

APOPKA PLANNING COMMISSION AGENDA
OCTOBER 12, 2021 5:30 PM
Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

- [1.](#) Approve minutes of the Planning Commission meeting held September 14, 2021

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

PUBLIC HEARING

- [1.](#) Small Scale Future Land Use - Roper Family
From: County Rural
To: Mixed Use
Owner: Bert E. Roper and Barbara C. Roper Family Limited Partnership
Applicant: JCF Living c/o Tara Tedrow
Location: West of SR 429 and Binion Road; north of Hooper Farms Road
Project: 1.53 +/- acres
Project Manager: Jean Sanchez

- [2.](#) Rezoning - Roper Family
From: County A1 (Citrus Rural) District
To: MU-ED-GT (Mixed-Use East Sore – Gateway) District
Owner: Bert E. Roper and Barbara C. Roper Family Limited Partnership
Applicant: JCF Living c/o Tara Tedrow
Location: West of 429 and Binion Road; north of Hooper Farms Road
Project: 1.53 +/- acres
Project Manager: Jean Sanchez

3. Comprehensive Plan – Small Scale – Future Land Use Amendment – 2451 Appy Lane
From: Residential Very Low Suburban
To: Agriculture
Owner/Applicant: Robert and Mary Singh
Location: 2451 Appy Lane
Project: 4.92 +/- acres
Project Manager: Phil Martinez
4. Change of Zoning – 2451 Appy Lane
From: RSF-1A (Residential Single-Family Estate District)
To: AG (Agriculture District)
Owner/Applicant: Robert and Mary Singh
Location: 2451 Appy Lane
Project: 4.92 +/- acres
Project Manager: Phil Martinez
5. Change of Zoning – 2616 Marden Road
From: RSF-1A (Residential Single-Family Estate District)
To: RSF-1B (Residential Single-Family District – Large Lot)
Owner: Nanak Investments, LLC
Applicant: GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
Location: 2616 Marden Road
Project: 8.81 +/- acres
Project Manager: Jean Sanchez
6. Special Exception – To allow a outdoor storage in the I-L (Light Industrial) Zoning District for property located at 3676 Hogshead Road.
Owner: 3676 Hogshead, LLC
Applicant: Tara Tedrow
Location: 3676 Hogshead Road
Project: 3.93 +/- acres
Project Manager: Jean Sanchez
7. Special Exception – To allow a outdoor storage in the I-L (Light Industrial) Zoning District for property located at 4301 Hogshead Road.
Owner: Chory Holdings II, LLC
Applicant: Tara Tedrow
Location: 4301 Hogshead Road
Project: 17.64 +/- acres
Project Manager: Jean Sanchez

SITE PLANS

1. Major Development Plan - Clarcona Office Warehouse
Owner: Technology Property, LLC
Applicant: Andrew Gerdorn, P.E.
Location: 2860 Clarcona Road, 2870 Clarcona Road and 476 Jellystone Avenue
Project: 9.41 acres
Project Manager: Jean Sanchez
2. Major Development Plan - The Ridge
Owners: Troy S. Bronson LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC
Applicant: VHB c/o John Prowell, P.E.
Location: North and south of Boy Scout Road; west of SR 451
Project: 366 +/- acres; Parcel 2: 313 total dwelling units; 3.95 dwelling units per acre – Proposed, 15 dwelling units per acre – Maximum permitted; Parcel 4: 268 total dwelling units; 4.59 dwelling units per acre – Proposed, 15 dwelling units per acre – Maximum permitted
Project Manager: Jean Sanchez

3. Major Development Plan – Avian Pointe Parcel B2 Multifamily
Owner: Apopka Clear Lake Investments, LLC
Applicant: Taurus Investment Holdings, LLC. C/o John Herbert, P.E.
Location: 2500 Gallinule Drive
Project: 30.4 +/- acres
Project Manager: Allyson Williams
4. Plat – Nottingham Park
Owner: FTI Funding, LLC
Applicant: KPRC Ponkan Road, LLC c/o Appian Engineering, LLC
Location: 3515 and 3081 Ponkan Road
Project: 23.40 +/- acres
Project Manager: Bobby Howell
5. Plat – South Mews at Avian Pointe
Owner: Apopka Clear Lake Investments, LLC
Applicant: Allen & Company c/o Marivette Rodriguez
Location: Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429
Project: 13.9 +/- acres
Project Manager: Bobby Howell

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Planning Commission with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 14, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington.

ABSENT: Butch Stanley and Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Michael Rodriguez – City Attorney, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II, Allyson Williams – Planner I, Robert Hippler – IT Director, and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Ray Webb, Eddie Foster, Nathan Greet, Brent Lenzen, Peter Brunton, Andrew McCown, Tad Dixon, Chris Leppert, Jonathan Huels, Geoff Summit, Andy Gerdorn (sp?), Chris Whitney, Davey Brown and Sam Sebaali.

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of September 14, 2021 at 5:30 p.m.

Motion: **Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on September 14, 2021 at 5:30 p.m. and seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).**

PUBLIC COMMENT: Chairperson Greene opened the meeting to Public Comment. No one spoke.

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – NORTH ORANGE ANIMAL HOSPITAL - Chairperson Greene stated this is a request to recommend approval of the change of Future Land Use Designation from “County” Low Medium Density Residential to “City” Commercial, subject to the findings of the staff report for the property owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to recommend approval of the change of Future Land Use Designation from “County” Low Medium Density Residential to “City” Commercial, subject to the findings of the staff report. The subject property was annexed into the city limits on September 8, 2021 via Ordinance 2866. The proposed Future Land Use designation of Commercial is compatible with the surrounding properties due to the parcels with a Future Land Use designation of Commercial being located in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from County A-1 (Citrus Rural District) to C-C (Community Commercial District).

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Commercial (.25 FAR) for the properties owned Lloyd B. Bearden.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 14, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Linda Laurendeau made a motion to find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Medium Density Residential to “City” Commercial subject to the findings of the staff report for the property owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail. Motion seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – CHANGE OF ZONING – NORTH ORANGE ANIMAL HOSPITAL -

Chairperson Greene stated this is a request to recommend approval of the proposed Change of Zoning from County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the properties owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail; south of West Orange Blossom Trail and west of Lake Doe Boulevard.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to recommend approval of the proposed Change of Zoning from County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the properties owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail; south of West Orange Blossom Trail and west of Lake Doe Boulevard. The tract size is 2.3 +/- acres. The applicant is looking to expand his veterinary practice.

The properties are also undergoing a future land use amendment. The proposed C-C zoning district is consistent with the proposed Future Land Use Designation of Commercial (0.25 FAR). The surrounding properties have a Future Land Use Designation of Commercial.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail; south of West Orange Blossom Trail and west of Lake Doe Boulevard.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Mary Norwood made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden and located at 1424 and 1432 West Orange Blossom Trail; south of West Orange Blossom Trail and west of Lake Doe Boulevard. Motion

seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – CHANGE OF ZONING – 1506 ROCK SPRINGS ROAD - Chairperson Greene stated this is a request to recommend approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate., located at 1506 Rock Springs Road.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to recommend approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate., located at 1506 Rock Springs Road. The tract size is 3.99 +/- acres.

The subject property was annexed into the City on March 6, 2019 by Ordinance Number 2713. The subject property is approximately 3.99 acres in total and a single-family detached home is currently on the property. The proposed C-COR zoning is compatible with the property as the purpose of this zoning designation is to “provide lands that accommodate a moderate range of primarily commercial uses along commercial corridors, in ways that support infill and redevelopment.”

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road.

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.

