APOPKA PLANNING COMMISSION AGENDA

June 9, 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 Planning Commission.

APPROVAL OF MINUTES

1. **Meeting Minutes from April 14th, 2026**

PUBLIC HEARING

1. **Legislative – Ordinance Number 3158 – Small-Scale Future Land Use Amendment – 4410 Chandler Road and 4420 Chandler Road**
   Owner(s): Richard Chandler
   Applicant: Camila Neira
   Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
   Location: 4410 Chandler Road, 4420 Chandler Road
   Existing Future Land Use: Residential Very Low Suburban
   Proposed Future Land Use: Office
   Existing Use(s): Residential
   Existing Zoning: RSF-1A (Residential Single-Family-Estate)
   Proposed Zoning: O (Office)
   Tract Size: 5.12 +/- Acres
   Proposed Use: Child care facility
   Project Manager: Jun Sohn, Ph.D.

2. **Quasi-Judicial – Ordinance Number 3159 – Change of Zoning – 4410 Chandler Road and 4420 Chandler Road**
   Owner(s): Richard Chandler
   Applicant: Camila Neira
   Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
   Location: 4410 Chandler Road, 4420 Chandler Road
   Existing Zoning: RSF-1A (Residential Single-Family-Estate)
   Proposed Zoning: O (Office)
   Existing Use(s): Residential
   Existing Future Land Use: Residential Very Low Suburban
   Proposed Future Land Use: Office
   Tract Size: 5.12 +/- Acres
   Proposed Use: Child care facility
   Project Manager: Jun Sohn, Ph.D.

SITE PLANS

1. **Quasi-Judicial - The Ridge Phase 3 - Major Development Plan**
   Owner(s): Apopka Centerline Development, LLC
   Applicant: VHB c/o James R. Hoffman, P.E.
   Parcel Number(s): 17-21-28-7345-01-000
   Location: Southeast corner of Binion Road and Boy Scout Road
   Future Land Use (FLU): Mixed-Use
   Zoning: PD (Planned Development)
   Existing Use: Vacant
   Proposed Use(s): Food Market, Gas Station and Office/Warehouse
   Tract Size: 13.23 +/- acres
   Intensity: 0.2 floor area ratio

2. **Quasi-Judicial - Major Development Plan – Floridian Town Center hotel**
   Owner(s): Florence Hotel Company LLC 73% INT Apopka Acquisition Company LLC 27% INT
   Applicant: Jason W. Searl, Esq.
   Parcel Identification Number(s): 06-21-28-7172-16-042
   Location: Lot 5, Floridian Town Center PD (Planned Development)
   Future Land Use: Commercial
   Zoning: PD (Planned Development)
   Existing Use(s): Vacant
   Proposed Use: 137 room hotel
   Tract Size: 2.91 +/- Acres
   Project Manager: Bobby Howell

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 April 14th, 2026 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT

- Chairperson William Gusler
- Robert Ryan
- David Woods
- Wes Dumey
- Malika Harrison

MEMBERS ABSENT

- Eric Mock
- Mary Norwood
- 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 March 10th, 2026

    a. **Chairperson Gusler** asked for a motion to approve the meeting minutes from January 13th, 2026.
    b. Motion by **Wes Dumey** and seconded by **Robert Ryan**.
    c. **Motion carried unanimously**.

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.

Chairperson Gusler opened the public comment period.

Lynette Anderson – Expressed concerns regarding intersection at W Orange/N Washington and opposition of the project.

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

a. **Chairperson Gusler** asked for a motion.
b. Motion by **Wes Dumey** to 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.
c. Seconded by **David Woods**.
d. **Motion carried unanimously**.

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 Lake

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 **Robert Ryan** recommended approval of Sheeler Park Subdivision Major Development Plan
c. Seconded by **David Woods**.
d. **Motion carried unanimously.**

ITEMS FOR DISCUSSION

Commissioner Dumey - spoke about House Bill 399.

ADJOURNMENT

The meeting adjourned at 5:51 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: June 9, 2026
Department: Community Development

SUBJECT:
Legislative – Ordinance Number 3158 – Small-Scale Future Land Use Amendment – 4410 Chandler Road and 4420 Chandler Road

ACTION ITEM INFORMATION:
Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Existing Use(s): Residential
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility
Project Manager: Jun Sohn, Ph.D.

REQUEST:
Recommend approval of the Future Land Use Map Amendment from Residential Very Low Suburban to Office for 4410 Chandler Road and 4420 Chandler Road.

SUMMARY:
Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Existing Use(s): Residential
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	PD	Residential

East	Residential Estate	PD	Residential
South	Residential Very Low Suburban	RSF-1B	Residential
West	Residential Very Low Suburban	RSF-1A	Residential

PROJECT SUMMARY:

The subject properties, which are approximately 5.12 acres in size, are located at 4410 Chandler Road and 4420 Chandler Road. The current use is residential.

The applicant is requesting an amendment to the properties future land use for the new development of a child care facility to be consistent with the Comprehensive Plan and Land Development Code. Per the Apopka Comprehensive Plan, Policy 3.1.j. primary uses of land use designation of Office shall be business and professional offices or institutional uses. Per the Apopka Land Development Code (LDC), Table 4.2.2.C. Principal Use Table, the child care facility is under the category of Public, Civic, and Institutional Uses, and it is permitted in the Office zoning district with a Special Exception. Therefore, the requested future land use of Office will be compatible with the proposed use of the child care facility on the subject properties.

A Special Exception for the Child Care Facility use was approved on July 24, 2025, by the Planning Commission Board, with the current land use and zoning of Residential Very Low Suburban and RSF-1A. After approval of the Special Exception, the applicant has submitted a Site Plan for a maximum student capacity of 275 students, and, per the applicant, this is the number of students that meets Florida Statute requirements.

During the site plan review process, staff indicated to the applicant that Land Development Code (LDC) Section 4.2.3.D.2.b.7,(c) states the maximum number of children to attend the facility shall be limited in residential zoning districts by the number of persons per household, as projected in the Apopka Comprehensive Plan and the maximum number of dwellings per acre permitted in the Future Land Use District in which the proposed site is located. Per the 2030 Comprehensive Plan, Table 2-1 Population projections, the total population in 2030 is projected at 125,538. Per the 2030 Comprehensive Plan, Table 2-19 Population projections, Estimated and Projected Households by Size, the total households in 2030 are projected at 44,193. Therefore, the number of persons per household is approximately 2.84 (125,538 ÷ 44,193).

With the existing Future Land Use designation of Residential Very Low Suburban allowing a maximum density of 2 dwelling units per acre for a property of 5.12 acres, the maximum student capacity is 29 students (2.84 persons per household * 5.12 acres * 2 dwelling units per acre = 29.08.

Upon notification of this requirement to the applicant, it was noted that changing the future land use and zoning of the subject properties from residential to Office would remove the maximum student capacity as that is not applicable in the Office future land use and zoning categories, if approved. The K-8 school located to the north of the subject parcels on Jason Dwelley Parkway has a zoning of Office and a future land use designation of Institutional/Public Use as Policy 3.1.p of the future land use element of the Comprehensive Plan only permits public buildings and facilities to have a Institutional/Public Use future land use designation. If the change of future land use and rezoning are approved, the applicant is required to obtain approval for a new Special Exception permit from the Planning Commission within the Office zoning district of the properties. If the change of future land use and zoning to Office is not approved, the maximum student restriction will remain on the property in accordance with LDC Section 4.2.3.D.2.b.7,(c).

TABLE 2- 1: POPULATION PROJECTIONS, 2010-2030

Year	Permanent and Institutional Population	Seasonal Population*	Total Population
2010	41,382**	601	41,983
2015	56,138	815	56,953
2020	73,226	1,063	74,289
2025	97,330	1,413	98,743
2030	123,741	1,797	125,538

* Seasonal population based on 2000 Census percentage of seasonal units (.0013%)

**2010 estimate calculated based on building permits issued between 4/1/09 and 3/31/10.

Source: U.S. Census 2000; City of Apopka, 2010

TABLE 2- 19: ESTIMATED AND PROJECTED HOUSEHOLDS BY SIZE, 2000-2030

Household Size	2000		2010		2015		2020		2025		2030	
	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total
1-2 Persons	5,083	53	7,833	53	10,626	53	13,861	53	18,423	53%	23,422	53
3-4 Persons	3,348	35	5,173	35	7,017	35	9,153	35	12,166	35%	15,468	34
5 or more Persons	1,188	12	1,774	12	2,406	12	3,138	12	4,171	12%	5,303	13
Total Households	**9,619**	**100**	**14,779**	**100**	**20,049**	**100**	**26,152**	**100**	**34,761**	**100**	**44,193**	**100**

Source: Shimberg Center for Affordable Housing, 2006; Land Design Innovations (projections).

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

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

- Applicant's response: The proposed Future Land Use amendment supports the goals and objectives of the City's Comprehensive Plan by allowing development that provides a needed community service while maintaining compatibility with surrounding uses. The proposed daycare facility will support local families and promote access to early childhood education. The request also supports orderly growth by allowing an institutional use that is consistent with nearby educational and office uses.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed amendment is not in conflict with the City's Land Development Code. Any future development of the site will comply with all applicable requirements of the Land Development Code, including site development standards, buffering, landscaping, parking, access, and stormwater management regulations.
- Staff response: Staff has no objection. Development plans will be required to be consistent with the Comprehensive Plan and Land Development Code.

c. Addresses a demonstrated community need;

- Applicant's response: The amendment addresses a demonstrated need for childcare services within the community. As the population in the area continues to grow, access to quality daycare and early childhood education facilities becomes increasingly important for working families. The proposed daycare will provide a valuable service to nearby residents and families associated with the neighboring school.
- Staff response: Staff has no objection.

d. Is required by changed conditions;

- Applicant's response: Changed conditions in the surrounding area support the requested amendment. The subject property is located adjacent to an existing school that is already zoned for office or institutional use. Over time, the area has evolved to include educational and community-oriented services. The proposed amendment reflects this transition and allows the property to be used in a manner compatible with surrounding development.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed use is compatible with surrounding development. The property is located next to an existing school and other institutional or office-type uses, making the Office designation appropriate for the site. A daycare facility is a low-intensity use that operates primarily during daytime hours and complements the educational character of the surrounding area.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use. Similar uses are found in the surrounding area.

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

- Applicant's response: Approving this amendment would create a logical and orderly development pattern by aligning the land use designation with nearby properties that already support institutional and office uses. The proposed daycare facility represents a transitional use that fits well between residential areas and existing educational facilities.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed development is not expected to result in significant adverse environmental impacts. The project will comply with all applicable environmental regulations and City development standards related to stormwater management, drainage, landscaping, and environmental protection. As a low-intensity use, a daycare facility is not expected to generate substantial noise, emissions, or environmental disturbance. Operational hours are Monday thru Friday from 6AM to 6:30 PM.
- Staff response: Staff has no objection.

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

- Applicant's response: The property is located in an area that is already served by existing public infrastructure and municipal services. The proposed development will have access to existing streets and will connect to available potable water, sanitary sewer, and stormwater management

systems in accordance with City requirements. The site is also served by existing public services including solid waste collection, police, fire, and emergency medical services, ensuring that the development can be adequately supported by public facilities.

- Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:
Not applicable.

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 March 12, 2026.

PUBLIC HEARING SCHEDULE:
June 9, 2026 – Planning Commission (5:30 P.M.)
July 1, 2026 – City Commission (1:30 P.M.., First Reading
July 15, 2026 – City Commission (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
May 29, 2026 – Apopka Chief
April 20, 2026 – Mailed notices to adjacent property owners
April 20, 2026 – Posters placed on property

LAND USE REPORT:
Relationship of adjacent properties

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	PD	Residential
East	Residential Estate	PD	Residential
South	Residential Very Low Suburban	RSF-1B	Residential
West	Residential Very Low Suburban	RSF-1A	Residential

II. **Land Use Analysis**

The subject properties are located in the Joint Planning Area. The properties are surrounded by Residential Estate with a maximum of 1 dwelling unit per acre, Residential Very Low Suburban, with a maximum density of 2 dwelling units per acre. In addition, Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, with an Institutional/ Public Use land use designation, which makes the land uses of 4410 and 4420 Chandler Road compatable to the proposed Office land use.

The properties are approximately 5.12 acres in size and are 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 Mixed Use and Commercial to Industrial is consistent with the terms of the JPA (Second Amendment).

City of Apopka Comprehensive Plan Policies:
Future Land Use Element:
Policy 3.1.j
Office
Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of .30 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

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.

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):

On April 1, 2026, the Development Review Committee (DRC) recommended approval of the change in Future Land Use designation from Residential Very Low Suburban to Office, 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 Very Low Suburban to Office, 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 Number 3158
2. Map Series
3. Community Meeting Summary
4. Concept Site Plan
5. Concept Elevation

ORDINANCE NO. 3158

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 VERY LOW SUBURBAN TO OFFICE FOR PROPERTIES LOCATED AT 4410 CHANDLER ROAD AND 4420 CHANDLER ROAD; OWNED BY RICHARD CHANDLER, COMPRISING 5.12 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 June 9, 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 Very Low Suburban to Office for certain real property generally located West of Jason Dwelley Parkway and South of White Dahlia Drive, comprising 5.12 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: July 1, 2026

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Nicholas L. Nesta III, Mayor

Approved as to form and legal sufficiency:

_____

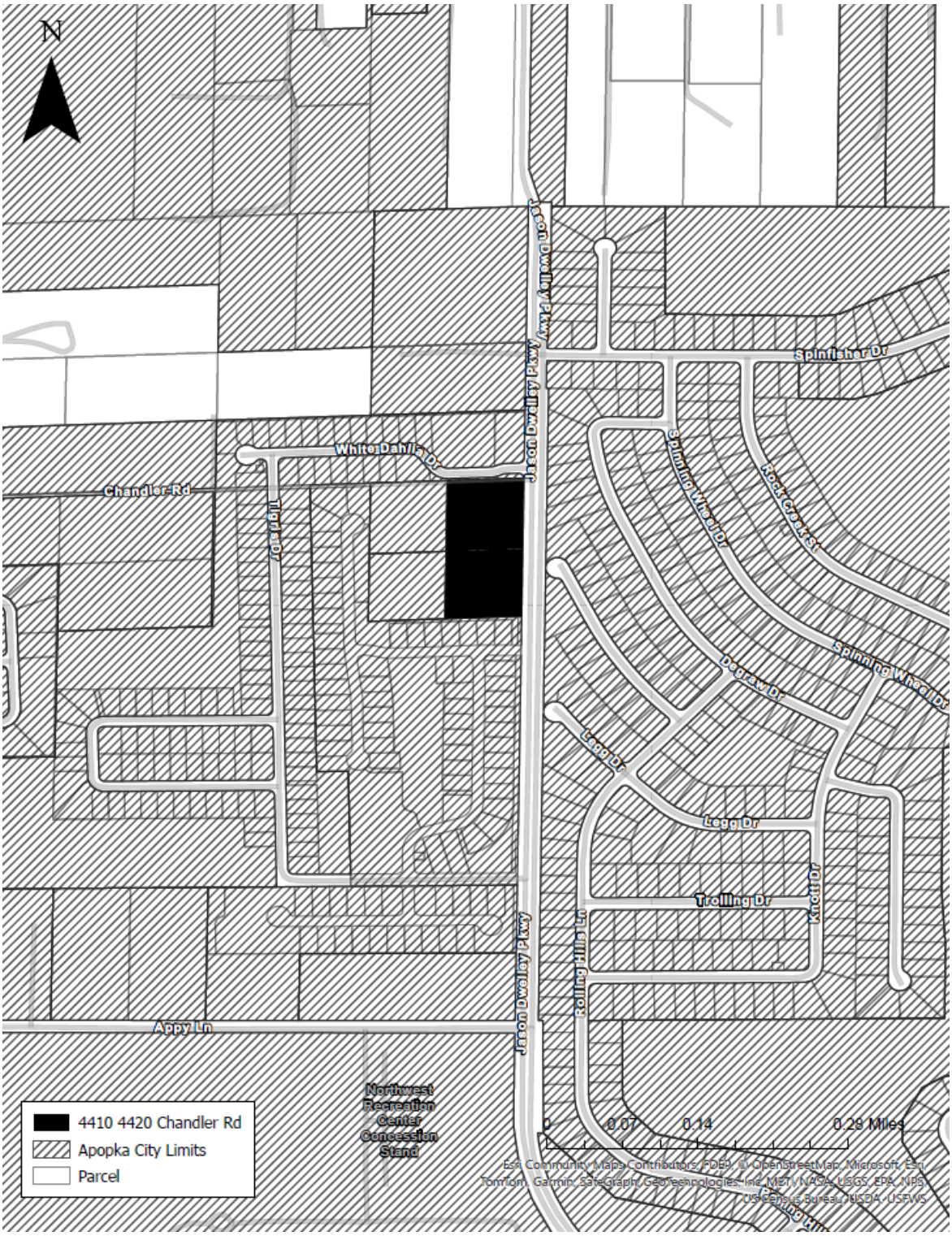
Clifford B. Shepard, City Attorney

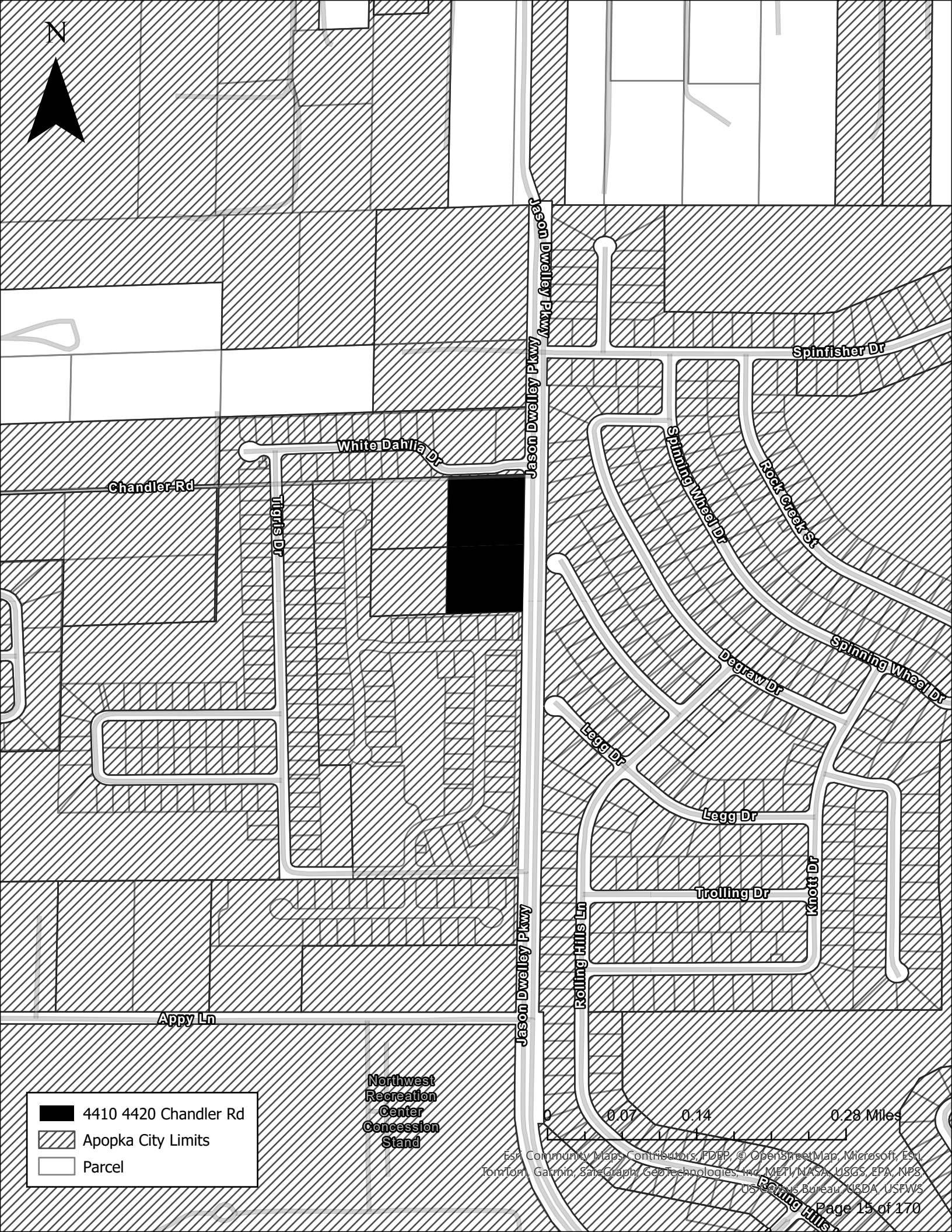
DULY ADVERTISED FOR PUBLIC HEARING: May 29, 2026

1

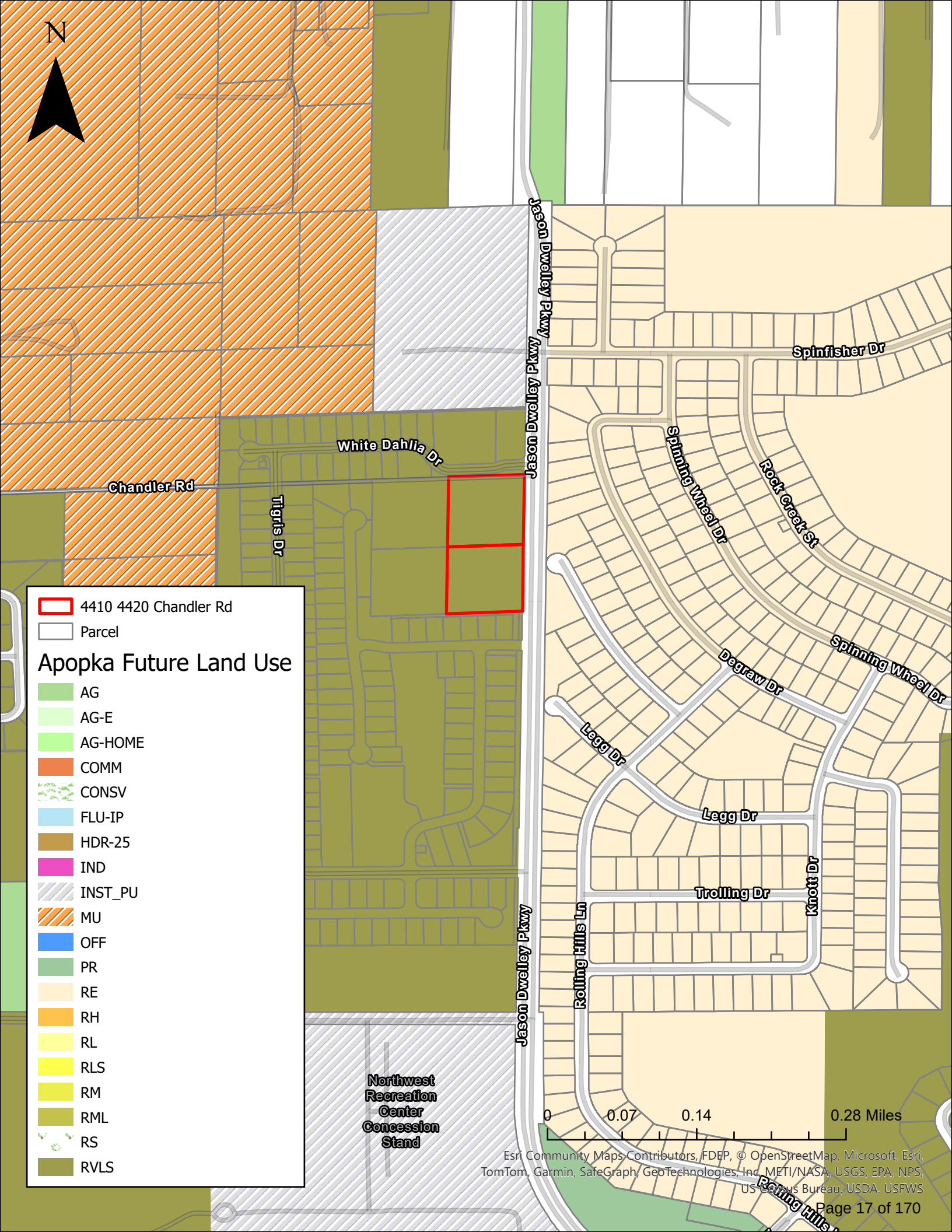
EXHIBIT "A"
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063

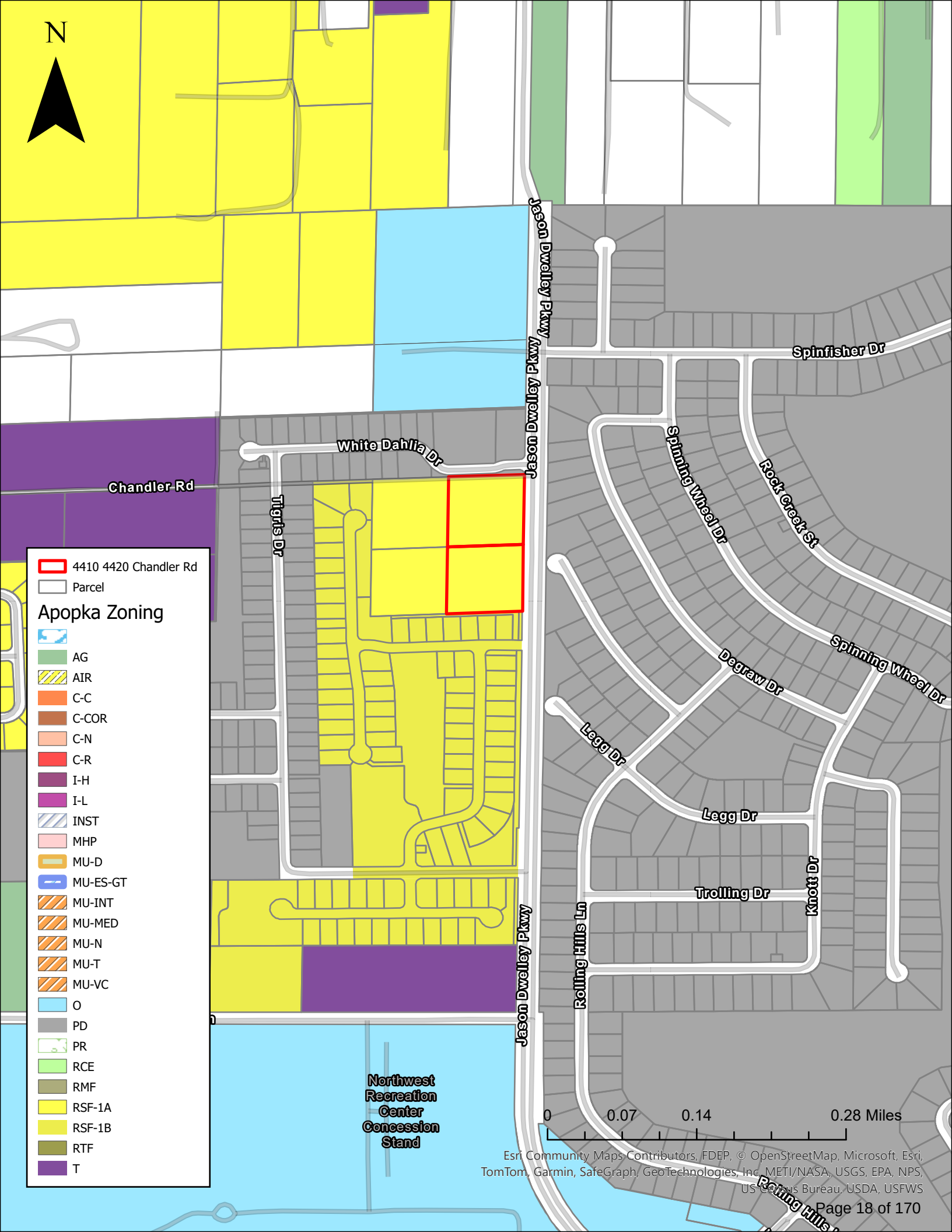
Location Map




N
Jason Dwelley Pkwy
Spinfisher Dr
White Dahlia Dr
Chandler Rd
Tigris Dr
Spinning Wheel Dr
Rock Creek St
Degraw Dr
Legg Dr
Trolling Dr
Knott Dr
Rolling Hills Ln
Appy Ln
Northwest Recreation Center Concession Stand
4410 4420 Chandler Rd
Apopka City Limits
Parcel
0
0.07
0.14
0.28 Miles
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


N
Jason Dwelley Pkwy
Spinfisher Dr
White Dahlia Dr
Chandler Rd
Tigris Dr
Spinning Wheel Dr
Rock Creek St
Degraw Dr
Legg Dr
Trolling Dr
Knott Dr
Rolling Hills Ln
Appy Ln
Northwest Recreation Center Concession Stand
4410 4420 Chandler Rd
Parcel
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N
Jason Dwelley Pkwy
Spinfisher Dr
White Dahlia Dr
Chandler Rd
Tigris Dr
Spinning Wheel Dr
Rock Creek St
Degraw Dr
Legg Dr
Trolling Dr
Knott Dr
Rolling Hills Ln
Northwest Recreation Center Concession Stand
4410 4420 Chandler Rd
Parcel
Apopka Future Land Use
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Knott Dr
Rolling Hills Ln
Northwest Recreation Center Concession Stand
4410 4420 Chandler Rd
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Joy Child Academy
4410 & 4420 Chandler Road
Apopka, FL 32712

Community Meeting Summary
Special Exception Application
Meeting Date: September 18, 2025
Time: 6:30 p.m. – 7:00 p.m.
Location: Kelly Park School, Room 125

Project Information

The community meeting was held to discuss the proposed rezoning and special exception request for the properties located at **4410 & 4420 Chandler Road**, identified by parcel numbers **18-20-28-0000-00-030 (2.62 acres ±)** and **18-20-28-0000-00-063 (2.50 acres ±)**.

The meeting was hosted by **Camila Neira** on behalf of the property owner and contract purchaser.

Meeting Attendance

The following individuals attended the meeting:
Rick Chandler, Mark Arnold, Joanna Walrsh, Adam Walrsh, Danielle Devinicer, Tim, Chris Thomas, April Thomas, Jose Neira, Latife Neira, Joaquin Carvajal, Bobby Sanders, and Jessica Sanders.

A sign-in sheet was provided during this second community meeting. No other notified members of the community attended.

Project Overview

The proposed development consists of a **15,000-square-foot daycare facility** to be operated as **Joy Child Academy**, an early childhood education center designed to serve approximately **280 children**.

The project aims to meet the needs of the growing Apopka community by providing a safe, nurturing, and educational environment for young children.

Presentation Summary

During the meeting, a **conceptual site plan and building elevations** were presented. Key design and operational elements discussed included:

- A single **right-in/right-out driveway** along **Jason Dwelley Parkway**.
- **On-site circulation** designed to maximize stacking and minimize off-site queuing.
- Daycare operations differ from schools; **drop-off and pick-up occur throughout the day**, requiring parents to park and walk children inside.

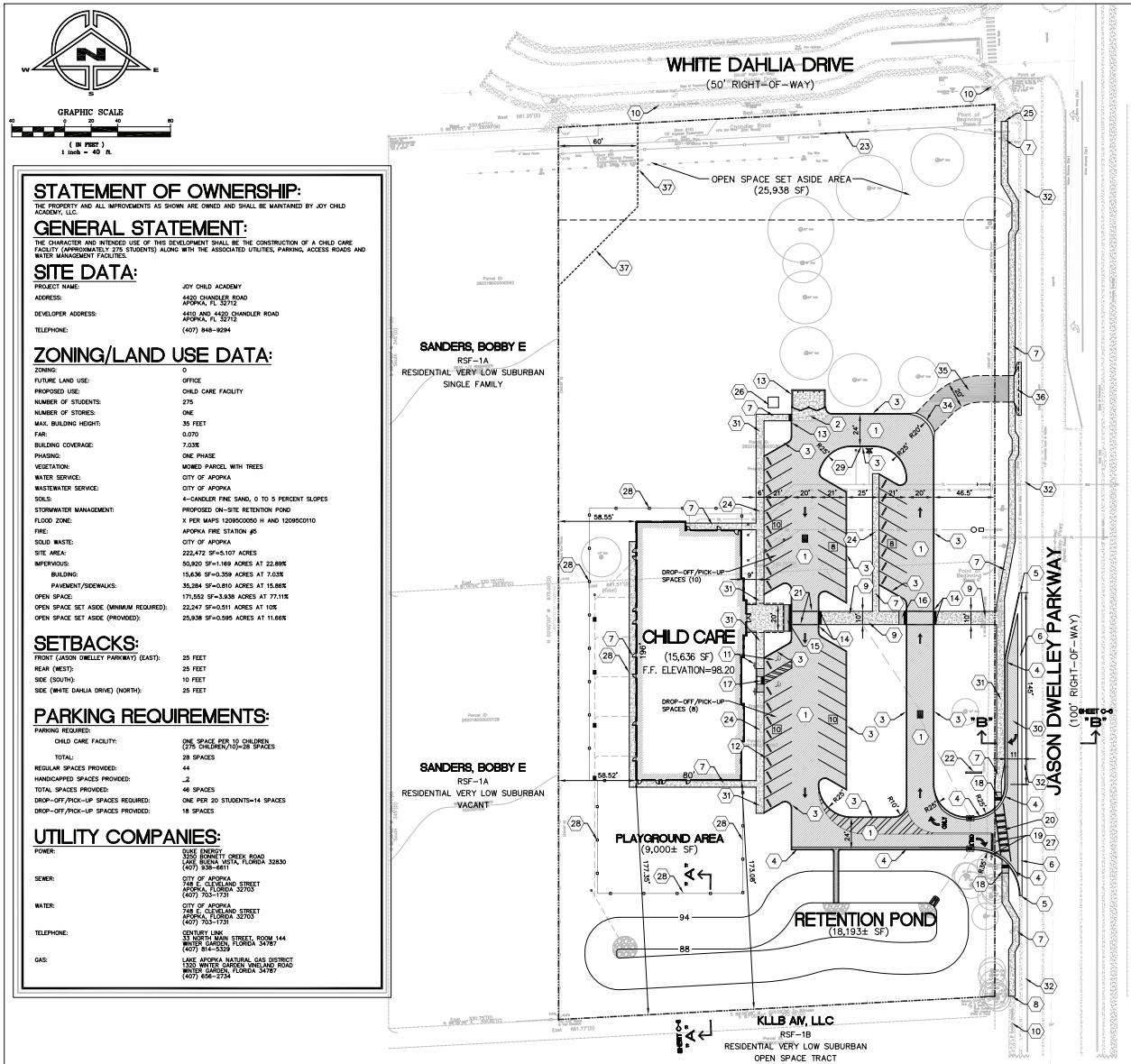
- **Tree preservation** efforts to maintain natural features on site.
- **Child-focused building design** prioritizing safety, visibility, and natural light.
- **Dedicated indoor and outdoor spaces** supporting play, learning, and family engagement.

Community Feedback

Neighbor feedback and questions were discussed during the meeting, including:

- **Use of White Dahlia Drive and Chandler Road** by **Kelly Park School parents during pick-up times** for parking while waiting for their children to arrive.
- **Fencing height** recommendations ranging from **4 to 6 feet** around the facility.

All community input will be taken into consideration as the project continues to progress.



GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY JOY CHILD ACADEMY, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A CHILD CARE FACILITY (APPROXIMATELY 275 STUDENTS) ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	JOY CHILD ACADEMY
ADDRESS:	4420 CHANDLER ROAD APOPKA, FL 32712
DEVELOPER ADDRESS:	4410 AND 4420 CHANDLER ROAD APOPKA, FL 32712
TELEPHONE:	(407) 848-9294

ZONING/LAND USE DATA:

ZONING:	O
FUTURE LAND USE:	OFFICE
PROPOSED USE:	CHILD CARE FACILITY
NUMBER OF STUDENTS:	275
NUMBER OF STORIES:	ONE
MAX. BUILDING HEIGHT:	35 FEET
FAR:	0.070
BUILDING COVERAGE:	7.03%
PHASING:	ONE PHASE
VEGETATION:	MOWED PARCEL WITH TREES
WATER SERVICE:	CITY OF APOPKA
WASTEWATER SERVICE:	CITY OF APOPKA
SOILS:	4-CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
STORMWATER MANAGEMENT:	PROPOSED ON-SITE RETENTION POND
FLOOD ZONE:	X PER MAPS 12095C0050 H AND 12095C0110
FIRE:	APOPKA FIRE STATION #5
SOLID WASTE:	CITY OF APOPKA
SITE AREA:	222,472 SF=5.107 ACRES
IMPERVIOUS:	50,920 SF=1.169 ACRES AT 22.89%
BUILDING:	15,636 SF=0.359 ACRES AT 7.03%
PAVEMENT/SIDEWALKS:	35,284 SF=0.810 ACRES AT 15.86%
OPEN SPACE:	171,552 SF=3.938 ACRES AT 77.11%
OPEN SPACE SET ASIDE (MINIMUM REQUIRED):	22,247 SF=0.511 ACRES AT 10%
OPEN SPACE SET ASIDE (PROVIDED):	25,938 SF=0.595 ACRES AT 11.66%

SETBACKS:

FRONT (JASON DWELLEY PARKWAY) (EAST):	25 FEET
REAR (WEST):	25 FEET
SIDE (SOUTH):	10 FEET
SIDE (WHITE DAHLIA DRIVE) (NORTH):	25 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:	
CHILD CARE FACILITY:	ONE SPACE PER 10 CHILDREN (275 CHILDREN/10)=28 SPACES
TOTAL:	28 SPACES
REGULAR SPACES PROVIDED:	44
HANDICAPPED SPACES PROVIDED:	2
TOTAL SPACES PROVIDED:	46 SPACES
DROP-OFF/PICK-UP SPACES REQUIRED:	ONE PER 20 STUDENTS=14 SPACES
DROP-OFF/PICK-UP SPACES PROVIDED:	18 SPACES

UTILITY COMPANIES:

POWER:	DUKE ENERGY 3350 BONNETT CREEK ROAD LAKE BUENA VISTA, FLORIDA 32830 (407) 938-6611
SEWER:	CITY OF APOPKA 748 E. CLEVELAND STREET APOPKA, FLORIDA 32703 (407) 703-1731
WATER:	CITY OF APOPKA 748 E. CLEVELAND STREET APOPKA, FLORIDA 32703 (407) 703-1731
TELEPHONE:	CENTURY LINK 33 NORTH MAIN STREET, ROOM 144 WINTER GARDEN, FLORIDA 34787 (407) 814-5329
GAS:	LAKE APOPKA NATURAL GAS DISTRICT 1320 WINTER GARDEN VINELAND ROAD WINTER GARDEN, FLORIDA 34787 (407) 656-2734

SIGN LEGEND

NO	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER		30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C6.

TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.

ALL PARKING SPACES, OTHER THAN HANDICAP SPACES SHALL BE 9' WIDE.

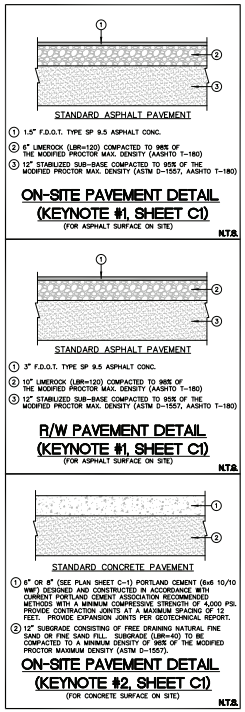
ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)
- CENTER LINE OF ROAD
- EXISTING EDGE OF PAVEMENT
- TYP — TYPICAL
- HC — HANDICAP
- 10 — # OF PARKING SPACES
- S/W — SIDEWALK
- R5' — 5' RADIUS
- L.F. — LINEAR FEET
- S.F. — SQUARE FEET
- B.O.C. — BACK OF CURB
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED ASPHALT PAVEMENT IN RIGHT-OF-WAY (SEE DETAIL)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, THIS SHEET)
2. PROPOSED CONCRETE PAVEMENT (SEE DETAIL, THIS SHEET)
3. PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C6)
4. PROPOSED FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C6)
5. CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
6. PROPOSED VALLEY GUTTER (SEE DETAIL, SHEET C6)
7. PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
8. CONNECT TO EXISTING SIDEWALK
9. PROPOSED 10' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
10. EXISTING 5' WIDE CONCRETE SIDEWALK
11. PROPOSED HANDICAP SPACE AND SIGN (TYP-2) (SEE DETAILS, SHEET C6)
12. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C6)
13. PROPOSED MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
14. TRANSITION CURB DOWN AT 4:1
15. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 20' WIDE) (SEE DETAIL, SHEET C6)
16. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 10' WIDE) (SEE DETAIL, SHEET C6)
17. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-C (SEE DETAIL, SHEETS C6)
18. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-F (SEE DETAIL, SHEETS C6)
19. PROPOSED R1-1 (SEE DETAIL, THIS SHEET) AND 24" WIDE THERMOPLASTIC STOP BAR (STOP BAR TO BE LOCATED MINIMUM 5' FROM ADJACENT CROSS-WALK)
20. PROPOSED 12" WIDE WHITE THERMOPLASTIC SPECIAL EMPHASIS CROSS-WALK STRIPING (AT 7' ON CENTER) PER FDOT STANDARD PLAN INDEX 711-001
21. PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 10' ON CENTER (TYP-2)
22. PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (EXACT LOCATION AND SIGN DESIGN TO BE PERMITTED SEPARATELY)
23. PROPOSED RE-USED SECTION OF FENCE (SEE PLAN SHEET D1)
24. PROPOSED SIDEWALK ADJACENT TO PARKING (SEE DETAIL, SHEET C6)
25. CONNECT TO EXISTING CONCRETE DRIVEWAY
26. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
27. INCLUDE "RIGHT TURN ONLY" SIGN
28. PROPOSED FENCE (SEE SEPARATE PLANS BY OTHERS)
29. PROVIDE FIRE LANE STRIPING AND SIGNAGE IN THIS AREA FOR HYDRANT AND FDC
30. PROPOSED ASPHALT PAVEMENT IN RIGHT-OF-WAY (TYP) (SEE DETAIL, THIS SHEET)
31. PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
32. EXISTING 4' WIDE BIKE LANE
33. --
34. PROPOSED FDOT TYPE "E" CURB AND GUTTER (INCLUDE 6' LONG TRANSITION PIECES ON ENDS) (SEE DETAIL, SHEET C6)
35. PROPOSED 20' WIDE STABILIZED DRIVEWAY (SODDED WITH BAHIA SOD)
36. PROPOSED DROP CURB AND CONCRETE DRIVEWAY TURNOUT PER FDOT STANDARD PLAN INDEX 522-003
37. PROPOSED CROSS-ACCESS EASEMENT
38. PROPOSED LIGHTPOLE (SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION)



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

DATE	REVISION	BY
9-16-25	AS PER CITY/AGENCY	M.C.
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mitchellcollinspe, inc.
1401 east broadway, suite 103 407.310.5557
orlando, fl 32803 407.448.0979
mitchellcollinspe.com

SITE LAYOUT PLAN/PARKING PLAN
FOR
JOY CHILD ACADEMY

JASON DWELLEY PARKWAY — APOPKA, FLORIDA

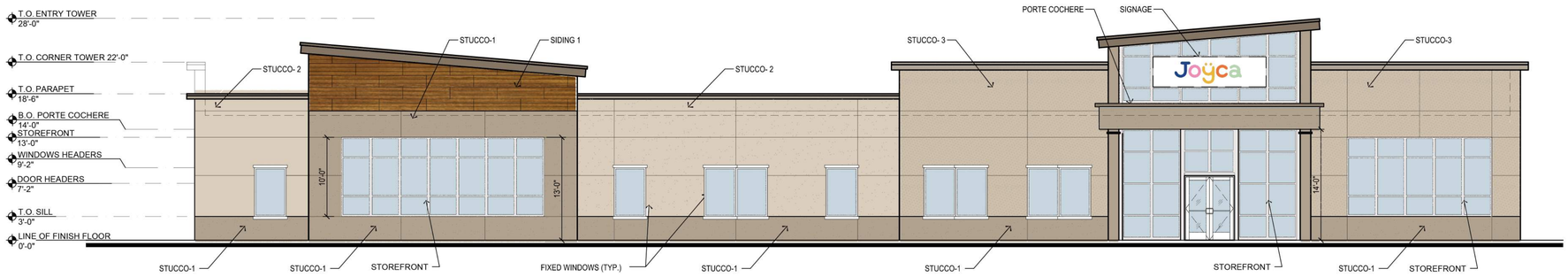
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

DATE

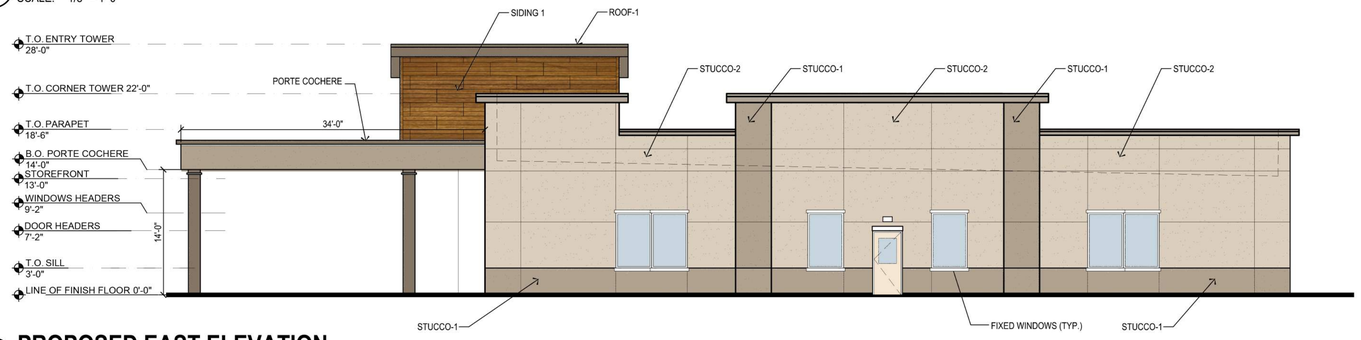
BRONSON M. COLLINS * LICENSE No. 54608 * STATE OF FLORIDA PROFESSIONAL ENGINEER

SCALE	1" = 40'
DRAWN BY	M.C.
DATE	8-16-25
CHECKED BY	M.C.
JOB NO	225-024
SHEET NO	C1 OF C8



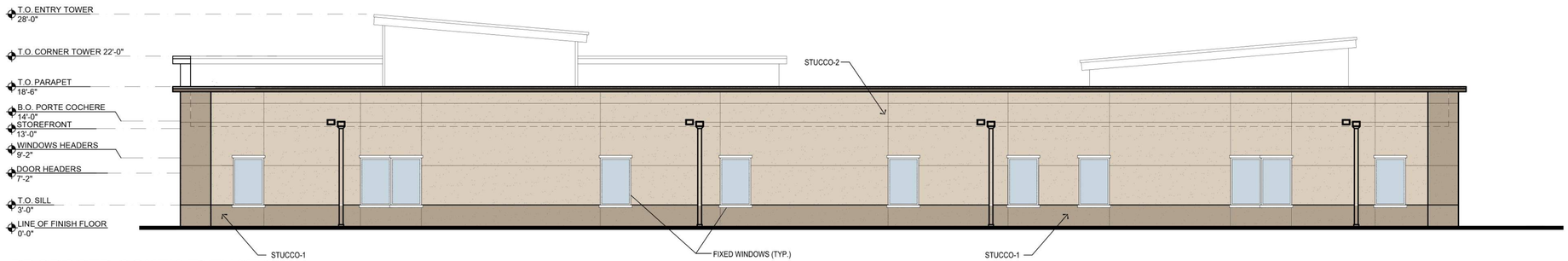
1 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



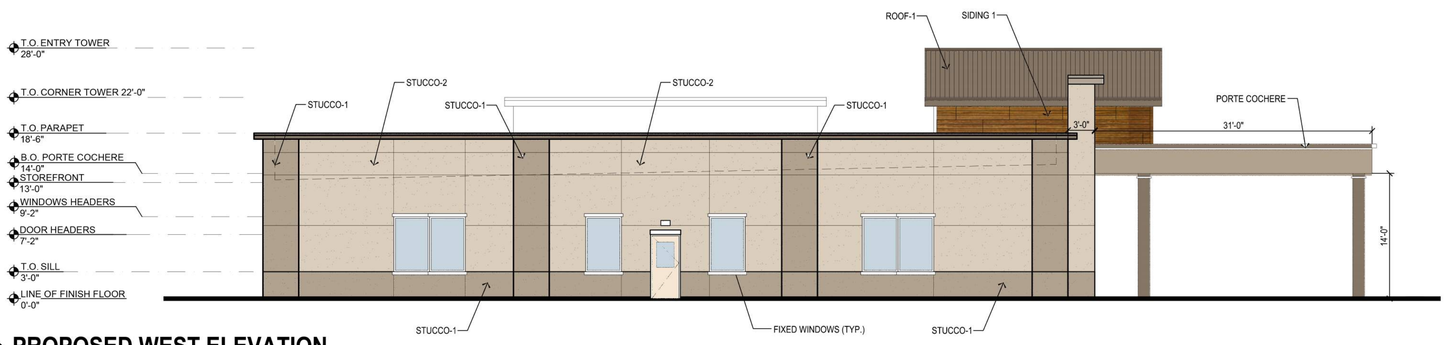
2 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350	ANODIZED ALUMINUM
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED. BEIGE
FIXED WINDOW		VINYL FIXED WINDOWS	ANODIZED ALUMINUM
SANDSTONE WALL PANELS			
SIDING-1	NICHIHA	17 7/8 H X 71 9/16, STAGGERED	TBD
SILL-1	MODERN PRECAST	3 3/4" H 3 1/2" W W/2" FLAT W1/4" DRIP EDGE	TBD
STUCCO-1	DRYVIT		SW 7038 Tony Taupe
STUCCO-2	DRYVIT		SW 7517 Rivers edge
SRUCCO-3	DRYVIT		SW 7524 Dhurrie Beige
ROOF-1	TBD	METAL ROOF	TBD

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
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ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
JOY CHILD ACADEMY
4410 CHANDLER ROAD
APOPKA, FL

Project Number:	Scale:
JOY25-2020	AS NOTED
Drawn By:	Approved By:
FA	CS

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

Initial Date:

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC 21AI01237

H:\DRAWINGS\JOY CHILD ACADEMY 25-2020 - JOY CHILD ACADEMY APOPKA,FL 4410 CHANDLER RD\SPACE PLANS\JOY25-2020 ELEVATIONS.DWG FATMA ASADURIAN PLOTTED: 9/12/2025 5:50 PM

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: PUBLIC HEARING
Item #: 2.
Meeting Date: June 9, 2026
Department: Community Development

SUBJECT:
Quasi-Judicial – Ordinance Number 3159 – Change of Zoning – 4410 Chandler Road and 4420 Chandler Road

ACTION ITEM INFORMATION:
Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Existing Use(s): Residential
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility
Project Manager: Jun Sohn, Ph.D.

REQUEST:
Recommend approval of the Change of Zoning from RSF-1A (Residential Single-Family-Estate) to O (Office) for 4410 Chandler Road and 4420 Chandler Road.

SUMMARY:
Owner(s): Richard Chandler
Applicant: Camila Neira
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063
Location: 4410 Chandler Road, 4420 Chandler Road
Existing Zoning: RSF-1A (Residential Single-Family-Estate)
Proposed Zoning: O (Office)
Existing Use(s): Residential
Existing Future Land Use: Residential Very Low Suburban
Proposed Future Land Use: Office
Tract Size: 5.12 +/- Acres
Proposed Use: Child care facility

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	PD	Residential
East	Residential Estate	PD	Residential

South	Residential Very Low Suburban	RSF-1B	Residential
West	Residential Very Low Suburban	RSF-1A	Residential

PROJECT SUMMARY:

The subject properties, which are approximately 5.12 acres in size, are located at 4410 Chandler Road and 4420 Chandler Road. The current use is residential.

The applicant is requesting rezoning of the properties from RSF-1A (Residential Single-Family-Estate) to O (Office) for 4410 Chandler Road and 4420 Chandler Road for the new development of a child care facility to be consistent with the Comprehensive Plan and Land Development Code.

Per the Apopka Land Development Code, Table 4.2.2.C. Principal Use Table, the child care facility is under the category of Public, Civic, and Institutional Uses, and it is permitted in the Office zoning district with an approved Special Exception from the Planning Commission. Therefore, the requested zoning of Office will be compatible with the proposed use of the child care facility on the subject parcels. The zoning of the Jason Dwelley K-8 school located to the north is Office.

A Special Exception for the Child Care Facility use was approved on July 24, 2025 by the Planning Commission, with the current land use and zoning of Residential Very Low Suburban and RSF-1A. After approval of the Special Exception, the applicant submitted a Site Plan for a maximum student capacity of 275 students, and, per the applicant, this is the number of students that meets Florida Statute requirements.

During the site plan review process, staff indicated to the applicant that Land Development Code (LDC) Section 4.2.3.D.2.b.7,(c) states the maximum number of children to attend the facility shall be limited in residential zoning districts by the number of persons per household, as projected in the Apopka Comprehensive Plan and the maximum number of dwellings per acre permitted in the Future Land Use District in which the proposed site is located. Per the 2030 Comprehensive Plan, Table 2-1 Population projections, the total population in 2030 is projected at 125,538. Per the 2030 Comprehensive Plan, Table 2-19 Population projections, Estimated and Projected Households by Size, the total households in 2030 are projected at 44,193. Therefore, the number of persons per household is approximately 2.84 (125,538 ÷ 44,193).

With the existing Future Land Use designation of Residential Very Low Suburban allowing a maximum density of 2 dwelling units per acre for a property of 5.12 acres, the maximum student capacity is 29 students (2.84 persons per household * 5.12 acres * 2 dwelling units per acre = 29.08.

Upon notification of this requirement to the applicant, it was noted that changing the future land use and zoning of the subject properties from residential to Office would remove the maximum student capacity as that is not applicable in the Office future land use and zoning categories, if approved. The K-8 school located to the north of the subject parcels on Jason Dwelley Parkway has a zoning of Office and a future land use designation of Institutional/Public Use as Policy 3.1.p of the future land use element of the Comprehensive Plan only permits public buildings and facilities to have a Institutional/Public Use future land use designation. If the change of future land use and rezoning are approved, the applicant is required to obtain approval for a new Special Exception permit from the Planning Commission within the Office zoning district of the properties. If the change of future land use and zoning to Office is not approved, the maximum student restriction will remain on the property in accordance with LDC Section 4.2.3.D.2.b.7,(c).

After the change of future land use and rezoning, the applicant is required to obtain approval for a new special exception permit within the new zoning district of the properties.

TABLE 2- 1: POPULATION PROJECTIONS, 2010-2030

Year	Permanent and Institutional Population	Seasonal Population*	Total Population
2010	41,382**	601	41,983
2015	56,138	815	56,953
2020	73,226	1,063	74,289
2025	97,330	1,413	98,743
2030	123,741	1,797	125,538

* Seasonal population based on 2000 Census percentage of seasonal units (.0013%)

**2010 estimate calculated based on building permits issued between 4/1/09 and 3/31/10.

Source: U.S. Census 2000; City of Apopka, 2010

TABLE 2- 19: ESTIMATED AND PROJECTED HOUSEHOLDS BY SIZE, 2000-2030

Household Size	2000		2010		2015		2020		2025		2030	
	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total	# Units	% of Total
1-2 Persons	5,083	53	7,833	53	10,626	53	13,861	53	18,423	53%	23,422	53
3-4 Persons	3,348	35	5,173	35	7,017	35	9,153	35	12,166	35%	15,468	34
5 or more Persons	1,188	12	1,774	12	2,406	12	3,138	12	4,171	12%	5,303	13
Total Households	**9,619**	**100**	**14,779**	**100**	**20,049**	**100**	**26,152**	**100**	**34,761**	**100**	**44,193**	**100**

Source: Shimberg Center for Affordable Housing, 2006; Land Design Innovations (projections).

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

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

- Applicant's response: The proposed Future Land Use amendment supports the goals and objectives of the City's Comprehensive Plan by allowing development that provides a needed community service while maintaining compatibility with surrounding uses. The proposed daycare facility will support local families and promote access to early childhood education. The request also supports orderly growth by allowing an institutional use that is consistent with nearby educational and office uses.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use has a zoning of Office. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed amendment is not in conflict with the City's Land Development Code. Any future development of the site will comply with all applicable requirements of the Land Development Code, including site development standards, buffering, landscaping, parking, access, and stormwater management regulations.
- Staff response: Staff has no objection. Development plans will be required to be consistent with the Comprehensive Plan and Land Development Code.

c. Addresses a demonstrated community need;

- Applicant's response: The amendment addresses a demonstrated need for childcare services within the community. As the population in the area continues to grow, access to quality daycare and early childhood education facilities becomes increasingly important for working families. The proposed daycare will provide a valuable service to nearby residents and families associated with the neighboring school.
- Staff response: Staff has no objection.

d. Is required by changed conditions;

- Applicant's response: Changed conditions in the surrounding area support the requested amendment. The subject property is located adjacent to an existing school that is already zoned for office or institutional use. Over time, the area has evolved to include educational and community-oriented services. The proposed amendment reflects this transition and allows the property to be used in a manner compatible with surrounding development.
- Staff response: Staff has no objection. Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use has a zoning of Office. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed use is compatible with surrounding development. The property is located next to an existing school and other institutional or office-type uses, making the Office designation appropriate for the site. A daycare facility is a low-intensity use that operates primarily during daytime hours and complements the educational character of the surrounding area.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use has a zoning of Office. Similar uses are found in the surrounding area.

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

- Applicant's response: Approving this amendment would create a logical and orderly development pattern by aligning the land use designation with nearby properties that already support institutional and office uses. The proposed daycare facility represents a transitional use that fits well between residential areas and existing educational facilities.
- Staff response: Staff has no objection. Kelly Park School (K-8) is approximately 350 feet north of 4410 and 4420 Chandler Road, which is Institutional use has a zoning of Office. Similar uses are found in the surrounding area.

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

- Applicant's response: The proposed development is not expected to result in significant adverse environmental impacts. The project will comply with all applicable environmental regulations and City development standards related to stormwater management, drainage, landscaping, and environmental protection. As a low-intensity use, a daycare facility is not expected to generate substantial noise, emissions, or environmental disturbance. Operational hours are Monday thru Friday from 6AM to 6:30 PM.
- Staff response: Staff has no objection.

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

- Applicant's response: The property is located in an area that is already served by existing public infrastructure and municipal services. The proposed development will have access to existing streets and will connect to available potable water, sanitary sewer, and stormwater management

systems in accordance with City requirements. The site is also served by existing public services including solid waste collection, police, fire, and emergency medical services, ensuring that the development can be adequately supported by public facilities.

- Staff response: Staff has no objection.

SCHOOL CAPACITY REPORT:
Not applicable.

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 March 12, 2026.

PUBLIC HEARING SCHEDULE:
June 9, 2026 – Planning Commission (5:30 P.M.)
July 1, 2026 – City Commission (1:30 P.M.), First Reading
July 15, 2026 – City Commission (7:00 P.M.), Second Reading and Adoption

DULY ADVERTISED:
May 29, 2026 – Apopka Chief
April 20, 2026 – Mailed notices to adjacent property owners
April 20, 2026 – Posters placed on propert

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):
On April 1, 2026, the Development Review Committee (DRC) recommended approval of the Change of Zoning from RSF-1A (Residential Single-Family-Estate) to O (Office), finding the proposed change 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 of Zoning from RSF-1A (Residential Single-Family-Estate) to O (Office), 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.

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. Ordinance Number 3159
2. Map Series
3. Community Meeting Summary
4. Concept Site Plan
5. Concept Elevation

ORDINANCE NO. 3159

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY-ESTATE) TO O (OFFICE) FOR CERTAIN REAL PROPERTIES GENERALLY LOCATED AT 4410 CHANDLER ROAD AND 4420 CHANDLER ROAD; OWNED BY RICHARD CHANDLER, COMPRISING 5.12 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, Camila Neira has requested a change in zoning on said properties as identified in Section I of this ordinance; and

WHEREAS, the proposed O (Office) 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 Commission 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 O 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 Commission of the City of Apopka, Florida, this ____ day of_____, 2026.

READ FIRST TIME: July 1, 2026

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____
Susan Bone, City Clerk

_____
Nicholas L. Nesta III, Mayor

Approved as to form and legal sufficiency:

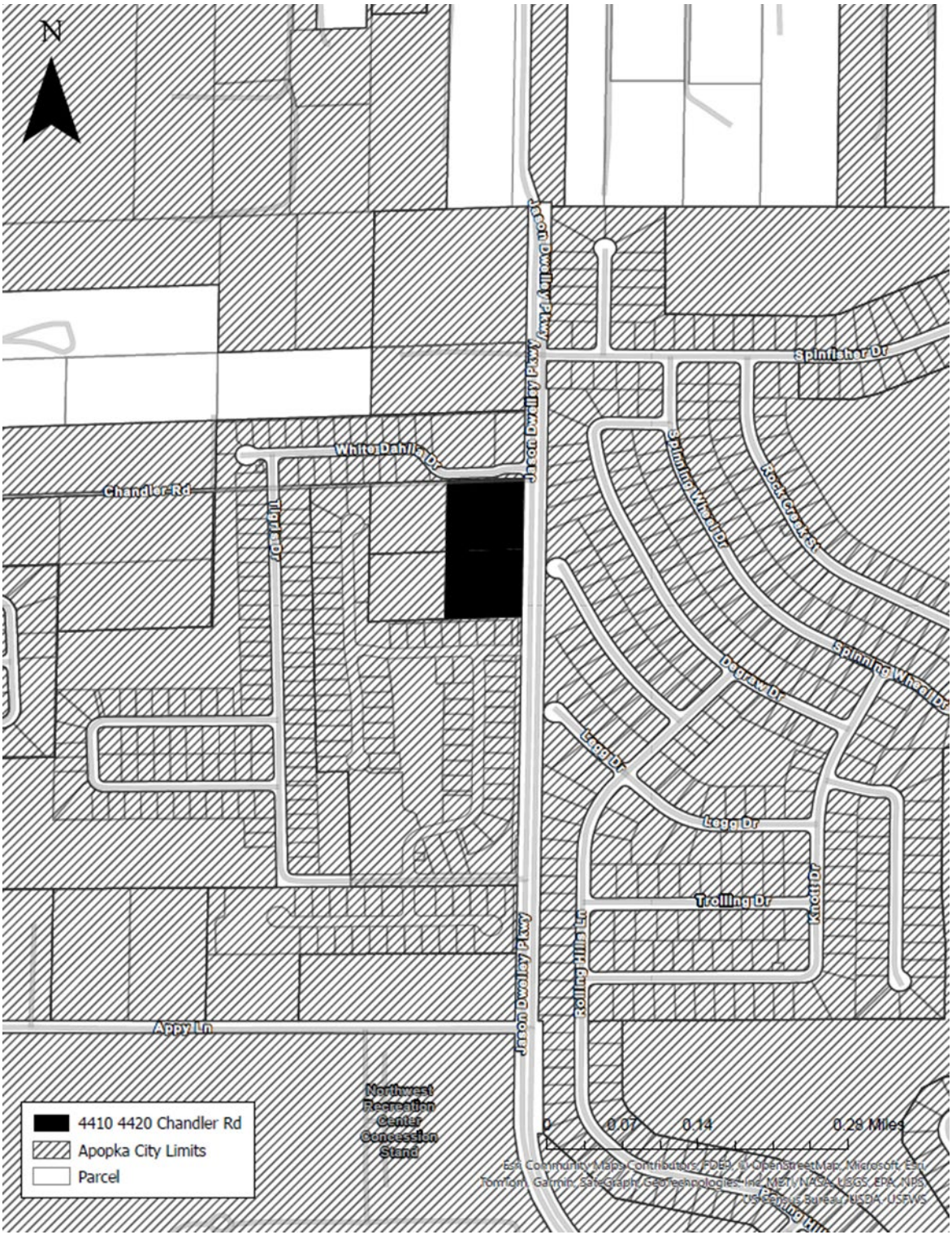
_____
Cliff Shepard, City Attorney

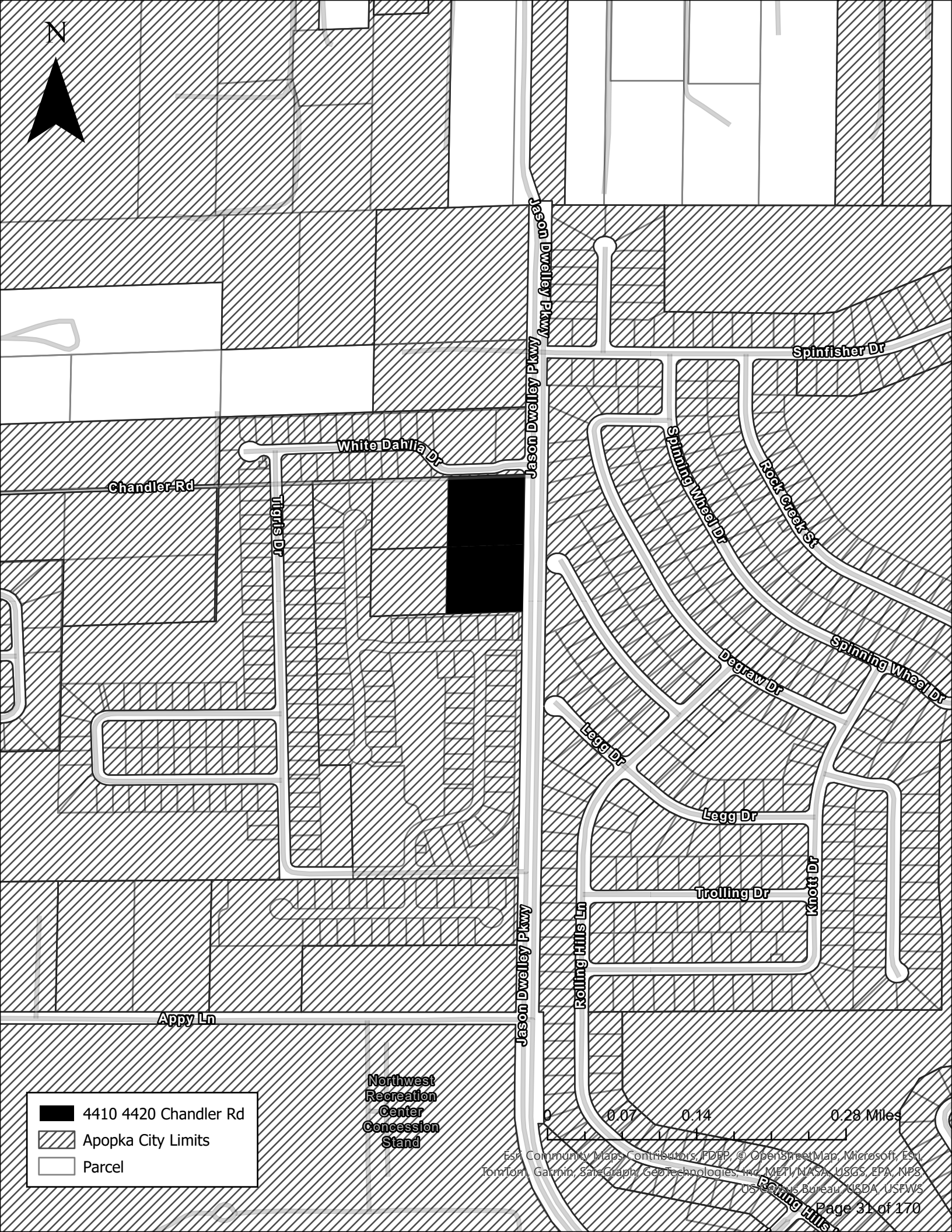
DULY ADVERTISED FOR PUBLIC HEARING: May 29, 2026

55

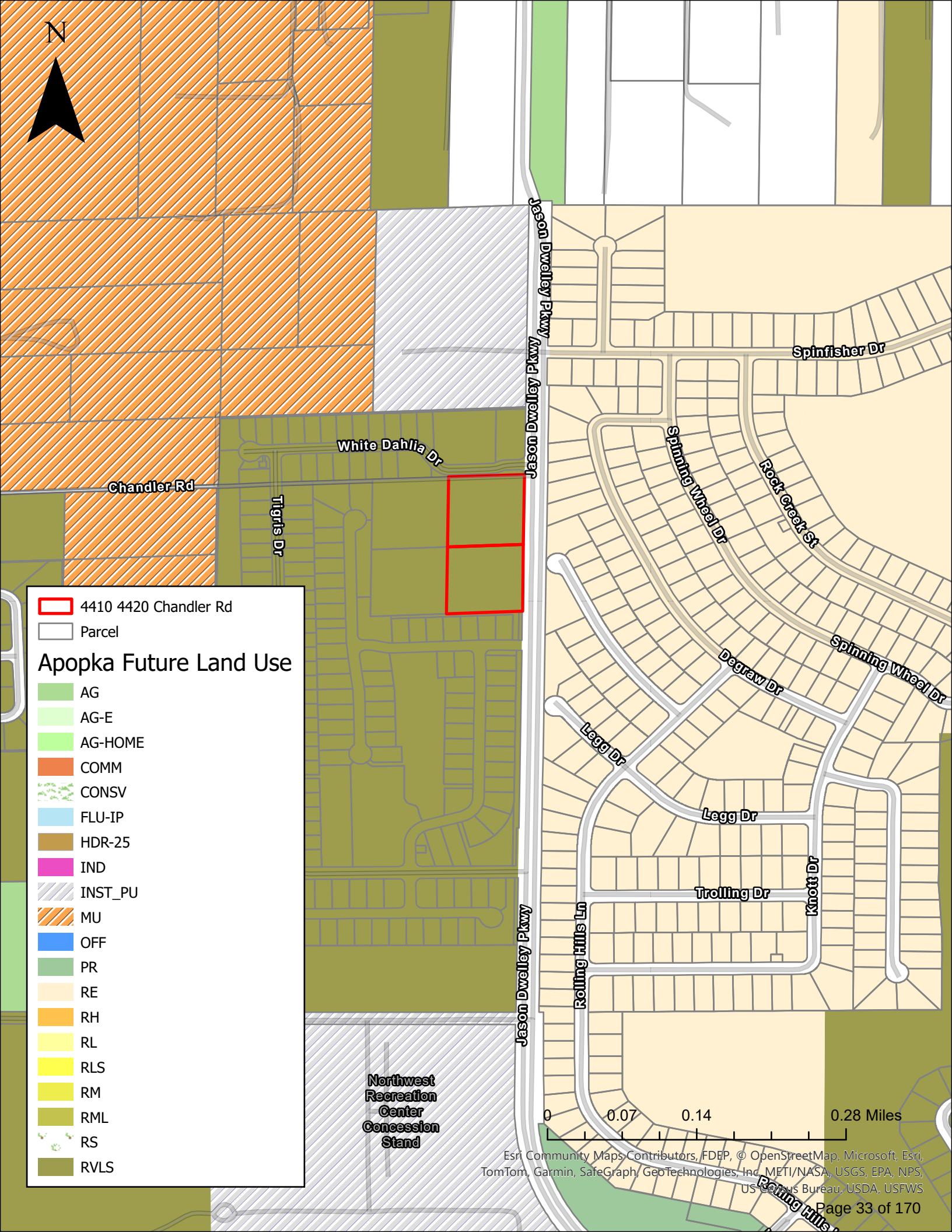
EXHIBIT "A"
Parcel Identification Number(s): 18-20-28-0000-00-030, 18-20-28-0000-00-063

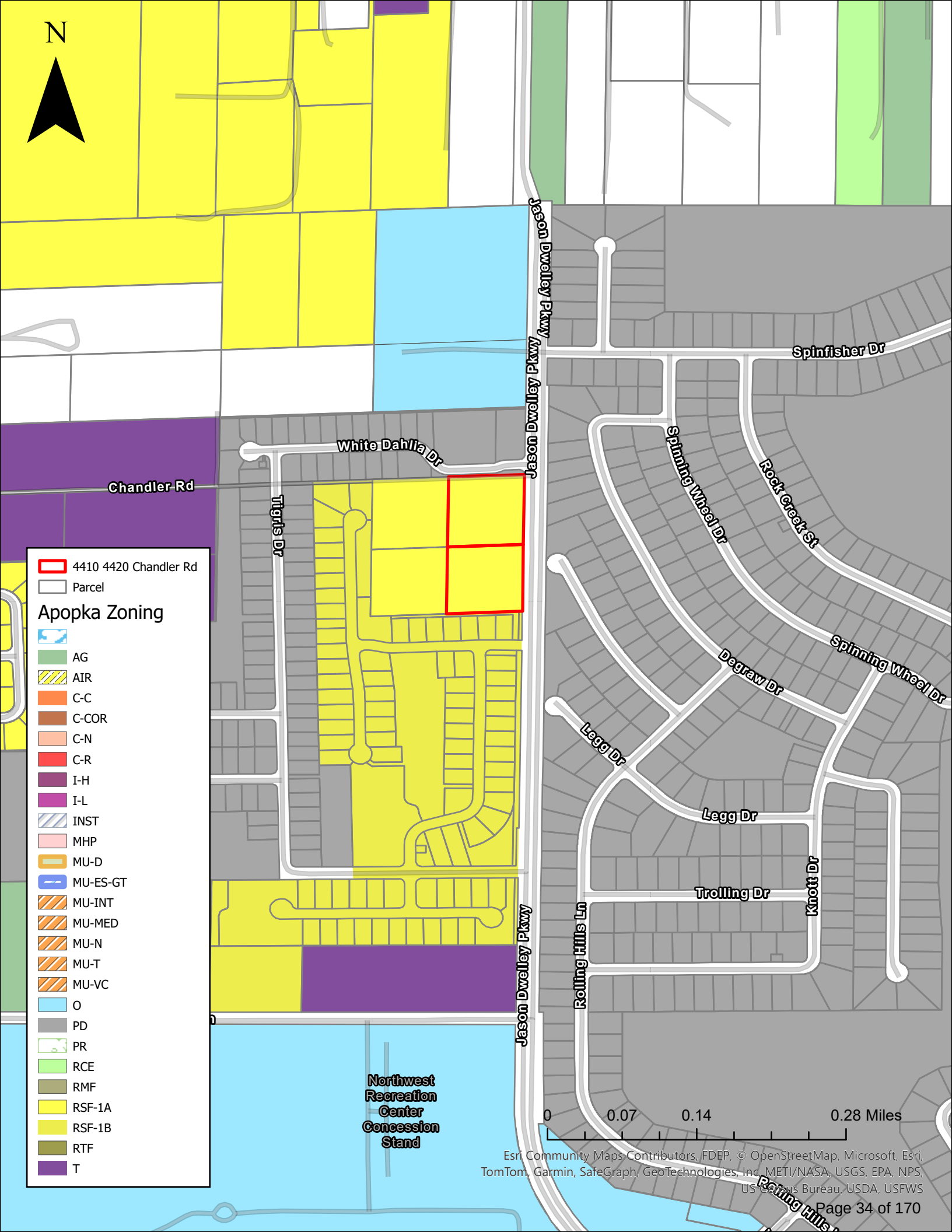
Location Map




N
Jason Dwelley Pkwy
Spinfisher Dr
White Dahlia Dr
Chandler Rd
Tigris Dr
Spinning Wheel Dr
Rock Creek St
Degraw Dr
Legg Dr
Trolling Dr
Knott Dr
Rolling Hills Ln
Appy Ln
Northwest Recreation Center Concession Stand
4410 4420 Chandler Rd
Apopka City Limits
Parcel
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0.28 Miles
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


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Spinning Wheel Dr
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Degraw Dr
Legg Dr
Trolling Dr
Knott Dr
Rolling Hills Ln
Northwest Recreation Center Concession Stand
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COMMUNITY MEETING NOTIFICATION LETTER
Subject: Rezoning of 4410 & 4420 Chandler Rd , Apopka, FL, 32712

Dear Property Owner,

Apopka Child Academy LLC would like to invite you to attend a Community Awareness and Participation (CAP) Meeting to discuss the proposed development. The proposed rezoning is located at 4410 & 4420 Chandler Rd , Apopka, FL, 32712. The meeting will be held in person on the following date and Time:

September 18th, 2025 at 6:30pm - 7:30pm
Join us at Kelly Park School
4700 Jason Dwelley Pkwy, Apopka, FL, 32712
Library- Room # 125

A daycare center will be constructed as part of this development.

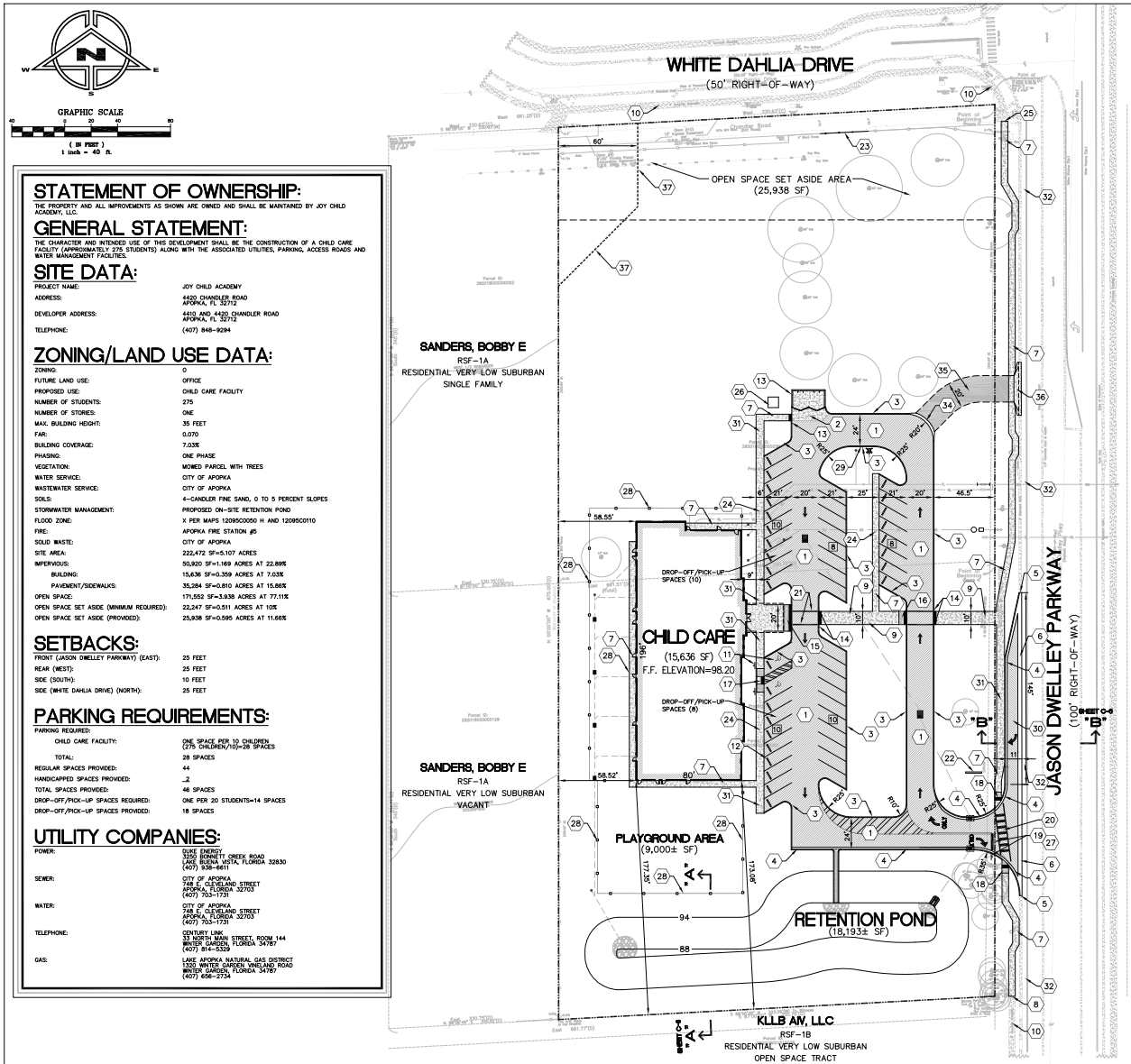
I would like to address any comments or concerns you may have regarding this project. If you are unable to attend the meeting , please feel free to email your comments to apopkachild@gmail.com or mail to our office at 170 e magnolia st, Apopka, fl, 32703.

Please call me at 407-848-9294 or email at apopkachild@gmail.com if you have any questions regarding the development prior to the meeting.

I look forward to hearing from you or meeting you to discuss this development.

Sincerely,

Camila Neira



STATEMENT OF OWNERSHIP:

THE PROPERTY AND ALL IMPROVEMENTS AS SHOWN ARE OWNED AND SHALL BE MAINTAINED BY JOY CHILD ACADEMY, LLC.

GENERAL STATEMENT:

THE CHARACTER AND INTENDED USE OF THIS DEVELOPMENT SHALL BE THE CONSTRUCTION OF A CHILD CARE FACILITY (APPROXIMATELY 275 STUDENTS) ALONG WITH THE ASSOCIATED UTILITIES, PARKING, ACCESS ROADS AND WATER MANAGEMENT FACILITIES.

SITE DATA:

PROJECT NAME:	JOY CHILD ACADEMY
ADDRESS:	4420 CHANDLER ROAD APOPKA, FL 32712
DEVELOPER ADDRESS:	4410 AND 4420 CHANDLER ROAD APOPKA, FL 32712
TELEPHONE:	(407) 848-9294

ZONING/LAND USE DATA:

ZONING:	O
FUTURE LAND USE:	OFFICE
PROPOSED USE:	CHILD CARE FACILITY
NUMBER OF STUDENTS:	275
NUMBER OF STORIES:	ONE
MAX. BUILDING HEIGHT:	35 FEET
FAR:	0.070
BUILDING COVERAGE:	7.03%
PHASING:	ONE PHASE
VEGETATION:	MOWED PARCEL WITH TREES
WATER SERVICE:	CITY OF APOPKA
WASTEWATER SERVICE:	CITY OF APOPKA
SOILS:	4-CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
STORMWATER MANAGEMENT:	PROPOSED ON-SITE RETENTION POND
FLOOD ZONE:	X PER MAPS 12095C0050 H AND 12095C0110
FIRE:	APOPKA FIRE STATION #5
SOLID WASTE:	CITY OF APOPKA
SITE AREA:	222,472 SF=5.107 ACRES
IMPERVIOUS:	50,920 SF=1.169 ACRES AT 22.89%
BUILDING:	15,636 SF=0.359 ACRES AT 7.03%
PAVEMENT/SIDEWALKS:	35,284 SF=0.810 ACRES AT 15.86%
OPEN SPACE:	171,552 SF=3.938 ACRES AT 77.11%
OPEN SPACE SET ASIDE (MINIMUM REQUIRED):	22,247 SF=0.511 ACRES AT 10%
OPEN SPACE SET ASIDE (PROVIDED):	25,938 SF=0.595 ACRES AT 11.66%

SETBACKS:

FRONT (JASON DWELLEY PARKWAY) (EAST):	25 FEET
REAR (WEST):	25 FEET
SIDE (SOUTH):	10 FEET
SIDE (WHITE DAHLIA DRIVE) (NORTH):	25 FEET

PARKING REQUIREMENTS:

PARKING REQUIRED:	
CHILD CARE FACILITY:	ONE SPACE PER 10 CHILDREN (275 CHILDREN/10)=28 SPACES
TOTAL:	28 SPACES
REGULAR SPACES PROVIDED:	44
HANDICAPPED SPACES PROVIDED:	2
TOTAL SPACES PROVIDED:	46 SPACES
DROP-OFF/PICK-UP SPACES REQUIRED:	ONE PER 20 STUDENTS=14 SPACES
DROP-OFF/PICK-UP SPACES PROVIDED:	18 SPACES

UTILITY COMPANIES:

POWER:	DUKE ENERGY 3250 BONNETT CREEK ROAD LAKE BUENA VISTA, FLORIDA 32830 (407) 938-6611
SEWER:	CITY OF APOPKA 748 E. CLEVELAND STREET APOPKA, FLORIDA 32703 (407) 703-1731
WATER:	CITY OF APOPKA 748 E. CLEVELAND STREET APOPKA, FLORIDA 32703 (407) 703-1731
TELEPHONE:	CENTURY LINK 33 NORTH MAIN STREET, ROOM 144 WINTER GARDEN, FLORIDA 34787 (407) 814-5329
GAS:	LAKE APOPKA NATURAL GAS DISTRICT 1320 WINTER GARDEN VINELAND ROAD WINTER GARDEN, FLORIDA 34787 (407) 656-2734

SIGN LEGEND

NO	TEXT	SYMBOL	SIZE
R1-1	STOP	STOP	30"x30"
R3-1	NO RIGHT TURN		24"x24"
R5-1	DO NOT ENTER	DO NOT ENTER	30"x30"
R6-1	ONE WAY	(SEE INDEX)	36"x12"
R3-7	LEFT LANE MUST TURN LEFT	(SEE INDEX)	30"x30"

ALL SIGNS SHALL CONFORM w/F.D.O.T. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

ALL DETECTABLE WARNING MATS SHALL BE ARMOR TILE (OR APPROVED ALTERNATE) YELLOW AND CAST IN PLACE ONLY. SURFACE-MOUNTED DETECTABLE WARNING MATS WILL NOT BE ACCEPTED.

