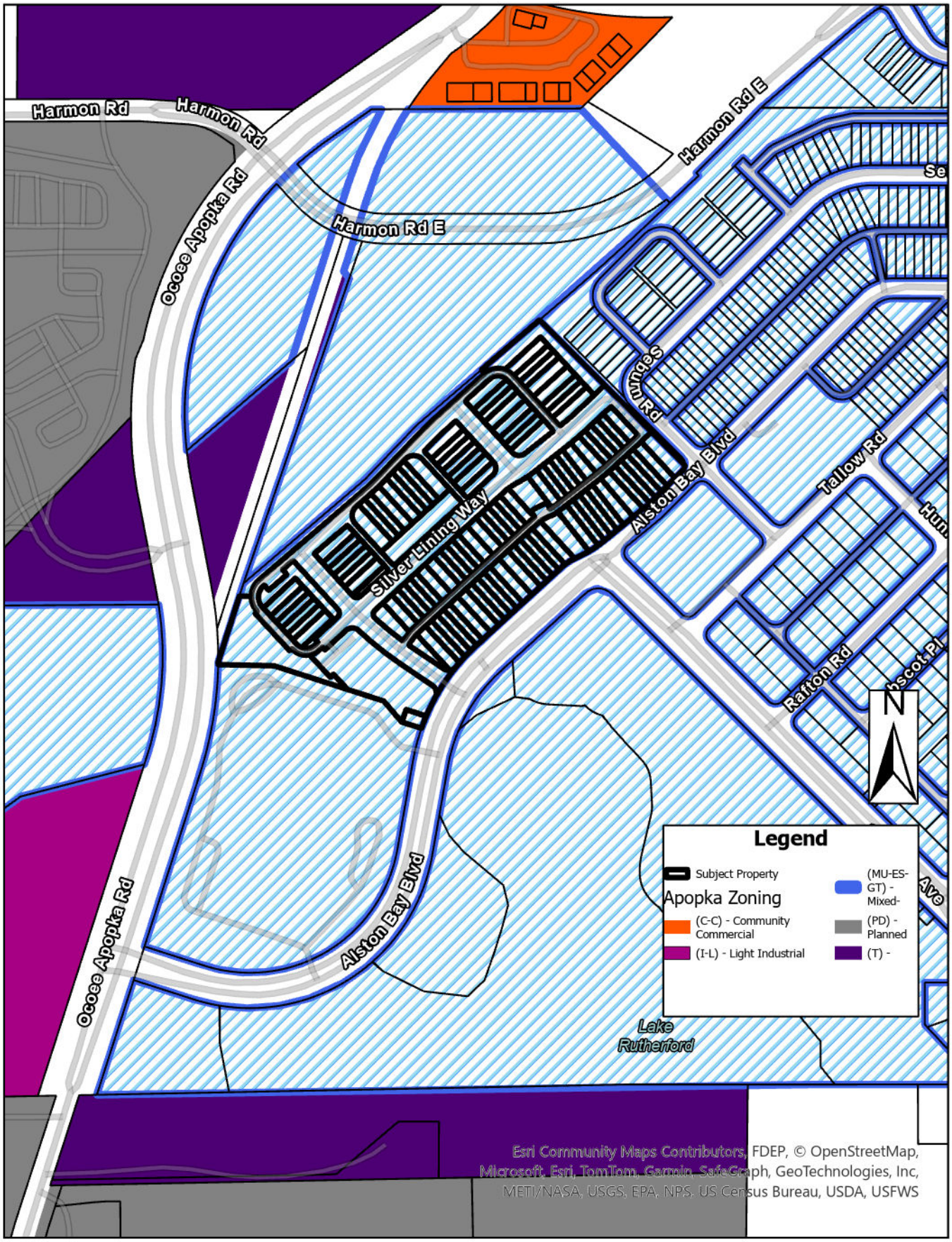
Pavia Dr
Harmon Rd
Harmon Rd E
Seburn Rd
Silver Lining Way
Ocoee Apopka Rd
Alston Bay Blvd
Tallow Rd
Rafton Rd
Hunley Ave
Sunbow Ave
Seburn Rd
Alston Bay Blvd
Lake Rutherford
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
edicine Lake

Future Land Use



Zoning


Harmon Rd
Harmon Rd
Harmon Rd E
Harmon Rd E
Ocoee Apopka Rd
Ocoee Apopka Rd
Sebum Rd
Alston Bay Blvd
Tallow Rd
Silver Lining Way
Rafton Rd
Alston Bay Blvd
Lake Rutherford
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-
(PD) - Planned
(T) -
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial

Ocoee Apopka Rd
Harmon Rd E
Sebum Rd
Alston Bay Blvd
Silver Lining Way
Ocoee Apopka Rd
Alston Bay Blvd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Microsoft, Vantor

Orange County Public Schools

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

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER - REVISED

August 20, 2020

VIA E-MAIL: EHUGHES@VHB.COM
Erika Hughes
VHB
225 E. Robinson St., Suite 300
Orlando, FL 32807

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-20-008

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

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	The Residences at Emerson Park, Tract G, Lot 2
OCPS Completed Application Date:	June 18, 2020
Parcel #(s):	20-21-28-2520-02-000
Requested Units (#):	Total: 103 SF: 0 MF: 0 TH: 103
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 102 townhome residential units.

This determination expires on **February 14, 2021**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

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

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $713,790.00, and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE	
1st Installment Due On or Prior to February 14, 2021	$ 237,930.00
2nd Installment Due On or Prior to February 14, 2022	$ 237,930.00
3rd Installment Due On or Prior to February 14, 2023	$ 237,930.00
TOTAL	**$ 713,790.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

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

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

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

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

CC: Bobby Howell, Planner, City of Apopka (via e-mail)
Thomas Moore, OCPS (via email)
Project File

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

Acknowledgement of Conditions of Approval

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

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

Signed By Applicant: _____ Date: _____

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

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

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

Attachment A

Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 109591 August 18, 2020 13:17:06

Project ID: CMA-APK-20-008 Valid Until: February 14, 2021

Project Name:	RESIDENCES AT EMERSON PARK TRACT G, LOT 2		
Unvested Units	Single Family Units: 0	Multi Family Units: 0	Town Homes Units: 103

Concurrency				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	CSA Capacity (2019-2020)	2,023	1,150	2,797
	Enrollment (2019-2020)	1,881	1,451	2,089
	Utilization (2019-2020)	93.0%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	344	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	234	86	168
	Reserved Capacity	70	51	114
	Adjusted Utilization	108.0%	138.1%	84.8%
	Adjusted Available Seats	40	0	426
	Analysis of Proposed Development			
	Students Generated	16.686	7.828	9.476
	Adjusted Utilization	108.8%	138.8%	85.1%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	7.828	0.000

Adjacency				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	2,023	1,150	2,797
	Enrollment (2019-2020)	1,881	1,451	2,089
	Utilization (2019-2020)	93.0%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	344	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	234	86	168
	Reserved Capacity	70	51	114
	Adjusted Utilization	108.0%	138.1%	84.8%
	Adjusted Available Seats	40	0	426
	Analysis of Proposed Development			
	Students Generated	16.686	7.828	9.476
	Adjusted Utilization	108.8%	138.8%	85.1%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	7.828	0.000

WHEATLEY ES
WOLF LAKE MS - *PASS – SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS

Attachment B

CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING
6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809
TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: http://planning.ocps.net

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

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

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

CAPACITY RESERVATION FEE & MITIGATION FORM

SECTION 3: DEVELOPMENT PROFILE	
	Plat/Site Plan Title: [3]
	Project Title:
	Phase:
	# Single Family Units:
	# Multi-Family Units:
	# Townhome Units:
	Total # of Units:
	Local Governmental Approval date of Plat/Site Plan:

SECTION 4: PAYMENT SUMMARY			
	Capacity Reservation Fee Amount (payable to the applicable local government)		
	Installment: ☐1st ☐2nd ☐3rd ☐Remaining Balance $_____		
	Proportionate Share Mitigation Amount (payable to Orange County School Board)		
	$_____		
	A check made payable to OCPS must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.		
	Single Family	**Multi-Family**	**Townhome**
	$8,784/unit	$5,919/unit	$6,930/unit
	Does this CMA / CEL require an additional contribution? Yes ☐ No ☐		
	Identify the section of the CMA / CEL that requires the mitigation payment?		

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

_____ Signature of Applicant

_____ Print Name of Applicant

_____ Date

CAPACITY RESERVATION FEE & MITIGATION FORM

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

Footnotes:

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

Emerson Park Homeowners Association, Inc.
1255 Tallow Road
Apopka, Florida 32703
Email: emersonparkboard@gmail.com

January 28, 2026

City of Apopka Planning Department
Attn: Bobby Howell, AICP, Planning Manager
120 E. Main St., Second Floor
Apopka, FL 32703

Re: Request to Defer / Not Approve Revised Plans Submitted by Park Square (CSP-25-45 – "Residence at Emerson Park" – Revision to Major Development Plan / Construction Site Plan)

Dear Mr. Howell:

On behalf of the Emerson Park Homeowners Association, Inc. (the "**Association**"), thank you for your time and for the City's continued support and responsiveness to Emerson Park residents. We value the City's work and appreciate the opportunity to provide information for the City's consideration before decisions are made on proposed revised plans submitted by Park Square Enterprises, LLC ("**Park Square**") and related entities for the "Residences at Emerson Park" development.

The purpose of this letter is to respectfully request that the City of Apopka not approve, and instead defer any action on, the revised plans currently under review (including CSP-25-45 and any associated Major Development Plan ("**MDP**") and construction site plan changes), until pending litigation concerning a wall/retaining wall encroachment and related property issues is resolved. Our intent is not to delay development unnecessarily, but to ensure the City has complete and accurate information before approving changes that may be materially affected by a court-ordered modification of existing site conditions.

1) Pending Litigation Regarding Wall/Retaining Wall Encroachment and Trespass

As the City is aware, the Association has filed suit against Park Square and the Residences at Emerson Park Homeowners Association, Inc. ("**Residences**") arising from the construction of a wall (including its foundations and supports) that the Association contends was built on the Association's property without permission. The Association maintains that the wall encroaches approximately six (6) feet north of the wall line, including a subterranean portion, and that Park Square (and/or those acting under its direction) erected the wall and placed foundations/supports on the Association's property without authorization.

In that lawsuit, the Association is asking the Court to order Park Square and/or Residences to remove the wall and restore the affected property to its prior condition, and to award damages, including for damage to trees and landscaping abutting the wall.

While we understand the wall was previously approved through City processes, the Association believes the City may have been provided erroneous or incomplete information (including survey or boundary information) that led to the approval of a wall located on property owned or maintained by the Association. The Association has attempted to obtain records and information regarding how the wall was approved and what was submitted to the City; however, despite a public records request, no relevant records have been produced that explain the approval as it relates to property ownership and boundary information. To clarify these issues, the Association has filed, or is in the process of filing, a Subpoena Duces Tecum with Deposition to the City Engineer to obtain the information needed to understand the basis for approval and to ensure the City's files accurately reflect property boundaries and improvements.

The Association remains grateful for the assistance the City has provided to date, and we share this information so that the City is fully informed of facts that may warrant reconsideration of the wall approval if it was based on incorrect survey or boundary information.

2) Tree Impacts Confirmed by Arborist

In addition to the boundary/encroachment concerns, the Association has received an arborist report, prepared by the same arborist used by the City of Apopka, confirming that construction associated with the wall cut roots of the trees along the wall line. The arborist's opinion is that the root cutting has affected, and may ultimately kill, the trees along that boundary. These impacts matter to the community's long-term safety, aesthetics, and maintenance obligations.

3) The Revised Plans Under Review May Be Affected by Court-Ordered Relocation of the Wall

The Association understands Park Square has submitted revised plans for the Residences at Emerson Park project, and that the revisions include changes to future townhome products, specifically, shifting from two-car garages to single-car garages, and related adjustments to certain lots and open space.

The Association's concern is straightforward: if the Association prevails in the wall litigation, Park Square and/or Residences may be required to remove and relocate the wall. Relocating the wall may have downstream impacts on setbacks, building footprints, emergency access configurations, grading, drainage, landscaping, and the service road/adjacent access area next to the wall. Even if the current revised plans state there are "no changes" to certain infrastructure elements, the reality is that a court-ordered change to the wall location could force subsequent, additional redesign and re-permitting of the very elements now being revised.

Approving revised plans now, before the property-line and wall-location issues are definitively resolved, creates a risk that:

- the City's approval will be based on assumptions about boundary conditions that are currently disputed in court;
- the applicant may need to return to the City for further substantial revisions after litigation is resolved; and
- the City, the residents, and the applicant will incur additional time and expense, potentially duplicating staff review efforts.

For these reasons, we respectfully request that the City refrain from approving any changes to the plans until the wall trespass/encroachment litigation can proceed to trial (or otherwise resolve), so the City can evaluate any necessary plan modifications with certainty.

4) Related Litigation Regarding Alston Bay Boulevard Improvements and Cost Sharing

Separately, and as further context for the ongoing disputes affecting the community and development obligations, the Association has also filed a declaratory judgment action against Park Square relating to cost-sharing for recent repairs and improvements made to Alston Bay Boulevard. Those improvements were required to bring the roadway up to City specifications so that the City could accept dedication and take over maintenance. Although Park Square signed a Property Development Agreement addressing cost sharing, Park Square has refused to pay its portion of the roadway improvements, taking the position that the recent work falls outside the scope of the Agreement.

The Association did not file these actions lightly. The Association attempted for more than a year to reach resolution without litigation, including attending three mediations and expending substantial attorney's fees, but no agreement was reached.

5) Our Request to the City

In light of the above, the Association respectfully requests that the City:

A. Defer and/or deny approval of the pending revised plans (including CSP-25-45 and related MDP/CSP revisions) until the wall/encroachment litigation is resolved, so that any future approvals are based on verified boundary conditions and final site configurations;

B. Require Park Square (and any related applicant) to submit updated plans supported by accurate, current boundary and land survey information that reflects property ownership, recorded plats, and the true location of existing improvements, before any further approvals are issued; and

C. Include this letter in the official record and staff report materials provided to the Development Review Committee, the Planning & Zoning Commission, and the City Council, so decision-makers have the benefit of this information.

D. The Association is committed to working collaboratively with the City and all stakeholders. If it would be helpful, we would welcome a meeting with Planning staff and the City Engineer (and the applicant, if appropriate) to discuss how to ensure the City's records and future approvals accurately reflect the property boundaries and existing conditions at issue.

Thank you again for your attention and for your service to the City of Apopka. Please feel free to contact me through the Association's email listed above.

Sincerely,

Jennifer Hay
President
Emerson Park Homeowners Association, Inc.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: February 10, 2026
Department: Community Development

SUBJECT:
Cold Link Apopka - Major Development Plan

ACTION ITEM INFORMATION:
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2560 W. Orange Blossom Trail
Project: New 147,624 SF Building
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza

REQUEST:
Recommend approval of the Cold Link Apopka - Major Development Plan.

SUMMARY:
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Parcel Identification Number(s): 06-21-28-7172-02-011
Location: 2560 W. Orange Blossom Trail
Tract: 27.63 +/- acre(s)
Project: New 147,624 SF Building
Density/Intensity: 0.6 Maximum FAR
Project Manager: Amer Hamza

Direction	Future Land Use	Zoning	Present Use
North	Commercial, County Commercial	I-L (Light Industrial District), County C-3 (Wholesale Commercial District)	Car Dealership, Vacant Land
East	Industrial	I-L (Light Industrial District)	Warehouse
South	Industrial	I-L (Light Industrial District)	Warehouse
West	Industrial	I-L (Light Industrial District)	Warehouse

PROJECT SUMMARY:
The subject property has a total area of around 27.63 acres. It has a Future Land Use of Industrial which allows a maximum of 0.6 FAR and has a zoning of I-L (Light Industrial District). The Cold Link Apopka - Major Development Plan details a plan for a new warehouse building onto an existing warehouse facility. The plan details the total square footage of the new building at a total of 147,624 SF. The I-L (Light Industrial) zoning district requires an open space area of 5%, equivalent to 0.59 acres. The applicant proposes 1.87 acres of open space which includes a landscape area. The I-L (Light Industrial District) allows up to a maximum height of 45’ but the proposed building will have a total height of 56’ 9” which is permitted through a height variance that was approved by the Planning Commission on June 10, 2025. Access to the site is proposed to from Mayflower Avenue to the south of the site. The Mayflower Avenue right-of-way will be improved to city standards. In regards to parking and loading areas, the

applicant proposes the following in comparison to the minimum requirement:

Parking Type	Parking Required	Parking Proposed
Regular Spaces	51	53
ADA Accessible Spaces	3	3
Total Parking	54	56
Loading Berth	14	21
Semi Truck Spaces	0	31

The landscape plan shows a variety of trees being proposed in the project area such as Crape Myrtle, Japanese Privet, and Southern Live Oak trees. There will also be foundation plantings alongside the primary façade and plantings alongside the parking lot as required by LDC Section 5.2.5.A and LDC Section 5.2.5.B.1.C.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:
a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
March 4, 2026 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

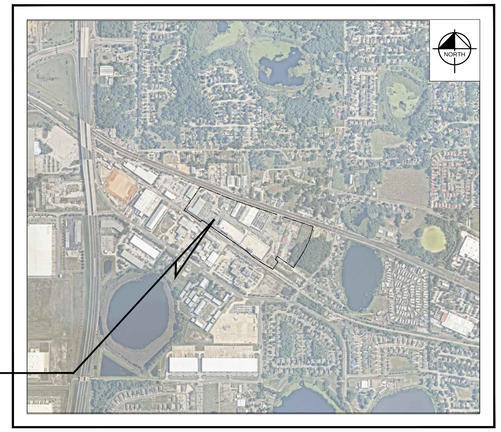
RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Cold Link Apopka – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion - Planning Commission:
Find the proposed Cold Link Apopka – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

ATTACHMENTS:
1. Cold Link Apopka MDP
2. Map Series

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

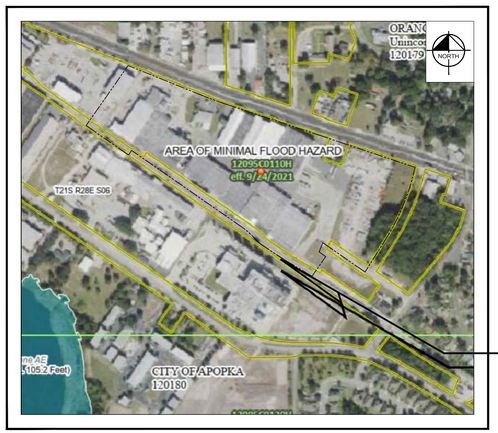
Drawing name: K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheets\C0.0 COVER.dwg C0.0 COVER SHEET Jan 15, 2026 1:04pm by: Jeremiah Martinez



AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

A PORTION OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.
LOTS 4 AND 6 OF BLOCK "I", OF PLYMOUTH DELLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. ALSO: THAT PART OF LOT 37, ADJACENT TO AND LYING DIRECTLY SOUTH OF SAID LOTS 5 AND 6 AND BEING A TRACT OF APPROXIMATELY 50 FEET SQUARE, MORE OR LESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOTS 7, 8, AND 9, THE EAST 25 FEET OF LOT 17, AND THE WEST 50 FEET OF LOT 37, BLOCK 1, PLYMOUTH DELLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGES 102 AND 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.



FEMA MAP
N.T.S.

SOILS MAP
N.T.S.
50 - Urban Land

1

MAJOR DEVELOPMENT PLAN

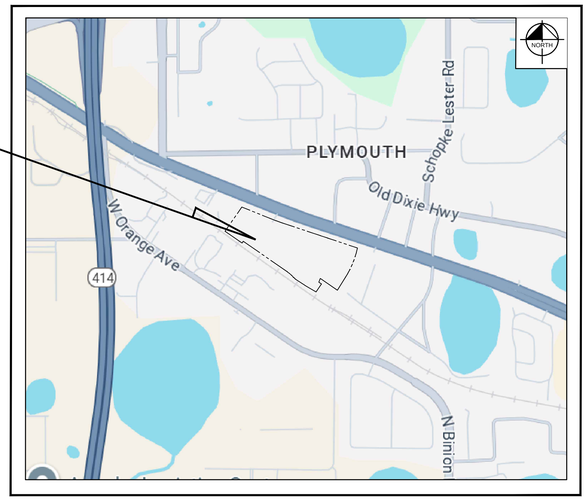
FOR

APOPKA COLD STORAGE

PARCEL #'s:
06-21-28-7172-02-011
06-21-28-7180-09-070
06-21-28-7180-09-050

ORANGE COUNTY, FLORIDA

DATE: 12/02/2025



LOCATION MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
MG88 CENTRAL FLORIDA
COLD STORAGE II, LLC
4000 HOLLYWOOD BOULEVARD,
SUITE 650-N
HOLLYWOOD, FL 33021

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

SURVEYOR:
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CONTACT: JAMES E. MAZURAK, P.S.M.
PHONE: (407) 292-8580

UTILITY PROVIDERS

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

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

PREPARED BY
Kimley»Horn

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

JOSHUA M. ENOT, P.E.
93160

JOSHUA M. ENOT LICENSE No. 93160 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Joshua Enot
DN: cn=Joshua Enot, o=Kimley-Horn and Associates, OU=Joshua Enot, CN=Kimley-Horn and Associates, OU=E14.01^^^^0762c5A6C-0b66a4f-4d0d-8d0d-0d0d0d

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GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
16. ALL SIGNAGE MUST COMPLY WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2023-24 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON SHEET C2.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
6. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
8. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED BY TERRACON FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER OR THEIR SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
6. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
7. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
8. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
9. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
10. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY TERRACON.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. TV INSPECTION SHALL BE IN ACCORDANCE TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTS ON ALL GRAVITY SEWERS PER THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
3. AN AS-BUILT SURVEY SHALL BE PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSAUNT TO CHAPTER 472, FLORIDA STATUTES (F.S.) SHALL BE REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE UTILITY AS-BUILT AND GRADING/DRAINAGE AS-BUILT RECORD DRAWINGS BASED ON THE CIVIL DESIGN PLAN SHEETS. ALL AS-BUILTS SHALL BE OVERLAID ON THE CIVIL DESIGN PLANS WITH THE DESIGN SHADED BACK AND THE AS-BUILT BOLD. THE AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
5. THE UTILITY AS-BUILT SHALL INCLUDE ALL SANITARY SEWERS AND FORCE MAIN SYSTEMS, POTABLE AND RECLAIMED WATER MAIN SYSTEMS, METERS, VALVES, FORCE MAINS, GAS MAINS, AND IRRIGATION LINES (2-INCH AND LARGER). CONTRACTOR TO PROVIDE ALL UTILITY CROSSING INFORMATION ON THE AS-BUILT. THE UTILITY AS-BUILTS SHALL IDENTIFY ALL WATER MAIN CROSSINGS WITH STORM AND SANITARY LINES INDICATING TOP OF PIPE AND INVERTS OF THE ABOVE CROSSING PIPE ALONG WITH CLEARANCE DIMENSIONS. THIS SHALL ALSO BE DONE FOR SANITARY/STORM CROSSINGS. ALL TEMPORARY SAMPLE POINT NUMBER (TSP#) LOCATIONS SHALL ALSO BE NOTED ON THE AS-BUILT. CONTRACTOR TO ALSO PROVIDE AN AS-BUILT ASSET TABLE IDENTIFYING SIZE OF PIPE OR FITTING AS WELL AS DEPTH TO TOP OF PIPE AND NORTHING AND EASTING OF EACH FITTING/VALVE, ETC. AS-BUILT DRAWINGS SHALL PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
6. THE GRADING/DRAINAGE AS-BUILT SHALL INCLUDE ALL CONSTRUCTED IMPROVEMENTS THAT HAVE LOCATION AND/OR ELEVATION INFORMATION CALLED-OUT ON THE PLANS. THE AS-BUILT SHALL CLEARLY PROVIDE THE SAME INFORMATION IDENTIFIED ON THE DESIGN DOCUMENTS AND ALSO THE CONSTRUCTED LOCATIONS AND ELEVATIONS AS-BUILT INFORMATION.
7. THE CONTRACTOR SHALL PROVIDE A SIGNED AND SEALED LETTER FROM THE INDEPENDENT TESTING AGENCY THAT STATES CONFORMANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS FOR COMPACTION TESTING. THE CONTRACTOR IS TO PROMPTLY NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN ANY TESTING OR INSPECTIONS ARE DEFICIENT OR IRREGULAR.

No.	REVISIONS	DATE	BY
1	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
3	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 800, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

GENERAL NOTES

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C1.0

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

APOPKA COLD STORAGE
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

OWNER:
COLD LINK LOGISTICS, LLC

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A PROPOSED COLD STORAGE FACILITY EXPANSION LOCATED IN THE SOUTHEAST CORNER OF ORANGE BLOSSOM TRAIL AND LAKE VIEW DRIVE WITHIN THE CITY OF APOPKA. THE PROJECT CONTAINS 3 PARCELS WITH PARCEL NUMBER 06-21-28-7172-02-011, 06-21-28-7180-09-070, AND 06-21-28-7180-09-050. THE PROJECT IS APPROXIMATELY +/- 27.69 ACRES AND CURRENTLY HAS ROUGHLY FOUR EXISTING BUILDINGS INDUSTRIAL BUILDING WITH LOADING DOCKS AND PARKING STALLS. THE SITE ALSO HAS TWO EXISTING HOUSES BETWEEN THE EXISTING INDUSTRIAL BUILDING AND EXISTING TRUCK PARKING LOT AREA AND WILL PROPOSE THOSE TWO PARCELS TO BE REZONED ONCE ANNEXED INTO CITY OF APOPKA. ONCE REZONED, THE DEVELOPMENT CONSISTS OF THE RENOVATION OF ONE OF THE EXISTING BUILDINGS, A PROPOSED PUMP BUILDING, AN ADDITIONAL COLD STORAGE FACILITY WITH A LOADING DOCK DOOR AND AN ASSOCIATED PARKING LOT AND STRIPING.

PROJECT AREA: 27.69 ACRES

CONTRIBUTING DRAINAGE AREA: 25.90 ACRES

TOTAL CONSTRUCTION AREA: 25.90 ACRES

LONGITUDE : -81.552853 LATITUDE: 28.690683

ULTIMATE RECEIVING WATERS: xxxx

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

NO.	SERIES NAME	HYDROLOGIC GROUP
6	CANDLER–APOPKA FINE SAND, 5 TO 12% SLOPES	A
47	TAVARES–MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A

DEWATERING

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORMWATER WILL BE COLLECTED BY THE CATCH-BASINS ON SITE AND WILL BE DIRECTED TO THE DRY POND. THE DRY POND SYSTEM WILL TREAT AND ATTENUATE RUNOFF IN ACCORDANCE WITH SJRWMD SPECIFICATIONS AND THE CITY OF APOPKA LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL ENFORCE REDUCED VEHICLE SPEEDS ON UNPAVED ROADS AND IF NECESSARY PROHIBIT CONSTRUCTION GRADING WHEN WIND GUSTS EXCEED 25 MPH, OR OTHERWISE DIRECTED BY E.O.R. OR COUNTY INSPECTOR.

DEBRIS AND TRASH SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE. CONTRACTOR SHALL COLLECT LOOSE DEBRIS & TRASH DAILY, AND DISPOSE OF IT INTO APPROPRIATE CONSTRUCTION TRASH RECEPTACLES OR CONTAINERS.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

JOSHUA M. ENOT, P.E.
FLORIDA REGISTRATION NUMBER: 93160
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FORM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER.

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

NO.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

SWPPP

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C2.0

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:C2.0 STORMWATER POLLUTION PREVENTION PLAN January 19, 2026 01:04:50pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\planSheets\C2.0-SWPPP.dwg
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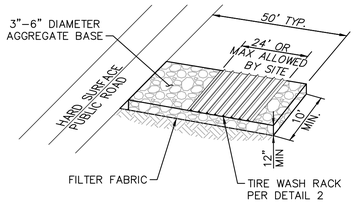


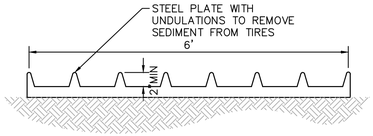
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

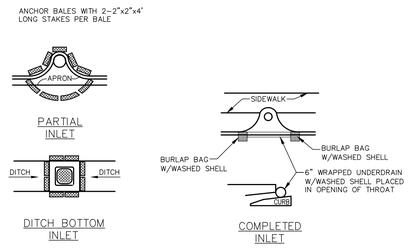
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE 1



STEEL PLATE DETAIL

TIRE WASH RACK 2
N.T.S.



INLET PROTECTION 3
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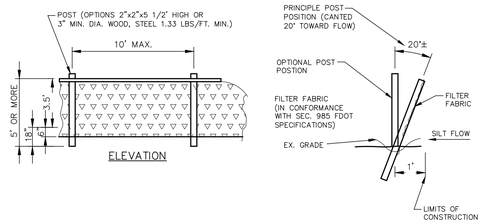
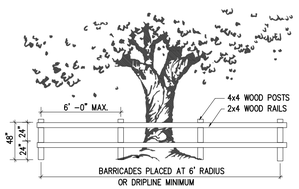
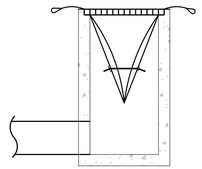


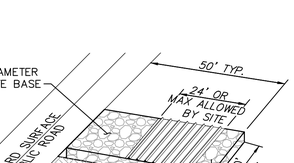
TYPICAL SILT FENCE 4
N.T.S.