Commissioner Washington and Commissioner Laurendeau asked staff about the traffic and the property being used as a cut through. Allyson responded that Pam Richmond is working with the applicant and the county in regards to those concerns.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Howard Washington made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).**

LEGISLATIVE – CHANGE OF ZONING – NORTHWEST CHURCH - Chairperson Greene stated this is a request to recommend approval of the proposed Change of Zoning from PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and East of Plymouth Sorrento Road.

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Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the proposed Change of Zoning from PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and East of Plymouth Sorrento Road. The tract size is 14.7 +/- acres.

The subject property was annexed into the City on September 3, 1997 and December 16, 1998 by Ordinance Numbers 1104 and 1195, respectively. The subject property is approximately 14.7 acres in total and a manufactured home is located on one parcel. The proposed RSF-1B zoning is compatible with the property due to the RSF-1B zoning being found in the vicinity, along with subdivisions that are developed in a manner similar to the standards of the RSF-1B zoning. The applicant has expressed interest in developing a church on the subject property. A church requires a Special Exception in the proposed RSF-1B zoning. Upon approval of the rezoning, the applicant will apply for a Special Exception to permit the church use on the property. The existing PD Ordinance permits 47 single-family homes, and does not permit places of worship.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and east of Plymouth Sorrento Road.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: William Gusler made a motion to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and east of Plymouth Sorrento Road. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – CHANGE OF ZONING AND APPROVAL OF PD MASTER PLAN/MAJOR DEVELOPMENT PLAN – 2302 OCOEE APOPKA ROAD - Chairperson Greene stated this is a request to recommend approval of the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan/Major Development based on the findings and facts presented in the staff report and exhibits for the property owned by Francis X. Heidrich, Jr. and Cathy Tolbert Campbell and located at 2302 Ocoee-Apopka Road.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to recommend approval of the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan/Major Development based on the findings and facts presented in the staff report and exhibits. The tract size is 21.56 +/- acres.

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The subject property is located on the northwest corner of the intersection of Keene Road and Ocoee-Apopka Road, specifically at 2302 Ocoee-Apopka Road. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a 304-unit apartment complex in a total of eight buildings at a maximum density of 18.41 dwelling units per acre.

A total of eight apartment buildings with four, three story, and four, four story buildings are provided. Access to the site is proposed via full access located on Ocoee-Apopka Road. A secondary emergency access is located on the northern portion of the site. In addition, a northbound left turn lane leading into the site from Ocoee-Apopka Road is provided. The apartment complex is proposed to be gated. A total of 541 parking spaces are proposed, which is a ratio of 1.78 parking spaces per dwelling unit. 357 are regular parking spaces, 28 are hybrid/electric/low energy spaces, 110 are pervious parking spaces in accordance with Policy 16.2 of the Future Land Use Element of the Comprehensive Plan which requires development with more than 100 parking spaces to provide a minimum of 20% of the parking spaces in pervious area, 12 are accessible spaces, and 34 are spaces located within a garage. 15.2 short term and 76 long term bicycle parking spaces will be provided.

Of the 21.56 acres, 8.9 acres are reserved for open space which is in excess of the minimum Land Development Code requirement of 30-percent open space for developments zoned PD. Site amenities includes a swimming pool, a dog park, dog wash station and outdoor grilling stations. A 12-foot wide bike trail will be dedicated to the City that is proposed for construction along the Ocoee-Apopka Road frontage.

The Development Review Committee finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the 2302 Ocoee-Apopka Road PD Master Plan/Major Development Plan.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: **Howard Washington made a motion to recommend approval of the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan/Major Development based on the findings and facts presented in the staff report and exhibits for the property owned by Francis X. Heidrich, Jr. and Cathy Tolbert Campbell and located at 2302 Ocoee-Apopka Road. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).**

LEGISLATIVE – COMPREHENSIVE PLAN – ADOPTION OF STATE REQUIRED PROPERTY RIGHTS ELEMENT - Chairperson Greene stated this is a request to recommend approval of the adoption of the Property Rights Element of the Comprehensive Plan to the Apopka City Council.

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Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to recommend approval of the adoption of the Property Rights Element of the Comprehensive Plan to the Apopka City Council.

In the recent session, the Florida Legislature passed legislation which requires all local governments adopt a “Property Rights Element” into their respective Comprehensive Plans. The purpose of the Property Rights Element is to require the City of Apopka to consider certain private property rights in its decision-making process.

Chapter 2021-195, Laws of Florida, became effective on July 1, 2021. The new law amends various sections of the Florida Statutes related to local government regulation of land requiring each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Linda Laurendeau made a motion to recommend approval of the adoption of the Property Rights Element of the Comprehensive Plan to the Apopka City Council. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

QUASI-JUDICIAL – VARIANCE – CITY OF APOPKA – 3710 JASON DWELLEY PARKWAY AND 10 S. FOREST AVENUE - Chairperson Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to allow a 130 square foot electronic reader board sign located at 3710 Jason Dwelley Parkway and 10 S. Forest Avenue.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to allow a 130 square foot electronic reader board sign located at 3710 Jason Dwelley Parkway and 10 S. Forest Avenue.

The applicant is requesting a variance from Land Development Code Article 5: Section 5.10.8.E.1.c., Electronic Reader Board Signs (a) which states “the sign area of the electronic reader board portion of the sign shall not exceed 50 percent of the total sign face.” The proposed signs will be used to serve a public purpose by informing the community of general events, and will not be used to promote private enterprise.

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Commissioner Ryan asked staff to explain the hardship. Staff responded that the sign does not serve a private purpose, but a public purpose to advertise public information. He responded that the hardship determination is up to the board to determine.

Commissioner Gusler asked if there was any kind of public hearing about this.

James Hitt responded that this meeting is that public hearing. He also stated that we are not required to actually get a variance for ourselves, but wanted to be upfront so that everyone is familiar with what they are asking for. The city could do it without asking for a variance. The sign will display public events, emergency information, kit land nelson park events, no advertising.

Chairperson Greene asked the city attorney if the board needs to make a positive finding to approve it.

Michael Rodriguez, City Attorney, responded that the city can govern its proprietary land as it desires.

Raymond Webb, Kenco Signs, explained that sign would be 130 square feet overall to include brick pilings and a brick planter, but the sign portion is only 68 square feet. It wouldn't be giving away anything more than anyone could normally get on their own. Everything is wireless and can be controlled remotely.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Mary Norwood made a motion to allow a 130 square foot electronic reader board sign located at 3710 Jason Dwelley Parkway and 10 S. Forest Avenue. Motion seconded by Linda Laurendeau. Aye votes were cast Linda Laurendeau, Mary Norwood and Howard Washington. Nay votes were cast by James Greene, William Gusler and Robert Ryan (3/3).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – EPG 700 HERMIT SMITH ROAD - Chairperson Greene stated this is a request to find the EPG 700 Hermit Smith Road – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Chris Haase – Environmental Products Group and located at 700 Hermit Smith Road.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to recommend approval of the EPG 700 Hermit Smith Road – Major Development Plan. The tract size is 7.37 +/- acres. EPG 700 Hermit Smith Road – Major Development Plan (MDP) proposes the development of an industrial warehouse and office space on approximately 7 acres. The building consists of 25,450 square feet of warehouse storage area and 16,661 of office area. The required parking spaces for the site is 80 while 83 spaces with 4 accessible spaced are provided

This development will have two full access connections on Hermit Smith Road. Project trip generation, calculated using ITE Land Use Code 110, General Light Industrial, is estimated to be 208 daily trips and 27 PM peak hour trips with 3 entering and 24 exiting. Based on these volumes, turn lanes are not warranted for this project; however, the applicant has agreed to install a right turn lane at the northernmost access where most of the traffic is projected to enter the sit.

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The applicant proposes Red Maples, Live Oaks, Crepe Myrtles and Southern Magnolias within the development.

The Development Review Committee recommends approval of the EPG 700 Hermit Smith Road – Major Development Plan subject to the findings of this staff report and exhibits.