INSTALL EXPANSION AND CONTROL JOINTS FOR ALL PROPOSED SIDEWALKS PER SIDEWALK DETAIL ON PLAN SHEET C6.

TYPICAL PARKING SPACE SHALL BE STRIPED WITH 4" WHITE STRIPING.

ALL PARKING SPACES, OTHER THAN HANDICAP SPACES SHALL BE 9' WIDE.

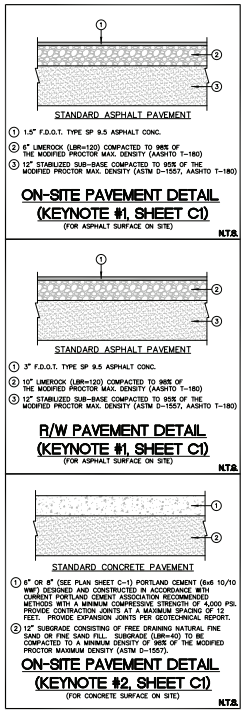
ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.

SITE LEGEND

- HANDICAP PARKING
- PROPOSED DRAINAGE INLET
- PROPOSED CURB
- SITE BOUNDARY LINE
- EXISTING EASEMENT (DEPICTED ON PLAN)
- PROPOSED EASEMENT (DEPICTED ON PLAN)
- CENTER LINE OF ROAD
- EXISTING EDGE OF PAVEMENT
- TYP — TYPICAL
- HC — HANDICAP
- 10 — # OF PARKING SPACES
- S/W — SIDEWALK
- R5' — 5' RADIUS
- L.F. — LINEAR FEET
- S.F. — SQUARE FEET
- B.O.C. — BACK OF CURB
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL)
- PROPOSED ASPHALT PAVEMENT IN RIGHT-OF-WAY (SEE DETAIL)
- PROPOSED CONCRETE PAVEMENT (SEE DETAIL)

KEY NOTES: (#)

1. PROPOSED ASPHALT PAVEMENT (TYP) (SEE DETAIL, THIS SHEET)
2. PROPOSED CONCRETE PAVEMENT (SEE DETAIL, THIS SHEET)
3. PROPOSED FDOT TYPE "D" CURB (TYP) (SEE DETAIL, SHEET C6)
4. PROPOSED FDOT TYPE "F" CURB AND GUTTER (TYP) (SEE DETAIL, SHEET C6)
5. CONNECT TO EXISTING CURB AND GUTTER (CONNECT AT NEAREST EXISTING JOINT)
6. PROPOSED VALLEY GUTTER (SEE DETAIL, SHEET C6)
7. PROPOSED 5' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
8. CONNECT TO EXISTING SIDEWALK
9. PROPOSED 10' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
10. EXISTING 5' WIDE CONCRETE SIDEWALK
11. PROPOSED HANDICAP SPACE AND SIGN (TYP-2) (SEE DETAILS, SHEET C6)
12. PROPOSED CONCRETE WHEELSTOP (TYP) (2 FEET MINIMUM FROM FACE OF CURB) (SEE DETAIL, SHEET C6)
13. PROPOSED MASONRY DUMPSTER ENCLOSURE (SEE SEPARATE PLANS BY ARCHITECT) (TO BE PERMITTED SEPARATELY)
14. TRANSITION CURB DOWN AT 4:1
15. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 20' WIDE) (SEE DETAIL, SHEET C6)
16. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-E (MODIFIED TO BE 10' WIDE) (SEE DETAIL, SHEET C6)
17. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-C (SEE DETAIL, SHEETS C6)
18. PROPOSED CURB CUT RAMP PER FDOT STANDARD PLANS INDEX 522-002, CR-F (SEE DETAIL, SHEETS C6)
19. PROPOSED R1-1 (SEE DETAIL, THIS SHEET) AND 24" WIDE THERMOPLASTIC STOP BAR (STOP BAR TO BE LOCATED MINIMUM 5' FROM ADJACENT CROSS-WALK)
20. PROPOSED 12" WIDE WHITE THERMOPLASTIC SPECIAL EMPHASIS CROSS-WALK STRIPING (AT 7' ON CENTER) PER FDOT STANDARD PLAN INDEX 711-001
21. PROPOSED 12" WHITE THERMOPLASTIC STRIPING AT 10' ON CENTER (TYP-2)
22. PROPOSED SIGN LOCATION (SEE PLANS BY OTHERS) (EXACT LOCATION AND SIGN DESIGN TO BE PERMITTED SEPARATELY)
23. PROPOSED RE-USED SECTION OF FENCE (SEE PLAN SHEET D1)
24. PROPOSED SIDEWALK ADJACENT TO PARKING (SEE DETAIL, SHEET C6)
25. CONNECT TO EXISTING CONCRETE DRIVEWAY
26. PROPOSED TRANSFORMER PAD LOCATION (SEE SITE ELECTRICAL PLAN FOR EXACT LOCATION AND ADDITIONAL INFORMATION)
27. INCLUDE "RIGHT TURN ONLY" SIGN
28. PROPOSED FENCE (SEE SEPARATE PLANS BY OTHERS)
29. PROVIDE FIRE LANE STRIPING AND SIGNAGE IN THIS AREA FOR HYDRANT AND FDC
30. PROPOSED ASPHALT PAVEMENT IN RIGHT-OF-WAY (TYP) (SEE DETAIL, THIS SHEET)
31. PROPOSED 6' WIDE CONCRETE SIDEWALK (SEE DETAIL, SHEET C6)
32. EXISTING 4' WIDE BIKE LANE
33. --
34. PROPOSED FDOT TYPE "E" CURB AND GUTTER (INCLUDE 6' LONG TRANSITION PIECES ON ENDS) (SEE DETAIL, SHEET C6)
35. PROPOSED 20' WIDE STABILIZED DRIVEWAY (SODDED WITH BAHIA SOD)
36. PROPOSED DROP CURB AND CONCRETE DRIVEWAY TURNOUT PER FDOT STANDARD PLAN INDEX 522-003
37. PROPOSED CROSS-ACCESS EASEMENT
38. PROPOSED LIGHTPOLE (SEE SITE ELECTRICAL PLAN FOR ADDITIONAL INFORMATION)



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

DATE	REVISION	BY
9-16-25	AS PER CITY/AGENCY	M.C.
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--
--	--	--

mitchellcollinspe, inc.
1401 east broadway, suite 103-407 #3015557
oviedo, fl 32765 407.448.8979
mitchellcollinspe.com

SITE LAYOUT PLAN/PARKING PLAN

FOR

JOY CHILD ACADEMY

JASON DWELLEY PARKWAY — APOPKA, FLORIDA

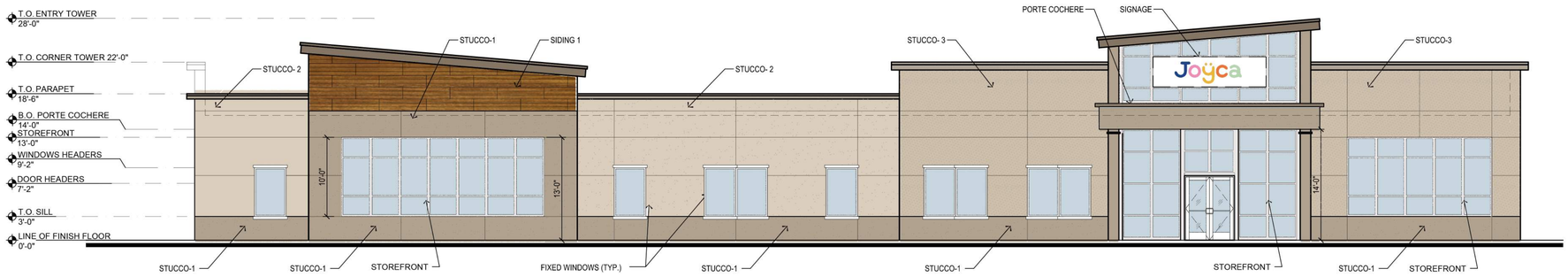
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MITCH COLLINS, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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

DATE

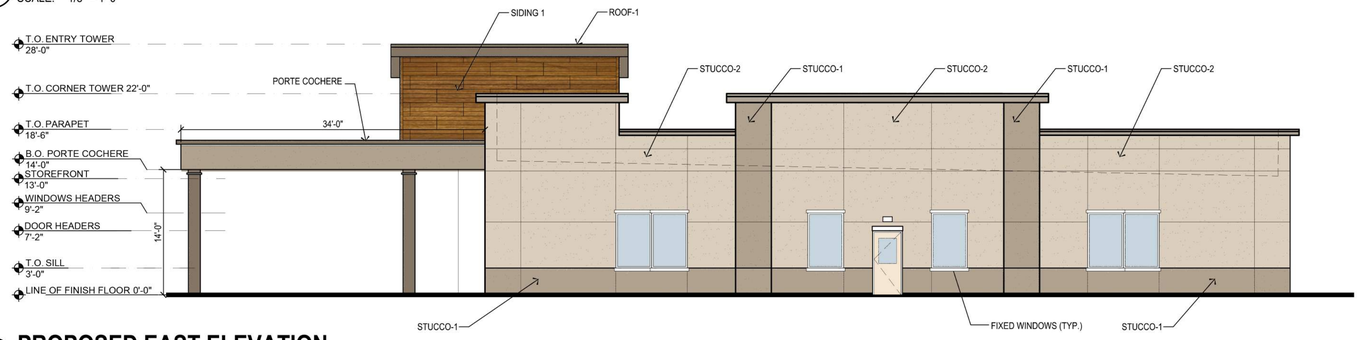
BRONSON M. COLLINS * LICENSE No. 54608 * STATE OF FLORIDA * PROFESSIONAL ENGINEER

SCALE	1" = 40'
DRAWN BY	M.C.
DATE	8-16-25
CHECKED BY	M.C.
JOB NO	225-024
SHEET NO	C1 OF C8



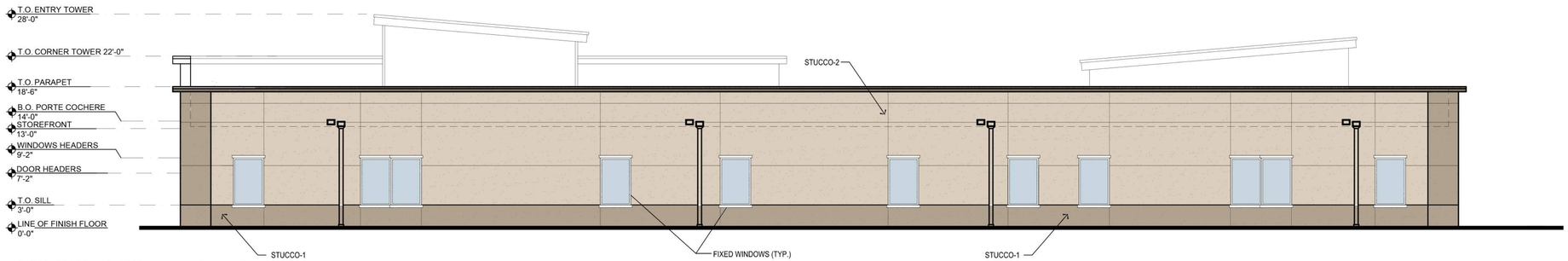
1 PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0"



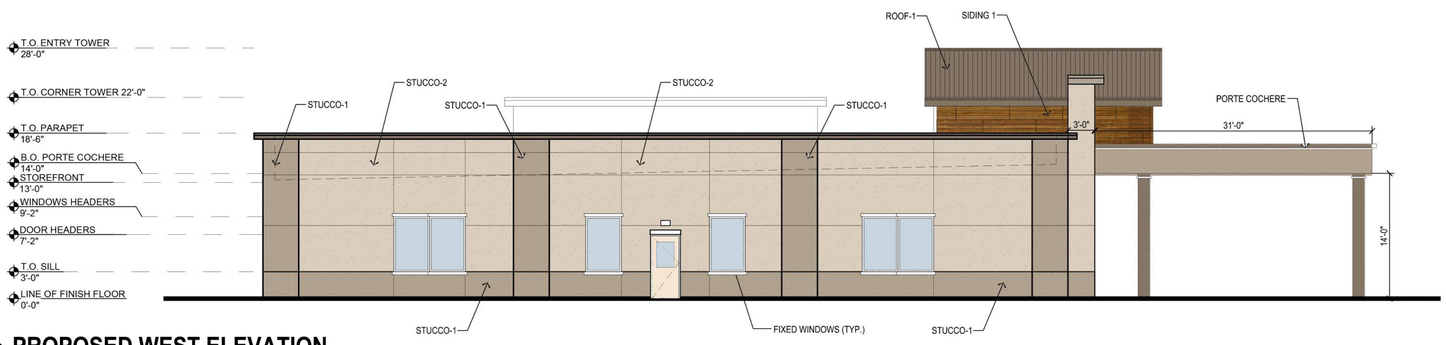
2 PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350	ANODIZED ALUMINUM
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED. BEIGE
FIXED WINDOW		VINYL FIXED WINDOWS	ANODIZED ALUMINUM
SANDSTONE WALL PANELS			
SIDING-1	NICHIHA	17 7/8 H X 71 9/16, STAGGERED	TBD
SILL-1	MODERN PRECAST	3 3/4" H 3 1/2" W W/2" FLAT W1/4" DRIP EDGE	TBD
STUCCO-1	DRYVIT		SW 7038 Tony Taupe
STUCCO-2	DRYVIT		SW 7517 Rivers edge
SRUCCO-3	DRYVIT		SW 7524 Dhurrie Beige
ROOF-1	TBD	METAL ROOF	TBD

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

NJ State Board Of Architects Authorization No: 21AC00016100
NJ State Board Of Engineers & Land Surveyors Authorization No: 24GA28053000

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA
RICHARD A. JARMEL, PE
IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS
BEATRIZ BARRERES, RA
JEREMY D. BOYER, AIA
ANDRZEJ B. BRZOZOWSKI, PE
RUIQIN CHEN, PE
SHANNON CROWNOVER, PE
THOMAS DAFONSECA, PE
ANDRE E. DIBI, PE
ANTHONY FACCHINO, PE, PLS, PP
GERARD P. GESARIO, PE
JONATHAN KUYBIDA, AIA
KAROLINA PODKANOWICZ, AIA
RENATA MALDONADO E REZENDE, AIA, LEED AP
CHERYL SCHWEIKER, AIA
STEVEN J. VAZ, PE

Project:
JOY CHILD ACADEMY
4410 CHANDLER ROAD
APOPKA, FL

Project Number:	Scale:
JOY25-2020	AS NOTED
Drawn By: FA	Approved By: CS

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-1.2

Initial Date:

ARCHITECT OF RECORD

MATTHEW B. JARMEL, AIA, MBA
NJ LIC 21AI01237

H:\DRAWINGS\JOY CHILD ACADEMY 25-2020 - JOY CHILD ACADEMY APOPKA,FL 4410 CHANDLER RD\SPACE PLANS\JOY25-2020 ELEVATIONS.DWG FATMA ASADURIAN PLOTTED: 9/12/2025 5:50 PM

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 1.
Meeting Date: June 9, 2026
Department: Community Development

SUBJECT:
Quasi-Judicial - The Ridge Phase 3 - Major Development Plan

ACTION ITEM INFORMATION:
Owner(s): Apopka Centerline Development, LLC
Applicant: VHB c/o James R. Hoffman, P.E.
Parcel Number(s): 17-21-28-7345-01-000
Location: Southeast corner of Binion Road and Boy Scout Road
Future Land Use (FLU): Mixed-Use
Zoning: PD (Planned Development)
Existing Use: Vacant
Proposed Use(s): Food Market, Gas Station and Office/Warehouse
Tract Size: 13.23 +/- acres
Intensity: 0.2 floor area ratio

REQUEST:
Recommend approval of the Ridge Phase 3 — Major Development Plan

SUMMARY:
ZONING REPORT
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Commercial	PD (Planned Development)	Vacant
East	Industrial	I-L (Light Industrial)	Northwest (Industrial) Distribution Center
South	Future Land Use - in Progress	T (Transitional)	Vacant
West	Mixed-Use	PD (Planned Development)	The Ridge Stormwater Pond and Amenity Parcel 8

PROJECT SUMMARY:

The applicant requests approval of a Major Development Plan (MDP) for The Ridge PD – Parcel 3, which is part of The Ridge Planned Development (The Ridge PD). The proposed project consists of a multi-family residential community on the western half of Parcel 3, together with the extension of Bronson Lake Drive. The Ridge PD was established by Ordinance No. 2858 on July 21, 2021, which rezoned the original Ridge property to Planned Development and approved development to occur consistent with the approved Master Plan and PD Agreement. The Ridge PD was subsequently amended by Ordinance No. 2938 on July 27, 2022, which modified the approved PD and expanded the overall development area. As amended, The Ridge PD remains subject to the approved Master Plan, amended development program, PD Agreement, and applicable provisions of the City's Land Development Code.

The proposed multi-family development includes 363 multi-family dwelling units within 11 apartment buildings, along with a clubhouse/leasing building, pool, internal access drives, parking areas, sidewalks, landscaping, utilities, and related site improvements. The proposed development is consistent with the Ridge PD Master Plan and Ordinance No. 2938 and does not alter the intended land uses or allocated capacities established for Parcel 3.

Parcel 3 is located within the approved Ridge PD, which was established for a mixed-use development consisting of residential, commercial, office, industrial, open space, recreation, stormwater, and supporting infrastructure uses. The overall Parcel 3 area encompasses approximately 30.49 acres. Of this area, approximately 14.37 acres are allocated for the proposed apartment development. The remainder of Parcel 3 is identified for future commercial/office development and will be reviewed under a separate Major Development Plan. The total development capacity for Parcel 3 shall remain subject to the approved Ridge PD Master Plan and PD development program.

As part of this MDP, Bronson Lake Drive will be extended from its previously constructed terminus to connect to Ocoee Apopka Road. The roadway extension is proposed to be publicly dedicated and will include associated roadway construction, sidewalks, landscaping, utility coordination, and stormwater drainage improvements. The plans also show proposed cross-access and pedestrian connections to the future commercial/office portion of Parcel 3, as well as pedestrian connections toward Parcel 8 and the community park area.

Open Space and Amenity

The Ridge PD includes a larger open space, recreation, and pedestrian system intended to serve the overall mixed-use development. The approved PD Master Plan identifies Parcel 8 as the lake/recreation area and central amenity area for the development. The PD also contemplates recreational amenities and pedestrian/bicycle connections throughout the development, including trail improvements along major roadways and internal connections between residential, commercial, and open space areas.

For Parcel 3, the proposed multi-family development includes a clubhouse/leasing building, pool, sidewalks, landscaping, and pedestrian connections that support the residential community and connect the project to surrounding development areas. The plans also identify a pedestrian connection to the future commercial/office portion of Parcel 3 and a pedestrian connection toward Parcel 8, which is identified as the community park area. The community park is shown as being under separate application. Therefore, any improvements associated with Parcel 8 or the larger community park area will be reviewed separately, as applicable. Final details regarding required open space, recreation areas, landscaping, sidewalks, pedestrian connections, and any phase-specific amenities will continue to be

reviewed through Construction Plan approval for consistency with the approved PD Master Plan, PD Agreement, Land Development Code, and applicable City requirements.

Transportation and Access

The Ridge PD is planned with an internal roadway system and multiple access points intended to distribute traffic throughout the development and connect the residential, commercial, office, industrial, and open space areas. The approved PD Master Plan identifies the overall roadway network, including connections to Boy Scout Road, Ocoee Apopka Road, Binion Road, and internal PD roadways. The Parcel 3 MDP includes the extension of Bronson Lake Drive from its previously constructed terminus to Ocoee Apopka Road. The extension will provide access to the proposed multi-family development and will also serve as an important connection within this portion of The Ridge PD. The proposed roadway extension includes sidewalks, landscaping, and stormwater drainage infrastructure. The plans also show proposed turn lane improvements along Ocoee Apopka Road, subject to final review during Construction Plan approval. The multi-family development will be served by internal access drives and parking areas. The plans identify cross-access to the future commercial/office development on the remainder of Parcel 3, as well as pedestrian connections to the future commercial/office development, Bronson Lake Drive, and Parcel 8. Final roadway design, driveway configuration, turn lane requirements, sidewalk connections, emergency access, parking layout, utility coordination, and traffic-related improvements will continue to be reviewed through Construction Plan approval and applicable permitting.

During the Development Review Committee meeting, the Bronson Lake Drive speed study requirement was discussed. The applicant will address the speed study as part of the subsequent review process. If the study or applicable roadway conditions determine that the posted speed is 35 miles per hour or greater, additional turn lane improvements may be required prior to Construction Plan approval.

Stormwater Management

The project will utilize an existing permitted stormwater management pond constructed as part of The Ridge PD master infrastructure. According to the applicant's project scope, the existing stormwater facility has been designed with sufficient capacity to accommodate runoff from the proposed Parcel 3 development. The Bronson Lake Drive extension will include stormwater drainage infrastructure, and the proposed roadway drainage system will connect into and function as part of the existing Bronson Lake Drive drainage system. The grading, drainage, and utility plans show proposed storm sewer, sanitary sewer, water main, reclaimed water, fire service, fire hydrants, and related utility improvements to serve the development. The plans also identify existing stormwater areas, an existing lake, a preliminary wetland line, previously approved wetland line and wetland buffer, and a potential wetland impact of approximately 0.25 acres. Stormwater, grading, drainage, erosion control, wetland impacts, utility connections, and related infrastructure shall be reviewed in detail during Construction Plan approval. Final engineering plans must demonstrate consistency with the approved PD Master Plan, PD Agreement, City standards, and all applicable local, regional, state, and federal permitting requirements, including any applicable St. Johns River Water Management District requirements.

Findings

The Development Review Committee finds that the applicant has demonstrated competent, substantial evidence that:

1. The proposed development and uses 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; and

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

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.

Final technical compliance with engineering, utility, drainage, fire access, and construction details will be addressed through Construction Plan review and permitting. Approval of the Major Development Plan does not authorize construction.

SCHOOL PLANNING
The project will be served by Wheatley Elementary School, Wolf Lake Middle School, and Wekiva High School. According to the Orange County Public Schools Capacity Encumbrance Letter and detailed capacity analysis, high school capacity is available for the project; however, elementary and middle school capacity are deficient. The analysis identifies a deficiency of 91.956 seats at the elementary school level and 44.588 seats at the middle school level, with no high school seat deficiency identified. The applicant provided the executed School Concurrency Mitigation Agreement and related amendments for The Ridge PD. According to the applicant, the agreement reserved and provided mitigation for 678 multi-family units within The Ridge PD. Of those units, 304 multi-family units were previously allocated to other parcels in the PD, leaving 374 multi-family units reserved for The Ridge PD – Parcel 3 MDP. The proposed 363 multi-family dwelling units are within the remaining reserved multi-family capacity identified by the applicant.

ORANGE COUNTY NOTIFICATION
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE
June 9, 2026 – Planning Commission (5:30 PM)
July 1, 2026 – City Council (1:30 PM)

FUNDING SOURCE:
N/A

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.

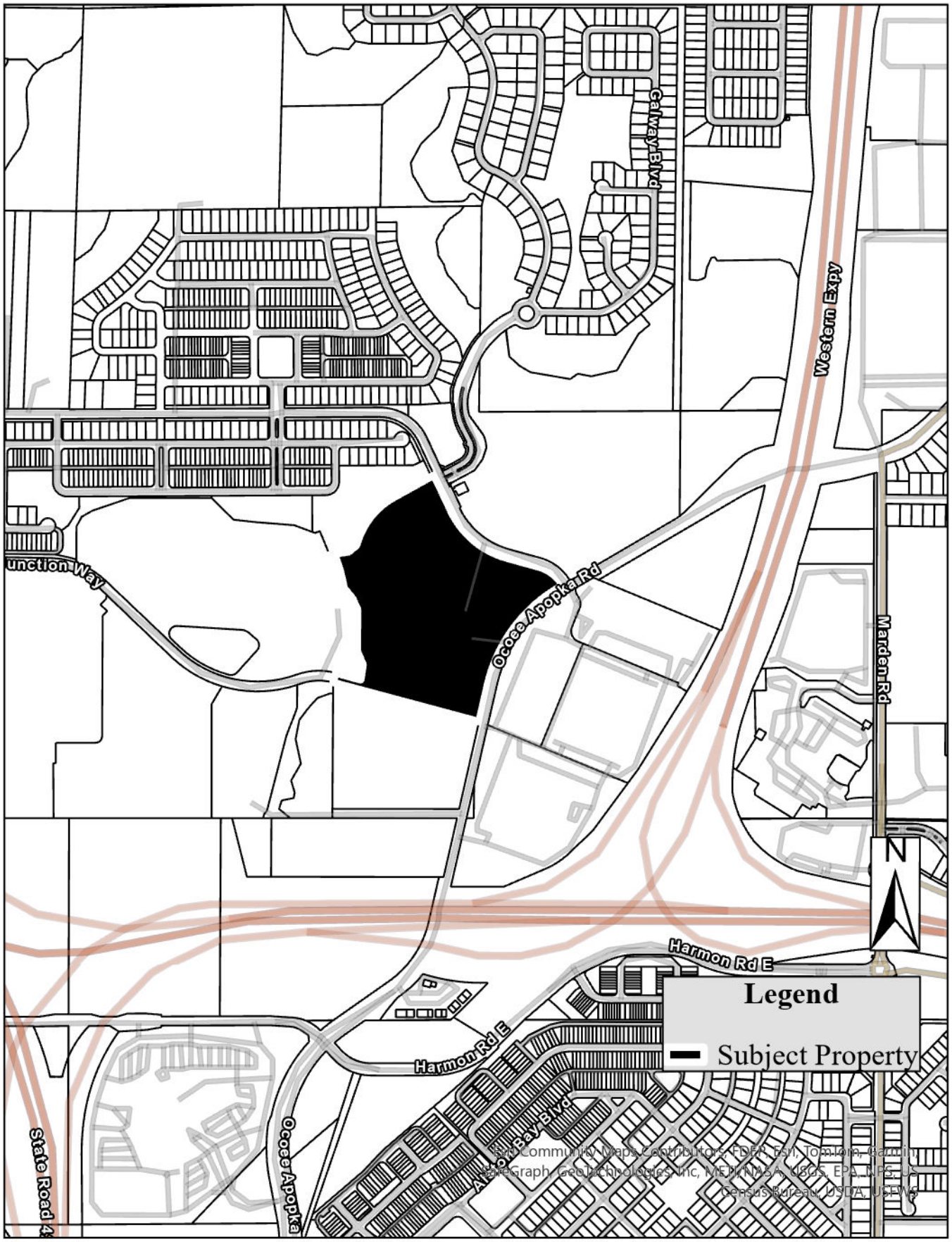
FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
On June 3, 2026, the Development Review Committee recommended approval of The Ridge Phase 3 – Major Development Plan at its June 3, 2026 meeting, and found it consistent with the Comprehensive Plan and Land Development Code based upon the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:
Find the proposed The Ridge Phase 3 — 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.

ATTACHMENTS:
1. The Ridge PD Parcel 3 - Map Series
2. The Ridge PD Parcel 3 - MDP
3. Ord. No. 2938
4. Ord. No. 2858
5. The Ridge PD - Master Plan (Revised)
6. The Ridge PD Parcel 3 - OCPS Capacity Encumbrance
7. The Ridge PD Parcel 3 - OCPS School Conc Amendment

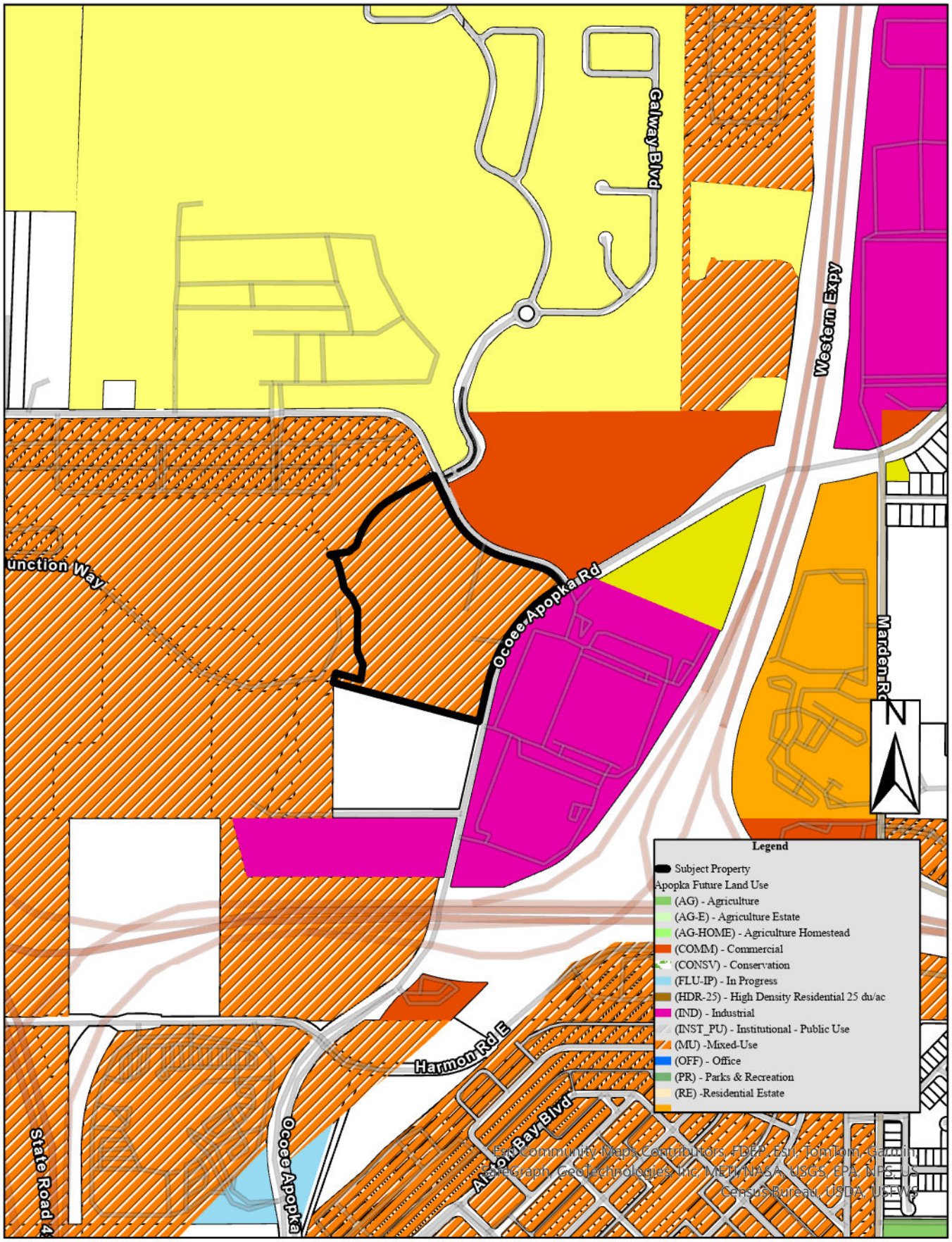
Vicinity


Galway Blvd
Western Expy
Junction Way
Ocoee Apopka Rd
Marden Rd
N
Harmon Rd E
Legend
Subject Property
Harmon Rd E
Ocoee Apopka
State Road 4
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, MapmyIndia, GeoTechnologies Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

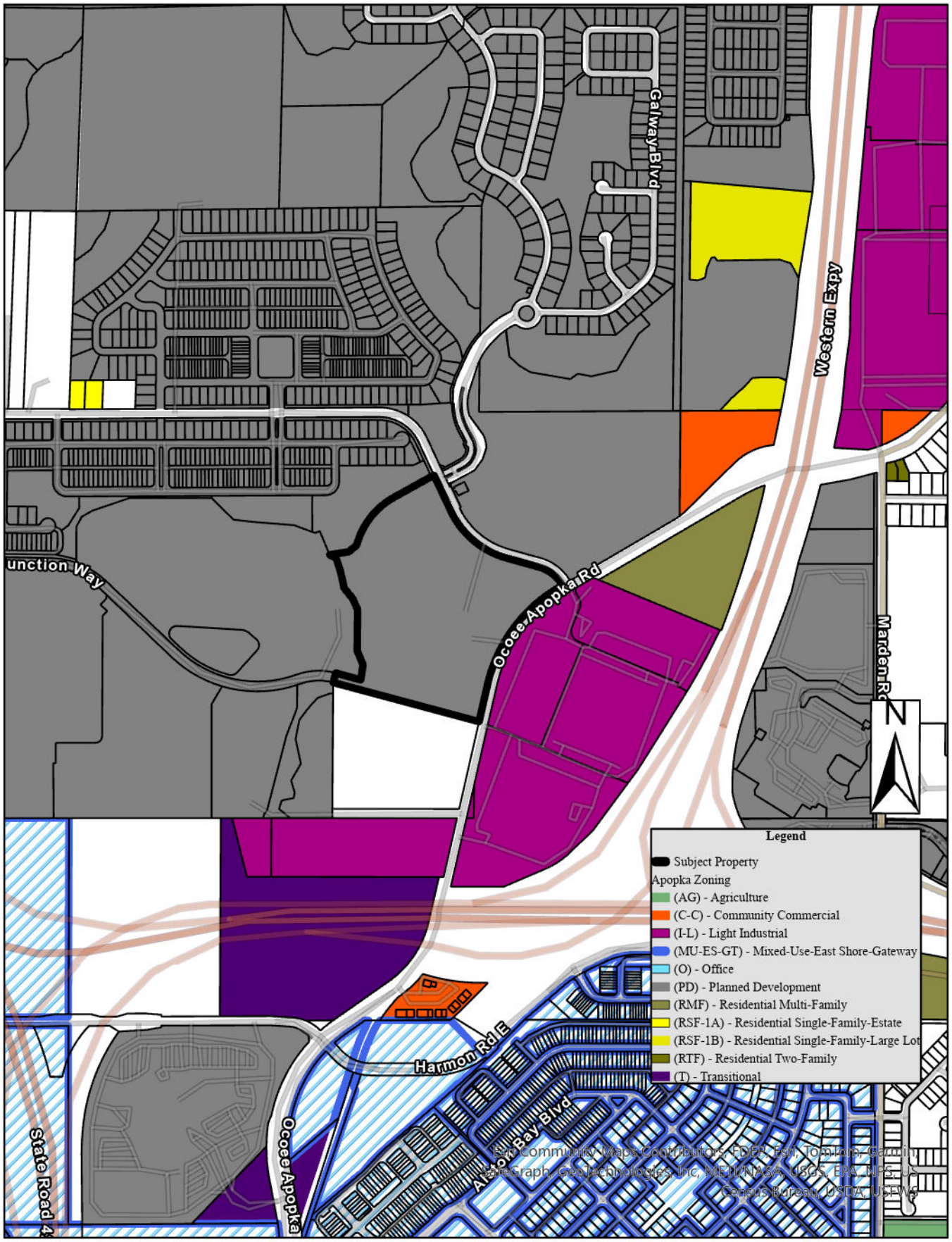
Aerial


Boy Scout Rd
Boy Scout Rd
Western Expy
Western Expy
Jack Junction Way
Ocoee Apopka Rd
N
Legend
Subject Property
414
Harmon Rd E
Harmon Rd
State of Florida, Vantor, Esri Community Maps Contributors, Flood
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, USFWS

Future Land Use



Zoning

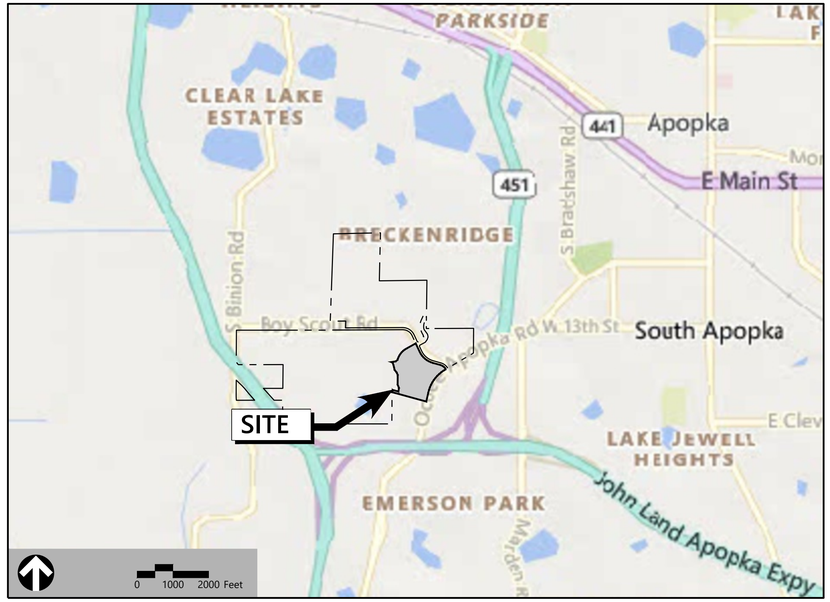

Galway Blvd
Western Expy
unction Way
Ocoee-Apopka Rd
Marden Rd
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(C-C) - Community Commercial
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PD) - Planned Development
(RMF) - Residential Multi-Family
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot
(RTF) - Residential Two-Family
(T) - Transitional
Harmon Rd E
Ocoee Apopka
State Road 4
Esri Community Maps Contributors, FDEP, Esri, TomTom, Garmin, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Major Development Plan

Issued for	Major Development Plan Approval
Date Issued	February 20, 2026
Latest Issue	May 1, 2026

The Ridge PD - Parcel 3

City of Apopka, Florida
Parcel IDs: 17-21-28-7345-03-000



vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Owner / Applicant
Craig Perry
Apopka Centerline Development LLC
1500 Cordova Road
Suite 203
Fort Lauderdale, Florida 33316

Sheet Index

No.	Drawing Title	Latest Issue
C-1.1	Existing Conditions Plan	March 05, 2026
C-2.0	Overall PD Site Plan	May 01, 2026
C-2.1	Master Site Plan & Site Data	May 01, 2026
C-3.0	Grading, Drainage & Utilities Plan	May 01, 2026
C-4.0	Typical Sections & Details	May 01, 2026
C-5.0	Fire Access Plan	March 05, 2026
C-6.0	Layout & Materials Plan	May 01, 2026

Reference Drawings

No.	Drawing Title	Latest Issue
L-1.0 - L-3.0	Landscape Plans	February 20, 2026
Shts. 1-6	Topographic, Underground Utility and Tree Survey	December 09, 2025
A6.11	Building Elevations	December 03, 2025

Civil Engineer
VHB
John Prowell
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Surveyor
Allen & Company
Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407·654·5355

Geotech
Tierra, Inc
591 Susan B. Britt Court
Winter Garden, Florida 34787
P 407·877·1354 - F 407·654·7347

Environmental
Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407·894·5969 - F 407·894·5970

PROJECT SCOPE

THE RIDGE PD - PARCEL 3 PROJECT CONSISTS OF THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL COMMUNITY ON THE WESTERN HALF OF THE SUBJECT PARCEL AS WELL AS THE EXTENSION OF BRONSON LAKE DRIVE. THE PARCEL IS LOCATED WITHIN THE RIDGE PLANNED DEVELOPMENT (RIDGE PD). THE OVERALL PARENT PARCEL ENCOMPASSES APPROXIMATELY 30.49 ACRES, OF WHICH APPROXIMATELY 14.37 ACRES ARE ALLOCATED FOR THE PROPOSED APARTMENT DEVELOPMENT.

AS PART OF THIS PROJECT, BRONSON LAKE DRIVE WILL BE EXTENDED FROM ITS PREVIOUSLY CONSTRUCTED TERMINUS AND CONNECT TO OCOEE APOPKA ROAD. THE ROADWAY EXTENSION WILL INCLUDE ALL ASSOCIATED IMPROVEMENTS INCLUDING ROADWAY CONSTRUCTION, SIDEWALKS, LANDSCAPING, AND STORMWATER DRAINAGE INFRASTRUCTURE. THE PROPOSED ROADWAY DRAINAGE SYSTEM WILL CONNECT INTO AND FUNCTION AS PART OF THE EXISTING BRONSON LAKE DRIVE DRAINAGE SYSTEM.

THE PROPOSED MULTI-FAMILY DEVELOPMENT WILL CONSIST OF 11 APARTMENT BUILDINGS (363 MULTI-FAMILY DWELLING UNITS) AND A CLUBHOUSE BUILDING, ALONG WITH ASSOCIATED SITE IMPROVEMENTS INCLUDING INTERNAL ACCESS DRIVES, PARKING AREAS, SIDEWALKS, LANDSCAPING AND SUPPORTING INFRASTRUCTURE NECESSARY TO SERVE THE RESIDENTIAL COMMUNITY.

THE REMAINDER OF PARCEL 3 IS REFERRED TO AS PARCEL 3 COMMERCIAL AND WILL BE DEVELOPED AND PERMITTED UNDER A SEPARATE MAJOR DEVELOPMENT PLAN (MDP).

THE PROPOSED 363 DU MULTI-FAMILY DEVELOPMENT ON THE WESTERN PORTION OF PARCEL 3 IS CONSISTENT THE RIDGE PD MASTER PLAN AND ORDINANCE No. 2938 FOR THE PD REZONING. THE PROPOSED DEVELOPMENT DOES NOT ALTER THE INTENDED LAND USES AND ALLOCATED CAPACITIES ESTABLISHED IN THE APPROVED PD DEVELOPMENT PROGRAM FOR PARCEL 3.

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 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.

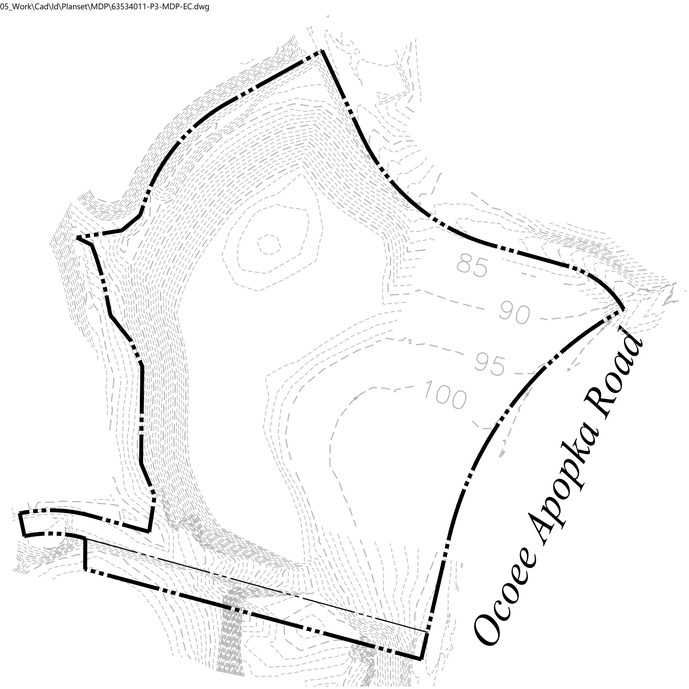
PRELIMINARY - NOT FOR CONSTRUCTION
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.

GEORGE EMIL GEORGY LICENSE No. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

VHB Project : 63534.011
Issued for : Major Development Plan Approval

Saved Friday, May 1, 2026 6:30:15 PM GGEORGY Plotted Saturday, May 2, 2026 11:25:05 PM George Georgy



TOPOGRAPHY MAP

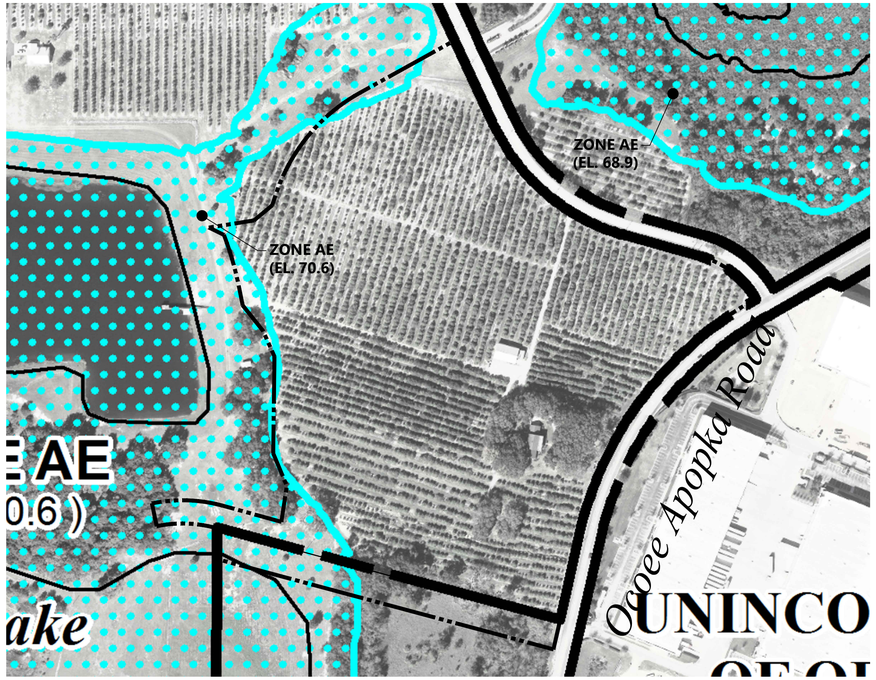
(NAVD 88)

CONTOUR SOURCE:
ONSITE: ALLEN & COMPANY, JAN. 2026
OFFSITE: ORANGE COUNTY GIS, 2014

LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR



FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL 12095C0120H, DATED SEPTEMBER 24, 2021

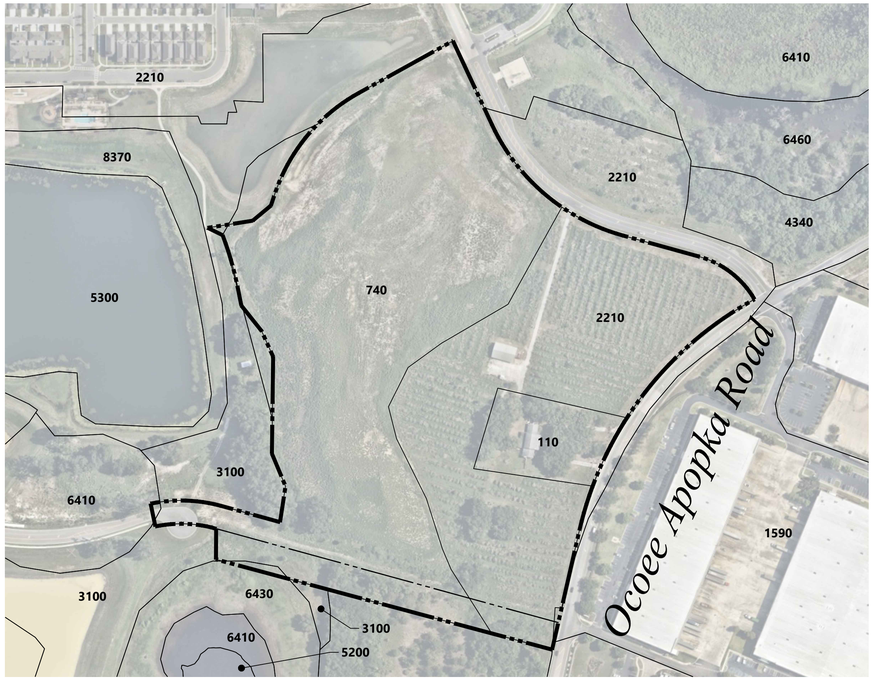
LEGEND

PROJECT BOUNDARY

SPECIAL FLOOD HAZARD AREA

FIRM PANEL LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED
	SPECIAL FLOOD HAZARD AREAS SUBJECT TO INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN



AERIAL & EXISTING LAND USE MAP

FLUCFCS SOURCE: SJRWMD, 2014
AERIAL SOURCE: NEAR MAP, 2026

LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

CODE	DESCRIPTION
110	RESIDENTIAL, LOW DENSITY
740	DISTURBED LANDS
1590	INDUSTRIAL UNDER CONSTRUCTION
2210	CITRUS GROVES
3100	HERBACEOUS UPLAND NONFORESTED
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
5200	LAKES
5300	RESERVOIRS - PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRAIRIES
6460	MIXED SCRUB-SHRUB WETLAND
8370	SURFACE WATER COLLECTION BASINS



SOILS MAP

SOILS SOURCE: USDA, NRCS

LEGEND

PROJECT BOUNDARY

SOILS BOUNDARY

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
17	FLORIDANA MUCKY FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
28	FLORAHOME FINE SAND, 0 TO 5 PERCENT PERCENT SLOPES
33	PITS
47	TAVARES-MILLHOPPER FINE SANDS, 0 TO 5 PERCENT SLOPES
54	ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES
99	WATER

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 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.

PRELIMINARY - NOT FOR CONSTRUCTION

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0 100 200 400 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

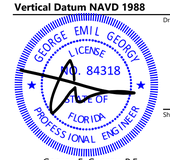
Designed by: CJM
Checked by: GEG

Issued for: Major Development Plan Approval
Not Approved for Construction

Date: March 05, 2026

Drawing Title: Existing Conditions Plan

Vertical Datum NAVD 1988



George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

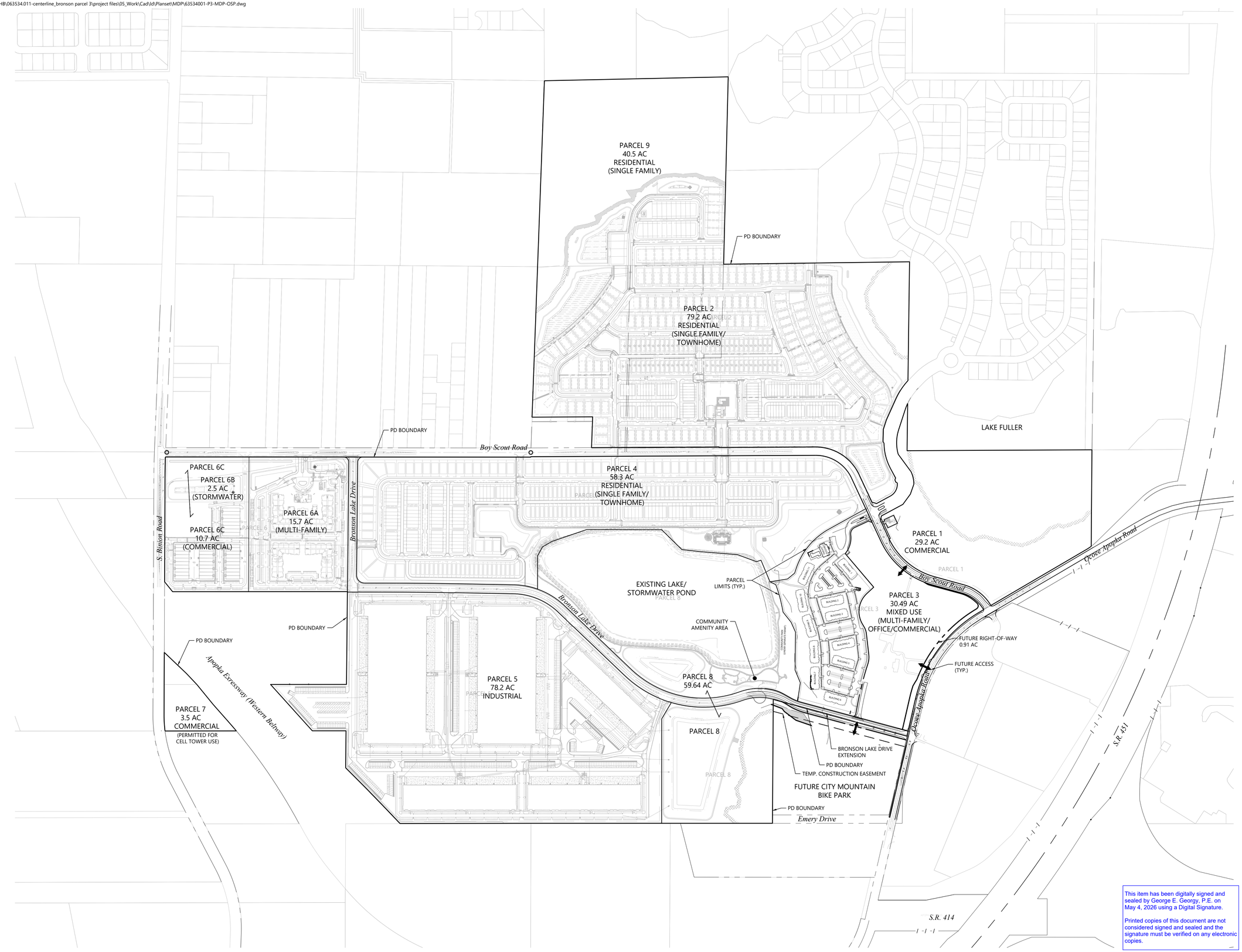
Drawing Number: C-1.1

Sheet of

Project Number: 63534.011

Saved Thursday, April 30, 2026 2:33:54 PM JOEMARTIN Plotted Saturday, May 2, 2026 11:25:10 PM George Georgy

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Certificate of Authorization
Number FL #3932

PRELIMINARY - NOT FOR CONSTRUCTION

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0 150 300 600 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM | Checked by GEG

Issued for: Major Development Plan Approval — Not Approved for Construction

Date: March 05, 2026

Drawing Title: Overall PD Site Plan

Vertical Datum NAVD 1988

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number: C-2.0

Sheet of

Project Number: 63534.011

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Saved Saturday, May 2, 2026 11:37:03 PM GGEORGY Plotted Saturday, May 2, 2026 11:38:02 PM George Georgy

GENERAL SITE DATA:

GENERAL:

ZONING	PD	
PROPOSED MULTIFAMILY UNITS	363	DU
1-BEDROOM	15	DU/BLDG
2-BEDROOM	18	DU/BLDG
NUMBER OF BUILDINGS	11	
TOTAL PROJECT ACRES	30.49	Ac.
MULTIFAMILY ACRES	14.37	Ac.
FUTURE DEVELOPMENT (COMMERCIAL) ACRES	14.27	Ac.
BRONSON LAKE DRIVE	0.91	Ac.
FUTURE OCOEE APOPKA ROAD ROW	0.94	Ac.
TOTAL NET DEVELOPABLE ACRES	28.64	Ac.
NET DENSITY (RESIDENTIAL)	25.26	DU/AC.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBERS	17-21-28-7345-03-000	
FUTURE LAND USE	MU MIXED USE	
ZONING	PD	
ADJACENT FUTURE LAND USE	NORTH (CITY): COMM - COMMERCIAL, RL - RESIDENTIAL LOW	
	EAST (CITY): IND - INDUSTRIAL	
	SOUTH (CITY): R - RURAL	
	WEST (CITY): MIXED USE	
ADJACENT ZONING	NORTH (CITY): PD	
	EAST (CITY): I-L - LIGHT INDUSTRIAL	
	SOUTH (CITY): A-1 - CITRUS RURAL	
	WEST (CITY): PD	
BUILDING HEIGHT - MULTIFAMILY (PER PD):	PROPOSED: 3 STORIES	MAX: 5 STORIES/65'
MIN BLDG SETBACKS - MULTIFAMILY (PER PD):		
FRONT PRIMARY STRUCTURE	15'	
SIDE	10'	
CORNER PRIMARY	20'	
REAR PRIMARY	25'	
BUILDING SEPARATION	20'	
BUILDING HEIGHT - COMMERCIAL (PER PD):	PROPOSED: N/A	MAX: 50'
MIN BLDG SETBACKS - COMMERCIAL (PER PD):		
FRONT PRIMARY STRUCTURE	15'	
SIDE	10'	
CORNER PRIMARY	20'	
REAR PRIMARY	10'/30' (ADJACENT TO RESIDENTIAL)	
PARKING SPACES - MULTIFAMILY	PROVIDED: 507 (14 ACCESSIBLE)	
	REQUIRED: 433 (1 PER 1-BED DU, 1.35 PER >1-BED DU) (9 ACCESSIBLE)	
TOTAL OPEN SPACE - MULTIFAMILY	PROPOSED: 6.12 AC	REQ'D: 0.00 AC (per MDP)
TREE MITIGATION (SPECIMEN) - MULTIFAMILY	PROPOSED: 0.00 INCHES	REQ'D: 0.00 IN (per MDP)
WAIVER REQUEST	YES: NO: X	
VARIANCE REQUEST	YES: NO: X	

Green Building Standards - Parcel 6		
Minimum Points Required	4	4.0 points required for Residential Development greater than 30 units.
Item	Points	Notes
Use central air conditioners that are Energy Star qualified	0.5	
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.5	The entire site is designed to drain to retention pond that will fully recover through infiltration.
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.
Provide a minimum of two electric vehicle (EV) level 2 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.5	
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	2	0.50 per foot above BFE (assume 4 ft conservative)
Install operable windows to allow for natural ventilation in the event of power failures	0.25	
Total Recommended Potential Points	4.0	

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	2,694

SIGNAGE:

SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.10.9 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

LIGHTING:

EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

1) ONSITE COMPACTOR PROVIDED WITH PRIVATE PICKUP.
2) ANY MISCELLANEOUS GARBAGE, YARD WASTE, CONSTRUCTION DEBRIS, DEMOLITION DEBRIS, FERTILIZERS, HERBICIDES, INSECTICIDES, ETC., SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT. CALL THE ORANGE COUNTY SOLID WASTE HOTLINE AT 407-836-6601 FOR INFORMATION.

FIRE:

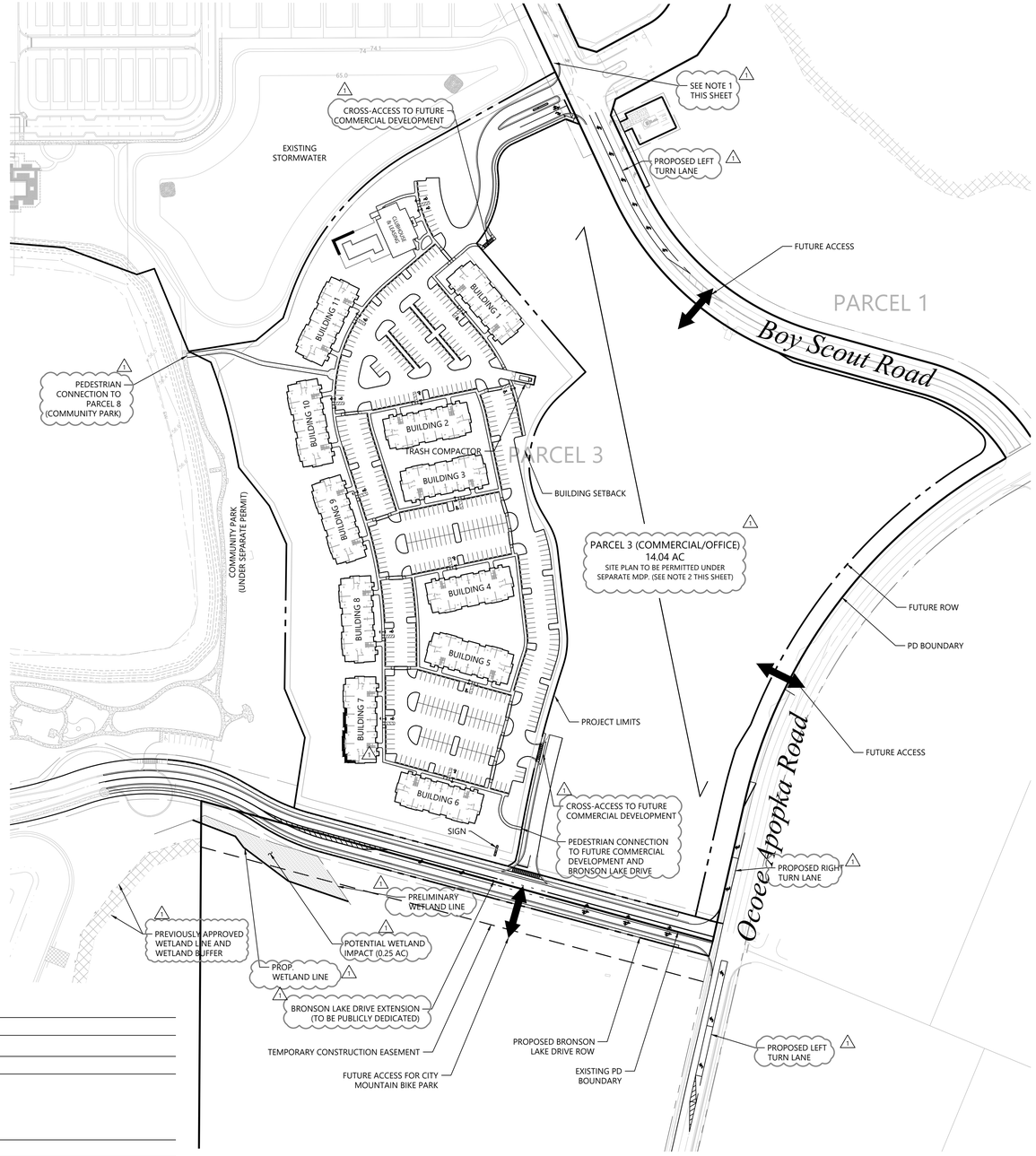
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2021 EDITION, FFPC 5TH EDITION (2020).
3. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.

LANDSCAPE:

1. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH THE PD WHERE APPLICABLE AND WITH TABLE 5.2.5.B.3.D-1: BUFFERYARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ABUTTING PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2.2(B) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.



OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
LAKE BRONSON DRIVE	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
STORM SEWER SYSTEM	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER
PARK TRACTS/OPEN SPACE/LANDSCAPE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY PROPERTY OWNER

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NOTES:

1. SUBJECT TO DETERMINATION OF THE POSTED SPEED LIMIT ON BOY SCOUT ROAD, A RIGHT-TURN LANE MAY BE REQUIRED PRIOR TO CONSTRUCTION SITE PLAN (CSP) APPROVAL IF SPEED LIMIT EQUALS OR EXCEEDS 35 MPH.
2. REMAINDER OF PARCEL 3 TO BE PERMITTED UNDER SEPARATE MAJOR DEVELOPMENT PLAN (MDP). REMAINING CAPACITY FOR THE COMMERCIAL/OFFICE DEVELOPMENT WITHIN PARCEL 3 TO BE DETERMINED IN ACCORDANCE WITH THE RIDGE PD MASTER PLAN. THE TOTAL DEVELOPMENT CAPACITY FOR THE OVERALL PARCEL SHALL NOT EXCEED THE PD DEVELOPMENT PROGRAM FOR PARCEL 3.

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0 60 120 240 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM | Checked by GEG

Issued for: Major Development Plan Approval — Not Approved for Construction

Date: March 05, 2026

Drawing Title: Master Site Plan & Site Data

Vertical Datum NAVD 1988

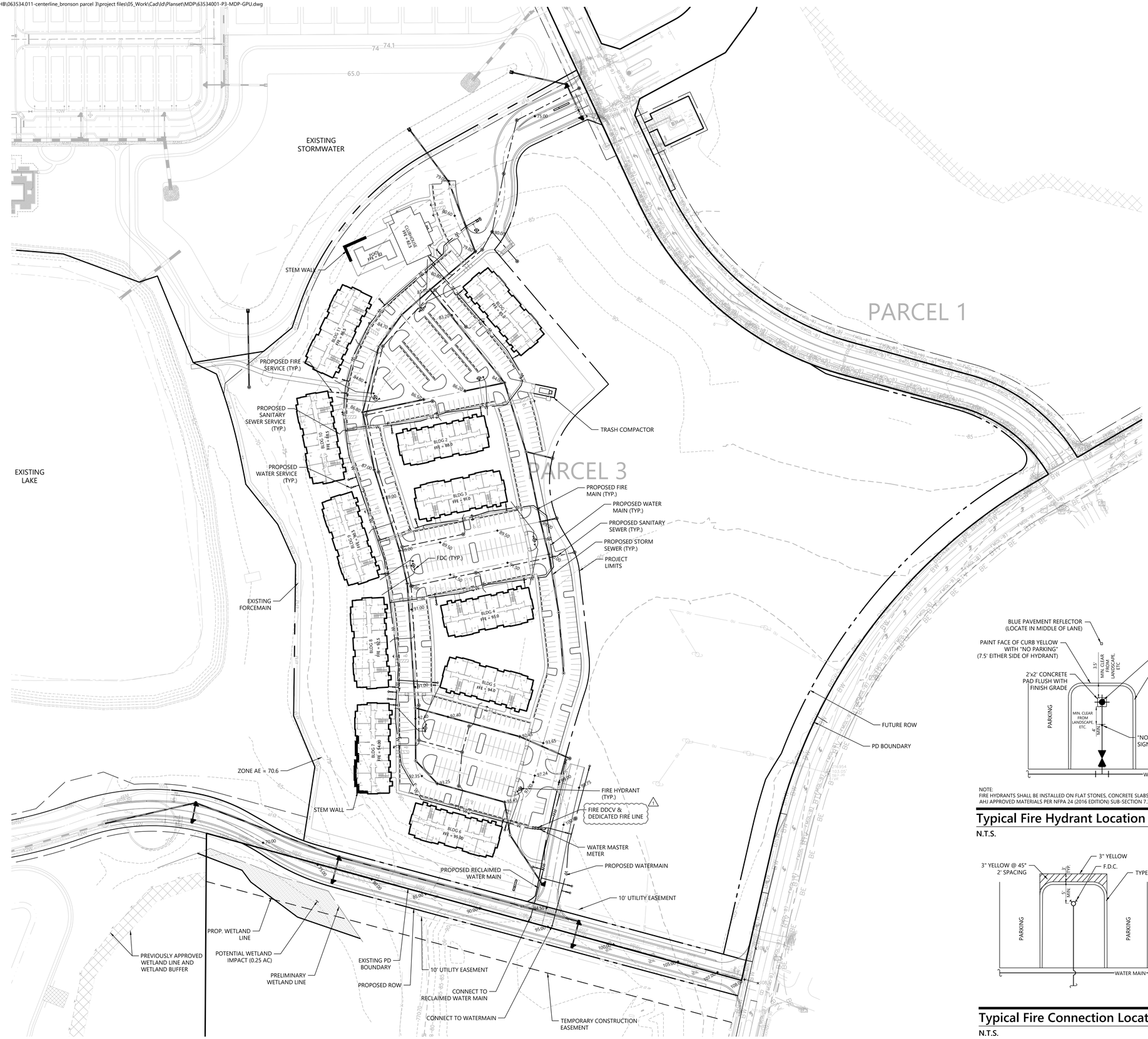
George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

Drawing Number: C-2.1

Sheet of

Project Number: 63534.011

Saved Saturday, May 2, 2026 11:35:28 PM GGEORGY Plotted Saturday, May 2, 2026 11:36:50 PM George Georgy



BLUE PAVEMENT REFLECTOR (LOCATE IN MIDDLE OF LANE)
PAINT FACE OF CURB YELLOW WITH "NO PARKING" (7.5' EITHER SIDE OF HYDRANT)
2'x2' CONCRETE PAD FLUSH WITH FINISH GRADE
3.5' MIN. CLEAR FROM LANDSCAPE, ETC.
FIRE HYDRANT (SEE DETAIL THIS SHEET)
TYPE 'D' CURB
PARKING
MIN. CLEAR FROM LANDSCAPE, ETC.
4' MIN.
"NO PARKING" SIGN
WATER MAIN

NOTE:
FIRE HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER AHJ APPROVED MATERIALS PER NFPA 24 (2016 EDITION) SUB-SECTION 7.3.1.

Typical Fire Hydrant Location Detail

N.T.S.

3" YELLOW @ 45° 2' SPACING
3" YELLOW
F.D.C.
TYPE 'D' CURB
3.5' MIN.
PARKING
WATER MAIN

Typical Fire Connection Location Detail

N.T.S.

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Legend

- PD BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE
- PROPOSED DEDICATED FIRELINE
- FIRE DEPARTMENT CONNECTION (FDC)

FIRE NOTES:

1. FIRE SPRINKLER AND FIRE ALARM ARE REQUIRED.
2. KNOX BOX WILL BE REQUIRED PER BUILDING.
3. HYDRANTS ARE REQUIRED WITHIN 25-FT OF FIRE DEPARTMENT CONNECTIONS (FDC).
4. FIRE DEPARTMENT CONNECTIONS (FDC) ARE REQUIRED TO BE REMOTE FROM BUILDINGS.
5. NO GATES PROPOSED FOR THIS MULTI-FAMILY DEVELOPMENT.
6. NO ELEVATORS PROPOSED WITH THE PROPOSED APARTMENT BUILDINGS.

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0 40 80 160 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by CJM
Checked by GEG
Issued for
Date March 05, 2026

Major Development Plan Approval
Not Approved for Construction

Drawing Title
Grading, Drainage & Utilities

Vertical Datum NAVD 1988

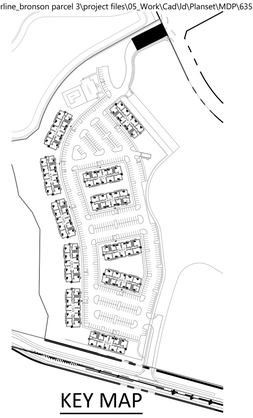
GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

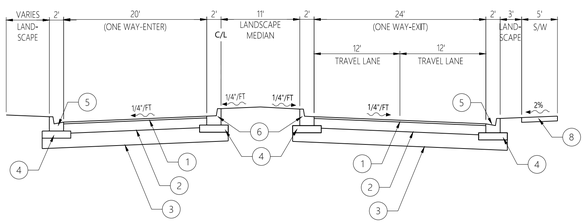
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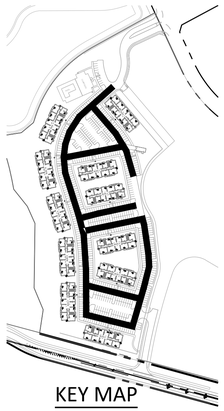


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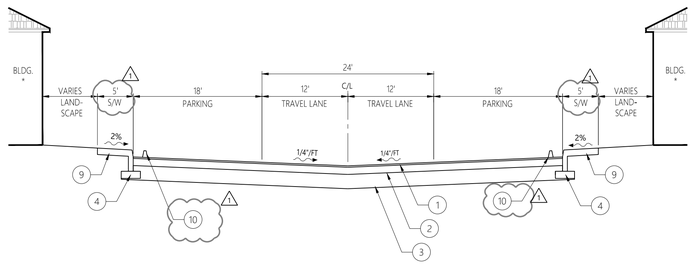


A - Typical Entrance Road Section

N.T.S.



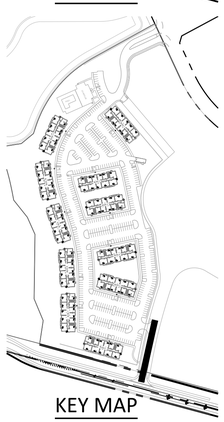
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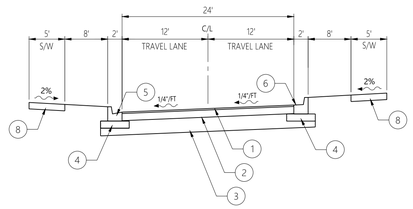
* SIDEWALK AND BUILDING OR LANDSCAPE. SEE PLANS FOR LOCATIONS.

C - Typical Pavement Section

N.T.S.

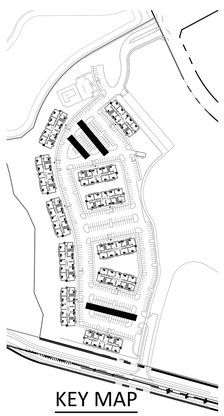


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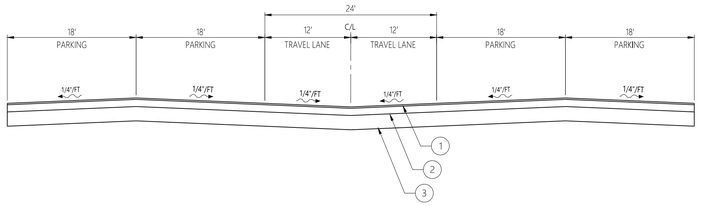


E - Typical Pavement Section

N.T.S.

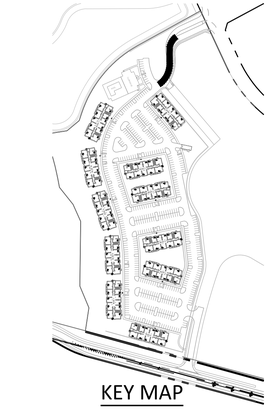


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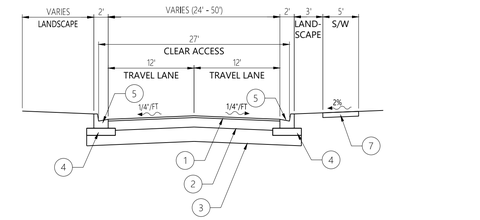


G - Typical Pavement Section

N.T.S.

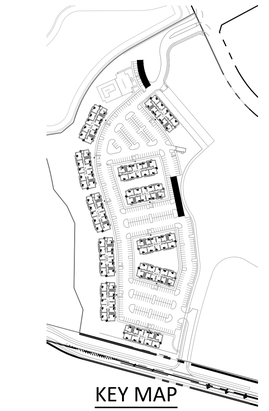


KEY MAP

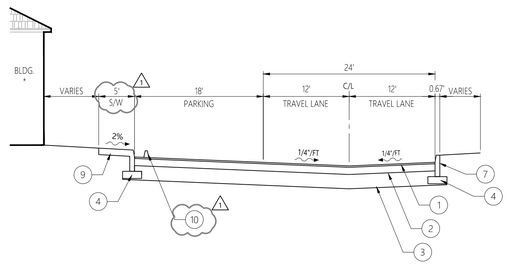


B - Typical Gated Entry Section

N.T.S.



KEY MAP



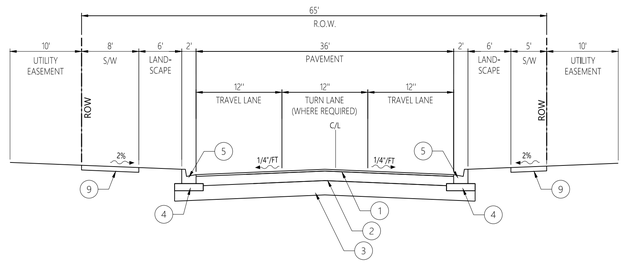
* SIDEWALK AND BUILDING OR LANDSCAPE. SEE PLANS FOR LOCATIONS.

D - Typical Pavement Section

N.T.S.

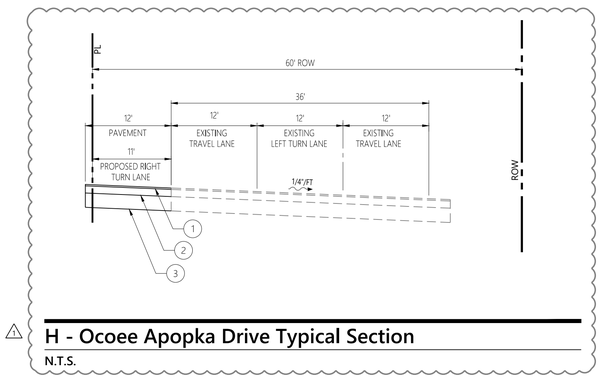


KEY MAP



F - Bronson Lake Drive Typical Section

N.T.S.



H - Ocoee Apopka Drive Typical Section

N.T.S.

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LEGEND:

1. ASPHALT
2. BASE
3. SUBGRADE
4. 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV
5. TYPE 'F' CONCRETE CURB
6. TYPE 'F' CONCRETE CURB-MODIFIED (SPILL-OUT)
7. TYPE 'D' MONOLITHIC CONC. CURB
8. 4" (IN.) CONCRETE SIDEWALK (3000 P.S.I.)
9. 4" (IN.) MONOLITHIC CONCRETE SIDEWALK (3000 P.S.I.)
10. WHEEL STOP

* FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

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The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by: CJM
Checked by: GEG
Issued for: Major Development Plan Approval
Not Approved for Construction
Date: March 05, 2026

Drawing Title: **Typical Sections & Details**

Vertical Datum NAVD 1988

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

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Drawing Number: **C-4.0**

Sheet of

Project Number: **63534.011**

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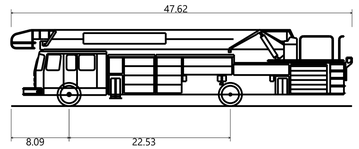




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Platform	
Overall Length	47.620ft
Overall Width	9.250ft
Overall Body Height	10.650ft
Min Body Ground Clearance	1.081ft
Track Width	9.250ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	41.750ft

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Designed by: CJM
Checked by: GEG
Issued for: Major Development Plan Approval
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Date: March 05, 2026

Drawing Title
Fire Access Plan

Vertical Datum NAVD 1988

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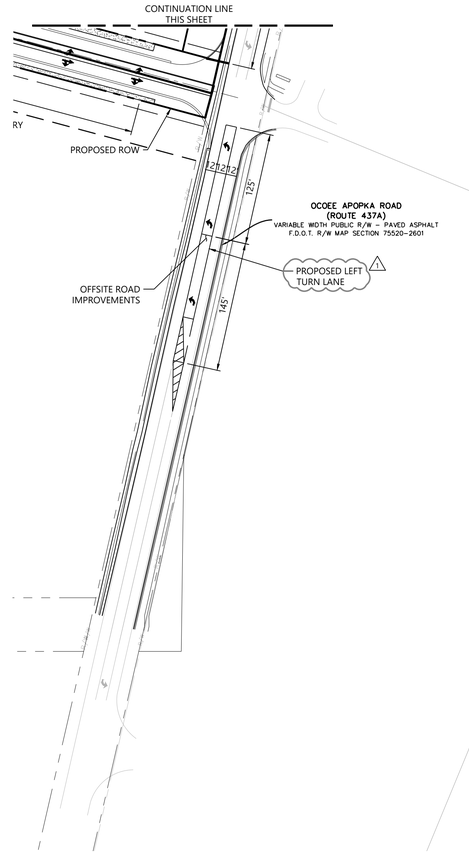
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P.E. # 84318
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Drawing Number
C-5.0
Sheet of

Project Number
63534.011

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LEGEND

PD BOUNDARY

(10) PARKING COUNTS

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0 40 80 160 Feet

The Ridge PD
Parcel 3

Apopka, Florida

No.	Revision	Date	Appvd.
1	MDP DRC Comments	05/01/2026	

Designed by: CJM
Checked by: GEG
Issued for: Major Development Plan Approval
Not Approved for Construction
Date: March 05, 2026

Drawing Title

Overall Layout & Materials Plan

Vertical Datum NAVD 1988

Drawing Number: C-6.0

Sheet of

Project Number: 63534.011

This item has been digitally signed and sealed by George E. Georgy, P.E. on May 4, 2026 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: May. 02, 2026

vhb.com
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Saved Saturday, May 2, 2026 11:29:58 PM GGEORGY Plotted Saturday, May 2, 2026 11:31:25 PM George Georgy

ORDINANCE NO. 2938

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE NO. 2858, WHICH IS KNOWN AS "THE RIDGE" PLANNED DEVELOPMENT (PD), GENERALLY LOCATED NORTH AND SOUTH OF BOY SCOUT ROAD, WEST OF SR 451, NORTH OF SR 414 AND WEST OF SR 429, COMPRISING 407.8 ACRES MORE OR LESS, OWNED BY TROY S. BRONSON FAMILY LP, BRONSON TROY S LIFE ESTATE, APOPKA CENTERLINE DEVELOPMENT, LLC, KS APOPKA CENTERLINE DEVELOPMENT, LLC, DRP FL, LLC, AG EHC II (LEN) MULTISTATE 1, LLC, AND RIDGE 429 OWNER, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage 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, Vanasse Hangen Brustlin, Inc. has requested to amend Ordinance No. 2858; and

WHEREAS, the proposed Planned Development (PD) 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 following described property be designated as Planned Development (PD), as defined in the Apopka Land Development Code, and with the following development standards and provisions, and subject to the following zoning provisions:

A. Development of the property shall occur consistent with the Master Plan/Major Development Plan set forth in Exhibit "B". Where any development standard conflicts between the Master Plan/Major Development Plan and the Land Development Code, the Master Plan/Major Development Plan shall preside. Any proposed revision to the Master Plan/Major Development Plan shall be evaluated and processed pursuant to the Land Development Code

B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.

D. If a Plat associated with the PD district has not been approved by the City within three

years after approval of these Master Plan/Major Development Plan provisions, the approval of the Master Plan/Major Development Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

SECTION II: That the zoning classification of the following described Property, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby PD as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. 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: SEVERABILITY. 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 this Ordinance shall take effect upon the effective date of Ordinance No. 2938.

