APOPKA PLANNING COMMISSION AGENDA

April 14, 2026 5:30 PM

Apopka City Hall Commission 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 Commission, 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 Commission 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 Commission.

APPROVAL OF MINUTES

1. **Meeting Minutes from March 10th, 2026**

PUBLIC HEARING

1. **Legislative – Ordinance Number 3157 – Small-Scale Future Land Use Amendment – 171 W. Orange St and 15 N. Washington Ave**
   Owner(s): JV CV Residential Properties LLC
   Applicant(s): Alynne Cordray
   Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221
   Location: 171 W. Orange Street and 15 N. Washington Avenue
   Project: Small-Scale Future Land Use Amendment
   Existing Future Land Use: Residential Low
   Existing Density: 5 dwelling units per acre
   Proposed Future Land Use: Mixed-Use
   Proposed Density: 15 dwelling units per acre
   Existing Use(s): Residential
   Existing Zoning: MU-D (Mixed-Use Downtown)
   Tract Size: 0.9 +/- Acres
   Proposed Use: Residential Development
   Proposed Number of Units: 2 Townhome buildings consisting of 8 Units (4 units in each townhome)
   School Zone: Apopka ES, Apopka Memorial MS, Apopka HS
   Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. **Quasi-Judicial – Sheeler Park Subdivision - Major Development Plan**
   Owner(s): Marvin Reid and Susan Reid
   Applicant: Marc Stehli
   Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
   Location: 1920 Sheeler Avenue
   Project: Sheeler Park Subdivision Major Development Plan
   Total Size: 40.17 +/- acre

Proposed Number of Residential Units: 115 Single Family Residential
Proposed Density: 2.86 dwelling units per acre
Schools: Lakeville ES, Piedmont Lakes MS, Wekiva HS
Project Manager: Jun Sohn, Ph.D.

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 Commission Chambers or exit the City Commission 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 March 10th, 2026 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT

- Chairperson William Gusler
- David Woods
- Eric Mock
- Wes Dumey
- Mary Norwood

MEMBERS ABSENT

- Howard Washington
- Robert Ryan
- Orange County Public Schools (Non-voting)

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.

APPROVAL OF MINUTES

1. Meeting Minutes from February 10th, 2026

    a. **Chairperson Gusler** asked for a motion to approve the meeting minutes from February 10th, 2026.
    b. Motion by **Mary Norwood** and seconded by **David Woods**.
    c. **Motion carried unanimously**.

PUBLIC HEARING

1. **Legislative – Ordinance Number 3132-Small-Scale Future Land Use Amendment – 606. S Hawthorne Avenue**
   Owner(s): Reason for the Season LLC
   Applicant(s): Jean Abi-Aoun
   Location: 606 S. Hawthorne Avenue
   Project: Small-Scale Future Land Use Amendment
   Density: N/A
   FAR: 0.60
   Project Manager: Jun Sohn, PhD

   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 **Eric Mock** to find the proposed Change in Future Land Use designation from Mixed Use and Commercial to Industrial, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend

approval of the proposed Change of Future Land Use, based on the finding and facts presented in the staff report and exhibits.

c. Seconded by **Wes Dumey**.

d. **Motion carried unanimously**.

2. **Quasi-Judicial – Ordinance Number 3133 – Change of Zoning – 606 S. Hawthorne Avenue**
   Owner(s): Reason for the Season LLC
   Applicant(s): Jean Abi-Aoun
   Location: 606. S Hawthorne Avenue
   Project: Change of Zoning
   Density: N/A
   Proposed Use: Light Industrial Development
   Project Manager: Jun Sohn, PhD

   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. 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 **Mary Norwood** to find the proposed Change of Zoning from MU-ES-GT (Mixed Use East Shore Gateway) to I-L (Light Industrial), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

   c. Seconded by **David Woods**

   d. **Motion carried unanimously**

SITE PLANS

1. **Ondich North – Major Development Plan**
   Owner(s): IPM S-1 Reo, LLC; Hmf, LLC; Charles P. Stallings; Kim L. Stallings; Euell E. Stallings, Jr.; and Crystal Denise Stallings
   Applicant: Pulte c/o Aaron Struckmeyer
   Parcel Identification Number(s): 01-20-27-0000-00-007, 01-20-27-0000-00-034, 01-20-27-0000-00-053, 02-20-27-0000-00-010, 02-20-27-0000-00-011, 02-20-27-0000-00-020 (portion of)
   Location: Northwest corner of Ondich Road and SR 453/SR 429
   Future Land Use: Residential Estate
   Existing Use: Mostly vacant and some parcels with single-family residences
   Zoning: PD (Planned Development)
   Density: 0.99 dwelling unit per acre
   Tract Size: 196.83 +/- Acres
   Project Manager: Jean Sanchez

   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 **Mary Norwood** to find the proposed Ondich North – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan based upon the findings and facts presented in the staff report and exhibits.
c. Seconded by **Eric Mock**.
d. **Motion carried unanimously**

ITEMS FOR DISCUSSION

ADJOURNMENT

The meeting adjourned at 5:43 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: April 14, 2026
Department: Community Development

SUBJECT:
Legislative – Ordinance Number 3157 – Small-Scale Future Land Use Amendment – 171 W. Orange St and 15 N. Washington Ave

ACTION ITEM INFORMATION:
Owner(s): JV CV Residential Properties LLC
Applicant(s): Alynne Cordray
Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221
Location: 171 W. Orange Street and 15 N. Washington Avenue
Project: Small-Scale Future Land Use Amendment
Existing Future Land Use: Residential Low
Existing Density: 5 dwelling units per acre
Proposed Future Land Use: Mixed-Use
Proposed Density: 15 dwelling units per acre
Existing Use(s): Residential
Existing Zoning: MU-D (Mixed-Use Downtown)
Tract Size: 0.9 +/- Acres
Proposed Use: Residential Development
Proposed Number of Units: 2 Townhome buildings consisting of 8 Units (4 units in each townhome)
School Zone: Apopka ES, Apopka Memorial MS, Apopka HS
Project Manager: Jun Sohn, Ph.D.

REQUEST:
Recommend approval of the Future Land Use Map Amendment from Residential Low to Mixed Use for 171 W. Orange Street and 15 N. Washington Avenue.

SUMMARY:
Owner(s): JV CV Residential Properties LLC
Applicant(s): Alynne Cordray
Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221
Location: 171 W. Orange Street and 15 N. Washington Avenue
Project: Small-Scale Future Land Use Amendment
Existing Future Land Use: Residential Low
Existing Density: 5 dwelling units per acre
Proposed Future Land Use: Mixed-Use
Proposed Density: 15 dwelling units per acre
Existing Use(s): Residential
Existing Zoning: MU-D (Mixed-Use Downtown)
Tract Size: 0.9 +/- Acres
Proposed Use: Residential Development
Proposed Number of Units: 2 Townhome buildings consisting of 8 Units (4 units in each townhome)
School Zone: Apopka ES, Apopka Memorial MS, Apopka HS

Direction	Future Land Use	Zoning	Present Use
North	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
East	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
South	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
West	Commercial	Mixed-Use Downtown	Commercial

PROJECT SUMMARY:
The subject properties, which are approximately 0.9 acres in size, are located at 171 W. Orange Street and 15 N. Washington Avenue. The current use is residential. The applicant is requesting a Future Land Use amendment of the properties from Residential Low (5 DU/A) to Mixed-Use (15 DU/A / 2.0 FAR) to be consistent and compatible with its current zoning, which is Mixed-Use Downtown (MU-D). The consistent and compatible future land use of the properties is Mixed-Use. The requested Future Land Use designation of Mixed-Use allows 15 dwelling units per acre according to the Apopka Comprehensive Plan 2030. The applicant has proposed a new development of 2 townhomes buildings with a total of 8 housing units. The conceptual plan that has been provided by the applicant has been attached as a reference in this staff report, while an actual development plan has not been submitted for review. Per the Land Development Code, Appendix F, Downtown Area Maps, CRA, CBD, and Original Downtown Development Overlay District, the subject properties at 171 W. Orange Street and 15 N. Washington Avenue are located within the Community Redevelopment Area (CRA) Overlay District. According to the Comprehensive Plan, Future Land Use Element, Policy 3.1.r., areas within the CRA shall be allowed to have a Future Land Use designation of Mixed-Use to encourage innovative land use techniques, creative urban design, environmental protection, and the use of sustainable development principles and practices.

Land Development Code Section 2.5.1.D.3 requires the Council to weigh the relevance of and consider whether and the extent to which the proposed amendment:

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

- Applicant’s response: Yes, the plan is consistent with comprehensive plan. The subject property is currently zoned for proposed development.
- Staff response: Staff has no objection. Comprehensive Plan, Future Land Use Element, Policy 3.1.r., states that areas within the CRA shall be allowed to have a Future Land Use designation of Mixed-Use to encourage innovative land use techniques, creative urban design, environmental protection, and the use of sustainable development principles and practices.

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

- Applicant’s response: No, it is not in conflict with any portion of the LDC.
- Staff response: Staff has no objection.

3. Addresses a demonstrated community need;

- Applicant’s response: Creates housing in line with traditional planning guidelines and increases density in an area planned for growth.
- Staff response: Staff has no objection.

4. Is required by changed conditions;

- Applicant’s response: There is no changing conditions. Property is currently zoned for proposed development.

- Staff response: Staff has no objection.

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

- Applicant's response: Yes, it is compatible with existing and proposed uses surrounding the subject land.
- Staff response: Staff has no objection. Comprehensive Plan, Future Land Use Element, Policy 3.1.r., states that areas within the CRA shall be allowed to have a Future Land Use designation of Mixed-Use to encourage innovative land use techniques, creative urban design, environmental protection, and the use of sustainable development principles and practices.

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

- Applicant's response: Yes, would result in a logical and orderly development pattern.
- Staff response: Staff has no objection.

7. 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

- Applicant's response: No, would not have adverse impacts on natural environment.
- Staff response: Staff has no objection. This is considered infill development.

8. 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).

- Applicant's response: Property is centrally located and adequately served with existing public facilitates.
- Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:
An inquiry was sent to Orange County Public Schools (OCPS) regarding the school capacity requirement for this application. OCPS determined that school capacity is not available. The School Capacity Determination Letter from OCPS has been attached to this staff report. The property is zoned for Apopka Elementary, Apopka Memorial Middle, and Apopka High Schools. Per the Capacity Determination Letter, the school capacity of Apopka Elementary and Apopka Memorial Middle School is available, but Apopka High School is not available.

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 February 16, 2026.

PUBLIC HEARING SCHEDULE:
April 14, 2026 – Planning Commission (5:00 P.M.)
May 6, 2026 – City Commission (1:30 P.M.), First Reading
May 20, 2026 – City Commission (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
March 27, 2026 – Apopka Chief
March 20, 2026 – Mailed notices to adjacent property owners
March 20, 2026 – Posters placed on property

LAND USE REPORT:

1. **Relationship of adjacent properties**

Direction	Future Land Use	Zoning	Present Use

North	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
East	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
South	Residential Low (5 DU/A)	Mixed-Use Downtown	Residential
West	Commercial	Mixed-Use Downtown	Commercial

2. Land Use Analysis

The subject property is located in the Joint Planning Area between Orange County and the City of Apopka. The properties are surrounded by residential and commercial uses and are in the Mixed-Use Downtown Zoning District. For consistency between the property's Future Land Use and Zoning, land use of the subject property is recommended for Mixed-Use, allowing 15 dwelling units per acre to be consistent with its zoning, as well as the Comprehensive Plan policies, Development Design Guidelines, and the Land Development Code.

Per the Land Development Code, Appendix F, Downtown Area Maps, CRA, CBD, and Original Downtown Development Overlay District, the subject properties at 171 W. Orange Street and 15 N. Washington Avenue are located within the Community Redevelopment Area (CRA) Overlay District. According to the Comprehensive Plan's Future Land Use Element, Policy 3.1.r., areas within the CRA shall be allowed to have a Future Land Use designation of Mixed-Use to encourage innovative land use techniques, creative urban design, environmental protection, and the use of sustainable development principles and practices. Further land use analysis is provided in the section below, City of Apopka Comprehensive Plan Policies. The Downtown Area Map is attached.

The property is approximately 0.9 acres in size and is located in one of the following areas:

- Wekiva Parkway Interchange Plan Area: No
- Wekiva River Protection Area: No
- Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed Small-Scale Future Land Use Amendment request for a change from Residential Low to Mixed Use is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:
Future Land Use Element:
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 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 20.79 and 20.810 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.

Transportation Element: Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area.

Infrastructure Element: Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service.

Conservation Element: A habitat study will not be required as the development is less than ten (10) acres.

Land Use Calculations:
- CURRENT: Residential Medium = 5 Dwelling Units/Acres * 0.9 Acres = 4.5 Single-Family units
- PROPOSED: Mixed-Use = 15 Dwelling Units/Acres * 0.9 Acres = 13.5 Single-Family units This initial review does not preclude conformance with concurrency requirements at the time of development approval.

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):
Recommends approval of the change in Future Land Use designation from Residential Low to Mixed Use, finding the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

Recommended Motion – Planning Commission:
Find the proposed Change in Future Land Use designation from Residential Low to Mixed Use, consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommend approval of the proposed Change of Future Land Use, based on the findings and facts presented in the staff report and exhibits.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ATTACHMENTS:
1. Ordinance No. 3157
2. Map Series
3. CRA Map
4. Advertisement March 27
5. School Capacity Determination
6. Conceptual Plan
7. Community Meeting Summary

ORDINANCE NO. 3157

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL LOW TO MIXED USE FOR PROPERTIES LOCATED AT 171 W. ORANGE STREET AND 15 N. WASHINGTON AVENUE; OWNED BY JV CV RESIDENTIAL PROPERTIES LLC, COMPRISING 0.9 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Apopka adopted the City's Comprehensive Plan by Ordinance No. 653 on October 2, 1991, 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 Commission of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on April 14, 2026, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

WHEREAS, the City Commission 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 of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Commission of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED, by the City Commission 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. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from Residential Low to Mixed Use for certain real properties generally located East of Washington Avenue and North of Orange Street, comprising 0.9 acres more or less; as shown and further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

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 Commission of the City of Apopka, Florida, this _____ day of _____, 2026.

READ FIRST TIME: May 6, 2026

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Mayor

Approved as to form and legal sufficiency:

_____

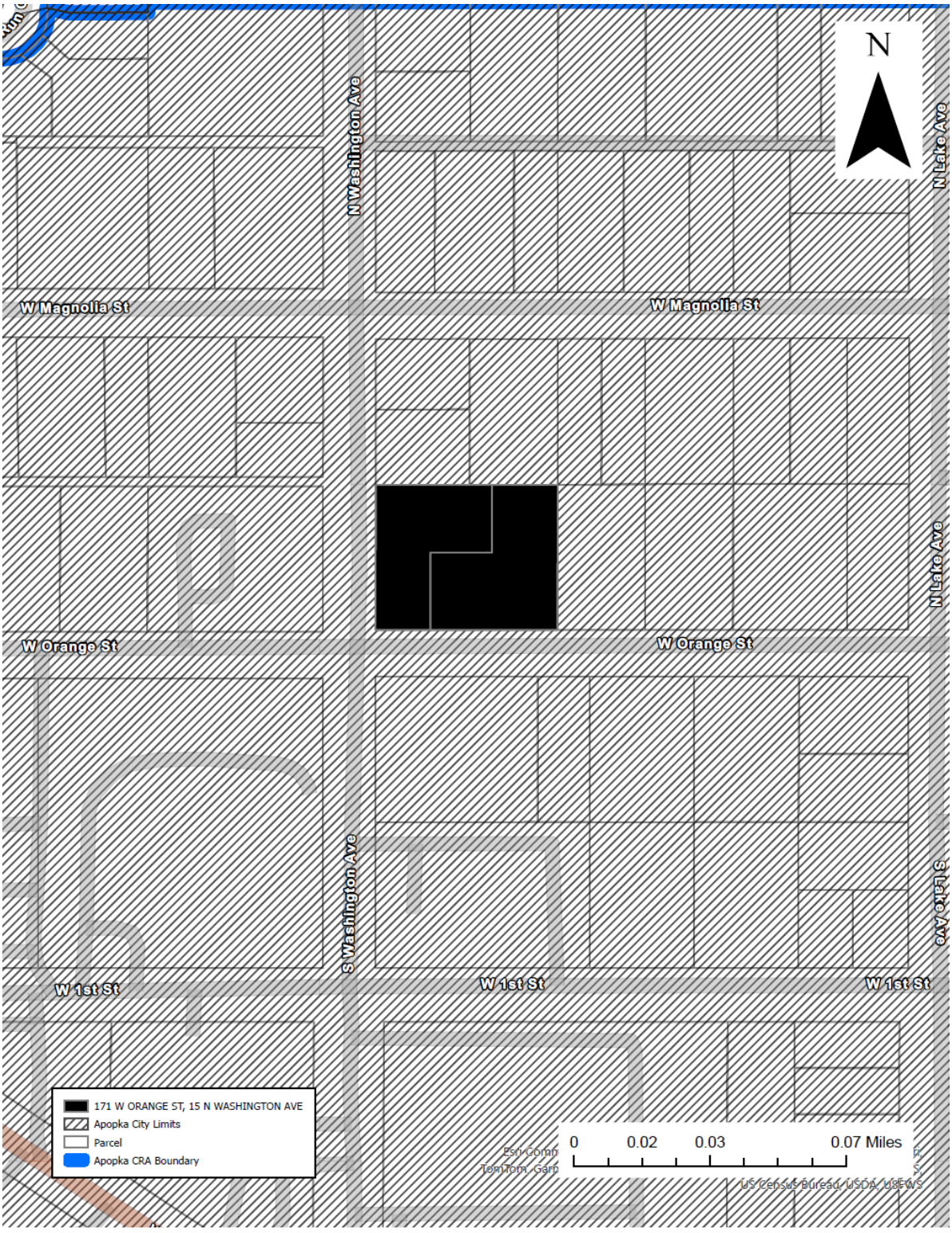
Clifford B. Shepard, City Attorney

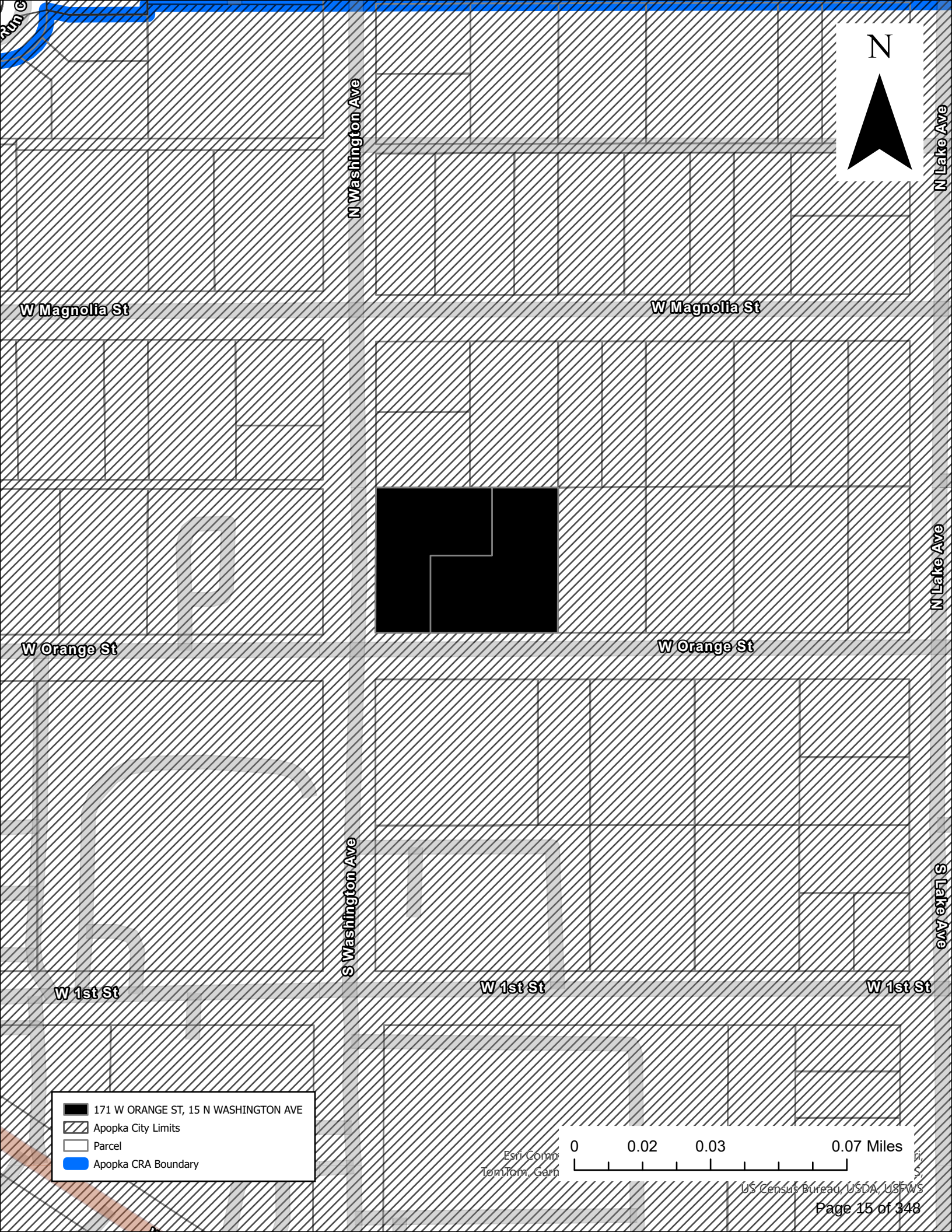
DULY ADVERTISED FOR PUBLIC HEARING: March 27, 2026

1

EXHIBIT "A"
Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221

Location Map

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171 W ORANGE ST, 15 N WASHINGTON AVE
Apopka City Limits
Parcel
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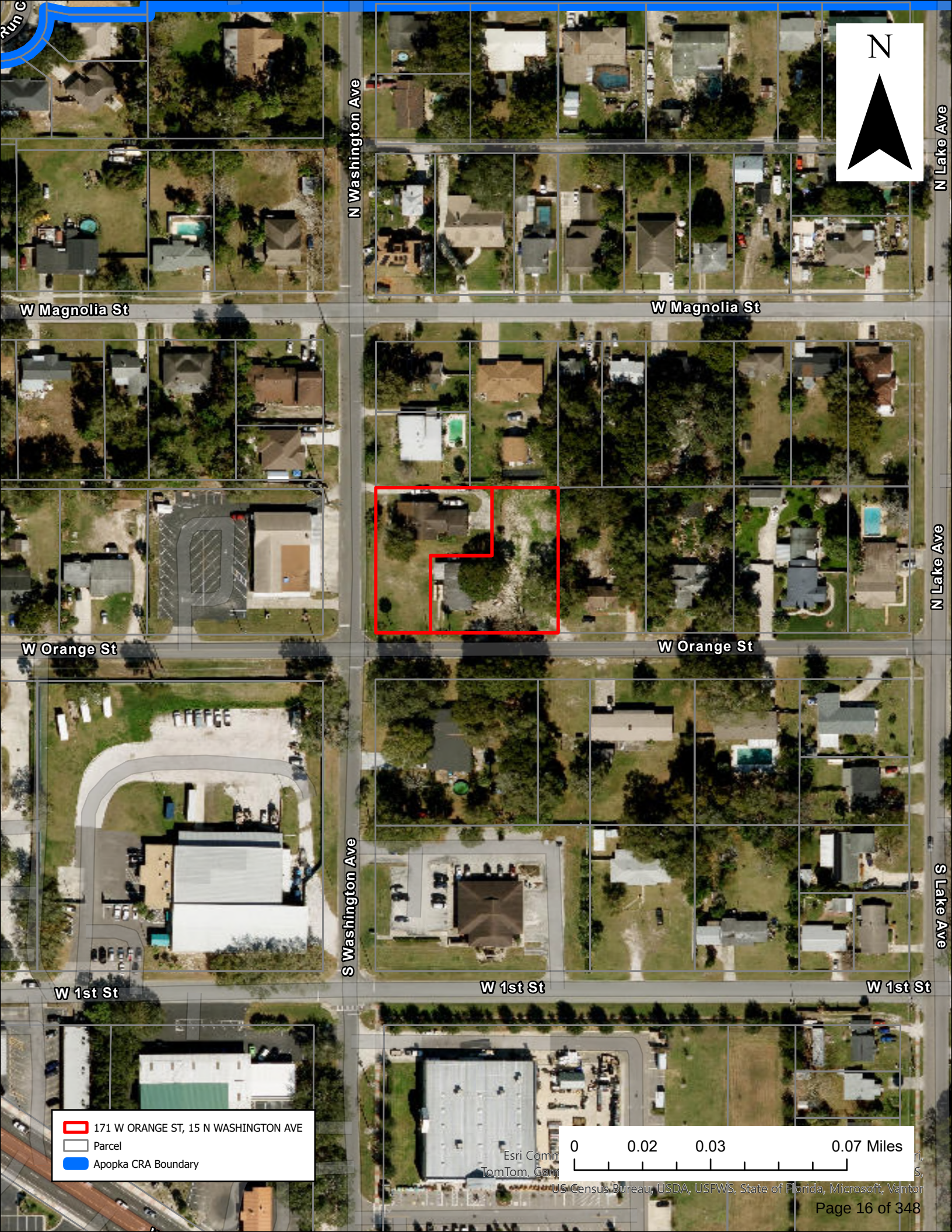
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171 W ORANGE ST, 15 N WASHINGTON AVE
Parcel
Apopka CRA Boundary
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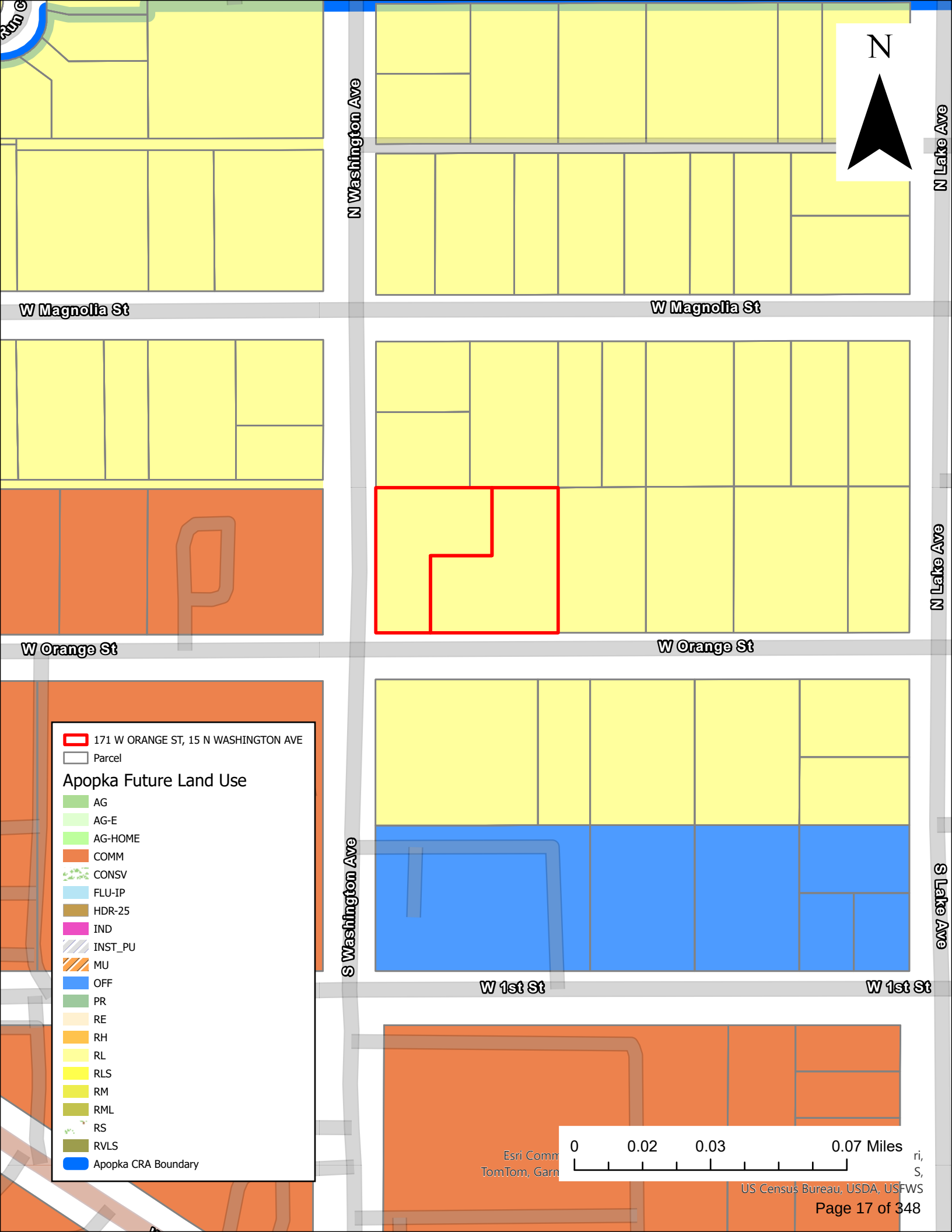
TomTom, Garmin
US Census Bureau, USDA, USFWS, State of Florida, Microsoft, Vantor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171 W ORANGE ST, 15 N WASHINGTON AVE
Parcel
Apopka Future Land Use
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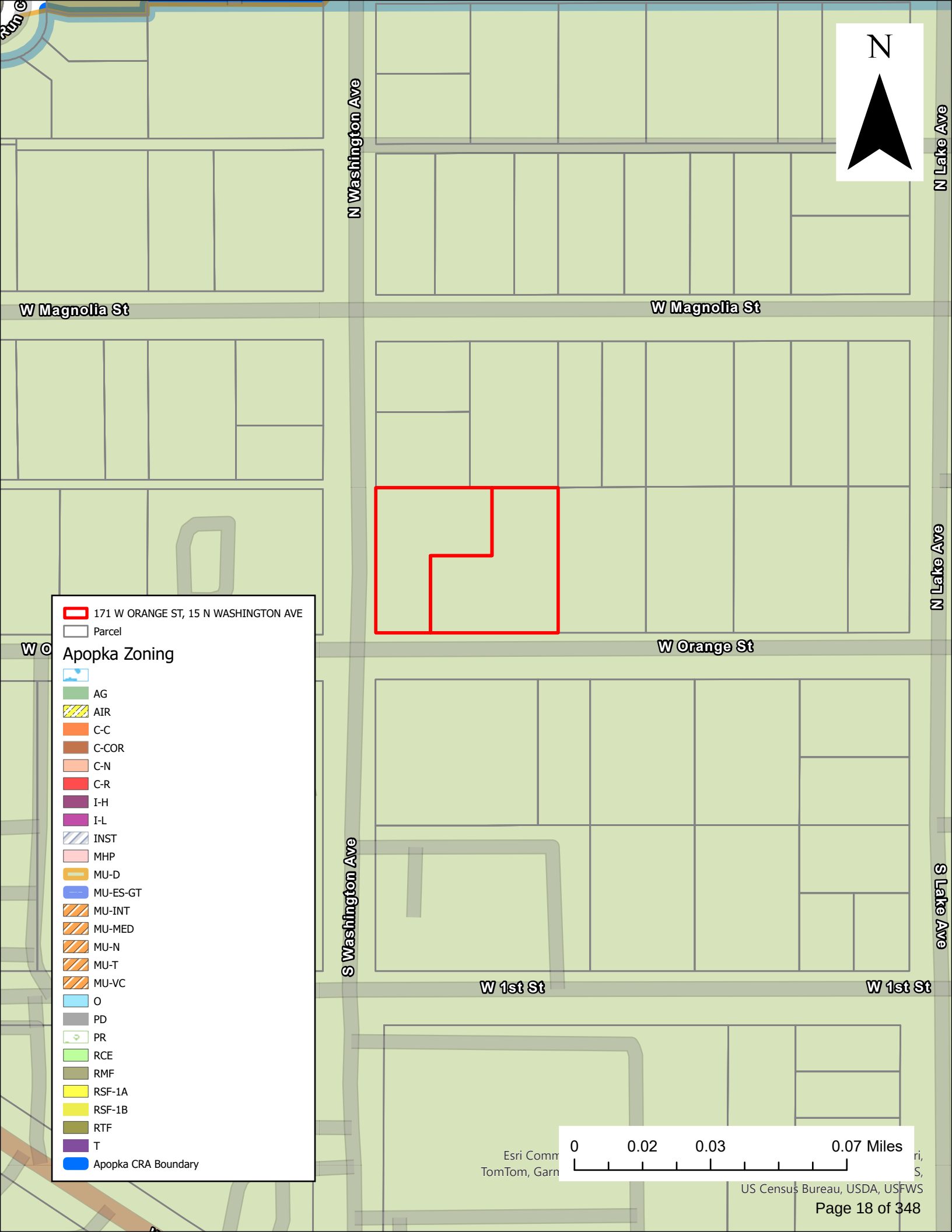
US Census Bureau, USDA, USFWS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W Magnolia St
W Magnolia St
W Orange St
S Washington Ave
S Lake Ave
W 1st St
W 1st St
171 W ORANGE ST, 15 N WASHINGTON AVE
Parcel
Apopka Zoning
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AIR
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C-COR
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US Census Bureau, USDA, USFWS

Future Land Use	Sum of Land Uses (acres)	Percentage of Land Uses (acres)
Commercial	178.77	37.35%
Industrial	34.84	7.28%
Institutional - Public Use	3.55	0.74%
Mixed-Use	19.37	4.05%
Office	41.88	8.75%
Parks and Recreation	28.16	5.88%
Residential High	0.55	0.12%
Residential Low	130.16	27.20%
Residential Medium	40.25	8.41%
Residential Medium Low	1.08	0.23%
Grand Total	**478.61**	**100.00%**

N

Future Land Use
- Commercial
- Industrial
- Institutional - Public Use
- Mixed-Use
- Office
- Parks and Recreation
- Residential High
- Residential Low
- Residential Medium
- Residential Medium Low
- Parcel
- Apopka CRA Boundary

Not to Scale

Date Saved: 9/26/2025

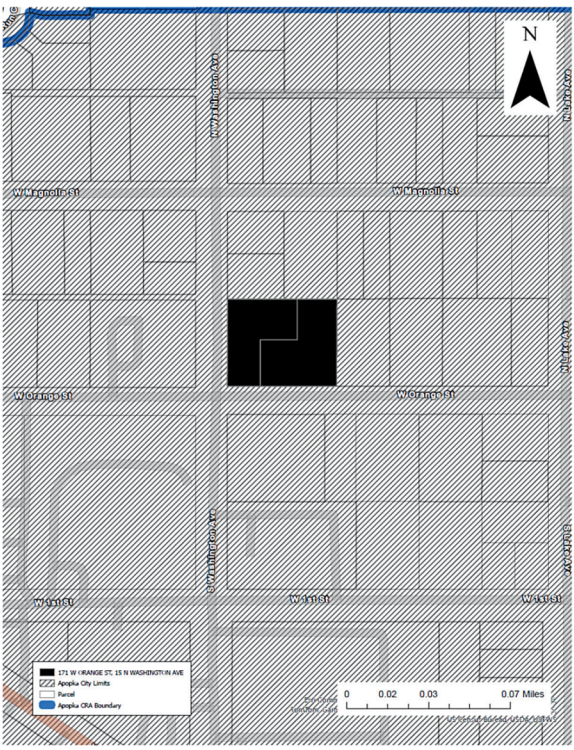
Sources: Esri, TomTom, Garmin, FAO, ... Map contributors, and the GIS User Community

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF FUTURE LAND USE

NOTICE is hereby given that **Alynne Cordray** has made application relating to the properties located at 171 W. Orange Street and 15 N. Washington Avenue, Apopka, Florida 32703 shown below for a change of future land use and requested that the City of Apopka adopt the following ordinances:

ORDINANCE NO. 3157

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE FUTURE LAND USE FROM RESIDENTIAL LOW TO MIXED USE, FOR CERTAIN REAL PROPERTIES LOCATED 171 W. ORANGE STREET AND 15 N. WASHINGTON AVENUE; OWNED BY JV CV RESIDENTIAL PROPERTIES LLC, COMPRISING 0.9 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 09-21-28-1972-01-220 and 09-21-28-1972-01-221
Contains: 0.9 +/- Acres

Notice is given that the **City of Apopka Planning Commission** will hold public hearings for **Ordinance Number 3157** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, April 14, 2026 beginning at 5:30 P.M.,** or as soon thereafter as possible.

FURTHER NOTICE is given that public hearings for **Ordinance Number 3157** will be held by the **City of Apopka City Commission** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, May 6, 2026 beginning at 1:30 P.M., and Wednesday, May 20, 2026 beginning at 7:00 P.M.,** or as soon thereafter as possible.

Interested parties and the public may appear at the above-listed hearings to speak. The proposed ordinances, along with any 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. 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. 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 FL 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 FL 32703, Telephone: 407-703-1704, at least 48 hours prior to the proceeding.

Apopka City Commission
Apopka Planning Commission
Community Development Department

March 27, 2026

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER

March 20, 2026

E-MAIL: ALYNNECOR@YAHOO.COM
Alynne Cordray
2875 S. Orange Ave, Suite 500/610
Orlando, FL 32806

Application APK-26-003 Apopka Townhouses

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☐ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Apopka Townhouses		
OCPS Completed Application Date:	03/02/26		
Parcel #(s):	09-28-21-1972-01-221, 09-28-21-1972-01-220		
Requested New Units (#):	SF: 9	MF:	TH:
Vested Unit(s):	SF: 4	MF:	TH:
Total Project Units:	13		
School Board District:	#7		

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Apopka ES	Apopka Memorial MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

"The Orange County School Board is an equal opportunity agency."

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on September 16, 2026 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to 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.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

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
Senior Administrator, Real Estate Management and Land Planning

SV/cm

Attachments – Attachment A: Detailed Capacity Analysis

CC: Jun Sohn, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

"The Orange County School Board is an equal opportunity agency."

Attachment A

Orange County Public Schools
Facilities Planning

School Capacity Determination

User ID SV March 20, 2026 11:56:05

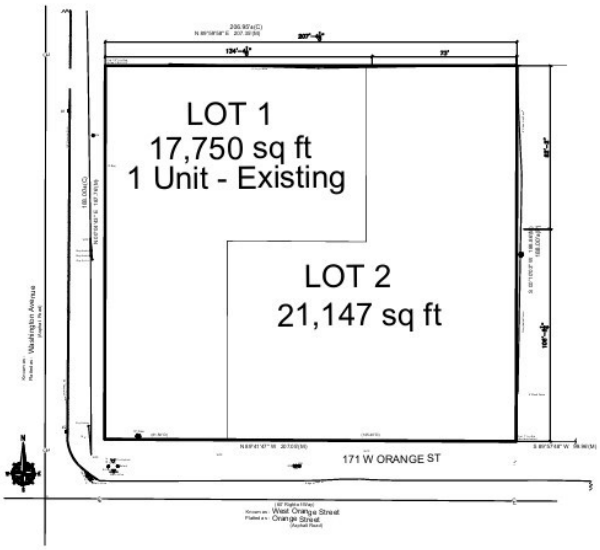
Project ID: CEA – APK – 26 – 003 Valid Until: September 16, 2026

Project Name:			APOPKA TOWNHOUSES		
Unvested Units	Single Family Units:	9	Vested Units	Single Family Units:	4
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	APOPKA ES	APOPKA MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2025-2026)	830	1,036	3,227
	Enrollment (2025-2026)	882	825	3,404
	Utilization (2025-2026)	99.0%	101.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	31	211	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	9	21	60
	Reserved Capacity	0	0	0
	Adjusted Utilization	107.3%	81.7%	107.3%
	Adjusted Available Seats	22	190	0
	Analysis of Proposed Development			
	Students Generated	1.602	0.846	1.197
	Adjusted Utilization	107.5%	81.7%	107.4%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	1.197

APOPKA ES	
APOPKA MS	
APOPKA HS	

Existing



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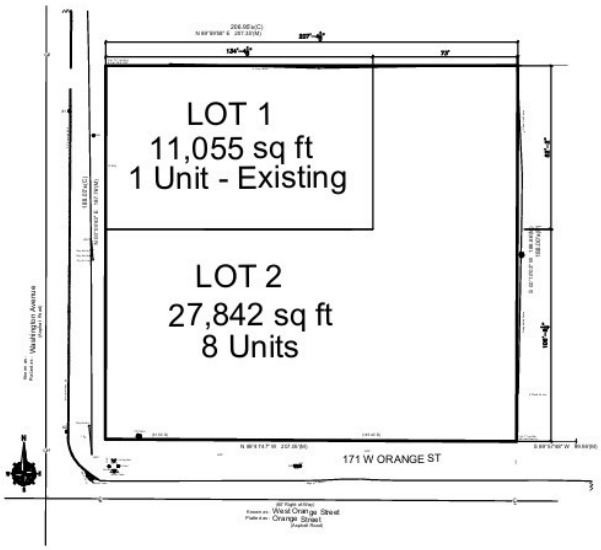

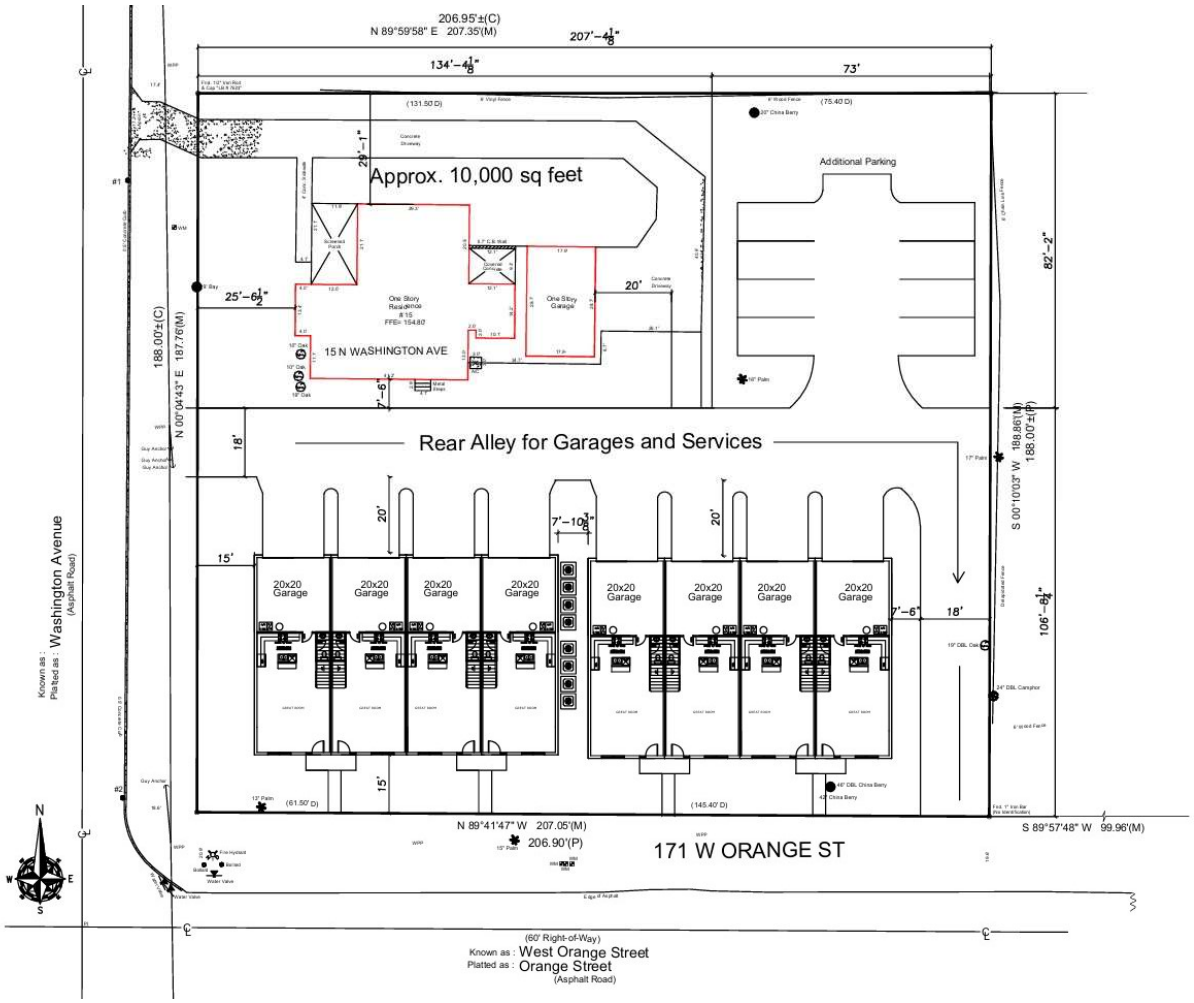

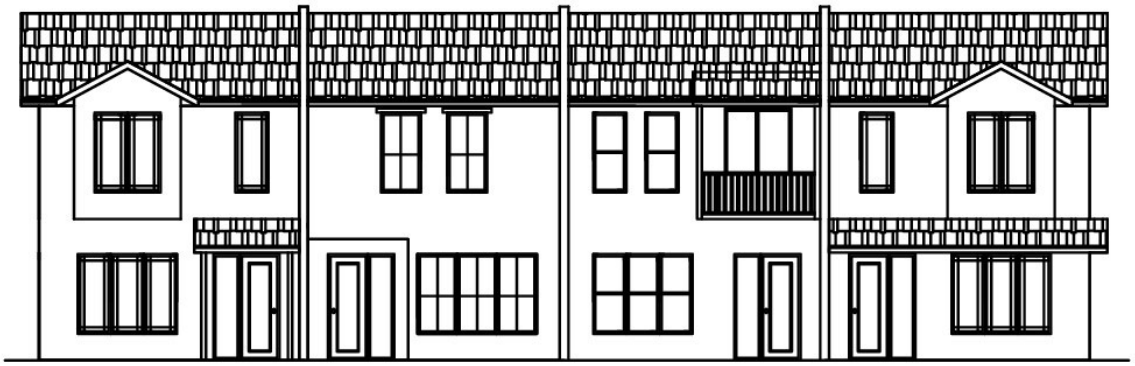

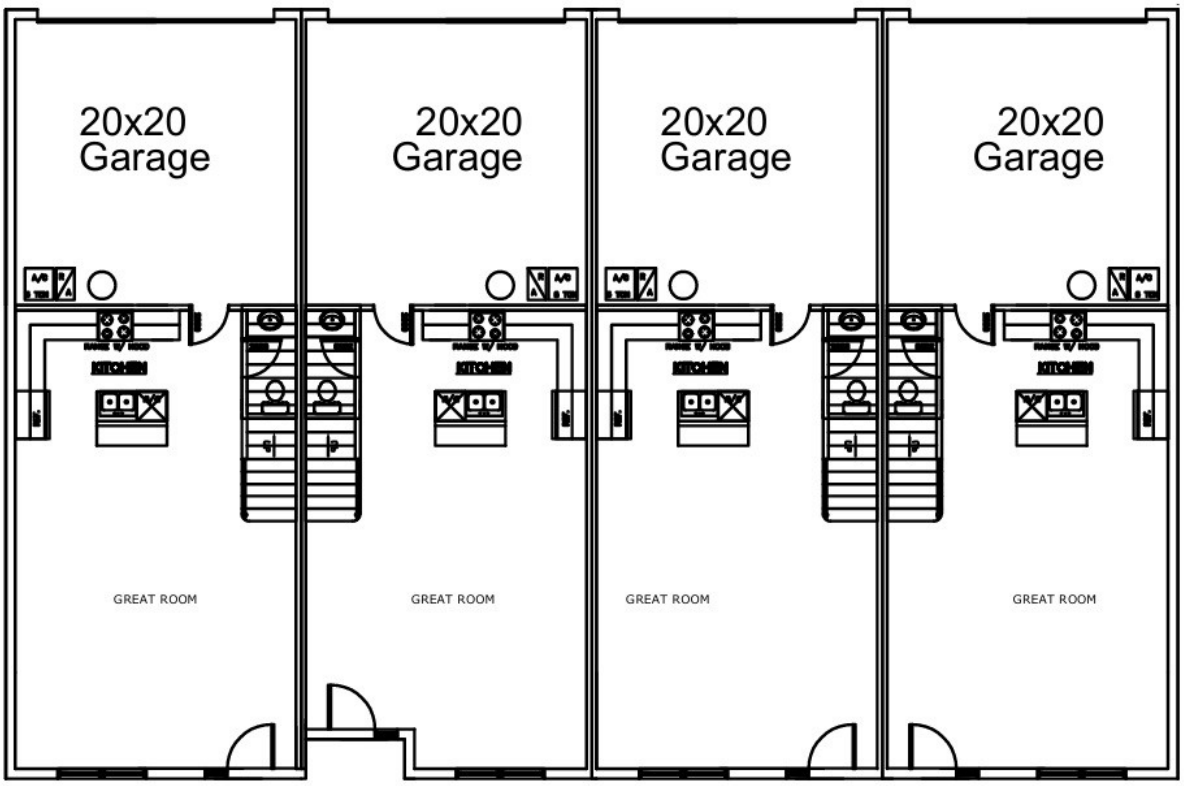
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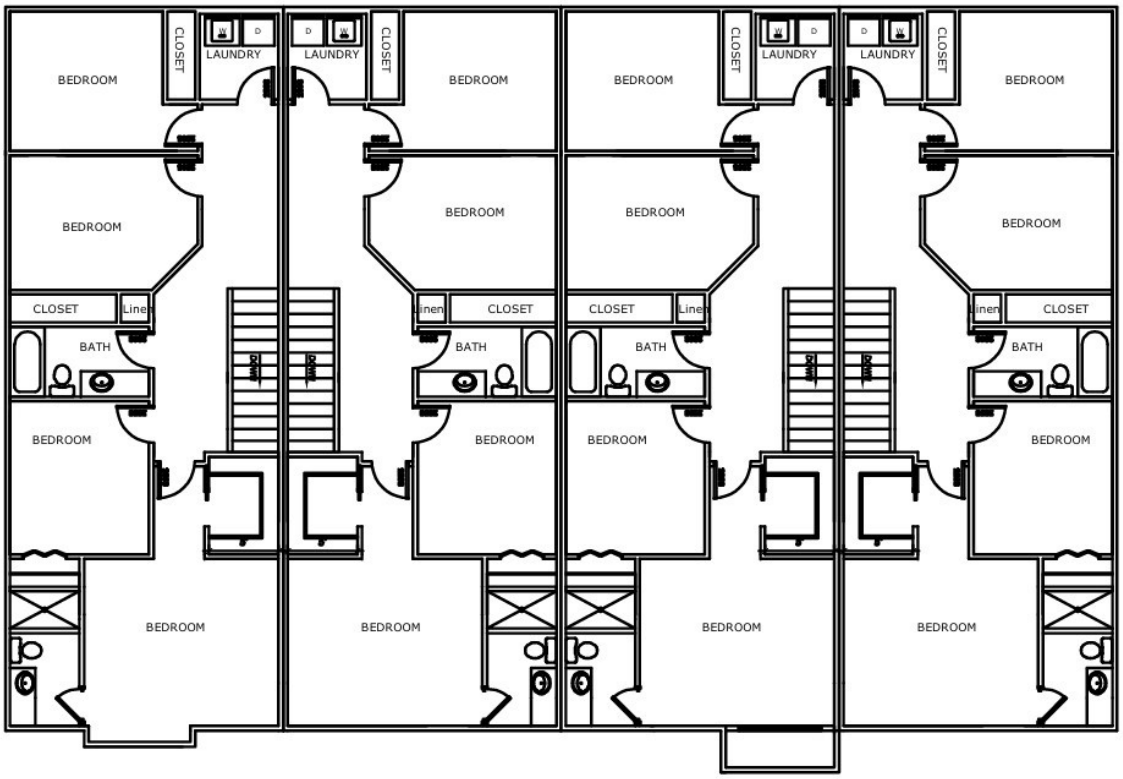


If you have any questions feel free to email me at alynnecor@yahoo.com

Thank you

Alynne Cordray

Planner/Designer

Meeting Summary

There were three residents that attending the meeting. Anthony Connelly, Lynne Andersen and Flo Nelson.

Anthony Connelly is the neighbor to the rear/north of W Orange street. His main concern was drainage to his property. I assured him that part of the drainage plan would divert water

Townhouse Project – Community Meeting

171 W Orange Street/15 N Washington Ave

Apopka, Florida, 32703

You are invited to discuss a proposed townhouse development project on the corner of 171 W Orange Street and 15 N Washington Ave.

Date: Saturday, November 29, 2025

Time: 2:00 pm - 4:00 pm

Location: Meeting Room

North Orange Library

1211 E Semoran Blvd

Apopka, FL, 32703

Proposed development is 8 new construction townhouses with garages in back to foster traditional town planning principles in the mixed-use downtown area.

This project aligns with the City of Apopka policies to promote and support the new development and redevelopment of properties within the Mixed-Use Downtown District to foster economic growth, enhance urban vitality, and create a vibrant, integrated community that serves both residential and commercial needs.

Current Future Land Use: Residential Low

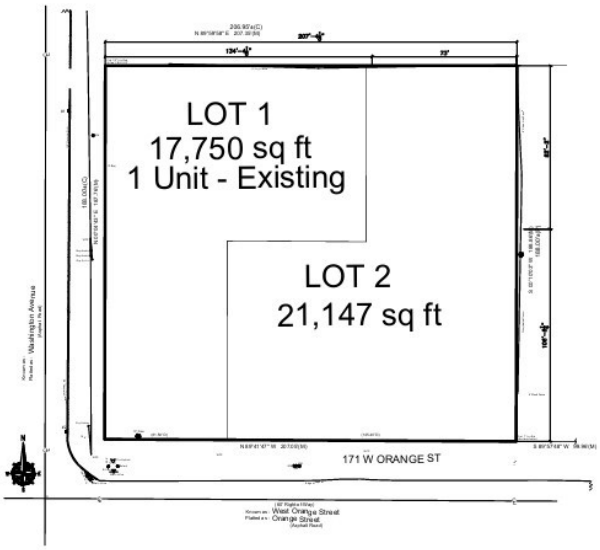
Proposed Future Land Use: Mixed Use

Current Zoning APK-MU-D - Residential Mixed Use

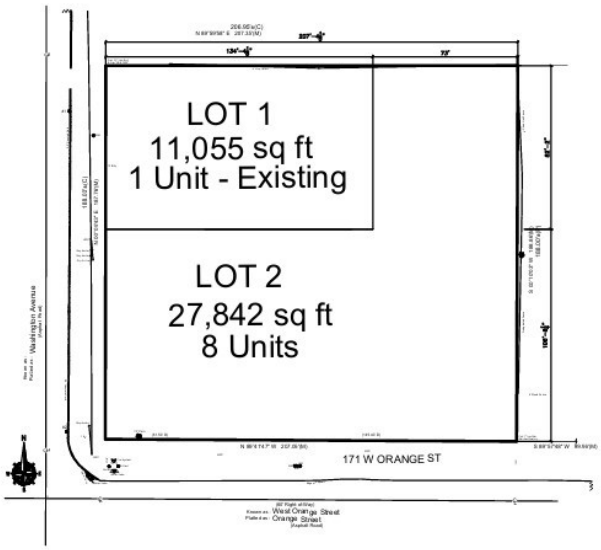
This project is concurrent with the comprehensive plan because current zoning supports the change in future land use from “Residential low” to “Mixed use” as this area is close to the city center and is line with current projected growth areas.

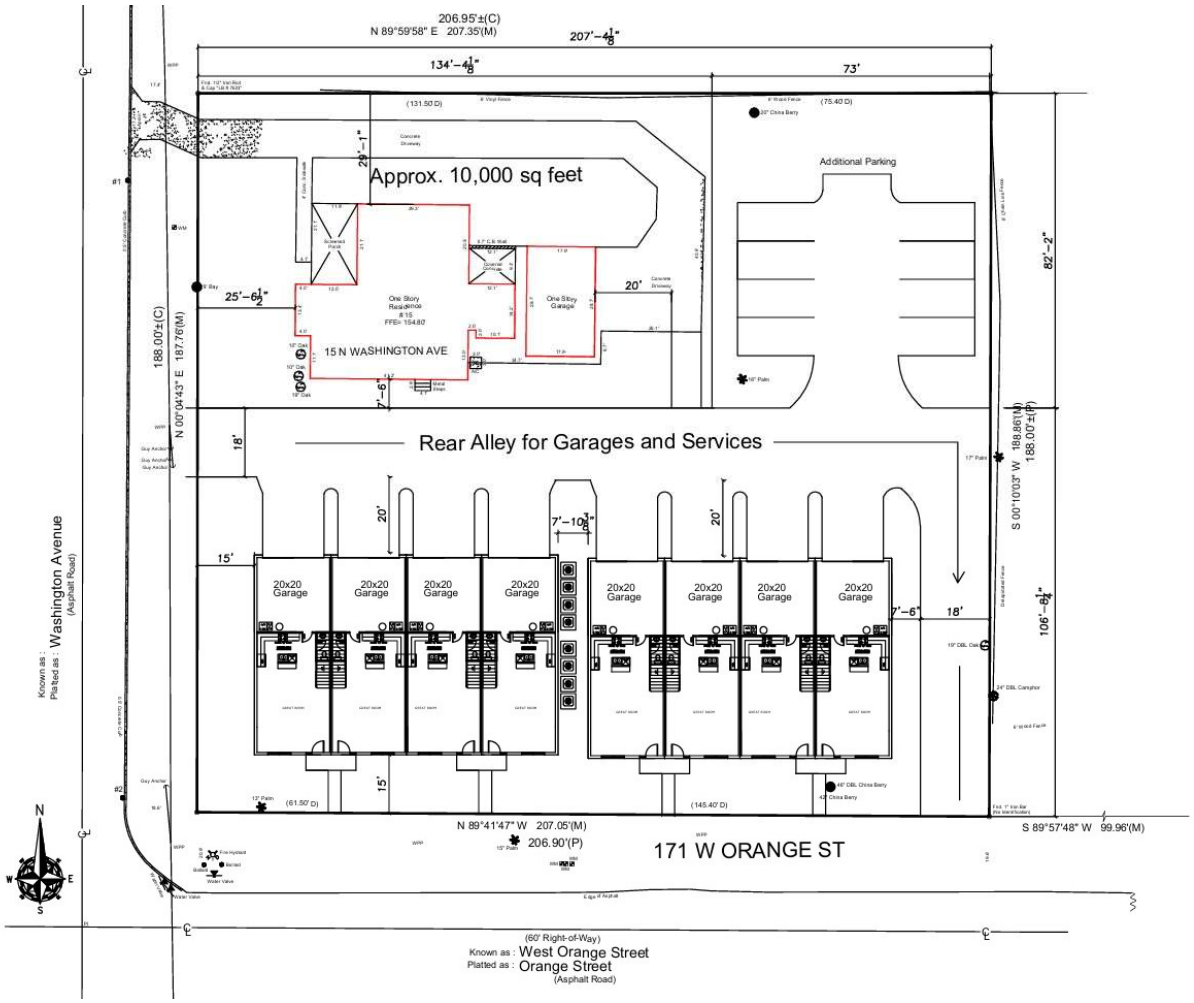
This change in future land use increases the units per acre from 5 to 15 units per acre. Increasing density in City Centers is vital to creating walkable communities near business centers, establishing higher density in business districts to promote commerce and revitalize the city centers with new developments based on the traditional character of the area.

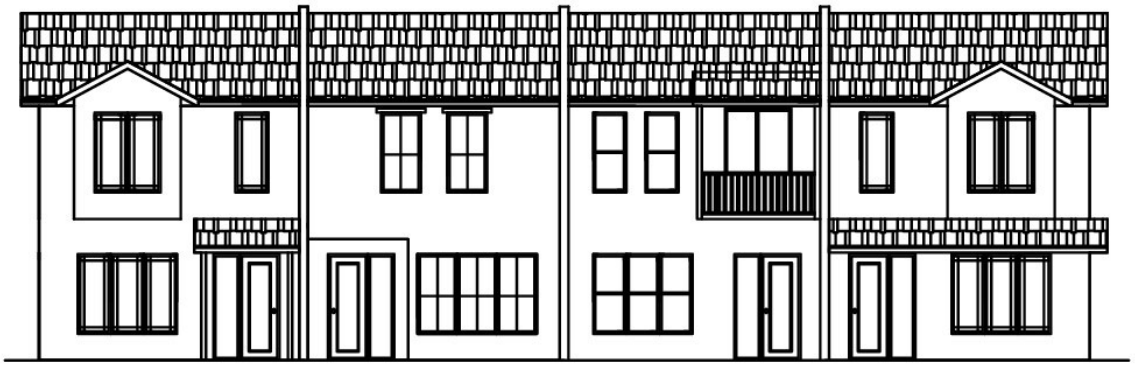
Existing

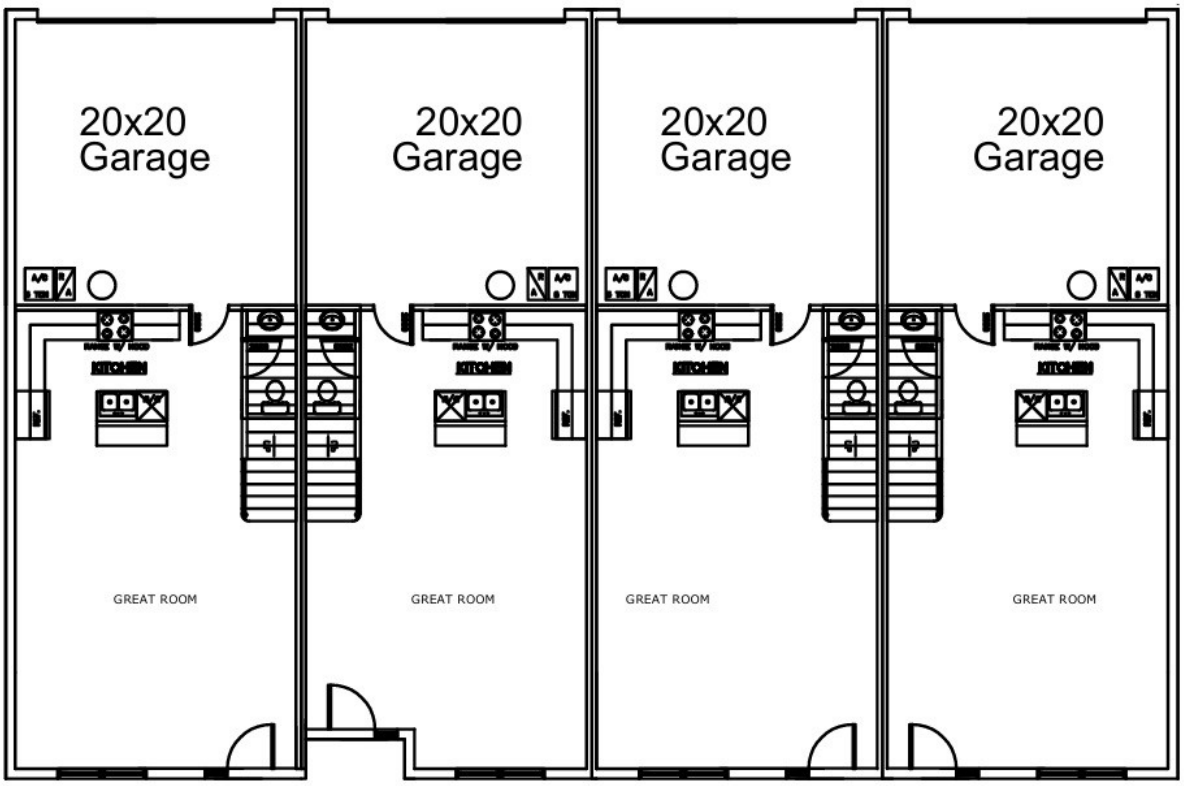


Proposed





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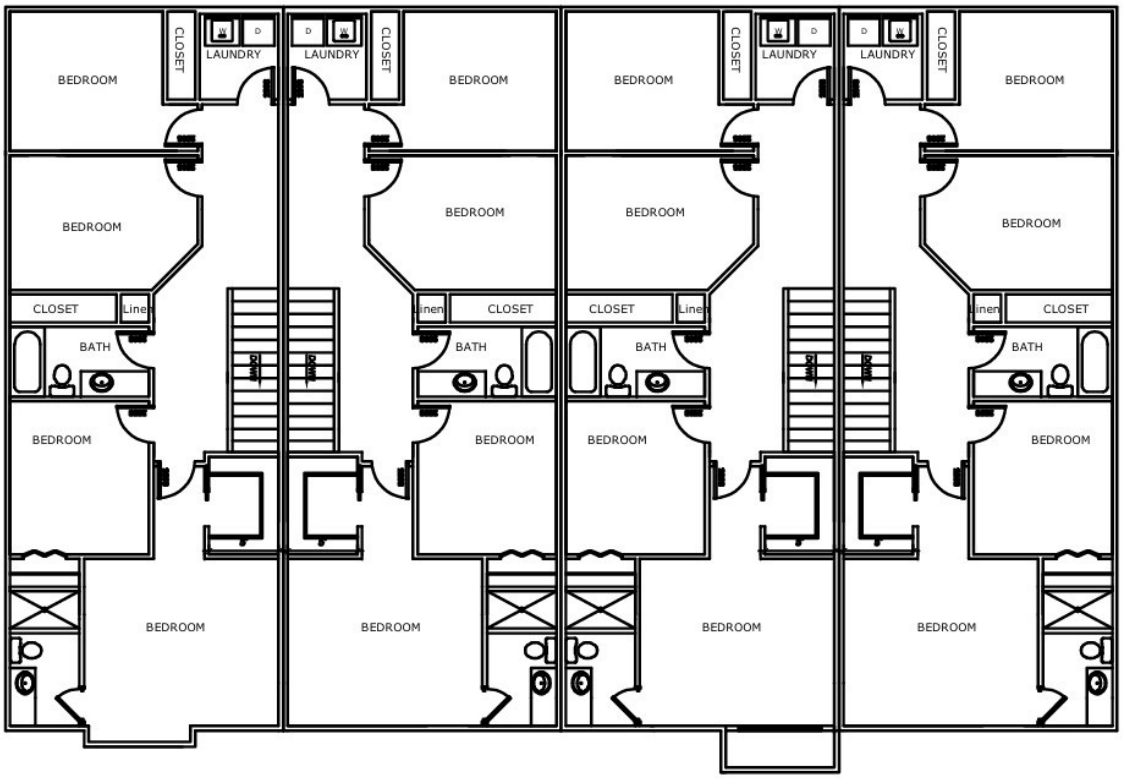

If you have any questions feel free to email me at alynnecor@yahoo.com

Thank you

Alynne Cordray

Planner/Designer

Meeting Summary

There were three residents that attending the meeting. Anthony Connelly, Lynne Andersen and Flo Nelson.

Anthony Connelly is the neighbor to the rear/north of W Orange street. His main concern was drainage to his property. I assured him that part of the drainage plan would divert water

from our lot to the street with standard engineering principles. He also had some concerns about noise, lighting and traffic.

I told them that drainage of the area was not part of our meeting and only the site drainage would be addressed of this property, however I would include the larger community issue in my summary.

Lynne Andersen was very concerned about the development as a whole. I understand her aversion to larger issues but tried to keep the meeting steered to this piece of land that was going to developed as it was the owners right to build on it. Whether there are 4 units or 8 units was the difference.

She was very concerned about traffic and I mentioned the one way in and one way with the rear garage would be better than cars backing out into a busy street.

A side walk was not on the preliminary plan but I assured them that one would most likely be required. She would like it if the city made the intersection more friendly to pedestrians as she has had near accidents at the intersection in front of the Elks lodge.

I explained that the zoning for the development supported the townhomes and that only the future land use needed to be changed. I encouraged them to look into the benefits of gentrification as the outcome of new development would increase the surrounding area and make future development in the area more attractive for investors.

Understanding not everyone is in favor of change and some older residents might not be around for the increased property values I tried to address their concerns as much I could and encouraged them to contact the City with issues larger than this development.

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: April 14, 2026
Department: Community Development

SUBJECT:
Quasi-Judicial – Sheeler Park Subdivision - Major Development Plan

ACTION ITEM INFORMATION:
Owner(s): Marvin Reid and Susan Reid
Applicant: Marc Stehli
Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
Project: Sheeler Park Subdivision Major Development Plan
Total Size: 40.17 +/- acre
Proposed Number of Residential Units: 115 Single Family Residential
Proposed Density: 2.86 dwelling units per acre
Schools: Lakeville ES, Piedmont Lakes MS, Wekiva HS
Project Manager: Jun Sohn, Ph.D.

REQUEST:
Recommend approval of the Sheeler Park Subdivision Major Development Plan

SUMMARY:
Owner(s): Marvin Reid and Susan Reid
Applicant: Marc Stehli
Parcel Identification Number(s): 22-21-28-0000-00-073 and 22-21-28-0000-00-227
Location: 1920 Sheeler Avenue
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Proposed Density: 2.86 dwelling units per acre
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Project Manager: Jun Sohn, Ph.D.

Zoning Report
This chart includes the relationships to adjacent properties:

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B	Residential
East	County Rural, County Low Density	County A-1, R-1A	Residential
South	Residential High	RMF	Residential
West	Agriculture	Agriculture	Agricultural

PROJECT SUMMARY:
The applicant has submitted a Major Development Plan for consideration of residential development for a single-phase project consisting of 115 single-family lots, with associated parks, open space, streets, drains, and utilities, in the Residential Low future land use category. The property is zoned Residential Two-Family (RTF).

The property is located at 1920 Sheeler Ave (Parcel ID 22-21-28-0000-00-073 and 22-21-28-0000-00-227). The subject properties were annexed in the City of Apopka on July 16, 2025, by Ordinance 3112. The Future Land Use was changed from County Rural and County Low Density to City Residential Low on November 5, 2026, by Ordinance 3131, and Rezoned from Transitional (T) to Residential Two-Family (RTF) on the same day by Ordinance 3123. The Future Land Use of Residential Low, allows 5 dwelling units per acre.

The subject development contains approximately 40.17 acres and is proposed for a 115 lot single-family residential subdivision with 10.6 acres of open space, which is about 26.4 percent of the total site area. The open space includes recreational amenities, such as a park area and an 8-foot-wide gravel jogging trail that forms a 0.5 mile loop.

Primary access to the subdivision is not gated and secondary emergency access is gated. Both access points to the subdivision will be provided from Sheeler Avenue. The subdivision is designed with lots arranged along an internal looped roadway system consisting of two looped blocks connected to a primary access point. The lots are arranged in a regular pattern along the internal streets, and landscape buffers are provided around the perimeter of the subdivision in accordance with Land Development Code Section 5.2. The main open space is centered around a stormwater pond, and the landscape plan indicates that this area is intended to serve as a naturalistic active recreation area for a jogging trail.

The subdivision includes 104 lots of a minimum width of 60 feet by a minimum length of 120 feet and 11 lots of 80 feet by 120 feet. Proposed setbacks are a minimum front yard setback of 15 feet, a minimum side yard setback of 7.5 feet, a minimum rear yard setback of 20 feet, and a minimum corner side yard setback of 25 feet, which are consistent with the requirements of Land Development Code Section 3.3.6.

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:

1. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
2. 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;
3. 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.
4. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
5. 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.

ACCESS/PARKING:
Access is proposed via one full access point for ingress and egress and one emergency access is located on Sheeler Avenue. A right-turn lane is provided into the site. A 5-foot-wide sidewalk will be constructed along the portion of the site along Sheeler Avenue, connecting to the jogging trail in the subdivision.

STORMWATER:
Stormwater retention is proposed on the east portion of the site.

LANDSCAPING/OPEN SPACE:
Proposed open space is 10.62 Acres (26.4%), while the minimum required per the Land Development Code is 20%. The Open Space includes recreational areas, including a park tract, landscape buffer yards around the site, and an 8-foot-wide gravel jogging trail for a 0.5-mile loop.

A twenty-five (25) foot landscape buffer is provided to the east (adjacent to Sheeler Ave), west, and south of the

site, and a fifteen (15) foot landscape buffer is provided to the east of the site, where it is adjacent to the rural area in unincorporated Orange County, in accordance with Land Development Code 5.2.5.

COMPREHENSIVE PLAN COMPLIANCE:
The proposed use of the property as depicted on the Major Development Plan is consistent with the Residential Low Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

ORANGE COUNTY NOTIFICATION:
The County was notified through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
April 14, 2026 – Planning Commission (5:30 P.M.)
May 6, 2026 – City Commission (1:30 P.M.)

FUNDING SOURCE:
Not applicable

RECOMMENDED MOTION:
Development Review Committee (DRC):
The Development Review Committee recommends approval of the Sheeler Park Subdivision Major Development Plan.

Recommended Motion – Planning Commission:
Recommend approval of the Sheeler Park Subdivision Major Development Plan.

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. Major Development Plan
2. Landscape Plan
3. Irrigation Pan
4. Lighting Plan
5. Traffic Impact Analysis
6. Environmental Study
7. School Capacity Determination
8. Ord. 3112 (Annex)
9. Ord. 3131 (FLUM)
10. Ord. 3123 (RZ)

Major Development Plan
for
Sheeler Park

City of Apopka, FL

Legal Description:

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

AND

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

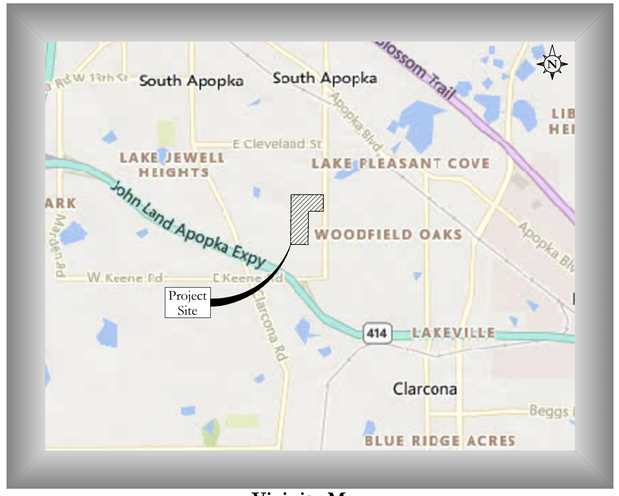
Project Narratve

LOCATED IN THE CITY OF APOPKAS'S RTF ZONING DISTRICT, THE SHEELER PARK PROJECT IS A PROPOSED SINGLE FAMILY DEVELOPMENT. THIS MASTER DEVELOPMENT PLAN IS FOR A SINGLE PHASE AND INCLUDES 115 SINGLE FAMILY LOTS WITH ASSOCIATED PARKS, OPEN SPACE, STREETS, DRAINS AND UTILITIES NECESSARY TO SUPPORT THE DEVELOPMENT.

Parcel Id. No.:
22-21-28-0000-00-073
22-21-28-0000-00-227

Owner:
Marvin & Susan Reid
1920 Sheeler Ave
Apopka, FL 32703-8241

Developer/Applicant:
KB Home Orlando, LLC
9102 Southpark Center Loop, Suite #100
Orlando, FL 32819



Vicinity Map
Scale: 1" = 3,000'

Consultants

Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Surveyor:
Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Environmental:
Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407.894.5969

Geotechnical Engineer:
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, FL 32811
407.423.0504

Landscape Architect:
Ragan-Smith-Associates, Inc.
315 Woodland Street
Nashville, TN 37206
615.244.8591

Transportation:
TMC Traffic & Mobility Consultants
3101 Maguire Boulevard, Suite 265
Orlando, FL 32803
407.531.5332

Sheet Index				Subm./Rev.						
Sheet Id.			Sheet Title	-	1	2	3	4	5	6
			Civil Plans							
C0.00			Cover Sheet	■	■	■				
C0.01			Existing Conditions Plan	■	■	■				
C1.00			Overall Master Plan	■	■	■				
C1.01			Site Data Table	■	■	■				
C2.10	-	C2.11	Signage, Striping, Sight Distance & Pavement Marking Plan	■	■	■				
C3.00			Typical Sections	■	■	■				
C3.10	-	C3.11	Geometry Plan	■	■	■				
C4.00			Master Stormwater Plan	■	■	■				
C4.10	-	C4.11	Grading & Drainage Plan	■	■	■				
C4.50			Grading Sections & Details	■	■	■				
C5.10	-	C5.11	Utility Plan	■	■	■				
C6.10	-	C6.11	Fire Access & Parking Plan	■	■	■				
C7.00			Sheeler Ave Improvements	■	■	■				
			Survey Drawings							
1	-	2	ALTA Survey	■						
1	-	10	Topographic And Tree Survey	■						
			Landscape Plan Drawings							
L100			Composite Site Plan	■	■	■				
L101			Park Enlargement	■	■	■				
L102			Entry Monument Enlargement	■	■	■				
L200			Tree Mitigation Plan	■	■	■				
L300			Overall Planting Plan	■	■	■				
L301	-	L307	Planting Plan Enlargement	■	■	■				
L400			Planting Notes & Details	■	■	■				
			Lighting Reference Drawings							
E301			Site Lighting Plan	■						

	Date	Description
-	10/13/2025	Submit To City Of Apopka
-	12/4/2025	Respond To City Comments
-	2/5/2026	Respond To City Comments

Major Development Plan for Sheeler Park

DANIEL STEHL ★ LICENSE No. 57321 ★ STATE OF FLORIDA ★ ENGINEER

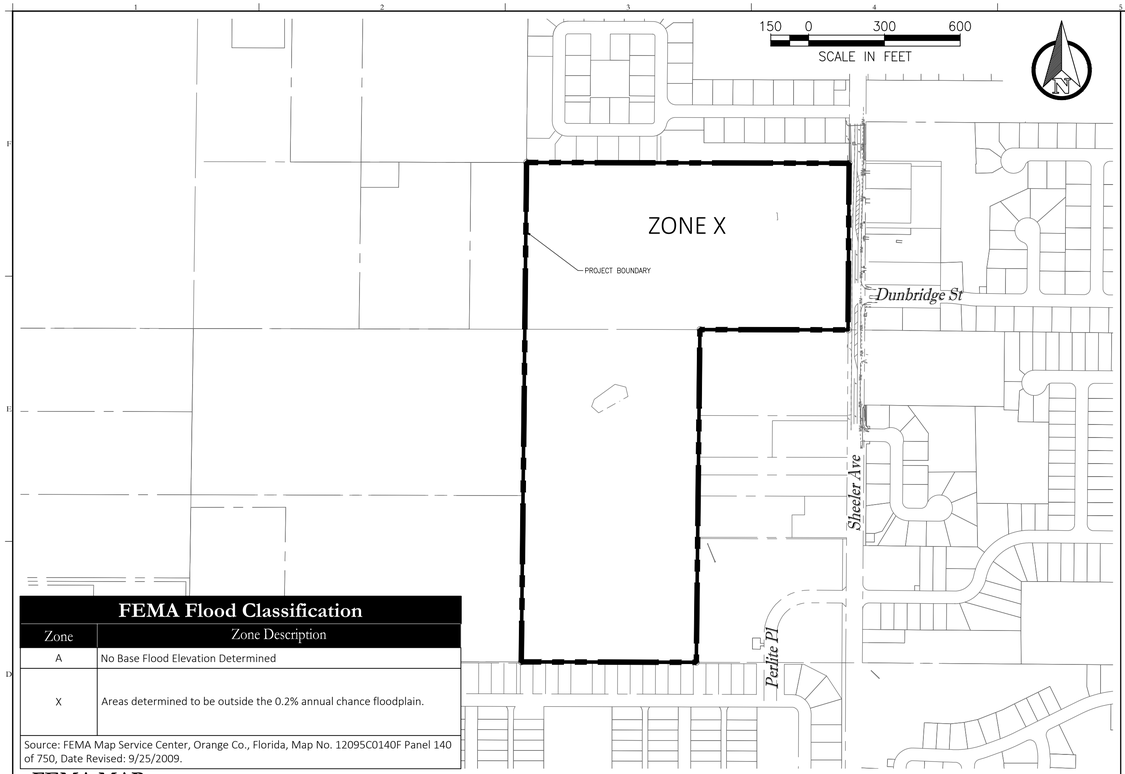
MARC DANIEL STEHL
P.E. NO. 0052781
DATE: February 5, 2026

DN: CN=Marc D Stehl, dnQualifier=A01410D000001A8AFE033DC0027AE
Date: 2026.02.05 16:54:23-05'00'

This item has been electronically signed and sealed 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.