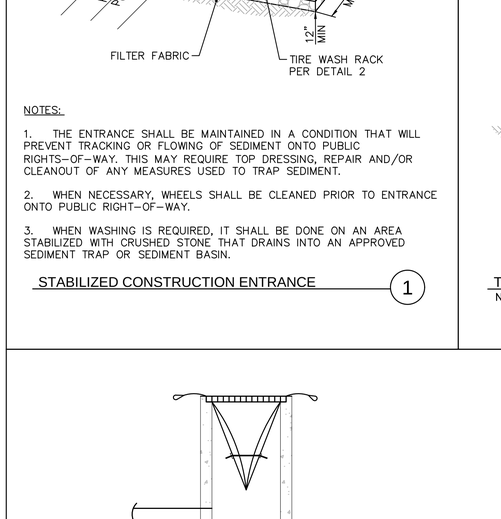
TREE PROTECTION DETAIL
NTS



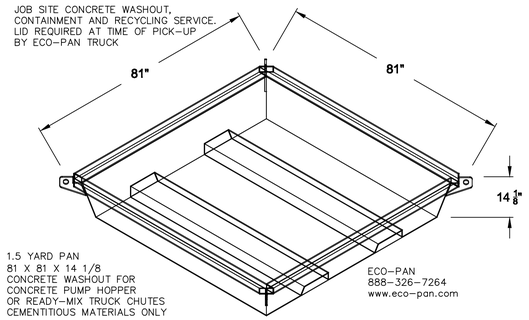
INSTALLATION DETAIL



BAG DETAIL



STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



NOTE:

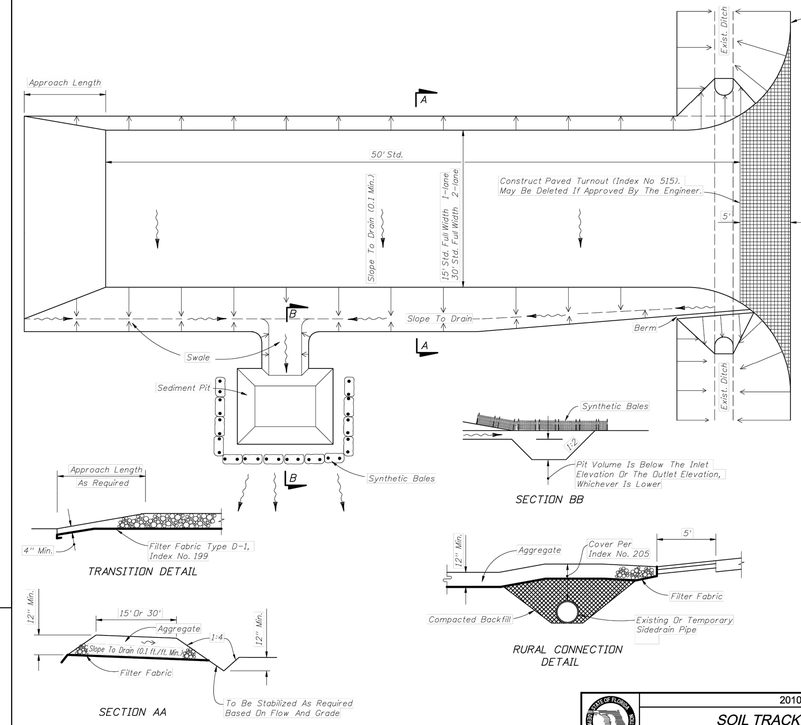
1. WASHOUT AREA TO CONTAIN A MINIMUM OF 3 CY (IE 9' BY 9' BY 1' DEEP).

2. REMOVE AND LEGALLY DISPOSE OF WASTE MATERIAL WHEN IT ACCUMULATES TO 2/3 OF WET STORAGE CAPACITY.

3. CONCRETE WASHOUT AREA TO BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY.

4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES REQUIRING CONCRETE WASHOUT, REMOVE WASHOUT AND RESTORE THE AREA TO FINISH GRADE.

CONCRETE TRUCK WASHOUT 5
N.T.S



GENERAL NOTES

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

2010 FDOT Design Standards	Last Revision	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	106

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

EROSION CONTROL DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C3.0

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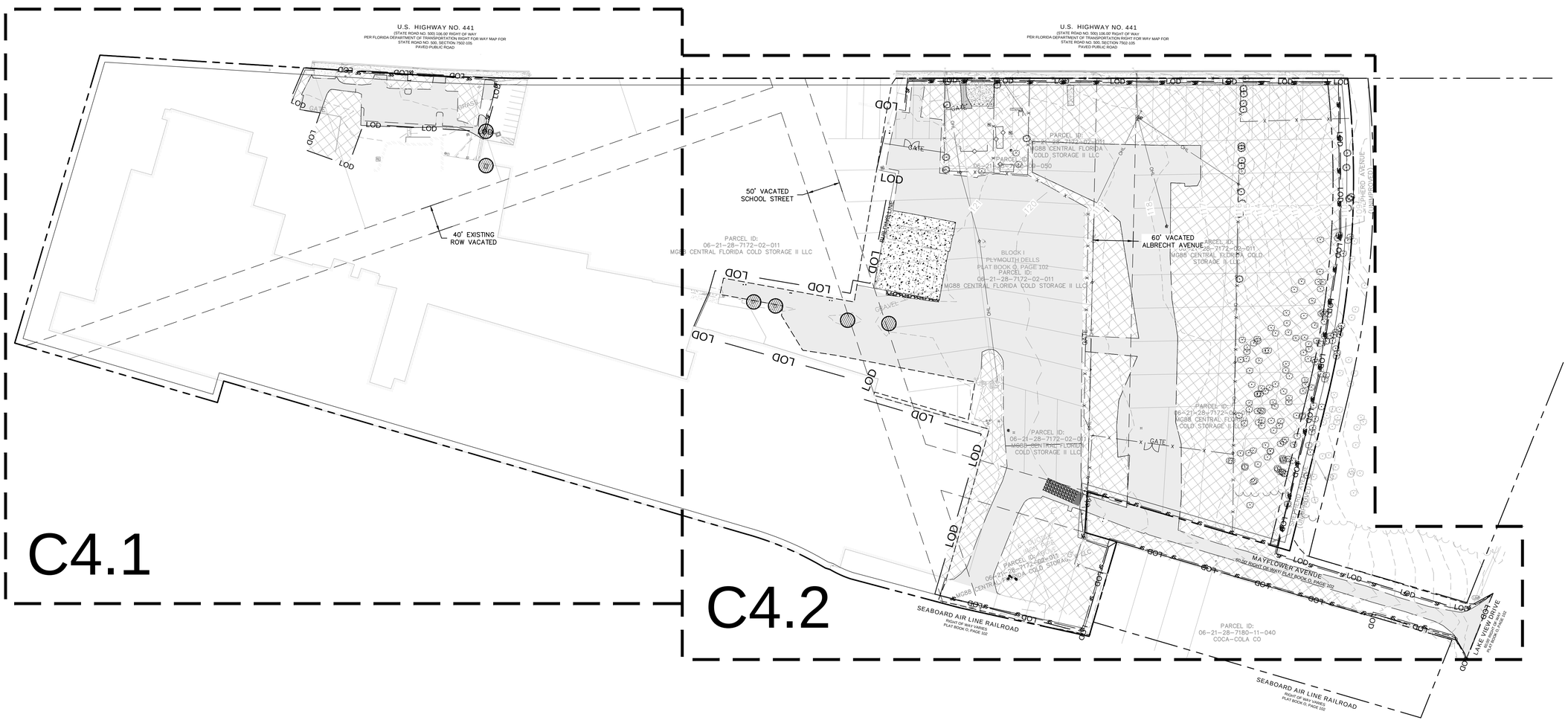

LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE/CURB TO BE REMOVED
- GRAVEL TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED. EXISTING SITE FEATURES TO BE REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- PROPERTY LINE
- SEDIMENT BAGS
- SF — SF — SILT FENCE
- CENTER LINE
- EASEMENT / SETBACK LINE
- LOD — LIMITS OF DISTURBANCE
- INLET PROTECTION
- GEOTECH BORING

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NORTH

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0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

EXISTING CONDITIONS AND DEMO PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C4.0

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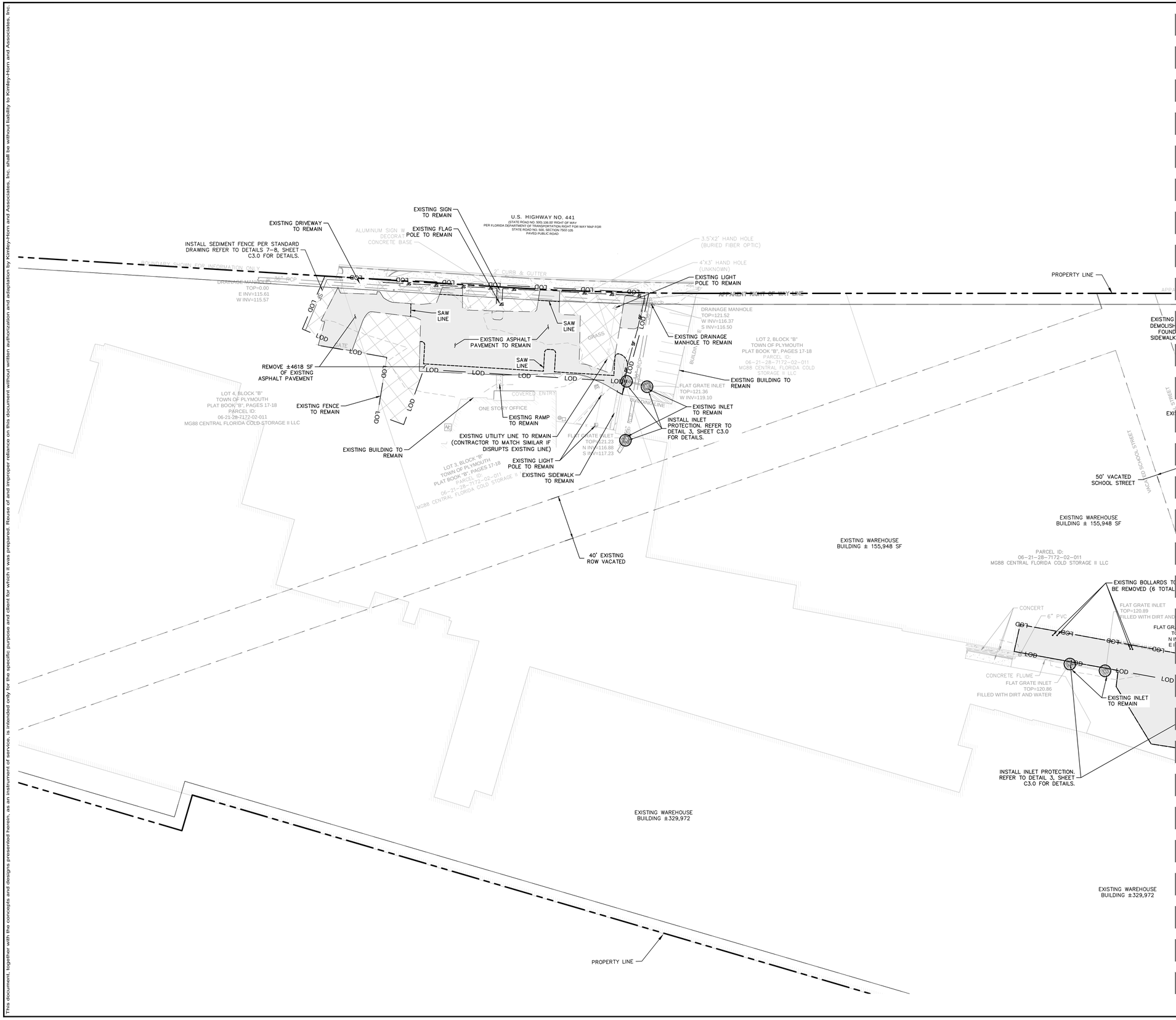

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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
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MATCHLINE SHEET C4.1

PROPERTY LINE
EXISTING BRICK PAVEMENT TO BE REMOVED
EXISTING ONE-STORY BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, FOUNDATION, CANOPIES, PLANTERS, SIDEWALKS AND CONNECTED UTILITIES.
EXISTING AIR CONDITIONING UNIT TO BE REMOVED
REMOVE EXISTING SIGN
50' VACATED SCHOOL STREET
EXISTING ±95 LF WALL WITH HANDRAIL TO BE REMOVED
EXISTING ±89 LF WALL WITH HANDRAIL TO BE REMOVED
EXISTING ±95 LF TRENCH DRAIN TO BE REMOVED
EXISTING WAREHOUSE BUILDING ± 155,948 SF
PARCEL ID: 06-21-28-7172-02-011 MG88 CENTRAL FLORIDA COLD STORAGE II LLC
EXISTING BOLLARDS TO BE REMOVED (6 TOTAL)
EXISTING INLET TO REMAIN
EXISTING INLET TO BE REMOVED
INSTALL INLET PROTECTION. REFER TO DETAIL 3, SHEET C3.0 FOR DETAILS.
EXISTING ±25 LF PIPE TO BE REMOVED
EXISTING ±62 LF PIPE TO BE REMOVED
EXISTING LOADING DOCK AREA (±12,107 SF OF CONCRETE) AND ASSOCIATED APPARATUS TO BE REMOVED
EXISTING MECHANICAL ROOM TO REMAIN
EXISTING FIRE SPRINKLER SYSTEM TO REMAIN
EXISTING WAREHOUSE BUILDING ±329,972
EXISTING ±1,675 SF CONCRETE PAVEMENT TO BE REMOVED
CONCRETE BOLLARD TO BE REMOVED (8 TOTAL)
SAWCUT AND REMOVE EXISTING ±337 SIDEWALK/CONCRETE PAVEMENT
EXISTING OVERHEAD LINE TO BE RE-ROUTED ALONG WITH EXISTING LIGHT POLE
EXISTING METAL SHED TO BE REMOVED
EXISTING WOOD SHED TO BE REMOVED
EXISTING DUMPSTER ENCLOSURE AND STORAGE BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, BOLLARDS, GATES AND CONNECTED UTILITIES.
60' VACATED ALBRECHT AVENUE
EXISTING POWER POLE TO BE REMOVED
SAWCUT AND REMOVE ±176,194 SF EXISTING ASPHALT PAVEMENT
REMOVE ±2,757 LF OF EXISTING GATE/FENCE (TYP.)
LIGHT POLE TO BE REMOVED
ELECTRIC METER TO BE REMOVED
INSTALL CONCRETE WASHOUT PER STANDARD DRAWING. REFER TO DETAIL 5, SHEET C3.0 FOR DETAILS.
NSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT; PER STANDARD DRAWING REFER TO DETAIL 5, SHEET C3.0 FOR DETAILS. INSTALL TIRE WASH (DRIVE-THROUGH) PER STANDARD DRAWING. REFER TO DETAIL 6, SHEET C3.0 FOR DETAILS
EXISTING ONE-STORY BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, FOUNDATION, CANOPIES, PLANTERS, SIDEWALKS AND CONNECTED UTILITIES.
SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
STOCKPILE AREA
RELOCATE EXISTING UTILITY; CONTRACTOR TO CONFIRM TYPE/LOCATION WITH OWNER & UTILITY PROVIDER BEFORE START OF WORK
SIGN TO BE REMOVED (TYP.)
CONCRETE BOLLARD TO BE REMOVED (2 TOTAL)
SAWCUT AND REMOVE ±15,010 SF EXISTING ASPHALT PAVEMENT
BURIED UNKNOWN LINE IN BAD CONDITION ONLY TOP EXPOSED
REMOVE EXISTING BOLLARDS (2 TOTAL)
EXISTING SIDEWALK TO REMAIN
INSTALL SILT FENCE. SHEET C3.0 FOR DETAILS.
SIGN TO REMAIN (TYP.)
EXISTING DRAINAGE INLET TO REMAIN
INSTALL INLET PROTECTION. REFER TO DETAIL 3, SHEET C3.0 FOR DETAILS.
EXISTING SIDEWALK TO REMAIN
INSTALL SEDIMENT FENCE PER STANDARD DRAWING REFER TO DETAILS 7-8, SHEET C3.0 FOR DETAILS.
REMOVE EXISTING GATE/FENCE (TYP.)
EXISTING POWER POLE TO BE REMOVED
EXISTING ELECTRIC SERVICE FIXTURE TO BE RE-ROUTED IF NEEDED
SITE BENCHMARK SET 5/8" IRON ROD "SSMC TRAV. PT." ELEVATION=121.84
SITE BENCHMARK SET NAIL & DISK "SSMC TRAV. PT." ELEVATION=120.46
SITE BENCHMARK SET NAIL & DISK "SSMC TRAV. PT." ELEVATION=120.03
EXISTING UTILITY APPURTENANCES TO REMAIN
INSTALL SILT FENCE. SHEET C3.0 FOR DETAILS.
SIGN TO BE REMOVED (TYP.)
SIGN TO REMAIN (TYP.)
EXISTING SIDEWALK TO REMAIN

BLOCK I PLYMOUTH DELLS PLAT BOOK O, PAGE 102
BLOCK H PLYMOUTH DELLS PLAT BOOK O, PAGE 102
BLOCK G PLYMOUTH DELLS PLAT BOOK O, PAGE 102
BLOCK K PLYMOUTH DELLS PLAT BOOK O, PAGE 102
PARCEL ID: 06-21-28-7172-02-011 MG88 CENTRAL FLORIDA COLD STORAGE II LLC
PARCEL ID: 06-21-28-7180-09-050
PARCEL ID: 06-21-28-7180-11-040 COCA-COLA CO
MAYFLOWER AVENUE 60.00' RIGHT OF WAY PLAT BOOK O, PAGE 102
SHEPHERD AVENUE (UNIMPROVED)
SEABOARD AIR LINE RAILROAD RIGHT OF WAY VARIES PLAT BOOK O, PAGE 102
LAKE VIEW DRIVE 80.00' RIGHT OF WAY PLAT BOOK O, PAGE 102

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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C4.2

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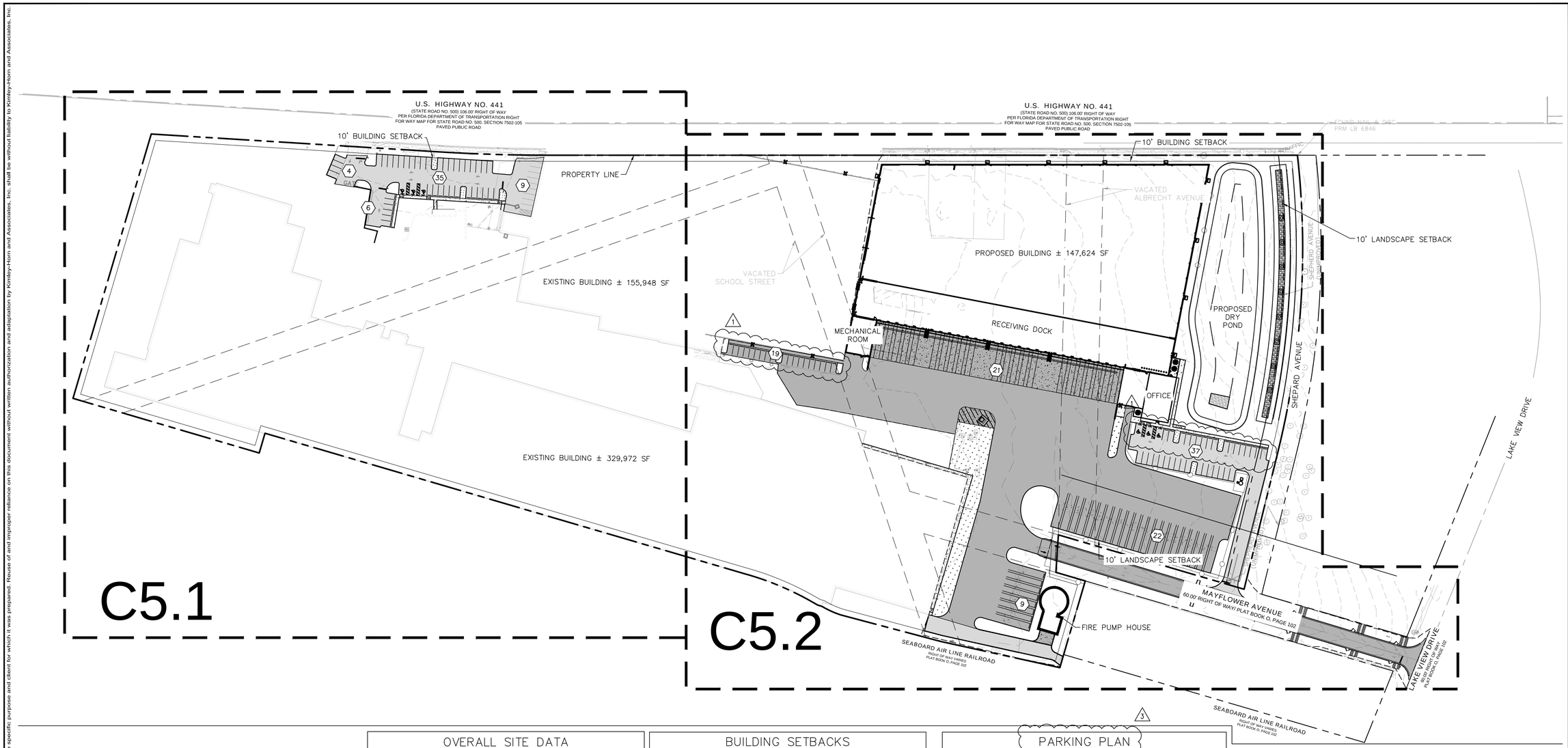

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- XX — PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

OVERALL SITE DATA

STREET ADDRESS	2560 WEST ORANGE BLOSSOM TRAIL, APOPKA, FL		
SECTION/TOWNSHIP/RANGE	06	21 S	28 E
ZONING	I-L	LIGHT INDUSTRIAL	
PARCEL AREA	±28.09 AC		
ONSITE AREA OF WORK/ LIMITS OF DISTURBANCE	±11.694 AC ONSITE LOD		
OFFSITE IMPROVEMENTS AREA	±0.840 AC MAYFLOWER AVE IMPROVEMENTS		
PROPOSED BUILDING AREA	~148,000 SF (±3.39 AC)		

OPEN SPACE CALCULATION

TYPE	REQUIRED	PROVIDED
PERVIOUS AREA (OPEN SPACE)	0.585 AC (5% OF LOD AREA)	±3.166 AC (27%)

1

BUILDING SETBACKS

TYPE:	REQUIRED	PROVIDED
FRONT	10 FT.	10 Ft
SIDE	10 FT.	10 Ft
REAR	10 FT.	10 Ft
STREET	10 FT.	10 Ft

ADJACENT PROPERTY DATA

DIRECTION FROM SITE:	ZONING	USE
NORTH	N/A	FDOT ROAD
EAST	I-L	LIGHT INDUSTRIAL
SOUTH	I-L	LIGHT INDUSTRIAL
WEST	T	TRANSITIONAL

3

PARKING PLAN

PARKING TYPE	REQUIRED	PROPOSED
REGULAR SPACES	51	53
ADA SPACES	3	3
TOTAL PARKING	54	56
LOADING BERTH	14	21
SEMI TRUCK SPACES	–	31

EXISTING OFFICE PARKING MODIFICATIONS

	EXISTING	PROPOSED
PARKING SPACES	33	54

1

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE (24" X 36")

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No.	REVISIONS	DATE	BY
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OVERALL SITE PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER C5.0

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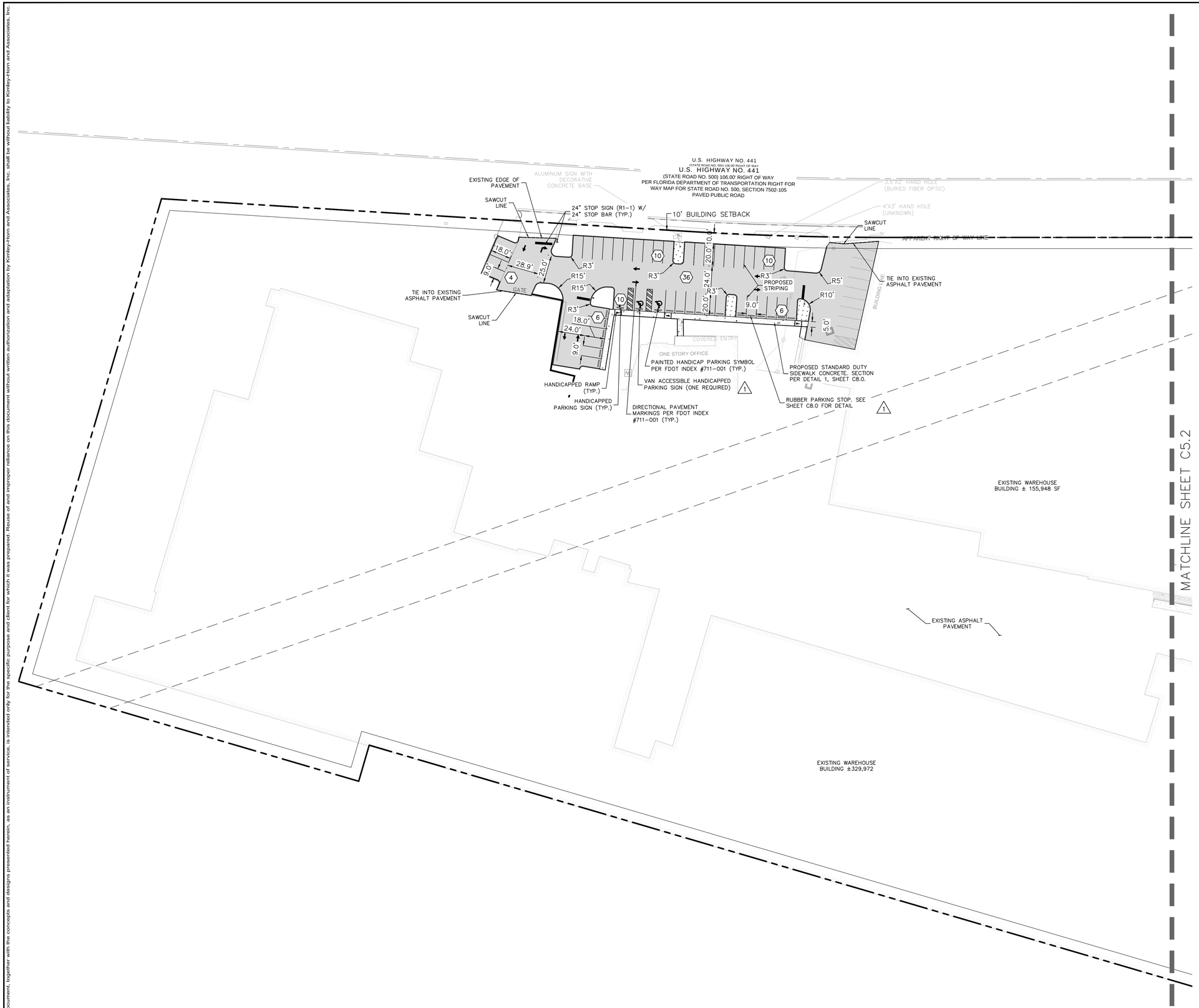

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
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- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
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- LANDSCAPE/SOD AREA

GENERAL NOTES:

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DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.1

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U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT OF WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

10' BUILDING SETBACK

MATCHLINE SHEET C5.1

PROPOSED BUILDING ± 147,624 SF

EXISTING WAREHOUSE
BUILDING ± 155,948 SF

EXISTING WAREHOUSE
BUILDING ±329,972

ONE STORY COMMERCIAL BUILDING

VACATED SCHOOL STREET

VACATED ALBRECHT AVENUE

VACATED MAYFLOWER AVENUE

SHEPHERD AVENUE (UNIMPROVED)

PARCEL ID:
06-21-28-7172-02-011
MG88 CENTRAL FLORIDA COLD STORAGE II LLC

PARCEL ID:
06-21-28-7180-09-050

PARCEL ID:
06-21-28-7180-11-040
COCA-COLA CO

BLOCK I
PLYMOUTH DELLS
PLAT BOOK O, PAGE 102

RECEIVING DOCK

MECHANICAL ROOM

DOCK DOORS

OFFICE

MH

HANDICAPPED RAMP (TYP.)

HANDICAPPED PARKING SIGN (TYP.)

PAINTED HANDICAP PARKING SYMBOL PER FDOT INDEX #711-001 (TYP.)

(8) PROPOSED BICYCLE PARKING (SEE SHEET C8.0 FOR DETAIL)

RUBBER PARKING STOP. SEE SHEET C8.0 FOR DETAIL

PROPOSED DRY POND

PROPOSED STANDARD DUTY SIDEWALK CONCRETE. SECTION PER DETAIL 1, SHEET C8.0.

PROPOSED STANDARD DUTY SIDEWALK CONCRETE, SECTION PER DETAIL 1, SHEET C8.0.

VAN ACCESSIBLE HANDICAPPED PARKING SIGN (ONE REQUIRED)

PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS FOR MORE DETAILS.

TIE INTO EXISTING ASPHALT PAVEMENT

EXISTING ASPHALT PAVEMENT

SAWCUT LINE

PROPOSED 15.0' DRAINAGE EASEMENT

PROPOSED PRIVATE LIFT STATION

TYPE 'D' CURB (PER FDOT STANDARD INDEX 520-001 (TYP.)

PROPOSED STRIPING (TYP.)

22 TRAILER STAGING

12.0' TRAILER STALL (TYP.)

DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX #711-001 (TYP.)

PROPOSED FENCE (TYP.). KNOXBOX REQUIRED AND GATE TO HAVE CLICK2ENTER INSTALLED PER CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

RUBBER PARKING STOP. SEE SHEET C8.0 FOR DETAIL

FIRE PUMP HOUSE

"NO PARKING" SIGNS

4' BERM (TYP.) (SEE GRADING SHEET C6.2 FOR DETAILS)

PROPOSED 2' CURB & GUTTER PER FDOT INDEX 520-001 (TYP.)

MAYFLOWER AVENUE
60.00 RIGHT OF WAY PLAT BOOK O, PAGE 102

APPARENT RIGHT OF WAY LINE

LAKE VIEW DRIVE
PLAT BOOK O, PAGE 102

SEABOARD AIR LINE RAILROAD
RIGHT OF WAY VARIES
PLAT BOOK O, PAGE 103

DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 (TYP.)

24" STOP SIGN (R1-1) W/ 24" STOP BAR (TYP.)