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.

Commissioner Ryan asked staff if there was a retention or detention pond on the site. Staff deferred the comment to the applicant.

Andrew Gerdome, Gerdome Engineering, 13520 Shakamak Carmel, Indiana is the applicant. He stated that the project does have a detention facility on it. It is actually a recharge area so it has a really high infiltration rate.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Howard Washington made a motion to find the EPG 700 Hermit Smith Road – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – ORLANDO APOPKA COMMERCE CENTER - Chairperson Greene stated this is a request to find the Orlando Apopka Commerce Center – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Exeter Wesley Land, LLC and located West of US 441, southwest of Wesley Road.

Staff Presentation: Bobby Howell, Planning Manager, stated this is a request to recommend approval of the Orlando Apopka Commerce Center – Major Development Plan. The tract size is 90.93 +/- acres.

The applicant has submitted a Major Development Plan for four warehouse buildings totaling 1,241,790 square feet in area that will be developed in two phases within the Apopka 429 subdivision. The subject property is located at west of US 441 and southwest of Wesley Road and is approximately 90.93 acres in size. The property is zoned PD (Planned Development) and is located within the Rubright PD. Development of the subject property is in accordance with the Rubright PD Master Plan and Land Development Code.

The site will be accessed via a newly constructed road leading into the site from US 441. This road will lead from Orange Circle, which is the access road leading into the Apopka Airport, to the west, and then to the north to connect to US 441 adjacent to Wesley Road. Three access points will be provided leading into the site.

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Stormwater is proposed to be discharged into five ponds that are located throughout the Apopka 429 subdivision. The ponds will be owned and maintained by a master Property Owners Association (POA).

The Development Review Committee recommends approval of the Orlando Apopka Commerce Center – Major Development Plan subject to the findings of this staff report and exhibits.

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.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: William Gusler made a motion to find the Orlando Apopka Commerce Center – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN –FLORIDIAN TOWN CENTER PHASE 1

- Chairperson Greene stated this is a request to find the Floridian Town Center Phase 1 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Collier Benge Land Joint Venture LLC and located North of W. Orange Blossom Trail and west of S.R. 429.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the Floridian Town Center Phase 1 – Major Development Plan. The tract size is 43.6 +/- acres.

The applicant has submitted a Major Development Plan for consideration. The Major Development Plan details the development of a multi-family complex, comprising of 300 dwelling units and infrastructure servicing a proposed mixed-use development, consisting of an estimated 73.93 acres. The subject area is located north of US 441 and west of State Route 429.

The Major Development Plan proposes the construction of an internal road, Floridian Town Center Boulevard. This boulevard is planned to intersect with the S.R. 429 Connector Road. The development is also proposed to be connected via Southfork Road and Kiowa Avenue. Kiowa Avenue is a street in the existing, north-adjacent Stanton Ridge property. The proposed roads will be dedicated to the public, with the exception of the internal roadways in the gated apartment complex. A portion of the private roadways are outside of the apartment complex gates. These private roadway segments connect to Kiowa Avenue and Floridian Town Center Boulevard. 5-foot wide concrete sidewalks are proposed on the west side of Kiowa Avenue, the east and west side of Floridian Town Center Boulevard, the south side of Southfork Road, extending to Plymouth Sorrento Road, and the north side of Southfork Road, extending to the east-end of Parcel 2.

The landscape plan proposes the planting of 12 different tree species, including Live Oaks, Southern Magnolias, and Bald Cypresses. Proposed shrub species include Podocarpus and Viburnums. Open space

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 14, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

in the apartment complex includes a pool, clubhouse, and landscape buffers.

Development is subject to the standards and conditions set forth in PD Ordinance No. 2840 and the Floridian Town Center Master Development Agreement, Transportation Impact Fee Credit Agreement, and Utility Impact Fee Credit Agreement, which were adopted on August 18, 2021.

The Development Review Committee recommends approval of the Floridian Town Center Phase 1 – Major Development Plan subject to the findings of this staff report and exhibits.

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.

Commissioner Ryan asked the applicant if these will be rental properties and if they are at market price. He also asked if there would be any local, state or government funding involved.

The applicant, Andrew McCown with GAI Consultants located at 618 E South St stated that these would be apartments and they would be the market rate. He defaulted to the owner regarding the funding question asked by Commissioner Ryan.

The owner, Eddie Foster with the Collier Companies located at 220 North Main Street Gainesville, stated that there are no federal state funds in this project.

Commissioner Washington asked if there will be a perimeter wall surrounding the property.

Andrew McCown stated that there will be a perimeter fence covering portions of the property that are abutting the residential developments. Around the north and west sides, there is a buffer and an elevation difference.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Howard Washington made a motion to find the Floridian Town Center Phase 1 – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – NORTHSTAR LOGISTICS CENTER - Chairperson Greene stated this is a request to find the Northstar Logistics Center – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by CLPF Cadence Northstar LLC and located North of Ocoee Apopka Road and east of S.R. 451.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the Northstar Logistics Center – Major Development Plan. The tract size is 55.19 +/- acres.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 14, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

The applicant has submitted a Major Development Plan for an industrial warehouse complex, proposed to be constructed in two phases, with 5 warehouse buildings. The 5 warehouse buildings total 761,240 square feet in area. The subject properties are located north of Ocoee Apopka Road and east of S.R. 451 and are approximately 55.19 acres in size.

The site will be accessed via Ocoee Apopka Road via two full access points which are located along the southern boundary of the proposed development. Right and left turn lanes will be constructed leading into the site at both access points. A total of 217 parking spaces are provided in Phase 1, of which, 11 are accessible parking spaces. 426 parking spaces are provided in Phase 2, of which, 18 are accessible parking spaces.

The Land Development Code requires a minimum of 5 percent open space for properties zoned I-L (Light Industrial District). The perimeter landscape buffers provide a total of 6.2 percent open-space.

The Development Review Committee recommends approval of the Northstar Logistics Center Major Development Plan subject to the findings of this staff report and exhibits.

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.

Sam Sebaali, Florida Engineering Group, President stated that he is here on behalf of the owner and is happy to answer any questions.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: William Gusler made a motion to find the Northstar Logistics Center – Major Development Plan consistent with the Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – APEX APOPKA - Chairperson Greene stated this is a request to find the Apex Apopka Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Binion Road, LLC and located North of Harmon Road and east of S. Binion Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to recommend approval of the Apex Apopka – Major Development Plan. The tract size is 18.98 +/- acres.

A Major Development Plan has been submitted for the Apex Apopka project, which consists of 284 multifamily units and is located north of Harmon Road and east of S. Binion Road.

The site will have one gated access point, off of S. Binion Road, and one emergency, gated access point, also off of S. Binion Road. The applicant has provided sidewalks along S. Binion Road. In addition, sidewalks are located throughout the development, creating pedestrian connectivity to the six proposed apartment buildings and various amenities.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON SEPTEMBER 14, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

According to the Traffic Impact Analysis, a right and left turn lane will be provided as part of the improvements on Harmon Road.

The applicant has provided 10.7 acres of the development site area. Open space includes a community pool, stormwater management, and perimeter landscaping, and a plaza. The applicant has provided perimeter landscaping around the site and foundation landscaping around the building facades.

The Development Review Committee recommends approval of the Apex Apopka Major Development Plan subject to the findings of this staff report and exhibits.

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.

Commissioner Ryan asked the applicant if these will be rental properties and if they are at market price. He also asked if there would be any local, state or government funding involved.

Applicant, Chris Leppert with Kimley Horn and Associates located at 189 South Orange Avenue Suite 1000 Orlando, stated that they are seeking HUD 221 funding and they have designed the development to meet all of the HUD requirements.