POULOS & BENNETT
a Pape-Dawson company
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 24-198

Date: Feb 05, 2026, 1:01pm User ID: gkillebrew
File: P:\136\22\03\Design\Civil\CS13622-01.dwg

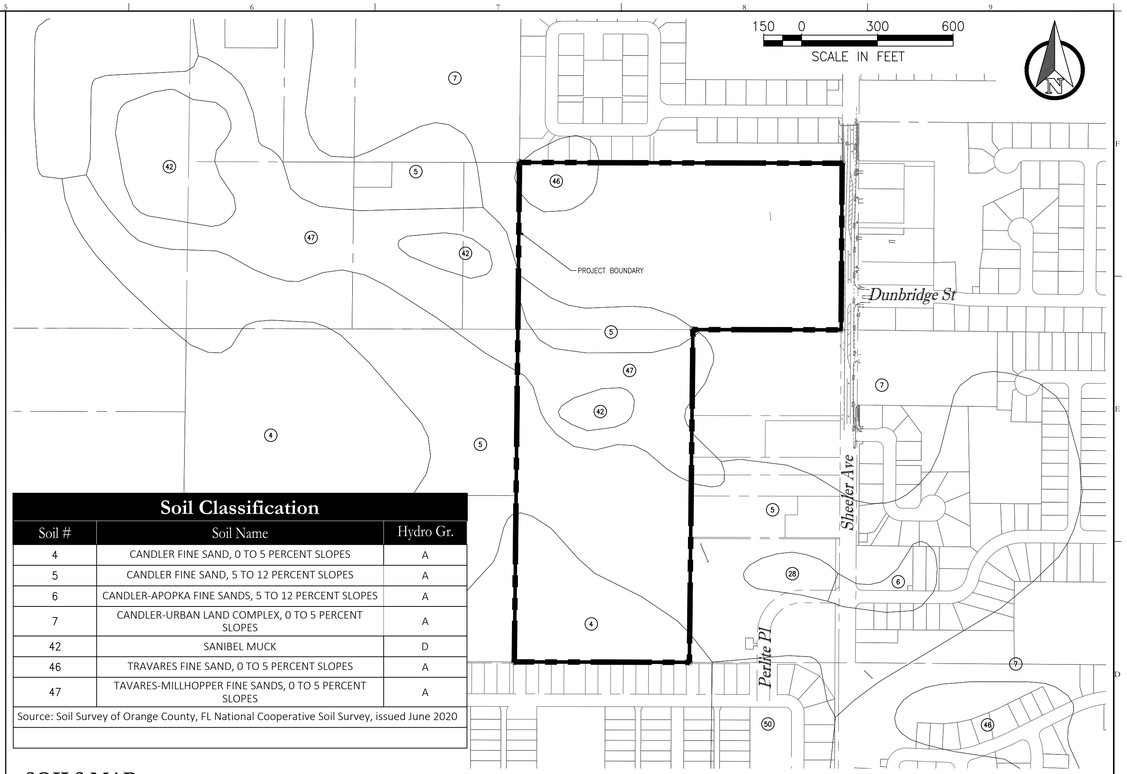


FEMA Flood Classification	
Zone	Zone Description
A	No Base Flood Elevation Determined
X	Areas determined to be outside the 0.2% annual chance floodplain.

Source: FEMA Map Service Center, Orange Co., Florida, Map No. 12095C0140F Panel 140 of 750, Date Revised: 9/25/2009.

FEMA MAP

SCALE: 1" = 300'

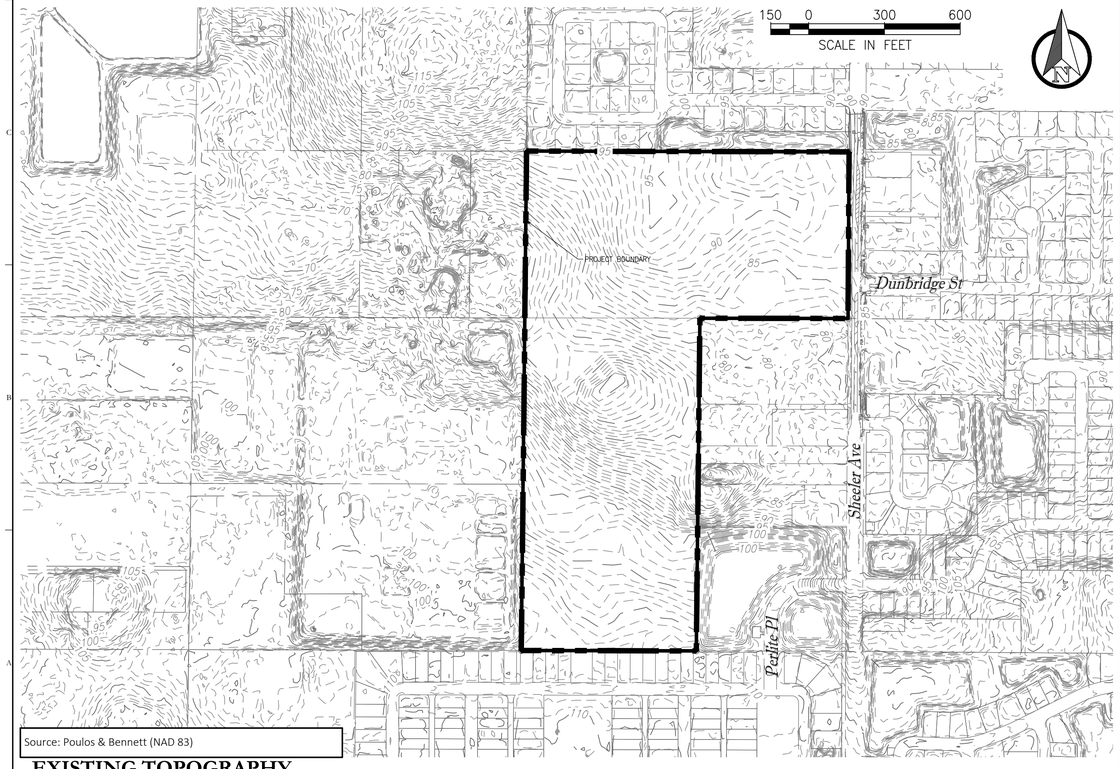


Soil Classification		
Soil #	Soil Name	Hydro Gr.
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES	A
7	CANDLER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	A
42	SANIBEL MUCK	D
46	TRAVARES FINE SAND, 0 TO 5 PERCENT SLOPES	A
47	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES	A

Source: Soil Survey of Orange County, FL National Cooperative Soil Survey, issued June 2020

SOILS MAP

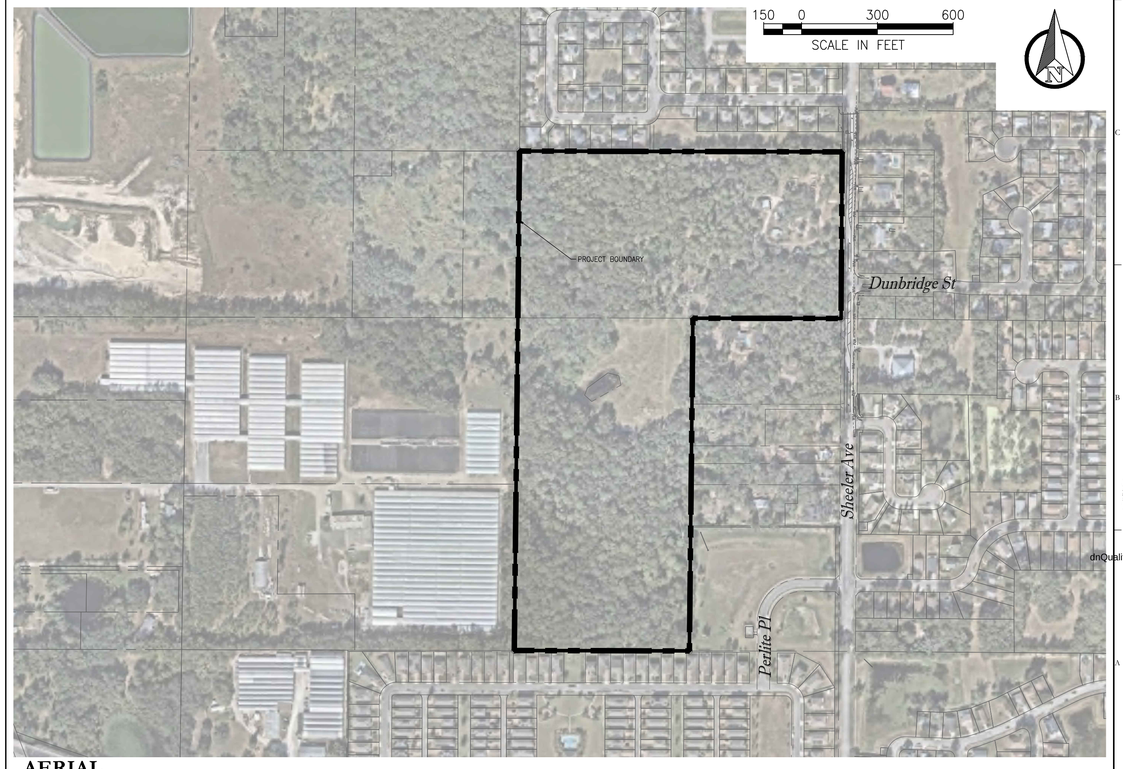
SCALE: 1" = 300'



Source: Poulos & Bennett (NAD 83)

EXISTING TOPOGRAPHY

SCALE: 1" = 300'



AERIAL

SCALE: 1" = 300'

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
2	2/5/2026	RESPOND TO CITY COMMENTS
1	12/4/2025	RESPOND TO CITY COMMENTS
0	10/13/2025	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 300'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

EXISTING CONDITIONS PLAN

Sheet No.:

C0.01

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: February 5, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D0000019AFE033DC0027AE A4,O=Florida, C=US
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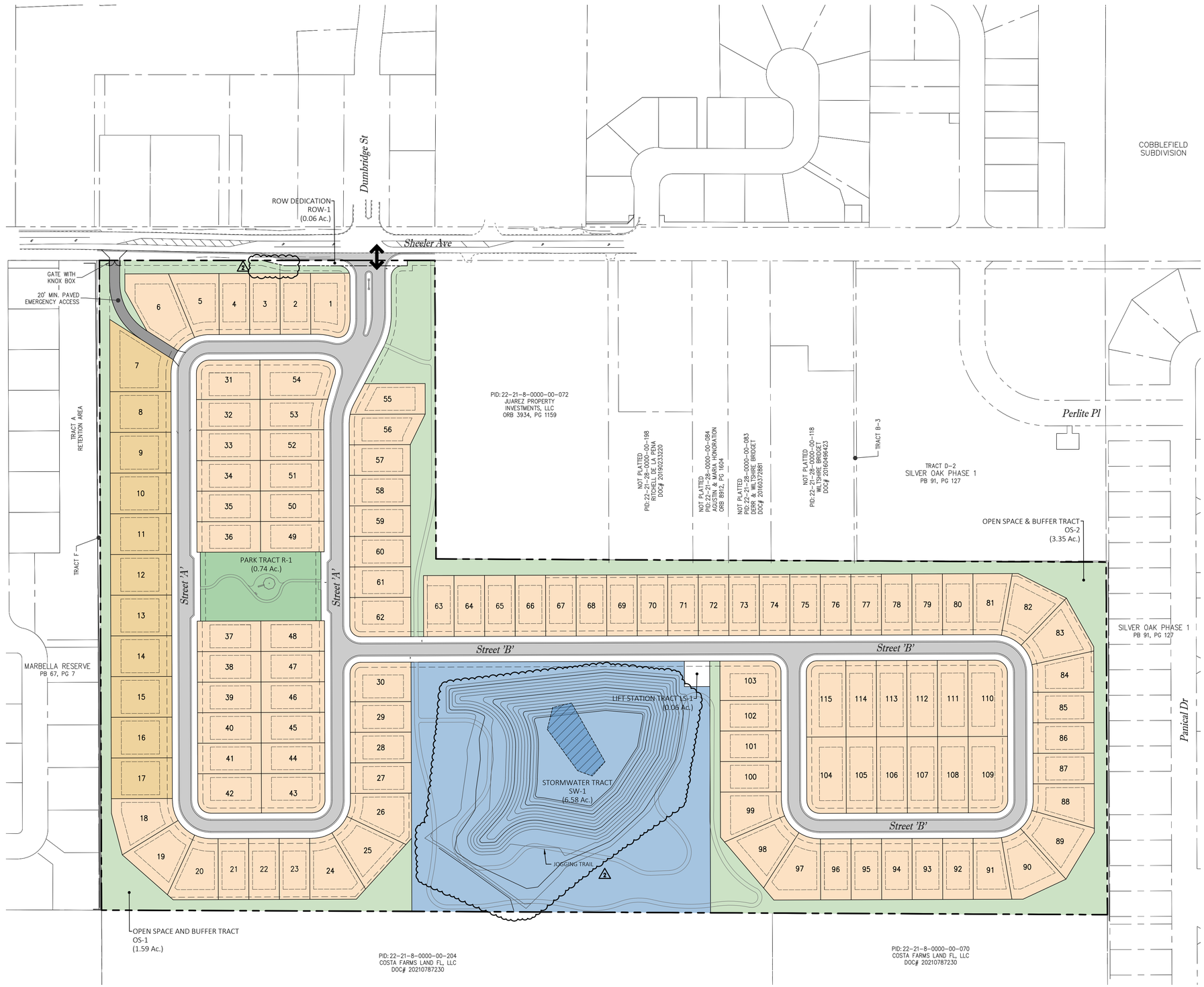

LEGEND

- Property Boundary (FROM SURVEYOR)
- 80' x 120' Min. Lot
- 60' x 120' Min. Lot
- Open Space
- Park
- Stormwater
- Impacted Wetland
- Paved Emergency Access
- Full Access Point

Development Data

Jurisdiction	City of Apopka
Future Land Use	RL
Zoning	RTF
Max. Density Permitted	5 DU/Ac

Site Details

Total Site Area	40.32 Acres
Row Dedication	0.06 Acres
Developable Area	40.26 Acres
Open Space Required (20%) [1]	8.05 Acres
Open Space Provided [2]	10.62 Acres

Proposed Development

Total Number of Dwelling Units	115 Units
60' x 120' Minimum Lot Size	104 Units
80' x 120' Minimum Lot Size	11 Units
Proposed Density [3]	2.86 DU/Ac

Notes:

[1] Open Space Requirement is 20% of the developable area

[2] Open Space Provided includes 75% of Stormwater Retention area with Parks & Buffers

[3] Proposed Density is based on Developable Area

Lot Size Requirements

Min. Lot Width	60	Feet
Min. Lot Depth	N/A	
Min. Lot Area	7,000	SF

Setbacks

Front	25 Feet
Side (Interior Lot)	7.5 Feet
Side (Corner Lot)	25 Feet
Rear	20 Feet

Key Map:

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CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

OVERALL MASTER PLAN

Sheet No.:

C1.00

Seal:

MARC DANIEL STEHLI LICENSE NO. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781

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Date: Feb 05, 2026, 12:58pm User ID: gkillebrew
File: P:\135\22\01\Design\Civil\DMSP1362201.dwg

OWNERSHIP / MAINTENANCE

ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT DEDICATED TO CITY OF APOPKA FOR MAINTENANCE.
DRAINAGE EASEMENTS (D.E)	PUBLIC	TO BE DEDICATED TO CDD OR HOA. DRAINAGE FACILITIES WITHIN EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E)	PRIVATE	TO BE DEDICATED TO CDD OR HOA. DRAINAGE FACILITIES WITHIN EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO THE CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY HOA/CDD
RETAINING WALLS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA

MISCELLANEOUS

POTABLE WATER SERVICE	CITY OF APOPKA
RECLAIMED WATER SERVICE	CITY OF APOPKA
WASTEWATER SERVICE	CITY OF APOPKA
ELECTRIC SERVICE	DUKE ENERGY
FIRE PROTECTION	CITY OF APOPKA

DRAINAGE TRACT

TRACT ID	ACREAGE
SW-1	6.58

LIFT STATION TRACTS

TRACT ID	ACREAGE
LS-1	0.06

OPEN SPACE TRACTS

TRACT ID	ACREAGE
OS-1	1.59
OS-2	3.35
TOTAL	**4.94**

PARK TRACT

TRACT ID	ACREAGE
R-1	0.74

UNITS COUNT

TYPE	COUNT	ACRES
60X120	104	19.58
80X120	11	2.49
TOTAL	115	22.07

ROW DEDICATION

TRACT ID	ACREAGE
ROW-1	0.06

DEVELOPMENT STANDARDS

MIN. LIVING AREA	1,500 SF
MIN. BUILDING HEIGHT	N/A
MAX. BUILDING HEIGHT	35 FT
MIN. ADDITIONAL FLOOR HEIGHT	N/A
MIN. FRONT/ STREET SIDE	25 FT
MAX. FRONT/ STREET SIDE	N/A
MIN. SIDE	SINGLE-FAMILY (INTERIOR LOT)-7.5 FT SINGLE-FAMILY (CORNER LOT) -25 FT
MIN. BUILDING SEPARATION	
MIN. REAR (ALLEY)	5 FT
MIN. REAR (NO ALLEY)	20 FT
DENSITY	
MIN. DENSITY	N/A
MAX. DENSITY	5 DU/AC
OPEN SPACE	
MIN. OPEN SPCE	20%

PHASING

SHEELER PARK WILL BE DEVELOPED IN A SINGLE PHASE

SIGNAGE

ONSITE SIGNAGE WILL BE IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10-SIGNS.

LANDSCAPE

1. LANDSCAPE MATERIALS WILL BE CHOSEN FROM THE FLORIDA FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION).
2. A TWENTY-FIVE (25) FOOT BUFFER IS PROVIDED ADJACENT TO SHEELER AVE. IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SEC. 5.2.5 - LANDSCAPING AND BUFFER STANDARDS.

GARBAGE PICKUP

FRONT LOADED SINGLE FAMILY UNITS TO BE PICKED UP AT FRONT RIGHT OF WAY. REAR LOADED UNITS TO BE PICKED UP AT REAR ALLEY.

PARKING REQUIREMENTS

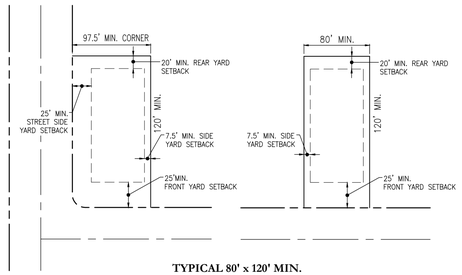
OFF-STREET PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5./.6- OFF-STREET VEHICULAR PARKING SPACE STANDARDS.

STREET LIGHTING

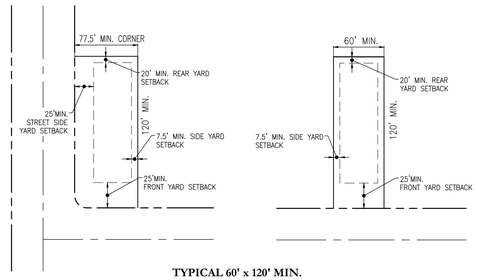
LIGHTING PHOTOMETRIC PLAN WILL BE PROVIDED AT THE TIME OF CONSTRUCTION PLAN SUBMITTAL. LIGHTING REQUIREMENTS SHALL MEET ALL APPLICABLE CITY OF APOPKA AND ELECTRIC PROVIDERS REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NOTIFICATION

THE HOMEOWNER'S ASSOCIATION COVENANTS AND RESTRICTIONS SHALL INCLUDE A STATEMENT NOTIFYING RESIDENTS OF THE PROJECT'S CLOSE PROXIMITY TO THE CITY OF APOPKA POLICE'S GUN RANGE LOCATED OFF OF EAST CLEVELAND STREET.



TYPICAL 80' x 120' MIN. LOT LAYOUT
N.T.S.



TYPICAL 60' x 120' MIN. LOT LAYOUT
N.T.S.

TYPICAL LOTS
N.T.S.

SUSTAINABILITY		
Per LDC section 5.11.4.A.1.B, residential developments of 30 or more dwelling units shall obtain a minimum of 4 points from the green building point system, Table 5.11.4.B. this development shall satisfy this requirements as follows		
GREEN BUILDING STANDARD	**POINTS EARNED**	**NOTES**
Use central air conditioners that are energy star qualified	0.50	All HVAC's installed on site will be energy star qualified
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
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	At least 29 lots (25%) are oriented east-west lots
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	The entire site is designed to drain to an on-site retention pond that will fully recover thought infiltration
Preserve large, non-exotic trees on site (large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	A minimum of Large trees are being preserved. Please see landscape plans for the tree locations.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	0.50	All structures will be constructed at least 3 feet above BFE
TOTAL	**4.00**	

(1) SEE LANDSCAPE PLAN SHEETS FOR IDENTIFICATION OF LARGE & NON-EXOTIC SPECIMEN TREES TO BE PRESERVED.

OPEN SPACE & PARK REQUIREMENTS

TOTAL SITE AREA	40.32 Ac.
ROW DEDICATION	0.06 Ac.
DEVELOPABLE AREA	40.26 Ac.
OPEN SPACE REQUIRED	8.05 Ac. (20.0%)
OPEN SPACE PROPOSED	10.62 Ac. (26.4%)
OPEN SPACE	4.94 Ac. (12.3%)
PARK	0.74 Ac. (1.8%)
DRAINAGE TRACT	4.94 Ac. (12.3%) (2)

1) OPEN SPACE REQUIREMENTS= 20%
2) OPEN SPACE AND PARK TRACTS COUNT TOWARDS OPEN SPACE REQUIREMENTS
3) PROPOSED OPEN SPACE ACREAGE INCLUDES THE MAXIMUM 75% (4.94 Ac.)OF TRACT SW-1 WHICH INCLUDES AN AMENITY TRAIL AS REQUIRED BY LDC SEC 5.4.

ACTIVE RECREATIONAL REQUIREMENTS

ACTIVE RECREATIONAL SPACE REQUIRED (35% OF REQUIRED OPEN SPACE)	2.82 Ac.
ACTIVE RECREATIONAL SPACE PROVIDED	8.25 Ac.
-PARK AREA	0.74 Ac. (9%)
-JOGGING TRAIL AREA	7.51 Ac. (91%)

STUDENT GENERATION TABLE

		Generation Rate				
Use	**Units**	**ES**	**MS**	**HS**	**TOTAL RATE**	**STUDENTS**
SINGLE FAMILY	115	0.178	0.094	0.133	0.405	47
						47

SOURCE: ORANGE COUNTY PUBLIC SCHOOLS STUDENT GENERATION RATES EFFECTIVE JUNE 22, 2021

NOTES

1. LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONTRAINTS.
2. THIS COMMUNITY IS NOT PROPOSED TO BE GATED. ALL RIGHTS OF WAY SHALL BE PUBLIC.
3. PARKS SHALL HAVE ADEQUATE LIGHTING ON AUTOMATIC TIMERS WITHOUT PROJECTING A GLARE ONTO ADJACENT PROPERTIES.
4. SIGNAGE SHALL BE IN ACCORDANCE WITH LDC SECTION 5.10 AND BE REVIEWED VIA THE BUILDING PERMIT REVIEW PROCESS.

SITE DATA

Site Information	
Parcel I.D.	22-21-28-0000-00-073
	22-21-28-0000-00-227
Current Zoning	A-1
Current FLU	Residential Low
Proposed Zoning	RTF
Proposed Character District	
Land Summary (Acres)	
Gross Land Area	40.32 Acres
Wetland (Proposed for Impact)	0.99 Acres
Proposed Units	115 Units

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
2	2/5/2026	RESPOND TO CITY COMMENTS
1	12/4/2025	RESPOND TO CITY COMMENTS
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SCALE IN FEET:	N.T.S.

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

SITE DATA TABLE

Sheet No.:

C1.01

Seal:

MARC DANIEL STEHLI LICENSE No. 66278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 66278 DATE: February 5, 2026

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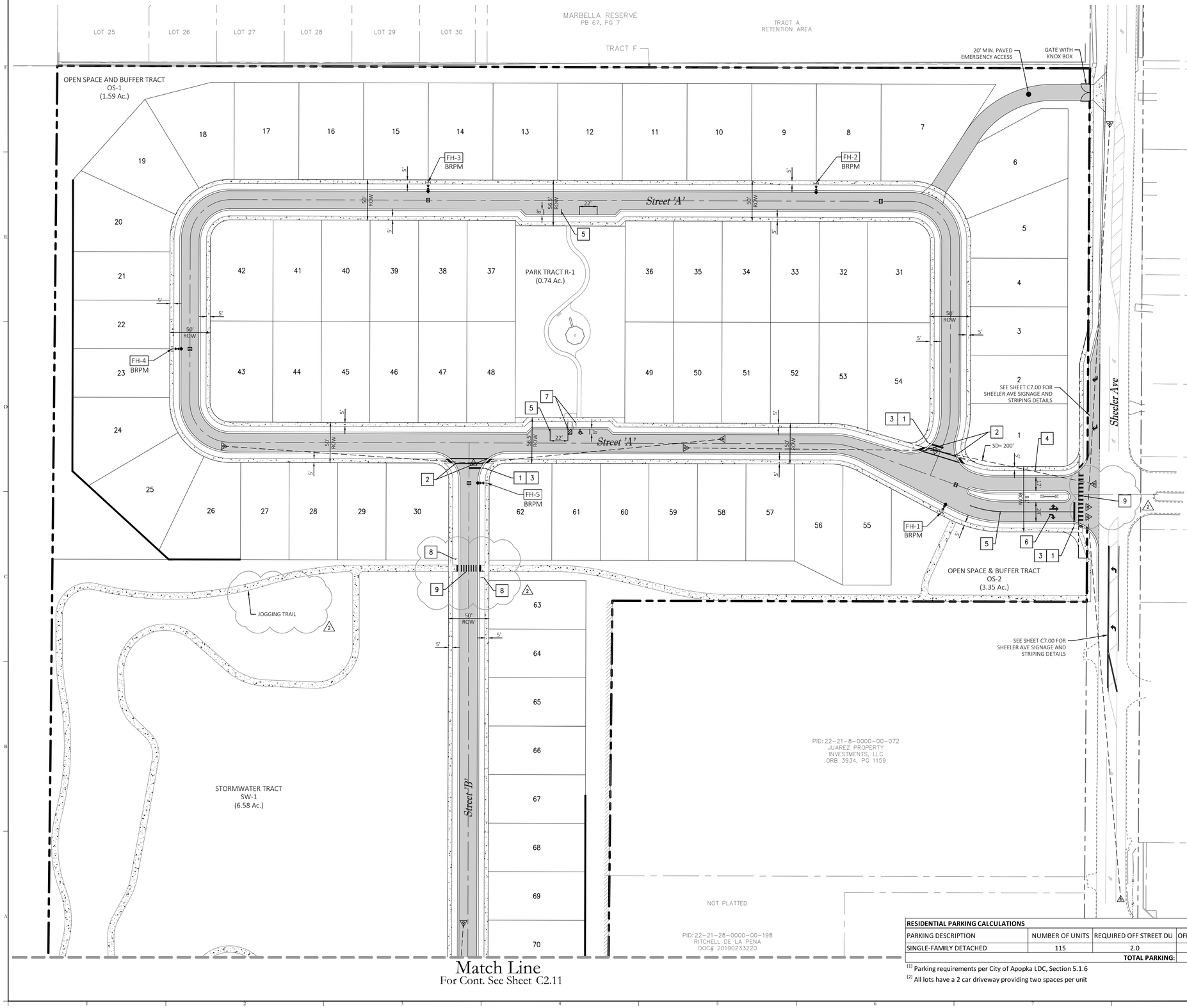


30 0 60 120

SCALE IN FEET

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-001
6. TURN LANE ARROW PER FDOT INDEX NO. 711-001
7. ACCESSIBLE PARKING SIGN & STRIPING PER FDOT INDEX NO. 711-001
8. 30" X 30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
9. SPECIAL EMPHASIS CROSSWALK, 6' AND 8' PER FDOT INDEX 711-001 (2)

NOTES:

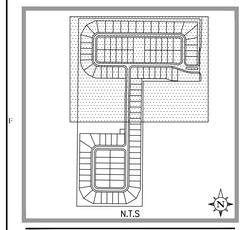
1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE FOR RESIDENTIAL STREETS IS 310', UNLESS OTHERWISE NOTED, PER F.D.O.T. GREENBOOK, CHAPTER 16 BASED ON 30 MPH DESIGN SPEED.
10. SIGHT DISTANCE FOR SHEELER AVE IS 475' PER THE F.D.O.T. DESIGN MANUAL, SECTION 212 BASED ON 40 MPH DESIGN SPEED FOR PASSENGER VEHICLES.

RESIDENTIAL PARKING CALCULATIONS				
PARKING DESCRIPTION	NUMBER OF UNITS	REQUIRED OFF STREET DU	OFF STREET REQUIRED	OFF STREET PROVIDED (2)
SINGLE-FAMILY DETACHED	115	2.0	230	239
		TOTAL PARKING:	230	239

(1) Parking requirements per City of Apopka LDC, Section 5.1.6

(2) All lots have a 2 car driveway providing two spaces per unit

Key Map:



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VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

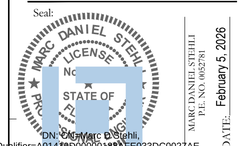
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.10

Seal:



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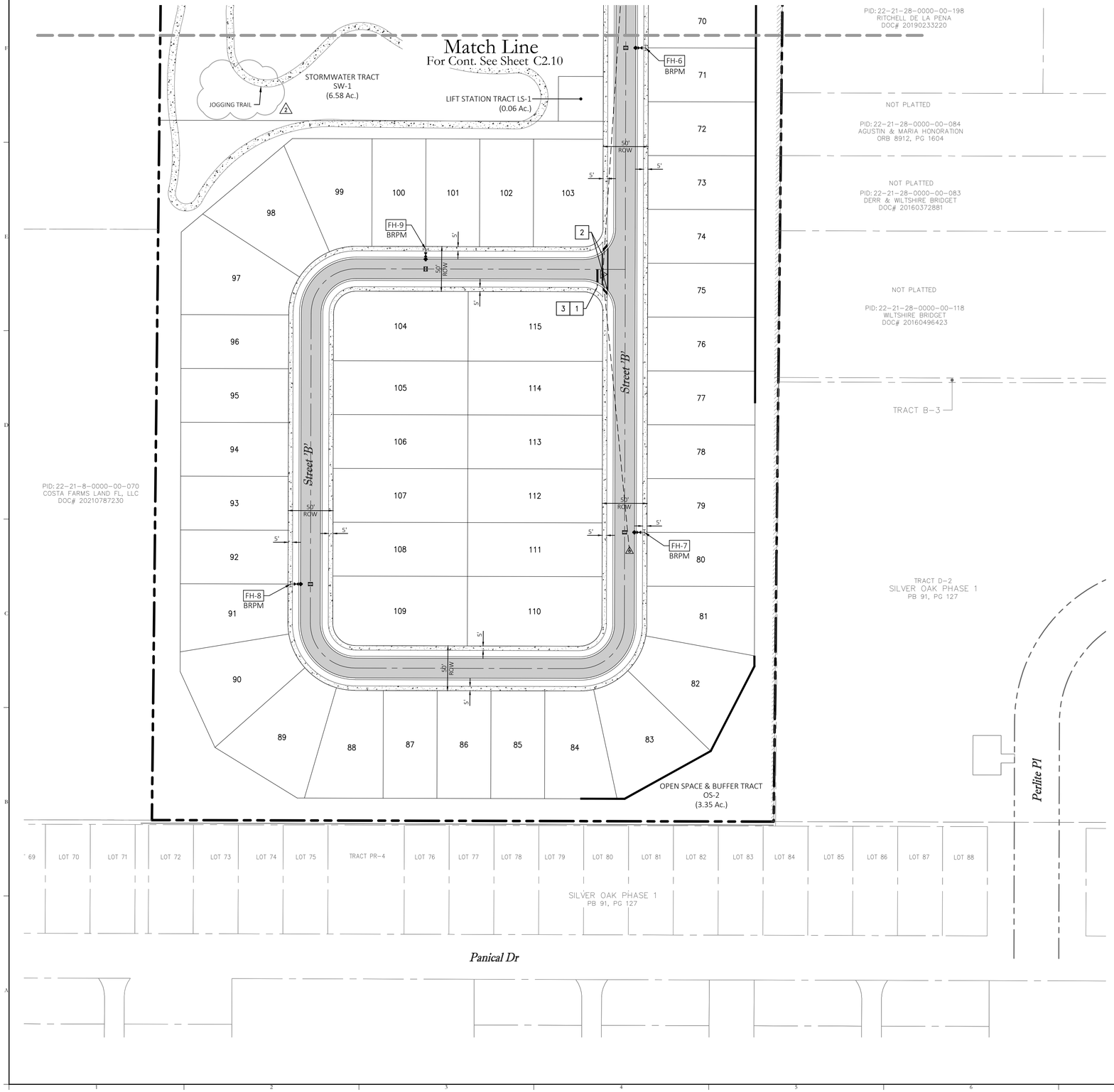


30 0 60 120
SCALE IN FEET

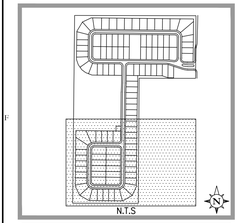
SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-001
6. TURN LANE ARROW PER FDOT INDEX NO. 711-001
7. ACCESSIBLE PARKING SIGN & STRIPING PER FDOT INDEX NO. 711-001
8. 30" X 30" PEDESTRIAN CROSSING SIGN (W11-2) W/ 24"X12" DOWNWARD POINTING ARROW SIGN (W16-7P) PER MUTCD
9. SPECIAL EMPHASIS CROSSWALK, 6' AND 8' PER FDOT INDEX 711-001 (2)

NOTES:

1. ALL STRIPING & SIGNAGE PER FDOT STANDARDS & SPECIFICATIONS MANUAL LATEST EDITION, MUTCD &CITY OF APOPKA ROAD CONSTRUCTION SPECIFICATIONS, UNLESS OTHERWISE SPECIFIED.
2. ALL STRIPING SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT MARKINGS MUST COMPLY WITH FDOT INDEX 711-001.
4. SIGNS WILL NOT BE INSTALLED WITH CONCRETE.
5. FINAL SIGNAGE AND STRIPING PLANS WILL BE PREPARED WITH FINAL CONSTRUCTION PLANS.
6. HANDICAP (HC) RAMPS AND DETECTABLE WARNING SURFACE WILL BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
7. STREET SIGNS POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2 INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED OR QUICK PUNCH.
8. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND CITY OF APOPKA CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
9. SIGHT DISTANCE FOR RESIDENTIAL STREETS IS 310', UNLESS OTHERWISE NOTED, PER F.D.O.T. GREENBOOK, CHAPTER 16 BASED ON 30 MPH DESIGN SPEED.
10. SIGHT DISTANCE FOR SHEELER AVE IS 475' PER THE F.D.O.T. DESIGN MANUAL, SECTION 212 BASED ON 40 MPH DESIGN SPEED FOR PASSENGER VEHICLES.

Key Map:



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Project Name:

SHEELER PARK

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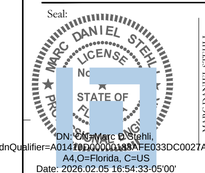
Sheet Title:

SIGNAGE, STRIPING, SIGHT DISTANCE & PAVEMENT MARKING PLAN

Sheet No.:

C2.11

Seal:



MARC DANIEL STEHLI
P.E. NO. 0052781
DATE: February 5, 2026

ON: CN=Marc Daniel Stehli, dnQualifier=A01410D000001933AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.02.05 16:54:33-05'00'

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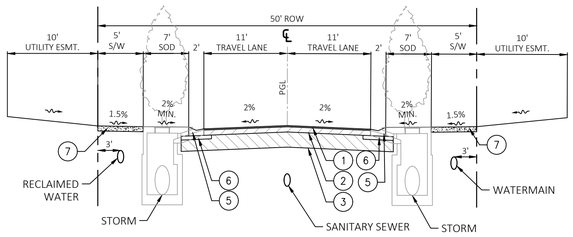
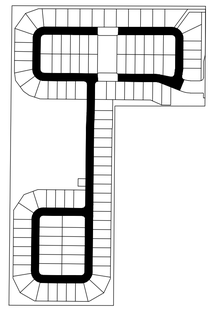
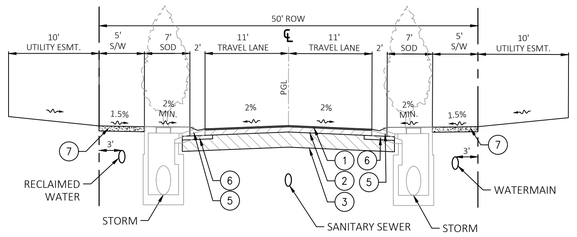




1 INTERNAL ROAD SECTION (50' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES



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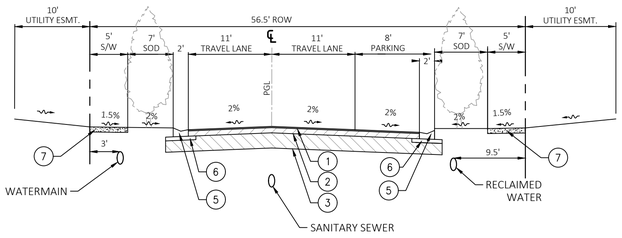
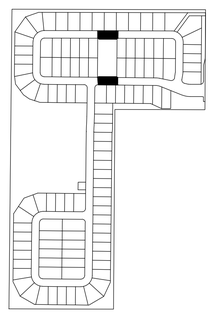
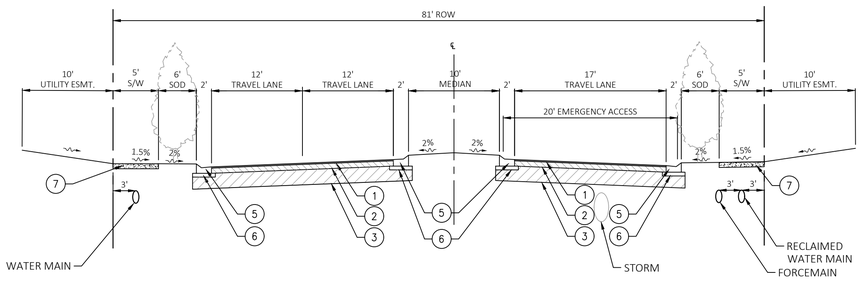


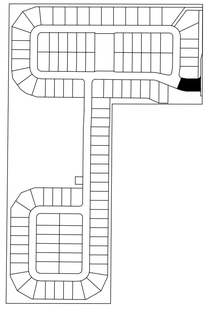


2 INTERNAL ROAD SECTION W/ PARKING (56.5' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
3. PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE HOA





3 TYPICAL ROAD SECTION (81' ROW)

N.T.S.

1. STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
2. HOA DOCUMENTS SHALL INDICATE THAT THE HOA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES

Legend

1	ASPHALT
2	BASE COURSE
3	SUBGRADE
4	TYPE 'F' CURB
5	MIAMI CURB
6	CURB PAD
7	4" (IN.) THICK CONCRETE SIDEWALK

NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN.

Key Map:

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SCALE IN FEET:	N.T.S.

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

TYPICAL SECTIONS

Sheet No.:

C3.00

Seal:

MARC DANIEL STEHLI LICENSE NO. 65278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 065278

DATE: February 5, 2026

DN: CN=Marc D Stehli, dnQualifier=A01410D0000018AFE033DC0027AE A4,O=Florida, C=US
Date: 2026.02.05 16:54:35-05'00'

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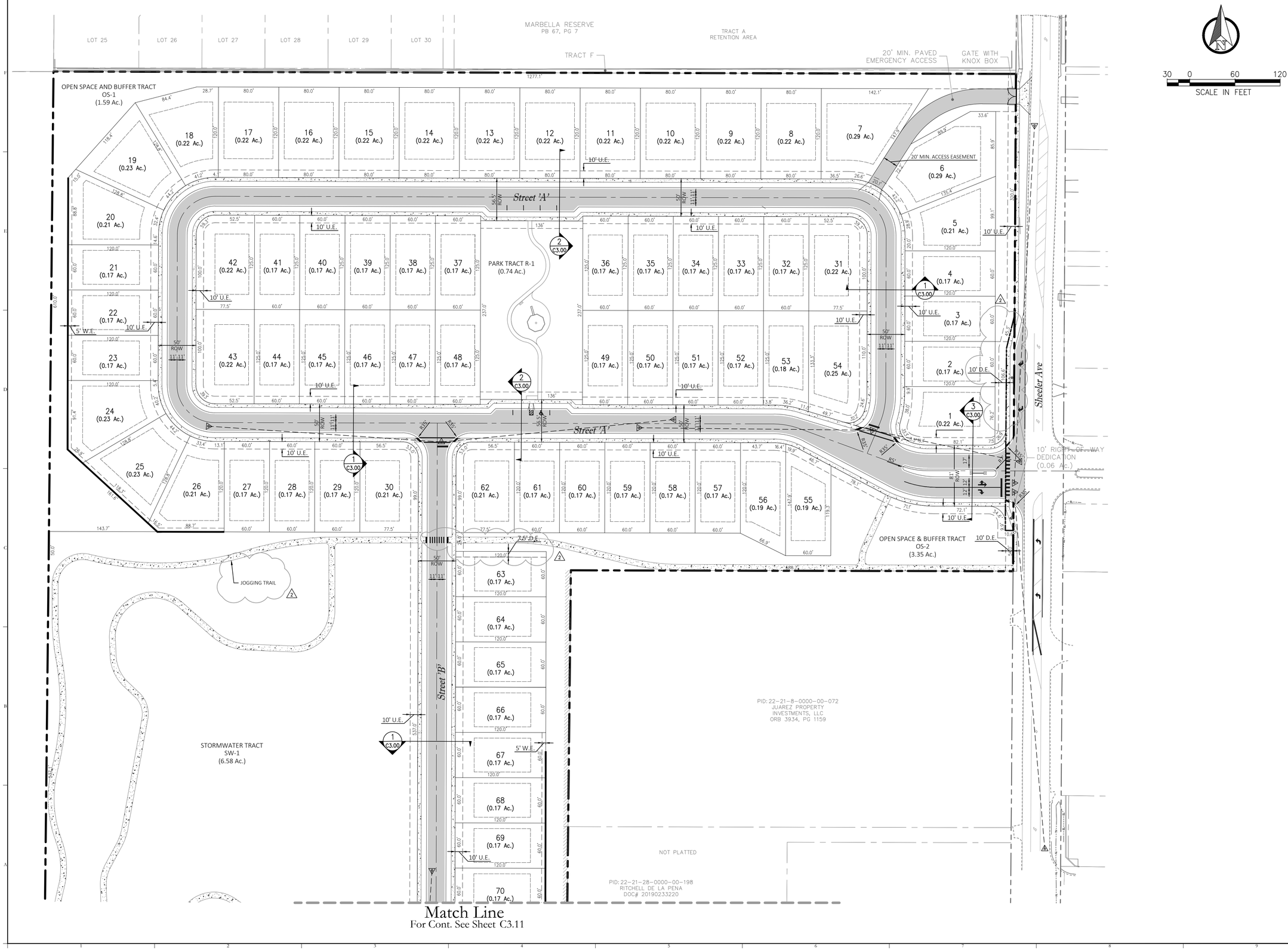

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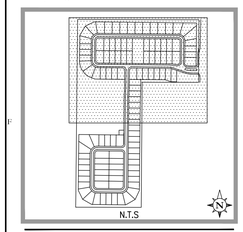

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Project Name:

SHEELER PARK

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CITY OF APOPKA, FL

Sheet Title:

GEOMETRY PLAN

Sheet No.:

C3.10

Seal:

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MARC DANIEL STEHLI
P.E. NO. 065278
DATE: February 5, 2026

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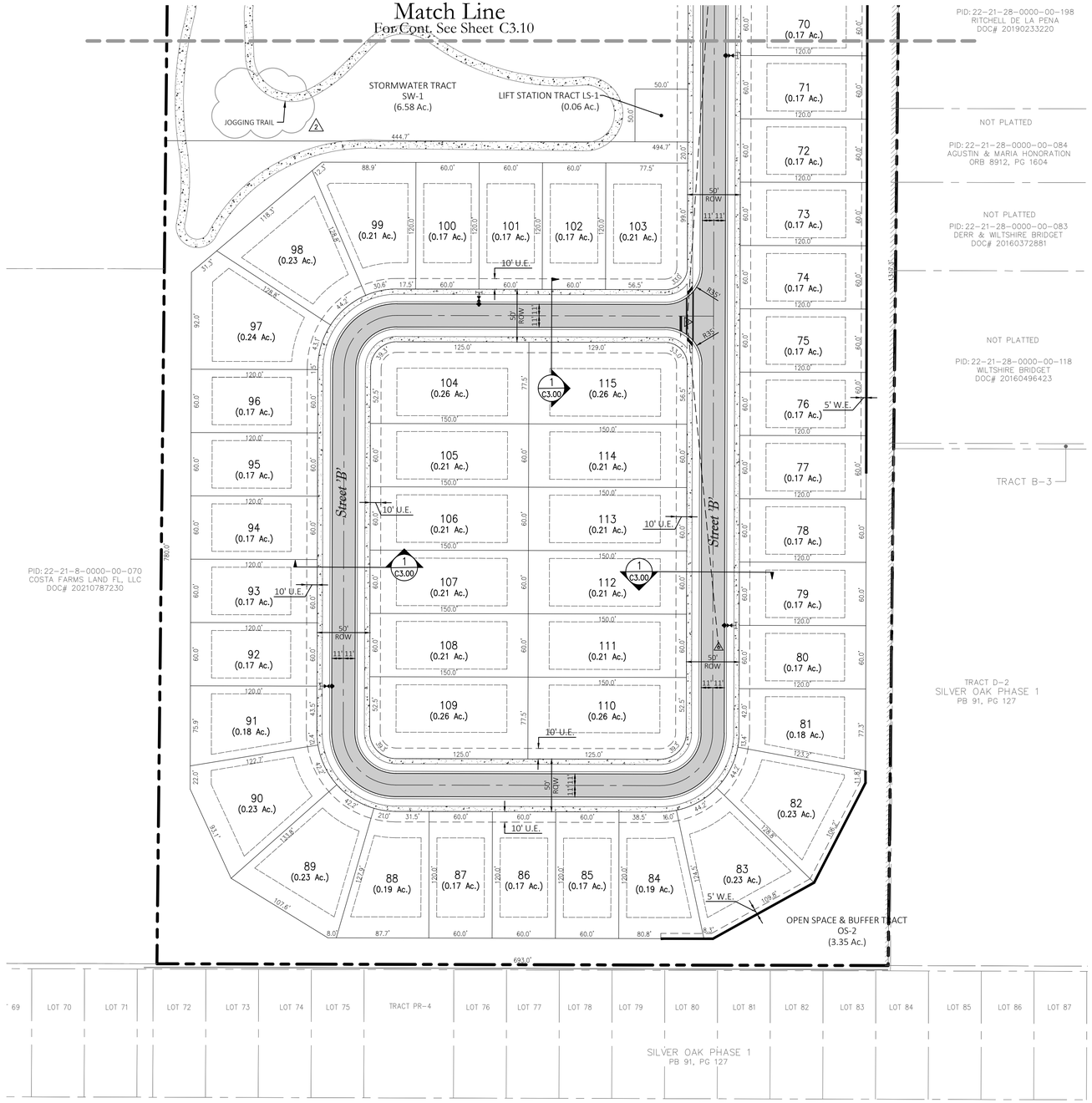

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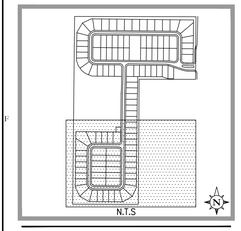

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Sheet Title:

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Sheet No.:

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LICENSE
No. 0053781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0053781
DATE: February 5, 2026

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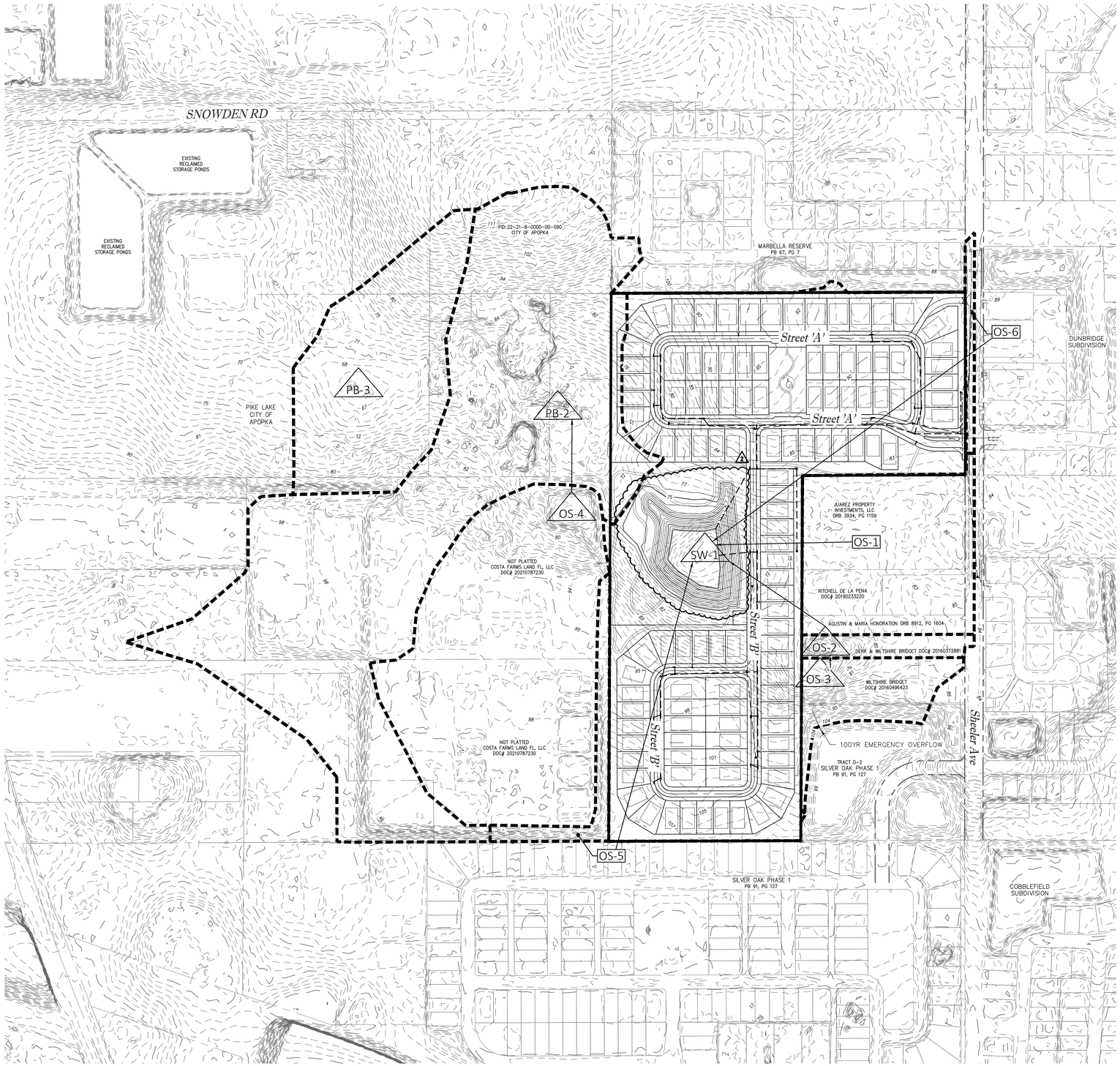

10 0 200 400
SCALE IN FEET

LEGEND

	EXISTING GRADE CONTOURS
	POST-DEVELOPMENT BASIN LINES
	FLOW ARROW
B-SW1	BASIN ID
SW-1	NODE ID

1. City of Apopka Stormwater Criteria

a. Water Quality Criteria - Dry Retention

Pursuant to City of Apopka Land Development Code, Article 6, Section 6.7.2.(B), pollution abatement volume shall be in accordance with the SJRWMD criteria.

b. Water Quality Recovery - Dry Retention

Pursuant to City of Apopka Land Development Code, Article 6, Section 6.7.2.(B), pollution abatement volume recovery shall be in accordance with the SJRWMD criteria.

c. Water Quantity Criteria

Pursuant to Section 6.7.2 (A), the post development peak rate of discharge shall not exceed the pre-development peak rate of discharge for the 25-year, 24-hour storm.

Pursuant of Section 6.7.2.(3)(b) and (c), where a project discharges to a landlocked basin that has no positive outfall which are adjacent to properties of more than one ownership, the onsite stormwater management system shall be designed to accommodate the 100-year/24-hour design storm event.

d. Water Quantity Recovery Criteria

The pond shall be designed to be dry within 11 days following the storm event.

e. Flood Protection

Pursuant of Section 6.7.2.C. finished floor slab elevations of all habitable structures shall be constructed at least two feet above the 100-year storm elevation.

2. St. Johns River Water Management District Criteria

a. Water Quality Criteria

For dry retention systems, the design treatment volume is the greater of the following:

i. One-half inch of runoff over the drainage area; or

ii. 1.25 inches of runoff from the impervious area

Plus an additional one-half inch of runoff over the drainage area

b. Water Quality Recovery

Pond shall be designed to recover the required treatment volume within 72 hours following a storm event.

c. Water Quantity Criteria

District criteria requires pre-development versus post development peak discharge rate attenuation for the mean annual and the 25-year/24-hour storm event for new construction with greater than 50% impervious coverage.

i. Mean Annual storm event

ii. 25-year/24-hour storm event

In addition for projects within a closed drainage basin, District criteria requires the system shall be designed to retain the pre vs post development volumetric difference for the 25-yr/96-hr design storm.

d. Water Quantity Recovery

Where basins are designed for reducing post-development peak rate discharge and volume, the outlet and regulation schedule should be designed to provide necessary design detention and retention storage within 14 days following any storm event.

OWNERSHIP, OPERATION AND MAINTENANCE:

ALL STORMWATER MANAGEMENT PONDS SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOA/CDD. A DRAINAGE EASEMENT SHALL BE GRANTED OVER ALL STORMWATER POND TRACTS TO THE CITY OF APOPKA WHO HAVE THE ABILITY, NOT THE OBLIGATION, TO MAINTAIN.

OFFSITE BASINS:

ALL NON-CONTRIBUTING OFFSITE BASINS IDENTIFIED ON THIS PLAN HAVE BEEN PRELIMINARILY EVALUATED AND DETERMINED TO BE SELF-CONTAINED. IT IS ASSUMED THAT THESE AREAS WILL PROVIDE FULL RETENTION OF STORMWATER RUNOFF IF DEVELOPED IN THE FUTURE. CALCULATIONS TO BE PROVIDED AT FINAL ENGINEERING.

Key Map:

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SCALE IN FEET:	1" = 200'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

MASTER STORMWATER PLAN

Sheet No.:

C4.00

Seal:

MARC DANIEL STEHLI LICENSE No. STATE OF FLORIDA

MARC DANIEL STEHLI P.E. NO. 0052781

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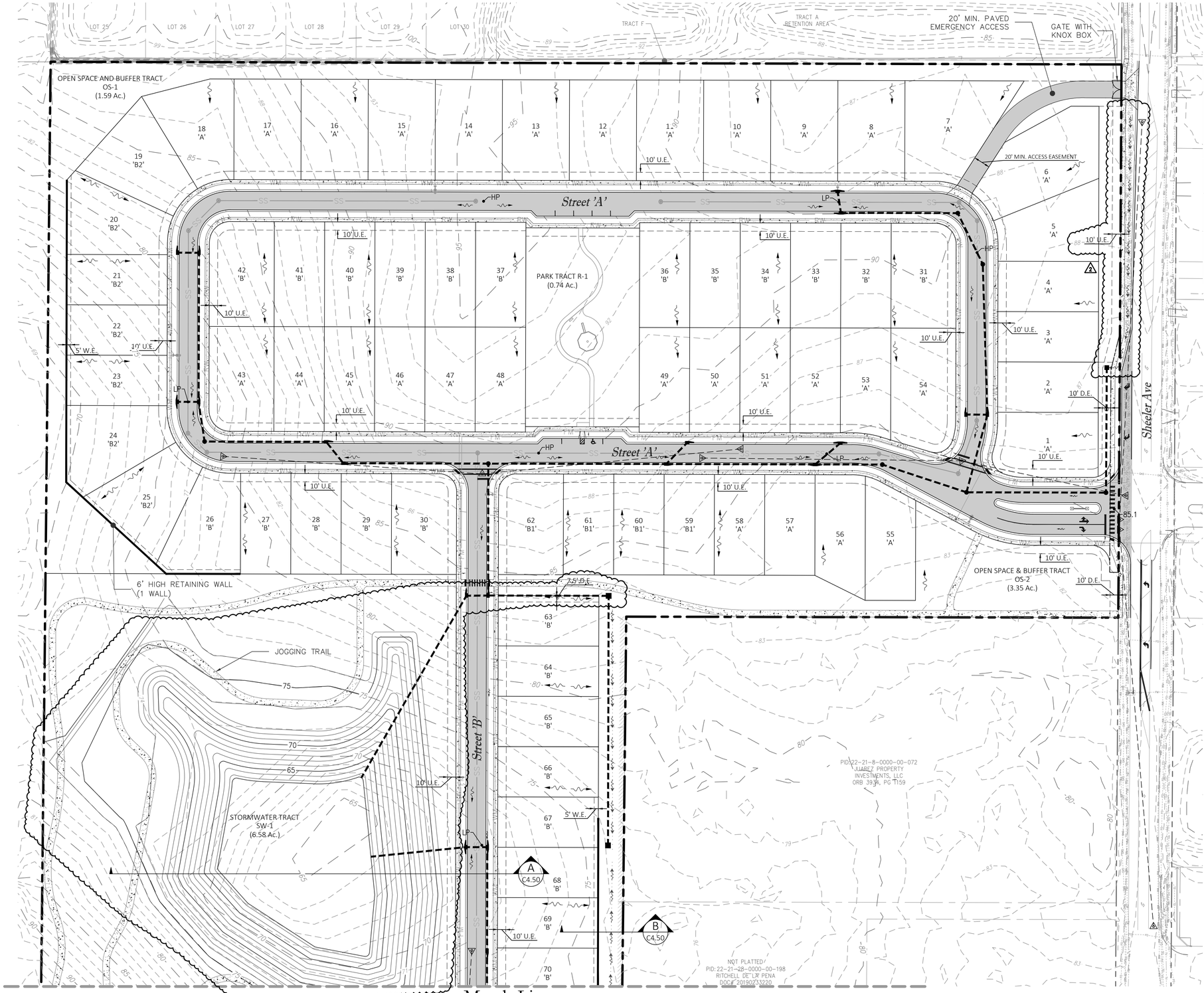


30 0 60 120
SCALE IN FEET

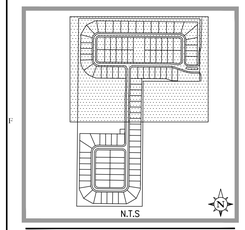
Drainage Legend

Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	STORM CURB INLETS	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend

Symbol	Description
× 100.00 EX	EXISTING SPOT GRADE
⌘104.00	PROPOSED SPOT GRADE
⌘101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
—74—	EXISTING CONTOUR
74	PROPOSED CONTOUR

Key Map:



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1	12/4/2025	RESPOND TO CITY COMMENTS
0	10/13/2025	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 0052781
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: February 5, 2026

Digitally signed by Marc Daniel Stehli
DN: C=US, E=mstehli@poulosandbennett.com, CN=Marc Daniel Stehli, dnQualifier=A01410D000001989AFE033DC0027AE, A4,O=Florida, C=US
Date: 2026.02.05 16:54:42-05'00'

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Eng. Bus. No. 28567

Date: Feb 05, 2026, 12:34pm User ID: gkillebrew
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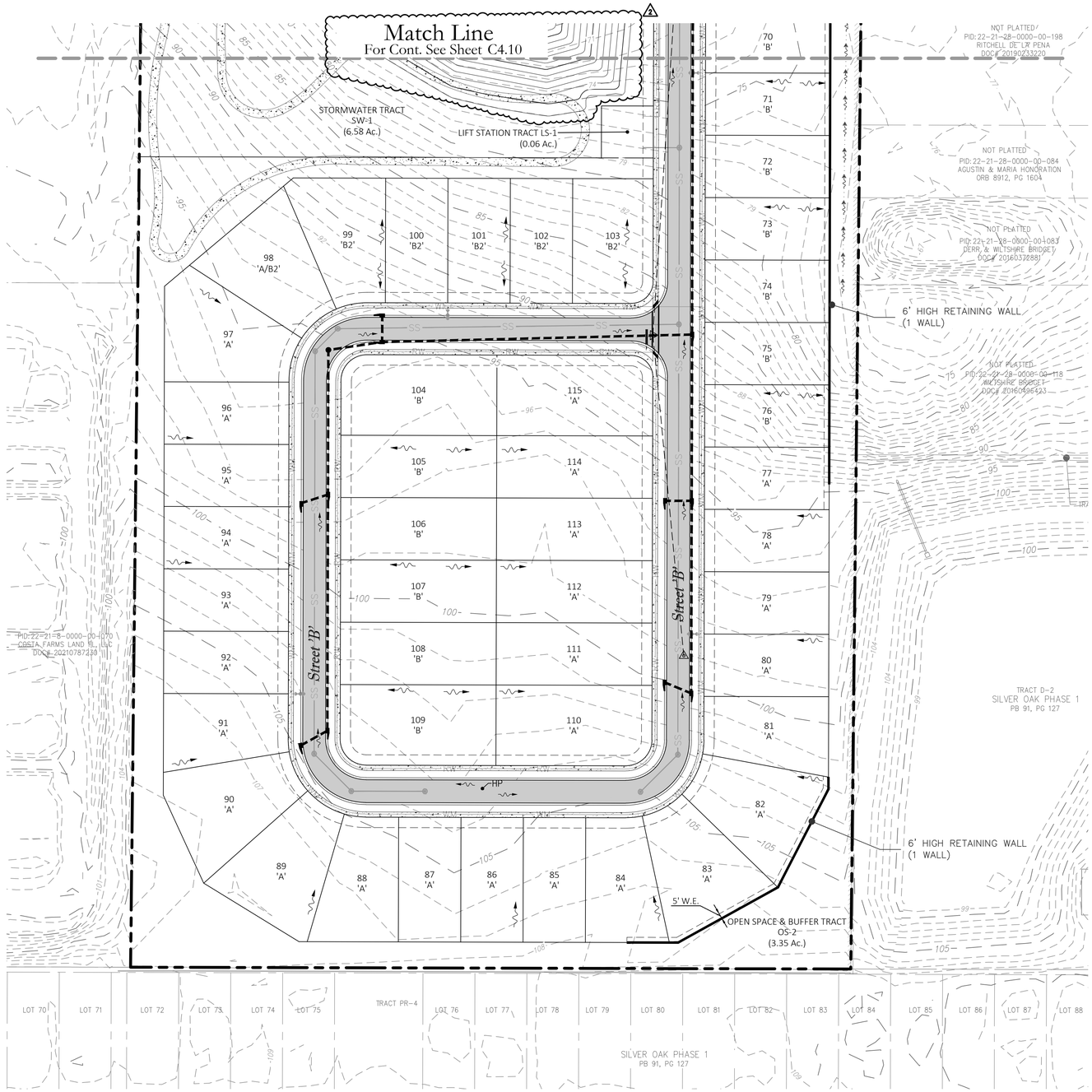


30 0 60 120
SCALE IN FEET

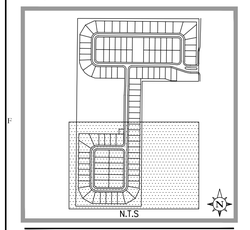
Drainage Legend

Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	STORM CURB INLETS	
	MITERED END	
	DRAINAGE FLOW ARROW	

Grading Legend

Symbol	Description
× 100.00 EX	EXISTING SPOT GRADE
✖104.00	PROPOSED SPOT GRADE
✖101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
	FLOW ARROW
	DRAINAGE CONVEYANCE SWALE
—74—	EXISTING CONTOUR
—74—	PROPOSED CONTOUR

Key Map:



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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

GRADING & DRAINAGE PLAN

Sheet No.:

C4.11

Seal:

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MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: February 5, 2026

DN: C=US, dnQualifier=A01410D000001938AFE033DC0027AE, A4, O=Florida, CN=Marc D Stehli
Date: 2026.02.05 16:54:44-05'00'

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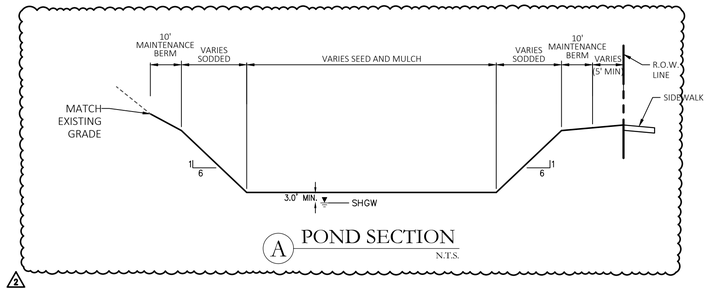

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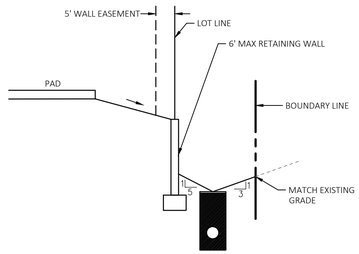
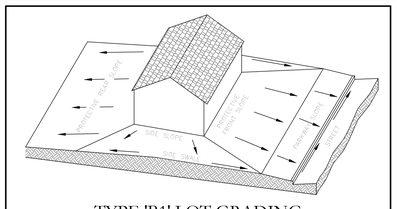


B GRADING SECTION
N.T.S.

TYPE 'A' LOT GRADING
N.T.S.

TYPE 'B' LOT GRADING
N.T.S.

TYPE 'AM' LOT GRADING
N.T.S.



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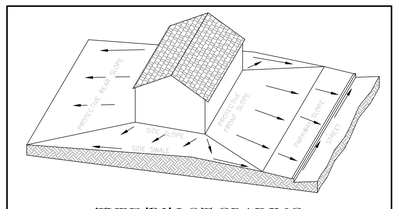

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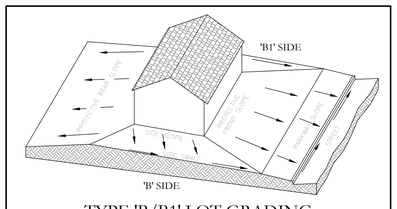

TYPE 'B/B1' LOT GRADING
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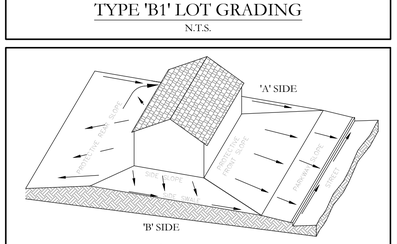

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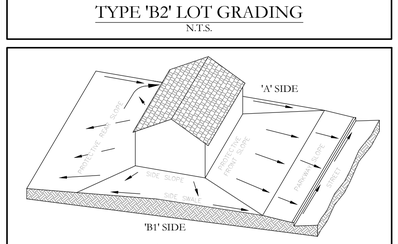

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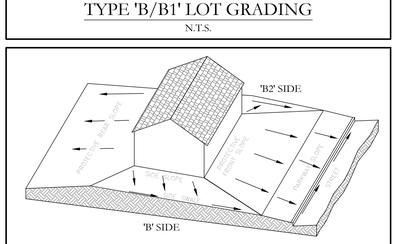

TYPE 'B/B2' LOT GRADING
N.T.S.

TYPICAL LOT GRADE TYPE DETAILS
N.T.S.

Key Map:

Consultant:

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DRAWN BY:	AR
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APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

GRADING SECTIONS & DETAILS

Sheet No.:

C4.50

Seal:

MARC DANIEL STEHLI LICENSE No. 0052781 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 0052781

DATE: February 5, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D0000018AAFE033DC0027AE A4,O=Florida, C=US
Date: 2026.02.05 16:54:46-05'00'

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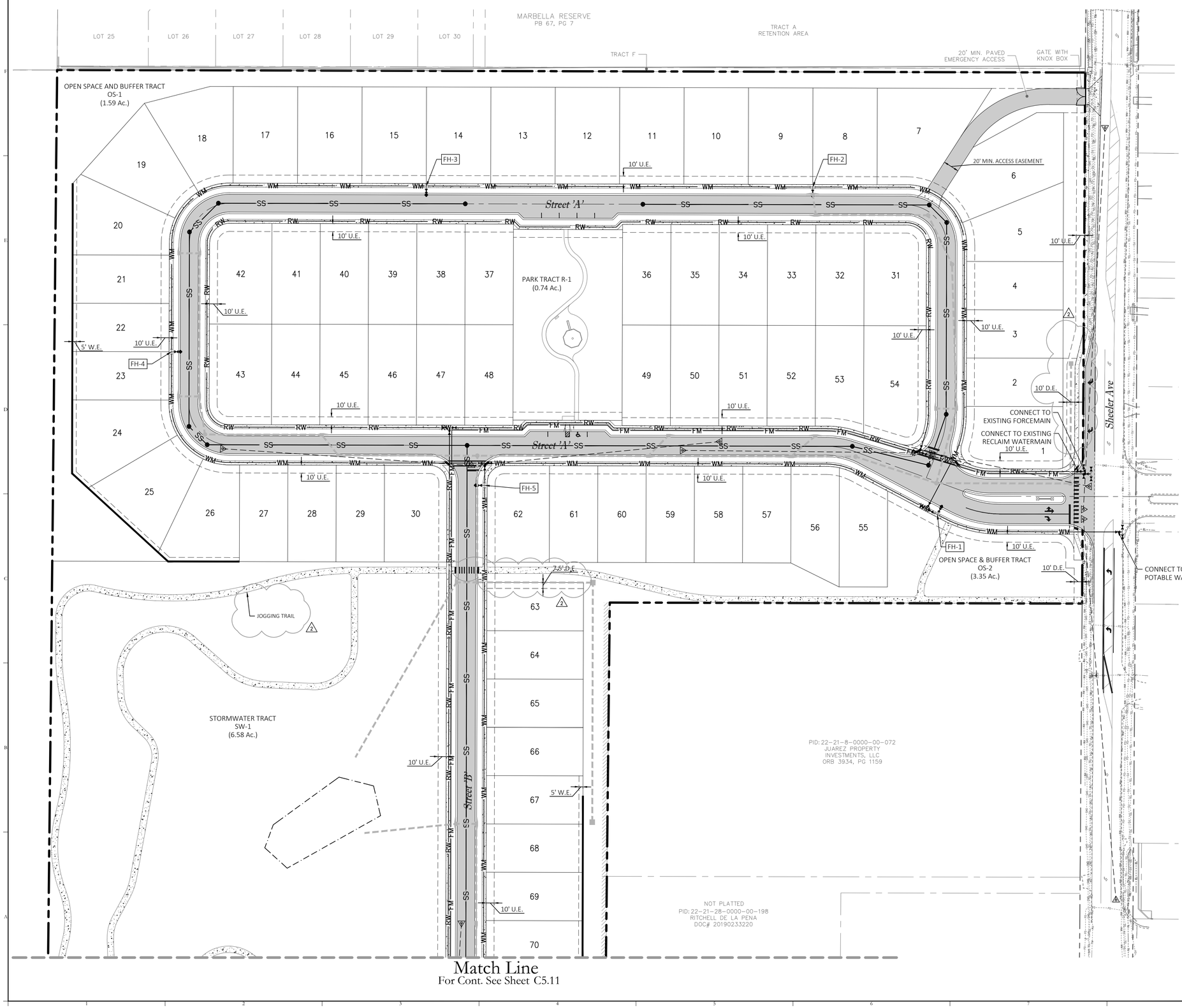

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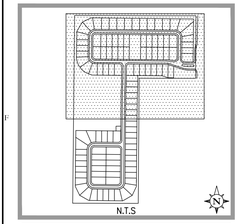
SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	
FM	FORCE MAIN (FM)	FM
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	TEE	
N/A	BEND W/ DEFLECTION ANGLE	
N/A	REDUCER (RED.)	
N/A	FIRE HYDRANT ASSEMBLY	

Key Map:



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SCALE IN FEET:	1" = 50'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

UTILITY PLAN

Sheet No.:

C5.10

Seal:

MARC DANIEL STEHLI
LICENSE
No. 0052781
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 0052781

DATE: February 5, 2026

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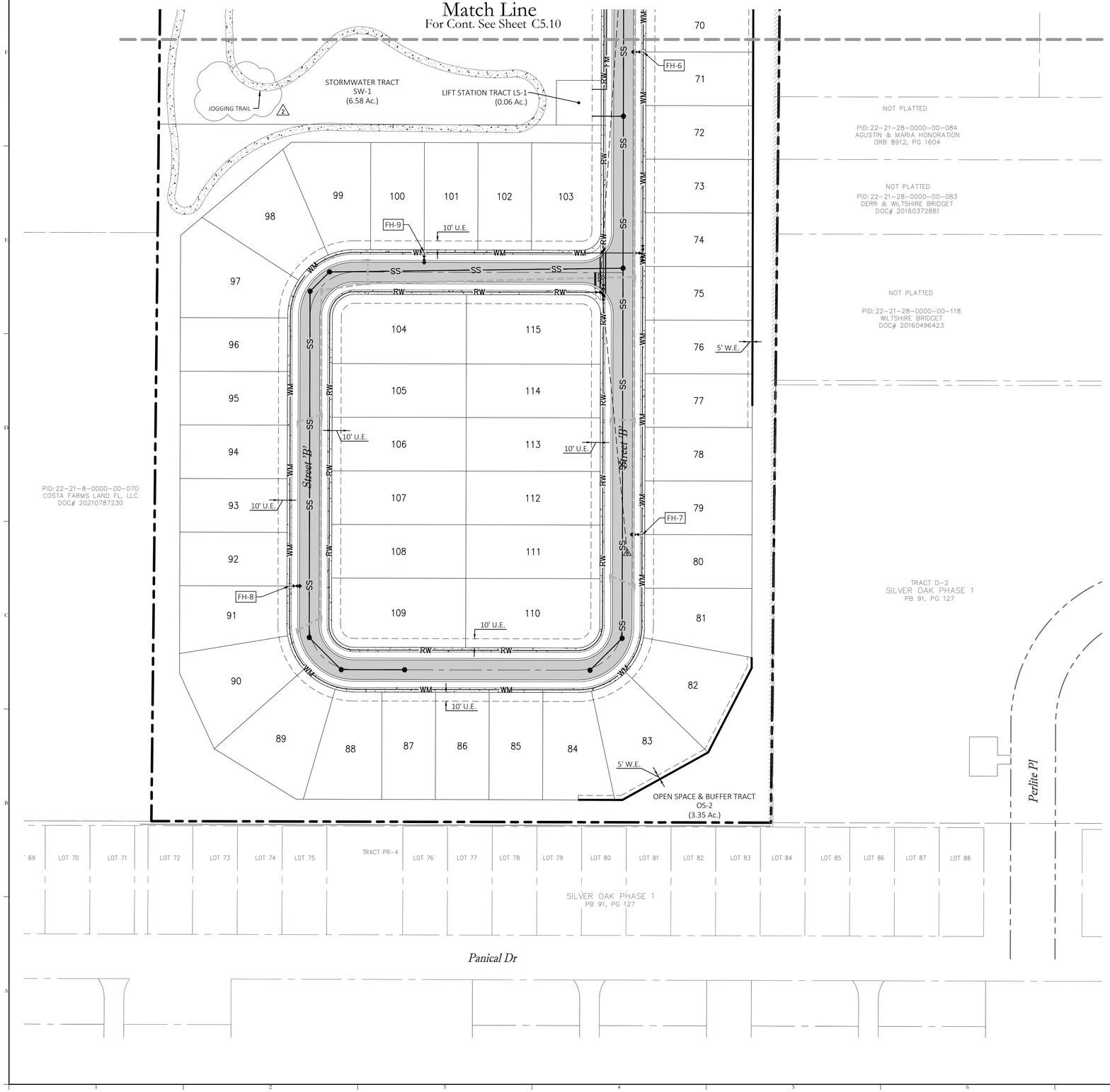

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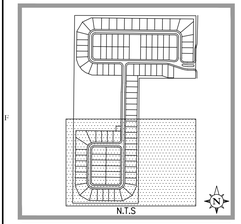
25 0 50 100

SCALE IN FEET

Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	WM
RW	RECLAIM WATER MAIN (RW)	RW
SS	SANITARY SEWER (SS)	
FM	FORCE MAIN (FM)	FM
EL	ELECTRIC (EL)	N/A
GAS	GAS	N/A
FO	FIBER OPTIC (FO)	N/A
N/A	WATER SERVICE	
N/A	RECLAIM WATER SERVICE	
N/A	SANITARY SEWER LATERAL	
N/A	GATE VALVE (G.V.)	
N/A	TEE	
N/A	BEND W/ DEFLECTION ANGLE	
N/A	REDUCER (RED.)	
N/A	FIRE HYDRANT ASSEMBLY	

Key Map:



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APPROVED BY:	MDS
SCALE IN FEET:	1" = 50'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

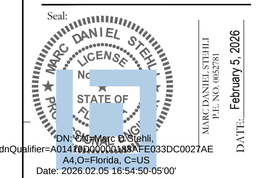
Sheet Title:

UTILITY PLAN

Sheet No.:

C5.11

Seal:



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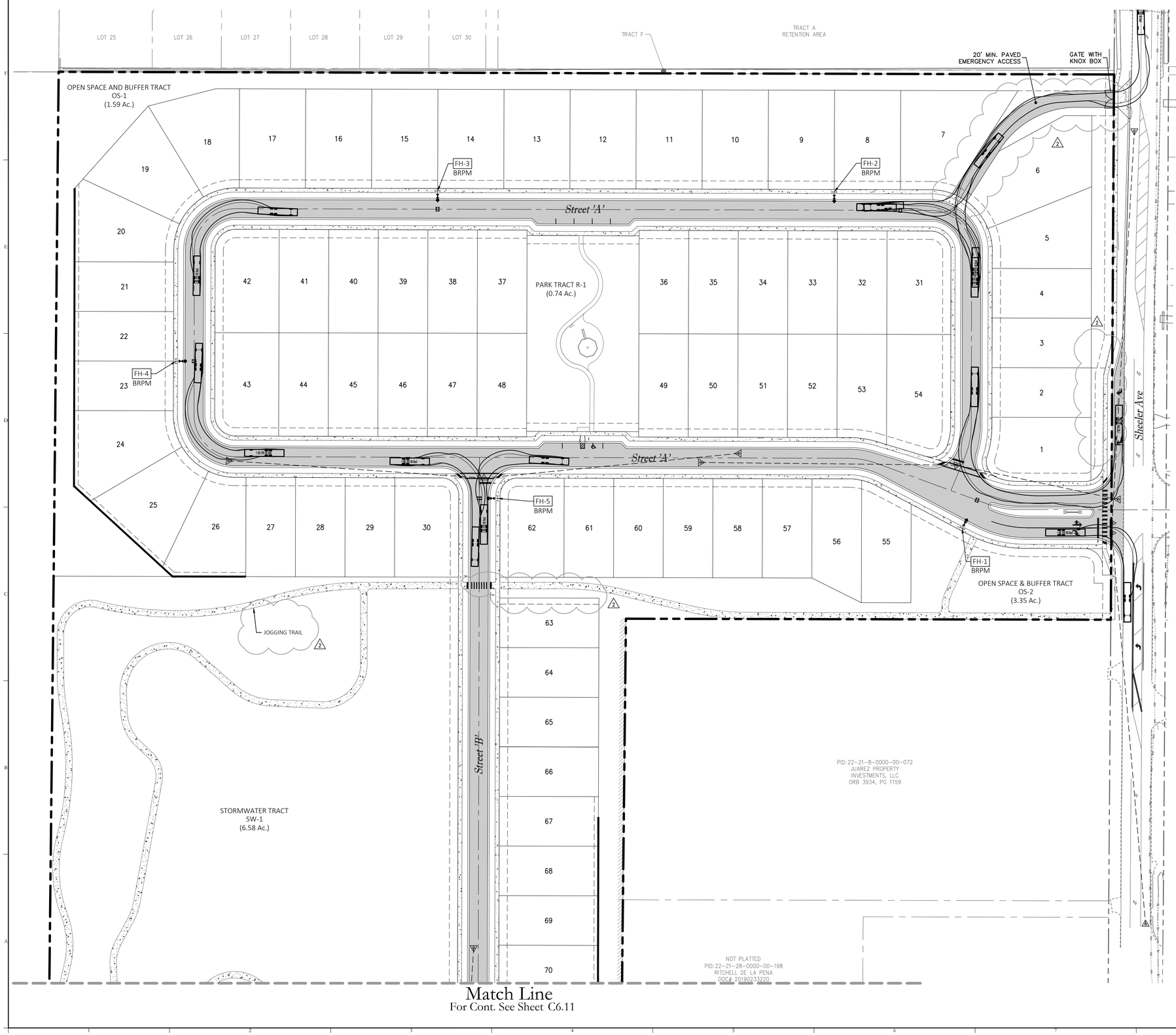
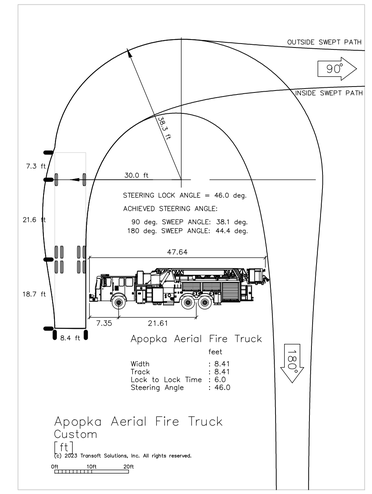


Match Line
For Cont. See Sheet C6.11



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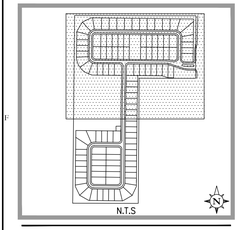
SCALE IN FEET

NOTES:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA SUBDIVISION REGULATIONS AND THE FFPC 7TH EDITION AND NFPA
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ALLEYS HAVE BEEN DESIGNED FOR FIRE ACCESS WHERE REQUIRED. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
3. FIRE HYDRANTS SHALL BE PROVIDED FOR DETACHED ONE- AND TWO- FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   3.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET
   3.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET.
   4.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS
8. STREET DESIGN CAN ACCOMODATE LARGE TRUCKS, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40 AND GARBAGE TRUCKS AND BASED ON THE CENTERLINE MINIMUM RADIUS OF 50.0'.
9. ALL ROUNDABOUTS SHALL INCORPORATE A CONCRETE MOUNTABLE APRON TO ALLOW FIRE TRUCKS TO MANEUVER THROUGH THE INTERSECTION.
10. FIRE HYDRANTS SHALL BE LOCATED 5 FEET TO 7 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF HYDRANTS
11. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.