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.2

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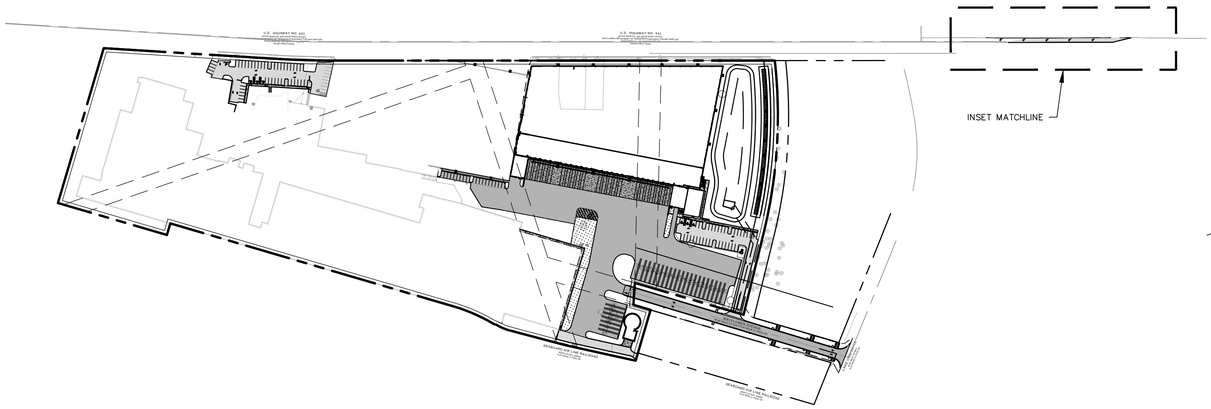


KEY MAP
SCALE: 1" = 200'

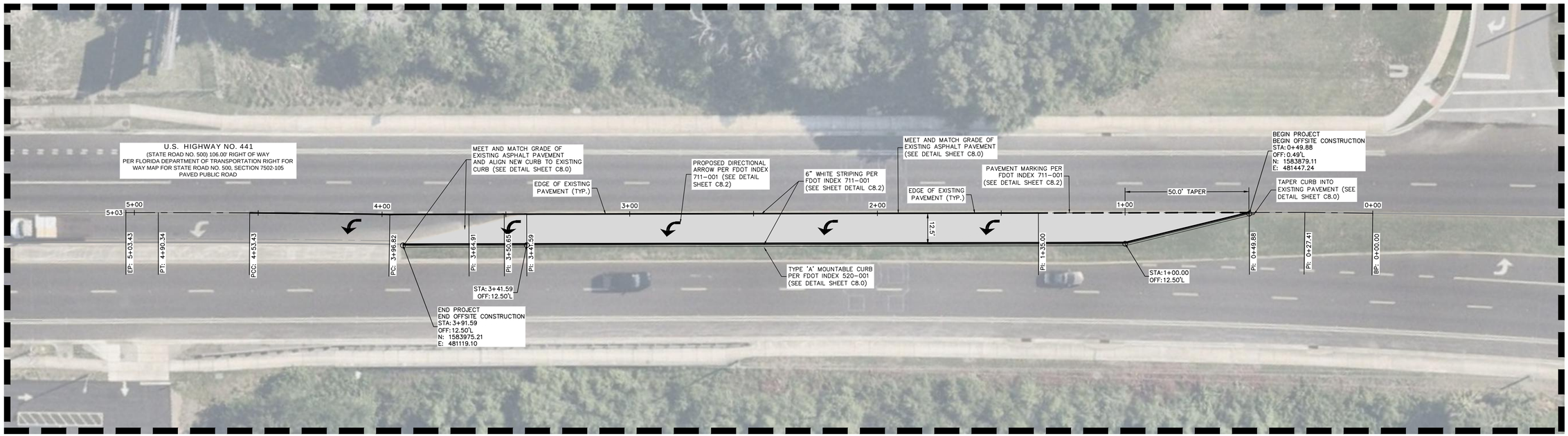
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

PROPOSED ASPHALT PAVEMENT/ SECTION (SEE SHEET C8.0 FOR DETAILS)

TYPE 'A' MOUNTABLE CURB (SEE SHEET C8.0 FOR DETAILS)



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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

US HWY 441 - LEFT TURN LANE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.3

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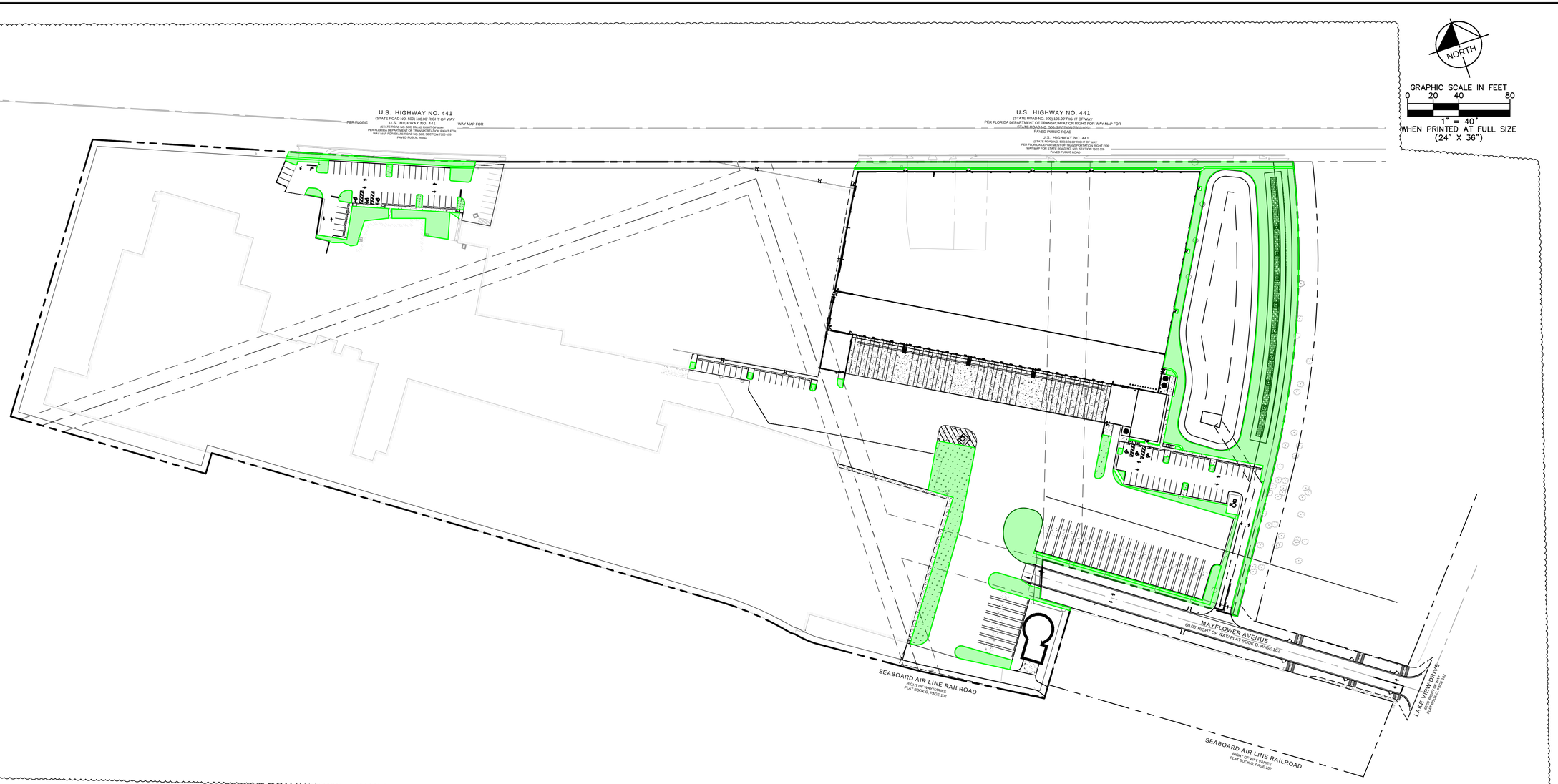
3



LEGEND

LANDSCAPE/OPEN SPACE

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:	11.69 AC x 5% = 0.59 AC
PROVIDED OPEN SPACE:	
LANDSCAPE:	1.87 AC
TOTAL PROVIDED:	1.87 AC (15.99%)

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OPEN SPACE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

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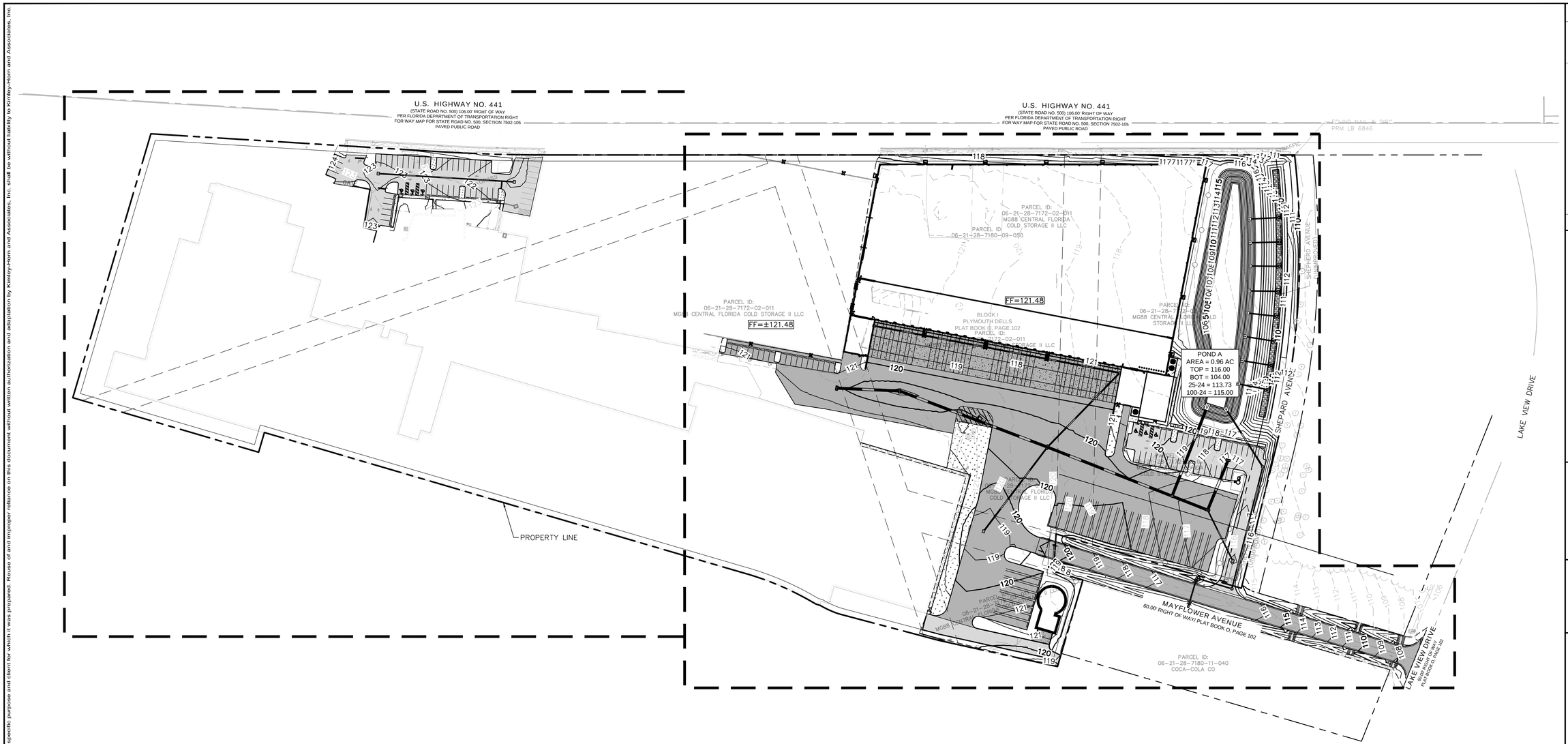

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- x21.60 EXISTING SPOT ELEVATION
- •21.60 EXISTING SPOT ELEVATION
- PROPOSED STORM PIPE
- ST EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

GENERAL NOTES:

1: ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
2: ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3: ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4: GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5: SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
6: ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
7: EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8: IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
9: ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
10: ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM SYSTEM. IN AREAS NOT SUBJECT TO FREEZING, ROOF DRAINS CAN SPASH ON GRADE AND BE COLLECTED IN INLETS OR TREATED AS SURFACE RUNOFF.
11: CONTRACTOR IS TO ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12: CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
13: TOPOGRAPHIC INFORMATION TAKEN FROM: LEADING EDGE LAND SERVICES, INC. ON JANUARY 31, 2023.
14: CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
15: CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
16: DETENTION POND OUTFLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
17: DEVIATIONS FROM RECOMMENDED PARKING LOT SLOPES SHALL BE APPROVED BY FLOOR & DECOR CONSTRUCTION AND DESIGN.
18: CONTRACTOR TO PROVIDE FLOOR & DECOR CONSTRUCTION AND DESIGN, AND LOCAL AUTHORITY WITH AS-BUILT DRAWINGS. SEE REQUIREMENTS IN THIS SHEET.
19: CONTRACTOR TO VERIFY T.A.S./A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
20: GRADES IN ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS: MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM THE DOOR, A 2% SLOPE IN ALL DIRECTIONS (MAX) MUST BE MAINTAINED.
21: IN GENERAL, THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5%, THE MINIMUM SLOPE SHALL NOT BE INFERIOR THAN 1.5% AND THE PREFERRED SLOPE SHALL BE 2.5%.
22: REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
23: CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
24: LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
25: AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING, ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
26: CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED. REFER TO CONSTRUCTION DETAILS
27: FOR STORM SEWER PIPE PROFILES REFER TO DETAIL ON SHEET C7.0 FOR MORE INFORMATION.
28: SEE PIPE PROFILES SHEET FOR INVERT ELEVATIONS (TYPICAL).
29: SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
30: ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
31: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES/ENTRIES, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
32: TERMITE SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
33: SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
A. PROTECTING EXISTING VEGETATION TO REMAIN.
B. REMOVING EXISTING VEGETATION.
C. CLEARING AND GRUBBING.
D. STRIPPING AND STOCKPILING TOPSOIL
E. REMOVING ABOVE-AND BELOW-GRADE SITE IMPROVEMENTS.
F. DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
G. TEMPORARY EROSION AND SEDIMENTATION CONTROL,

NORTH

GRAPHIC SCALE IN FEET
0 40 80 40
1" = 80'
WHEN PRINTED AT FULL SIZE
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No.	REVISIONS	DATE	BY
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

OVERALL GRADING AND DRAINAGE

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C6.0

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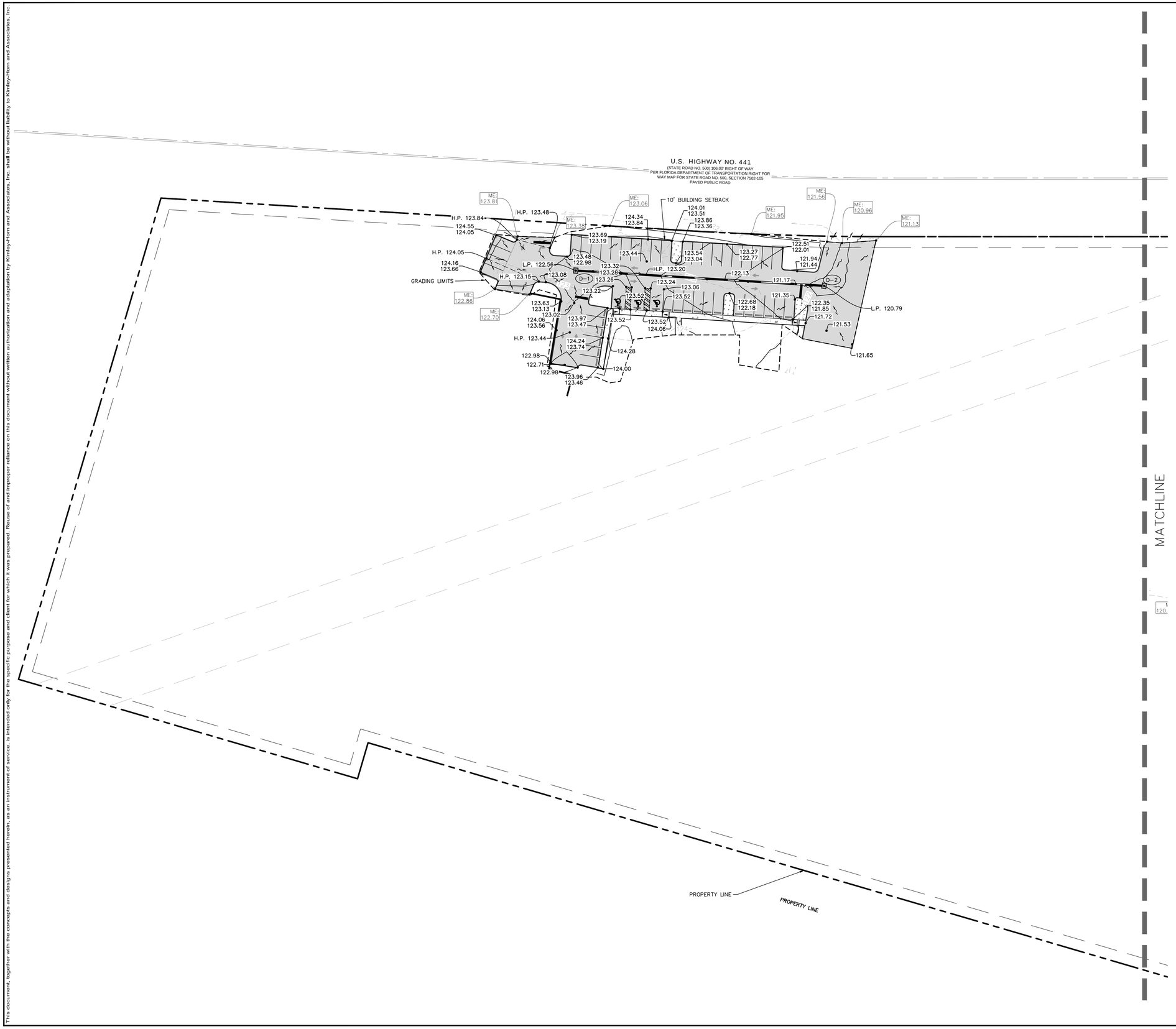

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- LIMITS OF CONSTRUCTION
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT, REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 122.56 E. INV OUT: 118.86
D-2	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 120.79 W. INV IN: 117.08

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DRAWN BY JAM
CHECKED BY JME

DETAILED GRADING AND DRAINAGE

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
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MATCHLINE

U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT OF WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

BUILDING ROOF DRAINS TO TIE TO SURFACE WATER MANAGEMENT SYSTEM

LIMITS OF GRADING (TYP.)

82 LF RETAINING WALL

392 LF OF CONTECH TRAPEZOIDAL SLOTTED DRAIN

259 LF OF 48" RCP @ 0.00%

170 LF OF 24" RCP @ 0.49%

220 LF OF 48" RCP @ 0.49%

173 LF OF 24" RCP @ 2.32%

51 LF OF 18" RCP @ 0.00%

POND A
AREA = 0.96 AC
BOT = 104.00
MEAN = 112.05
25-24 = 113.63
100-24 = 114.87
TOP = 116.00

POND SLOPES TO BE LINED WITH GEO-GRID EROSION CONTROL PRODUCT. SEE SHEET C8.3

SPREADER SWALE
TOP = 112.00
BOT = 110.00

2' CONCRETE ARRON (TYP.)

RIP-RAP (TYP.)

SPREADER SWAL WEIR. SEE DETA SHEET C8.3

3' CURB TRANSITION

FIRE PUMP HOUSE

MAYFLOWER AVENUE
60.00' RIGHT OF WAY(PLAT BOOK O, PAGE 102

SEABOARD AIR LINE RAILROAD
RIGHT OF WAY VARIES
PLAT BOOK O, PAGE 102

PROPOSED 15.0' DRAINAGE EASEMENT

GRADING LIMITS

PROPOSED SWALE TO BE LINED WITH GEO-GRID EROSION CONTROL PRODUCT. SEE SHEET C8.3)

4' FLAT CHECKDAM (TYP.) SEE DETAIL THIS SHEET

5' X 5' RIP-RAP (TYP.)

LAKE VIEW DRIVE
60.00' RIGHT OF WAY
PLAT BOOK O, PAGE 102

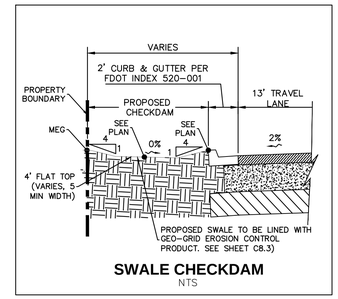
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
BU-3	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 NW. INV IN: 107.00
BU-4	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 NW. INV IN: 107.00
BU-5	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 W. INV IN: 107.00
BU-5 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.41 SW. INV IN: 110.91 SE. INV OUT: 110.91
BU-6	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 W. INV IN: 107.00
BU-6 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.76 NE. INV OUT: 111.71
D-3	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 120.24 E. INV OUT: 112.77
D-4	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.67 W. INV IN: 112.25 SE. INV OUT: 112.25
D-5	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.99 NW. INV IN: 110.96 NE. INV IN: 110.10 SW. INV IN: 112.97 SE. INV OUT: 110.96
D-6	CB TOP: 117.30 SE. INV OUT: 113.00

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-7	TYPE 'C' INLET FDOT INDEX 425 TOP: 117.21 NW. INV IN: 110.95 SW. INV OUT: 110.95
D-8	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 118.08 NE. INV OUT: 113.83
D-9	TYPE 'H2' INLET FDOT INDEX 425 J-BOTTOM TOP: 117.00 NW. INV IN: 109.55 NE. INV IN: 109.55 S. INV IN: 109.55
D-10	TYPE "H2' INLET FDOT INDEX 425 TOP: 116.76 SW. INV OUT: 110.43
D-11	TYPE "D" INLET FDOT INDEX 425 TOP: 115.87 N. INV OUT: 110.48
MES-1	U-TYPE DISSIPATOR FDOT INDEX 430-012 TOP: 108.50 SW. INV IN: 104.00
MES-5	FES TOP: 108.09 SE. INV OUT: 107.00
MES-6	FES TOP: 108.08 SE. INV OUT: 107.00
MES-7	FES TOP: 108.08 E. INV OUT: 107.00
MES-8	FES TOP: 108.08 E. INV OUT: 107.00

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION (21.60)
- PROPOSED SPOT ELEVATION (•21.60)
- PROPOSED STORM PIPE
- EXISTING STORM PIPE (ST)
- LIMITS OF CONSTRUCTION
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF



SWALE CHECKDAM
NTS

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED GRADING AND DRAINAGE

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C6.2

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GENERAL UTILITY NOTES:

1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
3. CONTRACTOR TO COORDINATE PROPOSED TELEPHONE SERVICE AND ROUTING WITH CABLE COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
4. CONTRACTOR TO COORDINATE PROPOSED GAS SERVICE AND ROUTING WITH GAS COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
5. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
6. REFER TO THE CITY OF APOPKA STANDARD NOTES & DETAILS, SHEETS C8.0 – C8.2.
7. REFER TO ORANGE COUNTY STANDARD NOTES AND DETAILS, SHEET C8.3.

GENERAL FIRE SERVICE NOTES:

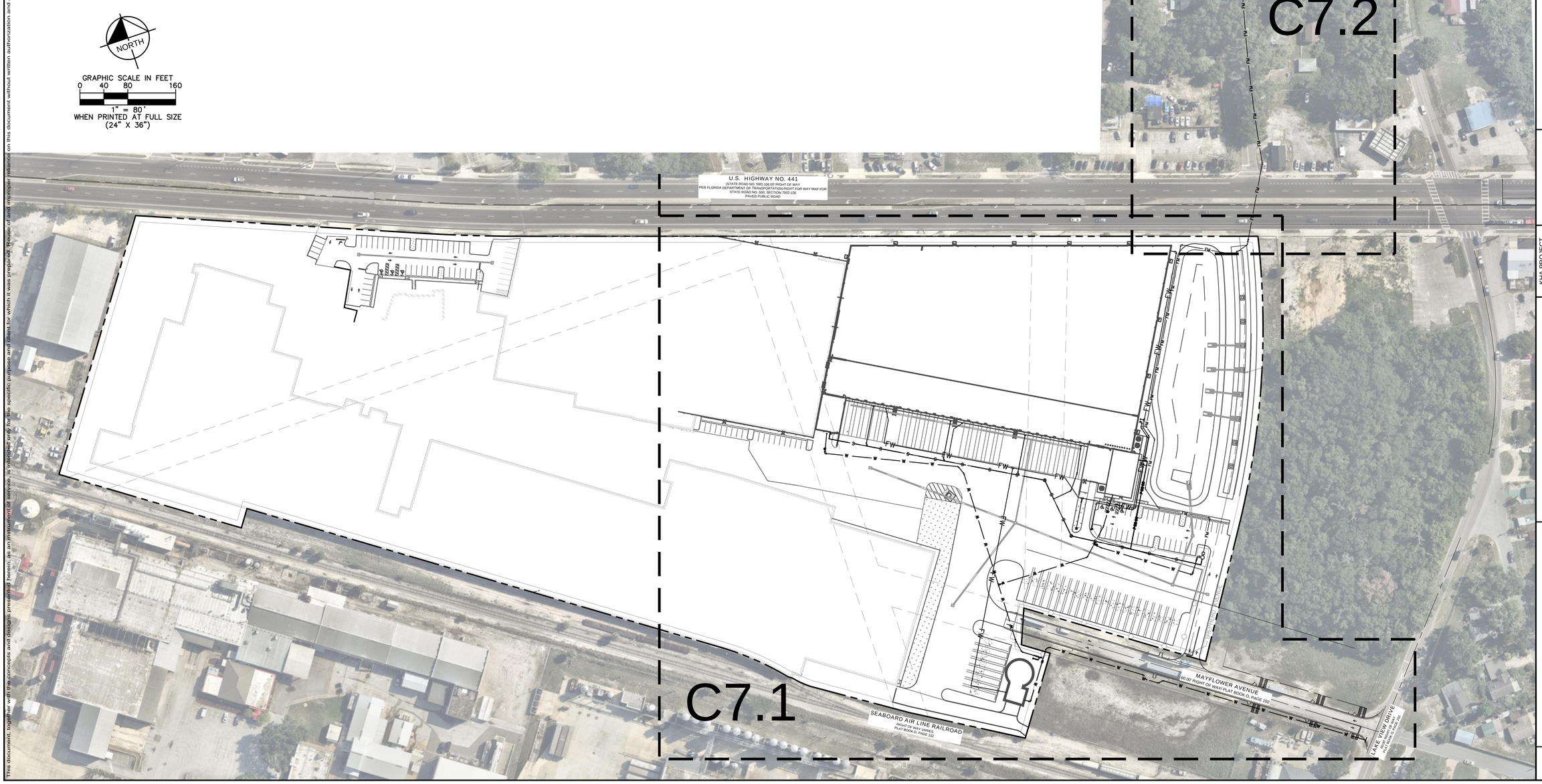
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A–60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF APOPKA PRIOR TO SHOP DRAWING REVIEW.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING NATURAL GAS LINE
- EXISTING RECLAIM LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY MANHOLE

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")



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OVERALL UTILITY PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C7.0

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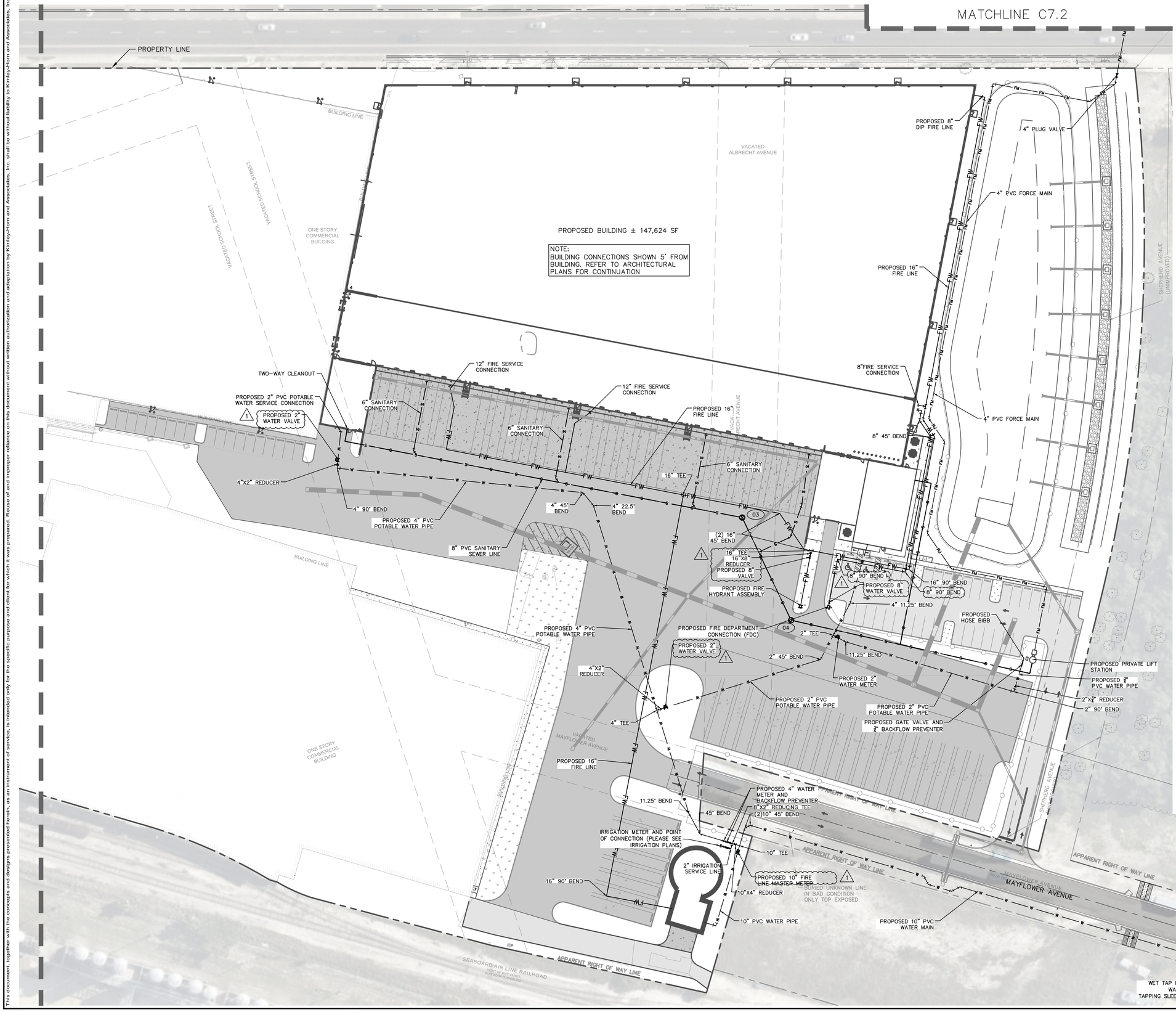

NORTH

GRAPHIC SCALE IN FEET
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1" = 80'
WHEN PRINTED AT FULL SIZE (24" X 36")

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- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING NATURAL GAS LINE
- EXISTING RECLAIM LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY MANHOLE

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DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C7.1