Nathan Green, 59 Crispwood Drive Forsyth Georgia represents the developer clarified that it is a HUD 221 D4 which is HUD finance but not low-income housing. It is market rate rent.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

MOTION: Mary Norwood made a motion to find the Apex Apopka – Major Development Plan consistent with the Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan and Howard Washington (6/0).

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:25 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA Community Development Director



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the Future Land Use Map designation from County Rural (1 dwelling unit per 10 acres) to Mixed-Use 15 dwelling units per acre) for the property owned by Bert E. Roper and Barbara C. Roper Family Limited Partnership.

SUMMARY:

OWNER:	Bert E. Roper and Barbara C. Roper Family Limited Partnership
APPLICANT:	JCF Living c/o Tara Tedrow
PARCEL ID NUMBER:	18-21-28-0000-00-101
LOCATION:	West of SR 429 and Binion Road and north of Hooper Farms Road
FUTURE LAND USE:	County Rural (1 dwelling unit per 10 acres)
EXISTING USE:	Vacant
ZONING:	County A1 (Citrus Rural)
TRACT SIZE:	1.53 +/- acres
PROPOSED USE:	Assemble with adjacent parcels to create a residential development

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1	Lake Apopka Restoration Area
East	Mixed Use	MU-ES-GT	Vacant
South	Mixed Use	MU-ES-GT	Vacant
West	Conservation	MU-ES-GT	Woodlands

PROJECT SUMMARY: The subject property was annexed into the City on July 21, 2021 by Ordinance Number 2848. The proposed Future Land Use designation of Mixed-Use is compatible with the surrounding parcels as properties with a Future Land Use designation of Mixed-Use are located in the vicinity. This application is being processed simultaneously with an application to rezone the property from County A-1 (Citrus Rural) District to MU-ES-GT (Mixed-Use-East Shore-Gateway) Subdistrict.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Mixed-Use future land use designation of the property is compatible with the character of the surrounding area. City Planning Staff supports the Future Land Use Map (FLUM) amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels

The designation of a mixed-use category may occur only in certain areas of the city, including “Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans...”.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

The Mixed-Use future land use designation allows for a mixture of land use types such as residential and non-residential, which promotes shorter trip lengths, concentrated development to reduce travel demand.

2. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, shorter trip lengths and balanced trip demand.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is available at all levels including middle school, which scheduled for relief in 2022. The project, based on its location, is served by the following schools: Apopka Elementary, Wolf Lake Middle, and Wekiva High School.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on May 6, 2021.

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission (5:30 P.M.)

November 3, 2021 – City Council (1:30 P.M.), 1st Reading

November 17, 2021 – City Council (7:00 P.M.), 2nd Reading and Adoption

DULY ADVERTISED:

September 28, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommend approval of the change of Future Land Use Designation from County Rural (1 dwelling unit per 10 acres) to Mixed Use (15 dwelling unit per acre), subject to the information and findings in the staff report.

Recommended Motion – Planning Commission: Recommend approval of the change of Future Land Use Designation from County Rural (1 dwelling unit per 10 acres) to Mixed Use (15 dwelling unit per acre) for the property owned by Bert E. Roper and Barbara C. Roper Family Limited Partnership, subject to the information and findings in the staff report.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1	Lake Apopka Restoration Area
East	Mixed Use	MU-ES-GT	Vacant
South	Mixed Use	MU-ES-GT	Vacant
West	Conservation	MU-ES-GT	Woodlands

Wekiva River Protection Area: No

Area of Critical State Concern: No

DRI / FQD: No

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

Transportation: The subject property may be accessed from Binion Road.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and storm water run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property.

Analysis of the character of the Property: The current use of the property is vacant.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial. With 2.659 persons per household, the population for the subject parcel is estimated to increase by 0 persons.

III. CALCULATIONS:

EXISTING: County Rural (0 dwelling unit per acre)
0 DU X 2.659 p/h = 0 persons

PROPOSED: Mixed-Use (1.0 FAR and/or 15 dwelling units per acre)
15 DU X 2.659 p/h = 61 persons

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This parcel is less than ten acres.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita; 90 GPD /1000 sf
If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 0 GPD
3. Projected total demand under proposed designation: 6,030 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment:
None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 200 GPD /1000 sf
If the site is not currently served, please indicate the designated service provider:
City of Apopka
2. Projected total demand under existing designation: 409 GPD
3. Projected total demand under proposed designation: 13,400 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD/Capita
6. Projected LOS under proposed designation: 200 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment:
None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day/ Capita
4. Projected LOS under proposed designation: 4 lbs / day / 1000 sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment:
None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site:

2. Projected LOS under existing designation: __
3. Projected LOS under proposed designation: __
4. Improvement/expansion: __

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0 acres
3. Projected facility under proposed designation: 0.183 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

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

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:

- Roper – Maps.PDF
- Roper – OCPS Capacity.PDF

Vicinity

HOOPER FARMS RD

SR 429 | SR 414

S BINION RD CR 437

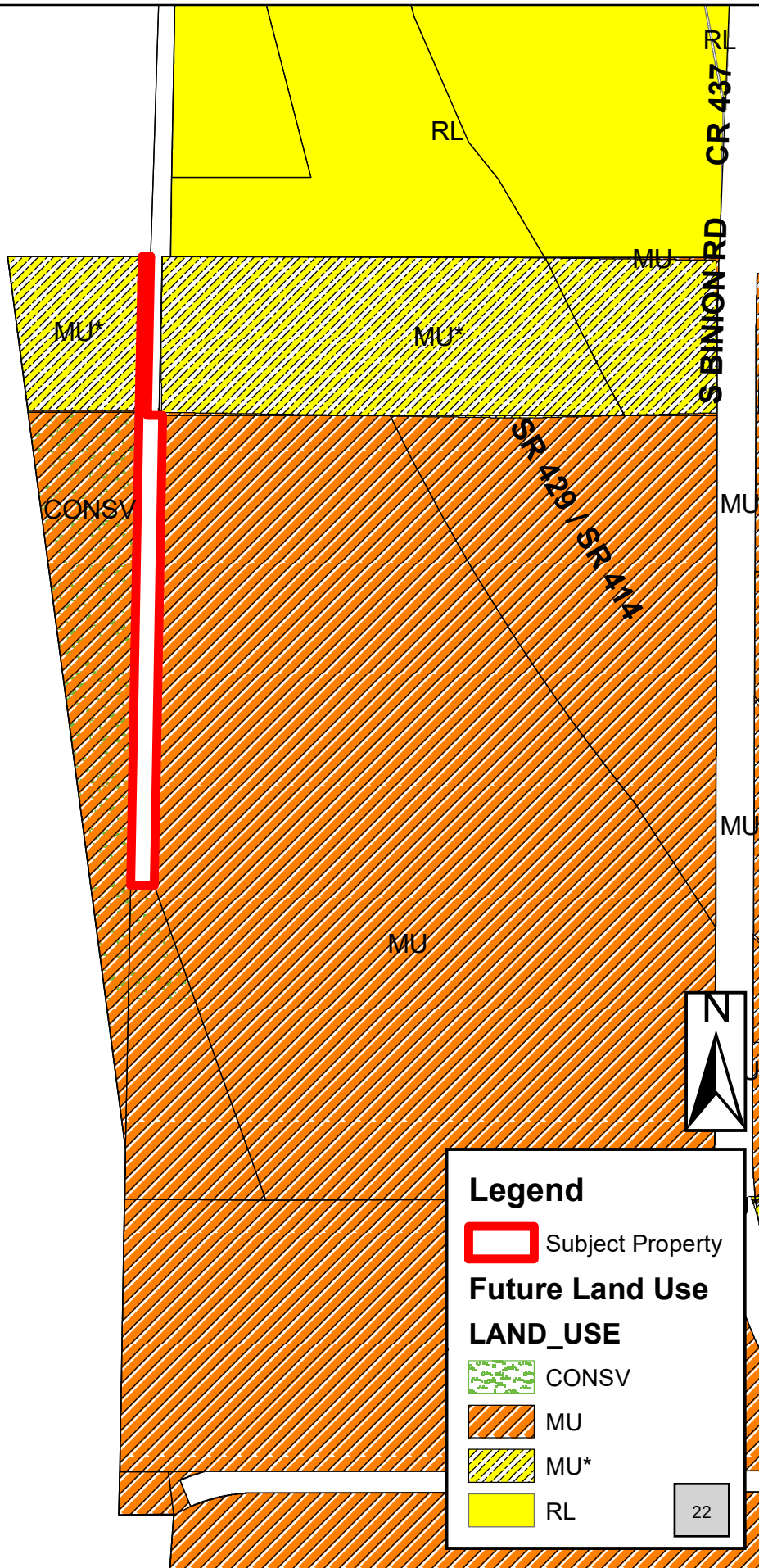


Legend

 Subject Pro

Future Land Use

HOOPER FARMS RD



Legend

 Subject Property

Future Land Use

LAND_USE

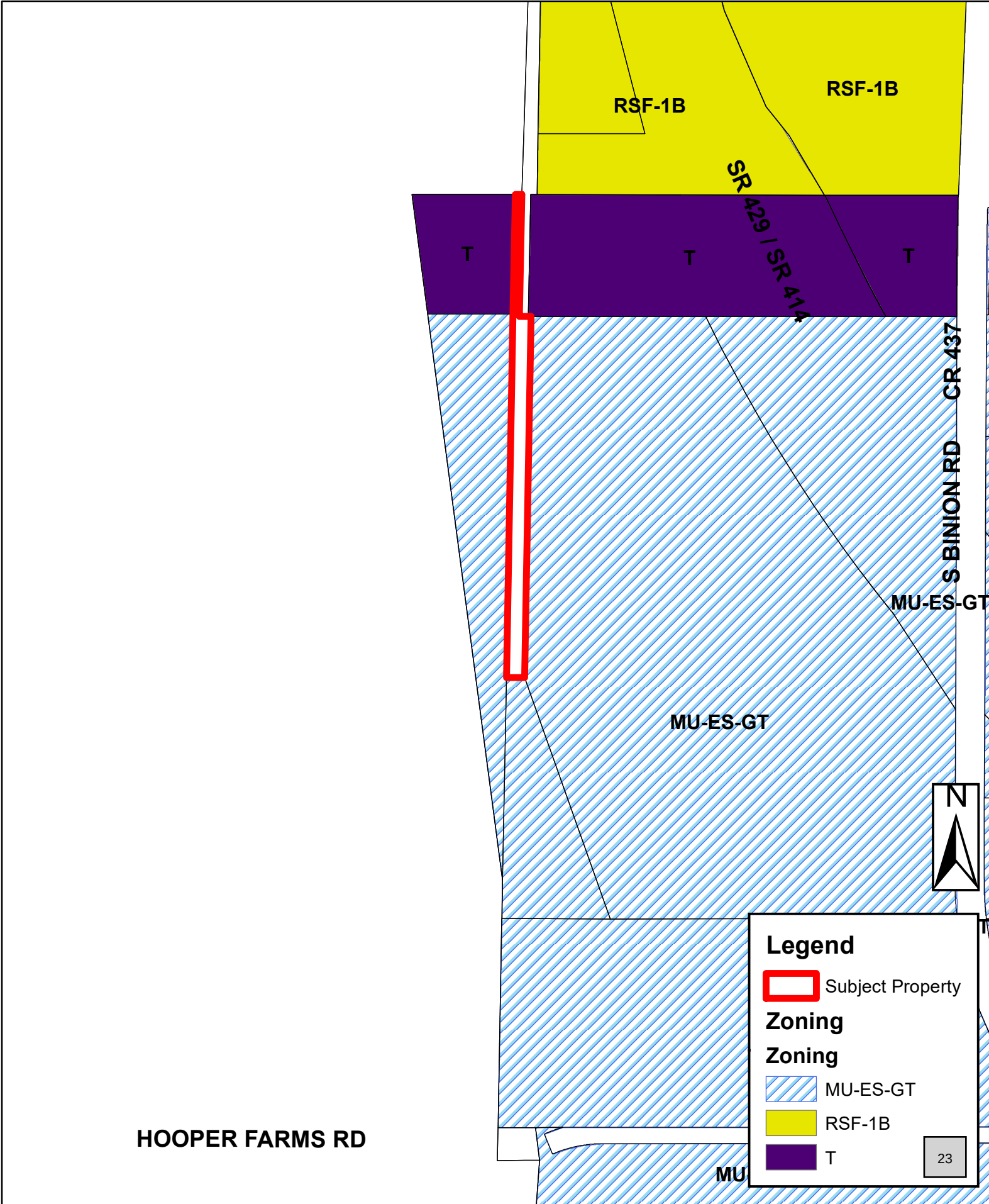
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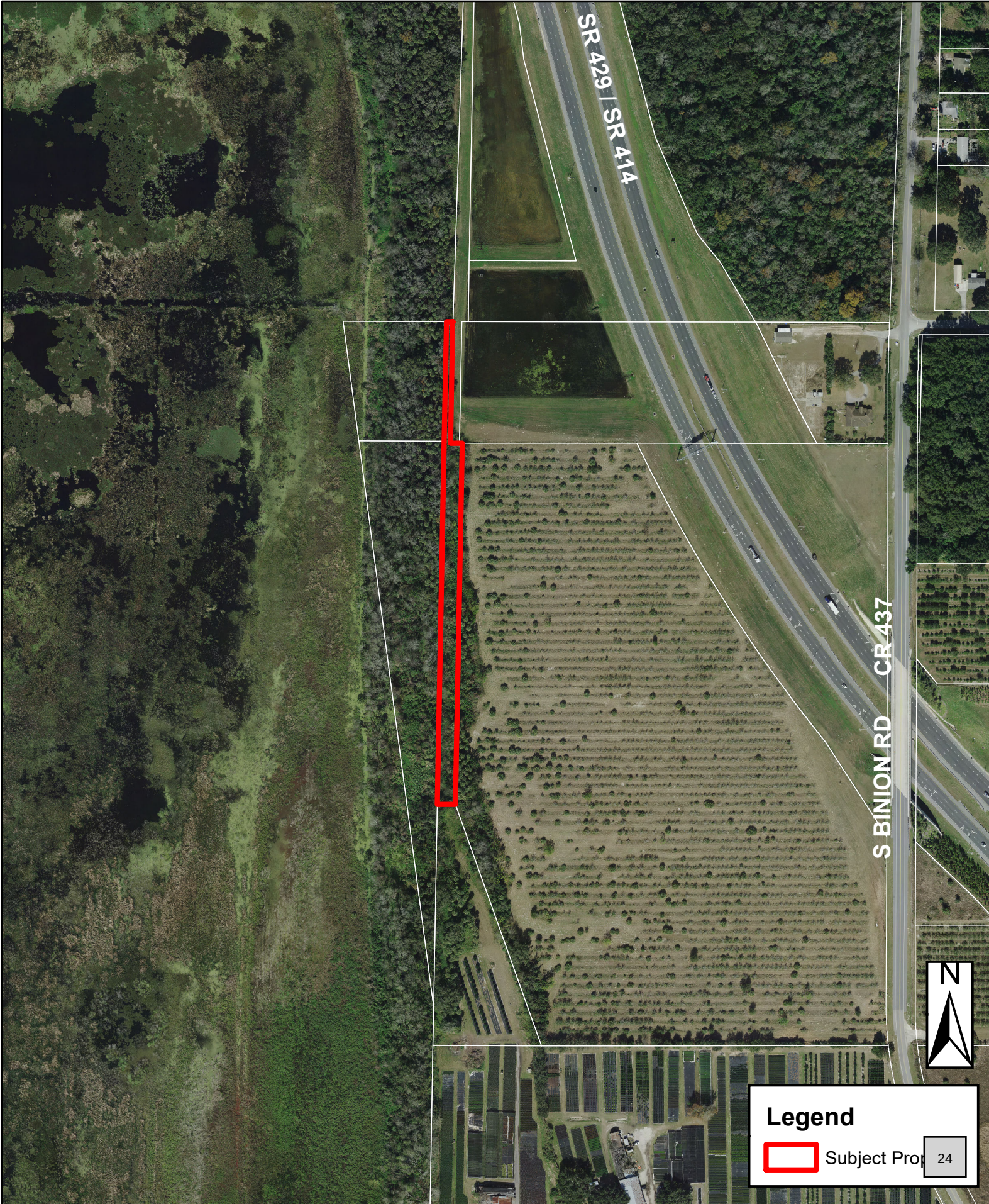
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Zoning