Key Map:



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SCALE IN FEET:	1" = 60'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

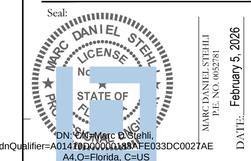
Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.10

Seal:



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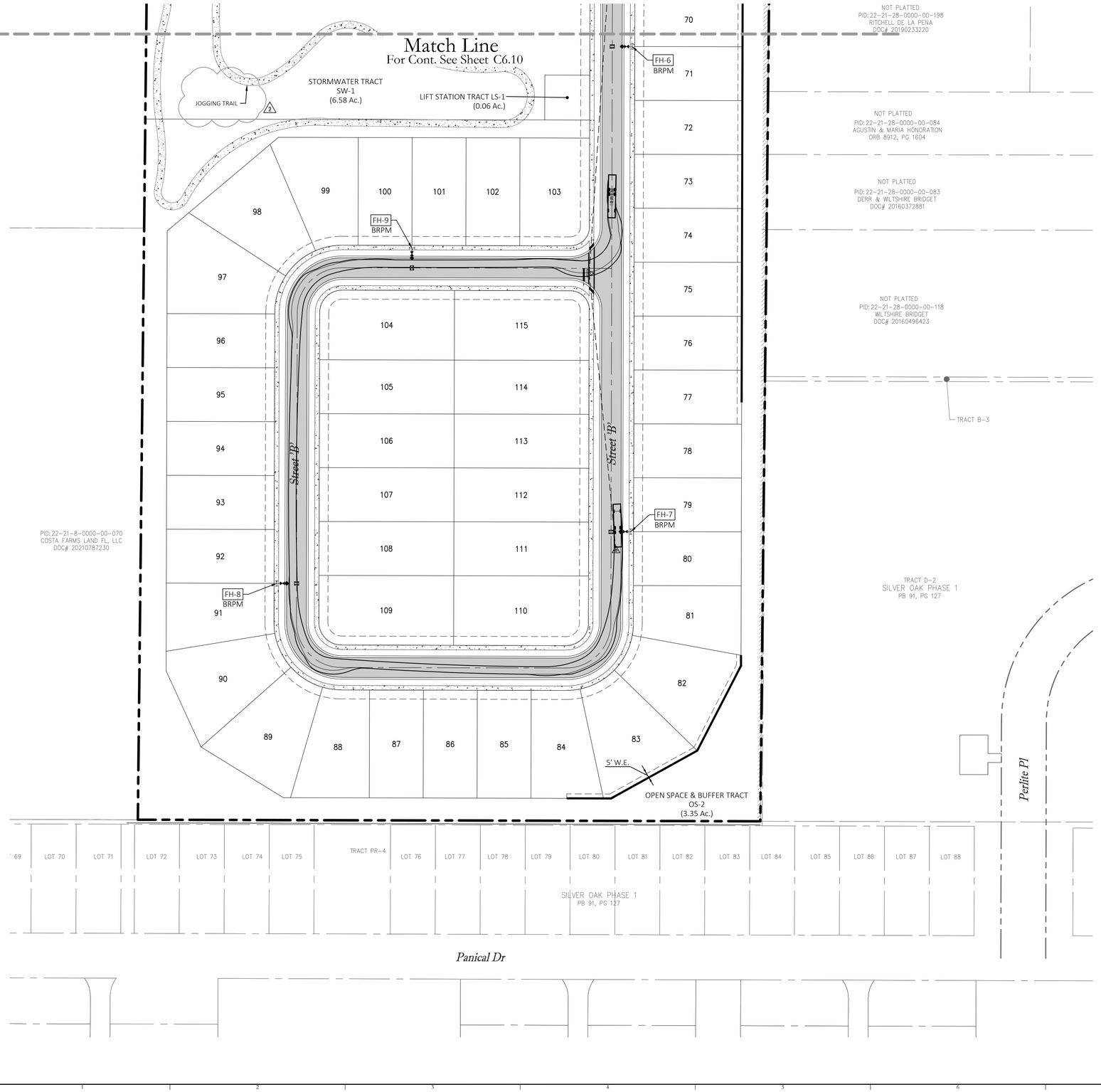

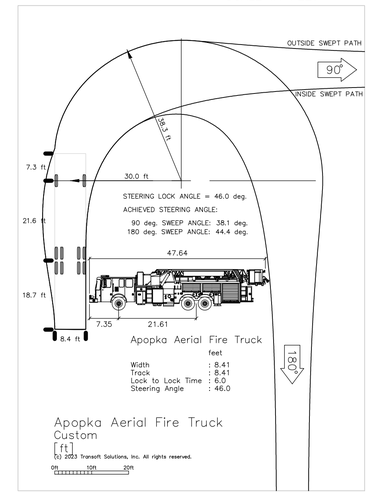

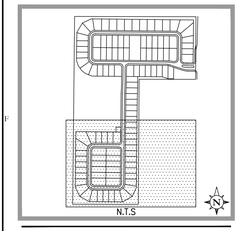

30 0 60 120
SCALE IN FEET

NOTES:

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   3.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET
   3.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
4. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
   4.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 250 FEET.
   4.2 THE MAXIMUM DISTANCE BETWEEN FIRE HYDRANTS SHALL NOT EXCEED 500 FEET.
5. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 S.F. OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 S.F. SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS. REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY 30 FEET BUT IN NO CASE SHALL THE FIRE FLOW BE LESS THAN 500 GPM PER 18.4.5 FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
6. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE WIRE DEPARTMENT SHALL BE PROV I DED AN D MAINTAINED PER FFPC 7TH EDITION AND N GPA 1(2018) WITH FLORI DA AMEN DMENTS.
7. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2. 1OF THE FFPC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS
8. STREET DESIGN CAN ACCOMODATE LARGE TRUCKS, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40 AND GARBAGE TRUCKS AND BASED ON THE CENTERLINE MINIMUM RADIUS OF 50.0'.
9. ALL ROUNDABOUTS SHALL INCORPORATE A CONCRETE MOUNTABLE APRON TO ALLOW FIRE TRUCKS TO MANEUVER THROUGH THE INTERSECTION.
10. FIRE HYDRANTS SHALL BE LOCATED 5 FEET TO 7 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF HYDRANTS
11. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
2	2/5/2026	RESPOND TO CITY COMMENTS
1	12/4/2025	RESPOND TO CITY COMMENTS
0	10/13/2025	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 60'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

FIRE ACCESS & PARKING PLAN

Sheet No.:

C6.11

Seal:

MARC DANIEL STEHLI
LICENSE
No. 65278
STATE OF FLORIDA
PROFESSIONAL ENGINEER

MARC DANIEL STEHLI
P.E. NO. 065278

DATE: February 5, 2026

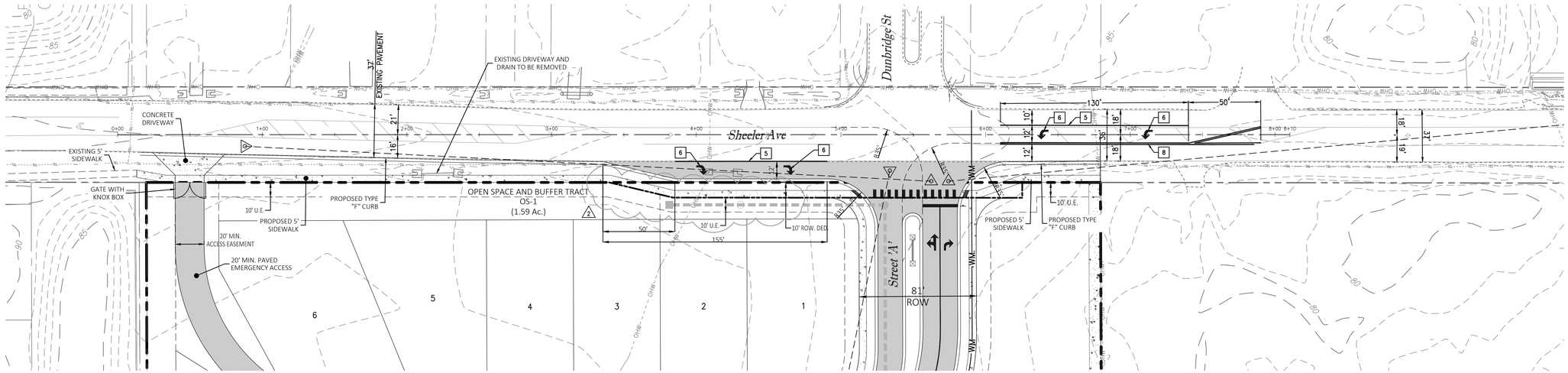
dnQualifier=A01410D000011938FE033DC0027AE
ON: CN=Marc D Stehli,
A4,O=Florida, C=US
Date: 2026.02.05 16:54:53-05'00'

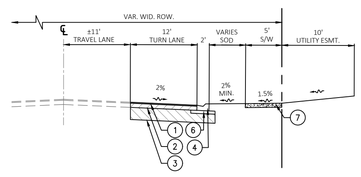
This item has been electronically signed and sealed by Marc Daniel Stehli on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.

POULOS & BENNETT
a Pape-Dawson company

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Date: Feb 05, 2026, 12:47pm User ID: gkillebrew
File: P:\136\22\01\Design\Civil\FPP136 22-01.dwg





TURN LANE SECTION

N.T.S.

SIGN & STRIPING LEGEND:

1. 30" STOP SIGN (R1-1) & 24" WHITE STOP BAR PER FDOT INDEX NO. 700-010
2. SIDEWALK CROSSWALK, 6' PER FDOT INDEX 711-001
3. STREET NAME SIGN (D3-1)
4. SPEED LIMIT SIGN (25 MPH) (R2-1)
5. 6" SOLID WHITE PER FDOT INDEX NO. 711-001
6. TURN LANE ARROW PER FDOT INDEX NO. 711-001
7. ACCESSIBLE PARKING SIGN & STRIPING PER FDOT INDEX NO. 711-001
8. 6" DOUBLE YELLOW

Key Map:

20 0 40 80

SCALE IN FEET

Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	MDS
SCALE IN FEET:	1" = 40'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

SHEELER AVE IMPROVEMENTS

Sheet No.:

C7.00

Seal:

MARC DANIEL STEHLI LICENSE No. 68278 STATE OF FLORIDA PROFESSIONAL ENGINEER

MARC DANIEL STEHLI P.E. NO. 068278

DATE: February 5, 2026

DN: CN=Marc Daniel Stehli, dnQualifier=A01410D0000019AAFE033DC0027AE A4,O=Florida, C=US
Date: 2026.02.05 16:54:55-05'00'

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POULOS & BENNETT

a Pape-Dawson company

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Date: Feb 05, 2026, 12:50pm User ID: gkilebrew
File: P:\136\22\01\Design\Civil\S13622-01.dwg

RECREATION REQUIREMENT	
Total site area	**40.32 ac**
ROW Dedication	**0.06 ac**
Developable area	**40.26 ac**
Open space required (20% of developable area)	8.05 ac
Open space provided	12.08 ac
Recreational space required (35% of required open space)	2.82 ac
Recreational space provided	8.25 ac
Park area	0.74 ac
Jogging Trail area	7.51 ac

SHEELER AVENUE

SHEET L-102

ENTRY MONUMENT

8' GRAVEL JOGGING TRAIL

PEARLITE PLACE

SHEET L-101

PARK

STREET A

STREET A

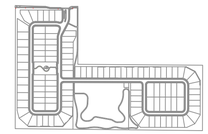
STORMWATER MANAGEMENT AREA

8' GRAVEL JOGGING TRAIL (0.5 MILE LOOP)

STREET B

0 100 200

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
COMPOSITE SITE PLAN

Sheet No.:

L-100

Seal:

REGISTERED LANDSCAPE ARCHITECT BRADLEY S. BRACKETT LA 6666913 STATE OF FLORIDA

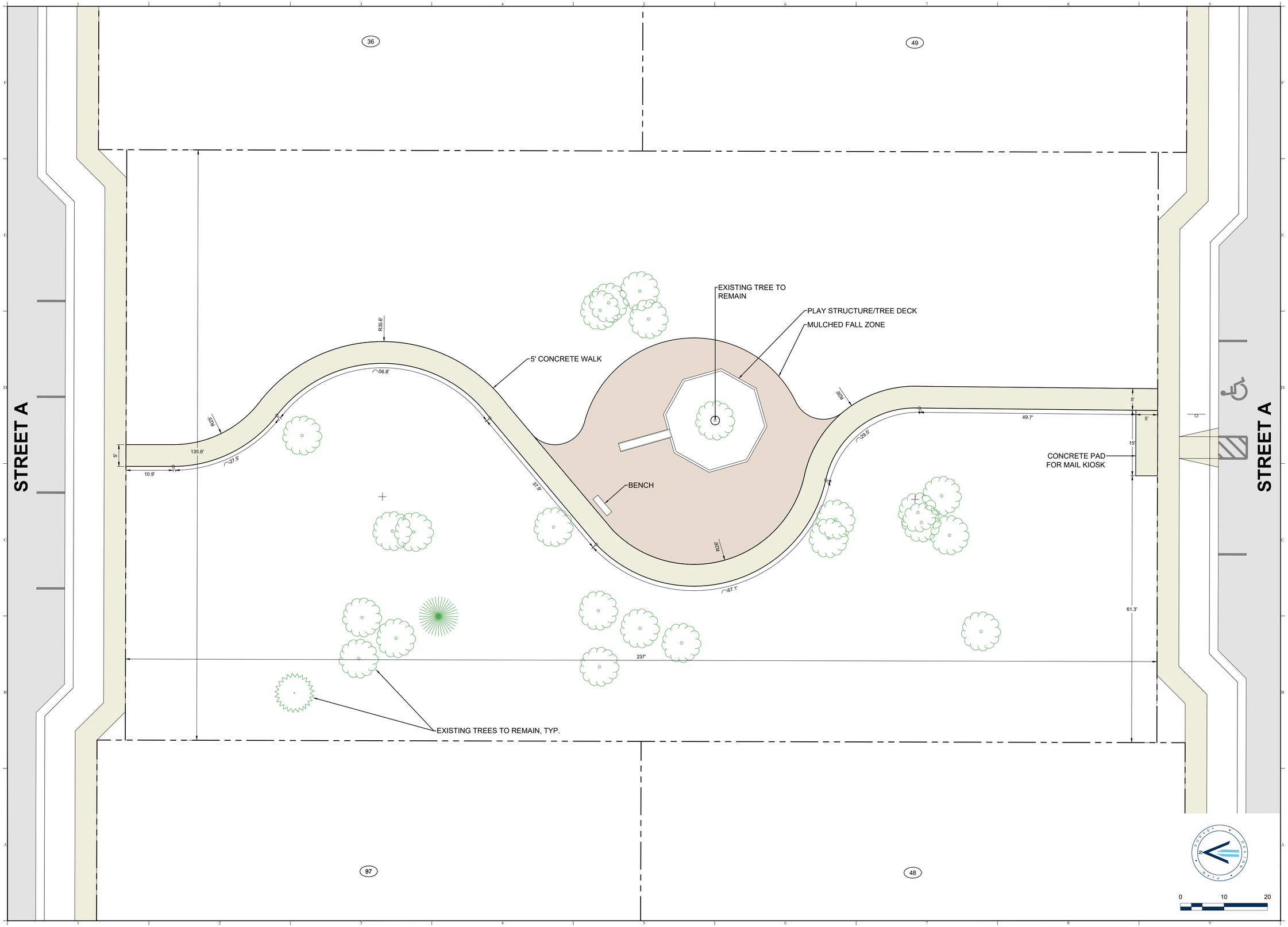
DATE: November 28, 2025

Brad Brackett

Digitally signed by Brad Brackett
Date: 2025.11.26 08:23:35 -05'00'

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:36am User ID: MLeasley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Hardscape Plan.dwg



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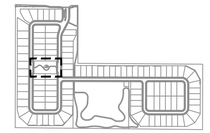

Consultant:

NO.	DATE:	DESCRIPTIONS:
1	11/28/25	ADDRESSED CITY COMMENTS
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=10'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PARK ENLARGEMENT

Sheet No.:

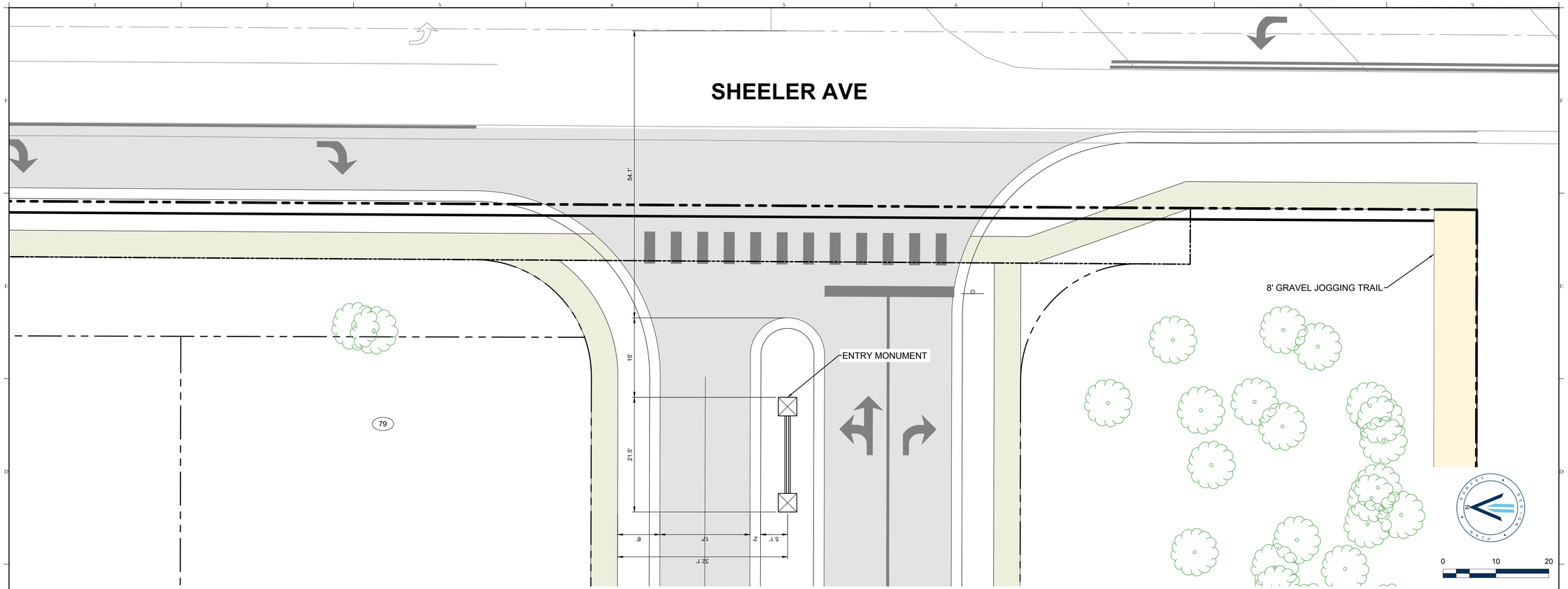
L-101

Seal:

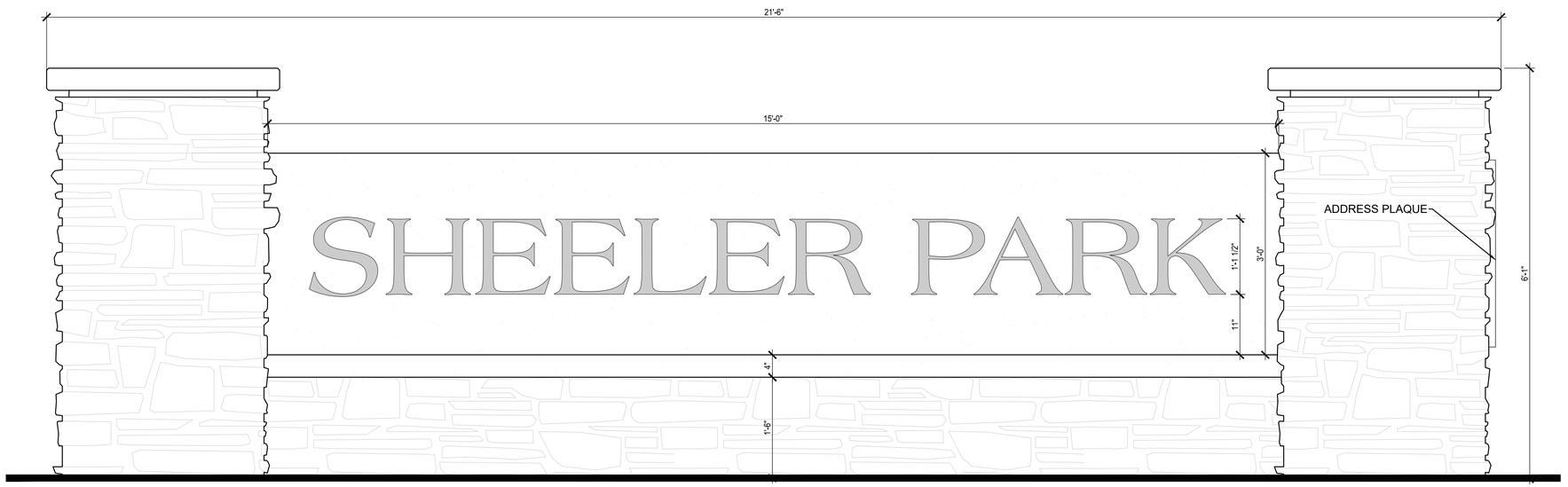
DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

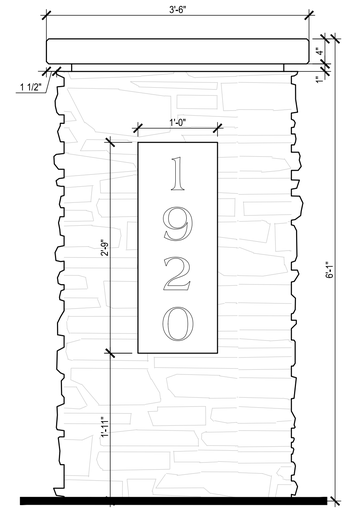
Date: Nov 25, 2025, 10:36am User ID: MLeasley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Hardscape Plan.dwg



HARDSCAPE PLANS ARE PROVIDED FOR DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION.

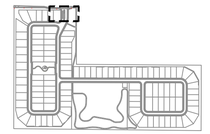


1 ENTRY MONUMENT SIGN
1" = 1'



2 ENTRY MONUMENT COLUMN
FACING SHEELER AVE
1" = 1'

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=10'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
ENTRY MONUMENT ENLARGEMENT

Sheet No.:

L-102

Seal:

REGISTERED LANDSCAPE ARCHITECT
BRADLEY S. BRASKETT
LA 6666913
STATE OF FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:36am User ID: MLeasley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Hardscape Plan.dwg

LEGEND

TREES TO REMAIN

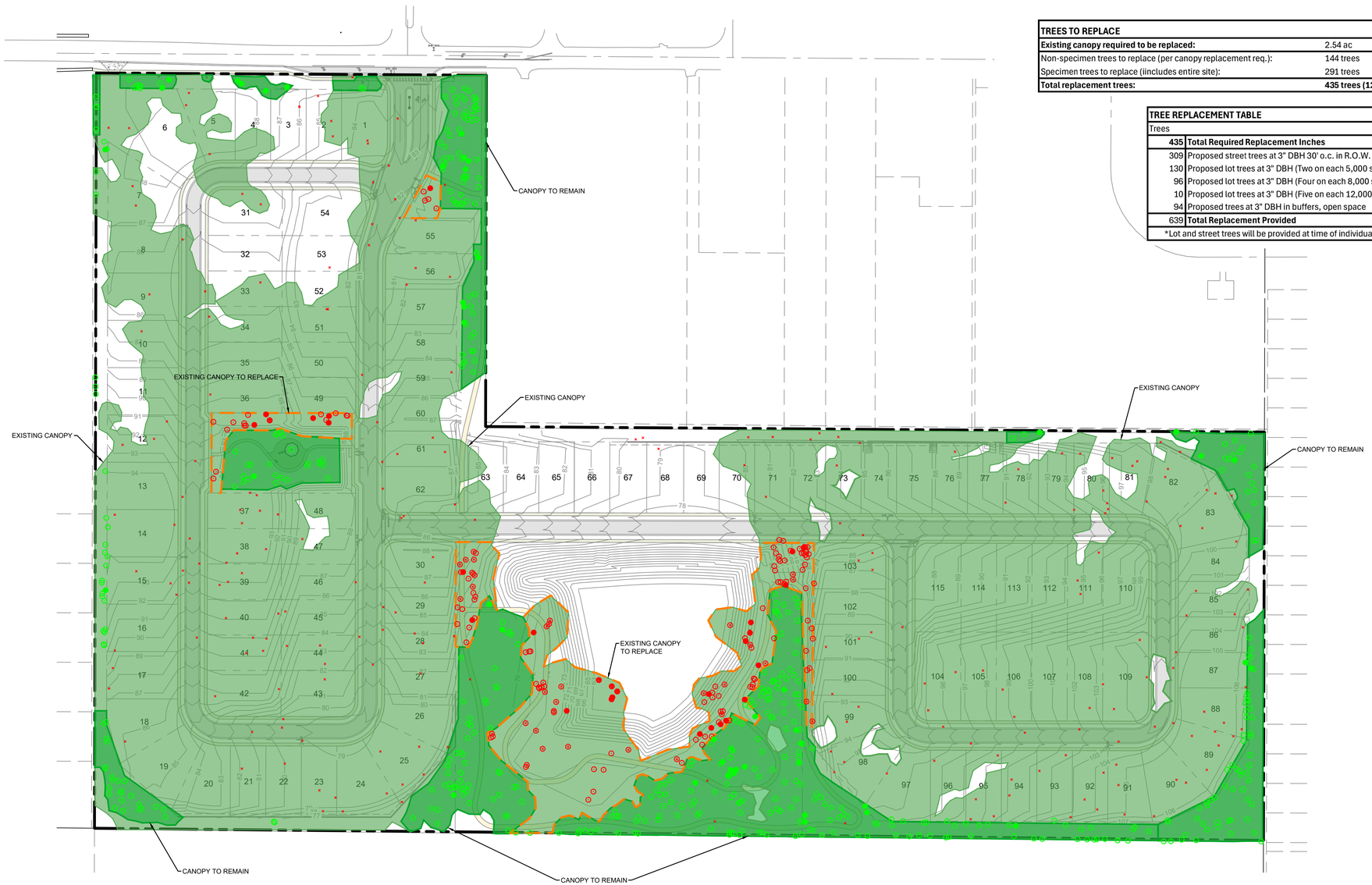
SPECIMEN TREE <24" DBH TO REMOVE

REFER TO TREE PRESERVATION REPORT FOR SIZE AND SPECIES OF TREES TO BE REMOVED AND TREES TO REMAIN.

CANOPY REQUIREMENT			
Total site area			**40.32 ac**
Existing Canopy	1386832 sf	32.39 ac	80% of net site area
Preserved Canopy	227840 sf	5.23 Acres	16% of existing canopy pre develepment
Existing Canopy to Replace	105850 sf	2.54 Acres	
			Required to be preserved: 24% (7.77 ac)

TREES TO REPLACE	
Existing canopy required to be replaced:	2.54 ac
Non-specimen trees to replace (per canopy replacement req.):	144 trees
Specimen trees to replace (iincludes entire site):	291 trees
Total replacement trees:	**435 trees (1282 in.)**

TREE REPLACEMENT TABLE		
Trees		Inches
435	**Total Required Replacement Inches**	**1282**
309	Proposed street trees at 3" DBH 30' o.c. in R.O.W.	927
130	Proposed lot trees at 3" DBH (Two on each 5,000 sf - 7,999 sf lot)	390
96	Proposed lot trees at 3" DBH (Four on each 8,000 sf - 11,999 sf lot)	288
10	Proposed lot trees at 3" DBH (Five on each 12,000 sf - 19,999 sf lot)	30
94	Proposed trees at 3" DBH in buffers, open space	188
639	**Total Replacement Provided**	1823
*Lot and street trees will be provided at time of individual residential lot development.		



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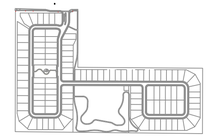
Key Map:



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APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
TREE MITIGATION PLAN

Sheet No.:

L-200

Seal:

REGISTERED LANDSCAPE ARCHITECT
BRADLEY S. BRACKETT
LA 6666913
STATE OF FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

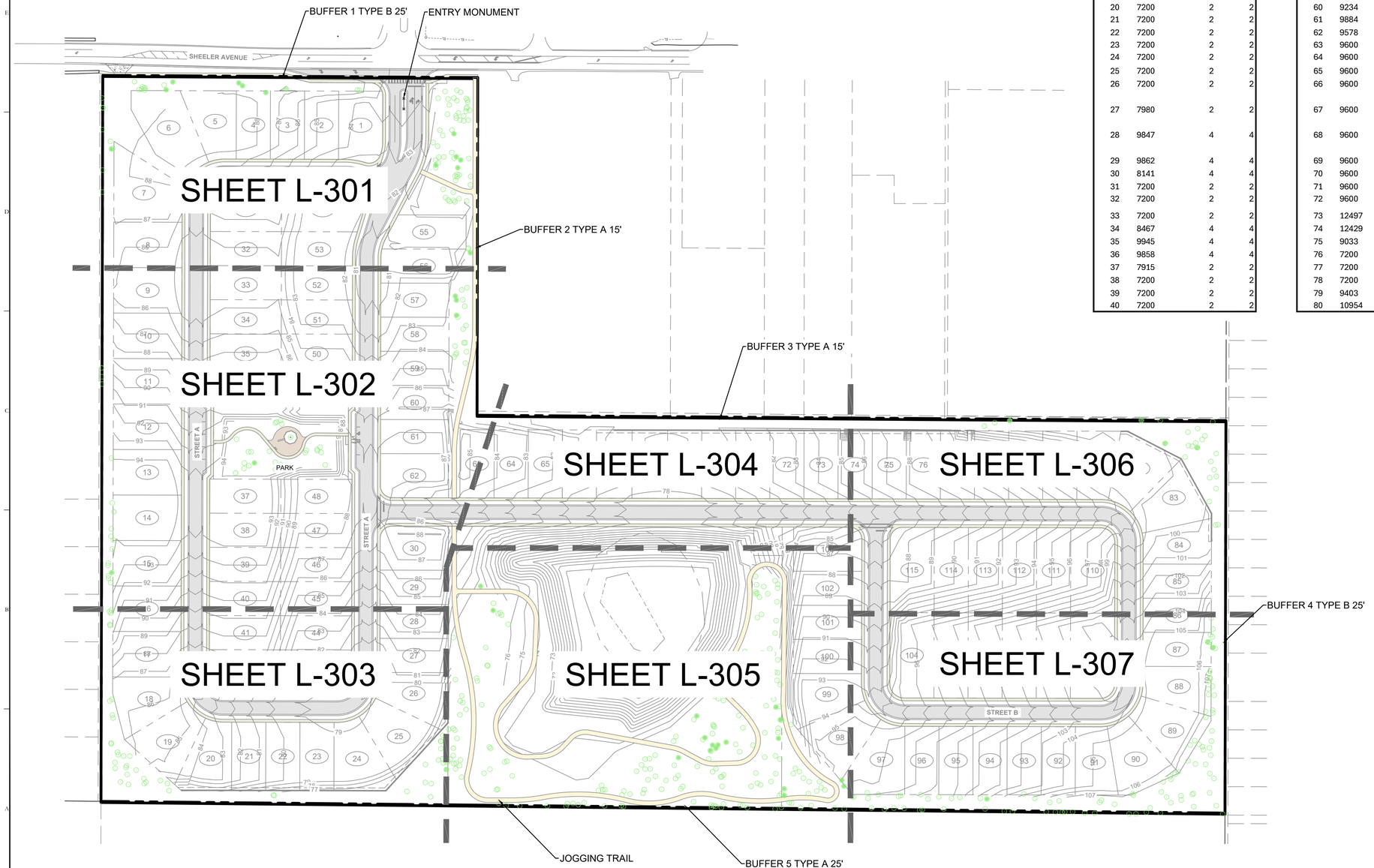
Date: Nov 25, 2025, 10:37am User ID: MLeesley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Tree Mitigation Plan.dwg

LEGEND

TREES TO REMAIN

LANDSCAPE BUFFERS CALCULATIONS

BUFFER	BUFFER WIDTH AND TYPE	BUFFER LENGTH	CANOPY TREES		UNDERSTORY TREES		SHRUBS	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
BUFFER 1	25 FT. TYPE B	562'	6	6	40	40	29	29
BUFFER 2	15 FT. TYPE A	606'	7	7	37	37	0	0
BUFFER 3	15 FT. TYPE A	1317'	14	14	80	80	0	0
BUFFER 4	25 FT. TYPE B	675'	7	7	48	48	34	34
BUFFER 5	25 FT. TYPE A	1951'	60	60	0	0	0	0



LOT TREES TABLE

Lot #	SF	Required Trees	Total Provided
1	8085	4	4
2	8079	4	4
3	7200	2	2
4	7200	2	2
5	7200	2	2
6	7200	2	2
7	7200	2	2
8	9205	4	4
9	7200	2	2
10	7200	2	2
11	7200	2	2
12	7200	2	2
13	7500	2	2
14	7500	2	2
15	7200	2	2
16	7200	2	2
17	7200	2	2
18	7200	2	2
19	7200	2	2
20	7200	2	2
21	7200	2	2
22	7200	2	2
23	7200	2	2
24	7200	2	2
25	7200	2	2
26	7200	2	2
27	7980	2	2
28	9847	4	4
29	9862	4	4
30	8141	4	4
31	7200	2	2
32	7200	2	2
33	7200	2	2
34	8467	4	4
35	9945	4	4
36	9858	4	4
37	7915	2	2
38	7200	2	2
39	7200	2	2
40	7200	2	2

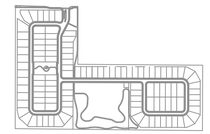
Lot #	SF	Required Trees	Total Provided
41	7200	2	2
42	7200	2	2
43	10441	4	4
44	9879	4	4
45	9111	4	4
46	7200	2	2
47	7200	2	2
48	7200	2	2
49	9205	4	4
50	9205	4	4
51	7200	2	2
52	7200	2	2
53	7200	2	2
54	9295	4	4
55	9879	4	4
56	10146	4	4
57	7200	2	2
58	7200	2	2
59	7200	2	2
60	9234	4	4
61	9884	4	4
62	9578	4	4
63	9600	4	4
64	9600	4	4
65	9600	4	4
66	9600	4	4
67	9600	4	4
68	9600	4	4
69	9600	4	4
70	9600	4	4
71	9600	4	4
72	9600	4	4
73	12497	5	5
74	12429	5	5
75	9033	4	4
76	7200	2	2
77	7200	2	2
78	7200	2	2
79	9403	4	4
80	10954	4	4

Lot #	SF	Required Trees	Total Provided
81	7945	2	2
82	7813	2	2
83	7500	2	2
84	7500	2	2
85	7500	2	2
86	7500	2	2
87	7500	2	2
88	7500	2	2
89	7500	2	2
90	7500	2	2
91	9553	4	4
92	9553	4	4
93	7500	2	2
94	7500	2	2
95	7500	2	2
96	7500	2	2
97	7500	2	2
98	7500	2	2
99	7500	2	2
100	7500	2	2
101	7812	2	2
102	7812	2	2
103	9553	4	4
104	11491	4	4
105	9000	4	4
106	9000	4	4
107	9000	4	4
108	9000	4	4
109	11491	4	4
110	11530	4	4
111	9000	4	4
112	9000	4	4
113	9000	4	4
114	9000	4	4
115	11491	4	4

TOTAL LOT TREES REQUIRED:	332
TOTAL LOT TREES PROVIDED:	332

0 100 200

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
OVERALL PLANTING PLAN

Sheet No.:

L-300

Seal:

DATE: November 28, 2025

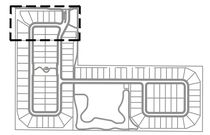
RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:36am User ID: MLeslie
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg

NOTES:

1. STREET TREES ADJACENT TO LOTS TO BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT. PLANS ARE SHOWING GENERAL LOCATION AND ARE SUBJECT TO CHANGE AS DRIVEWAYS ARE CONSTRUCTED. EACH CORRESPONDING STREET TREE TO BE IRRIGATED BY THE HOMES IRRIGATION SYSTEM.
2. STREET TREE SPECIES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL APPROVAL.
3. THESE DRAWINGS ARE PRELIMINARY AND ARE FOR THE CITY OF APOPKA'S USE ONLY TO CONFORM TO THE CITY'S SUBMITTAL REQUIREMENTS AND ARE NOT AUTHORIZED FOR ANY OTHER USE.

Key Map:



Consultant:

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SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
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DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-301

Seal:

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:36am User ID: MLeslie
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg

SEE SHEET L-301

20-QP2

20-QP2

19-QP2

12-QP2

1-ED
1-AF
3-CP

3-ED

BUFFER 2 TYPE A

3-CP
1-ED

1-LB
3-CP
1-MB
3-ED

1-AF
1-ED
1-MB

PARK

EXISTING CANOPY
TO REMAIN, TYP.

CLEAR SIGHT TRIANGLE, TYP.

5-UD

4-UD

2-QP2

SEE SHEET L-304

SEE SHEET L-305

SEE SHEET L-303

0 30 60

NOTES:

1. STREET TREES ADJACENT TO LOTS TO BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT. PLANS ARE SHOWING GENERAL LOCATION AND ARE SUBJECT TO CHANGE AS DRIVEWAYS ARE CONSTRUCTED. EACH CORRESPONDING STREET TREE TO BE IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

2. STREET TREE SPECIES ARE CONCEPTUAL AND SUBJECT TO CHANGE PER FINAL APPROVAL.

3. THESE DRAWINGS ARE PRELIMINARY AND ARE FOR THE CITY OF APOPKA'S USE ONLY TO CONFORM TO THE CITY'S SUBMITTAL REQUIREMENTS AND ARE NOT AUTHORIZED FOR ANY OTHER USE.

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
1	11/28/25	ADDRESSED CITY COMMENTS
0	10/21/25	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-302

Seal:

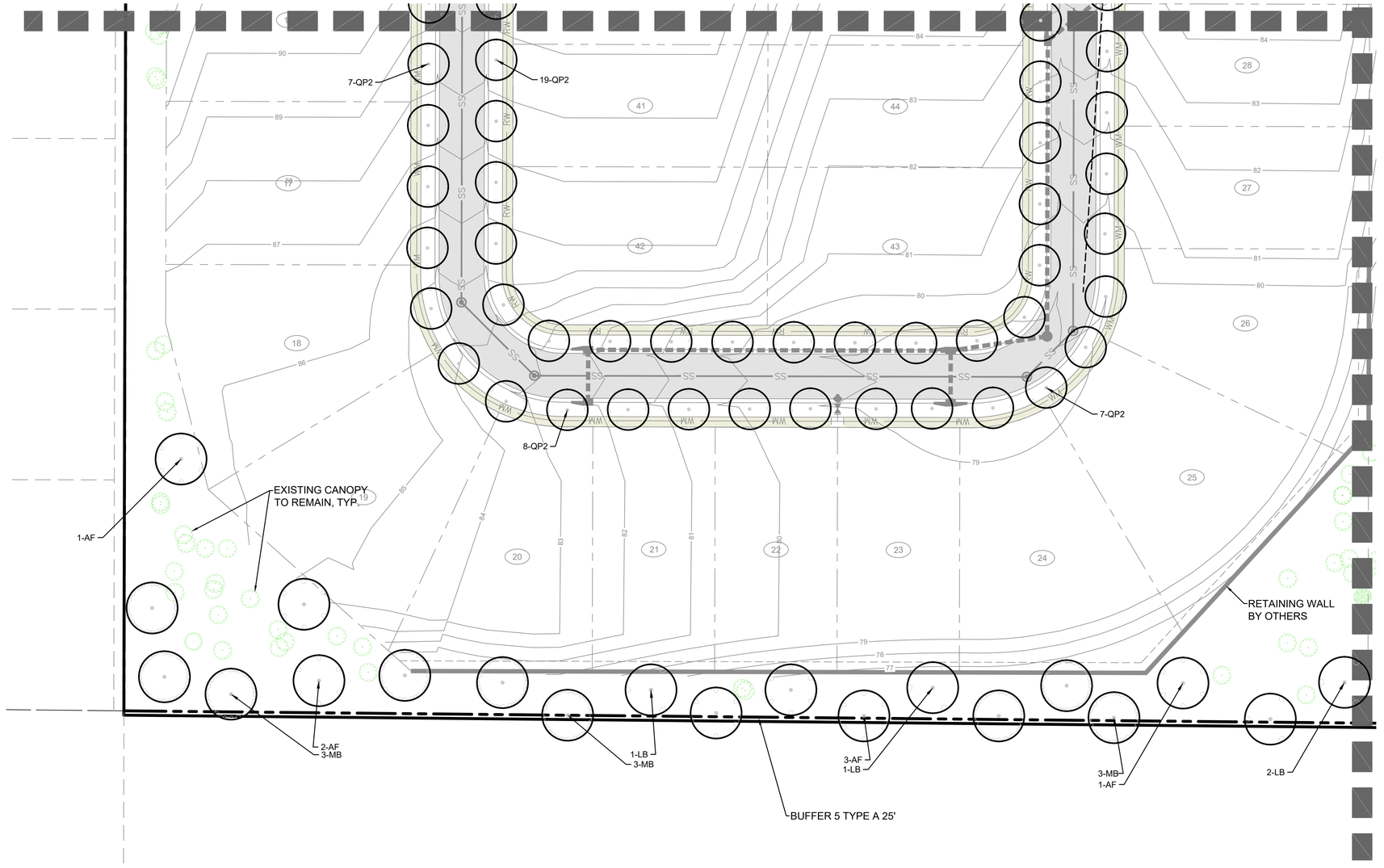
REGISTERED LANDSCAPE ARCHITECT
BRADLEY S. BRACKETT
LA 6666913
STATE OF FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:37am User ID: MLeasley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg

SEE SHEET L-302



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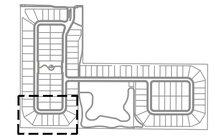

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Seal:

DATE: November 28, 2025

RaganSmith
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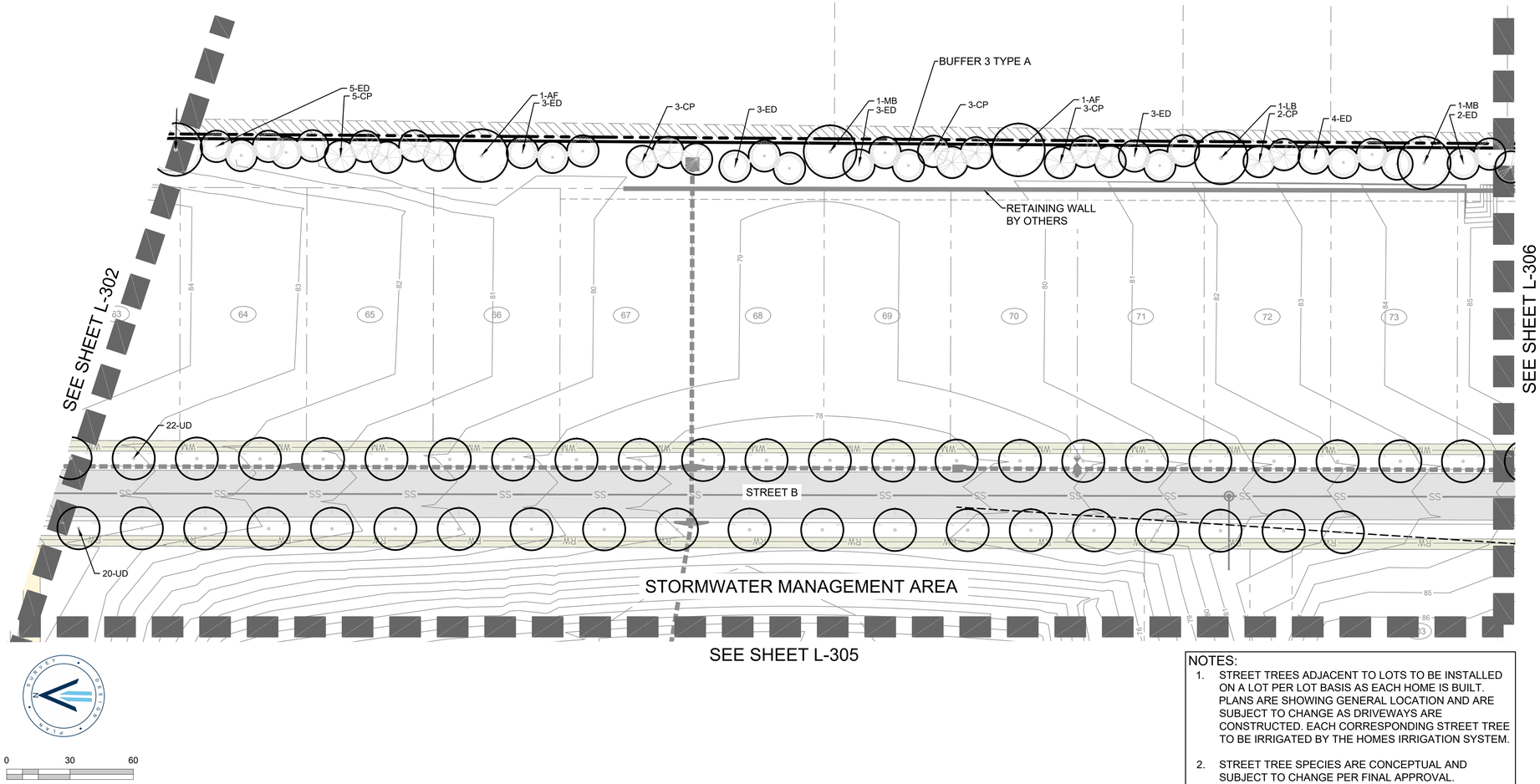

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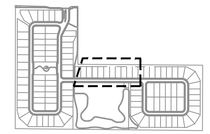

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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-304

Seal:

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:37am User ID: MLeesley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg

SEE SHEET L-304

SEE SHEET L-302

SEE SHEET L-307

STORMWATER
MANAGEMENT AREA

8' GRAVEL JOGGING TRAIL
0.5 MI. LOOP

EXISTING CANOPY
TO REMAIN, TYP.

1-LB
1-AF
1-MB
3-AF
1-LB
1-MB
1-MB
1-MB
1-AF
3-LB
2-MB
1-AF
1-MB
3-AF

BUFFER 5 TYPE A 15'

NOTES:

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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-305

Seal:

REGISTERED LANDSCAPE ARCHITECT
BRADLEY S. BRASWELL
LA 6666913
STATE OF
FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:37am User ID: MLeseley
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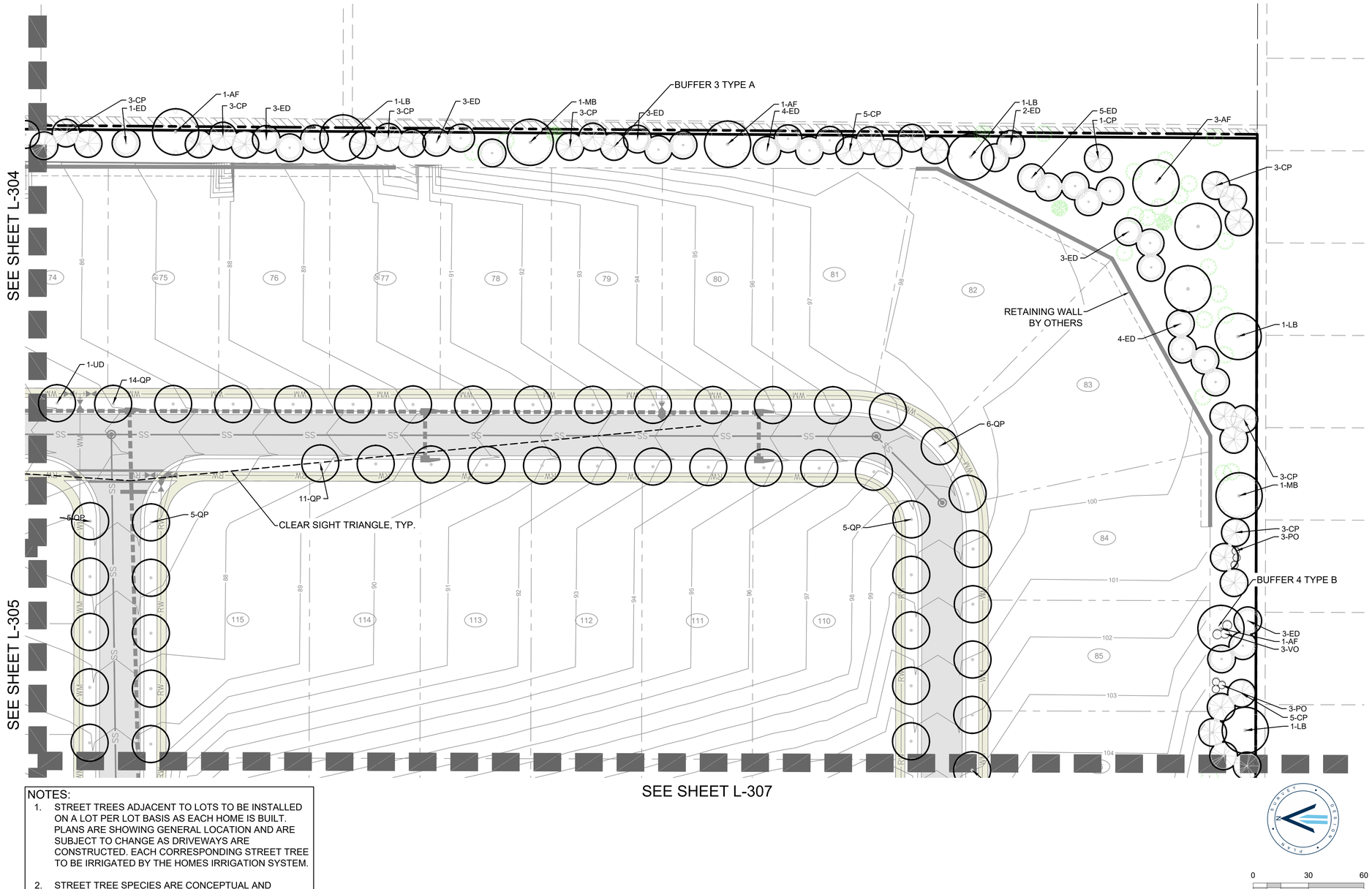

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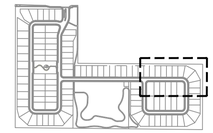

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APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-306

Seal:

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:37am User ID: MLeesley
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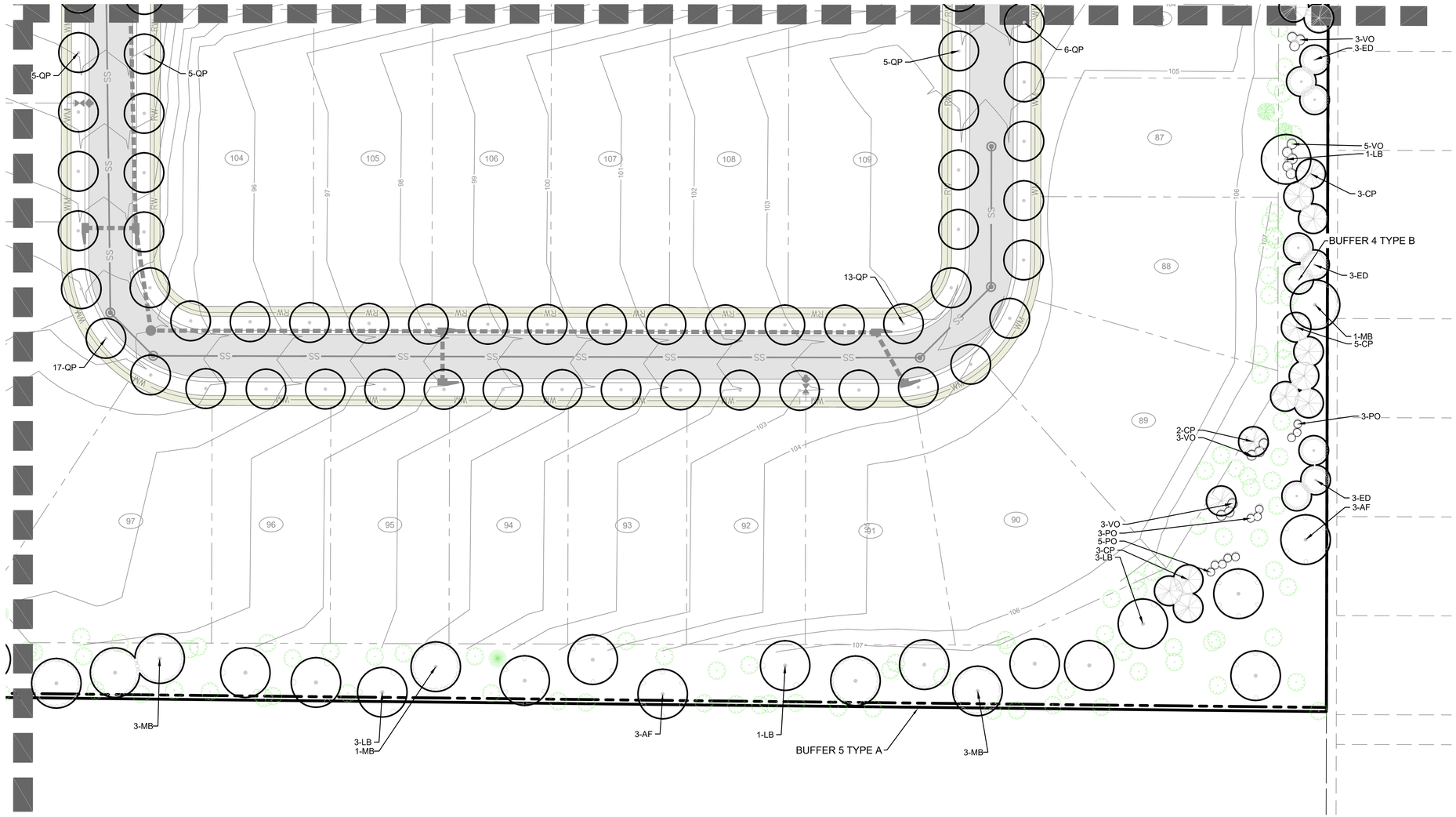
SEE SHEET L-306

SEE SHEET L-305



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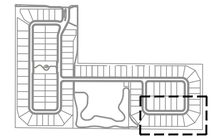

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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING PLAN ENLARGEMENT

Sheet No.:

L-307

Seal:

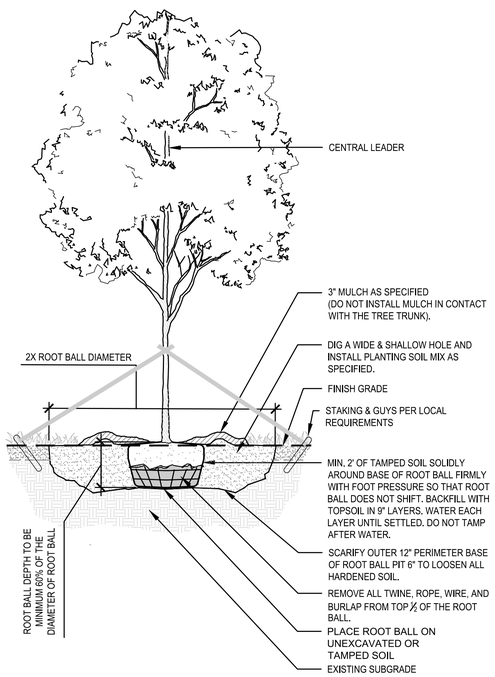
REGISTERED LANDSCAPE ARCHITECT BRADLEY S. BRACKETT LA 6666913 STATE OF FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

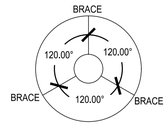
Date: Nov 25, 2025, 10:36am User ID: MLeskey
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg

NOTES:
1. STAKES AND GUYS: PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, TREATED SOFTWOOD, OR REDWOOD, FREE OF KNOT HOLES AND OTHER DEFECTS. PROVIDE WIDE FLEXIBLE STRAPPING MATERIALS TO SUPPORT THE TREE TO STAKES OR GROUND ANCHORS THAT WILL GIVE AS THE TREE MOVES IN ANY DIRECTION UP TO 30 DEGREES. FLAG ALL GUYS WITH WHITE FLAGS 6 FEET ABOVE GRADE, PROVIDE NOT LESS THAN ½ INCH DIAMETER RUBBER OR PLASTIC HOSE, CUT TO REQUIRED LENGTHS AND OF UNIFORM COLOR, MATERIAL, AND SIZE TO PROTECT TREE TRUNKS FROM DAMAGE BY WIRES.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS), TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.

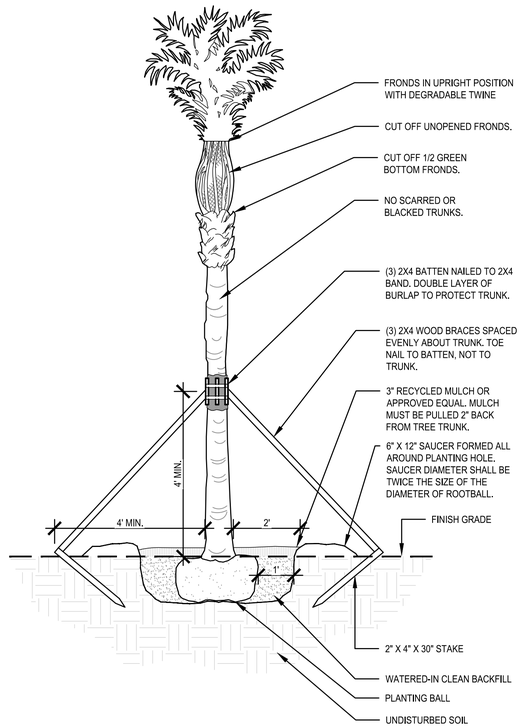


1 TYPICAL TREE PLANTING W/ STAKES
3/8" = 1'-0"

NOTES:
1. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
2. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. NEVER NAIL INTO TRUNK.



PLAN



2 PALM PLANTING
3/8" = 1'-0"

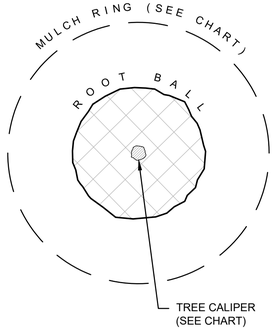
PLANTING NOTES:

1. ALL EXISTING INVASIVE EXOTIC PLANTS, AS LISTED ON THE FLORIDA EXOTIC PEST PLANT COUNCIL'S INVASIVE SPECIES LIST SHALL BE REMOVED.
2. ALL PLANTINGS SHALL ADHERE TO THE FLORIDA FRIENDLY LANDSCAPING (FFL) GUIDE TO PLANT SELECTION AND LANDSCAPE DESIGN.
3. ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. ANY PLANTS MISARRANGED WILL BE RELOCATED.
4. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, STONES (LARGER THAN 2 INCHES) AND OTHER EXTRANEOUS OR TOXIC MATTER THAT COULD BE HARMFUL TO THE PLANT GROWTH. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING COMPATIBLE SOIL CHARACTERISTICS WITH ACCEPTABLE TOPSOIL FOUND ON PROJECT SITE. TOPSOIL SHOULD BE OBTAINED ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS IN A DEPTH OF NOT LESS THAN 4 INCHES. DO NOT COLLECT TOPSOIL FROM BOGS OR MARSHES.
5. SOIL USED IN BACKFILLING ERICACEOUS PLANTS SHALL BE TOPSOIL MIXED WITH 50% PEAT BY VOLUME. ADD 5-10-5 COMMERCIAL FERTILIZER AT THE RATE OF 5 POUNDS PER CUBIC YARD. MIX BOTH FERTILIZER AND PEAT THOROUGHLY BY HAND OR ROTARY TILLER.
6. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE FOR A PRE-INSTALLATION INSPECTION TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATION. MATCH TREES OF SAME SPECIES IN GROWTH CHARACTER AND UNIFORMITY.
7. APPLY HERBICIDE (TREFLAN OR EQUIVALENT) TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL AT A RATE OF 2 POUNDS PER 1,000 SQUARE FEET.
8. CONTRACTOR SHALL SUBMIT A 10 OUNCE SAMPLE OF THE TOPSOIL PROPOSED TO A TESTING LABORATORY FOR ANALYSIS. SUBMIT TEST RESULTS WITH RECOMMENDATIONS FOR SUITABILITY TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
9. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL.ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
10. SELECTIVELY TRIM TREE BRANCHES BY 25%, MAINTAINING NATURAL SHAPE. PRUNE ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS. REMOVE TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIAL.
11. SCARIFY SUBSOIL IN PLANTING BEDS TO A DEPTH OF 3 INCHES. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL.
12. CONTRACTOR SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
13. ALL PLANTING BEDS TO HAVE A MINIMUM 3 INCH DEEP PINE BARK MULCH, PINE STRAW MULCH OR OTHER MULCH AS SPECIFIED.
14. DIMENSIONS FOR TRUNK CALIPER, HEIGHTS, AND SPREAD SPECIFIED ON THE MATERIAL SCHEDULE ARE A GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS AND SIZE OF BALLS SHALL BE GRADED FLORIDA NO. 1 OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OR TO THE STANDARDS AS GIVEN IN THE LATEST "AMERICAN STANDARD FOR NURSERY STOCK", AMERICAN NATIONAL STANDARDS INSTITUTE.
15. ALL TREES AND PALMS SHALL BE STAKED AND GUYED FOR A MIN. OF 1 YEAR. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHICH ORNAMENTAL OR MULTI-STEM TREES NEED TO BE GUYED AND STAKED TO REMAIN PLUMB. CONTRACTOR TO REMOVE STAKED AND GUY LINES AFTER ONE YEAR.
16. TREES OF THE SAME SPECIES SHALL HAVE THE FOLLOWING CHARACTERISTICS: MATCHED BY BRANCHING HEIGHT, CALIPER, HEIGHT OF TREE, SPREAD OF BRANCHES AND BRANCHING STRUCTURE, AND OVERALL CANOPY SHAPE.
17. THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN (PLANT SYMBOLS) WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN QUANTITY CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
18. CONTRACTOR TO WARRANTY ALL MATERIAL FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE.
19. ALL GRASSED AND AREAS OF EXISTING VEGETATION THAT ARE INDICATED TO BE PRESERVED BUT DISTURBED BY DEMOLITION AND/OR CONSTRUCTION WORK, SHALL BE RESTORED TO ITS EXISTING CONDITION AT THE CONTRACTOR'S EXPENSE.

NOTES
1. ALL DISTURBED LAND NOT OTHERWISE PLANTED SHALL BE SEED OR SOD PER OWNER'S DIRECTION.
2. BUFFER AREAS AND NATURALIZED PARK AREAS TO RECEIVE BAHIA GRASS.
3. DISTURBED AREAS WITHIN THE ROW NOT OTHERWISE PLANTED TO RECEIVE ST. AUGUSTINE GRASS.
4. DISTURBED AREAS AT ENTRY MONUMENT NOT OTHERWISE PLANTED TO RECEIVE BERMUDA.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
TREES								
AF	35	ACER RUBRUM 'FLORIDA FLAME'	FLORIDA FLAME RED MAPLE	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, STRONG CENTRAL LEADER
CP	96	CARPINUS CAROLINIANA 'CCSQU'	PALISADE® AMERICAN HORNBEAM	DECIDUOUS	2" CAL.	8' HT. MIN.	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, STRONG CENTRAL LEADER
ED	106	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY TREE	EVERGREEN	2" CAL.	8' HT. MIN.	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B
LB	25	LIQUIDAMBAR STYRACIFLUA 'BURGUNDY'	BURGUNDY SWEET GUM	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, STRONG CENTRAL LEADER
MB	34	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY`	BRACKEN`S BEAUTY SOUTHERN MAGNOLIA	EVERGREEN	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B
QP	97	QUERCUS SHUMARDII 'QSFTC'	PANACHE® SHUMARD OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, WELL-MATCHED, STRONG CENTRAL LEADER
QP2	158	QUERCUS VIRGINIANA 'FBQV1'	PARK SIDE® LIVE OAK	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, WELL-MATCHED, STRONG CENTRAL LEADER
SS	5	SABAL PALMETTO	CABBAGE PALMETTO	DECIDUOUS	3" CAL.	12-14' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, WELL-MATCHED, STRONG CENTRAL LEADER
UD	52	ULMUS ALATA 'UAMTF'	KALYSTA™ WINGED ELM	DECIDUOUS	3" CAL.	14-16' HT	AS SHOWN	FLORIDA FANCY OR FLORIDA #1, B&B, WELL-MATCHED, STRONG CENTRAL LEADER
CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE/HT	SPREAD	SPACING	REMARKS
SHRUBS								
IV	20	ILEX VOMITORIA	YAUPON HOLLY	EVERGREEN	18" HT	18"	4` O.C.	3 GAL. FULL CONTAINER
PO	17	PITTOSPORUM TOBIRA 'OAKLEAF'	OAK LEAF JAPANESE PITTOSPORUM	EVERGREEN	18" HT	18"	4` O.C.	3 GAL. FULL CONTAINER
VO	26	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	EVERGREEN	18" HT	18"	4` O.C.	3 GAL. FULL CONTAINER

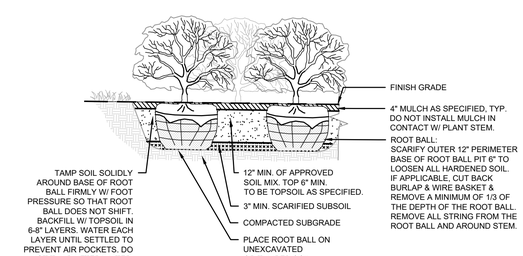


TYPICAL MULCH RING SIZING CHART		
CALIPER	MIN. ROOT BALL DIAMETER	MULCH RING DIAMETER
1"	16"	4' MIN.
1.5"	20"	4-6' MIN.
2"	2'-0"	6' MIN.
2.5"	28"	6-8' MIN.
3"	32"	8' MIN.
3.5"	38"	8-10' MIN.
4"	42"	10' MIN.
5"	54"	12' MIN.
6"	60"	12-14' MIN.
7"	70"	16' MIN.
8"	80"	20' MIN.

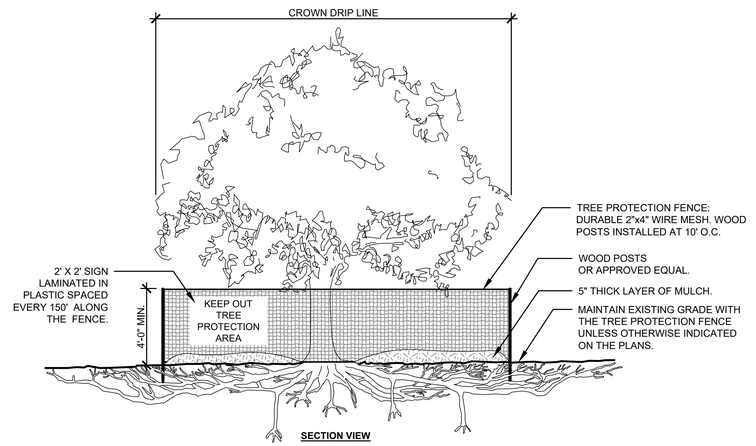
PLAN VIEW

3 TREE MULCHING
1" = 1'-0"

NOTES:
1. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
2. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). PLANT ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



4 SHRUB PLANTING
3/4" = 1'-0"



SECTION VIEW

TREE PROTECTION NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
6. PRIOR TO THE PRECONSTRUCTION MEETING, LAYOUT THE LIMITS OF THE TREE AND PLANT PROTECTION AREA AND THEN ALIGNMENTS OF REQUIRED TREE AND PLANT PROTECTION FENCING AND ROOT PRUNING. OBTAIN THE LANDSCAPE ARCHITECT'S APPROVAL OF THE LIMITS OF THE PROTECTION AREA AND THE ALIGNMENT OF ALL FENCING AND ROOT PRUNING PRIOR TO COMMENCING WORK.