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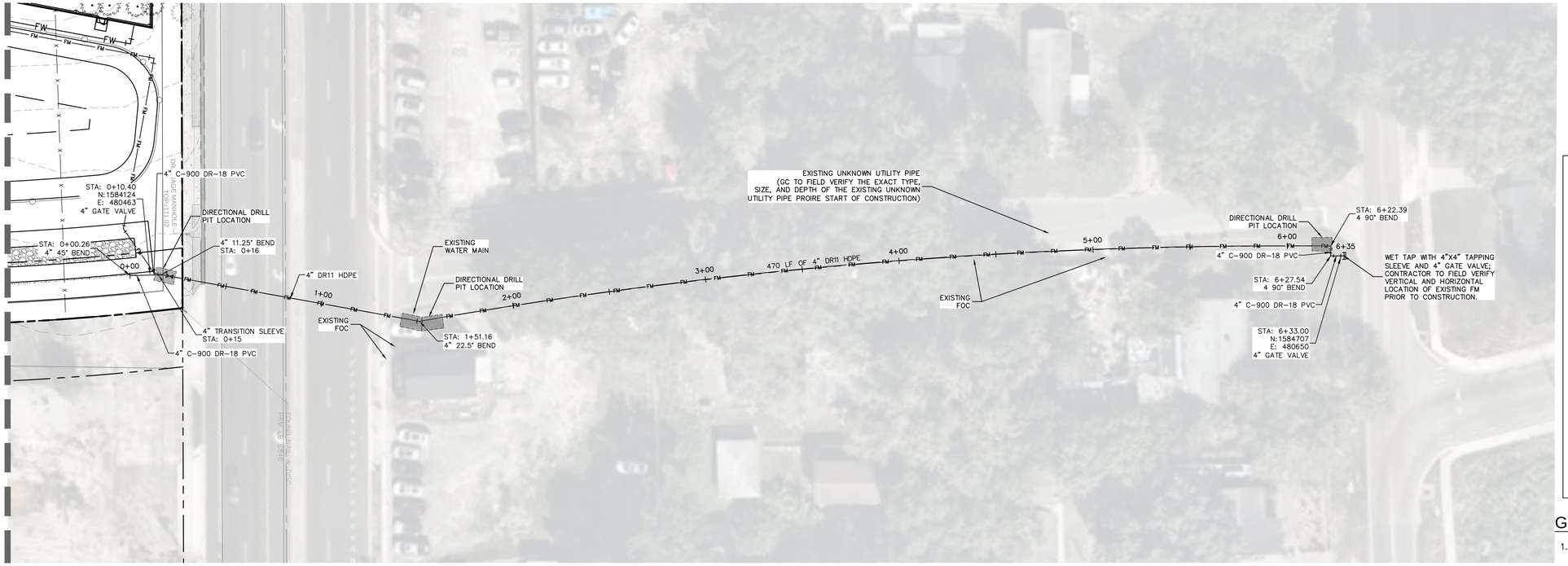
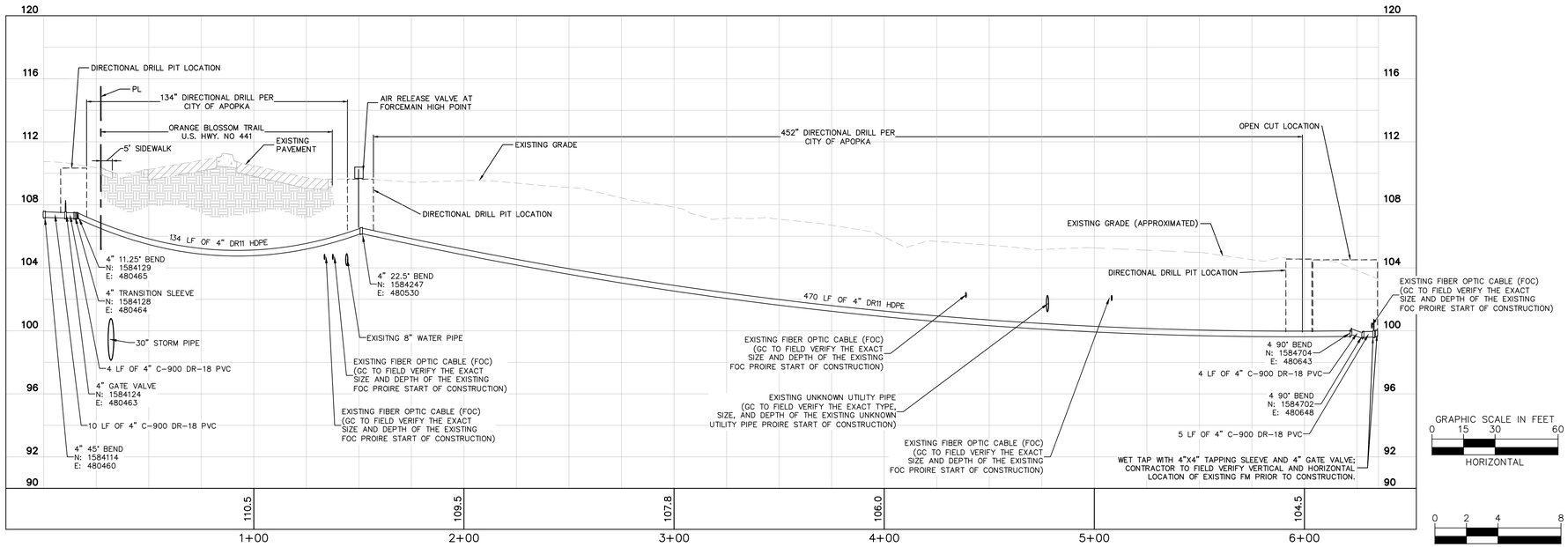
MATCHLINE C7.1





LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING NATURAL GAS LINE
- EXISTING RECLAIM LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY MANHOLE

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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 2 4 8
VERTICAL

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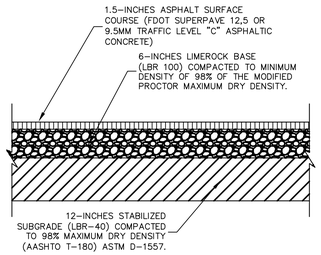
DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

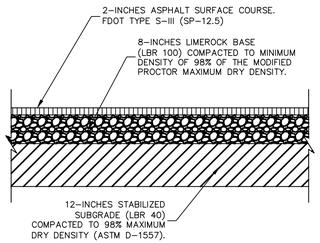
SHEET NUMBER
C7.2



TYPICAL ASPHALT PAVEMENT DETAIL

USED FOR PARKING AREAS ONLY

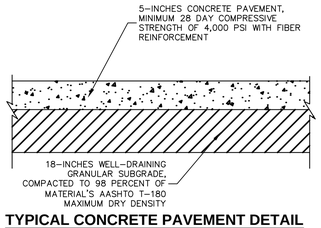
NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



TYPICAL "HEAVY DUTY" ASPHALT PAVEMENT DETAIL

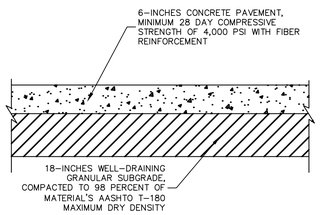
NTS

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



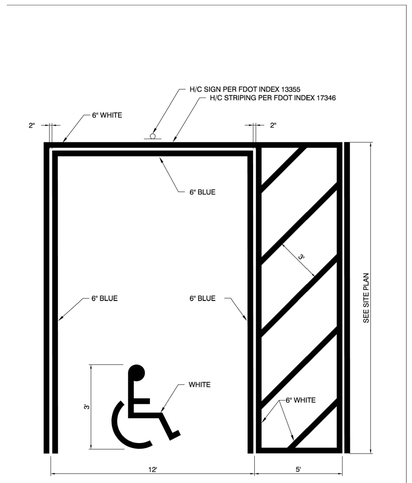
TYPICAL CONCRETE PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



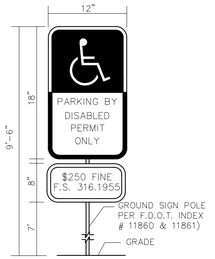
TYPICAL HEAVY-DUTY CONCRETE PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



HANDICAP PARKING PAVEMENT MARKING

NTS



NOTES:

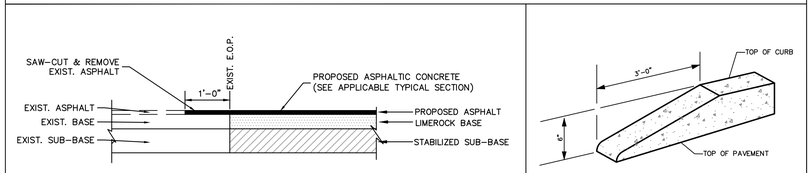
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL

N.T.S.

PARKING STOPS DETAIL

N.T.S



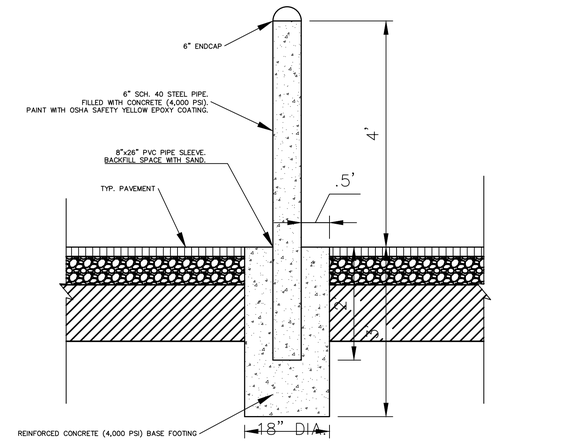
NEW ASPHALT PAVEMENT TIE–IN TYPICAL SECTION

NTS

CURB TERMINUS TRANSITION DETAIL

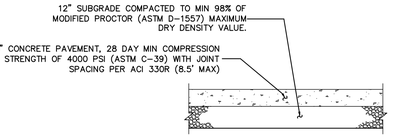
NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.



TYP. BOLLARD DETAIL

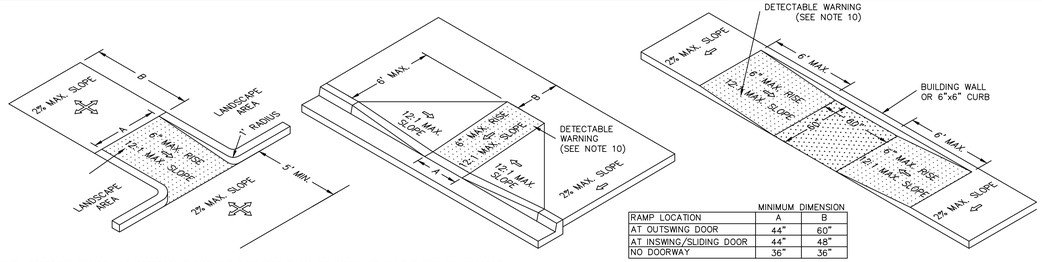
NTS



CONCRETE SIDEWALK DETAIL

NTS

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



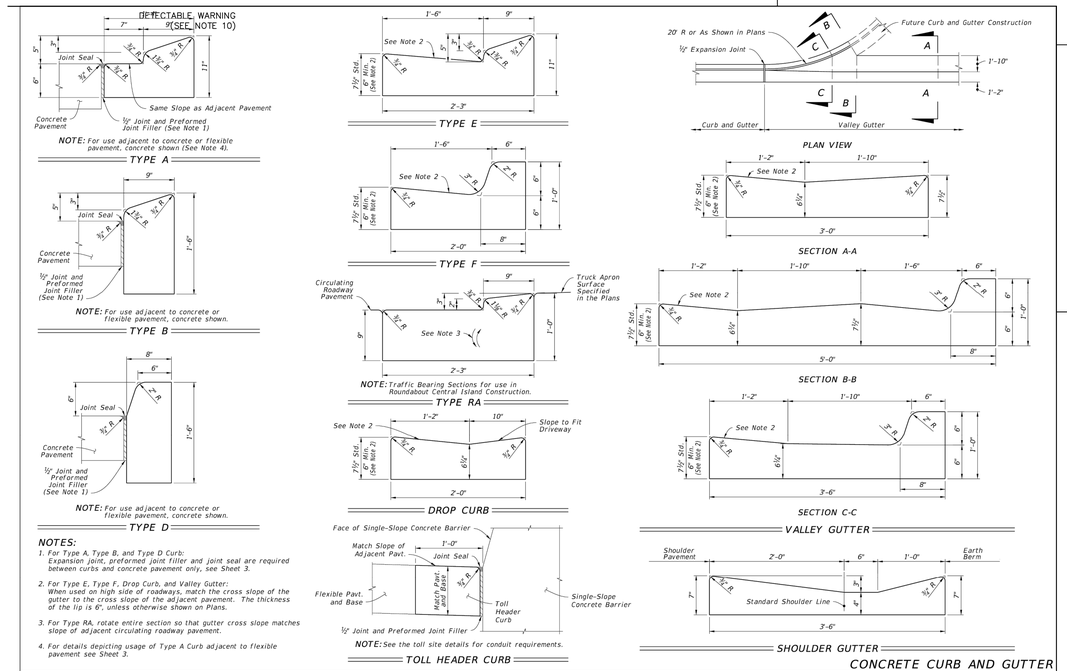
MINIMUM DIMENSION		
RAMP LOCATION	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"

NOTES:

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

ACCESSIBLE RAMPS

N.T.S



LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21	REVISION			520-001	2 of 3

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.0

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:C8.0 GENERAL CONSTRUCTION DETAILS January 15, 2026 01:13:50pm K:\orl-civil\049607003-cold link apopka\CADD\MDP\plansheets\C8.0 - CONSTRUCTION DETAILS.dwg
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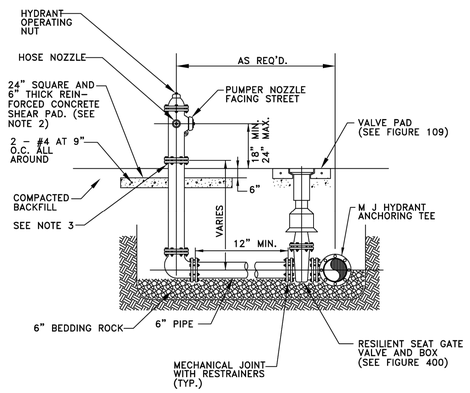
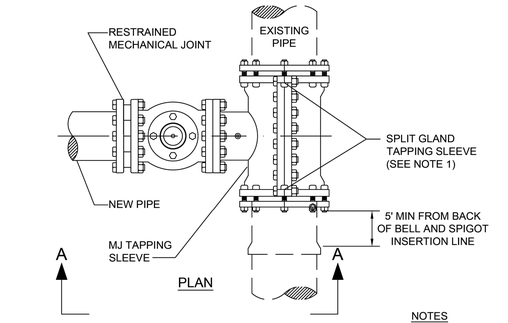


NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



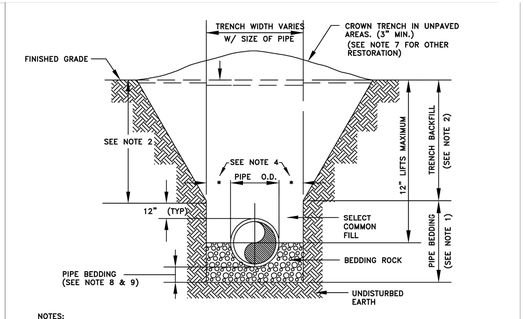
NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

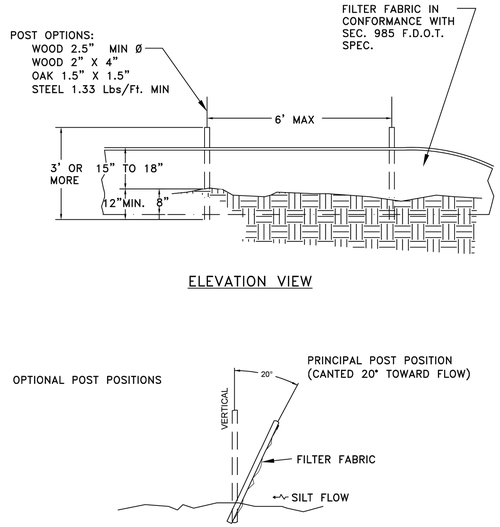


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

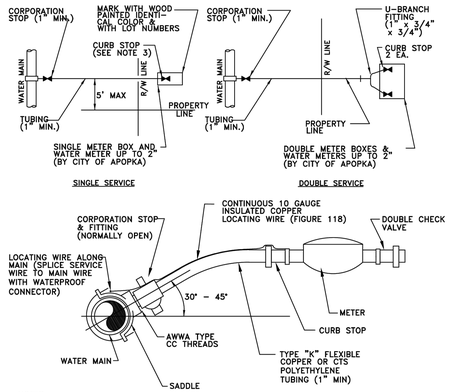


ELEVATION VIEW

SECTION VIEW

SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

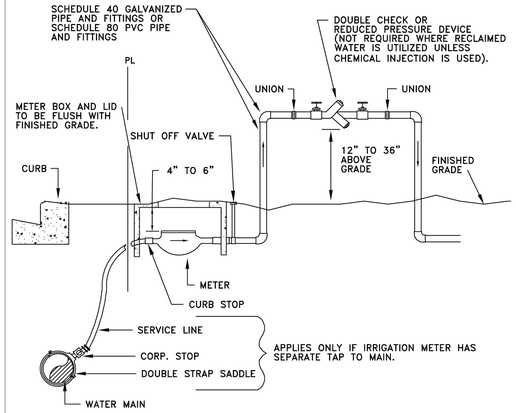


NOTES:

1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.1

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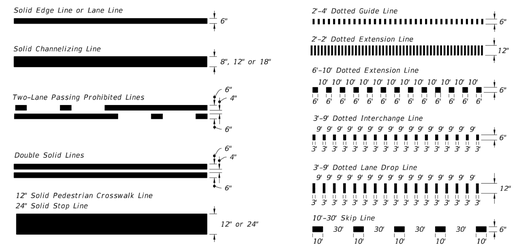
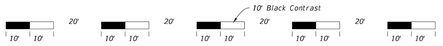


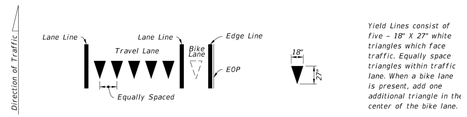
PAVEMENT MARKING LINES



10' White Skip With 10' Black Contrast and 20' Gaps

CONTRAST MARKINGS WITH ALTERNATING SKIP PATTERN

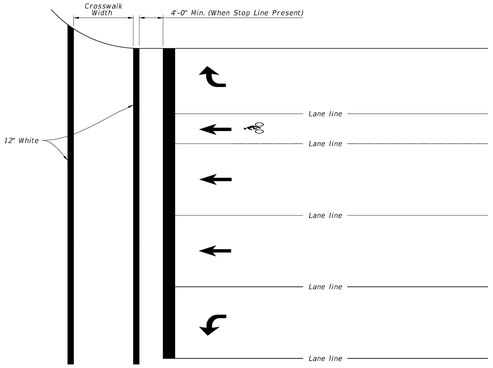
(10'-30' Skip Line Shown, Dotted Lines Similar)



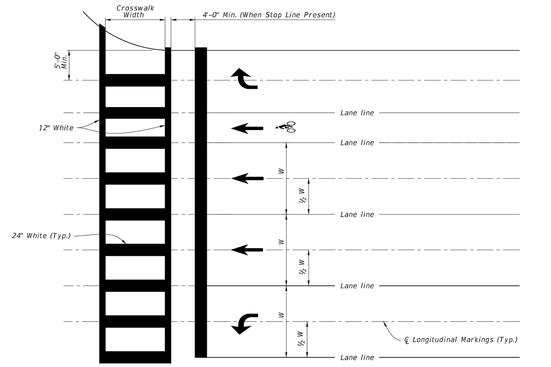
Yield Lines consist of five - 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/18		FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	711-001	2 of 13



STANDARD CROSSWALK DETAILS

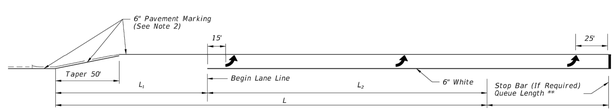


SPECIAL EMPHASIS CROSSWALK DETAILS

NOTES:

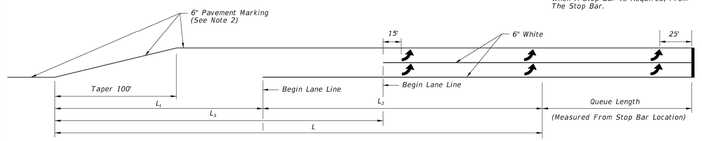
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.

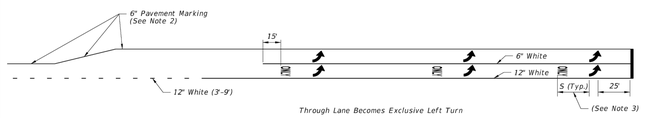
LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/18		FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	711-001	10 of 13



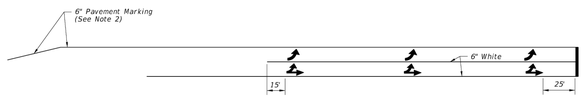
SINGLE LEFT TURNS

** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.





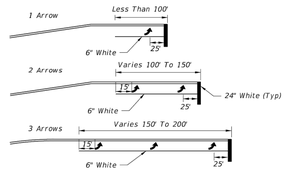
Through Lane Becomes Exclusive Left Turn



Through Lane Becomes Optional Left Turn

DOUBLE LEFT TURNS

Design Speed (mph)	TURN LANES - CURBED AND UNCURBED MEDIANS						
		URBAN CONDITIONS			RURAL CONDITIONS		
	Clearance Distance L_1	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3
35	70'	75'	145'	110'	— —	— —	— —
40	80'	75'	155'	120'	— —	— —	— —
45	85'	100'	185'	135'	— —	— —	— —
50	105'	135'	240'	160'	185'	290'	160'
55	125'	— —	— —	— —	225'	350'	195'
60	145'	— —	— —	— —	260'	405'	230'
65	170'	— —	— —	— —	290'	460'	270'



Arrow should be evenly spaced between first and last arrow. Turn lanes longer than 200' add one arrow for each 100' additional length.

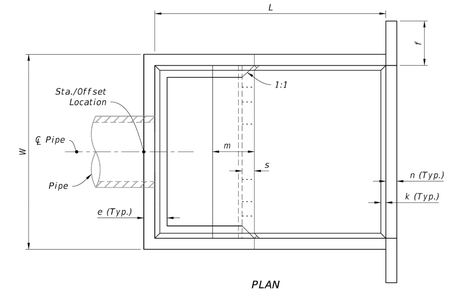
ARROW SPACING

NOTES:

1. This Index also applies to right turn lanes.
2. Make pavement marking yellow for left-turn lanes and white for right-turn lanes.
3. See Sheet 1 for "S" value.

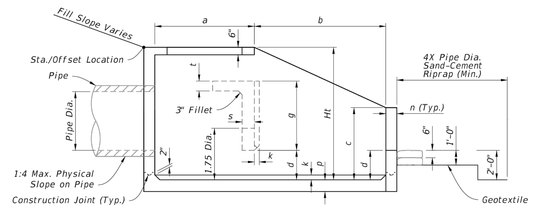
TURN LANE MARKINGS

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/18		FY 2019-20 STANDARD PLANS	PAVEMENT MARKINGS	711-001	11 of 13

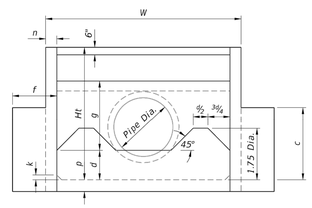


PLAN

Pipe	DIMENSION TABLE																Concrete (CY)	Reinf. Steel (lb)	Sand-Cement Riprap (Nom.) (CY)
		Feet - Inches										Inches							
Dia.	Area (SF)	W	Ht	L	a	b	c	d	e	f	g	m	n	p	s	t	k			
30"	4.91	9-0	6-3	10-8	4-7	6-1	3-4	1-4	1-2	2-6	3-0	1-11	6	6½	7	7	3	6.72	736	10.6
36"	7.07	10-5	7-3	12-4	5-3	7-1	3-10	1-7	1-3	3-0	3-6	2-3	7	7½	8	8	3	10.34	1,072	13.6
42"	9.62	11-10	8-0	14-0	6-0	8-0	4-5	1-9	1-6	3-0	3-11	2-6	8	8½	9	8	4	14.82	1,429	17.5
48"	12.57	13-3	9-0	15-8	6-9	8-11	4-11	2-0	1-7	3-0	4-5	2-10	9	9½	10	8	4	20.36	2,000	22.1
54"	15.90	14-8	9-9	17-4	7-4	10-0	5-5	2-2	1-10	3-0	4-11	3-0	10	10½	10	8	4	27.19	2,659	27.2
60"	13.63	16-1	10-9	19-0	8-0	11-0	5-11	2-5	1-11	3-0	5-4	3-4	11	11½	11	8	6	34.49	3,552	32.5
66"	23.76	17-3	11-6	20-6	8-8	11-10	6-5	2-7	2-1	3-0	5-9	3-7	12	12½	12	8	6	42.82	4,472	38.3
72"	28.27	18-6	12-3	22-0	9-3	12-9	6-11	2-9	2-3	3-0	6-2	3-9	12	12½	12	8	6	50.68	5,426	44.5



ELEVATION



FRONT VIEW

DIMENSIONAL DETAILS

DIMENSIONAL DETAILS

LAST REVISION	DESCRIPTION:	FDOT		INDEX	SHEET
11/01/23		FY 2025-26 STANDARD PLANS	U-TYPE CONCRETE ENDWALLS ENERGY DISSIPATOR 30" TO 72" PIPE	430-012	2 of 3

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.2

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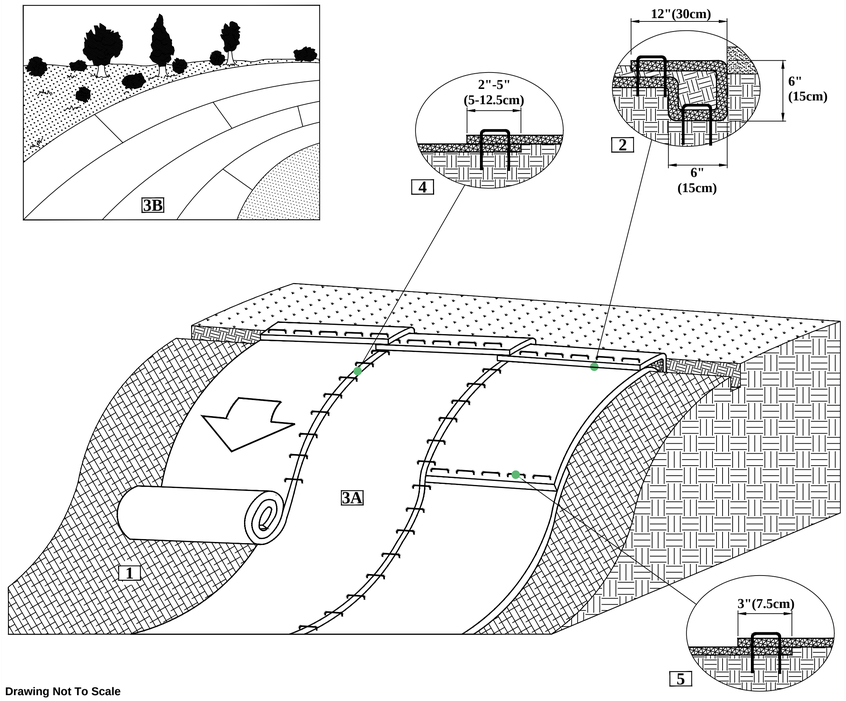


Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

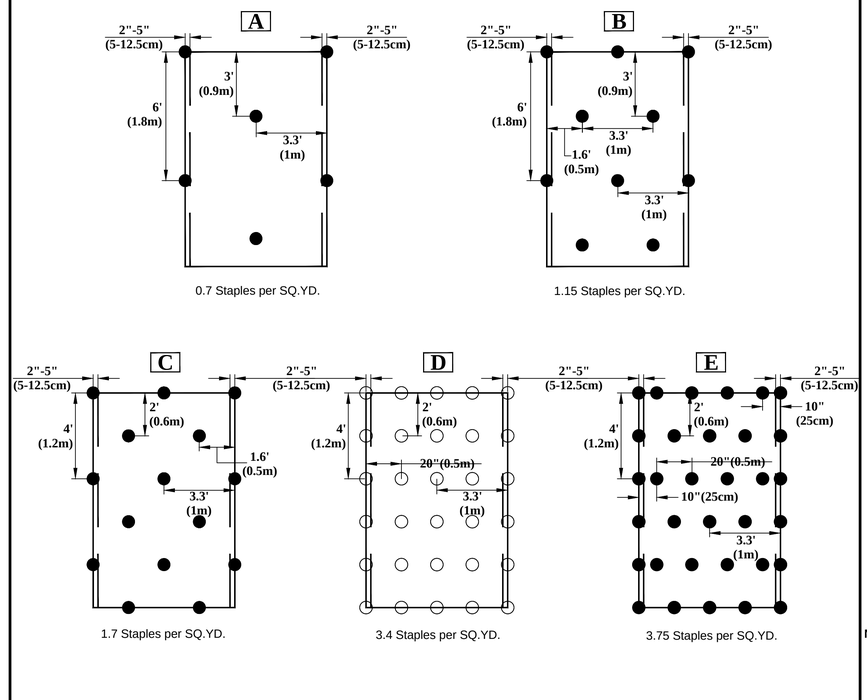
*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17



0.7 Staples per SQ.YD.

1.15 Staples per SQ.YD.

1.7 Staples per SQ.YD.

3.4 Staples per SQ.YD.

3.75 Staples per SQ.YD.

STAPLE PATTERN GUIDE

- 4:1 Slopes (A)
- 3:1 Slopes (B)
- 2:1 Slopes (C)
- 1:1 & Steeper Slopes (D)
- Medium/High Flow Channel (D)
- High Flow Channel And Shoreline (E)

NOTES:

* Use ECMDS© for more accurate staple pattern selection.

NORTH AMERICAN GREEN

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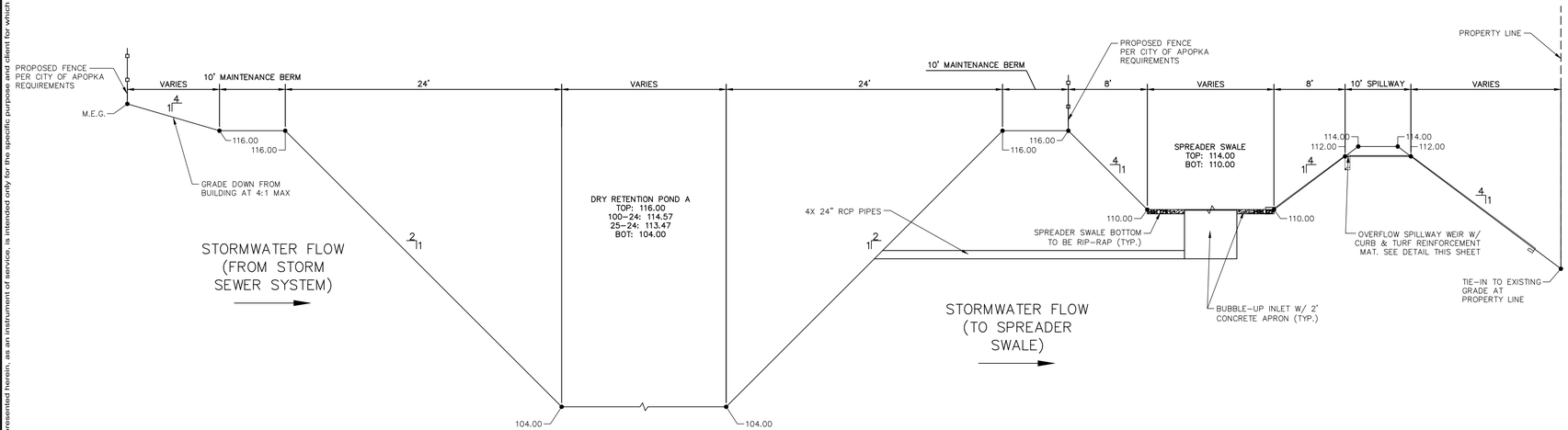
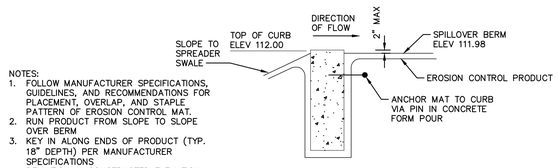


COMBINATION IN-SERIES DRY RETENTION POND AND SPREADER SWALE TYPICAL SECTION

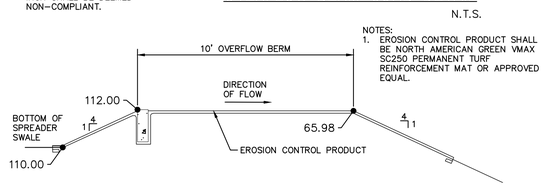
N.T.S.