READ FIRST TIME: July 6, 2022

READ SECOND TIME
AND ADOPTED: July 27, 2022

Bryan Nelson

Bryan Nelson, Mayor

ATTEST:

Susan M Bone

Susan Bone, City Clerk

EXHIBIT "A" LEGAL DESCRIPTION

N1/2 OF SW1/4 LYING WLY OF BOY SCOUT RD & SE1/4 OF SW1/4 LYING WLY OF BOY SCOUT RD (LESS THAT PT LYING SOUTHEAST OF OCOEE-APOPKA RD CR437A) & THAT PT OF W1/2 OF SE1/4 LYING SWLY OF BOY SCOUT RD & NWLY OF OCOEE APOPKA RD ALL IN SEC 17-21-28 (LESS 24.70 AC DESC AS BEG 144 FT W OF 1/4 SEC POST ON S SEC LINE 15 FT W OF CTR OF R/W TH RUN W 17 CHS & 82 LKS (1176.12 FT) N 15 CHS & 10 LKS (996.60 FT) S 75 DEG E 21 CHS & 55 LKS (1386 FT) TO A PT 15 FT W OF CTR OF R/W TH SLY ALONG R/W TO POB & LESS BEG 42.50 FT E OF E LINE OF NW 1/4 OF SW1/4 ON S R/W BOY SCOUT RD TH RUN W 294.30 FT S 722 FT S 83 DEG E 296.12 FT N 758.35 FT TO POB) & (LESS PT OF SE1/4 & SW1/4 OF SEC 17-21-28 DESC AS COMM S1/4 COR OF SAID SEC 17-21-28 TH N07-19-56E TO A PT ON WLY R/W OF OCOEE APOPKA RD FOR POB TH RUN NELY ALONG SAID NLY R/W ALONG A CURVE CONCAVE SELY W/ RAD OF 948 FT & CHORD BEARING OF N26-13-56E THROUGH CENT ANG OF 11-35-09 FOR 191.70 FT TH N75-44-09W 278 FT S57-12-05W 100.86 FT S10-59-06W 134.01 FT S79-38-16E 300.05 FT TO POB) & (LESS COMM AT NE COR OF SE1/4 OF SEC 10-21-28 TH S0-0-38E 33 FT TO POB TH N89-43-16E 1345.54 FT TH N0-22-8E 3 FT TH N89-43-16E 691.45 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 282.1 FT CENTRAL ANGLE OF 65-18-17 CHORD BRG AND DISTANCE OF S57-37-34E 304.41 FT TH SELY ALONG CURVE AN ARC LENGTH OF 321.53 FT TO NON-TANGENT POINT TH S24-58-39E 241.59 FT TH S61-2-34W 300.88 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SELY W/ RADIUS OF 505 FT CENTRAL ANGLE OF 42-32-33 CHORD BRG AND DISTANCE OF S39-46-17W 366.41 FT TH SWLY ALONG CURVE 374.97 FT TO POINT OF TANGENCY TH S18-30-4W 34.88 FT TH S50-22-51W 66.34 FT TH S80-59-34W 127.19 FT TH N22-27-50W 167.34 FT TH S71-32-9W 34.37 FT TH N69-38-20W 144.79 FT TH N85-25-10W 268.38 FT TH N83-27-57W 130.71 FT TH N45-36-26W 203.03 FT TH N89-53-27W 536.22 FT TH S71-9-55W 261.11 FT TH S60-11-31W 79.12 FT TH S28-41-4W 73.35 FT TH S0-3-18W 238.05 FT TO A NON-TANGENT POINT OF A CURVE CONCAVE SWLY W/ RADIUS OF 544.5 FT CENTRAL ANGLE OF 18-33-50 CHORD BRG AND DISTANCE OF N79-40-53W 175.65 FT TH NWLY ALONG CURVE 176.42 FT TO POINT OF TANGENCY TH N88-57-48W 403.65 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30065 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG OF N89-28-20W 533.99 FT TH NWLY TH NWLY ALONG CURVE 534 FT TO POINT OF TANGENCY TH N89-58-51W 158.91 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 25 FT CENTRAL ANGLE OF 90-32-40 CHORD BRG AND DISTANCE OF N44-42-31W 35.52 FT TH NWLY ALONG CURVE 39.51 FT TO POINT OF TANGENCY TH N0-33-49E 875.71 FT TH S89-58-43E 1237.18 FT TO POB PER DOC 20210770391) & (LESS BEG AT SE COR OF SEC 18-21-28 TH S89-54-44W 936.11 FT TH N43-34-16W 104.56 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 14808 FT CENTRAL ANGLE OF 1-44-52 CHORD BRG AND DISTANCE OF N44-26-42W 451.72 FT TH NWLY ALONG CURVE 451.74 FT TO NON-TANGENT POINT TH N0-34-36E 265.35 FT TH S89-57-37W 241.66 FT TH N42-1-40W 447.1 FT TH N89-59-5E 544.34 FT TH N0-34-36E 659.61 FT TH S89-58-51E 249.44 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30000 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG AND DISTANCE OF S89-28-20E 532.84 FT TH ELY ALONG CURVE 532.85 FT TO POINT

OF TANGENCY TH S88-57-48E 403.65 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 479.5 FT CENTRAL ANGLE OF 42-36-6 CHORD BRG AND DISTANCE OF S67-39-45E 348.37 FT TH SELY ALONG CURVE 356.53 FT TO POINT OF TANGENCY TH S46-21-42E 656.86 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 817.5 FT CENTRAL ANGLE OF 27-12-51 CHORD BRG AND DISTANCE OF S59-58-7E 384.65 FT TH SELY ALONG CURVE 388.29 FT TO NON-TANGENT POINT TH S30-35-/8W 135.56 FT TH S0-0-19W 746.69 FT TH N89-59-43W 935.59 FT TO POB PER DOC 20210774114)

AND

SW1/4 OF SW1/4 & W 400 FT OF BEG 144 FT W OF SE COR OF SW1/4 OF SEC 17-21-28 RUN W TO SW COR OF SE1/4 OF SW1/4 OF SEC N 996.6 FT S 75 DEG E 1419 FT TO PT 15 FT W OF ROAD SWLY TO BEG & E1/2 OF SE1/4 OF SE1/4 OF SEC 18-21-28 & (LESS BEG AT SE COR OF SEC 18-21-28 TH S89-54-44W 936.11 FT TH N43-34-16W 104.56 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 14808 FT CENTRAL ANGLE OF 1-44-52 CHORD BRG AND DISTANCE OF N44-26-42W 451.72 FT TH NWLY ALONG CURVE 451.74 FT TO NON-TANGENT POINT TH N0-34-36E 265.35 FT TH S89-57-37W 241.66 FT TH N42-1-40W 447.1 FT TH N89-59-5E 544.34 FT TH N0-34-36E 659.61 FT TH S89-58-51E 249.44 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30000 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG AND DISTANCE OF S89-28-20E 532.84 FT TH ELY ALONG CURVE 532.85 FT TO POINT OF TANGENCY TH S88-57-48E 403.65 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 479.5 FT CENTRAL ANGLE OF 42-36-6 CHORD BRG AND DISTANCE OF S67-39-45E 348.37 FT TH SELY ALONG CURVE 356.53 FT TO POINT OF TANGENCY TH S46-21-42E 656.86 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 817.5 FT CENTRAL ANGLE OF 27-12-51 CHORD BRG AND DISTANCE OF S59-58-7E 384.65 FT TH SELY ALONG CURVE 388.29 FT TO NON-TANGENT POINT TH S30-35-/8W 135.56 FT TH S0-0-19W 746.69 FT TH N89-59-43W 935.59 FT TO POB PER DOC 20210774114)

AND

NE 1/4 OF SW1/4 LYING NELY OF BOY SCOUT RD & NW1/4 OF SE1/4 LYING NELY OF BOY SCOUT RD & NWLY OF OCOEE APOPKA RD LYING ELY & SELY OF FOLLOWING DESC C0MM SW COR OF NW 1/4 OF SEC 17-21-28 RUN N 89 DEG E ALONG S LINE OF NW 1/4 2530.84 FT TO POB TH RUN NELY ALONG CURVE CONCAVE ELY 54.21 FT N 30 DEG W 13.58 FT N 1 DEG E 88.67 FT N 17 DEG E 70.98 FT N 24 DEG E 163.85 FT TO POC RUN NELY ALONG CURVE CONCAVE SELY 157.91 FT S 00 DEG W 162.97 FT TO PT ON CURVE TH RUN SWLY ALONG CURVE CONCAVE TO SE 50.4 FT S 17 DEG W 149.75 FT TO POC TH RUN SLY ALONG CURVE CONCAVE ELY 177.18 FT S 36 DEG E 153.53 FT SLY ALONG CURVE 94.19 FT S 19 DEG W 74.95 FT S 36 DEG W 90.6 FT S 61 DEG W 173.78 FT S 16 DEG W 30.94 FT TO PT ON THE NELY R/W LINE OF BOY SCOUT RD N 24 DEG W ALONG SAID R/W 141.31 FT S 73 DEG E 34.6 FT N 61 DEG E 111.6 FT TO POC TH RUN ALONG CURVE CONCAVE NWLY 114.05 FT N 65 DEG W 11.39 FT N 19 DEG W 16.4 FT N 15 DEG E 12.59 FT N 61 DEG E 2 FT N

28 DEG W 76.12 FT TO POC TH RUN NWLY & NELY ALONG CURVE CONCAVE ELY 135.77 FT TO POB

AND

SE 1/4 OF SW 1/4 LYING SOUTHEAST OF OCOEE APOPKA RD CR 437A 5650/1021.

AND

COMM AT NE COR OF NW1/4 OF SW1/4 OF SEC 17-21-28 TH S0-22-9W 726.09 FT TO POB TH S85-25-10E 42.62 FT TH S0-22-7W 58.65 FT TH N83-14-8W 296.12 FT TH N0-22-7E 51.51 FT TH S83-27-57E 122.2 FT TH S85-25-10E 130.64 FT TO POB.

AND

W1/2 OF SW1/4 OF NW1/4 (LESS W 433 FT OF S 220 FT) & BEG SW COR OF S1/2 OF E1/2 OF SW1/4 OF NW1/4 RUN N 668.54 FT E 15 FT S 10 FT W 3 FT S TO PT E OF BEG W TO POB (LESS S 30 FT FOR RD) IN SEC 17-21-28

AND

N1/2 OF E1/2 OF SW1/4 OF NW1/4 OF SEC 17-21-28

AND

THE SE1/4 OF NW1/4 & THE E 25 FT OF S 340 FT OF SW1/4 OF NW1/4 (LESS RD R/W ON SOUTH) & (LESS THAT PART LYING WITHIN DESC IN OR 7337/4340 & LESS THAT PART LYING E OF SAID DESC) & THE NE1/4 OF SW1/4 LYING NELY OF BOY SCOUT RD & PORTION LYING NWLY OF FOLLOWING DESCRIBED LINE COMM SW COR OF NW 1/4 RUN N 89 DEG E 2530.84 FT TH RUN SELY ALONG CURVE CONCAVE NELY 135.77 FT S 28 DEG E 78.12 FT TH SELY & SWLY ALONG CURVE CONCAVE NW 149.23 FT S 61 DEG W 111.6 FT N 73 DEG W 34.6 FT TO TERMINATION ALL IN SEC 17-21-28

AND.

PT OF SE1/4 & SW1/4 OF SEC 17-21-28 DESC AS COMM S1/4 COR OF SAID SEC 17-21-28 TH N07-19-56E TO A PT ON WLY R/W OF OCOEE APOPKA RD FOR POB TH RUN NELY ALONG SAID NLY R/W ALONG A CURVE CONCAVE SELY W/ RAD OF 948 FT & CHORD BEARING OF N26-13-56E THROUGH CENT ANG OF 11-35-09 FOR 191.70 FT TH N75-44-09W 278 FT S57-12-05W 100.86 FT S10-59-06W 134.01 FT S79-38-16E 300.05 FT TO POB

AND

BEG AT INTERSECTION OF S LINE OF BOY SCOUT RD W/ A LINE 42.5 FT EAST OF EAST LINE OF NW1/4 OF SW1/4 OF SEC 17-21-28 TH S89-43-32W 294.3 TH S0-22-48W 722 FT TH S83-13-27E 296.12 FT TH N0-22-48E 758.35 FT TO POB (LESS COMM AT NE COR OF NW1/4 OF SW1/4 OF SEC 17-21-28 TH S0-22-9W 726.09 FT TO POB TH S85-25-10E 42.62 FT TH S0-22-7W 58.65 FT TH N83-14-8W 296.12 FT TH N0-22-7E 51.51 FT TH S83-27-57E 122.2 FT TH S85-25-10E 130.64 FT TO POB)

AND

NE1/4 OF SE1/4 (LESS N 33 FT FOR RD) & BEG 330 FT N OF SW COR OF NW1/4 OF SE1/4 SEC RUN N 330 FT E 1320 FT S 330 FT W 1320 FT TO POB LESS R/W PER DB 770/209 IN SEC 18-21-28 (LESS SW COR TAKEN FOR R/W PER 9046/4349) & (LESS COMM AT NE COR OF SE1/4 OF SEC 10-21-28 TH S0-0-38E 33 FT TO POB TH N89-43-16E 1345.54 FT TH N0-22-8E 3 FT TH N89-43-16E 691.45 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 282.1 FT CENTRAL ANGLE OF 65-18-17 CHORD BRG AND DISTANCE OF S57-37-34E 304.41 FT TH SELY ALONG CURVE AN ARC LENGTH OF 321.53 FT TO NON-TANGENT POINT TH S24-58-39E 241.59 FT TH S61-2-34W 300.88 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SELY W/ RADIUS OF 505 FT CENTRAL ANGLE OF 42-32-33 CHORD BRG AND DISTANCE OF S39-46-17W 366.41 FT TH SWLY ALONG CURVE 374.97 FT TO POINT OF TANGENCY TH S18-30-4W 34.88 FT TH S50-22-51W 66.34 FT TH S80-59-34W 127.19 FT TH N22-27-50W 167.34 FT TH S71-32-9W 34.37 FT TH N69-38-20W 144.79 FT TH N85-25-10W 268.38 FT TH N83-27-57W 130.71 FT TH N45-36-26W 203.03 FT TH N89-53-27W 536.22 FT TH S71-9-55W 261.11 FT TH S60-11-31W 79.12 FT TH S28-41-4W 73.35 FT TH S0-3-18W 238.05 FT TO A NON-TANGENT POINT OF A CURVE CONCAVE SWLY W/ RADIUS OF 544.5 FT CENTRAL ANGLE OF 18-33-50 CHORD BRG AND DISTANCE OF N79-40-53W 175.65 FT TH NWLY ALONG CURVE 176.42 FT TO POINT OF TANGENCY TH N88-57-48W 403.65 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30065 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG OF N89-28-20W 533.99 FT TH NWLY TH NWLY ALONG CURVE 534 FT TO POINT OF TANGENCY TH N89-58-51W 158.91 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 25 FT CENTRAL ANGLE OF 90-32-40 CHORD BRG AND DISTANCE OF N44-42-31W 35.52 FT TH NWLY ALONG CURVE 39.51 FT TO POINT OF TANGENCY TH N0-33-49E 875.71 FT TH S89-58-43E 1237.18 FT TO POB PER DOC 20210770391) & (LESS BEG AT SE COR OF SEC 18-21-28 TH S89-54-44W 936.11 FT TH N43-34-16W 104.56 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 14808 FT CENTRAL ANGLE OF 1-44-52 CHORD BRG AND DISTANCE OF N44-26-42W 451.72 FT TH NWLY ALONG CURVE 451.74 FT TO NON-TANGENT POINT TH N0-34-36E 265.35 FT TH S89-57-37W 241.66 FT TH N42-1-40W 447.1 FT TH N89-59-5E 544.34 FT TH N0-34-36E 659.61 FT TH S89-58-51E 249.44 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30000 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG AND DISTANCE OF S89-28-20E 532.84 FT TH ELY ALONG CURVE 532.85 FT TO POINT OF TANGENCY TH S88-57-48E 403.65 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 479.5 FT CENTRAL ANGLE OF 42-36-6 CHORD BRG AND DISTANCE OF S67-39-45E 348.37 FT TH SELY ALONG CURVE 356.53 FT TO POINT OF TANGENCY TH S46-21-42E 656.86 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 817.5 FT CENTRAL ANGLE OF 27-12-51 CHORD BRG AND DISTANCE OF S59-58-7E 384.65 FT TH SELY ALONG CURVE 388.29 FT TO NON-TANGENT POINT TH S30-35-/8W 135.56 FT TH S0-0-19W 746.69 FT TH N89-59-43W 935.59 FT TO POB PER DOC 20210774114)

AND

N1/2 OF NW 1/4 OF SE 1/4 (LESS N 33 FT FOR R/W) & TH PORTION OF N 1/2 N1/2 OF

GOV LOT 2 SEC 18-21-28 LYING E OF BINION RD A/K/A CR 437 (LESS N 330 FT) IN SEC 18-21-28

AND

BEG AT SE COR OF SEC 18-21-28 TH S89-54-44W 936.11 FT TH N43-34-16W 104.56 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 14808 FT CENTRAL ANGLE OF 1-44-52 CHORD BRG AND DISTANCE OF N44-26-42W 451.72 FT TH NWLY ALONG CURVE 451.74 FT TO NON-TANGENT POINT TH N0-34-36E 265.35 FT TH S89-57-37W 241.66 FT TH N42-1-40W 447.1 FT TH N89-59-5E 544.34 FT TH N0-34-36E 659.61 FT TH S89-58-51E 249.44 FT TO POINT OF CURVATURE OF A CURVE CONCAVE SLY W/ RADIUS OF 30000 FT CENTRAL ANGLE OF 1-1-4 CHORD BRG AND DISTANCE OF S89-28-20E 532.84 FT TH ELY ALONG CURVE 532.85 FT TO POINT OF TANGENCY TH S88-57-48E 403.65 FT TO THE POINT OF CURVATURE OF A CURVE CONCAVE SWLY W/ RADIUS OF 479.5 FT CENTRAL ANGLE OF 42-36-6 CHORD BRG AND DISTANCE OF S67-39-45E 348.37 FT TH SELY ALONG CURVE 356.53 FT TO POINT OF TANGENCY TH S46-21-42E 656.86 FT TO POINT OF CURVATURE OF A CURVE CONCAVE NELY W/ RADIUS OF 817.5 FT CENTRAL ANGLE OF 27-12-51 CHORD BRG AND DISTANCE OF S59-58-7E 384.65 FT TH SELY ALONG CURVE 388.29 FT TO NON-TANGENT POINT TH S30-35-/8W 135.56 FT TH S0-0-19W 746.69 FT TH N89-59-43W 935.59 FT TO POB

AND

DOC 20220056728 - ERROR IN LEGAL - S1/4 OF NW1/4 OF SE1/4 & N1/4 OF SW1/4 OF SE1/4 (LESS R/W ON W) SEE 5225/3866 COMM SW COR OF SE1/4 OF SEC 18-21-28 TH N01-08-13E 1661.23 FT N89-58-37E 3.79 FT S00-13-55W 434.61 FOR POB TH S46-26-53E 217.98 FT S43-22-53E 109.16 FT S89-56-56W 233.89 FT N00-13-55E 229.74 FT TO POB

AND

COMM SW COR OF SE1/4 OF SEC 18-21-28 TH N01-08-13E 1661.23 FT N89-58-37E 3.79 FT E R/W LINE OF CR437 S00-13-55W 664.35 FOR POB TH N89-56-56E 233.89 FT S39-14-46E 184.80 FT S41-31-16E 150 FT S89-56-05W 510.20 FT TO A POINT ON A NON-TAN CURVE NELY 115.30 FT ALONG THE ARC OF A CURVE CONCAVE SWLY W/RAD 915.37 CENT ANG 07-13-10 TH N00-13-55E 217.14 TO POB

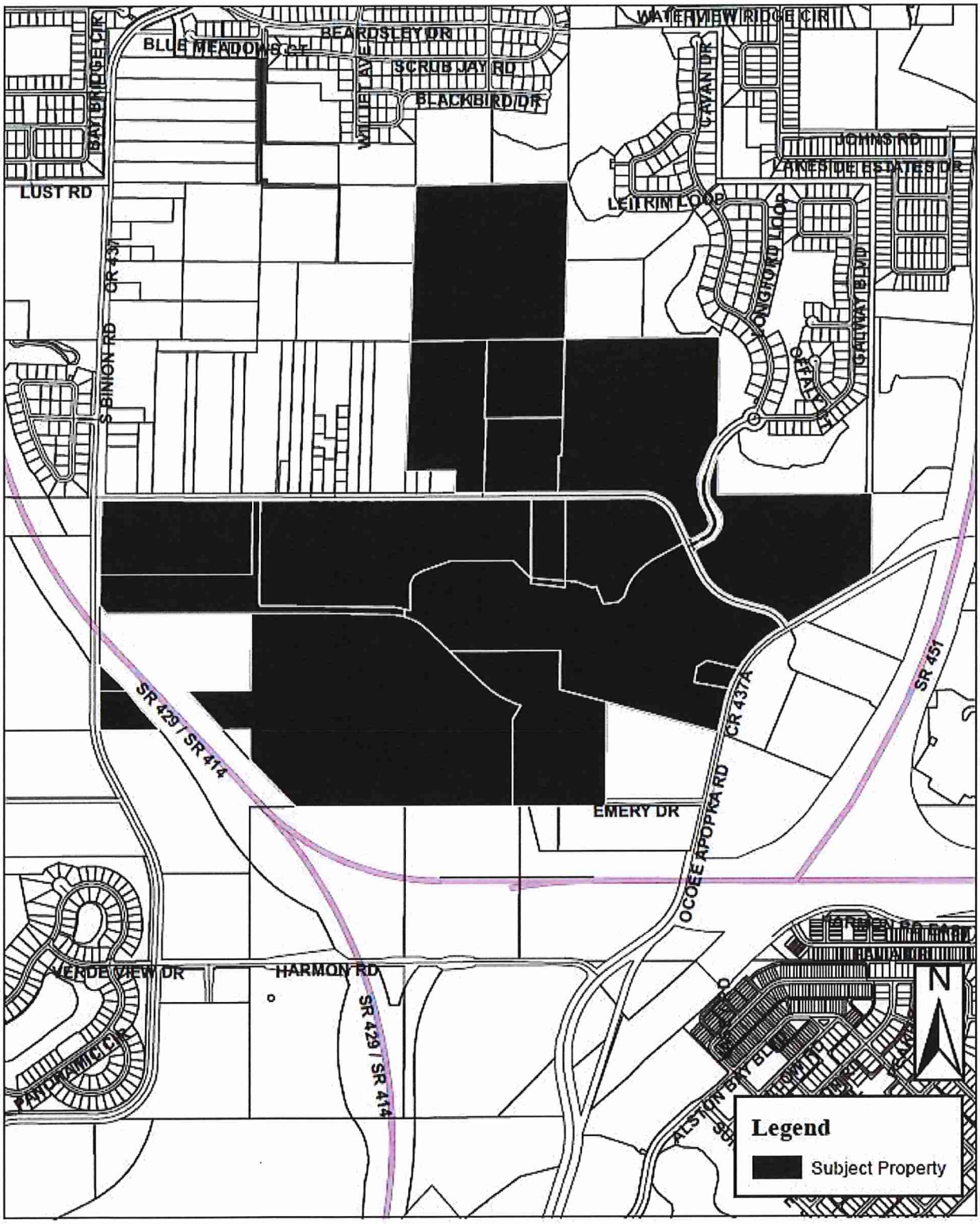
AND

PORTION OF N 330 FT OF GOV LOT 2 LYING EAST OF EAST R/W LINE OF BINION RD IN SEC 18-21-28

Parcel Identification Numbers: 17-21-28-0000-00-007, 17-21-28-0000-00-008, 17-21-28-0000-00- 012, 17-21-28-0000-00-013, 17-21-28-0000-00-015, 17-21-28-0000-00-017, 17-21-28-0000-00-018, 17-21-28-0000-00-023, 17-21-28-0000-00-028, 17-21-28-0000-00-030, 18-21-28-0000-00-013, 18-21-28-0000-00-014, 18-21-28-0000-00-032, 18-21-28-0000-00-047, 18-21-28-0000-00-073, 18-21-28-0000-00-102

Total acreage: 407.8 +/- acres

Exhibit "B"


WATERVIEW RIDGE CIR
BEARDSLEY DR
BLUE MEADOW CT
SCRUB JAY RD
BLACKBIRD DR
BAYBRIDGE CIR
LUST RD
CR 437
S BINION RD
CAYAN DR
JOHNS RD
LAKESIDE ESTATES DR
LEITRIM LOOP
LONGFORD LOOP
GALWAY BLVD
SR 429 / SR 414
CR 437A
OCOEE APOPKA RD
SR 451
EMERY DR
VERDE VIEW DR
HARMON RD
PANORAMIC CIR
ALSTON BAY BLVD
N
Legend
Subject Property

ORDINANCE NO. 2858

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE), C-C (COMMUNITY COMMERCIAL) AND MU-ES-GT (MIXED-USE-EAST-SHORE-GATEWAY) DISTRICT TO PD (PLANNED DEVELOPMENT), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH AND SOUTH OF BOY SCOUT ROAD, WEST OF SR 451 AND EAST OF BINION ROAD, OWNED BY TROY S. BRONSON FAMILY LP, JOHN AND DONNA MARIE KIRKLAND, BINION PARTNERS, LLC, AND APOPKA CENTERLINE DEVELOPMENT, LLC; COMPRISING 366.6 ACRES; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage 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, VHB c/o John Prowell has requested a change in zoning on said property as identified in Section II of this ordinance; and

WHEREAS, the proposed Planned Development (PD) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.

D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan, the approval of the Master Plan provisions will

expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to an appropriate zoning classification.

SECTION II: That the zoning classification of the following described Property, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby PD as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. 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: SEVERABILITY. 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 this Ordinance shall take effect adoption.

READ FIRST TIME: July 7, 2021

READ SECOND TIME
AND ADOPTED: July 21, 2021

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, City Clerk

APPROVED AS TO FORM

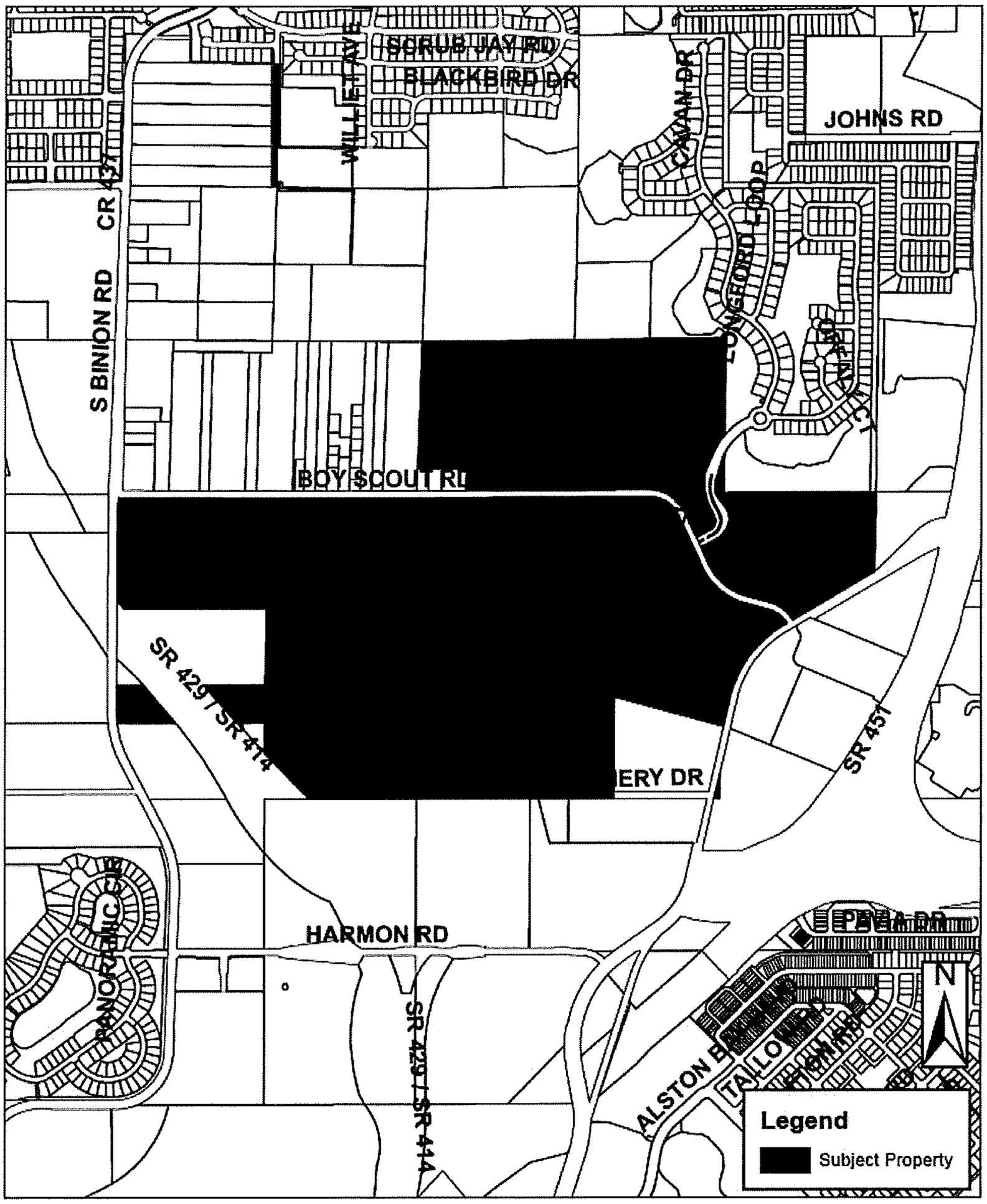
Michael A. Rodríguez, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 21, 2021 and May 28, 2021

EXHIBIT "A"

Change of Zoning – The Ridge
366.6 +/- Acres
From RSF-1A, C-C and MU-ES-GT
To: PD
Parcel ID #s: 17-21-28-0000-00-013, 28-21-18-0000-00-032, 28-21-17-0000-00-007, 28-21-17-0000-00-015, 28-21-17-0000-00-008, 28-21-17-0000-00-028, 28-21-17-0000-00-030, 28-21-18-0000-00-014, 28-21-17-0000-00-017, 28-21-17-0000-00-006, 28-21-17-0000-00-018, 28-21-17-0000-00-023, 28-21-17-0000-00-012, and 28-21-18-0000-00-007

Vicinity



Planned Development Master Plan

Issued for	PD Zoning Approval
Date Issued	July 21, 2021
Latest Issue	April 18, 2022

The Ridge PD

City of Apopka, Florida

Parcel IDs:

17-21-28-0000-00-003, 17-21-28-0000-00-006,
17-21-28-0000-00-007, 17-21-28-0000-00-008,
17-21-28-0000-00-012, 17-21-28-0000-00-013,
17-21-28-0000-00-015, 17-21-28-0000-00-017,
17-21-28-0000-00-018, 17-21-28-0000-00-023,
17-21-28-0000-00-028, 17-21-28-0000-00-030,
18-21-28-0000-00-013, 18-21-28-0000-00-014,
18-21-28-0000-00-032, 18-21-28-0000-00-047,
18-21-28-0000-00-073, 18-21-28-0000-00-102



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Certificate of Authorization
Number FL #3932

Owner

KS Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Applicant

Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Sheet Index

No.	Drawing Title	Latest Issue
C-1 - C-3	Existing Conditions	March 8, 2022
C-4	Master Site Plan	April 18, 2022
C-5	Typical Sections	April 18, 2022
C-6	Site Data & Details	April 18, 2022
C-7	Drainage & Utilities Plan	April 18, 2022
C-8	Phasing Plan	March 8, 2022

Reference Drawings

No.	Drawing Title	Latest Issue
Shts. 1-11	ALTA/NSPS Land Title Boundary, Topographic & Tree Survey	February 2, 2021

Community Planner & Civil Engineer
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - 407·839·4008

Surveyor
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - 407·839·4008

Geotech
DEVO Engineering
5500 Alhambra Drive
Orlando, Florida 32808
P 407·290·2371

Allen & Company
16 E. Plant Street
Winter Garden, Florida 34787
P 407·654·5355

Environmental
Bio-Tech Consulting Inc.
3025 E. South Street
Orlando, Florida 32803
P 407·894·5969 - 407·894·5970

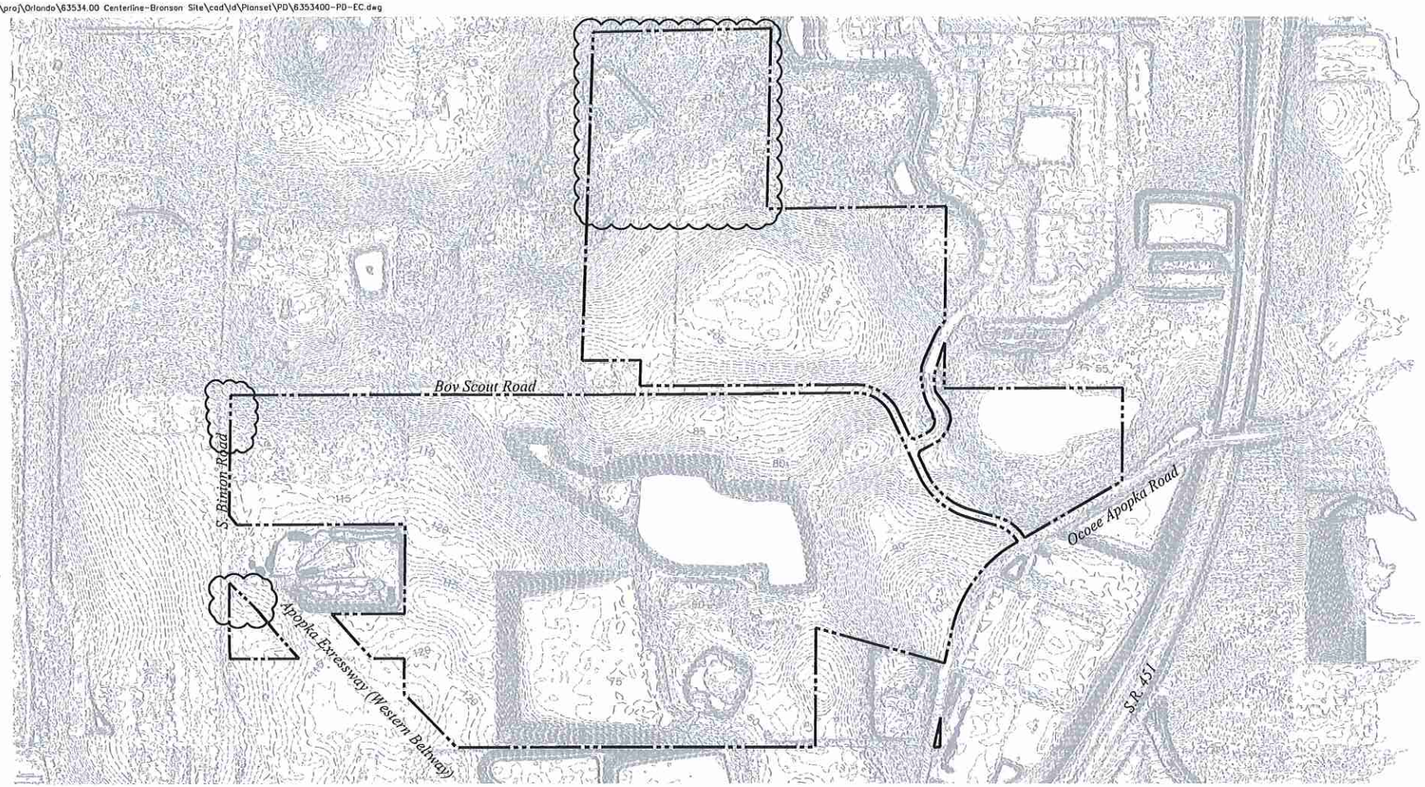
Land Use Attorney
Gray Robinson P.A.
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407·843·8880

\\VHB.COM\GBL\PROJ\ORLANDO\63534.00 CENTERLINE-BRONSON SITE\CAD\LD\PLANSET\PD\635400-PD-COV 14 July 2022

63534.00
PD Zoning Approval

VHB Project :
Issued for :

\\vhb.com\gbl\proj\Orlando\63534.00 Centerline-Bronson Site\cad\id\Planset\PD\6353400-PD-EC.dwg



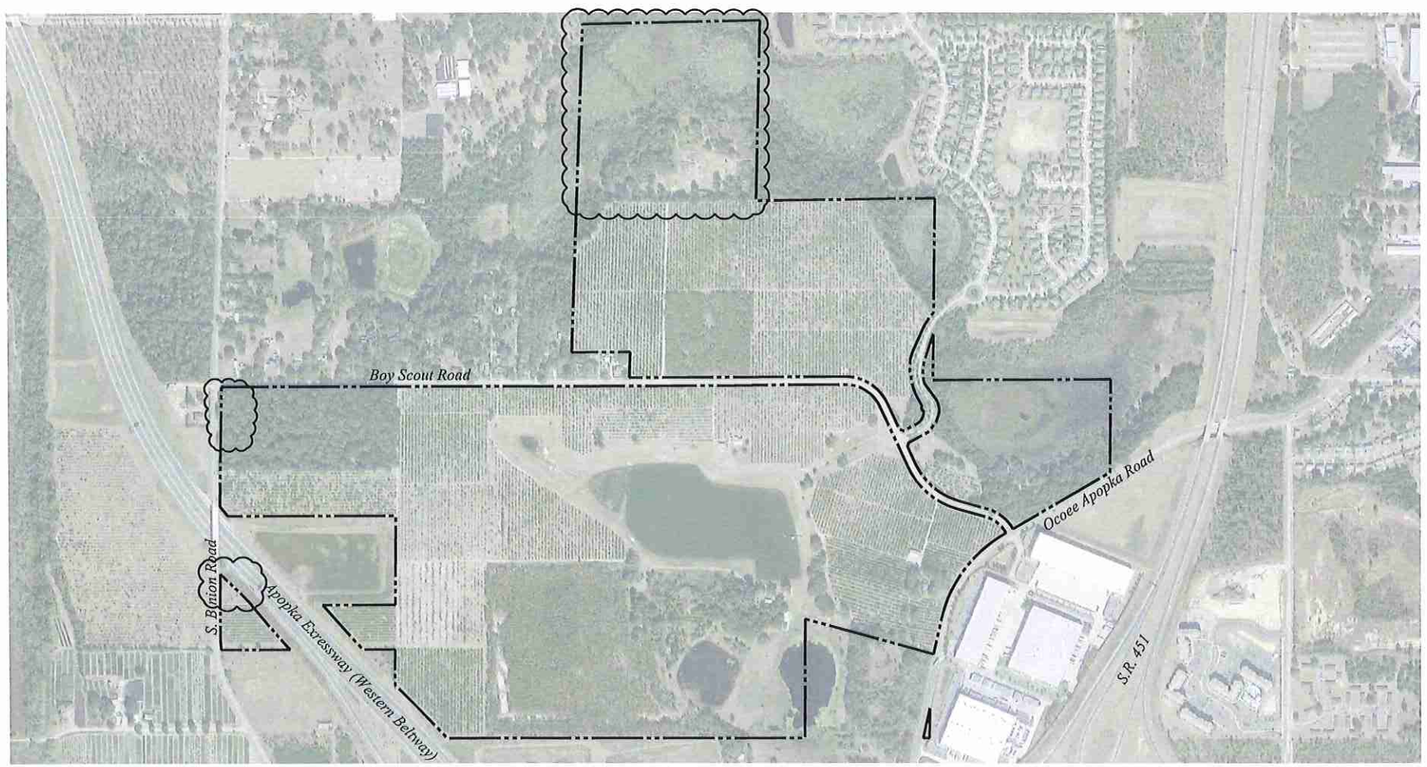
TOPOGRAPHY MAP
(NAVD 88)

CONTOUR SOURCE: ORANGE COUNTY GIS, 2014

LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR



AERIAL MAP

AERIAL SOURCE: ORANGE COUNTY, 2018

LEGEND

PROJECT BOUNDARY

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0 250 500 1,000 Feet

The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	
4	PD Amendment	03/08/2022	

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Issued for | Date March 8, 2022

Vertical Datum NAVD 1988

Drawing Title

Existing Conditions

Drawing Number

C-1

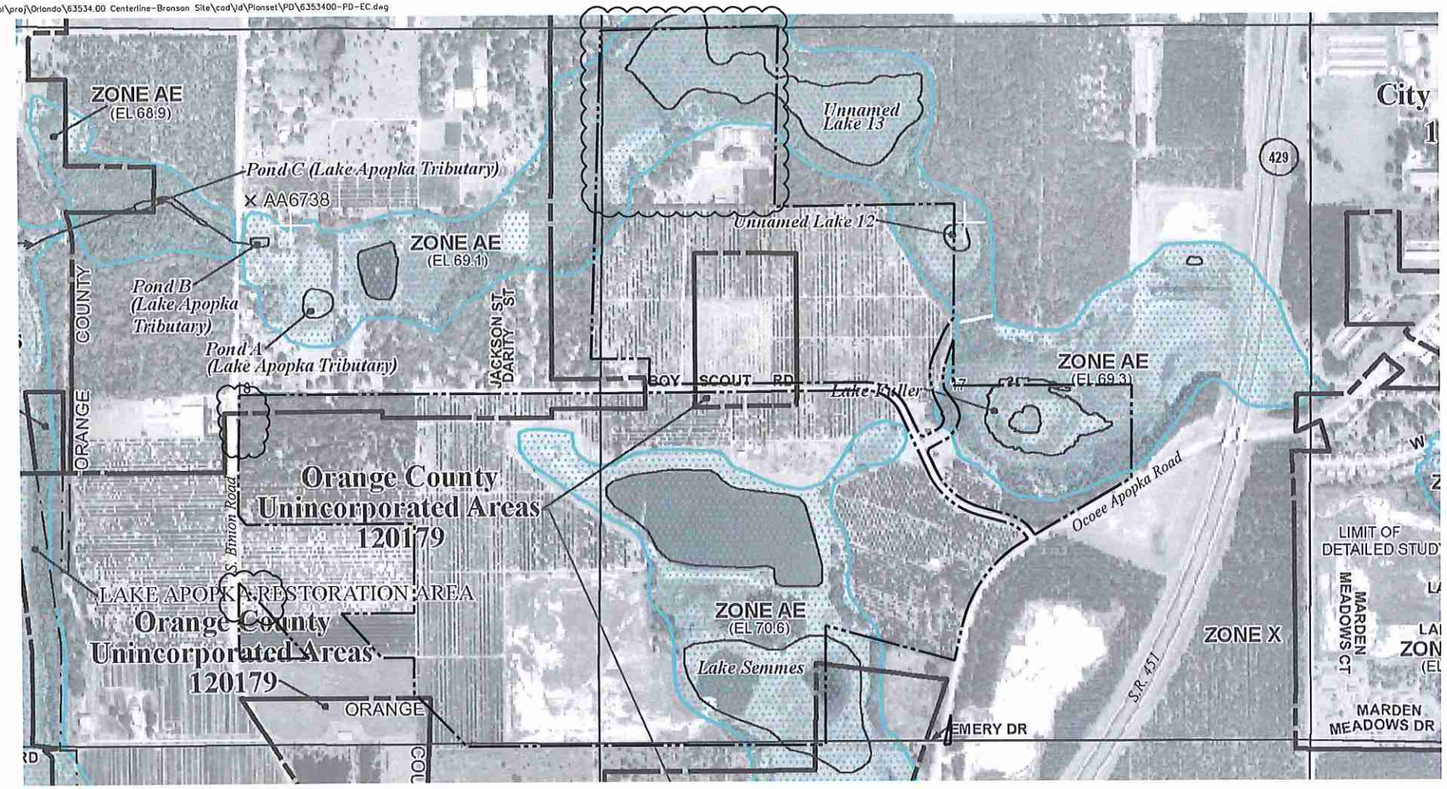
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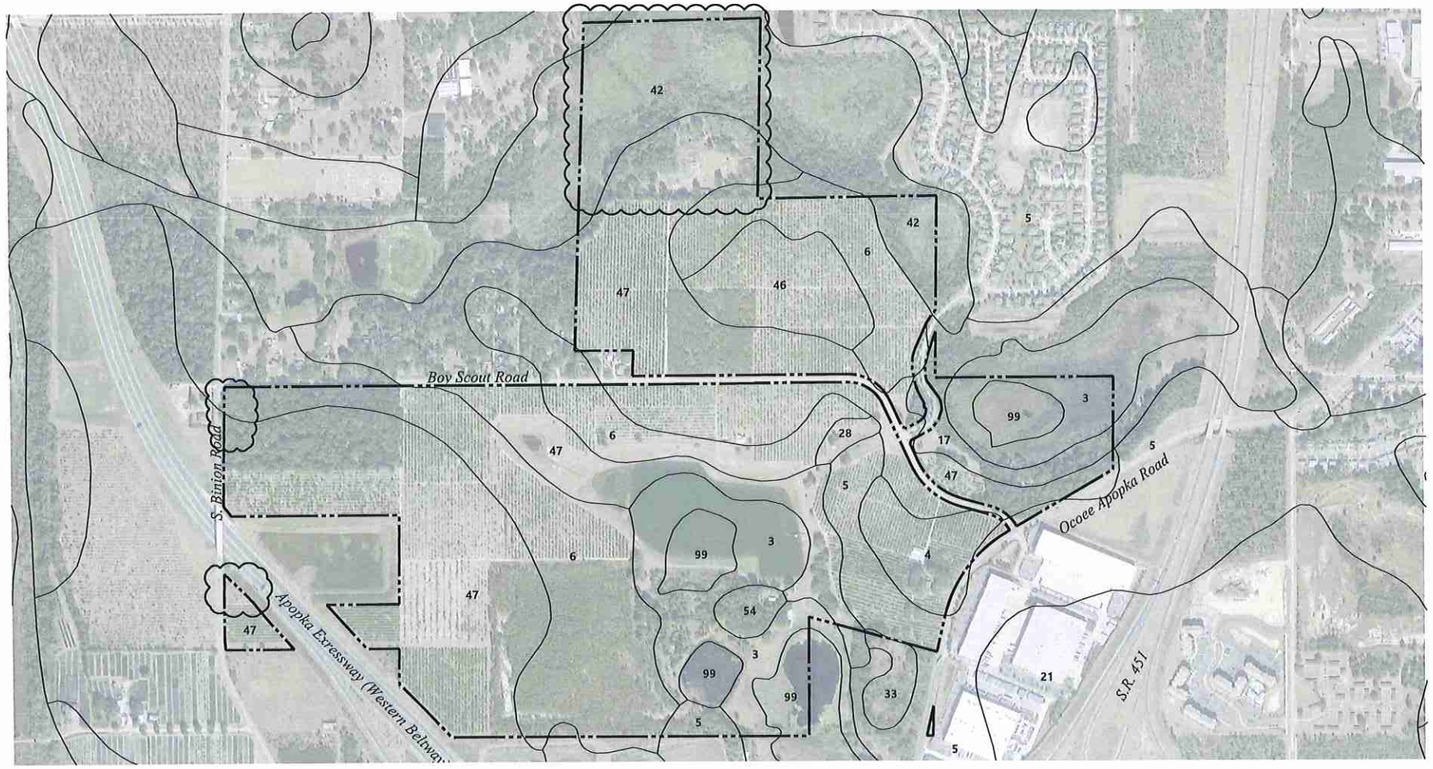
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Project Number 63534.00

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FLOODPLAIN MAP

FEMA MAP SERVICE CENTER, FIRM PANEL 12095C0120F, DATED SEPTEMBER 25, 2009

LEGEND

- PROJECT BOUNDARY
- SPECIAL FLOOD HAZARD AREA

FIRM PANEL LEGEND

ZONE A	NO BASE FLOOD ELEVATIONS DETERMINED
ZONE AE	BASE FLOOD ELEVATIONS DETERMINED SPECIAL FLOOD HAZARD AREAS SUBJECT TO INNUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT
ZONE X	AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

SOILS MAP

SOILS SOURCE: USDA, NRCS

LEGEND

- PROJECT BOUNDARY
- SOILS BOUNDARY

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
17	FLORIDANA MUCKY FINE SAND, DEPRESSIONAL
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
28	FLORAHOME FINE SAND, 1 TO 5 PERCENT SLOPES
33	PITS
42	SANIBEL MUCK
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES
54	ZOLFO FINE SAND
99	WATER

0 250 500 1,000 Feet

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4	PD Amendment	03/08/2022	

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Drawing Title
Existing Conditions

Drawing Number
C-2

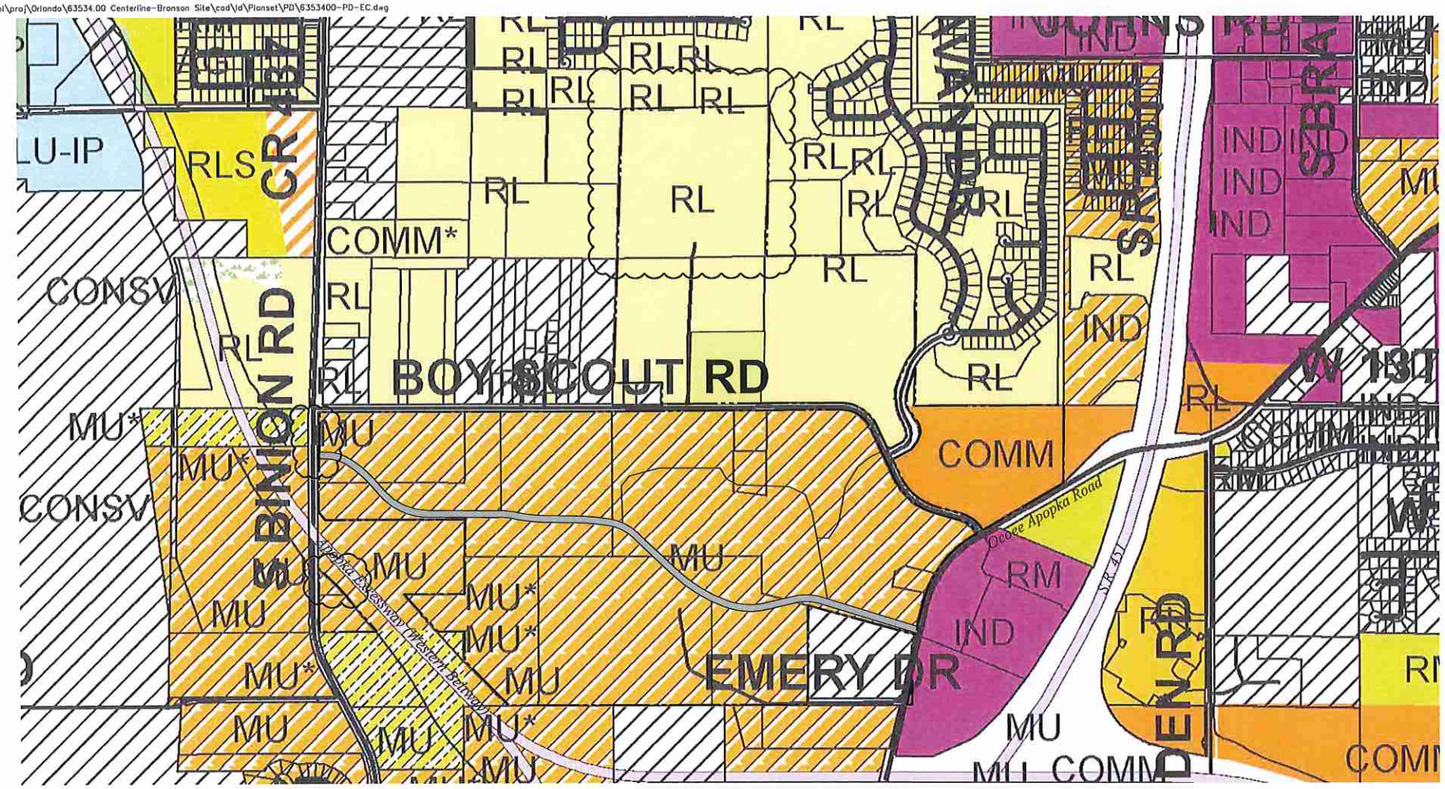
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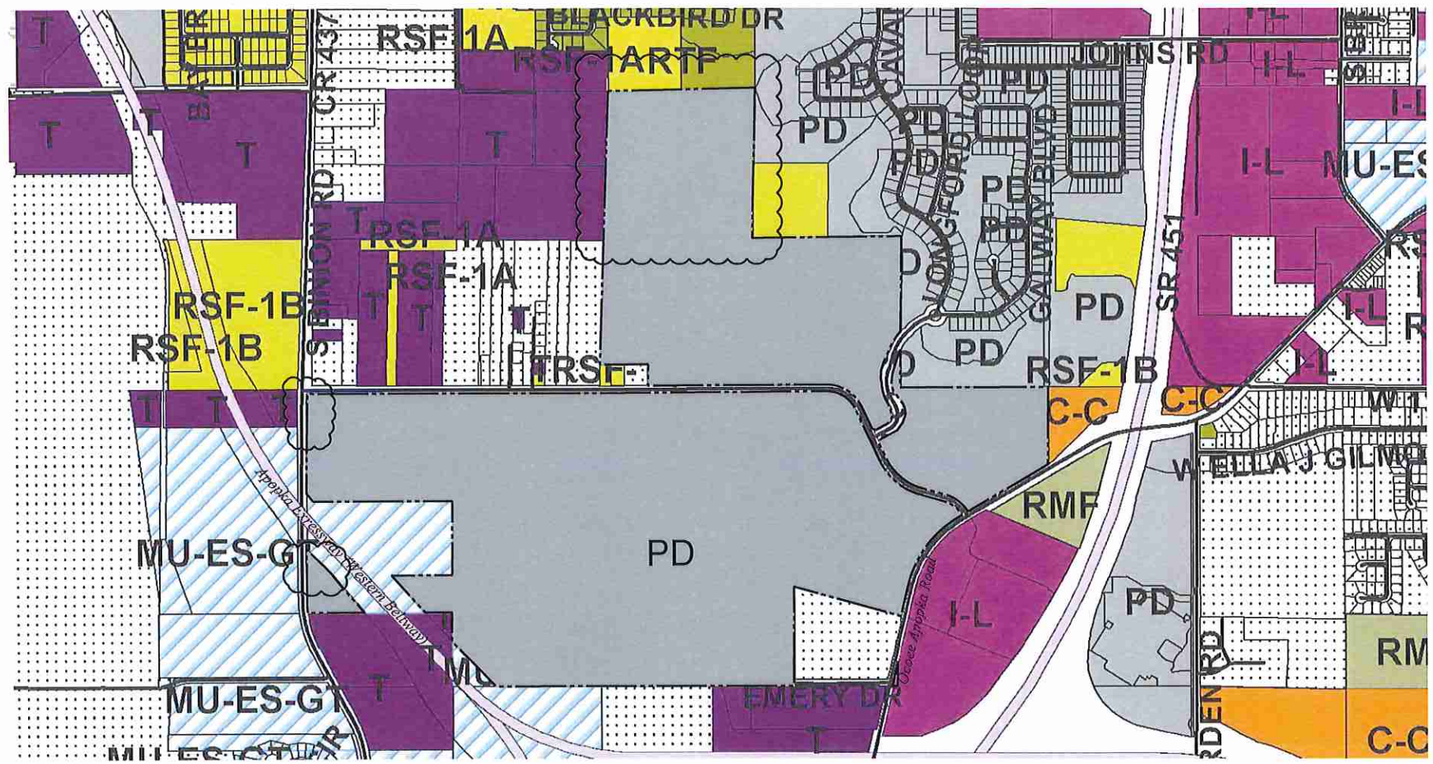
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PROPOSED FUTURE LAND USE MAP

MAP SOURCE: CITY OF APOPKA, FL

LEGEND

PROJECT BOUNDARY

Legend

Parcels

CITY_CODE
- APK
- ORG
- KPI Radius
- Wekiva River Protection Area

Street Line

SUBTYPE
- Interstate
- Local
- Major
- Other
- Proposed
- Railroad
- Secondary
- Toll
- Trails

Future Land Use

LAND_USE
- AG
- AG-E
- AG-HOME
- COMM
- COMM*
- CONSV
- FLU-IP
- IND
- IND*
- INST_PU
- MU
- MU*
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS

PROPOSED ZONING MAP

MAP SOURCE: CITY OF APOPKA, FL

LEGEND

PROJECT BOUNDARY

Legend

Street Line

SUBTYPE
- Interstate
- Local
- Major
- Other
- Proposed
- Secondary
- Toll
- Trails
- Railroad

PARCELS

CITY_CODE
- APK
- ORG

Zoning

Zoning
- AG
- AIR
- C-C
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T

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0 300 600 1,200 Feet

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4	PD Amendment	03/08/2022	

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Drawing Title

Existing Conditions

Drawing Number

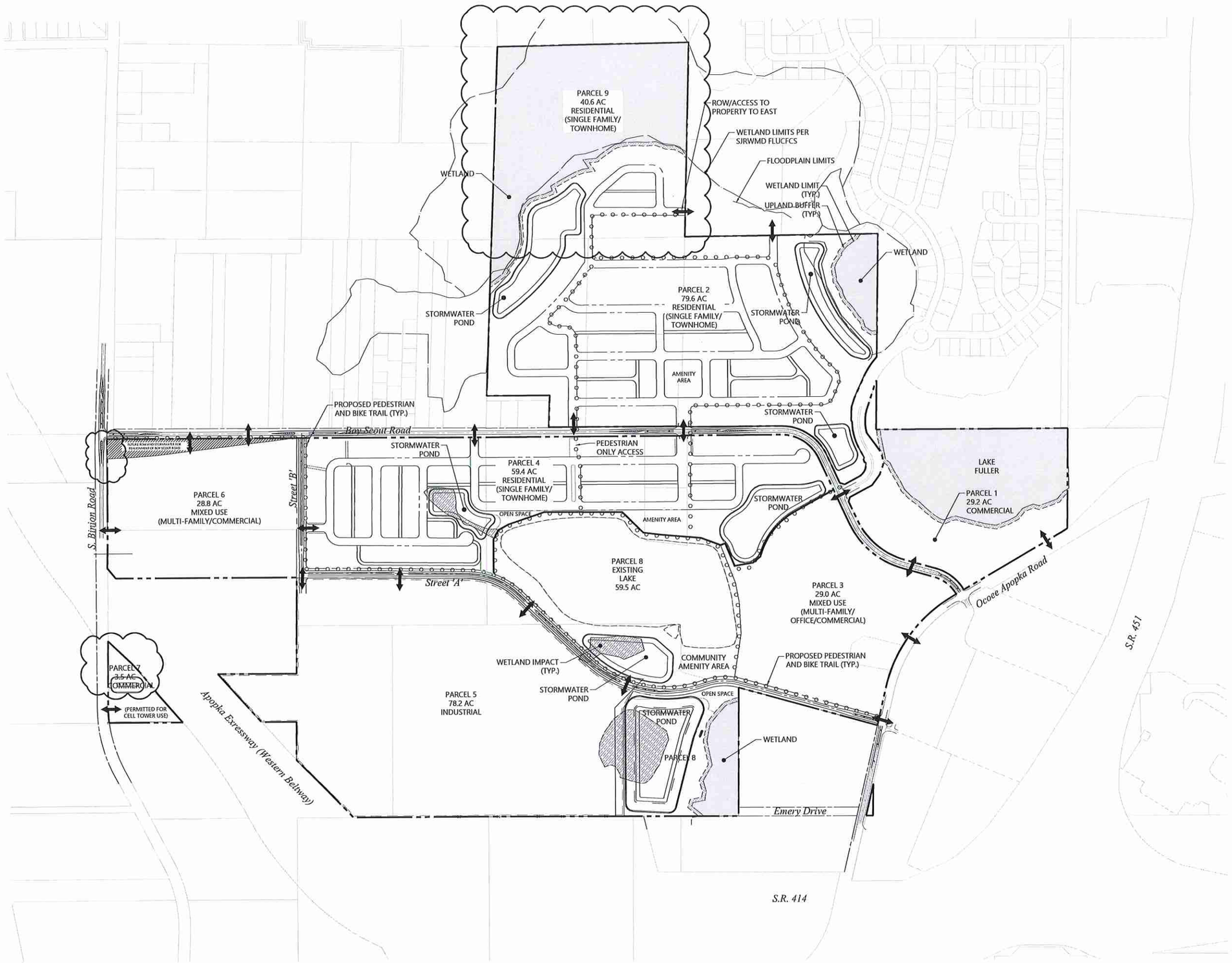
C-3

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DATE: Mar. 08, 2022

Project Number 63534.00

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LEGEND

- PROJECT BOUNDARY
- PARCEL LIMITS
- WETLAND
- WETLAND IMPACTS
- UPLAND BUFFER
- PROPOSED OPEN SPACE
- FUTURE ROW & STORMWATER FOR REALIGNMENT OF BOY SCOUT ROAD
- PROPOSED ACCESS POINT
- PROPOSED TRAIL
- OFFSITE WETLAND BOUNDARY

0 150 300 600 Feet

The Ridge PD

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Drawing Title
Master Site Plan

Drawing Number
C-4

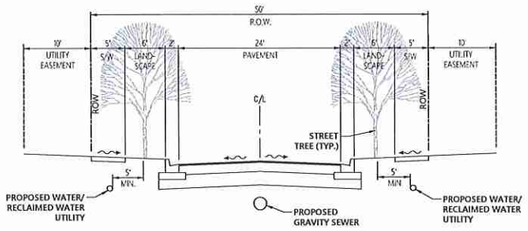
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DATE: Jul. 13, 2022

Project Number 63534.00

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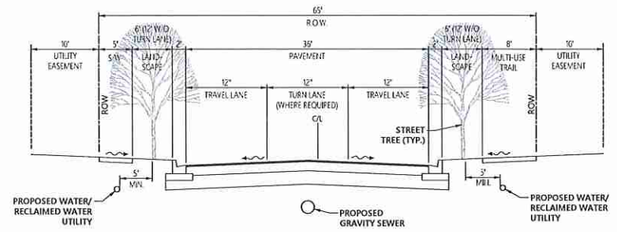
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FOR RESIDENTIAL DEVELOPMENT.
INCLUDES SIGNAGE TO ALLOW PARKING ON ONE SIDE OF ROAD ONLY.

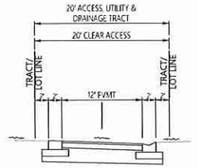
Typical Road Section - (50' ROW)

N.T.S.



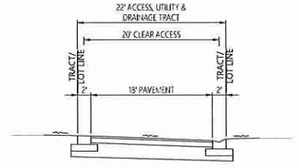
Typical Road Section - Street 'A' (65' ROW)

N.T.S.



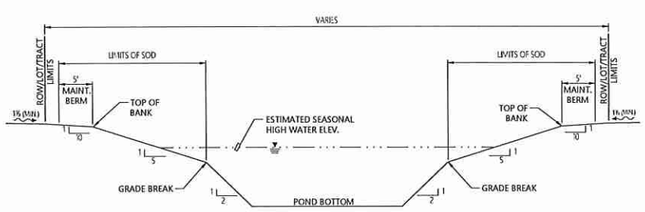
Typical Alley Road Section - One Way

N.T.S.



Typical Alley Road Section - Two Way

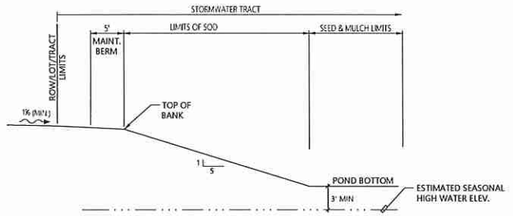
N.T.S.



POND SLOPES & MAINTENANCE BERMS SHALL BE IN ACCORDANCE WITH CITY OF APOPKA LDC SECTION 6.025.00 D.1.a

Typical Wet Pond Section

N.T.S.



POND SLOPES & MAINTENANCE BERMS SHALL BE IN ACCORDANCE WITH CITY OF APOPKA LDC SECTION 6.025.00 D.1.a

Typical Dry Pond Section

N.T.S.

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4	PD Amendment	03/08/2022	

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Drawing Title

Typical Sections

Drawing Number

C-5

Sheet of

DATE: Mar. 02, 2022

Project Number 63534.00

Saved Thursday, February 24, 2022 11:27:58 AM DICERAVOLO Plotted Wednesday, March 2, 2022 9:02:28 AM Grace Zheng

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of a mixed-use project with residential, commercial, office and light industrial uses. The project is designed to respect the natural features of the land and is compatible with the character of the established surrounding neighborhoods.

Development within this PD shall be subject to the development standards outlined herein; however, if not addressed in this PD document, subject to the provisions of the City of Apopka Land Development Code.

SITE DATA

Future Land Use: Low Density Residential; Mixed Use
Existing Zoning: RSF-1A; MU-ES-GT
Proposed Zoning: (PD) Planned Development

Adjacent Future Land Use

North	South	East	West
Low Density Residential	Mixed Use	Industrial/Mixed Use	Mixed Use

Adjacent Zoning

North	South	East	West
RSF-1A/PD	T/MU-ES-GT	I-L	MU-ES-GT

OPEN SPACE

LAND USE	PERCENTAGE REQUIRED
Residential	30%
Commercial/Mixed Use	20%
Industrial	20%

1. Open space percentage requirements per Section 5.4, Table 5.4.4 Required Open Space Set-Asides of the City of Apopka LDC.
2. Open space and recreation requirements shall be calculated on the overall PD area, and not on an individual parcel basis.
3. Specific open space and recreation area calculations shall be provided on the minor or major development plans for each phase of development.

DEVELOPMENT PROGRAM

Parcel NO	Land Use	Gross Acres	Development Program
1	Commercial	29.2	100,000 sf
2	Residential	79.57	349 du
3	Multi-Family	18.0	374 du
	Office	7.0	75,000 sf
	Commercial	6.0	25,000 sf
4	Residential	59.46	303 du
5	Industrial	78.2	1,500,000 sf
6	Multi-Family	20.45	304 du
	Commercial	8.4	150,000 sf
7	Commercial	3.5	25,000 sf
8	Lake/Recreation	59.5	
9	Residential	40.6	44 du
TOTAL		407.88	

Permitted Uses: Permitted uses shall be those described in the RSF-1A, RSF-1B, C-C, I-L and MU-ES-GT use chart in the City of Apopka Land Development Code and listed in the PD Agreement. Additionally, wireless communication towers shall be a permitted use on Parcel 7 only.

Phasing: The project will be developed in multiple phases. Each phase of development shall have sufficient infrastructure to stand alone. Please refer to sheet C-8 for specific phasing.

RESIDENTIAL DEVELOPMENT STANDARDS

Single Family Residential

	Front Loaded (55 feet and greater)	Rear Loaded (50 feet or less)
Min Lot Area	5,500 sf	3,500 sf
Min Lot Width	55'	35'
Min Living Area	1,600 sf	1,500 sf
Max Building Height	2-stories/35'	2-stories/35'
Minimum Setbacks		
Front Primary Structure	20'	15'
Front Porch	10'	10'
Front Entry Garage	25'	N/A
Side	5'	5'
Corner Side	15'	15'
Rear Primary Structure	20'	20'/3' (with detached garage)
Accessory Structures	5'	5'

Townhomes

Min Lot Area	1,800 sf
Min Lot Width	18'
Min Living Area	1,300 sf
Max Building Height	3-stories/40'
Minimum Setbacks	
Front Primary Structure	15'
Front Porch	10'
Side	0/7' (end units)
Corner Side	10'
Rear Primary Structure	20'/3' (with detached garage)
Accessory Structures	5'
Minimum Building Separation	20'

Multi-Family

Min Living Area	500 sf
Max Building Height	5-stories/65'
Minimum Setbacks	
Front Primary Structure	15'
Side	10'
Corner Side	20'
Rear Primary Structure	25'
Minimum Building Separation	20'

Multi-Family Detached

Min Living Area	500 sf
Max Building Height	3-stories/40'
Minimum Setbacks	
Front Primary Structure	15'
Side	5'
Corner Side	10'
Rear Primary Structure	15'
Accessory Structure	5'
Minimum Building Separation	10'

NON-RESIDENTIAL DEVELOPMENT STANDARDS

Retail/Commercial/Office

Max FAR	0.30
Max ISR	0.60
Max Building Height	50'
Minimum Setbacks	
Front Primary Structure	15'
Side	10'
Corner Side	20'
Rear Primary Structure	10'/30' (adjacent to residential)

Industrial

Max FAR	0.60
Max ISR	0.85
Max Building Height	50'
Minimum Setbacks	
Front Primary Structure	10'
Side	10'
Corner Side	15'
Rear Primary Structure	10'/30' (adjacent to residential)

Trip Equivalency Conversion Matrix (Based on Daily 2-Way Trip Generation) (1)

Change From: Land Use	Size	Change To Land Use: Warehouse	Single Family	Retail	ITE Land Use: Daily 2-Way Trip Rate (1)	ITE Code
Warehouse	1,000 SF		0.1653 DU	0.0243 KSF	1.61 Trips per 1,000 SF	150
Single Family	1 DU	6.0497 KSF		0.1472 KSF	9.74 Trips per 1 DU	210
Retail	1,000 SF	41.1118 KSF	6.7937 DU		66.19 Trips per 1,000 SF	820

Example: To convert 100,000 SF of Warehouse space to equivalent Single Family or Retail.
To Single Family: 100,000 / 1,000 x 0.1653 = 16.53 DU's. Use 16 DU's.
To Retail: 100,000 / 1,000 x 0.0243 = 2.430 KSF. Use 2,430 SF.

To check if equivalent land use trip threshold is the same:
100,000 SF Warehouse Space = 100,000 / 1,000 x 1.61 = 161.00 Daily 2-Way Trips. Use 161.
Single Family: 16 x 9.74 = 155.84 Daily 2-Way Trips. Use 156.
Retail: (2,430 / 1,000) x 66.19 = 160.84 Daily 2-Way Trips. Use 161.

Estimated Trip Generation Rates (2)

Land Use	Land Use ITE Average Size	ITE Land Use Code (3)	Daily Trip Generation Rate
Warehouse	1,535,000 SF	150 /E	1.61
Single Family	226 DU	210 /E	9.74
Retail	74,035 SF	820 /E	66.19

(1) Conversion factors based upon PM Peak Hour 2-Way Trip Generation Rates from ITE 10th Edition Trip Generation Report.
(2) Trip Generation Rates from 10th Edition of ITE Trip Generation Report, 2012.
(3) ITE Land Use Code Number / E = Fitted Curve Equation
Lake Transportation Engineering Consultants, Inc., 2020
(4) Retail trip conversion matrix shall be recalculated for specific retail uses to account for fitted curve equation.

RECREATION AMENITIES – PARCEL 8

Picnic covered and outdoor seating areas	Dock with viewing and/or fishing pier
Visitor parking lot	Dog park
Bike paths and racks	Playground area and lawns
Open air pavilion	Community garden
Viewing and resting Benches along paths	Walking pedestrian paths

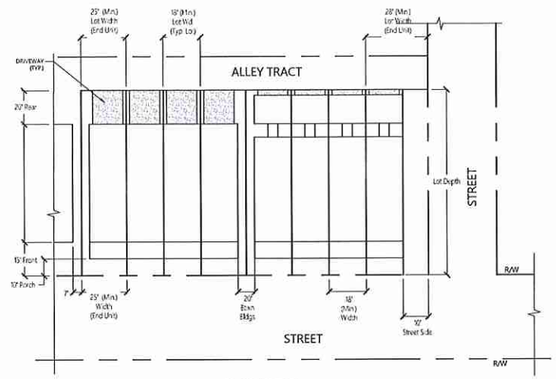
WAIVER REQUEST

A waiver is requested from Section 3.7.2(b)(1)(a) to allow for no more than 75% of the residential lots within Parcels 2 and 4 to be 50 feet in width or less, and the remaining residential lots Parcels 2, 4 and 9 be a mix of 55 and 60 feet in width (with a minimum of 12.5% of the total number of lots within each parcel be a minimum of 60 feet in width), in lieu of no more than 75% of the residential lots in a development or phase be 50 feet in width or less and the remaining lots shall be a minimum of 65 feet in width.

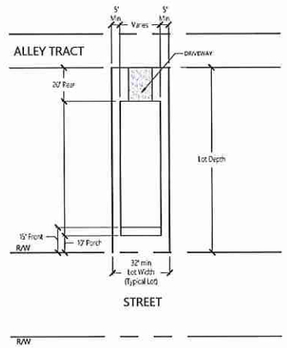
Justification: The proposed development is designed to be mixed use and pedestrian friendly. The additional lot width size will ensure compact neighborhood design is achieved and will allow for a variety of lot sizes to serve a range of economic levels needed for successful development.

DEVELOPMENT NOTES

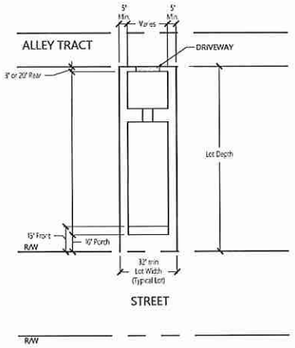
1. All acreages are subject to change with final engineering and final plat review and approval.
2. A Minor or Major Development Plan application shall be submitted for each phase of development. Each application shall address the requirements of the PD District Development Standards set forth in the City of Apopka Land Development Code Table 3.7.2.E.1, unless specifically addressed in this PD plan.
3. Off street parking shall be provided in accordance with Table 5.1.6A: Minimum Number of Off-Street Vehicular Parking Spaces of the City of Apopka Land Development Code.
4. Landscaping and buffer standards shall be in accordance with Table 5.2.5.B.3.D-1: Bufferyard Application of the City of Apopka Land Development Code. Interior landscape buffers between abutting property boundaries may have a ten (10) foot wide landscape buffer. Landscaping standards for residential development shall adhere to Section 5.2.2(B) of the City of Apopka Land Development Code.
5. All stormwater ponds shown shall meet the City of Apopka Land Development Code requirements for slopes and depths requiring fencing.
6. Exterior lighting shall comply with the requirements of Section 5.6 of the City of Apopka Land Development Code.
7. Residential community signage shall comply with the requirements of Section 5.10.9 and non-residential standards shall comply with 5.10.7 of the City of Apopka's Land Development Code.
8. Architectural design shall meet the intent of the City of Apopka's Development Design Guidelines.
9. A concurrency application shall be submitted with each minor or major development plan for each phase of development.
10. Densities and intensities within The Ridge PD may be exchanged based on the traffic equivalency matrix shown on the PD plan.
11. In the event a cell tower is placed on Parcel 7, a fall zone radius will be provided adjacent to all residential, commercial and industrial structures located within the PD.
12. All townhomes shall front a dedicated street.
13. A Community Development District (CDD) will be established for ownership and maintenance of certain improvements within the development.
14. Green building standards shall be provided per Section 5.11.4 of the City of Apopka Land Development Code. Specific standards will be provided during each minor or major development plan for each phase of development.
15. Tree canopy retention standards shall be calculated on the overall PD area and not on an individual parcel basis. Tree canopy calculations shall be reviewed during the major development plan process. Tree canopy retention shall be maintained through each phase of development in accordance with Table 5.3.7.B.2C in Section 5.3.7 of the City of Apopka's Land Development Code. Specific table calculations will be provided with each minor or major development plan.
16. Fences and walls shall be permitted and adhere to the standards listed in Section 5.5 of the City of Apopka's Land Development Code.
17. Neighborhood compatibility standards shall adhere to those listed in Section 5.8.3 of the City of Apopka Land Development Code.
18. The access, mobility and circulation standards proposed shall adhere to those listed in Section 5.13.1.C of the City of Apopka Land Development Code.
19. Street design and construction standards shall adhere to those listed in Section 5.13.2 of the City of Apopka Land Development Code.



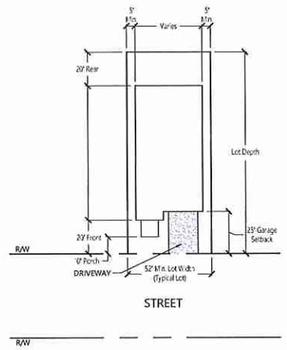
Townhome
(Rear Loaded)
Scale: 1"=40'



Rear Loaded Single-Family Lot
(50' and Less)
Scale: 1"=40'



Rear Loaded w/ Detached Garage
Single-Family Lot
(50' and Less)
Scale: 1"=40'



Front Loaded Single-Family Lot
(55' and greater)
Scale: 1"=40'

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	
4	PD Amendment	03/08/2022	

Designed by: EH | Checked by: EH
Issued for:
Date: March 8, 2022

Vertical Datum NAVD 1988

Drawing Title: Site Data & Details

Drawing Number: C-6

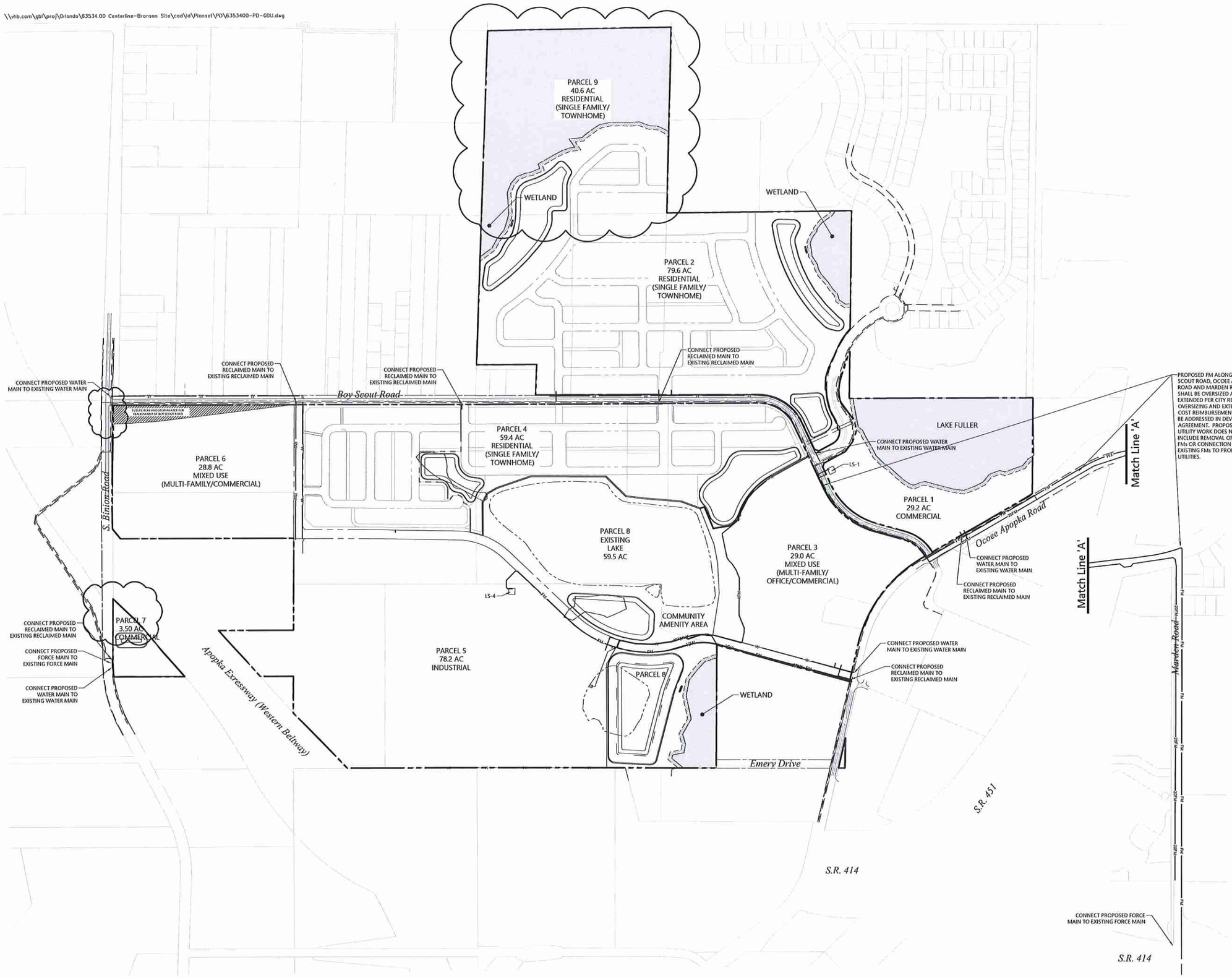
Sheet of

DATE: Jul. 13, 2022

Project Number: 63534.00

Saved Wednesday, July 13, 2022 4:21:23 PM EHUGHES Plotted Wednesday, July 13, 2022 4:23:58 PM Erika Hughes

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Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND
- PROJECT BOUNDARY
- PARCEL LIMITS
- WETLAND
- UPLAND BUFFER
- EXISTING TOPOGRAPHIC CONTOUR

0 150 300 600 Feet

The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
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4	PD Amendment	03/08/2022	

Designed by EH
Checked by EH
Issued for
Date March 8, 2022

Vertical Datum NAVD 1988

Drawing Title
Drainage & Utilities Plan

Drawing Number
C-7
Sheet of

DATE: Jul. 14, 2022
Project Number 63534.00

Saved Thursday, July 14, 2022 10:15:42 AM EHUGHES Plotted Thursday, July 14, 2022 10:18:10 AM Erika Hughes

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PD PHASING NOTES:

PHASE 1 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 2, 4, 5 AND 8, INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 1 BUT WILL BE PERMITTED SEPARATELY.
- STREET A (SPINE ROAD) CONSTRUCTION FROM BOY SCOUT ROAD CONNECTION TO EAST BOUNDARY OF PARCEL 8, INCLUDING TRAIL.
- WASTEWATER AND WATER UTILITY EXTENSIONS ALONG BOY SCOUT AND STREET A (SPINE ROAD) CORRIDORS TO OCOEE-APOPKA ROAD AND FURTHER TO CONNECTION POINT ALONG MARDEN ROAD.
- WATER AND RECLAIMED WATER CONNECTIONS ALONG BOY SCOUT ROAD AND BINION ROAD.
- PARCEL 8 AMENITY AREA, INCLUDE TRAIL CONNECTIONS THROUGH PARCEL 4 AND PARCEL 2.
- OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

PHASE 2 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 6, PARCEL 7 AND PARCEL 9. INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 2 BUT WILL BE PERMITTED SEPARATELY.
- OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

PHASE 3 SHALL INCLUDE:
- DEVELOPMENT OF PARCELS 1 AND PARCEL 3. INCLUDING NECESSARY ROADWAYS, UTILITIES AND DRAINAGE FACILITIES. THESE PARCELS ARE ALL CONSIDERED PHASE 3 BUT WILL BE PERMITTED SEPARATELY.
- STREET A (SPINE ROAD) CONNECTION TO OCOEE-APOPKA ROAD THROUGH PARCEL 3.
- OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

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Number FL #3932

LEGEND
- PROJECT BOUNDARY
- PARCEL LIMITS
- WETLAND
- 25' MIN. UPLAND BUFFER
- PHASE 1
- PHASE 2
- PHASE 3
- WATER BODY

0 150 300 600 Feet

The Ridge PD

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	02/15/2021	
2	Revised per City comment	03/08/2021	
3	Revised per DRC Comments Dated March 8,2021	04/26/2021	
4	PD Amendment	03/08/2022	

Designed by EH | Checked by EH
Issued for | Date March 8, 2022

Vertical Datum NAVD 1988

Drawing Title
Phasing Plan

Drawing Number
C-8

Sheet of

Project Number 63534.00

DATE: Mar. 08, 2022

Saved Monday, March 7, 2022 5:50:41 PM GZHENG Plotted Tuesday, March 8, 2022 11:57:22 AM Grace Zheng

LEGAL DESCRIPTION:

FILE NUMBER: L190357

Beginning at the intersection of the South line of the right of way of Boy Scout Road with a line 42.50 feet East of the East line of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, and run South 89 degrees 43 minutes 32 seconds West, along said South right of way line, for a distance of 294.30 feet; thence run South 00 degrees 22 minutes 48 seconds West, parallel with the East line of said Northwest 1/4 of the Southwest 1/4, for a distance of 722.00 feet; thence run South 89 degrees 13 minutes 27 seconds East for a distance of 296.12 feet; thence run North 00 degrees 22 minutes 48 seconds East parallel with the East line of said Northwest 1/4 of the Southwest 1/4 for a distance of 758.35 feet to the POB.