Aerial





FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

September 23, 2021

VIA E-MAIL: TARA.TEDROW@LOWNDES-LAW.COM

Tara Tedrow
Lowndes, Drosdick, Doster, Kantor & Reed, PA
215 N. Eola Drive
Orlando, FL 32801

Application: APK-21-023 JCF Residential Development

This letter serves as the official determination by Orange County Public Schools that school capacity for the following development is **AVAILABLE**:

Type of Development Application	☒ FLUM
	☒ Rezoning
	☐ Amendment or Extension
Development Application #:	TBD
Project Name:	JCF Residential Development
OCPS Completed Application Date:	September 21, 2021
Parcel #(s):	18-21-28-0000-00-010; -012; -100; -101
Requested New Units (#):	SF: 22 MF: 0 TH: 0
Vested Unit(s):	SF: 234 MF: 0 TH: 0
Total Project Units:	256
School Board District:	# 7

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

This determination expires on **March 21, 2022**. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

This project is subject to School Concurrency. The Applicant will need to apply for School Concurrency review and satisfy any requirements of School Concurrency prior to Site Plan approval by the City.

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

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

Sincerely,



Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 September 22, 2021 09:01:03

Project ID:

CEA – APK – 21 – 023

Valid Until: March 21, 2022

Project Name:

JCF RESIDENTIAL DEVELOPMENT

Unvested Units	Single Family Units:	22	Vested Units	Single Family Units:	234
	Multi Family Units:	0		Multi Family Units:	0
	Town Homes Units:	0		Town Homes Units:	0

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	APOPKA ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	830	1,150	2,797
	Enrollment (2019-2020)	859	1,451	2,089
	Utilization (2019-2020)	103.0%	126.0%	75.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	54	0	708
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	19	178	331
	Reserved Capacity	14	75	71
	Adjusted Utilization	107.5%	148.2%	89.1%
	Adjusted Available Seats	21	0	306
	Analysis of Proposed Development			
	Students Generated	4.202	2.090	2.882
	Adjusted Utilization	108.0%	148.4%	89.2%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	2.090	0.000

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



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the proposed Change of Zoning from County A1 (Citrus Rural) Zoning District to MU-ES-GT (Mixed-Use – East Shore – Gateway) Zoning District for the property owned by Bert E. Roper and Barbara C. Roper Family Limited Partnership.

SUMMARY:

OWNER:	Bert E. Roper and Barbara C. Roper Family Limited Partnership
APPLICANT:	JCF Living c/o Tara Tedrow
PARCEL ID NUMBER:	18-21-28-0000-00-101
LOCATION:	West of SR 429 and Binion Road and north of Hooper Farms Road
FUTURE LAND USE:	County Rural (1 du/10 ac)
EXISTING USE:	Vacant
ZONING:	County A1 (Citrus Rural)
TRACT SIZE:	1.53 +/- acres
PROPOSED USE:	Residential Development

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1	Lake Apopka Restoration Area
East	Mixed Use	MU-ES-GT	Vacant
South	Mixed Use	MU-ES-GT	Vacant
West	Conservation	MU-ES-GT	Woodlands

PROJECT SUMMARY: The subject property was annexed into the City on July 21, 2021 by Ordinance Numbers 2848. The subject property is approximately 1.53 acres in and vacant. The proposed MU-ES-GT zoning is compatible with the property due to the MU-ES-GT zoning being found on parcels in the vicinity. The applicant intends to combine this parcel with adjacent parcels to assemble land for a residential development.

COMPREHENSIVE PLAN COMPLIANCE: The proposed MU-ES-GT (Mixed-Use - East Shore - Gateway Subdistrict) zoning is consistent with the proposed Mixed Use (Maximum 15 dwelling units per acre and 1.0 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan.

Future Land Use Element

1. **Policy 3.1.r,** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on May 6, 2021.

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission (5:30 pm)

November 3, 2021 – City Council (1:30 pm) – 1st Reading

November 17, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 28, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of the proposed Change of Zoning from County A1 (Citrus Rural) Zoning District to MU-ES-GT (Mixed-Use – East Shore – Gateway) Zoning District for the property owned by Bert E. Roper and Barbara C. Roper Family Limited Partnership subject to the information and findings in the staff report.

Recommended Motion – Planning Commission: Recommend approval of the proposed Change of Zoning from County A1 (Citrus Rural) Zoning District to MU-ES-GT (Mixed-Use – East Shore – Gateway) Zoning District for the property owned by Bert E. Roper and Barbara C. Roper Family Limited Partnership.

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:

- Roper – Maps.PDF

Vicinity

HOOPER FARMS RD

SR 429 / SR 414

S BINION RD CR 437

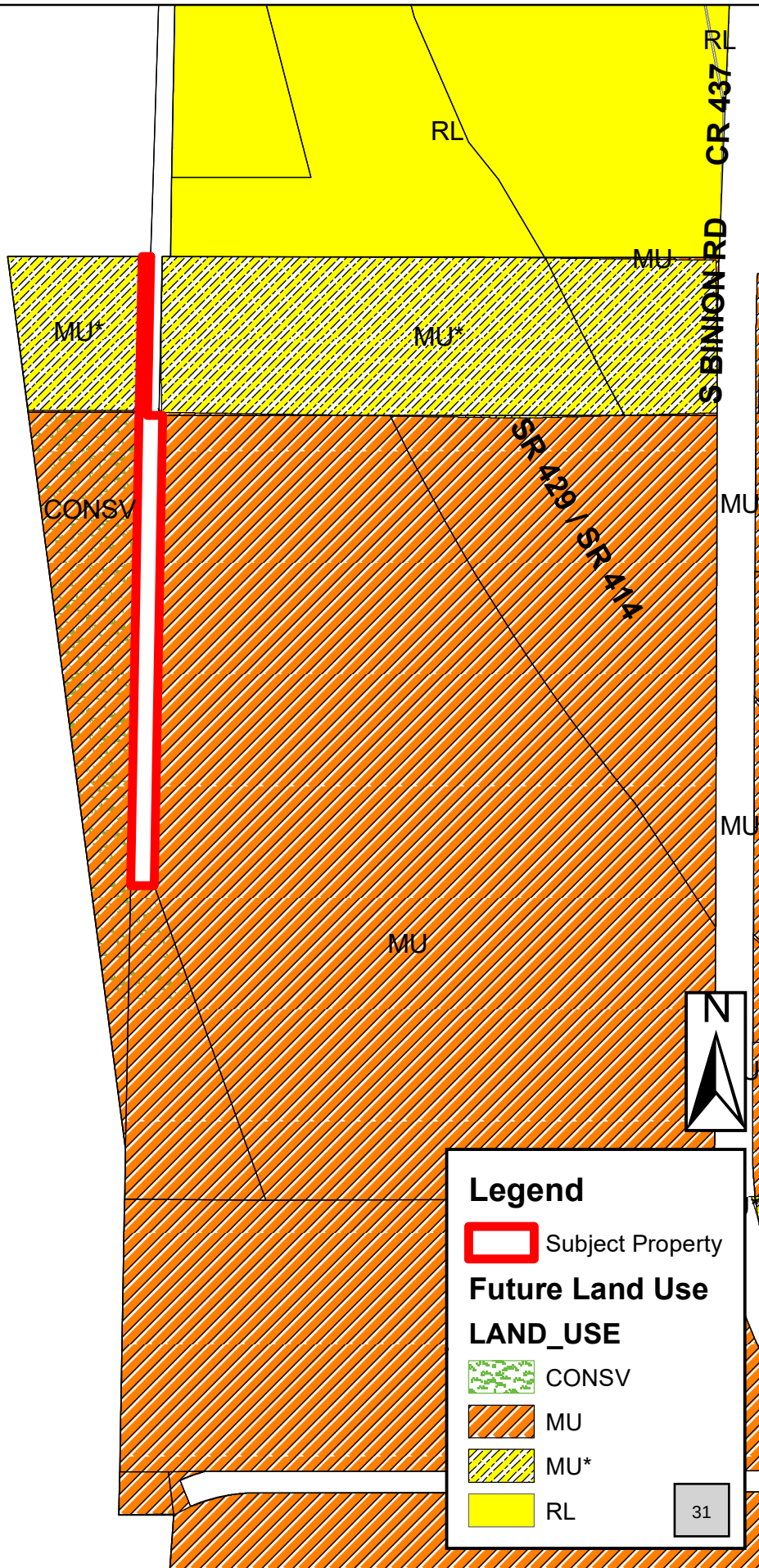
Legend

 Subject Pro



Future Land Use

HOOPER FARMS RD



Legend

 Subject Property

Future Land Use

LAND_USE

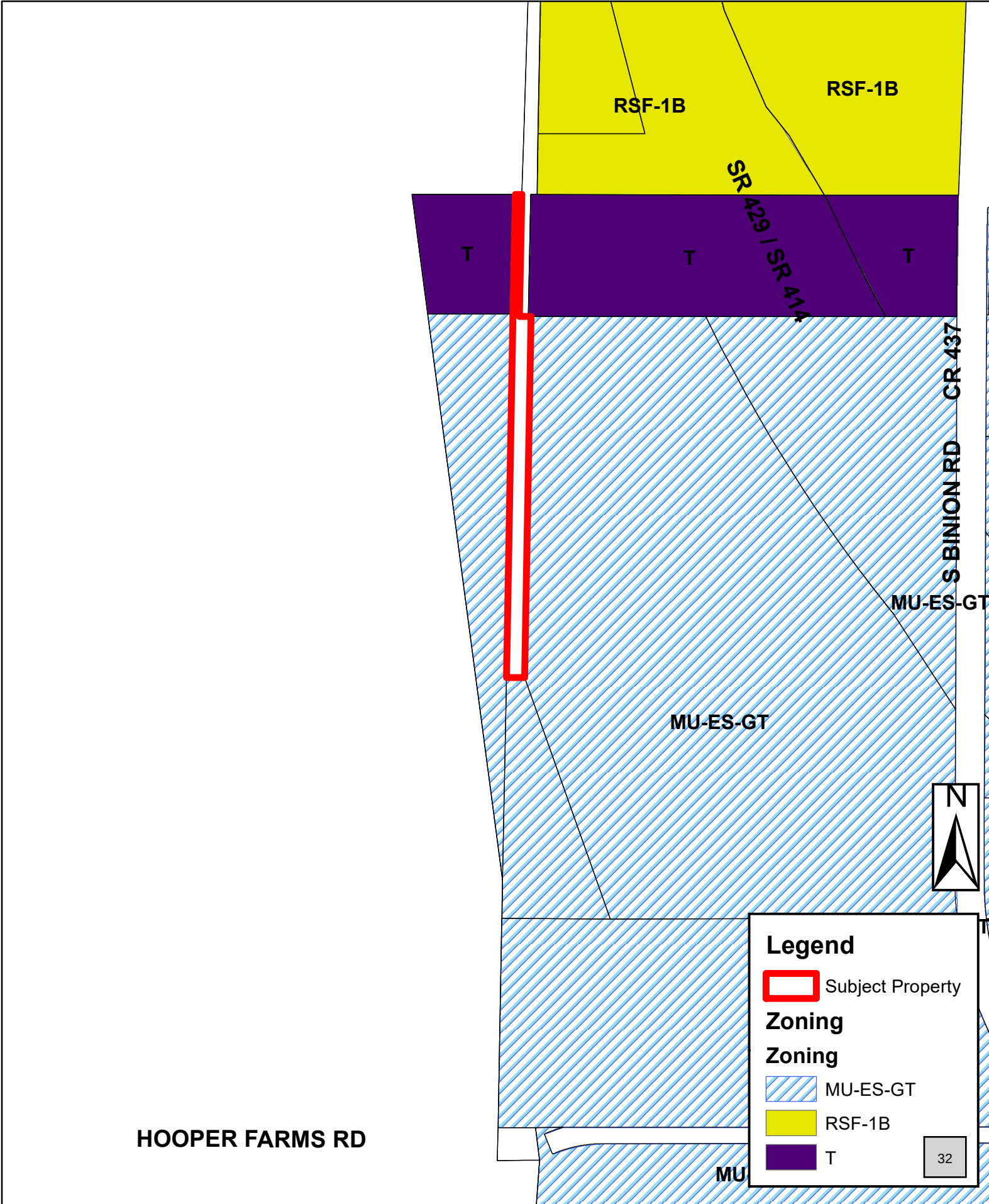
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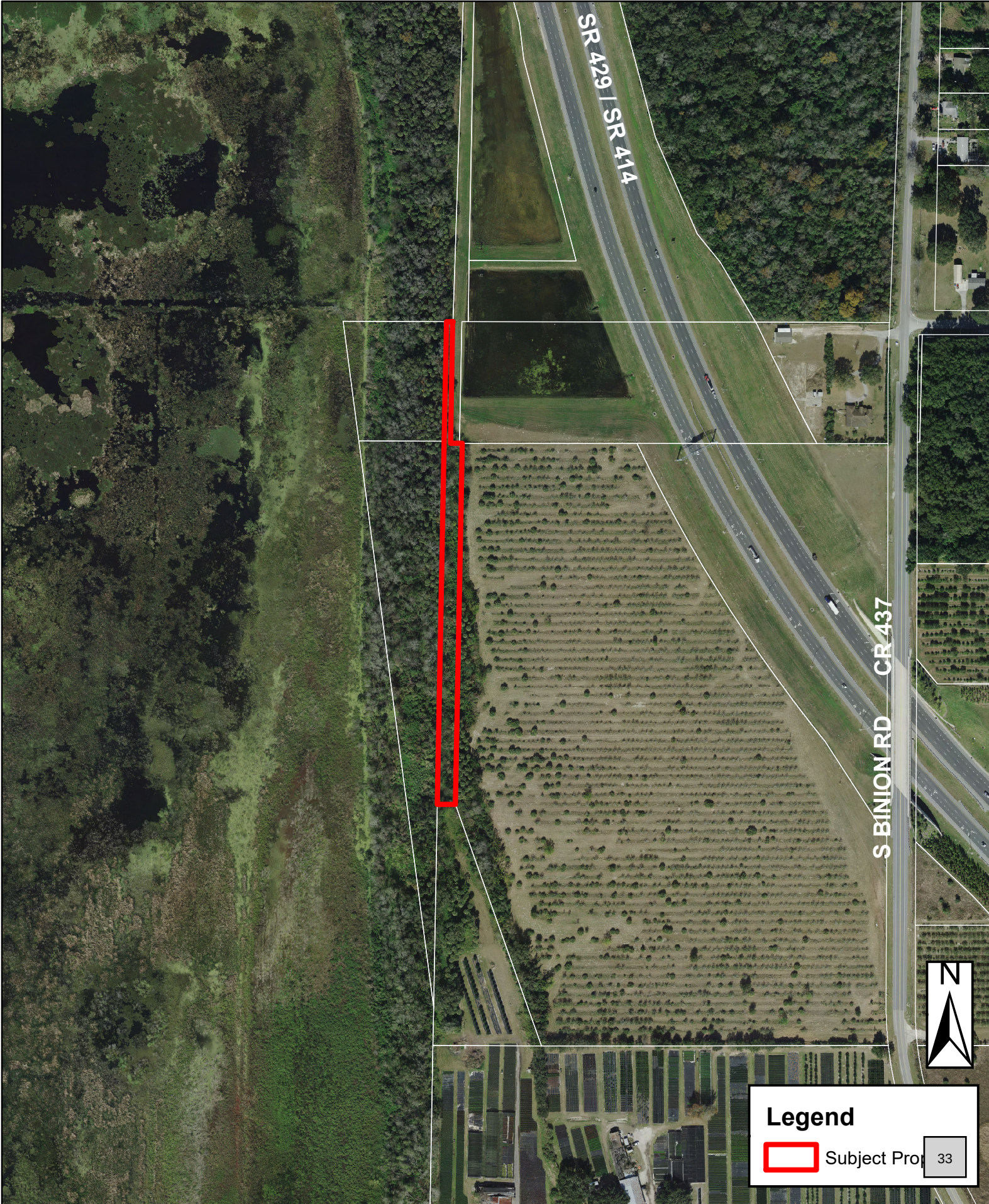
 MU*