NOTES:
1. FOLLOW MANUFACTURER SPECIFICATIONS, GUIDELINES, AND RECOMMENDATIONS FOR PLACEMENT, OVERLAP, AND STAPLE PATTERN OF EROSION CONTROL MAT.
2. RUN PRODUCT FROM SLOPE TO SLOPE OVER BERM
3. KEY IN ALONG ENDS OF PRODUCT (TYP. 18" DEPTH) PER MANUFACTURER SPECIFICATIONS
4. DEVIATION IN CONSTRUCTED ELEVATION TO DESIGN ELEVATION IN EXCESS OF ½" INCH SHALL BE DEEMED NON-COMPLIANT.

OVERFLOW BERM CURB DETAIL

N.T.S.



NOTES:
1. EROSION CONTROL PRODUCT SHALL BE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.

OVERFLOW BERM DETAIL

N.T.S.

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DRAINAGE DETAILS

APOPKA COLD STORAGE
FLORIDA
APOPKA

SHEET NUMBER
C8.3

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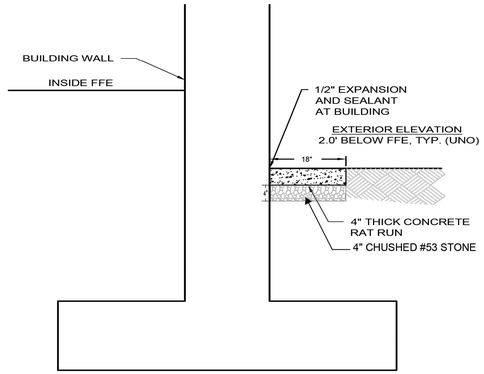
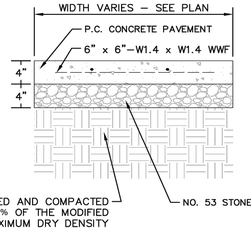


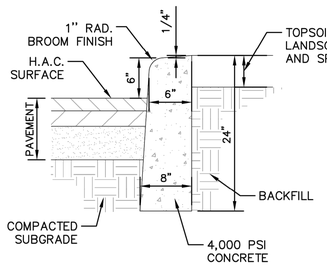
RAT RUN
NOT TO SCALE



NOTES:

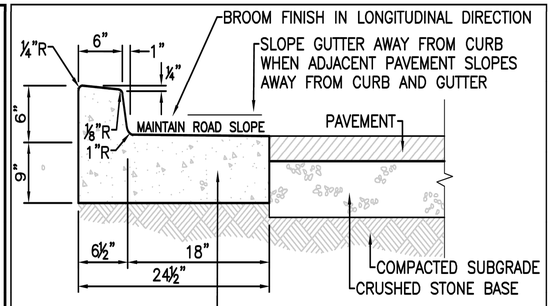
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.



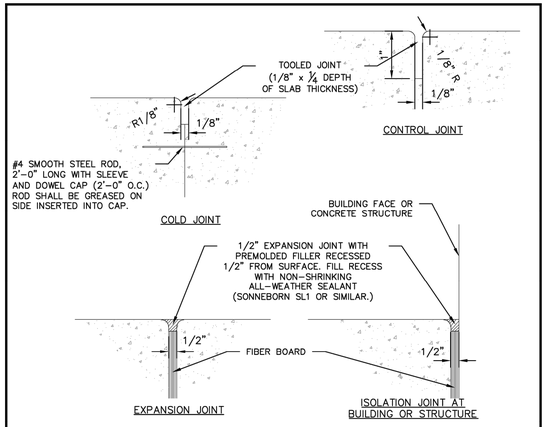
NOTE:
INSTALL JOINTS EVERY 15' AND ALIGN WITH SIDEWALK JOINTS WHERE ADJACENT TO SIDEWALK.

CONCRETE CURB
N.T.S.

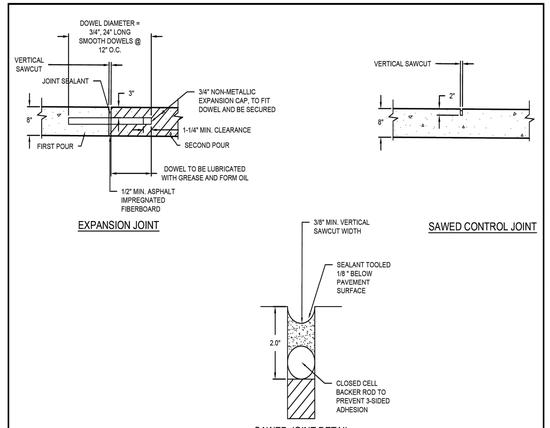


NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

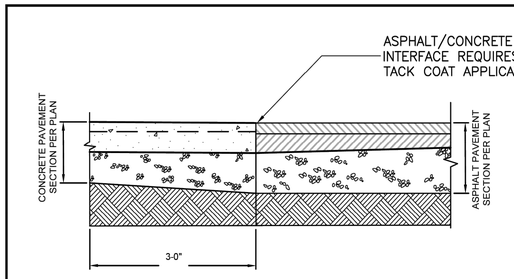
CONCRETE CURB & GUTTER
NOT TO SCALE



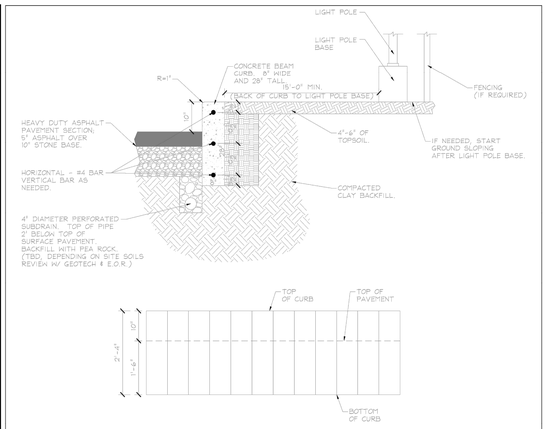
TYPICAL CONCRETE JOINT DETAILS
N.T.S.



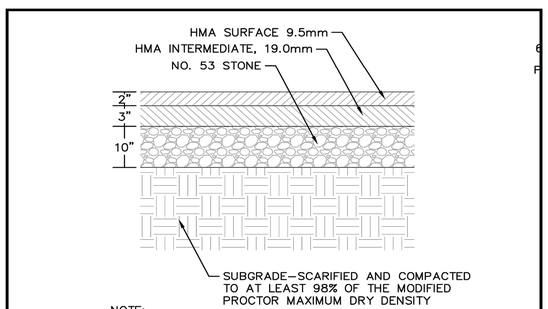
CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



ASPHALT/CONCRETE INTERFACE
NOT TO SCALE



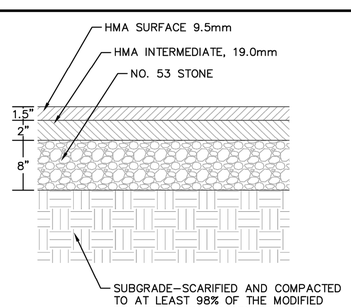
TC STANDARD - 10" HD TRUCK CURB
SCALE: NO SCALE
(REVIEW LOCATION FOR THIS DETAIL W/ CIVIL E.O.R.)



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

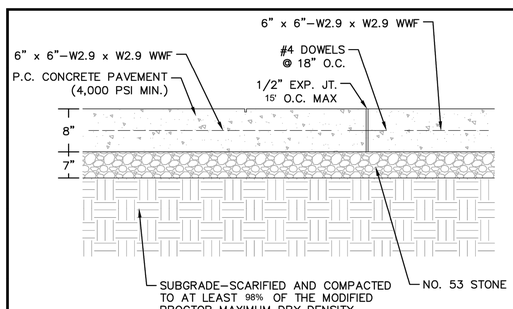
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.

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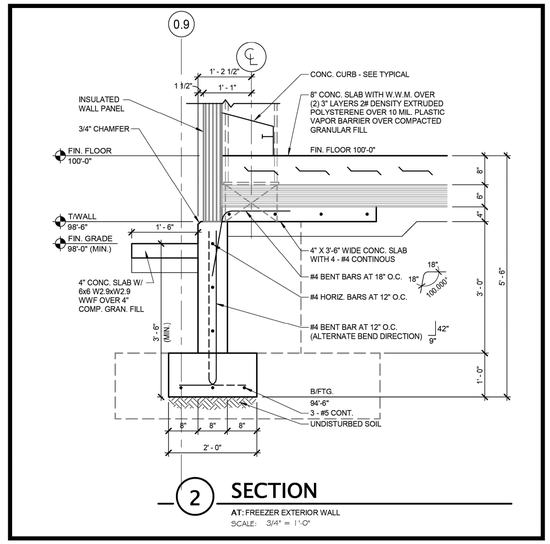
KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

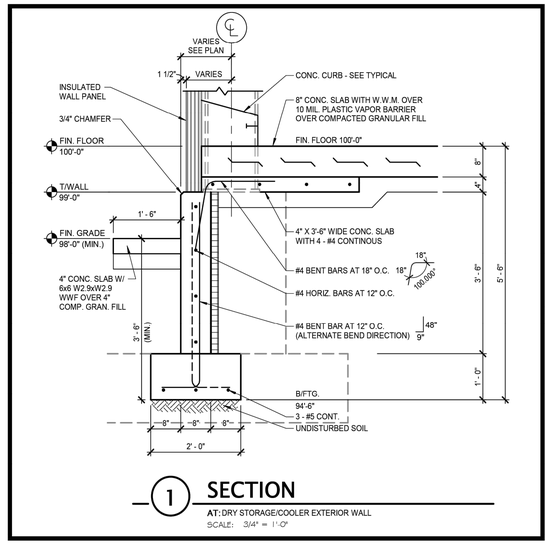
SHEET NUMBER
C8.2



2 SECTION

AT: FREEZER EXTERIOR WALL

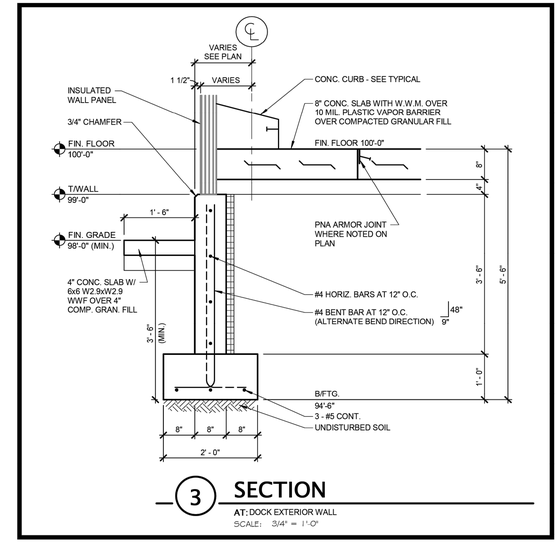
SCALE: 3/4" = 1'-0"



1 SECTION

AT: DRY STORAGE/COOLER EXTERIOR WALL

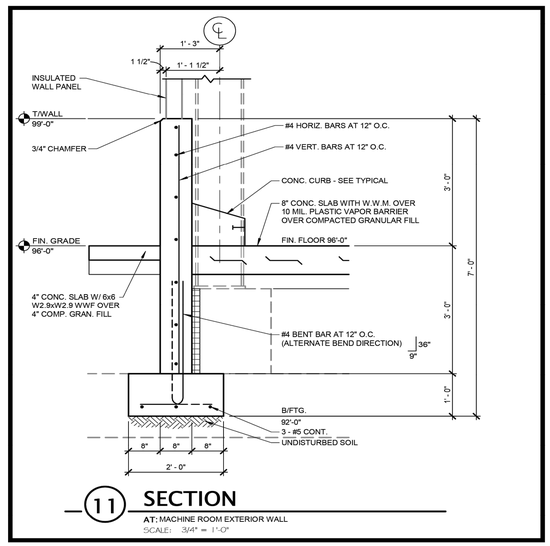
SCALE: 3/4" = 1'-0"



3 SECTION

AT: DOCK EXTERIOR WALL

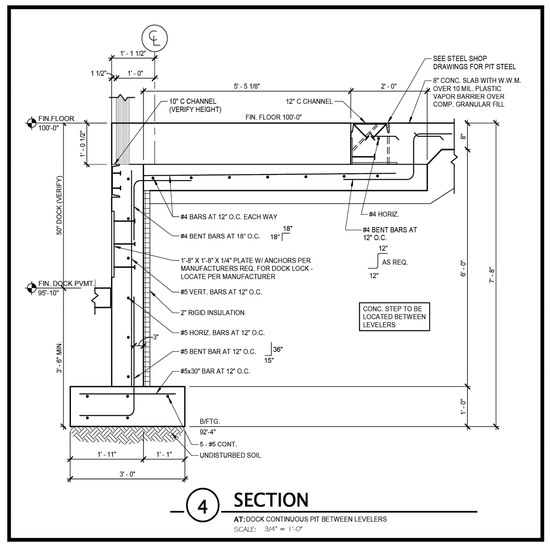
SCALE: 3/4" = 1'-0"



11 SECTION

AT: MACHINE ROOM EXTERIOR WALL

SCALE: 3/4" = 1'-0"



4 SECTION

AT: DOCK CONTINUOUS PIT BETWEEN LEVELERS

SCALE: 3/4" = 1'-0"

No.	DATE	BY
3	01/09/2026	JLM
2	12/02/2025	ARP
1	12/02/2025	AG

REVISIONS

APOPKA MDP PLANNING COMMENTS

SJRWMD COMMENTS DATED 2025/11/05

CITY COMMENTS DATED 2025/11/04

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KHA PROJECT 049607003

DATE 12/02/2025

SCALE AS SHOWN

DESIGNED BY DVS

DRAWN BY JAM

CHECKED BY JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.2

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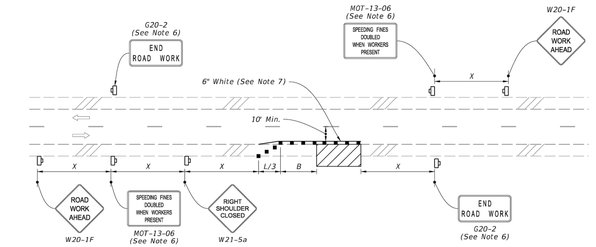
NOTE:

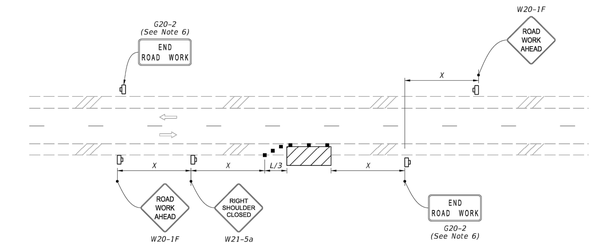
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- ■ Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX 102-602	SHEET 1 of 2

9/10/2024 10:46:28 AM

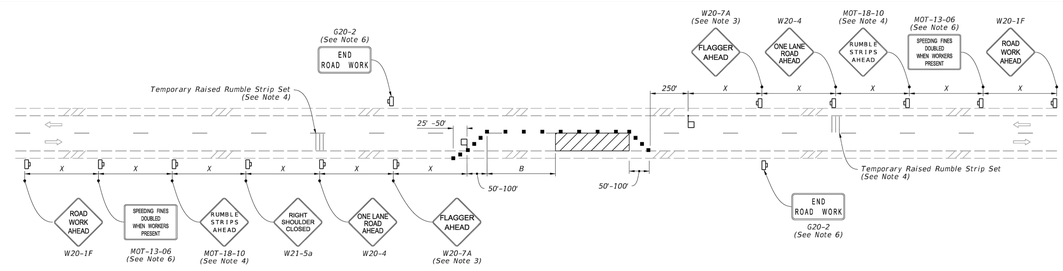
NOTES:

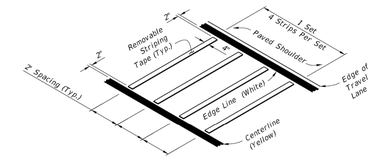
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

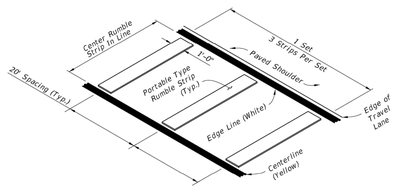
SYMBOLS:

- Work Area
- ■ Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic





OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION 11/01/21	REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX 102-603	SHEET 1 of 2

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

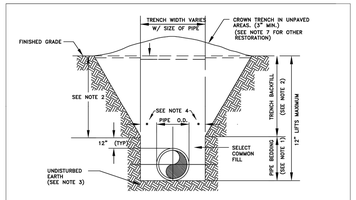
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

MOT DETAILS

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C8.6

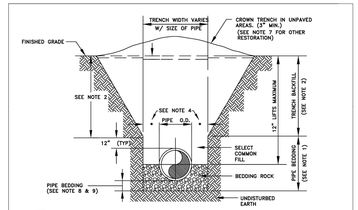


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

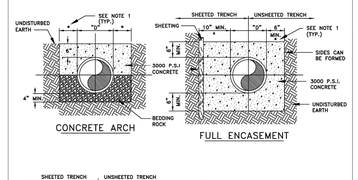


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

1. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND OVER. FOR CONCRETE ARCH, THE MIN. WIDTH SHALL BE EQUAL TO OUTSIDE DIAMETER OF PIPE.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. THE NEED FOR CONCRETE ARCH/ HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
5. ENDS OF ENCASEMENT SHALL BE FORMED, AND LOCATIONS SHALL BE INDICATED ON RECORD DRAWINGS.

CONCRETE ARCH AND ENCASEMENT DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 102

	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:_____PVC_____
   WORKING PRESSURE:_____150_____P.S.I.** ** FM = 100 P.S.I. /
   SOIL DESIGNATION:_SM(SAND& SILT)_____ WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_____3_____
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

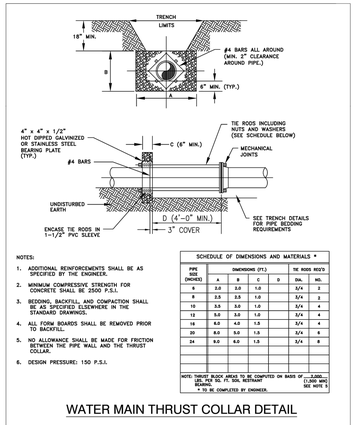
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:_____
   WORKING PRESSURE:_____150_____P.S.I.** ** FM = 100 P.S.I. /
   SOIL DESIGNATION:_SM(SAND& SILT)_____ WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_____3_____
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

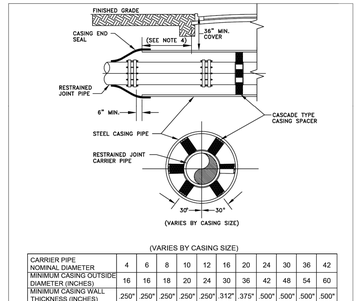
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D
	A	B	C	D	DIA. NO.
6	2.0	2.0	1.0		3/4 2
8	2.5	2.5	1.0		3/4 2
10	3.5	3.0	1.0		3/4 4
12	5.0	3.0	1.0		3/4 4
16	6.0	4.0	1.5		3/4 4
20	8.0	5.0	1.5		3/4 6
24	9.0	6.0	1.5		3/4 8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF ____ P.S.I. TEST PRESSURE, 90% OF SOIL RESTRAINT DESIGNED. SEE NOTE 6
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



(VARIES BY CASING SIZE)

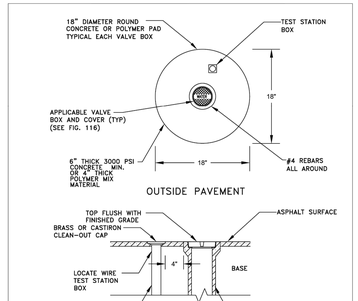
CARRIER PIPE NOMINAL DIAMETER	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (INCHES)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

NOTES:

1. WHEN CONSTRUCTION IS WITHIN FDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS SHALL BE MET.
2. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS.
3. NO FLOWABLE FILL BETWEEN THE ANNULAR SPACE OF THE CASING OR CARRIER PIPE.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10 FEET BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6 FEET BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 108



VALVE IDENTIFICATION TAG
TO BE INSTALLED BY CITY
& PAID FOR BY DEVELOPER

VALVE BOX

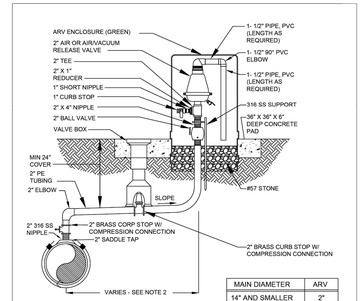
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110

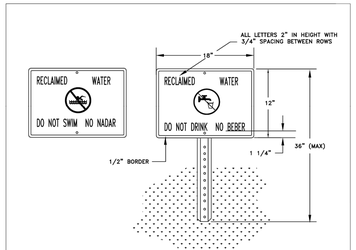


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE.
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

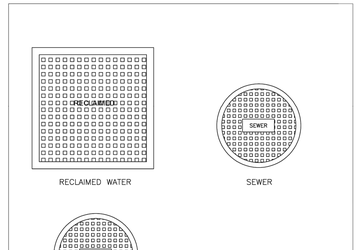


NOTES:

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 AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

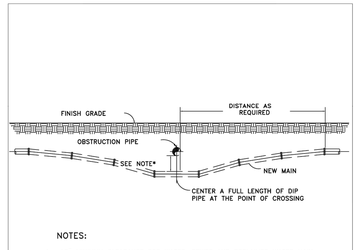
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



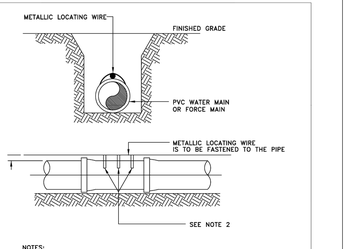
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

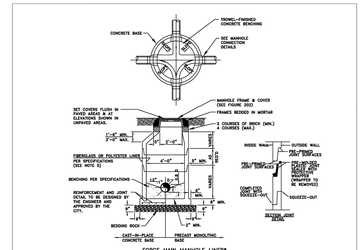


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3–6	7–12	13–17	MATERIAL	MANUFACTURER
48					
60					
72					

* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

CITY OF APOPKA DETAILS

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER C8.7

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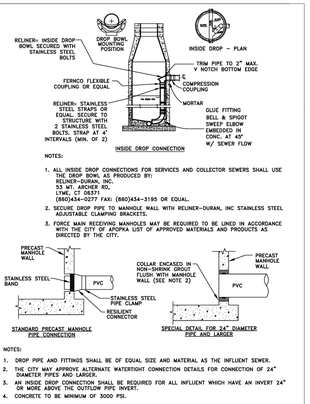
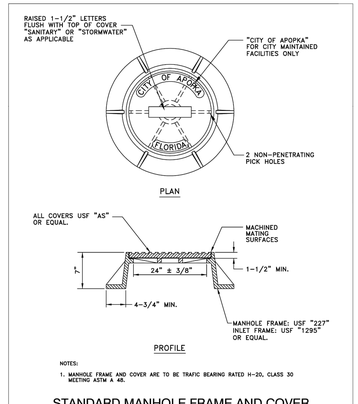


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

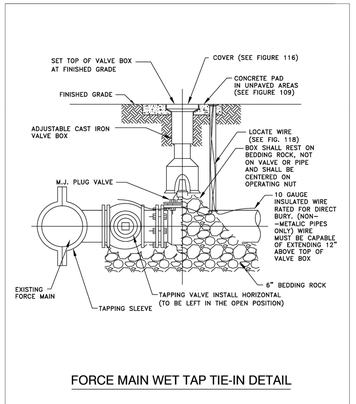


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

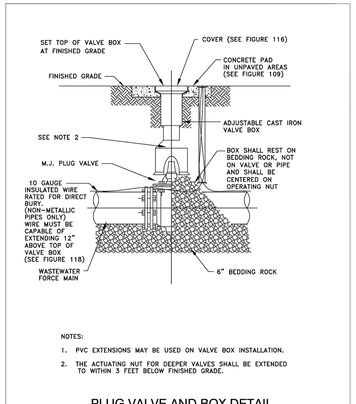
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

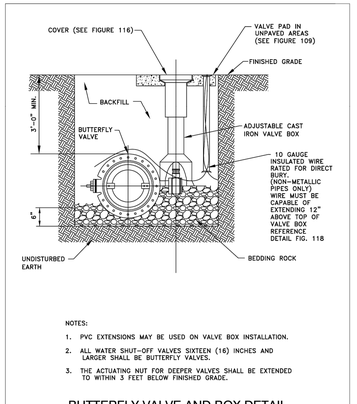


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A

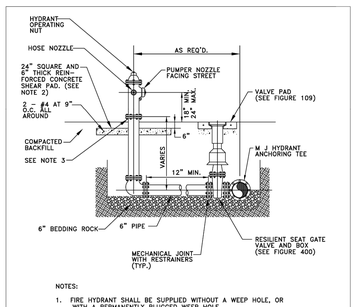


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
3. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

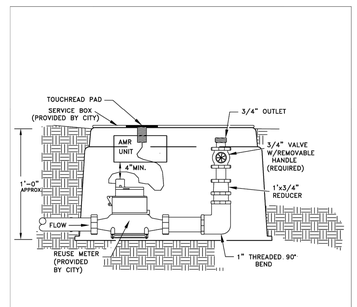


NOTES:

1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

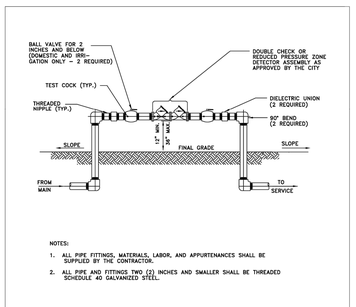
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

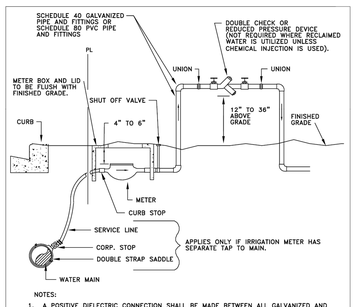


NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY
2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

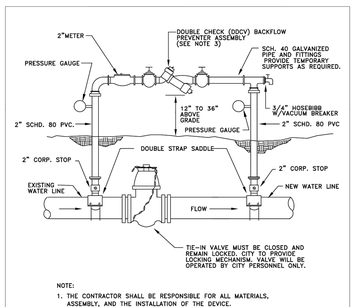


NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE, AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

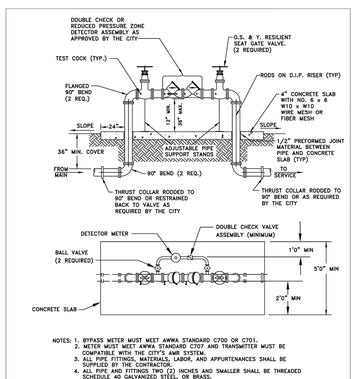


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DOCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

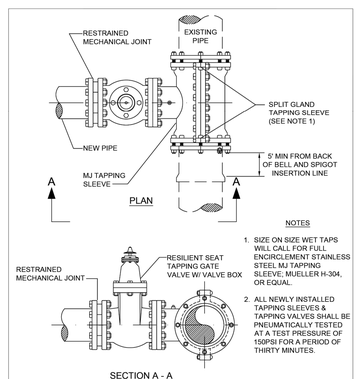
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A



NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS
2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B

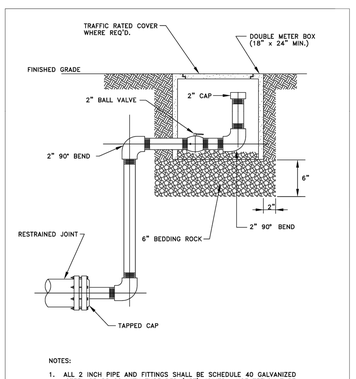


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

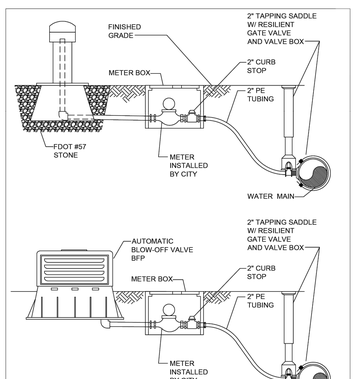


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

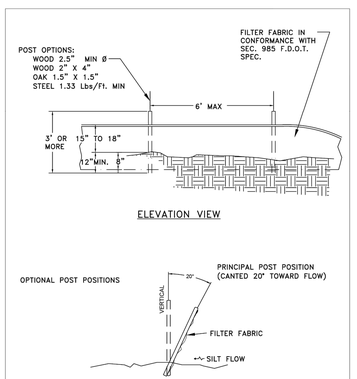
BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

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2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