5 TREE PROTECTION DETAIL
1/4" = 1'-0"

Consultant:

NO.	DATE:	DESCRIPTIONS:
1	11/28/25	ADDRESSED CITY COMMENTS
0	10/21/25	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	BR
DRAWN BY:	AR
CHECKED BY:	JB
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

LANDSCAPE PLAN
PLANTING NOTES & DETAILS

Sheet No.:

L-400

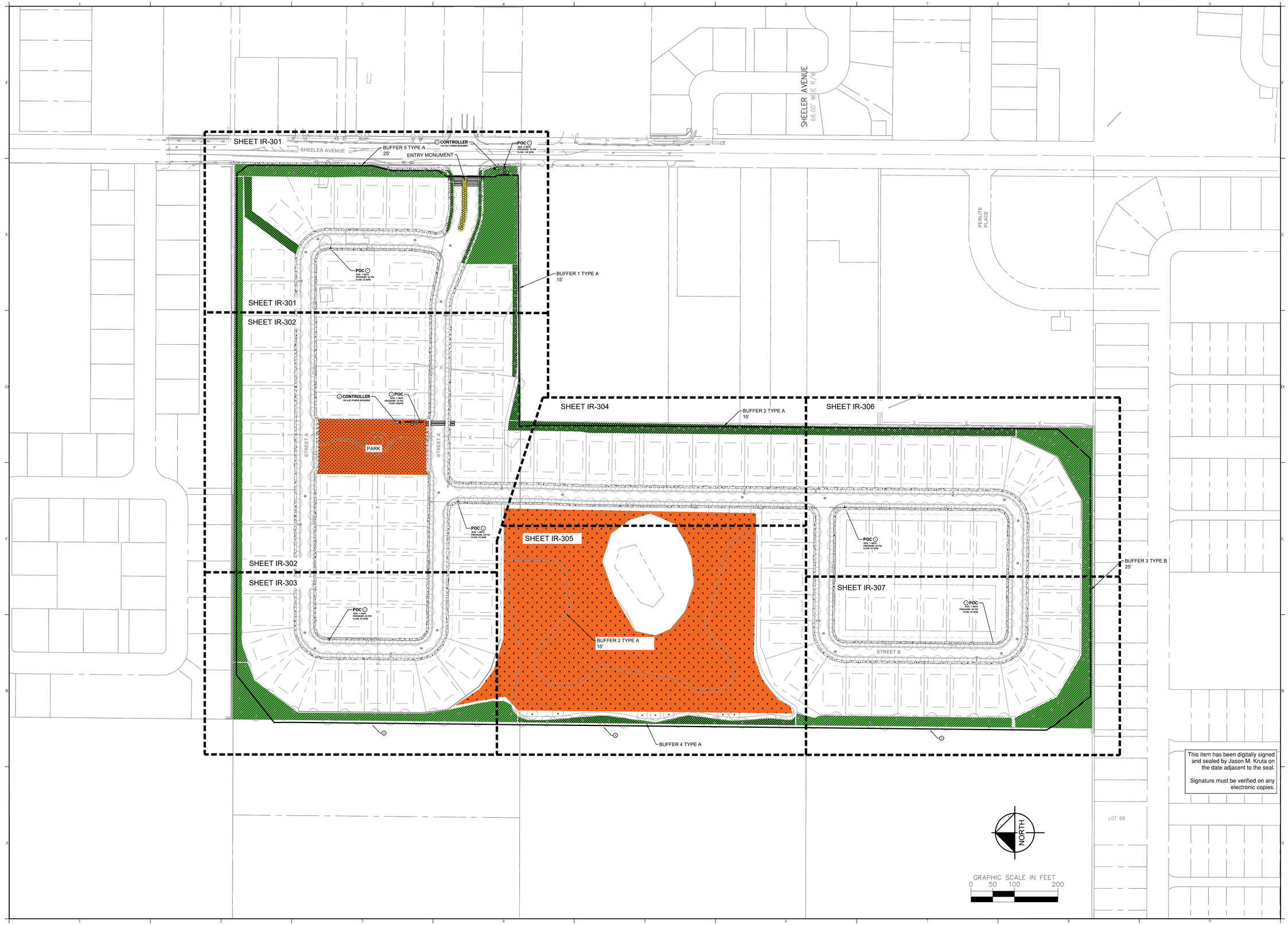
Seal:

REGISTERED LANDSCAPE ARCHITECT BRADLEY S. BRACKETT LA 6666913 STATE OF FLORIDA

DATE: November 28, 2025

RaganSmith
a Pape-Dawson company

Date: Nov 25, 2025, 10:36am User ID: Mleseley
File: G:\25-0198\1-Landscape Architecture\Plan Sheets\Planting Plan.dwg



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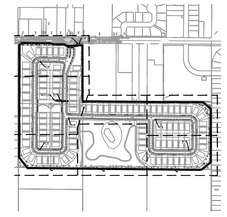

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JOB NO.:	24-198
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CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=100'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

OVERALL IRRIGATION PLAN

Sheet No.:

IR-300

Seal:

JASON M. KRUTA LICENSE 93425 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jason Kruta
Date: 2025.10.10 15:09:25 -05'00'

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SITE WATER ENGINEERING SERVICES
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2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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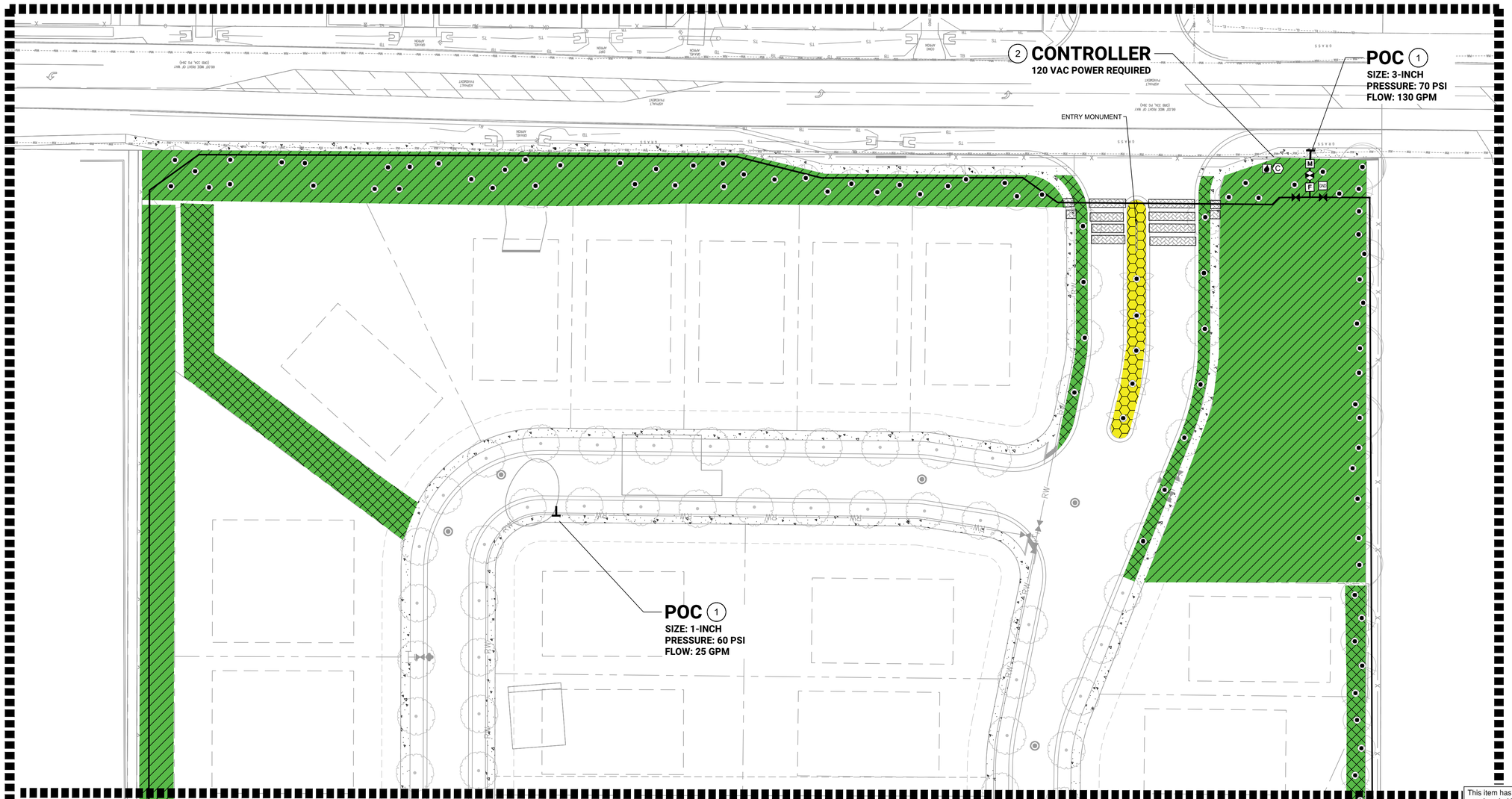

STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

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NORTH

GRAPHIC SCALE IN FEET
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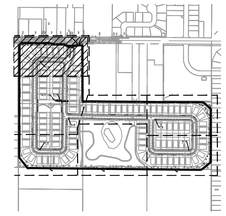
Key Map:



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APPROVED BY:	HHG
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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-301

Seal:

JASON M. KRUTA LICENSE No 81257 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SEE SHEET IR-301

TRACT A
RETENTION AREA

TRACT F

LOT 30

LOT 29

2 **CONTROLLER**
120 VAC POWER REQUIRED

1 **POC**
SIZE: 1-INCH
PRESSURE: 70 PSI
FLOW: 25GPM

PARK

POC 1
SIZE: 1-INCH
PRESSURE: 60 PSI
FLOW: 25 GPM

SEE SHEET IR-304

SEE SHEET IR-305

SEE SHEET IR-303

STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

GRAPHIC SCALE IN FEET
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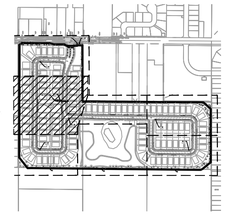
NORTH

Key Map:



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DESIGNED BY:	HINES
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CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-302

Seal:

JASON M. KRUTA
LICENSE
NUMBER
FLORIDA
PROFESSIONAL ENGINEER

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Eng. Bus. No. 28567

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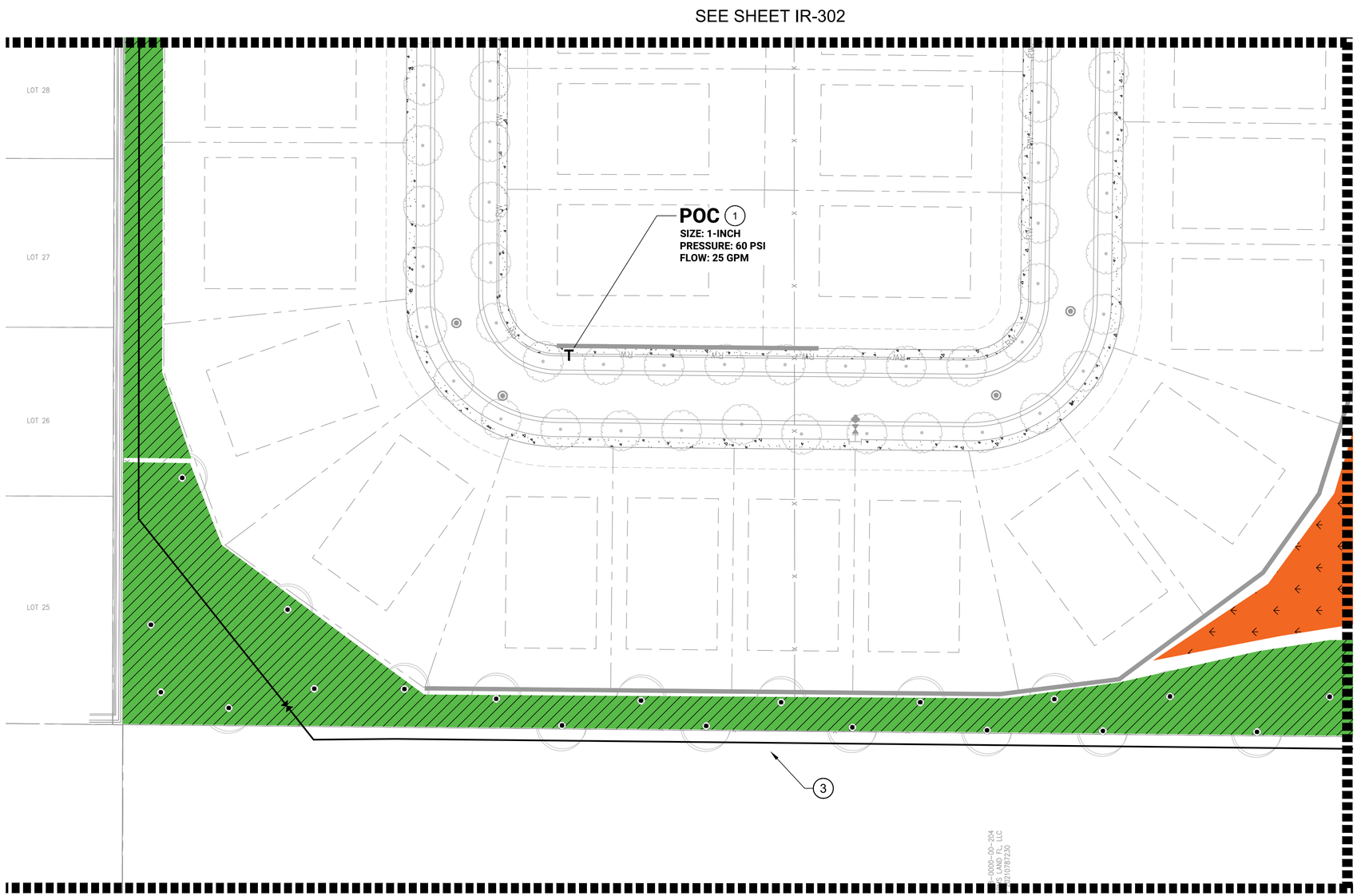

STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

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GRAPHIC SCALE IN FEET
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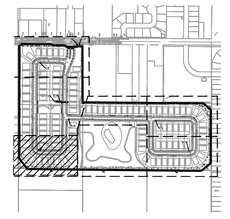
Key Map:



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JOB NO.:	24-198
DESIGNED BY:	HINES
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CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-303

Seal:

JASON M. KRUTA LICENSE No. 91125 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Date: 2025.10.10 15:11:13-06'00'

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
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2602 E. Livingston St., Orlando, FL 32803
7563 Philips Hwy., Suite 303, Jacksonville, FL 32256
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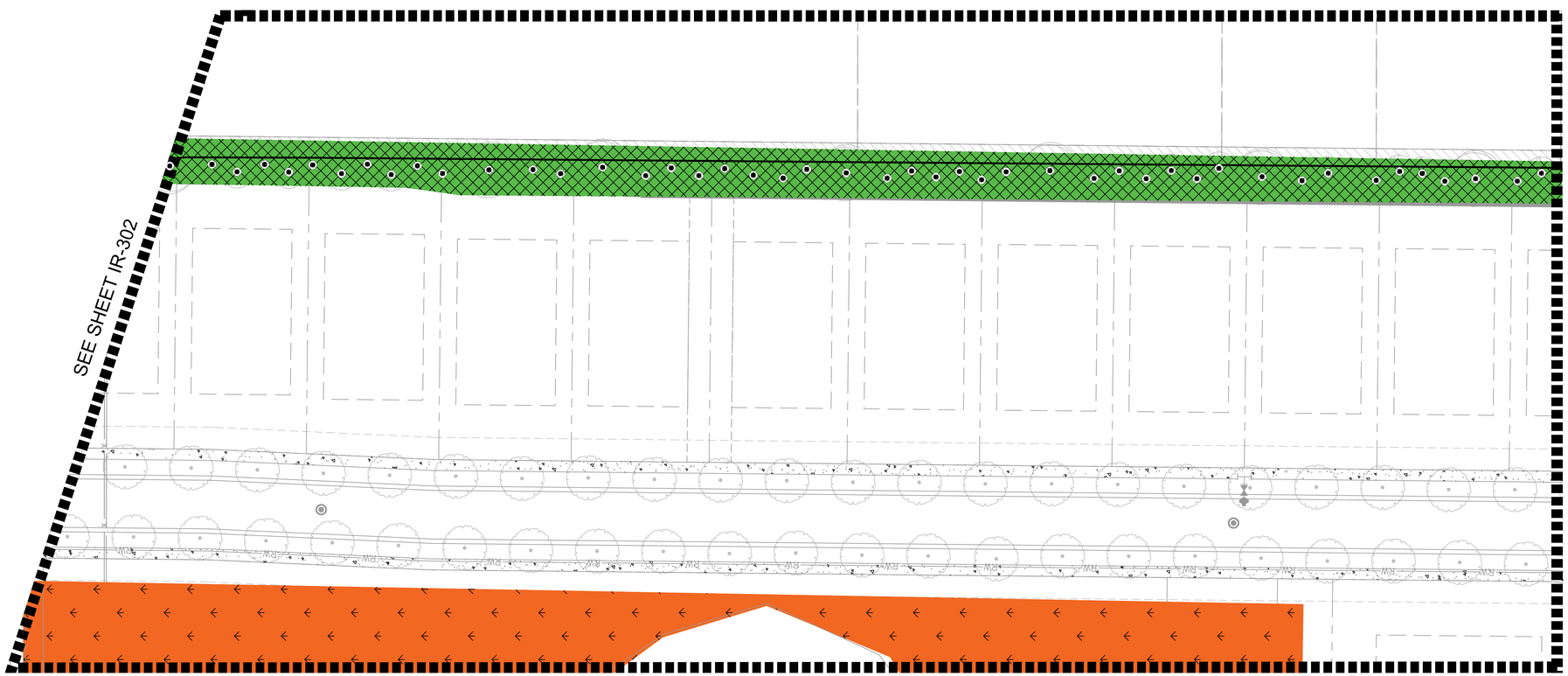

STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

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NORTH

GRAPHIC SCALE IN FEET
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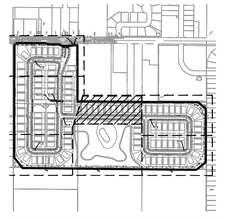
Key Map:



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VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-304

Seal:

JASON M. KRUTA LICENSE 75435 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
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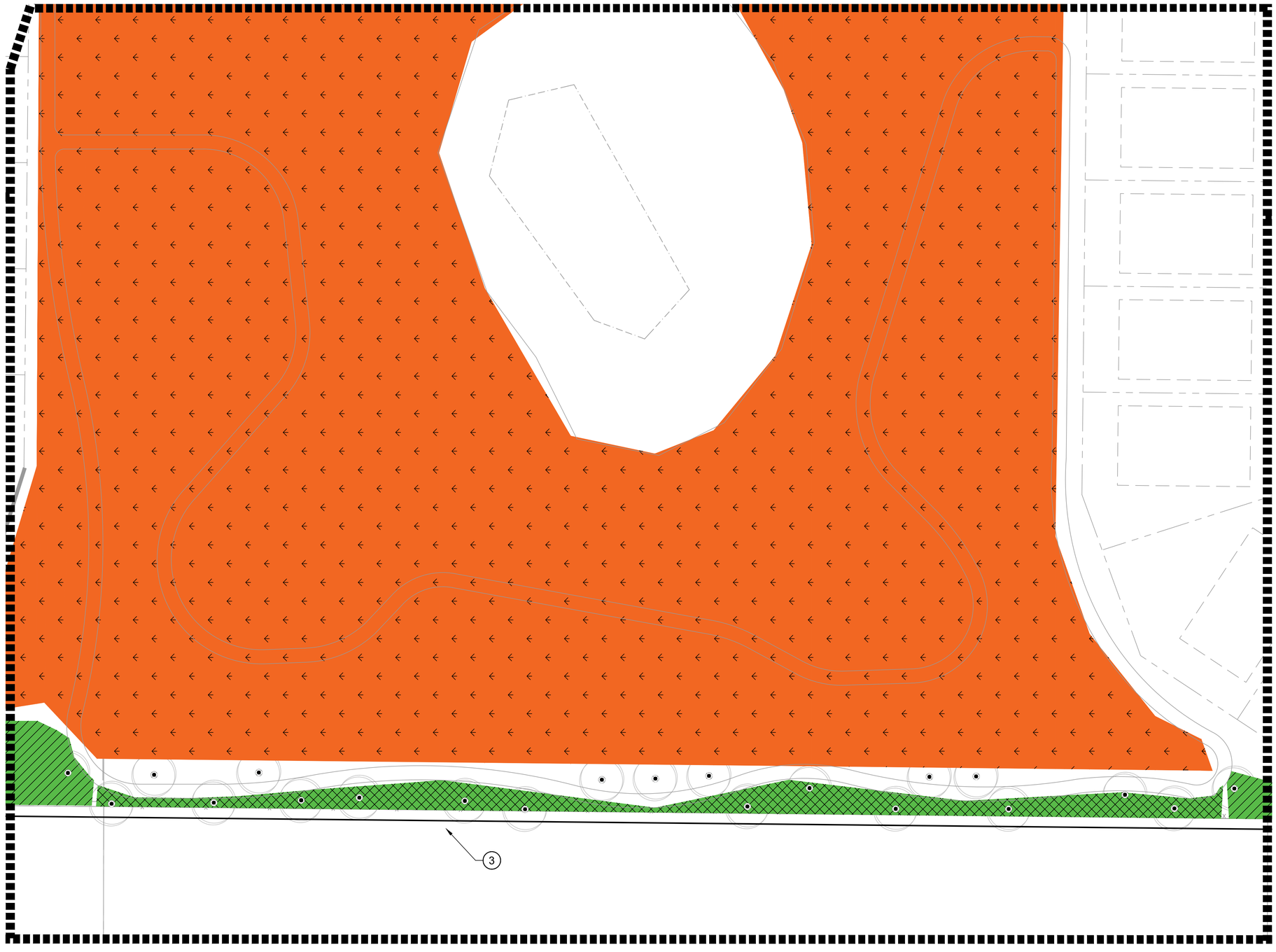
SEE SHEET IR-304

SEE SHEET IR-302

SEE SHEET IR-307



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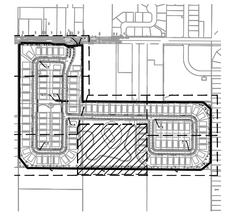

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JOB NO.:	24-198
DESIGNED BY:	HINES
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APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

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Submittal To:

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Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-305

Seal:

JASON M. KRUTA LICENSE PROFESSIONAL ENGINEER FLORIDA

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Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
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Telephone: 970.282.1800
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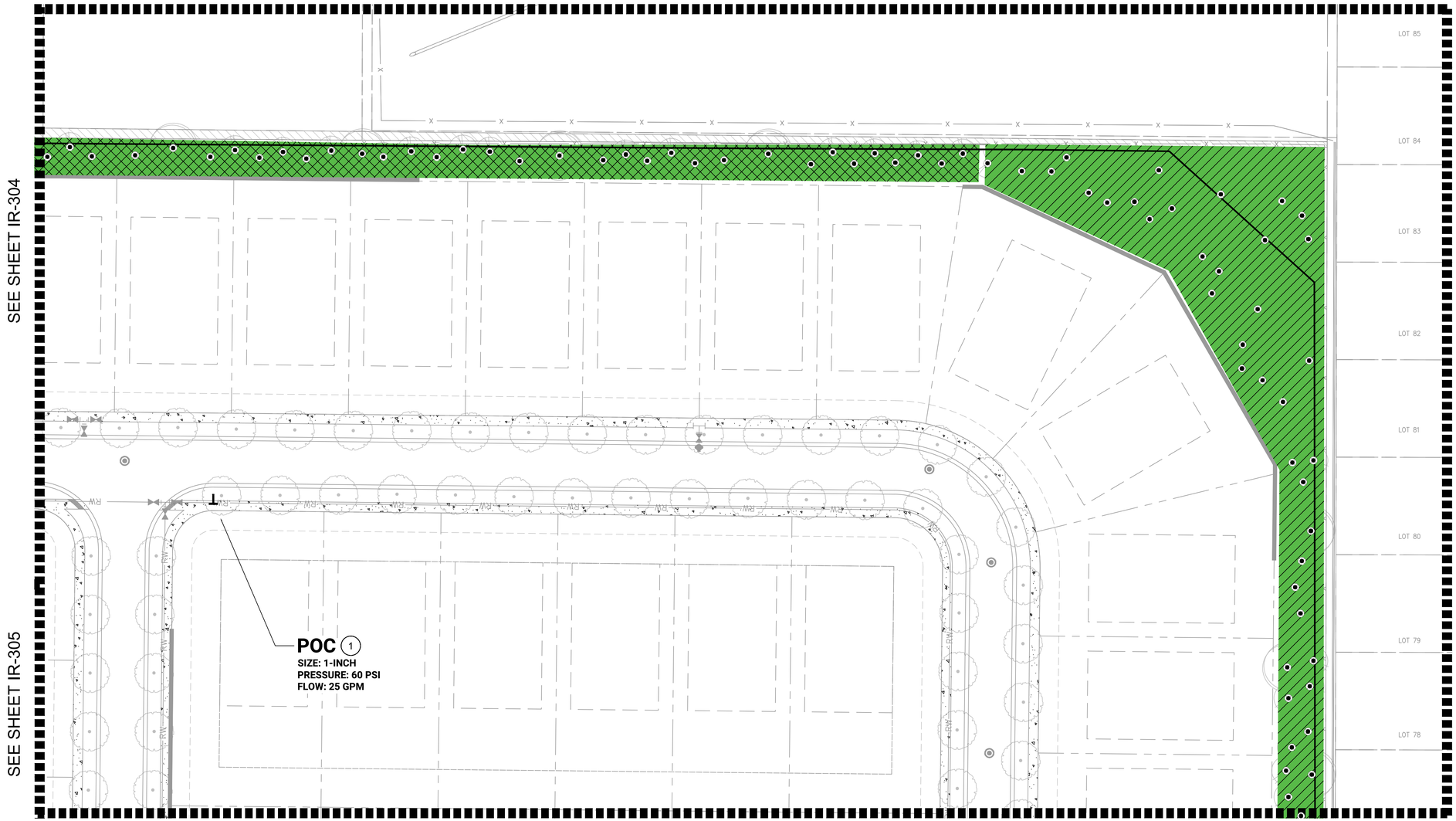

STREET TREES ADJACENT TO LOTS WILL BE INSTALLED ON A LOT PER LOT BASIS AS EACH HOME IS BUILT AND IRRIGATED BY THE HOMES IRRIGATION SYSTEM.

GRAPHIC SCALE IN FEET
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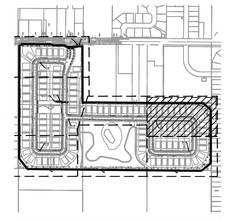
Key Map:



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VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	HINES
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CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

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Sheet Title:

IRRIGATION PLAN ENLARGEMENT

Sheet No.:

IR-306

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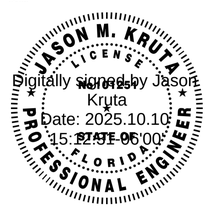

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Date: 2025.10.10 15:52:51 -06'00'

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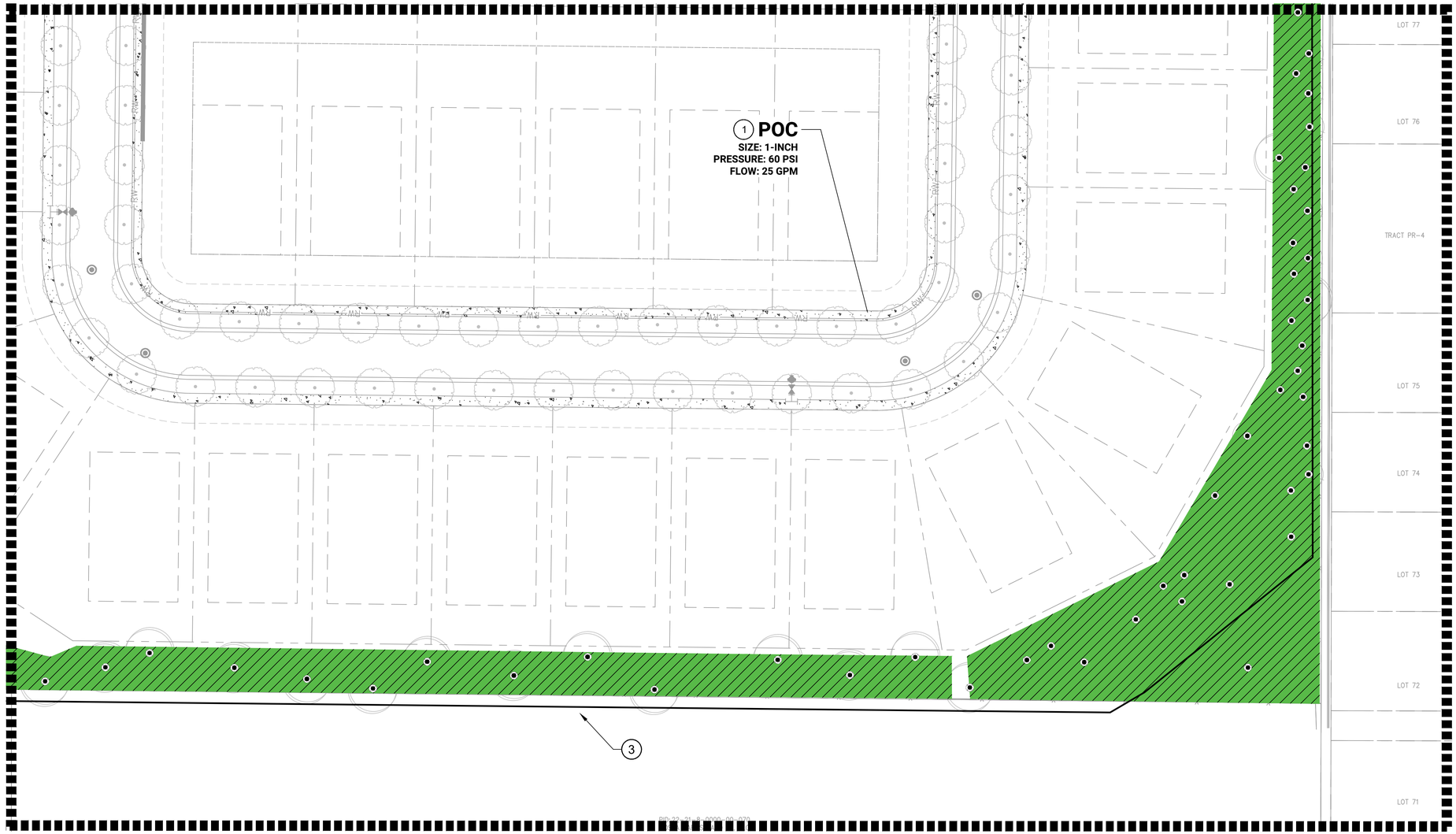
SEE SHEET IR-306

SEE SHEET IR-305


1 POC
SIZE: 1-INCH
PRESSURE: 60 PSI
FLOW: 25 GPM
3
LOT 77
LOT 76
TRACT PR-4
LOT 75
LOT 74
LOT 73
LOT 72
LOT 71
RW
RW
RW

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 70 PSI (PER CITY ENGINEER), AT A DESIGN FLOW OF 70 GPM AT THE 2-INCH IRRIGATION POINT-OF-CONNECTION (POC,NON-POTABLE SOURCE). TAP, METER, BACKFLOW PREVENTER, MASTER VALVE AND FLOW METER SHALL BE SIZED AS INDICATED IN THE DRAWING LEGEND. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. COORDINATE THE LOCATION OF IRRIGATION EQUIPMENT WITH ALL OTHER SITE UTILITIES, BOTH EXISTING AND NEW TO BE INSTALLED AS PART OF THIS PROJECT.
   D. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. VALVE CONTROL WIRE TO BE #14AWG SINGLE STRAND DIRECT BURIAL WIRE. PROVIDE AN INDIVIDUAL CONTROL WIRE FROM CONTROLLER TO EACH VALVE AND A COMMON WIRE TO ALL VALVES. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
11. VALVE CONTROL WIRE TO BE #14AWG TWO CONDUCTOR CABLES ROUTED FROM CONTROLLER TO ALL VALVES. INSTALL A SEPARATE WIRE PATH TO EACH DEAD-END OF MAINLINE. INSTALL ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEAD-END OF MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.
12. IRRIGATION CONTRACTOR TO INSTALL PAIGE DECODER CABLE FUSE DEVICES (DCFD), AT ALL DECODER CABLE DIRECTIONAL SPLITS AND/OR CHANGES. INSTALL ALL SPLICES WITHIN A 10" VALVE BOX.

CONCEPTUAL IRRIGATION LEGEND

- TURF SPRAY-OPEN SPACE
  TO BE IRRIGATED WITH 6-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES
- TURF ROTOR-OPEN SPACE
  TO BE IRRIGATED WITH 6-INCH POP-UP ROTORS WITH PRESSURE REGULATION AND CHECK VALVES
- SHRUB SPRAY-OPEN SPACE
  TO BE IRRIGATED WITH 12-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES
- TURF SPRAY - PARK
  TO BE IRRIGATED WITH 6-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES
- NATIVE ROTOR - POND
  TO BE IRRIGATED WITH 6-INCH POP-UP SPRINKLERS WITH PRESSURE REGULATION, CHECK VALVES, AND HIGH EFFICIENCY NOZZLES

CONCEPTUAL IRRIGATION NOTES
OPEN SPACE - PARK - POND -HOME LOTS

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC, NON-POTABLE SOURCE) SHALL BE DOWNSTREAM OF THE IRRIGATION WATER TAP AND METER INSTALLED BY THE UTILITY CONTRACTOR AT THE APPROXIMATE LOCATION SHOWN. IRRIGATION CONTRACTOR TO INSTALL BACKFLOW PREVENTION UNIT. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. IRRIGATION CONTRACTOR TO PEDESTAL/WALL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. ELECTRICAL POWER TO THE CONTROLLER TO BE PROVIDED BY THE ELECTRICAL CONTRACTOR, TERMINATED IN A JUNCTION BOX FOR HARD-WIRE CONNECTION TO THE IRRIGATION CONTROLLER. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.
3. IRRIGATION SHOWN OUT OF LANDSCAPED AREA FOR CLARITY ONLY. INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREA.

IRRIGATION LEGEND

- SLEEVES: **CLASS 200 PVC**
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: **CLASS 200 PVC**
  X-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO SPRINKLERS: **CLASS 200 PVC**
  1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: **CLASS 315 PVC**
  3/4-INCH SIZE UNLESS OTHERWISE INDICATED
- UNCONNECTED PIPE CROSSING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS:
  RAIN BIRD PEB (SIZED PER PLAN)
- ISOLATION GATE VALVE ASSEMBLY: **MATCO 514**
- F — FLOW SENSOR ASSEMBLY: **RAIN BIRD FS100 , FS350B**
- M — WATER METER AND CURB STOP ASSEMBLY: **BY OTHERS**
- MASTER VALVE ASSEMBLY: **RAIN BIRD PEB (3", 1")**

A1 — INDICATES CONTROLLER AND STATION NUMBER
14 — INDICATES LATERAL DISCHARGE (GPM)
1" — INDICATES VALVE SIZE (INCHES)
Turf — INDICATES LANDSCAPE APPLICATION

- A — IRRIGATION CONTROLLER UNIT
  WITH **[EDIT FOR WEATHER SENSOR]**
  [EDIT FOR COMMUNICATION]
  CONTACT HINES INC FOR CONTROLLER SPECIFICATION
- WEATHER SENSOR: **CONTACT HINES INC FOR WEATHER SENSOR SPECIFICATION**
- CW — IRRIGATION CONTROL WIRES IN CONDUIT OR WITH WARNING TAPE
- GS — GROUNDING AND SURGE ARRESTOR ASSEMBLY: **RAIN BIRD LSP-1TURF**
- IRRIGATION MAINLINE CAP ASSEMBLY
- TREE BUBBLER ASSEMBLY: **TWO (2) RAIN BIRD 1401 BUBBLERS**
  PRESSURE:**30 PSI**
  FLOW (GPM): **0.25PER BUBBLER; 0.50 PER ASSEMBLY**

IRRIGATION SYSTEM DESIGN PARAMETERS - OPEN SPACE

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	70 PSI
MINIMUM FLOW REQUIRED AT POC	130 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	60 GPM
TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	16 HRS

IRRIGATION SYSTEM DESIGN PARAMETERS - PARK

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	60 PSI
MINIMUM FLOW REQUIRED AT POC	25 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	20 GPM
TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	12 HRS

IRRIGATION SYSTEM DESIGN PARAMETERS - HOME LOTS -5 POC

THE FACTORS IN THE TABLE BELOW WERE UTILIZED IN THE IRRIGATION SYSTEM DESIGN TO DETERMINE TAP CAPACITY REQUIREMENTS AND MAINLINE SIZE AND ARE MADE AVAILABLE TO GUIDE DECISIONS ON THE SYSTEM OPERATION BY THE CONTRACTOR. MULTIPLE ZONES WILL BE REQUIRED TO OPERATE AT THE SAME TIME UP TO A COMBINED TOTAL EQUAL TO THE MINIMUM FLOW REQUIRED AT THE POC WHEN ZONE SIZES ARE LOWER THAN THE MINIMUM FLOW REQUIRED AT THE POC.

MINIMUM PRESSURE REQUIREMENT AT POC	60 PSI
MINIMUM FLOW REQUIRED AT POC	25 GPM
MAXIMUM FLOW AT FURTHEST POINTS OF THE SYSTEM	20 GPM
TOTAL IRRIGATION DAYS PER WEEK	2 DAYS
WATER WINDOW PER DAY	12 HRS

ESTIMATED ANNUAL WATER USE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 14,090,602 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

IRRIGATION SLEEVE LEGEND

* **ALL SLEEVES SHALL BE CLASS 200 PVC AND SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH, ALL CONTROL WIRE SLEEVES SHALL BE 2-INCH**

NON-POTABLE NOTE

* **ALL PIPING, VALVES, VALVE BOXES, SPRINKLERS, DRIP COMPONENTS, IRRIGATION INFRASTRUCTURE, AND ALL WATER EMISSION DEVICES SHALL BE MARKED PURPLE TO INDICATE USE WITH NON-POTABLE WATER.**

ESTIMATED ANNUAL WATER USE - OFFICE OPEN SPACE

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 6,430,420 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

ESTIMATED ANNUAL WATER USE - OFFICE PARK

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 730,280 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

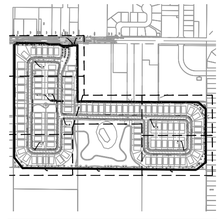
ESTIMATED ANNUAL WATER USE - OFFICE HOME LOTS - 5 POC 1"

THE IRRIGATION SYSTEM AS SHOWN ON THIS PLAN HAS AN ESTIMATED ANNUAL WATER USE OF 6,929,903 GALLONS. TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION, THE OWNER SHALL COMPARE THIS ESTIMATED IRRIGATION WATER USE WITH ACTUAL WATER USE, AS RECORDED ON SITE, AFTER ALL PLANT MATERIAL HAS BEEN ESTABLISHED.

THE ESTIMATED ANNUAL IRRIGATION WATER USE OF THIS SYSTEM IS BASED ON 30-YEARS AVERAGE EVAPOTRANSPIRATION RATES (ET) FOR THE LOCAL AREA AND TYPICAL NEW IRRIGATION SYSTEM EQUIPMENT EFFICIENCIES. MAJOR DEVIATIONS FROM THIS ESTIMATE USE SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND CURRENT IRRIGATION MAINTENANCE COMPANY AT THE TIME OF THE DEVIATION.

TO VERIFY EFFICIENT IRRIGATION SYSTEM OPERATION AND WATER USE, AN IRRIGATION SYSTEM EVALUATION AND AUDIT SHOULD BE PERFORMED.

Key Map:



Consultant:

NO.	DATE:	DESCRIPTIONS:
0	10/21/25	SUBMIT TO CITY OF APOPKA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	HINES
DRAWN BY:	HINES
CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION NOTES & LEGEND

Sheet No.:

IR-400

Seal:

JASON M. KRUTA LICENSE 90125 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Jason Kruta
Date: 2025.10.10 15:13:35-06'00'

This item has been digitally signed and sealed by Jason M. Kruta on the date adjacent to the seal.

Signature must be verified on any electronic copies.

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Date: Oct 10, 2025, 5:03pm User ID: admin
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WATER BUDGET -WATER USAGE BY PARCEL - OPEN SPACE , PARK

MONTH	Open Space				Park		
	Shrub spray	Turf Spray	Turf Rotor	Subtotal	Shrub spray	Turf Spray	Subtotal
January	22,249	12,183	15,353	91,948	4,746	5,696	10,442
February	43,548	23,845	30,050	179,972	9,290	11,148	20,439
March	79,795	43,693	55,062	329,775	17,023	20,428	37,451
April	149,681	81,960	103,287	618,596	31,933	38,319	70,252
May	225,909	123,700	155,887	933,627	48,195	57,834	106,029
June	223,176	122,204	154,002	922,333	47,612	57,134	104,746
July	224,625	122,997	155,002	928,322	47,921	57,505	105,426
August	204,944	112,220	141,421	846,984	43,722	52,467	96,189
September	169,349	92,730	116,858	699,878	36,128	43,354	79,483
October	141,193	77,313	97,430	583,517	30,122	36,146	66,268
November	50,101	27,433	34,572	207,054	10,688	12,826	23,514
December	21,393	11,714	14,762	88,412	4,564	5,477	10,041
TOTAL (gallons)	**1,555,962**	**851,993**	**1,073,685**	**6,430,420**	**331,945**	**398,334**	**730,280**
TOTAL (acre-feet)	**4.8**	**2.6**	**3.3**	**19.7**	**1.0**	**1.2**	**2.2**
Flow Requirement (gpm)	**26.1**	**14.3**	**18.0**	**108.1**	**5.6**	**6.7**	**12.3**
Flow Requirement with Safety (gpm)				**129.7**			**14.7**

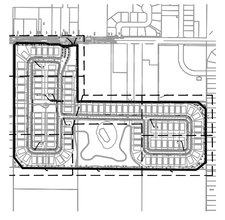
PROJECT TOTALS	Open Space Totals	Totals with 35% Effective Precipitation
IRRIGATED ACRES	10.6	10.6
GALLONS/YEAR	7,160,699	4,285,987
ACRE FEET/YEAR	22.0	13.2
PEAK SEASON GPM	120.3	84.6
REQUIREMENT GPM	**144.4**	**101.5**

WATER BUDGET - HOME LOTS

MONTH	Phase A		
	Shrub spray	Turf Spray	Subtotal
January	8,397	90,693	99,090
February	16,437	177,515	193,951
March	30,118	325,273	355,391
April	56,495	610,151	666,646
May	85,267	920,880	1,006,147
June	84,235	909,740	993,976
July	84,782	915,648	1,000,430
August	77,354	835,420	912,773
September	63,919	690,322	754,241
October	53,292	575,550	628,842
November	18,910	204,227	223,137
December	8,074	87,205	95,279
TOTAL (gallons)	**587,280**	**6,342,623**	**6,929,903**
TOTAL (acre-feet)	**1.8**	**19.5**	**21.3**
Flow Requirement (gpm)	**9.9**	**106.6**	**116.5**
Flow Requirement with Safety (gpm)			**139.7**

PROJECT TOTALS	Lot Totals
IRRIGATED ACRES	6.4
GALLONS/YEAR	6,929,903
ACRE FEET/YEAR	21.3
LOTS RUNNING PER WW	13.3
REQUIREMENT GPM	**115.0**

Key Map:



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Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

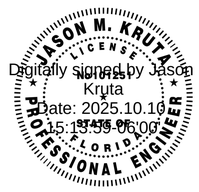
Sheet Title:

IRRIGATION WATER BUDGET

Sheet No.:

IR-401

Seal:



Digitally signed by Jason Kruta
Date: 2025.10.10 15:13:39-06'00'

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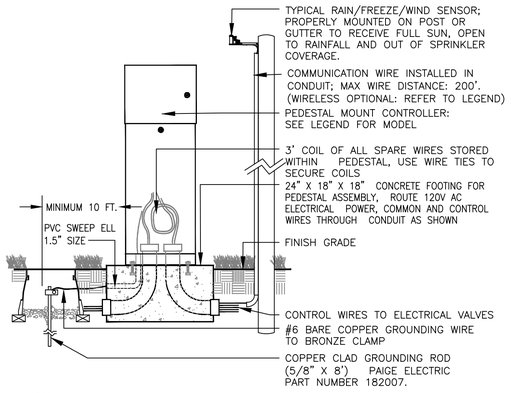
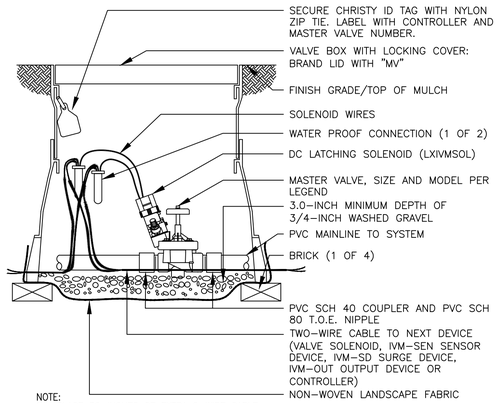


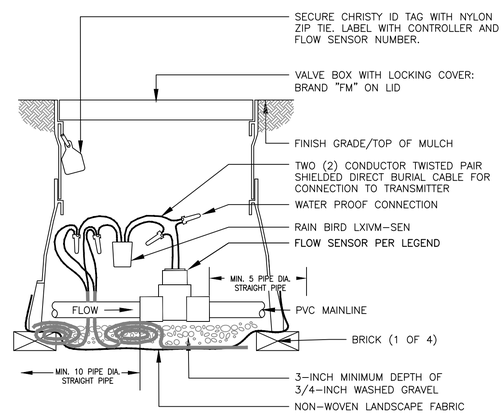
NOTES:
1. INSTALL RAIN SENSOR ON TREATED 4X4 POST IF CONTROLLER IS IN TURF AREA. POST TO BE MOUNTED IN SHRUB BED TO AVOID BEING IRRIGATED BY OVERHEAD SPRINKLERS.

1 PEDESTAL MOUNTED CONTROLLER ASSEMBLY

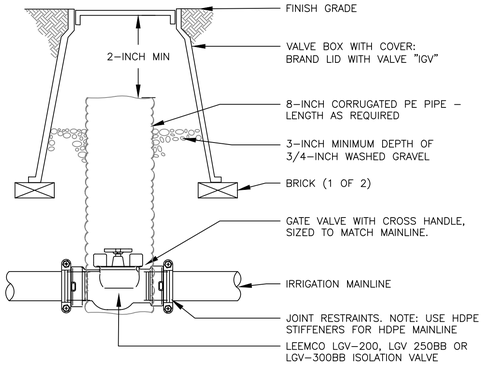


NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

2 LXIVM MASTER VALVE ASSEMBLY

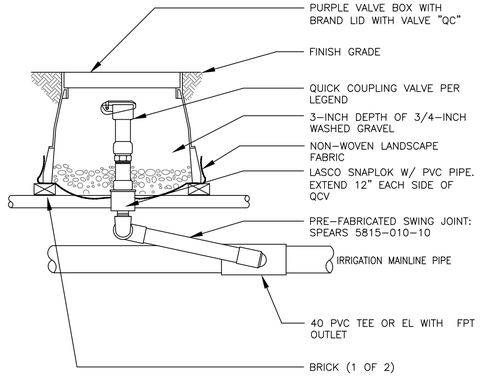


3 FLOW SENSOR W/ LXIVM-SEN ASSEMBLY

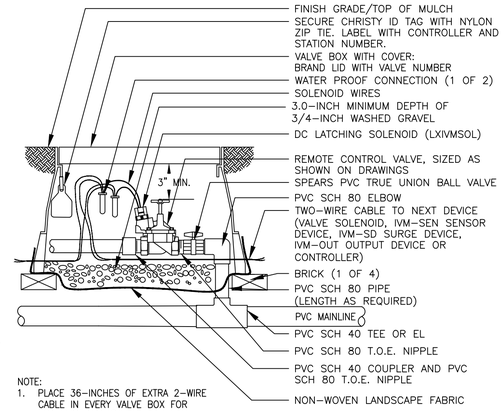


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY 2, 2.5 & 3-INCH MAINLINE

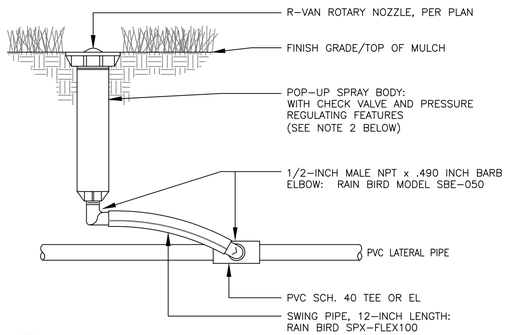


5 QUICK COUPLING VALVE ASSEMBLY



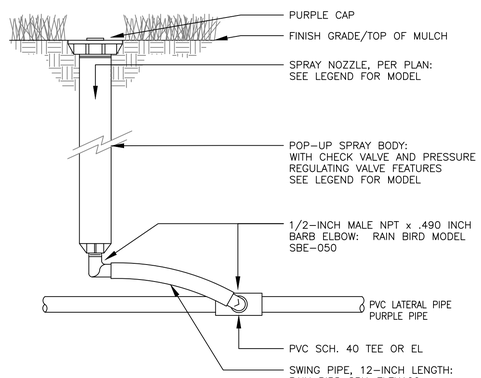
NOTE:
1. PLACE 36-INCHES OF EXTRA 2-WIRE CABLE IN EVERY VALVE BOX FOR EASIER SERVICING.

6 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



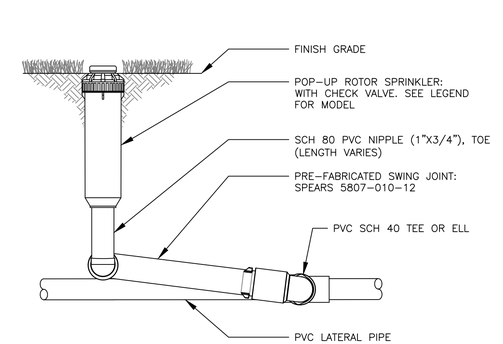
NOTES:
1. IF POLYETHYLENE PIPE IS USED FOR LATERAL PIPE, SUBSTITUTE INSERT TEE OR EL WITH STAINLESS STEEL CLAMPS FOR PVC SLIP TEE OR EL SHOWN ABOVE.
2. TO ACHIEVE MINIMUM RADIUS WITH ANY RAIN BIRD ROTARY NOZZLE, USE 45 PSI PRESSURE REGULATING SPRAY BODY.

7 6-INCH POP UP R-VAN ROTARY NOZZLE



8 12-INCH POP UP SPRAY SPRINKLER ASSEMBLY

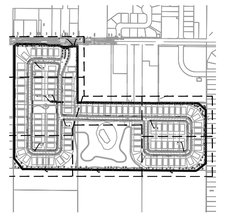
NON-POTABLE



NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

9 6-INCH GEAR DRIVEN ROTOR ASSEMBLY W/SWING JOINT

Key Map:



Consultant:

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VERTICAL DATUM:	NAVD88
JOB NO.:	24-198
DESIGNED BY:	HINES
DRAWN BY:	HINES
CHECKED BY:	HINES
APPROVED BY:	HHG
SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

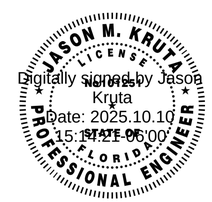
Sheet Title:

IRRIGATION DETAILS

Sheet No.:

IR-402

Seal:



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Eng. Bus. No. 28567

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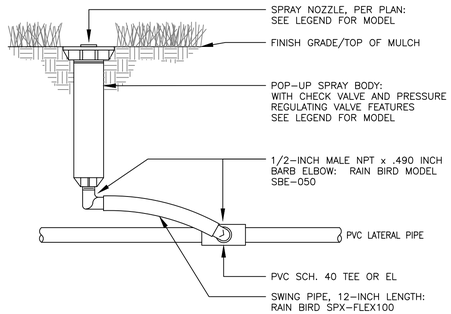
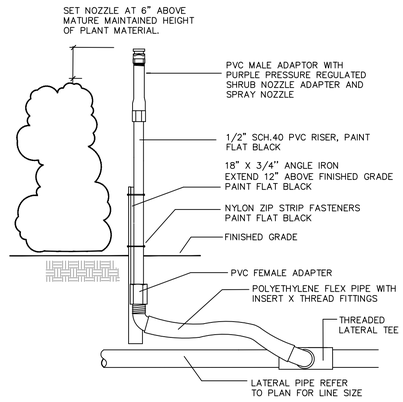
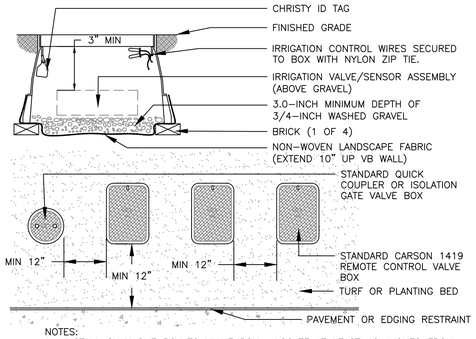


10 6-INCH POP UP SPRAY SPRINKLER ASSEMBLY

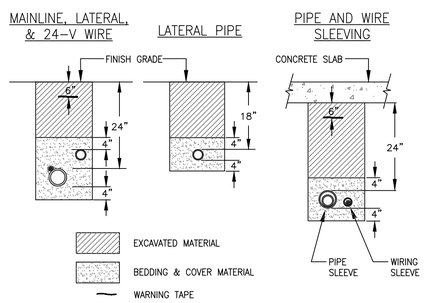


11 12-INCH HEAD ON SHRUB RISER



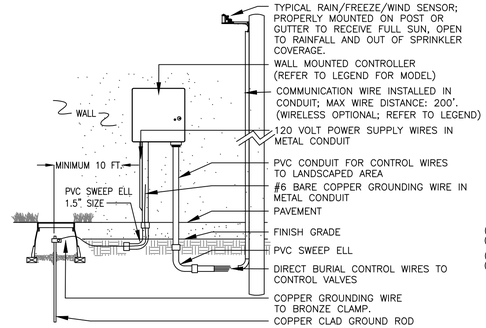
NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

12 TYPICAL VALVE BOX INSTALLATION



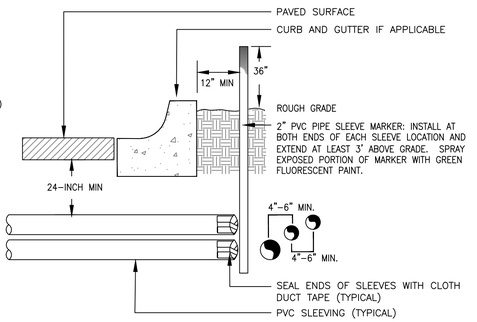
NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

13 TYPICAL TRENCHING DETAIL



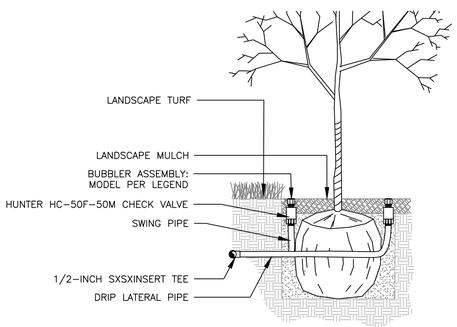
NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

14 WALL MOUNT CONTROLLER ASSEMBLY



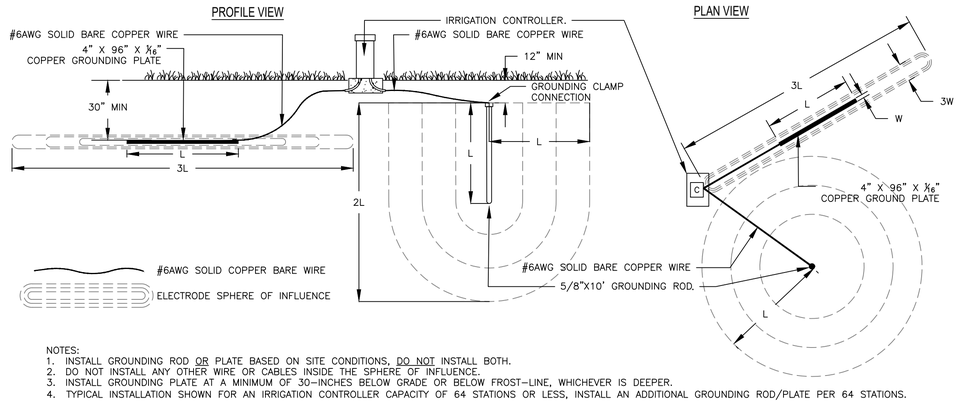
NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

15 TYPICAL SLEEVING DETAIL



NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

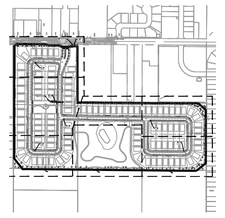
16 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS, DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

17 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION

Key Map:



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SCALE IN FEET:	1"=30'

Project Name:

SHEELER PARK

Submittal To:

CITY OF APOPKA, FL

Sheet Title:

IRRIGATION DETAILS

Sheet No.:

IR-403

Seal:

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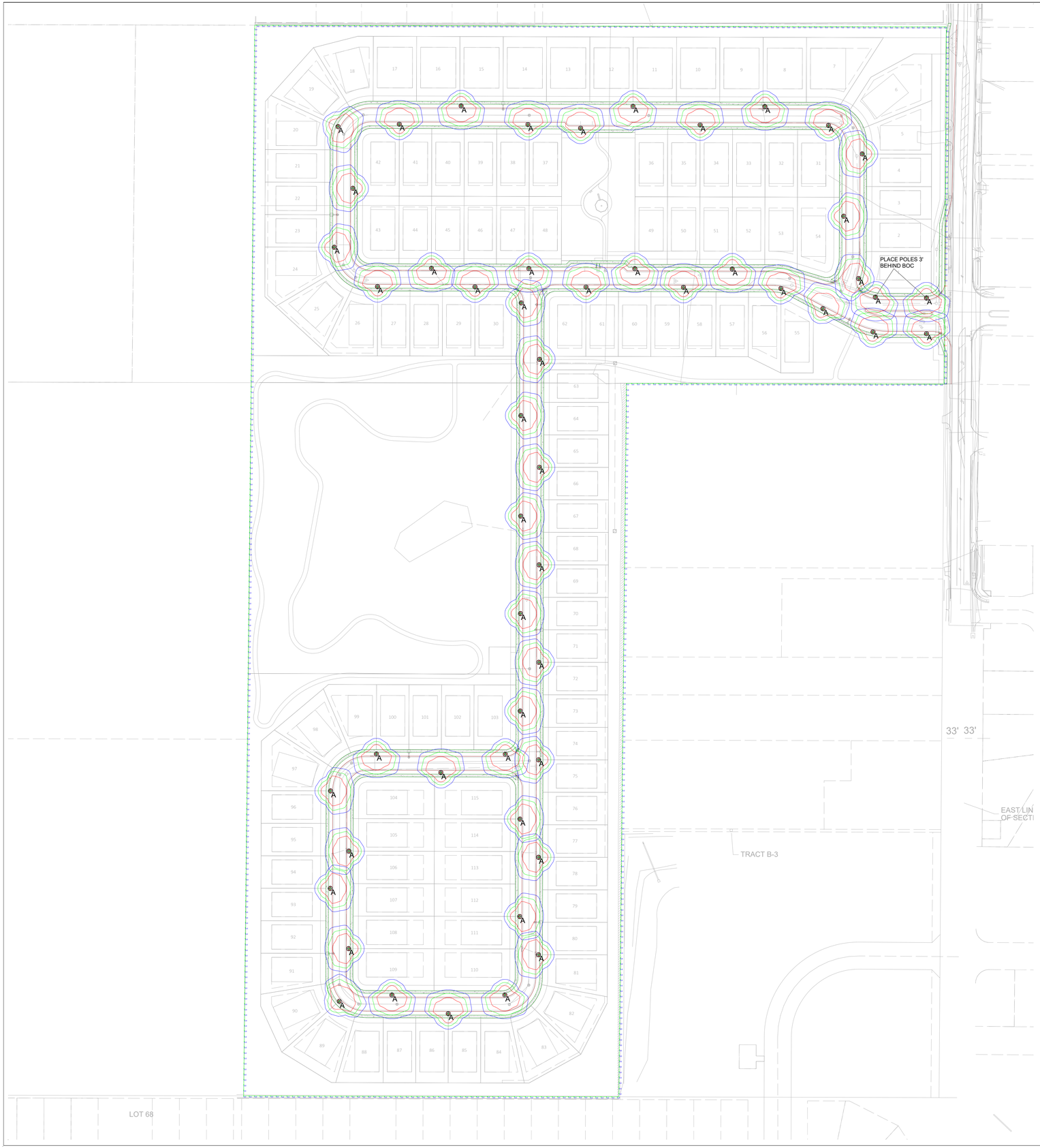
File: C:\Users\admin\AppData\Local\Temp\AcPublish_25680\IR-Sheeler Ave.dwg

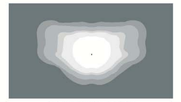


Outdoor Lighting

OPEN DELUXE ACORN LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	70 watts
Mounting height	12'
Color	Black
Pole	Aluminum Colonial concrete Victorian concrete Washington concrete
Applications	Neighborhoods Parks Shopping centers Streets

Light source: LED *(white)*
Wattage: 70 watts
Lumens: 6,204
Light pattern: IESNA Type III
IESNA cutoff classification: Full-cutoff
BUG rating: B2U0G2
Color temperature: 3,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Aluminum	12'	Black
Colonial concrete	12'	Black
Victorian concrete	12'	Black, Gray-green
Washington concrete	12'	Black, Gray

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at **ODLFlorida@duke-energy.com**.

DUKE ENERGY®
BUILDING A SMARTER ENERGY FUTURE®

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Light Fixture Information

Photometric Template Coverage Plan

Scale: 1" = 90'

Luminaire Schedule								
Symbol	Label	Qty	LLF	Description	Lum Watts	Lamp	Color	Mounting Height (AFG)
⊙	A	53	0.950	70W, OPEN DLX ACORN III 3000K , BLACK	70	LED LIGHT ENGINE	BLACK	12'

Overall Site Photometry

Scale: 1" = 90'

Statistics					
Description	Avg	Max	Min	Avg/Min	Max/Min
Property Line	0.00	0.1	0.0	N.A.	N.A.

General Notes:

1. Site lighting is engineered, installed, and connected per NESC for Utility work and is owned and maintained by Duke Energy under a FPSC regulated leased lighting program.
2. Lighting is fed directly from Utility secondary distribution system via closest transformer and is not connected to any metered building or service point. All Duke Energy conductors are in conduit at 36" BFG minimum per NESC for Utility work.
3. Poles are 16' OAL direct buried Victorian, Black color with a fixture mounting height of 12'.
4. Owner shall be responsible for coordinating any landscape conflicts with landscape architect. Owner shall be responsible for any necessary future trimming or pruning of proposed landscaped plantings.

N

PRELIMINARY

0' 45' 90' 180'
SCALE: 1"=90'

DUKE ENERGY®
Outdoor Lighting Solutions
3582 Exchange Place
Lake Mary, Florida 32746
www.duke-energy.com

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Lighting Design Tolerance: Calculated footcandle levels in the lighting design are based on laboratory data and other technical information that has been supplied to Duke Energy by the manufacturer of the lighting fixtures. Actual performance of any manufactured luminaire may differ due to variations in such factors as electrical voltage, ambient temperature, mounting height, and surrounding surfaces. Duke Energy does not guarantee specific lighting levels. The customer is responsible for determining whether the lighting provided by the luminaires meets the customer's needs. Duke Energy shall not be liable for any claims, losses, or damages arising from the customer's lighting design, including but not limited to claims, losses, or damages based upon inadequate or excessive illumination, inadequate or excessive uniformity ratios, or the failure of the lighting design to prevent crime, accidents, or other undesirable events. Duke Energy's liability, if any, shall be limited to the repair or replacement of luminaires found to be defective in materials or workmanship under normal use and service, and Duke Energy shall have a reasonable time after receiving notice of a defect to make such repair or replacement. Duke Energy makes no other warranties, express or implied, and specifically disclaims any warranty of merchantability or fitness for a particular purpose. The customer's exclusive remedy against Duke Energy shall be limited to the repair or replacement of luminaires found to be defective, and in no event shall Duke Energy be liable for any consequential damages.

Sheeler Park - Site Lighting Plan

Apopka, FL

Designer	Tony Toniolo
Date	12/1/2025
Scale	1"=90'
Drawing No.	SLC-01
	1 OF 1

Sheeler Park
Project № 25053.01.01
April 2025

Traffic Impact Analysis
City of Apopka
Florida

Prepared for:

KB Home Orlando
9102 Southpark Center Loop, Suite 100
Orlando, Florida 32819

Prepared by:

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

EXECUTIVE SUMMARY

Project Information

Name:	Sheeler Park
Location:	South of Cleveland Street and west of Sheeler Avenue
Jurisdiction	City of Apopka, Florida
Description:	115 single-family units

Findings

Trip Generation:	1,147 ADT / 85 AM Peak / 113 PM Peak
Adverse Impacts:	The transportation network is not projected to become adversely impacted due to the proposed development.
Access Review:	It is recommended to provide a 155-foot southbound right-turn deceleration lane and a 180-foot northbound left-turn deceleration lane at the project access driveway.

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Appendix B Submitted Methodology
Appendix C Trip Generation Information
Appendix D Model Distribution Plot
Appendix E Apopka 2022 CMS Tables
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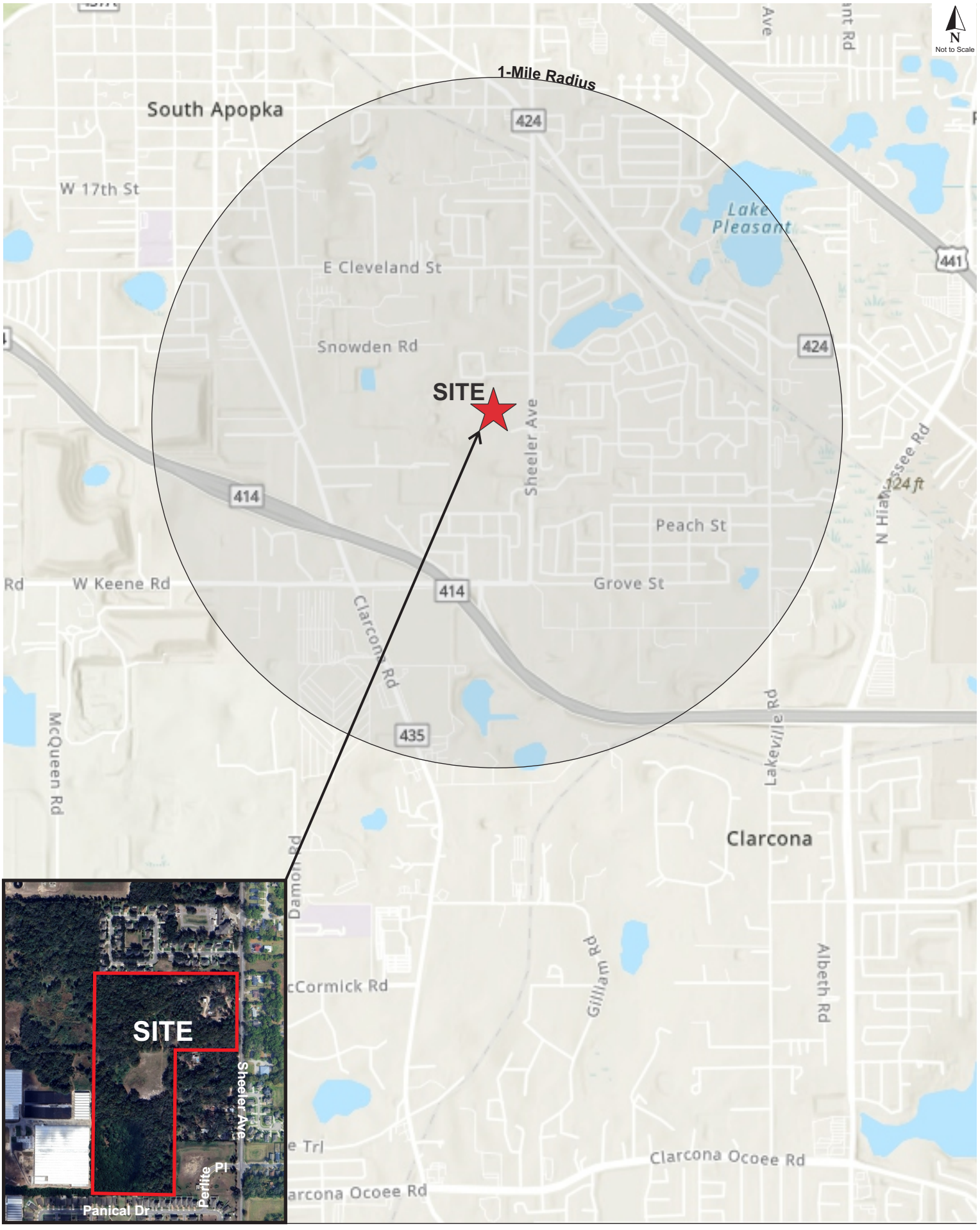
1.0 INTRODUCTION

This traffic analysis was prepared in support of the development application for the Sheeler Park development. The project is a residential development that includes 115 single-family units. The project's anticipated buildout date is 2028.

The site is located south of Cleveland Street and west of Sheeler Avenue in Orange County, Florida. The project is planned for annexation to the City of Apopka from Orange County. **Figure 1** depicts the site location and the 1-mile influence area of the surrounding transportation network. A conceptual site plan depicting the site layout, land uses, and access points is included in **Appendix A**. Access to the site is proposed via a full access driveway on Sheeler Avenue. An emergency access is also proposed on Sheeler Avenue, to the north of the main entrance.

The analysis was conducted in accordance with the methodology submitted to the City of Apopka. The methodology submitted to the City of Apopka is included in **Appendix B**.

Information used in this analysis includes data collected by Traffic & Mobility Consultants, information provided by the project team, and/or other data and information obtained from the City of Apopka, the Institute of Transportation Engineers (ITE), and the Florida Department of Transportation (FDOT).


N
Not to Scale
1-Mile Radius
South Apopka
W 17th St
424
Lake Pleasant
441
E Cleveland St
Snowden Rd
424
SITE
Sheeler Ave
414
124 ft
Peach St
Rd
W Keene Rd
414
Grove St
Clarcona Rd
435
McQueen Rd
Lakeville Rd
Clarcona
Damon Rd
cCormick Rd
Gilliam Rd
Albeth Rd
SITE
Sheeler Ave
Perlite Pl
Panical Dr
e Trl
Clarcona Ocoee Rd
arcona Ocoee Rd

2.0 PROJECT TRAFFIC

2.1 Trip Generation

The trips generated by the proposed development were projected using data published in the ITE *Trip Generation Manual, 11th Edition*. Trip generation rates and equations published for the land use were applied to the proposed development program to determine the total trips generated by the project.

The trip generation calculations are summarized in **Table 1** and detailed information is included in **Appendix C.**

Table 1
Trip Generation Summary

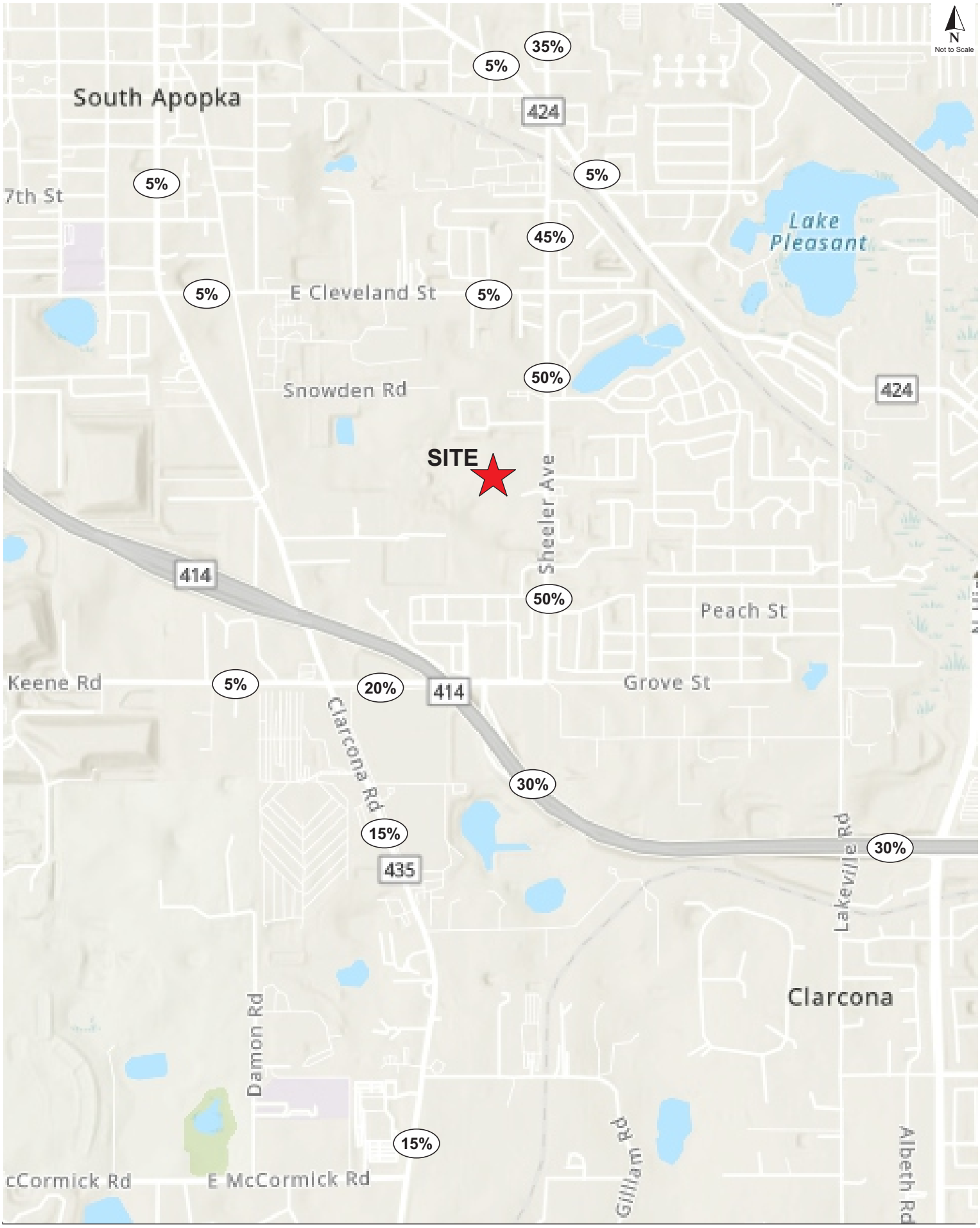
ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	115 DU	9.98	1,147	0.74	85	21	64	0.99	113	71	42

Trip generation analysis based on ITE Trip Generation Manual, 11th Edition

The proposed development is projected to generate 1,147 daily trips, of which 85 trips occur during the AM peak hour and 113 trips occur during the PM peak hour.

2.2 Trip Distribution

A preliminary trip distribution pattern was developed using the *Central Florida Regional Planning Model (CFRPMv7.0)*. The adopted model was modified to include a project specific Traffic Analysis Zone with the corresponding socio-economic data to reflect the proposed development. A Select Zone Analysis was executed to obtain a model-generated trip distribution pattern on the surrounding transportation network. Minor manual adjustments were applied to the model generated distribution pattern to better reflect the local transportation network and prevailing travel patterns. The final trip distribution pattern is illustrated in **Figure 2** and the model output plot is included **Appendix D.**


N
Not to Scale
South Apopka
7th St
E Cleveland St
Snowden Rd
Lake Pleasant
SITE
Sheeler Ave
Peach St
Grove St
Keene Rd
Clarcona Rd
Lakeville Rd
Clarcona
Damon Rd
E McCormick Rd
cCormick Rd
Gilliam Rd
Albeth Rd
424
414
435
35%
5%
45%
50%
20%
30%
15%

3.0 STUDY AREA

3.1 Study Roadways

The study area was established in accordance with the requirements of the City of Apopka and the methodology submitted to the city. The roadway segments included in this study are listed in **Table 2.**

Table 2
Study Segments

Seg ID	Segment Information		
	Roadway	From	To
651	CR 424 (Apopka Blvd)	8th St	Sheeler Rd
653	CR 424 (Apopka Blvd)	Sheeler Rd	Lakeville Rd
658	CR 424 (Apopka Blvd)	Lakeville Rd	Hiawassee Rd
328.1	CR 435 (Clarcona Rd)	M. Gladden Blvd	Cleveland St
564	CR 435 (Clarcona Rd)	Cleveland St	Keene Rd
657	Lakeville Rd	Apopka Blvd	Wildwood St
7006	Sheeler Rd	US 441	Apopka Blvd
7007	Sheeler Rd	Apopka Blvd	Cleveland St
656	Sheeler Rd	Cleveland St	Keene Rd
655	Cleveland St	Park Ave	Sheeler Rd

3.2 Study Intersections

The study area encompasses major intersections that were identified in the submitted methodology. Additionally, access to the site is proposed via a full access driveway on Sheeler Avenue. The study intersections and access points are presented in **Table 2**.

Table 3
Study Intersections

Int #	Intersection		Traffic Control
	Major Road	Minor Road	
1	Sheeler Avenue	Apopka Boulevard	Signal
2	Sheeler Avenue	East Cleveland Street	Two-Way Stop
3	Sheeler Avenue	Access Driveway / Dunbridge Street	Two-Way Stop

4.0 TRANSPORTATION IMPROVEMENTS

Transportation improvement programs published by Orange County and the City of Apopka *Capital Improvement Plans (CIP)*, *Metroplan Orlando Transportation Improvements Plans (CIP),* and the FDOT *5-Year Work Program* were reviewed to determine if any transportation improvements that influence the project's study area are planned or programmed. There were no identified roadway or intersection improvements funded for construction in the study area in the next three (3) years.

5.0 TRAFFIC PROJECTIONS

5.1 Projected Roadway Volumes

Existing roadway information was obtained from the City of Apopka *2022 CMS Tables*. The information includes roadway segment data, existing traffic volumes, service volumes, adopted LOS standard, capacity, growth rates, and vested trips.

It was proposed in the methodology that the projected background traffic in the buildout year 2028 would be derived from existing traffic and committed trips (E+C) from approved developments published in the City of Apopka *2022 CMS Tables*. However, it was found that there were no significant committed trips associated with the study segments. In addition, the data from the CMS table is outdated, and it would not be reasonable to assume that background traffic would remain the same over a six (6) year timeframe. Therefore, a more appropriate approach would be to apply an Annual Growth Rate (AGR) based on historical trends. It was found that for all study segments, the AGR was negative or less than 2%. Thus, the projected background traffic in the buildout year 2028 was derived by applying a conservative AGR of 2%. The relevant details from the City of Apopka *2022 CMS Tables* are provided in **Appendix E**. The total projected volumes on the roadway segments include background traffic and project trips, which are calculated based on the project's trip generation and distribution pattern.

5.2 Projected Intersection Volumes

Existing AM and PM peak hour turning movement volumes were obtained at the study intersections on April 15, 2025. The counts were obtained during the peak season and did not require seasonal adjustment based on the *FDOT Traffic Online* data. The raw turning movement volumes and supporting information are provided in **Appendix F**.

Projected background intersection volumes in the buildout year 2028 were calculated by applying the corresponding growth rates on the adjacent segments to the existing turning volumes at the study intersections. The total projected intersection volumes include background traffic and project trips, which are calculated based on the project's trip generation and assignment at each intersection. Detailed intersection volume calculations are provided in **Appendix G,** and the resulting existing and buildout volumes are illustrated in **Figures 3** and **4** for the AM and PM peak hour, respectively.

1. Sheeler Avenue & Apopka Boulevard

NB	L	76 + (3) = 79
	T	255 + (23) = 278
	R	80 + (3) = 83
SB	L	53
	T	251 + (7) = 258
	R	56
EB	L	67
	T	259
	R	68 + (1) = 69
WB	L	73 + (1) = 74
	T	254
	R	81

	BO	BK	EX	
NB	56	258	53	BO
	56	251	53	BK
	53	237	50	EX
	0	1	1	

	BO	BK	EX	
EB	67	67	63	1
	259	259	244	1
	69	68	64	0

WB	0	76	81	81
	1	240	254	254
	1	69	73	74
		EX	BK	BO

	1	1	0
EX	72	241	75
BK	76	255	80
BO	79	278	83

2. Sheeler Avenue & East Cleveland Street

NB	L	18 + (3) = 21
	T	340 + (29) = 369
	R	2
SB	L	5
	T	234 + (9) = 243
	R	43
EB	L	82
	T	4
	R	22 + (1) = 23
WB	L	12
	T	2
	R	31

	BO	BK	EX	LN
NB	43	243	5	BO
	43	234	5	BK
	41	221	5	EX
	0	1	0	LN

	BO	BK	EX	LN
EB	82	82	77	1
	4	4	4	1
	23	22	21	0

WB	0	29	31	31
	1	2	2	2
	1	11	12	12
	LN	EX	BK	BO

	0	1	0
EX	17	321	2
BK	18	340	2
BO	21	369	2

3. Sheeler Avenue & Access Driveway / Dunbridge Street

NB	L	(10)
	T	308
	R	3
SB	L	6
	T	294
	R	(11)
EB	L	(32)
	T	
	R	(32)
WB	L	11
	T	
	R	11

	BO	BK	EX	
NB	11	294	6	BO
	0	294	6	BK
	0	277	6	EX
	0	1	1	

	BO	BK	EX	
EB	32	0	0	0
	0	0	0	0
	32	0	0	0

WB	0	10	11	11
	1	0	0	0
	0	10	11	11
		EX	BK	BO

	0	1	0
EX	0	291	3
BK	0	308	3
BO	10	308	3

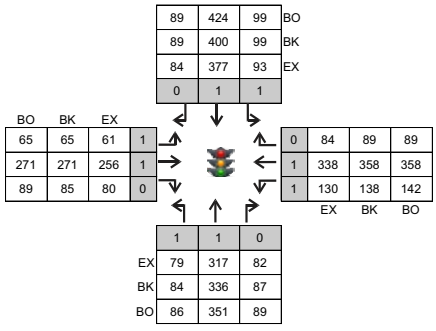
Legend: Background + (Project) = Total

BO = Buildout; BK = Background + Vested; EX = Existing

1 Lanes by movement

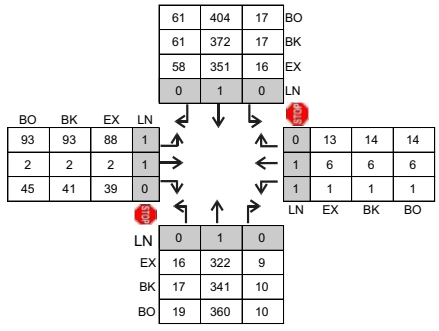
1. Sheeler Avenue & Apopka Boulevard

NB	L	84 + (2) = 86
	T	336 + (15) = 351
	R	87 + (2) = 89
SB	L	99
	T	400 + (24) = 424
	R	89
EB	L	65
	T	271
	R	85 + (4) = 89
WB	L	138 + (4) = 142
	T	358
	R	89



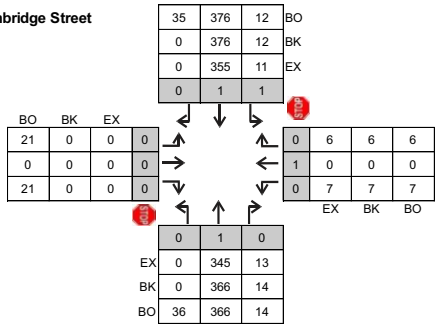
2. Sheeler Avenue & East Cleveland Street

NB	L	17 + (2) = 19
	T	341 + (19) = 360
	R	10
SB	L	17
	T	372 + (32) = 404
	R	61
EB	L	93
	T	2
	R	41 + (4) = 45
WB	L	1
	T	6
	R	14



3. Sheeler Avenue & Access Driveway / Dunbridge Street

NB	L	(36)
	T	366
	R	14
SB	L	12
	T	376
	R	(35)
EB	L	(21)
	T	
	R	(21)
WB	L	7
	T	
	R	6



Legend: Background + (Project) = Total

BO = Buildout; BK = Background + Vested; EX = Existing

1 Lanes by movement

6.0 CAPACITY ANALYSIS

6.1 Roadway Segments

Roadway segment capacity was analyzed based on the adopted service volumes, capacity, and the corresponding traffic volumes to determine the resulting LOS, as summarized in **Table 4**.