FILE NUMBER: L190356

A portion of Section 17, Township 21 South, Range 28 East, Orange Country, Florida more particularly described as follows:

Commence at the South Quarter corner of said Section 17; thence N 07 degrees 19' 56" E to a point on the Westerly right of way of Ocoee Apopka Road, the arc of a curve concave to the East of the Point of Beginning; thence run along said right of way line and curve having a radius of 948.00', a delta of 11 degrees 35' 09", along a cord bearing of N26 degrees 13' 56" E, an arc distance of 191.70'; thence leaving said right of way run N75 degrees 44' 09" W, 278.00'; thence S57 degrees 12' 05" W, 100.86'; thence S10 degrees 39' 06" W, 134.01'; thence S79 degrees 38' 16" E, 300.05 to the Point of Beginning.

FILE NUMBER: L190473/ak

The South one-half (S 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northwest one-quarter (NW 1/4), (LESS the East twenty-five feet (E 25') of the South three hundred and forty feet (S 340')) of Section 17, Township 21 South, Range 28 East, Orange County, Florida, Less the South 30 feet thereof for Boy Scout Road.

Also less the land contained in Warranty Deed recorded in Official Records Book 1652, page 737, Public Records of Orange County, Florida, to wit:

Begin at the southwest corner of the South 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 28 East; run North 0° 19' 30" West 668.54 feet; run thence East, North 87° 27' 40" East 15 feet; thence South 0° 19' 30" East 10 feet; thence West, South 87° 27' 40" West 3 feet; thence South 0° 19' 30" East to the south line of the South 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 28 East; thence West to the Point of Beginning, less the South 30 feet in Boy Scout Road.

FILE NUMBER: L190355

PARCEL 1

The East half of the Southeast quarter of the Southeast quarter of Section 18, Township 21 South, Range 28 East, in Orange County, Florida;

and

The Southwest quarter of the Southwest quarter of Section 17, Township 21 South, Range 28 East, in Orange County, Florida;

and

The West 400 feet of: Begin 144 feet West of the Southeast corner of the Southwest quarter and run West to the Southwest corner of the Southeast quarter of the Southwest quarter of Section 17, Township 21 South, Range 28 East, thence run North 396.6 feet, South 75° East, a distance of 1,419 feet to a point 15 feet west of road, thence Southwesterly to the Point of Beginning, in Orange County, Florida.

PARCEL 2

The North one half (1/2) of the East one half (1/2) of the Southwest quarter (1/4) of the Northwest quarter (1/4) of Section 17, Township 21 South, Range 28 East, all in Orange County, Florida.

PARCEL 3A

The West 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, less the West 433 feet of the South 220 feet;

PARCEL 3B

Begin at the southwest corner of the South 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 28 East; run North 0° 19' 30" West 668.54 feet; run thence East, North 87° 27' 40" East 15 feet; thence South 0° 19' 30" East 10 feet; thence West, South 87° 27' 40" West 3 feet; thence South 0° 19' 30" East to the south line of the South 1/2 of the East 1/2 of the Southwest 1/4 of the Northwest 1/4, Section 17, Township 21 South, Range 28 East; thence West to the Point of Beginning, less the South 30 feet in Boy Scout Road.

PARCEL 4

That part of the Southeast 1/4 of the Northwest 1/4, the Northeast 1/4 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, lying northwesterly of the northwesterly right of way line of Ocoee-Apopka Road, northeasterly of the northeasterly right of way of Boy Scout Road, and easterly of the east right of way line of Galway Blvd. (Tracts P and S) according to the plat of Breckenridge Phase 1 recorded in Plat Book 64, page 74, public records of Orange County, Florida.

PARCEL 5

Beginning at the southeast corner of the East 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 28 East; run thence West 25 feet, thence North 340 feet, thence East 25 feet, thence South 340 feet to the Point of Beginning;

and

The Southeast 1/4 of the Northwest 1/4 and that part of the Northeast 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 28 East lying northerly and northeasterly of the right of way of Boy Scout Road and lying northerly and westerly of the north and west right of way lines of Galway Blvd. (tracts O and S) according to the plat of Breckenridge Phase 1 recorded in Plat Book 64, page 74, public records of Orange County, Florida.

PARCEL 6

That part of the West 1/2 of the Southeast 1/4, the North 1/2 of the Southwest 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, lying westerly of the westerly right of way line of Ocoee-Apopka Road, and southerly and southwesterly of the southern and southwestern right of way line of Boy Scout Road, less and except the following parcels A, B and C:

A. Beginning 144 feet west of the quarter section post on the south boundary of Section line, 15 feet west of center of public road, run west 17 chains and 82 links, North 15 chains and 10 links, thence South 75° 30' East 21 chains and 55 links to a point 15 feet west of center of public road, southerly along said road to beginning.

B. Beginning at the intersection of the south line of the right of way of Boy Scout Road with a line 42.50 feet east of the east line of the Northwest 1/4 of the Southwest 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, and run South 89° 43' 32" West, along said south right of way line, for a distance of 294.30 feet; thence run South 00° 22' 48" West, parallel with the east line of said Northwest 1/4 of the Southwest 1/4, for a distance of 722.00 feet; thence run South 83° 13' 27" East for a distance of 296.12 feet; thence run North 00° 22' 48" East parallel with the east line of said Northwest 1/4 of the Southwest 1/4 for a distance of 758.35 feet to the Point of Beginning.

C. A portion of Section 17, Township 21 South, Range 28 East, Orange County, Florida, more particularly described as follows:

Commence at the south quarter corner of said Section 17; thence North 07° 19' 56" East to a point on the westerly right of way of Ocoee Apopka Road, the arc of a curve concave to the east and the Point of Beginning; thence run along said right of way line and curve having a radius of 948.00 feet, a delta of 11° 35' 09", along a chord bearing of North 26° 13' 56" East, an arc distance of 191.70 feet; thence leaving said right of way run North 75° 44' 09" West, 278.00 feet; thence South 57° 12' 05" West, 100.86 feet; thence South 10° 59' 06" West, 134.01 feet; thence South 79° 38' 16" East, 300.05 feet to the Point of Beginning.

PARCEL 7

The Northeast 1/4 of the Southeast 1/4 of Section 18, Township 21 South, Range 28 East, and beginning 110 yards north of the southwest corner of the Northwest 1/4 of the Southeast 1/4, run North 110 yards, East 440 yards to the 40 line, South 110 yards, West 440 yards to beginning, Section 18, Township 21 South, Range 28 East, Orange County, Florida; less and except that portion conveyed to the State of Florida for State Road 437 by the Quit Claim Deed recorded in Deed Book 770, page 209, and less that part vested in the Orlando/Orange County Expressway Authority by the Stipulated Order of Taking recorded in Official Records Book 9046, page 4349 and Official Records Book 9398 page 1729 of the public records of Orange County, Florida.

PARCEL 8

The South 1/2 of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 and the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 21 South, Range 28 East, Orange County, Florida, less and except that portion conveyed to the State of Florida by the Quit Claim Deed recorded in Deed Book 769, page 164 and less and except those portions vested in the Orlando/Orange County Expressway Authority by the Stipulated Order of Taking recorded in Official Records Book 9046, page 4349 and Official Records Book 9893, page 1729 of the public records of Orange County, Florida.

PARCEL 9

The North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 21 south, Range 28 East, Orange County, Florida, less and except the North 33 feet thereof for road right of way and less road right of way on west.

SHIRLEY PARCEL

The Northwest 1/4 of the Northwest 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida.

Together with an Easement for ingress and egress over the East 30 feet of the following described property:

The West 1/2 of the SW 1/4 of the NW 1/4 of Section 17, Township 21 South, Range 28 East, Orange County, Florida, Less the West 433 feet of the South 220 feet, also subject to road right-of-way on South 30 feet.

TRIANGLE PARCEL

THAT PORTION OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF BINION ROAD, FORMERLY KNOWN AS STATE ROAD 437, LESS AND EXCEPT THAT PORTION VESTED IN THE ORLANDO/ORANGE EXPRESSWAY AUTHORITY BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 9046, PAGE 4324 AND OFFICIAL RECORDS BOOK 9398, PAGE 1753 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN NORTH 01°08'24" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 995.68 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 89°57'59" EAST, ALONG SAID NORTH LINE, 14.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF BINION ROAD, ACCORDING TO DEED BOOK 769, PAGE 164 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 219.79 FEET TO THE INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD 429, ACCORDING TO OFFICIAL RECORDS BOOK 9046, PAGE 4349, OFFICIAL RECORDS BOOK 9398, PAGE 1729 AND DEED BOOK 770, PAGE 209 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 43°26'33" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 218.04 FEET; THENCE RUN SOUTH 43°27'33" EAST, ALONG SAID WESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE, 103.16 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 89°57'59" WEST, ALONG SAID NORTH LINE, 233.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.63 ACRES MORE OR LESS.

STRIP PARCEL:

A STRIP OF LAND LYING IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 1078, PAGE 540, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BOUNDED ON THE EAST BY THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18 AND BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF BINION ROAD, ACCORDING TO DEED BOOK 769, PAGE 164 OF SAID PUBLIC RECORDS. DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 01°08'24" WEST, ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18, A DISTANCE OF 33.01 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT ROAD AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°08'24" WEST, ALONG SAID WEST LINE, 713.76 FEET TO THE INTERSECTION OF SAID WEST LINE WITH SAID EAST RIGHT-OF-WAY LINE OF BINION ROAD; THENCE RUN NORTH 00°14'15" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 563.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID CURVE HAVING A RADIUS OF 5689.65 FEET, A CENTRAL ANGLE OF 01°30'33", AN ARC LENGTH OF 150.42 FEET, A CHORD LENGTH OF 150.42 FEET AND A CHORD BEARING OF NORTH 00°59'41" EAST TO SAID SOUTH RIGHT-OF-WAY LINE OF BOY SCOUT ROAD; THENCE RUN SOUTH 89°58'43" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 9.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 3,912 SQUARE FEET MORE OR LESS.

TITLE COMMITMENT SCHEDULE B-II

FILE NUMBER L190357

6. Notice of Right of Way for road purposes filed 5/21/1987 in Official Records Book 3888, page 2391, of the Public Records of Orange County, Florida. DOES NOT AFFECT SUBJECT PROPERTY, RIGHT OF WAY LIES OFFSITE.
7. Distribution Easement recorded in Official Records Book 5241, Page 2886. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
8. Agreement for the Delivery and Use of Reclaimed Irrigation Water filed in Official Records Book 5346, page 641, of the Public Records of Orange County, Florida. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

FILE NUMBER L190356

5. Notice of Right of Way for road purposes filed 5/21/1987 in Official Records Book 3888, page 2391, of the Public Records of Orange County, Florida. DOES NOT AFFECT SUBJECT PROPERTY, RIGHT OF WAY LIES OFFSITE.
6. Resolution No. 653 by Southwest Florida Water Management District filed 10/18/1976 in Official Records Book 2735, page 539, of the Public Records of Orange County, Florida. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
7. Easement reservation in favor of Florida Power & Light Company filed 8/3/1977 in Official Records Book 2804, page 1580, of the Public Records of Orange County, Florida. DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES OFFSITE, SHOWN HEREON.
8. Agreement for the Delivery and Use of Reclaimed Irrigation Water filed in Official Records Book 5346, page 641, of the Public Records of Orange County, Florida. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
9. Certificate of Establishing Water Basin Boundaries of the Southwest Florida Water Management District filed in Official Records Book 992, page 634, of the Public Records of Orange County, Florida. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

FILE NUMBER L190355

6. Easement for public road granted to the County of Orange recorded in Deed Book 338, page 17. (Affects Parcel 3A) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
7. Easement or right of way for public road purposes granted to the County of Orange by the Right-of-Way Agreement recorded in Official Records Book 1133, page 608. (Affects Parcels 4, 5, 8 and 7) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
8. Drainage Easement granted to the County of Orange recorded in Official Records Book 1169, page 107. (Affects Parcels 4 and 5) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
9. Terms, covenants, conditions and easements contained in the Grant of Easement between J. E. Robinson, Sr. and Margaret O. Robinson, his wife, and John P. Jenkins and Carol H. Jenkins, his wife, recorded in Official Records Book 2006, page 321. (Affects Parcels 2 and 3) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
10. Easement granted to Florida Power Corporation recorded in Official Records Book 2804, page 1580. (Affects Parcel 6) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
11. Easement for ingress and egress granted to Fernwood Properties, Inc. recorded in Official Records Book 3322, page 1458, as conveyed to John Foster Jones and Sue Ellen Jones, husband and wife, by the Warranty Deed recorded at Official Records Instrument No. 20160126557, and further conveyed to Kelly W. Shirley by the Warranty Deed recorded in Official Records Book 20160126561. (Affects Parcel 3) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
12. Terms, covenants, conditions and other matters contained in the Agreement for the Delivery and Use of Reclaimed Irrigation Water between the City of Apopka and Troy S. and Ina R. Bronson, recorded in Official Records Book 5346, page 641. (Affects Parcels 2, 3, 4, 5, 6, 7 and 8) AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.
13. Rights of ingress, egress, light, air and view vested in the Orlando/Orange County Expressway Authority by the Stipulated Order of Taking recorded in Official Records Book 9046, page 4349 and Official Records Book 9398, page 1729. (Affects Parcels 7 and 8) AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

FILE NUMBER L210361

5. Easement in favor of Florida Power Corporation, filed February 28, 1968, recorded in Official Records Book 1710, Page 12, of the Public Records of Orange County, Florida. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

FILE NUMBER L190473/ak

2. Easement for public road granted to the County of Orange recorded in Deed Book 338, page 17. AFFECTS SUBJECT PROPERTY, SHOWN HEREON.
3. Easement granted to Florida Power Corporation recorded in Official Records Book 3261, page 830. DOES NOT AFFECT SUBJECT PROPERTY, EASEMENT LIES OFFSITE, SHOWN HEREON.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE EAST RIGHT OF WAY LINE OF S. BINION ROAD AS BEING N00°14'15"E. FOR ANGULAR DESIGNATION ONLY.

THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER L190357, EFFECTIVE DATE OCTOBER 28, 2020 AT 8:00 AM, COMMITMENT NUMBER L190356, EFFECTIVE DATE OCTOBER 28, 2020 AT 8:30 AM, COMMITMENT NUMBER L190473/ak, EFFECTIVE DATE SEPTEMBER 3, 2020 AT 8:35 AM, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER L190355, EFFECTIVE DATE OCTOBER 27, 2020 AT 11:00 PM AND PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER L210361, EFFECTIVE DATE APRIL 29, 2021 AT 11:00 PM.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 89.1' AND 70.6' ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0120F, MAP DATE 9/25/2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BENCHMARK NUMBER L708044, ELEVATION BEING 89.81'.

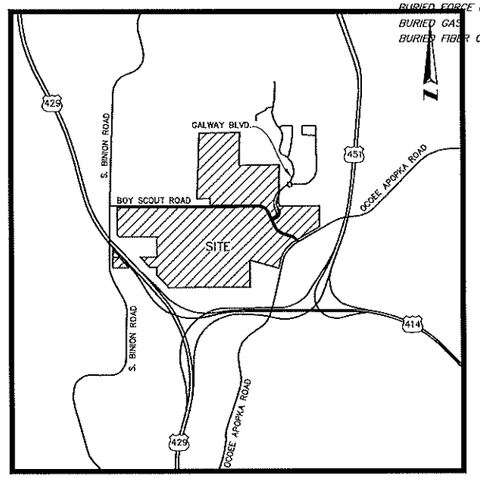
THERE ARE NO GAPS, GORES OR HIATUS BETWEEN SUBJECT PROPERTIES WITH THE EXCEPTION OF THE PORTION OF PARCEL 8 THAT IS WEST OF WESTERN BELTWAY (SR 429)

TOTAL AREA: 407.86 ACRES

LAST DATE IN FIELD: JULY 6, 2021

LEGEND & ABBREVIATIONS

——x——	FENCE LINE (BARBED)
——oo——	OVERHEAD UTILITY
	FIRE HYDRANT
	RECLAIMED WATER VALVE
	WATER VALVE
	CATCH BASIN
	VAULT
	STORM MANHOLE
	CLEAN OUT
	SANITARY VALVE
	BACK FLOW PREVENTER
	WELL
	SIGN
	GUY WIRE
TV	TELEVISION RISER
	WOOD POWER/UTILITY POLE
	LIGHT POLE
EPB	ELECTRIC PULL BOX
	PHONE RISER
S	SANITARY MANHOLE
	SET 1/2" IRON ROD W/CAP OR NAIL WITH DISC STAMPED LB#6723
	FOUND IRON ROD OR IRON PIPE AS SHOWN
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
RCP	REINFORCED CONCRETE PIPE
CPP	CORRUGATED PLASTIC PIPE
(D)	DESCRIBED
(M)	MEASURED
x100.00	SPOT ELEVATION
⊠100	TREE LOCATION
⊕100	WETLAND FLAG
	BURIED RECLAIMED WATER
	BURIED ELECTRIC
	BURIED TELEPHONE
	BURIED TELEVISION
	BURIED WATER
	BURIED FORCE MAIN
	BURIED GAS
	BURIED FIBER OPTIC



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

To:

- Apopka Centerline Development, LLC, a Florida limited liability company
- Apopka Development Opportunity LLC, a Delaware limited liability company
- Centerline Capital Advisors, LLC, a Florida limited liability company
- Fidelity National Title Insurance Company
- Chicago Title Insurance Company
- Troy S. Bronson, as Trustee of the Troy S. Bronson Revocable Trust U/T/A dated February 17, 2009
- Troy S. Bronson and Margaret Marie Coressel as Successor Co-Trustees of the Ina Ruth Bronson Revocable Trust U/T/A dated February 17, 2009.
- Binion Partners, LLC, a Florida limited liability company
- Troy S. Bronson Family Limited Partnership, a Florida limited partnership
- Leopold Korn, P.A.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 3, 5, 8, 11, 13, 18 and 19 of Table A thereof. The field work was completed on July 6, 2021.

Date of Plat or Map:

James L. Rickman, P.S.M. #5633 Allen & Company

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF BRONSON PROPERTY

SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS
12/08/21	ATTY COMMENTS
11/30/21	ADD PARCEL 9
10/26/21	ADD SUE INFO
7/15/21	ADD SHIRLEY PARCEL
2/22/21	ADD PROPOSED WETLAND & PROPOSED WETLAND
1/21/21	ADD TOPOGRAPHY
12/16/20	ADD TOPOGRAPHY

JOB # 20200618
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 1 OF 12

Drawing name: L:\Work\2020\20618.prj\SURVEY\20618 ALTA - rev 12-08-21.dwg SHEET 1

INDEX MAP SHEET

SHEET 10

SHEET 9

SHEET 8

SHEET 3

SHEET 6

SHEET 7

SHEET 5

SHEET 4

1" = 250'
GRAPHIC SCALE
0 125 250 500

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Professional Surveyors & Mappers

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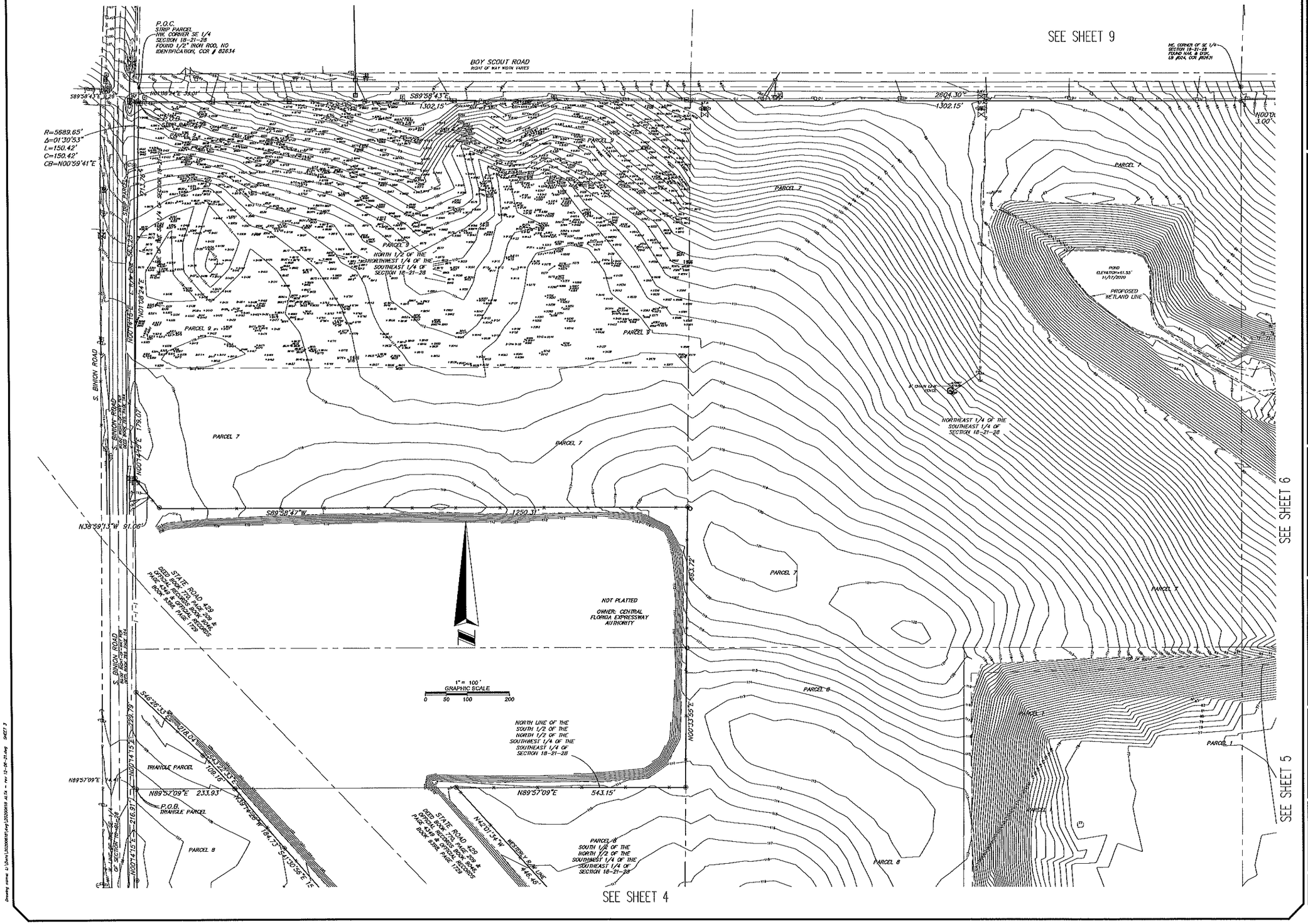
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

REVISIONS | DATE

JOB # 20200618
DATE: 11/9/2020
SCALE: 1"=250'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 2 OF 12



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Professional Surveyors & Mappers
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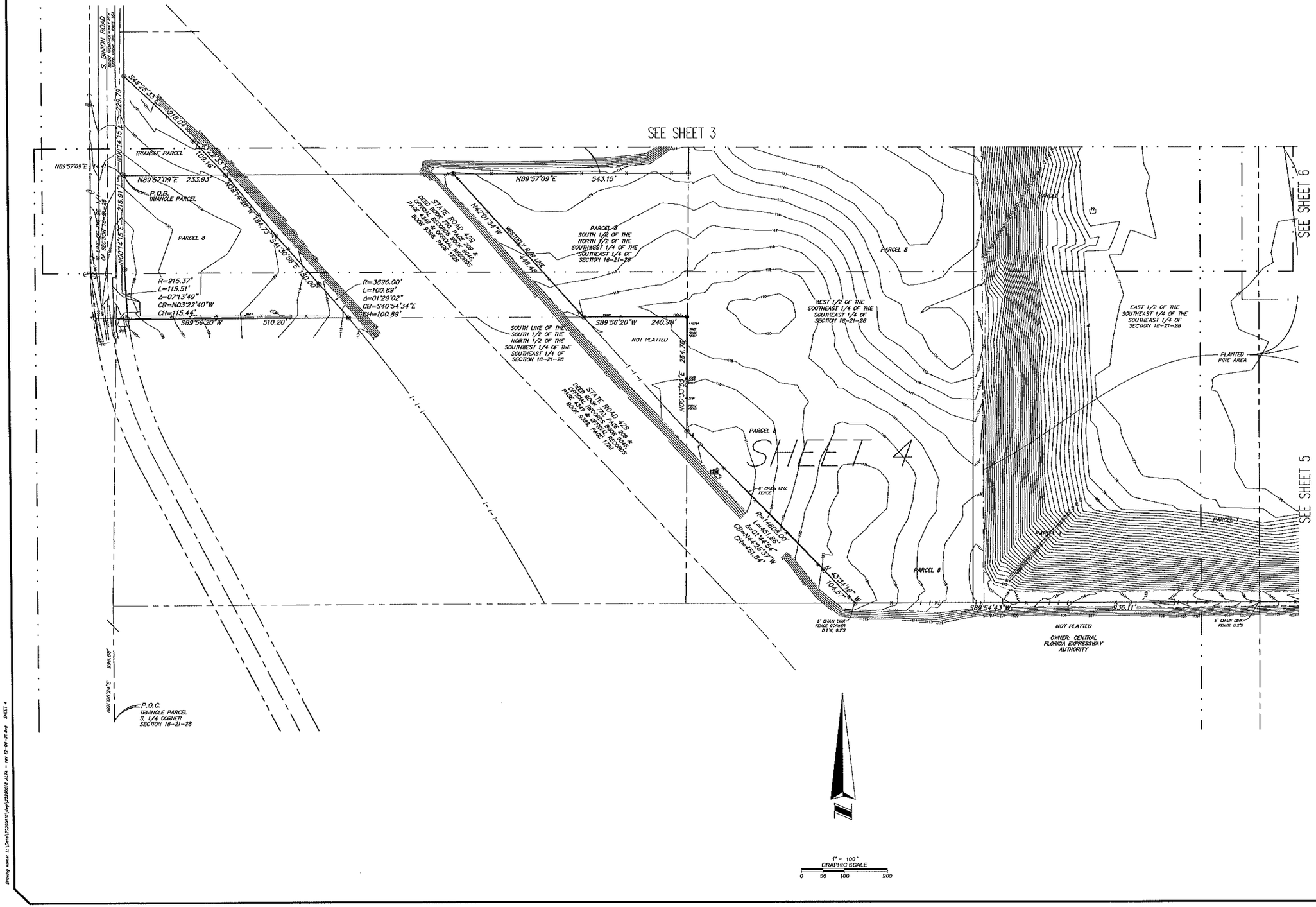
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ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200618
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 3 OF 12



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Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

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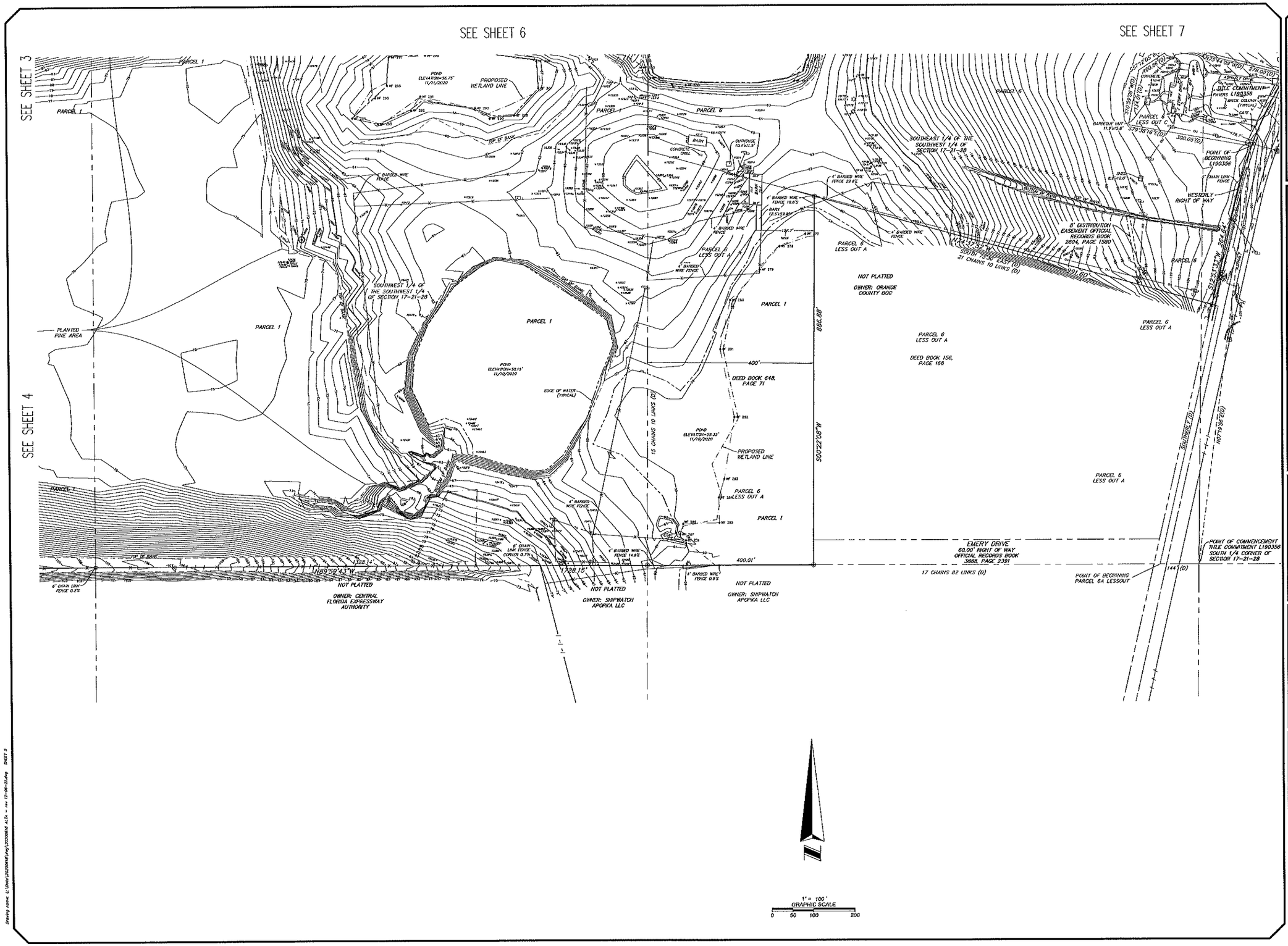
FOR: CENTERLINE CAPITAL

REVISIONS | DATE

JOB # 20200618
DATE: 11/9/2020
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CALC BY: SEJ
FIELD BY: RH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 4 OF 12

Drawing name: L:\Data\20200618\dwg\20200618 ALTA - rev 12-04-21.dwg SHEET 4



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WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

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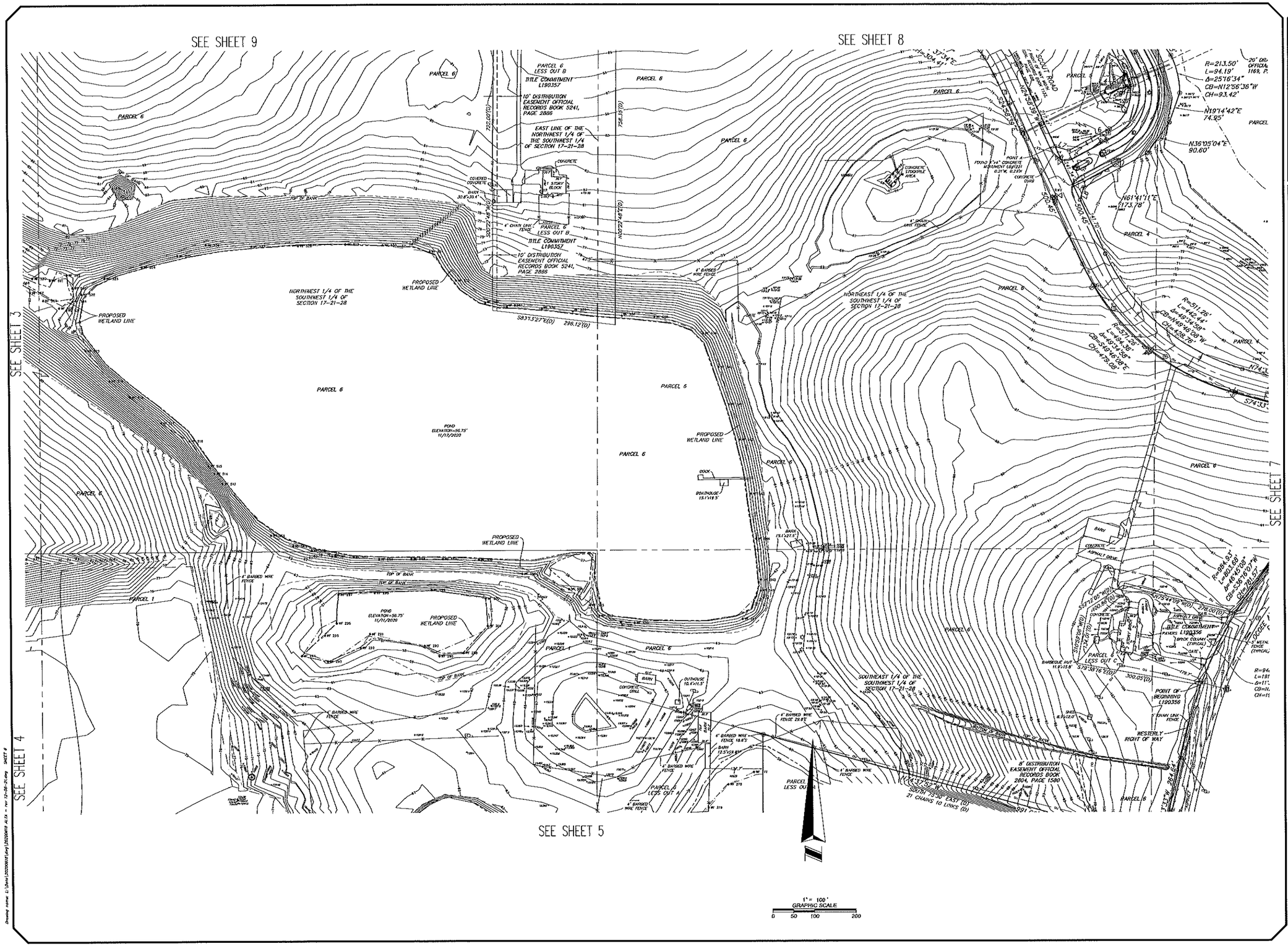
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200618
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: BH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 5 OF 12



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Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 FAX 407 654-5356
admin@allen-company.com

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ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200818
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 6 OF 12



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Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
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SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
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DATE | REVISIONS

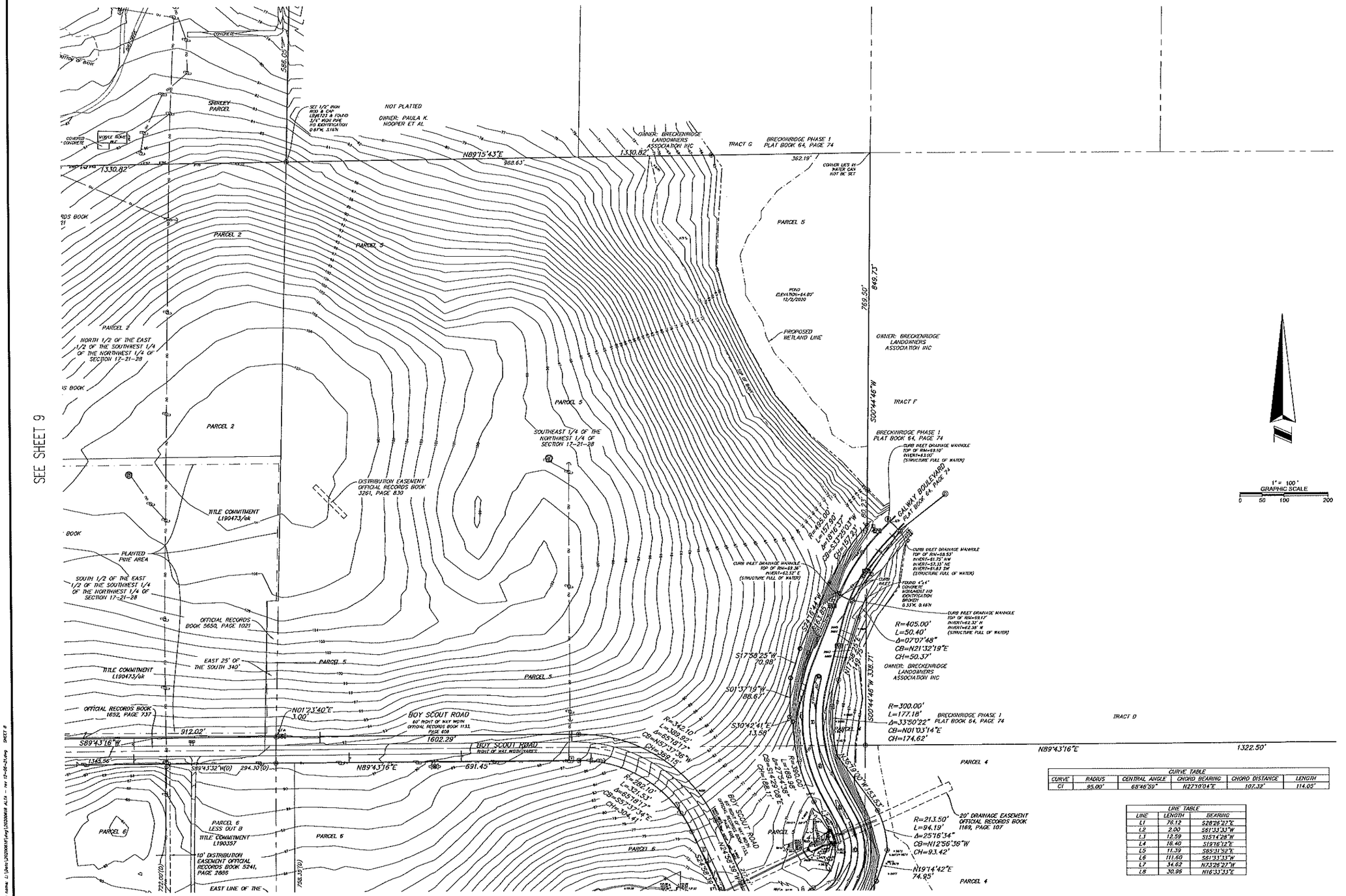
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SCALE: 1"=100'
CALC BY: SEJ
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SHEET 7 OF 12

SEE SHEET 10

SEE SHEET 9

SEE SHEET 7



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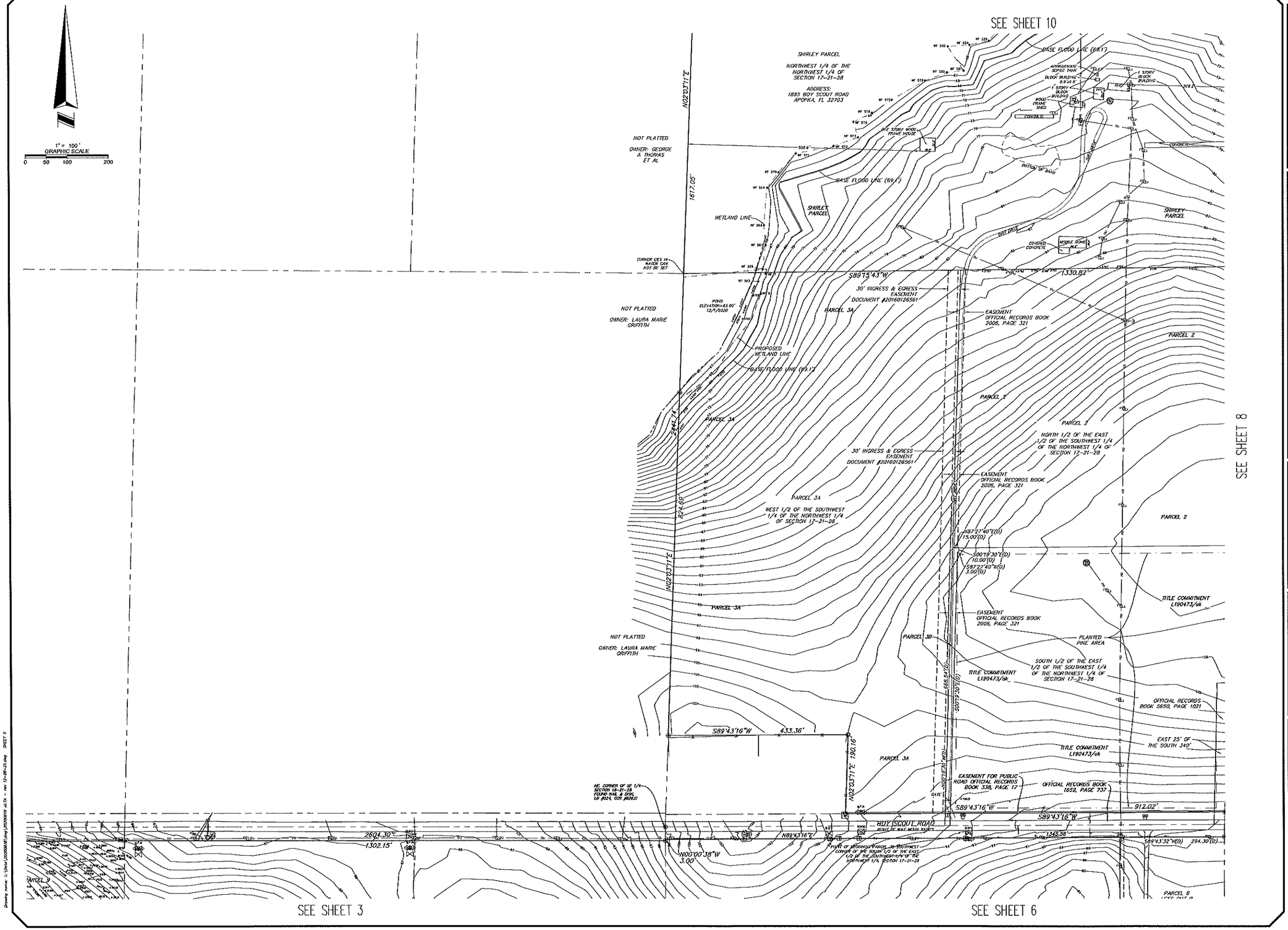
FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200618
DATE: 11/9/2020
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FIELD BY: DH
DRAWN BY: BRH
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SHEET 8 OF 12

Drawing name: J:\Work\2020\618\Survey\20200618 ALTA - rev 12-04-20.dwg SHEET 8



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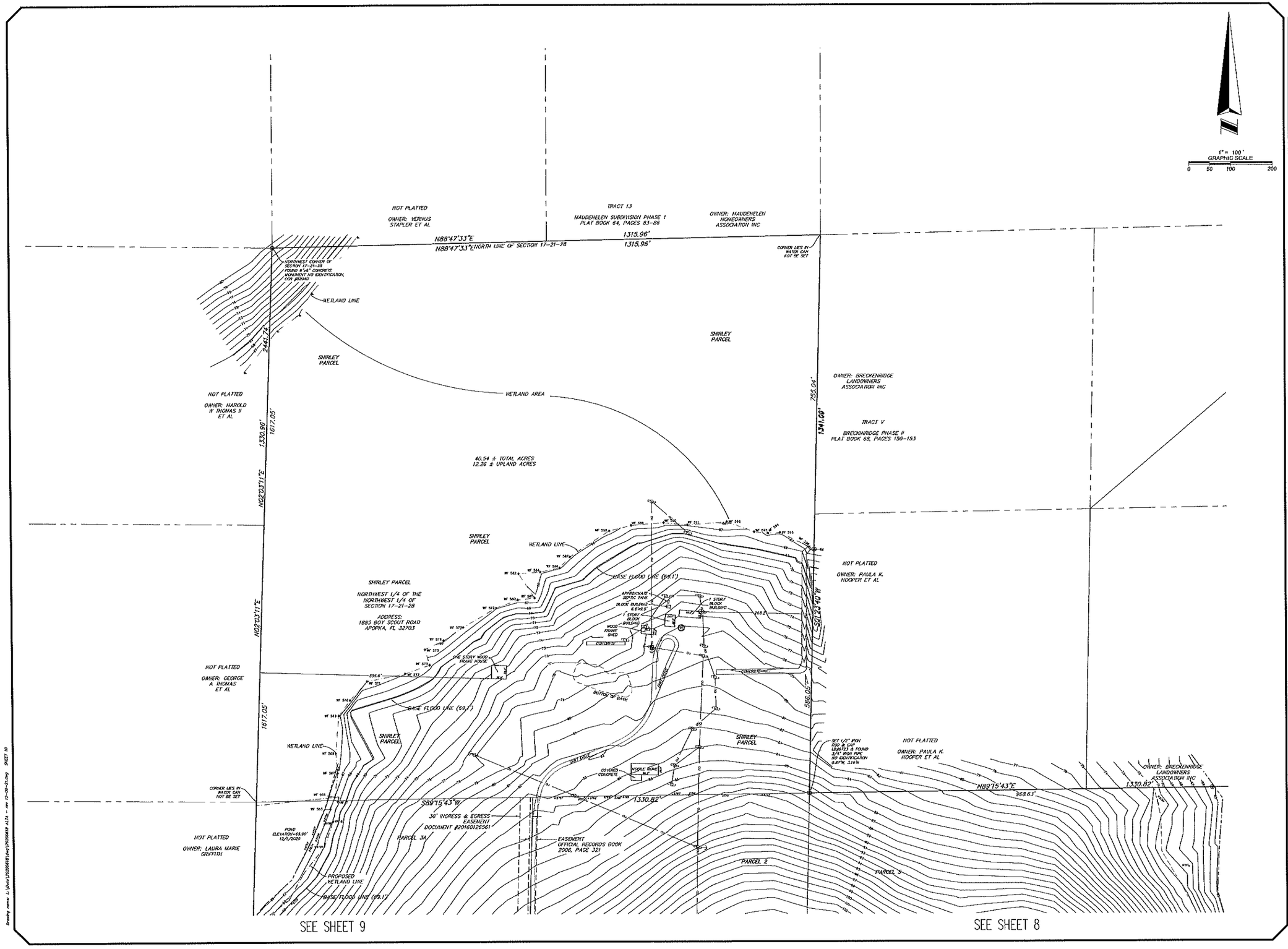
ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC & TREE SURVEY
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BRONSON PROPERTY
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200516
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
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SHEET 9 OF 12



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Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5358
admin@allen-company.com

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FOR: CENTERLINE CAPITAL

REVISIONS | DATE

JOB # 20200818
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BBH
CHECKED BY: SEJ

SHEET 10 OF 12

TREE TABLE

POINT NUMBER	DESCRIPTION
8299	22" OAK
8300	25" OAK
8301	30" OAK
8302	12" PALM
8303	12" PALM
8304	15" PALM
8305	10" PALM
8306	9" OAK
8307	8" OAK
8308	8-10" OAK
8309	4" OAK
8310	4" OAK
8311	4" OAK
8312	13-8" OAK
8313	14" PALM
8314	4" OAK
8315	4" OAK
8316	32" OAK
8317	12" OAK
8318	7-8" OAK
8319	5" OAK
8320	12" OAK
8321	4" OAK
8322	4" OAK
8323	5" OAK
8324	10" OAK
8325	24" OAK
8326	14" PALM
8327	10" OAK
8328	4" OAK
8329	11-11" OAK
8330	4" OAK
8331	4" OAK
8332	25" OAK
8333	25" OAK
8334	12-10" OAK
8335	8" OAK
8336	15" OAK
8337	24" OAK
8338	26" OAK
8339	15" OAK
8340	13" OAK
8341	10" PALM
8342	24" OAK
8343	12" OAK
8344	25" OAK
8345	12" PALM
8346	24" OAK
8347	5" OAK
8348	5" OAK
8349	27" OAK
8350	4" OAK
8351	14" OAK
8352	10" OAK
8353	9" OAK
8354	12" OAK
8355	12" OAK
8356	15" OAK
8357	11" PALM
8358	12" PALM
8359	8-4" OAK
8360	22" OAK
8361	4" OAK
8362	4" OAK
8363	19" OAK
8364	12" OAK
8365	22" OAK
8366	5" OAK
8367	10" PALM
8368	10" OAK
8369	6" PALM
8370	15-15" OAK
8371	12" OAK
8372	10" PALM
8373	10" OAK
8374	11" PALM
8375	9" OAK
8376	13" OAK
8377	13" OAK
8378	38" OAK
8379	4" OAK
8380	31" OAK
8381	5" OAK
8382	15" OAK
8383	12" PALM
8384	10" OAK
8385	14-10" OAK
8386	14-10" OAK
8387	13" OAK
8388	18" OAK
8389	10-6-5" OAK
8390	4" OAK
8391	13-12" OAK
8392	5" PALM
8393	19-25" OAK
8394	13" PALM
8395	20-15" OAK
8396	6" OAK
8397	16" OAK
8398	4" OAK
8399	11" OAK
8400	4" OAK
8401	12" PALM
8402	8" OAK
8403	8" OAK
8404	29-19" OAK
8405	17" OAK
8406	12" OAK
8407	7" OAK
8408	4" OAK
8409	8" OAK
8412	13" PALM
8413	44" OAK
8414	34" OAK
8415	15-15" OAK
8416	8" OAK
8417	28" OAK
8418	30" OAK
8419	12" PALM
8420	13" OAK
8421	12" PALM
8422	8" OAK
8423	4" OAK
8424	6" OAK
8425	5" OAK
8426	7" OAK
8427	5" OAK
8428	12" OAK
8429	11" PALM
8430	12" PALM
8431	20" OAK
8432	14" PALM
8433	12" PALM
8434	18-10" OAK
8435	4" OAK
8436	5" OAK
8437	15-10-10-7-8" OAK
8438	18" OAK
8439	18" OAK
8440	14-12" OAK
8441	10-7" OAK
8442	15" OAK
8443	13-15" OAK
8444	15" OAK
8445	20" OAK
8446	13" OAK
8447	5" OAK
8448	17" OAK
8449	10" PALM
8450	5" OAK
8451	18" OAK
8452	11" PALM
8453	13" PALM
8454	5" OAK
8455	4" OAK
8456	18" OAK
8457	16" OAK
8458	12" OAK
8460	4" OAK
8461	5" OAK
8462	10" OAK
8463	5-5" OAK
8464	23" OAK
8465	4" OAK
8466	20-22-24" OAK
8467	26" OAK
8468	26" OAK
8469	22-17" OAK
8470	22" OAK
8471	4" OAK
8472	4" OAK
8473	5" OAK
8474	10" OAK
8475	6" OAK
8476	5" OAK
8477	4" OAK
8478	4" OAK
8479	8" OAK
8480	12" PALM
8481	5" OAK
8482	5" OAK
8483	8" OAK
8484	10" OAK
8485	11" PALM
8486	25" OAK
8487	12" PALM
8488	8" OAK
8489	20" OAK
8490	12" PALM
8491	12" PALM
8492	4" OAK
8493	13" PALM
8494	4" OAK
8495	20" OAK
8496	5" OAK
8497	22" OAK
8498	32" OAK
8499	10" OAK
8500	4" OAK
8501	24" OAK
8502	6" PALM
8503	13" OAK
8504	12" OAK
8505	19" OAK
8506	24" OAK
8507	18" OAK
8508	23" OAK
8509	10" OAK
8510	10" OAK
8511	6" OAK
8512	20" OAK
8513	18" OAK
8514	5" OAK
8515	15" OAK
8516	18-8" OAK
8517	16" OAK
8518	15" OAK
8519	4" OAK
8520	4" OAK
8521	10-8" OAK
8522	12-8" OAK
8523	12-10" OAK
8524	10" OAK
8525	11" OAK
8526	12" OAK
8527	15-15" OAK
8528	9-13" OAK
8529	10" OAK
8530	12" OAK
8531	10" PALM
8532	20" OAK
8533	18" OAK
8534	8" OAK
8535	5" OAK
8536	4" OAK
8537	8" PALM
8538	8" PALM
8539	17" OAK
8540	8" PALM
8541	5" OAK
8542	5" OAK
8543	5" OAK
8544	5" OAK
8545	10" PALM
8546	4" OAK
8547	18" OAK
8548	6" OAK
8549	12" OAK
8550	7" OAK
8551	7" PALM
8552	4" OAK
8553	10" OAK
8554	7" OAK
8555	18" OAK
8556	7" OAK
8557	8" OAK
8558	12" OAK
8559	12" OAK
8560	12" OAK
8561	11" OAK
8562	11" OAK
8563	15" OAK
8564	12" OAK
8565	12" OAK
8566	5-5" OAK
8567	4" OAK
8568	15-12" OAK
8569	20" OAK
8570	16" OAK
8571	30" OAK
8572	20" OAK
8573	15" OAK
8574	23" OAK
8575	6" OAK
8576	7" OAK
8577	13" PALM
8578	12" OAK
8579	19" OAK
8580	7" OAK
8581	8" OAK
8582	19" OAK
8583	11" OAK
8584	13" OAK
8585	10" OAK
8586	12" PALM
8587	9-6" OAK
8588	12" OAK
8589	12-12" OAK
8590	10" PALM
8591	10" OAK
8592	4" OAK
8593	4" OAK
8594	5" OAK
8595	13" OAK
8596	9" OAK
8597	7" OAK
8598	11" OAK
8599	6" OAK
8600	8" PALM
8601	8" PALM
8602	4" OAK
8603	6" OAK
8604	19" OAK
8605	12" PALM
8606	10" OAK
8607	13" OAK
8608	7" OAK
8609	9" OAK
8610	13" OAK
8611	7" OAK
8612	4" OAK
8613	17" OAK
8614	11-10" OAK
8615	12" OAK
8616	14-10-10" OAK
8617	10" OAK
8618	15-15" OAK
8619	9" OAK
8620	8" PALM
8621	18" OAK
8622	7" PALM
8623	8" OAK
8624	4" OAK
8625	8" OAK
8626	4" OAK
8627	15" OAK
8628	12" OAK
8629	15" OAK
8632	38" OAK
8633	38" OAK
8634	4" OAK
8635	5" OAK
8636	12" PALM
8637	4" OAK
8638	5" OAK
8639	4" OAK
8640	10" PALM
8641	5" OAK
8642	12" PALM
8643	15" OAK
8644	22" OAK
8645	8" OAK
8646	5-6" OAK
8647	15" OAK
8648	13" OAK
8649	12-15-15" OAK
8650	12" OAK
8651	24" OAK
8652	13" OAK
8653	16" OAK
8654	11" OAK
8655	6" OAK
8656	12" OAK
8657	5" OAK
8658	15" OAK
8659	15" OAK
8660	6" PALM
8661	10" PALM
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8664	21" OAK
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8666	7" OAK
8667	15" OAK
8668	8" PALM
8669	12" OAK
8670	9" OAK
8671	13" OAK
8672	14" PALM
8673	20" OAK
8674	10" OAK
8675	15" OAK
8676	13" OAK
8677	4" OAK
8678	8" PALM
8679	8" OAK
8680	18" OAK
8681	18" OAK
8682	4" OAK
8683	4" OAK
8684	6" OAK
8685	12" OAK
8686	12-12" OAK
8687	12" OAK
8688	4" OAK
8689	10" OAK
8690	12" OAK
8691	7" OAK
8692	18" OAK
8693	14" OAK
8694	8" OAK
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8696	14" OAK
8697	9" OAK
8698	8" OAK
8699	19" OAK
8700	17" OAK
8701	14" OAK
8702	10" OAK
8703	10" OAK
8704	6" PALM
8705	20-18" OAK
8706	10-6" OAK
8707	12" OAK
8708	7" OAK
8709	10" OAK
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8717	12" OAK
8718	15" OAK
8719	15" OAK
8720	6" PALM
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8722	6" PALM
8723	12" OAK
8724	14" PALM
8725	6-6" OAK
8726	15" OAK
8727	14" OAK
8728	13" PALM
8729	18-12" OAK
8730	19" OAK
8731	5" OAK
8732	10" PALM
8733	11" PALM
8734	5" OAK
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8738	7" OAK
8739	8" PALM
8740	15" PALM
8741	10" PALM
8742	8" PALM
8743	18" OAK
8744	18" OAK
8745	6" OAK
8746	7" OAK
8747	10" OAK
8748	19-12" OAK
8749	7" OAK
8750	14" OAK
8751	12" OAK
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8765	4" OAK
8766	10" OAK
8767	15-12" OAK
8768	10" PALM
8769	36" OAK
8770	13" OAK
8771	32" OAK
8772	5" OAK
8773	10-6" OAK
8774	4" OAK
8775	4" OAK
8776	6" OAK
8777	6" OAK
8778	4" OAK
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8785	4" OAK
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8787	13" PALM
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8790	8" PALM
8791	12" PALM
8792	12" PALM
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8794	12" OAK
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8796	9" PALM
8797	5" OAK
8798	4" OAK
8799	15" PALM
8800	18" OAK
8801	24-20" OAK
8802	15" OAK
8803	12" PALM
8804	16" OAK
8805	13" PALM
8806	13" PALM
8807	11" OAK
8808	4" OAK
8809	7" OAK
8810	5" OAK
8811	10" OAK
8812	5" OAK
8813	5" OAK
8814	12" OAK
8815	24" OAK
8816	17" OAK
8817	15" PALM
8818	17" OAK
8819	18" OAK
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8832	8" OAK
8833	15" OAK
8834	26-15" OAK
8835	12" OAK
8836	14" OAK
8837	5" OAK
8838	13" OAK
8839	10" OAK
8840	8" OAK
8841	10" OAK
8842	18-10" OAK
8843	7" OAK
8844	5-6" OAK
8845	16" OAK
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8847	12-15-15" OAK
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8853	16" OAK
8854	11" OAK
8855	6" OAK
8856	12" OAK
8857	5" OAK
8858	15" OAK
8859	15" OAK
8860	6" PALM
8861	10" PALM
8862	12" OAK
8863	11" OAK
8864	21" OAK
8865	7" OAK
8866	7" OAK
8867	15" OAK
8868	8" PALM
8869	12" OAK
8870	9" OAK
8871	13" OAK
8872	14" PALM
8873	20" OAK
8874	10" OAK
8875	15" OAK
8876	13" OAK
8877	4" OAK
8878	8" PALM
8879	8" OAK
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8881	18" OAK
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8883	4" OAK
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8886	12-12" OAK
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8888	4" OAK
8889	10" OAK
8890	12" OAK
8891	7" OAK
8892	18" OAK
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8894	8" OAK
8895	15" OAK
8896	14" OAK
8897	9" OAK
8898	8" OAK
8899	15" OAK
8900	17" OAK
8901	14" OAK
8902	16" OAK
8903	16" OAK
8904	4" OAK
8905	18-15" OAK
8906	4" OAK
8907	5" OAK
8908	8" OAK
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8936	7" OAK
8937	16" PALM
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8951	5" OAK
8952	32" OAK
8953	7" OAK
8954	9" OAK
8955	4" OAK
8956	4" OAK
8957	20" OAK
8958	24" OAK
8959	6" OAK
8960	5" OAK
8961	5" OAK
8962	5" OAK
8963	26" OAK
8964	20" OAK
8965	20" OAK
8966	5" OAK
8967	5" OAK
8968	23" OAK
8969	12" PALM
8970	13" PALM
8971	18" OAK
8972	4" OAK
8973	4" OAK
8974	13" PALM
8975	25" OAK
8976	5-6" OAK
8977	15" OAK
8978	18-11-21" OAK
8979	34" OAK
8980	13" OAK
8981	22" OAK
8982	4" OAK
8983	4" OAK
8984	15-8" OAK
8985	20" OAK
8986	20-24-13" OAK
8987	11" OAK
8988	16" OAK
8989	18" OAK
8990	12" OAK
8991	7" OAK
8992	13-6" OAK
8993	19" OAK
8994	7" OAK
8995	24" OAK
8996	12" OAK
8997	4" OAK
8998	25-10" OAK
8999	17" OAK
9000	12" OAK
9001	13" PALM
9002	7" OAK
9003	13-12-4" OAK
9004	20" OAK
9005	12" OAK
9006	8" OAK
9007	12" OAK
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9012	4" OAK
9013	23" OAK
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9016	5" OAK
9017	4" OAK
9018	15" PALM
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9021	4" OAK
9022	6" OAK
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9024	10" OAK
9025	10" OAK
9026	15" OAK
9027	8" OAK
9028	12" OAK
9029	16" OAK
9030	20" OAK
9031	20" OAK
9032	10" PALM
9033	14" PALM
9034	14" PALM
9035	16" PALM
9036	38" OAK
9037	48" OAK
9038	12" PALM
9039	20" OAK
9040	15" OAK
9041	18" OAK
9042	8-7" OAK
9043	5" OAK
9044	10" OAK
9045	15" PALM
9046	22-7" OAK
9047	13" PALM
9048	4" OAK
9049	24" OAK
9050	5-6" OAK
9051	16-6" OAK
9052	23" OAK
9053	12" PALM
9054	16" OAK
9055	8" OAK
9056	14" PALM
9057	24" OAK
9058	8" PALM
9059	13" OAK
9060	15" OAK
9061	7" OAK
9062	17" OAK
9063	13" PALM
9064	12" OAK
9065	12" OAK
9066	14" OAK
9067	8-5" OAK
9068	15" PALM
9069	18" OAK
9070	17" OAK
9071	19" OAK
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9075	14" OAK
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9077	18" OAK
9078	16" OAK
9079	18" OAK
9080	12" PALM
9081	6" OAK
9082	5" OAK
9083	4" OAK
9084	4" OAK
9085	13" OAK
9086	36" OAK
9087	15-15" OAK
9088	8" OAK
9091	13" PALM
9092	15" PALM
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9094	12" PALM
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9101	4" OAK
9102	12" PALM
9103	13" PALM
9104	10-15-18" OAK
9105	15" PALM
9106	5" OAK
9107	6" OAK
9108	5-6" OAK
9109	10" OAK
9110	15" PALM
9111	12" PALM
9112	12" PALM
9114	12" PALM
9115	10" PALM
9116	14" PALM
9117	30" OAK
9118	15" PALM
9119	24" OAK
9120	12" OAK
9121	14" PALM
9122	19" OAK
9123	24" OAK
9124	11-11" OAK
9125	18" OAK
9126	8" OAK
9127	15" OAK
9128	13" OAK
9129	4" OAK
9130	15" PALM
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9135	12" OAK
9136	15" OAK
9137	8" OAK
9138	10" PALM
9139	10" PALM
9140	16" PALM
9141	7" OAK
9142	7" OAK
9143	8" OAK
9144	7" OAK
9145	15" PALM
9146	12-10" OAK
9147	4" OAK
9148	4" OAK
9149	4" OAK
9150	4" OAK
9151	4" OAK
9152	6" OAK
9153	6" OAK
9154	6" OAK
9155	13" PALM
9156	18" OAK
9157	17-15" OAK
9158	15" OAK
9159	7" OAK
9160	15" PALM
9161	9" OAK
9162	7" OAK
9163	11" OAK
9164	5" OAK
9165	5" OAK
9166	15" PALM
9167	10" OAK
9168	6" OAK
9169	15" OAK
9170	4" OAK
9171	4" OAK
9172	13" OAK
9173	12" PALM
9174	4" OAK
9175	6" OAK
9176	7" OAK
9177	5" OAK
9178	4" OAK
9179	18" PALM
9180	6" OAK
9181	6" OAK
9182	4" OAK
9183	17" OAK
9184	20" OAK
9185	15" PALM
9186	18" OAK
9187	6" PALM
9188	16" OAK
9189	4" OAK
9190	12" OAK
9191	15" OAK
9192	11" OAK
9193	18" OAK
9194	10" PALM
9195	10" OAK
9196	29" OAK
9197	7" OAK
9198	4" OAK
9199	4" OAK
9200	8" OAK
9201	24" OAK
9202	13" OAK
9203	13" OAK
9204	10" PALM
9205	15" OAK
9206	5" OAK
9207	16" OAK
9208	7" OAK
9209	14" OAK
9210	17" OAK
9211	8" OAK
9212	9" OAK
9213	13" OAK
9214	18" OAK
9215	11-6" OAK
9216	14-9" OAK
9217	7" OAK
9218	18" OAK
9219	18" OAK
9220	13" OAK
9221	14" OAK
9222	16" OAK
9223	4" OAK
9224	4" OAK
9225	4" OAK
9226	4" OAK
9227	6" OAK
9228	6" OAK
9229	8" OAK
9230	7" OAK
9231	7" OAK
9232	13" PALM
9233	12" OAK
9234	18" OAK
9235	4" OAK
9236	18-12-6-6" OAK
9237	24" OAK
9238	15" OAK
9239	4" OAK
9240	10" OAK
9241	8" OAK
9242	24" OAK
9243	20-18" OAK
9244	13" PALM
9245	11" PALM
9246	5" OAK
9247	5-5" OAK
9248	10" OAK
9249	10" OAK
9250	4" OAK
9251	20-23-12" OAK
9252	10" OAK
9253	26" OAK
9254	14" PALM
9255	20" OAK
9256	20" PALM
9257	4" OAK
9258	5" OAK
9259	12" PALM
9260	18" OAK
9261	14" OAK
9262	11" OAK
9263	8" OAK
9264	11" PALM
9265	6" OAK
9266	4" OAK
9267	5" OAK
9268	4" OAK
9269	5" OAK
9270	18" PALM
9271	10" OAK
9272	7" OAK
9273	5" OAK
9274	4" OAK
9275	5" OAK
9276	5" OAK
9277	12" OAK
9278	10" OAK
9279	9" OAK
9280	12" OAK
9281	9" OAK
9282	10-12" OAK
9283	11-11" OAK
9284	18" PALM
9285	6" OAK
9286	11" OAK
9287	9" PALM
9288	18" OAK
9289	6" OAK
9290	6" OAK
9291	10-5" OAK
9292	12" PALM
9293	9-16" OAK
9294	6" OAK
9295	8" OAK
9296	26" OAK
9297	7" OAK
9298	12-5" OAK
9299	14" PALM
9300	6" OAK
9301	10" PALM
9302	10" OAK
9303	7-5" OAK
9304	11-9" OAK
9305	15" PALM
9306	7" PALM
9307	9-7" OAK
9308	8" OAK
9309	11" PALM
9310	14-15" OAK
9311	4" OAK
9312	11" OAK
9313	4" OAK
9314	18" OAK
9315	8" OAK
9316	10" PALM
9317	4" OAK
9318	24" OAK
9319	10" OAK
9320	6" OAK
9321	13" OAK
9322	26" OAK
9323	10" OAK
9324	12" OAK
9325	8" OAK
9326	4" OAK
9327	6" OAK
9328	6" OAK
9329	10" PALM
9330	15" PALM
9331	5" OAK
9332	4" OAK
9333	4" OAK
9334	7" OAK
9335	7" OAK
9336	11" PALM
9337	20" OAK
9338	12" OAK
9339	8" OAK
9340	12-4" OAK
9341	10" OAK
9342	13" OAK
9343	12" OAK
9344	5" OAK
9345	14" OAK
9346	15-18" OAK
9347	15" PALM
9348	15" OAK
9349	15" PALM
9350	15" PALM
9351	9" OAK
9352	12" OAK
9353	6" PALM
9354	8" PALM
9355	15-15" OAK
9356	15-12" OAK
9357	4" OAK
9358	7" OAK
9359	8" PALM
9360	24" OAK
9361	5" OAK
9362	8" OAK
9363	6" OAK
9364	25" OAK
9365	8" PALM
9366	11" OAK
9367	18" OAK
9368	15" OAK
9369	4" OAK
9370	4" OAK
9371	14" PALM
9372	10" OAK
9373	10" OAK
9374	7" OAK
9375	12" OAK
9376	40" OAK
9377	18" OAK
9378	18" OAK
9379	15" OAK
9380	12" PALM
9381	12" PALM
9382	36" OAK
9383	14" PALM
9384	4" OAK
9385	18-12" OAK
9386	15-12" OAK
9387	10" OAK
9388	15" OAK
9389	19" OAK
9390	18-9" OAK
9391	15" OAK
9392	15" OAK
9393	4" OAK
9394	5" OAK
9395	22" OAK
9396	8" PALM
9397	8-9" OAK
9398	20" OAK
9399	18" OAK
9400	8" OAK
9401	15" OAK
9402	8" PALM
9403	30-15" OAK
9404	5" OAK
9405	14" PALM
9406	15" OAK
9407	18" OAK
9408	12" PALM
9409	22" OAK
9410	18" OAK
9411	15" PALM
9412	11" OAK
9413	15" PALM
9414	20" OAK
9415	4" OAK
9416	5" OAK
9417	12-13" OAK
9418	9" OAK
9419	12" PALM
9420	10" OAK
9421	5" OAK
9422	6" PALM
9423	13" OAK
9424	13" OAK
9425	8" PALM
9426	24" OAK
9427	15" PALM
9428	4" OAK
9429	9" OAK
9430	5" OAK
9431	10" OAK
9432	7" OAK
9433	4"

TREE TABLE

POINT NUMBER	DESCRIPTION
9527	19" OAK
9528	11-11" OAK
9529	7" OAK
9530	15" OAK
9531	36" OAK
9532	7" OAK
9533	10" OAK
9534	15" OAK
9535	5" OAK
9536	8" PALM
9537	14" PALM
9538	22" OAK
9539	30" OAK
9540	10" PALM
9541	18" OAK
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9543	12" OAK
9544	15" OAK
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9546	5" OAK
9547	20" OAK
9548	11" PALM
9549	6-6-8" OAK
9550	14-14" OAK
9551	24" OAK
9552	19" OAK
9553	19" OAK
9554	22" OAK
9555	8" OAK
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9557	19-16" OAK
9558	25" OAK
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9563	8" OAK
9564	15" PALM
9565	14-6" OAK
9566	15" PALM
9567	4-8-8" OAK
9568	14" PALM
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9570	10" PALM
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9572	5-5" OAK
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9575	31" OAK
9576	26" OAK
9577	36" OAK
9578	15" PALM
9579	15" PALM
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9581	20-20" OAK
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9586	20" OAK
9587	20" OAK
9588	24" OAK
9589	23" OAK
9590	15" PALM
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9592	18" OAK
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9594	10" OAK
9595	17" OAK
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9597	13" OAK
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9600	15" PALM
9601	9" OAK
9602	20" OAK
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9604	8-5-5" OAK
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9607	20-15" OAK
9608	4" OAK
9609	10" OAK
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9615	27" OAK
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9617	24" OAK
9618	18-9-12" OAK
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9625	20-18-18" OAK
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9627	14" OAK
9628	20" OAK
9629	12" PALM
9630	6" PALM
9631	5" OAK
9632	4" OAK
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9636	8" OAK
9637	10" PALM
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9660	12-11-5" OAK
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9663	18-11-9" OAK
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9673	4" OAK
9674	12" PALM
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9686	12" PALM
9717	12" PALM
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10164	30" OAK
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10167	36" OAK
10168	38" OAK
10169	13" PALM
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10177	48" OAK
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10279	11" OAK
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10369	14" OAK
10372	16-18" OAK
10373	11" PALM
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10413	11" PALM
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10480	5-5-6-5" OAK
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10527	15" PALM
10528	16" PALM
10535	16" PALM

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC & TREE SURVEY
OF
BRONSON PROPERTY
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: CENTERLINE CAPITAL

DATE	REVISIONS

JOB # 20200618
DATE: 11/9/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 12 OF 12

Drawing name: c:\Data\2020\Survey\20200618 ALTA - rev 12-04-20.dwg SHEET 12

Orange County Public Schools

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

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER - REVISED

January 12, 2022

VIA E-MAIL: EHUGHES@VHB.COM
Erika Hughes
VHB
225 E. Robinson Street, Suite 300
Orlando, FL 32801

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-21-021

This letter serves as the official Capacity Encumbrance Letter (CEL) on behalf of the City of Apopka by Orange County Public Schools that school capacity for the following development **is available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	The Ridge PD
OCPS Completed Application Date:	October 26, 2021
Parcel #(s):	17-21-28-0000-00-006; -007; -008; -012; -013; -015; -017; -018; -023; -028; -030; 18-21-28-0000-00-013; -014; -032; -073
Requested Units (#):	Total: 1,259 SF <2,000: 390 SF 2,000–2,499: 0 SF 2,500-2,999: 0 SF 3,000–3,999: 0 SF >= 4,000: 0 MF: 678 TH: 191
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 1,259 single family, townhome and multi-family residential units.

This determination expires on **June 13, 2022**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

The following conditions shall apply to the approval of the CEL:

1. This letter must be signed and notarized by the Applicant, and returned to:

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

Orange County Public Schools
Facilities Planning
6501 Magic Way, Building 200
Orlando Florida 32809

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $9,142,488.00, and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE		
1st Installment Due On or Prior to June 13, 2022	$	3,047,496.00
2nd Installment Due On or Prior to June 13, 2023	$	3,047,496.00
3rd Installment Due On or Prior to June 13, 2024	$	3,047,496.00
TOTAL	**$**	**9,142,488.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.		

3. Notwithstanding the schedule provided by Condition #2, the Applicant may prepay any or all of the Capacity Reservation Fees in advance or as the need arises. Applicant acknowledges and agrees that Applicant may only obtain building permits in direct proportion to the amount of Capacity Reservation Fees paid.
4. **If Applicant intends to start construction of the Project prior to the due date of the Capacity Reservation Fees, please contact the Department of Facilities Planning to discuss an alternate payment schedule.**
5. Upon issuance of this CEL, capacity for the Project will be encumbered for 180 days. Upon request, the CEL can be extended for an additional 180 days. Prior to the CEL expiration date, the owner of the account will be required to reserve the encumbered capacity by remitting the required payment.
6. School capacity for the project will be reserved for three years from the date of land use approval as long as payments are made in accordance with the Capacity Reservation Fee Schedule as described above. In the event a Capacity Reservation payment is not made, the reservation will be cancelled and the Applicant will need to re-apply for school concurrency.

This determination is governed by the provisions of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the local government's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: Capacity Reservation Fee & Mitigation Form

CC: Bobby Howell, Planner, City of Apopka (via e-mail)
Jean Sanchez, Planner, City of Apopka (via e-mail)
Thomas Moore, OCPS (via email)
Project File

Acknowledgement of Conditions of Approval

Applicant acknowledges receipt of this Capacity Encumbrance Letter and agrees to the conditions set forth herein. Applicant also acknowledges that Concurrency is not formally reserved until:

- The conditions specified above are satisfied, and
- The first installment of the Capacity Reservation Fee is paid.

Signed By Applicant: _____ Date: _____

STATE OF FLORIDA COUNTY OF _____ .The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, as _____ of _____, a _____, on behalf of the _____. Said person (check one) ☐ is personally known to me or ☐ produced _____ as identification.

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

Applicant must return a signed and notarized copy of this letter to OCPS Department of Facilities Planning.

Attachment A

Orange County Public Schools
Facilities Planning

School Concurrency Determination

User ID VSJ December 15, 20 14:17:50

Project ID: CMA-APK-21-021 Valid Until: June 13, 2022

Project Name:	THE RIDGE PD					
Unvested Units	SF <2,000 Sq. Ft. Units	229	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	62
	SF 2,500-2,999 Sq Ft Units	0	Multi-Family Units	300	Mobile Home Units	0

Concurrency				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	CSA Capacity (2021-2022)	2,001	1,150	2,797
	Enrollment (2021-2022)	1,817	1,411	2,121
	Utilization (2021-2022)	90.8%	122.7%	75.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	384	0	676
	Analysis of Reserved Capacity			
	Encumbered Capacity	259	186	504
	Reserved Capacity	136	93	77
	Adjusted Utilization	110.5%	147.0%	96.6%
	Adjusted Available Seats	0	0	95
	Analysis of Proposed Development			
	Students Generated	91.956	44.588	58.028
	Adjusted Utilization	115.1%	150.8%	98.7%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	91.956	44.588	0.000

Adjacency				
	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	1,638	1,113	2,797
	Enrollment (2021-2022)	973	991	2,121
	Utilization (2021-2022)	59.4%	89.0%	75.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	829	122	676
	Analysis of Reserved Capacity			
	Encumbered Capacity	376	131	504
	Reserved Capacity	24	2	77
	Adjusted Utilization	83.8%	101.0%	96.6%
	Adjusted Available Seats	429	0	95
	Analysis of Proposed Development			
	Students Generated	91.956	44.588	58.028
	Adjusted Utilization	89.4%	105.0%	98.7%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	0.000	44.588	0.000

WHEATLEY ES
WOLF LAKE MS - *AVAILABLE – SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS

Orange County Public Schools
Facilities Planning

School Concurrency Determination

User ID VSJ December 15, 20 14:26:14

Project ID: CMA-APK-21-021 A Valid Until: June 13, 2022

Project Name:	THE RIDGE PD					
Unvested Units	SF <2,000 Sq. Ft. Units	58	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	77
	SF 2,500-2,999 Sq Ft Units	0	Multi-Family Units	378	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	APOPKA ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	CSA Capacity (2021-2022)	2,001	1,150	2,797
	Enrollment (2021-2022)	1,817	1,411	2,121
	Utilization (2021-2022)	90.8%	122.7%	75.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	384	0	676
	Analysis of Reserved Capacity			
	Encumbered Capacity	259	186	504
	Reserved Capacity	136	93	77
	Adjusted Utilization	110.5%	147.0%	96.6%
	Adjusted Available Seats	0	0	95
	Analysis of Proposed Development			
	Students Generated	76.479	36.257	45.785
	Adjusted Utilization	114.4%	150.1%	98.2%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	76.479	36.257	0.000

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	1,638	1,113	2,797
	Enrollment (2021-2022)	973	991	2,121
	Utilization (2021-2022)	59.4%	89.0%	75.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	829	122	676
	Analysis of Reserved Capacity			
	Encumbered Capacity	392	131	504
	Reserved Capacity	24	2	77
	Adjusted Utilization	84.8%	101.0%	96.6%
	Adjusted Available Seats	413	0	95
	Analysis of Proposed Development			
	Students Generated	76.479	36.257	45.785
	Adjusted Utilization	89.5%	104.3%	98.2%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	0.000	36.257	0.000

APOPKA ES
WOLF LAKE MS - *AVAILABLE – SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS

Orange County Public Schools
Facilities Planning

School Concurrency Determination

User ID VSJ December 15, 20 14:36:24

Project ID: CMA-APK-21-021 B Valid Until: June 13, 2022

Project Name:	THE RIDGE PD					
Unvested Units	SF <2,000 Sq. Ft. Units	103	SF 3,000-3,999 Sq. Ft. Units	0	Multi Family High Rise Units	0
	SF 2,000-2,499 Sq Ft Units	0	SF >=4,000 Sq. Ft Units	0	Townhome Units	52
	SF 2,500-2,999 Sq Ft Units	0	Multi-Family Units	0	Mobile Home Units	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	APOPKA ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2021-2022)	2,001	1,150	3,189
	Enrollment (2021-2022)	1,817	1,411	3,525
	Utilization (2021-2022)	90.8%	122.7%	110.5%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	384	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	259	186	0
	Reserved Capacity	136	93	82
	Adjusted Utilization	110.5%	147.0%	113.1%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	26.506	13.382	18.030
	Adjusted Utilization	111.9%	148.1%	113.7%
	AVAILABLE/NOT AVAILABLE	NOT AVAILABLE	NOT AVAILABLE*	NOT AVAILABLE
	Number of Seats to Mitigate	26.506	13.382	18.030

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	PIEDMONT LAKES MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2021-2022)	1,638	1,113	2,797
	Enrollment (2021-2022)	973	991	2,121
	Utilization (2021-2022)	59.4%	89.0%	75.8%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	829	122	676
	Analysis of Reserved Capacity			
	Encumbered Capacity	441	131	504
	Reserved Capacity	24	2	77
	Adjusted Utilization	87.8%	101.0%	96.6%
	Adjusted Available Seats	364	0	95
	Analysis of Proposed Development			
	Students Generated	26.506	13.382	18.030
	Adjusted Utilization	89.4%	102.2%	97.3%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	NOT AVAILABLE*	AVAILABLE
	Number of Seats to Mitigate	0.000	13.382	0.000

APOPKA ES
WOLF LAKE MS - *AVAILABLE – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS

Attachment B

Orange County Public Schools

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

CAPACITY RESERVATION FEE & MITIGATION FORM

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Christopher Mills, AICP
(407) 317-3700 x2022391
Christopher.Mills@ocps.net

SECTION 1: CMA/CEL INFORMATION	
	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):[1]
	General Location:
	Development Permit Type:[2]

SECTION 2: APPLICANT INFORMATION	
	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

Revised 10/2021

SECTION 3: DEVELOPMENT PROFILE

Plat/Site Plan Title.[3]								
Project Name:								
Phase:								
Enter the # of units:								
Single Family					Town-House	Multi-Family	Multi-Family High Rise	Total # of Units
< 2,000	2,000 – 2,499	2,500 – 2,999	3,000 – 3,999	> = 4,000				
Local Governmental Approval date of Plat/Site Plan:								

SECTION 4: PAYMENT SUMMARY

Capacity Reservation Fee Amount (payable to the applicable local government)

Installment: ☐ 1st ☐ 2nd ☐ 3rd ☐ Remaining Balance **Installment Amount $**_____

A check made payable to the applicable local government must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.

1/1/2017 – 9/30/2021	Single Family $8,784/unit	Multi-Family $5,919/unit	Townhouse $6,930/unit

Effective 10/1/2021- 1/31/2022

Single Family < 2,000 sq. ft.	$8,806.00/unit	Single Family > = 4,000 sq. ft.	$9,184.00/unit
Single Family 2,000 – 2,499 sq. ft.	$9,148.00/unit	Townhouse	$7,398.00/unit
Single Family 2,500 – 2,999 sq. ft.	$9,438.00/unit	Multi-Family (Non High Rise)	$6,335.00/unit
Single Family 3,000 – 3,999 sq. ft.	$9,591.00/unit	Multi-Family (High Rise)	$307.00/unit[4]

Does this CMA / CEL require an additional contribution? Yes ☐ No ☐

Identify the section of the CMA / CEL that requires the mitigation payment?

Proportionate Share Mitigation Amount (payable to Orange County School Board) $_____

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable **Local Government**. (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the **Orange County Public Schools**. (Deliver to OCPS)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

_____ _____ _____

Signature of Applicant | Print Name of Applicant | Date

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer :_____ Date Reviewed:_____	Received Stamp
☐	Application Sufficient
☐	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.
4. Multi-Family High Rise rate is effective June 22, 2021.

DOC # 20240649686
11/13/2024 14:26 PM Page 1 of 9
Rec Fee: $78.00
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

After recording return to:

Christopher C. Mills, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SECOND AMENDMENT TO
SCHOOL CONCURRENCY
MITIGATION AGREEMENT
APK-21-021-A2
THE RIDGE PD
PARCEL IDs#: 17-21-28-0000-00-006; 17-21-28-0000-00-007; 17-21-28-0000-00-017; 17-21-28-0000-00-018; 17-21-28-0000-00-023; 17-21-28-0000-00-030; 17-21-28-0000-00-031; 18-21-28-0000-00-013; 18-21-28-0000-00-014; 18-21-28-0000-00-103

THIS SECOND AMENDMENT TO SCHOOL CONCURRENCY MITIGATION AGREEMENT ("Second Amendment"), is entered into as of the Effective Date (as defined below) by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA** a body corporate and political subdivision of the State of Florida, ("School Board"); **CITY OF APOPKA**, a municipal corporation of the State of Florida, ("City"); and **APOPKA CENTERLINE DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 15481 SW 12th Street, Suite 309, Sunrise, FL 33326; **DRP FL 5, LLC**, a Delaware limited liability company ("DRP") licensed to do business in Florida, whose address is c/o DW Partners, LP, 590 Madison Avenue, 13th Floor, New York, NY 10022; and **AG EHC II (LEN) MULTI STATE 1, LLC**, a Delaware limited liability company ("AG") licensed to do business in Florida, whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255 (collectively, the "Applicants"). The School Board, the City and the Applicants are collectively referred to herein as the "Parties."