CITY OF APOPKA DETAILS

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER C8.8

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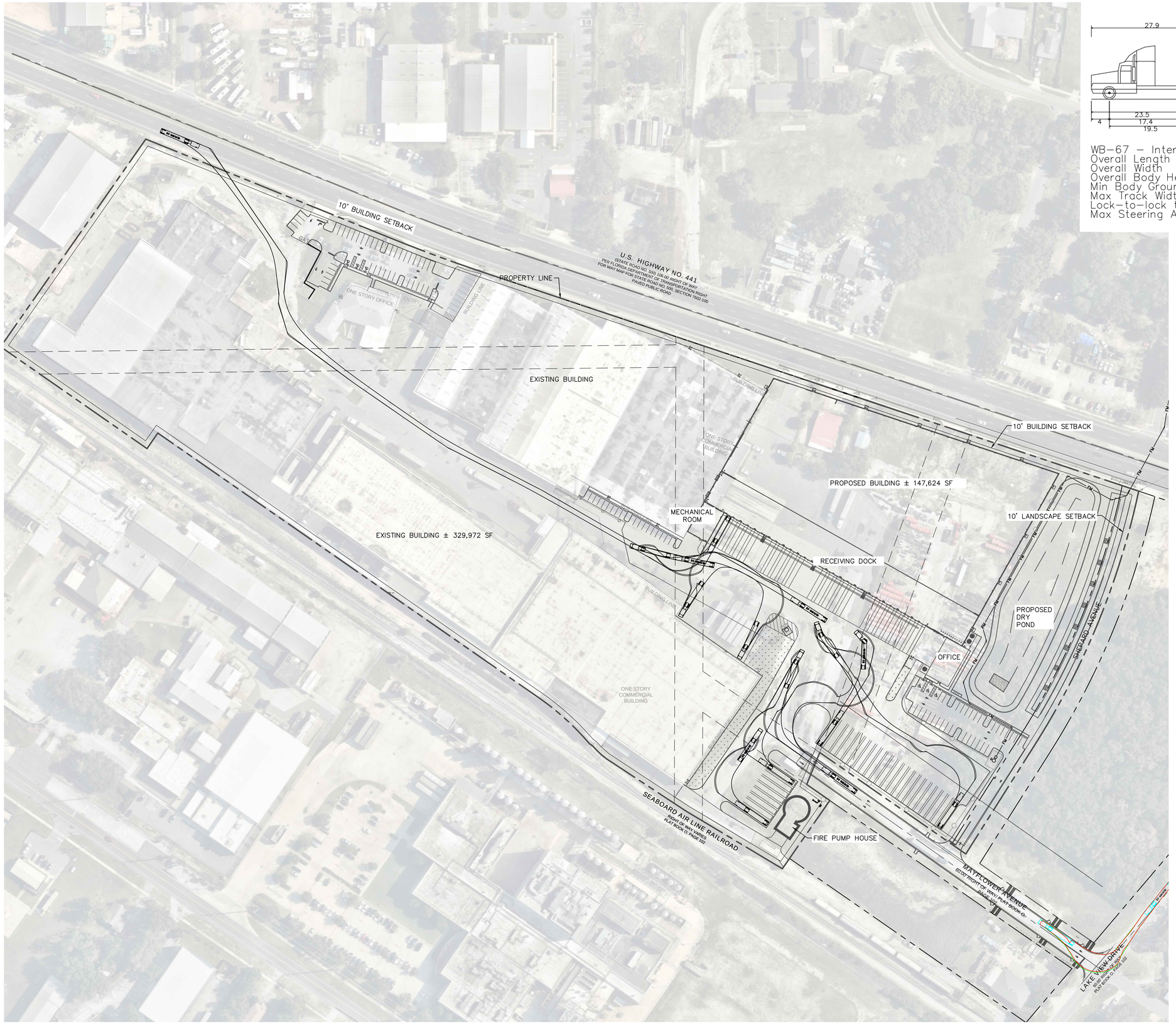

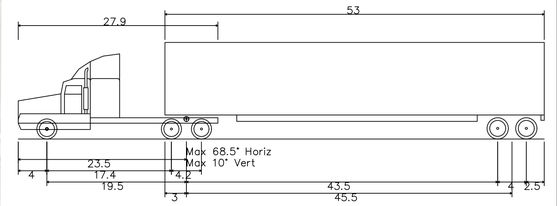

WB–67 – Interstate Semi–Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	28.40°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

No.	REVISIONS	DATE	BY
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WB-67 TRUCK ROUTING

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C9.0

Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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FIRE TRUCK ROUTING

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C9.0

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10' BUILDING SETBACK

U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT-OF-WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT
FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

PROPERTY LINE

ONE STORY OFFICE

BUILDING LINE

EXISTING BUILDING

EXISTING BUILDING ± 329,972 SF

ONE STORY COMMERCIAL BUILDING

PROPOSED BUILDING ± 147,624 SF

MECHANICAL ROOM

RECEIVING DOCK

10' LANDSCAPE SETBACK

PROPOSED DRY POND

OFFICE

SHEPARD AVENUE

SEABOARD AIR LINE RAILROAD
RIGHT-OF-WAY VARIES
PLAT BOOK O, PAGE 102

FIRE PUMP HOUSE

MAYFLOWER AVENUE
60.00' RIGHT-OF-WAY PLAT BOOK G,
PAVED PUBLIC ROAD

LAKE VIEW DRIVE
50.00' RIGHT-OF-WAY
PLAT BOOK O, PAGE 102

SU-40 – Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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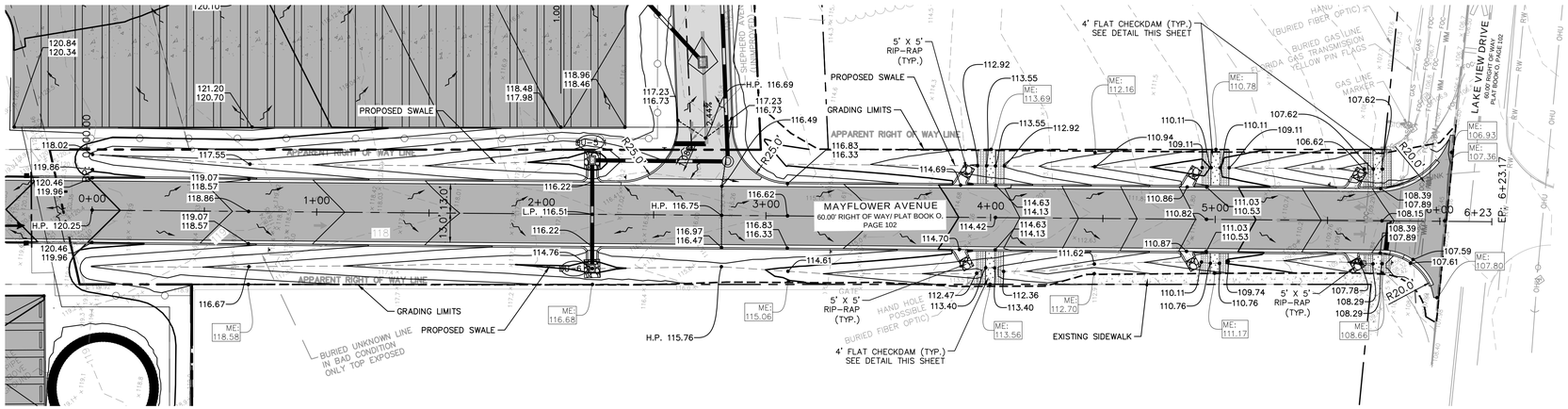
GARBAGE TRUCK ROUTING

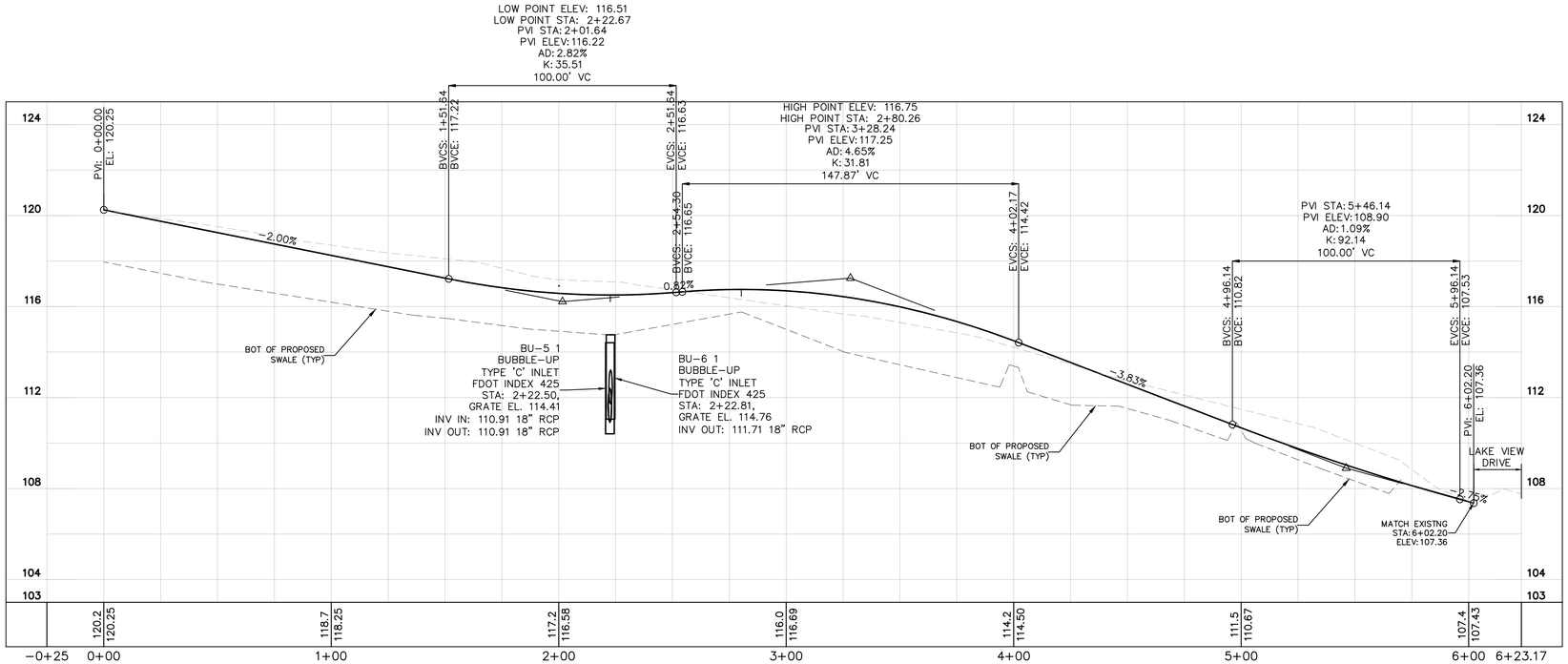
APOPKA COLD STORAGE

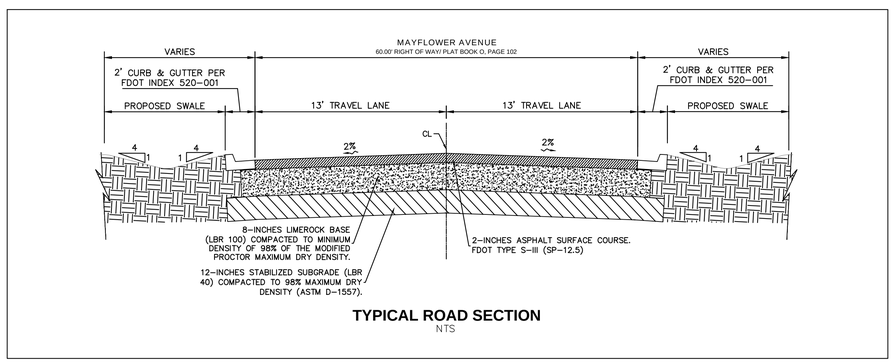
FLORIDA

APOPKA

SHEET NUMBER
C9.0







TYPICAL ROAD SECTION
NTS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- 21.60 EXISTING SPOT ELEVATION
- 21.60 PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
- ST EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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DATE 12/02/2025
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DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

MAYFLOWER AVENUE IMPROVEMENTS

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER C10.0

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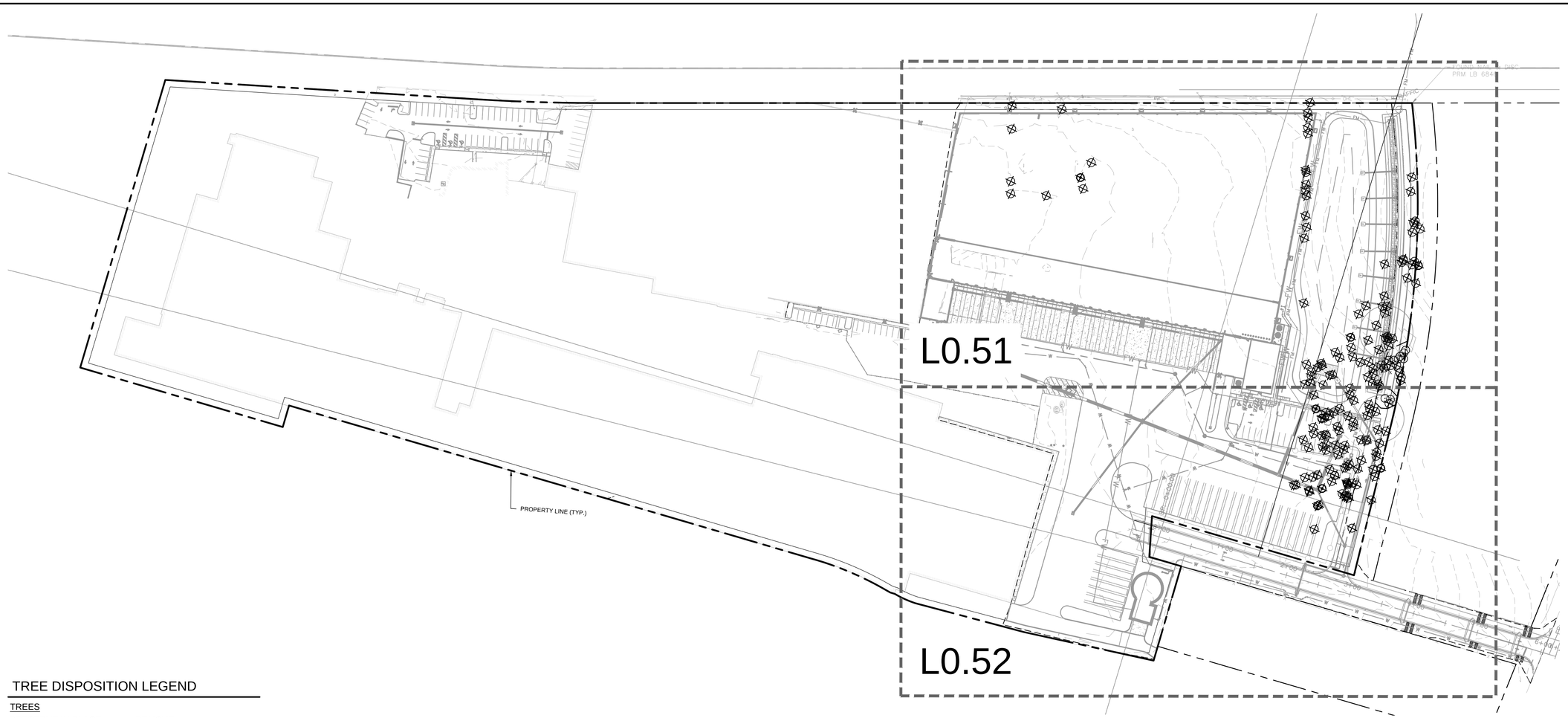

TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE

TREE CANOPY COVERAGE TABLE		
	SF	PERCENT
TOTAL SITE AREA	1,128,204	100%
TOTAL CANOPY AREA	36,060	3%
REQUIRED CANOPY AREA TO REMAIN	2,884	8%
PROPOSED CANOPY TO REMAIN	3,184	8.8%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	78	1311
TOTAL TREES TO BE REMOVED	68	1174
TOTAL TREES TO REMAIN	10	137
TOTAL INCHES TO BE MITTIGATED		1,037

TREE REPALCEMENT TABLE		
	TREES	INCHES
TOTAL MITTIGATION REQUIRED		1,037
TOTAL PROPOSED TREES		
CANOPY TREES (3" CALIPER)	64	192
UNDERSOTRY TREES (5" TOT. CALIPER)	54	270
UNDERSOTRY TREES (2" CALIPER)	0	0
NET MITITIGATION OWED		575
TOTAL FEE TO BE PAID ($10 PER INCH)		$ 5,750.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	9	274
SPECIMEN TREES REMOVED	9	274
SPECIMEN TREES RETAINED	0	0

THIS TABLE ONLY INCLUDES CALCULATIONS FOR PROTECTED TREES

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

OVERALL TREE MITIGATION

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L0.50

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.50 January 15, 2026 01:19:21pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L0.50 — TREE MITIGATION PLAN.dwg
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TREE 11050
TTP C CABBAGE 22

TREE 11055
TTP C CABBAGE 24

TREE 11051
TTP C CABBAGE 15

TREE 11058
TTP C CABBAGE 15

TREE 11052
TTP S SABAL 15

TREE 11056
TT O OAK 24

TREE 11053
TTP C CABBAGE 15

TREE 11054
TT O OAK 10

TREE 11057
TT O OAK 10

TREE 1006
TTP C CABBAGE 15

TREE 1007
TTP C CABBAGE 18

TREE 1008
TTP C CABBAGE 20

TREE 1009
TTP C CABBAGE 15

TREE 1011
TTP C CABBAGE 14

PROPERTY LINE (TYP.)

TREE 1021
TTP C CABBAGE 12

TREE 1022
TTP C CABBAGE 19

TREE 1023
TTP C CABBAGE 17

TREE 1024
TTP C CABBAGE 14

TREE 1025
TT CB CHINABERRY 6+4 TWIN

TREE 11059
TTP C CABBAGE 14

TREE 11060
TTP C CABBAGE 20

TREE 1027
TTP C CABBAGE 22

TREE 1028
TTP C CABBAGE 15

TREE 1029
TTP C CABBAGE 13

TREE 11061
TTP C CABBAGE 23

TREE 11062
TTP C CABBAGE 17

TREE 11211
TTP C CABBAGE 20

TREE 11210
TTP C CABBAGE 19

TREE 11064
TT CB CHINABERRY 6+4 TWIN

TREE 11284
TT CB CHINABERRY 4+6+6

TREE 11063
TT CB CHINABERRY 6

TREE 11285
TT CB CHINABERRY 4+5+7

TREE 11286
TT B BAY 12

TREE 11283
TT

TREE 11287
TT O OAK 24

TREE 11288
TT CB CHINABERRY 12

TREE 11289
OAK 22

TREE 11065
TT CB CHINABERRY 6

TREE 11281
TT CB CHINABERRY 12

TREE 11282
TT O OAK 12

TREE 1049
TTP C CABBAGE 15

TREE 11279
TT

TREE 11280
TT O OAK 5

TREE 11066
TT E DRAKE ELM 4

TREE 11068
TT E ELM 12 DRAKE

TREE 11069
TT O OAK 32

TREE 11070
TT O OAK 10

TREE 11077
TT CA CAMPHOR 8

TREE 11072
TT CA CAMPHOR 9

TREE 11067
TT CA CAMPHOR 8

TREE 11071
TT O OAK 20

TREE 11073
TT CA CAMPHOR 8+10

TREE 11085
TT O OAK 48

TREE 11218
TT O OAK 8

TREE 11219
TT O OAK 21

TREE 11084
TT CA CAMPHOR 8+11 TWIN

TREE 11216
TT O OAK 15

TREE 11087
TT O OAK 7

TREE 11089
TT O OAK 15

TREE 11233
TT O OAK 15

TREE 11083
TT O OAK 13

TREE 11220
TT O OAK 10

TREE 11090
TT O OAK 12

TREE 11088
TT B BAY 5

TREE 11082
TT CA CAMPHOR 7

TREE 11217
TT O OAK 15

TREE 11091
TT O OAK 5

TREE 11223
TT O OAK 12

TREE 11092
TT CB CHINABERRY 8

TREE 11108
TT MA MAGNOLIA 5

TREE 11078
TT CA CAMPHOR 8

TREE 11221
TT CA CAMPHOR 6

TREE 11093
TT CA CAMPHOR 6

TREE 11110
TT CA CAMPHOR 4

TREE 11080
TT CA CAMPHOR

TREE 11094
TT O OAK 16

TREE 11099
TT

TREE 11109
TT O OAK 28

TREE 11079
TT CA CAMPHOR 10

TREE 11222
TT CA CAMPHOR 7

TREE 11095
TT O OAK 18

TREE 11098
TT B BAY 7

TREE 11108
TT O OAK 26

TREE 11111
TT CH CHERRY 8

TREE 11225
TT O OAK 4

TREE 11096
TT CA CAMPHOR 8

TREE 11226
TT O OAK 12

TREE 11112
TT CH CHERRY 8 LAUREL 6

TREE 11097
TT

TREE 11103

TREE 11120

TREE 11121
TT CH CHERRY 6 LAUREL 6

TREE 11113
TT CH CHERRY 6

TREE 11227
TT O OAK 4

TREE 11114

MATCHLINE; SEE SHEET L0.52

TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

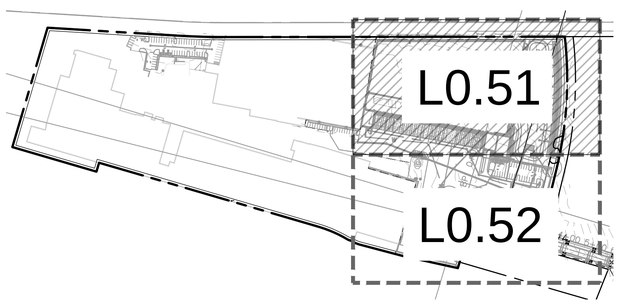
- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
L0.51

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MATCHLINE; SEE SHEET L0.51

TREE 11096 TT CA CAMPHOR 8
TREE 11097 TT CA CAMPHOR 30
TREE 11106 TT CA CAMPHOR 5
TREE 11175 TT CH CHERRY 4 LAUREL 4
TREE 11174 TT CH CHERRY 5 LAUREL 5
TREE 11176 TT O OAK 9
TREE 11103 TT O OAK 12
TREE 11102 TT O OAK 30
TREE 11104 TT
TREE 11130 TT CH CHERRY 5 LAUREL 5
TREE 11177 TT CB CHINABERRY 10
TREE 11178 TT CB CHINABERRY 12+11+10+8
TREE 11186 TT B BAY 6
TREE 11180 TT O OAK 6
TREE 11179 TT B BAY 14
TREE 11185 TT B BAY 10
TREE 11160 TT CB CHINABERRY 10+12
TREE 11161 TT CB CHINABERRY 20+12
TREE 11172 TT CB CHINABERRY 7
TREE 11171 TT O OAK 11+8
TREE 11170 TT O OAK 15
TREE 11169 TT O OAK 10
TREE 11167 TT O OAK 6
TREE 11168 TT O OAK 10
TREE 11166 TT B BAY 4
TREE 11165 TT B BAY 8
TREE 11163 TT O OAK 27
TREE 11162 TT CH CHERRY 4 LAUREL 4
TREE 11154 TT O OAK 30
TREE 11164 TT CH CHERRY 6 LAUREL 6
TREE 11151 TT CA CAMPHORS 2+6 TWIN
TREE 11155 TT O OAK 22
TREE 11182 TT B BAY 10
TREE 11181 TT
TREE 11184 TT B BAY 6
TREE 11150 TT CA CAMPHOR 4
TREE 11144 TT O OAK 12
TREE 11143 TT O OAK 12
TREE 11275 TT O OAK 18
TREE 11274 TT
TREE 11120 TT B BAY 10
TREE 11119 TT O OAK 12
TREE 11105 TT
TREE 11129 TT CA CAMPHOR 9
TREE 11128 TT CA CAMPHOR 6
TREE 11127 TT O OAK 12
TREE 11131 TT CH CHERRY 7 LAUREL 7
TREE 11163 TT B BAY 12
TREE 11133 TT CA CAMPHOR 5
TREE 11132 TT B BAY 10
TREE 11135 TT B BAY 6
TREE 11134 TT B BAY 12
TREE 11136 TT B BAY 12
TREE 11137 TT
TREE 23 TT O OAK 12
TREE 11142 TT CA CAMPHOR 6+8
TREE 11121 TT CH CHERRY 6 LAUREL 6
TREE 11126 TT CA CAMPHOR 18
TREE 11117 TT CA CAMPHOR 10
TREE 11115 TT O OAK 15
TREE 11139 TT B BAY 12
TREE 11138 TT B BAY 10
TREE 11145 TT O OAK 12
TREE 11146 TT O OAK 5
TREE 11272 TT EA EAR 12
TREE 11149 TT CA CAMPHOR 5
TREE 11147 TT O OAK 10+11+12
TREE 11148 TT O OAK 11+8
TREE 11113 TT CH CHERRY 6 TREE 11114 TT O OAK 17 TREE 11245 TT O OAK 12 TREE 11244 TT CH CHERRY 6 LAUREL 6 TREE 11118
TT O OAK 12 TREE 11112 TT CH CHERRY 8 LAUREL 6 TREE 11227 TT O OAK 4
TREE 11116 TT CA CAMPHOR 7 TREE 11242 TT EA EAR 24 TREE 11241 TT EA EAR 26+28 TREE 11125 TT B BAY 15 TREE 11123 TT B BAY 13
TREE 11124 TT B BAY 12 TREE 11255 TT EA EAR 12 TREE 11256 TT EA EAR 8 TREE 11257 TT EA EAR 8 TREE 11140 TT B BAY 15 TREE 11258 26" OAK TREE 11259 TT EA EAR 12 TREE 11260 TT EA EAR 8

PROPERTY LINE (TYP.)

0+00 1+00 2+00 3+00 4+00 5+00

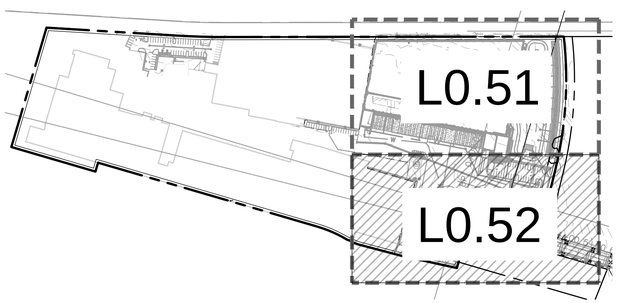
TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE		REMOVE	
	PROTECTED TREE		PROTECTED TREE
	SPECIMEN TREE		SPECIMEN TREE

FENCING

TEMPORARY TREE PROTECTION FENCE



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DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

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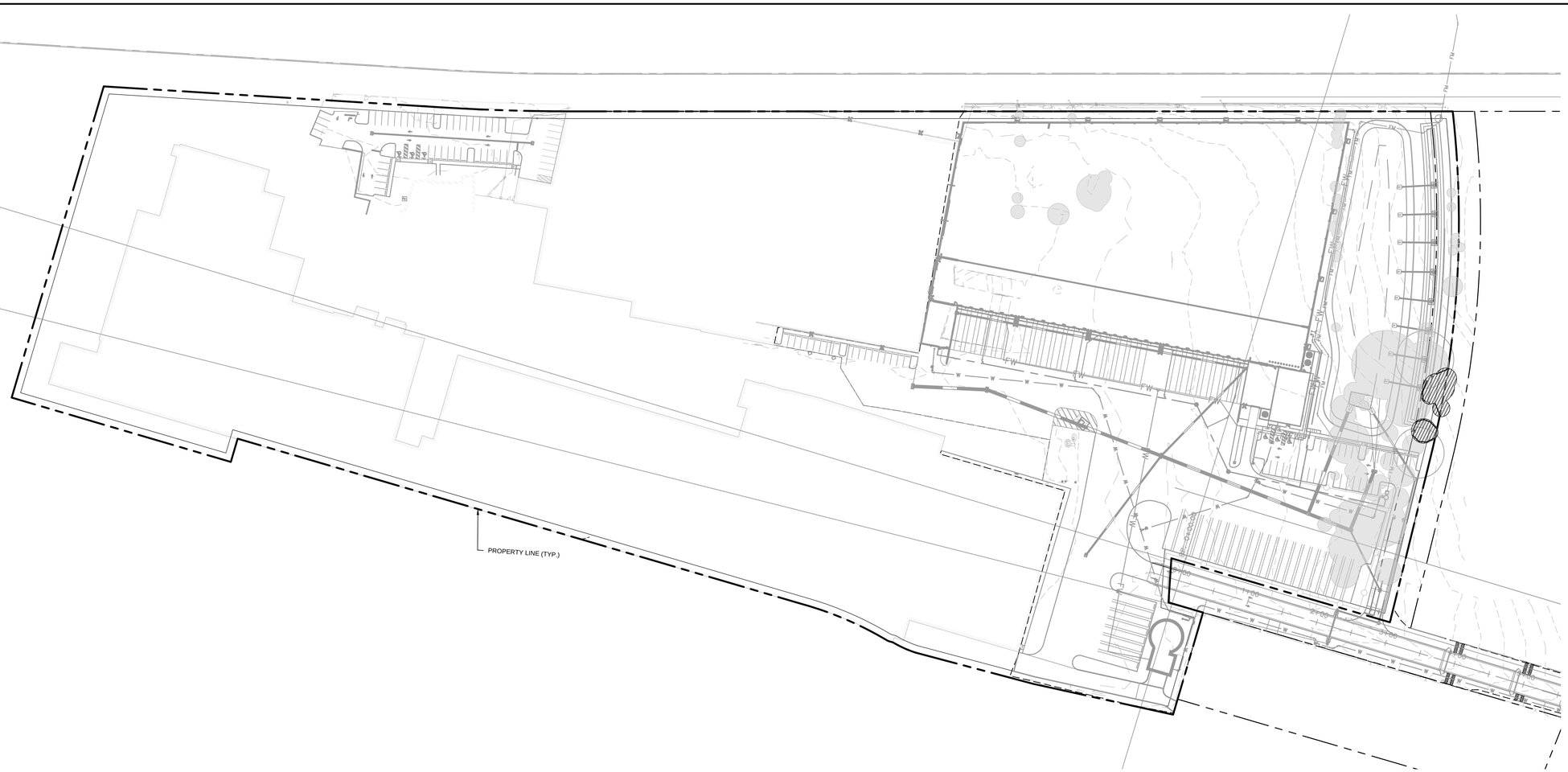

PROPERTY LINE (TYP.)
FW
W
S
OHW
SW
CW
FH
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
FIRE HYDRANT
WATER VALVE
WATER METER
GAS VALVE
GAS METER
ELECTRIC MANHOLE
ELECTRIC METER
TELEPHONE MANHOLE
TELEPHONE RISER
CABLE TV RISER
UTILITY POLE
GUY WIRE
LIGHT POLE
SIGN
MONITORING WELL
BENCHMARK
FLAG POLE
MAILBOX
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL MAST ARM
TRAFFIC SIGNAL POLE
TRAFFIC SIGNAL CONTROLLER
TRAFFIC SIGNAL VEHICLE DETECTION
TRAFFIC SIGNAL PEDESTRIAN DETECTION
TRAFFIC SIGNAL PEDESTRIAN SIGNAL
TRAFFIC SIGNAL VEHICLE SIGNAL
TRAFFIC SIGNAL SIGN
TRAFFIC SIGNAL CAMERA
TRAFFIC SIGNAL INTERCONNECT
TRAFFIC SIGNAL SPEED SIGN
TRAFFIC SIGNAL SPEED SIGN
TRAFFIC SIGNAL SPEED SIGN

TREE MITIGATION SPECIFICATIONS

A. GENERAL

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

B. TREE PROTECTION FENCING

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

C. ROOT PRUNING/TRENCHING

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

D. CLEARING

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

E. TREE CANOPY PRUNING

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

F. FERTILIZATION

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

G. INSECTICIDE

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

H. IRRIGATION

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

I. TREE REMOVALS

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

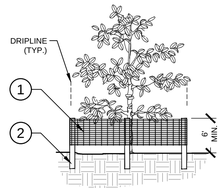
L. TOPSOIL

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

M. REPAIR OF DAMAGED TREES

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

1 L0.54 TYPICAL TREE MITIGATION NOTES



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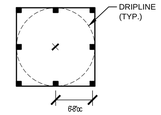

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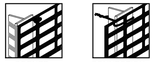

CORNER CONNECTION

CONNECTION

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

INSTALLATION NOTES:

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

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

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

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

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

2 L0.54 TREE PROTECTION FENCING
ELEVATION / PLAN NTS

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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PHONE: (407) 898-1511
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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

TREE MITIGATION NOTES AND DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER L0.54

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.54 January 15, 2026 01:20:08pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\sheetset\L0.50 – TREE MITIGATION PLAN.dwg
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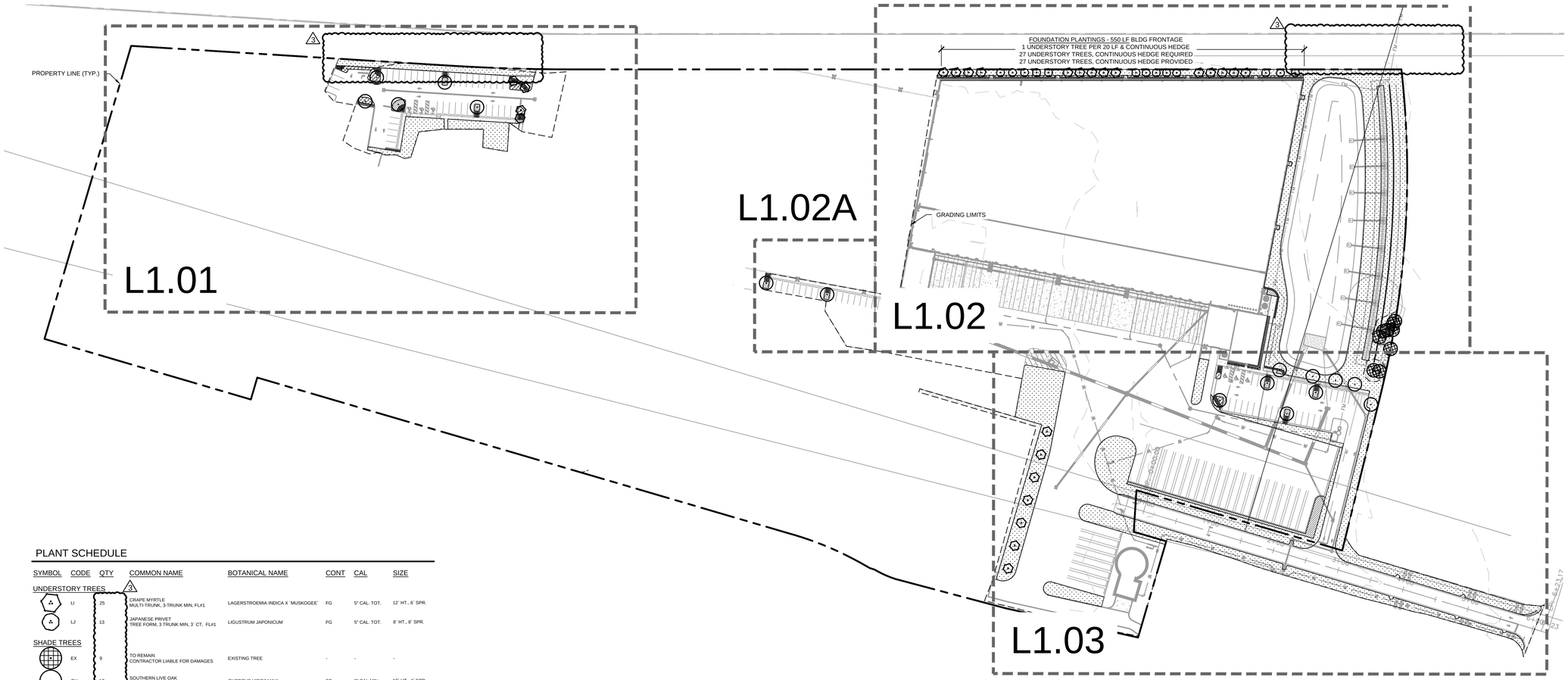

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
UNDERSTORY TREES							
	LI	25	CRAPE MYRTLE MULTI-TRUNK, 3-TRUNK MIN, FL#1	LAGERSTROEMIA INDICA X `MUSKOGEE`	FG	5" CAL. TOT.	12' HT., 6' SPR.
	LJ	13	JAPANESE PRIVET TREE FORM, 3 TRUNK MIN, 3` CT, FL#1	LIGUSTRUM JAPONICUM	FG	5" CAL. TOT.	8' HT., 8' SPR.
SHADE TREES							
	EX	9	TO REMAIN CONTRACTOR LIABLE FOR DAMAGES	EXISTING TREE	-	-	-
	QV	17	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL	QUERCUS VIRGINIANA	FG	3" CAL MIN	10' HT., 4' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	PM	266	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	SC	13	GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA	3 GAL	18" FULL	30" OC
	ZF	263	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	18" FULL	30" OC
GROUND COVERS							
	EB	1,241	DWARF MORNING GLORY 'BLUE MY MIND' FULL	EVOLVULUS NUTTALLIANUS `BLUE DAZE`	1 GAL	12" SPRD MIN	18" OC
	LL	1,128	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI `EVERGREEN GIANTS`	1 GAL	12" FULL	18" OC
SOD							
	PA	84,769 SF	ARGENTINE BAHIAGRASS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE NOTES:

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

LANDSCAPE CALCULATIONS

PER "APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
FOUNDATION PLANTINGS 1 UNDERSTORY TREE PER 20 LF CONTINUOUS HEDGE *SECTION 5.2.5 A*	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE
PARKING LOT 1 CANOPY TREE PER 10 SPACES 10% OF VUA INTERIOR PLANTINGS 30% OF VUA CANOPY COVERAGE *SECTION 5.2.5 B.1.C*	**COMBINED VUA - 34,984 SF** 8 SHADE TREES 3,498 SF OF INTERIOR PLANTINGS 10,495 SF OF CANOPY COVERAGE	**COMBINED VUA - 34,984 SF** 12 SHADE TREES, 4 UNDERSTORY TREES (2:1) 4,051 SF OF INTERIOR PLANTINGS 13,756 SF OF CANOPY COVERAGE

3

GRAPHIC SCALE IN FEET
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DATE 12/02/2025
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CHECKED BY ZLH

OVERALL LANDSCAPE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L1.00

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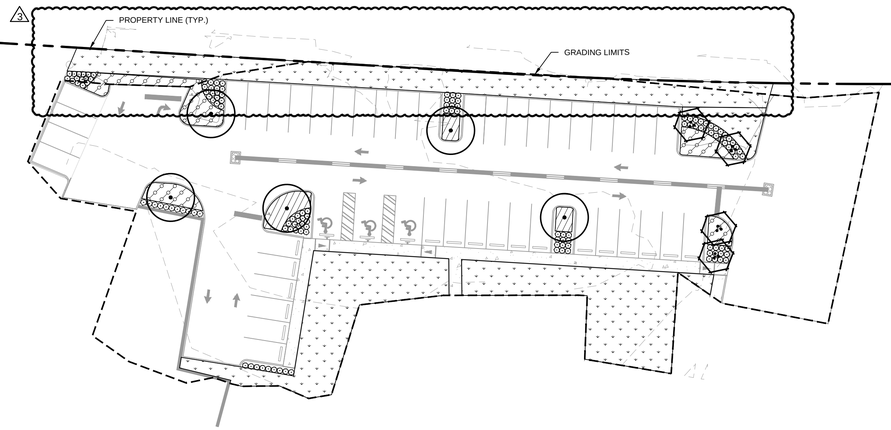
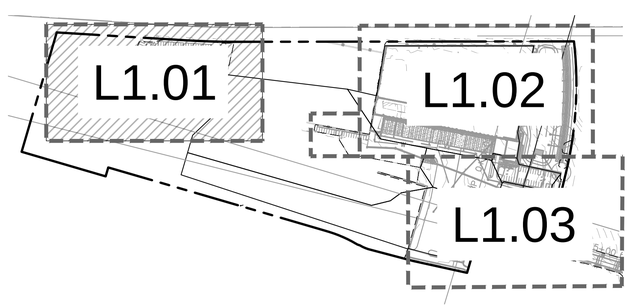


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X `MUSKOGEE` MULTI-TRUNK, 3-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3` CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
L1.01

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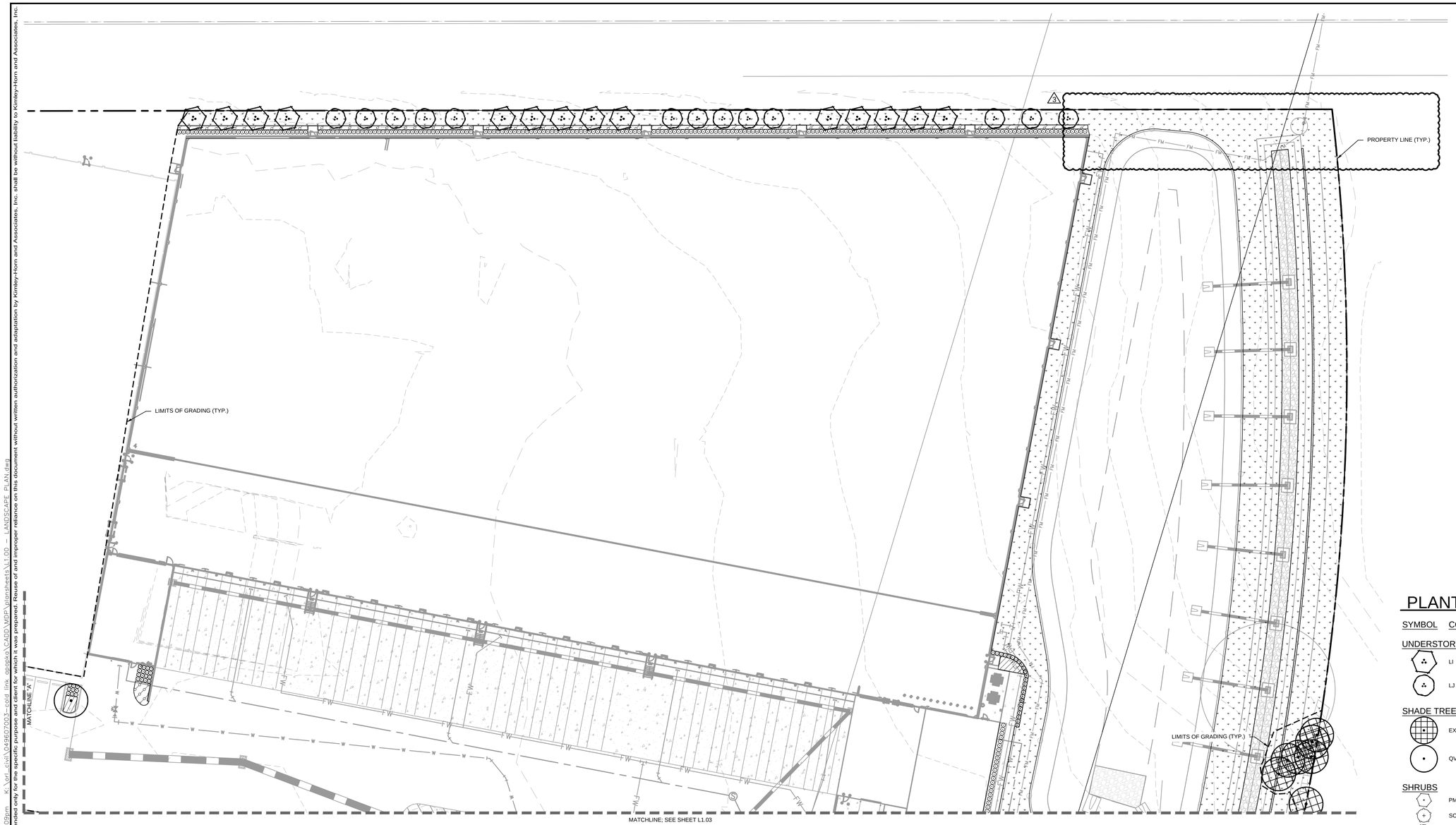

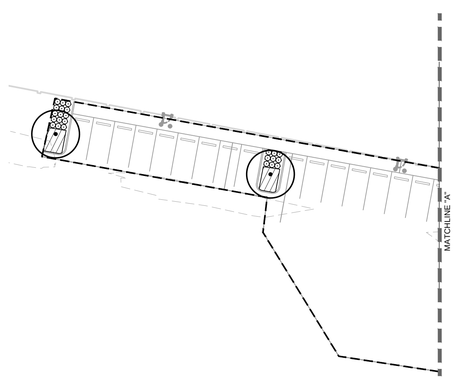

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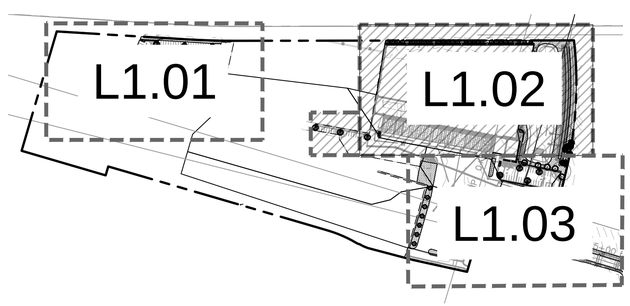
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
L1.02

Plotted By:Mariner, Jeremiah Sheet Set:Cold Link CD Layout:L1.03 January 15, 2026 01:21:21pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\sheets\L1.00 — LANDSCAPE PLAN.dwg
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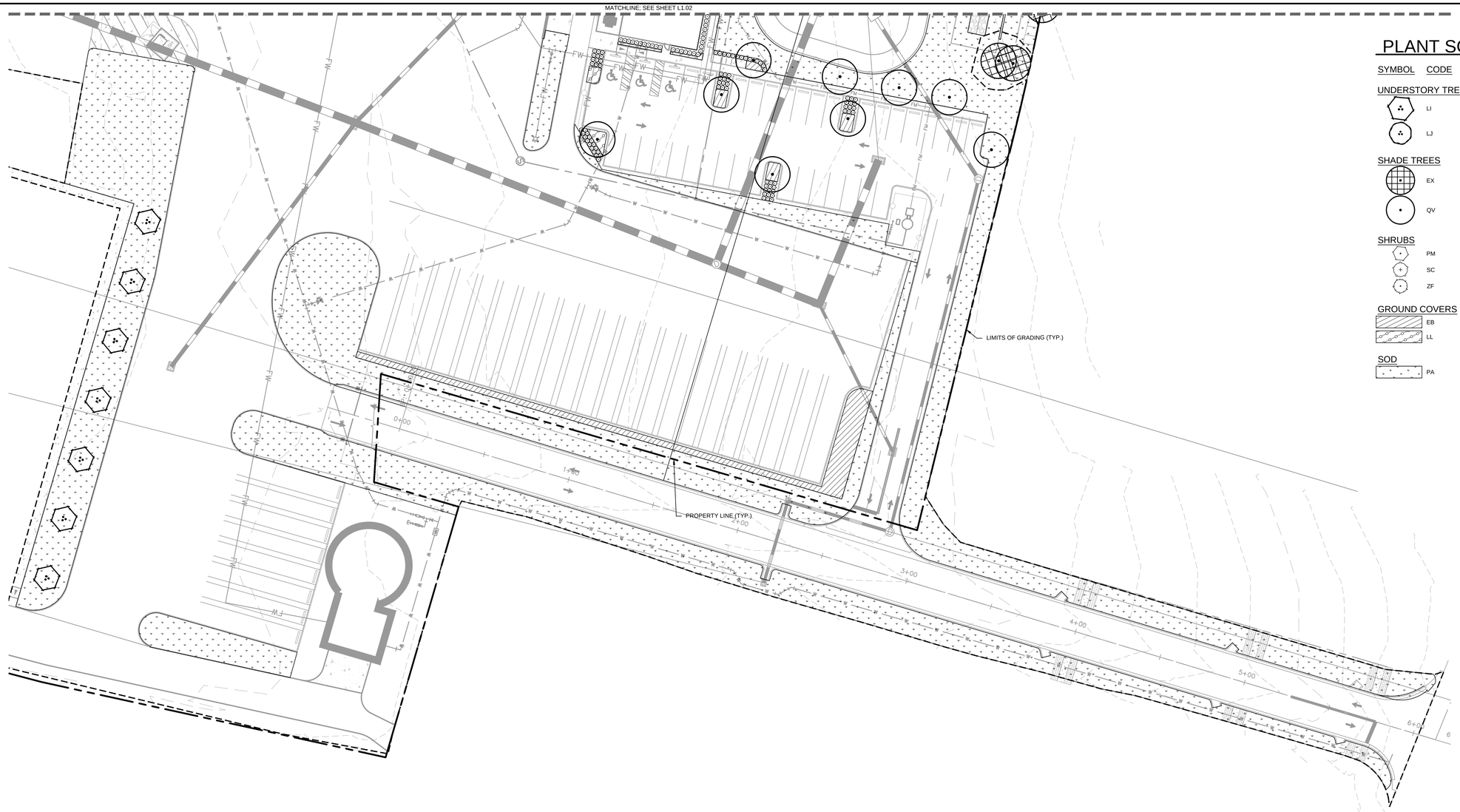
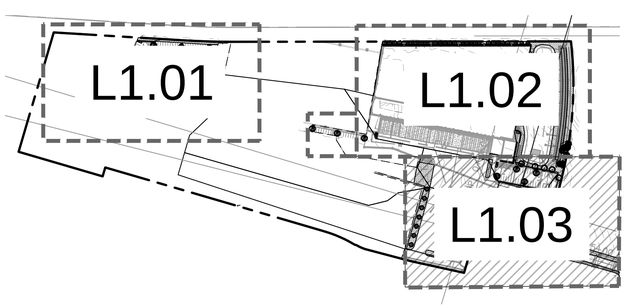


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
UNDERSTORY TREES		
	LI	LAGERSTROEMIA INDICA X `MUSKOGEE` MULTI-TRUNK, 3-TRUNK MIN, FL#1
	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3` CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



NOT TO SCALE

NORTH

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

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

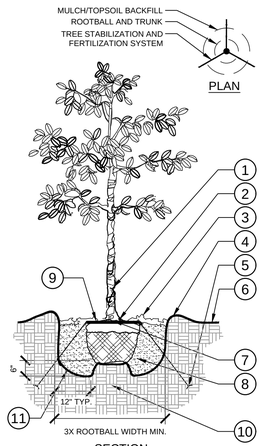
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

LANDSCAPE PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
L1.03



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

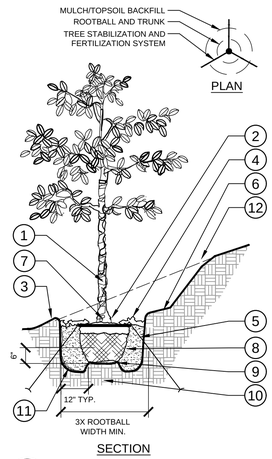
NOTES:

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

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

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

1 L1.50 **TREE PLANTING**
SECTION / PLAN — NTS



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

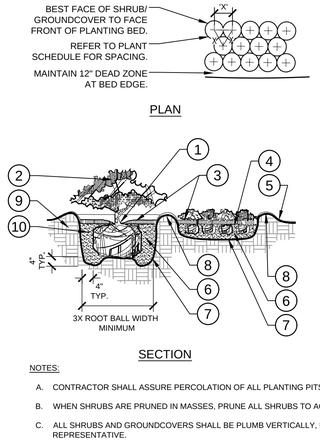
NOTES:

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

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

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

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



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

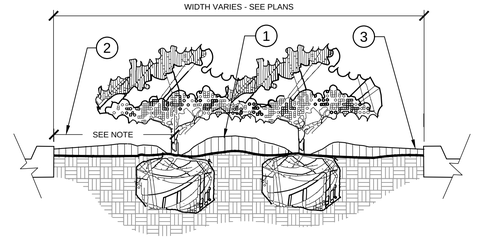
NOTES:

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

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

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

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



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

NOTES:

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

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

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

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

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

NOTES:

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

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

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

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

NOTES:

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

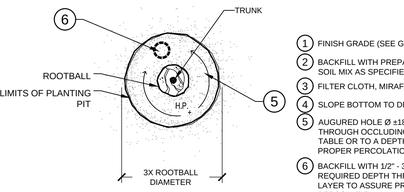
6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS**
SECTION — NTS

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

7 L1.50 **PARKING SPACE/CURB PLANTING**
SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

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



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

NOTES:

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

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

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

9 L1.50 **POOR DRAINAGE CONDITION**
SECTION / PLAN — NTS

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

INSTALLATION NOTES:

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

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

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

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

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

10 L1.50 **TREE PROTECTION FENCING**
ELEVATION / PLAN — NTS

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

NOTES:

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

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

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

11 L1.50 **PALM PLANTING**
SECTION / PLAN — NTS

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

NOTES:

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

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

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

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

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

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3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
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LANDSCAPE DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L1.50

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L1.50 January 15, 2026 01:21:28pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L1.00 - LANDSCAPE PLAN.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

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

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

B. PROTECTION OF EXISTING STRUCTURES

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

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

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

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

C. PROTECTION OF EXISTING PLANT MATERIALS

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

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

D. MATERIALS

1. GENERAL

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

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

2. PLANT MATERIALS

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

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

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

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

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

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

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

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

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMNSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS .

F. WATER

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

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

G. FERTILIZER

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

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

H. MULCH

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

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

I. DIGGING AND HANDLING

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

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

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

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

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

J. CONTAINER GROWN STOCK

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

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

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

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

K. COLLECTED STOCK

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

L. NATIVE STOCK

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

M. MATERIALS LIST

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

N. FINE GRADING

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

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

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

O. PLANTING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

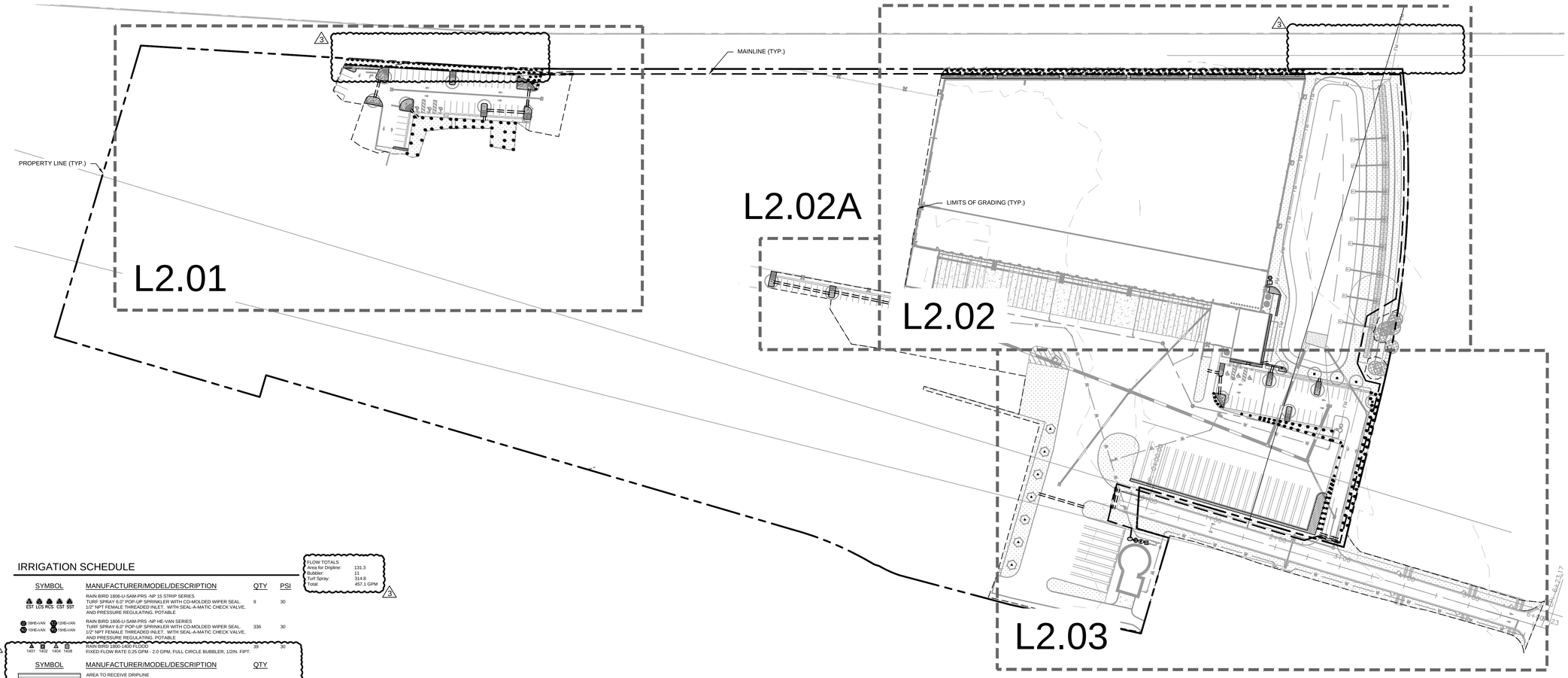
S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PL



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
20HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	336	30
1401 1402 1404 1406	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	39	30

FLOW TOTALS
Area for Dripline: 131.3
Bubbler: 11
Turf Spray: 314.8
Total: 457.1 GPM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	8,754 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
WS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX(VM)[*] LXD [LXME2(*)] ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF

IRRIGATION NOTES

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

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

OVERALL IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L2.00

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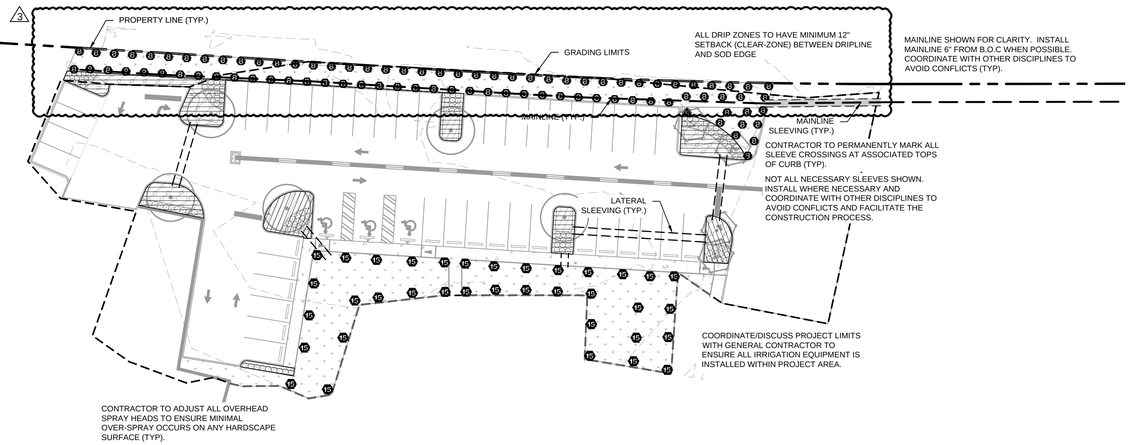
Plotted By: Martinez, Jeremiah Sheet Set: Cold Link CD Layout: L2.00 January 15, 2026 01:22:12pm K:\orl_civil\049607003-cold link apopka\CAD\MDP\plansheet\L2.00 - IRRIGATION PLAN.dwg

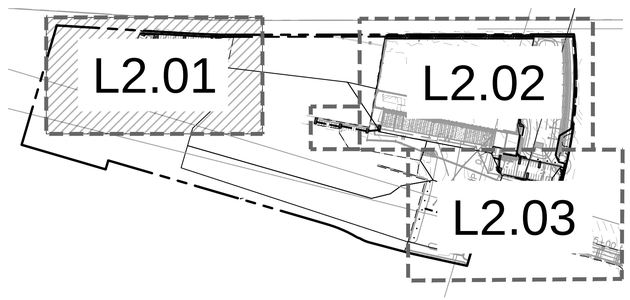


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	336	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	39	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	8,754 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM[P]	LXD	LXME2[P]	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L2.01

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L2.01 January 15, 2026 01:22:28pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L2.00 — IRRIGATION PLAN.dwn
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COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

3 ALL DRIP ZONES TO HAVE MINIMUM 12" SETBACK (CLEAR-ZONE) BETWEEN DRIPLINE AND SOD EDGE

CONTRACTOR TO ADJUST ALL OVERHEAD SPRAY HEADS TO ENSURE MINIMAL OVER-SPRAY OCCURS ON ANY HARDSCAPE SURFACE (TYP).

PROPERTY LINE (TYP.)

MAINLINE (TYP.)

MAINLINE SHOWN FOR CLARITY. INSTALL MAINLINE 6" FROM B.O.C WHEN POSSIBLE. COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS (TYP).

IRRIGATE TO ESTABLISHMENT

LIMITS OF GRADING (TYP.)

CONTROLLER & RAIN SENSOR TO BE LOCATED OUTSIDE IN GREEN SPACE, SCREENED FROM THE PUBLIC VIEW. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR.

PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE. BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES.

CONTRACTOR TO PROVIDE CONDUIT AND 110V, SINGLE PHASE POWER FOR CONTROLLER & 480V / 3 PHASE POWER FOR BOOSTER PUMP (SEE UTILITY PLAN).

C

MATCHLINE "A"

MATCHLINE; SEE SHEET L2.03

LIMITS OF GRADING (TYP.)