The results of the capacity analysis reveal that all roadway segments within the study area currently operate at adequate LOS and are projected to continue to do so at buildout of the development.

Table 4
Segment Analysis

Seg ID	Segment Information			# of Lns	LOS Std	Daily Cap	Peak Cap	Existing		AGR Applied	Background		Proj Dist	Project Trips		2028 Buildout Conditions					
																Daily			PM Peak		
	Roadway	From	To					Daily	PM Peak		Daily	PM Peak		Daily	PM Peak	Volume	V/C	LOS	Volume	V/C	LOS
651	CR 424 (Apopka Blvd)	8th St	Sheeler Rd	2L	E	17,700	880	4,781	222	2%	5,355	249	5%	57	4	5,412	0.31	C	251	0.29	C
653	CR 424 (Apopka Blvd)	Sheeler Rd	Lakeville Rd	2L	E	17,700	880	8,955	466	2%	10,030	522	5%	57	4	10,087	0.57	C	526	0.60	C
658	CR 424 (Apopka Blvd)	Lakeville Rd	Hiawassee Rd	3L	E	18,600	920	12,259	655	2%	13,730	734	5%	57	4	13,787	0.74	C	736	0.80	C
328.1	CR 435 (Clarcona Rd)	M. Gladden Blvd	Cleveland St	2L	E	15,600	800	11,186	498	2%	12,528	558	5%	57	4	12,585	0.81	D	560	0.70	D
564	CR 435 (Clarcona Rd)	Cleveland St	Keene Rd	2L	E	17,700	880	10,170	443	2%	11,390	496	0%	0	0	11,390	0.64	C	496	0.56	C
657	Lakeville Rd	Apopka Blvd	Wildwood St	2L	E	17,700	880	6,404	298	2%	7,172	334	0%	0	0	7,172	0.41	C	334	0.38	C
7006	Sheeler Rd	US 441	Apopka Blvd	2L	E	17,700	880	9,667	451	2%	10,827	505	35%	401	25	11,228	0.63	C	530	0.60	C
7007	Sheeler Rd	Apopka Blvd	Cleveland St	2L	E	17,700	880	9,667	451	2%	10,827	505	45%	516	32	11,343	0.64	C	537	0.61	C
656	Sheeler Rd	Cleveland St	Keene Rd	2L	E	17,700	880	7,560	356	2%	8,467	399	50%	574	36	9,041	0.51	C	435	0.49	C
655	Cleveland St	Park Ave	Sheeler Rd	2L	E	15,900	790	1861	77	2%	2084	86	5%	57	4	2,141	0.13	C	88	0.11	C

Data obtained from City of Apopka 2022 CMS Tables

6.2 Intersections

The study intersections were analyzed in accordance with the methods of the *Highway Capacity Manual (HCM)* as applied in the *Synchro* analytical tool. The analysis results for existing and buildout conditions are summarized in **Table 5** and included in **Appendix H**, which reveals that:

- The signalized intersection at Sheeler Avenue and Apopka Boulevard is projected to experience some delays in the southbound direction during the PM peak hour. However, the overall Level of Service (LOS) at this intersection remains adequate, indicating it is expected to operate within an acceptable level.

- Both unsignalized intersections currently operate at an adequate LOS and are projected to continue to do so at the buildout of the development.

Table 5
Intersection Analysis

Int	Intersection			Time		EB		WB		NB		SB		Overall	
#	Major Road	Minor Road	Control	Period	Scenario	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
1	Sheeler Avenue	Apopka Boulevard	Signal	AM	Existing	23.6	C	23.3	C	41.4	D	43.8	D	32.8	C
					Buildout	25.7	C	25.4	C	48.7	D	44.7	D	36.3	D
				PM	Existing	33.3	C	32.5	C	46.2	D	71.3	E	46.9	D
					Buildout	36.7	D	35.2	D	59.6	E	102.1	F	60.6	E
2	Sheeler Avenue	East Cleveland Street	TWSC	AM	Existing	18.1	C	12.3	B	8.0	A	8.3	A	--	--
					Buildout	21.4	C	13.3	B	8.1	A	8.4	A	--	--
				PM	Existing	24.4	C	13.6	B	8.2	A	8.0	A	--	--
					Buildout	32.8	D	14.6	B	8.4	A	8.1	A	--	--
3	Sheeler Avenue	Access Driveway / Dunbridge Street	TWSC	AM	Existing	--	--	11.7	B	--	--	7.9	A	--	--
					Buildout	13.8	B	13.1	B	7.9	A	7.9	A	--	--
				PM	Existing	--	--	14.0	B	--	--	8.2	A	--	--
					Buildout	19.2	C	18.0	C	8.5	A	8.3	A	--	--

Average delay expressed in seconds/vehicle

7.0 ACCESS REVIEW

Access to the site is proposed via a full access driveway on Sheeler Avenue. An emergency access is also proposed on Sheeler Avenue, to the north of the main entrance. Sheeler Avenue is a minor arterial 2-lane undivided road with a posted speed limit of 35 miles per hour (mph).

7.1 Access Treatment

Site access treatment was evaluated to determine the need for deceleration lanes at the project driveways. Turn lane warrants were evaluated based on section 5.16.5 of the City of Apopka *Land Development Code (LDC)*, included in **Appendix I**. Turn lane dimensions were determined in accordance with the requirements of the FDOT *Design Manual (FDM) Exhibit 212-1*, which are also provided in **Appendix I**.

Per City of Apopka LDC, both left turn and right turn deceleration lanes are required at the access driveway. The recommended deceleration length for the turn lanes are as follows:

Southbound Right Turn Deceleration Lane
Design Speed = 40 mph
Deceleration = 155 ft (per *FDM Exhibit 212-1*)

Northbound Left Turn Deceleration Lane
Design Speed = 40 mph
Deceleration = 155 ft (per *FDM Exhibit 212-1*)
95th Percentile Queue Storage = 1 vehicle @ 25 feet/vehicle = 25 feet (95%ile Queue < 1 vehicle)
Total Lane Length = Deceleration + Queue = 155 feet + 25 feet = 180 feet (Incl. 50-foot taper)

Thus, it is recommended to provide a 155-foot southbound right-turn deceleration lane and a 180-foot northbound left-turn deceleration lane.

8.0 STUDY CONCLUSIONS

This traffic analysis was conducted to evaluate the impacts of Sheeler Park, a residential development with 115 single-family units. The site is located south of Cleveland Street and west of Sheeler Avenue in Orange County, Florida. The project is planned for annexation to the City of Apopka from Orange County.

The analysis included a determination of trip generation, a review of transportation capacity and operations, a review of the proposed site access plan. The results of the traffic analysis are summarized as follows:

Summary of Findings

- The proposed development is projected to generate 1,147 daily trips, of which 85 trips occur during the AM peak hour and 113 trips occur during the PM peak hour.

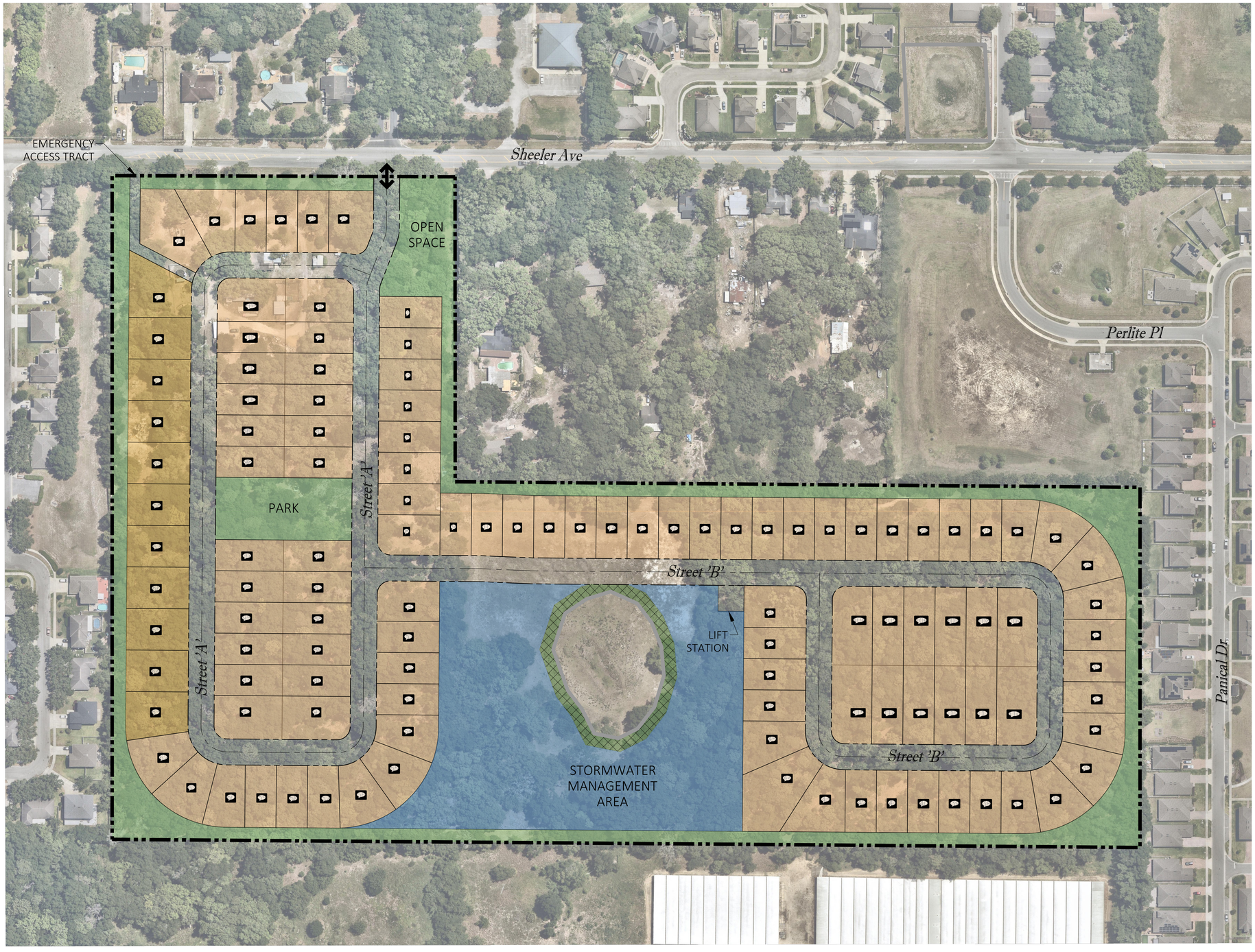
- A review of roadway capacity conditions reveals that the proposed development is not projected to adversely impact the roadway network.

- A review of intersection operations indicates that the signalized intersection of Sheeler Avenue and Apopka Boulevard is projected to experience some delays in the southbound direction during the PM peak hour. However, the overall Level of Service (LOS) at this intersection remains adequate, indicating it is expected to operate within an acceptable level.

- It is recommended to provide a 155-foot southbound right-turn deceleration lane and a 180-foot northbound left-turn deceleration lane.

APPENDICES

Appendix A
Site Plan



LEGEND

- Property Boundary (FROM SURVEYOR)
- 80' x 120' Min. Lot
- 60' x 120' Min. Lot
- Open Space
- Stormwater
- Wetland Buffer
- Full Access Point

Development Data

Existing	
Jurisdiction	Orange County
Future Land Use	LDR/R
Zoning	A-1
Proposed	
Jurisdiction	City of Apopka
Future Land Use	RL
Zoning	RTF
Max. Density Permitted	

Site Details

Total Site Area	40.33 Acres
Wetlands & Upland Buffers	0.99 Acres
Developable Area	39.34 Acres
Open Space Required (20%) [1]	7.87 Acres
Open Space Provided [2]	9.33 Acres
Stormwater (14.0%) [3]	5.51 Acres

Proposed Development

Total Number of Dwelling Units	115 Units
60' x 120' Minimum Lot Size	104 Units
80' x 120' Minimum Lot Size	11 Units
Proposed Density [4]	2.92 DU/Ac

Notes:

[1] Open Space Requirement is 20% of the developable area

[2] Open Space Provided includes 75% of Stormwater Retention area with Parks & Buffers

[3] Stormwater percentage includes stormwater retention area and wetlands buffer and is a percentage of the total site area.

[4] Proposed Density is based on Developable Area

Lot Size Requirements

Min. Lot Width	60/80 Feet
Min. Lot Depth	120 Feet
Min. Lot Area	7200/9600 SF

Setbacks

Front	25 Feet
Side	7.5 Feet
Side (on secondary street)	25 Feet
Rear	20 Feet

Concept Plan 2

Sheeler Ave

November 26, 2024
P & B Job No.: 24-028

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594

www.poulosandbennett.com
Certificate of Authorization No. 28567

Appendix B
Submitted Methodology

MEMORANDUM

April 9, 2025

Re: Sheeler Park
Traffic Impact Analysis Methodology
City of Apopka, Florida
Project № 25053.01.01

This methodology outlines the Traffic Impact Analysis (TIA) for the Sheeler Park development. The methodology is consistent with the requirements of the City of Apopka for a TIA.

Project Description

The proposed project is a residential development with 115 single family units, with a tentative buildout year of 2028. Access to the site is proposed via one (1) full access driveway on Sheeler Avenue. A copy of the preliminary site plan is provided in the **Attachments**.

Project Location

The site is located south of Cleveland Street and west of Sheeler Avenue in Orange County, Florida, as shown in **Figure 1**. The project is planned for annexation to the City of Apopka from Orange County.

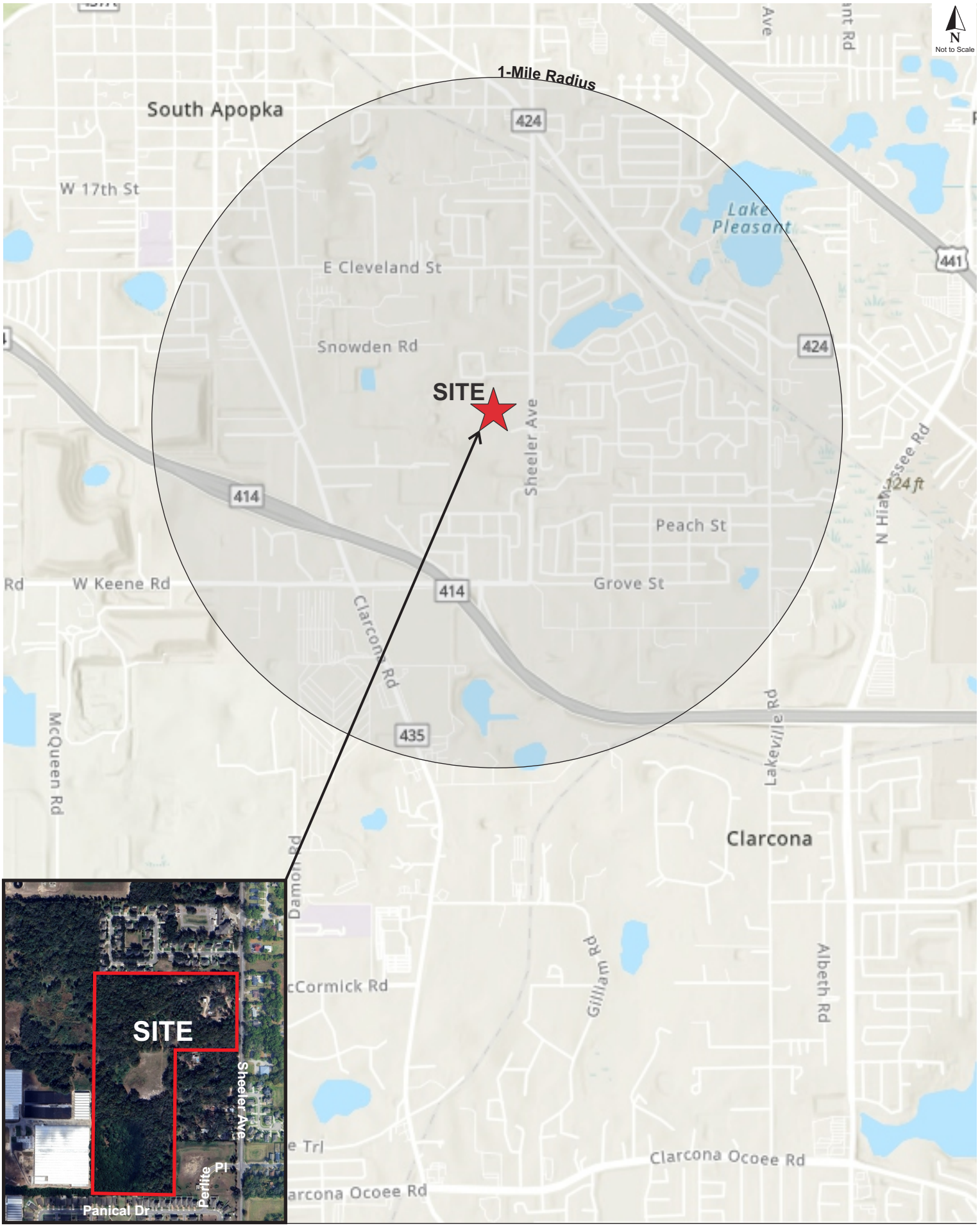
Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 11th Edition*. **Table 1** summarizes the resulting trip generation analysis. The ITE trip generation information sheets are included in the **Attachments**.

Table 1
Trip Generation Analysis

ITE			Daily		AM Peak Hour				PM Peak Hour			
Code	Land Use	Size	Rate	Trips	Rate	Total	Enter	Exit	Rate	Total	Enter	Exit
210	Single Family Residential	115 DU	9.98	1,147	0.74	85	21	64	0.99	113	71	42

Trip generation analysis based on ITE Trip Generation Manual, 11th Edition


N
Not to Scale
1-Mile Radius
South Apopka
W 17th St
424
Lake Pleasant
E Cleveland St
441
Snowden Rd
424
SITE
Sheeler Ave
414
124 ft
Peach St
Rd
W Keene Rd
414
Grove St
Clarcona Rd
435
McQueen Rd
Lakeville Rd
Clarcona
Damon Rd
cCormick Rd
Gilliam Rd
Albeth Rd
SITE
Sheeler Ave
Perlite Pl
Panical Dr
e Trl
Clarcona Ocoee Rd
arcona Ocoee Rd

The proposed development is projected to generate 1,147 daily trips, of which 85 trips occur during the AM peak hour and 113 trips occur during the PM peak hour.

Trip Generation

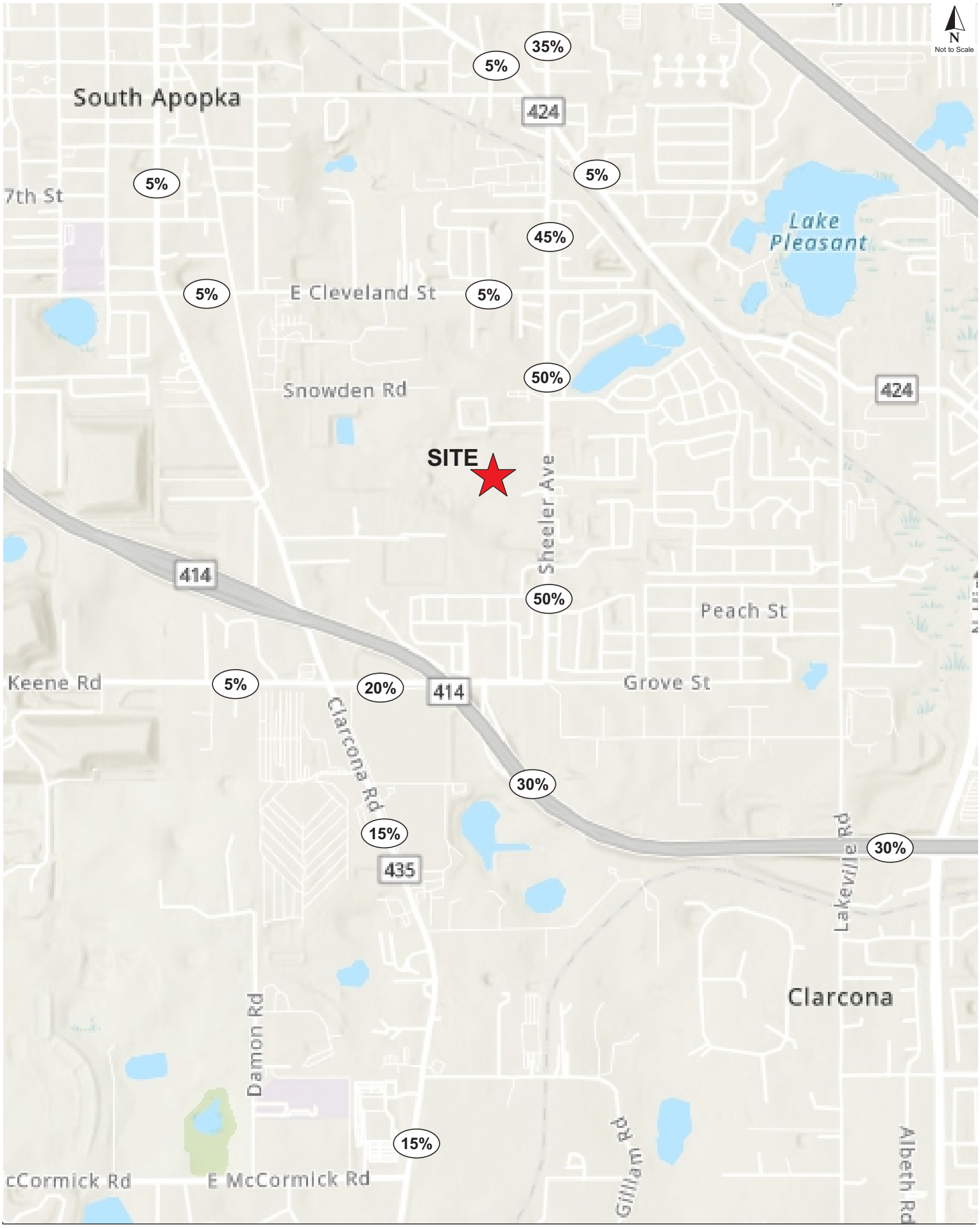
The project trip distribution was estimated based on the *Central Florida Regional Planning Model version 7.0 (CFRPMv7.0)* and was slightly modified to reflect prevailing traffic patterns in the vicinity of the site. The *CFRPMv7.0* model printouts are included in the **Attachments**. The proposed trip distribution is shown in **Figure 2**.

Study Roadway Segments

- CR 424 (Apopka Boulevard)
  - 8th Street to Sheeler Road
  - Sheeler Road to Lakeville Road
  - Lakeville Road to Hiawassee Road
- CR 435 (Clarcona Road)
  - M. Gladden Boulevard to Cleveland Street
  - Cleveland Street to Keene Road
- Lakeville Road
  - Apopka Boulevard to Wildwood Street
- Sheeler Road
  - US 441 to Apopka Boulevard
  - Apopka Boulevard to Cleveland Street
  - Cleveland Street to Keene Road
- Cleveland Street
  - Park Avenue to Sheeler Road

Study Intersections

- Sheeler Avenue and Apopka Boulevard
- Sheeler Avenue and East Cleveland Street
- Sheeler Avenue and Project Access Driveway


N
Not to Scale
South Apopka
7th St
E Cleveland St
Snowden Rd
Lake Pleasant
SITE
Sheeler Ave
Peach St
Grove St
Keene Rd
Clarcona Rd
Lakeville Rd
Clarcona
Damon Rd
E McCormick Rd
cCormick Rd
Gilliam Rd
Albeth Rd
424
414
435
35%
5%
45%
50%
20%
30%
15%

Roadway Improvements

The MetroPlan Orlando *Transportation Improvement Program*, *FDOT 5 Year Work Program*, and the City of Apopka *Capital Improvement Program (CIP)* were reviewed finding that there are not any improvements committed for construction within the study area.

Capacity Analysis

Roadway segments capacity analysis will be conducted for the PM peak hour. The volumes analyzed for the buildout year will include encumbered (vested) traffic and new project trips. Adopted service volume, capacities, existing volumes and vested trips will be obtained from the City of Apopka *Concurrency Management System (CMS) 2022 Daily and PM peak hour/Peak Direction Encumbered Traffic Allocation Worksheets*, included in the **Attachments**. The project trips from completed developments that are included in the encumbered worksheets will be excluded from calculation of the total projected segment volumes. The study intersection will be analyzed for AM and PM peak hour conditions using the methods of the *Highway Capacity Manual (HCM)*. The analysis will be performed for the existing and project buildout year (2028).

Access Management

The deceleration turn lanes at the project access driveway will be evaluated based on the City of Apopka's *Land Development Code* Guidelines.

Report

A traffic report will be submitted to the City of Apopka summarizing the methods, findings, and recommendations of the analysis.

Appendix C
Trip Generation Information

Single-Family Detached Housing
(210)

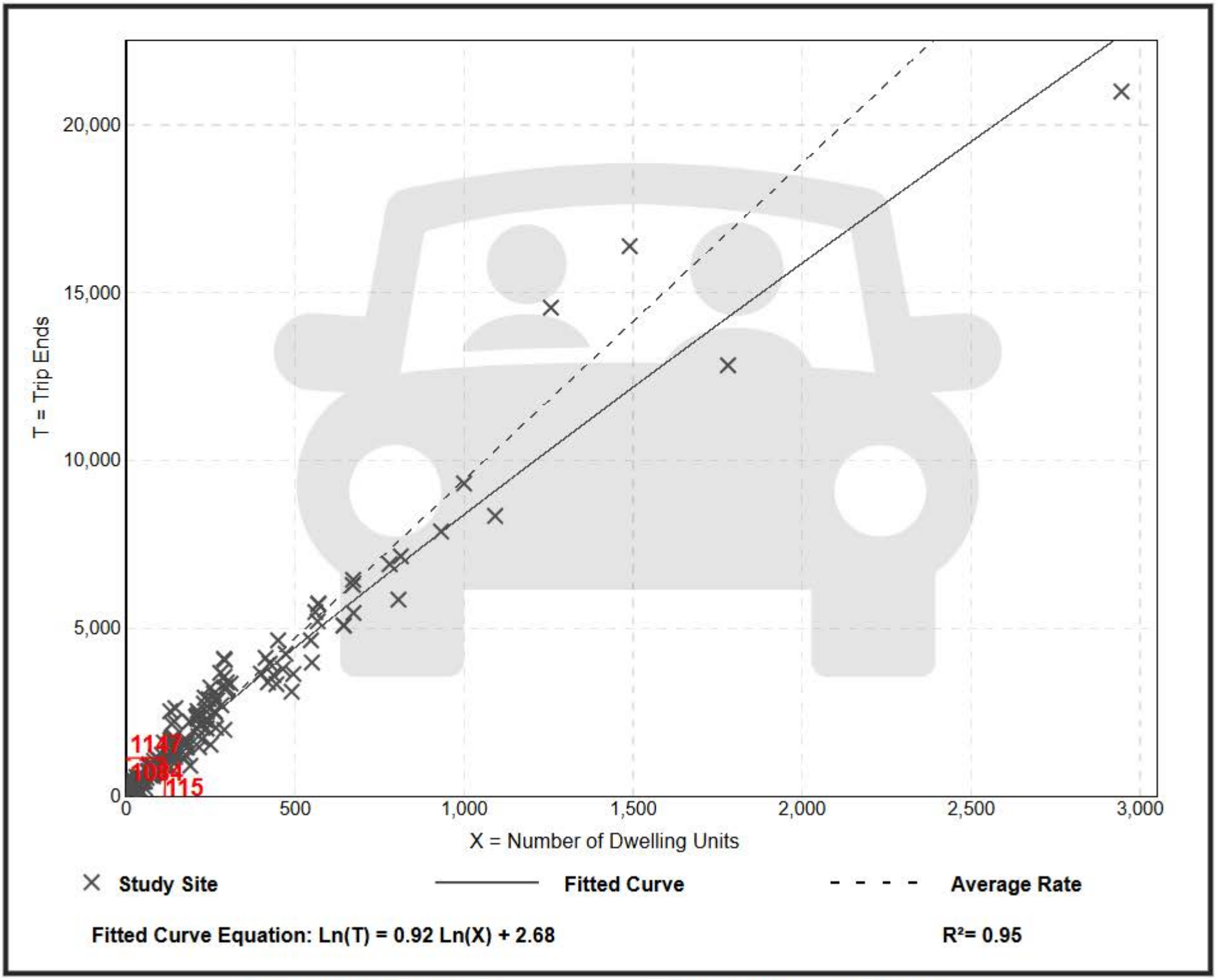
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68 **R^2= 0.95**

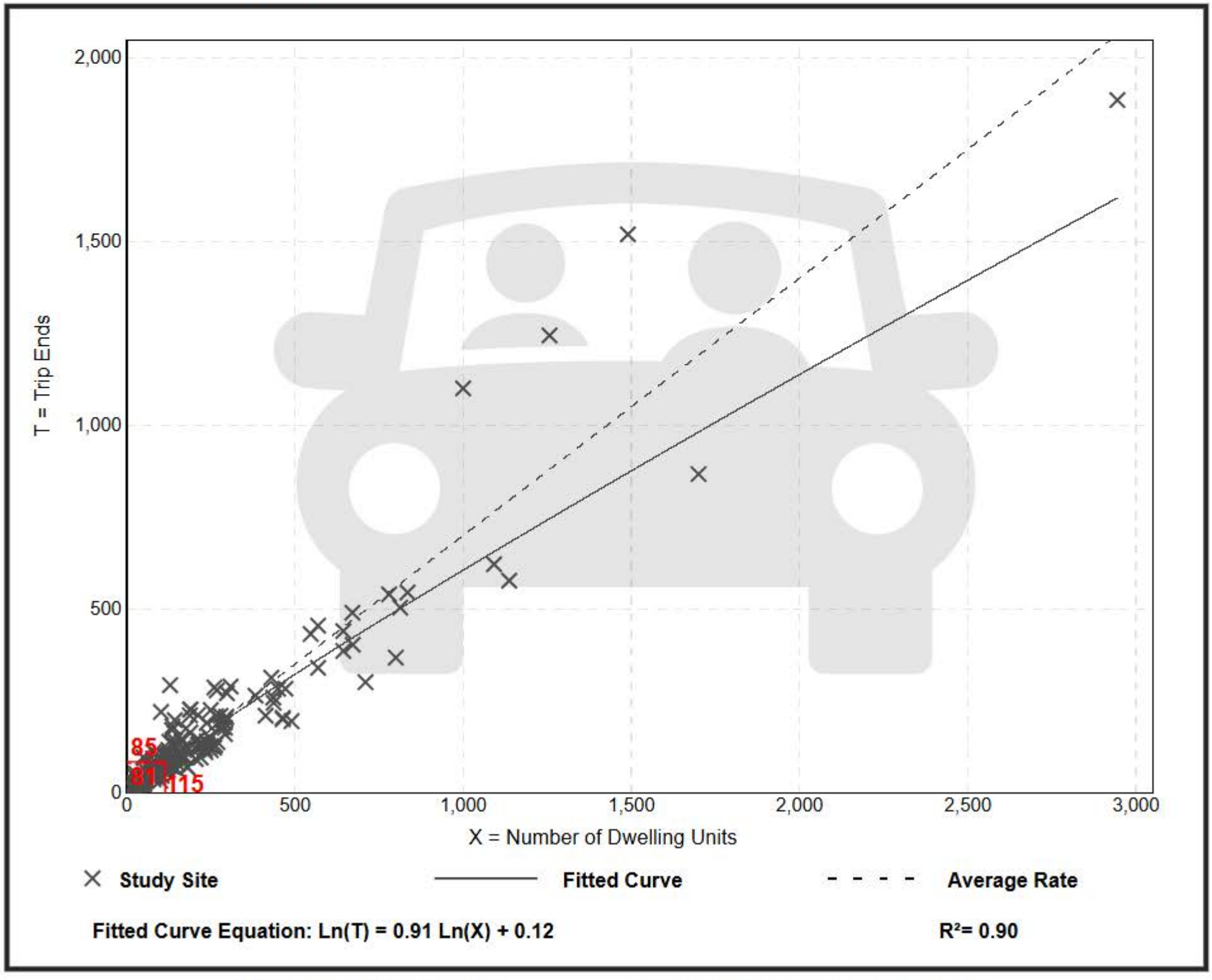
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.12

R^2= 0.90

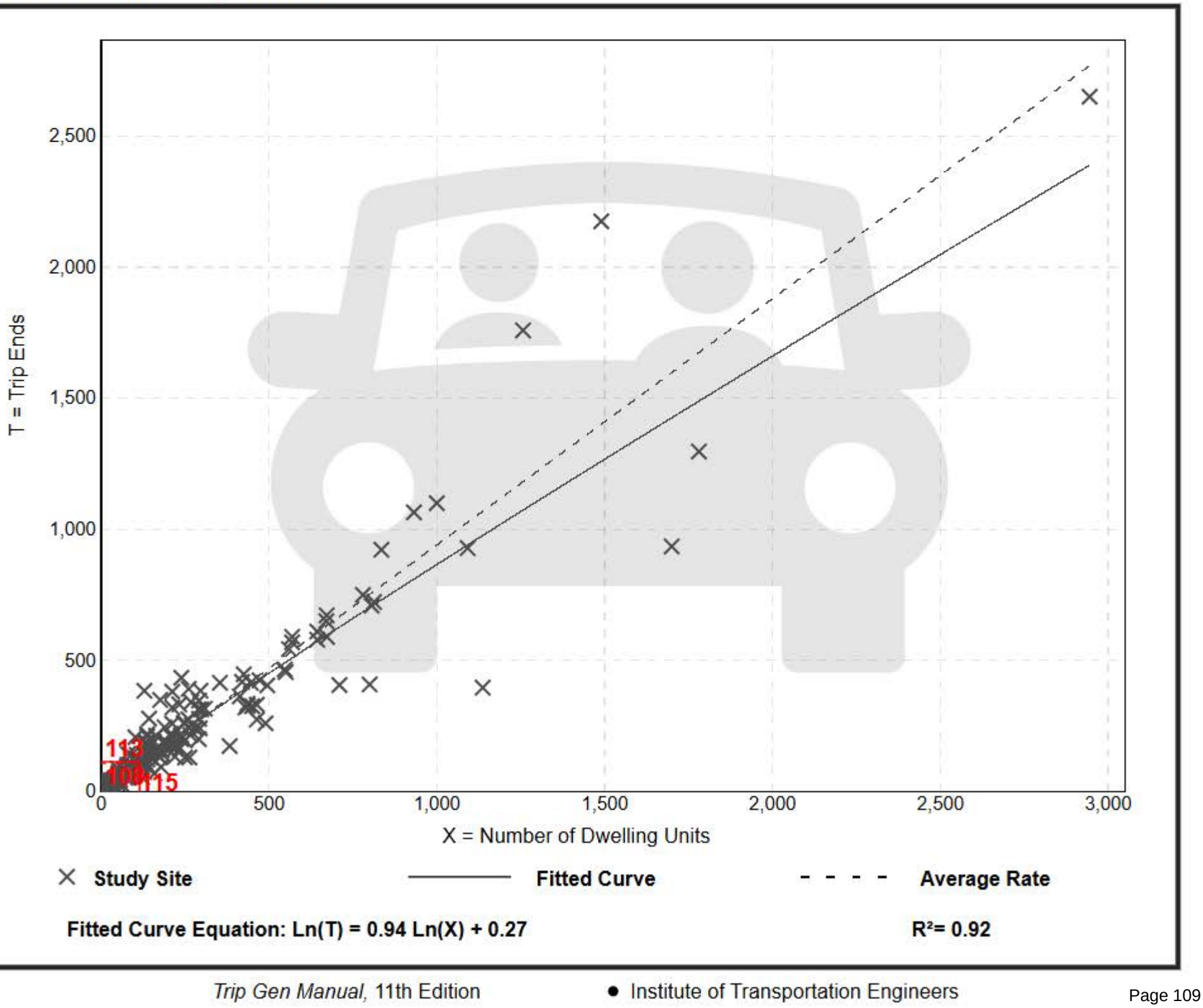
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

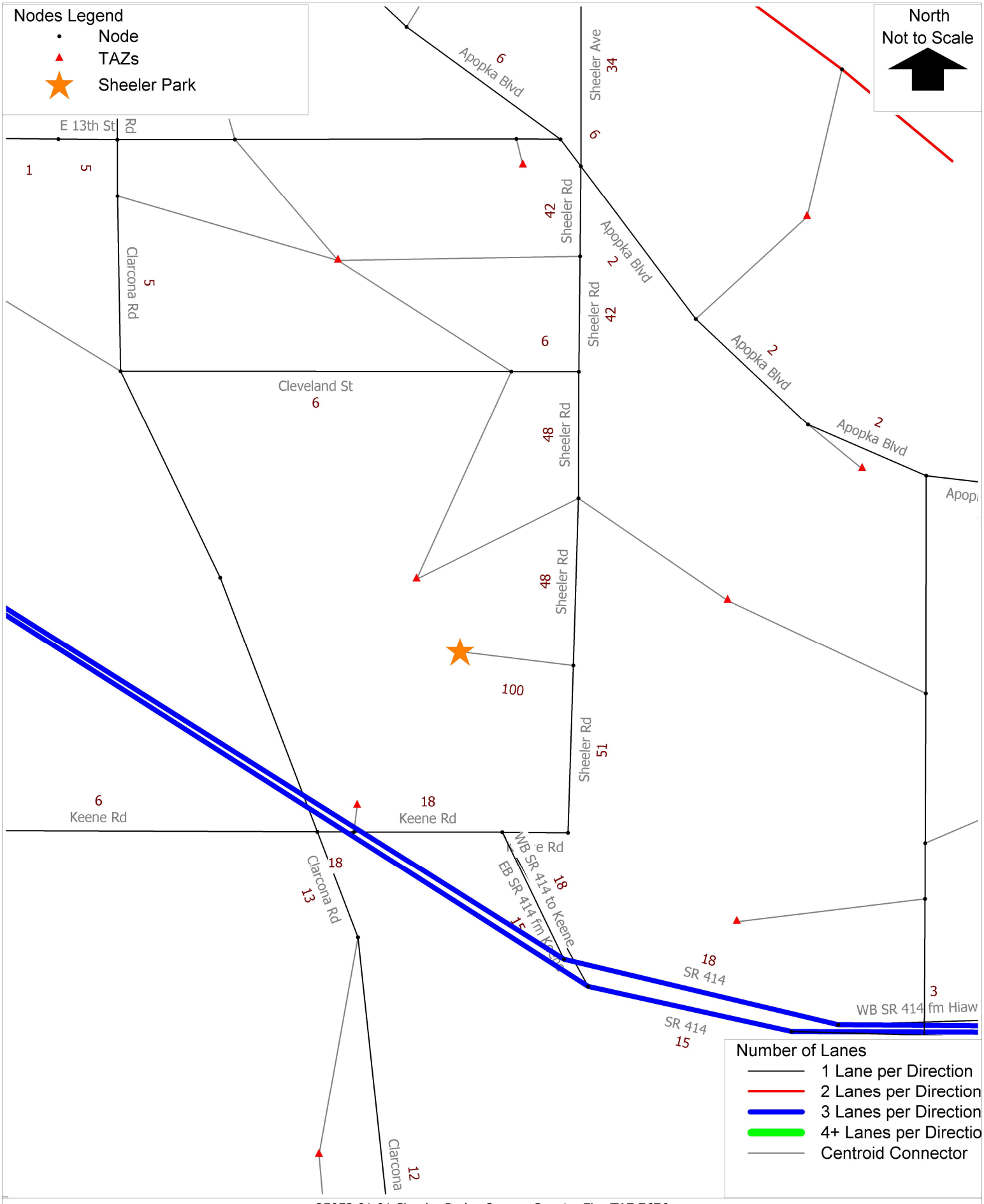
Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Appendix D
Model Distribution Plot



25053.01.01 Sheeler Park - Orange County, FL - TAZ 7676
Project Distribution
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cube

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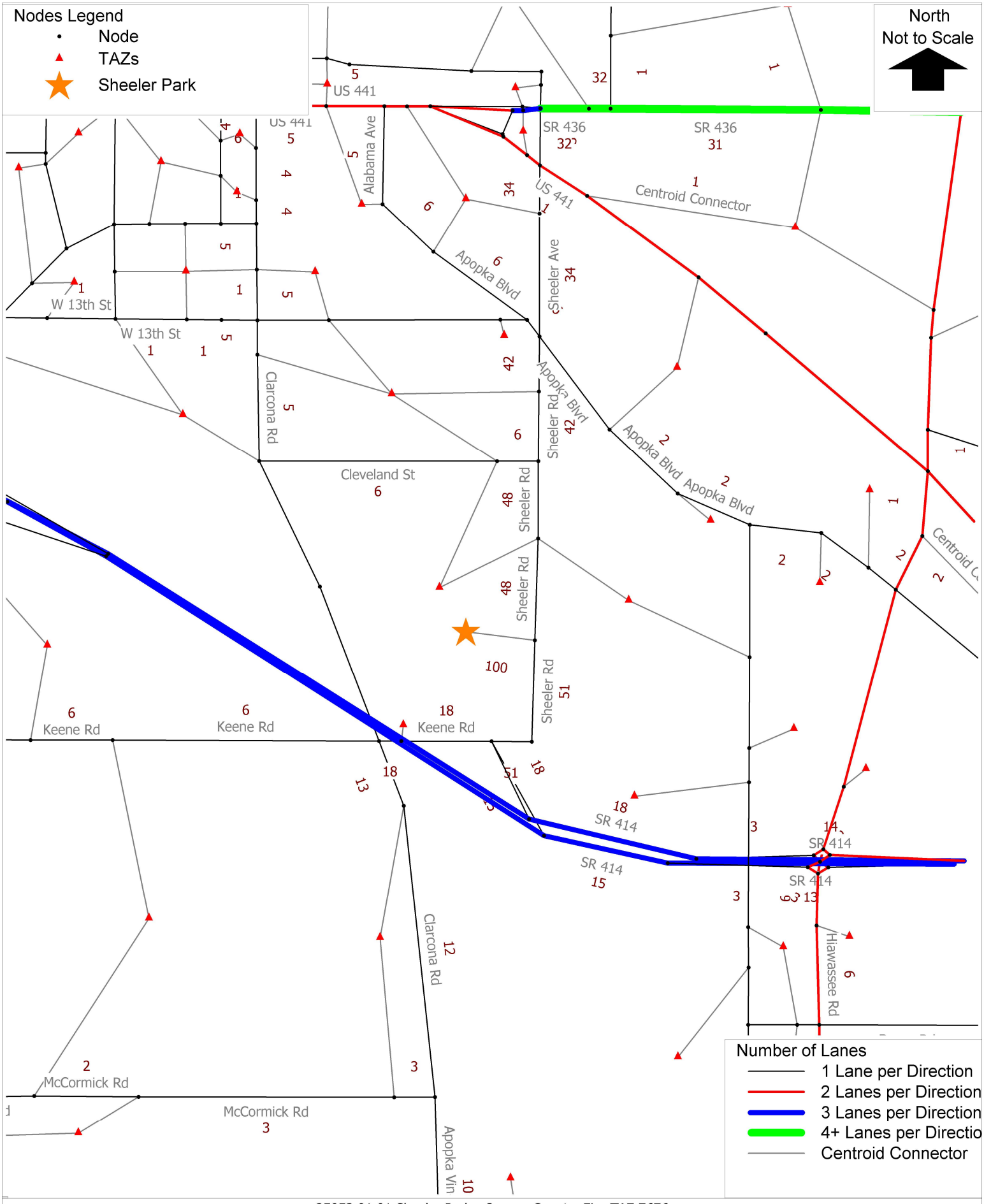

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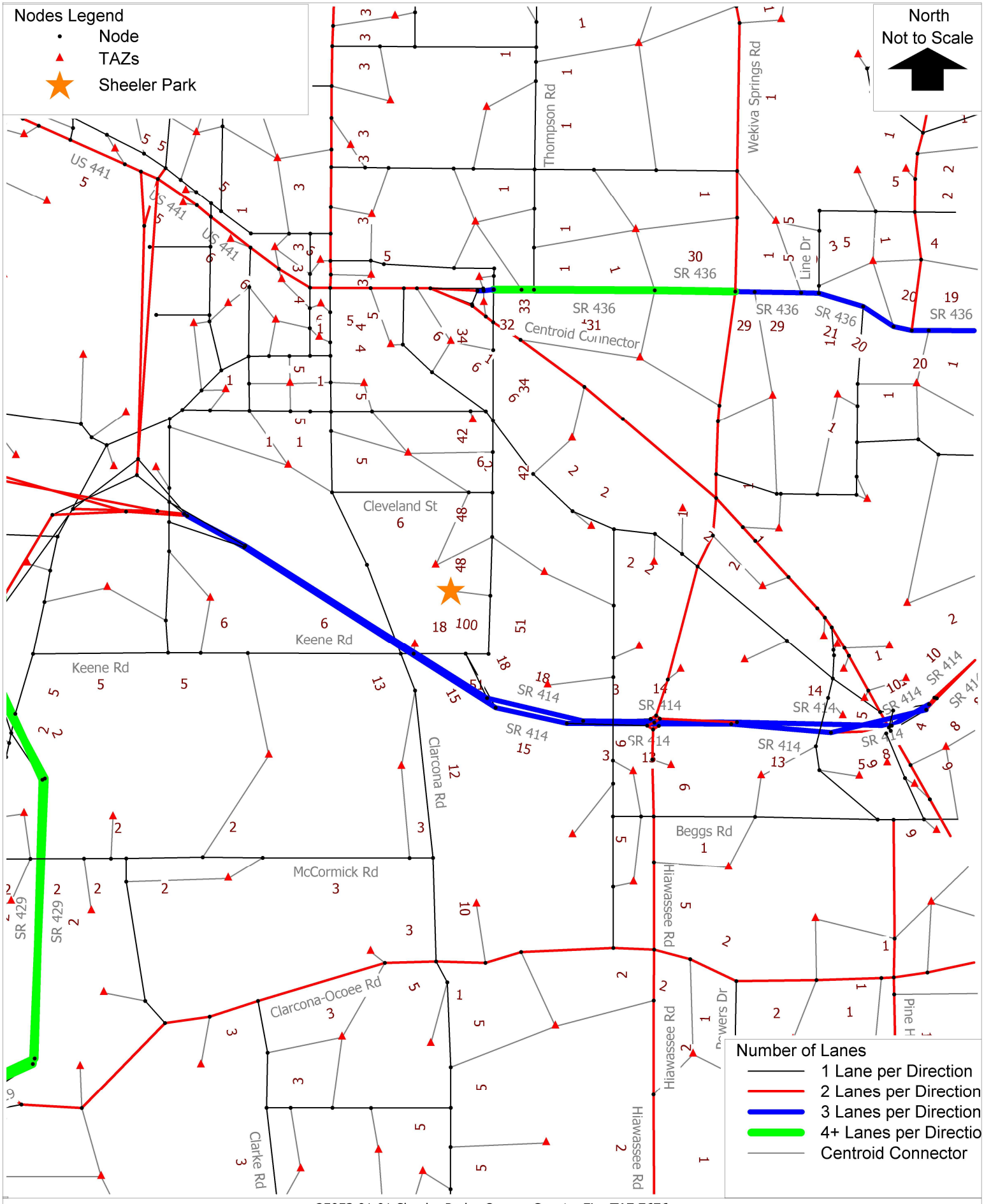

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Project Distribution
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Appendix E
Apopka 2022 CMS Tables

City of Apopka
2022 CMS Tables
Service Volumes

Class	Roadway	Segment	2022 Station	Lns	LOS Std	Speed Limit	Peak Hour Directional Service Volumes					Daily Service Volumes				
							A	B	C	D	E	A	B	C	D	E
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	8th St to Sheeler Rd	651	2L	E	45	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Sheeler Rd to Lakeville Rd	653	2L	E	40	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Lakeville Rd to Hiawassee Rd	658	3L	E	40	0	0	870	920	920	0	0	17,600	18,600	18,600
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	M. Gladden Blvd to Cleveland St	328.1	2L	E	30	0	0	370	750	800	0	0	7,300	14,800	15,600
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	Cleveland St to Keene Rd	564	2L	E	45	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	Lakeville Rd	Apopka Blvd to Wildwood St	657	2L	E	50	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	Sheeler Rd	US 441 to Apopka Blvd	7006	2L	E	45	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	Sheeler Rd	Apopka Blvd to Cleveland St	7007	2L	E	45	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Art	Sheeler Rd	Cleveland St to Keene Rd	656	2L	E	45	0	0	830	880	880	0	0	16,800	17,700	17,700
Min Coll	Cleveland St	Park Ave to Sheeler Rd	655	2L	E	40	0	0	750	790	790	0	0	15,100	15,900	15,900

City of Apopka
2022 CMS Tables
Existing (2022) LOS

Class	Roadway	Segment	Source	2022 Station	Ln	LOS St	Speed Limi	Daily Volum	Daily LOS	PM Peak Hour (4-6 pm) NB/E	SB/W	Time	K	D	LOS
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	8th St to Sheeler Rd	COUNTY	651	2L	E	45	4,781	C	215	222	16:00	0.09	0.51	C
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Sheeler Rd to Lakeville Rd	COUNTY	653	2L	E	40	8,955	C	312	466	n/a	0.09	0.60	C
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Lakeville Rd to Hiawassee Rd	CITY	658	3L	E	40	12,259	C	655	433	16:00	0.09	0.60	C
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	M. Gladden Blvd to Cleveland St	COUNTY	328.1	2L	E	30	11,186	D	498	406	n/a	0.08	0.55	D
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	Cleveland St to Keene Rd	COUNTY	564	2L	E	45	10,170	C	377	443	17:00	0.08	0.54	C
Min Art	Lakeville Rd	Apopka Blvd to Wildwood St	CITY	657	2L	E	50	6,404	C	298	296	16:00	0.09	0.50	C
Min Art	Sheeler Rd	US 441 to Apopka Blvd	COUNTY	7006	2L	E	45	9,667	C	411	451	n/a	0.09	0.52	C
Min Art	Sheeler Rd	Apopka Blvd to Cleveland St	COUNTY	7007	2L	E	45	9,667	C	411	451	n/a	0.09	0.52	C
Min Art	Sheeler Rd	Cleveland St to Keene Rd	CITY	656	2L	E	45	7,560	C	356	317	17:00	0.09	0.53	C
Min Coll	Cleveland St	Park Ave to Sheeler Rd	CITY	655	2L	E	40	1,861	C	75	77	16:00	0.08	0.51	C

City of Apopka
2022 CMS Tables
Historical ADT Volumes

Class	Roadway	Segment	Source	2022 Station	Historical Daily Volumes 1	2	3	4	5	Annual Trend	FDOT Trends Analysis RSQ	Slope	Intercept	Projected 2022	Projected 2023
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	8th St to Sheeler Rd	COUNTY	651	4,710	4,725	4,259	4,520	4,781	-0.1%	0.0022	-6.324	4,618	4,586	4,580
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Sheeler Rd to Lakeville Rd	COUNTY	653	9,166	9,386	8,389	8,672	8,955	-1.3%	0.2073	-113.6189	9,254	8,686	8,573
Min Art	CR 424 (Alabama Ave/Apopka Blvd)	Lakeville Rd to Hiawassee Rd	CITY	658	11,748	12,180	10,801	11,530	12,259	0.3%	0.01	37.2046	11,592	11,778	11,815
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	M. Gladden Blvd to Cleveland St	COUNTY	328.1	11,360	11,507	10,791	10,988	11,186	-0.8%	0.2299	-86.6574	11,426	10,993	10,906
Min Art	CR 435 (Rock Spring Rd/Park Ave/Clarcona Rd)	Cleveland St to Keene Rd	COUNTY	564	10,196	10,208	9,420	9,795	10,170	-0.5%	0.045	-46.4963	10,097	9,865	9,818
Min Art	Lakeville Rd	Apopka Blvd to Wildwood St	CITY	657	6,938	7,260	5,744	6,074	6,404	-3.7%	0.3319	-225.4125	7,160	6,033	5,808
Min Art	Sheeler Rd	US 441 to Apopka Blvd	COUNTY	7006	9,654	8,023	9,219	9,443	9,667	1.5%	0.1119	144.6	8,767	9,490	9,635
Min Art	Sheeler Rd	Apopka Blvd to Cleveland St	COUNTY	7007	9,820	10,144	10,384	10,025	9,667	-0.4%	0.0579	-42.4673	10,135	9,923	9,881
Min Art	Sheeler Rd	Cleveland St to Keene Rd	CITY	656	7,756	10,140	12,360	9,960	7,560	-0.6%	0.0021	-57.2039	9,727	9,441	9,384
Min Coll	Cleveland St	Park Ave to Sheeler Rd	CITY	655	2,034	1,960	1,816	1,839	1,861	-2.5%	0.645	-46.7464	2,042	1,808	1,762

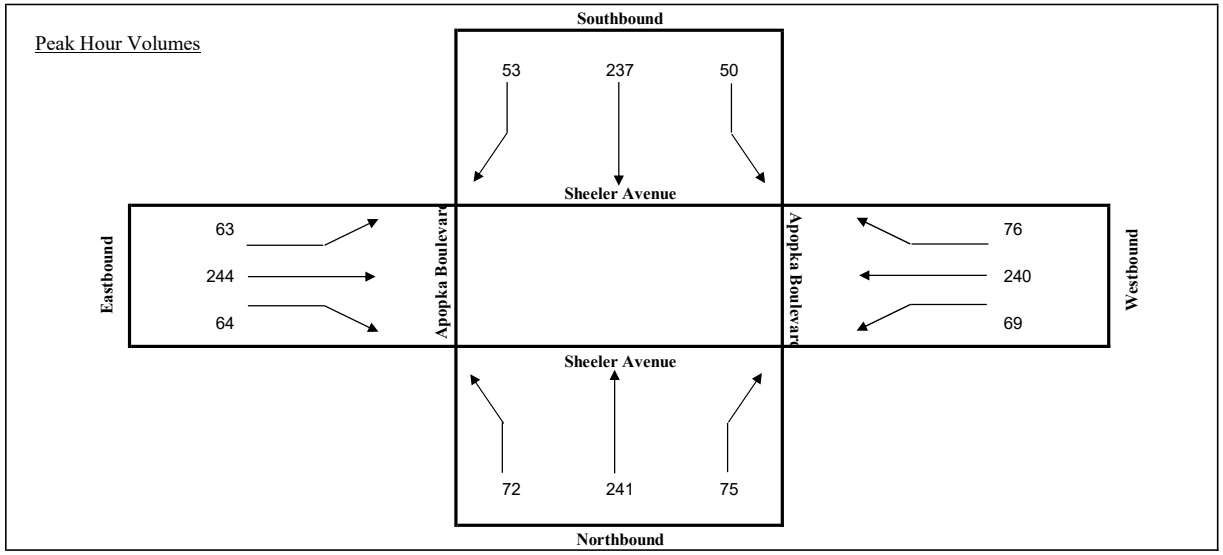
Appendix F
Turning Movement Counts and Relevant Information

TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Apopka Boulevard
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			Apopka Boulevard			Apopka Boulevard			
			NB			SB			EB			WB			
Start	End		L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM		14	59	21	16	76	13	10	53	15	17	50	24	368
7:15 AM	7:30 AM		15	56	21	11	49	10	14	55	19	22	61	13	346
7:30 AM	7:45 AM		21	64	17	13	56	18	19	65	17	17	71	21	399
7:45 AM	8:00 AM		22	62	16	10	56	12	20	71	13	13	58	18	371
8:00 AM	8:15 AM		19	72	20	10	55	15	16	78	11	10	44	12	362
8:15 AM	8:30 AM		18	57	16	16	43	16	17	70	13	9	55	18	348
8:30 AM	8:45 AM		16	63	13	12	46	20	20	48	11	11	44	14	318
8:45 AM	9:00 AM		19	61	16	14	40	15	13	54	14	8	49	16	319
Total for:	7:00 AM	8:00 AM	72	241	75	50	237	53	63	244	64	69	240	76	1484
Total for:	8:00 AM	9:00 AM	72	253	65	52	184	66	66	250	49	38	192	60	1347
Tota Peak Hour:	7:00 AM	8:00 AM	72	241	75	50	237	53	63	244	64	69	240	76	1484
Overall PHF:	0.93														

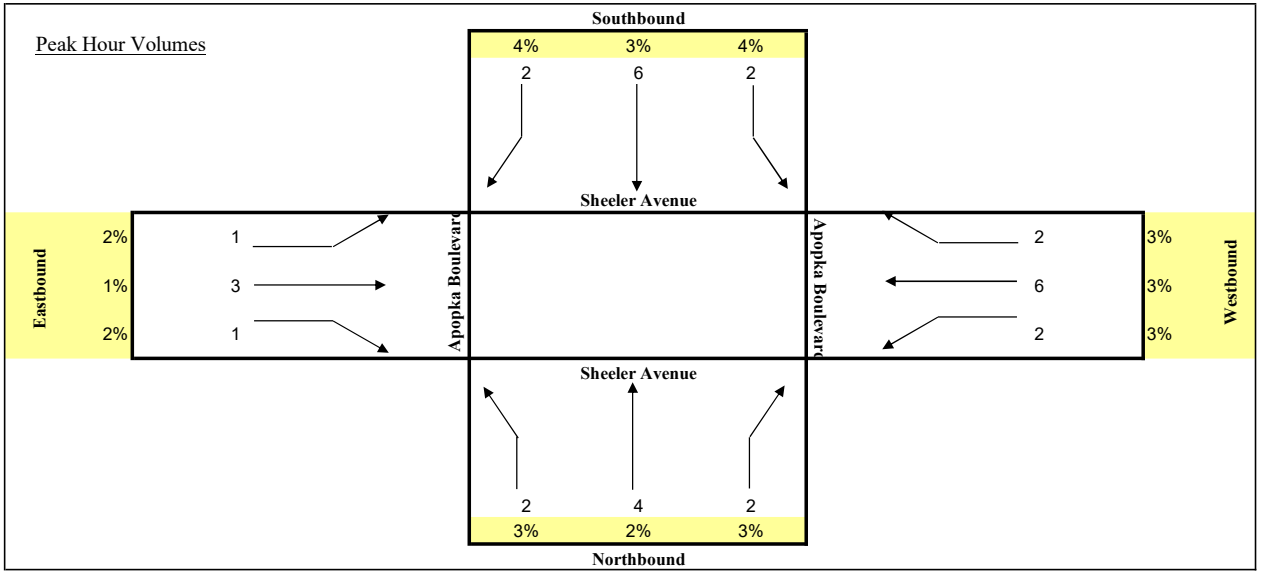


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Apopka Boulevard
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			Apopka Boulevard			Apopka Boulevard			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	0	0	0	0	1	0	0	0	0	2	1	0	4
7:15 AM	7:30 AM	0	0	0	1	2	0	0	0	1	1	0	0	5
7:30 AM	7:45 AM	1	1	0	1	1	1	1	1	0	0	2	1	10
7:45 AM	8:00 AM	0	2	1	0	2	0	0	1	1	1	1	1	10
8:00 AM	8:15 AM	0	1	1	0	3	0	0	0	0	0	1	0	6
8:15 AM	8:30 AM	1	0	0	1	0	1	0	1	0	1	2	0	7
8:30 AM	8:45 AM	0	1	1	0	2	0	1	0	1	0	0	1	7
8:45 AM	9:00 AM	0	1	0	1	0	1	0	1	0	0	1	1	6
Total for:	7:00 AM	8:00 AM	1	3	1	2	6	1	1	2	2	4	4	2	29
Total for:	8:00 AM	9:00 AM	1	3	2	2	5	2	1	2	1	1	4	2	26
Tota Peak Hour:	7:30 AM	8:30 AM	2	4	2	2	6	2	1	3	1	2	6	2	33
Overall PHF:	0.83														

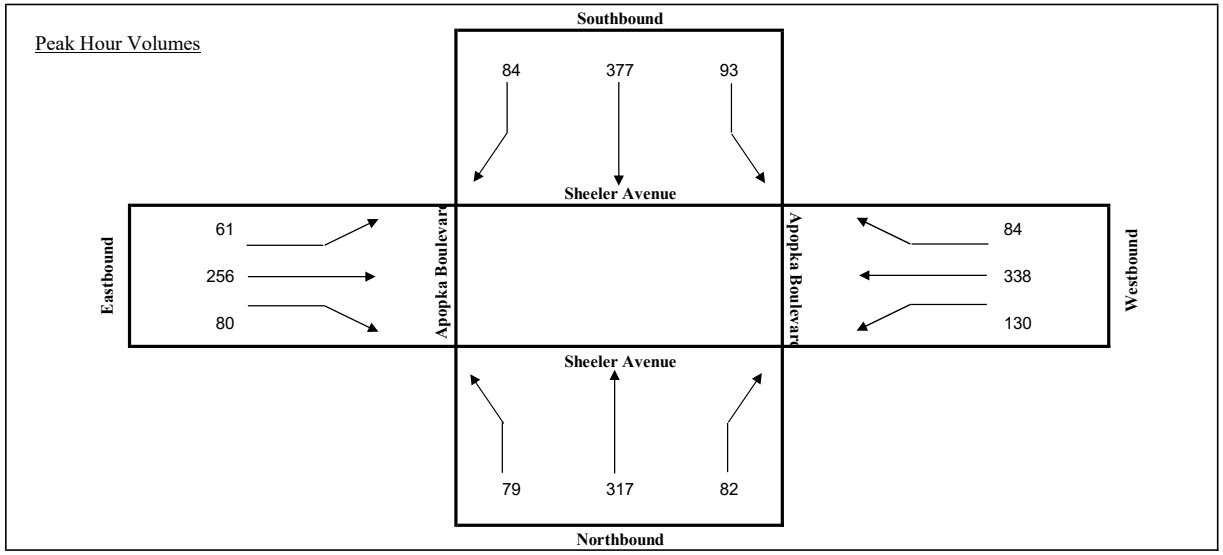


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Apopka Boulevard
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			Apopka Boulevard			Apopka Boulevard			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	4:00 PM	4:15 PM	18	97	14	16	80	21	11	66	12	22	92	24	473
	4:15 PM	4:30 PM	19	76	16	18	78	18	15	53	18	19	75	21	426
	4:30 PM	4:45 PM	17	72	15	20	99	23	12	71	25	33	96	20	503
	4:45 PM	5:00 PM	23	81	23	23	91	19	17	57	21	28	90	22	495
	5:00 PM	5:15 PM	20	93	26	26	111	21	14	70	14	36	80	25	536
	5:15 PM	5:30 PM	19	71	18	24	76	21	18	58	20	33	72	17	447
	5:30 PM	5:45 PM	20	71	23	25	83	17	19	68	11	29	64	21	451
	5:45 PM	6:00 PM	17	64	20	23	74	16	12	60	18	21	74	18	417
Total for:	4:00 PM	5:00 PM	77	326	68	77	348	81	55	247	76	102	353	87	1897
Total for:	5:00 PM	6:00 PM	76	299	87	98	344	75	63	256	63	119	290	81	1851
Tota Peak Hour:	4:30 PM	5:30 PM	79	317	82	93	377	84	61	256	80	130	338	84	1981
Overall PHF:	0.92														

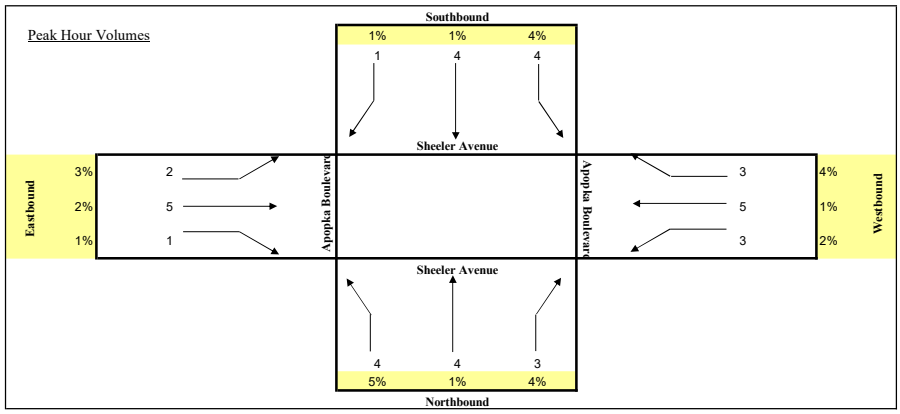


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Apopka Boulevard
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			Apopka Boulevard			Apopka Boulevard			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	1	1	0	2	2	0	0	1	0	1	1	0	9
4:15 PM	4:30 PM	0	1	1	1	0	1	1	1	0	1	0	1	8
4:30 PM	4:45 PM	2	1	1	0	1	0	0	2	0	1	2	1	11
4:45 PM	5:00 PM	1	1	1	1	1	0	1	1	1	0	2	1	11
5:00 PM	5:15 PM	0	0	0	0	0	0	0	1	0	1	1	0	3
5:15 PM	5:30 PM	1	2	0	2	1	1	1	0	1	0	2	0	11
5:30 PM	5:45 PM	0	0	1	0	1	0	2	2	0	1	1	1	9
5:45 PM	6:00 PM	1	1	0	1	0	0	0	0	0	0	0	0	3
Total for:	4:00 PM	5:00 PM	4	4	3	4	4	1	2	5	1	3	5	3	39
Total for:	5:00 PM	6:00 PM	2	3	1	3	2	1	3	3	1	2	4	1	26
Tota Peak Hour:	4:00 PM	5:00 PM	4	4	3	4	4	1	2	5	1	3	5	3	39
Overall PHF:	0.89														

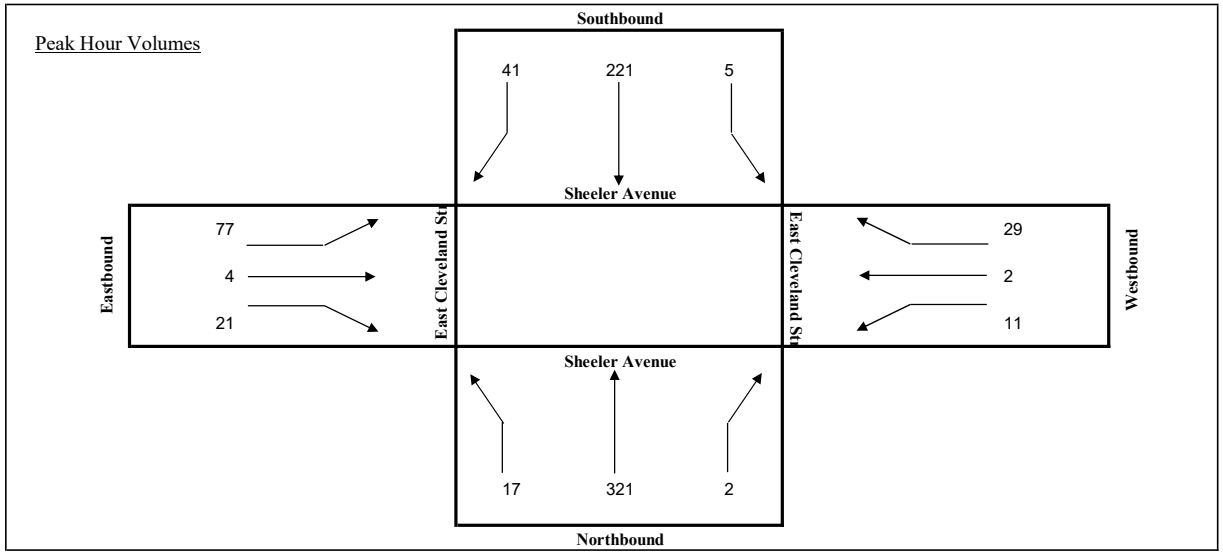


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): East Cleveland Street
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			East Cleveland Street			East Cleveland Street			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	7:00 AM	7:15 AM	1	70	1	2	75	8	17	0	7	5	0	8	194
	7:15 AM	7:30 AM	6	74	0	1	52	10	15	1	6	4	1	2	172
	7:30 AM	7:45 AM	5	89	1	0	41	9	19	2	2	1	1	9	179
	7:45 AM	8:00 AM	5	88	0	2	53	14	26	1	6	1	0	10	206
	8:00 AM	8:15 AM	8	62	0	2	42	10	23	0	3	1	0	8	159
	8:15 AM	8:30 AM	5	71	0	4	42	5	16	2	5	3	0	4	157
	8:30 AM	8:45 AM	7	67	0	2	52	6	18	0	7	2	1	3	165
	8:45 AM	9:00 AM	3	70	2	1	43	7	13	1	4	2	0	5	151
Total for:	7:00 AM	8:00 AM	17	321	2	5	221	41	77	4	21	11	2	29	751
Total for:	8:00 AM	9:00 AM	23	270	2	9	179	28	70	3	19	8	1	20	632
Tota Peak Hour:	7:00 AM	8:00 AM	17	321	2	5	221	41	77	4	21	11	2	29	751
Overall PHF:	0.91														

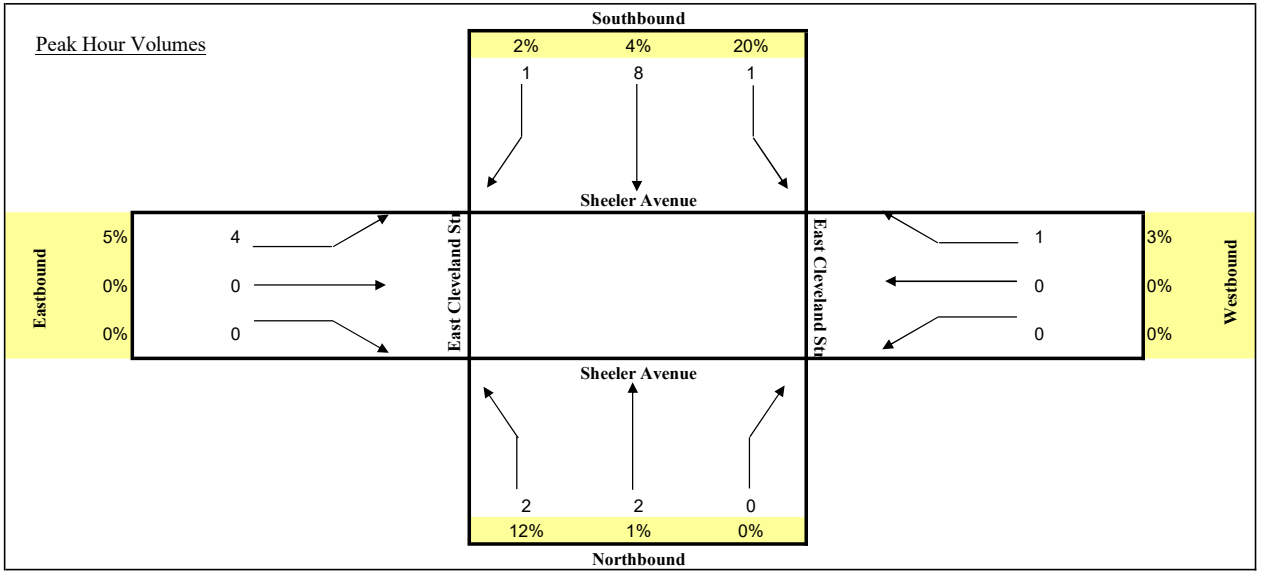


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): East Cleveland Street
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			East Cleveland Street			East Cleveland Street			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	0	0	0	0	0	1	0	0	0	1	0	0	2
7:15 AM	7:30 AM	1	0	0	0	4	0	0	0	0	0	0	0	5
7:30 AM	7:45 AM	0	2	0	0	2	0	2	0	0	0	0	0	6
7:45 AM	8:00 AM	1	0	0	0	1	0	2	0	0	0	0	0	4
8:00 AM	8:15 AM	0	0	0	1	1	1	0	0	0	0	0	1	4
8:15 AM	8:30 AM	0	0	0	0	1	1	0	1	0	0	0	0	3
8:30 AM	8:45 AM	0	2	0	0	2	0	0	0	0	0	0	0	4
8:45 AM	9:00 AM	1	1	1	0	0	0	0	0	0	0	0	0	3
Total for:	7:00 AM	8:00 AM	2	2	0	0	7	1	4	0	0	1	0	0	17
Total for:	8:00 AM	9:00 AM	1	3	1	1	4	2	0	1	0	0	0	1	14
Tota Peak Hour:	7:15 AM	8:15 AM	2	2	0	1	8	1	4	0	0	0	0	1	19
Overall PHF:	0.79														

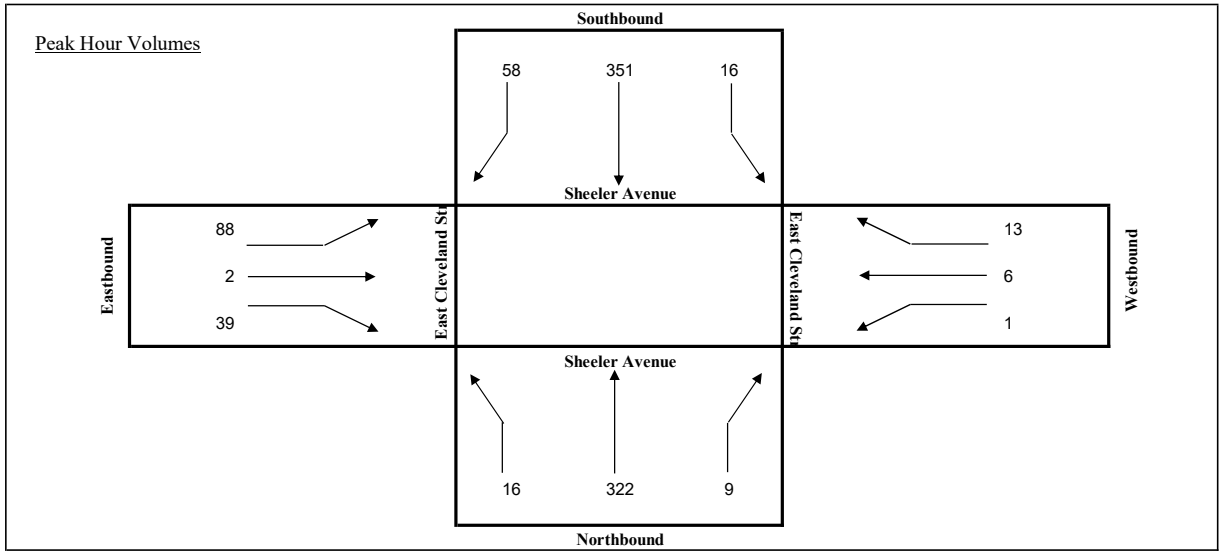


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): East Cleveland Street
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			East Cleveland Street			East Cleveland Street			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	4:00 PM	4:15 PM	9	66	1	4	75	15	14	0	5	1	0	5	195
	4:15 PM	4:30 PM	3	74	2	9	81	16	15	0	5	0	1	1	207
	4:30 PM	4:45 PM	6	79	2	8	72	22	13	2	3	0	1	0	208
	4:45 PM	5:00 PM	5	80	3	4	94	12	20	1	10	0	1	4	234
	5:00 PM	5:15 PM	4	83	2	3	103	18	21	0	9	0	3	3	249
	5:15 PM	5:30 PM	5	76	3	5	81	12	25	0	11	1	2	2	223
	5:30 PM	5:45 PM	2	83	1	4	73	16	22	1	9	0	0	4	215
	5:45 PM	6:00 PM	6	71	4	7	70	17	27	2	10	0	2	2	218
Total for:	4:00 PM	5:00 PM	23	299	8	25	322	65	62	3	23	1	3	10	844
Total for:	5:00 PM	6:00 PM	17	313	10	19	327	63	95	3	39	1	7	11	905
Tota Peak Hour:	4:45 PM	5:45 PM	16	322	9	16	351	58	88	2	39	1	6	13	921
Overall PHF:	0.92														

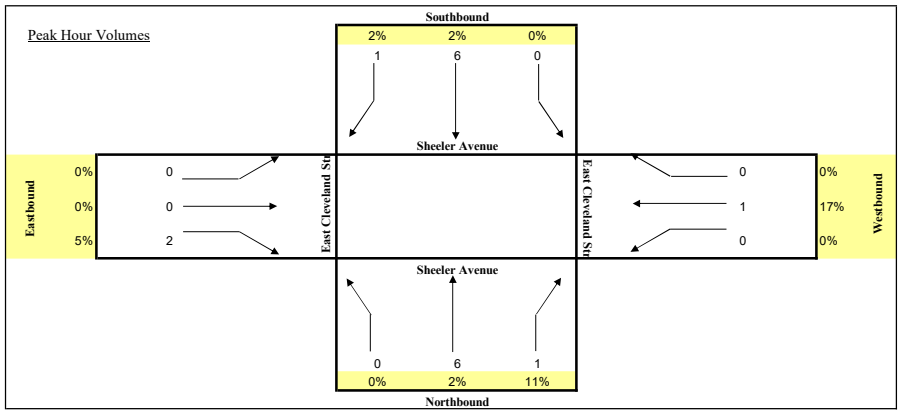


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): East Cleveland Street
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			East Cleveland Street			East Cleveland Street			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	0	1	0	0	3	0	0	0	0	0	0	0	4
4:15 PM	4:30 PM	0	2	0	0	2	1	0	0	0	0	0	0	5
4:30 PM	4:45 PM	0	2	1	0	0	0	0	0	1	0	0	0	4
4:45 PM	5:00 PM	0	1	0	0	1	0	0	0	1	0	1	0	4
5:00 PM	5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	5:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	2
5:30 PM	5:45 PM	0	0	0	0	0	1	0	0	1	0	0	0	2
5:45 PM	6:00 PM	0	1	0	0	1	0	1	0	0	0	1	0	4
Total for:	4:00 PM	5:00 PM	0	6	1	0	6	1	0	0	2	0	1	0	17
Total for:	5:00 PM	6:00 PM	0	2	0	0	2	1	1	0	1	0	1	0	8
Tota Peak Hour:	4:00 PM	5:00 PM	0	6	1	0	6	1	0	0	2	0	1	0	17
Overall PHF:	0.85														