RECITALS:

WHEREAS, the School Board and Applicants entered into that certain School Concurrency Mitigation Agreement (APK-21-021) dated effective on September 13, 2022, and recorded on October 7, 2022, as Document #20220608957, as amended by that certain First Amendment to School Concurrency Mitigation Agreement (APK-21-021-A1) dated effective March 23, 2023, and recorded on April 6, 2023, as Document #20230193113, all in the Public Records of Orange County, Florida (collectively, the "Agreement"); and

WHEREAS, the First Amendment resulted in an extension of the above referenced agreement by 6 months and 60 days; and

WHEREAS, Governor DeSantis declared a State of Emergency on November 7, 2022, under Executive Order No. 22-253, declaring a State of Emergency due to the threat posed by

Subtropical Storm Nicole (referred to as the "Nicole EO"). On August 29, 2023, Governor DeSantis declared a State of Emergency due to Hurricane Idalia under Executive Order number 23-175 (referred to as the "Idalia EO"; the Nicole EO and the Idalia EO are sometimes hereinafter collectively referred to as the "Executive Orders"): and

WHEREAS, Section 252.363(1)(a), Florida Statutes, provides that in the event the Governor declares a state of emergency, the declaration tolls the period remaining under a permit or development order for the duration of the declaration and extends the permit or development order for an additional six-month period; and

WHEREAS, Senate Bill 250 amended Section 252.363(1)(a) to allow for an extension of twenty-four months, instead of six months, plus the length of time the state of emergency for a natural disaster is in effect, not to exceed forty-one (41) months and 305 days in total in the event of multiple natural emergencies; and

WHEREAS, the Executive Orders result in an extension of the above-referenced Agreement by a total of forty-one (41) months and 305 days; and

WHEREAS, the Parties desire to amend and modify the terms of the Agreement in accordance with the terms and conditions set forth herein and Section 16 of the Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Recitals; Definitions. The foregoing recitals are true and correct and are incorporated herein by reference. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Agreement.

2. Capacity Reservation Fee. The Parties agree and acknowledge that the payment schedule for the 2nd Installment of the School Capacity Reservation Fee, and each subsequent installment, as set forth in Section 9 of the Agreement, shall be extended for an additional forty-one (41) months and 305 days.

3. Recording of this Second Amendment. The School Board agrees to record this Second Amendment, at Applicants' expense, in the Public Records of Orange County, Florida.

4. Effective Date. The effective date of this Second Amendment shall be the date when the last one of the Parties has properly executed this Second Amendment as determined by the date set forth immediately below their respective signatures (the "Effective Date").

[SIGNATURE PAGES TO FOLLOW]

"SCHOOL BOARD"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Signed and sealed in the presence of:

Print Name: Rebeca Helvander

Print Name: Nancy L. Conover

Attest: Maria F. Vazquez
Maria F. Vazquez, Ed.D., as its Secretary and Superintendent

Dated: Nov 11, 2024

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 11 day of November, 2024, by Maria F. Vazquez as Secretary and Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.

AFFIX NOTARY S

CYNTHIA GOMEZ NOTARY PUBLIC MY COMMISSION EXPIRES 8-7-2028 STATE OF FLORIDA COMMISSION NUMBER HH 579634

NOTARY PUBLIC OF FLORIDA
Print Name: Cynthia Gomez
Commission No.: HH 579634
Expires: 8/7/2028

Reviewed and approved by Orange County Public School's Chief Facilities Officer

Rory A. Salimbene
Chief Facilities Officer

Date: 10/31, 2024

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Jad Brower, Esq.
Staff Attorney III, Planning & Real Estate

Date: 10/30, 2024

"APPLICANTS"

Signed and sealed in the presence of:

APOPKA CENTERLINE DEVELOPMENT, LLC, a Florida limited liability company

Print Name: ERNESTO MITSUMARU

By: _____

Print Name: Craig Perry

Print Name: Jose R. Mitsumaru

Title: Manager

Date: 8/22/2024

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online this 22 day of August, 2024, by Craig Perry as Manager of **APOPKA CENTERLINE DEVELOPMENT, LLC**, on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.

Notary Public State of Florida
Katherine Asencio Gomez
My Commission
HH 280738
Exp. 6/26/2026

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Katherine Asencio Gomez
Commission No.: HH 280738
Expires: 6/26/2026

"APPLICANTS"

Signed and sealed in the presence of:

Signature of Witness

Jeunette Lakavage
Print Name

Signature of Witness

Jeff Benson
Print Name

AG EHC II (LEN) MULTI STATE 1, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: Wendy Stoeckel
Wendy Stoeckel, Authorized Representative

Date: 8/23/24

STATE OF ARIZONA)
) s.s.:
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online this 23 day of August, 2024, by Wendy Stoeckel as Authorized Representative of Essential Hosuing Asset Management, LLC, Authorized Agent of **AG EHC II (LEN) MULTI STATE 1, LLC**, a Delaware limited liability company, for and on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.

Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

AFFIX NOTARY STAMP

NOTARY PUBLIC OF ARIZONA

Print Name: Jaime Marie Adams

Commission No.: 607030

Expires: 07/01/2025

"APPLICANTS"

Signed and sealed in the presence of:

Josephine Cimino
Signature of Witness

Josephine Cimino
Print Name

Address: 590 Madison Ave 13th Fl
New York, NY 10022

Signature of Witness

John D. Madkin
Print Name

Address: 590 Madison Ave 13th Fl
New York, NY 10022

DRP FL 5, LLC, a Delaware limited liability company

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

By: Houdin Honarvar
Houdin Honarvar, its Authorized Signatory

Date: September 18, 2024

STATE OF NEW YORK)
) s.s.:
COUNTY OF NEW YORK)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online this 18th day of September, 2024, by Houdin Honarvar as Authorized Signatory of **DRP FL 5, LLC**, a Delaware limited liability company, for and on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01CI0026551
Qualified in Nassau County
My Commission Expires 7-5-2028

Josephine G. Cimino
NOTARY PUBLIC OF NEW YORK

Print Name: Josephine G Cimino

Commission No.: 01CI0026551

Expires: 7-5-2028

AFFIX NOTARY STAMP

"CITY"

CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida

By: Bryan Nelson
Bryan Nelson, Mayor, City of Apopka

Date: 9-23-24

ATTEST:

By: Rita M Borne
City Clerk

Date: 09-23-24

{Corporate Seal}

JOINDER OF TOLL SOUTHEAST LP COMPANY, INC.

Toll Southeast LP Company, Inc., who has entered into an option agreement to purchase lots within the DRP Property, hereby joins in the execution of this Second Amendment for the express purposes of: (i) agreeing to be bound by the provision of the Agreement, as amended by the Second Amendment, with respect to the payment of the portion of the Proportionate Share payment and Capacity Reservation Fees allocated to the DRP Property; and (ii) acknowledging its status and rights as a third-party beneficiary of the Agreement, as amended by this Second Amendment.

Signed and sealed in the presence of:

Signature of Witness

Johanna Bass

Print Name

Address: 2966 Commerce Park Dr
Orlando FL 32819

Signature of Witness

Glenda Toro

Print Name

Address: 2966 Commerce Park Drive
Orlando FL 32819

TOLL SOUTHEAST LP COMPANY, INC., a Delaware corporation

By:

Print Name: MARK McINTOSH

Title: VP. LAND Development

Date: 9/18/24

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 18 day of September, 2024, by Mark McIntosh as Vice President of Toll Southeast Company, Inc., a Delaware corporation, for and on behalf of the corporation. He/she is personally known to me or has produced _____ (type of identification) as identification.

JOHANNA BASS
MY COMMISSION # HH 513640
EXPIRES: April 9, 2028

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Johanna Bass
Commission No.: HH 513640
Expires: 4/9/28

JOINDER OF LENNAR HOMES, LLC

Lennar Homes, LLC, who has entered into an option agreement to purchase lots within the AG Property, hereby joins in the execution of this Second Amendment for the express purposes of: (i) agreeing to be bound by the provision of this Agreement, as amended by this Second Amendment, with respect to the payment of the portion of the Proportionate Share payment and Capacity Reservation Fees allocated to the AG Property; and (ii) acknowledging its status and rights as a third-party beneficiary of the Agreement, as amended by this Second Amendment.

Signed, sealed and delivered in the presence of:

Signature of Witness

Print Name 6675 Westwood Blvd. Orlando, FL 32821

Signature of Witness

Print Name 6675 Westwood Blvd. Orlando, FL 32821

LENNAR HOMES, LLC, a Florida limited liability company

By: _____

Print Name: MARK MCDONALD

Title: VICE PRESIDENT

Date: 8/29/24

STATE OF FLORIDA)
) ss.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 29 day of August, 2024, by Mark McDonald the Vice President of LENNAR HOMES, LLC, a Florida limited liability company, for and on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.

AFFIX NOTARY STAMP

LINDA E. CHAMBERS
MY COMMISSION # HH 431760
EXPIRES: September 4, 2027

NOTARY PUBLIC OF FLORIDA
Print Name: LINDA E. CHAMBERS
Commission No.: 431760
Expires: 9-4-27

City of Apopka
PLANNING COMMISSION STAFF REPORT

Section: SITE PLANS
Item #: 2.
Meeting Date: June 9, 2026
Department: Community Development

SUBJECT:
Quasi-Judicial - Major Development Plan – Floridian Town Center hotel

ACTION ITEM INFORMATION:
Owner(s): Florence Hotel Company LLC 73% INT Apopka Acquisition Company LLC 27% INT
Applicant: Jason W. Searl, Esq.
Parcel Identification Number(s): 06-21-28-7172-16-042
Location: Lot 5, Floridian Town Center PD (Planned Development)
Future Land Use: Commercial
Zoning: PD (Planned Development)
Existing Use(s): Vacant
Proposed Use: 137 room hotel
Tract Size: 2.91 +/- Acres
Project Manager: Bobby Howell

REQUEST:
Recommend approval of the Floridian Town Center hotel - Major Development Plan.

SUMMARY:
ZONING REPORT
This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	High Density Residential	Planned Development (PD)	Vacant parcel, Floridian Town Center PD
East	Commercial/High Density Residential	Planned Development (PD)	Vacant parcel, Floridian Town Center PD
South	Commercial	Planned Development (PD)	Vacant parcel, Floridian Town Center PD
West	Commercial	Planned Development (PD)	Vacant parcel, Floridian Town Center PD

The Applicant requests approval of a Major Development Plan (MDP) for a proposed 4-story, 137 room Marriott Farifield Inn/Townplace Suites hotel located on Lot 5 of the Floridian Town Center PD (Planned Development), which is located at the north-west corner of the intersection of the SR 429 Connector Road and US 441. The

subject property is approximately 2.91 acres in size. The Major Development Plan for the hotel proposes on-site parking, landscaping, and pedestrian improvements that allows accessibility into the site from the surrounding public rights-of-ways. The hotel will be constructed with an outdoor patio and swimming pool for guests to use. The hotel will not have a restaurant, only a breakfast area for guests. Access to the development is proposed via Southfork Drive and Floridian Town Center Boulevard, both of which are internal roadways within the Floridian Town Center PD. Upon construction of the hotel, this project will be the first development within the Floridian Town Center PD.

The Floridian Town Center PD was approved by the City Commission in 2021 via Ordinance No. 2840, and was amended by Ordinance No. 3060 in 2024 and is entitled for townhome, multifamily, commercial, hotel, and mixed-use development. Infrastructure to service the development including stormwater, utilities, and roads has been constructed by the master developer and has been accepted by the City. Design of the hotel site is consistent with the approved PD Master Plan, Comprehensive Plan and Land Development Code.

LANDSCAPE PLAN: The landscape plan includes shade and understory trees consisting of Willow Oak, Florida Elm, Chinese Pistache, Red Holly, Bald Cypress, Crepe Myrtle, and shrubs and groundcovers consisting of Abelia, Rosemary, Distylium, and Jasmine. Grass is proposed with Bermuda grass. Trees and groundcover are provided in the parking islands, trees, groundcover and shrubs are provided along the Southfork Drive and Floridian Town Center street frontages. Foundational landscaping is provided adjacent to the hotel building, and consists of Bermuda grass, Crepe Myrtle and Holly trees, and Hydrangea. The Major Development Plan proposes a total of 25% open space on the site that includes site landscaping.

ACCESS & PARKING:
Consistent with the approved PD, access points are provided leading into the site from Floridian Town Center Boulevard and Southfork Road. The Major Development Plan provides 142 vehicle parking spaces (7 accessible, 2 EV spaces, 133 standard), and 9 bicycle parking spaces consistent with Land Development Code requirements. A 45-foot by 12-foot unloading zone is proposed adjacent to the northern building entrances. Pedestrian connections are provided from the sidewalks that will be constructed along the Southfork Road and Floridian Town Center street frontages. Design and construction of Southfork Drive by the Floridian Town Center property onwer, which is the east/west road within the Floridian Town Center PD will commence no later than the end of the third quarter of 2026.The applicant has committed to obtaining the permit for the road construction prior to the permits for the construction of the hotel.

STORMWATER: Consistent with the approved PD, stormwater will be discharged into Tract "H" of the Floridian Town Center which serves as the master stormwater pond.

The Development Review Committee finds that the applicant has demonstrated competent, substantial evidence that:

1. The proposed development and uses 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; and

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

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.

Final technical compliance with engineering, utility, drainage, fire access, and construction details will be addressed through Construction Site Plan review and permitting, that will be required to be approved by the Development Review Committee (DRC). Approval of the Major Development Plan does not authorize construction.

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 properly notified Orange County on March 11, 2025.

PUBLIC HEARING SCHEDULE
June 9, 2026 – Planning Commission (5:30 PM)
July 1, 2026 – City Commission (1:30 PM)

FUNDING SOURCE:
N/A

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.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
On April 29, 2026, the Development Review Committee (DRC) recommended approval of the Floridian Town Center hotel — Major Development Plan and found it consistent with the Comprehensive Plan and Land Development Code.

PLANNING COMMISSION:
Recommend approval of the Floridian Town Center hotel — 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.

ATTACHMENTS:
1. Marriott Fairfield Towneplace Suites Civil Set
2. Map series
3. Ordinance Number 2840 Floridian Town Center PD
4. Ordinance Number 3060 Amended Floridian Town Center PD

MAJOR DEVELOPMENT PLAN FOR:

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD, APOPKA, FLORIDA 33712

PARCEL ID NUMBER 06-21-28-7172-16-030*, 06-21-28-7172-16-040*, 06-21-28-7172-16-042*
*UPON FINAL PLAN APPROVAL, PARCEL ID IS SUBJECT TO CHANGE

NOT FOR CONSTRUCTION

SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E

GENERAL STATEMENT:

THIS PROJECT CONSISTS OF THE DEVELOPMENT OF ± 2.91 AC (126,700 SF) OF VACANT LAND. THE PROPOSED DEVELOPMENT INCLUDES THE CONSTRUCTION OF A ±77,081.73 SF; 4-STORY, 46 FEET 6 INCH TALL HOTEL ALONG WITH THE ASSOCIATED PARKING, LANDSCAPING, DRAINAGE AND UTILITIES.

UTILITY PROVIDERS:

WATER, WASTEWATER, RECLAIM	CITY OF APOPKA 748 EAST CLEVELAND STREET APOPKA, FL 32703 PHONE: (407) 703-1713
ELECTRIC	DUKE ENERGY 452 EAST CROWN POINT ROAD WINTER GARDEN, FL 34787 PHONE: (407) 905-3302 FAX: (407) 905-3365
GAS	LAKE APOPKA NATURAL GAS ANTONIO GIBSON 1320 WINTER GARDEN VINELAND ROAD WINTER GARDEN, FL 34787 PHONE: (407) 861-9231 EMAIL: ANTONIO.GIBSON@LANDGD.ORG FAX: (407) 410-7024
TELEPHONE	CENTURYLINK FLORIDA, INC. 33 NORTH MAIN STREET WINTER GARDEN, FL 34787 PHONE: (407) 814-5351 FAX: (407) 814-5320
CABLE TV	BRIGHT HOUSE NETWORKS 65 SOUTH KELLER ROAD ORLANDO, FL 32810 PHONE: (407) 215-5505 FAX: (407) 215-5758

SURVEY NOTE:

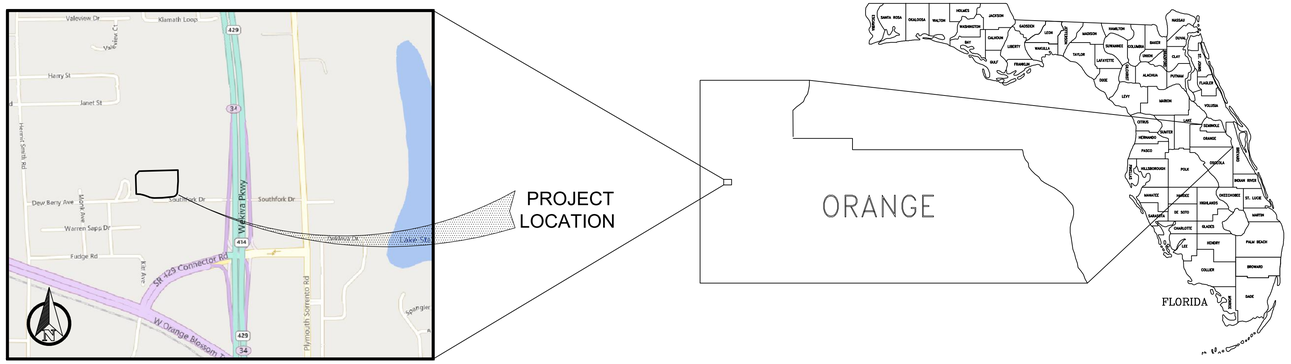
THESE PRELIMINARY PLANS WERE PREPARED WITHOUT THE BENEFIT OF A SITE SPECIFIC BOUNDARY SURVEY, THE PROPERTY BOUNDARY IS BASED OFF OF ORANGE COUNTY PROPERTY APPRAISER GIS.

TOPOGRAPHY INFORMATION IS BASED OFF OF THE SURVEY BY DONALD W. MCINTOSH ASSOCIATES, INC. DATED 11/10/2020.

FLOOD NOTE:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, FIRM NO. 12095C0125H & 12095C0110H, EFF. 09-24-2021.

Know what's below. Call before you dig.



SITE LOCATION MAP

N.T.S.

DIRECTIONS TO PROJECT SITE

FROM SR 429 N: HEAD NORTH ON STATE RTE 429 N, THEN HEAD WEST TOWARD SR 429 CONNECTOR RD, TURN RIGHT ONTO FLORIDIAN TOWN CENTER BLVD, AT THE TRAFFIC CIRCLE, TAKE THE 3RD EXIT ONTO SOUTHFORK RD, THE DESTINATION WILL BE ON THE RIGHT.

OWNER / DEVELOPER

RICHARD DEMARCO
FLORENCE HOTEL COMPANY, LLC.
100 CHURCH ST. SW, SUITE 400
HUNTSVILLE, AL 35801

CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD.
ENGINEERING OF RECORD:
KYLE A. SHASTEEN, P.E.
4450 W. EAU GALLIE BLVD.
SUITE 144
MELBOURNE, FL-32934
PHONE: (321) 255-5434

Bowman

Sheet List Table	
Sheet Number	Sheet Title
C0	COVER SHEET
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G1.1	GENERAL NOTES
S1.0	AERIAL, SOILS & FLUCCS
C1.0	DEVELOPMENT PLAN
C1.1	PARKING PLAN
C2.0	PRELIMINARY PAVING, GRADING & UTILITY PLAN
C3.0	FIRE TRUCK MOVEMENT PLAN
C3.1	GARBAGE TRUCK MOVEMENT PLAN
D1.0	DETAILS - COVER
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D1.3	DETAILS - TYP. LEVEL FLOOR PLAN
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D1.6	DETAILS - ROOF PLAN
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L1.0	LANDSCAPE PLAN
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LE 1.00	PHOTOMETRIC PLAN APPLICATIONS
LE 5.00	LIGHTING CUT SHEETS, DIAGRAMS, & NOTES
LE 5.01	LIGHTING MATERIALS & PRODUCT CUT SHEETS

Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
www.bowman.com

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Certificate of Authorization License No. 30462

COVER SHEET
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA
ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION

JG	JG	KAS
DESIGN	DRAWN	CHKD

SCALE	AS SHOWN
JOB No.	011589-01-001
DATE	9/22/2025

COVER SHEET

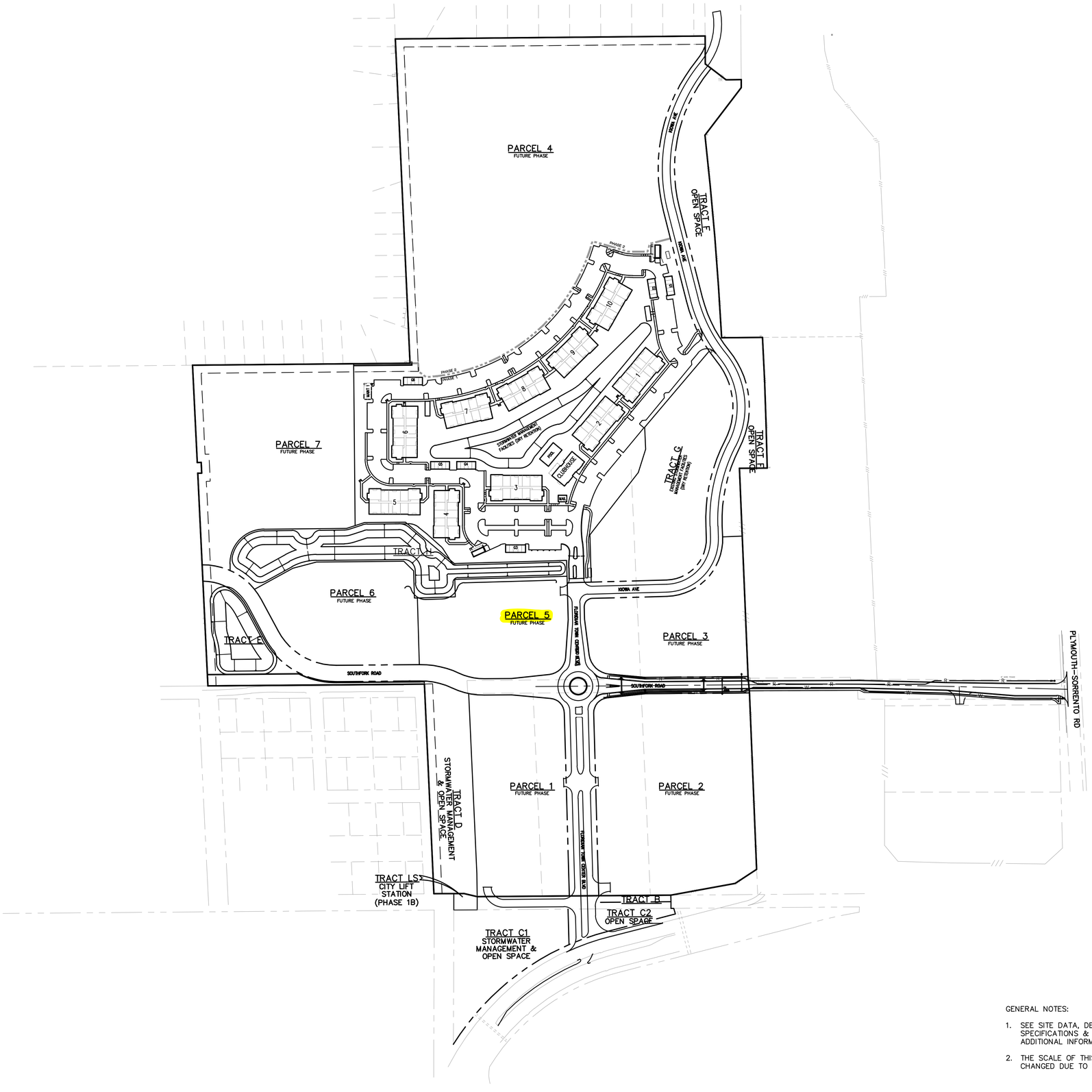
SHEET No. C0

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Mar. 5, 2026
User: DJOSEPH
File: PATH:\011589-01-001 - Marriott Fairfield Townplace Suites\Engineering\Civil\Plans\Cover Sheet.dwg, Plan: PRELIMINARY DEVELOPMENT PLANS | 1:58.8 | USP: 0.0 | 22"x34" | By: DJOSEPH
Xrefs: C:\Users\djoseph\Bowman Consulting Group Ltd\Bowman Consulting - Documents\Templates\Civil\Xrefs\Cover Sheet.dwg

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NOT FOR CONSTRUCTION



GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES, SPECIFICATIONS & LEGEND SHEETS FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068

Seals

DATE: _____

MAJOR DEVELOPMENT PLAN – PHASE 1
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DOCUMENT CHANGES

Description	Date
REVISED PARCEL 4 PHASE 1 DEVELOPMENT	4/30/24

Issue Description	
Issue Date	2/16/21
Project No	18161
Drawn/ Designed	MAB / MAB
Checked By	JCN

Drawing Title

MASTER PLAN

Sheet Number

PD

GENERAL REQUIREMENTS OF CONTRACTOR

1. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY(S) HAVING JURISDICTION. ALL WORK SHALL BE AS-BUILT BY A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR INCLUDING ALL FINISH FLOORS, SITE GRADING, WATER SYSTEM, SEWER SYSTEM, DRAINAGE SYSTEM, RECLAIMED WATER SYSTEM AND ALL OTHER FACILITIES ASSOCIATED WITH THE PROJECT.

   UPON COMPLETION OF THE PROJECT, THE LICENSED SURVEYOR SHALL DELIVER SIGNED AND SEALED COPIES OF THIS AS-BUILT RECORD OF THE PROJECT TO THE ENGINEER.

   WARNING: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE ENGINEER OF RECORD.

2. CONTRACTOR SHALL PROMPTLY NOTIFY, BY TELEPHONE AND IN WRITING, THE ENGINEER AND THE AGENCY HAVING JURISDICTION UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY THE APPROVED PLANS AND SPECIFICATIONS.

3. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

4. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY ON OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

5. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

   CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

   UPON ENCOUNTERING EXISTING UTILITIES OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND THE OWNER OF THE CONDUIT OR STRUCTURE BY TELEPHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.

6. CONTRACTOR SHALL CONTACT SUNSHINE 811 A MINIMUM OF 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION TO HAVE KNOWN UNDERGROUND FACILITIES LOCATED. NO EXCAVATION SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THE INQUIRY IDENTIFICATION NUMBER AND EACH UTILITY OR OTHER OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND PHYSICALLY MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

7. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT THE CITY AND EACH UTILITY COMPANY OR OTHER OWNER OF SUBSURFACE FACILITIES WITHIN THE WORK SITE, SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE-SPECIFIC REQUIREMENTS FOR EXCAVATION.

8. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE START OF ANY CONSTRUCTION AND SCHEDULE THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE. A PRE-CONSTRUCTION CONFERENCE WITH THE CITY IS REQUIRED PRIOR TO START OF WORK.

9. CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND/OR PERPETUATION OF ALL EXISTING MONUMENTS WHICH CONTROL SUBDIVISIONS, TRACTS, BOUNDARIES, EASEMENTS, STREETS, HIGHWAYS OR OTHER RIGHTS-OF-WAY, OR WHICH PROVIDE SURVEY CONTROL WHICH WILL BE DISTURBED OR REMOVED DUE TO CONTRACTOR'S WORK. PRIOR TO DISTURBANCE OR REMOVAL OF EXISTING MONUMENTS, CONTRACTOR SHALL CONTRACT WITH LICENSED LAND SURVEYOR TO RESET MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR.

10. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED, THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREFOR.

11. IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND SAWCUT LINES DURING CONSTRUCTION; IF PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE, OR AS REQUIRED BY THE AGENCY HAVING JURISDICTION.

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TRAFFIC CONTROL AS REQUIRED FOR THE WORK IN PROGRESS TO SAFELY HANDLE VEHICULAR, BICYCLE AND PEDESTRIAN TRAFFIC THROUGHOUT THE PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY 24 HOURS PER DAY AND SEVEN DAYS A WEEK FOR THE DURATION OF WORK ON THE PROJECT. CONTRACTOR SHALL IMPLEMENT MAINTENANCE OF TRAFFIC IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTION 102 "MAINTENANCE OF TRAFFIC".

13. WORK PERFORMED BY THE CONTRACTOR THAT IS REQUIRED TO BE AS-BUILT SHALL BE SURVEYED BY A SURVEYOR REGISTERED IN THE STATE OF FLORIDA. IMPROVEMENTS SHALL BE SURVEYED WHILE THE WORK IS IN PROGRESS (UNCOVERED) SO THAT THE SURVEYOR CAN VISUALLY OBSERVE THE WORK AND SPECIFIC ELEMENT BEING SURVEYED AND CONFIRM WHAT IS BEING LOCATED, INCLUDING TYPE AND SIZE. IF THE WORK IS BURIED, THE CONTRACTOR IS RESPONSIBLE FOR POTHOLING EACH FITTING AND FEATURE OF THE INSTALLATION SO THE SURVEYORS WORK CAN BE PERFORMED. IT IS NOT ACCEPTABLE TO COVER WORK AND USE PIPE EXTENSIONS FOR THE PURPOSE OF AS-BUILTING INSTALLED WORK.

CONSTRUCTION NOTES (SPECIFICATIONS)

GENERAL NOTES:

1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FDOT SPECIFICATIONS, STANDARDS AND STANDARD PLANS, AND THE CITY OF APOPKA DESIGN STANDARDS AND STANDARD DETAILS. WHERE DISCREPANCIES IN THE STANDARDS OCCUR THE EOR AND CITY ENGINEER SHALL MAKE THE FINAL DETERMINATION.

   ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS, AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.

3. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL ENGINEERING AND GEOLOGICAL REPORTS FOR THIS PROJECT INCLUDING THOSE LISTED BELOW:

   NO REPORT, THIS SECTION DOES NOT APPLY.

   THESE REPORTS AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL AND GEOLOGY REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.

   PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.

4. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL FEDERAL AND STATE REQUIREMENTS.

5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY OR AS REQUIRED BY THE APPLICABLE REGULATORY AGENCY.

6. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA TRENCH AND EXCAVATION SAFETY AND THE FLORIDA TRENCH SAFETY ACT.

7. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.

8. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. ALL TESTING OF MATERIALS AND MATERIALS PLACED SHALL BE BY THE CONTRACTOR, AT HIS SOLE EXPENSE, USING AN INDEPENDENT LABORATORY.

   WORK NOT OBSERVED BY THE EOR AND TESTED WILL BE SUBJECT TO REJECTION.

9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER AT THE EXPENSE OF THE CONTRACTOR.

10. CONTRACTOR SHALL SCHEDULE GRAVITY PIPELINE WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.

11. STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.

12. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

13. BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND INVERT ELEVATION OF ALL EXISTING WATER, SEWER, AND DRAINAGE STRUCTURES AND/OR CONDUITS TO BE JOINED BY NEW CONSTRUCTION.

    BEFORE BEGINNING WORK, CONTRACTOR SHALL DETERMINE OR VERIFY THE LOCATION AND DEPTH OF ALL EXISTING STRUCTURES AND/OR CONDUITS WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW CONSTRUCTION. CONTRACTOR SHALL DETERMINE AND INSTALL FITTINGS, CONNECTORS, AND ADAPTERS REQUIRED TO CONNECT AT NO ADDITIONAL COST.

14. GROUNDWATER MAY BE ENCOUNTERED AT OR NEAR THE GROUND SURFACE. CONTRACTOR SHALL INSTALL DEWATERING SYSTEMS AS REQUIRED TO LOWER THE WATER LEVEL TO A MINIMUM OF 3 FEET BELOW THE BOTTOM OF EXCAVATIONS FOR ALL IMPROVEMENTS CONSTRUCTED FOR THIS PROJECT. CONTRACTOR IS RESPONSIBLE FOR ALL SITE DEWATERING. CONTRACTOR IS RESPONSIBLE FOR PROPER PERMITTING AND DISPOSAL OF DEWATERING WATER. ALL COSTS, IMPACTS OR FINES TO THE PROJECT FROM DEWATERING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

15. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.

16. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFX) REQUIREMENTS

17. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.

18. ALL FINAL UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.

19. SANITARY WASTE SERVICES WILL BE PROVIDED BY CITY OF APOPKA.

20. THE SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAN PER FEMA/FIRM MAP. ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.

21. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANCE ARTIFACTS WERE OBSERVED ONSITE.

22. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.9(D)(21) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069", UNLESS OTHERWISE APPROVED BY THE CITY.

23. PROJECT LIGHTNING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN THE STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALK LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.

24. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.

25. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT. AT 2750 W. ORANGE AVE, APOPKA FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY THE BUILDING WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLE SYSTEM, FDC's AND REMOTE MONITORING ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.

26. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOOD OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.

27. ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.

28. IF FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL, THEN THE APPROVAL OF THIS MAJOR DEVELOPMENT PLAN WILL EXPIRE.

29. SCHOOL:
    WITHIN THE MULTI-FAMILY PORTION (APARTMENT) (312 UNITS x 0.281 STUDENTS/ UNIT)= 88 STUDENTS.

    WITHIN THE COMMERCIAL DEVELOPMENT NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY.

30. FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
    - CITY OP APOPKA FINAL DEVELOPMENT PLAN APPROVAL
    - FLORIDA DEPARTMENT OF TRANSPIRATION RIGHT-OF-WAY UTILITY PERMIT
    - CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFX) DRAINAGE CONNECTION PERMIT
    - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
    - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
    - ST. JOHNS RIVER WATER MANAGEMENT ERP.
    - NPDES PERMITTING (INCLUDING NOI AND NOT)

31. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST B RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.

32. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION ACCORDANCE WITH THE CITY OF APOPKA FORE DEPARTMENT REQUIREMENTS.

GRADING NOTES:

1. ALL GRADING SHALL BE IN CONFORMANCE WITH THESE PLANS, CITY OF APOPKA CONSTRUCTION STANDARDS, THERETO AND WITH THE RECOMMENDATIONS AND REFERENCED STANDARD GRADING SPECIFICATIONS CONTAINED IN THE GEOTECHNICAL REPORT(S) REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

2. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A HAZARD TO VEHICULAR TRAFFIC OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS, IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM HIS OPERATIONS. DUST ABATEMENT MEASURES SHALL BE CONTINUED UNTIL RELIEF IS GRANTED BY THE INSPECTOR.

3. AREAS TO BE GRADED IN ACCORDANCE WITH THE GRADING AND CLEARING PLANS, THE GRADING, PAVING, AND DRAINAGE PLAN, SITE SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS.

4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY AND EOR FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON PUBLIC ROADS. THE CITY SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR. CONTRACTOR SHALL IMMEDIATELY CLEAN UP ALL SPILLS AND TRACKING.

5. UNSUITABLE SOILS ENCOUNTERED DURING GRADING SHALL BE EXCAVATED AND REPLACED.

   OVERWET AND/OR PUMPING AREAS ENCOUNTERED DURING GRADING SHALL BE REVIEWED FOR CORRECTIVE MEASURES BY THE CITY AND EOR. CONTRACTOR IS RESPONSIBLE FOR DRYING OR WETTING SOIL AS REQUIRED TO OBTAIN OPTIMUM WATER CONTENT FOR COMPACTION. ALL COST FOR MOISTURE CONDITIONING SOIL SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.

6. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 12-INCHES IN LOOSE THICKNESS, BE MOISTENED OR DRIED AS REQUIRED AND BE COMPACTED TO THE MINIMUM RELATIVE COMPACTION. THINNER LIFTS MAY BE NECESSARY TO ACHIEVE THE REQUIRED MINIMUM COMPACTION.

7. FILL AND BACKFILL MATERIAL SHALL BE COMPACTED AT LEAST TO THE SPECIFIED RELATIVE COMPACTION BUT IN NO CASE TO LESS THAN 95% OF MAXIMUM DENSITY, DETERMINED IN CONFORMANCE WITH AASHTO T180 AND T 99, LATEST REVISION. SOME AREAS REQUIRE COMPACTION TO GREATER DENSITY AS CALLED FOR ON THESE PLANS OR THE AGENCY HAVING JURISDICTION.

8. FINISH CUT SLOPES, FILL SLOPES AND COMBINATION CUT AND FILL SLOPES SHALL NOT EXCEED A GRADE OF 4 HORIZONTAL TO 1 VERTICAL UNLESS SPECIFICALLY CALLED FOR ON THESE PLANS. LOWER POND SLOPES AND DRAINAGE DITCHES CAN BE EXCAVATED TO 2 HORIZONTALS TO 1 VERTICAL, WHERE CALLED FOR ON THE PLANS OR APPROVED IN WRITING IN ADVANCE OF CONSTRUCTION.

9. ALL GRADED AREAS SHALL BE PLANTED IN CONFORMANCE WITH THE APPROVED LANDSCAPING PLAN, IF APPLICABLE AND SHALL OTHERWISE BE PLANTED WITH SOD OR PLANTINGS AS APPROVED BY THE CITY AND EOR AND SHALL BE DENSE AND GROWING PRIOR TO FINAL INSPECTION.

10. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

11. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH FINAL SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SOIL GRADE.

12. PLAN ELEVATIONS SHOWN ON WALKWAYS, RAMPS, STEPS AND OTHER HARDSCAPE ARE INTENDED TO ESTABLISH GRADING AND SURFACE DRAINAGE CONTROL FOR THESE IMPROVEMENTS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PERFORM DETAILED LAYOUT FOR AND TO CONSTRUCT WALKWAYS, RAMPS, STEPS, AND OTHER HARDSCAPE IN CONFORMANCE WITH ALL BUILDING CODE AND ACCESSIBILITY REQUIREMENTS INCLUDING THOSE FOR DIMENSIONING, SLOPE, CROSS-SLOPE, SURFACE TEXTURE, WARNING CURBS, AND HAND-RAILS.

13. SITE FINISH GRADING SHALL BE COMPLETED AND CONFIRMED BY SURVEY TO CONFORM TO APPROVED PLANS AND SPECIFICATIONS BEFORE LANDSCAPING AND IRRIGATION CONSTRUCTION CAN BEGIN.

    LANDSCAPE CONTRACTOR SHALL REMOVE FROM THE SITE AND PROPERLY DISPOSE OF ALL EARTH SPOIL FROM PLANT HOLES AND PIPE TRENCHES. EXCESS SOIL AND/OR MULCH SHALL NOT BE PLACED OR SPREAD AT THE SITE, BUT REMOVED AND PROPERLY DISPOSED.

14. PAVEMENT STRUCTURAL SECTIONS SHALL BE AS SHOWN ON THESE PLANS.

15. THE UPPER 12 INCHES OF FILL OR NATIVE SOIL BELOW THE BOTTOM OF BASE OR SUBBASE COURSE (BELOW SUBGRADE) IN PAVEMENT AREAS, AND THE UPPER 6 INCHES OF FILL OR NATIVE SOIL BELOW THE CONCRETE IN WALKWAY AREAS SHALL BE COMPACTED TO A MINIMUM OF 98% OF MAXIMUM DENSITY.

16. BEFORE PLACEMENT OF BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE DENSITY TESTED BY THE CONTRACTOR AND REVIEWED BY THE EOR.

17. SURFACE SOILS CONTAINING ORGANIC MATERIAL MAY BE STOCKPILED FOR FUTURE USE BY THE LANDSCAPE CONTRACTOR; HOWEVER, THIS OPERATION SHALL BE COORDINATED SO THAT UPON COMPLETION OF THE PROJECT, ALL EXCESS MATERIAL IS REMOVED FROM THE JOB SITE AND FINISH GRADES ARE AS CALLED FOR ON THE PLANS.

18. QUALITY REVIEW AND REPORTING REQUIREMENTS

    A. CONTRACTOR SHALL CONDUCT STRINGLINE TESTING OF SUBGRADE, BASE, AND FINAL ASPHALT IN CONSTRUCTION WITH THE EOR.

19. BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOWS, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ONSITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER.

20. CONTRACTOR IS REQUIRED TO REVIEW TOPOGRAPHIC MAPPING AND CONFIRM EXISTING TOPOGRAPHIC MAPPING IS CONSISTENT WITH THE CONDITION OF THE SITE ENCOUNTERED BY THE CONTRACTOR. DISCREPANCIES FOUND WITH THE EXISTING TOPOGRAPHIC MAPPING MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO START OF ANY GRADING. ONCE GRADING COMMENCES, THE CONTRACTOR HAS ACCEPTED THE EXISTING TOPOGRAPHIC MAPPING AS ACCURATE AND REPRESENTATIVE OF THE EXISTING CONDITIONS ASSUMED BY THE CONTRACTOR.

STORM DRAIN NOTES:

1. ALL PUBLIC STORM DRAIN MATERI

DEVELOPMENT NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.
2. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
3. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES, AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
4. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY. FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
5. ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
6. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA.
7. STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE, AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
8. THIS SITE IS LOCATED IN ZONE X (FLOOD HAZARD ZONE), OUTSIDE OF THE 100-YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NO.12095C0125H, REVISED SEPTEMBER 24, 2021 AND COMMUNITY PANEL NO. 12095C0110H, REVISED SEPTEMBER 24, 2021.
9. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, SOIL SURVEY MAPS AND ONSITE SOILS ARE SHOWN ON SHEET S1.0 (AERIAL, SOILS, AND FLUCCS).
10. NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
11. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
12. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(21) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2089", UNLESS OTHERWISE APPROVED BY THE CITY.
13. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASES FLUSH WITH THE GROUND (NO BOLLARD-MOUNTED LIGHTS). PEDESTRIAN-SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO BUILDINGS AND ALONG THE CONCRETE SHARED PATHS.
14. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
15. FOR PARCEL 5, TRASH COMPACTORS ARE PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY A LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.
16. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. FIRE STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT AT 2750 W. ORANGE AVE, APOPKA, FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY, BUILDINGS WILL BE PROTECTED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC'S, AND REMOTE MONITORING ALARM SYSTEMS. FIRE PROTECTION SERVICES WILL COMPLY WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
17. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS, OR EQUIPMENT SHALL BE ALLOWED UNLESS SCREENED FROM VIEW.
18. ALL ROOFTOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHTS-OF-WAY.
19. SCHOOLS:
    – WITHIN THE COMMERCIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
20. THE FOLLOWING LIST OF PERMITS (BUT NOT LIMITED TO) ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
    – CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
    – FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
    – FDEP WASTEWATER COLLECTION SYSTEM PERMIT
    – ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT
    – NPDES PERMITTING (INCLUDING NOI AND NOT)
21. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED—WITH A COPY FORWARDED TO THE CITY OF APOPKA—FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.
22. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM SURVEY WILL BE REQUIRED DURING CONSTRUCTION IN ACCORDANCE WITH CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

CUMULATIVE DEVELOPMENT PROGRAM

PARCEL/TRACK	USE	ARE (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN	NOTES
PARCEL 1	COMMERCIAL RETAIL	4.006	0.069	1.72	3.937	98.2	POA	
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.78	6.574	99.2	POA	
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.00	3.119	100.0	POA	
PARCEL 4	MULTI-FAMILY APARTMENTS	30.766	7.840	25.5	22.926	74.5	POA	
PARCEL 5	**FLEX SPACE**	**2.910**	**2.140**	**73.57**	**0.77**	**26.4**	**POA**	
PARCEL 6	YMCA, COMMERCIAL	3.034	0.000	0.0	3.034	100.0	POA	
PARCEL 7	ASSISTED LIVING FACILITIES	5.854	0.000	0.0	5.854	100.0	POA	
TRACT B	OPEN SPACE	0.100	0.000	0.0	0.1	100.0	POA	
TRACT C1	STORMWATER MANAGEMENT / OPEN SPACE	1.844	0.042	2.3	1.8020	97.7	CITY OWNED/ POA MAINTAINED	
TRACT C2	OPEN SPACE	0.326	0.006	1.8	0.32	98.2	CITY OWNED/ POA MAINTAINED	
TRACT D	STORMWATER MANAGEMENT / OPEN SPACE	1.959	0.000	0.0	1.959	100.0	POA	
TRACT E	STORMWATER MANAGEMENT / OPEN SPACE	1.397	0.000	0.0	1.397	100.0	POA	
TRACT F	OPEN SPACE	2.493	0.000	0.0	2.493	100.0	POA	
TRACT G	STORMWATER MANAGEMENT / OPEN SPACE	3.884	0.000	0.0	3.884	100.0	POA	
TRACT H	STORMWATER MANAGEMENT / OPEN SPACE	2.402	0.000	0.0	2.402	100.0	POA	
TRACT LS	SANITARY LIFT STATION	0.078	0.061	78.2	0.017	21.8	CITY	
FLORIDIAN TOWN CENTER R/W-SOUTHERN PORTION	CITY ROAD RIGHT-OF-WAY	1.445	1.206	83.5	0.239	16.5	CITY	
MAIN ENTRANCE OFF 429 CONNECTOR ROAD	CITY ROAD RIGHT-OF-WAY	0.308	0.204	66.2	0.104	33.8	CITY	
FLORIDIAN TOWN CENTER R/W - NORTHERN PORTION, SOUTHFORK AND KIOWA AVE R/W	CITY ROAD RIGHT-OF-WAY	4.031	1.970	48.9	2.061	51.1	CITY	
WILLIAMS FAMILY COURT R/W	CITY ROAD RIGHT-OF-WAY	0.257	0.157	61.1	0.1	38.9	CITY	
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7	0.366	46.3	CITY	
TOTALS (1)		77.727	14.171	18.2	63.458	81.8		

1. TOTAL LAND BEING DEVELOPED AS PART OF THIS PROJECT. THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA. TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS
2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT

NOT FOR CONSTRUCTION

Bowman

Certificate of Authorization License No. 30462

Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
www.bowman.com

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SITE DATA & DEVELOPMENT NOTES

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD

APOPKA, FLORIDA 33712

CITY OF APOPKA

ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION

JG	JG	KAS
DESIGN	DRAWN	CHKD

SCALE	AS SHOWN
JOB No.	011589-01-001
DATE	9/22/2025

GENERAL NOTES

SHEET No. G1.1

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May 6, 2025
01 - GENERAL NOTES
FILE PATH: X:\011589-01\Sheet Pathmet\011589-01 (ENG) - Sheet Folder\Town\Sheet Folder\Sheets\Engineering\Drawings\Sheet Files\PRELIMINARY DEVELOPMENT PLAN\011589-01-PDP ADD 22-21 FA\NOTES.dwg
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LEGEND

EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS

SOILS LEGEND

46 TRAVARES FINE SAND, 0%-5% SLOPES

47 TRAVARES-MILLHOPPER FINE SAND, 0%-5% SLOPES

NOT FOR CONSTRUCTION

N

GRAPHIC SCALE

0 15' 30' 60'

(IN FEET)

SCALE: 1" = 30'

Know what's below. Call before you dig.

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Bowman Consulting Group Ltd
4450 W Eau Gallie Blvd.
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
www.bowman.com

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AERIAL, SOILS & FLUCCS

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD

APOPKA, FLORIDA 33712

CITY OF APOPKA

ORANGE COUNTY

PLAN STATUS	
DATE	DESCRIPTION

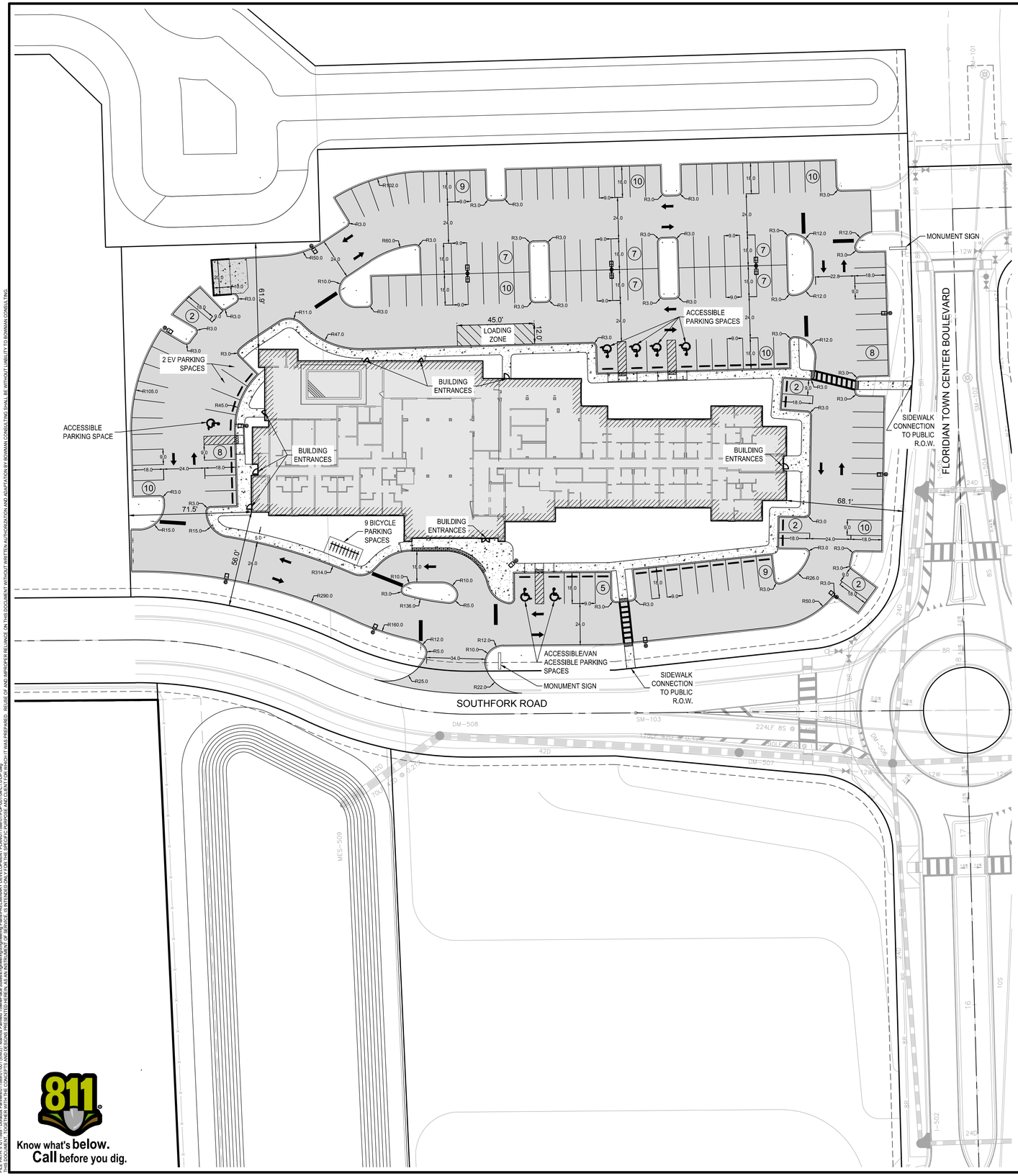
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DESIGN	DRAWN	CHKD
SCALE		AS SHOWN
JOB No.		011589-01-001
DATE		9/22/2025

AERIAL, SOILS & FLUCCS

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File Path: U:\Projects\011589-01 (ENG) - Marriott Fairfield Townplace Suites\Engineering\Drawings\Plans\PRELIMINARY DEVELOPMENT PLANS\011589-01-SP-A00-25-S1.0 SOIL.dwg
LT Login: jgonzalez, Date/Time: 9/22/2025 11:13:55 AM, Xrefs: 011589-01-SP-A00-25-S1.0 SOIL.dwg



SITE DATA

THE PROPOSED PROJECT IS A HOTEL COMMERCIAL DEVELOPMENT OF EXISTING ABANDON AGRICULTURAL NURSERIES AND VACANT PROPERTY. IMPROVEMENTS WILL OCCUR IN ONE PHASE CONSISTING OF CONSTRUCTION OF BUILDING, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.

CURRENT LOCAL JURISDICTION:	CITY OF APOPKA
CURRENT LAND USE CLASSIFICATION:	COMMERCIAL
CURRENT ZONING CLASSIFICATION:	PLANNED DEVELOPMENT (PD)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)
FLOOD ZONE CLASSIFICATION:	ZONE X FIRM PANEL NO. : 12095C0125H & 12095C0110H DATED : 9/24/2024

SURROUDING ZONING:

DIRECTION	PROPERTY USE	LAND USE	ZONING	JURISDICTION
NORTH	RESIDENTIAL	SINGLE FAMILY ESTATE	RSF-1A	CITY OF APOPKA
EAST	SR429	STATE ROAD		FLORIDA DEPARTMENT OF TRANSPORTATION
SOUTH	RESIDENTIAL	MIXED USE-EAST SHORE-GATEWAY	MU-ES-GT	CITY OF APOPKA
WEST	RESIDENTIAL	SINGLE FAMILY	A-1	ORANGE COUNTY

FUTURE LAND USE (FLU) DESIGNATION:	COMMERCIAL
EXISTING LAND USE:	UNDEVELOPED LAND AND ABANDON NURSERY

BUILDING DATA

BUILDING SETBACKS:

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT (SOUTH)	8' FEET	56.1 FEET
SIDE (WEST)	0' FEET	71.5 FEET
SIDE (EAST)	20 FEET	68.0 FEET
REAR (NORTH)	10' FEET	103.7 FEET

BUILDING HEIGHT (FINISHED FLOOR TO ROOF): MAXIMUM BY CODE EXISTING BUILDING	46' 6" 50', 4 STORIES N/A
NO. OF STORIES	4

BUILDING HEIGHTS HAVE BEEN MEASURED PER FLORIDA BUILDING CODE AS MEAN HEIGHT ABOVE FINISH FLOOR.

GENERAL NOTES

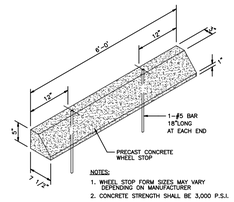
1. FIVE FOOT WIDE CONCRETE SIDEWALKS ARE REQUIRED ON ALL STREET FRONTAGES. ANY DAMAGED, CRACKED, OR BROKEN SIDEWALKS OR CURBS SHALL BE REPLACED PRIOR TO FINAL COMPLETION.
2. THE OWNER IS RESPONSIBLE FOR MEETING ALL PROVISIONS OF ADA AND FLORIDA ACCESSIBILITY CODE.
3. FENCING SHALL MEET ALL CITY REQUIREMENTS FOR HEIGHT, TYPE, ETC. CHAIN LINK FENCING SHALL BE VINYL COATED PER CODE.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY OF APOPKA STANDARDS, SPECIFICATIONS, AND ORDINANCES.
5. CITY OF APOPKA WILL INSPECT PRIVATE SITE IMPROVEMENTS ONLY TO THE EXTENT THAT THEY CONNECT TO CITY OWNED/MAINTAINED SYSTEMS (ROADWAYS, DRAINAGE, UTILITIES, ETC.). IT IS THE RESPONSIBILITY OF THE OWNER AND DESIGN ENGINEER TO ENSURE SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS, TO INCLUDE, BUT NOT LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS, OR ON-SITE UTILITIES.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE NOTIFICATION, LOCATION, AND PROTECTION OF ALL UTILITIES THAT MAY EXIST WITHIN THE PROJECT LIMITS.

TRANSPORTATION IMPACT TABLE

Hotel Trip Generation

Land Use	Land Use Code[1]	Intensity	Units	Time Period	Average Rate[1]	Development Trips[1] In	Out	Total
Proposed: Hotel	310	137	Rooms	AM [2]	0.46	35	28	63
				PM [2]	0.59	41	40	81

(1) Based on the Institute of Transportation Engineers Trip Generation, 11th Edition
(2) Peak Hour of Adjacent Street



WHEEL STOP DETAIL

SITE AREA CALCULATIONS

AREA	EXISTING	PROPOSED
TOTAL PROPERTY AREA	±126,700 SF (±2.91 AC)	±126,700 SF (±2.91 AC)
BUILDING	0 SF	±23,990 SF (±0.55 AC)
SIDEWALK / PAVEMENT	0 SF	±69,220 SF (±1.59 AC)
TOTAL IMPERVIOUS	0 SF	±93,210 SF (±2.14 AC)
POND	0 SF	0 SF
OPEN SPACE	±126,700 SF (±2.91 AC)	±33,490 SF (±0.77 AC)
TOTAL PERVIOUS	±126,700 SF (±2.91 AC)	±33,490 SF (±0.77 AC)

REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN, A TOTAL OF 30% OPEN SPACE IS REQUIRED CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. OPEN SPACE PROVIDED WITHIN PARCEL 5 AREA IS 33,490 SF (0.77 ACRES).

IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO 80% FOR PARCEL 5.

MAXIMUM ALLOWED:	(2.91 AC * 80%) = 2.33 ACRES

PROPOSED LEGEND

- PROPERTY LINE
- 6' OPAQUE FENCE
- 4' DECORATIVE FENCE
- KNEE WALL
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT
- LIGHT POLE

N

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'

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Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
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DEVELOPMENT PLAN
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA
ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION

JG	JG	KAS
DESIGN	DRAWN	CHKD

SCALE	AS SHOWN
JOB No.	011589-01-001
DATE	9/22/2025

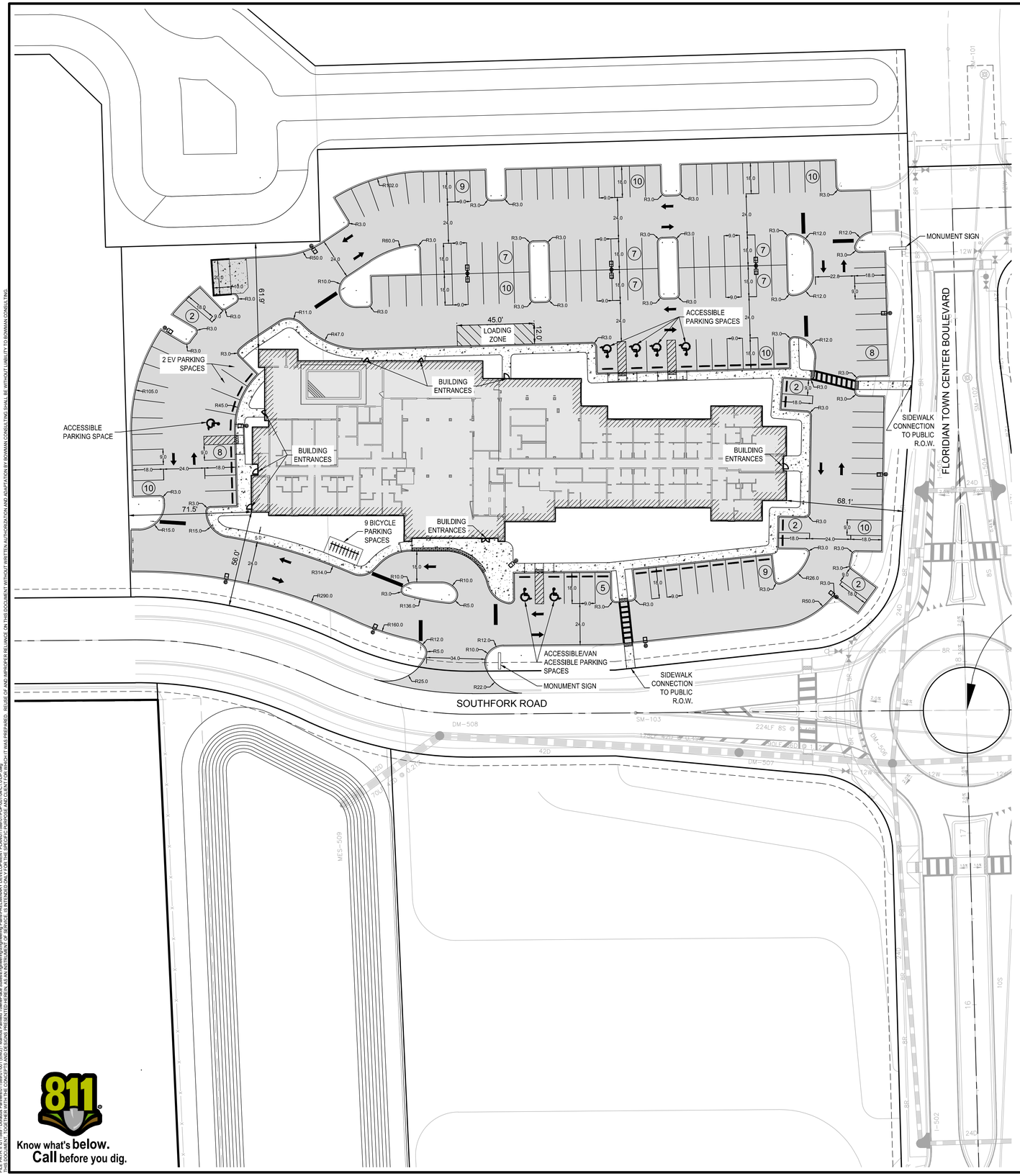
DEVELOPMENT PLAN

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City - DEVELOPMENT PLAN
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PROPOSED PARKING DATA

EXISTING PARKING SPACES	NONE

HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2. REQUIRING A MINIMUM OF X HC SPACES.

REQUIRED PARKING:
HOTEL OR MOTEL: 1/GUEST ROOM + 1/2 EMPLOYEES + 1/200 SF OF RESTAURANT SPACE OR MEETING OR BANQUET AREA

NUMBER OF GUEST ROOMS =	137 SPACES
NUMBER OF EMPLOYEES / 2 =	5 SPACES
SF OF REST/ MEET/ BANQUET ROOM / 200 SF =	0 SPACES
TOTAL PARKING REQUIRED	142 SPACES
PROPOSED STANDARD SPACES 9'X18'	133 SPACES
PROPOSED ACCESSIBLE SPACES 12'X18'	7 SPACES
PROPOSED EV SPACES	2 SPACES
TOTAL PARKING PROVIDED	142 SPACES

ELECTRIC CAR PARKING TO BE EVENLY SPACED THROUGHOUT DEVELOPMENT AND FINAL LOCATIONS MAY BE SHIFTED OR ADJUSTED AT TIME OF FINAL ENGINEERING.

PROPOSED BICYCLE PARKING DATA

REQUIRED BICYCLE PARKING:	
SHORT TERM =	2 SPACES
LONG TERM =	7 SPACES
TOTAL PARKING REQUIRED	9 SPACES
PROPOSED BICYCLE PARKING:	
SHORT TERM =	2 SPACES
LONG TERM =	7 SPACES
TOTAL PARKING PROPOSED =	9 SPACES

PARKING NOTES

PARKING SHOWN CONTAINS 90° PARKING SPACES.
TYPICAL DIMENSIONS: PROPOSED SPACES: 9' X 18'
PROPOSED ONE WAY ENTRANCE DRIVE AISLES: 14'
CITY OF APOPKA ONE WAY REQUIRED DRIVE AISLES: 18'

N

GRAPHIC SCALE
0 15' 30' 60'
(IN FEET)
SCALE: 1" = 30'

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PARKING PLAN
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA
ORANGE COUNTY

PLAN STATUS	
DATE	DESCRIPTION

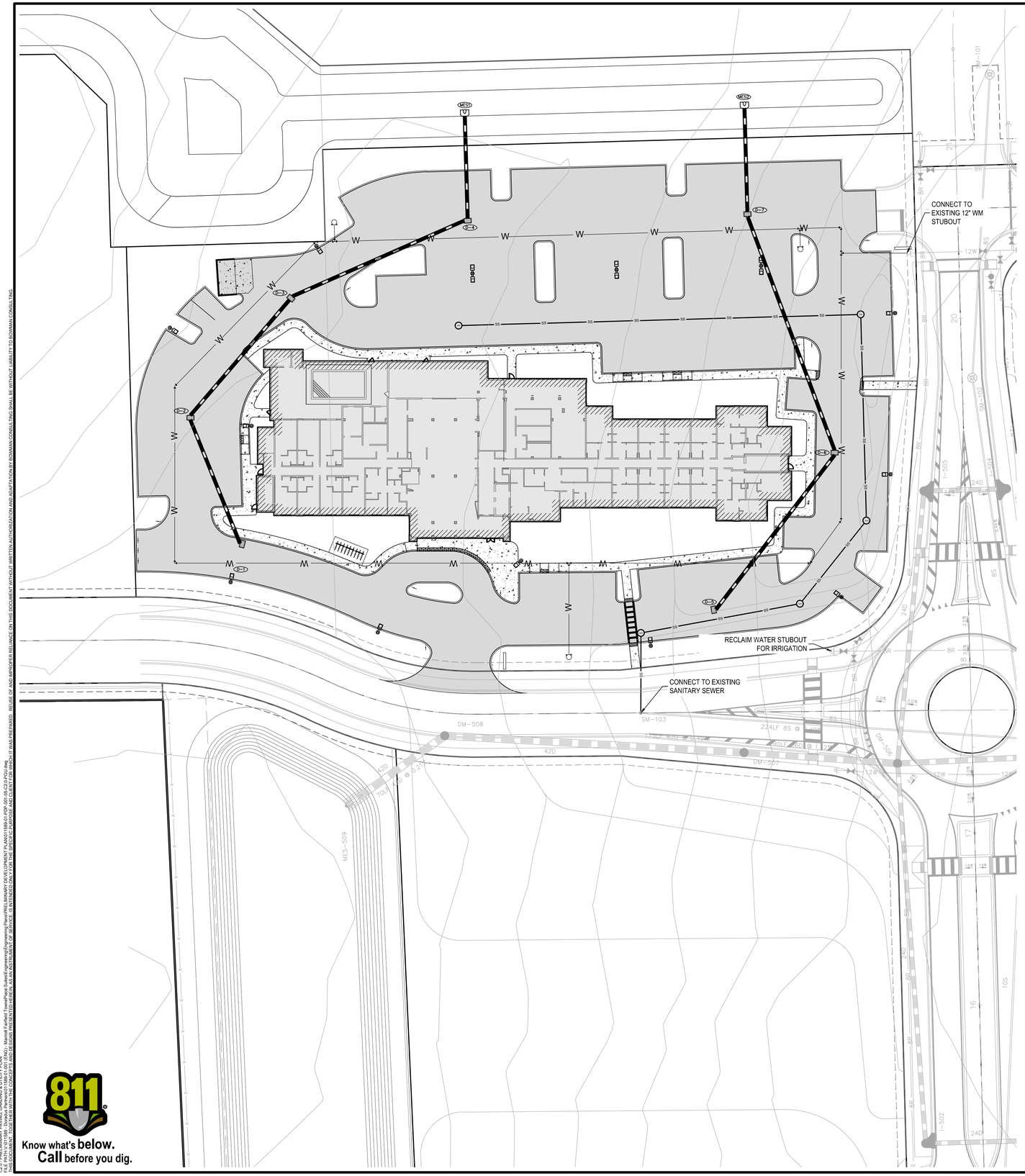
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City: PARKING PLAN
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PROPOSED LEGEND

- PROPERTY LINE
- WATER LINE
- SEWER LINE
- DRAINAGE
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT
- LIGHT POLE

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PRELIMINARY PAVING, GRADING & UTILITY PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA

ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION

JG	JG	KAS
DESIGN	DRAWN	CHKD

SCALE	AS SHOWN
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DATE	9/22/2025

PRELIMINARY PAVING, GRADING & UTILITY PLAN

SHEET No. C2.0

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Mar 4, 2026
City: FDEC
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FIRE TRUCK

APOPKA COBRA	
Overall Length	47.640ft
Overall Width	8.410ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	46.00°

N

B

GRAPHIC SCALE
0 15' 30' 60'
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SCALE: 1" = 30'

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FIRE TRUCK MOVEMENT PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA

PLAN STATUS

DATE	DESCRIPTION

JG	JG	KAS
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FIRE TRUCK MOVEMENT PLAN

SHEET No. C3.0

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Date/Time Plotted = 9/22/2025 8:49 AM by Jeffrey Gerber (Bowman Consulting Group, Ltd.)

GARBAGE TRUCK

Hino 338 M + Wayne Royal GT14 Refuse Truck	
Overall Length	27.883ft
Overall Width	8.042ft
Overall Body Height	10.488ft
Min Body Ground Clearance	1.318ft
Track Width	8.042ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	27.400ft

N

GRAPHIC SCALE

0 15' 30' 60'

(IN FEET)

SCALE: 1" = 30'

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GARBAGE TRUCK MOVEMENT PLAN

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD

APOPKA, FLORIDA 33712

CITY OF APOPKA

ORANGE COUNTY

PLAN STATUS

DATE	DESCRIPTION

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GARBAGE TRUCK MOVEMENT PLAN

SHEET No. C3.1

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DETAILS - COVER

MARRIOTT FAIRFIELD TOWNEPLACE SUITES

NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712

CITY OF APOPKA

PLAN STATUS

DATE	DESCRIPTION

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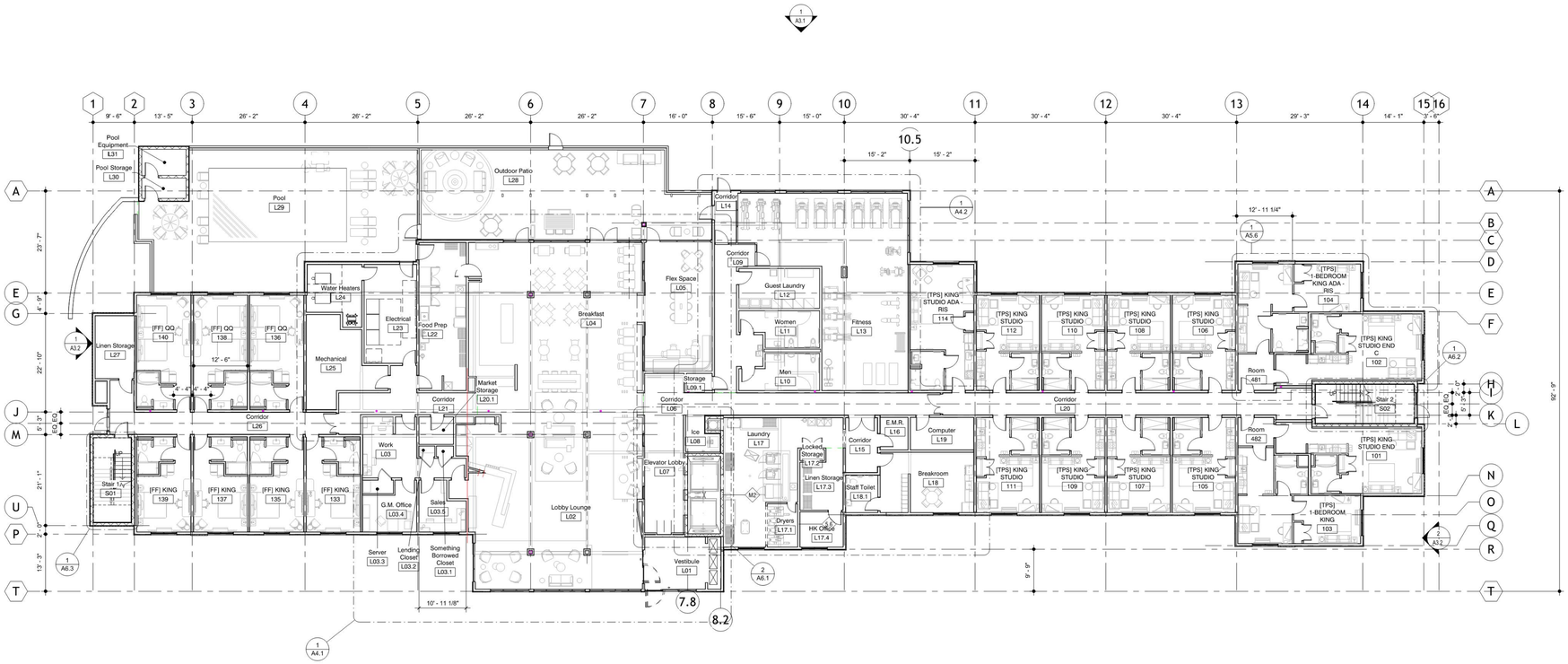
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PLOT DATE: 9/22/2025 11:04:41 AM BY: Jeffrey Gerber



1 Level 1 Floor Plan
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ___ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING A7.02.

FLOOR PLAN LEGEND

- GRIDLINE - CENTER OF COLUMN/STUD
- GRIDLINE - FACE OF COLUMN/STUD
- WALL PARTITION, SEE A7.01
- ADA ACCESSIBLE ROOM
- HEARING-IMPAIRED ROOM
- FE-1 FULLY RECESSED FIRE EXTINGUISHER CABINET
- FE-2 SEMI RECESSED FIRE EXTINGUISHER CABINET
- FE-3 BRACKET MOUNTED FIRE EXTINGUISHER
- RFID CARD READER

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Logo
Address

ARCHITECT: hc architecture

HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8888 v
404.685.8878 f
WWW.HCARCH.NET

Certificate of Authorization: F05000005222
Corporate License No.: AA26001050
Tom Hogan License No.: AR101416

CONSULTANT

ISSUES: TBD DATE

REVISIONS

SHEET INFO: DRAWING TITLE: Lobby Level Floor Plan

JOB NO. 598

SHEET NO. A2.1

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DETAILS - LOBBY LEVEL FLOOR PLAN
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA

PLAN STATUS

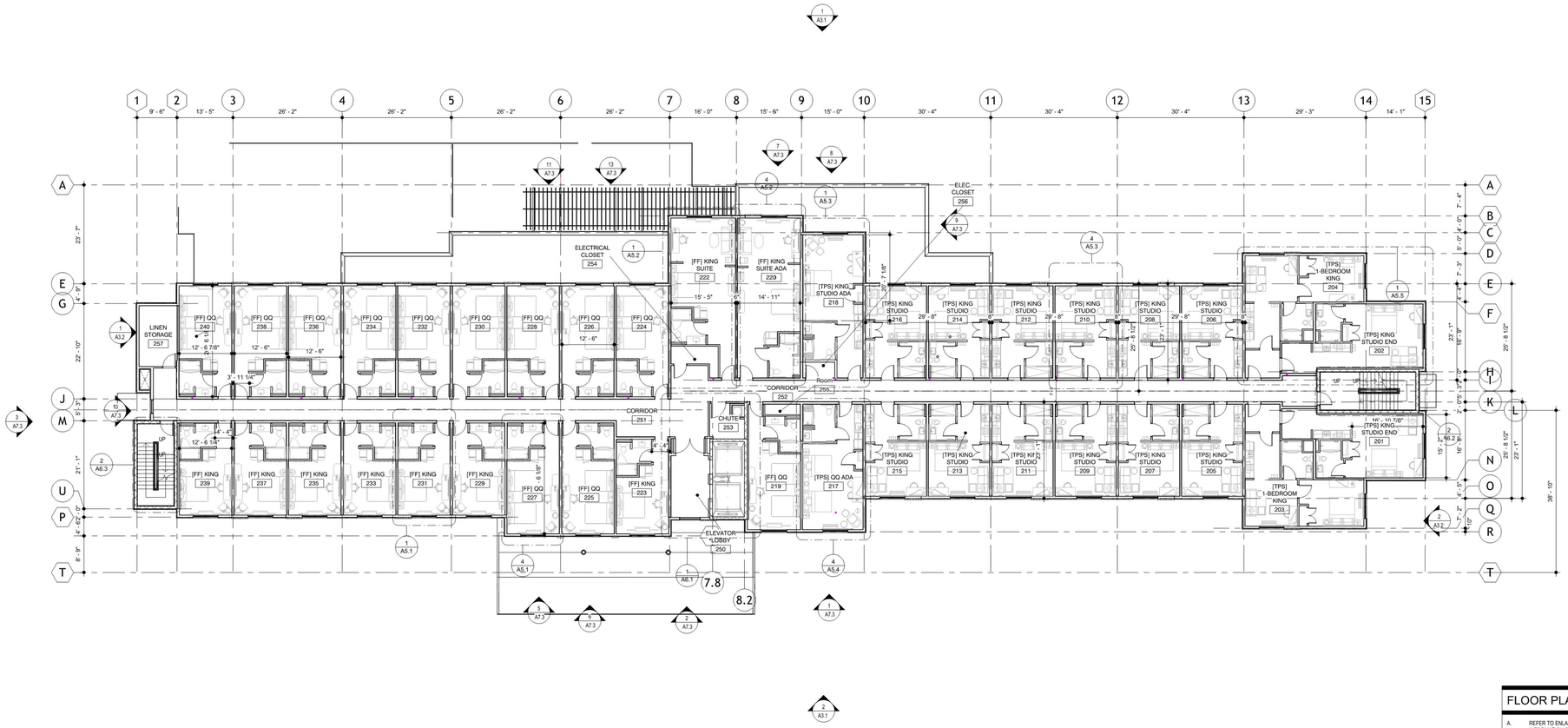
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1 Level 2
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ___ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING A7.02.

FLOOR PLAN LEGEND

- GRIDLINE - CENTER OF COLUMN/STUD
- GRIDLINE - FACE OF COLUMN/STUD
- WALL PARTITION, SEE A7.01
- ADA ACCESSIBLE ROOM
- HEARING-IMPAIRED ROOM
- FE-1 FULLY RECESSED FIRE EXTINGUISHER CABINET
- FE-2 SEMI RECESSED FIRE EXTINGUISHER CABINET
- FE-3 BRACKET MOUNTED FIRE EXTINGUISHER
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Address

ARCHITECT: hc architecture
HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8888 v
404.685.8878 f
WWW.HCARCH.NET
Certificate of Authorization: F05000005222
Corporate License No.: AA26001050
Tom Hogan License No.: AR101416

CONSULTANT

ISSUES: TBD DATE

REVISIONS

SHEET INFO: DRAWING TITLE: Typical Level Floor Plan
JOB NO.: 598
SHEET NO.: A2.2

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DETAILS - TYP. LEVEL FLOOR PLAN
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NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA

PLAN STATUS

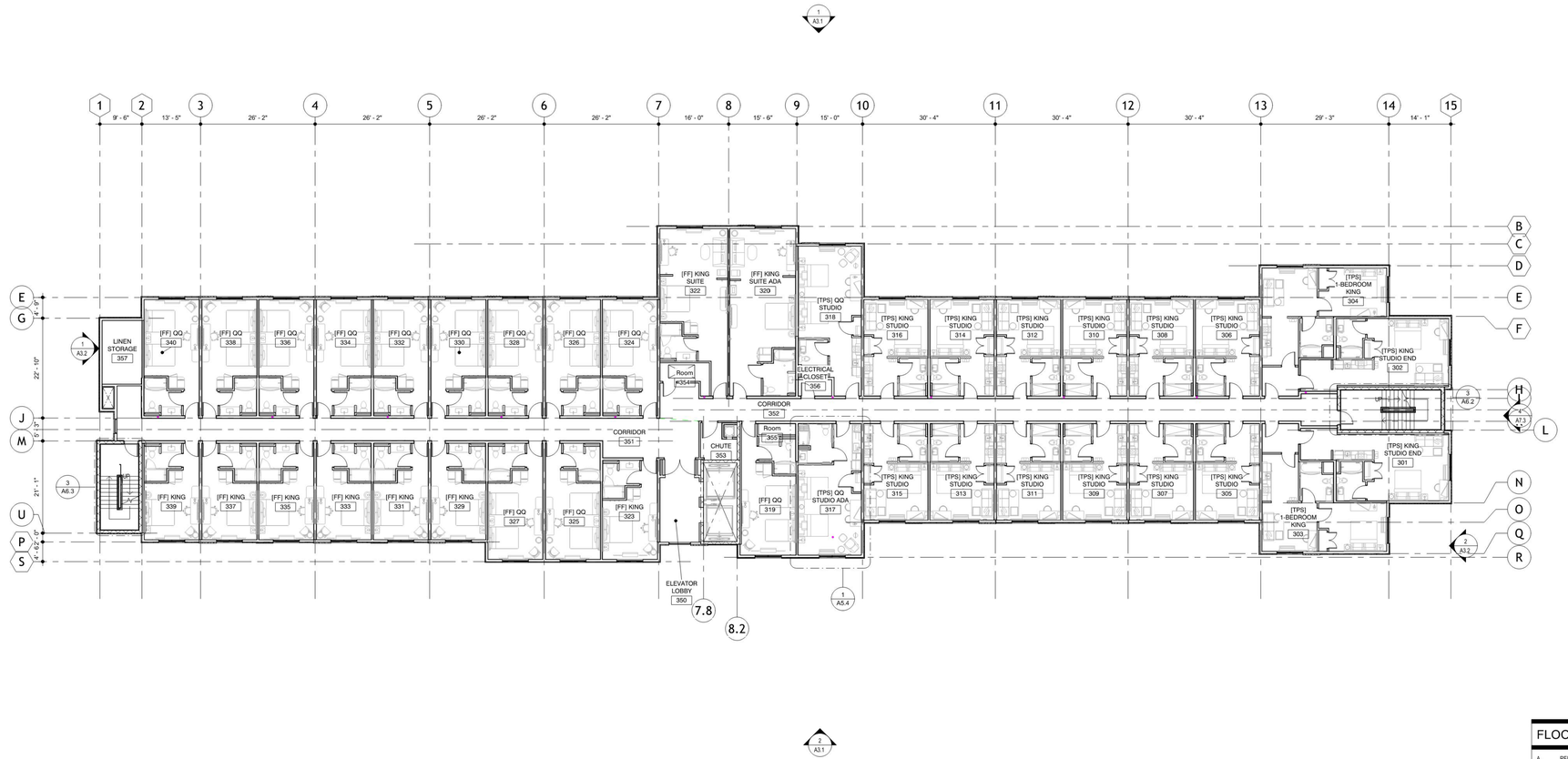
DATE	DESCRIPTION

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SCALE: AS SHOWN
JOB No.: 011589-01-001
DATE: 9/22/2025
DETAILS - TYP. LEVEL FLOOR PLAN
SHEET No.: D1.3

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DWG = DETAILS - TYP. LEVEL FLOOR PLAN
FILE PATH=I:\011589-01-001 - Double Diamond\07 CAD\01 Architectural\Sheet Files\Arch Working Plans\PRELIMINARY DEVELOPMENT PLANS\1-1589-01-DEV-02-01 LEVEL 2.dwg
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1 Level 3
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ___ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING A7.02.