IRRIGATE TO

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RFS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
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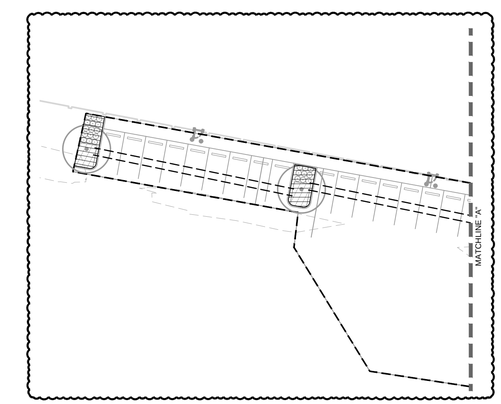
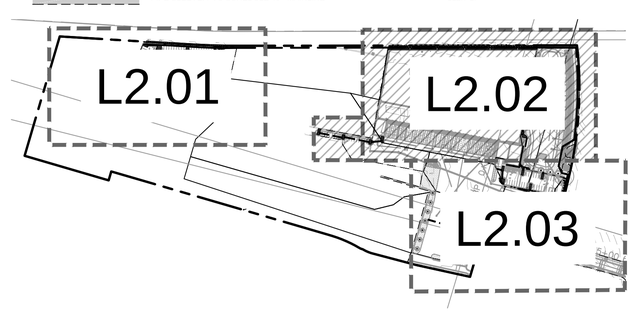
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF





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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION PLAN

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER
L2.02

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L2.03 January 15, 2026 01:23:19pm K:\Ort_civil\049607003-cold link apopka\CAD\WDP\sheetset\L2.00 – IRRIGATION PLAN.dwg
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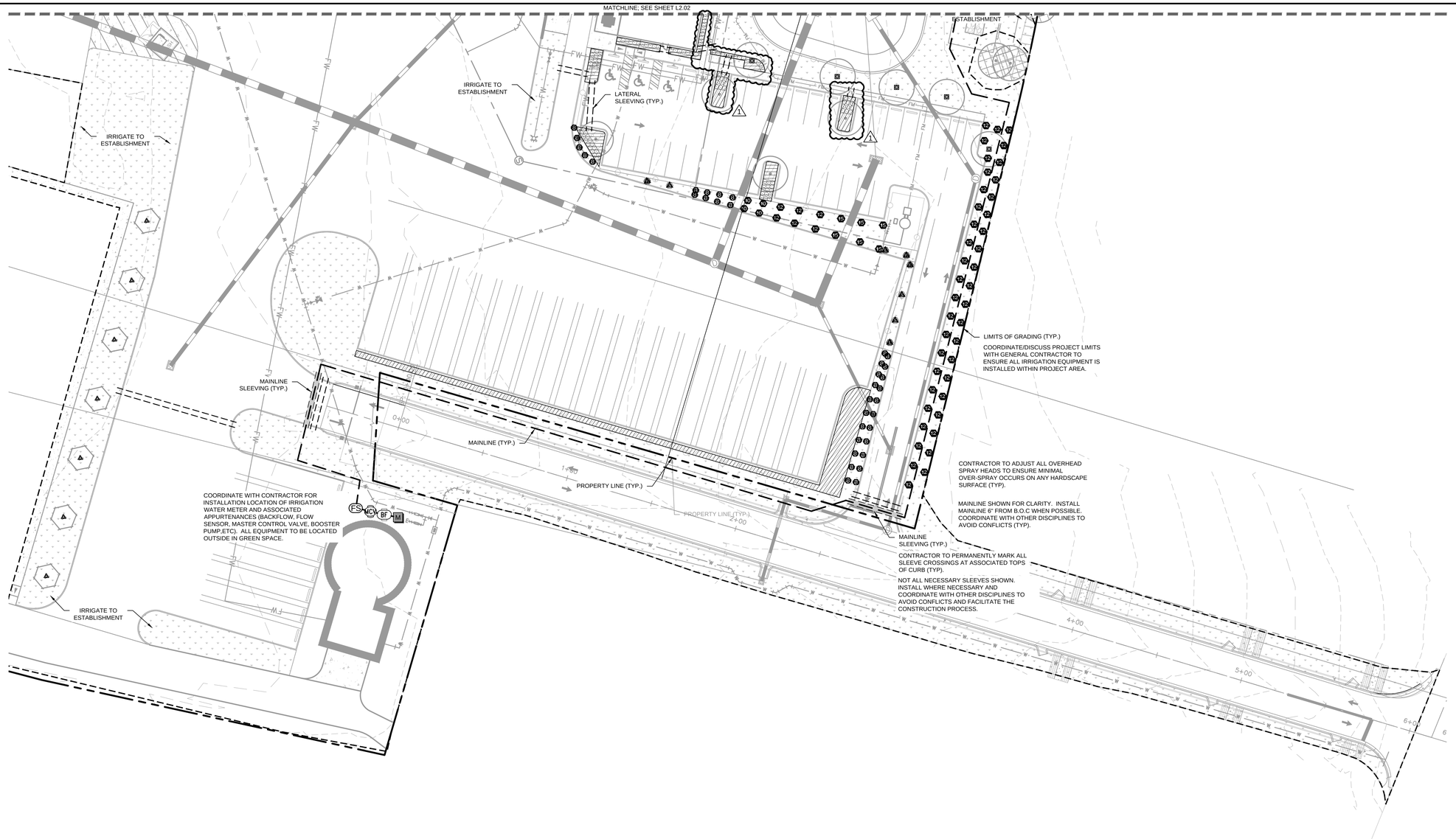

IRRIGATION SCHEDULE

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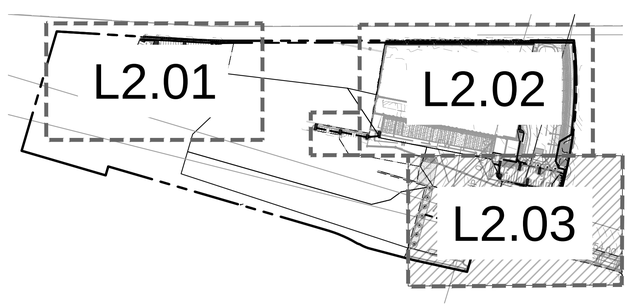
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



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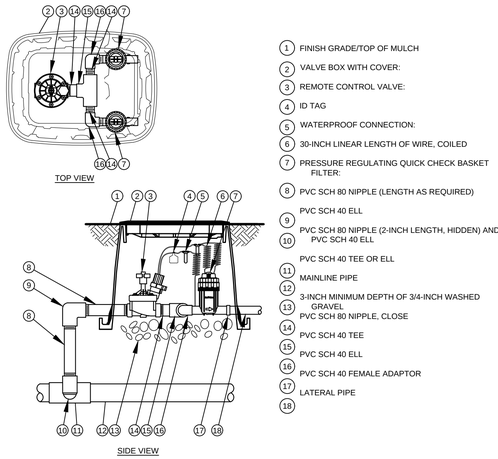
IRRIGATION PLAN

APOPKA COLD STORAGE

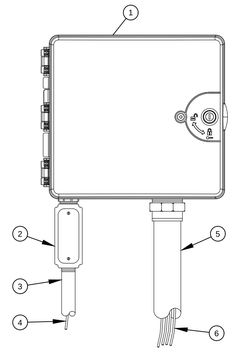
FLORIDA
APOPKA

SHEET NUMBER
L2.03



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

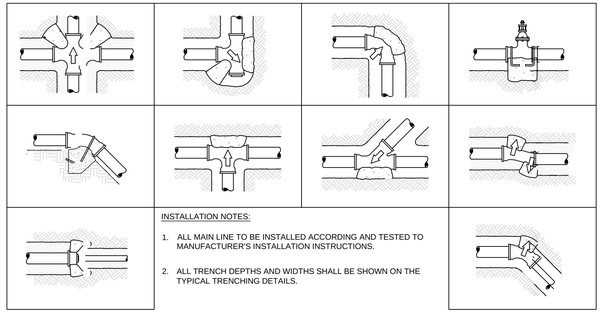
1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



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

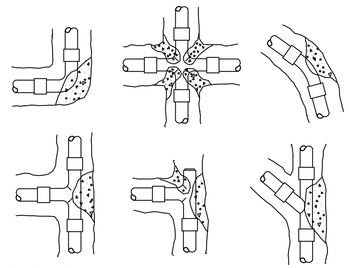
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT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

2 L2.50 TYPICAL CONTROLLER
ELEVATION — NTS



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

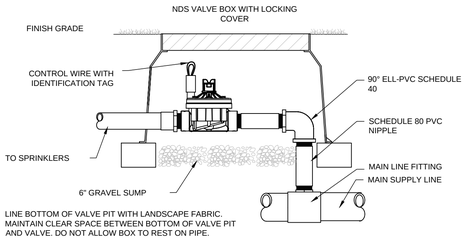
3 L2.50 TYPICAL THRUST BLOCK
SECTION — NTS



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

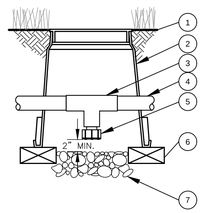
BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION — NTS



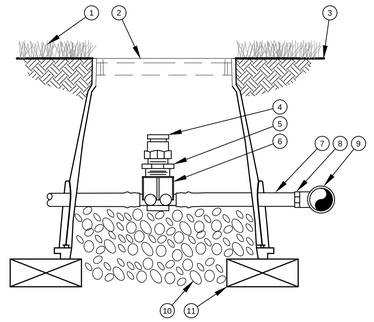
LINE BOTTOM OF VALVE PIT WITH LANDSCAPE FABRIC. MAINTAIN CLEAR SPACE BETWEEN BOTTOM OF VALVE PIT AND VALVE. DO NOT ALLOW BOX TO REST ON PIPE.

5 L2.50 TYPICAL CONTROL VALVE
SECTION — NTS



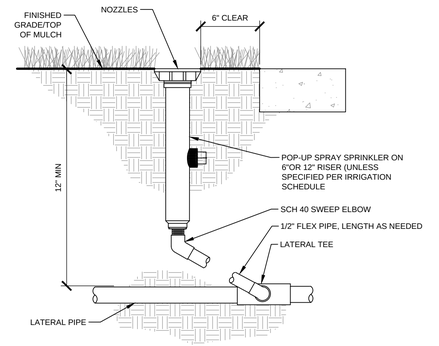
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 L2.50 DRAIN VALVE
SECTION — NTS

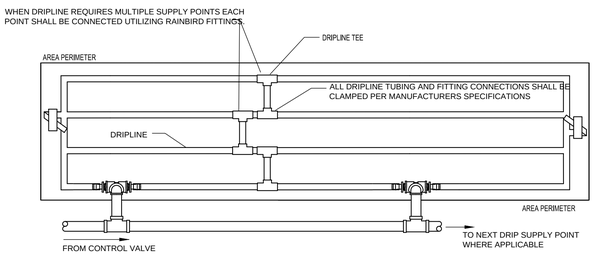


1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH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

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



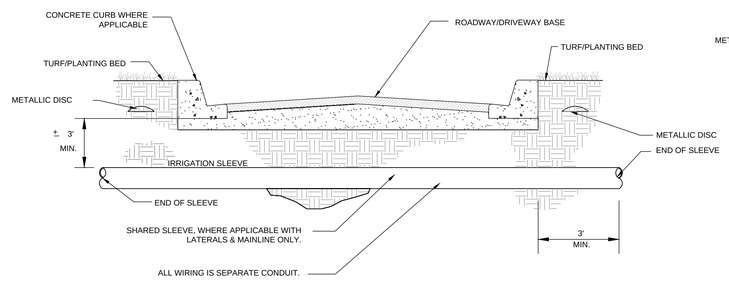
8 L2.50 TYPICAL IRRIGATION HEAD
SECTION — NTS



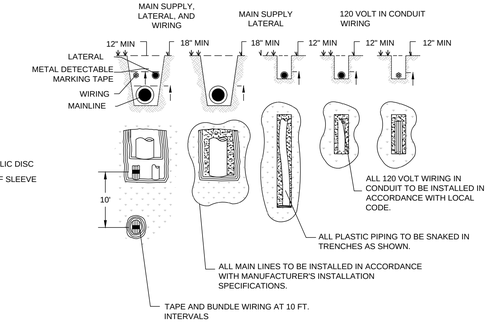
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

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

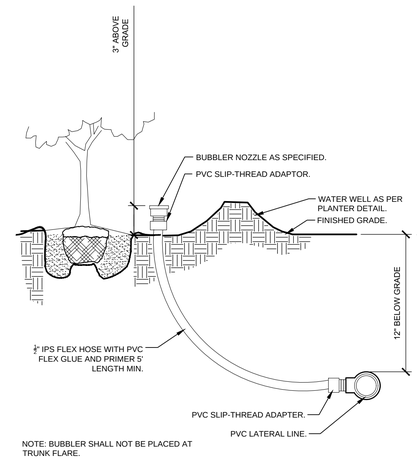
9 L2.50 TYPICAL DRIP LINE
PLAN — NTS



10 L2.50 TYPICAL SLEEVING
SECTION — NTS



11 L2.50 TYPICAL TRENCHING
SECTION / PLAN — NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 L2.50 TYPICAL BUBBLER
SECTION — NTS

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER L2.50

Plotted By:Martinez, Jeremiah Sheet:Set-Cold Link CD Layout:L2.50 January 15, 2026 01:23:27pm K:\orl_civil\049607003-cold link apopka\CAD\MDP\plansheets\L2.00 – IRRIGATION PLAN.dwg
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Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L2.51 January 15, 2026 01:23:32pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L2.00 - IRRIGATION PLAN.dwg
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IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION NOTES

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER
L2.51

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:P1.0 PHOTOMETRIC PLAN January 15, 2026 01:23:44pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheets\P1.0 - PHOTOMETRIC PLAN.dwg

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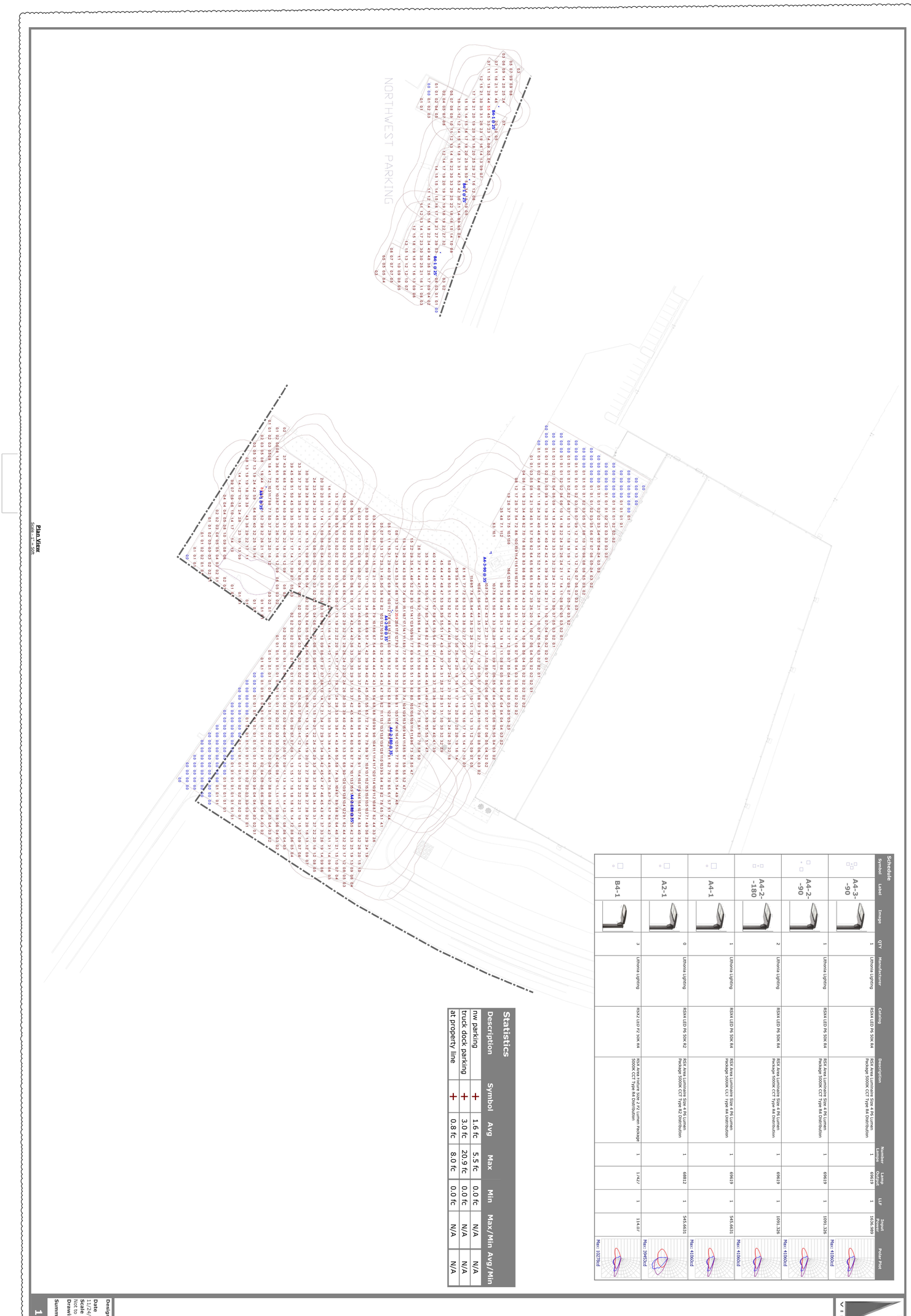

3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
No.	REVISIONS	DATE	BY

SHEET NUMBER P1.0

APOPKA COLD STORAGE

APOPKA FLORIDA

PHOTOMETRIC PLAN

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

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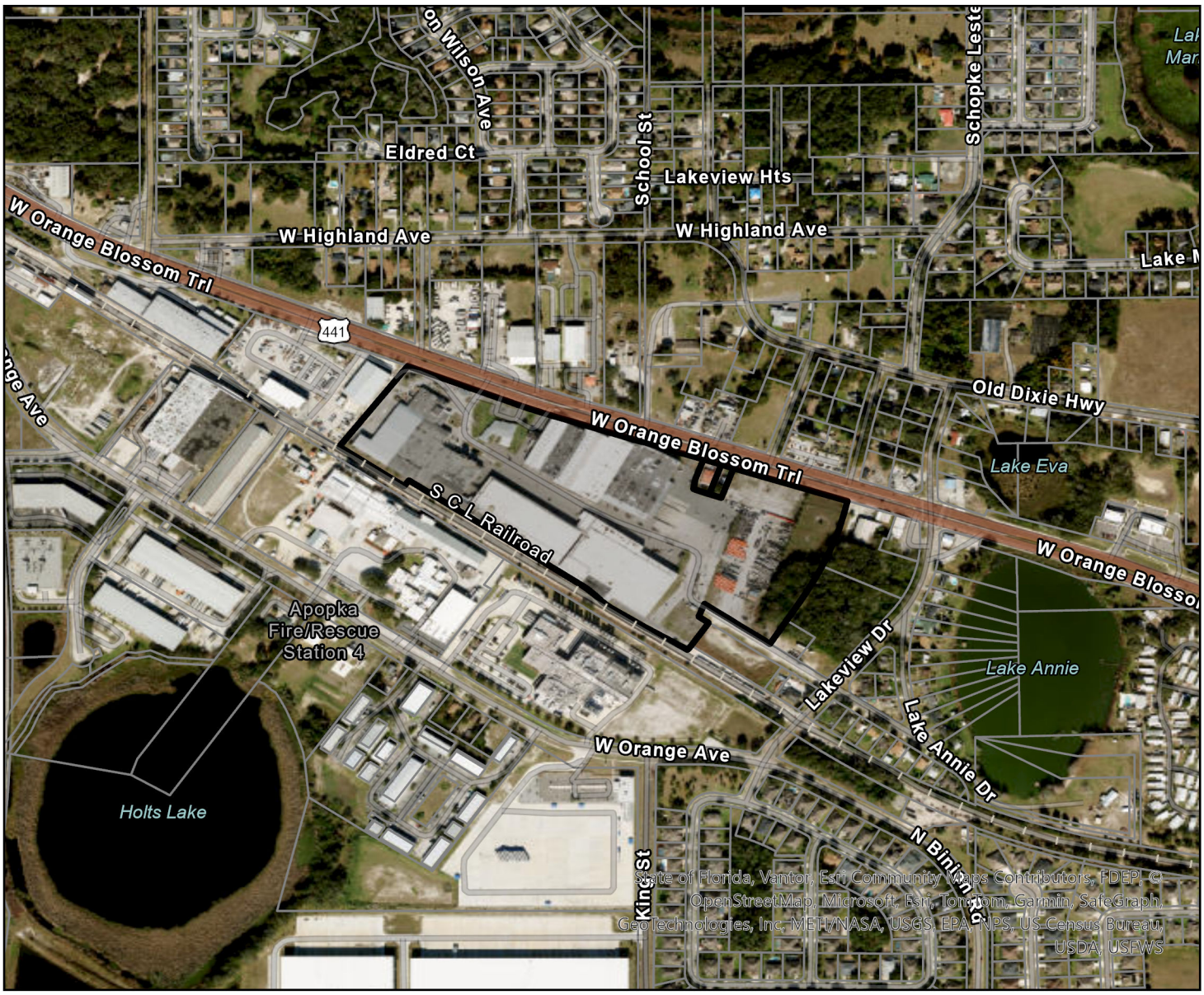

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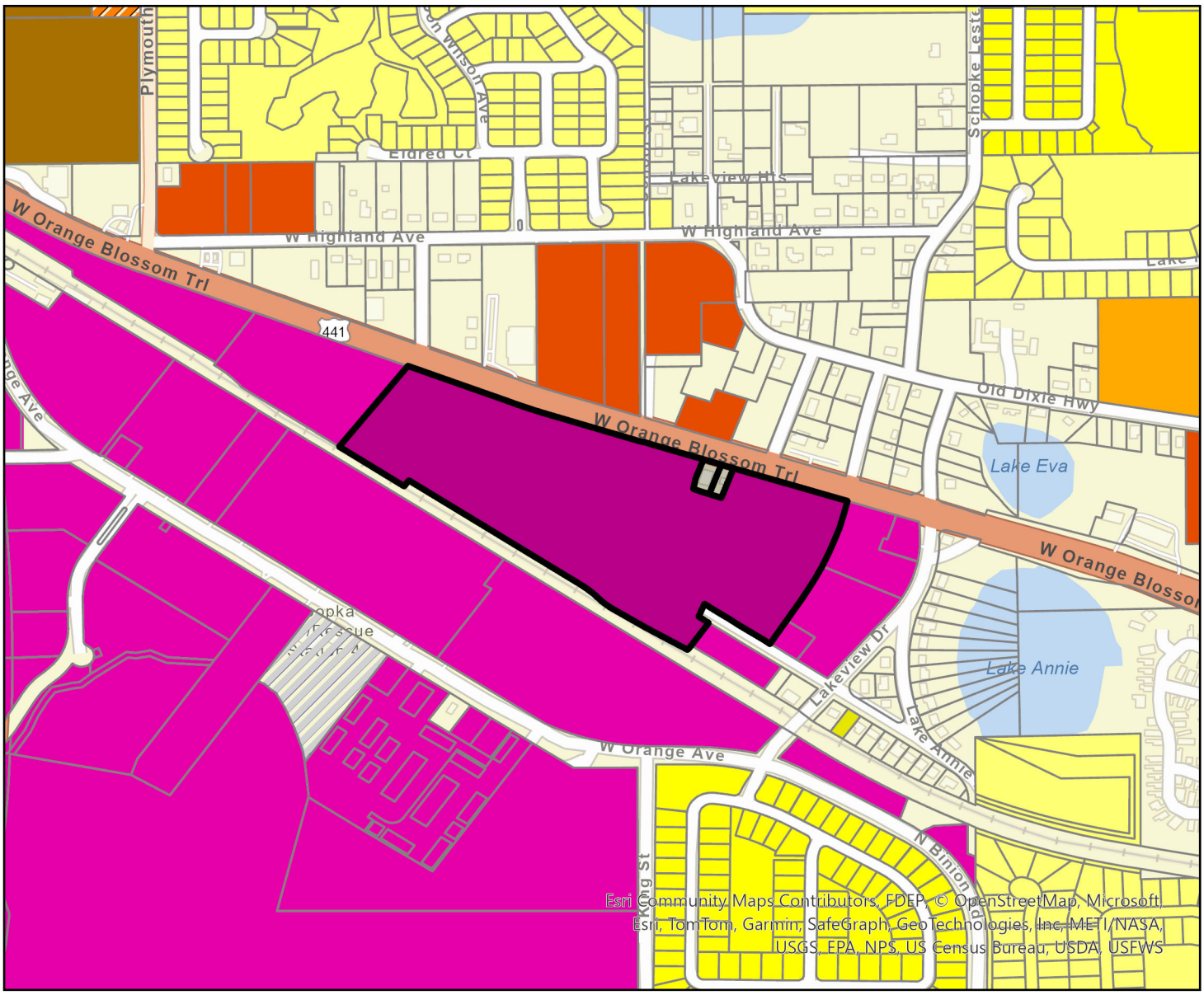


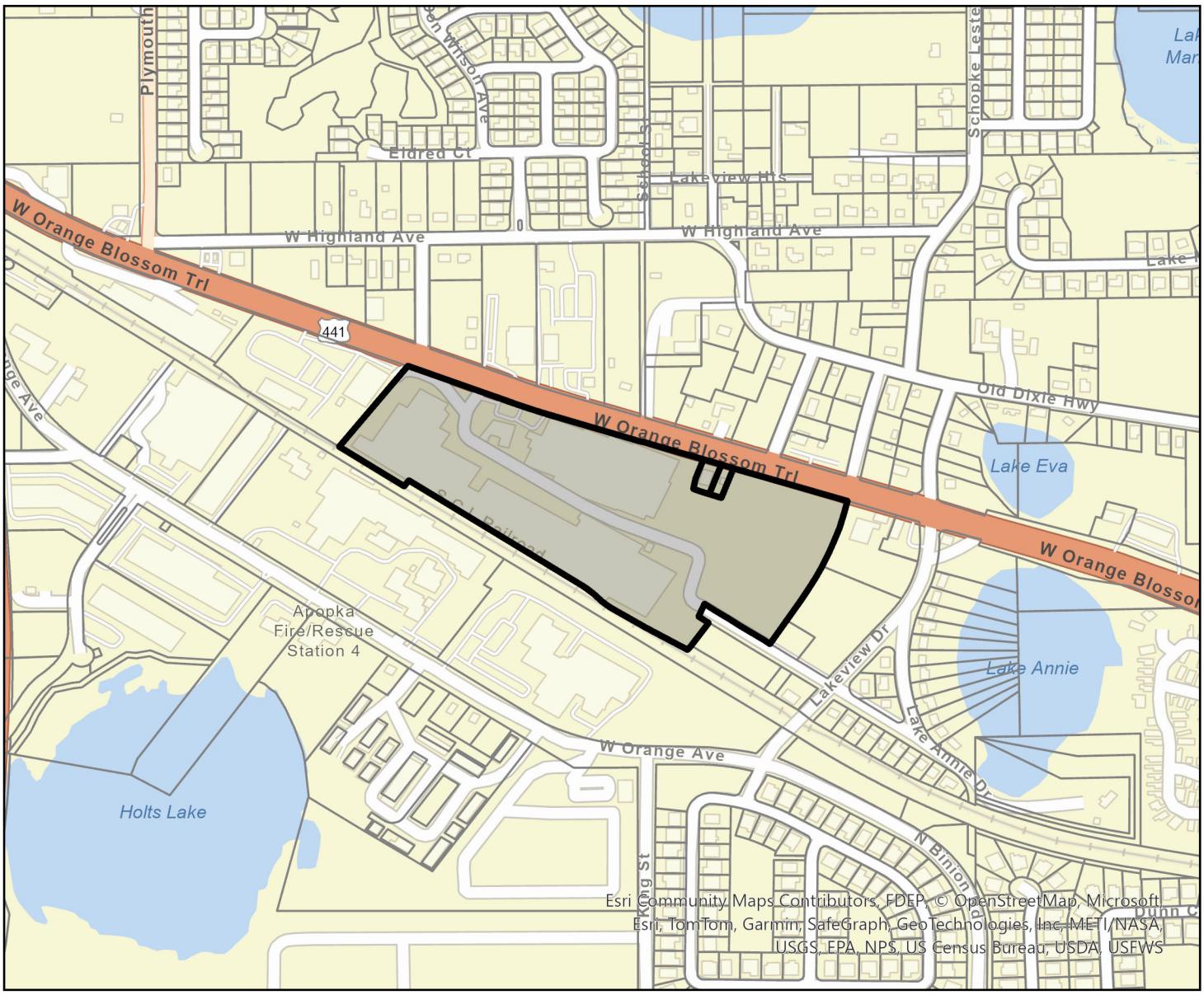
Parcel

Apopka Future Land Use

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

0 0.1 0.21 0.42 Miles

N



Parcel
Cold Link Apopka

0 0.1 0.21 0.42 Miles

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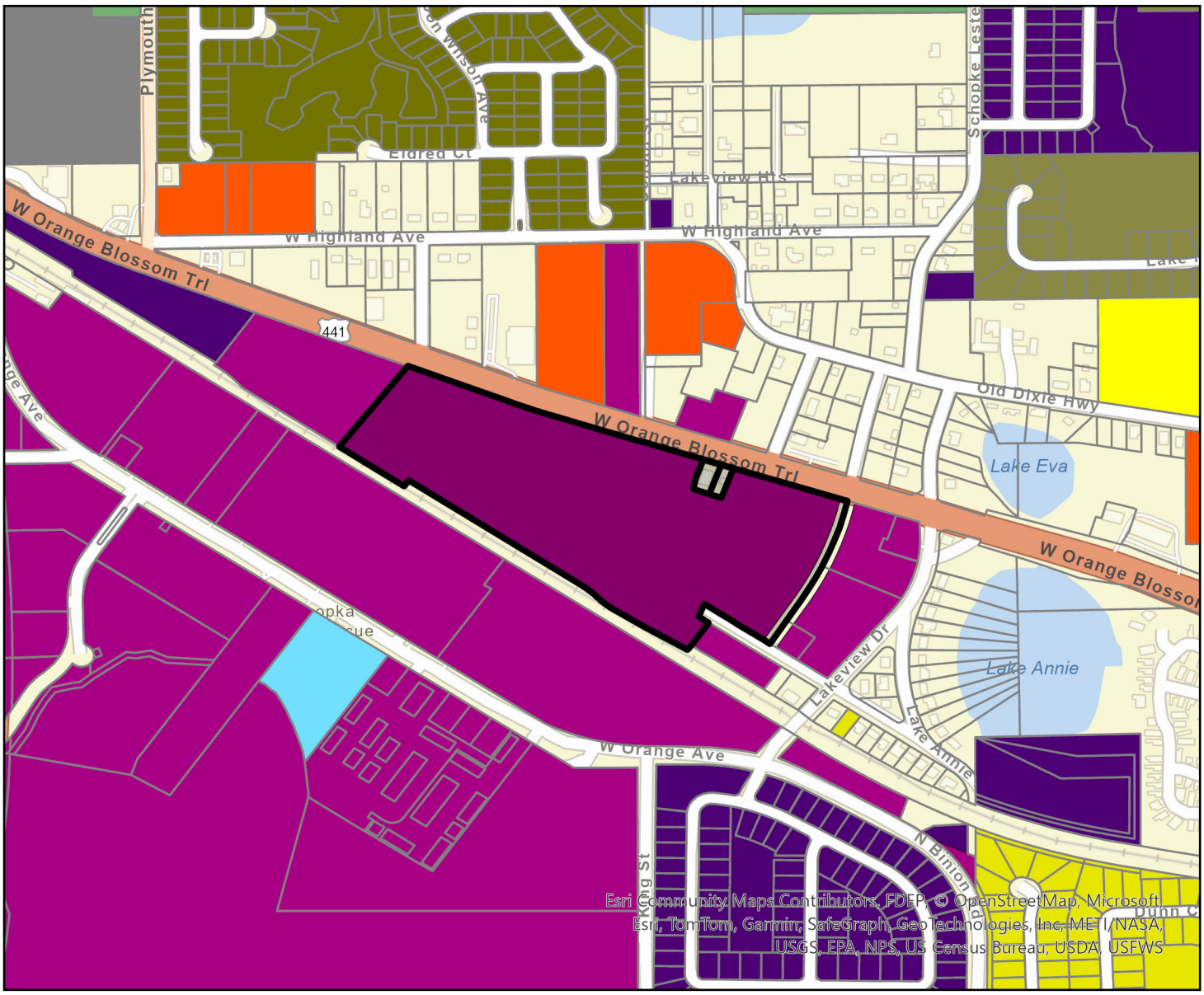

Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Cold Link Apopka

0 0.1 0.21 0.42 Miles

N