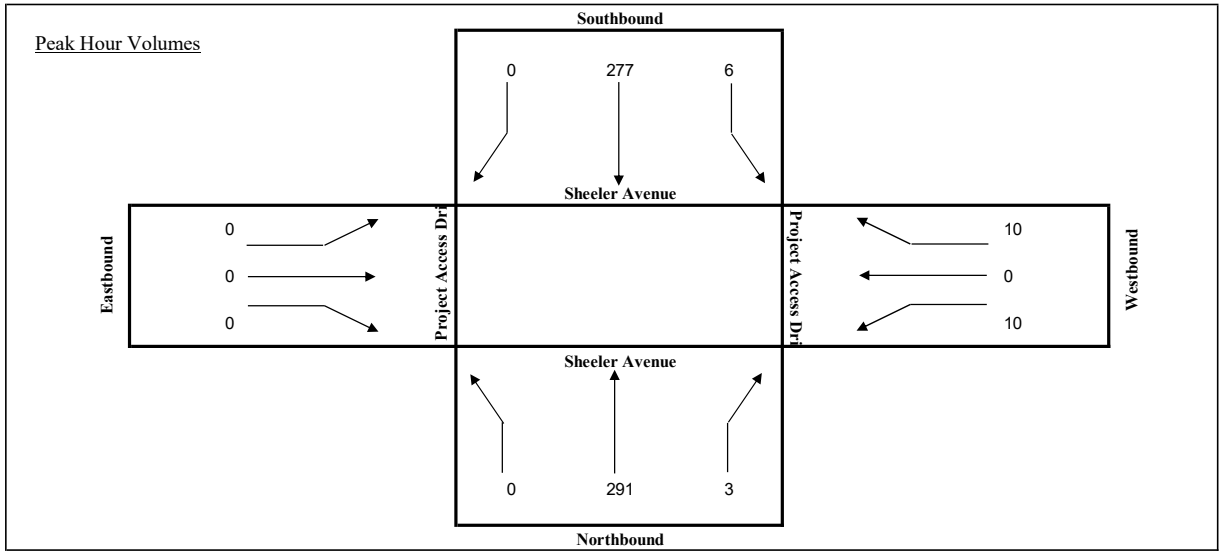


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Project Access Driveway
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			Project Access Driveway			Project Access Driveway			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	7:00 AM	7:15 AM	0	55	0	0	94	0	0	0	0	7	0	2	158
	7:15 AM	7:30 AM	0	63	2	2	71	0	0	0	0	1	0	4	143
	7:30 AM	7:45 AM	0	97	0	0	52	0	0	0	0	2	0	2	153
	7:45 AM	8:00 AM	0	76	1	4	60	0	0	0	0	0	0	2	143
	8:00 AM	8:15 AM	0	51	0	0	46	0	0	0	0	2	0	1	100
	8:15 AM	8:30 AM	0	56	1	0	44	0	0	0	0	1	0	5	107
	8:30 AM	8:45 AM	0	72	1	1	51	0	0	0	0	0	0	1	126
	8:45 AM	9:00 AM	0	55	2	0	35	0	0	0	0	0	0	2	94
Total for:	7:00 AM	8:00 AM	0	291	3	6	277	0	0	0	0	10	0	10	597
Total for:	8:00 AM	9:00 AM	0	234	4	1	176	0	0	0	0	3	0	9	427
Tota Peak Hour:	7:00 AM	8:00 AM	0	291	3	6	277	0	0	0	0	10	0	10	597
Overall PHF:	0.94														

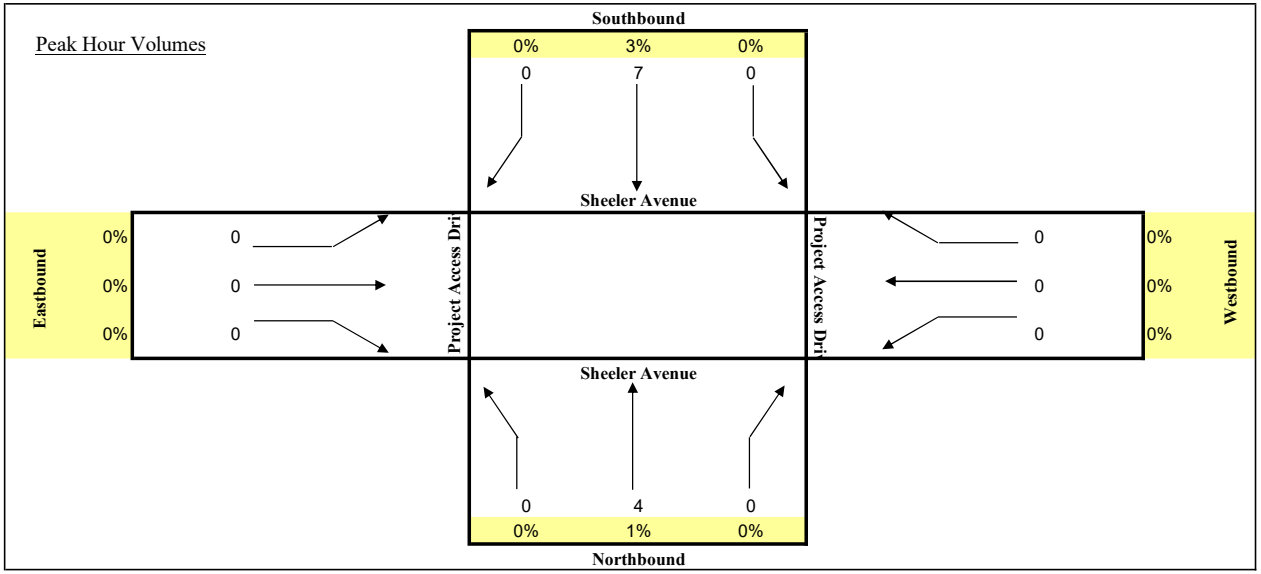


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Project Access Driveway
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			Project Access Driveway			Project Access Driveway			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
7:00 AM	7:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	1
7:15 AM	7:30 AM	0	1	0	0	3	0	0	0	0	0	0	0	4
7:30 AM	7:45 AM	0	2	0	0	2	0	0	0	0	0	0	0	4
7:45 AM	8:00 AM	0	1	0	0	1	0	0	0	0	0	0	0	2
8:00 AM	8:15 AM	0	0	0	0	1	0	0	0	0	0	0	0	1
8:15 AM	8:30 AM	0	1	0	0	0	0	0	0	0	0	0	0	1
8:30 AM	8:45 AM	0	2	0	0	2	0	0	0	0	0	0	0	4
8:45 AM	9:00 AM	0	3	0	0	0	0	0	0	0	0	0	0	3
Total for:	7:00 AM	8:00 AM	0	4	0	0	7	0	0	0	0	0	0	0	11
Total for:	8:00 AM	9:00 AM	0	6	0	0	3	0	0	0	0	0	0	0	9
Tota Peak Hour:	7:00 AM	8:00 AM	0	4	0	0	7	0	0	0	0	0	0	0	11
Overall PHF:	0.69														

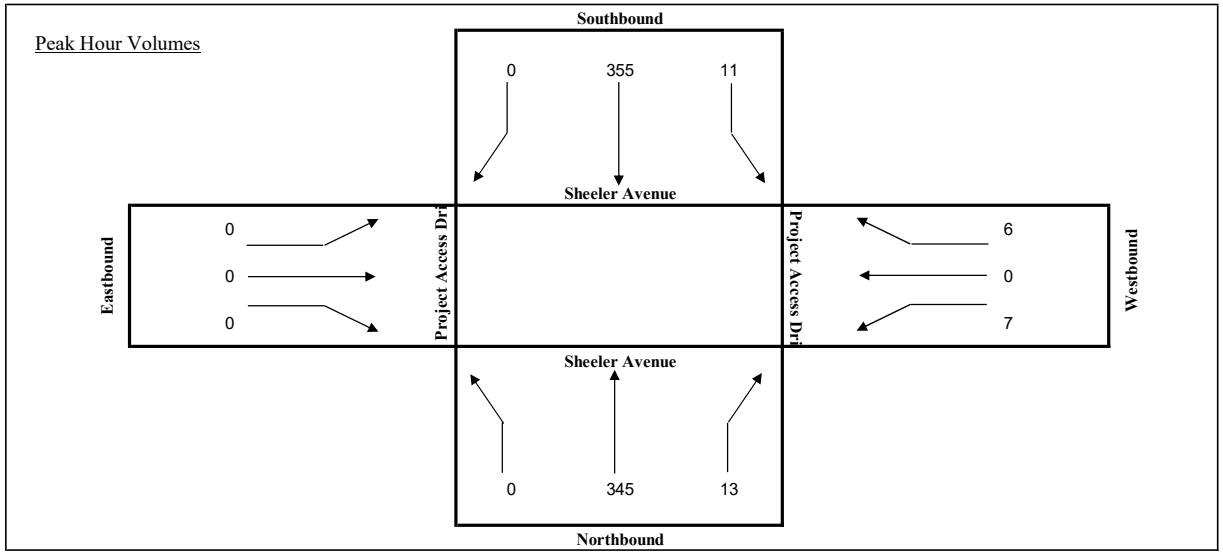


TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Project Access Driveway
Date: 4/15/2025

			Sheeler Avenue			Sheeler Avenue			Project Access Driveway			Project Access Driveway			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	4:00 PM	4:15 PM	0	67	1	1	64	0	0	0	0	1	0	2	136
	4:15 PM	4:30 PM	0	79	1	1	77	0	0	0	0	0	0	1	159
	4:30 PM	4:45 PM	0	64	0	4	66	0	0	0	0	1	0	4	139
	4:45 PM	5:00 PM	0	90	1	2	95	0	0	0	0	1	0	1	190
	5:00 PM	5:15 PM	0	93	5	6	114	0	0	0	0	1	0	1	220
	5:15 PM	5:30 PM	0	80	5	2	80	0	0	0	0	3	0	3	173
	5:30 PM	5:45 PM	0	82	2	1	66	0	0	0	0	2	0	1	154
	5:45 PM	6:00 PM	0	74	3	3	68	0	0	0	0	2	0	2	152
Total for:	4:00 PM	5:00 PM	0	300	3	8	302	0	0	0	0	3	0	8	624
Total for:	5:00 PM	6:00 PM	0	329	15	12	328	0	0	0	0	8	0	7	699
Tota Peak Hour:	4:45 PM	5:45 PM	0	345	13	11	355	0	0	0	0	7	0	6	737
Overall PHF:	0.84														

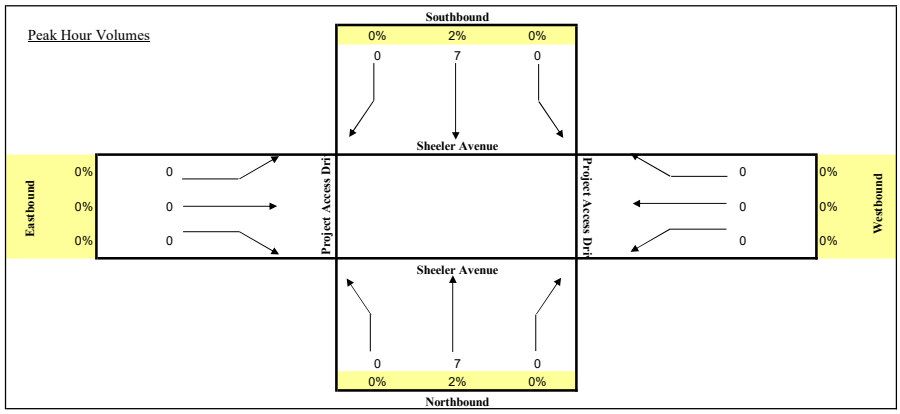


TURNING MOVEMENT COUNT ANALYSIS

TRUCKS

Intersection (N/S): Sheeler Avenue
Intersection (E/W): Project Access Driveway
Date: 4/15/2025

		Sheeler Avenue			Sheeler Avenue			Project Access Driveway			Project Access Driveway			
		NB			SB			EB			WB			
Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
4:00 PM	4:15 PM	0	1	0	0	2	0	0	0	0	0	0	0	3
4:15 PM	4:30 PM	0	2	0	0	1	0	0	0	0	0	0	0	3
4:30 PM	4:45 PM	0	3	0	0	1	0	0	0	0	0	0	0	4
4:45 PM	5:00 PM	0	1	0	0	3	0	0	0	0	0	0	0	4
5:00 PM	5:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	5:30 PM	0	1	0	0	1	0	0	0	0	0	0	0	2
5:30 PM	5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	6:00 PM	0	0	0	0	1	0	0	0	0	0	0	0	1
Total for:	4:00 PM	5:00 PM	0	7	0	0	7	0	0	0	0	0	0	0	14
Total for:	5:00 PM	6:00 PM	0	2	0	0	2	0	0	0	0	0	0	0	4
Tota Peak Hour:	4:00 PM	5:00 PM	0	7	0	0	7	0	0	0	0	0	0	0	14
Overall PHF:	0.88														



2024 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 7500 ORANGE COUNTYWIDE

MOCF: 0.98

WEEK	DATES	SF	PSCF
1	01/01/2024 - 01/06/2024	1.01	1.03
2	01/07/2024 - 01/13/2024	1.01	1.03
3	01/14/2024 - 01/20/2024	1.02	1.04
4	01/21/2024 - 01/27/2024	1.01	1.03
5	01/28/2024 - 02/03/2024	1.00	1.02
6	02/04/2024 - 02/10/2024	0.99	1.01
7	02/11/2024 - 02/17/2024	0.99	1.01
8	02/18/2024 - 02/24/2024	0.99	1.01
9	02/25/2024 - 03/02/2024	0.99	1.01
10	03/03/2024 - 03/09/2024	0.99	1.01
*11	03/10/2024 - 03/16/2024	0.99	1.01
*12	03/17/2024 - 03/23/2024	0.98	1.00
*13	03/24/2024 - 03/30/2024	0.98	1.00
*14	03/31/2024 - 04/06/2024	0.97	0.99
*15	04/07/2024 - 04/13/2024	0.97	0.99
*16	04/14/2024 - 04/20/2024	0.97	0.99
*17	04/21/2024 - 04/27/2024	0.97	0.99
*18	04/28/2024 - 05/04/2024	0.97	0.99
*19	05/05/2024 - 05/11/2024	0.97	0.99
*20	05/12/2024 - 05/18/2024	0.98	1.00
*21	05/19/2024 - 05/25/2024	0.98	1.00
*22	05/26/2024 - 06/01/2024	0.99	1.01
*23	06/02/2024 - 06/08/2024	0.99	1.01
24	06/09/2024 - 06/15/2024	1.00	1.02
25	06/16/2024 - 06/22/2024	1.00	1.02
26	06/23/2024 - 06/29/2024	1.00	1.02
27	06/30/2024 - 07/06/2024	1.01	1.03
28	07/07/2024 - 07/13/2024	1.01	1.03
29	07/14/2024 - 07/20/2024	1.02	1.04
30	07/21/2024 - 07/27/2024	1.01	1.03
31	07/28/2024 - 08/03/2024	1.01	1.03
32	08/04/2024 - 08/10/2024	1.00	1.02
33	08/11/2024 - 08/17/2024	1.00	1.02
34	08/18/2024 - 08/24/2024	1.00	1.02
35	08/25/2024 - 08/31/2024	1.00	1.02
36	09/01/2024 - 09/07/2024	1.00	1.02
37	09/08/2024 - 09/14/2024	1.00	1.02
38	09/15/2024 - 09/21/2024	1.01	1.03
39	09/22/2024 - 09/28/2024	1.02	1.04
40	09/29/2024 - 10/05/2024	1.03	1.05
41	10/06/2024 - 10/12/2024	1.04	1.06
42	10/13/2024 - 10/19/2024	1.06	1.08
43	10/20/2024 - 10/26/2024	1.05	1.07
44	10/27/2024 - 11/02/2024	1.04	1.06
45	11/03/2024 - 11/09/2024	1.04	1.06
46	11/10/2024 - 11/16/2024	1.03	1.05
47	11/17/2024 - 11/23/2024	1.03	1.05
48	11/24/2024 - 11/30/2024	1.02	1.04
49	12/01/2024 - 12/07/2024	1.02	1.04
50	12/08/2024 - 12/14/2024	1.01	1.03
51	12/15/2024 - 12/21/2024	1.01	1.03
52	12/22/2024 - 12/28/2024	1.01	1.03
53	12/29/2024 - 12/31/2024	1.02	1.04

* PEAK SEASON

CITY OF APOPKA TRAFFIC SIGNAL TIMING

Intersection: Apopka Boulevard & Sheeler Avenue **Address: 25**
Equipment: Siemens m50 **CDI:** **CDO:** **Date: 05/31/22**

BASIC TIMING

Phase	1	2	3	4	5	6	7	8
Direction	EBL	WB	SBL	NB	WBL	EB	NBL	SB
Min Green (sec)	5	15	5	5	5	15	5	5
Vehicle Gap (sec)	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Max Green 1 (sec)	12	40	14	30	15	40	14	30
Max Green 2 (sec)	12	40	14	30	15	40	14	30
Yellow (sec)	4.4	4.8	4.4	4.8	4.8	4.8	4.8	4.8
All-Red (sec)	2.6	2.5	3.5	2.6	2.6	2.5	3.8	2.6
Walk (sec)								
Flash Don't Walk (sec)								
Recall/Memory	NL	SOFT/LK	NL	NL	NL	SOFT/LK	NL	NL
Delay (sec)								
Detector Switching								
Dual Entry		Y		Y		Y		Y
Overlap								
Flash		R		R		R		R
Speed (mph)	25	40	25	45	25	40	25	35
Veh Distance (ft)	75	165	145	125	92	129	155	113
Grade (%)	-0.2	0.0	-2.0	-0.2	0.0	-0.2	-0.2	-2.0
Ped Distance (ft)								
Ped Clearence (sec)								

COORDINATION PLANS

Coordination Pattern	1/1/1	2/1/1	3/1/1		
Cycle	80	90	90		
Split 1	15	15	15		
Split 2	25	30	30		
Split 3	15	15	15		
Split 4	25	30	30		
Split 5	15	15	15		
Split 6	25	30	30		
Split 7	15	15	15		
Split 8	25	30	30		
Offset	48	4	48		
Lagging Phases	0/0/0/0	0/0/0/0	0/0/0/0		

Source Day	Equate 1	Equate 2	Equate 3	Equate 4	Equate 5
1					
2	3	4	5	6	
7					

Day	Time	Pattern
1	0:01	FREE
1	10:30	2/1/1
1	17:00	FREE
2	0:01	FREE
2	6:00	1/1/1
2	9:30	FREE
2	14:00	3/1/1
2	19:30	FREE
7	0:01	FREE
7	9:30	2/1/1
7	17:00	FREE

Notes:
Plan Force offs
1. Referenced to Beginning of Green
2. Use Cycle Force-Offs
3. Use Max Inhibit during coordination
4. Use phases 4 & 8 for coordinated phases

R1	1 2	3 4
R2	5 6	7 8

Appendix G
Projected Intersection Volumes

Project No. 25053.01.01
Intersection Volumes

Analysis Period	Factors SF	AGR	Years	Tgen Enter	Exit	Legend
AM Peak	1.00	2.00%	3	21	64	Backg'd + (Project) = Total

Intersection: Sheeler Avenue & Apopka Boulevard 1

App	Mvmt	Lns	Raw	SF	Adjusted	GR	Redirect	Vested	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Volumes
	L	1	72	1.00	**72**	1.06			**76**	0%	5%	**3**	**79**	76 + (3) = 79
NB	T	1	241	1.00	**241**	1.06			**255**	0%	35%	**23**	**278**	255 + (23) = 278
	R	0	75	1.00	**75**	1.06			**80**	0%	5%	**3**	**83**	80 + (3) = 83
	L	1	50	1.00	**50**	1.06			**53**	0%	0%	**0**	**53**	53
SB	T	1	237	1.00	**237**	1.06			**251**	35%	0%	**7**	**258**	251 + (7) = 258
	R	0	53	1.00	**53**	1.06			**56**	0%	0%	**0**	**56**	56
	L	1	63	1.00	**63**	1.06			**67**	0%	0%	**0**	**67**	67
EB	T	1	244	1.00	**244**	1.06			**259**	0%	0%	**0**	**259**	259
	R	0	64	1.00	**64**	1.06			**68**	5%	0%	**1**	**69**	68 + (1) = 69
	L	1	69	1.00	**69**	1.06			**73**	5%	0%	**1**	**74**	73 + (1) = 74
WB	T	1	240	1.00	**240**	1.06			**254**	0%	0%	**0**	**254**	254
	R	0	76	1.00	**76**	1.06			**81**	0%	0%	**0**	**81**	81

Intersection: Sheeler Avenue & East Cleveland Street 2

Appr	Mvmt	Lns	Raw	SF	Adjusted	GR	Redirect	Vested	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	17	1.00	**17**	1.06			**18**	0%	5%	**3**	**21**	18 + (3) = 21
NB	T	1	321	1.00	**321**	1.06			**340**	0%	45%	**29**	**369**	340 + (29) = 369
	R	0	2	1.00	**2**	1.06			**2**	0%	0%	**0**	**2**	2
	L	0	5	1.00	**5**	1.06			**5**	0%	0%	**0**	**5**	5
SB	T	1	221	1.00	**221**	1.06			**234**	45%	0%	**9**	**243**	234 + (9) = 243
	R	0	41	1.00	**41**	1.06			**43**	0%	0%	**0**	**43**	43
	L	1	77	1.00	**77**	1.06			**82**	0%	0%	**0**	**82**	82
EB	T	1	4	1.00	**4**	1.06			**4**	0%	0%	**0**	**4**	4
	R	0	21	1.00	**21**	1.06			**22**	5%	0%	**1**	**23**	22 + (1) = 23
	L	1	11	1.00	**11**	1.06			**12**	0%	0%	**0**	**12**	12
WB	T	1	2	1.00	**2**	1.06			**2**	0%	0%	**0**	**2**	2
	R	0	29	1.00	**29**	1.06			**31**	0%	0%	**0**	**31**	31

Intersection: Sheeler Avenue & Access Driveway / Dunbridge Street 3

Appr	Mvmt	Lns	Raw	SF	Adjusted	GR	Redirect	Vested	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	0	1.00	**0**	1.06			**0**	50%	0%	**10**	**10**	(10)
NB	T	1	291	1.00	**291**	1.06			**308**	0%	0%	**0**	**308**	308
	R	0	3	1.00	**3**	1.06			**3**	0%	0%	**0**	**3**	3
	L	1	6	1.00	**6**	1.06			**6**	0%	0%	**0**	**6**	6
SB	T	1	277	1.00	**277**	1.06			**294**	0%	0%	**0**	**294**	294
	R	0	0	1.00	**0**	1.06			**0**	50%	0%	**11**	**11**	(11)
	L	0	0	1.00	**0**	1.06			**0**	0%	50%	**32**	**32**	(32)
EB	T	0	0	1.00	**0**	1.06			**0**	0%	0%	**0**	**0**	
	R	0	0	1.00	**0**	1.06			**0**	0%	50%	**32**	**32**	(32)
	L	0	10	1.00	**10**	1.06			**11**	0%	0%	**0**	**11**	11
WB	T	1	0	1.00	**0**	1.06			**0**	0%	0%	**0**	**0**	
	R	0	10	1.00	**10**	1.06			**11**	0%	0%	**0**	**11**	11

Project No. 25053.01.01
Intersection Volumes

Analysis Period	Factors SF	Factors AGR	Factors Years	Tgen Enter	Tgen Exit	Legend
PM Peak	1.00	2.00%	3	71	42	Backg'd + (Project) = Total

Intersection: Sheeler Avenue & Apopka Boulevard — 1

App	Mvmt	Lns	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Formula
	L	1	79	1.00	79	1.06	**84**	0%	5%	**2**	**86**	84 + (2) = 86
NB	T	1	317	1.00	317	1.06	**336**	0%	35%	**15**	**351**	336 + (15) = 351
	R	0	82	1.00	82	1.06	**87**	0%	5%	**2**	**89**	87 + (2) = 89
	L	1	93	1.00	93	1.06	**99**	0%	0%	**0**	**99**	99
SB	T	1	377	1.00	377	1.06	**400**	35%	0%	**24**	**424**	400 + (24) = 424
	R	0	84	1.00	84	1.06	**89**	0%	0%	**0**	**89**	89
	L	1	61	1.00	61	1.06	**65**	0%	0%	**0**	**65**	65
EB	T	1	256	1.00	256	1.06	**271**	0%	0%	**0**	**271**	271
	R	0	80	1.00	80	1.06	**85**	5%	0%	**4**	**89**	85 + (4) = 89
	L	1	130	1.00	130	1.06	**138**	5%	0%	**4**	**142**	138 + (4) = 142
WB	T	1	338	1.00	338	1.06	**358**	0%	0%	**0**	**358**	358
	R	0	84	1.00	84	1.06	**89**	0%	0%	**0**	**89**	89

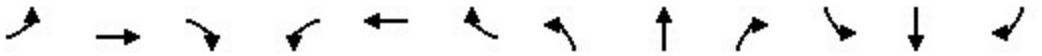
Intersection: Sheeler Avenue & East Cleveland Street — 2

Appr	Mvmt	Lns	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	16	1.00	16	1.06	**17**	0%	5%	**2**	**19**	17 + (2) = 19
NB	T	1	322	1.00	322	1.06	**341**	0%	45%	**19**	**360**	341 + (19) = 360
	R	0	9	1.00	9	1.06	**10**	0%	0%	**0**	**10**	10
	L	0	16	1.00	16	1.06	**17**	0%	0%	**0**	**17**	17
SB	T	1	351	1.00	351	1.06	**372**	45%	0%	**32**	**404**	372 + (32) = 404
	R	0	58	1.00	58	1.06	**61**	0%	0%	**0**	**61**	61
	L	1	88	1.00	88	1.06	**93**	0%	0%	**0**	**93**	93
EB	T	1	2	1.00	2	1.06	**2**	0%	0%	**0**	**2**	2
	R	0	39	1.00	39	1.06	**41**	5%	0%	**4**	**45**	41 + (4) = 45
	L	1	1	1.00	1	1.06	**1**	0%	0%	**0**	**1**	1
WB	T	1	6	1.00	6	1.06	**6**	0%	0%	**0**	**6**	6
	R	0	13	1.00	13	1.06	**14**	0%	0%	**0**	**14**	14

Intersection: Sheeler Avenue & Access Driveway / Dunbridge Street — 3

Appr	Mvmt	Lns	Raw	SF	Adjusted	GR	Adj Bg'd	ProjIn	ProjOut	Project	BldOut	Formula
	L	0	0	1.00	0	1.06	**0**	50%	0%	**36**	**36**	(36)
NB	T	1	345	1.00	345	1.06	**366**	0%	0%	**0**	**366**	366
	R	0	13	1.00	13	1.06	**14**	0%	0%	**0**	**14**	14
	L	1	11	1.00	11	1.06	**12**	0%	0%	**0**	**12**	12
SB	T	1	355	1.00	355	1.06	**376**	0%	0%	**0**	**376**	376
	R	0	0	1.00	0	1.06	**0**	50%	0%	**35**	**35**	(35)
	L	0	0	1.00	0	1.06	**0**	0%	50%	**21**	**21**	(21)
EB	T	0	0	1.00	0	1.06	**0**	0%	0%	**0**	**0**	
	R	0	0	1.00	0	1.06	**0**	0%	50%	**21**	**21**	(21)
	L	0	7	1.00	7	1.06	**7**	0%	0%	**0**	**7**	7
WB	T	1	0	1.00	0	1.06	**0**	0%	0%	**0**	**0**	
	R	0	6	1.00	6	1.06	**6**	0%	0%	**0**	**6**	6

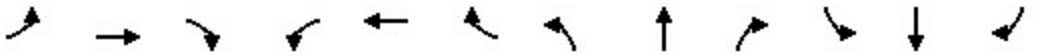
Appendix H
HCM Worksheets



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	63	244	64	69	240	76	72	241	75	50	237	53
Future Volume (veh/h)	63	244	64	69	240	76	72	241	75	50	237	53
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1885	1870	1856	1856	1856	1856	1870	1856	1841	1856	1841
Adj Flow Rate, veh/h	68	262	47	74	258	55	77	259	54	54	255	39
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	1	2	3	3	3	3	2	3	4	3	4
Cap, veh/h	382	508	91	381	494	105	214	307	64	207	295	45
Arrive On Green	0.05	0.33	0.33	0.05	0.33	0.33	0.05	0.20	0.20	0.04	0.19	0.19
Sat Flow, veh/h	1781	1556	279	1767	1483	316	1767	1501	313	1753	1572	240
Grp Volume(v), veh/h	68	0	309	74	0	313	77	0	313	54	0	294
Grp Sat Flow(s),veh/h/ln	1781	0	1835	1767	0	1799	1767	0	1814	1753	0	1812
Q Serve(g_s), s	2.0	0.0	10.9	2.2	0.0	11.2	2.8	0.0	13.3	2.0	0.0	12.6
Cycle Q Clear(g_c), s	2.0	0.0	10.9	2.2	0.0	11.2	2.8	0.0	13.3	2.0	0.0	12.6
Prop In Lane	1.00		0.15	1.00		0.18	1.00		0.17	1.00		0.13
Lane Grp Cap(c), veh/h	382	0	599	381	0	600	214	0	371	207	0	341
V/C Ratio(X)	0.18	0.00	0.52	0.19	0.00	0.52	0.36	0.00	0.84	0.26	0.00	0.86
Avail Cap(c_a), veh/h	474	0	599	460	0	600	264	0	399	286	0	399
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.0	0.0	21.8	17.0	0.0	21.5	25.3	0.0	30.6	25.3	0.0	31.5
Incr Delay (d2), s/veh	0.2	0.0	3.2	0.2	0.0	3.2	1.0	0.0	14.5	0.7	0.0	15.6
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.4	0.0	8.4	1.5	0.0	8.5	2.1	0.0	11.3	1.5	0.0	11.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.2	0.0	25.0	17.2	0.0	24.8	26.3	0.0	45.1	26.0	0.0	47.1
LnGrp LOS	B		C	B		C	C		D	C		D
Approach Vol, veh/h		377			387			390			348	
Approach Delay, s/veh		23.6			23.3			41.4			43.8	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.9	34.0	11.4	23.7	11.4	33.4	12.7	22.4
Change Period (Y+Rc), s	7.0	7.3	7.9	7.4	7.4	7.3	8.6	7.4
Max Green Setting (Gmax), s	8.0	17.7	7.1	17.6	7.6	17.7	6.4	17.6
Max Q Clear Time (g_c+I1), s	4.0	13.2	4.0	15.3	4.2	12.9	4.8	14.6
Green Ext Time (p_c), s	0.0	0.7	0.0	0.4	0.0	0.7	0.0	0.5

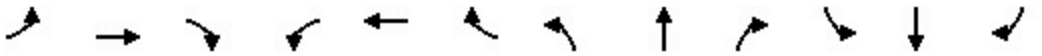
Intersection Summary	
HCM 7th Control Delay, s/veh	32.8
HCM 7th LOS	C



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	67	259	69	74	254	81	79	278	83	53	258	56
Future Volume (veh/h)	67	259	69	74	254	81	79	278	83	53	258	56
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1885	1870	1856	1856	1856	1856	1870	1856	1841	1856	1841
Adj Flow Rate, veh/h	72	278	49	80	273	58	85	299	60	57	277	40
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	2	1	2	3	3	3	3	2	3	4	3	4
Cap, veh/h	350	484	85	349	470	100	218	330	66	194	319	46
Arrive On Green	0.05	0.31	0.31	0.05	0.32	0.32	0.05	0.22	0.22	0.04	0.20	0.20
Sat Flow, veh/h	1781	1561	275	1767	1484	315	1767	1512	303	1753	1585	229
Grp Volume(v), veh/h	72	0	327	80	0	331	85	0	359	57	0	317
Grp Sat Flow(s),veh/h/ln	1781	0	1836	1767	0	1799	1767	0	1816	1753	0	1814
Q Serve(g_s), s	2.2	0.0	12.0	2.4	0.0	12.3	3.0	0.0	15.4	2.0	0.0	13.5
Cycle Q Clear(g_c), s	2.2	0.0	12.0	2.4	0.0	12.3	3.0	0.0	15.4	2.0	0.0	13.5
Prop In Lane	1.00		0.15	1.00		0.18	1.00		0.17	1.00		0.13
Lane Grp Cap(c), veh/h	350	0	569	349	0	570	218	0	396	194	0	365
V/C Ratio(X)	0.21	0.00	0.57	0.23	0.00	0.58	0.39	0.00	0.91	0.29	0.00	0.87
Avail Cap(c_a), veh/h	439	0	569	425	0	570	265	0	399	271	0	399
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	18.0	0.0	23.2	18.0	0.0	22.9	24.6	0.0	30.5	24.8	0.0	30.9
Incr Delay (d2), s/veh	0.3	0.0	4.2	0.3	0.0	4.3	1.1	0.0	23.7	0.8	0.0	17.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.5	0.0	9.3	1.7	0.0	9.3	2.3	0.0	13.9	1.5	0.0	11.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	18.3	0.0	27.4	18.4	0.0	27.1	25.7	0.0	54.1	25.6	0.0	48.2
LnGrp LOS	B		C	B		C	C		D	C		D
Approach Vol, veh/h		399			411			444			374	
Approach Delay, s/veh		25.7			25.4			48.7			44.7	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	32.7	11.5	24.9	11.6	32.1	12.9	23.5
Change Period (Y+Rc), s	7.0	7.3	7.9	7.4	7.4	7.3	8.6	7.4
Max Green Setting (Gmax), s	8.0	17.7	7.1	17.6	7.6	17.7	6.4	17.6
Max Q Clear Time (g_c+I1), s	4.2	14.3	4.0	17.4	4.4	14.0	5.0	15.5
Green Ext Time (p_c), s	0.0	0.6	0.0	0.0	0.0	0.6	0.0	0.4

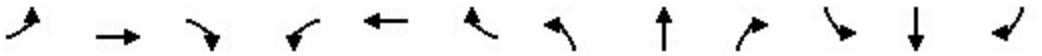
Intersection Summary	
HCM 7th Control Delay, s/veh	36.3
HCM 7th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	61	256	80	130	338	84	79	317	82	93	377	84
Future Volume (veh/h)	61	256	80	130	338	84	79	317	82	93	377	84
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1885	1870	1885	1841	1826	1885	1841	1841	1885	1885
Adj Flow Rate, veh/h	66	278	59	141	367	62	86	345	61	101	410	62
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	2	1	2	1	4	5	1	4	4	1	1
Cap, veh/h	261	419	89	336	496	84	170	392	69	221	402	61
Arrive On Green	0.04	0.28	0.28	0.08	0.32	0.32	0.05	0.25	0.25	0.06	0.25	0.25
Sat Flow, veh/h	1767	1496	317	1781	1572	266	1739	1560	276	1753	1600	242
Grp Volume(v), veh/h	66	0	337	141	0	429	86	0	406	101	0	472
Grp Sat Flow(s),veh/h/ln	1767	0	1813	1781	0	1837	1739	0	1836	1753	0	1842
Q Serve(g_s), s	2.4	0.0	14.8	5.0	0.0	18.8	3.3	0.0	19.1	3.8	0.0	22.6
Cycle Q Clear(g_c), s	2.4	0.0	14.8	5.0	0.0	18.8	3.3	0.0	19.1	3.8	0.0	22.6
Prop In Lane	1.00		0.18	1.00		0.14	1.00		0.15	1.00		0.13
Lane Grp Cap(c), veh/h	261	0	508	336	0	580	170	0	461	221	0	462
V/C Ratio(X)	0.25	0.00	0.66	0.42	0.00	0.74	0.51	0.00	0.88	0.46	0.00	1.02
Avail Cap(c_a), veh/h	339	0	508	352	0	580	204	0	461	256	0	462
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.7	0.0	28.6	21.7	0.0	27.5	25.8	0.0	32.4	25.0	0.0	33.7
Incr Delay (d2), s/veh	0.5	0.0	6.7	0.8	0.0	8.3	2.3	0.0	17.6	1.5	0.0	47.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.7	0.0	11.3	3.7	0.0	14.0	2.5	0.0	15.7	2.9	0.0	22.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	23.2	0.0	35.3	22.5	0.0	35.8	28.2	0.0	50.0	26.4	0.0	80.9
LnGrp LOS	C		D	C		D	C		D	C		F
Approach Vol, veh/h		403			570			492			573	
Approach Delay, s/veh		33.3			32.5			46.2			71.3	
Approach LOS		C			C			D			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	35.7	13.3	30.0	14.2	32.5	13.3	30.0
Change Period (Y+Rc), s	7.0	7.3	7.9	7.4	7.4	7.3	8.6	7.4
Max Green Setting (Gmax), s	8.0	22.7	7.1	22.6	7.6	22.7	6.4	22.6
Max Q Clear Time (g_c+I1), s	4.4	20.8	5.8	21.1	7.0	16.8	5.3	24.6
Green Ext Time (p_c), s	0.0	0.5	0.0	0.4	0.0	0.9	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	46.9
HCM 7th LOS	D



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	65	271	89	142	358	89	86	351	89	99	424	89
Future Volume (veh/h)	65	271	89	142	358	89	86	351	89	99	424	89
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1870	1885	1870	1885	1841	1826	1885	1841	1841	1885	1885
Adj Flow Rate, veh/h	71	295	64	154	389	64	93	382	64	108	461	64
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	3	2	1	2	1	4	5	1	4	4	1	1
Cap, veh/h	241	403	87	318	490	81	177	396	66	201	407	56
Arrive On Green	0.05	0.27	0.27	0.08	0.31	0.31	0.06	0.25	0.25	0.06	0.25	0.25
Sat Flow, veh/h	1767	1489	323	1781	1579	260	1739	1574	264	1753	1620	225
Grp Volume(v), veh/h	71	0	359	154	0	453	93	0	446	108	0	525
Grp Sat Flow(s),veh/h/ln	1767	0	1812	1781	0	1838	1739	0	1838	1753	0	1845
Q Serve(g_s), s	2.6	0.0	16.2	5.5	0.0	20.3	3.5	0.0	21.6	4.1	0.0	22.6
Cycle Q Clear(g_c), s	2.6	0.0	16.2	5.5	0.0	20.3	3.5	0.0	21.6	4.1	0.0	22.6
Prop In Lane	1.00		0.18	1.00		0.14	1.00		0.14	1.00		0.12
Lane Grp Cap(c), veh/h	241	0	490	318	0	571	177	0	462	201	0	463
V/C Ratio(X)	0.29	0.00	0.73	0.48	0.00	0.79	0.53	0.00	0.97	0.54	0.00	1.13
Avail Cap(c_a), veh/h	316	0	490	323	0	571	204	0	462	229	0	463
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	23.6	0.0	29.9	22.4	0.0	28.4	25.7	0.0	33.3	25.3	0.0	33.7
Incr Delay (d2), s/veh	0.7	0.0	9.3	1.1	0.0	10.8	2.4	0.0	32.9	2.2	0.0	83.7
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	1.9	0.0	12.6	4.1	0.0	15.3	2.7	0.0	19.4	3.1	0.0	29.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	24.2	0.0	39.2	23.5	0.0	39.2	28.1	0.0	66.2	27.6	0.0	117.4
LnGrp LOS	C		D	C		D	C		E	C		F
Approach Vol, veh/h		430			607			539			633	
Approach Delay, s/veh		36.7			35.2			59.6			102.1	
Approach LOS		D			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.2	35.2	13.6	30.0	14.8	31.6	13.6	30.0
Change Period (Y+Rc), s	7.0	7.3	7.9	7.4	7.4	7.3	8.6	7.4
Max Green Setting (Gmax), s	8.0	22.7	7.1	22.6	7.6	22.7	6.4	22.6
Max Q Clear Time (g_c+I1), s	4.6	22.3	6.1	23.6	7.5	18.2	5.5	24.6
Green Ext Time (p_c), s	0.0	0.1	0.0	0.0	0.0	0.8	0.0	0.0

Intersection Summary	
HCM 7th Control Delay, s/veh	60.6
HCM 7th LOS	E

Intersection	
Int Delay, s/veh	3.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	77	4	21	11	2	29	17	321	2	5	221	41
Future Vol, veh/h	77	4	21	11	2	29	17	321	2	5	221	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	0	0	0	0	3	12	1	0	20	4	2
Mvmt Flow	85	4	23	12	2	32	19	353	2	5	243	45

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	668	669	265	647	690	354	288	0	0	355	0	0
Stage 1	276	276	-	391	391	-	-	-	-	-	-	-
Stage 2	391	392	-	256	299	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.5	6.2	7.1	6.5	6.23	4.22	-	-	4.3	-	-
Critical Hdwy Stg 1	6.15	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4	3.3	3.5	4	3.327	2.308	-	-	2.38	-	-
Pot Cap-1 Maneuver	368	381	778	387	371	688	1219	-	-	1111	-	-
Stage 1	723	685	-	637	610	-	-	-	-	-	-	-
Stage 2	627	610	-	753	670	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	340	372	778	362	361	688	1219	-	-	1111	-	-
Mov Cap-2 Maneuver	340	372	-	362	361	-	-	-	-	-	-	-
Stage 1	719	681	-	625	599	-	-	-	-	-	-	-
Stage 2	585	598	-	722	666	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	18.09	12.32	0.4	0.15
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	90	-	-	386	538	33	-	-
HCM Lane V/C Ratio	0.015	-	-	0.29	0.086	0.005	-	-
HCM Ctrl Dly (s/v)	8	0	-	18.1	12.3	8.3	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.2	0.3	0	-	-

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	82	4	23	12	2	31	21	369	2	5	243	43
Future Vol, veh/h	82	4	23	12	2	31	21	369	2	5	243	43
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	5	0	0	0	0	3	12	1	0	20	4	2
Mvmt Flow	90	4	25	13	2	34	23	405	2	5	267	47

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	754	755	291	733	778	407	314	0	0	408	0	0
Stage 1	302	302	-	453	453	-	-	-	-	-	-	-
Stage 2	453	454	-	280	325	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.5	6.2	7.1	6.5	6.23	4.22	-	-	4.3	-	-
Critical Hdwy Stg 1	6.15	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4	3.3	3.5	4	3.327	2.308	-	-	2.38	-	-
Pot Cap-1 Maneuver	322	340	753	339	330	642	1191	-	-	1060	-	-
Stage 1	701	668	-	590	573	-	-	-	-	-	-	-
Stage 2	581	573	-	731	652	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	293	329	753	313	320	642	1191	-	-	1060	-	-
Mov Cap-2 Maneuver	293	329	-	313	320	-	-	-	-	-	-	-
Stage 1	697	664	-	576	559	-	-	-	-	-	-	-
Stage 2	534	558	-	697	648	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	21.38	13.27	0.43	0.14
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	96	-	-	338	485	30	-	-
HCM Lane V/C Ratio	0.019	-	-	0.354	0.102	0.005	-	-
HCM Ctrl Dly (s/v)	8.1	0	-	21.4	13.3	8.4	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.6	0.3	0	-	-

Intersection	
Int Delay, s/veh	4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	88	2	39	1	6	13	16	322	9	16	351	58
Future Vol, veh/h	88	2	39	1	6	13	16	322	9	16	351	58
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	5	0	17	0	0	2	11	0	2	2
Mvmt Flow	96	2	42	1	7	14	17	350	10	17	382	63

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	836	842	413	807	869	355	445	0	0	360	0	0
Stage 1	448	448	-	390	390	-	-	-	-	-	-	-
Stage 2	388	395	-	417	479	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.25	7.1	6.67	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.345	3.5	4.153	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	289	303	633	302	274	694	1126	-	-	1210	-	-
Stage 1	594	576	-	638	583	-	-	-	-	-	-	-
Stage 2	640	608	-	617	530	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	266	291	633	269	264	694	1126	-	-	1210	-	-
Mov Cap-2 Maneuver	266	291	-	269	264	-	-	-	-	-	-	-
Stage 1	583	565	-	626	571	-	-	-	-	-	-	-
Stage 2	608	597	-	562	520	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	24.44	13.56	0.38	0.3
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	83	-	-	323	443	66	-	-
HCM Lane V/C Ratio	0.015	-	-	0.434	0.049	0.014	-	-
HCM Ctrl Dly (s/v)	8.2	0	-	24.4	13.6	8	0	-
HCM Lane LOS	A	A	-	C	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.1	0.2	0	-	-

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	93	2	45	1	6	14	19	360	10	17	404	61
Future Vol, veh/h	93	2	45	1	6	14	19	360	10	17	404	61
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	0	5	0	17	0	0	2	11	0	2	2
Mvmt Flow	101	2	49	1	7	15	21	391	11	18	439	66

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	945	953	472	915	980	397	505	0	0	402	0	0
Stage 1	509	509	-	438	438	-	-	-	-	-	-	-
Stage 2	436	443	-	477	542	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.25	7.1	6.67	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.67	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.67	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.345	3.5	4.153	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	244	261	586	255	235	657	1070	-	-	1167	-	-
Stage 1	550	541	-	601	554	-	-	-	-	-	-	-
Stage 2	603	579	-	573	496	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	221	249	586	221	224	657	1070	-	-	1167	-	-
Mov Cap-2 Maneuver	221	249	-	221	224	-	-	-	-	-	-	-
Stage 1	538	529	-	586	540	-	-	-	-	-	-	-
Stage 2	567	564	-	511	485	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	32.84	14.56	0.41	0.29
HCM LOS	D	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	87	-	-	277	400	62	-	-
HCM Lane V/C Ratio	0.019	-	-	0.55	0.057	0.016	-	-
HCM Ctrl Dly (s/v)	8.4	0	-	32.8	14.6	8.1	0	-
HCM Lane LOS	A	A	-	D	B	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	3.1	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	10	10	291	3	6	277
Future Vol, veh/h	10	10	291	3	6	277
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	220	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	0	0	1	0	0	3
Mvmt Flow	11	11	310	3	6	295

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	619	311	0	0	313	0
Stage 1	311	-	-	-	-	-
Stage 2	307	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	456	734	-	-	1259	-
Stage 1	747	-	-	-	-	-
Stage 2	750	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	453	734	-	-	1259	-
Mov Cap-2 Maneuver	453	-	-	-	-	-
Stage 1	747	-	-	-	-	-
Stage 2	747	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.68	0	0.17
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	560	1259	-
HCM Lane V/C Ratio	-	-	0.038	0.005	-
HCM Ctrl Dly (s/v)	-	-	11.7	7.9	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	32	0	32	11	0	11	10	308	3	6	294	11
Future Vol, veh/h	32	0	32	11	0	11	10	308	3	6	294	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	240	-	-	220	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	94	94	94	94	94	94	94	94	94	94	94	94
Heavy Vehicles, %	0	0	0	0	0	0	0	1	0	0	3	0
Mvmt Flow	34	0	34	12	0	12	11	328	3	6	313	12

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	680	684	319	676	688	329	324	0	0	331	0	0
Stage 1	331	331	-	351	351	-	-	-	-	-	-	-
Stage 2	349	352	-	326	337	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	368	374	727	370	372	717	1247	-	-	1240	-	-
Stage 1	686	648	-	670	636	-	-	-	-	-	-	-
Stage 2	671	635	-	691	645	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	357	369	727	348	367	717	1247	-	-	1240	-	-
Mov Cap-2 Maneuver	357	369	-	348	367	-	-	-	-	-	-	-
Stage 1	683	645	-	664	631	-	-	-	-	-	-	-
Stage 2	655	630	-	655	641	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	13.77	13.09	0.25	0.15
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1247	-	-	478	468	1240	-	-
HCM Lane V/C Ratio	0.009	-	-	0.142	0.05	0.005	-	-
HCM Ctrl Dly (s/v)	7.9	-	-	13.8	13.1	7.9	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.5	0.2	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	7	6	345	13	11	355
Future Vol, veh/h	7	6	345	13	11	355
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	220	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	0	0	2	0	0	2
Mvmt Flow	8	7	411	15	13	423

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	867	418	0	0	426	0
Stage 1	418	-	-	-	-	-
Stage 2	449	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	326	639	-	-	1144	-
Stage 1	668	-	-	-	-	-
Stage 2	647	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	322	639	-	-	1144	-
Mov Cap-2 Maneuver	322	-	-	-	-	-
Stage 1	668	-	-	-	-	-
Stage 2	640	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	13.95	0	0.25
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	418	1144	-
HCM Lane V/C Ratio	-	-	0.037	0.011	-
HCM Ctrl Dly (s/v)	-	-	14	8.2	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	21	0	21	7	0	6	36	366	14	12	376	35
Future Vol, veh/h	21	0	21	7	0	6	36	366	14	12	376	35
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	240	-	-	220	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	0	0	0	0	0	0	2	0	0	2	0
Mvmt Flow	25	0	25	8	0	7	43	436	17	14	448	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1018	1035	468	1006	1048	444	489	0	0	452	0	0
Stage 1	497	497	-	530	530	-	-	-	-	-	-	-
Stage 2	521	538	-	476	518	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	6.5	6.2	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	5.5	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	4	3.3	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	217	234	599	222	230	618	1084	-	-	1119	-	-
Stage 1	559	548	-	536	530	-	-	-	-	-	-	-
Stage 2	542	526	-	573	537	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	204	222	599	201	218	618	1084	-	-	1119	-	-
Mov Cap-2 Maneuver	204	222	-	201	218	-	-	-	-	-	-	-
Stage 1	552	541	-	515	509	-	-	-	-	-	-	-
Stage 2	515	505	-	542	530	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	19.15	18	0.73	0.23
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1084	-	-	304	292	1119	-	-
HCM Lane V/C Ratio	0.04	-	-	0.164	0.053	0.013	-	-
HCM Ctrl Dly (s/v)	8.5	-	-	19.2	18	8.3	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.6	0.2	0	-	-

Appendix I
City of Apopka LDC and FDOT Exhibit 212-1

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 areawide 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.

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. Road improvements include but are not limited to:

1. Road widening;

2. Provision of turning, acceleration, and deceleration lanes;

3. Signalization;

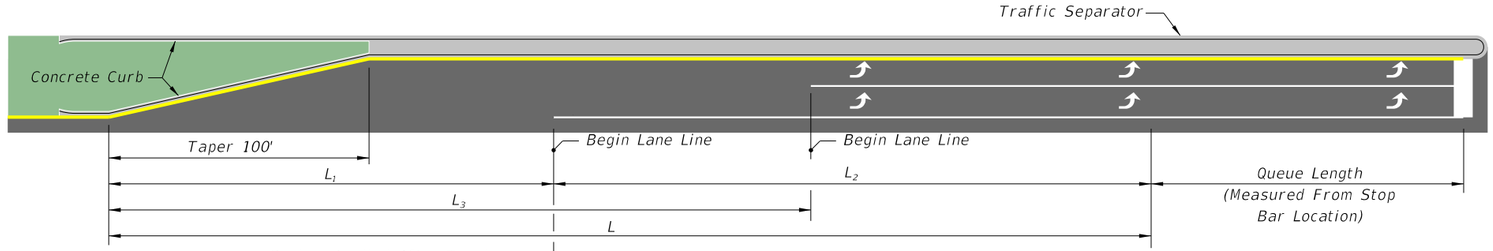
4. Regulation of signage; and
5. New roadway construction.

f. Use of TIA

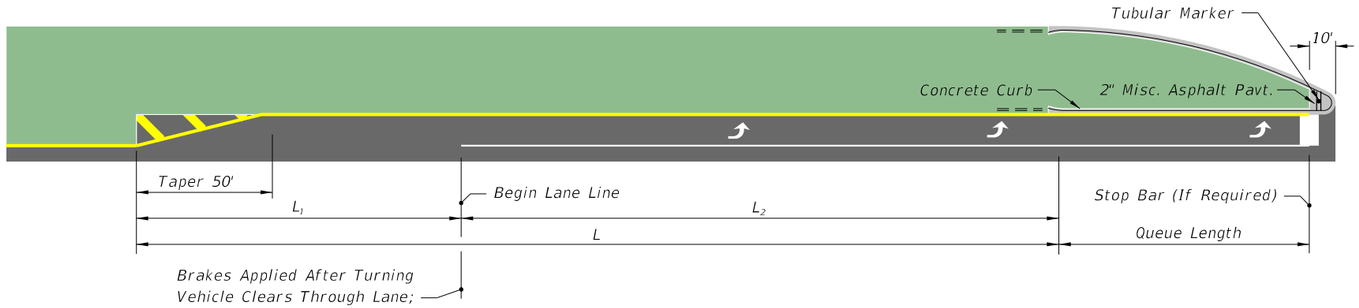
The TIA will be utilized in the following ways:

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.

MEDIAN TURN LANES
MINIMUM DECELERATION LENGTHS



DOUBLE LEFT TURN



SINGLE LEFT TURN

MEDIAN TURN LANES					
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1 (ft.)	Brake To Stop Distance L_2 (ft.)	Total Decel. Distance L (ft.)	Clearance Distance L_3 (ft.)
25	15	70	25	95	90
30	20	70	50	120	100
35	25	70	75	145	110
40	30	80	75	155	120
45	35	85	100	185	135
50	44	105	185	290	160
55	48	125	225	350	195
60	52	145	260	405	230
65	55	170	290	460	270
70	58	200	325	525	300

NOTE:

1) For C3 Context Classification roadways with Design Speeds of 50 mph, the following values may be used under constrained conditions:
   - Entry Speed of 40 mph
   - Brake to stop distance (L_2) of 135 ft.
   - Total deceleration distance (L) of 240 ft.

2) For RRR Projects with Design Speeds of 50 mph and Entry Speeds of 40 mph, existing brake to stop distances (L_2) of 135 ft. and total deceleration distances (L) of 240 ft. may be retained.

NOT TO SCALE

EXHIBIT 212-1
01/01/2025

Sheeler Avenue Property
Orange County, Florida

Phase I Environmental Site Assessment
(BTC File #125-253)

August 5, 2024

Orlando [Headquarters]
3025 East South Street
Orlando, FL 32803

Jacksonville
11235 St. Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Key West
1107 Key Plaza
Suite 259
Key West, FL 33040

Lantana
445 West Lantana Road
Suite 5
Lantana, FL 33462

Tallahassee
2560-1 Barrington Circle
Tallahassee, FL 32308

Tampa
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Denver
651 Garrison Street
#110
Lakewood, CO 80215

Raleigh-Durham
1408 Christian Avenue
Suite 11
Durham, NC 27705

Bismarck
4501 Coleman Street
Suite 103
Bismarck, ND 58503

Austin
3801 N Capital of TX Highway
Suite E-240
Austin, TX 78746

Midland
5114 West County Road 12
Midland, TX 79706

San Antonio
7700 Broadway Street
Suite 104
San Antonio, TX 78209

Orlando [Aquatic & Land Management Operations]
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

Bio-Tech Consulting
Environmental and Permitting

August 5, 2024

Stephen McConn
KB Home Orlando, LLC
9102 Southpark Center Loop, Suite #100
Orlando, Florida 32819

Proj: Sheeler Avenue Property – Orange County, Florida
Parcel IDs #22-21-28-0000-00-073 and #22-21-28-0000-00-227
Section 22, Township 21 South, Range 28 East
(BTC File #125-253)
Re: Phase I Environmental Site Assessment Report

Dear Mr. McConn:

Per your request and authorization, Bio-Tech Consulting, LLC (BTC) has completed a Phase I Environmental Site Assessment (ESA) of the above referenced subject property located in Orange County, Florida. The work was performed in general accordance with the ASTM International's Standard Practice E1527-21 for Phase I ESAs and was targeted toward identifying Recognized Environmental Conditions (RECs) in connection with the subject property. The attached report summarizes our research, findings and conclusions regarding the subject property.

As stated in Section 7.0 (Findings, Opinions, Data Gaps and Conclusions) of the report, this assessment revealed no RECs, Controlled Recognized Environmental Conditions (CRECs) or Significant Data Gaps (SDGs) in connection with the subject property.

We appreciate the opportunity to complete this assessment for you. Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Sincerely,

Joseph Galletti

Joseph Galletti
Vice President
INSTEP-LEP #123/NREP-REPA #5898

Attachment: Phase I ESA Report

Sheeler Avenue Property
Orange County, Florida
(BTC File #125-253)

Phase I Environmental Site Assessment

Prepared for:

KB Home Orlando, LLC
9102 Southpark Center Loop, Suite #100
Orlando, Florida 32819

Prepared by:

Bio-Tech Consulting, LLC
3025 East South Street
Orlando, Florida 32803
(407) 894-5969

Subject Property Visit – July 1, 2024
Owner Provided Information – August 5, 2024
Radius Report Prepared – July 29, 2024

August 5, 2024

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SECTION 1.0
SUMMARY

In July of 2024, Bio-Tech Consulting, LLC (BTC) conducted a Phase I Environmental Site Assessment (ESA) of the two (2) parcels, identified by Orange County as #22-21-28-0000-00-073 and #22-21-28-0000-00-227, which comprise the approximately 40.16-acre Sheeler Avenue Property. These parcels, currently owned by Marvin Wayne Reid and Susan Thomas Reid, are located in unincorporated northwestern Orange County, at the physical address of 1920 Sheeler Avenue, within Section 22, Township 21 South, Range 28 East (Figure 1). At the time of the site investigation the subject property included residential lands in use for a rural single-family homesite on the northeastern portion of the parcel, and agricultural lands in use for cattle grazing and undeveloped lands covered by natural vegetation on the remainder of the parcel. Structures identified on the subject property during the investigation conducted included one (1) occupied single-family residence and seven (7) accessory structures. Multiple recreational vehicles (RVs)/mobile homes were also present on the subject site during the investigation. Other improvements noted on the subject property at the time of the assessment included a septic system, a residential use water well, fencing with gates, an excavated pond, a small-scale gun shooting range, a cattle pen, electrical power transmission infrastructure and earthen access roads.

This Phase I ESA was performed in general conformance with the scope and limitations of ASTM International's Standard Practice E1527-21 for Phase I ESAs (hereafter referred to as ASTM E1527-21). Any exceptions to, or deletions from, this practice are described in Section 2.8 of this report.

This assessment revealed no Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs) or Significant Data Gaps (SDGs) in connection with the subject property. While this is the case, the user of this assessment should be aware of the following non-REC item (Business Environmental Risk, defined in ASTM E1527-21) prior to completing a commercial real estate transaction involving the subject property:

- Historical Agricultural Use–Past use of the subject property for agricultural purposes for citrus crop production over multiple decades

Through the review of historical record sources, particularly aerials dating in the period 1954 through 1969, the central portion of the subject property was planted in citrus trees. This past use is being noted due to the assumed ubiquitous use of controlled substances (pesticides, herbicides and fertilizers) commonly used in this type of operation. It is important to note that the legal application (i.e., in accordance with manufacturer's specifications and customary practices) of such substances, in the course of standard operational practices, does not constitute a "release to the environment" by definition. Structures were identified within the northeastern portion of the subject property through historical aerials and our on-site investigation that could represent potential agricultural chemical mixing/storage areas or areas where petroleum products may have been stored/handled. However, no reasonably ascertainable information was obtained during the

course of our assessment, including historical records review, site reconnaissance observations, and regulatory record reviews, indicating that a past release had occurred on the subject property. Therefore, the mere existence of this historical land use does not meet the definition of a REC.

SECTION 2.0
INTRODUCTION

2.1 Site Location and Legal Description

The two (2) parcels, identified by Orange County as #22-21-28-0000-00-073 and #22-21-28-0000-00-227, which comprise the approximately 40.16-acre Sheeler Avenue Property, are located in unincorporated northwestern Orange County, at the physical address of 1920 Sheeler Avenue, within Section 22, Township 21 South, Range 28 East. The following are the legal descriptions for the parcels, as provided by the Orange County Property Appraiser's Office:

Parcel ID #22-21-28-0000-00-073
1920 Sheeler Avenue
Apopka, Florida 32703
Owner – Marvin Wayne Reid and Susan Thomas Reid

(NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) W 693 FT OF NE1/4OF SE1/4 & S1/2 OF SE1/4 OF NE1/4 (LESS E 33 FT FOR RD R/W) OF SEC 22-21-28 SEE 4934/3431

Parcel ID #22-21-28-0000-00-227
Sheeler Avenue
Apopka, Florida 32703
Owner – Marvin Wayne Reid and Susan Thomas Reid

(NOTE: AG PORTION OF THE FOLLOWING DESCRIBED PROPERTY) W 693 FT OF NE1/4 OF SE1/4 &S1/2 OF SE1/4 OF NE1/4 (LESS E 33 FT FOR RD R/W) OF SEC 22-21-28 SEE 4934/3431

2.2 Site and Vicinity General Characteristics

2.2.1 Current Uses of the Subject Property and Adjoining Properties

In general, the subject property is situated in a long-time an agricultural use area, including rural homesites, which has been in transition for larger-scale residential development since the 1980s. Historically the area appears to have been comprised mostly of undeveloped lands, lands associated with agricultural uses for citrus crop production, plant nursery operations and pasturelands and rural residential homesites from prior to the mid-1940s through the present time. As citrus production declined in the immediate area, agricultural uses for nursery facilities and timber production increased. Larger-scale residential developments have also appeared in the area since that time. Currently, the general area includes a mixture

of rural, residential and larger-scale residential development uses, agricultural uses for nurseries, municipal uses, commercial uses along area roadways and small areas of still undeveloped lands. At the time of the site investigation the subject property included residential lands in use for a rural single-family homesite on the northeastern portion of the parcel, and agricultural lands in use for cattle grazing and undeveloped lands covered by natural vegetation on the remainder of the parcel. Structures identified on the subject property during the investigation conducted included one (1) occupied single-family residence and seven (7) accessory structures. Multiple RVs/mobile homes were also present on the subject site during the investigation. Other improvements noted on the subject property at the time of the assessment included a septic system, a residential use water well, fencing with gates, an excavated pond, a small-scale gun shooting range, a cattle pen, electrical power transmission infrastructure and earthen access roads. Currently adjoining the subject property are residential use lands associated with single-family subdivisions (north, east, southeast, south and southwest) and single-family homesites (northeast and east), agricultural use lands associated with a plant nursery operation (west), lands associated with a church facility (east), undeveloped lands covered by natural vegetation (northwest) and the Sheeler Avenue right-of-way (east).

2.2.2 Soils

According to the SSURGO Soils Map of Orange County, Florida, prepared by the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), five (5) soil types occur within the subject property boundaries (Figure 2). The following presents a brief description of these soil types mapped for the subject property:

Candler fine sand, 0 to 5 percent slopes (#4) is a nearly level to gently sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of very dark grayish brown fine sand about 5 inches thick. The seasonal high-water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

Candler fine sand, 5 to 12 percent slopes (#5) is a sloping to strongly sloping, excessively drained soil found on the uplands. The surface layer of this soil type generally consists of dark grayish brown fine sand about 4 inches thick. The seasonal high-water table for this soil type is at a depth of more than 80 inches. Permeability of this soil type is rapid in the surface and subsurface layers and is rapid to moderately rapid in the subsoil.

Sanibel muck (#42) is a nearly level, very poorly drained soil found in depressions, freshwater swamps and marshes and in poorly defined drainageways. Typically, the surface layer of this soil type consists of black muck about 11 inches thick. In most years undrained areas mapped with this soil type are ponded for 6 to 9 months or more except during extended dry periods. Permeability of this soil type is rapid throughout.

Tavares fine sand, 0 to 5 percent slopes (#46) is a nearly level to gently sloping, moderately well-drained soil found on low ridges and knolls on the uplands. The surface layer of this soil type generally consists of very dark gray fine sand about 6 inches thick. The seasonal high-water table for this soil type is at a depth of 40 to 80 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. Permeability of this soil type is very rapid throughout.

Tavares-Millhopper complex, 0 to 5 percent slopes (#47) are nearly level to gently sloping, moderately well drained soils found on low ridges and knolls on the uplands and on the flatwoods. Typically, the surface layer of Tavares and Millhopper soils is dark grayish brown fine sand about 6 inches thick. The seasonal high-water table for Tavares soil is at a depth of 40 to 72 inches for more than 6 months, and recedes to a depth of more than 80 inches during extended dry periods. The seasonal high-water table for Millhopper soil is at a depth of 40 to 60 inches for 1 to 4 months, and recedes to a depth of 60 to 72 inches for 2 to 4 months. Permeability of Tavares soil is very rapid. Permeability of Millhopper soil is rapid in the surface and subsurface layers and is moderately rapid or moderate in the subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components and inclusions present in the Sanibel muck (#42) soil type associated with the subject property to be hydric.

2.2.3 Topography

Based upon a review of the USGS Topographic Map presented in Figure 3 (Forest City, Florida Quadrangle – 1959/Photorevised 1980), elevations on the subject property range from highs between +110 and +105 feet above the National Geodetic Vertical Datum of 1929 (NGVD) on the southern portion of the site, to below +75 feet NGVD on the northwestern and central portions of the parcel, within lower-lying areas. Spot elevations of +90 and +108 feet NGVD are noted north and southwest of the subject property, respectively, on the available topographic information. In general, it would appear that the subject property slopes from the north and south to the central portion of the parcel and to the west-northwest and southeast, in the direction of on- and off-site wetland and surface water areas.

2.3 Purpose

The purpose of this Phase I ESA was to identify RECs associated with the subject property. The term Recognized Environmental Condition (REC), as defined by the ASTM International Standard Practice E1527-21 for Phase I ESAs, means (1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment. A *de minimis* condition is not a REC. For the purposes of this assessment, a "release" is identified as any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment (including the abandonment or discharging of barrels, containers and other closed receptacles containing any hazardous substances or pollutant or contaminant). The term "environment" includes (A) the navigable waters, the waters of contiguous zone and the ocean waters and (B) any other surface water, groundwater, drinking water supply, land surface or subsurface strata.

A CREC is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a No Further Action [NFA] letter or equivalent, or meeting risk-based criteria established by regulatory agencies), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, activity and use limitations [AULs], institutional controls or engineering controls). An HREC is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). *De minimis* conditions generally would not present material risk of harm to public health or the environment and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. HRECs and *de minimis* conditions are not RECs per ASTM International Standard Practice E1527-21 for Phase I ESAs.

This Phase I ESA was performed in general accordance with ASTM International Standard Practice E1527-21 for Phase I ESAs utilizing methods and procedures consistent with good commercial or customary practice. The independent conclusions represent our best professional judgment based on information and data available to us during the course of this assessment and on the conditions that existed and information available at the time of the assessment.

2.4 Scope of Services

The Phase I ESA was requested as part of the user's due diligence process associated with a potential commercial real estate transaction (land purchase for assumed future residential development). It is assumed it will be utilized to assess the environmental condition of the subject property for reasons of qualifying for one of the *Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"). As the Phase I ESA was conducted in general compliance with the scope and instructions of ASTM E1527-21, it should constitute "All Appropriate Inquiry" into the previous ownership and uses of the subject property consistent with good commercial or customary practice.

To achieve the stated purpose, the following services were performed by BTC for this assessment:

- Review of physical characteristics and uses of the subject property and adjoining lands.

- Review of standard environmental record sources maintained by Federal, State, local and Tribal agencies to identify sites that could have the potential to impact the environmental quality of the subject property. Governmental agency information is collected and compiled by a contracted data research company. The data research company report is based on a radius search which focuses both on the subject property and neighboring lands which may have impacted the site.

- Review of the subject property history in an attempt to identify possible ownership and/or uses that would suggest an impact to the environmental integrity of the subject property. This is performed through review of reasonably ascertainable land title records and standard historical sources.

- A site reconnaissance to visually and physically inspect the subject property. This includes a visual inspection of the portions of adjoining properties visible from the subject property and public thoroughfares.

- Interviews, when possible, with individuals and local government representatives considered likely to know useful information regarding the subject property and adjoining properties.

- Preparation of a report, which includes the results of our investigation, findings, opinions, and conclusions, and a discussion of any data failures and/or gaps encountered.

2.5 Significant Assumptions

The following notable assumptions were made during the course of this assessment:

- Information provided to BTC by the user of this assessment and owners of the subject property has been assumed to be correct and complete.

- It is assumed the subject property was undeveloped and vacant, possibly associated with rangeland use, at the time of the 1947 historical aerial photograph reviewed by BTC as part of this assessment.

2.6 Limitations and Exceptions of Assessment

This Phase I ESA was conducted in a manner consistent with that level of care and skill exercised by members of the profession currently practicing under similar conditions, and was based upon the information made available to BTC at the time of this assessment. This Phase I ESA is strictly limited to the scope of services listed in Section 2.4. The environmental professional did not evaluate the subject property for conditions relating to asbestos containing building materials, biological agents, cultural and historical resources, ecological resources, endangered species, health and safety, indoor air quality/vapor intrusion (unrelated to releases of hazardous substances or petroleum products into the environment), industrial hygiene, lead-based paint, lead in drinking water, mold, radon, regulatory compliance or wetlands.

As stated in ASTM E1527-21, the user or environmental professional is not obligated to identify, obtain, or review every possible record that might exist with respect to a property; it is only necessary to review record information that is reasonably ascertainable from standard sources. Such information is publicly available, obtainable within reasonable time and cost constraints, and practically reviewable.

A Phase I ESA is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property. As noted by the legal analysis in ASTM E1527-21, there may be environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice. Also, some substances may be present on a property in quantities and under conditions that may lead to contamination of the property or of nearby properties but are not included in Comprehensive Environmental Response, Compensation, and Liability Act's (CERCLA) definition of hazardous substances. It is therefore recognized that the possibility exists that some hazardous substances or wastes may not be detected because it is beyond the level of inquiry for this type of study.

At the time of the site investigation the subject property included residential lands in use for a rural single-family homesite on the northeastern portion of the parcel, and agricultural lands in use for cattle grazing and undeveloped lands covered by natural vegetation on the remainder of the parcel. Structures identified on the subject property during the investigation conducted included one (1) occupied single-family residence and seven (7) accessory structures. Multiple RVs/mobile homes were also present on the subject site during the investigation. Other improvements noted on the subject property at the time of the assessment included a septic system, a residential use water well, fencing with gates, an excavated pond, a small-scale gun shooting range, a cattle pen, electrical power transmission infrastructure and earthen access roads. Except for the interiors of the occupied on-site residence, one (1) of the seven (7) accessory structures and RVs/mobile homes present on the parcel, all areas located within the subject property boundaries were accessible allowing an investigation of the site as described herein.

2.7 Special Terms and Conditions

This report, and the information contained herein, shall be the sole property of BTC until payment of any unpaid balance is made in full. KB Home Orlando, LLC, hereinafter referred to as the User of this Phase I ESA report, agrees that until payment is made in full, the User shall not have proprietary interest in this report or the information contained herein. BTC shall have absolute right to request the return of any and all copies of this report submitted to other parties, public or private, on behalf of the User in the event of nonpayment of outstanding fees by the User.

2.8 Deviations

This Phase I ESA did not delete or deviate from ASTM E1527-21.

2.9 User Reliance

This Phase I ESA report was prepared for use by the following entities:

- KB Home Orlando, LLC and related assigns

No other parties are authorized to rely on this report without express written permission from BTC.

SECTION 3.0
USER PROVIDED INFORMATION

In order to qualify for one of the Landowner Liability Protections (LLPs) to CERCLA liability, the user of a Phase I ESA must provide specific information (if available) to the environmental professional conducting the assessment. This task is intended to help identify the possibility of RECs in connection with the subject property. Failure of the user to provide this information could result in a determination the "All Appropriate Inquiry" is not complete. In order to help comply with this requirement, BTC provided the user of the report, KB Home Orlando, LLC, a User Questionnaire (Appendix A). This questionnaire was completed by Mr. Paul Thomas, Vice President of Land Acquisition for KB Home Orlando, LLC on August 1, 2024. The following provides a summary of the user provided responses to the questionnaire:

3.1 Environmental Liens and/or Activity and Use Limitations

An environmental lien is defined as a charge, security or encumbrance upon title to a property to secure the payment of a cost, damage, debt, obligation or duty arising out of response actions, cleanup, or other remediation of hazardous substances or petroleum products upon a property. Activity and Use Limitations (AULs) collectively are institutional (legal) restrictions and engineering (physical) controls, put in place to prevent adverse impacts to individuals and populations resulting from exposure to hazardous substances and petroleum products.

It is the user's responsibility to check, or engage a title company or title professional to check ascertainable, recorded land title records for environmental liens and AULs, if any, that are currently recorded against the subject property. Any environmental liens or AULs so identified shall be reported.

Based on responses by Mr. Thomas of KB Home Orlando, LLC to the User Questionnaire, the user of the Phase I ESA is unaware of any environmental liens or AULs associated with the subject property.

3.2 Specialized Knowledge

Based on Mr. Thomas' response to the User Questionnaire, the user of the Phase I ESA has no specialized knowledge regarding the past or present uses of the subject property or immediately adjoining lands that is material to RECs in connection with this assessment.

3.3 Valuation Reduction for Environmental Issues

BTC was not informed of a valuation reduction for environmental issues. Based on Mr. Thomas' response to the User Questionnaire, the purchase price of the lands reasonably reflects the fair market value of the subject property.

3.4 Commonly Known or Reasonably Ascertainable Information

Based on Mr. Thomas' responses to the User Questionnaire, the user of the Phase I ESA is unaware of the past uses of the subject property. The user is also unaware of any past or present chemical use or storage, any spills or chemical releases or any environmental cleanups associated with the subject property. As such, it appears the user is unaware of any commonly known or reasonably ascertainable information within the local community about the subject property that is material to RECs in connection with this assessment.

3.5 Obvious Indicators of Releases

Based on Mr. Thomas' responses to the User Questionnaire, the user of this assessment did not know of any obvious indicators that point to the presence or likely presence of contamination at the subject property.

3.6 Reason for Performing Phase I ESA

Based on Mr. Thomas' response to the User Questionnaire, this Phase I ESA was requested as part of the user's due diligence process associated with a potential commercial real estate transaction (land purchase for assumed future residential development). It is assumed it will be utilized to assess the environmental condition of the subject property for reasons of qualifying for the innocent landowner defense to CERCLA liability.

3.7 Title Records

No historical ownership (chain-of-title) information for the subject property was provided to BTC by the user of this assessment. Based a review of available historical aerial photographs (dating from 1947 through 2023), as well as information gathered via interviews and during our site visit, it appears that past/present owners of the subject property, to at least the mid-1940s, have only used the lands for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes. Based on this information, it appears that no past owners of the subject property represented entities of heavy industrial, chemical production, or waste disposal repositories.

Please note that properties occurring in areas with a historic use focused on cattle ranching during the period 1906 to 1961 may include, or be in close proximity, to a historic cattle dip vat. Failure to provide chain of title information limits the environmental professional's ability to cross-reference past ownership of the subject property with the State's list of historic cattle dip vat locations.

SECTION 4.0
RECORDS REVIEW

As a component part of our Phase I ESA investigations, reasonably ascertainable standard Federal, State and Tribal environmental records are reviewed. In addition, historical record sources such as aerial photographs, ascertainable Sanborn Fire Insurance Maps, City Directories and historical topographic maps are reviewed. The purpose of the records review is to obtain and review records that will help identify potential RECs in connection with the subject property. The following sections detail these activities.

4.1 Standard Federal and State Environmental Records

BTC reviewed standard environmental record sources, consisting of Federal, State and Tribal environmental databases compiled by Environmental Data Resources, Inc. (EDR) of Shelton Connecticut. The complete regulatory database report provided by EDR (Report #7719641.2s, dated July 29, 2024) is included with this report as Appendix B. Each database has a minimum corresponding search radius as specified by ASTM E1527-21. Facilities identified to be within this search radius are listed within this subsection. An exhibit depicting the recorded locations of any sites identified is presented in Figure 4. BTC also reviewed unmappable sites, which cannot be precisely located, generally due to inaccurate or missing location information in the record provided by the agency. Any unmappable site identified to be located within its applicable search radius of the subject property is discussed in the relevant section below.

The following table summarizes the databases reviewed, their ASTM search radii and the number of facilities identified in the environmental database review. Supporting information for each database is provided in the sections referenced. Additionally, database descriptions and the dates of searched database versions are included in the attached database report.

ENVIRONMENTAL RECORD SOURCES	ASTM Search Distance (miles)	Listings within Search Distance	Reference Section
Standard Federal Sources			
Federal NPL Site List	1.0	0	4.1.1
Federal Delisted NPL Site List	0.5	0	4.1.1
Federal CERCLIS List/Superfund Enterprise Management System (SEMS)	0.5	0	4.1.2
Federal CERCLIS-NFRAP Site List	0.5	0	4.1.3
Federal RCRA CORRACTS Facilities List	1.0	0	4.1.4
Federal RCRA Non-CORRACTS TSD Facilities List	0.5	0	4.1.5

Federal RCRA Generators List	Target & Adjoining Properties	0 0 (Non-Gen)	4.1.6
Federal Institutional Controls/Engineering Controls Registries	Property Only	0	4.1.7
Federal ERNS List	Property Only	0	4.1.8
Standard State and Tribal Sources			
State and Tribal Hazardous Waste Sites (SHWS) – *CERCLIS equivalent*	0.5	0	4.1.9
State and Tribal Solid Waste/Landfill Facilities (SWF/LF)	0.5	2	4.1.10
State and Tribal Leaking Underground Storage Tank Sites (LUST)	0.5	0	4.1.11
State Registered Aboveground Storage Tank and Underground Storage Tank Lists (AST and UST)	Target & Adjoining Properties	2	4.1.12
State and Tribal Institutional Control/ Engineering Control Registries	Property Only	0	4.1.13
State and Tribal Voluntary Cleanup Sites (VCP)	0.5	0	4.1.14
State and Tribal Brownfields Areas/Sites	0.5	0	4.1.15
Additional Environmental Records			
State Dry-cleaning Facilities (DRYCLEANERS)	0.25	0	4.1.16
State Dry-cleaning Priority Ranking List (PRIORITYCLEANERS)	0.5	0	4.1.17
State Delineated Areas - Ethylene Dibromide (DEDB) Database	0.5	0	4.1.18
Florida Cattle Dip Vat Sites	0.25	0	4.1.19
Unmappable Sites		0	4.1.20

4.1.1 Federal National Priorities List (NPL) and Delisted NPL

The NPL itemizes facilities and/or locations with confirmed environmental contamination. The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. The Delisted NPL identifies sites where no further response has been deemed appropriate.

There were no NPL sites identified within one mile (5,280-feet) of the subject property and no Delisted NPL sites identified within one-half mile (2,640-feet) of the subject property.

4.1.2 Federal CERCLIS List/Superfund Enterprise Management System (SEMS)

The U.S. Environmental Protection Agency (USEPA) renamed the CERCLIS list to Superfund Enterprise Management System (SEMS) in 2015. The SEMS contains data on potential hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). The SEMS contains sites which are either proposed for inclusion on the National Priorities List (NPL) or are in the screening and assessment phase for possible inclusion on the NPL. A listing in the SEMS does not always indicate the presence of contamination, only that the site is being investigated.

There were no CERCLIS/SEMS sites identified within one-half mile of the subject property.

4.1.3 Federal CERCLIS No Further Remedial Action Planned (NFRAP)

The CERCLIS NFRAP is an identification of those facilities and/or locations which have been removed from the USEPA inventory of potential and confirmed hazardous waste sites (CERCLIS sites). This database was created in an effort to help cities, states, private investors and affected citizens promote economic redevelopment.

There were no CERCLIS NFRAP sites identified within one-half mile of the subject property.