FLOOR PLAN LEGEND

- GRIDLINE - CENTER OF COLUMN/STUD
- GRIDLINE - FACE OF COLUMN/STUD
- WALL PARTITION; SEE A7.01
- ADA ACCESSIBLE ROOM
- HEARING-IMPAIRED ROOM
- FE-1 FULLY RECESSED FIRE EXTINGUISHER CABINET
- FE-2 SEMI RECESSED FIRE EXTINGUISHER CABINET
- FE-3 BRACKET MOUNTED FIRE EXTINGUISHER
- RFID CARD READER

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ARCHITECT
hc architecture
HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8868 v
404.685.8878 f
WWW.HCARCH.NET
Certificate of Authorization: F05000005222
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SHEET INFO
DRAWING TITLE: Level 3 Floor Plan
JOB NO.: 598
SHEET NO.: A2.3

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Suite 144
Melbourne, FL 32934
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DETAILS - LEVEL 3 FLOOR PLAN
MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE ROAD 429 & CONNECTOR RD
APOPKA, FLORIDA 33712
CITY OF APOPKA
ORANGE COUNTY

PLAN STATUS

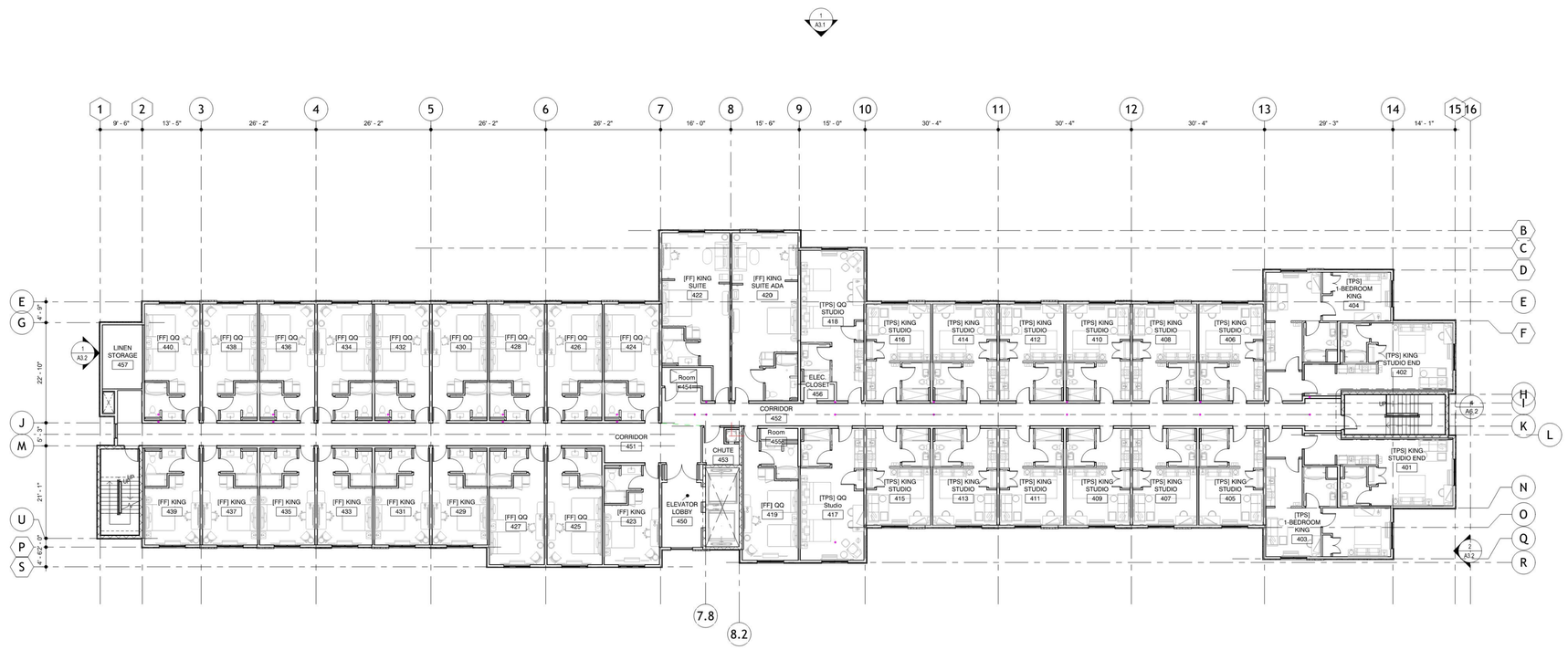
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1 Level 4
3/32" = 1'-0"

FLOOR PLAN GENERAL NOTES

A. REFER TO ENLARGED PLANS FOR DETAILED INFORMATION ON PARTITION TYPES AND DIMENSIONS.

B. LOBBY LEVEL FINISH DATUM OF 0'-0" IS EQUIVALENT TO ____ ON CIVIL DRAWING SET.

C. ALL FURNITURE & EQUIPMENT SHOWN FOR REFERENCE ONLY.

D. MOUNTING HEIGHT OF FIRE EXTINGUISHER CABINETS SHALL BE THAT NO OPERABLE PART IS HIGHER THAN 48" A.F.F.

E. MAGNETIC DOOR HOLD OPENERS TO BE TIED TO FIRE ALARM SYSTEM. REFER TO DRAWING A7.02.

FLOOR PLAN LEGEND

- X — GRIDLINE - CENTER OF COLUMN/STUD
- X — GRIDLINE - FACE OF COLUMN/STUD
- X — WALL PARTITION: SEE A7.01
- ADA ACCESSIBLE ROOM
- HEARING-IMPAIRED ROOM
- FE-1 FULLY RECESSED FIRE EXTINGUISHER CABINET
- FE-2 SEMI RECESSED FIRE EXTINGUISHER CABINET
- FE-3 BRACKET MOUNTED FIRE EXTINGUISHER
- RFID CARD READER

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ARCHITECT: hc architecture
HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8888 v
404.685.8878 f
WWW.HCARCH.NET
Certificate of Authorization: F05000005222
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DETAILS - LEVEL 4 FLOOR PLAN
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PLAN STATUS

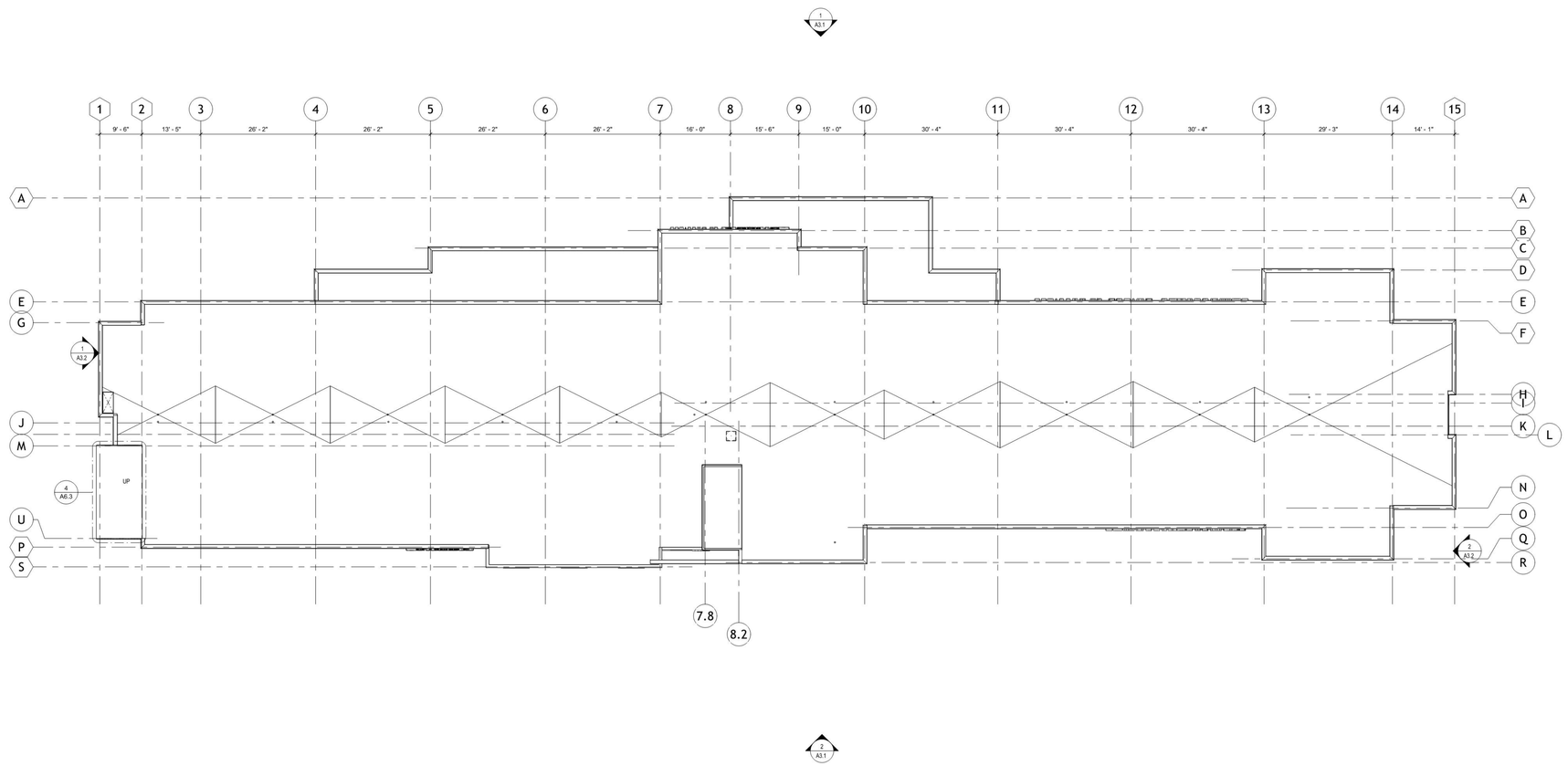
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DATE: 9/22/2025
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1 Roof
3/32" = 1'-0"

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Address

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hc architecture
HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8888 v
404.685.8878 f
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DRAWING TITLE: Roof Plan
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PLAN STATUS

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FILE PATH: V:\011589 - Shadow Pointe\011589-01-001 (ENG) - Market Fairfield Townsuites & Apts\4 Engineering\Drawings\Sheet\PRELIMINARY DEVELOPMENT PLANS\011589-01-DP-A00-01-01 DETAILS - ROOF PLAN.dwg
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1 North Elevation
1/8" = 1'-0"



2 South Elevation
1/8" = 1'-0"

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hc architecture
HOGAN CAMPIS ARCHITECTURE
1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8868 v
404.685.8878 f
WWW.HCARCH.NET
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DRAWING TITLE
Building Elevations - North & South
JOB NO.
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DETAILS - BUILDING ELEVATIONS
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PLAN STATUS

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DETAILS - BUILDING ELEVATIONS
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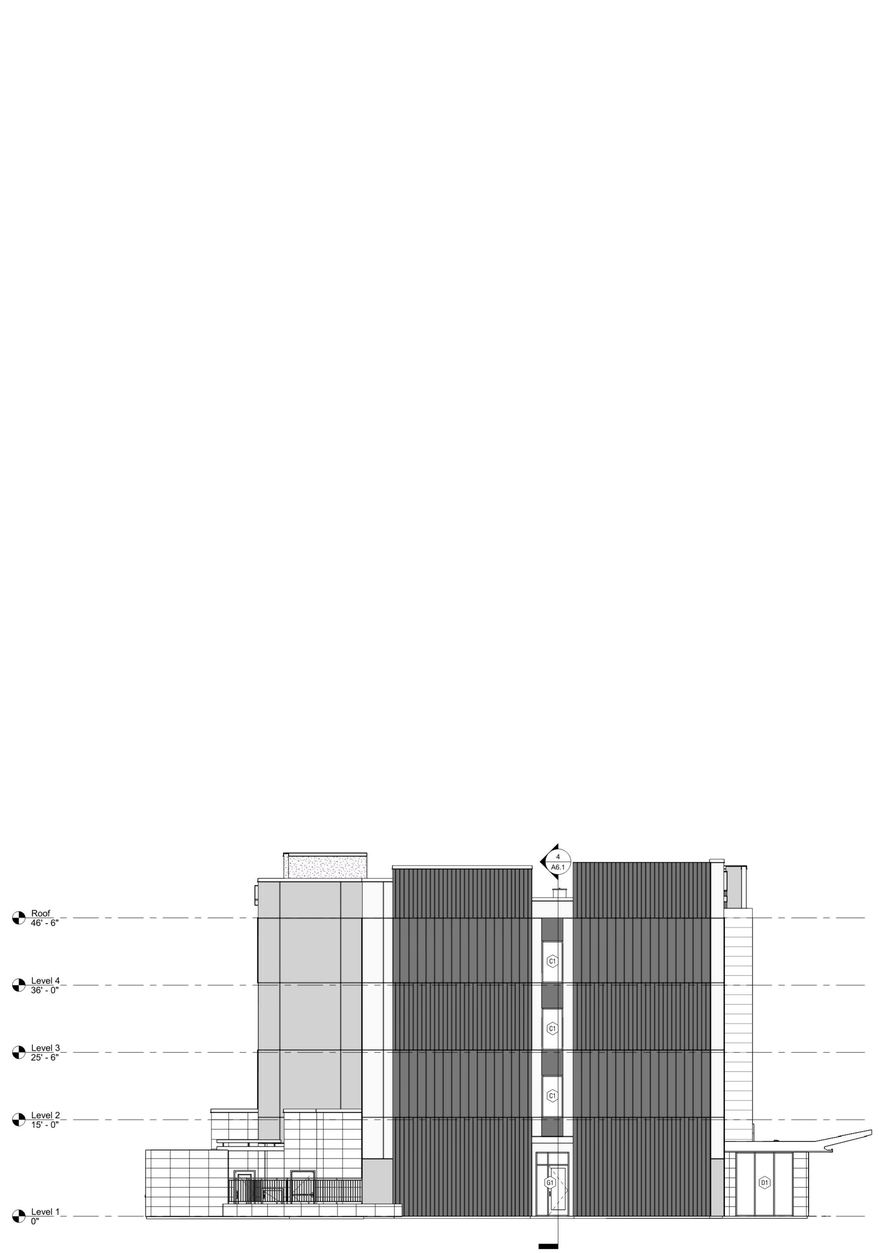
Mar 7, 2025
DWG: D1.7 DETAILS - BUILDING ELEVATIONS
FILEPATH: I:\011589-Donald Herman\01-158901-00 (ENG)\- Marriott Fairfield Townplace Suites\4 Engineering\Civil\Engineering Plans\PRELIMINARY DEVELOPMENT PLANS\11589-01DP-00-D1.7 (D1.0).dwg
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2 West Elevation
1/8" = 1'-0"



1 East Elevation
1/8" = 1'-0"

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hc architecture
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1425 DUTCH VALLEY PL NE
STUDIO B
ATLANTA GA 30324
404.685.8868 v
404.685.8878 f
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DATE: 9/22/2025
DETAILS - BUILDING ELEVATIONS
SHEET No.: D1.8

Job: 0 2025
DWG: DETAILS - BUILDING ELEVATIONS
FILE: PATH-1401589 - Double Diamond\011589-01 (ENG) - Marriott Fairfield Townplace Suites\Engineering\Civil Engineering Plans\PRELIMINARY DEVELOPMENT PLANS\11589-01DP-SD (2-21-).DWG
Plotted: 9/22/2025 11:19 AM by Dustin Partain
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2. IF DURING THE COURSE OF CONSTRUCTION, CONFLICTS ARE FOUND IN THE DRAWINGS OR EXISTING SITE CONDITIONS, THE LANDSCAPE ARCHITECT WILL INTERPRET THE DRAWING(S) AND / OR EXISTING SITE CONDITIONS SO AS TO SECURE THE MOST SUBSTANTIAL AND COMPLETE PERFORMANCE OF THE WORK.
3. DIMENSIONS ON PLANS ARE TO FINISH FACE OF SURFACES AND FACE OF CONCRETE MASONRY UNIT WALLS UNLESS NOTED OTHERWISE.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING DEMOLITION AND/OR CONSTRUCTION. ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE REPRESENTED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IMMEDIATELY.
5. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE ASSISTANCE OF THE OWNER, ARCHITECT, LANDSCAPE ARCHITECT, OR ENGINEER BE REQUIRED THE CONTRACTOR SHALL ALLOW FOR THE REQUIRED NOTIFICATION PERIOD IN THE CONSTRUCTION SCHEDULE.
6. CONTRACTOR SHALL VERIFY AND COORDINATE SPECIFIC REQUIREMENTS FOR OWNER-PROVIDED AND/OR INSTALLED EQUIPMENT. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK INCLUDED IN THE CONTRACT DOCUMENTS. ALL CORRESPONDENCE FROM SUBCONTRACTORS SHALL BE ROUTED THROUGH THE GENERAL CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION. ADJACENT WORK, INCLUDED UNDER OTHER CONSTRUCTION CONTRACTS, WHICH IS DAMAGED DURING EXECUTION OF THIS CONTRACT WORK, SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. GENERAL CONTRACTOR SHALL REPLY WITH ALL REQUIREMENTS OF CURRENT SOILS REPORT.
9. GENERAL CONTRACTOR TO PROVIDE ALL GOVERNMENT-REQUIRED SIGNAGE NECESSARY FOR CERTIFICATE OF OCCUPANCY (FIRE LANE SIGNAGE, "DO NOT BLOCK DOOR", ETC.)
10. THE PROVISIONS OF THE INTERNATIONAL BUILDING CODE ADOPTED BY THE JURISDICTION HAVING AUTHORITY AND ITS REFERENCED STANDARDS APPLY TO THE DESIGN AND CONSTRUCTION OF THESE INSTALLATIONS.
11. CONTRACTOR TO INCLUDE IN BID, ALL MISCELLANEOUS MATERIAL REQUIRED FOR A COMPLETE INSTALLATION PER THE DESIGN INTENT AS DEFINED BY THE CONTRACT DOCUMENTS. MISCELLANEOUS MATERIAL INCLUDES, BUT IS NOT LIMITED TO FASTENERS, HANGERS, FURRING STRIPS, BLOCKING, TRIM AND OTHER MATERIALS NOT SPECIFICALLY INDICATED BUT REQUIRED FOR A COMPLETE INSTALLATION.

SITEWORK NOTES:

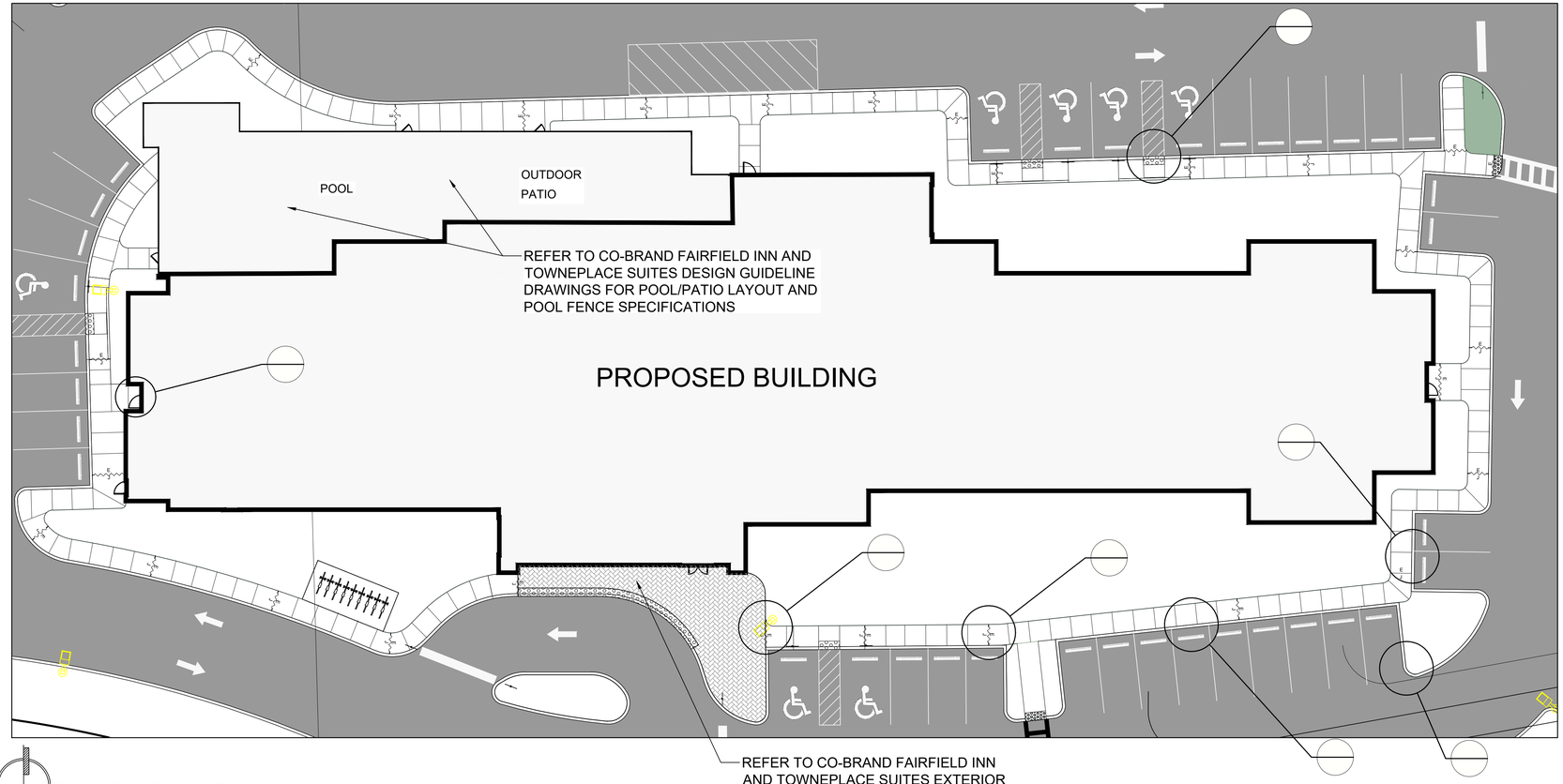
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTION OF SOIL CONDITIONS AFTER EXCAVATION WITH OWNER'S TESTING SERVICE TO DETERMINE IF BEARING CAPACITY IS SUFFICIENT AND MAINTAINING EXCAVATION IN SUCH AS A WAY THAT THE BEARING CAPACITY IS MAINTAINED UNTIL PLACEMENT OF FOOTING.
2. OVER-EXCAVATION OF FOUNDATIONS SHALL BE FILLED ONLY AS DIRECTED BY THE STRUCTURAL ENGINEER.
3. ALL CIVIL WORK IS DEFINED UNDER SEPARATE CIVIL DOCUMENTATION PROVIDED BY THE CIVIL ENGINEER.
4. UNLESS NOTED OTHERWISE PROVIDE 18" x 24" CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHERE DOWNSPOUTS SPILL ONTO PAVING
5. ALL SIDEWALKS ARE TO BE LIGHT BROOM FINISHED UNLESS NOTED OTHERWISE. ALL SIDEWALK COLORS ARE TO MATCH COLOR SELECTED BY LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED. SEE DETAILS FOR PSI AND REINFORCING REQUIREMENTS.
6. THE CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE THE WORK AND PHASING OF WORK DESCRIBED HEREIN WITH THE CIVIL ENGINEERING AND LANDSCAPE PLANS.

CONCRETE NOTES:

1. DESIGN LOADS ARE AS SPECIFIED BY THE STRUCTURAL DRAWINGS.
2. ALL EXTERIOR SIDEWALK EXPANSION JOINTS TO RECEIVE TRAFFIC BEARING, POURABLE SEALANT. PROVIDE 1/2" JOINT, MINIMUM.
3. ALL CONCRETE DRAWN IS BROOM FINISH UNLESS NOTED OTHERWISE.

LAYOUT NOTES:

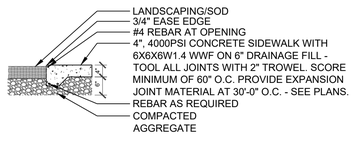
1. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES FROM DAMAGE AS REQUIRED DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER/OR DAMAGED PARTY.
2. THE FINISHED GRADES SHALL BE FREELY DRAINING.
3. ALL SITE ELEMENT LOCATIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION/INSTALLATION.
4. THE LOCATION OF ALL FOOTINGS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. FOOTINGS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
5. THE LOCATION OF ALL PAVED AREAS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. PAVED AREAS SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY LANDSCAPE ARCHITECT.
6. MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF ALL EXISTING TREES.
7. COORDINATE SLEEVE LOCATION/INSTALLATION WITH LANDSCAPE CONTRACTOR. INSTALLATION IS THE RESPONSIBILITY OF GENERAL CONTRACTOR.
8. IRRIGATION SLEEVES ARE TO BE SCHEDULE 40 PVC PIPE, PER SPECIFICATIONS, EXTENDED 18" MINIMUM BEYOND CURB OR PAVEMENT EDGE.
9. IRRIGATION SLEEVES ARE TO BE MARKED (EACH END) WITH A 2" X 4" STAKE FOR EASE OF LOCATION BY THE LANDSCAPE CONTRACTOR. SECURE OR CAP EACH END OF SLEEVE DURING INSTALLATION TO PREVENT CLOGGING.
10. GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANT AREAS.
12. LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
13. TOPSOIL AND BACKFILL MIX SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY.
14. UPON AWARD OF CONTRACT; LANDSCAPE ARCHITECT WILL PROVIDE CONTRACTOR WITH DIGITAL LAYOUT FILE.



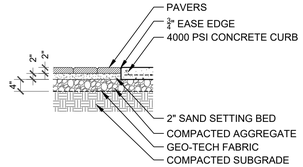
NORTH

0 8' 16' 32'

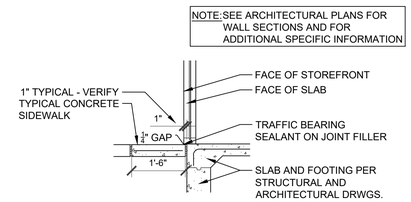
SCALE IN FEET: $\frac{1}{16}$" = 1'-0"



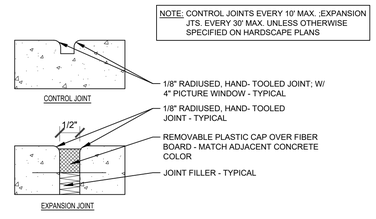
1 CONCRETE SIDEWALK
1/2" = 1'-0" P-CO-CWA-41



2 CONCRETE TO PAVERS
1/2" = 1'-0" P-CO-CWA-44



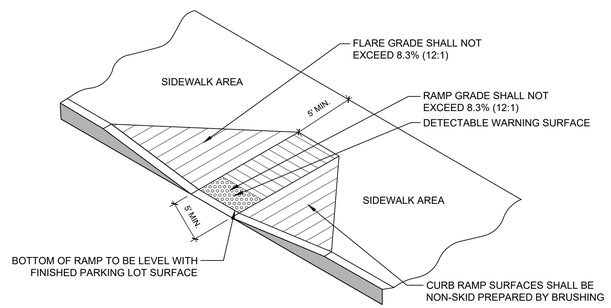
3 CONCRETE AT STOREFRONT
1/2" = 1'-0" P-CO-CWA-43



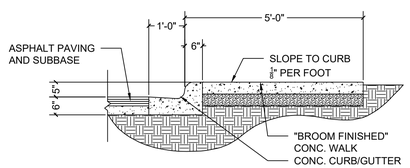
4 JOINT DETAILS
3/4" = 1'-0" P-CO-CWA-42

HARDSCAPE LEGEND

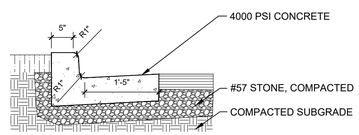
EXPANSION JOINT
CONTROL JOINT
LANDSCAPE AREA



5 ACCESSIBLE CURB RAMP
NTS



6 SIDEWALK CURB DETAIL
1/2" = 1'-0" P-CO-HCAR2401-29



7 CURB GUTTER AT LANDSCAPE
NTS

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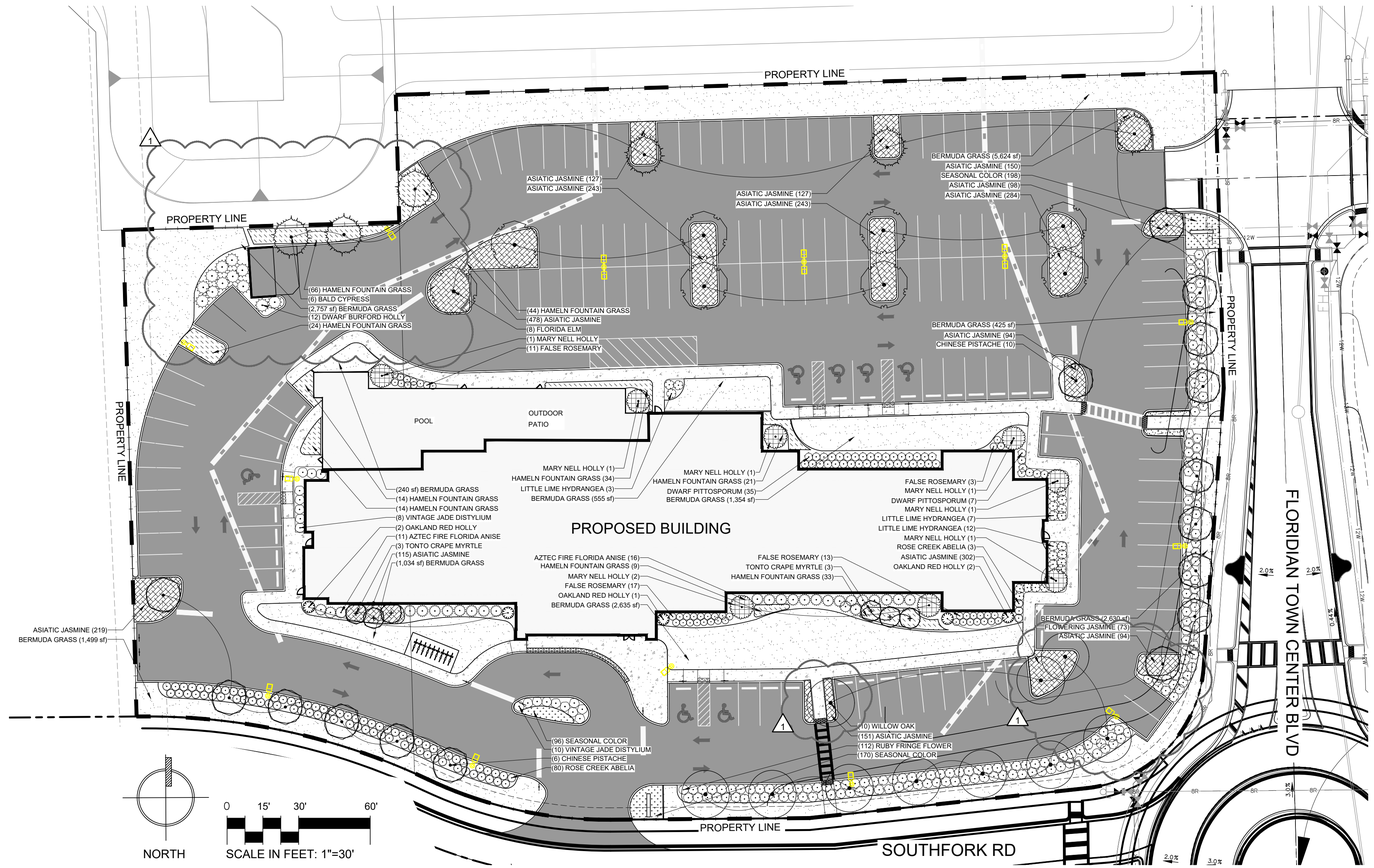
FOR REVIEW

MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE RD 429 & CONNECTOR RD
APOPKA, FL 32712

NO	DESCRIPTION	DATE
	REVISIONS	

HARDSCAPE LAYOUT

JOB NO:	HCAR-2401
DATE:	09/12/2025
DRAWN BY:	TJC
CHECKED BY:	ALR
SHEET NUMBER:	L1.0



PLANT SCHEDULE LANDSCAPE

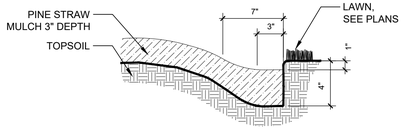
QTY	BOTANICAL NAME	COMMON NAME	CAL	HT	SPREAD	SPACING	REMARKS
TREES							
8	ILEX X `MARY NELL`	MARY NELL HOLLY	15 GAL	4`-5`	2`-3`	AS SHOWN	FULL TO GROUND, HEALTHY
5	ILEX X `MAGLAND`	OAKLAND RED HOLLY	15 GAL	5` - 6` MIN.	2` - 3` MIN.	6` O.C.	FULL TO GROUND, HEALTHY
6	LAGERSTROEMIA X `TONTO`	TONTO CRAPE MYRTLE	B & B	8` - 10`	5`-6`	AS DRAWN	MINIMUM 3 TRUNKS, EACH TRUNK MIN. 1.5"
16	PISTACIA CHINENSIS	CHINESE PISTACHE	2.5" CAL.	9` - 11` MIN.	4` - 5` MIN.	AS SHOWN	STANDARD TRUNK, HEALTHY, STRONG CENTRAL LEADER.
10	QUERCUS PHELLOS	WILLOW OAK	2.5" CAL.	13` - 15`	3`-5`	AS DRAWN	HEALTHY, STRONG CENTRAL LEADER
6	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL	8` - 10`	4` - 5`	AS DRAWN	HEALTHY, STRONG CENTRAL LEADER
8	ULMUS AMERICANA FLORIDANA	FLORIDA ELM	2.5" CAL.	12`-14`	6` - 8` MIN.	AS DRAWN	HEALTHY, STRONG CENTRAL LEADER
QTY	BOTANICAL NAME	COMMON NAME	SIZE	HT.	SPREAD	SPACING	REMARKS
SHRUBS							
83	ABELIA X `ROSE CREEK`	ROSE CREEK ABELIA	3 GAL.	12`-15" MIN.	12`-16" MIN.	42" O.C.	FULL, HEALTHY PLANT
44	CONRADINA CANESCENS	FALSE ROSEMARY	3 GAL	15`-18" MIN.	12`-16"	36" O.C.	FULL, HEALTHY PLANT
18	DISTYLIUM X `VINTAGE JADE`	VINTAGE JADE DISTYLIUM	3 GAL	12`-15" MIN.	12`-16" MIN.	4` O.C.	FULL, HEALTHY PLANT
22	HYDRANGEA PANICULATA `LITTLE LIME`	LITTLE LIME HYDRANGEA	3 GAL	18`-24" MIN.	18`-24" MIN.	4` O.C.	FULL, HEALTHY PLANT
12	ILEX CORNUTA `BURFORDII NANA`	DWARF BURFORD HOLLY	7 GAL	24` - 30" MIN.	24` - 30" MIN.	6` O.C.	FULL, HEALTHY PLANT
27	ILLICIUM FLORIDANUM `AZTEC FIRE`	AZTEC FIRE FLORIDA ANISE	3 GAL.	18`-24" MIN.	12`-16" MIN.	60" O.C.	FULL, HEALTHY PLANT
73	JASMINUM FLORIDUM	FLOWERING JASMINE	3 GAL	18`-24"	15` - 18" MIN.	4` O.C.	FULL, HEALTHY PLANT
112	LOROPETALUM CHINENSE RUBRUM `RUBY`	RUBY FRINGE FLOWER	3 GAL	18" MIN.	15` - 24" MIN.	48" O.C.	FULL, HEALTHY PLANT
42	PITTOSPORUM TOBIRA `WHEELER`S DWARF`	DWARF PITTOSPORUM	3 GAL	12`-15" MIN.	12`-16" MIN.	36" O.C.	FULL, HEALTHY PLANT
QTY	BOTANICAL NAME	COMMON NAME	CONT	HT.	SPREAD	SPACING	REMARKS
GROUND COVERS							
259	CENCHRUS ALOPECUROIDES `HAMELN`	HAMELN FOUNTAIN GRASS	3 GAL	10" - 12" MIN.	6" - 8" MIN.	30" O.C.	FULL, HEALTHY PLANT
464	SEASONAL COLOR		4"POT@				
2,725	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	4"POT			15" O.C.	FULL, HEALTHY PLANT
SOD/SEED							
18,753 SF	CYNODON DACTYLON	BERMUDA GRASS	SOD				HEALTHY, NO YELLOWING OR PESTS. CUT NO MORE THAN 24 HRS. BEFORE LAYING.

Apopka, FL - Municipal Code Landscape Calculation

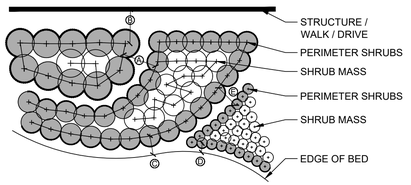
Land Development Code: Article 5 - Section 2 - Apopka, Florida Code of Ordinances

Foundation Planting Standards						
Required	Except for a building built to the lot line, all buildings facing rights-of-way shall contain a foundation landscaping area adjacent to the building that is a minimum of four feet in width and extends the entire length of the building facade. The foundation landscaping area shall contain:					
	(a) Shrubs a minimum of 24 inches in height, planted a minimum of 30 inches on-center, depending on variety and approved by the DRC	**Required:**	✓	Provided:	✓	
	(b) A minimum of one small decorative or ornamental tree that is at least 15 gallons for every 20 feet of length.	Length:	320 ft			
		Required:	16 trees	**Provided:**	16 trees	
	In addition, multifamily and nonresidential development shall plant one canopy shade tree and ten shrubs (minimum height 36 inches) per 35 lineal feet, or fraction thereof, of property perimeter both abutting and not abutting a street or parking area.	Total Perimeter:	1402 ft			
		Required:	40 trees	**Provided:**	40 trees	
		Required:	400 shrubs	**Provided:**	433 shrubs	
Off-Street Vehicular Parking Area Planting						
Required	(a) A minimum of one canopy shade tree, plus an additional one canopy shade tree for every ten spaces or any portion thereof, shall be required for an off-street vehicular parking area.	Total:	135 parking spaces			
		Required:	15 trees	**Provided:**	15 trees	
	(b) At least 90 percent of the parking spaces shall be within 80 feet of the trunk of a tree. Landscaping around the perimeter, in bufferyards, or other required plantings may be used to meet this requirement.	**Required:**	90%	**Provided:**	100%	
Perimeter Off-Street Vehicular Parking Area Landscaping	A hedge row, consisting of shrubs a minimum height of 36 inches and planted three and one-half feet on center, or other approved screening shall be required where off-street vehicular parking areas are adjacent to a street.					
Required		**Required:**	✓	**Provided:**	✓	
Plant Diversity						
Required	When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions	**Required:**	4 species	**Provided:**	4 species	

NOTE:
TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS AND AROUND TREE PITS LOCATED IN LAWN AREAS.

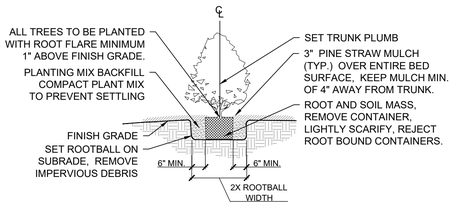


1 TRENCH EDGE FOR ALL PLANT BEDS
NTS



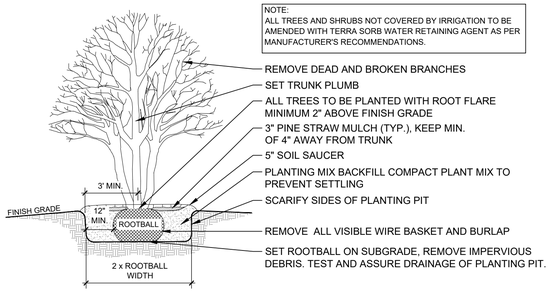
A SHRUB TO SHRUB.....LARGEST SPACING BETWEEN TWO DIFFERENT SPECIES OF ADJACENT SHRUBS + 6" (EXAMPLE: 4' O.C. NEXT TO 3' O.C., SPACING EQUALS 4'-6")
B SHRUB TO STRUCTURE / WALK / DRIVE..... SHRUB SPACING + 6" (EXAMPLE - 4'-6" FOR 4' O.C.) IN NO CASE LESS THAN 4'
C SHRUB TO BED LINE.....1/2 SHRUB SPACING + 1 FOOT (EXAMPLE - 30": FOR 3' O.C.)
D GROUNDCOVER TO BEDLINE.....GROUNDCOVER SPACING (EXAMPLE - 1 FOOT FOR 1' O.C.)
E SHRUB TO GROUNDCOVER.....1/2 SHRUB SPACING + SPACING OF GROUNDCOVER
NOTE:
LAYOUT PERIMETER SHRUBS OF SHRUB MASS FIRST AT DESIGNATED SPACING. INFILL SHRUB MASS AS CLOSE TO GIVEN SPACING AS POSSIBLE, ADJUSTING SPACING UP OR DOWN AS REQUIRED.

2 FREE FORM MASS PLANTING
NTS



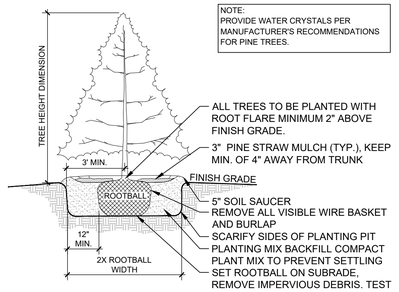
3 TYPICAL CONTAINERIZED SHRUB PLANTING
NTS

NOTE:
ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH TERRA SORB WATER RETAINING AGENT AS PER MANUFACTURER'S RECOMMENDATIONS.



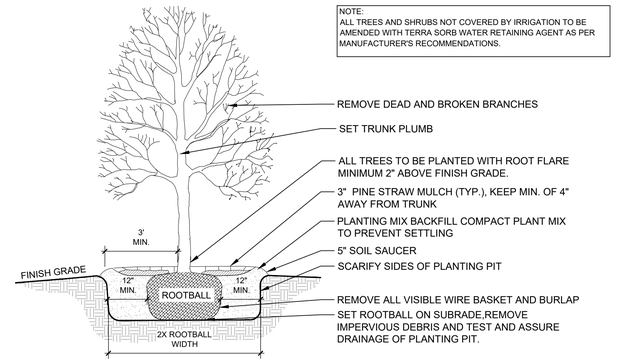
4 MULTI- TRUNKED TREE PLANTING
NTS

NOTE:
PROVIDE WATER CRYSTALS PER MANUFACTURER'S RECOMMENDATIONS FOR PINE TREES.



5 EVERGREEN TREE PLANTING
NTS

NOTE:
ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH TERRA SORB WATER RETAINING AGENT AS PER MANUFACTURER'S RECOMMENDATIONS.



6 TYPICAL TREE PLANTING
NTS

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FOR REVIEW

MARRIOTT FAIRFIELD TOWNEPLACE SUITES
NWC OF STATE RD 429 & CONNECTOR RD
APOPKA, FL 32712

REVISIONS		
NO	DATE	DESCRIPTION
1	05/06/2026	REVISION PER NEW SITE PLAN

LANDSCAPE PLAN

JOB NO:	HCAR-2401
DATE:	09/12/2025
DRAWN BY:	TJC
CHECKED BY:	ALR
SHEET NUMBER:	L2.0

SOIL PREPARATION

1. SUBMITTALS: INCLUDE THE FOLLOWING PRODUCT DATA FOR EACH TYPE OF PRODUCT:

- RECOMMENDATIONS FOR APPLICATION AND USE
- TEST DATA SUBSTANTIATING COMPLIANCE WITH REQUIREMENTS
- SIEVE ANALYSIS FOR AGGREGATE MATERIALS
- MATERIAL CERTIFICATES FOR IMPORTED SOILS, SOIL AMENDMENTS, AND FERTILIZERS (INCLUDING ANALYSIS BY QUALIFIED TESTING AGENCY)

2. SAMPLES: FOR EACH BULK-SUPPLIED MATERIAL, SUBMIT 1-QUART VOLUME OF EACH IN SEALED CONTAINER LABELED WITH CONTENT, SOURCE, AND DATE OBTAINED. PROVIDE SAMPLES THAT ARE TYPICAL OF THE MATERIAL TO BE FURNISHED AND ACCURATE IN REPRESENTATION OF COMPOSITION,COLOR, AND TEXTURE.

3. SUBMIT PRE-CONSTRUCTION SOIL ANALYSIS AND TESTING AGENCY QUALIFICATIONS.

4. SOIL SAMPLING: NOTIFY LANDSCAPE ARCHITECT SEVEN (7) DAYS BEFORE SAMPLE COLLECTION. SAMPLES TO BE COLLECTED BY CONTRACTOR IN PRESENCE OF LANDSCAPE ARCHITECT OR BY QUALIFIED TESTING AGENCY PERSONNEL. COLLECT A MINIMUM OF THREE (3) SAMPLES FOR EACH SOIL TO BE USED. FOLLOW PROCEDURES IN USDA-NRCS "FIELD BOOK FOR DESCRIBING AND SAMPLING SOILS," LATEST EDITION. LABEL EACH SAMPLE WITH DATE, LOCATION (KEYED TO SITE PLAN), VISIBLE SOIL CONDITION, AND SAMPLING DEPTH.

5. SOIL TESTING: PER SSSA's "METHODS OF SOIL ANALYSIS."

-- PHYSICAL TESTING: SOIL TEXTURE, PARTICLE SIZE (SIEVE METHOD);TOTAL POROSITY (PARTICLE DENSITY AND BULK DENSITY); WATER RETENTION; SATURATED HYDRAULIC CONDUCTIVITY AT 85% STANDARD PROCTOR DENSITY. CHEMICAL TESTING: CEC SODIUM SATURATION AT pH 7; ANALYSIS AND ESTIMATED PERCENTAGE OF EXPANDABLE CLAY MATERIALS; HAZARDOUS METALS; PHYTOTOXIC TRACE MINERALS.

FERTILITY TESTING: ACCORDING TO STANDARD PROTOCOL OF SSSA NAPT SERA-6, INCLUDING THE FOLLOWING:

a.PERCENTAGE OF ORGANIC MATTER

b. CEC, CALCIUM % OF CEC, MAGNESIUM % OF CEC

c. SOIL REACTION (pH VALUE)

d. BUFFERED ACIDITY OR ALKALINITY

e. NITROGEN PPM

f. PHOSPHORUS PPM

g. POTASSIUM PPM

h. MANGANESE PPM

i. MANGANESE-AVAILABILTY PPM

j. ZINC PPM.

k. ZINC-AVAILABILITY PPM.

l. COPPER PPM

m. SODIUM PPM AND SODIUM ABSORPTION RATIO.

n.SOLUBLE-SALTS PPM.

o.PRESENCE AND QUANTITIES OF PROBLEMATIC MATERIALS INCLUDING SALTS AND METALS CITED IN THE STANDARD PROTOCOL. IF PRESENT,PROVIDE ADDITIONAL RECOMMENDATIONS FOR CORRECTIVE ACTION.

p.OTHER DELETERIOUS MATERIALS, INCLUDING CHARACTERISTICS AND CONTENT OF EACH.

-- RECOMMENDATIONS: BASED ON TEST RESULTS, STATE RECOMMENDATIONS FOR SOIL TREATMENTS AND SOIL AMENDMENTS TO BE INCORPORATED TO PRODUCE SATISFACTORY PLANTING SOIL SUITABLE FOR HEALTHY, VIABLE PLANTS INDICATED. AT MINIMUM, INCLUDE N-P-K FERTILIZATION AND FOR MICRONUTRIENTS.

6. PACKAGED MATERIAL DELIVERY AND STORAGE: DELIVER PACKAGED MATERIALS UNOPENED, UNDAMAGED CONTAINERS CLEARLY LABELED WITH WEIGHT, ANALYSIS MANUFACTURER NAME, AND COMPLIANCE WITH APPLICABLE LAWS.

7. BULK MATERIAL DELIVERY AND STORAGE: DO NOT DUMP OR STORE NEAR STRUCTURES, WALKWAYS/PAVEMENT, UTILITIES, OR ON EXISTING TURF OR PLANTED AREAS. PROVIDE EROSION CONTROL MEASURES TO PREVENT DISPLACEMENT (WATER- OR WIND-BORNE) OR DISCHARGE INTO WATERWAYS. DO NOT MOVE WHEN WET OR FROZEN. INCLUDE APPROPRIATE CERTIFICATES WITH DELIVERY.

8. PLANTING SOIL: EXISTING, ON-SITE SURFACE SOIL, WITH THE DUFF LAYER (IF ANY) RETAINED AND STOCKPILED ON-SITE; MODIFIED AS DIRECTED BY SOIL TEST RESULTS TO PRODUCE VIABLE PLANTING SOIL.

9. PLANTING SOIL, IMPORTED: NATURALLY FORMED SOIL FROM OFF-SITE SOURCES CONSISTING OF SANDY LOAM AND MODIFIED TO PRODUCE VIABLE PLANTING SOIL.TAKE UNAMMENDED IMPORTED SOIL FROM SOURCES THAT ARE NATURALLY WELL-DRAINED AND WHERE TOPSOIL OCCURS AT LEAST 4 INCHES DEEP NOT FROM AGRICULTURAL LAND, BOGS, OR MARSHES; AND NOT CONTAINING UNDESIRABLE ORGANISMS, PLANT PATHOGENS, NOXIOUS WEEDS OR INVASIVE PLANTS. BEFORE AMENDING,IMPORTED SOIL pH SHALL BE 5.5 - 7, WITH A MINIMUM OF 4% ORGANIC MATTER CONTENT, FRIABLE, AND WITH SUFFICIENT STRUCTURE TO PROVIDE GOOD TILTH AND AERATION.

10. UNACCEPTABLE MATERIALS IN PLANTING SOIL: CLEAN SOIL OF CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, BUILDING DEBRIS; OILS, GASOLINE, DIESEL FUEL, PAINT, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUNDS; ACID; AND ANY OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.

11. UNSUITABLE MATERIALS IN PLANTING SOIL: STONES; ROOTS; PLANTS, SOD; CLAY LUMPS, CLODS, OR COARSE SAND POCKETS EXCEEDING 2 INCHES IN ANY DIMENSION.

12. INORGANIC SOIL AMENDMENTS:

- ASTM C602, AGRICULTURAL LIME CONTAINING A MINIMUM OF 80% CALCIUM CARBONATE. CLASS AND FORM AS RECOMMENDED BY SOIL TEST RESULTS.
- GRANULAR, BIODEGRADABLE, AND CONTAINING A MINIMUM OF 90% ELEMENTAL SULFUR, WITH A MINIMUM OF 90% PASSING A NO. 6 SIEVE AND MAXIMUM OF 10% PASSING A NO. 40 SIEVE.
- IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20% IRON AND 10% SULFUR.
- PERLITE: HORTICULTURAL PERLITE, SOIL AMENDMENT GRADE.
- AGRICULTURAL GYPSUM: MINIMUM 90% CALCIUM SULFATE, WITH 90% PASSING A NO. 50 SIEVE.

CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS; ASTM C33.

13. ORGANIC SOIL AMENDMENTS:

- COMPOST: WELL-COMPOSTED, STABLE, WEED-FREE ORGANIC MATTER PRODUCED BY COMPOSTING FEEDSTOCK, AND BEARING USCC's "SEAL OF TESTING ASSURANCE."
- PARTIALLY DECOMPOSED PEAT MOSS, GRANULAR (100% PASSING 1/2 INCH SIEVE). CHEMICAL PROPERTIES AS REQUIRED BY SOIL TESTING REPORT.WOOD DERIVATIVES: SHREDDED AND COMPOSTED, NITROGEN-TREATED SAWDUST, GROUND BARK, OR WOOD WASTE; OF UNIFORM TEXTURE, FREE OF CHIPS, STONES, STICKS, SOIL, OR TOXIC MATERIAL.
- WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25% BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS; FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEED SEED, DEBRIS, AND MATERIAL HARMFUL TO PLANT GROWTH.

14. FERTILIZERS: COMMERCIAL-GRADE COMPLETE FERTILIZER OF NEUTRAL CHARACTER, CONSISTING OF FAST- AND SLOW-RELEASE NITROGEN; 50% DERIVED FROM NATURAL ORGANIC SOURCES OF UREA FORMALDEHYDE, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED BY SOIL TESTING REPORTS.

15. EXCAVATION AND STOCKPILING OF TOPSOIL BY SITE CONTRACTOR.TILL SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES,STICKS, RUBBISH, OR OTHER EXTRANEOUS MATTER LARGER THAN 2 INCHES IN ANY DIMENSION. APPLY, ADD AMENDMENTS, AND MIX APPROXIMATELY HALF THE THICKNESS OF UNAMENDED SOIL OVER LOOSENED SUBGRADE. MIX THOROUGHLY INTO TOP 2 INCHES OF SUBGRADE. SPREAD REMAINDER OF PLANTING SOIL TO TOTAL DEPTH INDICATED ON THE DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISHED GRADES AFTER SETTLEMENT. DO NOT SPREAD IF SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.

16. DO NOT PLACE TOPSOIL UNTIL SUBGRADE HAS BEEN APPROVED IN ACCORDANCE WITH NOTE #15. BEFORE PLACING TOPSOIL, RAKE SUBSOIL SURFACE CLEAR OF STONES, DEBRIS, AND ROOTS. COMPACT TOPSOIL TO FORM LAYER WITH MINIMUM DEPTH OF 4-INCHES IN LAWN AREAS AND 12-INCHES IN SHRUB BEDS. PLACE TOPSOIL SO THAT AFTER FINAL SETTLEMENT THERE WILL BE POSITIVE DRAINAGE CONFORMING TO ELEVATIONS SHOWN ON CONSTRUCTION DRAWINGS

17. COMPACT EACH BLENDED LIFT OF PLANTING SOIL TO 82% OF MAXIMUM SPD (ASTM D698).

18. FINISH GRADING: GRADE PLANTING SOIL TO SMOOTH, UNIFORM SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

19. LAYERED SOIL ASSEMBLIES: SEE DETAILS IN DRAWINGS.

20. PROTECT AREAS OF IN-PLACE SOIL FROM ADDITIONAL COMPACTION, DISTURBANCE, AND CONTAMINATION. PROHIBIT THE FOLLOWING PRACTICES IN THESE AREAS (EXCEPT TO PERFORM PLANTING OPERATIONS):

- STORAGE OF CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL
- PARKING VEHICLES OR EQUIPMENT
- VEHICLE OR FOOT TRAFFIC
- ERECTION OF SHEDS OR STRUCTURES
- IMPOUNDMENT OF WATER
- EXCAVATION OR DIGGING, UNLESS OTHERWISE INDICATED

21. IF SUBGRADE OR PLANTING SOIL IS OVER COMPACTED, DISTURBED, OR CONTAMINATED, REMOVE PLANTING SOIL AND CONTAMINATION; RESTORE SUBGRADE AS DIRECTED BY LANDSCAPE ARCHITECT;REPLACE WITH NEW PLANTING SOIL.

22. PROTECT AREAS ADJACENT TO PLANTING SOIL PREPARATION AND PLACEMENT AREAS FROM CONTAMINATION. KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND IN ORDERLY CONDITION.

23. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE MATERIALS, TRASH, AND DEBRIS, AND DISPOSE OF LEGALLY OFF-SITE.

PLANTS

1. COORDINATION: PLANT TREES, SHRUBS, AND OTHER PLANTS AFTER FINISHED GRADES ARE ESTABLISHED BUT BEFORE PLANTING TURF AREAS,UNLESS OTHERWISE INDICATED OR APPROVED BY LANDSCAPE ARCHITECT.

2. SUBMIT DIGITAL PHOTOGRAPHS (MIN. 10 MP OR 3648 x 2736 PIXELS; ±) 2.2 MB HIGH-QUALITY JPG) OF EACH REQUIRED SPECIES AND SIZE OF PLANT MATERIAL AS IT WILL BE FURNISHED. PHOTOGRAPHS SHALL DEPICT TRUE SIZE AND CONDITION OF TYPICAL PLANTS, AND INCLUDE A SCALE ROD,TAPE MEASURE, OR OTHER VISIBLE, READABLE OBJECT TO INDICATE SIZE.FOR SPECIES WHERE MORE THAN 20 INDIVIDUAL PLANTS ARE REQUIRED,SUBMIT A MINIMUM OF 3 PHOTOS SHOWING AN AVERAGE PLANT, THE BEST-QUALITY PLANT, AND THE POOREST-QUALITY PLANT TO BE FURNISHED. IDENTIFY PHOTOS WITH THE FULL SCIENTIFIC NAME OF THE PLANT, PLANT SIZE, AND NAME OF GROWING NURSERY.

3. SUBMIT SAMPLES OF THE FOLLOWING MATERIALS FOR VERIFICATION:

-ORGANIC MULCH: 1 QUART VOLUME OF EACH TYPE REQUIRED.

-ROOT BARRIER: WIDTH OF PANEL x 12 INCHES

-EDGING MATERIALS AND ACCESSORIES: ONE OF EACH IN MANUFACTURER'S STANDARD SIZES, TO VERIFY COLOR SELECTION

4. SUBMIT RECOMMENDED PROCEDURES TO BE ESTABLISHED BY OWNER FOR MAINTENANCE OF PLANTS DURING A CALENDAR YEAR BEFORE EXPIRATION OF CONTRACT MAINTENANCE PERIOD ENDS.

5. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF PLANTS INDICATED, COMPLYING WITH THE APPLICABLE REQUIREMENTS OF ANSI Z60.1

6. DELIVER PACKAGED MATERIALS TO SITE IN ORIGINAL, UNOPENED, UNDAMAGED CONTAINERS SHOWING WEIGHT, CERTIFIED ANALYSIS, NAME AND ADDRESS OF MANUFACTURER, AND LABELING INDICATING COMPLIANCE WITH FEDERAL LAWS IF APPLICABLE.

7. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, ON WALKWAYS OR PAVEMENTS, OR ON EXISTING TURF OR PLANTED AREAS.PROVIDE EROSION CONTROL MEASURES AS NECESSARY TO PREVENT DISPLACEMENT OF BULK MATERIALS OR DISCHARGE INTO WATER RUNOFF OR AIRBORNE DUST. ACCOMPANY BULK MATERIAL DELIVERY WITH APPROPRIATE CERTIFICATES.

8. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN,WHIPPING, AND OTHER DAMAGE FROM HANDLING AND TYING. DO NOT BEND OR BIND TREES OR SHRUBS IN A MANNER THAT WILL DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING TRANSPORT. DO NOT DROP PLANTS DURING HANDLING OR DELIVERY.HANDLE PLANTING STOCK BY ROOT BALL.

9. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN 6 HOURS AFTER DELIVERY, SET PLANTS AND TREES IN APPROPRIATE LOCATION (FULL SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS COVERED WITH MULCH AND MOIST.

10. FIELD CONDITIONS: VERIFY ACTUAL GRADE ELEVATIONS, SERVICE AND UTILITY LOCATIONS, IRRIGATION SYSTEM COMPONENTS, DIMENSIONS OF PLANTING AREAS, AND ADJACENT CONSTRUCTION WITH FIELD MEASUREMENTS BEFORE PROCEEDING WITH WORK.

11. WEATHER: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED SO THAT BENEFICIAL AND OPTIMAL RESULT CAN BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.

12. SPECIAL WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIAL, WORKMANSHIP, OR GROWTH WITHIN A SPECIFIED WARRANTY PERIOD. FAILURES INCLUDE:

-- DEATH OR UNSATISFACTORY GROWTH (EXCEPT AS RESULTING FROM ABUSE, LACK OF MAINTENANCE, OR NEGLECT BY OWNER)

-- STRUCTURAL FAILURES, INCLUDING PLANTS FALLING OR BLOWING OVER

-- FAULTY PERFORMANCE OF TREE STABILIZATION, EDGINGS, TREE GRATES,ETC.

-- DETERIORATION OF METALS, FINISHES, ETC. BEYOND NORMAL WEATHERING.

13. WARRANTY PERIOD: FROM DATE OF SUBSTANTIAL COMPLETION.

-- TREES, SHRUBS, ORNAMENTAL GRASSES, VINES: 12 MONTHS

-- GROUNDCOVERS, PERENNIALS, BIENNIALS, OTHER PLANTS: 12 MONTHS

-- ANNUALS: TWO (2) MONTHS

14. REMEDIES:

-- REMOVE AND REPLACE DEAD PLANTS IMMEDIATELY, UNLESS IT IS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.

-- REPLACE PLANTS THAT ARE MORE THAN 25% DEAD OR IN UNHEALTHY CONDITION AT THE END OF WARRANTY PERIOD.

-- A LIMIT OF ONE REPLACEMENT OF EACH PLANT SHALL BE REQUIRED EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH REQUIREMENTS.

-- PROVIDE EXTENDED WARRANTY FOR PERIOD EQUAL TO ORIGINAL WARRANTY PERIOD FOR REPLACED PLANT MATERIAL.

15. PLANT MATERIAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, AND OTHER FEATURES AS INDICATED ON THE PLANTING SCHEDULE, AND COMPLYING WITH ANSI Z60.1. PLANTS SHALL HAVE HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.

16. UNACCEPTABLE MATERIAL: TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; INCLUDED BARK; CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4" IN DIAMETER; OR WITH STEM GIRDLING ROOTS ARE UNACCEPTABLE.

17. DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS,FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY, UNLESS OTHERWISE SPECIFICALLY INDICATED.

18. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 TREES AND SHRUBS SHALL BE MEASURED FROM TOP OF ROOT BALL, WHICH BEGINS AT ROOT FLARE. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

19. LABEL AT LEAST ONE PLANT OF EACH VARIETY AND SIZE WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF COMMON AND BOTANICAL NAMES, INCLUDING VARIETY, CULTIVAR, ETC. AS APPLICABLE.

20. ANNUALS AND BIENNIALS: PROVIDE HEALTHY, DISEASE-FREE PLANTS OF SPECIES AND VARIETY SHOWN OR LISTED, WITH WELL ESTABLISHED ROOT SYSTEMS REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM ROOT BALL, BUT NOT WITH EXCESSIVE GROWTH CIRCLING THE CONTAINER. PROVIDE ONLY PLANTS ACCLIMATED TO OUTDOOR CONDITIONS BEFORE DELIVERY.

21. FERTILIZERS: TIGHTLY COMPRESSED, CHIP-TYPE, LONG-LASTING, SLOW-RELEASE, COMMERCIAL GRADE PLANTING FERTILIZER IN TABLET NPK: 20-10-5 BY WEIGHT, PLUS MICRONUTRIENTS, OR AS RECOMMENDED BY SOIL TEST REPORT.

22. ORGANIC MULCH: FREE FROM DELETERIOUS MATERIALS. TYPE, COLOR,AND SIZE RANGE (IF APPLICABLE) AS DESCRIBED IN THE PLANTING NOTES.

23. PESTICIDES: REGISTERED AND APPROVED BY EPA, ACCEPTABLE TO AHJ, AND OF TYPE RECOMMENDED BY MANUFACTURER FOR EACH SPECIFIC PROBLEM AS REQUIRED BY PROJECT CONDITIONS. DO NOT USE RESTRICTED PESTICIDES. APPLY ACCORDING TO MANUFACTURER'S WRITTEN RECOMMENDATIONS. DO NOT APPLY PRE-EMERGENT HERBICIDES TO SEEDED AREAS.

24. TREE-STABILIZATION MATERIALS: SEE PLANTING DETAILS. WOOD STAKES/STRUTS TO BE ROUGH-SAWN, SOUND, NEW HARDWOOD OR SOFTWOOD, FREE OF KNOTS, HOLES, OR OTHER DEFECTS; SIZE AS INDICATED.

25. METAL EDGING: STANDARD PROFILE COMMERCIAL EDGING (STEEL OR ALUMINUM EXTRUDED) WITH LOOPS STAMPED FROM FACE TO RECEIVE SIZE AND FINISH AS INDICATED IN DRAWINGS. STAKES: TAPERED STEEL, A MINIMUM OF 15 INCHES LONG.ACCESSORIES: PROVIDE STANDARD TAPERED ENDS, CORNERS, AND END SPLICES.INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. DRIVE STAKES BELOW TOP ELEVATION OF EDGING.

26. TREE GRATES: ASTM A48, CLASS 35 OR BETTER, GREY-IRON CASTINGS. SIZE AND SHAPE AS INDICATED ON DRAWINGS. FRAMES: ASTM A36 STEEL ANGLE, HOT-DIP GALVANIZED, OF SHAPE, PATTERN, AND SIZE INDICATED. FINISH:AS NOTED ON DRAWINGS. INSTALL ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS. SET FLUSH WITH ADJOINING SURFACES. LEVEL WITH SOIL RESISTANT PLASTIC SHIMS. REMOVE PORTIONS OF GRATE CASTING ACCORDING TO MANUFACTURER'S INSTRUCTIONS TO MAINTAIN A MINIMUM 3 INCH GROWTH RADIUS AROUND BASE OF TREE.

27. SLOW-RELEASE WATERING DEVICE: STANDARD PRODUCT MANUFACTURED FOR DRIP IRRIGATION OF PLANTS AND EMPTYING ITS WATER CONTENTS OVER TWO TO NINE HOURS, MANUFACTURED FROM UV-STABILIZED NYLON-REINFORCED POLYETHYLENE SHEET, PVC, OR HDPE PLASTIC.BASIS OF DESIGN: TREEGATOR ORIGINAL. COLOR: MANUFACTURER'S STANDARD GREEN. PROVIDE ONE DEVICE FOR EACH TREE. PLACE ON TOP OF MULCH AND FILL WITH WATER ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

28. ROOT BARRIER: BLACK, MOLDED, MODULAR PANELS. DEPTH AS INDICATED ON DRAWINGS.85 MILS THICK WITH VERTICAL ROOT DEFLECTING RIBS PROTRUDING 3/4 INCH OUT FROM PANEL SURFACE;MANUFACTURED WITH A MINIMUM 50% RECYCLED POLYETHYLENE PLASTIC WITH UV INHIBITORS. INSTALL ROOT BARRIER WHERE TREES ARE PLANTED WITHIN 60 INCHES OF PAVING OR HARDSCAPE OVER WATER LINES, OR AS INDICATED ON DRAWINGS. POSITION TOP OF ROOT BARRIER ACCORDING TO MANUFACTURER'S INSTRUCTIONS. OVERLAP A MINIMUM OF 12 INCHES AT JOINTS;DO NOT INSTALL ROOT BARRIER AROUND ROOT BALL OF TREE.

29. ANTIDESSICANT: WATER-INSOLUBLE EMULSION, PERMEABLE MOISTURE READER, FILM FORMING, FOR TREES AND SHRUBS. DELIVER IN ORIGINAL, SEALED, AND FULLY LABELED CONTAINERS. MIX ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

30. BURLAP:NON-SYNTHETIC, BIODEGRADABLE.

31. PLANTER DRAINAGE GRAVEL: WASHED, SOUND CRUSHED STONE COMPLYING WITH ASTM D448 FOR SIZE NO. 57.

32. PLANTER FILTER FABRIC: NONWOVEN GEOTEXTILE MANUFACTURED FOR SEPARATION APPLICATIONS MADE OF POLYPROPYLENE, POLYONEFIN, OR POLYESTER FIBERS, OR A COMBINATION OF THEM.

33. EXAMINE AREAS TO RECEIVE PLANTS, WITH INSTALLER PRESENT, FOR COMPLIANCE WITH THE REQUIREMENTS OF THE WORK. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE CHUNKS OR LAYERS CEMENT, PLASTER, OIL, FUEL,PAINT THINNER, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN A PLANTING AREA. REMOVE CONTAMINATION OR DELETERIOUS MATERIALS AND REPLACE WITH NEW PLANTING SOIL.

34. VERIFY ADEQUATE OVERHEAD CLEARANCE FOR PLANT DELIVERY VEHICLES.

35. SUSPEND PLANTING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL RETURNED TO ACCEPTABLE LEVELS. UNIFORMLY MOISTEN DRY SOIL WHICH IS UNWORKABLE OR DUSTY.

36. PROTECT STRUCTURES, UTILITIES, PAVING, AND OTHER FACILITIES; TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.

37. LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MASS PLANTINGS.STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.

38. PREPARE PLANTING AREA FOR SOIL PLACEMENT; MIX AND PLACE PLANTING SOIL ACCORDING TO SOIL PREPARATION. BEFORE PLANTING,OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISHED GRADING; RESTORE ANY AREA THAT ARE ERODED, SUBSIDED, OR OTHERWISE DISTURBED AFTER FINISH GRADING.

39. PLANTING PITS: EXCAVATE WITH SIDES SLOPING INWARD AT A 45° ANGLE, ROUGHLY 3 TIMES THE DIAMETER OF ROOT BALL/CONTAINER.EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA SLIGHTLY RAISED TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. ENSURE ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. DO NOT EXCAVATE DEEPER THAN DEPTH OF ROOT BALL (MEASURED FROM ROOT ADD SOIL TO RAISE TO CORRECT LEVEL AND THOROUGHLY TAMP TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMOOTHED BY EXCAVATION. DO NOT EXCAVATE SUBGRADES/SUBSTRATES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER IMPROVEMENTS. COVER OR PROTECT EXCAVATIONS LEFT UNATTENDED. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED FAS BACKFILL.

40. OBSTRUCTIONS: NOTIFY LANDSCAPE ARCHITECT IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.

41. DRAINAGE:NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.

42. REMOVE SOIL AS NEEDED TO EXPOSE ROOT FLARE IF NOT VISIBLE.

43. REMOVE STEM GIRDLING AND KINKED ROOTS. REMOVE INJURED ROOTS BY CUTTING CLEANLY (DO NOT BREAK).

44. SET EACH PLANT PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 1 INCH ABOVE ADJACENT FINISH GRADES. BACKFILL WITH PLANTING SOIL (FOR TREES, USE EXCAVATED SOIL). BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY HALF FILLED,PLACE PLANTING TABLETS EQUALLY DISTRIBUTED AROUND EACH PLANTING PIT ABOUT 1 INCH FROM ROOT BALL AND WATER THOROUGHLY BEFORE PLACING REMAINING BACKFILL.REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED. CONTINUE BACKFILLING AND WATER AGAIN AFTER PLACING AND TAMPING FINAL SOIL LAYER.

45. PRUNING: REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE UNLESS DIRECTED BY LANDSCAPE ARCHITECT TO RETAIN NATURAL CHARACTER. DO NOT APPLY PRUNING PAINT TO WOUNDS.

46. CONTAINER PLANTING SOIL PLACEMENT: PLACE A LAYER OF DRAINAGE GRAVEL AT LEAST4 INCHES THICK IN BOTTOM OF PLANTER; COVER WITH FILTER FABRIC AND WRAP FILTER FABRIC 6 INCHES UP ON ALL SIDES. DUCT TAPE ALONG ENTIRE TOP EDGE OF FILTER FABRIC. FILL PLANTER WITH PLANTING SOIL IN LIGHTLY COMPACTED LAYERS UP TO AN ELEVATION OF 11/2" BELOW TOP OF PLANTER.

47. GROUNDCOVERS AND SMALL PLANTS: SET OUT AND SPACE AS INDICATED ON DRAWINGS IN EVEN ROWS WITH TRIANGULAR SPACING. USE PLANTING SOIL FOR BACKFILL. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. WORK SOIL AROUND ROOTS TO ELIMINATE AIR POCKETS AND LEAVE A SLIGHT SAUCER INDENTATION AROUND PLANTS TO HOLD WATER.WATER THOROUGHLY AFTER PLANTING. PROTECT PLANTS FROM HOT SUN AND WIND.

48. APPLY MULCH OF TYPE REQUIRED FOR EACH PLANTING AREA, TO EXTENTS AND DEPTH INDICATED ON DRAWINGS.

49. MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, MULCHING, RESTORING PLANT SAUCERS, ADJUSTING AND REPAIRING STABILIZATION DEVICES, RESETTING PLANTS TO PROPER GRADE AND PLUMB POSITION, AND PERFORMING OTHER OPERATIONS TO ESTABLISH HEALTHY, VIABLE PLANTINGS. FILL ANY SOIL SUBSIDENCE THAT MAY OCCUR BECAUSE OF SETTLING OR OTHER PROCESSES. REPLACE MULCH DAMAGED OR LOST. APPLY TREATMENTS TO KEEP PLANT MATERIALS, PLANTING AREAS, AND SOILS FREE OF PESTS, PATHOGENS, OR DISEASE. USE INTEGRATED PEST MANAGEMENT PRACTICES WHERE POSSIBLE.

50. REPAIR OR REPLACE EXISTING OR NEW TREES OR PLANTS DAMAGED BY CONSTRUCTION OPERATIONS, IN A MANNER APPROVED BY LANDSCAPE ARCHITECT. REMOVE TREES THAT ARE MORE THAN 25% DEAD,IN UNHEALTHY CONDITION, OR DETERMINED BY LANDSCAPE ARCHITECT TO BE INCAPABLE OF RESTORING TO NORMAL GROWTH PATTERN BEFORE THE END OF THE CORRECTIONS PERIOD. PROVIDE NEW TREES OF SAME SIZE AND SPECIES AS THOSE BEING REPLACED FOR NEW TREES. PROVIDE TWO 4-INCH CALIPER TREES FOR EACH TREE LARGER THAN 8 INCH DBH DAMAGED OR DESTROYED BY CONSTRUCTION ACTIVITIES AND NOT OTHERWISE SCHEDULED TO BE REMOVED; SPECIES TO BE SELECTED BY LANDSCAPE ARCHITECT.

51. KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION. CLEAN VEHICLE WHEELS BEFORE LEAVING SITE TO AVOID TRACKING SOIL ONTO ROADS AND PAVED AREAS.

52. REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS AND UNSUITABLE SUBSOILS, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF SITE.

53. PROTECT PLANTS FROM DAMAGE BY OTHER TRADES. MAINTAIN PROTECTION DURING INSTALLATION ANDMAINTENANCE PERIODS.

54. REMOVE STAKES, TIE TAPE, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL AND PROJECT SITE BEFORE SUBSTANTIAL COMPLETION.REMOVE NURSERY TAGS AFTER LANDSCAPE ARCHITECT'S INSPECTION FOR PUNCH LIST.

55. VERIFY THAT TREE-WATERING DEVICES ARE IN WORK

LIGHTING, LUMINAIRE & PHOTOMETRIC NOTES:

PRODUCT & SCHEDULE NOTES

1 These Site Lighting Photometric Plans **DO NOT** convey any electrical connectivity information. All Electrical design and connection are to be provided by a professional electrical engineer or equally qualified specialist.

2 SEE Luminaire & Pole Cut Sheets for full product descriptions.

3 See Calculations and Schedules for photometric data and code related requirements.

LUMINAIRE NOTES

1 The included standards and photometric calculations are based on the AGI.32 Photometric Lighting Program designed to calculate the foot candle readings of lighting fixtures based on the imported data files provided by their manufacturers as illustrated in this plan set.

2 **Foot Candle Levels:** all foot candle levels illustrated are initial values based on manufacturer data calculated using no "Light Loss Factor" (LLF)

3 **Statistics:** the statistics noted herein were calculated within the project property parameters required by code, including offsite calculations required to assure that the maximum allowable spillage of light is maintained or less.

4 **Light Trespass:** Light levels must not exceed 0.5 foot candles on all property lines. For adjacent residential applications, this factor may not exceed 0.0 foot candles offset 10 feet from the property line. At a fifty foot (50') offset from all property lines, the photometric foot candles readings must be 0.0 in all other instances.

5 **Pole Height:** The pole heights are noted on the plans and/or by the Light Pole Cut Sheet.

6 **Shop Drawings:** the CONTRACTOR must submit shop drawings of all the specified lighting components and poles herein specified prior to the execution of work.

LIGHTING PERFORMANCE NOTES

1 If Lighting substitutions are made subsequent to the approval of these permit documents, the CONTRACTOR must submit shop drawings of the replacement fixture and/or pole and heights. These shop drawings must be complete with manufactures full breakdown of lighting components. Upon approval of the shop drawings, BOWMAN will be required to recalculate the photometrics and submit for modification to the Development Order. The CONTRACTOR assumes full risk of implementing any products that are herein specified prior to an approval from the jurisdictional agency when revisions are made.

2 All fixtures must be full cut-off style lighting systems.

3 For the Village of Estero; all lighting fixtures may not exceed 3,000 Kelvin in lighting temperatures.

v2024a

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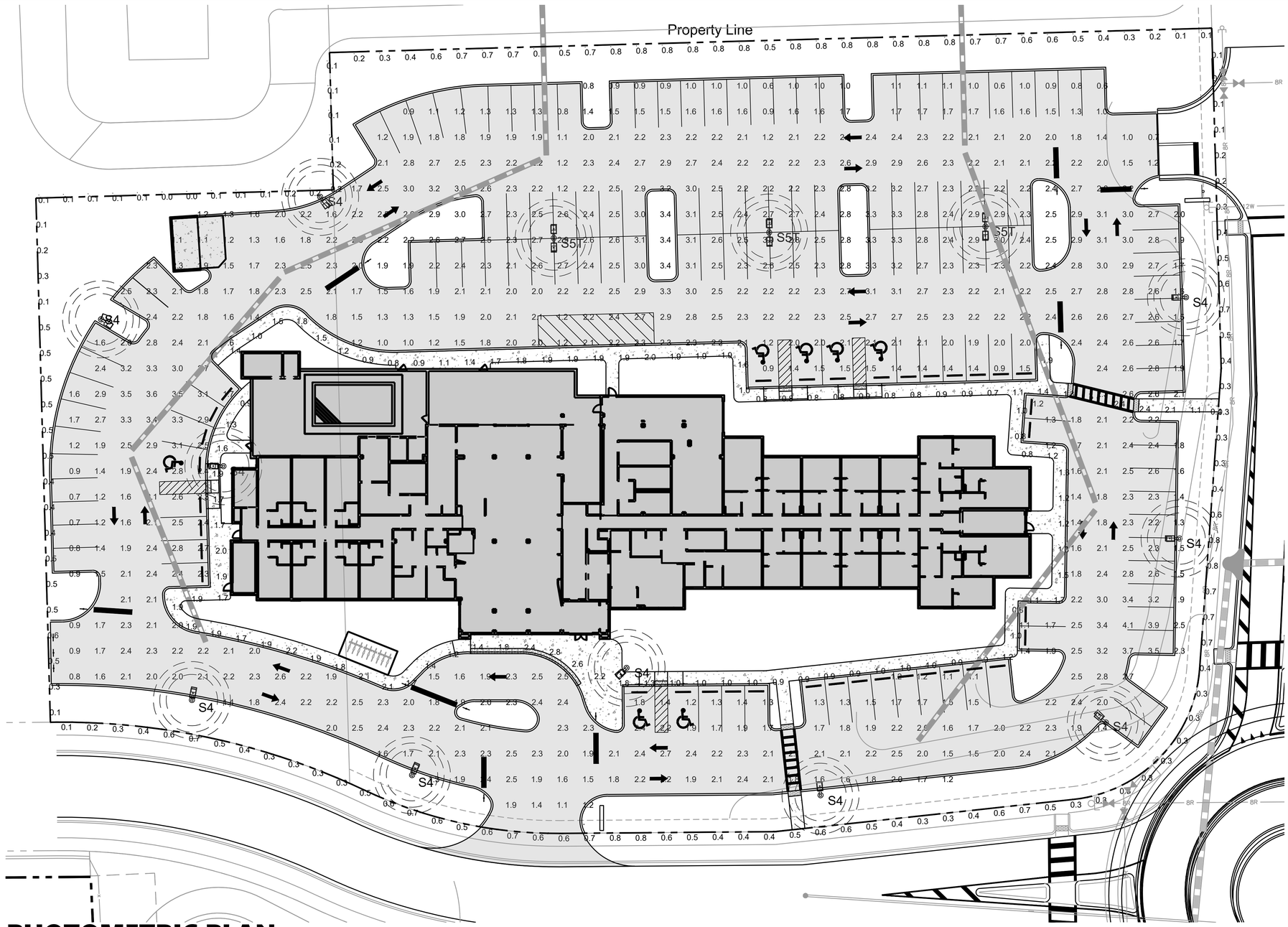
1 The CONTRACTOR is hereby notified that a Photometric Inspection of the executed lighting layout per plan is required as a prerequisite to receipt of a Certificate of Compliance. The CONTRACTOR will give the BOWMAN not less than 72-hours notice that the system is fully energized and ready for inspection. The system my have lights on during evening period in which to conduct the appropriate photometric inspections required by code.

2 The photometrics of this installation must be consistent with these approved permit drawings in effort to be certified as compliant therewith. Any deviations to these drawings without the appropriate notifications from the OWNER/APPLICANT of acceptance will be at the CONTRACTOR'S risk. Shop drawings of all fixtures and poles must be submitted prior to the request for certification as previously required and noted herein.

3 The CONTRACTOR is responsible for making all arrangements to have the lighting system inspected for compliance. The LANDSCAPE ARCHITECT/ENGINEER of Record shall be responsible for conducting said photometric inspections and shall coordinate the same with the local jurisdictional agency.

4 These drawings represent the layout and products to be utilized for the exterior lighting applications for this project. All electrical applications shall be executed by an Electrical Engineer or Licensed Contractor and must meet all requirements of local jurisdictional codes and safety standards.

5 These drawings as prepared by BOWMAN are solely for the purposes of lighting fixture and pole selections. locations, and exterior photometric affects. These drawings are not intended to be construed as electrical drawings or to define the necessary electrical systems required to support the lighting elements herein depicted.



PHOTOMETRIC PLAN:

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Mtg Height	BUG Rating
	10	S4	Single	Beacon VP-1-160L-100-4K7-4W	1.000	97.153	25	B2-U0-G3
	3	S5T	Back-Back	Beacon VP-1-160L-100-4K7-5QW	1.000	97.153	25	B4-U0-G2

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	2.12	4.1	0.6	3.53	6.83
Property Line	Illuminance	Fc	0.45	0.8	0.0	N.A.	N.A.
Sidewalk	Illuminance	Fc	1.43	2.8	0.4	3.58	7.00

OUTDOOR SITE LIGHTING PHOTOMETRIC PLAN:

SCALE: 1" = 20'
0 10 20

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462

BOWMAN CONSULTING GROUP, LTD.
FORT MYERS OFFICE
6200 WHISKY CREEK DRIVE
FORT MYERS, FL 33919
PHONE: (239) 985-1200
www.bowman.com

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MARRIOTT FAIRFIELD
APOPKA

OUTDOOR LIGHTING PHOTOMETRIC PLAN
Photometric Plan Applications
NWC of State Road 429 & Connector Road, Apopka, FL 33712
City of Apopka

011589-01-001
BOWMAN PROJECT NUMBER

REV#	REVISION	DATE
1	Updated Base	2026/05/05

MARIO ROJO JR., PLA
FL. PROF. LANDSCAPE ARCHITECT
REGISTRATION NO. 6667489

A.V. DESIGN	A.V. DRAWN	B.D. QA/QC

FILE # 011589-01-001-LC01-MarriottFairfieldApopka
DATE: 2025/07/31
SET: 100 LIGHTING

LE-1.00
SHEET

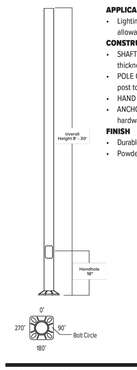
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LIGHT POLE DIAGRAMS:
(BEACON - Sheet 1 of 3)

BEACON design · performance · technology

DATE: 8/6/25 LOCATION: Apopka, FL
TYPE: Polo PROJECT: Marriott Hotel
CATALOG #: RSA-B-SHO-S-25-50-C

RSA-B-SHO-S Series Poles
ROUND STRAIGHT ALUMINUM

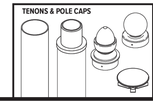


APPLICATIONS
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location

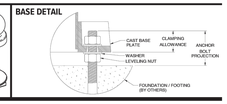
CONSTRUCTION
- SHAFT: One-piece straight aluminum with round cross section; Extruded shafts of 6061-T6 aluminum in 1/8", 3/16", or 1/4" thickness. Base plate of 356 cast aluminum.
- POLE CAP OR FINALS: Cap or decorative finials available for side mounted luminaires. Open top or tenons provided for post top mounted luminaires.
- HAND HOLE: Aluminum hand hole frame; Mounting provisions for grounding lug located behind cover
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (ASTM F1554). Galvanized hardware with two washers and two nuts per bolt for leveling

FINISH
- Durable thermoset polyester powder coat paint finish with nominal 3.0 mil thickness
- Powder paint finish coat available in multiple colors; Custom colors available; RAL number preferable.