4.1.4 Federal Resource Conservation and Recovery Act Information System (RCRA) – CORRACTS Facilities List

The RCRA-CORRACTS list identifies hazardous waste handlers with RCRA corrective action activity.

There were no CORRACTS (corrective action) sites identified within one mile of the subject property.

4.1.5 Federal RCRA – Non-CORRACTS TSD Sites

The RCRA-TSD list identifies facilities and/or locations that are associated with the treating, storing or disposal of hazardous substances or waste. The facilities listed in the TSD list are potential sources of contamination, although no release has necessarily been reported at these sites.

There were no Non-CORRACTS TSD (treatment, storage & disposal) sites identified within one-half mile of the subject property.

4.1.6 Federal RCRA – Generator Sites

The RCRA-Generator list identifies facilities and/or locations associated with the handling, storing or transporting of hazardous substances or waste. The facilities listed in the RCRA-Generator list are potential sources of contamination, although no release has necessarily been reported at these sites.

Neither the subject property nor immediately adjoining properties are identified as RCRA Generator sites in the available radius information.

4.1.7 Federal Institutional Control/Engineering Control Registries

The Institutional Control and Engineering Control Registries are listings of sites with institutional and/or engineering controls in place. Institutional controls include administrative measures and post remediation care requirements intended to prevent exposure to contaminants remaining on a site. Engineering controls include various forms of caps, building foundations, liners and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

The subject property is not identified in association with any Federal institutional and/or engineering controls.

4.1.8 Federal Emergency Response Notification System (ERNS)

The ERNS lists information on releases of petroleum products and hazardous waste. The ERNS list identifies those facilities and/or locations that have been reported to the USEPA under the Emergency Response Notification System because of the release of potentially hazardous material.

The subject property is not identified as an ERNS site.

4.1.9 State Hazardous Waste Sites (SHWS)

The State Hazardous Waste Sites List (SHWS) is the State equivalent to the CERCLIS list. These sites may or may not already be listed on the Federal CERCLIS list.

There were no SHWS sites identified within one-half mile of the subject property.

4.1.10 State Solid Waste/Landfill Facilities (SWF/LF)

The SWF/LF list includes facilities and/or locations identified with the handling or land filling of solid waste. Inclusion of a site on the SWF/LF list does not indicate that contamination has been reported, but rather that there is the potential.

There were two (2) SWF/LF sites identified within one-half mile of the subject property. These area SWF/LF listings are reported as follows:

- **City of Apopka**
  748 East Cleveland Street
  Apopka, Florida 32703
  Approximately 665-feet NNW (up-gradient)
  Facility IDs #95645 and #102977
  Facility Classification: Waste Tire Collector
  Facility Status: Inactive

The City of Apopka listing is reported as an inactive waste tire collector. The site is not identified in association with any compliance, enforcement or cleanup documents in public file information gathered from the Florida Department of Environmental Protection (FDEP) Division of Waste Management OCULUS System. Based on this information, this area property SWF/LF listing does not appear significant to the subject property and this assessment at this time.

- **321 East Cleveland Street**
  321 East Cleveland Street
  Apopka, Florida 32703
  Approximately 2,415-feet NW (up-gradient)
  Facility ID #99920
  Facility Classification: Disaster Debris Management Site
  Facility Status: Pre-Authorized

The 321 East Cleveland Street listing is reported as a disaster debris management site (DDMS) that was pre-authorized for 2024. The site is not identified in association with any compliance, enforcement or cleanup documents in public file information gathered from the FDEP Division of Waste Management OCULUS System. Based on this information, as well as the physical distance of this site from the subject property and the assumed nature of the materials/operations associated with this listing (temporary storage/stockpiling of yard/tree debris), this area property SWF/LF listing does not appear significant to the subject property and this assessment at this time.

4.1.11 State Leaking Underground Storage Tanks (LUST)

The State Leaking Underground Storage Tank (LUST) list includes specifically those sites that have reported incidences of leaks or discharges associated with underground storage tanks (USTs).

There were no LUST sites identified within one-half mile of the subject property.

4.1.12 State and Tribal Registered Storage Tank Lists (AST/UST)

The State and Tribal Registered Storage Tank lists include all facilities and/or locations that are required by Florida Administrative Code (F.A.C.) to register aboveground storage tanks (ASTs) and underground storage tanks (USTs). Inclusion on these lists does not indicate that a release of petroleum product has occurred, but rather that there is the potential for a release.

The subject property is not identified as an AST/UST site; however, two (2) adjoining properties are identified in the as AST/UST indices. These adjoining property AST/UST listings are reported as follows:

- **Nelson & Sons Nursery**
  2300 South Sheeler Road
  Apopka, Florida 32703
  Adjoining Property S (up-gradient)
  Facility ID #8735393
  Facility Status: Closed Agricultural AST/UST Site

Based on public file information reviewed by BTC as part of this assessment, the Nelson & Sons Nursery listing is identified as a closed agricultural AST/UST site previously associated with seven (7) ASTs (7,500-, 8,500-, 16,000- and 20,000-gallon units utilized for fuel oil-onsite heat, a 2,000-gallon unit utilized for unleaded gasoline, a 1,000-gallon unit utilized for emergency generator diesel and a 500-gallon unit utilized for vehicular diesel), and one (1) UST (30,000-gallon unit utilized for other non-regulated content). Based on available information, the ASTs were removed in September of 1993, June of 2004 or June of 2006, and the UST was removed in September of 1993. The site was last inspected on August 14, 2006, and based on the information provided during and following the inspection, the facility was determined to be "In Compliance" with the Department's rules and regulations. Based on public file information reviewed, there appeared to be no issues identified by the operator or the FDEP during and/or subsequent to closure of these units. Based on this information, as well as the lack of any documentation in readily accessible public file records indicating any significant releases associated with these units, this adjoining property AST/UST listing does not appear significant to the subject property and this assessment at this time.

- **Hermann Engelmann Greenhouses, Inc.**
  2121 South Clarcona Road
  Apopka, Florida 32703
  Adjoining Property W (up/cross-gradient)
  Facility ID #8735394
  Facility Status: Closed Agricultural AST/UST Site

Based on public file information reviewed by BTC as part of this assessment, the Hermann Engelmann Greenhouses, Inc. listing is identified as a closed agricultural AST/UST site previously associated with six (6) ASTs (2,000-, 2-5,000- and 2-10,000-gallon units utilized for fuel oil-onsite heat and a 1,000-gallon unit utilized for emergency generator diesel), and one (1) UST (1,000-gallon unit utilized for unleaded gas). Based on available information, the ASTs were removed in October of 1990, January of 2004, August of 2005, or not reported, and the UST was removed in August of 1992. Based on public file information reviewed, there appeared to be no issues identified by the operator or the FDEP during and/or subsequent to closure of these units. Based on the above information, as well as the lack of any documentation in readily accessible public file records indicating any significant releases associated with these units, the adjoining property AST/UST listing does not appear significant to the subject property and this assessment at this time.

4.1.13 State Institutional Control/Engineering Control Registries

The Institutional Control and Engineering Control Registries are listings of contaminated sites in the State which are subject to institutional and/or engineering controls. Institutional controls include administrative measures and post remediation care requirements intended to prevent exposure to contaminants remaining on a site. Engineering controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to a property.

The subject property is not identified in association with any State institutional and/or engineering controls.

4.1.14 State Voluntary Cleanup Sites (VCP)

The VCP database lists facilities and/or locations that are associated with voluntary cleanup activities.

There were no VCP sites identified within one-half mile of the subject property.

4.1.15 State Brownfields Areas/Sites

Brownfields are defined by the FDEP as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination. The primary goals of Florida's Brownfields Redevelopment Act (Ch. 97-277, Laws of Florida, codified at ss. 376.77-.85, F.S.) are to reduce health and environmental hazards on existing commercial and industrial sites that are abandoned or underused due to these hazards and create financial and regulatory incentives to encourage redevelopment and voluntary cleanup of contaminated properties. A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and USEPA designated brownfield pilot projects.

There were no State Brownfields Areas/Sites identified within one-half mile of the subject property.

4.1.16 State Dry-cleaning Facilities (DRYCLEANERS)

The DRYCLEANERS database includes information about permitted dry-cleaner facilities. A listing on the DRYCLEANERS database does not indicate that a release has occurred, but rather that there is the potential for a release.

There were no DRYCLEANERS sites identified within one-quarter mile of the subject property.

4.1.17 State Dry-cleaner Priority Ranking List (PRIORITYCLEANERS)

The PRIORITYCLEANERS database is a listing of all facilities that have applied for a state funded program which aids in the cleanup of properties that are contaminated as a result of the operations of a dry-cleaning facility or wholesale supply facility. A listing on PRIORITYCLEANERS indicates that a release has occurred, although the quantity released may not pose a threat to either the releasing facility or to surrounding properties.

There were no PRIORITYCLEANERS sites identified within one-half mile of the subject property.

4.1.18 State Delineated Areas – Ethylene Dibromide (DEDB) Database

Ethylene Dibromide (EDB) is a carcinogenic compound determined by the US EPA to have the potential to produce adverse health effects from prolonged consumption. EDB was used as a soil fumigant between 1962 and 1983 to control nematodes on citrus groves, golf courses and some other crops such as peanuts and soybean. It also was an additive to leaded gasoline from the 1920s until leaded gasoline was phased out in the 1980s. Subsequently, EDB was identified as a carcinogen and as a groundwater contaminant associated with older leaking underground storage tank sites (LUSTs), as well as with certain historical agricultural lands.

The FDEP now delineates areas of EDB contamination, which are codified under Chapter 62-524, F.A.C. Although EDB sites have been confirmed in twenty-two (22) Florida counties, most of the sites are located in five (5) counties: Highlands, Jackson, Lake, Orange and Polk. The Delineated Areas-Ethylene Dibromide database (DEDB) identifies those locations where the FDEP has delineated a 1000-foot setback zone from a confirmed EDB-contaminated groundwater well or in areas where EDB was historically applied, but for which groundwater quality data is limited. While a review of this database is not required specifically by the ASTM standard, an investigation of this information is considered good commercial and customary practice in Florida, particularly in historic citrus growing areas (or the five [5] aforementioned counties), out to a radius of one-half mile from a subject property.

There were no DEDB test sites identified within one-half mile of the subject property in the available radius information. In order to further assess the potential for EDB to have affected the subject property, a review of FDEP Groundwater Contamination Areas data was conducted as part of this assessment. This review did not identify the subject property as being located within a known historical EDB application area, pursuant to Chapter 62-524, F.A.C., New Potable Water Well Permitting in Delineated Areas.

4.1.19 Florida Cattle Dip Vat Sites

The State Cattle Dip Vat database lists the known locations of historic cattle dip vats. According to the Florida Department of Health, approximately 3,400 cattle-dipping vats were constructed on private properties throughout Florida from 1906 through 1962. These vats were used in an effort to eradicate cattle fever ticks, and State law required that all cattle, horses, mules, goats and other susceptible animals be dipped every fourteen (14) days. The vats contained insecticide solutions that were mixed on site and therefore, most were located near a water source. The sites consisted of a concrete trough, typically measuring 30-feet long, 3-feet wide and up to 7-feet deep, with a drip pad at the exit and a drip pen beyond the pad.

It is now known that the solutions used in these cattle-dipping vats are harmful to humans and areas with the vats may have contaminated soils and groundwater in their vicinity. The most significant contaminant of concern at cattle dip vat locations is arsenic, although other potential contaminants include BHC, DDT, DDE and toxaphene. The original State records typically identified vat locations descriptively or by property owner and did not include an address or map location.

Consequently, while 85 cattle dip vats are listed as having been constructed in Orange County, only one (1) of them has been mapped in recent years. Hence, properties located in areas with an historic land use of cattle ranching may have or be in close proximity to an historic cattle dip vat.

There were no Cattle Dip Vat sites identified within one-quarter mile of the subject property in the available radius report.

4.1.20 Unmappable Sites

BTC reviewed the EDR Orphan Summary (unmapped sites included in databases) as part of this assessment. Unmappable sites are those for which inadequate location information exists (i.e., no definitive street address, zip code or latitude/longitude data) for a practical review. Based on the information reviewed, there were no orphan sites located within close proximity to the subject property.

4.1.21 Potential Vapor Encroachment Conditions (VECs)

Vapor migration refers to the movement of hazardous substances or petroleum products vapor in the subsurface. A Vapor Encroachment Condition (VEC) is defined as the presence or likely presence of chemicals of concern (COCs) vapors in the subsurface of the subject property caused by the release of vapors from contaminated soil and/or groundwater, either on or near the subject property.

Based on the Federal, State, local, Tribal and proprietary database search and our evaluation, no VECs (and therefore, no RECs) were identified via vapor encroachment screening.

4.2 Additional Environmental Records Sources

All of the record sources reviewed as part of this assessment were described above. No additional sources were considered in this study.

4.3 Historical Use Information – Subject Property and Adjoining Lands

4.3.1 Historical Aerial Photographs

The land use history of the subject property and adjoining lands was determined, in part, through analysis of historical aerial photographs dating from 1947 through 2023 (Appendix C). The aerials were obtained from the Florida Department of Transportation (FDOT) and the University of Florida (Publication of Archival, Library & Museum Materials – PALMM). The purpose of this review was to identify evidence of structures, objects, or disturbances at the subject property and immediately surrounding areas which may indicate the presence of RECs at the time the aerial photographs were taken. Our observations are summarized below:

1947 Historical Aerial Photograph

The subject property appears as undeveloped lands covered by natural vegetation on the 1947 aerial photograph. There are no structures or other improvements evident on the subject property at this time. The subject property may be in use as rangelands at this time, but there is no specific evidence of this potential use. Immediately adjoining lands appear either similar to the subject property (undeveloped lands covered by natural vegetation), as agricultural lands in use for citrus crop production or as rural residential homesites on the 1947 aerial photograph. Located on adjoining lands to the east at this time is a roadway within the current Sheeler Avenue right-of-way.

1954 Historical Aerial Photograph

Except for the appearance of citrus crop production activities on the central portion of the subject property, the appearance of three (3) small structures on the northeastern portion of the site, the appearance of rural homesites on adjoining lands to the east and the appearance of plant nursery operations on lands to the east and southeast, no significant changes appear on the subject or immediately adjoining parcels.

1969 Historical Aerial Photograph

Changes evident in the immediate area by this time include the apparent decline of citrus crop production on the central portion of the subject property, the removal of the three (3) small structures and appearance of two (2) structures on the northeastern portion of the site, the appearance of rural homesites on adjoining lands to the north and east, the appearance of plant nursery operations on adjoining lands to the west and south and the appearance of citrus crop production activities on adjoining lands to the north.

1974 Historical Aerial Photograph

Except for the appearance of additional small structures on the northeastern portion of the subject property, the expansion of nursery operations on adjoining lands to the west and east and the appearance of rural homesites on adjoining lands to the northeast and east, no significant changes appear on the subject or immediately adjoining parcels.

1980 Historical Aerial Photograph

Except for the expansion of nursery operations on adjoining lands to the southwest, and the appearance of rural homesites on adjoining lands to the east, no significant changes appear on the subject or immediately adjoining parcels.

1994 Historical Aerial Photograph

Changes evident in the immediate area by this time include the appearance of additional structures on the northeastern portion of the subject property, the expansion of nursery operations on adjoining lands to the west, the appearance of timber production activities on adjoining lands to the north and the construction of a single-family residential development on adjoining lands to the east.

2002 Historical Aerial Photograph

Except for the expansion of nursery operations on adjoining lands to the west, no significant changes appear on the subject or immediately adjoining parcels.

2008 Historical Aerial Photograph

Except for the removal of a structure from the northeastern portion of the subject property, the construction of a single-family residential development on adjoining lands to the north and the apparent decline of nursery operations on adjoining lands to the east, southeast, south and southwest, no significant changes appear on the subject or immediately adjoining parcels.

2012 Historical Aerial Photograph

No significant changes appear on the subject or immediately adjoining parcels.

2018 Historical Aerial Photograph

Except for the partial construction of a single-family residential development on adjoining lands to the east, southeast, south and southwest, no significant changes appear on the subject or immediately adjoining parcels.

2021 Historical Aerial Photograph

Except for the continuation of construction of the single-family residential development on adjoining lands to the east, southeast, south and southwest, no significant changes appear on the subject or immediately adjoining parcels.

2023 Historical Aerial Photograph

Except for the completion of construction of the single-family residential development on adjoining lands to the east, southeast, south and southwest, no significant changes appear on the subject or immediately adjoining parcels.

4.3.2 Historical Sanborn Maps

Sanborn Fire Insurance Maps were produced for the fire insurance industry from 1876 through 1961, with photo revisions continuing until 1975. These maps show buildings and their associated land uses down to parcels and lots within many U.S. towns and cities (mostly concentrated to urbanized areas). Therefore, these fire maps can be very useful in identifying potential environmental concerns associated with past land uses during periods prior to and overlapping with, the advent of aerial photography.

A search for Sanborn Fire Insurance Maps for the location in which the subject property is situated was not conducted, as it is known by BTC that this is an unmapped area.

4.3.3 Historical City Directory Information

Based on the positive identification of past uses of the subject property identified through interviews and review of historical aerial photographs (no developed uses other than for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes identified on-site), a search of available city directories was not conducted as part of this assessment.

4.3.4 Historical Topographic Maps

Based on historical topographic maps reviewed, it appears that no landmark structures or features existed on the subject property at the time of a publication for 1959; however, it appears that two (2) landmark structures existed on the subject property at the time of a publication for 1970 and that three (3) landmark structures existed on a publication for 1980. This is consistent with historical aerial photographs reviewed.

4.4 Physical Setting Characteristics

Based upon a review of the USGS Topographic Map presented in Figure 3 (Forest City, Florida Quadrangle – 1959/Photorevised 1980), elevations on the subject property range from highs between +110 and +105 feet NGVD on the southern portion of the site, to below +75 feet NGVD on the northwestern and central portions of the parcel, within lower-lying areas. Spot elevations of +90 and +108 feet NGVD are noted north and southwest of the subject property, respectively, on the available topographic information. In general, it would appear that the subject property slopes from the north and south to the central portion of the parcel and to the west-northwest and southeast, in the direction of on- and off-site wetland and surface water areas.

4.4.1 Stormwater Drainage

It appears that run-off from the subject property drains to the central portion of the site, in the direction of a lower-lying wetland area, as well as off-site areas to the northwest and southeast. Due to the relief which exists in the vicinity of the subject property, as well as physical and stormwater management features present in the area, off-site run-off likely enters the site from the immediate north, northeast and south.

4.4.2 Groundwater

The groundwater hydrology of Central Florida can be described in terms of the nature and relationship of three basic aquifers – the surficial-, the intermediate-, and the Floridan aquifers.

The surficial aquifer is highly permeable and includes the local water table. In general, the sands of the surficial aquifer extend to depths of 40 to 70 feet. The surficial aquifer sits atop the much less permeable intermediate aquifer, consisting of the Hawthorn Group and various confining beds. The Hawthorn Group is characterized by low permeability clays and ranges in thickness from nearly absent in some locations to greater than 100 feet. Beneath this intermediate aquifer is the Floridan Aquifer, consisting of a limestone formation, which may be several

thousand feet thick at various locations. The limestone formation, which is the primary source of drinking water in Central Florida, is highly permeable due to the presence of large interconnected channels and cavities throughout the rock. The amount of groundwater flow between the surficial and Floridan aquifers is dependent on the thickness and consistency of the Hawthorn clay confining beds, which as previously stated varies widely throughout Central Florida.

Although no test borings were performed by BTC during the assessment of the property, the following presents a general description of the expected hydrogeology in the vicinity of the subject property:

Groundwater in the immediate vicinity of the subject property is assumed to follow, more-or-less, ground surface topography. Based solely on the topographic information presented in Figure 3, it is inferred that the shallow groundwater in the vicinity of the subject property flows towards the central portion of the site, as well as towards the west-northwest and southeast. Due to the relief which exists in the vicinity of the subject property, it appears off-site groundwater could likely enter the site from immediately adjoining areas to the north, northeast and south. Based on the above assumptions, and information obtained from EDR and the FDEP, there appear to be no significant issues of concern regarding contaminated sites located in the vicinity of the subject property.

SECTION 5.0
SITE RECONNAISSANCE

Inspection of the subject property and adjoining lands was performed by Amanda Rolfs of BTC on July 1, 2024. The purpose of the site reconnaissance is to collect information and make observations to help identify RECs in connection with the subject property. Photographs documenting conditions found at the subject property and adjoining lands on this date are included as Appendix D. Our observations and findings resulting from the site reconnaissance are provided below.

5.1 Methodology and Limiting Conditions

The site visit included a pedestrian inspection of the subject property and visual observations of adjoining lands. The properties were investigated for any evidence of the following items as part of the assessment:

- **Hazardous Substance in Connection with Identified Uses**
- **Hazardous and Unidentified Substance Containers**
- **Storage Tanks**
- **Indication of PCBs**
- **Indication of Solid Waste Disposal**
- **Stained Soils or Pavement**
- **Stressed Vegetation**
- **Odors**
- **Pools of Liquid**
- **Domestic/Sanitary Waste Handling**
- **Ponds, Lagoons or Pits**
- **Wells**

Except for the interiors of an occupied on-site residence, one (1) of seven (7) accessory structures and RVs/mobile homes on the parcel, all areas located within the subject property boundaries were accessible allowing an investigation of the site as described herein.

5.2 General Subject Property Setting

5.2.1 General Exterior Observations

The site investigation began with an inspection of the subject property and boundaries and continued with a survey of the adjoining lands. A vehicle survey was conducted of facilities of interest from the EDR Radius Map Report. Access to the subject property was gained via Sheeler Avenue, which exists along the eastern property boundary.

At the time of the site investigation the subject property included residential lands in use for a rural single-family homesite on the northeastern portion of the parcel, and agricultural lands in use for cattle grazing and undeveloped lands covered by natural vegetation on the remainder of the parcel (Photos #1 through #6). Structures identified on the subject property during the investigation conducted included one (1) occupied single-family residence and seven (7) accessory structures (Photos #7 through #20). Multiple RVs/mobile homes were also present on the subject site during the investigation (Photos #21, #22 and #23). Other improvements noted on the subject property at the time of the assessment included a septic system, a residential use water well, fencing with gates, an excavated pond, a small-scale gun shooting range, a cattle pen, electrical power transmission infrastructure and earthen access roads. There were no observations of past releases, ongoing discharges and/or significant threats of releases to the environment identified in association with the current uses of the exterior portions of the subject property during the investigation conducted.

5.2.2 General Interior Observations

As noted above, structures/habitable features identified on the subject property during the investigation conducted included an occupied single-family residence, seven (7) accessory structures and multiple RVs/mobile homes. Of the structures noted on the subject property, the interiors of six (6) accessory structures were observed during the assessment (see Photos #12, #14, #15, #16 and #20). With regards to the interiors of the structures observed, there were no issues of concern to this assessment identified. With regards to the interiors of the structures not observed, they were assumed to be typical for private single-family residential uses and no issues of concern to this assessment were anticipated.

5.3 Hazardous Substances and Petroleum Products in Connection with Identified Uses

Except for small amounts of paints, petroleum containing materials, landscaping and pool chemicals and house-hold and automotive cleaning products observed inside and around the structures within the northeastern portion of the site, there were no potentially hazardous substances observed in connection with identified uses of the subject property during the investigation conducted. With regards to the substances noted, there were no issues of concern to this assessment identified and they were considered *de minimis* with regards to this assessment.

5.4 Hazardous and Unidentified Substance Containers (Including Drums and Totes)

Aside from those associated with the substance noted above, there were no potentially hazardous or unidentified substance containers identified on the subject property during the investigation. With regards to the containers discussed, there were no issues of concern to this assessment identified and these were considered to be *de minimis* with regards to this assessment.

5.5 Storage Tanks

Except for a pressure tank associated with a water well (see Photos #15 and #16) and numerous inactive and scrap/abandoned tanks, including some converted for grills, located throughout the northeastern portion of the site (Photos #24 through #30), there were no ASTs or evidence of USTs identified on the subject property during the investigation conducted. With regards to the ASTs noted, there were no issues of concern to this assessment identified.

5.6 PCB Containing Items

Polychlorinated biphenyls have been used in power transformers and capacitors due to their excellent heat exchange and dielectric properties. However, this group of compounds was determined to be carcinogenic and their production was banned in the US in 1979. Consequently, distribution of transformers containing PCBs was phased out in the 1980s. Other potential sources of PCBs include older hydraulic machinery (such as are associated with elevators and lift equipment). Although PCB-type transformers and hydraulic components have been replaced in the time since, an unknown number have been allowed to stay in service for the duration of their life-cycles.

There were no potential sources of PCBs identified on the subject property during the investigation.

5.7 Indication of Solid Waste Disposal

Other than minor amounts of automotive, household, landscaping and construction debris, as well as a number of discarded/waste tires, equipment, automobiles and water craft observed scattered throughout the northeastern portion of the site (Photos #31 through #36), there were no indications of solid waste disposal observed on the subject property during the investigation conducted. With regards to the debris noted, there were no issues of concern to this assessment identified and it was considered to be *de minimis* with regards to this assessment. In addition, a small-scale/private use shooting range was noted in a clearing within the central portion of the subject property (Photo #37). This range included a target and a backstop made of fill dirt. Based on the small size and apparent private/personal use of this area, no issues of concern to this assessment were anticipated and it was considered to be *de minimis* with regards to this assessment.

5.8 Stained Soils or Pavement

There were no indications of stained soils or pavement identified on the subject property during the investigation.

5.9 Stressed Vegetation

There were no indications of stressed vegetation identified on the subject property during the investigation.

5.10 Strong, Pungent or Noxious Odors

There were no unusual odors identified on the subject property during the investigation.

5.11 Pools of Liquid or Sumps Containing Liquids

Except for an aboveground pool at the homesite on the subject property (Photo #38), there were no pools of liquid or sumps containing liquids observed on the subject property during the investigation. With regards to the pool noted, there were no issues of concern to this assessment identified.

5.12 Domestic/Sanitary Waste Handling and Potable Water Supply

Based on observations during the site visit, it appeared that domestic/sanitary wastes were being generated by the occupied residence on the subject property. These wastes appear to be handled via a residential septic system. Based on the assumed residential-only use of the system, there were no issues of concern to this assessment identified. Potable water supply is provided at the property via one (1) residential use water well as noted below.

5.13 Ponds, Lagoons and Pits

Other than a wetland area within the central portion of the site, an excavated pond on the northeast portion of the property (Photos #39 and #40) and the above noted aboveground pool (see Photo #38), there were no ponds, lagoons or pits identified on the subject property during the investigation conducted. With regards to the wetland area, pond and pool noted, there were no issues of concern to this assessment identified.

5.14 Wells

Wells identified on the subject property during the investigation conducted included only one (1) residential use water well (see Photo #16). This water well is associated with the on-site residence and is located just behind the single-family dwelling. With regards to the well identified, there were no issues of concern to this assessment identified. There were no monitoring wells, additional water wells, injection wells or any other types of wells, nor indications of abandoned or sealed wells, observed on the subject property during the investigation.

5.15 Adjoining Property Observations

In general, the subject property is situated in a long-time an agricultural use area, including rural homesites, which has been in transition for larger-scale residential development since the 1980s. Historically the area appears to have been comprised mostly of undeveloped lands, lands associated with agricultural uses for citrus crop production, plant nursery operations and pasturelands and rural residential homesites from prior to the mid-1940s through the present time. As citrus production declined in the immediate area, agricultural uses for nursery facilities and timber production increased. Larger-scale residential developments have also appeared in the area since that time. Currently, the general area includes a mixture of rural, residential and larger-scale residential development uses, agricultural uses for nurseries, municipal uses, commercial uses along area roadways and small areas of still undeveloped lands.

Currently adjoining the subject property are residential use lands associated with single-family subdivisions (north, east, southeast, south and southwest – Photos #41 and #42) and single-family homesites (northeast and east – Photo #43), agricultural use lands associated with a plant nursery operation (west – Photo #44), lands associated with a church facility (east), undeveloped lands covered by natural vegetation (northwest – Photo #45) and the Sheeler Avenue right-of-way (east – Photo #46). No significant issues of concern to this assessment were observed in association with any of the adjoining properties during the site visit conducted as part of this site assessment.

SECTION 6.0
INTERVIEWS

The objective of interviews conducted in order to comply with ASTM E1527-21 is to obtain information indicating RECs in connection with the subject property. In addition to the user of the Phase I ESA and present owner of the subject property, BTC makes reasonable attempts to conduct interviews with parties it believes could provide useful information regarding potential RECs. Parties to be interviewed are determined based on the past/present uses identified and their availability for interview within reasonable timeframes. Parties such as occupants, site managers, local government officials and past owners are interviewed, when possible, based on their potential to provide relevant information. Documentation of any such interviews conducted by BTC is included in Appendix A. A summary of this information is presented below.

6.1 Interview with Owner

At the present time, the recorded owners of the subject property are Marvin Wayne Reid and Susan Thomas Reid. BTC provided a representative for these owners an Owner Questionnaire (Appendix A). This questionnaire was completed by Ms. Susan and Mr. Marvin Reid, owners of the property on August 5, 2024. Based on information obtained via the owner questionnaire, as well as public records and historical aerials reviewed, it appears that the current owners (or their family) have been associated with the subject property for approximately 65 years and have utilized the property for a family home and family livestock during this time. Based on the questionnaire completed, it appears that the current owners are unaware of the uses of the site prior to their ownership.

Based on additional responses to the owner questionnaire, the current owners have no knowledge of any past or present storage tanks, other than stored for scrap, any past or present chemical use or storage or any cattle dip vats that have existed on the subject property. The owners also have no knowledge of any spills or chemical releases that have taken place or any environmental cleanups that have occurred on the subject property. In addition, the owners have no knowledge of any environmental liens and/or AULs associated with the subject property. Further, the current owners have never been informed by any nearby property owners or the FDEP about groundwater contamination that may be migrating onto the subject property from off-site sources based on the completed questionnaire.

6.2 Interviews with Past Owners

Interviews with past owners were not conducted as part of this assessment. Based on the past uses of the subject property identified through the course of this investigation (no developed uses other than for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes identified on-site), interviews with past owners were not considered necessary as part of this investigation. The absence of past owner provided

information does not appear to significantly affect the ability of BTC to identify RECs in connection with the subject property due to the availability of relevant information from other sources.

6.3 Interviews with Local Governmental Officials

Interviews with local governmental officials were not conducted as part of this assessment. Based on the past uses of the subject property identified through the course of this investigation (no developed uses other than for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes identified on-site), interviews with local governmental officials were not considered necessary as part of this investigation. The absence of local governmental officials provided information does not appear to significantly affect the ability of BTC to identify RECs in connection with the subject property due to the availability of relevant information from other sources.

6.4 Interviews with Others

Based on information obtained and assumed by BTC through the course of this investigation, additional interviews were not performed or considered necessary for this assessment.

SECTION 7.0
FINDINGS, OPINIONS, DATA GAPS/FAILURES AND CONCLUSIONS

The following summarizes the findings, opinions and conclusions representing BTC's best professional judgment based on information and data available to us during the course of this assessment. Included in this section is a summary of both our findings and opinions and of potential RECs, whether recognized (REC) or controlled (CREC), as well as a list of data gaps and/or failures encountered and a determination if they are to be considered Significant Data Gaps (SDGs) along with any Business Environmental Risks (BERs) and *de minimis* conditions.

7.1 Findings

The following summarizes the findings representing BTC's best professional judgment based on information and data available to us during the course of this assessment.

In general, the subject property is situated in a long-time an agricultural use area, including rural homesites, which has been in transition for larger-scale residential development since the 1980s. Historically the area appears to have been comprised mostly of undeveloped lands, lands associated with agricultural uses for citrus crop production, plant nursery operations and pasturelands and rural residential homesites from prior to the mid-1940s through the present time. As citrus production declined in the immediate area, agricultural uses for nursery facilities and timber production increased. Larger-scale residential developments have also appeared in the area since that time. Currently, the general area includes a mixture of rural, residential and larger-scale residential development uses, agricultural uses for nurseries, municipal uses, commercial uses along area roadways and small areas of still undeveloped lands. At the time of the site investigation the subject property included residential lands in use for a rural single-family homesite on the northeastern portion of the parcel, and agricultural lands in use for cattle grazing and undeveloped lands covered by natural vegetation on the remainder of the parcel. Structures identified on the subject property during the investigation conducted included one (1) occupied single-family residence and seven (7) accessory structures. Multiple RVs/mobile homes were also present on the subject site during the investigation. Other improvements noted on the subject property at the time of the assessment included a septic system, a residential use water well, fencing with gates, an excavated pond, a small-scale gun shooting range, a cattle pen, electrical power transmission infrastructure and earthen access roads. Currently adjoining the subject property are residential use lands associated with single-family subdivisions (north, east, southeast, south and southwest) and single-family homesites (northeast and east), agricultural use lands associated with a plant nursery operation (west), lands associated with a church facility (east), undeveloped lands covered by natural vegetation (northwest) and the Sheeler Avenue right-of-way (east). There were no notable visual observations of releases or other significant issues of concern to this assessment identified in association with the current uses of the subject property or immediately adjoining lands during the investigation conducted.

Based on a review of historical aerial photographs dating back to 1947, it appears that uses of the subject property have been limited to agricultural for citrus crop production and cattle grazing and rural, residential purposes. Historical aerial review dating back to 1947 indicates that adjoining lands were, for the most part, undeveloped or utilized for agricultural endeavors (citrus crop production, plant nursery operations and pastureland use) and rural homesites from prior to the mid-1940s through the present time. As citrus production declined in the area, agricultural uses for plant nursery facilities and timber production increased. Larger-scale residential developments uses have also appeared in the immediate area since that time. No heavy industrial uses on the properties immediately adjoining the subject property were identified on the available aerial photographs reviewed. Other than past agricultural use, there were no items of note or issues of concern to this assessment identified in association with the past uses of the subject property or immediately adjoining lands during the investigation.

A review of standard and additional Federal, State, local and Tribal environmental records revealed two (2) area State SWF/LF listings (City of Apopka and 321 East Cleveland Street) and two (2) area (adjoining) State AST/UST listings (Nelson & Sons Nursery and Hermann Engelmann Greenhouses, Inc.) within radii of the subject property that were deemed appropriate for the area conditions.

7.2 Opinions

The following presents BTC opinion(s) of the significant data gaps encountered, as well as the impact on the subject property of conditions identified in Section 7.1 (Findings). This section details BTC's logic and reasoning in evaluating information collected during the course of investigation. Frequently, items initially considered to be a REC are subsequently determined, upon further evaluation, to not be considered a REC.

As noted in our findings, there were no observations of past releases, ongoing discharges or significant threats of releases to the environment or other issues of concern to this assessment identified in association with the current uses of the subject property or immediately adjoining lands during the inspection conducted. In addition, other than past agricultural use, there were no items of note or issues of concern to this assessment revealed in association with the past uses of the subject property or immediately adjoining lands during the investigation conducted.

A review of standard and additional Federal, State, local and Tribal environmental records revealed two (2) area State SWF/LF listings (City of Apopka and 321 East Cleveland Street) and two (2) area (adjoining) State AST/UST listings (Nelson & Sons Nursery and Hermann Engelmann Greenhouses, Inc.) within radii of the subject property that were deemed appropriate for the area conditions; however, these listings do not appear significant to the subject property and this assessment at this time based on public file information reviewed.

Based on the above findings and opinions, this assessment revealed no RECs, CRECs or SDGs in connection with the subject property. While this is the case, the user of this assessment should be aware of the following non-REC item (Business Environmental Risk, defined in ASTM E1527-21) prior to completing a commercial real estate transaction involving the subject property:

- Historical Agricultural Use–Past use of the subject property for agricultural purposes for citrus crop production over multiple decades

Through the review of historical record sources, particularly aerials dating in the period 1954 through 1969, the central portion of the subject property was planted in citrus trees. This past use is being noted due to the assumed ubiquitous use of controlled substances (pesticides, herbicides and fertilizers) commonly used in this type of operation. It is important to note that the legal application (i.e., in accordance with manufacturer's specifications and customary practices) of such substances, in the course of standard operational practices, does not constitute a "release to the environment" by definition. Structures were identified within the northeastern portion of the subject property through historical aerials and our on-site investigation that could represent potential agricultural chemical mixing/storage areas or areas where petroleum products may have been stored/handled. However, no reasonably ascertainable information was obtained during the course of our assessment, including historical records review, site reconnaissance observations, and regulatory record reviews, indicating that a past release had occurred on the subject property. Therefore, the mere existence of this historical land use does not meet the definition of a REC.

7.3 Data Gaps, Data Failures and Significant Data Gaps (SDGs)

The following data gaps/failures were encountered by BTC during the course of the Phase I ESA:

- Historical ownership (chain-of-title) information was not provided to BTC by the user of this assessment. The absence of historic ownership information does not appear to significantly affect the ability of BTC to identify RECs in connection with the subject property due to the availability of relevant information from other sources. Based a review of available historical aerial photographs (dating from 1947 through 2023), as well as information gathered via interviews and during our site visit, it appears that past/present owners of the subject property, to at least the mid-1940s, have only used the lands for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes. Based on this information, it appears that no past owners of the subject property represented entities of heavy industrial, chemical production, or waste disposal repositories.

- Interviews with past owners were not conducted as part of this assessment. Based on the past uses of the subject property identified through the course of this investigation (no developed uses other than for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes identified on-site), interviews with past owners were not considered necessary as part of this investigation. The absence of past owner provided information does not appear to significantly affect the ability of BTC to identify RECs in connection with the subject property due to the availability of relevant information from other sources.

- As required by ASTM E1527-21 (8.3.2), a definitive identification of obvious uses of the subject property from the present back to the property's first developed use, or back to 1940, whichever is earlier, was not achievable during the course of this assessment. This was due to the availability of reasonably ascertainable standard historical sources for the area (historical aerial photographs, historical topographic maps, Sanborn Fire Insurance Maps, property tax files, land title records, local street directories, etc...). Our review of available historical resources only identified information for the subject property and immediate area dating back to 1947, at which time the subject property appeared undeveloped, but possibly in use for rangelands. Based on this, and in the opinion of the environmental professional, this data gap does not constitute a data failure with regards to this assessment.

- As required by ASTM E1527-21 (8.3.5), our review of reasonably ascertainable historical sources dated within five (5) year intervals or less back to first use, or 1940, whichever is earlier, was not achievable. This was due to the availability of assumed useful environmental record sources for the subject property and immediately adjoining lands. Based on the rural setting in which the subject property was situated through the 1980s, as well as the uses of the site identified through available record sources (no developed uses other than for agricultural purposes for citrus crop production and cattle grazing and rural, residential purposes identified on-site), the absence of historical records within five (5) year intervals does not appear to significantly affect the ability of BTC to identify RECs in connection with the subject property.

A data gap or failure is only significant if other information and/or professional experience raises reasonable concerns involving the effects of that data gap/failure on the ability of the environmental professional to render an opinion regarding whether conditions exist that are indicative of RECs or CRECs. None of the data gaps and/or data failures listed above would be considered a Significant Data Gap as defined by ATSM E1527-21.

7.4 Conclusions

BTC has performed a Phase I ESA, in general conformance with the scope and limitations of ASTM Practice E1527-21, of the two (2) parcels, identified by Orange County as #22-21-28-0000-00-073 and #22-21-28-0000-00-227, which comprise the approximately 40.16-acre Sheeler Avenue Property, the subject property. Any exceptions to, or deletions from, this practice are described in Section 2.8 of this report. This assessment has revealed no RECs, CRECs or SDGs in association with the subject property.

SECTION 8.0
QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 C.F.R. §312 (Appendix E).

and

I have specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the *all appropriate inquiries* in general conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Bill Keenan
Project Manager
INSTEP-LEP #381

Joseph Galletti
Vice President
INSTEP-LEP #123/NREP-REPA #5898

SECTION 9.0
ADDITIONAL SERVICES

No additional services, outside the scope of ASTM International's Standard Practice E1527-21, were requested by the user of this assessment.

SECTION 10.0
REFERENCES

The following is a list of literature, agencies and/or individuals utilized in the preparation of this report.

1. SSURGO Soils Map of Orange County, Florida, United States Department of Agriculture, Natural Resource Conservation Service

2. Hydric Soils of Florida Handbook (4th Edition) – Florida Association of Environmental Soil Scientists, Gainesville, Florida 32635, March 2007

3. Environmental Data Resources, Inc. (EDR)

4. USGS 7.5 Minute Topographic Map – Forest City, Florida Quadrangle – 1959

5. USGS 7.5 Minute Topographic Map – Forest City, Florida Quadrangle – 1959 (Photorevised 1970)

6. USGS 7.5 Minute Topographic Map – Forest City, Florida Quadrangle – 1959 (Photorevised 1980)

7. ASTM International's Standard E1527-21: Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

8. Florida Department of Environmental Protection's Division of Waste Management OCULUS System

9. University of Florida – Publication of Archival, Library & Museum Materials

10. Florida Department of Transportation (FDOT)

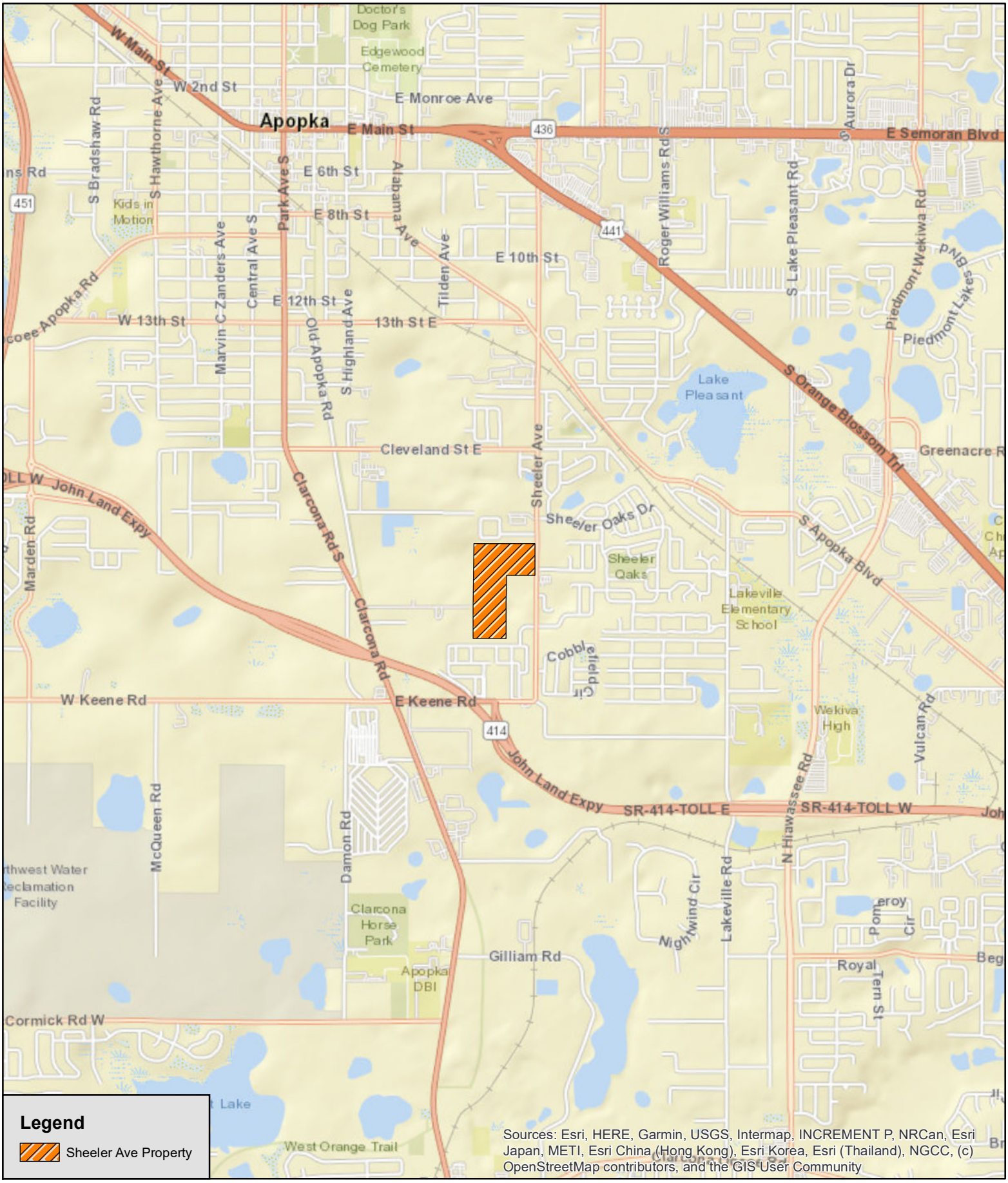
11. Woodward and Clyde Consultants, Cattle Dip Vat Assessment Program: A Summary Report, 1995 – Prepared for the Florida Department of Environmental Protection

12. Michael R. Clark, Dames and Moore, Dipping Vat Removal – Limiting Liability, Tallahassee, Florida

13. Paul Thomas, Vice President of Land Acquisition – KB Home Orlando, LLC, Representative for the User of Phase I ESA Report

14. Susan and Marvin Reid, Owners of the Subject Property

Figures



Bio-Tech Consulting
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3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Sheeler Ave Property
Orange County, Florida
Figure 1
Location Map

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Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Figure 2
USDA-NRCS Soils Map

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Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Figure 3
USGS Topographic Map

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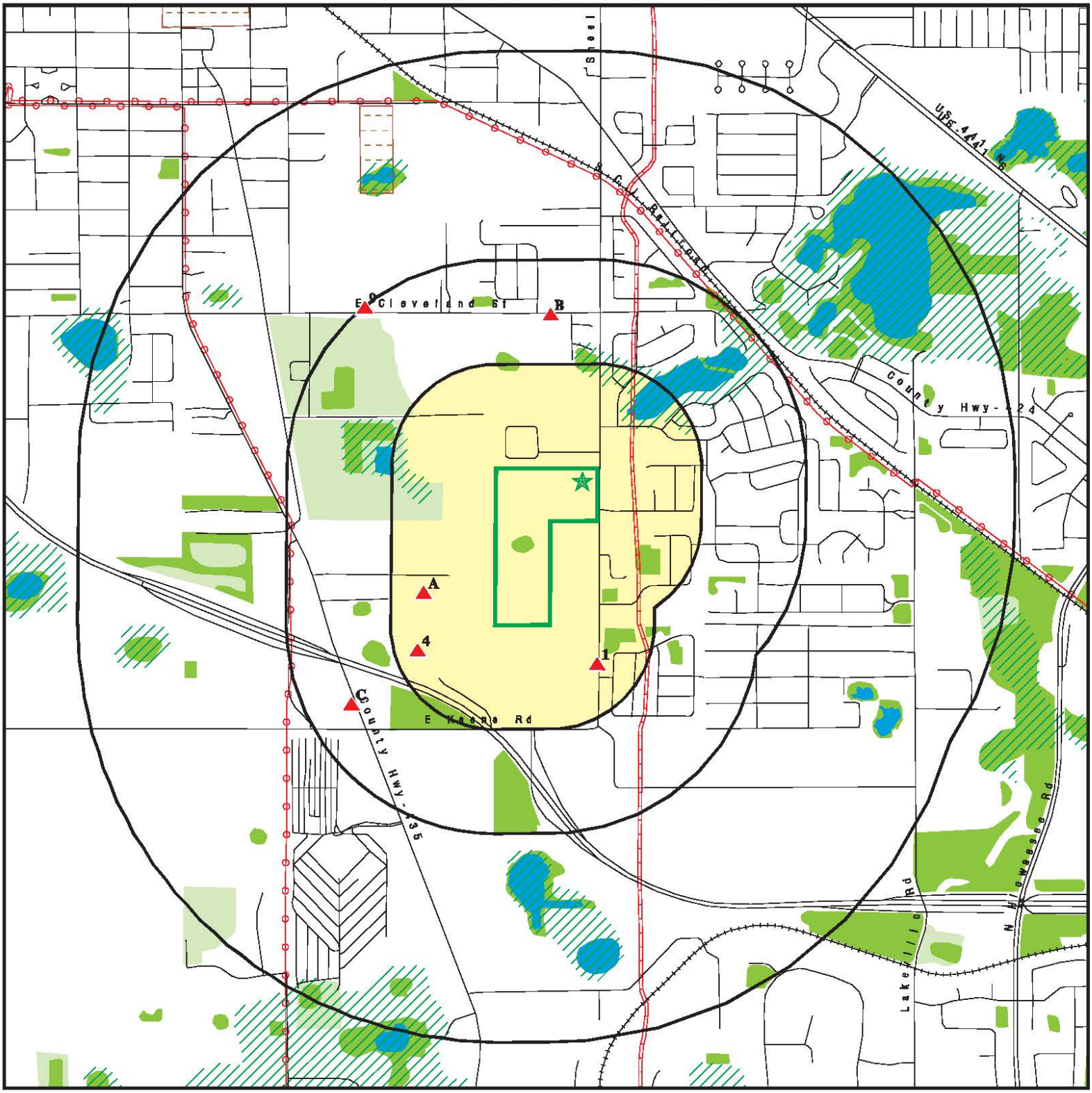
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024



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Sheeler Ave Property
Orange County, Florida
Figure 4
EDR Site Search Map

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Project #: 125-253
Produced By: EM
Date: 7/3/2024

Appendices

Appendix A

User Provided Information and Interview Documentation

Bio-Tech Consulting Inc.
Environmental and Permitting Services

PHASE I ESA USER QUESTIONNAIRE

Sheeler Avenue Property
Orange County, Florida
Parcel IDs #22-21-28-0000-00-073 and
#22-21-28-0000-00-227
1920 Sheeler Avenue
Apopka, Florida 32703
July 2024

In order to qualify for one of *the Landowner Liability Protections* (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the "*Brownfields Amendments*"), the user must conduct the following inquiries required by 40 CFR 312.25, 312.26, 312.28, 312.29, 312.30, and 312.31. These inquires must also be conducted by EPA Brownfield Assessment and Characterization grantees. The *user* should provide the following information to the *environmental professional*. Failure to conduct these inquiries could result in a determination that "*all appropriate inquiries*" is not complete.

User of Phase I ESA: KB Home Orlando, LLC

(1.) Environmental cleanup liens that are filed or recorded against the property (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the property that are filed or recorded under federal, tribal, state or local law? If so, please provide any available documentation.

No

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law? If so, please provide any available documentation.

No

(3.) Specialized knowledge or experience of the entity seeking to qualify for the LLP (40 CFR 312.28).

As the user of this ESA, do you have any specialized knowledge or experience related to the property or of nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of any chemicals and/or processes used with this type of property?

No

(4.) Relationship of the purchase price to the fair market value of the property if it were not contaminated (40 CFR 312.29).
Does the purchase price being paid for the property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

PURCHASE PRICE IS FAIR MARKET VALUE

(5.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).
Are you aware of commonly known or reasonably ascertainable information about the property that would help identify conditions indicative of releases or threatened releases? For example,

(a) Do you know the past uses of the property?

HOMESTEAD, VACANT LAND

(b) Do you know of specific chemicals that are present or once were present at the property?

NO

(c) Do you know of any spills or other chemical releases that have taken place at the property?

NO

(d) Do you know of any environmental cleanups that have taken place at the property?

NO

(6.) The degree of obviousness of the presence of likely presence of contamination at the property, and the ability to detect the contamination by appropriate investigation (40 CFR 312.31).
As the user of this ESA, based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

NONE

ADDITIONAL REQUESTED INFORMATION

(A.) Reason for performing Phase I ESA. Please include the type of transaction (sale, purchase, exchange, etc...).

POTENTIAL PURCHASE OF SITE

(B.) Please identify all parties that will rely on the completed Phase I ESA.

KB HOME ORLANDO

(C.) Please identify the property owner(s) and any known occupants and/or key site managers.

MARVIN WAYNE REID

(D.) Please provide any other knowledge or experience with the property that may be pertinent (for example, copies of any available prior environmental site assessment report, documents, chain-of-title reports, correspondence etc., concerning the property and its environmental condition).

NONE

Completed by: PAUL THOMAS

Title: VP LAND ACQUISITION

Company: KB HOME BAYLAND

Date: 8/1/24

Bio-Tech Consulting Inc.
Environmental and Permitting Services

PHASE I ESA OWNER QUESTIONNAIRE

Sheeler Avenue Property
Orange County, Florida
Parcel IDs #22-21-28-0000-00-073 and
#22-21-28-0000-00-227
1920 Sheeler Avenue
Apopka, Florida 32703
July 2024

Owner: Marvin Wayne Reid and Susan Thomas Reid

Ownership Timeframe: 65 years family Owned

(1.) Uses of the property.
What have been the uses of the property during your ownership?

family Home, Family live stock, not buisness

(2.) Past Uses of the property.
Do you know the uses of the property prior to your ownership? (Please list specific businesses and activities conducted on the sites if possible)

No

(3.) Storage Tanks.
Are you aware of any aboveground or underground storage tanks on the property? These include any type of fuel (gasoline, diesel, heating fuel/oil, etc…) or hazardous material storage units.

yes, I empty scramp tank. No above or below ground Storage fuel or Chemical tanks.

(4.) Previous Storage Tanks.
Are you aware of any aboveground or underground storage tanks on the property prior to your ownership?

NO. Just woods before the house built in 1960

(5.) Chemical Use/Storage.
Are you aware of any significant chemical use or storage on the property during the time of your ownership or prior to your ownership? If so, please provide specific chemical names and where utilized/stored on the property.

NO

(6.) Cattle Dip Vats.
Are you aware of any past/present cattle dip vats on the site? If so, please provide specific location(s), if known.

NO

(7.) Water and Sewer.
Is the property supplied with city/county water and sewer or do they include onsite wells and septic systems? To your knowledge, have the sites ever had septic systems?

NO

(8.) Commonly known or reasonably ascertainable information about the property (40 CFR 312.30).

(a) Do you know of any spills or other chemical releases that have taken place at the property?

NO

(b) Do you know of any environmental cleanups that have taken place at the property?

NO

(9.) Local Information.
Have you ever been informed by a nearby property owner or the Florida Department of Environmental Protection (FDEP) about groundwater contamination that may be migrating onto your property from an off-site source?

NO

(10.) Environmental Liens.
Are you aware of any environmental cleanup liens that were filed or recorded against the property?

NO

(11.) Activity and land use limitations (AULs).
Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls for the property that were filed or recorded in a registry?

NO

Completed by: Susan and Marvin Reid

Title: Owners

Company:

Date: August 5 2024

Contact Phone Number: 407-509-9462

Contact e-Mail Address: apkwayne@yahoo.com

Appendix B

Environmental Data Resources, Inc.
EDR Radius Map Report

Sheeler Avenue Site
1920 Sheeler Ave
Apopka, FL 32703

Inquiry Number: 7719641.2s
July 29, 2024

The EDR Radius Map™ Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

1920 SHEELER AVE
APOPKA, FL 32703

COORDINATES

Latitude (North):	28.6488440 - 28° 38' 55.83''
Longitude (West):	81.4935420 - 81° 29' 36.75''
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	451766.2
UTM Y (Meters):	3169006.8
Elevation:	89 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	20024092 FOREST CITY, FL
Version Date:	2021
Northwest Map:	20024086 APOPKA, FL
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20191130
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
1920 SHEELER AVE
APOPKA, FL 32703

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	NELSON & SONS NURSER	2300 S SHEELER RD	UST, AST, Financial Assurance	Higher	773, 0.146, South
A2	HERMANN ENGELMANN GR	2121 S CLARCONA RD	UST, AST, Financial Assurance	Higher	902, 0.171, SW
A3	HERMANN ENGELMANN GR	2121 S CLARCONA RD	UST FINDER	Higher	902, 0.171, SW
4	BRUCE JENSENS NURSER	2355 STANFORD RD A	HAZ WASTE	Higher	1026, 0.194, SW
B5	CITY OF APOPKA	748 E CLEVELAND ST	SWF/LF	Higher	1950, 0.369, North
B6	CITY OF APOPKA	748 E CLEVELAND STRE	SWF/LF	Higher	1950, 0.369, North
C7	C P ENTERPRISES OF A	2525 CLARCONA RD	UST FINDER, UST FINDER RELEASE	Higher	2070, 0.392, SW
C8	C P ENTERPRISES OF A	2525 CLARCONA RD	LUST, UST, DWM CONTAM	Higher	2070, 0.392, SW
9	321 E. CLEVELAND STR	321 E. CLEVELAND STR	SWF/LF	Higher	2629, 0.498, NW

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---- National Priority List
Proposed NPL ---- Proposed National Priority List Sites
NPL LIENS ---- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---- Federal Facility Site Information listing
SEMS ---- Superfund Enterprise Management System

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE ---- Superfund Enterprise Management System Archive

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---- RCRA - Large Quantity Generators
RCRA-SQG ---- RCRA - Small Quantity Generators
RCRA-VSQG ---- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---- Land Use Control Information System

US ENG CONTROLS Engineering Controls Sites List
US INST CONTROLS Institutional Controls Sites List

Federal ERNS list

ERNS Emergency Response Notification System

Lists of state- and tribal hazardous waste facilities

SHWS Florida's State-Funded Action Sites

Lists of state and tribal leaking storage tanks

LAST Leaking Aboveground Storage Tank Listing
INDIAN LUST Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST Underground Storage Tank Listing
FF TANKS Federal Facilities Listing
INDIAN UST Underground Storage Tanks on Indian Land
TANKS Storage Tank Facility List

State and tribal institutional control / engineering control registries

ENG CONTROLS Institutional Controls Registry
INST CONTROL Institutional Controls Registry

Lists of state and tribal voluntary cleanup sites

INDIAN VCP Voluntary Cleanup Priority Listing
VCP Voluntary Cleanup Sites

Lists of state and tribal brownfield sites

BROWNFIELDS Brownfields Sites Database

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY Recycling Centers
INDIAN ODI Report on the Status of Open Dumps on Indian Lands
DEBRIS REGION 9 Torres Martinez Reservation Illegal Dump Site Locations
ODI Open Dump Inventory
IHS OPEN DUMPS Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL Delisted National Clandestine Laboratory Register

PRIORITYCLEANERS Priority Ranking List
Fl Sites Sites List
US CDL National Clandestine Laboratory Register

Local Land Records

LIENS 2 CERCLA Lien Information

Records of Emergency Release Reports

HMIRS Hazardous Materials Information Reporting System
SPILLS Oil and Hazardous Materials Incidents
SPILLS 90 SPILLS 90 data from FirstSearch
SPILLS 80 SPILLS 80 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR RCRA - Non Generators / No Longer Regulated
FUDS Formerly Used Defense Sites
DOD Department of Defense Sites
SCRD DRYCLEANERS State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR Financial Assurance Information
EPA WATCH LIST EPA WATCH LIST
2020 COR ACTION 2020 Corrective Action Program List
TSCA Toxic Substances Control Act
TRIS Toxic Chemical Release Inventory System
SSTS Section 7 Tracking Systems
ROD Records Of Decision
RMP Risk Management Plans
RAATS RCRA Administrative Action Tracking System
PRP Potentially Responsible Parties
PADS PCB Activity Database System
ICIS Integrated Compliance Information System
FTTS FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS Material Licensing Tracking System
COAL ASH DOE Steam-Electric Plant Operation Data
COAL ASH EPA Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER PCB Transformer Registration Database
RADINFO Radiation Information Database
HIST FTTS FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS Incident and Accident Data
CONSENT Superfund (CERCLA) Consent Decrees
INDIAN RESERV Indian Reservations
FUSRAP Formerly Utilized Sites Remedial Action Program
UMTRA Uranium Mill Tailings Sites
LEAD SMELTERS Lead Smelter Sites
US AIRS Aerometric Information Retrieval System Facility Subsystem
US MINES Mines Master Index File
ABANDONED MINES Abandoned Mines
MINES MRDS Mineral Resources Data System
FINDS Facility Index System/Facility Registry System
DOCKET HWC Hazardous Waste Compliance Docket Listing
ECHO Enforcement & Compliance History Information
UXO Unexploded Ordnance Sites

FUELS PROGRAM - EPA Fuels Program Registered Listing
PFAS NPL - Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES - Federal Sites PFAS Information
PFAS TSCA - PFAS Manufacture and Imports Information
PFAS TRIS - List of PFAS Added to the TRI
PFAS RCRA MANIFEST - PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR - PFAS Contamination Site Location Listing
PFAS WQP - Ambient Environmental Sampling for PFAS
PFAS NPDES - Clean Water Act Discharge Monitoring Information
PFAS PROJECT - NORTHEASTERN UNIVERSITY PFAS PROJECT
PFAS ECHO - Facilities in Industries that May Be Handling PFAS Listing
PFAS ECHO FIRE TRAIN - Facilities in Industries that May Be Handling PFAS Listing
PFAS PT 139 AIRPORT - All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC - Aqueous Foam Related Incidents Listing
BIOSOLIDS - ICIS-NPDES Biosolids Facility Data
E MANIFEST - Hazardous Waste Electronic Manifest System
PFAS - PFAS Tracking List
AQUEOUS FOAM - Former Fire Training Facility Assessments Listing
AIRS - Permitted Facilities Listing
ASBESTOS - ASBESTOS
CLEANUP SITES - DEP Cleanup Sites - Contamination Locator Map Listing
DEDB - Ethylene Dibromide Database Results
DRYCLEANERS - Drycleaning Facilities
Financial Assurance - Financial Assurance Information Listing
FL Cattle Dip. Vats - Cattle Dipping Vats
HW GEN - Hazardous Waste Generators
RESP PARTY - Responsible Party Sites Listing
SOLCP - State-Owned Lands Cleanup Program Listing
SITE INV SITES - Site Investigation Section Sites Listing
TIER 2 - Tier 2 Facility Listing
UIC - Underground Injection Wells Database Listing
NPDES - Wastewater Facility Regulation Database
ERIC WASTE CLEANUP - Environmental Restoration Integrated Cleanup Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP - EDR Proprietary Manufactured Gas Plants
EDR Hist Auto - EDR Exclusive Historical Auto Stations
EDR Hist Cleaner - EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS - Recovered Government Archive State Hazardous Waste Facilities List
RGA LF - Recovered Government Archive Solid Waste Facilities List
RGA LUST - Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Protection's Facility Directory (Solid Waste Facilities).

A review of the SWF/LF list, as provided by EDR, has revealed that there are 3 SWF/LF sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
CITY OF APOPKA Database: SWF/LF, Date of Government Version: 04/08/2024 Class Status: INACTIVE (I) Facility-Site Id: 95645	748 E CLEVELAND ST	N 1/4 - 1/2 (0.369 mi.)	B5	17
CITY OF APOPKA Database: SWF/LF, Date of Government Version: 04/08/2024 Class Status: INACTIVE (I) Facility-Site Id: 102977	748 E CLEVELAND STRE	N 1/4 - 1/2 (0.369 mi.)	B6	17
321 E. CLEVELAND STR Database: SWF/LF, Date of Government Version: 04/08/2024 Class Status: PRE-AUTHORIZED (B) Facility-Site Id: 99920	321 E. CLEVELAND STR	NW 1/4 - 1/2 (0.498 mi.)	9	26

Lists of state and tribal leaking storage tanks

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Environmental Protection's PCTO1--Petroleum Contamination Detail Report.

A review of the LUST list, as provided by EDR, and dated 04/22/2024 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
C P ENTERPRISES OF A Discharge Cleanup Status: NFA - NFA COMPLETE Facility-Site Id: 9101520 Facility Status: CLOSED	***2525 CLARCONA RD***	***SW 1/4 - 1/2 (0.392 mi.)***	***C8***	***20***

Lists of state and tribal registered storage tanks

UST: The Underground Storage Tank database contains registered USTs. Shortly after the September 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the UST list, as provided by EDR, has revealed that there are 2 UST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NELSON & SONS NURSER	***2300 S SHEELER RD***	***S 1/8 - 1/4 (0.146 mi.)***	***1***	***8***
Database: UST, Date of Government Version: 02/13/2024 Facility Status: OPEN Tank Status: B-Removed from Site Facility-Site Id: 8735393				
HERMANN ENGELMANN GR	***2121 S CLARCONA RD***	***SW 1/8 - 1/4 (0.171 mi.)***	***A2***	***12***
Database: UST, Date of Government Version: 02/13/2024 Facility Status: CLOSED Tank Status: B-Removed from Site Facility-Site Id: 8735594				

AST: Shortly after the Sept 11 event, the DEP was instructed to remove the detail about some of the storage tank facilities in the state from their reports. Federal-owned facilities and bulk storage facilities are included in that set.

A review of the AST list, as provided by EDR, has revealed that there are 2 AST sites within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NELSON & SONS NURSER	***2300 S SHEELER RD***	***S 1/8 - 1/4 (0.146 mi.)***	***1***	***8***
Database: AST, Date of Government Version: 02/13/2024 Facility Status: OPEN Facility-Site Id: 8735393 Facility Status: OPEN				
HERMANN ENGELMANN GR	***2121 S CLARCONA RD***	***SW 1/8 - 1/4 (0.171 mi.)***	***A2***	***12***
Database: AST, Date of Government Version: 02/13/2024 Facility Status: CLOSED Facility-Site Id: 8735594 Facility Status: CLOSED				

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

UST FINDER: EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US

territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

A review of the UST FINDER list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
HERMANN ENGELMANN GR	2121 S CLARCONA RD	SW 1/8 - 1/4 (0.171 mi.)	A3	15

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that there is 1 UST FINDER RELEASE site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
C P ENTERPRISES OF A	***2525 CLARCONA RD***	***SW 1/4 - 1/2 (0.392 mi.)***	***C7***	***18***

DWM CONTAM: A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

A review of the DWM CONTAM list, as provided by EDR, and dated 07/14/2023 has revealed that there is 1 DWM CONTAM site within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
C P ENTERPRISES OF A Program Site Id: 9101520	***2525 CLARCONA RD***	***SW 1/4 - 1/2 (0.392 mi.)***	***C8***	***20***

HAZ WASTE: The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

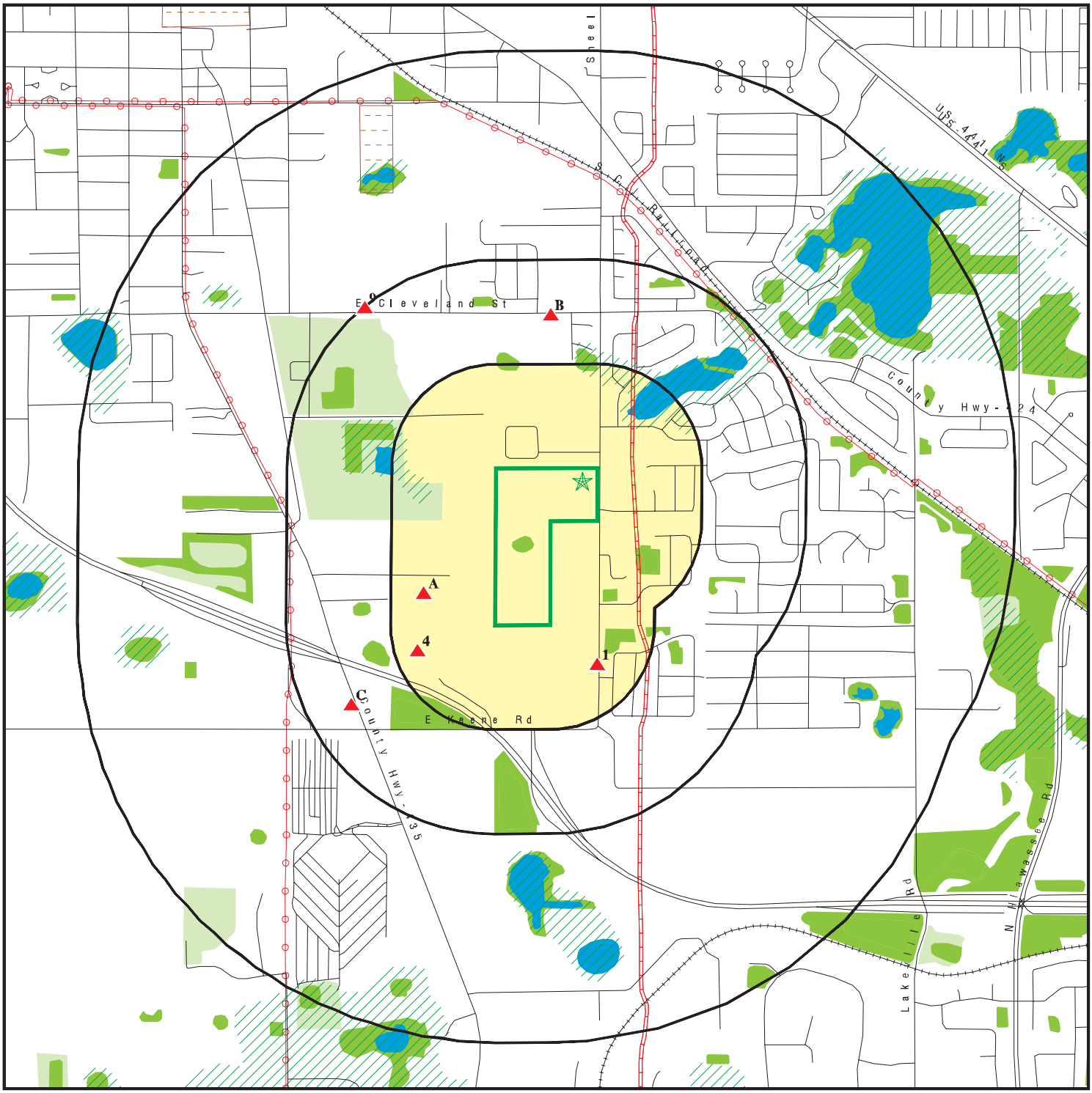
A review of the HAZ WASTE list, as provided by EDR, and dated 02/12/2024 has revealed that there is 1 HAZ WASTE site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BRUCE JENSENS NURSER	2355 STANFORD RD A	SW 1/8 - 1/4 (0.194 mi.)	4	16

EXECUTIVE SUMMARY

There were no unmapped sites in this report.

OVERVIEW MAP - 7719641.2S



0 1/4 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Sheeler Avenue Site	CLIENT: Bio-Tech Consulting, Inc.
ADDRESS: 1920 Sheeler Ave Apopka FL 32703	CONTACT: Joseph Galletti
LAT/LONG: 28.648844 / 81.493542	INQUIRY #: 7719641.2s DATE: July 29, 2024 8:08 am

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DETAIL MAP - 7719641.2S

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites

0 1/16 1/8 1/4 Miles

- Indian Reservations BIA
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- FL Brownfield

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Sheeler Avenue Site	CLIENT: Bio-Tech Consulting, Inc.
ADDRESS: 1920 Sheeler Ave Apopka FL 32703	CONTACT: Joseph Galletti
LAT/LONG: 28.648844 / 81.493542	INQUIRY #: 7719641.2s DATE: July 29, 2024 8:09 am

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		0	0	NR	NR	NR	0
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	0.001		0	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
SWF/LF	0.500		0	0	3	NR	NR	3
Lists of state and tribal leaking storage tanks								
LUST	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LAST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
FF TANKS	0.250		0	0	NR	NR	NR	0
UST	0.250		0	2	NR	NR	NR	2
AST	0.250		0	2	NR	NR	NR	2
INDIAN UST	0.250		0	0	NR	NR	NR	0
TANKS	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
ENG CONTROLS	0.500		0	0	0	NR	NR	0
INST CONTROL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
SWRCY	0.500		0	0	0	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL	0.001		0	NR	NR	NR	NR	0
PRIORITYCLEANERS	0.500		0	0	0	NR	NR	0
Fl Sites	1.000		0	0	0	0	NR	0
US CDL	0.001		0	NR	NR	NR	NR	0
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
SPILLS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SPILLS 80	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
DOCKET HWC	0.001		0	NR	NR	NR	NR	0
ECHO	0.001		0	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS PROJECT	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS ECHO FIRE TRAIN	0.250		0	0	NR	NR	NR	0
PFAS PT 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	0.001		0	NR	NR	NR	NR	0
UST FINDER	0.250		0	1	NR	NR	NR	1
UST FINDER RELEASE	0.500		0	0	1	NR	NR	1
E MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
AIRS	0.001		0	NR	NR	NR	NR	0
ASBESTOS	0.001		0	NR	NR	NR	NR	0
CLEANUP SITES	0.001		0	NR	NR	NR	NR	0
DEDB	0.250		0	0	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
DWM CONTAM	0.500		0	0	1	NR	NR	1
Financial Assurance	0.001		0	NR	NR	NR	NR	0
FL Cattle Dip. Vats	0.250		0	0	NR	NR	NR	0
HAZ WASTE	0.250		0	1	NR	NR	NR	1
HW GEN	0.250		0	0	NR	NR	NR	0
RESP PARTY	0.500		0	0	0	NR	NR	0
SOLCP	0.001		0	NR	NR	NR	NR	0
SITE INV SITES	0.500		0	0	0	NR	NR	0
TIER 2	0.001		0	NR	NR	NR	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
ERIC WASTE CLEANUP	0.001		0	NR	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RGA HWS	0.001		0	NR	NR	NR	NR	0
RGA LF	0.001		0	NR	NR	NR	NR	0
RGA LUST	0.001		0	NR	NR	NR	NR	0
- Totals --		0	0	6	6	0	0	12

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
South
1/8-1/4
0.146 mi.
773 ft.

NELSON & SONS NURSERY
2300 S SHEELER RD
APOPKA, FL 32703

UST **U001364861**
AST **N/A**
Financial Assurance

Relative:
Higher

Actual:
118 ft.

UST:

Facility ID:	8735393
Name:	NELSON & SONS NURSERY
Address:	2300 S SHEELER RD
City,State,Zip:	APOPKA, FL 32703
Facility Phone:	4078863111
Facility Status:	OPEN
Facility Type:	M
Type Description:	Agricultural
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	28 38 30 / 81 29 39

UST:

Tank ID:	4
Tank Capacity:	30000
Tank Location:	UNDERGROUND
Tank Status:	B-Removed from Site
Status Date:	09/30/1993
Install Date:	Not reported
Substance:	Z
Content Description:	Other Non Regulated
Vessel Indicator:	TANK
DEP Contractor:	P

Owner:

Owner ID:	15747
Owner Name:	NELSON & SONS NURSERY
Owner Address:	PO BOX 2569
Owner Address 2:	ATTN: SCOTT NELSON
Owner City,State,Zip:	APOPKA, FL 32704
Owner Contact:	SCOTT NELSON
Owner Phone:	4078863111

AST:

Facility ID:	8735393
Name:	NELSON & SONS NURSERY
Address:	2300 S SHEELER RD
City,State,Zip:	APOPKA, FL 32703
Facility Phone:	4078863111
Facility Status:	OPEN
Facility Type:	M
Type Description:	Agricultural
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	28 38 30 / 81 29 39

Tank:

Tank ID:	1
Tank Capacity:	2000

NELSON & SONS NURSERY (Continued) **U001364861**

Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 06/28/2006
Install Date: 3/1/1988
Substance: B
Content Description: Unleaded Gas
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

Tank ID: 2
Tank Capacity: 500
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 06/28/2006
Install Date: Not reported
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

Tank ID: 3
Tank Capacity: 20000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 09/30/1993
Install Date: 6/1/1985
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

NELSON & SONS NURSERY (Continued) **U001364861**

Tank ID: 8
Tank Capacity: 1000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 06/17/2004
Install Date: Not reported
Substance: G
Content Description: Emerg Generator Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

Tank ID: 7
Tank Capacity: 8500
Tank Location: ABOVEGROUND
Tank Status: U-In Service
Status Date: Not reported
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

Tank ID: 6
Tank Capacity: 7500
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 06/28/2006
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704

NELSON & SONS NURSERY (Continued) **U001364861**

Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

Tank ID: 5
Tank Capacity: 16000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 09/30/1993
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15747
Owner Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address 2: ATTN: SCOTT NELSON
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: SCOTT NELSON
Owner Phone: 4078863111

FL Financial Assurance 3:
Name: NELSON & SONS NURSERY
Address: 2300 S SHEELER RD
City,State,Zip: APOPKA, FL 32703
Region: 3
Facility ID: 8735393
Facility Phone: 4078863111
Facility Status: OPEN
Facility Type: M
Type Description: Agricultural
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: COMMERCE & INDUSTRY
Effective Date: 03/08/2005
Expire Date: 03/08/2006
Owner ID: 15747
Onwer Name: NELSON & SONS NURSERY
Owner Address: PO BOX 2569
Owner Address2: ATTN: SCOTT NELSON
Owner City,St,Zip: APOPKA, FL 32704
Contact: SCOTT NELSON
Resp Party Phone: 4078863111

A2 **HERMANN ENGELMANN GREENHOUSES INC** **UST** **U003333473**
SW **2121 S CLARCONA RD** **AST** **N/A**
1/8-1/4 **APOPKA, FL 32703** **Financial Assurance**
0.171 mi.
902 ft. **Site 1 of 2 in cluster A**

Relative:
Higher

Actual:
110 ft.

UST:

Facility ID:	8735594
Name:	HERMANN ENGELMANN GREENHOUSES INC
Address:	2121 S CLARCONA RD
City,State,Zip:	APOPKA, FL 32703
Facility Phone:	4078863434
Facility Status:	CLOSED
Facility Type:	M
Type Description:	Agricultural
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	28 38 43 / 81 29 56

UST:

Tank ID:	7
Tank Capacity:	1000
Tank Location:	UNDERGROUND
Tank Status:	B-Removed from Site
Status Date:	08/31/1992
Install Date:	Not reported
Substance:	B
Content Description:	Unleaded Gas
Vessel Indicator:	TANK
DEP Contractor:	P

Owner:

Owner ID:	6570
Owner Name:	HERMANN ENGELMANN GREENHOUSES
Owner Address:	PO BOX 1147
Owner Address 2:	Not reported
Owner City,State,Zip:	APOPKA, FL 32704
Owner Contact:	WOLFGANG ENGELMANN KAY HUTH
Owner Phone:	4078863434

AST:

Facility ID:	8735594
Name:	HERMANN ENGELMANN GREENHOUSES INC
Address:	2121 S CLARCONA RD
City,State,Zip:	APOPKA, FL 32703
Facility Phone:	4078863434
Facility Status:	CLOSED
Facility Type:	M
Type Description:	Agricultural
Depco:	P
Region:	STATE
Positioning Method:	AGPS
Latitude/Longitude:	28 38 43 / 81 29 56

Tank:

Tank ID:	6
Tank Capacity:	5000

HERMANN ENGELMANN GREENHOUSES INC (Continued) **U003333473**

Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: Not reported
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

Tank ID: 5
Tank Capacity: 5000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: Not reported
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

Tank ID: 4
Tank Capacity: 2000
Tank Location: ABOVEGROUND
Tank Status: A-Closed In Place
Status Date: 01/01/2004
Install Date: 9/1/1990
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

HERMANN ENGELMANN GREENHOUSES INC (Continued) **U003333473**

Tank ID: 3
Tank Capacity: 10000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 10/31/1990
Install Date: Not reported
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

Tank ID: 2
Tank Capacity: 10000
Tank Location: ABOVEGROUND
Tank Status: A-Closed In Place
Status Date: 01/01/2004
Install Date: 9/1/1990
Substance: M
Content Description: Fuel Oil - Onsite Heat
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704
Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

Tank ID: 1
Tank Capacity: 1000
Tank Location: ABOVEGROUND
Tank Status: B-Removed from Site
Status Date: 08/01/2005
Install Date: 9/1/1990
Substance: G
Content Description: Emerg Generator Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 6570
Owner Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address 2: Not reported
Owner City,State,Zip: APOPKA, FL 32704

HERMANN ENGELMANN GREENHOUSES INC (Continued) **U003333473**

Owner Contact: WOLFGANG ENGELMANN KAY HUTH
Owner Phone: 4078863434

FL Financial Assurance 3:
Name: HERMANN ENGELMANN GREENHOUSES INC
Address: 2121 S CLARCONA RD
City,State,Zip: APOPKA, FL 32703
Region: 3
Facility ID: 8735594
Facility Phone: 4078863434
Facility Status: CLOSED
Facility Type: M
Type Description: Agricultural
DEP CO: P
Finaincial Responsibility: INSURANCE
Insurance Company: COMMERCE & INDUSTRY
Effective Date: 02/08/2005
Expire Date: 02/08/2006
Owner ID: 6570
Onwer Name: HERMANN ENGELMANN GREENHOUSES
Owner Address: PO BOX 1147
Owner Address2: Not reported
Owner City,St,Zip: APOPKA, FL 32704
Contact: WOLFGANG ENGELMANN KAY HUTH
Resp Party Phone: 4078863434

A3 **HERMANN ENGELMANN GREENHOUSES INC** **UST FINDER** **1028239196**
SW **2121 S CLARCONA RD** **N/A**
1/8-1/4 **APOPKA, FL 32703**
0.171 mi.
902 ft. **Site 2 of 2 in cluster A**

Relative:
Higher

Actual:
110 ft.