TENONS & POLE CAPS



BASE DETAIL



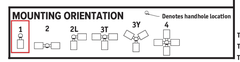
ORDERING EXAMPLE:

RSA-B-SHO-S- 16 - 40 - A/B/C - 2 - 2L - B3 - DBT - VM2

SERIES	HEIGHT	SHAFT	THICKNESS	MOUNTING
RSA-B-SHO-S Round Straight Aluminum Pole Beacon Smooth	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	Reference page 2 Ordering matrix	1 Single arm mount 2 Two fixtures at 180° 2L Two fixtures at 90° 3T Three fixtures at 90° 3Y Three at 120° 4 Four fixtures at 90° OT* Open top (includes pole cap) TN3* Tenon 3 x 3[4] TN4* Tenon 3 x 4[4] TN5* Tenon 4 x 5[4] TN8* Tenon 4 x 8[4]

FINISH		OPTIONS	
BLT	Black Matte Textured	GFI*	20 Amp GFCI Receptacle and Cover
BLS	Black Gloss Smooth	EHH*	Extra Handhole
DBT	Dark Bronze Matte Textured	C05*	5" Coupling
DBS	Dark Bronze Gloss Smooth	C07*	75" Coupling
GTT	Graphite Matte Textured	C20*	2" Coupling
LGS	Light Grey Gloss Smooth	VM2	2nd mode vibration damper
PSS	Platinum Silver Smooth	LAB	Less Anchor Bolts
WHT	White Matte Textured		
WHS	White Gloss Smooth		
VGT	Verde Green Textured		
Color Option			
CC	Custom Color		

MOUNTING ORIENTATION



1 Specify option location using logic found on page 2 **(Option Orientation)**
2 TN3 and TN4 not available on 3" diameter poles
3 TN5 and TN8 not available on 4" diameter poles
4 Specify pole top

ACCESSORIES - Order Separately

Catalog Number	Description
VM2SXX	2nd mode vibration damper

DRILL PATTERN

B1 Cruzer, "AM" arm
B3 2 bolt (2-½" spacing), Viper "A" arm
S2 2 bolt (3-½" spacing), Viper "AD" arm

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LIGHT POLE DIAGRAMS:
(BEACON - Sheet 2 of 3)

BEACON design · performance · technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RSA-B-SHO-S Series Poles
ROUND STRAIGHT ALUMINUM

ORDERING INFORMATION Cont.

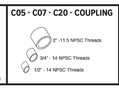
Catalog Number	Height Feet	Height Meters	Nominal Shaft Dimensions	Wall Thickness	Bolt Circle (suggested)	Bolt Square	Base Plate Size	Anchor Bolt Size	Bolt Projection	Pole weight (lbs)
RSA-B-SHO-S-08-40-A	8	2.4	4"	0.125	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	20
RSA-B-SHO-S-10-40-A	10	3	4"	0.125	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	24
RSA-B-SHO-S-12-40-A	12	3.7	4"	0.125	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	27
RSA-B-SHO-S-14-40-A	14	4.3	4"	0.125	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	31
RSA-B-SHO-S-12-40-B	12	3.7	4"	0.188	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	37
RSA-B-SHO-S-14-40-B	14	4.3	4"	0.188	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	43
RSA-B-SHO-S-16-40-B	16	4.9	4"	0.188	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	48
RSA-B-SHO-S-18-40-B	18	5.5	4"	0.188	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	53
RSA-B-SHO-S-20-40-B	20	6.1	4"	0.188	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	59
RSA-B-SHO-S-16-40-C	16	4.9	4"	0.25	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	61
RSA-B-SHO-S-18-40-C	18	5.5	4"	0.25	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	68
RSA-B-SHO-S-20-40-C	20	6.1	4"	0.25	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	75
RSA-B-SHO-S-22-40-C	22	6.7	4"	0.25	7"	4.95"	8.5" Square	5/8 x 24 x 3	3"	82
RSA-B-SHO-S-12-50-B	12	3.7	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	46
RSA-B-SHO-S-14-50-B	14	4.3	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	52
RSA-B-SHO-S-16-50-B	16	4.9	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	59
RSA-B-SHO-S-18-50-B	18	5.5	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	66
RSA-B-SHO-S-20-50-B	20	6.1	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	73
RSA-B-SHO-S-25-50-B	25	7.6	5"	0.188	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	91
RSA-B-SHO-S-18-50-C	18	5.5	5"	0.25	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	85
RSA-B-SHO-S-20-50-C	20	6.1	5"	0.25	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	93
RSA-B-SHO-S-22-50-C	22	6.7	5"	0.25	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	102
RSA-B-SHO-S-24-50-C	24	7.3	5"	0.25	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	111
RSA-B-SHO-S-25-50-C	25	7.6	5"	0.25	8.5"	6.0"	9.0" Square	3/4 x 30 x 3	3-1/4"	116
RSA-B-SHO-S-14-60-A	14	4.3	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	44
RSA-B-SHO-S-16-60-A	16	4.9	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	49
RSA-B-SHO-S-18-60-A	18	5.5	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	55
RSA-B-SHO-S-20-60-A	20	6.1	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	60
RSA-B-SHO-S-22-60-A	22	6.7	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	65
RSA-B-SHO-S-24-60-A	24	7.3	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	71
RSA-B-SHO-S-25-60-A	25	7.6	6"	0.125	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	74
RSA-B-SHO-S-18-60-C	18	5.5	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	101
RSA-B-SHO-S-20-60-C	20	6.1	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	112
RSA-B-SHO-S-22-60-C	22	6.7	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	123
RSA-B-SHO-S-24-60-C	24	7.3	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	133
RSA-B-SHO-S-25-60-C	25	7.6	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	138
RSA-B-SHO-S-30-60-C	30	9.1	6"	0.25	9.5"	6.72"	10.25" Square	3/4 x 30 x 3	3-1/2"	163

NOTE Factory supplied template must be used when setting anchor bolts. Current will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

EHH - EXTRA HANDHOLE



C05 - C07 - C20 - COUPLING

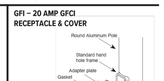


VM2 - VIBRATION DAMPER 2ND MODE

Factory installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.



GFI – 20 AMP GFCI RECEPTACLE & COVER



OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option C07 should be ordered as: **RSA-B-SHO-S16-40B-TN3-DBT-C05-0-15** | 5" coupling on the handhole/arm side of pole, 15 feet up from the pole base| 0° spacing required between option. Consult factory for other configurations.

VM2SXX - VIBRATION DAMPER 2ND MODE

Field installed, internal damper designed to alter pole resonance to reduce movement and material fatigue caused by 2nd mode vibration.



VM2508 – 8'
VM2512 – 12'
VM2516 – 16'
VM2520 – 20'
VM2524 – 24'

For more information about pole vibration and vibration dampers, please consult our website.
Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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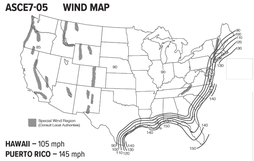
LIGHT POLE DIAGRAMS:
(BEACON - Sheet 3 of 3)

BEACON design · performance · technology

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

RSA-B-SHO-S Series Poles
ROUND STRAIGHT ALUMINUM

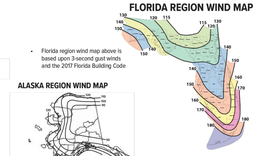
ASCE7-05 WIND MAP



HAWAII – 105 mph
PUERTO RICO – 145 mph

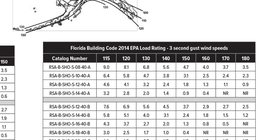
*PRINTED WITH PERMISSION FROM ASCE

FLORIDA REGION WIND MAP



- Florida region wind map above is based upon 3-second gust winds and the 2017 Florida Building Code

ALASKA REGION WIND MAP



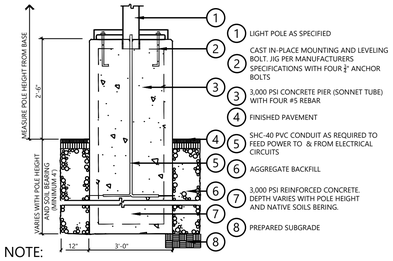
ASCE 7-05 wind map EPA Load Rating - 3 second gust wind speeds										
Catalog Number	85	90	100	105	110	120	130	140	145	150
RSA-B-SHO-S-08-40-A	12.2	10.8	8.6	7.7	6.9	5.6	4.8	4.1	3.8	3.5
RSA-B-SHO-S-10-40-A	9.0	7.9	6.2	5.5	4.8	3.9	3.2	2.7	2.5	2.3
RSA-B-SHO-S-12-40-A	7.0	6.0	4.4	3.8	3.3	2.5	2.0	1.6	1.5	1.3
RSA-B-SHO-S-14-40-A	5.2	4.3	3.0	2.5	2.0	1.4	1.0	0.8	0.7	0.6
RSA-B-SHO-S-12-40-B	10.7	9.4	7.3	6.5	5.7	4.6	3.8	3.2	3.0	2.7
RSA-B-SHO-S-14-40-B	8.4	7.3	5.6	4.9	4.2	3.3	2.7	2.2	2.0	1.9
RSA-B-SHO-S-16-40-B	6.6	5.7	4.2	3.6	3.0	2.2	1.8	1.4	1.3	1.1
RSA-B-SHO-S-18-40-B	5.1	4.3	3.0	2.4	2.0	1.3	1.0	0.7	0.6	0.5
RSA-B-SHO-S-20-40-B	3.8	3.1	2.0	1.5	1.1	0.5	NR	NR	NR	NR
RSA-B-SHO-S-16-40-C	9.1	7.9	6.0	5.3	4.6	3.5	2.9	2.4	2.3	2.0
RSA-B-SHO-S-18-40-C	7.3	6.3	4.6	3.9	3.3	2.4	1.9	1.6	1.4	1.2
RSA-B-SHO-S-20-40-C	5.7	4.8	3.4	2.8	2.3	1.5	1.1	0.8	0.7	0.6
RSA-B-SHO-S-22-40-C	4.4	3.6	2.3	1.8	1.3	0.7	NR	NR	NR	NR
RSA-B-SHO-S-12-50-B	18.1	16.0	12.9	11.7	10.6	8.9	7.5	6.4	5.9	5.5
RSA-B-SHO-S-14-50-B	14.6	12.8	10.2	9.2	8.4	7.0	5.8	5.0	4.6	4.3
RSA-B-SHO-S-16-50-B	11.9	10.3	8.1	7.3	6.6	5.4	4.5	3.8	3.5	3.3
RSA-B-SHO-S-18-50-B	9.5	8.2	6.3	5.7	5.1	4.2	3.4	2.8	2.6	2.4
RSA-B-SHO-S-20-50-B	7.5	6.4	4.8	4.3	3.8	3.0	2.4	2.0	1.8	1.6
RSA-B-SHO-S-25-50-B	3.8	2.9	1.9	1.6	1.3	0.9	0.6	NR	NR	NR
RSA-B-SHO-S-18-50-C	13.2	11.5	9.1	8.2	7.4	6.1	5.1	4.3	4.0	3.7
RSA-B-SHO-S-20-50-C	10.8	9.3	7.2	6.5	5.8	4.8	3.9	3.3	3.0	2.7
RSA-B-SHO-S-22-50-C	8.7	7.6	5.6	5.0	4.5	3.6	2.9	2.4	2.2	2.0
RSA-B-SHO-S-24-50-C	7.0	5.8	4.3	3.8	3.3	2.6	2.1	1.6	1.5	1.3
RSA-B-SHO-S-25-50-C	6.0	4.7	3.2	2.8	2.4	1.8	1.3	1.0	0.8	0.6
RSA-B-SHO-S-14-60-A	22.9	20.5	16.6	15.0	13.7	11.4	9.7	8.3	7.7	7.2
RSA-B-SHO-S-16-60-A	19.0	17.0	13.7	12.4	11.3	9.4	7.9	6.8	6.3	5.8
RSA-B-SHO-S-18-60-A	15.7	14.0	11.3	10.2	9.2	7.6	6.4	5.4	5.0	4.7
RSA-B-SHO-S-20-60-A	12.9	11.4	9.1	8.2	7.4	6.1	5.1	4.3	4.0	3.7
RSA-B-SHO-S-22-60-A	10.5	9.3	7.4	6.6	6.0	4.9	4.0	3.3	3.1	2.8
RSA-B-SHO-S-24-60-A	8.6	7.5	5.9	5.3	4.7	3.8	3.1	2.5	2.3	2.1
RSA-B-SHO-S-25-60-A	3.7	3.2	2.2	1.9	1.6	1.1	0.8	0.5	NR	NR
RSA-B-SHO-S-18-60-C	21.4	19.1	15.5	14.0	12.7	10.6	9.0	7.7	7.1	6.6
RSA-B-SHO-S-20-60-C	17.9	15.9	12.8	11.6	10.5	8.7	7.4	6.3	5.8	5.4
RSA-B-SHO-S-22-60-C	15.0	13.3	10.7	9.6	8.7	7.2	6.0	5.1	4.7	4.3
RSA-B-SHO-S-24-60-C	12.5	11.1	8.8	7.9	7.1	5.9	4.9	4.1	3.7	3.4
RSA-B-SHO-S-25-60-C	10.2	8.9	6.9	6.1	5.4	4.3	3.5	2.8	2.6	2.3
RSA-B-SHO-S-30-60-C	6.0	5.1	3.7	3.2	2.7	2.0	1.5	1.1	0.9	0.7

Florida Building Code 2014 EPA Load Rating - 3 second gust wind speeds									
Catalog Number	115	120	130	140	150	160	170	180	
RSA-B-SHO-S-08-40-A	9.0	8.1	6.8	5.6	4.7	4.0	3.7	3.5	
RSA-B-SHO-S-10-40-A	6.4	5.8	4.7	3.8	3.1	2.5	2.4	2.3	
RSA-B-SHO-S-12-40-A	4.6	4.1	3.2	2.4	1.8	1.3	1.1	0.9	
RSA-B-SHO-S-14-40-A	3.2	2.8	2.0	1.4	0.9	0.4	NR	NR	
RSA-B-SHO-S-12-40-B	7.6	6.9	5.6	4.5	3.7	2.9	2.7	2.5	
RSA-B-SHO-S-14-40-B	5.8	5.1	4.0	3.1	2.4	1.8	1.5	1.2	
RSA-B-SHO-S-16-40-B	4.3	3.7	2.7	2.0	1.3	0.8	0.5	NR	
RSA-B-SHO-S-18-40-B	3.0	2.5	1.7	1.0	0.4	NR	NR	NR	
RSA-B-SHO-S-20-40-B	1.9	1.5	0.7	NR	NR	NR	NR	NR	
RSA-B-SHO-S-16-40-C	6.2	5.5	4.3	3.3	2.5	1.9	1.7	1.5	
RSA-B-SHO-S-18-40-C	4.6	4.0	3.0	2.1	1.5	0.9	0.7	0.5	
RSA-B-SHO-S-20-40-C	3.3	2.8	1.9	1.2	0.6	NR	NR	NR	
RSA-B-SHO-S-22-40-C	2.3	1.8	1.0	NR	NR	NR	NR	NR	
RSA-B-SHO-S-12-50-B	13.2	12.0	9.9	9.4	8.0	6.8	5.9	5.1	
RSA-B-SHO-S-14-50-B	10.4	9.3	7.5	7.0	6.3	5.3	4.5	3.8	
RSA-B-SHO-S-16-50-B	8.0	7.1	5.6	5.3	4.9	4.0	3.3	2.7	
RSA-B-SHO-S-18-50-B	6.1	5.3	3.9	3.4	3.7	3.0	2.3	1.8	
RSA-B-SHO-S-20-50-B	4.4	3.7	2.9	2.8	2.7	2.1	1.5	1.1	
RSA-B-SHO-S-25-50-B	1.3	1.0	0.7	0.5	NR	NR	NR	NR	
RSA-B-SHO-S-18-50-C	8.9	7.9	6.2	5.0	5.4	4.5	3.7	3.1	
RSA-B-SHO-S-20-50-C	6.9	6.0	4.9	4.0	3.4	3.1	3.0	2.7	
RSA-B-SHO-S-22-50-C	5.2	4.4	3.9	3.6	3.2	2.5	1.9	1.3	
RSA-B-SHO-S-24-50-C	3.8	3.1	3.0	2.7	2.3	1.7	1.1	0.7	
RSA-B-SHO-S-25-50-C	2.9	2.2	2.0	1.9	1.7	1.1	0.6	NR	
RSA-B-SHO-S-14-60-A	11.5	10.5	8.6	7.2	6.0	5.0	4.2	3.5	
RSA-B-SHO-S-16-60-A	9.3	8.4	6.8	5.6	4.5	3.7	2.9	2.3	
RSA-B-SHO-S-18-60-A	7.4	6.6	5.3	4.2	3.3	2.5	1.9	1.4	
RSA-B-SHO-S-20-60-A	5.9	5.2	4.0	3.0	2.2	1.6	1.0	0.6	
RSA-B-SHO-S-22-60-A	4.6	4.0	2.9	2.0	1.3	0.8	NR	NR	
RSA-B-SHO-S-24-60-A	3.5	2.9	2.0	1.2	0.6	NR	NR	NR	
RSA-B-SHO-S-25-60-A	3.4	2.8	1.8	1.0	NR	NR	NR	NR	
RSA-B-SHO-S-18-60-C	16.5	15.0	12.5	10.4	8.8	7.4	6.2	5.2	
RSA-B-SHO-S-20-60-C	13.8	12.5	10.3	8.5	7.0	5.8	4.8	4.0	
RSA-B-SHO-S-22-60-C	11.6	10.5	8.5	6.9	5.6	4.5	3.6	2.9	
RSA-B-SHO-S-24-60-C	9.8	8.7	7.0	5.5	4.4	3.4	2.6	1.9	
RSA-B-SHO-S-25-60-C	8.3	7.3	5.6	4.2	3.2	2.3	1.5	0.9	
RSA-B-SHO-S-30-60-C	5.0	4.2	2.9	1.8	0.9	NR	NR	NR	

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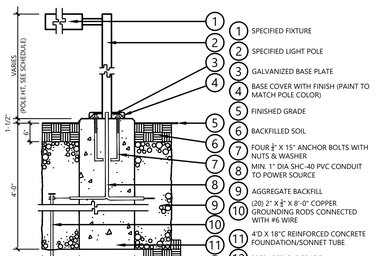
Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
1	S4	25	315	0
2	S4	25	180	0
3	S4	25	135	0
4	S4	25	225	0
5	S4	25	95	0
6	S4	25	65	0
7	S4	25	80	0

Luminaire Location Summary				
LumNo	Label	Z	Orient	Tilt
8	S4	25	180	0
9	S4	25	180	0
10	S4	25	340	0
11	S5T	25	270	0
12	S5T	25	270	0
13	S5T	25	270	0



NOTE:
THIS POLE MOUNTING DETAIL NO. 2 MAY ONLY BE USED IN PARKING AREAS WHERE THE POLE IS PROTECTED BY WHEEL STOPS THAT WILL PREVENT ANY VEHICLE FROM MAKING CONTACT WITH THE POLE. OTHERWISE THIS DETAIL MUST BE USED. DIRECT BURY POLES MAY NOT BE USED IN PAVED PARKING AREAS.

1 TYPICAL LIGHT POLE TUBE MOUNT (Alt for DB)
NOT TO SCALE



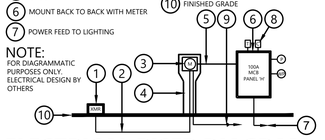
NOTE:
THIS POLE MOUNTING DETAIL MAY ONLY BE USED IN PARKING AREAS WHERE THE POLE IS PROTECTED BY WHEEL STOPS THAT WILL PREVENT ANY VEHICLE FROM MAKING CONTACT WITH THE POLE. OTHERWISE DETAIL NO. 1 MUST BE USED. DIRECT BURY POLES MAY NOT BE USED IN PAVED PARKING AREAS.

2 TYPICAL LIGHT POLE GROUND MOUNT (Alt for DB)
NOT TO SCALE

ALL ELECTRICAL COMPONENTS TO BE DESIGNED AND VALIDATED BY A PROFESSIONAL ELECTRICAL ENGINEER

1 120/240v XMR
2 1-1/4"C WITH (3) #3 THWN CU
3 MIN. 100 AMP METER. MOUNT TO PEDESTAL
4 BANJO PEDESTAL. PAINT DARK BROWN.
5 1"C WITH (3) #3 THWN CU & (1) #8 CU GROUND.
6 MOUNT BACK TO BACK WITH METER
7 POWER FEED TO LIGHTING
8 INSTALL SURGE COMPRESSOR AS CLOSE AS POSSIBLE TO MAIN IN ENCLOSURE
9 PROVIDE A SERVICE GROUND IN ACCORDANCE WITH N.E.C. ARTICLE 250. PART H MIN. INSTALLATION TO INCLUDE FOOTER AND FOUNDATION WITH REINFORCING STEEL. STEEL ROD DRIVEN INTO GROUND (MIN. ½" X 8 FEET DEEP) WITH #6 COPPER GROUND CONDUCTOR (MIN.)
10 FINISHED GRADE

NOTE:
FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL DESIGN BY OTHERS



3 ELECTRICAL RISER DIAGRAM
NOT TO SCALE - ONLY FOR REFERENCE PURPOSES

ELECTRICAL CONNECTIONS

NOTICE TO OWNER/CONTRACTOR:

1 These drawings are strictly limited to the purpose of Exterior Lighting Fixture Selections, Pole Type and locations, and corresponding Photometric Calculations as required by local code. These are NOT electrical drawings nor is electrical circutry specified.

2 The electrical diagrams and accompanying notes herein included only represent a suggested manner in which to provide power in effort to provide said power and to reasonably budget the cost accordingly. No electrical specificity is implied or intended with these photomteric drawings.

3 The OWNER or CONTRACTOR must employ the services of either a licensed Electrical Engineer or Electrical Contractor to implement these drawings by providing the appropriate electrical systems to energize their applications. At no time should these drawings be executed without the noted professional expertise being involved prior to their installation.

v2024a

LIGHTING SPECIFICATIONS & GUIDELINES:

GENERAL NOTES & REQUIREMENTS:

1 The Electrical CONTRACTOR must comply with the Standard Building Codes (including the National Electric Code (NEC)) and all local codes as may be applicable. Submittal of Shop Drawings for all components herein specified is required prior to ordering. Any shipment or installation conducted without approved shop drawings will be at the CONTRACTOR'S risk.

2 The work herein depicted will include all labor, materials, permits, and costs for the installation of a complete lighting system. These drawings are for product and material specification for photometric lighting calculations as required by code. The products and materials herein specified must be followed or the photometric calculations required by code and the approved permit documents will become void. The CONTRACTOR assumes full responsibility for meeting these requirements and providing all associated electrical components and requirements to energize the system as intended.

3 All equipment, fixtures, outlets, etc. must be started, tested, adjusted, and placed in satisfactory operating condition by the CONTRACTOR who shall guarantee all workmanship, materials, and equipment to be free of defects for a period of not less than one-year from the time of final certification of occupancy or compliance. The CONTRACTOR will provide such repairs, replacements, and/or adjustments without cost to the Owner. All equipment shall be covered for the duration of the manufacturer's guarantee or warranty periods. The CONTRACTOR shall provide the Owner with all manufacturer's guarantees and warranties prior to final payment.

4 All Wire size must meet the minimum guidelines set by the NEC and the manufacturers, whichever is more stringent.

5 No "Wafer" or "Piggyback" breakers will be permitted and are strictly prohibited.

6 No circuit runs or devises are shown or implied by these drawings. The CONTRACTOR must employ all necessary components to properly energize the lighting layout herein depicted under the required guidelines, standards, and spec

PRODUCT & MATERIAL CUT SHEETS:

TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 1 of 6)

BEACON

VIPER Area/Site
VIPER LUMINAIRE

DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

MICRO STRIKE | STRIKE optics



SIZE 1 | SIZE 2 | SIZE 3 | SIZE 4

c UL us IP65 | DLC LISTED | DLC LISTED PREMIUM | BAA | TAA

CONTROL TECHNOLOGY
NX NX NX LIGHTGRID

SERVICE PROGRAMS
STOCK QS10

SPECIFICATIONS

CONSTRUCTION
- One-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS
- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (96, 72, 108, or 162 LED counts) provide best in class distributions and maximum efficiency. Strike optics are designed for high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Both optics maximize target zone illumination while minimizing wasted light and reducing trespassing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION
- Mounting patterns for each arm can be found on page 5
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL
- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within a single fixture. In the event of failure of one of the luminaires, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS
- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard.
- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control modules, features dimming and occupancy sensor. Also available in 7-pin configuration

EPA

	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 120	1.037	1.266	1.512	1.646	
Three at 90	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CERTIFICATIONS
- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets DOA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product needs federal procurement law requirements meet the Buy American Act (FAR 52.225-1) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)
- FCC CFR Title 47 Part 15, Class A

WARRANTY
- 5 year warranty

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TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 2 of 6)

BEACON

VIPER Area/Site
VIPER LUMINAIRE

DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

Key Inquiry | Service Program: QS10 Limit of 15 Luminaires

MICROSTRIKE OPTICS – ORDERING GUIDE

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG # VPI-160L-100-4K7-4W/SQW-UNV-A_U

VP –		1 –	160L-100 –	5K7 –	4W –	–	UNV –
Series	**Optic Platform**	**Size**	**Light Engine**	**CCT/CRI**	**Distribution**	**Optic Rotation**	**Voltage**
VP Viper Area	BLANK Micro-Strike	1 Size 1	**160L-35** * 35W - 5,500 Lumens	AP All-Amber Phosphor Converted	2 Type 2	**BLANK No Rotation**	**UNV** 120-277V
			160L-50 * 50W - 7,500 Lumens	27K8 2700K, 80 CRI	3 Type 3	L Optic rotation left	120 120V
			160L-72 72W - 10,000 Lumens	3K7 3000K, 70 CRI	4F Type 4 Forward	R Optic rotation right	208 208V
			160L-100 100W - 12,500 Lumens	3K8 3000K, 80 CRI	4W Type 4 Wide		240 240V
			160L-115 115W - 15,000 Lumens	35K8 3500K, 80 CRI	SQW Type 5 Square Wide		277 277V
			160L-135 135W - 18,000 Lumens	3K9 3000K, 90 CRI			347 347V
			160L-160 163W - 21,000 Lumens	4K7 4000K, 70 CRI			480 480V
		2 Size 2	**320L-145** 145W - 21,000 Lumens	4K8 4000K, 80 CRI			
			320L-170 170W - 24,000 Lumens	4K9 4000K, 90 CRI			
			320L-185 185W - 27,000 Lumens	5K7 5000K, 70 CRI			
			320L-210 210W - 30,000 Lumens	5K8 5000K, 80 CRI			
			320L-235 235W - 33,000 Lumens	BLUE BLUE 450-455 nm			
			320L-255 255W - 36,000 Lumens				
		3 Size 3	**320L-315** * 315W - 40,000 Lumens				
			480L-285 285W - 40,000 Lumens				
			480L-320 320W - 44,000 Lumens				
			480L-340 340W - 48,000 Lumens				
			480L-390 390W - 52,000 Lumens				
			480L-425 425W - 55,000 Lumens				
		4 Size 4	**480L-470** * 470W - 60,000 Lumens				
			720L-435 435W - 60,000 Lumens				
			720L-475 475W - 65,000 Lumens				
			720L-515 515W - 70,000 Lumens				
			720L-565 * 565W - 75,000 Lumens				
			720L-600 * 600W - 80,000 Lumens				
			CLO Custom Lumen Output *				

A_U –		–	–	–	–
Mounting		**Color**	**Options**		**Network Control Options**
A	Arm mount for square pole (B3 Drill Pattern) (Does not include round pole adapter)	**BLT** Black Matte Textured	**F** Fusing		**NXWS-16F** NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming 1,2,4
A_	Arm mount for round pole *	**BLS** Black Gloss Smooth	**2PF** Dual Power Feed		**NXWS-40F** NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming 1,2,4
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern	**DBT** Dark Bronze Matte Textured	**2DR** Dual Driver		**NXW** NX Networked Wireless Radio Module NXMM2 and Bluetooth Programming, without Sensor 3,4
A_U	Universal arm mount for round pole *	**DBS** Dark Bronze Gloss Smooth	**TE** Tandem Entry		**WIR** LightGRID+ In-Fixture Module 3,4
AAU	Adjustable arm for pole mounting (universal drill pattern)	**GTT** Light Grey Matte Textured	**BC** Backlight Control *		**WIRSC-16F** LightGRID+ Module and Occupancy Sensor 16ft Mounting height 3,4
AA_U	Adjustable arm mount for round pole *	**LGS** Light Grey Gloss Smooth	**TB** Terminal Block		**WIRSC-40F** LightGRID+ Module and Occupancy Sensor 40ft Mounting height 3,4
ADU	Decorative upswept arm (universal drill pattern)	**LGT** Light Grey Gloss Textured	**LS** Lumen Switch		**Stand Alone Sensors**
AD_U	Decorative upswept arm mount for round pole *	**PSS** Platinum Silver Smooth			**BTS-16F** Bluetooth® Programmable, BTSMPO-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
MAF	Mast arm fitter for 2-3/8" OD horizontal arm	**WHT** White Matte Textured			**BTS-40F** Bluetooth® Programmable, BTSMPO-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
K	Knuckle	**WHS** White Gloss Smooth			**BTSD-12F** Bluetooth® Programmable, BTSMP-OMNI-D PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
T	Trunnion	**VGT** Verde Green Textured			**7PR** 7-Pin Receptacle *
WB	Wall Bracket, horizontal tenon with MAF	**Color Option**			**7PR-SC** 7-Pin Receptacle with shorting cap *
WM	Wall mount bracket with decorative upswept arm	**CC** Custom Color			**7PR-TL** 7-Pin PCR with NEMA photocontrol *
WA	Wall mount bracket with adjustable arm				**3PR** 3-Pin Receptacle *
					3PR-SC 3-Pin receptacle with shorting cap *
					3PR-TL 3-Pin PCR with NEMA photocontrol *
					Programmed Controls
					SCP_F Sensor Control Programmable, 8F or 40F *
					ADD AutoDim Timer Based Dimming 10
					ADT AutoDim Time of Day Dimming 10

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information.
2 – Replace "_" with "3" for 3.5"-4.0" OD pole, "4" for 4.18"-5.26" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options.
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – Not available with SQW and type 5 distributions
9 – At least one SCP/ADT/ADD required to program SCP motion sensor. Must select 8R or 40R.
10 – Please refer to page 8 for AutoDim ordering guide

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TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 3 of 6)

BEACON

VIPER Area/Site
VIPER LUMINAIRE

DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS				160			
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS				320			
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS				480			
NOMINAL WATTAGE	285	320	340	390	425	470	
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468	
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	2.38	2.67	2.83	3.25	3.54	3.92	
208	1.37	1.54	1.63	1.88	2.04	2.25	
240	1.19	1.33	1.42	1.63	1.77	1.96	
277	1.03	1.16	1.23	1.41	1.53	1.70	
347	0.82	0.92	0.98	1.12	1.22	1.35	
480	0.59	0.67	0.71	0.81	0.89	0.98	

# OF LEDS				720		
NOMINAL WATTAGE	435	475	515	565	600	
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9	
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	3.63	3.96	4.29	4.71	5.00	
208	2.09	2.28	2.48	2.72	2.88	
240	1.81	1.98	2.15	2.35	2.50	
277	1.57	1.71	1.86	2.04	2.17	
347	1.25	1.37	1.48	1.63	1.73	
480	0.91	0.99	1.07	1.18	1.25	

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TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 4 of 6)

BEACON

VIPER Area/Site
VIPER LUMINAIRE

DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

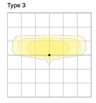
MICRO STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

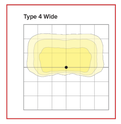
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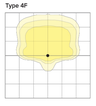
Type 3



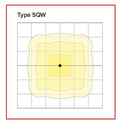
Type 4 Wide



Type 4F



Type SQW



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TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 5 of 6)

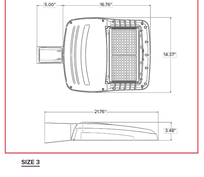
BEACON

VIPER Area/Site
VIPER LUMINAIRE

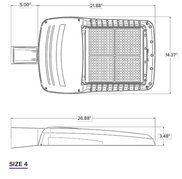
DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

DIMENSIONS

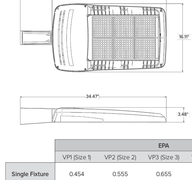
SIZE 1



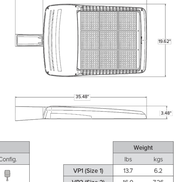
SIZE 2



SIZE 3



SIZE 4



EPA

	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 120	1.037	1.266	1.512	1.646	
Three at 90	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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TYPE 'S4 & S5T' LUMINAIRE:
(BEACON VIPER - Sheet 6 of 6)

BEACON

VIPER Area/Site
VIPER LUMINAIRE

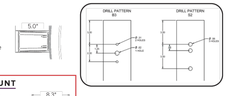
DATE: 8/6/25 | LOCATION: Apopka, FL
TYPE: S4, S5 | PROJECT: Marriott Hotel
CATALOG #: VPI-160L-100-4K7-4W/SQW-UNV-A_U

MOUNTING



A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)





ASQU–UNIVERSAL ARM MOUNT

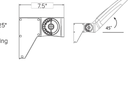
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)





AAU–ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5° aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





ADU–DECORATIVE UPSWEPT ARM

Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).





MAF–MAST ARM FITTER

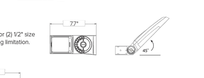
Fits 2-3/8" OD horizontal tenons.





K–KNUCKLE

Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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LIGHTING PRODUCT & MATERIAL CUT SHEETS:

Bowman
CERTIFICATE OF AUTHORIZATION LICENSE NO. 30462
BOWMAN CONSULTING GROUP, LTD.
FORT MYERS OFFICE
6200 WHISKY CREEK DRIVE
FORT MYERS, FL 33919
PHONE: (239) 985-1200
www.bowman.com
© 2024 Bowman Consulting Group Ltd
(All Rights Reserved)

MARRIOTT FAIRFIELD
APOPKA
NWC of State Road 429 & Connector Road, Apopka, FL 33712

OUTDOOR LIGHTING PHOTOMETRIC PLAN
Lighting Material & Product Cut Sheets (Sheet 2 of X)
City of Apopka

011589-01-001
BOWMAN PROJECT NUMBER

REV#	REVISION	DATE
1	Updated Base	2026/05/05

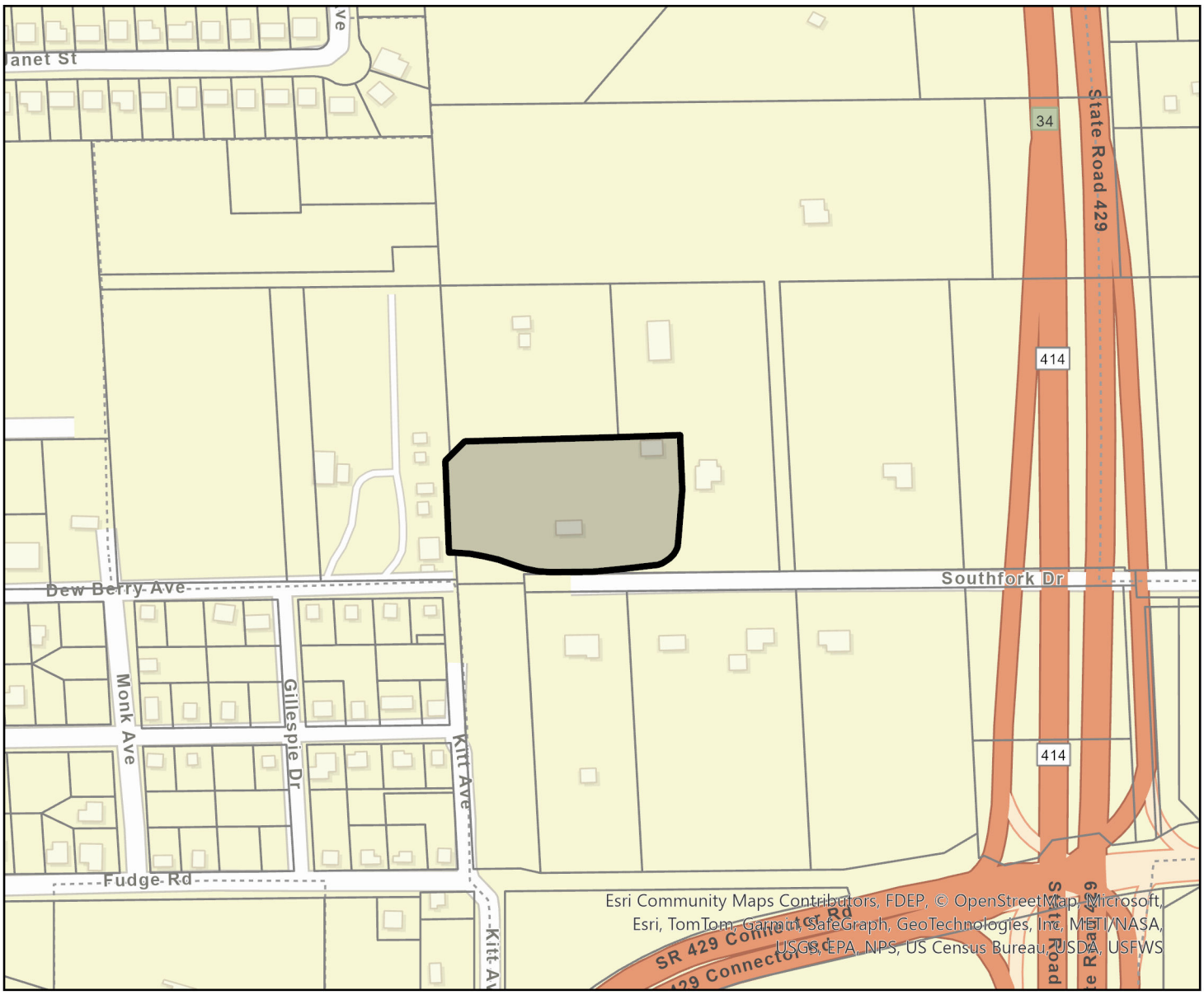
MARIO ROJO JR., PLA
FL. PROF. LANDSCAPE ARCHITECT
REGISTRATION NO. 6667489

A.V. DESIGN	A.V. DRAWN	B.D. QA/QC

FILE # 011589-01-001-LC01-MarriottFairfieldApopka
DATE: 2025/07/31
SET: 500 LIGHTING

LE-5.01
SHEET

User: AABER,VALDES@bowman.com Date/Time: May. 05, 26 - 10:06:53 Drawing: V:\011589 - Dorada Partners\011589-01-001 (ENG) - Marriott Fairfield Town\Place Suites\Engineering\Landscape Plans\PE\LE\E02\011589-01-001-LE02-Marriott Fairfield Apopka.dwg, LE-5.01



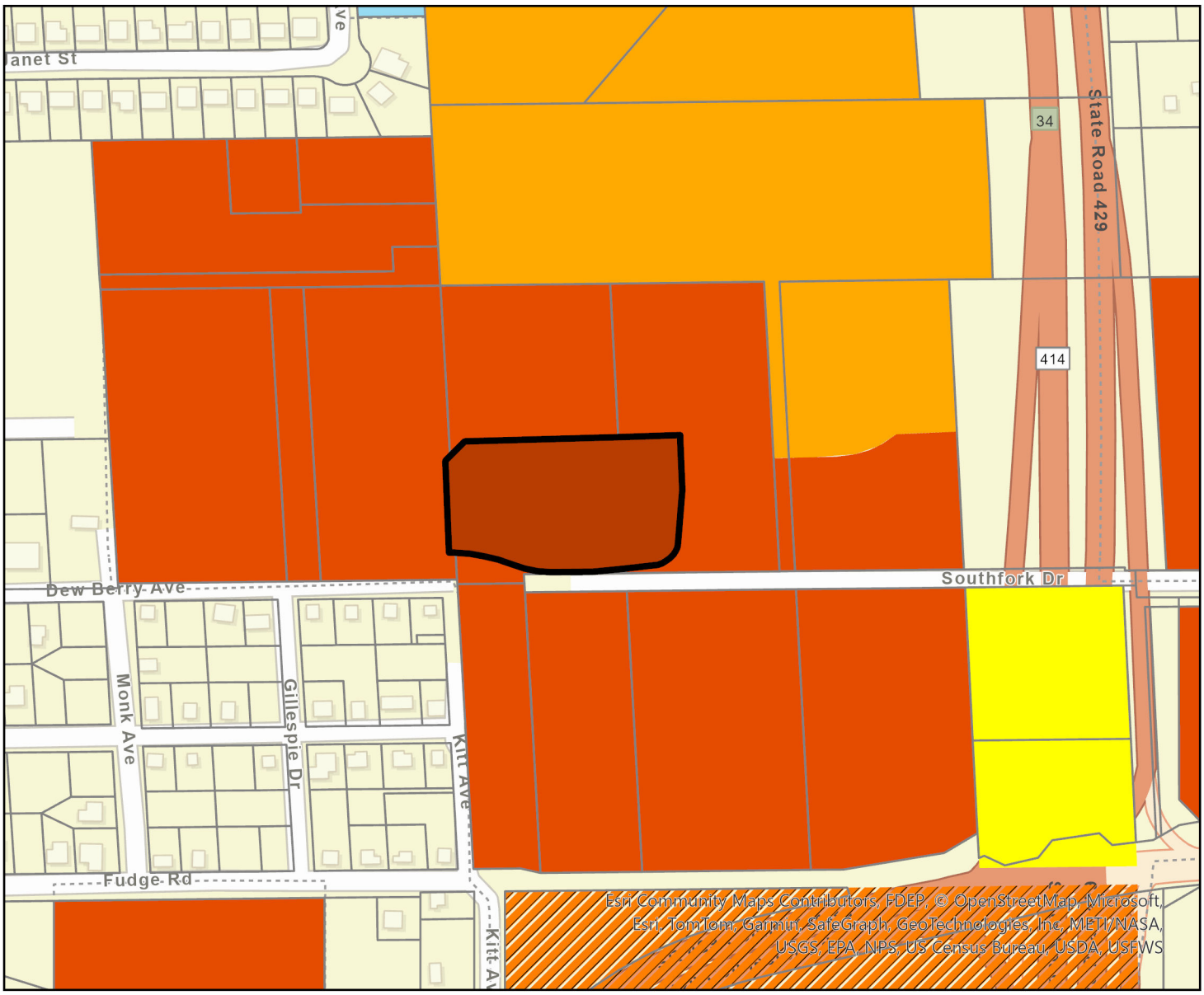
Parcel

Parcel 06-21-28-7172-16-042

0 0.05 0.1 0.2 Miles

N


anet St
State Road 429
34
414
Dew Berry Ave
Southfork Dr
Monk Ave
Gillespie Dr
Kitt Ave
414
Fudge Rd
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Microsoft, Vantor
SR 429 Connector Rd
Parcel
Parcel 06-21-28-7172-16-042
0
0.05
0.1
0.2 Miles
N



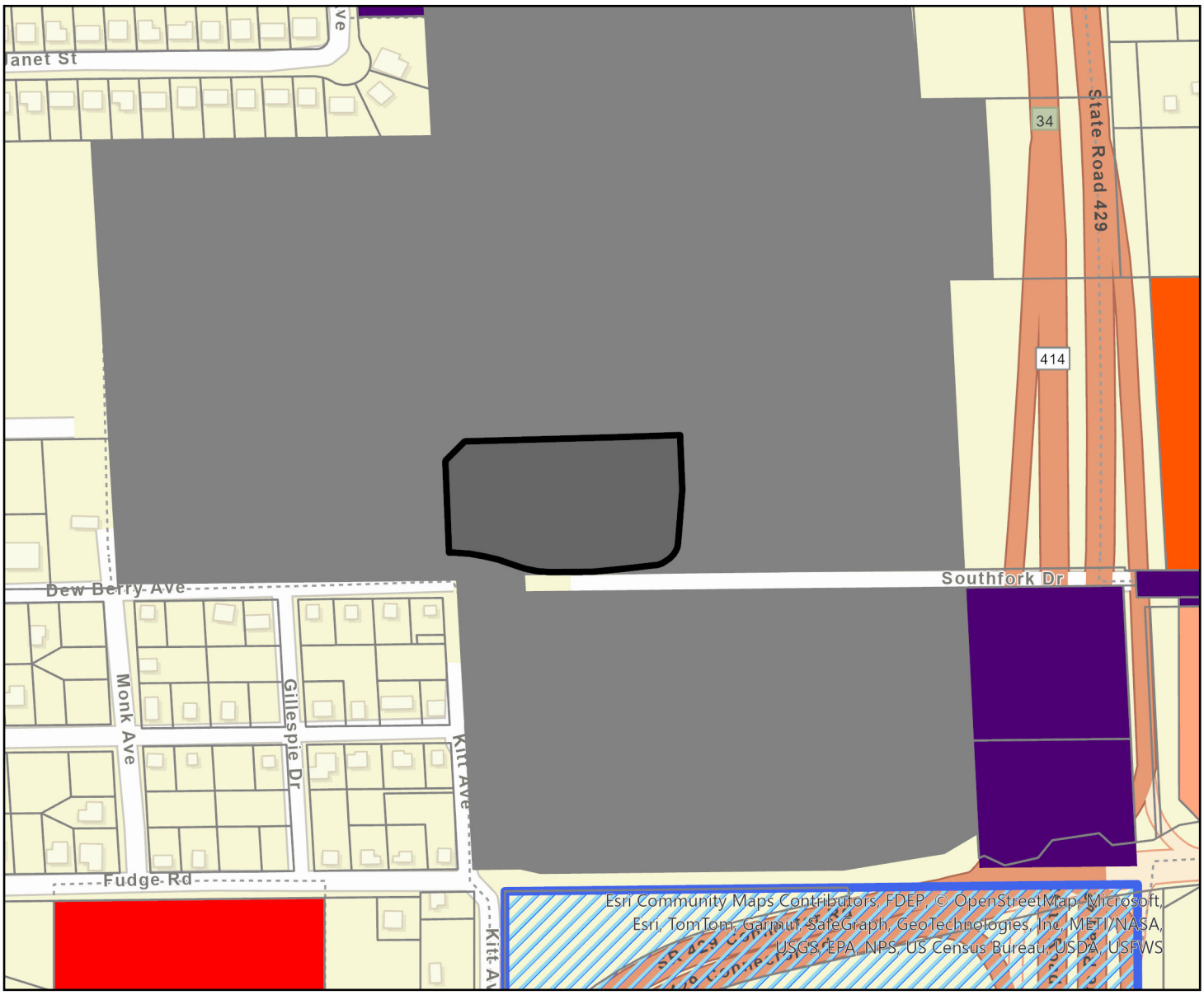
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Parcel 06-21-28-7172-16-042

0 0.05 0.1 0.2 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Parcel 06-21-28-7172-16-042

0 0.05 0.1 0.2 Miles

N

ORDINANCE NO. 2840

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM TRANSITIONAL (T) TO PLANNED DEVELOPMENT (PD), FOR CERTAIN REAL PROPERTY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS, AND OWNED BY COLLIER BENGE LAND JOINT VENTURE LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage 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, Andrew McCown, GAI Consultants, Inc. has requested a change in zoning on said property as identified in Section II of this ordinance, and legally described in Exhibit A attached hereto; and

WHEREAS, the proposed Planned Development (PD) 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 following described property be designated as Planned Development (PD), as defined in the Apopka Land Development Code, and with the following development standards and provisions, and subject to the following zoning provisions:

A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit B, attached hereto. Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code

B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan.

D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

SECTION II: That the zoning classification of the following described properties, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby amended from Transitional (T) to Planned Development (PD), as defined in the Apopka Land Development Code.

SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. 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: SEVERABILITY. 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 this Ordinance shall take effect upon the effective date of Ordinance No. 2840.

READ FIRST TIME: June 2, 2021

READ SECOND TIME AND ADOPTED: August 18, 2021

Bryan Nelson, Mayor

ATTEST:

Susan M. Bone, City Clerk

APPROVED AS TO FORM:

Michael A. Rodriguez, City Attorney

DULY ADVERTISED: April 30, 2021 and June 4, 2021

Exhibit "A" Legal Description

DESCRIPTION:

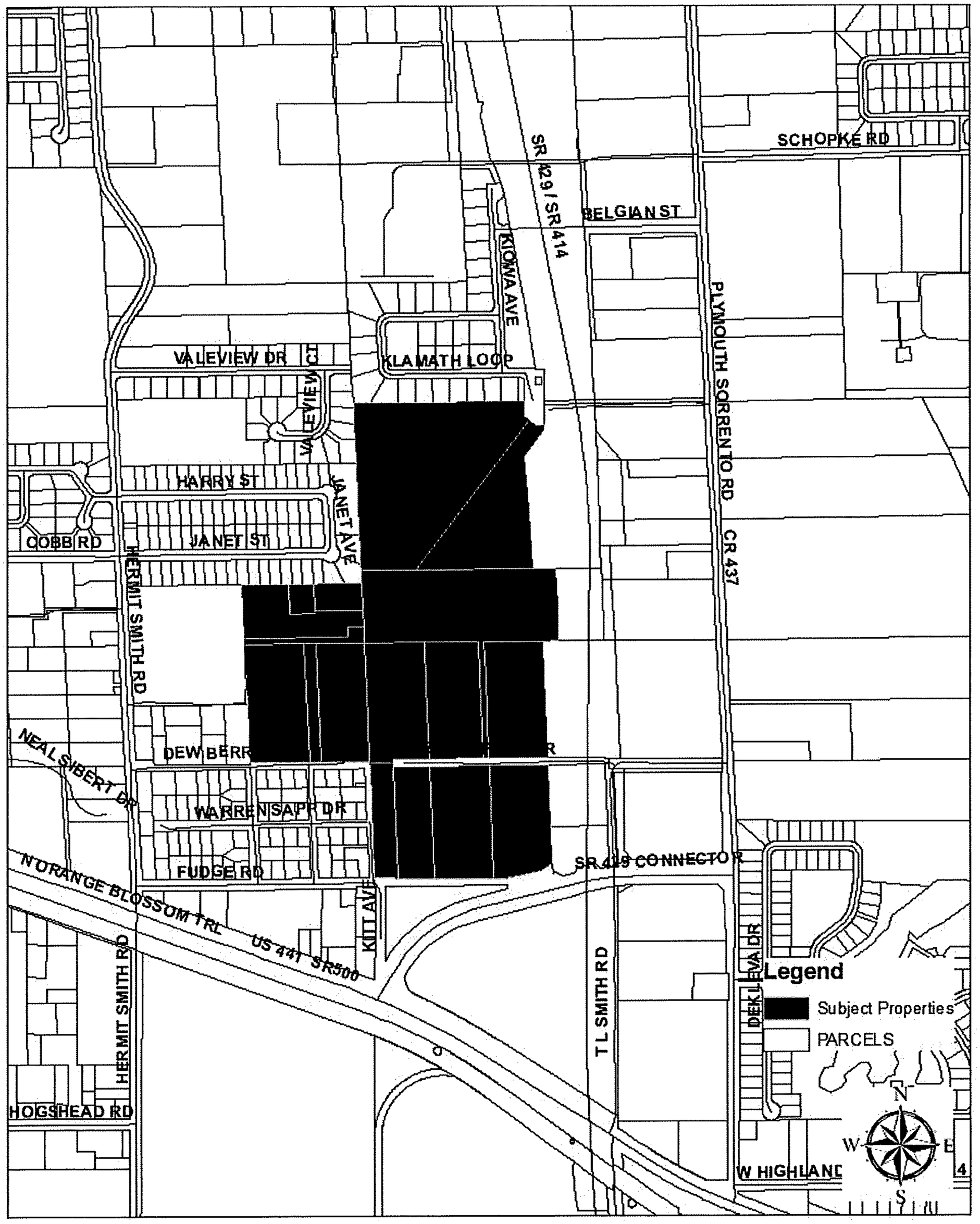
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

Vicinity Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Exhibit "B"

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PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

PREPARED FOR

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FL 32601
PH: 352.375.2152

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING		4-7-21
FIRE		4/9/21
BUILDING		4.1.2021
PLANNING/ZONING		4/8/2021
POLICE		4/09/2021
PUBLIC SERVICES/ UTILITIES	N.T.	4/12/2021

REVIEW/APPROVAL(S) REQUIRED		DATE
Development Review Committee	Yes ☐ No ☐	
Planning Commission	Yes ☐ No ☐	
City Council	Yes ☐ No ☐	

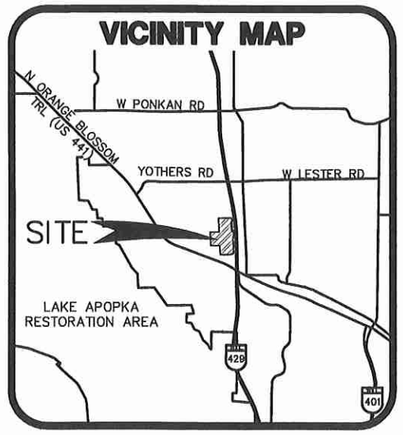
THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

CITY OF APOPKA 1882 FLORIDA

JOHN T. TOWNSEND LICENSE No. 52127 STATE OF FLORIDA PROFESSIONAL ENGINEER
JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: 3-23-21
NOT FOR CONSTRUCTION

FLORIDIAN TOWN CENTER



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #
06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030, 06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051, 06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047, 36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066, 36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075, 36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FLORIDA 32601
Ph: 352.375.2152

ENGINEER/SURVEYOR

DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED MARCH 22, 2021
OCTOBER 30, 2020

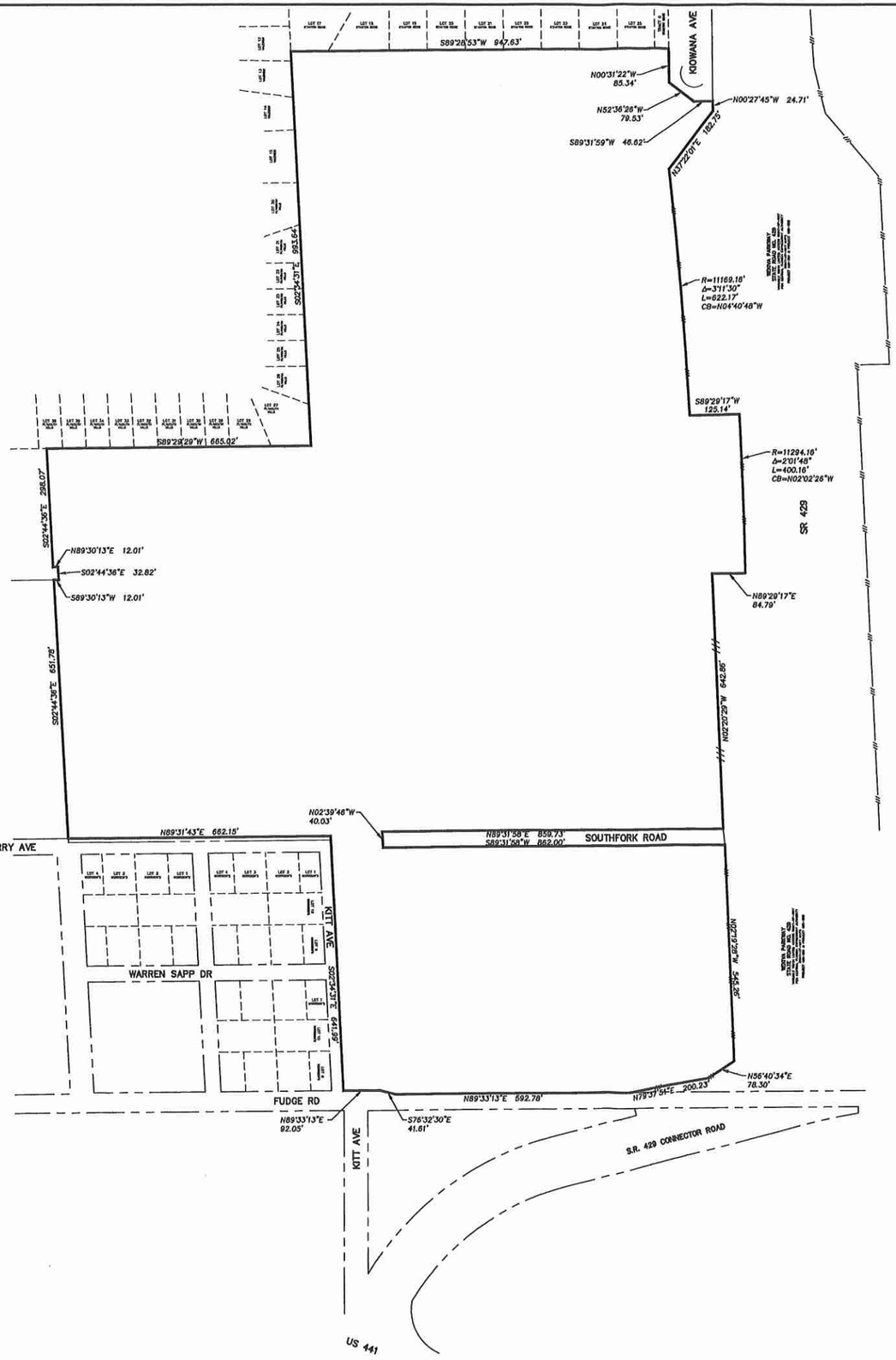
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

SHEET INDEX

1	COVER SHEET
2	BOUNDARY AND LEGAL DESCRIPTION
3	AERIAL, EXISTING SOILS & FLUCCS
4	EXISTING AND PROPOSED ZONING & FLU MAP
5	OVERALL MASTER PLAN AND PHASING PLAN
6	DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
7	MASTER PLAN – NORTH
8	MASTER PLAN – MID SECTION
9	MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS
L1–L3	LANDSCAPE PLAN
B–1	BUFFER PLAN
OS–1	OPEN SPACE PLAN
S–1	SIGNAGE PLAN

FLORIDIAN TOWN CENTER – (aka: 429 WEST) –MUMP–18161 – 10/30/20 – REVISED 03/22/21

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

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9984, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot B, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190821267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190821267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 8080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
FLORIDA P.E. No. 53127
DATE: 10/30/20

NO.	DATE	REVISIONS	BY
1	2/11/21	REVISED PER CITY COMMENTS	JTT
			CRK

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644-4068

DRAWN BY: MAB | DESIGNED BY: MAB | CHECKED BY: JTT | QA/QC BY: JTT | DATE: 10/30/20 | SCALE: 1"=150' | JOB NUMBER: 18161

PLANNED DEVELOPMENT MASTER PLAN

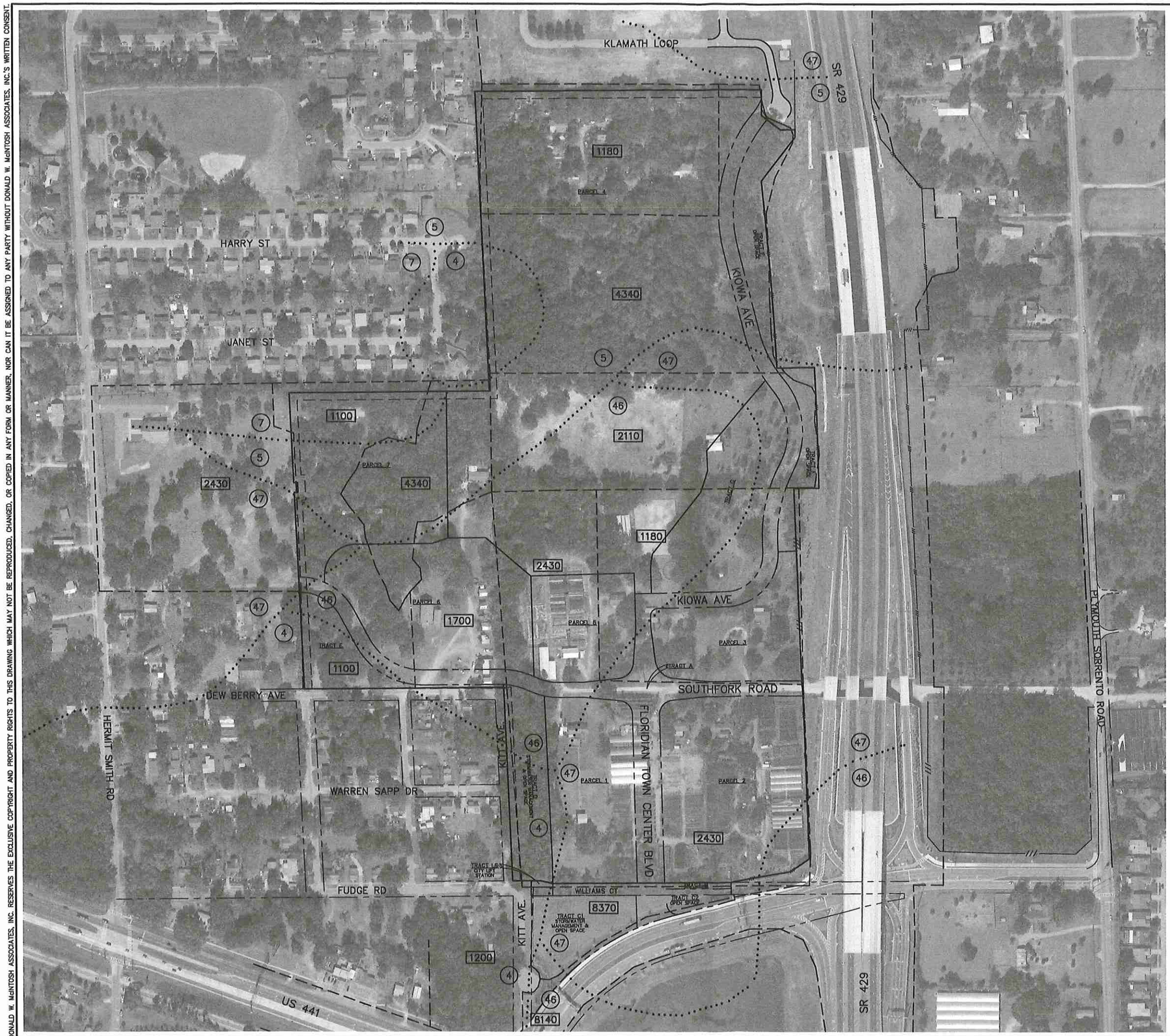
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

BOUNDARY AND LEGAL DESCRIPTION

DRAWING SHEET 2 OF 16

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150' 0 150' N

LEGEND

- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS
- EXISTING LAND USE DATA, PER SJRWMD

FLUCCS CODE LEGEND

- 1100 – RESIDENTAIL 1/2 ACRE
- 1180 – RESIDENTIAL 2 ACRE
- 1200 – RESIDENTIAL 1/4 ACRE
- 2110 – IMPROVED PASTURES
- 2430 – ORNAMENTALS
- 4340 – UPLAND MIXED CONIFEROUS
- 8140 – ROADS AND HIGHWAYS
- 8370 – SURFACE WATER COLLECTION BASINS

SOILS LEGEND

- 4 – CANDLER FINE SANDS, 0%–5% SLOPES
- 5 – CANDLER FINE SANDS, 5%–12% SLOPES
- 7 – CANDLER URBAN LAND COMPLEX, 0%–5% SLOPES
- 46 – TAVARES FINE SAND, 0%–5% SLOPES
- 47 – TAVARES–MILLHOPPER FINE SANDS, 0%–5% SLOPES

GENERAL NOTES:

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JOHN T. TOWNSEND LICENSE No. 52127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
Date 11/23/21

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	JTT

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.2068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE
MAB	MAB	JTT	10/30/20

SCALE 1"=150'

JOB NUMBER 18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
CITY OF APOPKA, FLORIDA

AERIAL, EXISTING SOILS & FLUCCS

DRAWING

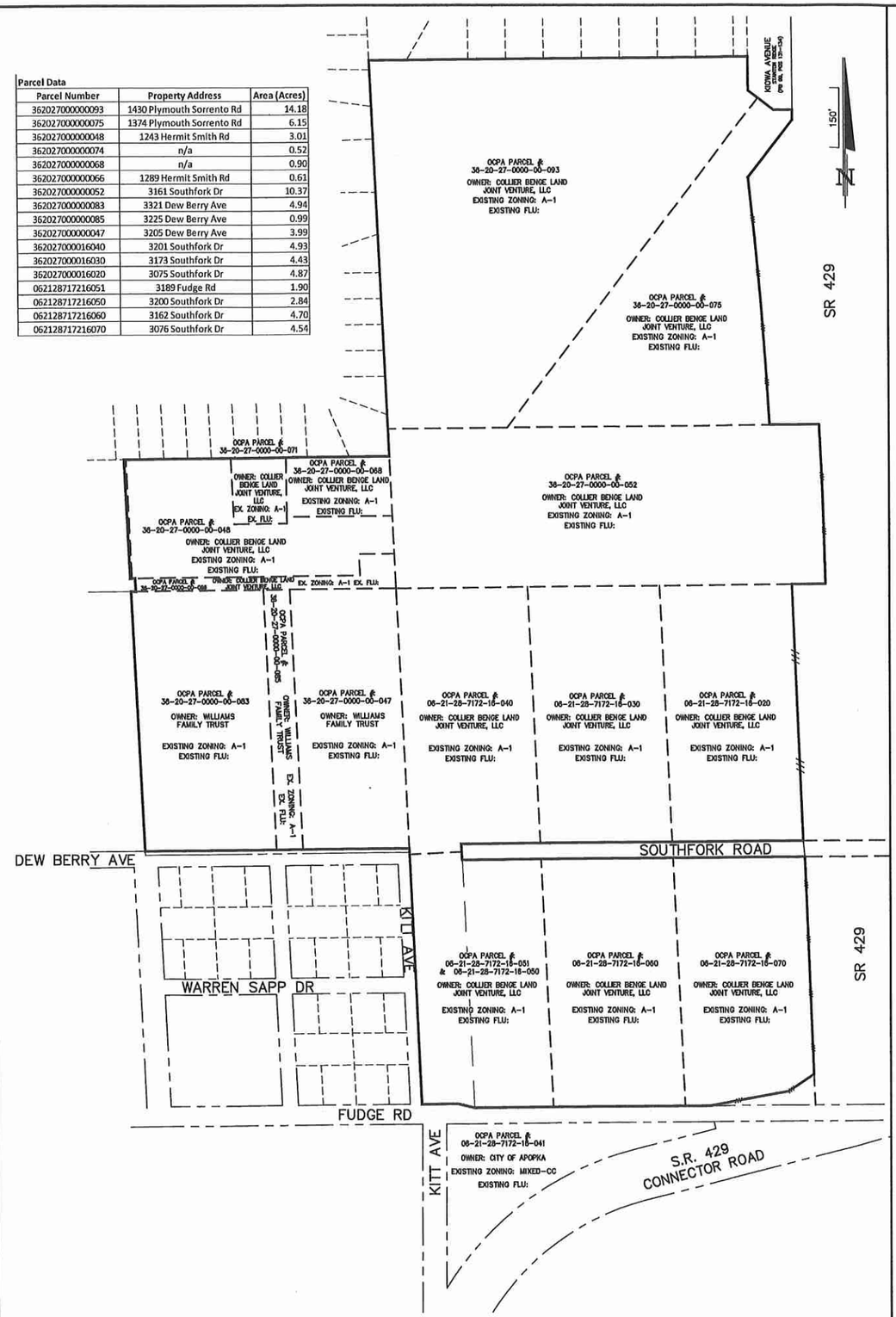
SHEET 3 OF 15

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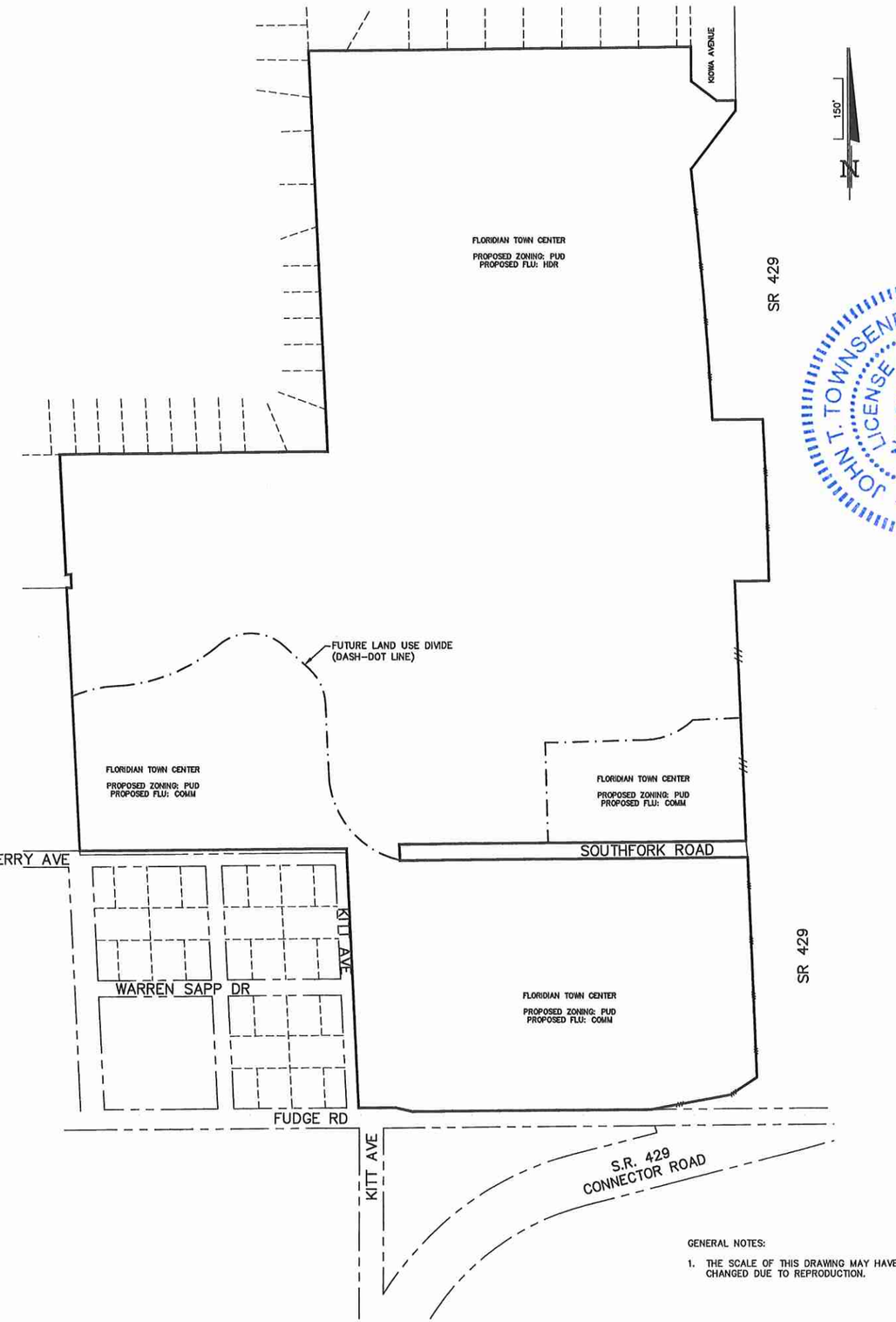
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Parcel Data

Parcel Number	Property Address	Area (Acres)
362027000000093	1430 Plymouth Sorrento Rd	14.18
362027000000075	1374 Plymouth Sorrento Rd	6.15
362027000000048	1243 Hermit Smith Rd	3.01
362027000000074	n/a	0.52
362027000000068	n/a	0.90
362027000000066	1289 Hermit Smith Rd	0.61
362027000000052	3161 Southfork Dr	10.37
362027000000083	3321 Dew Berry Ave	4.94
362027000000085	3225 Dew Berry Ave	0.99
362027000000047	3205 Dew Berry Ave	3.99
362027000016040	3201 Southfork Dr	4.93
362027000016030	3173 Southfork Dr	4.43
362027000016020	3075 Southfork Dr	4.87
062128717216051	3189 Fudge Rd	1.90
062128717216050	3200 Southfork Dr	2.84
062128717216060	3162 Southfork Dr	4.70
062128717216070	3076 Southfork Dr	4.54



EXISTING ZONING AND FUTURE LAND USE



PROPOSED ZONING AND FUTURE LAND USE

GENERAL NOTES:

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NO.	DATE	REVISIONS	BY
1	2/11/21	REVISED PER CITY COMMENTS	JTT

JOHN T. TOWNSEND LICENSE No. 52127 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE 03/23/21

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407-644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE
MAB	MAB	JTT	10/30/20

SCALE 1"=150'

JOB NUMBER 18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
CITY OF APOPKA, FLORIDA

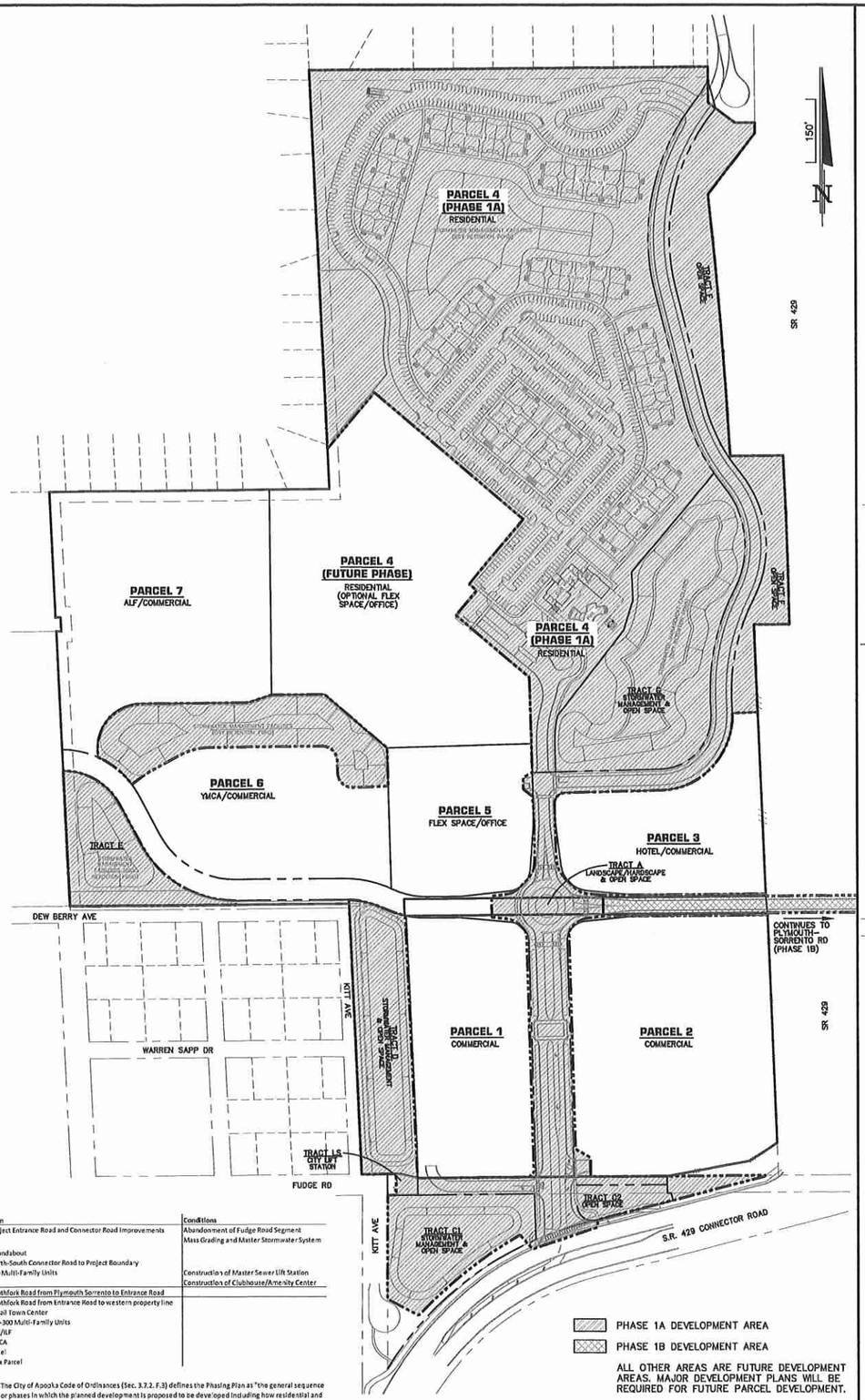
EXISTING AND PROPOSED ZONING & FLU MAP

DRAWING

SHEET 4 OF 16

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Phasing Plan

Phase	Item	Conditions
Phase 1a	Project Entrance Road and Connector Road Improvements	Abandonment of Fudge Road Segment
		Mass Grading and Master Stormwater System
	Roundabout	
	North-South Connector Road to Project Boundary	
	300 Multi-Family Units	Construction of Master Sewer Lift Station
		Construction of Clubhouse/Amenity Center
Phase 1b	Southfork Road from Plymouth Sorrento to Entrance Road	
Future Phase	Southfork Road from Entrance Road to western property line	
	Retail Town Center	
	200-300 Multi-Family Units	
	ALF/ILF	
	YMCA	
	Hotel	
	Flex Parcel	

Notes: 1. The City of Apopka Code of Ordinances (Sec. 3.7.2. F.3) defines the Phasing Plan as "the general sequence or phases in which the planned development is proposed to be developed including how residential and nonresidential development will be timed, how infrastructure (public and private), open space and other amenities will be provided and timed..."

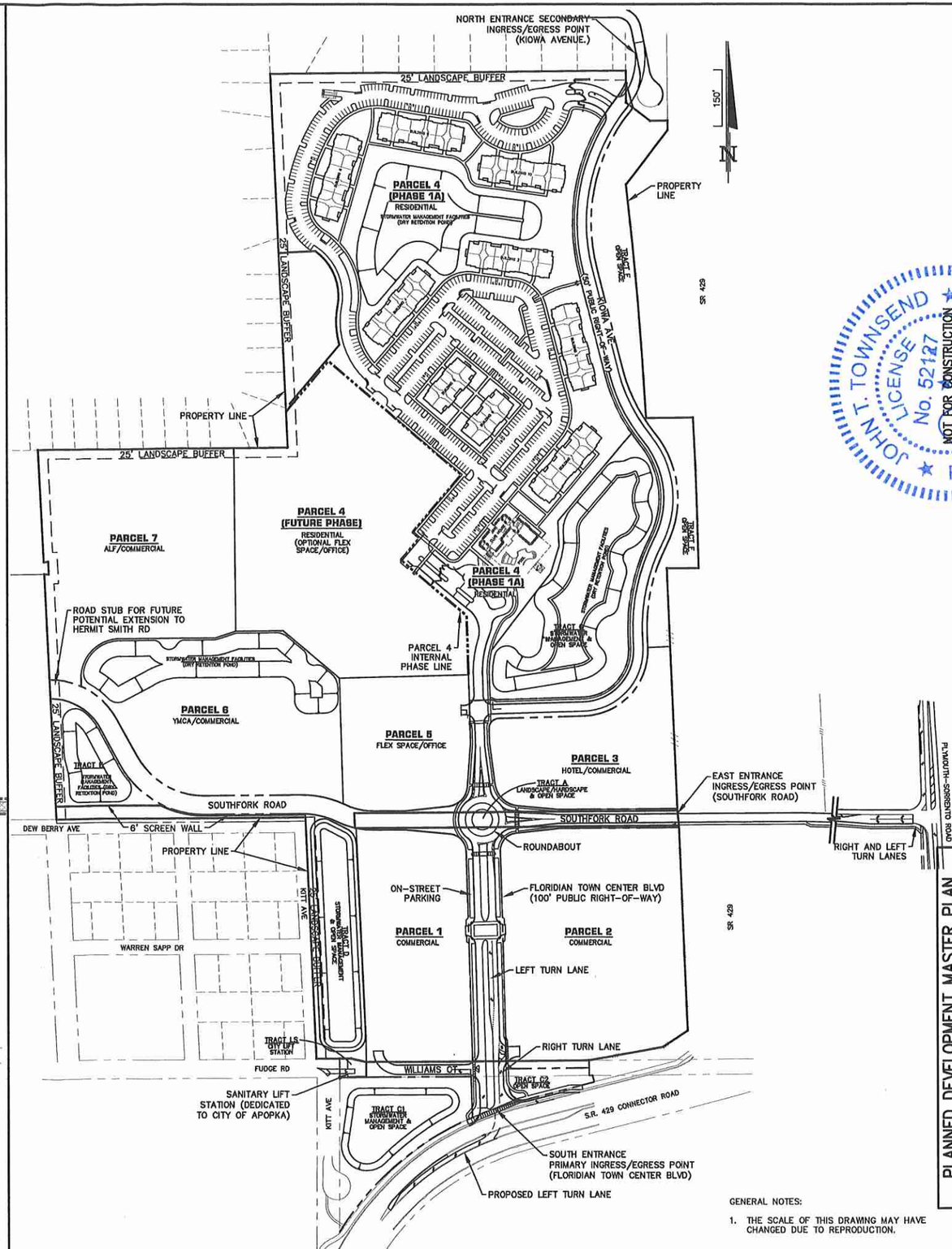
2. A performance bond may be required by the City for infrastructure or improvements pledged as amenities to the Floridian Town Center residents.

PHASE 1A DEVELOPMENT AREA

PHASE 1B DEVELOPMENT AREA

ALL OTHER AREAS ARE FUTURE DEVELOPMENT AREAS. MAJOR DEVELOPMENT PLANS WILL BE REQUIRED FOR FUTURE PARCEL DEVELOPMENT.

PHASING PLAN



GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

OVERALL MASTER PLAN

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
LICENSE No. 52127
STATE OF FLORIDA
PROFESSIONAL ENGINEER

JOHN T. TOWNSEND
FLORIDA P.E. NO. 52127
DATE 10/26/20

NO.	DATE	REVISIONS	CHK.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE
MAB	MAB	JTT	10/26/20

SCALE	JOB NUMBER
1"=150'	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

OVERALL MASTER PLAN AND PHASING PLAN

DRAWING

SHEET 5 OF 15

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PARCEL AND TRACT DESCRIPTION

NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.01	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	HOTEL/COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	22.12	DEVELOPER
4	RESIDENTIAL (OPTIONAL FLEX SPACE/OFFICE)	8.27	DEVELOPER
5	FLEX SPACE/OFFICE	2.73	DEVELOPER
6	YMCA/COMMERCIAL	5.62	DEVELOPER
7	ALF/COMMERCIAL	6.18	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	PROPERTY OWNERS ASSOCIATION
C2	OPEN SPACE	0.33	PROPERTY OWNERS ASSOCIATION
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.94	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.08	CITY OF APOPKA
R/W	PUBLIC RIGHT-OF-WAY	6.80	CITY OF APOPKA

PD Program Allocations

Development Parcel	Development Parcel Acreage	Use	Max Allocation of PD Program	Development Parcel Density/Intensity[1]
Commercial FLU				
1	4.01 acres	Commercial/Retail	57,834 sq ft	0.33 FAR
2	6.63 acres	Commercial/Retail	95,477 sq ft	0.33 FAR
3	3.12 acres	Hotel/Commercial	65,000 sq ft	0.48 FAR
6	5.62 acres	YMCA/Commercial	40,000 sq ft	0.16 FAR
Total Program Allocated in Commercial FLU			258,311 sq ft	0.25 FAR
HDR FLU				
4	30.39 acres	Multi-Family	500 du	16.5 du/acre
5	2.73 acres	Flex Space[2]	72 du 37,600 sq ft	26.4 du/acre 0.32 FAR
7	6.18 acres	ALF/ILF	180 du	29.1 du/acre
Total Program Allocated in HDR FLU			752 du 37,600 sq ft	15 du/acre 0.02 FAR

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and roads; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.

2. Parcel 5 Flex Space program is TBD. It may become an additional future phase of multi-family or may be commercial/professional office oriented to the Town Center, utilizing the Policy 3.1.h commercial allowance.

Multifamily Unit Breakdown

Unit Type	Minimum Square	Phase 1 Proposed Mix	
		Total Units	% of Units
Studio/1 Bedroom	750 sq ft	90	30%
2 Bedrooms	1,000 sq ft	150	50%
3 Bedrooms	1,300 sq ft	60	20%

Development Standards

Standard	Parcel						
	1	2	3	4	5	6	7
Lot Standards							
Min Lot Width	50'	50'	50'	75'	16'	50'	50'
Minimum Building Setbacks							
Front	10'	10'	10'	10'	10'	10'	10'
Side	10'	10'	10'	15'	10'	10'	10'
Street Side	10'	10'	10'	15'	10'	10'	10'
Rear	15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line	60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback							
From Single Family Lot Line	25'	n/a	n/a	25'	n/a	25'	25'
Minimum Building Separation (Residential)	n/a	n/a	n/a	40'	20'	n/a	n/a
Building Height							
Max Height	35'	35'	75'	50'	50'	35'	50'
Max Stories	3	3	6	4	4	2	4
Minimum Living Area	n/a	n/a	n/a	750'	750'	n/a	See Note *
Minimum Parking	2.75 space/ksf of commercial on average			1.7 spaces per unit + 1 space per 10 units guest	2.75 space/ksf of commercial on average or 1.7 space per unit + 1 space per 10 units guest		Per LDC

Notes: Minimum living area for ILF units shall be 550 square feet. All other units types shall be 750 square feet.

Max PD Program

FLU	Max Densities/ Intensities	Max PD Program Per FLU
Commercial 23.72 acres gross	0.25 FAR	258,311 sq ft
HDR 50.16 acres gross	15 du/acre 50 sq ft per unit	752 units 37,600 sq ft[1]

Notes: 1. The Apopka Comprehensive Plan Future Land Use Policy 3.1.h allows for 50 sq ft of commercial uses per unit within HDR.

Preliminary Phase Program Breakdown

Parcel	Phase 1		Future Phase	
1	0	sq ft	57,834	sq ft
2	0	sq ft	95,477	sq ft
3	0	sq ft	65,000	sq ft
6	0	sq ft	40,000	sq ft
4	300	du	200	units
5	0	sq ft	TBD[1]	
7	0	du	180	units

Notes: 1. See Note 2 under the PD Program Allocations Table.

Permitted Parcel Uses

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

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

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

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

PROHIBITED PD USES

A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.

B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION.

C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.

D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.

E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP.

F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.

G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.

H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.

I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.

J. ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION.

K. ANY BOWLING ALLEY OR SKATING RINK.

L. ANY MORTUARY OR FUNERAL HOME.

M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.

N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA.

O. A STRIP CLUB.

P. ANY MASSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).

Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.

R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.

S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAS BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN

1. ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
2. EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
3. THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.
4. WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE

1. BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET.
2. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
3. ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
4. FAÇADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:(CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
5. ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
6. THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES

1. ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
2. THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
3. ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
4. THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
5. THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

FLEX ZONE

1. THE PARCEL 5 "FLEX ZONE" LIES WITHIN THE HDR FUTURE LAND USE AREA AND WILL BE DEVELOPED IN A FUTURE PHASE. MULTIPLE OPTION ARE PROPOSED SUBJECT TO FUTURE MAJOR DEVELOPMENT PLAN APPROVALS:
   - OPTION 1: MULTI-FAMILY/TOWNHOME
   - OPTION 2: COMMERCIAL/RETAIL
   - OPTION 3: PROFESSIONAL OFFICE
   - OPTION 4: MIXED-USE COMBINATION OF 1-3.

PARKING

1. PARKING RATIOS ARE PROVIDED ON SHEET 6.
2. COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.
3. REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.I.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS

1. ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
2. THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC WORKS AND ENGINEERING REQUIREMENTS TO PROTECT SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:

   ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.

   ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.

   ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.
3. LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC.
4. THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT

1. ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.
5. FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES.
6. IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SIREN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES

1. ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.
2. UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
3. SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
4. SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.
5. LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2069, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS

1. PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).
2. MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.
3. ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE

1. A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.
2. ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE
3. THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES

1. ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.
2. ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA.
3. BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.
4. DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.
5. OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.
6. FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO.
7. LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NO.	DATE	
3	3/22/21	REVISED PERMITTED AND PROHIBITED USE DATA
2	2/11/21	REVISED PER CITY COMMENTS
1	2/11/21	REVISED PER CITY COMMENTS
	DATE	REVISIONS

JTT | JTT | JTT | CHK.

JOHN T. TOWNSEND LICENSE No. 52127 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
JOHN T. TOWNSEND
FLORIDA REG. No. LA 0001221
DATE

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

JOB NUMBER 18161 | SCALE NTS | DATE 10/30/20 | CHECKED BY JTT | DESIGNED BY MAB | DRAWN BY MAB

PLANNED DEVELOPMENT MASTER PLAN

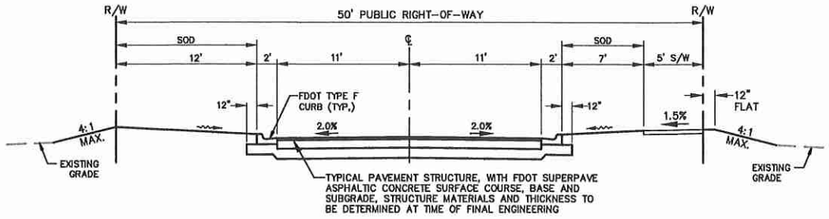
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

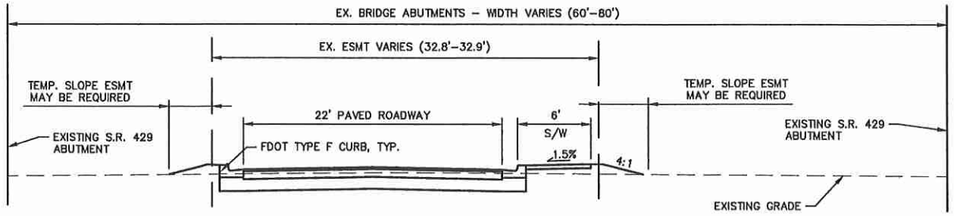
DRAWING SHEET 6 OF 16

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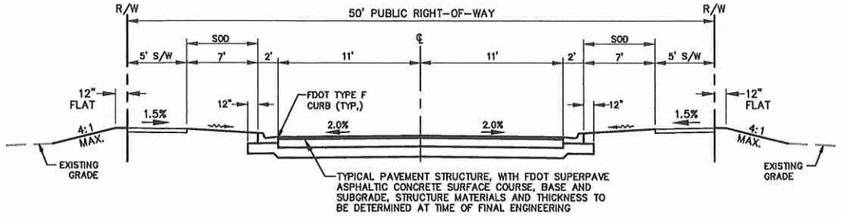
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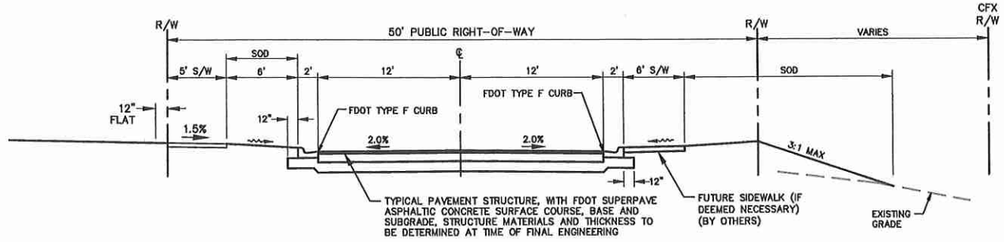
SOUTHFORK ROAD SECTION
FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD
NTS



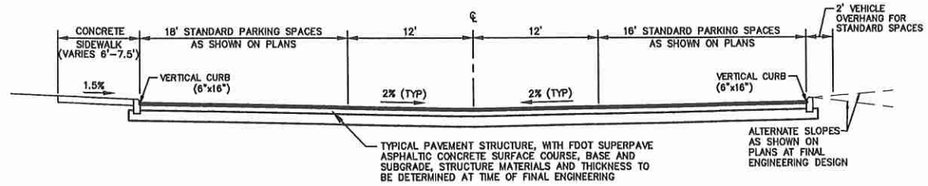
SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS
NTS



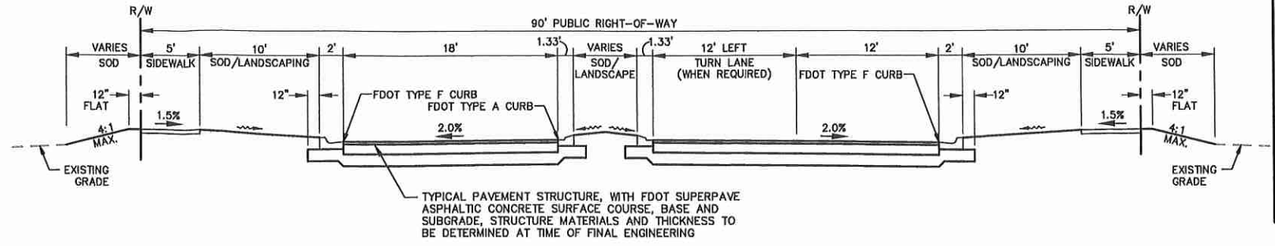
SOUTHFORK ROAD SECTION
WEST OF S.R. 429
NTS



KIOWA AVENUE SECTION
NTS



TYPICAL PARKING AISLE SECTION
NTS



CROWNED ENTRANCE ROAD SECTION
NTS

JOHN T. TOWNSEND LICENSE No. 52127 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	DRK.
2	3/11/21	REVISED PER CITY COMMENTS	JTT
1	2/11/21	REVISED PER CITY COMMENTS	JTT

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068
CERTIFICATE OF AUTHORIZATION NO. 68

DRAWN BY: MAB | DESIGNED BY: MAB | CHECKED BY: JTT | DATE: 10/30/20 | SCALE: NTS | JOB NUMBER: 18161

DOCUMENT IS ELECTRONICALLY SIGNED AND SEALED BY JOHN T. TOWNSEND ON FEBRUARY 2, 2021 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

PLANNED DEVELOPMENT MASTER PLAN

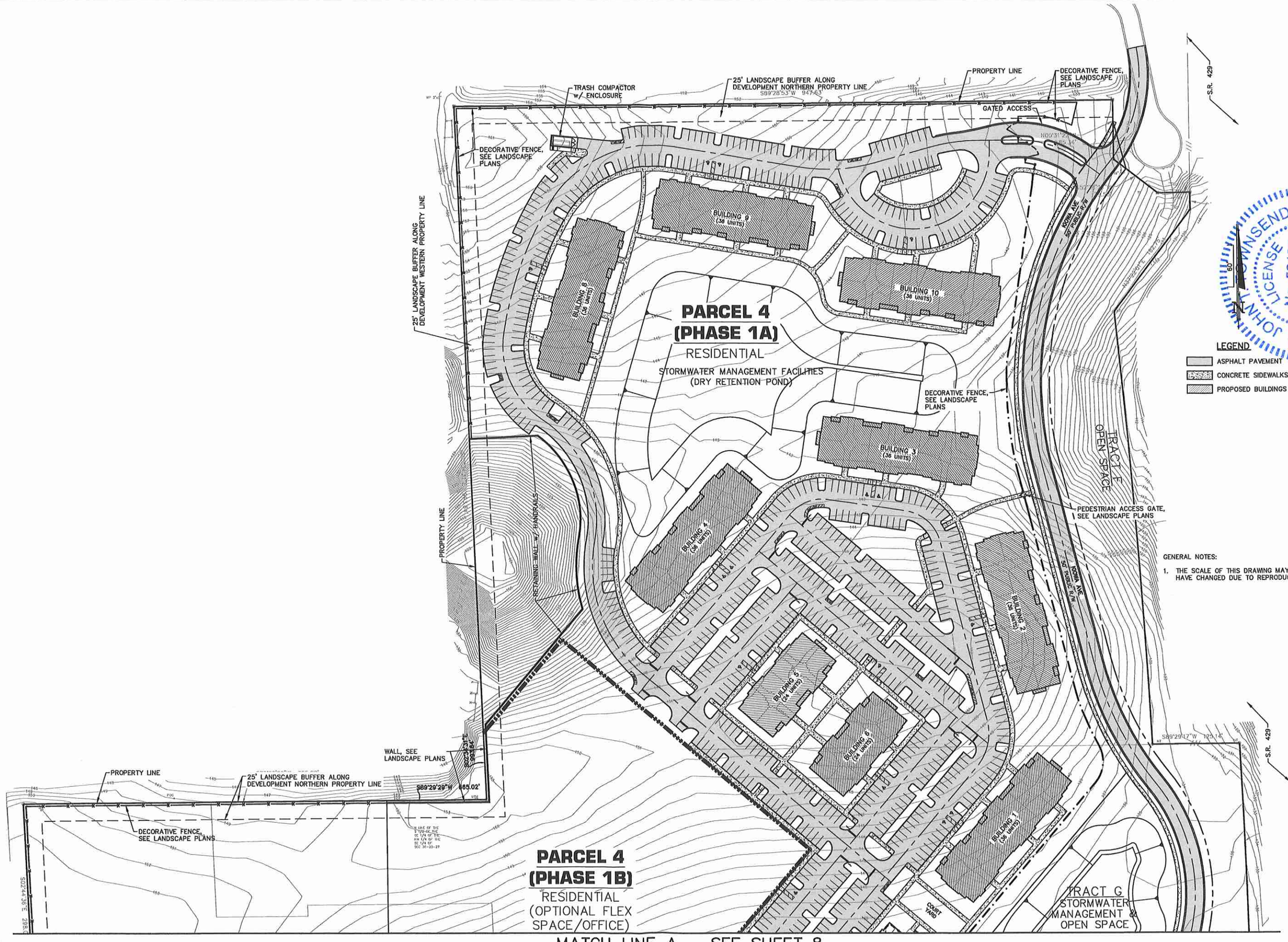
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING: 18161-MUMP-NOTE

SHEET: 6A OF 16

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MATCH LINE A – SEE SHEET 7

PARCEL 7
ALF/COMMERCIAL

PARCEL 4
RESIDENTIAL
(OPTIONAL FLEX
SPACE/OFFICE)

12.01'
32.82'
12.01'

25' LANDSCAPE BUFFER ALONG DEVELOPMENT WESTERN PROPERTY LINE

PARCEL 7 ACCESS POINT

STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

PARCEL 6
YMCA/COMMERCIAL

APPROXIMATE LOCATION OF PARCEL 6 ACCESS POINT

SOUTHERN RD 50' PUBLIC R/W

TRACT E
STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

DECORATIVE FENCE, SEE LANDSCAPE PLANS

SCREEN WALL

SOUTHFORK RD 50' PUBLIC R/W

DEW BERRY AVE.

N89°31'43"E 662.15'

25' LANDSCAPE BUFFER ALONG DEVELOPMENT WESTERN PROPERTY LINE

TRACT D
STORMWATER MANAGEMENT & OPEN SPACE

NIT AVE.

S00°34'43"E 661.38'

APPROXIMATE LOCATION OF PARCEL 6 ACCESS POINT

APPROXIMATE LOCATION OF PARCEL 5 ACCESS POINT

APPROXIMATE LOCATION OF PARCEL 1 ACCESS POINT

PARCEL 1
COMMERCIAL

PARCEL 1 ACCESS POINT

PARCEL 5
FLEX SPACE/OFFICE

CLUB HOUSE

POOL

SEATING AREA

STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

TRACT F
OPEN SPACE

N89°29'1
84.79'

GATED ACCESS

PARCEL 4 INTERNAL PHASE LIMITS

PRIVATE INTERNAL ROAD

GUEST PARKING AT CLUB HOUSE

TRACT G
STORMWATER MANAGEMENT & OPEN SPACE

LIMITS OF PUBLIC/PRIVATE ROADWAY OWNERSHIP FOR MAINTENANCE

PARCEL 5 ACCESS POINT

KIOWA AVE
50' PUBLIC R/W

APPROXIMATE LOCATION OF PARCEL 3 ACCESS POINT

FLORIDAN TOWN CENTER BLVD
105' PUBLIC R/W

S.R. 429

PARCEL 3
HOTEL/COMMERCIAL

APPROXIMATE LOCATIONS OF PARCEL 3 ACCESS POINTS

TRACT A
LANDSCAPE/HARDSCAPE & OPEN SPACE

SOUTHFORK ROAD
50' PUBLIC R/W

ROUNDABOUT WITH LANDSCAPE FEATURE

APPROXIMATE LOCATIONS OF PARCEL 2 ACCESS POINTS

FLORIDAN TOWN CENTER BLVD
105' PUBLIC R/W

ANGLED ON-STREET PARKING (PARKING SPACES TO BE MAINTAINED BY MASTER PROPERTY OWNERS ASSOCIATION)

20' LANDSCAPE MEDIAN

PARCEL 2 ACCESS POINT

PARCEL 2
COMMERCIAL

LEFT TURN LANE TO PARCEL 1

MATCH LINE C
SEE SHEET 9

LEGEND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- PROPOSED BUILDINGS

GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

MATCH LINE B – SEE SHEET 9

NO.	DATE	REVISIONS	BY
	2/11/21	REVISED PER CITY COMMENTS	JTT

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
LICENSED
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FLORIDA P.E. No. 52121
DATE: 03/2021

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

MASTER PLAN – MID SECTION

DRAWING

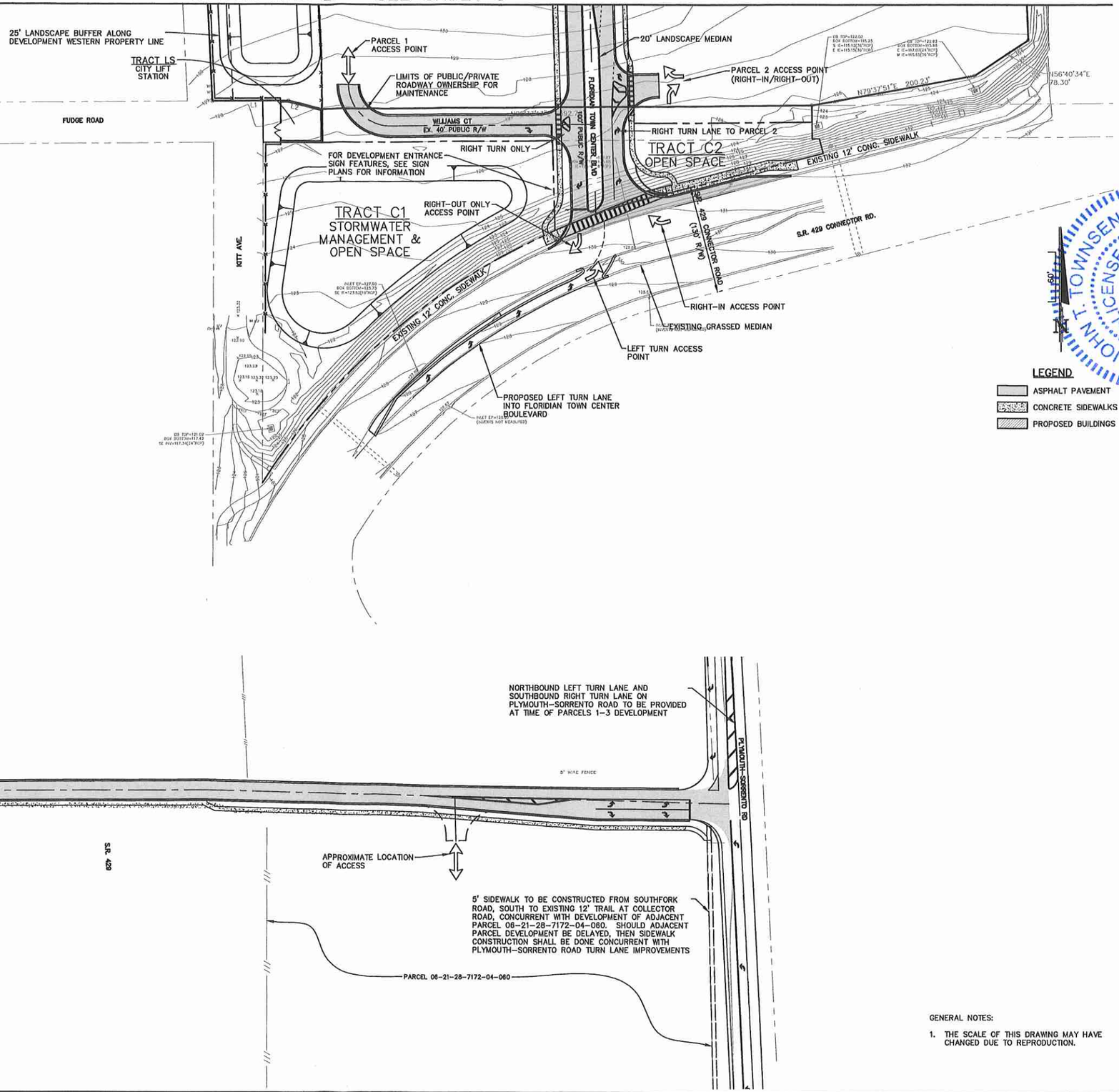
SHEET 8 OF 15

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MATCH LINE B – SEE SHEET 8



MATCH LINE C SEE SHEET 8

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1.	2/11/21	REVISED PER CITY COMMENTS	JTT

JOHN T. TOWNSEND FLORIDA PE 56252 (2/28/23) NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	SCALE	JOB NUMBER
MAB	MAB	JTT	1"=60'	18161

DATE	SHEET
10/30/20	9 OF 15

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)
CITY OF APOPKA, FLORIDA

MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS

DRAWING

F:\Proj2018\18161\PDWG\Mixed Use Master Plan\18161-MUMP-MP.dwg

0 30 60 North

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- —x— 6' HT. VINYL FENCE
- — — 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.

KEY PLAN
N.T.S.

EXISTING TREES BETWEEN PROPERTY LINE AND THE LANDSCAPE BUFFER TO REMAIN (TYPICAL).

6' HT. OPAQUE FENCE OR WALL ALONG SINGLE FAMILY NORTH PROPERTY LINE (TYPICAL)

LANDSCAPE BUFFER ALONG SINGLE FAMILY NORTH PROPERTY LINE CONSISTING OF 3 CANOPY TREES, 5 UNDERSTORY TREES + 15 EVERGREEN SHRUBS PER EVERY 100 LF.

ENTRANCE GATEWAY + FENCE

OPEN SPACE TREE (TYPICAL)

LANDSCAPE FEATURE (TYPICAL)

6' HT. VINYL FENCE

LANDSCAPE BUFFER ALONG SINGLE FAMILY WEST PROPERTY LINE CONSISTING OF 3 CANOPY TREES, 5 UNDERSTORY TREES + 15 EVERGREEN SHRUBS PER EVERY 100 LF.

LANDSCAPE ISLANDS TYPICAL AT PARKING AISLE. (1) OFF-STREET VEHICULAR PARKING AREA TREE FOR EVERY 10 PARKING SPACES (TYPICAL).

RETAINING WALL

6' PRE-CAST PANEL CONCRETE WALL

6' DECORATIVE, ALUMINUM PICKET FENCE

(1) FOUNDATION PLANTING UNDERSTORY TREE PER 20 LF FACING ROW (TYPICAL)

(1) FOUNDATION PLANTING CANOPY TREE + 10 SHRUBS PER 35 LF (TYPICAL)

STREET TREES AT 50' O.C. MAX, 35' FROM INTERSECTION (TYPICAL)

BUILDING 1
BUILDING 2
BUILDING 3
BUILDING 4
BUILDING 5
BUILDING 6
BUILDING 7
BUILDING 8
BUILDING 9
BUILDING 10

DRY DETENTION POND

KIOWA AVE

FUTURE PHASE

FUTURE PHASE

MATCH LINE - SEE SHEET L2

NOT FOR CONSTRUCTION

REGISTERED LANDSCAPE ARCHITECT
ANNE G. WALKER
No. 6667082
STATE OF FLORIDA
9/23/2021

NO.	DATE	REVISIONS	CHK.
1	9/23/2021		

JOB NUMBER: A180675.02
SCALE: 1"=60'
DATE: 10/23/2020
CHECKED BY: AGW
DESIGNED BY: JNT
DRAWN BY: JNT

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.8398
A DISCIPLINED PARTNERSHIP, INC. SERVICES GROUP
CIVIL ENGINEERING, LAND PLANNING, SURVEYING

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

LANDSCAPE PLAN

DRAWING L1
SHEET 10 OF 15

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MATCH LINE - SEE SHEET L1

FUTURE PHASE

FUTURE PHASE

6' HT. VINYL FENCE

LANDSCAPE ISLANDS TYPICAL AT PARKING AISLE. (1) OFF-STREET VEHICULAR PARKING AREA TREE FOR EVERY 10 PARKING SPACES (TYPICAL).

ENTRANCE GATEWAY □ FENCE CONNECTED TO POOL

(1) FOUNDATION PLANTING CANOPY TREE □ 10 SHRUBS PER 35 LF (TYPICAL)

CLUB HOUSE

POOL

6' DECORATIVE, ALUMINUM PICKET FENCE

DRY DETENTION POND

DRY DETENTION POND

DRY DETENTION POND

□IOWA A□□

STREET TREES AT 50' O.C. MAX, 35' FROM INTERSECTION (TYPICAL)

EXISTING TREES BETWEEN PROPERTY LINE AND THE LANDSCAPE BUFFER TO REMAIN (TYPICAL).

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

SOUT□□OR□ ROAD

6' PRE-CAST PANEL CONCRETE WALL

SOUTHFORK ROAD

OPEN SPACE TREE (TYPICAL)

LANDSCAPE FEATURE (TYPICAL)

(2) UNDERSTORY TREES AT 50' O.C. MAX

SR-429 BRIDES OVERHEAD

6' HT. VINYL FENCE

DRY DETENTION POND

FUTURE PHASE

FUTURE PHASE

FLORIDIAN TOWN CENTER BLVD

MATCH LINE A - SEE SHEET L3

MATCH LINE B - SEE SHEET L3

NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.

KEY PLAN
N.T.S.

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- —x— 6' HT. VINYL FENCE
- — — 6' DECORATIVE, ALUMINUM PICKET FENCE
- ——— 6' PRE-CAST PANEL CONCRETE WALL

0 30 60 North

REGISTERED LANDSCAPE ARCHITECT
ANNE G. WHITE
No. 6667082
STATE OF FLORIDA
NOT FOR CONSTRUCTION
3/31/2021

CHK.	REVISIONS	DATE

JOB NUMBER A180675.02 | SCALE 1"=60' | DATE 10/23/2020

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398
ENGINEERING ARCHITECTURE PLANNING SURVEYING

DRAWN BY JNT | DESIGNED BY JNT | CHECKED BY AGW

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

LANDSCAPE PLAN

DRAWING L2 SHEET 11 OF 15

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MATCH LINE A - SEE SHEET L2



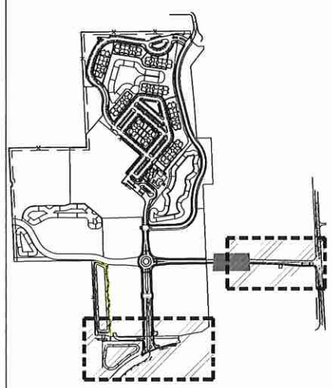
0 30 60 North

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- —x— 6' HT. VINYL FENCE
- — — 6' DECORATIVE, ALUMINUM PICKET FENCE
- —— 6' PRE-CAST PANEL CONCRETE WALL

NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.



KEY PLAN
N.T.S.

MATCH LINE B - SEE SHEET L2



REGISTERED LANDSCAPE ARCHITECT
ANNE G. WILSON
No. 6667082
STATE OF FLORIDA

REVISIONS	DATE	CHK.

COMMUNITY SOLUTIONS GROUP
LANDSCAPE ARCHITECTURE | PLANNING | SURVEYING
CERTIFICATE OF AUTHORIZATION #LB#3842
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

DRAWN BY	DESIGNED BY	CHECKED BY	DATE
JNT	JNT	AGW	10/23/2020

SCALE 1"=60'

PROJECT NUMBER A180675.02

PLANNED DEVELOPMENT MASTER PLAN

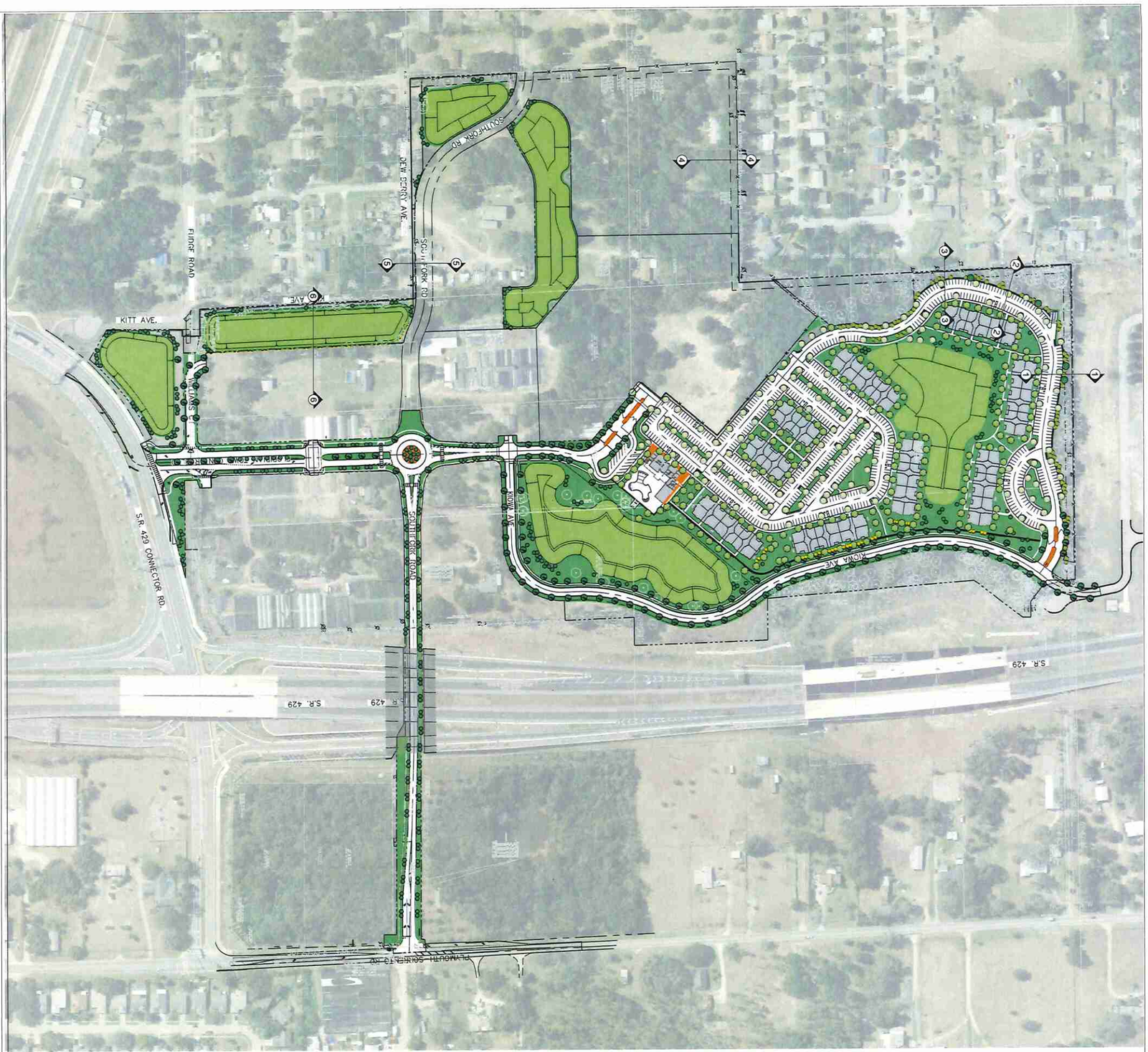
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

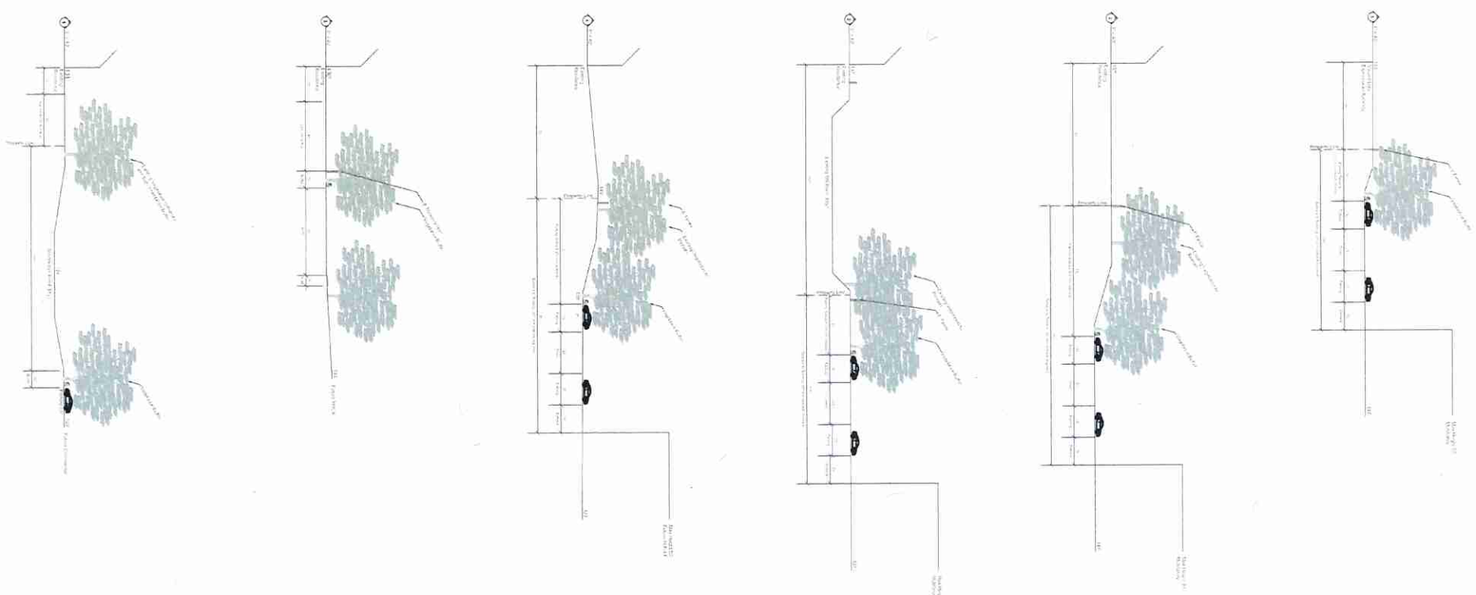
LANDSCAPE PLAN

DRAWING L3

SHEET 12 OF 15

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NOT FOR CONSTRUCTION

PLANNED DEVELOPMENT MASTER PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

BUFFER PLAN

DRAWING B-1

SHEET 3 OF 15

COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407 423-8398

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
			02/10/2021		A180675.02

DATE:

NO.	DATE	REVISIONS	CHK.

Legend

- Common Open Space
- Active Recreation Areas
- Buffer
- Steep Slope Areas
- Dry Retention

Required Open Space Calculations

Inside the Gates of Parcel 4
Open Space Required - 30.39 acres x 0.3 = 9.27 acres
Open Space Shown in Phase 1a - 11.22 acres = 36.9%

Outside the Gates of Parcel 4
Open Space Required - 43.49 acres x 0.3 = 13.05 acres
Open Space Shown in Phase 1a - 15.75 acres = 36.2%*



Common Open Space



Active Recreation



Buffer



Dry Retention



Steep Slope Area



OPEN SPACE INSIDE OF GATE			OPEN SPACE OUTSIDE OF GATE		
PARCEL NO.	AREA (ACRES)	DESCRIPTION	PARCEL NO.	AREA (ACRES)	DESCRIPTION
OS-5	1.77	Common Open Space	OS-1	0.00	Common Open Space
OS-6	0.75	Common Open Space	OS-2	0.02	Common Open Space
OS-7	0.08	Common Open Space	OS-3	0.18	Common Open Space
OS-8	0.20	Active Recreation Areas	OS-4	1.56	Steep Slope Areas
OS-9	0.08	Common Open Space	OS-10	1.81	Common Open Space
OS-13	0.08	Active Recreation Areas	OS-11	0.93	Common Open Space
OS-14	3.30	Active Recreation Areas	OS-12	2.71	Dry Retention
OS-25	0.20	Common Open Space	OS-15	1.08	Buffer
OS-26	0.07	Common Open Space	OS-16	1.35	Dry Retention
OS-27	2.21	Dry Retention	OS-17	0.20	Common Open Space
OS-28	0.33	Common Open Space	OS-18	0.04	Common Open Space
OS-29	1.57	Buffer	OS-19	1.08	Buffer
OS-30	0.22	Common Open Space	OS-20	0.69	Dry Retention
OS-31	0.20	Common Open Space	OS-21	0.19	Common Open Space
OS-32	0.14	Common Open Space	OS-22	1.81	Dry Retention
OS-33	0.02	Common Open Space	OS-23	0.81	Buffer
TOTAL	11.22		OS-24	1.10	Steep Slope Areas
			OS-34	0.19	Buffer
			TOTAL	15.75	

*Note: Most of the open space shown outside of the multi-family Parcel 4 is comprised of stormwater and basic buffers. Once detailed plans are created for future phases, it is likely that more open space will be provided. The final numbers will be established on future Development Plans.

NOT FOR CONSTRUCTION

PLANNED DEVELOPMENT MASTER PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

OPEN SPACE AND RECREATION PLAN

619 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.487.2666
COMMUNITY SOLUTIONS GROUP

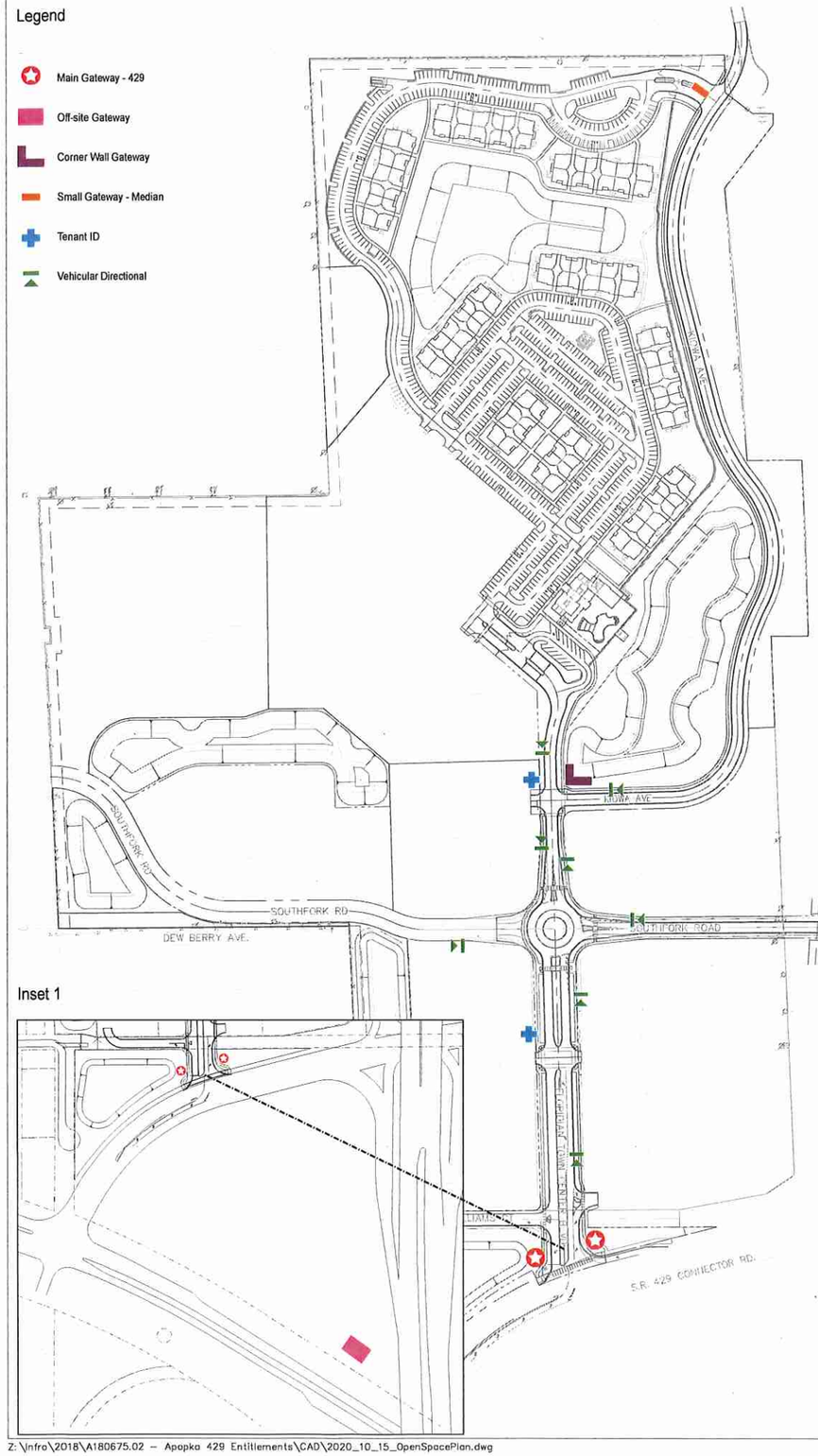
JOB NUMBER: A180675.02
SCALE:
DATE: 02/10/2021
CHECKED BY:
DESIGNED BY:
DRAWN BY:

DRAWING OS-1
SHEET 4 OF 15

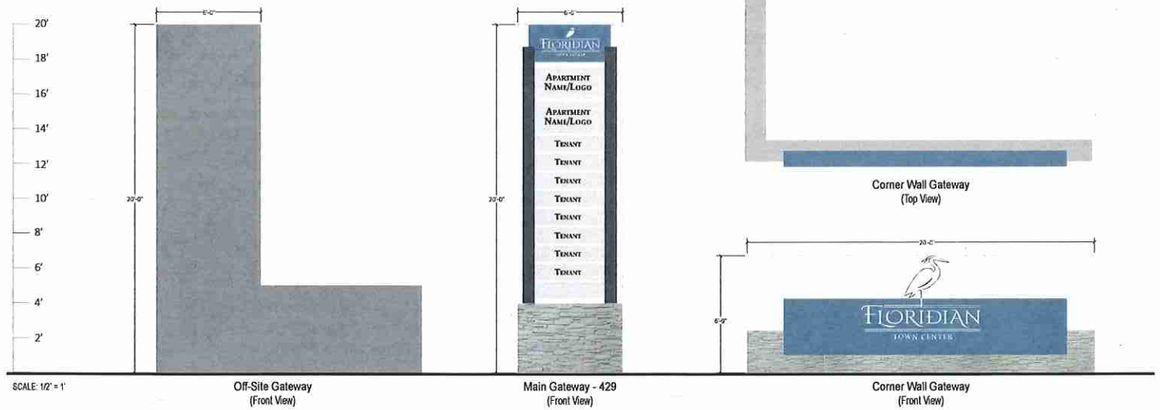
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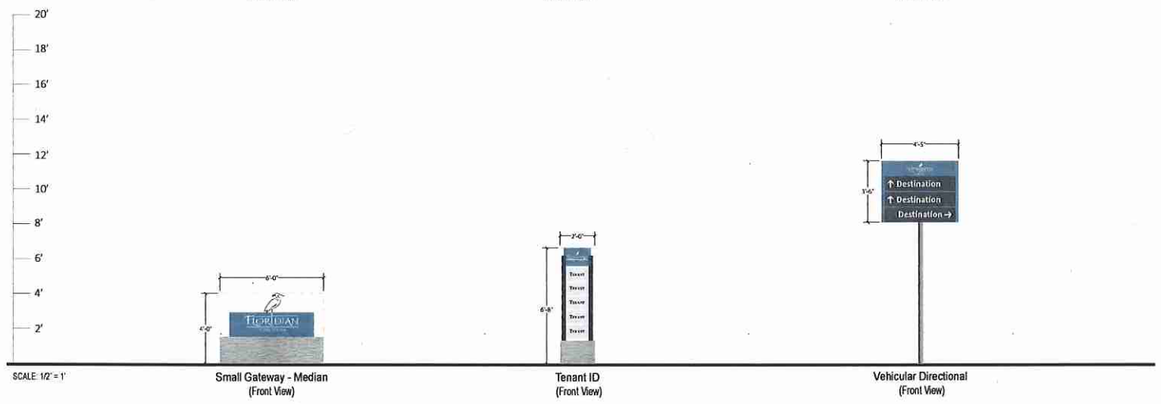
Legend

- Main Gateway - 429
- Off-site Gateway
- Corner Wall Gateway
- Small Gateway - Median
- Tenant ID
- Vehicular Directional



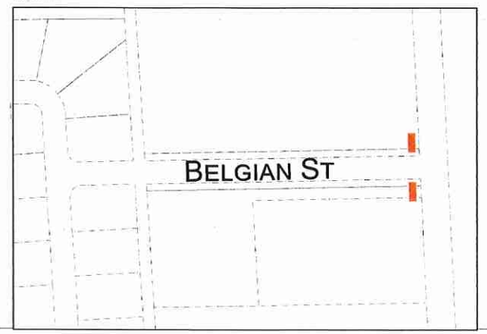
Proposed Sign Palette



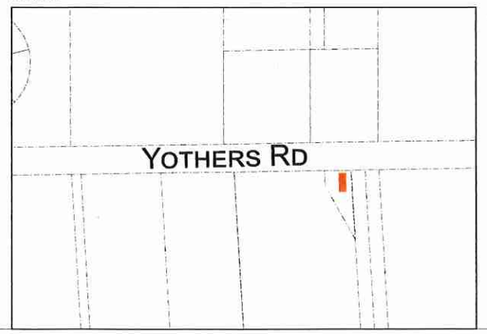


Note: The signage design illustrated above is preliminary and shows design intent. Final approved signs may differ slightly in materials and color. The proposed sign palette illustrates maximum dimensions of proposed signs

Inset 2



Inset 3



NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY

COMMUNITY SOLUTIONS GROUP
315 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.422-8166

DRAWN BY | DESIGNED BY | CHECKED BY | DATE | SCALE | JOB NUMBER A180675.02

DEVELOPMENT PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

S-1 SIGNAGE PLAN

DRAWING S-1

SHEET 15 OF 15

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ORDINANCE NO. 3060

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE NO. 2840, WHICH IS KNOWN AS THE "FLORIDIAN TOWN CENTER" PLANNED DEVELOPMENT (PD), GENERALLY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, 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, the property owners have requested to amend Ordinance No. 2840; and

WHEREAS, the proposed PD (Planned Development) 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 PD District, as defined in the Apopka Land Development Code, and with the following provisions:

A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit "B". Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code.

B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.

C. The uses permitted and prohibited within the PD District are those noted on the Master Plan and PD Agreement.

D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;

2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to an appropriate zoning classification

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 17th day of July, 2024.

READ FIRST TIME: June 19, 2024

READ SECOND TIME AND ADOPTED: July 17, 2024

ATTEST:

Susan Bone, City Clerk

Bryan Nelson, Mayor

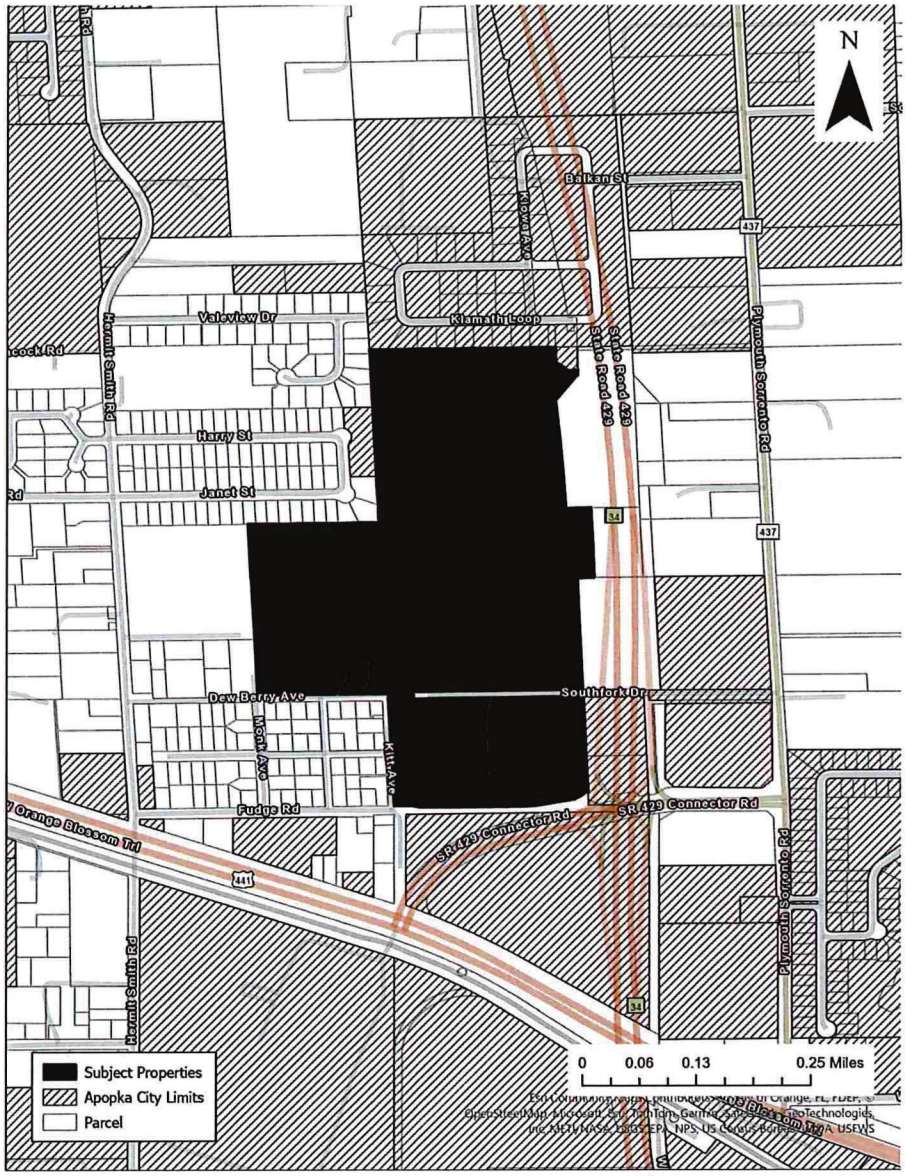
Approved as to form and legal sufficiency:

Clifford B. Shepard
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: May 31, 2024, June 21, 2024

EXHIBIT "A"

Parcel Identification Number(s): 27-20-36-0000-00-093; 27-20-36-0000-00-075; 27-20-36-0000-00-052; 27-20-36-0000-00-068; 27-20-36-0000-00-074; 27-20-36-0000-00-048; 27-20-36-0000-00-085; 28-21-06-7172-16-020; 28-21-0671-7216-040; 28-21-0671-7216-051; 28-21-0671-7216-070; 28-21-06-7172-16-060; 28-21-0671-7216-050; 27-20-36-0000-00-066; 28-21-06-7172-16-042; 27-20-36-0000-00-083; 27-20-36-0000-00-047; 28-21-06-7172-16-040; 28-21-06-7172-16-030



DONALD W. McINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. McINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

PLANNED DEVELOPMENT MASTER PLAN

NOT FOR CONSTRUCTION

JAMES G. MURDAY
FLORIDA P.E. No. 57553
DATE:

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
PH: 205.254.8565

FLORIDIAN TOWN CENTER

VICINITY MAP



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #
06-21-28-7172-05-002, 06-21-28-7172-15-020, 06-21-28-7172-15-030, 06-21-28-7172-15-040, 06-21-28-7172-15-050, 06-21-28-7172-15-051, 06-21-28-7172-15-060, 06-21-28-7172-15-070, 36-20-27-0000-00-047, 36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066, 36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075, 36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT
FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
Ph: 205.254.8565

ENGINEER/SURVEYOR
DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

PLANNERS/LANDSCAPE ARCHITECTS
GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES
DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED JUNE 19, 2024
OCTOBER 30, 2020

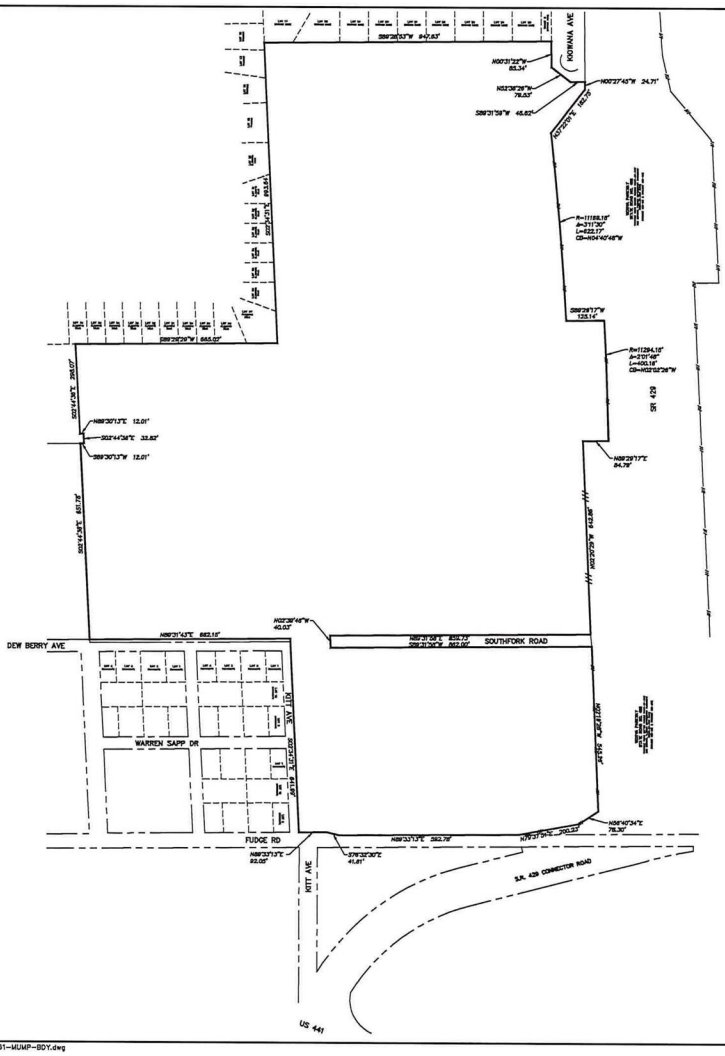
McINTOSH ASSOCIATES an LA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068
ENGINEERS PLANNERS SURVEYORS

SHEET INDEX

1	COVER SHEET
2	BOUNDARY AND LEGAL DESCRIPTION
3	AERIAL, EXISTING SOILS & FLUCCS
4	EXISTING AND PROPOSED ZONING & FLU MAP
5	OVERALL MASTER PLAN AND PHASING PLAN
6	DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
6A	DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS
7	MASTER PLAN – NORTH
8	MASTER PLAN – MID SECTION
9	MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS
L1–L3	LANDSCAPE PLAN
B–1	BUFFER PLAN
OS–1	OPEN SPACE PLAN
S–1	SIGNAGE PLAN

FLORIDIAN TOWN CENTER – –MUMP–18161 – 10/30/20 – REVISED 06/19/24

F:\Proj2018\18161\PDWG\Mixed Use Master Plan\18161–MUMP–COVER.dwg



DESCRIPTION:

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

BEGIN at the Southwest corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'33"W along the South line of said plat of STANTON RIDGE, for a distance of 847.53 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°24'31"E along said West line, 893.64 feet to the Northwest corner of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°24'26"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 295.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'38"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36; thence S02°44'26"E along the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4173, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 852.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°24'31"E along said West line, 841.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°37'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.03 feet; thence S78°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'12"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 8078, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'31"E along said Westerly limited access right-of-way line, 200.23 feet; thence N36°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9984, Page 2831, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20180631287, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 882.00 feet to the Southwest corner of said lands described in Official Records Document Number 20180631287; thence N02°26'48"W along the West line of said lands described in Official Records Document Number 20180631287, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20180631287; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20180631287, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4322, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°25'17"E along said Westerly limited access right-of-way line, 54.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10784, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'28"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.15 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 8080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°28'12"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11168.18 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'58"W, 48.82 feet; N32°38'28"W, 78.53 feet; N00°31'22"W, 83.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	OK
1	2/1/21	WORKED PER CITY COMMENTS	

JAMES C. KNIGHT
FLORIDA P.E. No. 57563
DATE:

McINTOSH ASSOCIATES
an LA company
ENGINEERS
PLANNERS
SURVEYORS
1520 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407-344-4616

SCALE: 1"=150'
JOB NUMBER: 18161
DATE: 10/29/20
CHECKED BY: JJT
DRAWN BY: MJB

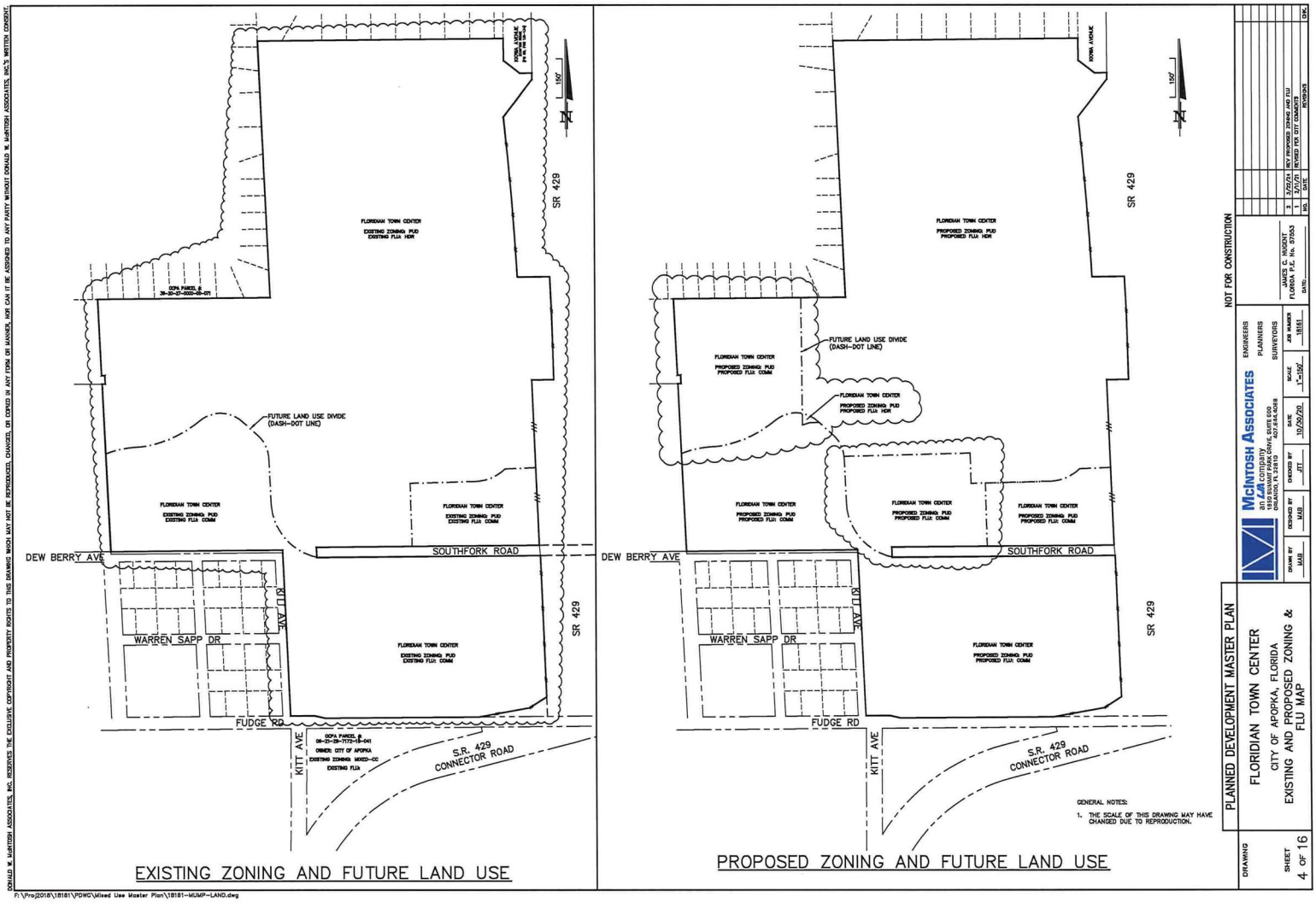
DRAWING: PLANNED DEVELOPMENT MASTER PLAN
FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
BOUNDARY AND LEGAL DESCRIPTION
SHEET 2 OF 16

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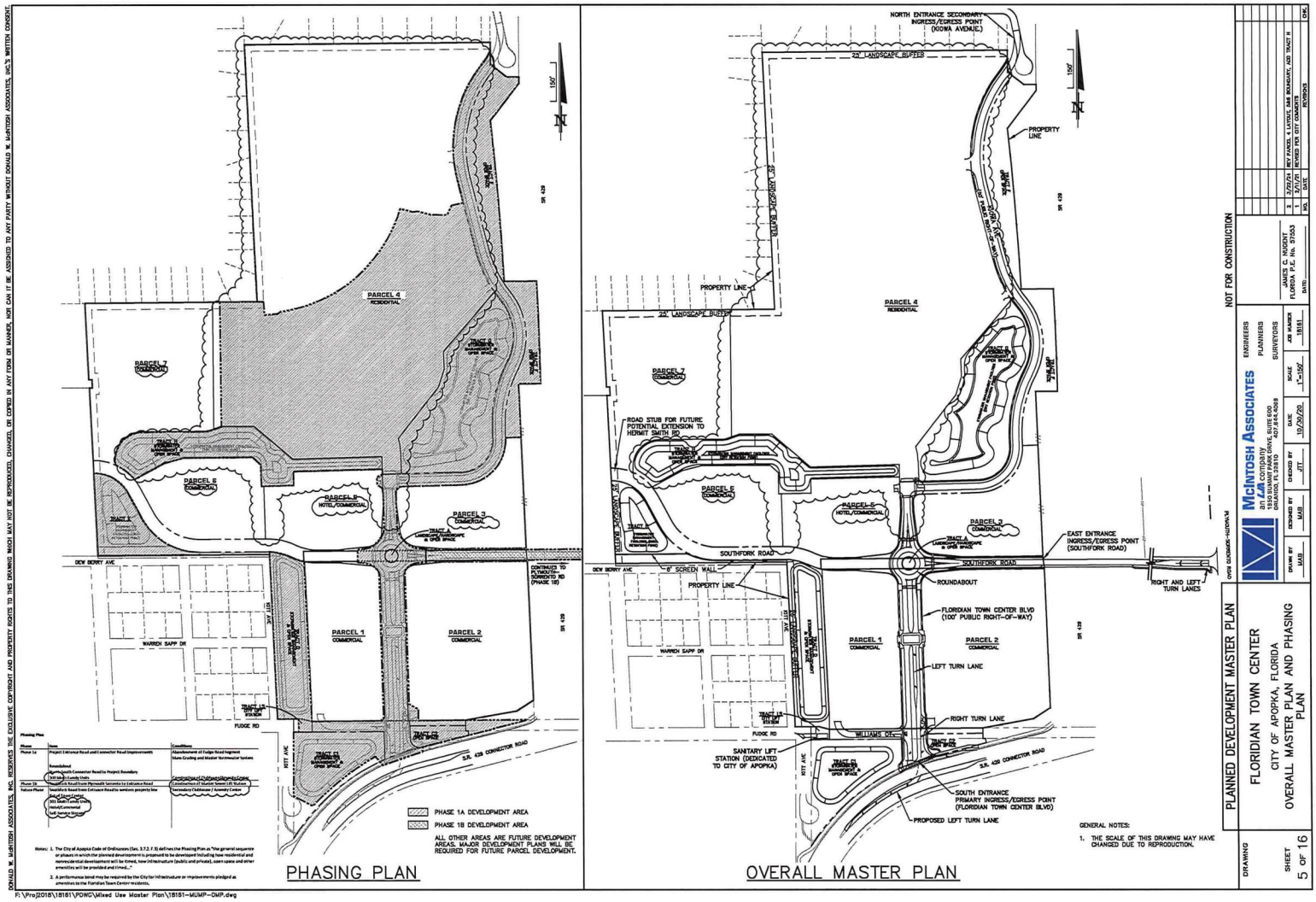
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P:\Proj2018\18181\PDWG\Mixed Use Master Plan\18181-MUMP-AERIAL.dwg



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P:\Proj2018\18181\PDWC\Mixed Use Master Plan\18181-MUMP-LAND.dwg



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PARCEL AND TRACT DESCRIPTION

NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.00	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	30.76	DEVELOPER
5	HOTEL/COMMERCIAL	2.91	DEVELOPER
6	COMMERCIAL	3.03	DEVELOPER
7	COMMERCIAL	5.85	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	CITY OWNED/POA MAINTAINED
C2	OPEN SPACE	0.33	CITY OWNED/POA MAINTAINED
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.89	PROPERTY OWNERS ASSOCIATION
H	STORMWATER MANAGEMENT & OPEN SPACE	2.40	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.08	CITY OF APOPKA
R/W	PUBLIC RIGHT-OF-WAY	6.79	CITY OF APOPKA

PD Program Allocations

Development Parcel	PUD Parcel Acreage	Use	Allocation of PD Program	Net Parcel Density/Intensity[1]
Commercial FLU				
1	4.00 acres	Commercial/Retail/Office	25,235 sq ft	0.14 FAR
2	6.63 acres	Commercial/Retail/Office	67,500 sq ft	0.23 FAR
3	3.12 acres	Commercial/Retail/Office	32,000 sq ft	0.24 FAR
5	2.91 acres	Commercial/Retail/Hotel	72,000 du	0.57 FAR
6	3.03 acres	Commercial/Retail/Office	62,000 sq ft	0.47 FAR
7	5.85 acres	Commercial/Retail/Office	110,000 sq ft	0.43 FAR
Total Program Allocated in Commercial FLU			368,735 sq ft	0.25 FAR
HDR FLU				
4	30.76 acres	Multi-Family	601 du	19.5 du/acre
Total Program Allocated in HDR FLU			601 du 30,050 sq ft	15.0 du/acre 0.01 FAR

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and public ROWs; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.

Max PD Program

FLU	Max Densities/ Intensities	Max PD Program Per FLU
Commercial 33.84 acres gross	0.25 FAR	368,517 sq ft
HDR 40.09 acres gross	15 du/acre 50 sq ft per unit	601 units 30,050 sq ft[1]

Notes: 1. The Apopka Comprehensive Plan Future Land Use Policy 3.1.h allows for 50 sq ft of commercial uses per unit within HDR.

Multifamily Unit Breakdown

Unit Type	Minimum Square Footage	Phase 1 Proposed Mix Total Units[1]	% of Units
Studio/1 Bedroom	750 sq ft	150	25%
2 Bedrooms	1,000 sq ft	120	20%
3 Bedrooms	1,300 sq ft	30	5%

Notes: 1. The unit type breakdown is conceptual and may vary at MDP.

Preliminary Phase Program Breakdown

Parcel	Phase 1	Future Phase
1	0 sq ft	25,235 sq ft
2	0 sq ft	67,500 sq ft
3	0 sq ft	32,000 sq ft
4	312 du[1]	289 du[1]
5	0 sq ft	72,000 sq ft
6	0 sq ft	62,000 sq ft
7	0 sq ft	110,000 sq ft

1. The phase subtotals for residential units may fluctuate up to 5% so long as the total unit count for Parcel 4 does not exceed 601 units

Development Standards

Standard	Parcel 1	2	3	4	5	6	7
Lot Standards							
Min Lot Width	50'	50'	50'	75'	50'	50'	50'
Minimum Building Setbacks							
Front	10'	10'	10'	10'	10'	10'	10'
Side	10'	10'	10'	15'	10'	10'	10'
Street Side	10'	10'	10'	15'	10'	10'	10'
Rear	15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line	60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback							
From Single Family Lot Line	25'	n/a	n/a	25'	n/a	25'	25'
Minimum Building Separation (Residential)	n/a	n/a	n/a	20'	n/a	n/a	n/a
Building Height							
Max Height	35'	35'	75'	50'	75'	35'	50'
Max Stories	3	3	6	4	6	2	4
Minimum Living Area[1]	n/a	n/a	n/a	750'	n/a	n/a	n/a
Minimum Parking	2.75 space/ksf of commercial on average			1.45 spaces per unit + 1 space per 10 units guest	2.0 space/ksf of hotel use 2.75 space/ksf of commercial on average		Per LDC

1. See detailed unit breakdown table for minimum living area by unit type.

Permitted Parcel Uses

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

Notes : 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.
2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.

B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL OR MINING OPERATION.

C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.

D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.

E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP.

F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.

G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (i) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (ii) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.

H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.

I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.

J. ANY (i) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (ii) CAR WASH, OR (iii) BODY SHOP REPAIR OPERATION.

K. ANY BOWLING ALLEY OR SKATING RINK.

L. ANY MORTUARY OR FUNERAL HOME.

M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.

N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA.

O. A STRIP CLUB.

P. ANY MASSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).

Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.

R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.

S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAVE BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN

1. ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
2. EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
3. THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.
4. WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE

1. BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET.
2. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
3. ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
4. FACADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:(CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
5. ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
6. THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES

1. ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
2. THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
3. ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
4. THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
5. THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

PARKING

1. PARKING RATIOS ARE PROVIDED ON SHEET 6.
2. COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.
3. REQUEST A WAIVER TO CITY LDC SECTION 5.11.1.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS

1. ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
2. THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC WORKS AND ENGINEERING REQUIREMENTS TO PROTECT SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:

   ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.

   ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.

   ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED IN "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.
3. LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC.
4. THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT

1. ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.
5. FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES.
6. IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A KEY SWITCH ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES

1. ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.
2. UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
3. SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
4. SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.
5. LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2003, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS

1. PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).
2. MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.
3. ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE

1. A SIGN PLAN IS PROVIDED ON SHEET 5-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10 / B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.
2. ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE
3. THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES

1. ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.
2. ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA.
3. BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.
4. DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.
5. OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.
6. FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO.
7. LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
7	5/13/21	PARCEL PERMITTED USE TABLE & REVISED YMCA NOTE
6	4/1/21	UPDATED PARCEL DESCRIPTIONS & TABLE
5	3/26/21	UPDATED NOTES
4	2/22/21	UPDATED NOTES
3	2/22/21	REVISED PERMITTED AND PROHIBITED USE DATA
2	2/17/21	REVISED PER CITY COMMENTS
1	1/11/21	REVISED PER CITY COMMENTS

JAMES C. RUDDT
FLORIDA P.E. No. 67063
DATE:

McINTOSH ASSOCIATES
an AA company
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FLORIDA 32810

JOB NUMBER: 18181
SCALE: NTS
DATE: 10/20/20
CHECKED BY: JCR
DRAWN BY: MAB

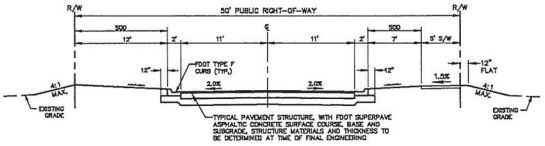
PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

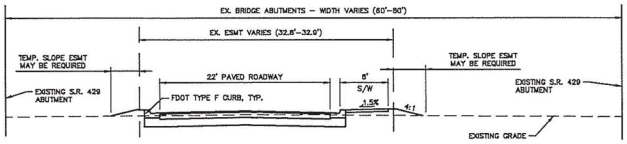
DRAWING SHEET 6 OF 16

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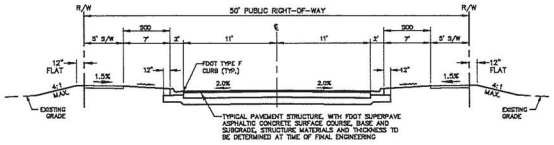
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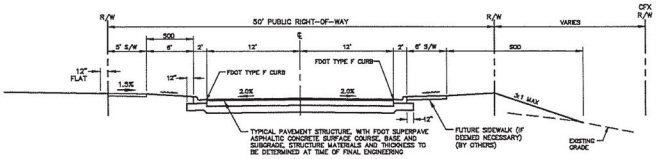
SOUTHFORK ROAD SECTION
FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD
NTS



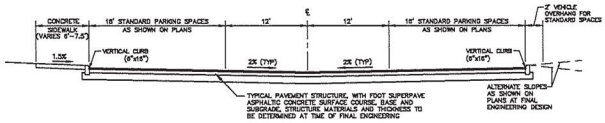
SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS
NTS



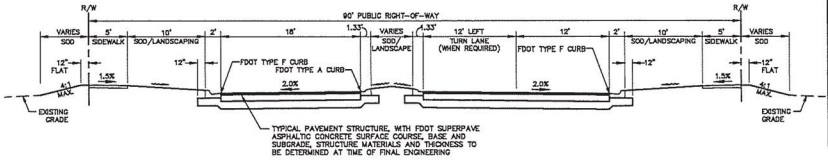
SOUTHFORK ROAD SECTION
WEST OF S.R. 429
NTS



KIOWA AVENUE SECTION
NTS



TYPICAL PARKING AISLE SECTION
NTS



CROWNED ENTRANCE ROAD SECTION
NTS

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION #EB

JAMES C. HUDONT
FLORIDA P.E. No. 57553
DATE:

NO.	DATE	REVISIONS	CHK
3	2/7/20	REVISED PER CITY COMMENTS	
2	2/7/20	REVISED PER CITY COMMENTS	
1	2/7/20	REVISED PER CITY COMMENTS	

JOB NUMBER 18161
SCALE NTS
DATE 10/29/20
CHECKED BY JET
DESIGNED BY MJB
DRAWN BY MJB

PLANNED DEVELOPMENT MASTER PLAN

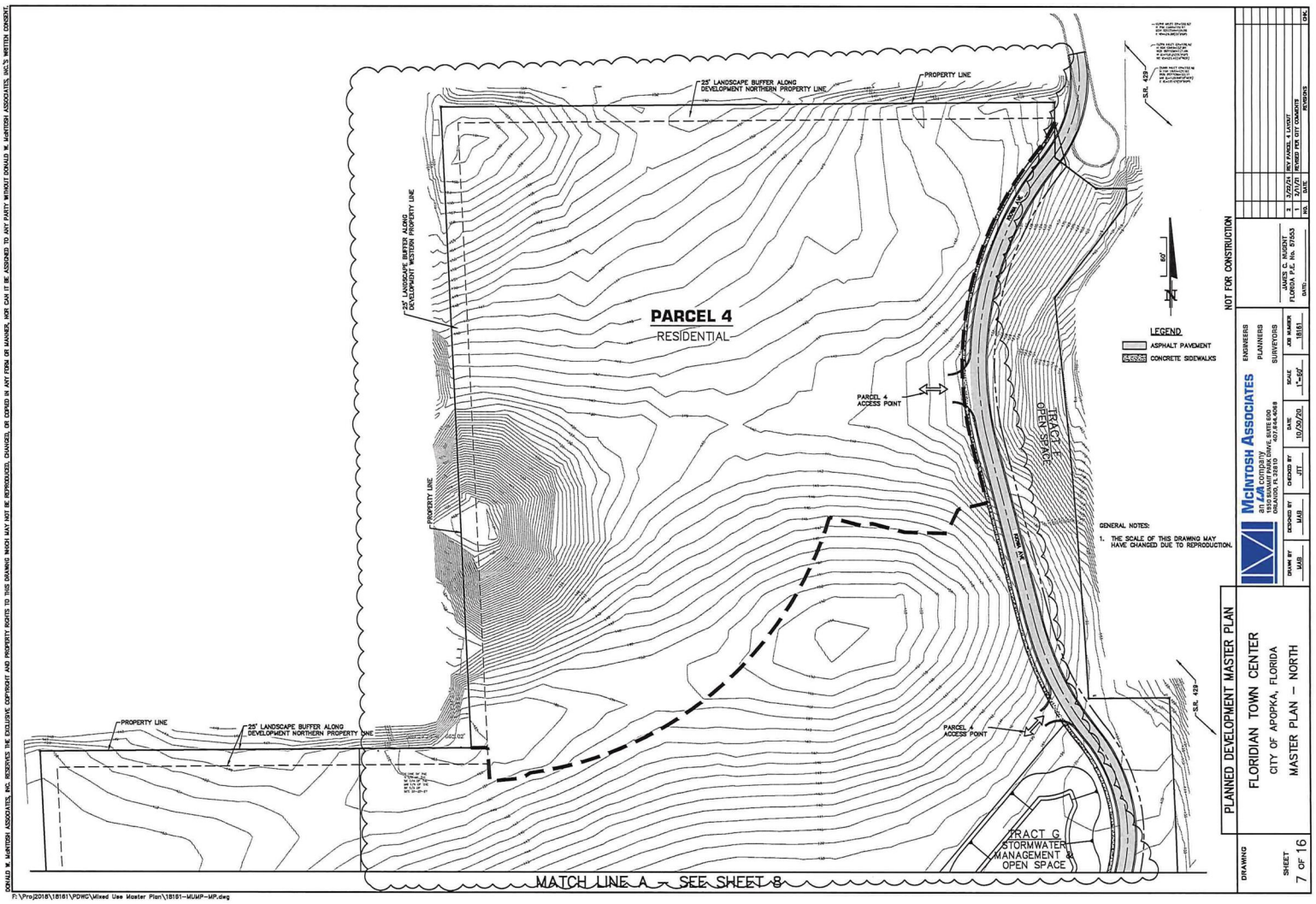
FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING 18161-MAPP-NOTE

SHEET 6A OF 16

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PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
MASTER PLAN – MID SECTION

DRAWING
SHEET 8 OF 16

McINTOSH ASSOCIATES
ENGINEERS PLANNERS SURVEYORS
1150 GREENWOOD BLVD., SUITE 600
LAKE MARY, FLORIDA 32746
ORLANDO, FL 32810
407-644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/20/20	1"=60'	18181

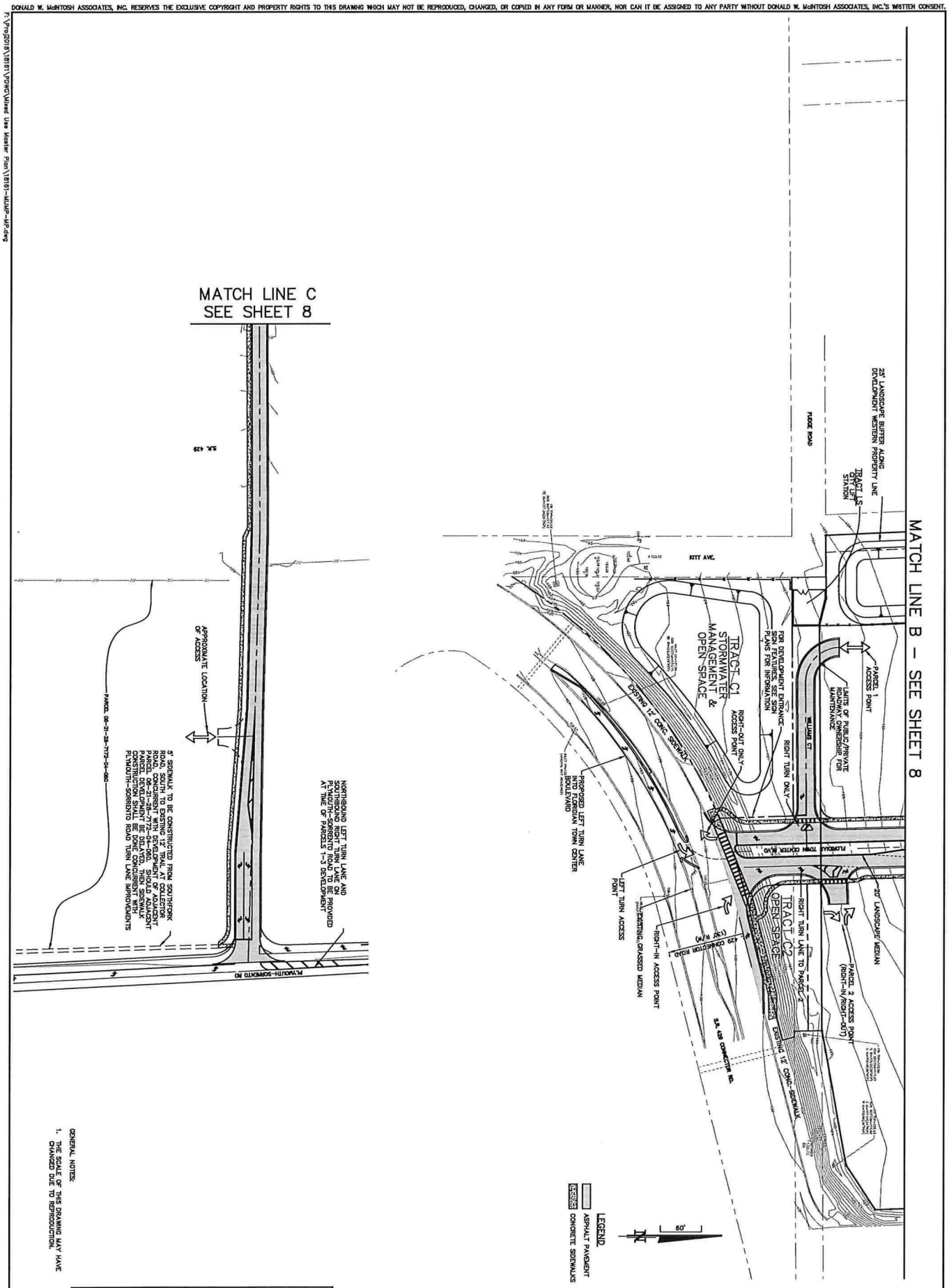
JAMES T. TIDWELL
FLORIDA P.E. No. 57553
DATE:

NO.	DATE	REVISIONS	BY
1	3/25/21	REVISED PER CITY COMMENTS	CHC
2	3/25/21	REV PARCEL 4 LAYOUT, SAE BOUNDARY, ADD TRACT F	

NOT FOR CONSTRUCTION

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GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

PLANNED DEVELOPMENT MASTER PLAN

NOT FOR CONSTRUCTION

DRAWING

SHEET 9 OF 16

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
MASTER PLAN – SOUTH & SOUTHFORK ROAD IMPROVEMENTS

McINTOSH ASSOCIATES
an LA company
1950 SUMMIT PARK DRIVE, SUITE 500
ORLANDO, FL 32810 407.644.4068
ENGINEERS
PLANNERS
SURVEYORS

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18181

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE: _____

NO.	DATE	REVISIONS
1	2/11/21	REVISED PER CITY COMMENTS