UST FINDER:
Object ID: 56891
Facility ID: FL8735594
Name: HERMANN ENGELMANN GREENHOUSES INC
Address: 2121 S CLARCONA RD
City,State,Zip: APOPKA, FL 32703
Address Match Type: Not reported
Open USTs: 0
Closed USTs: 1
TOS USTs: 0
Population 1500ft: 75
Private Wells 1500ft: 8
Within 100yr Floodplain: No
Land Use: Developed, High Intensity
Within SPA: No
SPA PWS Facility ID: Not reported
SPA Water Type: Not reported
SPA Facility Type: Not reported
SPA HUC12: Not reported
Within WHPA: Yes
WHPA PWS Facility ID: FL3484416_4359752238
WHPA Water Type: GW - Ground water
WHPA Facility Type: WL - Well

HERMANN ENGELMANN GREENHOUSES INC (Continued) **1028239196**

WHPA HUC12:	030801011402
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-81.49888889
Y Coord:	28.6452777800001
Latitude:	28.64527778
Longitude:	-81.49888889

UST FINDER:

Object ID:	305007
Facility ID:	FL8735594
Tank ID:	FL8735594-7
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Unleaded Gas
Tank Wall Type:	Not reported

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4 **BRUCE JENSENS NURSERIES** **HAZ WASTE** **S130046957**
SW **2355 STANFORD RD A** **N/A**
1/8-1/4 **APOPKA, FL 32703**
0.194 mi.
1026 ft.

Relative:
Higher

Actual:
110 ft.

HAZ WASTE:

Facility ID:	160045
Name:	BRUCE JENSENS NURSERIES
Address:	2355 STANFORD RD A
City,State,Zip:	APOPKA, FL 32703
County:	ORANGE
Telephone:	(407)889-8811
Email:	bjnapopka@aol.com
Status:	X - ARCHIVE INACTIVE-INACTIVE AFTER 2 INSPECTIONS
Generator Status:	N - NOT A HAZARDOUS WASTE GENERATOR
EPA ID:	NA
Other ID:	DIST 2
Old Facility ID:	Not reported
SIC:	0181 - AGRICULTURE - ORNAMENTAL NURSERY PRODUCTS
Verified:	X - ESQG VERIFICATION
Verified Date:	04/17/2023
Hazardous Waste LBS/YEAR:	Not reported
Wastes:	0

B5 **CITY OF APOPKA** **SWF/LF** **S127342657**
North **748 E CLEVELAND ST** **N/A**
1/4-1/2 **APOPKA, FL 32703**
0.369 mi.
1950 ft. **Site 1 of 2 in cluster B**

Relative:
Higher

Actual:
112 ft.

SWF/LF:

Name:	CITY OF APOPKA
Address:	748 E CLEVELAND ST
City,State,Zip:	APOPKA, FL 32703
Facility ID:	95645
District:	CD
Lat/Long:	:: / ::
Class Type:	754
Classification:	WASTE TIRE COLLECTOR
Class Status:	INACTIVE (I)
Section:	Not reported
Township:	Not reported
Range:	Not reported
Responsible Authority Name:	Not reported
Responsible Authority Address:	Not reported
Responsible Authority City,St,Zip:	Not reported
Responsible Authority Phone:	Not reported
EMail Address1:	Not reported
EMail Address2:	Not reported
Site Supervisor Name:	Not reported
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City/State/Zip:	Not reported
Land Owner Telephone:	Not reported

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B6 **CITY OF APOPKA** **SWF/LF** **S127342356**
North **748 E CLEVELAND STREET** **N/A**
1/4-1/2 **APOPKA, FL 32703**
0.369 mi.
1950 ft. **Site 2 of 2 in cluster B**

Relative:
Higher

Actual:
112 ft.

SWF/LF:

Name:	CITY OF APOPKA
Address:	748 E CLEVELAND STREET
City,State,Zip:	APOPKA, FL 32703
Facility ID:	102977
District:	CD
Lat/Long:	:: / ::
Class Type:	754
Classification:	WASTE TIRE COLLECTOR
Class Status:	INACTIVE (I)
Section:	Not reported
Township:	Not reported
Range:	Not reported
Responsible Authority Name:	Not reported
Responsible Authority Address:	Not reported
Responsible Authority City,St,Zip:	Not reported
Responsible Authority Phone:	Not reported
EMail Address1:	Not reported

CITY OF APOPKA (Continued) **S127342356**

EMail Address2:	Not reported
Site Supervisor Name:	Not reported
Site Supervisor Addr:	Not reported
Site Supervisor City/State/Zip:	Not reported
Site Supervisor Telephone:	Not reported
Land Owner Name:	Not reported
Land Owner Address:	Not reported
Land Owner City/State/Zip:	Not reported
Land Owner Telephone:	Not reported

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C7 **C P ENTERPRISES OF APOPKA INC** **UST FINDER** **1028246294**
SW **2525 CLARCONA RD** **UST FINDER RELEASE** **N/A**
1/4-1/2 **APOPKA, FL 32703**
0.392 mi.
2070 ft. **Site 1 of 2 in cluster C**

Relative: **Higher**
Actual: **114 ft.**

UST FINDER:

Object ID:	80287
Facility ID:	FL9101520
Name:	C P ENTERPRISES OF APOPKA INC
Address:	2525 CLARCONA RD
City,State,Zip:	APOPKA, FL 32703
Address Match Type:	Not reported
Open USTs:	0
Closed USTs:	6
TOS USTs:	0
Population 1500ft:	276
Private Wells 1500ft:	133
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL3484416_4359752238
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	030801011402
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	4
Tribe:	Not reported
Coordinate Source:	State
X Coord:	-81.4999999999999
Y Coord:	28.6380555600001
Latitude:	28.63805556
Longitude:	-81.5

UST FINDER:

Object ID:	298550
Facility ID:	FL9101520
Tank ID:	FL9101520-1
Tank Status:	Closed
Installation Date:	Not reported

C P ENTERPRISES OF APOPKA INC (Continued) **1028246294**

Removal Date:	Not reported
Tank Capacity:	8000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported
Object ID:	298551
Facility ID:	FL9101520
Tank ID:	FL9101520-2
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Vehicular Diesel
Tank Wall Type:	Not reported
Object ID:	298552
Facility ID:	FL9101520
Tank ID:	FL9101520-6
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Waste Oil
Tank Wall Type:	Not reported
Object ID:	298553
Facility ID:	FL9101520
Tank ID:	FL9101520-3
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Generic Gasoline
Tank Wall Type:	Not reported
Object ID:	298554
Facility ID:	FL9101520
Tank ID:	FL9101520-4
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Generic Gasoline
Tank Wall Type:	Not reported
Object ID:	298555
Facility ID:	FL9101520
Tank ID:	FL9101520-5
Tank Status:	Closed
Installation Date:	Not reported
Removal Date:	Not reported
Tank Capacity:	10000
Substances:	Generic Gasoline
Tank Wall Type:	Not reported

C P ENTERPRISES OF APOPKA INC (Continued) **1028246294**

UST FINDER RELEASE:

Object ID:	111705
Facility ID:	FL9101520
Lust ID:	FL24439
Name:	C P ENTERPRISES OF APOPKA INC
Address:	2525 CLARCONA RD
City,State,Zip:	APOPKA, FL 0
Address Match Type:	Not reported
Reported Date:	1989/09/20 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	276
Domestic Wells within 1500ft:	133
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	Yes
WHPA PWS Facility ID:	FL3484416_4359752238
WHPA Water Type:	GW - Ground water
WHPA Facility Type:	WL - Well
WHPA HUC12:	030801011402
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	4
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	State
X Coord:	-81.4999999999999
Y Coord:	28.6380600000001
Latitude:	28.6380599999999
Longitude:	-81.5

C8 **C P ENTERPRISES OF APOPKA INC** **LUST** **U003109898**
SW **2525 CLARCONA RD** **UST** **N/A**
1/4-1/2 **APOPKA, FL 32703** **DWM CONTAM**
0.392 mi.
2070 ft. **Site 2 of 2 in cluster C**

Relative:
Higher

Actual:
114 ft.

LUST:

Name:	C P ENTERPRISES OF APOPKA INC
Address:	2525 CLARCONA RD
City,State,Zip:	APOPKA, FL 32703
Region:	STATE
Facility Id:	9101520
Facility Status:	CLOSED
Facility Type:	C - Fuel user/Non-retail
Facility Phone:	(407)226-3321
Facility Cleanup Rank:	556
District:	Central District
Lat/Long (dms):	28 38 10.42 / 81 29 58.2400000
Section:	Not reported

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

Township:	Not reported
Range:	Not reported
Feature:	Not reported
Method:	UNVR
Datum:	0
Score:	76
Score Effective Date:	2003-09-09 00:00:00
Score When Ranked:	76
Operator:	CHARLES POILLION
Name Update:	1999-10-28 00:00:00
Address Update:	2003-12-03 00:00:00

Petroleum Cleanup PCT Facility Score:

Facility Cleanup Status:	CMPL - COMPLETED
Contact:	DONALD G MORRISON
Contact Company:	ORANGE-MICHIGAN
Contact Address:	PO BOX 3628
Contact City/State/Zip:	ORLANDO, FL 32802
Phone:	(407)841-1243
Bad Address Ind:	N
State:	FL
Zip:	32703, 8718
Score:	76
Score Effective Date:	2003-09-09 00:00:00
Related Party ID:	15928
Primary RP Role:	ACCOUNT OWNER
RP Begin Date:	1991-04-03
RP Zip:	3628
RP Extension:	Not reported

Discharge Cleanup Summary:

Discharge Date:	9/20/1989
PCT Discharge Combined:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	6/13/2007
Cleanup Work Status:	COMPLETED
Information Source:	A - ABANDONED TANK RESTORATION
Other Source Description:	Not reported
Eligibility Indicator:	E - ELIGIBLE
Site Manager:	THORNTON_K
Site Mgr End Date:	5/8/2007
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV

Petroleum Cleanup Program Eligibility:

Facility ID:	9101520
Discharge Date:	9/20/1989
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	6/13/2007
Cleanup Work Status:	COMPLETED
Information Source:	A - ABANDONED TANK RESTORATION
Other Source Description:	Not reported
Application Received Date:	3/29/1991
Cleanup Program:	A - ABANDONED TANK RESTORATION PROGRAM
Eligibility Status:	12/4/1991
Elig Status Date:	12/4/1991

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

Letter Of Intent Date:	6/11/1991
Redetermined:	No
Inspection Date:	6/4/1991
Site Manager:	THORNTON_K
Site Mgr End Date:	5/8/2007
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRONMENTAL PROTECTION DIV
Deductible Amount:	500
Deductible Paid To Date:	500
Co-Pay Amount:	0
Co-Pay Paid To Date:	0
Cap Amount:	0

Contaminated Media:

Discharge Date:	9/20/1989
Pct Discharge Combined With:	Not reported
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	6/13/2007
Cleanup Work Status:	COMPLETED
Information Source:	A - ABANDONED TANK RESTORATION
Other Source Description:	Not reported
Elig Indicator:	E - ELIGIBLE
Site Manager:	THORNTON_K
Site Mgr End Date:	5/8/2007
Tank Office:	PCLP48 - ORANGE COUNTY ENVIRON
Contaminated Drinking Wells:	0
Contaminated Monitoring Well:	No
Contaminated Soil:	Yes
Contaminated Surface Water:	No
Contaminated Ground Water:	Yes
Pollutant:	P - Generic Gasoline
Pollutant Other Description:	Not reported
Gallons Discharged:	Not reported

Task Information:

District:	CD
Facility ID:	9101520
Facility Status:	CLOSED
Facility Type:	C - Fuel user/Non-retail -
County:	ORANGE
County ID:	48
Cleanup Eligibility Status:	E
Source Effective Date:	05-08-2007
Discharge Date:	09-20-1989
Cleanup Required:	R - CLEANUP REQUIRED
Discharge Cleanup Status:	NFA - NFA COMPLETE
Disch Cleanup Status Date:	06-13-2007
SRC Action Type:	NFA - NO FURTHER ACTION
SRC Submit Date:	11-22-2006
SRC Review Date:	05-08-2007
SRC Completion Status:	A - APPROVED
SRC Issue Date:	06-13-2007
SRC Comment:	Not reported
Cleanup Work Status:	COMPLETED
Site Mgr:	THORNTON_K
Site Mgr End Date:	05-08-2007
Tank Office:	PCLP48 - Orange County
SR Task ID:	19002

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

SR Cleanup Responsible:	RP - RESPONSIBLE PARTY
SR Funding Eligibility Type:	-
SR Actual Cost:	Not reported
SR Completion Date:	Not reported
SR Payment Date:	Not reported
SR Oral Date:	Not reported
SR Written Date:	Not reported
SR Soil Removal:	Y
SR Free Product Removal:	Not reported
SR Soil Tonnage Removed:	Not reported
SR Soil Treatment:	Y
SR Other Treatment:	Not reported
SR Alternate Proc Received Date:	Not reported
SR Alternate Procedure Status:	Not reported
SR Alternate Procedure Status Date:	Not reported
SR Alternate Procedure Comments:	Not reported
SA Task ID:	19003
SA Cleanup Responsible:	RP - RESPONSIBLE PARTY
SA Funding Eligibility Type:	-
SA Actual Cost:	Not reported
SA Completion Date:	05-03-1994
SA Payment Date:	Not reported
RAP Task ID:	19004
RAP Cleanup Responsible ID:	RP - RESPONSIBLE PARTY
RAP Funding Eligibility Type:	-
RAP Actual Cost:	Not reported
RAP Completion Date:	Not reported
RAP Payment Date:	Not reported
RAP Last Order Approved:	Not reported
RA Task ID:	19005
RA Cleanup Responsible:	RP - RESPONSIBLE PARTY
RA Funding Eligibility Type:	-
RA Years to Complete:	1
RA Actual Cost:	Not reported

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UST:

Facility ID:	9101520
Name:	C P ENTERPRISES OF APOPKA INC
Address:	2525 CLARCONA RD
City,State,Zip:	APOPKA, FL 32703
Facility Phone:	4072263321
Facility Status:	CLOSED
Facility Type:	C
Type Description:	Fuel user/Non-retail
Depco:	P
Region:	STATE
Positioning Method:	UNVR
Latitude/Longitude:	28 38 17 / 81 30 0

UST:

Tank ID:	5
Tank Capacity:	10000
Tank Location:	UNDERGROUND
Tank Status:	B-Removed from Site
Status Date:	06/30/1991

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

Install Date: Not reported
Substance: P
Content Description: Generic Gasoline
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON
Owner Phone: 4078411243

Tank ID: 1
Tank Capacity: 8000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 06/30/1991
Install Date: Not reported
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON
Owner Phone: 4078411243

Tank ID: 2
Tank Capacity: 10000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 06/30/1991
Install Date: Not reported
Substance: D
Content Description: Vehicular Diesel
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON
Owner Phone: 4078411243

Tank ID: 3

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

Tank Capacity: 10000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 06/30/1991
Install Date: Not reported
Substance: P
Content Description: Generic Gasoline
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON
Owner Phone: 4078411243

Tank ID: 6
Tank Capacity: 1000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 06/30/1991
Install Date: Not reported
Substance: L
Content Description: Waste Oil
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON
Owner Phone: 4078411243

Tank ID: 4
Tank Capacity: 10000
Tank Location: UNDERGROUND
Tank Status: B-Removed from Site
Status Date: 06/30/1991
Install Date: Not reported
Substance: P
Content Description: Generic Gasoline
Vessel Indicator: TANK
DEP Contractor: P

Owner:
Owner ID: 15928
Owner Name: ORANGE-MICHIGAN
Owner Address: PO BOX 3628
Owner Address 2: Not reported
Owner City,State,Zip: ORLANDO, FL 32802
Owner Contact: DONALD G MORRISON

C P ENTERPRISES OF APOPKA INC (Continued) **U003109898**

Owner Phone: 4078411243

DWM CONTAM:

Name:	C P ENTERPRISES OF APOPKA INC
Address:	2525 CLARCONA RD
City,State,Zip:	APOPKA, FL
Program Site Id:	9101520
Lat DD:	28
Lat MM:	38
Lat SS:	17
Long DD:	81
Long MM:	30
Long SS:	0
Office/ District:	CD
Program Area:	PETROLEUM
Priority Score:	Not reported
Datum:	0
Method:	UNVR
Facility Status:	CLOSED-STCM
Facility Type:	Not reported
Score Effective Date:	Not reported
Score When Ranked:	Not reported
Rank:	Not reported
Operator:	Not reported
Phone:	Not reported
Name Changed:	Not reported
Addr Changed:	Not reported
Related Party ID:	Not reported
Primary RP Role:	Not reported
RP Begin Date:	Not reported
RP Name:	Not reported
RP Address1:	Not reported
RP Address2:	Not reported
RP City:	Not reported
RP State:	Not reported
RP Zip5:	Not reported
RP Zip4:	Not reported
Contact:	Not reported
RP Phone:	Not reported
RP Extension:	Not reported
Site Manager:	Not reported

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9 **321 E. CLEVELAND STREET** **SWF/LF** **S111278803**
NW **321 E. CLEVELAND STREET** **N/A**
1/4-1/2 **APOPKA, FL 32703**
0.498 mi.
2629 ft.

Relative:
Higher

Actual:
96 ft.

SWF/LF:

Name:	321 E. CLEVELAND STREET
Address:	321 E. CLEVELAND STREET
City,State,Zip:	APOPKA, FL 32703
Facility ID:	99920
District:	CD
Lat/Long:	28:39:17.44 / 81:30:18.43

321 E. CLEVELAND STREET (Continued) **S111278803**

Class Type: 910
Classification: DISASTER DEBRIS MANAGEMENT SITE
Class Status: PRE-AUTHORIZED (B)
Section: Not reported
Township: Not reported
Range: Not reported
Responsible Authority Name: Not reported
Responsible Authority Address: Not reported
Responsible Authority City,St,Zip: Not reported
Responsible Authority Phone: Not reported
EMail Address1: Not reported
EMail Address2: Not reported
Site Supervisor Name: Not reported
Site Supervisor Addr: Not reported
Site Supervisor City/State/Zip: Not reported
Site Supervisor Telephone: Not reported
Land Owner Name: Not reported
Land Owner Address: Not reported
Land Owner City/State/Zip: Not reported
Land Owner Telephone: Not reported

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Count: 0 records.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
		NO SITES FOUND			

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 23

Source: EPA
Telephone: N/A
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 03/25/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/24/2024
Number of Days to Update: 90

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/14/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 03/13/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/17/2024
Number of Days to Update: 90

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 06/17/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

SHWS: Florida's State-Funded Action Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 05/13/2024
Date Data Arrived at EDR: 05/14/2024
Date Made Active in Reports: 05/22/2024
Number of Days to Update: 8

Source: Department of Environmental Protection
Telephone: 850-488-0190
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Semi-Annually

Lists of state and tribal landfills and solid waste disposal facilities

SWF/LF: Solid Waste Facility Database

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/08/2024
Date Data Arrived at EDR: 04/09/2024
Date Made Active in Reports: 07/08/2024
Number of Days to Update: 90

Source: Department of Environmental Protection
Telephone: 850-922-7121
Last EDR Contact: 07/09/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Quarterly

Lists of state and tribal leaking storage tanks

LUST: Petroleum Contamination Detail Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/18/2024
Number of Days to Update: 86

Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

LAST: Leaking Aboveground Storage Tank Listing

The file for Leaking Aboveground Storage Tanks. Please remember STCM does not track the source of the discharge so the agency provides a list of facilities with an aboveground tank and an open discharge split by facilities with aboveground tanks only and facilities with aboveground and underground tanks.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/18/2024
Number of Days to Update: 86

Source: Department of Environmental Protection
Telephone: 850-245-8799
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/04/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 03/15/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/17/2024
Number of Days to Update: 90
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

FF TANKS: Federal Facilities Listing
A listing of federal facilities with storage tanks.

Date of Government Version: 03/19/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/10/2024
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8250
Last EDR Contact: 06/17/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

UST: Storage Tank Facility Information
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/14/2024
Date Made Active in Reports: 05/03/2024
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

AST: Storage Tank Facility Information
Registered Aboveground Storage Tanks.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/14/2024
Date Made Active in Reports: 05/03/2024
Number of Days to Update: 79
Source: Department of Environmental Protection
Telephone: 850-245-8839
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

INDIAN UST R4: Underground Storage Tanks on Indian Land
The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/17/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

TANKS: Storage Tank Facility List

This listing includes storage tank facilities that do not have tank information. The tanks have either be closed or removed from the site, but the facilities were still registered at some point in history.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/14/2024
Date Made Active in Reports: 05/03/2024
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-245-8841
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

State and tribal institutional control / engineering control registries

ENG CONTROLS: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to engineering controls. Engineering Controls encompass a variety of engineered remedies to contain and/or reduce contamination, and/or physical barriers intended to limit access to property. ECs include fences, signs, guards, landfill caps, provision of potable water, slurry walls, sheet pile (vertical caps), pumping and treatment of groundwater, monitoring wells, and vapor extraction systems.

Date of Government Version: 03/25/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

Inst Control: Institutional Controls Registry

The registry is a database of all contaminated sites in the state of Florida which are subject to institutional and engineering controls.

Date of Government Version: 03/25/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

Lists of state and tribal voluntary cleanup sites

VCP: Voluntary Cleanup Sites

Listing of closed and active voluntary cleanup sites.

Date of Government Version: 02/19/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/13/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

INDIAN VCP R1: Voluntary Cleanup Priority Listing
A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 06/14/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

BSRA: Brownfield Site Rehabilitation Agreements Listing
The BSRA provides DEP and the public assurance that site rehabilitation will be conducted in accordance with Florida Statutes and DEP's Contaminated Site Cleanup Criteria rule. In addition, the BSRA provides limited liability protection for the voluntary responsible party. The BSRA contains various commitments by the voluntary responsible party, including milestones for completion of site rehabilitation tasks and submittal of technical reports and plans.
It also contains a commitment by DEP to review technical reports according to an agreed upon schedule. Only those brownfield sites with an executed BSRA are eligible to apply for a voluntary cleanup tax credit incentive pursuant to Section 376.30781, Florida Statutes.

Date of Government Version: 02/28/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

BROWNFIELDS: Brownfields Sites Database
Brownfields are defined by the Florida Department of Environmental Protection (FDEP) as abandoned, idled, or underused industrial and commercial facilities where expansion or redevelopment is complicated by real or perceived environmental contamination.

Date of Government Version: 01/17/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

BROWNFIELDS AREAS: Brownfields Areas Database
A "brownfield area" means a contiguous area of one or more brownfield sites, some of which may not be contaminated, that has been designated as such by a local government resolution. Such areas may include all or portions of community redevelopment areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency (EPA) designated brownfield pilot projects. This layer provides a polygon representation of the boundaries of these designated Brownfield Areas in Florida.

Date of Government Version: 02/28/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8934
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/11/2024
Date Data Arrived at EDR: 03/12/2024
Date Made Active in Reports: 05/10/2024
Number of Days to Update: 59
Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 06/11/2024
Next Scheduled EDR Contact: 09/23/2024
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: Recycling Centers

A listing of recycling centers located in the state of Florida.

Date of Government Version: 08/17/2023
Date Data Arrived at EDR: 10/09/2023
Date Made Active in Reports: 12/19/2023
Number of Days to Update: 71
Source: Department of Environmental Protection
Telephone: 850-245-8718
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52
Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/22/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39
Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137
Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land

A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176

Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: No Update Planned

PRIORITYCLEANERS: Priority Ranking List

The Florida Legislature has established a state-funded program to cleanup properties that are contaminated as a result of the operations of a drycleaning facility.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 02/06/2024
Date Made Active in Reports: 04/26/2024
Number of Days to Update: 80

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 05/07/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

FL SITES: Sites List

This summary status report was developed from a number of lists including the Eckhardt list, the Moffit list, the EPA Hazardous Waste Sites list, EPA's Emergency & Remedial Response information System list (RCRA Section 3012) & existing department lists such as the obsolete uncontrolled Hazardous Waste Sites list. This list is no longer updated.

Date of Government Version: 12/31/1989
Date Data Arrived at EDR: 05/09/1994
Date Made Active in Reports: 08/04/1994
Number of Days to Update: 87

Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 03/24/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 23

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 06/14/2024
Date Data Arrived at EDR: 06/17/2024
Date Made Active in Reports: 06/24/2024
Number of Days to Update: 7

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 06/17/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

SPILLS: Oil and Hazardous Materials Incidents
Statewide oil and hazardous materials inland incidents.

Date of Government Version: 03/28/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 85

Source: Department of Environmental Protection
Telephone: 850-245-2010
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 12/10/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/04/2013
Number of Days to Update: 60

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

SPILLS 80: SPILLS80 data from FirstSearch
Spills 80 includes those spill and release records available from FirstSearch databases prior to 1990. Typically, they may include chemical, oil and/or hazardous substance spills recorded before 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 80.

Date of Government Version: 09/01/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 03/06/2013
Number of Days to Update: 62

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 06/03/2024
Date Data Arrived at EDR: 06/07/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: (404) 562-8651
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/30/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 51

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/09/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/18/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/20/2024
Number of Days to Update: 93

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 06/17/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 07/25/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/02/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 06/13/2024
Next Scheduled EDR Contact: 09/23/2024
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/16/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 07/11/2024
Date Data Arrived at EDR: 07/11/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 1

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 23

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 04/01/2024
Date Data Arrived at EDR: 04/17/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 86

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25
Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 57
Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 07/11/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data
A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87
Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 05/28/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List
A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 05/28/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/02/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84

Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 06/21/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data

Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80

Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/31/2024
Date Data Arrived at EDR: 04/19/2024
Date Made Active in Reports: 06/26/2024
Number of Days to Update: 68

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 07/24/2024
Next Scheduled EDR Contact: 11/11/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 05/22/2024
Date Data Arrived at EDR: 06/03/2024
Date Made Active in Reports: 06/24/2024
Number of Days to Update: 21

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data
A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data
Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 04/01/2024
Date Data Arrived at EDR: 04/04/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 99

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 07/02/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing
This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

US MINES 3: Active Mines & Mineral Plants Database Listing
Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/23/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

MINES MRDS: Mineral Resources Data System
Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 03/18/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 79

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 06/13/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/09/2024
Date Data Arrived at EDR: 02/27/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 87

Source: EPA
Telephone: (404) 562-9900
Last EDR Contact: 05/29/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 07/08/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 06/23/2024
Date Data Arrived at EDR: 06/28/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 14

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 06/28/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/12/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 51

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS PROJECT: NORTHEASTERN UNIVERSITY PFAS PROJECT

The PFAS Contamination Site Tracker records qualitative and quantitative data from each site in a chart, specifically examining discovery, contamination levels, government response, litigation, health impacts, media coverage, and community characteristics. All data presented in the chart were extracted from government websites, such as state health departments or the Environmental Protection Agency, and news articles.

Date of Government Version: 05/19/2023
Date Data Arrived at EDR: 04/05/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 62

Source: Social Science Environmental Health Research Institute
Telephone: N/A
Last EDR Contact: 06/04/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAIN: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PFAS PT 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 07/01/2024
Date Data Arrived at EDR: 07/01/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 11

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 07/01/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 06/27/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: No Update Planned

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 04/14/2024
Date Data Arrived at EDR: 04/16/2024
Date Made Active in Reports: 07/12/2024
Number of Days to Update: 87

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

UST FINDER: UST Finder Database

EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106

Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Semi-Annually

E MANIFEST: Hazardous Waste Electronic Manifest System

EPA established a national system for tracking hazardous waste shipments electronically. This system, known as ?e-Manifest,? will modernize the nation?s cradle-to-grave hazardous waste tracking process while saving valuable time, resources, and dollars for industry and states.

Date of Government Version: 07/24/2023
Date Data Arrived at EDR: 04/18/2024
Date Made Active in Reports: 06/06/2024
Number of Days to Update: 49

Source: Environmental Protection Agency
Telephone: 833-501-6826
Last EDR Contact: 06/07/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Varies

PFAS: PFOS and PFOA stand for perfluorooctane sulfonate and perfluorooctanoic acid

A list of the sites that have been reported to the Department of Environmental Protection with PFAS concentrations above the Department?s Provisional Groundwater Cleanup Target Level.

Date of Government Version: 04/26/2024
Date Data Arrived at EDR: 04/26/2024
Date Made Active in Reports: 07/19/2024
Number of Days to Update: 84

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

AQUEOUS FOAM: Former Fire Training Facility Assessments Listing

DEP has conducted initial environmental assessments related to the historic and current use of chemicals found in aqueous film forming foam (AFFF) at fire training facilities throughout Florida

Date of Government Version: 05/30/2024
Date Data Arrived at EDR: 05/31/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 28

Source: Department of Environmental Protection
Telephone: 850-245-8690
Last EDR Contact: 05/30/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Varies

AIRS: Permitted Facilities Listing

A listing of Air Resources Management permits.

Date of Government Version: 01/22/2024
Date Data Arrived at EDR: 01/26/2024
Date Made Active in Reports: 04/17/2024
Number of Days to Update: 82

Source: Department of Environmental Protection
Telephone: 850-921-9558
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Varies

ASBESTOS: Asbestos Notification Listing

Asbestos sites

Date of Government Version: 02/12/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 05/02/2024
Number of Days to Update: 79

Source: Department of Environmental Protection
Telephone: 850-717-9086
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

CLEANUP SITES: DEP Cleanup Sites - Contamination Locator Map Listing

This listing includes the locations of waste cleanup sites from various programs. The source of the cleanup site data includes Hazardous Waste programs, Site Investigation Section, Compliance and Enforcement Tracking, Drycleaning State Funded Cleanup Program (possibly other state funded cleanup), Storage Tank Contamination Monitoring.

Date of Government Version: 05/08/2024
Date Data Arrived at EDR: 05/09/2024
Date Made Active in Reports: 05/16/2024
Number of Days to Update: 7

Source: Department of Environmental Protection
Telephone: 866-282-0787
Last EDR Contact: 05/09/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

DEDB: Ethylene Dibromide Database Results

Ethylene dibromide (EDB), a soil fumigant, that has been detected in drinking water wells. The amount found exceeds the maximum contaminant level as stated in Chapter 62-550 or 520. It is a potential threat to public health when present in drinking water.

Date of Government Version: 03/11/2024
Date Data Arrived at EDR: 03/13/2024
Date Made Active in Reports: 06/04/2024
Number of Days to Update: 83

Source: Department of Environmental Protection
Telephone: 850-245-8335
Last EDR Contact: 06/06/2024
Next Scheduled EDR Contact: 09/23/2024
Data Release Frequency: Varies

DRYCLEANERS: Drycleaning Facilities

The Drycleaners database, maintained by the Department of Environmental Protection, provides information about permitted dry cleaner facilities.

Date of Government Version: 07/15/2024
Date Data Arrived at EDR: 07/16/2024
Date Made Active in Reports: 07/26/2024
Number of Days to Update: 10

Source: Department of Environmental Protection
Telephone: 850-245-8927
Last EDR Contact: 07/16/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Semi-Annually

DWM CONTAM: DWM CONTAMINATED SITES

A listing of active or known sites. The listing includes sites that need cleanup but are not actively being working on because the agency currently does not have funding (primarily petroleum and drycleaning).

Date of Government Version: 07/14/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 12/20/2023
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-7503
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

FIN ASSURANCE 1: Financial Assurance Information Listing

A list of hazardous waste facilities required to provide financial assurance under RCRA.

Date of Government Version: 04/03/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/18/2024
Number of Days to Update: 86

Source: Department of Environmental Protection
Telephone: 850-245-8793
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Semi-Annually

FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities.

Date of Government Version: 04/03/2024
Date Data Arrived at EDR: 04/23/2024
Date Made Active in Reports: 07/18/2024
Number of Days to Update: 86

Source: Department of Environmental Protection
Telephone: 850-245-8743
Last EDR Contact: 07/23/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Semi-Annually

FIN ASSURANCE 3: Financial Assurance Information Listing

A listing of financial assurance information for storage tanks sites.

Date of Government Version: 02/08/2024
Date Data Arrived at EDR: 02/09/2024
Date Made Active in Reports: 04/26/2024
Number of Days to Update: 77

Source: Department of Environmental Protection
Telephone: 850-245-8853
Last EDR Contact: 07/18/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

FL Cattle Dip. Vats: Cattle Dipping Vats

From the 1910’s through the 1950’s, these vats were filled with an arsenic solution for the control and eradication of the cattle fever tick. Other pesticides, such as DDT, were also widely used. By State law, all cattle, horses, mules, goats, and other susceptible animals were required to be dipped every 14 days. Under certain circumstances, the arsenic and other pesticides remaining at the site may present an environmental or public health hazard.

Date of Government Version: 09/27/2019
Date Data Arrived at EDR: 01/10/2020
Date Made Active in Reports: 02/11/2020
Number of Days to Update: 32

Source: Department of Environmental Protection
Telephone: 850-245-4444
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: No Update Planned

HAZ WASTE: Hazardous Waste Information Listing

The records in this data set are generated by county SQG Assessment, Notification and Verification Programs on-site surveys (see 403.7225 FS). The waste records are wastes observed during county inspections. Even though this state program targets SQGs and VSQGs for outreach, some counties choose to additionally look at their LQGs.

Date of Government Version: 02/12/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 05/06/2024
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8705
Last EDR Contact: 05/30/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Quarterly

HW GEN: Hazardous Waste Generators

Small Quantity Hazardous Waste Generators are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities greater than 100 Kg but less than 1,000 Kg in any one calendar month. Large Quantity Generators of Hazardous Waste are tracked in this coverage based on their notification to the Department of Environmental Protection as to their handler status, or based on inspections conducted at their facilities. These facilities are regulated under the federal Resource Conservation and Recovery Act (RCRA) and applicable state regulations as generators of hazardous wastes in quantities equal to or greater than 1,000 Kg in any one calendar month.

Date of Government Version: 03/19/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/10/2024
Number of Days to Update: 83
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/18/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Quarterly

RESP PARTY: Responsible Party Sites Listing

Open, inactive and closed responsible party sites

Date of Government Version: 03/25/2024
Date Data Arrived at EDR: 03/26/2024
Date Made Active in Reports: 06/18/2024
Number of Days to Update: 84
Source: Department of Environmental Protection
Telephone: 850-245-8758
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Quarterly

SOLCP: State-Owned Lands Cleanup Program Listing

The State-Owned Lands Cleanup Program (SOLCP) was created by the legislature in 2001 as a mechanism to identify and reduce the states possible risk and liability associated with potentially contaminated sites on state-owned property.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/06/2024
Date Made Active in Reports: 04/26/2024
Number of Days to Update: 80
Source: Department of Environmental Protection
Telephone: 850-245-8952
Last EDR Contact: 05/07/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

SITE INV SITES: Site Investigation Section Sites Listing

Statewide coverage of Site Investigation Section (SIS) sites. Site Investigation is a Section within the Bureau of Waste Cleanup, Division of Waste Management. SIS provides technical support to FDEP District Waste Cleanup Programs and conducts contamination assessments throughout the state.

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/15/2024
Date Made Active in Reports: 05/06/2024
Number of Days to Update: 81
Source: Department of Environmental Protection
Telephone: 850-245-8953
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Quarterly

TIER 2: Tier 2 Facility Listing

A listing of facilities which store or manufacture hazardous materials that submit a chemical inventory report.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 06/07/2023
Date Made Active in Reports: 08/28/2023
Number of Days to Update: 82
Source: Department of Environmental Protection
Telephone: 850-413-9970
Last EDR Contact: 05/31/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Varies

UIC: Underground Injection Wells Database Listing
A listing of Class I wells. Class I wells are used to inject hazardous waste, nonhazardous waste, or municipal waste below the lowermost USDW.

Date of Government Version: 07/11/2024
Date Data Arrived at EDR: 07/11/2024
Date Made Active in Reports: 07/19/2024
Number of Days to Update: 8

Source: Department of Environmental Protection
Telephone: 850-245-8655
Last EDR Contact: 07/10/2024
Next Scheduled EDR Contact: 10/28/2024
Data Release Frequency: Varies

WASTEWATER: Wastewater Facility Regulation Database
Domestic and industrial wastewater facilities.

Date of Government Version: 04/29/2024
Date Data Arrived at EDR: 04/30/2024
Date Made Active in Reports: 07/24/2024
Number of Days to Update: 85

Source: Department of Environmental Protection
Telephone: 850-245-8600
Last EDR Contact: 04/30/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Quarterly

ERIC WASTE CLEANUP: Environmental Restoration Integrated Cleanup Listing
ERIC (Environmental Restoration Integrated Cleanup) is a single database for tracking all of the contaminated site cleanup activities in the Division of Waste Management (DWM). It was developed to bring together 11 different data systems to a single location that would allow tracking of a contaminated site throughout the course of cleanup regardless of which program area took the lead.

Date of Government Version: 06/24/2024
Date Data Arrived at EDR: 06/25/2024
Date Made Active in Reports: 06/28/2024
Number of Days to Update: 3

Source: Department of Environmental Protection
Telephone: 850-245-8270
Last EDR Contact: 06/25/2024
Next Scheduled EDR Contact: 10/07/2024
Data Release Frequency: Varies

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants
The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations
EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/10/2014
Number of Days to Update: 193

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Protection in Floridia.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 12/30/2013
Number of Days to Update: 182

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALACHUA COUNTY:

FACILITY LIST ALACHUA: Facility List
List of all regulated facilities in Alachua County.

Date of Government Version: 03/18/2024
Date Data Arrived at EDR: 03/19/2024
Date Made Active in Reports: 06/10/2024
Number of Days to Update: 83

Source: Alachua County Environmental Protection Department
Telephone: 352-264-6800
Last EDR Contact: 06/13/2024
Next Scheduled EDR Contact: 09/30/2024
Data Release Frequency: Annually

BROWARD COUNTY:

AST BROWARD: Aboveground Storage Tanks
Aboveground storage tank locations in Broward County.

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

UST BROWARD: Underground Storage Tanks
All known regulated storage tanks within Broward County, including those tanks that have been closed

Date of Government Version: 09/15/2021
Date Data Arrived at EDR: 09/16/2021
Date Made Active in Reports: 12/03/2021
Number of Days to Update: 78

Source: Broward County Environmental Protection Department
Telephone: 954-818-7509
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

HILLSBOROUGH COUNTY:

LF HILLSBOROUGH: Hillsborough County LF
Hillsborough county landfill sites.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/21/2024
Number of Days to Update: 77

Source: Hillsborough County Environmental Protection Commission
Telephone: 813-627-2600
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Varies

MIAMI-DADE COUNTY:

DADE CO AP: Air Permit Sites
Facilities that release or have a potential to release pollutants.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

DADE CO AW: Agricultural Waste Listing
A listing of agricultural waste sites

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: Miami-Dade County Division of Environmental Resources Management
Telephone: 305-372-6715
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

DADE CO LF: Miami Dade County Landfill Solid Waste Sites listing.
Miami Dade County Landfill Solid Waste Sites listing.

Date of Government Version: 04/29/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 07/24/2024
Number of Days to Update: 84

Source: Miami Dade County Environmental Resources Management
Telephone: 305-372-6789
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

DADE CO LW: Liquid Waste Transporter List
The Liquid Waste Transporter permit regulates the transportation of various types of liquid and solid waste, including hazardous waste, waste oil and oily waste waters, septic and grease trap waste, biomedical waste, spent radiator fluid, photo chemical waste, dry sewage sludge, and other types of non-hazardous industrial waste. The Liquid Waste Transporter permits needed to protect the environment and the public from improperly handled and transported waste.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-6755
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

DADE GTO: Grease Trap Sites
Any non-residential facility that discharges waste to a sanitary sewer.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: Dade County Dept. of Env. Resources Mgmt.
Telephone: 305-372-6508
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

DADE MOP: Marine Facilities Operating Permit
What is this permit used for? Miami-Dade County Ordinance 89-104 and Section 24-18 of the Code of Miami-Dade County require the following types of marine facilities to obtain annual operating permits from DERM: All recreational boat docking facilities with ten (10) or more boat slips, moorings, davit spaces, and vessel tie-up spaces. All boat storage facilities contiguous to tidal waters in Miami-Dade County with ten (10) or more dry storage spaces including boatyards and boat manufacturing facilities.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

DADE MRE: Maimi River Enforcement
The Miami River Enforcement database files were created for facilities and in some instances vessels that were inspected by a workgroup within the Department that was identified as the Miami River Enforcement Group. The files do not all necessarily reflect enforcement cases and some were created for locations that were permitted by other Sections within the Department.

Date of Government Version: 06/05/2013
Date Data Arrived at EDR: 06/06/2013
Date Made Active in Reports: 08/06/2013
Number of Days to Update: 61

Source: DERM
Telephone: 305-372-3576
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

DADE_IWP: Industrial Waste Permit Sites
Facilities that either generate more than 25,000 of wastewater per day to sanitary sewers or are pre-defined by EPA.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78
Source: Department of Environmental Resources Management
Telephone: 305-372-6700
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

ENF: Enforcement Case Tracking System Sites
Enforcement cases monitored by the Dade County Department of Environmental Resources Management.

Date of Government Version: 02/21/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

SPILLS DADE: Fuel Spills Cases
DERM documents fuel spills of sites that are not in a state program.

Date of Government Version: 01/08/2009
Date Data Arrived at EDR: 01/13/2009
Date Made Active in Reports: 02/05/2009
Number of Days to Update: 23
Source: Department of Environmental Resources Management
Telephone: 305-372-6755
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

UST DADE: Storage Tanks
A listing of aboveground and underground storage tank site locations.

Date of Government Version: 04/05/2023
Date Data Arrived at EDR: 05/24/2023
Date Made Active in Reports: 08/11/2023
Number of Days to Update: 79
Source: Department of Environmental Resource Management
Telephone: 305-372-6700
Last EDR Contact: 05/23/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

PALM BEACH COUNTY:

LF PALM BEACH: Palm Beach County LF
Palm Beach County Inventory of Solid Waste Sites.

Date of Government Version: 09/01/2011
Date Data Arrived at EDR: 09/20/2011
Date Made Active in Reports: 10/10/2011
Number of Days to Update: 20
Source: Palm Beach County Solid Waste Authority
Telephone: 561-640-4000
Last EDR Contact: 06/06/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/06/2024
Date Made Active in Reports: 04/25/2024
Number of Days to Update: 79

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/07/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 06/26/2024
Next Scheduled EDR Contact: 10/14/2024
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data
Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 07/25/2024
Next Scheduled EDR Contact: 11/04/2024
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 07/03/2024
Next Scheduled EDR Contact: 10/21/2024
Data Release Frequency: Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 06/03/2024
Next Scheduled EDR Contact: 09/16/2024
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Department of Children & Families
Source: Provider Information
Telephone: 850-488-4900

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetlands Inventory
Source: Department of Environmental Protection
Telephone: 850-245-8238

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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Appendix C

Historical Aerial Photographs
1947, 1954, 1969, 1974, 1980, 1994, 2002, 2008, 2012, 2018, 2021 and 2023

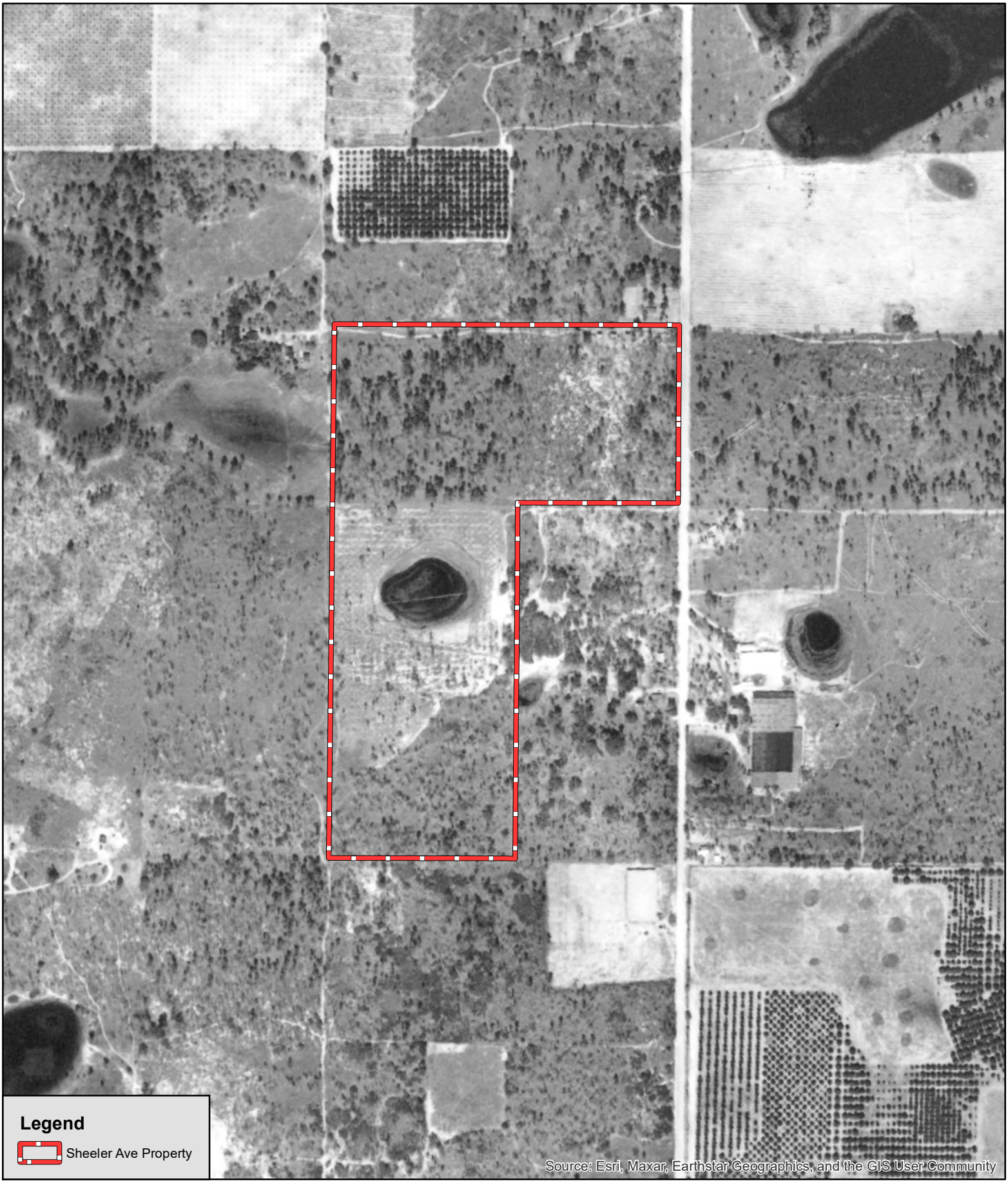
Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Sheeler Ave Property
Orange County, Florida
Historic Aerial
1947

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024



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Sheeler Ave Property
Orange County, Florida
Historic Aerial
1954

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Historic Aerial
1969

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Historic Aerial
1974

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Historic Aerial
1980

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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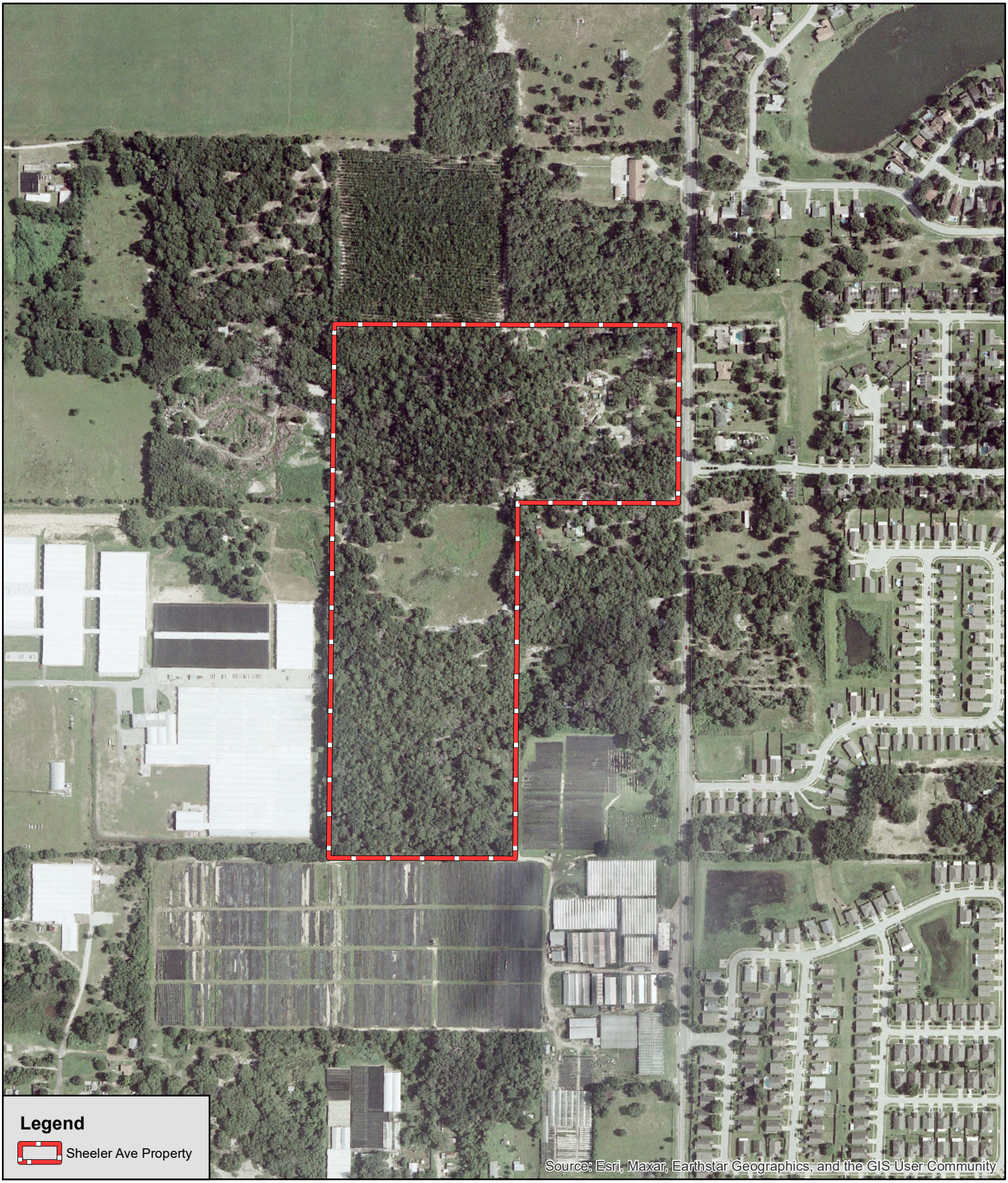
Sheeler Ave Property
Orange County, Florida
Historic Aerial
1994

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024



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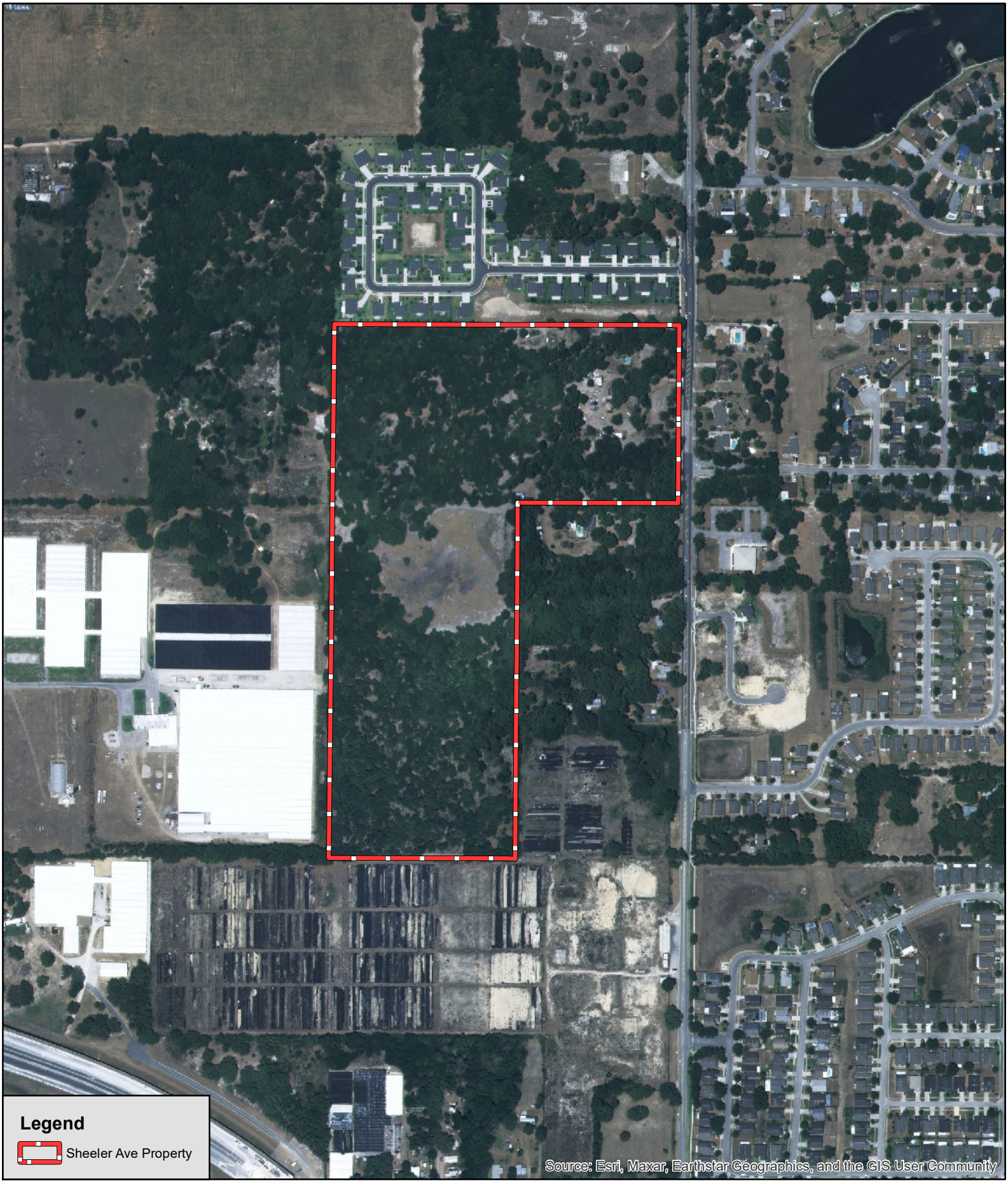
Sheeler Ave Property
Orange County, Florida
Historic Aerial
2002

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024



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Sheeler Ave Property
Orange County, Florida
Historic Aerial
2008

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Historic Aerial
2012

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

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Sheeler Ave Property
Orange County, Florida
Historic Aerial
2018

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Sheeler Ave Property
Orange County, Florida
Historic Aerial
2021

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Sheeler Ave Property
Orange County, Florida
Aerial Imagery
2023

N
W E
S

500
Feet

Project #: 125-253
Produced By: EM
Date: 7/3/2024

Appendix D

Photographic Documentation

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Photo #	Date of Photograph:
1	07/01/2024

General ID:

Subject Property

Agricultural Lands – Cattle Grazing

Photo #	Date of Photograph:
2	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property

Agricultural Lands – Cattle Grazing/Undeveloped Lands covered by Natural Vegetation

Photo #	Date of Photograph:
3	07/01/2024

General ID:

Subject Property

Agricultural Lands – Cattle Grazing/Undeveloped Lands covered by Natural Vegetation

Photo #	Date of Photograph:
4	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property

Agricultural Lands – Cattle Grazing/Undeveloped Lands covered by Natural Vegetation

Photo #	Date of Photograph:
5	07/01/2024

General ID:

Subject Property

Agricultural Lands – Cattle Grazing/Undeveloped Lands covered by Natural Vegetation

Photo #	Date of Photograph:
6	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Occupied Residence

Photo #	Date of Photograph:
7	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Occupied Residence

Photo #	Date of Photograph:
8	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #1

Photo #	Date of Photograph:
9	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #1

Photo #	Date of Photograph:
10	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #2

Photo #	Date of Photograph:
11	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #2 – Interior

Photo #	Date of Photograph:
12	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #3

Photo #	Date of Photograph:
13	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #3 – Interior

Photo #	Date of Photograph:
14	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #4 – Interior

Photo #	Date of Photograph:
15	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #4 – Interior – Water Well with Pressure Tank

Photo #	Date of Photograph:
16	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #5

Photo #	Date of Photograph:
17	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #6

Photo #	Date of Photograph:
18	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #7

Photo #	Date of Photograph:
19	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Accessory Structure #7 – Interior

Photo #	Date of Photograph:
20	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

RV #1

Photo #	Date of Photograph:
21	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

RV #2

Photo #	Date of Photograph:
22	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Mobile Homes

Photo #	Date of Photograph:
23	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Tote

Photo #	Date of Photograph:
24	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Propane AST

Photo #	Date of Photograph:
25	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Fuel AST

Photo #	Date of Photograph:
26	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

ASTs

Photo #	Date of Photograph:
27	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

AST

Photo #	Date of Photograph:
28	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

AST

Photo #	Date of Photograph:
29	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

AST converted for Grill

Photo #	Date of Photograph:
30	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Debris/Scrap

Photo #	Date of Photograph:
31	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Debris

Photo #	Date of Photograph:
32	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Debris

Photo #	Date of Photograph:
33	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Waste Tires

Photo #	Date of Photograph:
34	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Abandoned Vehicle

Photo #	Date of Photograph:
35	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Abandoned Boat

Photo #	Date of Photograph:
36	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property

Agricultural Lands – Cattle Grazing/Undeveloped Lands covered by Natural Vegetation

Assumed Private Shooting Range

Photo #	Date of Photograph:
37	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Aboveground Pool

Photo #	Date of Photograph:
38	07/01/2024

Bio-Tech Consulting Inc.
Environmental and Permitting Services

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Wetland Area

Photo #	Date of Photograph:
39	07/01/2024

General ID:

Subject Property – NE

Residential Lands – Rural Single-Family Homesite

Excavated Pond

Photo #	Date of Photograph:
40	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Adjoining Property – N

Residential Lands –Single-Family Subdivision

Photo #	Date of Photograph:
41	07/01/2024

General ID:

Adjoining Property – S

Residential Lands –Single-Family Subdivision

Photo #	Date of Photograph:
42	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Adjoining Property – E

Residential Lands –Single-Family Homesite

Photo #	Date of Photograph:
43	07/01/2024

General ID:

Adjoining Property – W

Agricultural Lands –Plant Nursery Operation

Photo #	Date of Photograph:
44	07/01/2024

Phase I Environmental Site Assessment Photo Log
Sheeler Avenue Property – Orange County, Florida

General ID:

Adjoining Property – NW

Undeveloped Lands covered by Natural Vegetation

Photo #	Date of Photograph:
45	07/01/2024

General ID:

Adjoining Property – E

Sheeler Avenue Right-of-Way (Looking N)

Photo #	Date of Photograph:
46	07/01/2024

Appendix E

Qualifications of Environmental Professionals

Bill Keenan
Project Manager

Bill is a project manager with Bio-Tech Consulting and has been with the company since 2006. His primary duties include Phase I environmental assessments, mitigation design and environmental permitting, regulatory compliance monitoring and reporting, wildlife assessments, species-specific surveys, prescribed burn planning and implementation, and erosion and sediment control monitoring and reporting.

Experience

Bill has more than 15 years of experience as a biologist working in the private and public sectors. Prior to joining Bio-Tech Consulting, Bill served as a field biologist with the Florida Department of Environmental Protection (FDEP) at Wekiwa Springs State Park where his responsibilities included exotic species control, landscape restoration management, and prescribed burn planning and implementation. He also served as a park and district trainer and mentor in the uses and safety of herbicides and prescribed fire.

Bill's biology experience also includes working as a graduate teaching assistant in the biology department at the University of Central Florida and working at The Nature Conservancy as a member of a wildland fire and prescribed burn crew.

Responsibilities

Bill's current role with Bio-Tech Consulting is as a project manager. His duties and responsibilities include Phase I environmental assessments, mitigation design and environmental permitting with appropriate local, state and federal agencies, regulatory compliance monitoring and reporting (vegetative and water quality), wetland, lakeshore and upland restoration and enhancement, mitigation area maintenance, herbicide application, T&E wildlife assessments, species specific surveys and monitoring, wildlife relocation, prescribed burn planning and implementation, and erosion and sediment control monitoring and reporting.

Experience:
16 Years

Years with Bio-Tech Consulting:
11 Years

Education:
Bachelor of Arts, Business Administration
University of Central Florida

Training and Certifications:
- Best Practices Management – Florida Green Industries (GV3740-1)
- Pesticide Commercial Applicator License (CM19779)
- Qualified Stormwater Management Inspector (13286)
- Certified Prescribed Burn Manager (2004-3488)
- S-215 Fire Operations in Wildlands/Urban Interface
- Southern Area Engine Academy
- S-211 Portable Pumps
- Inter-agency Basic Prescribed Fire Course
- S-212 Wildfire Power Saws
- S-130, S-190, I-100 and Standards for Survival
- Florida Certificate of Boating Education
- ATV Safety Course

Memberships:
- Florida Association of Environmental Professionals
- International Society of Technical & Environmental Professionals (INSTEP) Licensed Environmental Professional (LEP) #381

Education

Bill earned his bachelor of arts in Business Administration from the University of Central Florida and has more than two years of study toward his Master's Degree in biology.

Joe Galletti
Vice President

Joe has more than 24 years of professional experience in project management and environmental permitting. His areas of specialization include water quality monitoring, data management, wetland delineations, dredge/fill and environmental resource permitting and Phase I and Phase II Environmental Site Assessments.

Experience

Joe has more than 24 years of professional experience in project management and environmental permitting. He entered the environmental consulting and development community at the beginning of Central Florida's land development boom in the early 1990s.

Along with his extensive experience in resolving wetland, wildlife and other permitting issues, Joe is a Certified Florida Environmental Assessor and leads Bio-Tech Consulting's Phase I Environmental Site Assessment and water quality monitoring teams.

Responsibilities

Joe's primary responsibilities include Phase I Environmental Site Assessments, title searches, water quality monitoring and sampling, regulatory agency database research, historical aerial photograph research, project coordination, marketing, client interaction, proposal writing and technical writing.

As Vice President of Bio-Tech Consulting, Joe oversees federal, state, water management district, and local government permitting processes for a variety of clients. He also specializes in threatened and endangered species identification and permitting, wetland delineation, dredge/fill applications and environmental resource permitting.

Education

Joe graduated from the University of Central Florida with a Bachelor of Science in Biological Sciences.

Experience:
24 Years

Years with Bio-Tech Consulting:
14 Years

Education:
Bachelor of Science, Biological Sciences, University of Central Florida

Certifications:
- Registered Environmental Property Assessor #5898
- International Society of Technical & Environmental Professionals (INSTEP) Licensed Environmental Professional (LEP) #123
- FDEP Qualified Stormwater Management Inspector

Professional Associations:
- Central Florida Association of Environmental Professionals
- Greater Orlando Builders Association
- National Registry of Environmental Professionals
- Florida Lake Management Society (FLMS)

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER

June 5, 2025

E-MAIL:JONATHAN.HUELS@LOWNDES-LAW.COM
Jonathan P. Huels
Lowndes Law Firm
215 N. Eola Dr.
Orlando, FL 32801

Application APK-25-010 1920 Sheeler Ave. FLUM

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension CEA		
Development Application #:	TBD		
Project Name:	1920 Sheeler Ave. FLUM		
OCPS Completed Application Date:	06/04/2025		
Parcel #(s):	22-21-28-0000-00-073 and 22-21-28-0000-00-227		
Requested New Units (#):	SF: 111	MF:	TH:
Vested Unit(s):	SF: 4	MF:	TH:
Total Project Units:	115		
School Board District:	#7		

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

This determination expires on **December 01, 2025.** OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to 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.

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

"The Orange County School Board is an equal opportunity agency."

This determination is governed by the Interlocal Agreement, the provisions of city of Apopka adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at (407) 317-3700 ext. 2022139 or e-mail me at tamara.pelc@ocps.net with any questions.

Sincerely,

Tamara L. Pelc
Administrator, Facilities Planning

SV/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A

Orange County Public Schools
Facilities Planning

School Capacity Determination

User ID SV June 4, 2025 15:08:48

Project ID: CEA – APK – 25 – 010 Valid Until: December 1, 2025

Project Name: 1920 SHEELER AVE FLUM/RZ (SHEELER PARK)

Unvested Units			Vested Units		
	Single Family Units:	111		Single Family Units:	4
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	CC		
	School:	LAKEVILLE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	607	1,072	2,797
	Enrollment (2023-2024)	592	862	2,159
	Utilization (2023-2024)	104.0%	89.0%	76.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	76	210	638
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	0	71	512
	Reserved Capacity	0	2	25
	Adjusted Utilization	97.5%	87.2%	96.4%
	Adjusted Available Seats	76	137	101
	Analysis of Proposed Development			
	Students Generated	19.758	10.434	14.763
	Adjusted Utilization	100.8%	88.2%	96.9%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	0.000

LAKEVILLE ES	
PIEDMONT LAKES MS	
WEKIVA HS	

ORDINANCE NO. 3112

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY REID MARVIN WAYNE AND REID SUSAN THOMAS; LOCATED AT 1920 SHEELER AVENUE, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, Reid Marvin Wayne and Reid Susan Thomas, owner thereof, have petitioned the City Council of the City of Apopka, Florida, to annex the property located at 1920 Sheeler Avenue; and

WHEREAS, Section 171.044, Florida Statutes, provides that the City may annex property into its corporate limits upon voluntary petition of its owners, by passing and adopting an ordinance to annex said property at a regular meeting; and

WHEREAS, the City Council of the City of Apopka, Florida is desirous of annexing and redefining the boundaries of the municipality to include the subject property pursuant to Section 171.044, Florida Statutes.

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

SECTION I: That the following property, described to wit:

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

AND

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

CONTAINING 40.16 ACRES MORE OR LESS.

being compact and contiguous to the City of Apopka, and being situated in Orange County, Florida, totaling **40.16 +/- acres** (Graphically depicted by the attached Exhibit A), is hereby

annexed into the City of Apopka, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

SECTION II: That the corporate territorial limits of the City of Apopka, Florida, are hereby redefined to include said land herein described and annexed.

SECTION III: That the City Council will designate the land use classification and zoning category of these annexed lands in accordance with applicable City ordinances and State laws.

SECTION IV: That the land herein described and future inhabitants of the land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City.

SECTION V: That 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 a section or subsection or part of this ordinance.

SECTION VI: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION VII: That this ordinance shall take effect upon passage and adoption, thereafter the City Clerk is hereby directed to file this ordinance with the Clerk of the Circuit Court in and for Orange County, Florida; the Orange County Property Appraiser; and the Department of State of the State of Florida.

READ FIRST TIME: July 2, 2025

READ SECOND TIME
AND ADOPTED: July 16, 2025

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, City Clerk

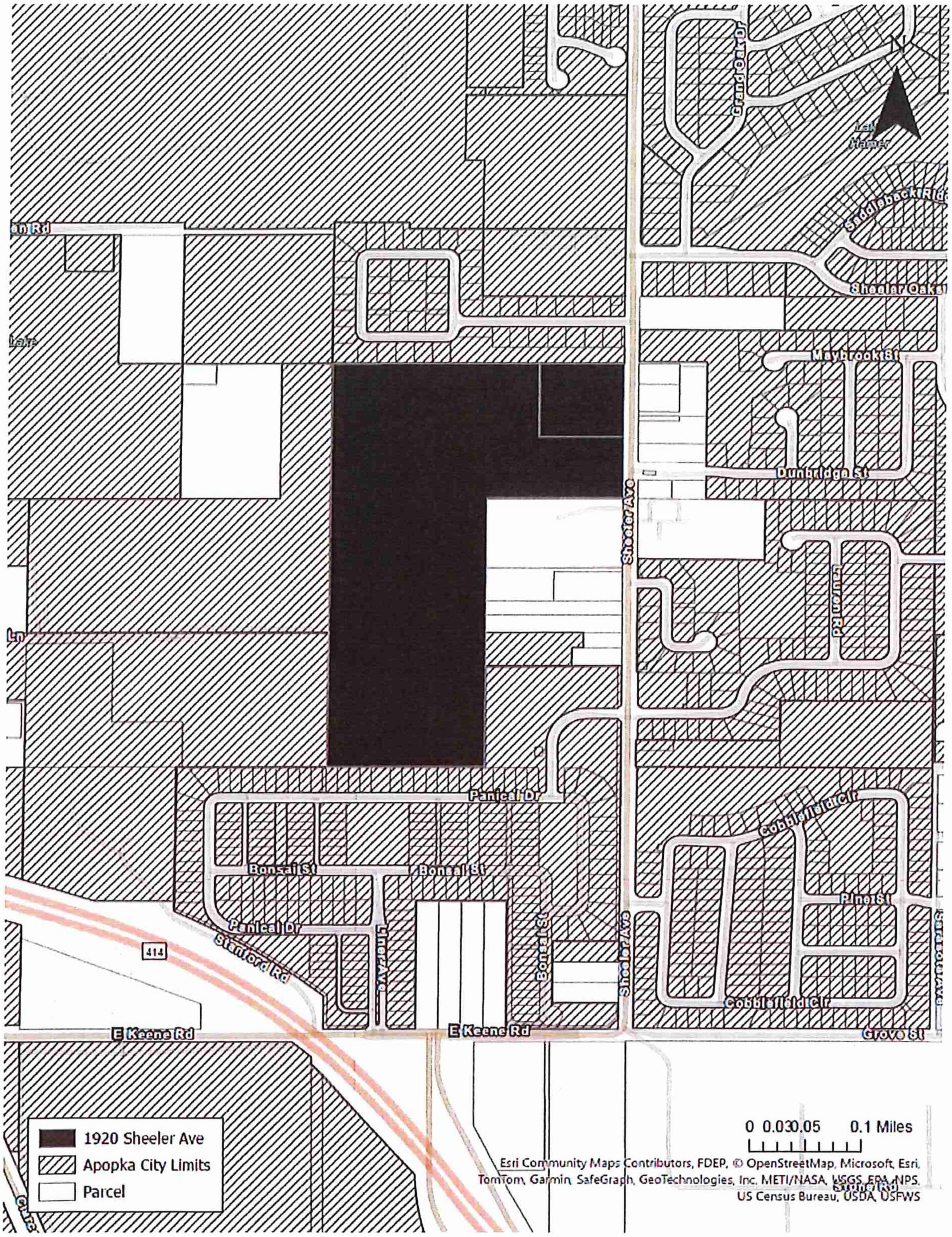
APPROVED as to form and legality

Clifford B. Shepard

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: June 20, 2025 and June 27, 2025

EXHIBIT "A"


Grandjean Dr
Saddleback Rd
Shealer Oaks
Maybrook St
Dunbridge St
Sheeler Ave
Pamlea Dr
Bonsai St
Cobblefield Cir
Pine St
Stanford Rd
414
E Keene Rd
Grove St
1920 Sheeler Ave
Apopka City Limits
Parcel
0 0.03 0.05 0.1 Miles
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ORDINANCE NO. 3131

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM COUNTY RURAL AND COUNTY LOW DENSITY TO CITY RESIDENTIAL LOW DENSITY FOR PROPERTIES LOCATED AT 1920 SHEELER AVENUE; OWNED BY MARVIN WAYNE REID AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the City's Comprehensive Plan by Ordinance No. 653 on October 2, 1991, 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 Council of the City of Apopka has the authority to amend its Comprehensive Plan pursuant to Chapter 163, *Florida Statutes*; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on October 14, 2025, to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally 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 of Apopka has complied with all requirements and procedures of Florida law in processing this small-scale amendment to the City's Comprehensive Plan; and

WHEREAS, the City Council of the City of Apopka hereby finds and determines that this amendment is internally consistent with the City's Comprehensive Plan.

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. Page 1-32 (Map 1-6) of the Future Land Use Element of the City of Apopka Comprehensive Plan, is hereby amended to change the land use from County Rural and County Low Density to City Residential Low Density for certain real property generally located West of Sheeler Avenue and North of Keene Road, comprising 40.16 acres more or less; as shown and further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect. The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Community Planning Act as set forth in Chapter 163, *Florida Statutes*.

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 5th day of November, 2025.

READ FIRST TIME: October 15, 2025

READ SECOND TIME AND ADOPTED: November 5, 2025

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

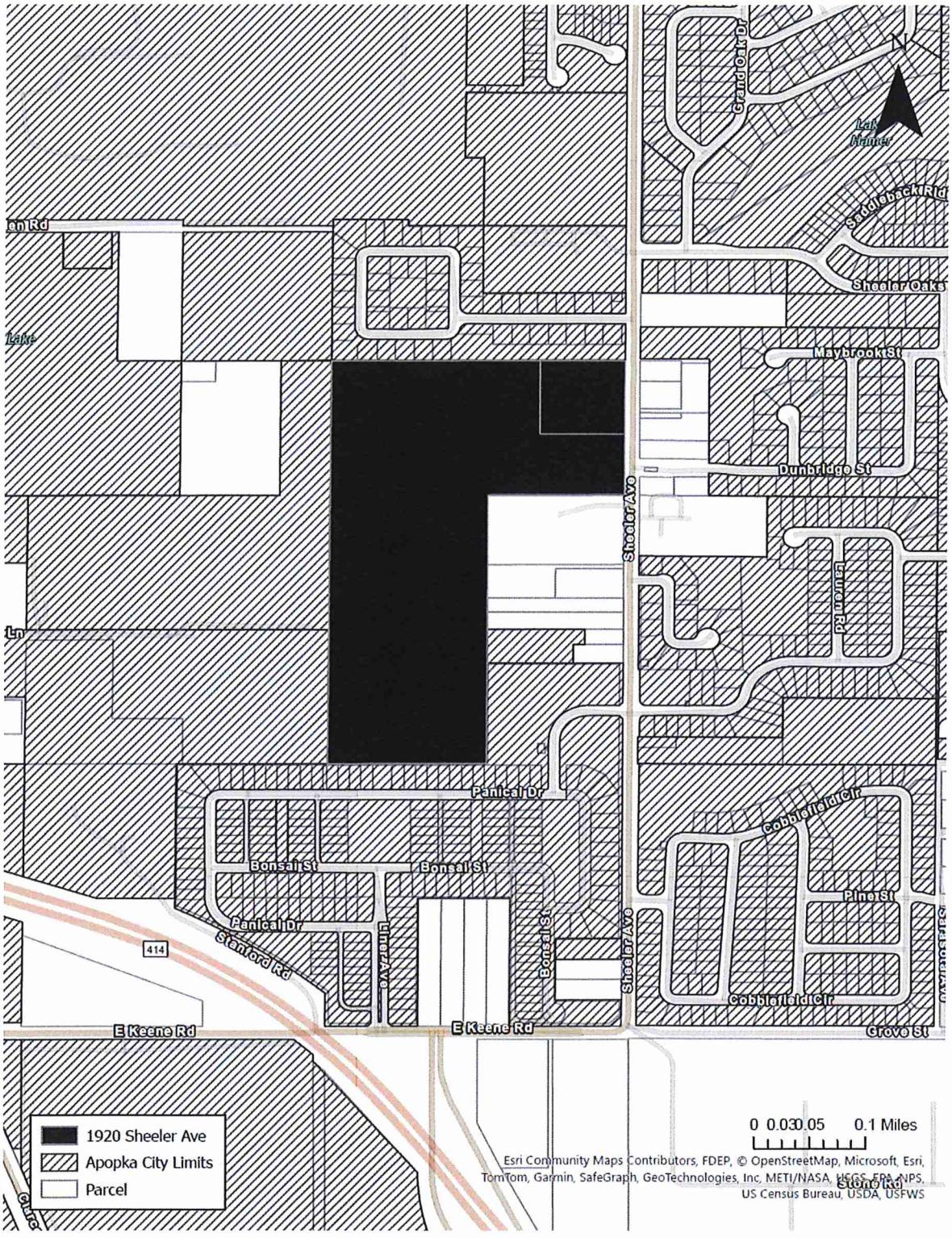
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: September 19, 2025, October 3, 2025

1

EXHIBIT "A"
Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227

Location Map



ORDINANCE NO. 3123

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITIONAL) TO RTF (RESIDENTIAL TWO-FAMILY DISTRICT), FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED AT 1920 SHEELER AVENUE; OWNED BY MARVIN WAYNE REID AND SUSAN THOMAS REID, COMPRISING 40.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, Jonathan Huels has requested a change in zoning on said properties as identified in Section I of this ordinance; and

WHEREAS, the proposed RTF (Residential Two-Family District) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the property described in Exhibit A, being situated in the City of Apopka, Florida, is hereby RTF District, as defined in the Apopka Land Development Code, and with the following provision:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida. The applicant shall obtain all approvals as required, if any, per the Orange County Charter and the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

Section IV. That 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. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. That this Ordinance shall take effect upon the date of adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 5th day of November, 2025.

READ FIRST TIME: September 3, 2025

READ SECOND TIME AND ADOPTED: November 5, 2025

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: July 18, 2025, October 3, 2025

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EXHIBIT "A"
Parcel Identification Number(s): 22-21-28-0000-00-073, 22-21-28-0000-00-227

Location Map