 RL

Zoning



Aerial



Legend



Subject Property



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Small-Scale Future Land Use Amendment – 2451 Appy Lane – from Residential Very Low Suburban to Agriculture

SUMMARY:

OWNER: Robert and Mary Singh
APPLICANT: Robert and Mary Singh
LOCATION: North of Appy Lane and West of Jason Dwelley Parkway
PARCEL ID NUMBER: 18-20-28-0000-00-071
EXISTING USE: Single-Family Home and Accessory Structures
CURRENT ZONING: RSF-1A (Residential Single-Family Estate District)
PROPOSED FLU: Agriculture
TRACT SIZE: 4.92 +/- acres

**MAXIMUM ALLOWABLE
DEVELOPMENT:**

EXISTING: 9 Dwelling Units
PROPOSED: 1 Dwelling Unit

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	RVLS	PD	Open space
East	RVLS	AG	Single-family home and accessory structures
South	RVLS	O	Appy Lane and Northwest Recreation Complex
West	RVLS	AG	Manufactured home and accessory structures

PROJECT SUMMARY: The subject property was annexed into the City on November 5, 1997 by Ordinance Number 1113. The subject property is approximately 4.92 acres and a single-family home is located on the parcel. The proposed Agriculture Future Land Use is compatible with the property due to the agricultural properties being found in the vicinity. The applicant has expressed interest in keeping livestock on the property, which is prohibited in the existing RSF-1A zoning, and permitted in the proposed Agriculture zoning.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Agriculture Future Land Use is consistent with the proposed Agriculture Zoning. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan.

Future Land Use Element

1. Policy 3.1.m

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 9, 2021.

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission (5:30 pm)

November 3, 2021 – City Council (1:30 pm) – 1st Reading

November 17, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 24, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED ACTION:

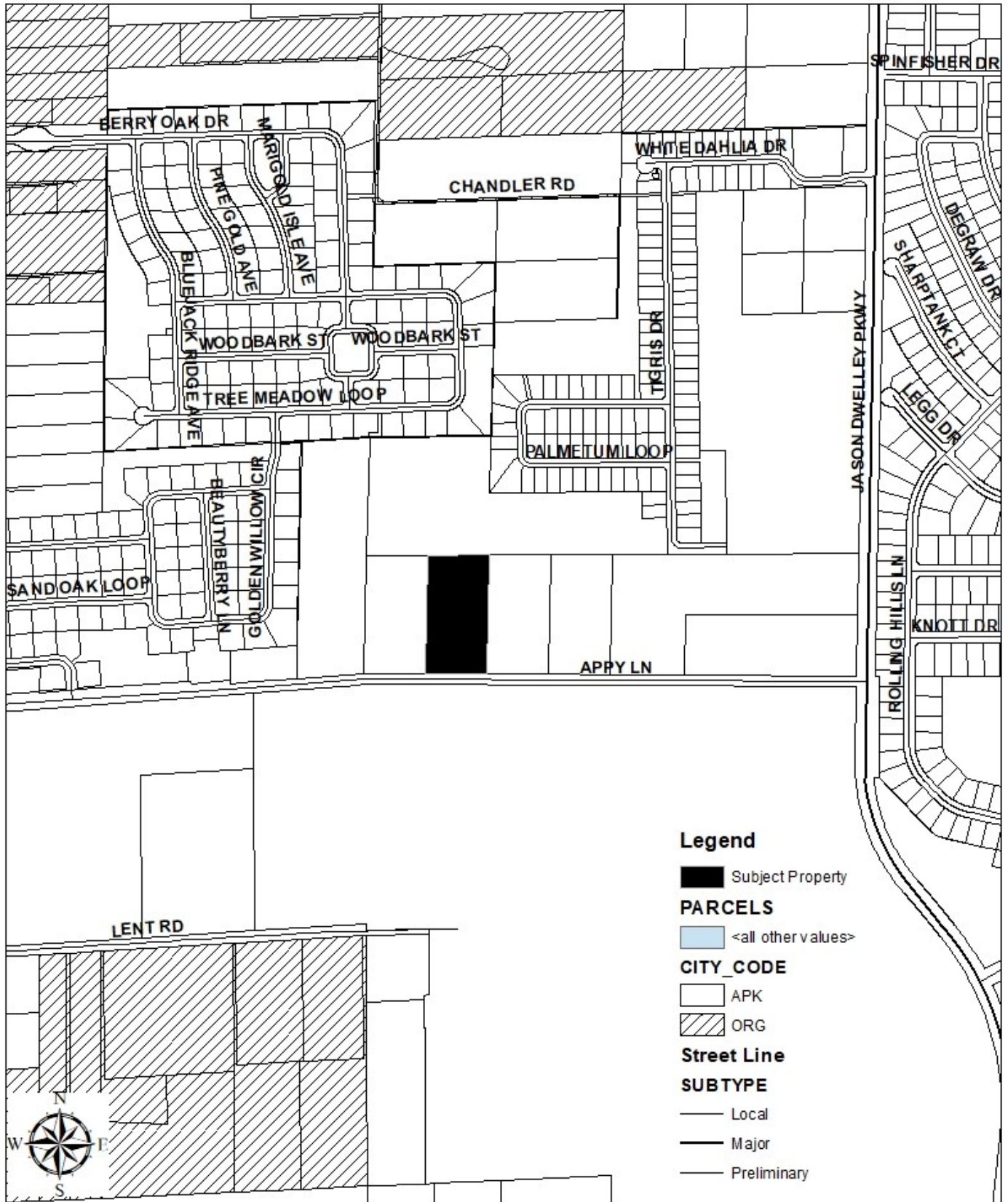
Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Agriculture (1 du/5 ac) for the property owned by Robert and Mary Singh, located north of Appy Lane and west of Jason Dwelley Parkway.

Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Residential Very Low Suburban to Agriculture, subject to the findings of the Staff Report.

ATTACHMENTS:

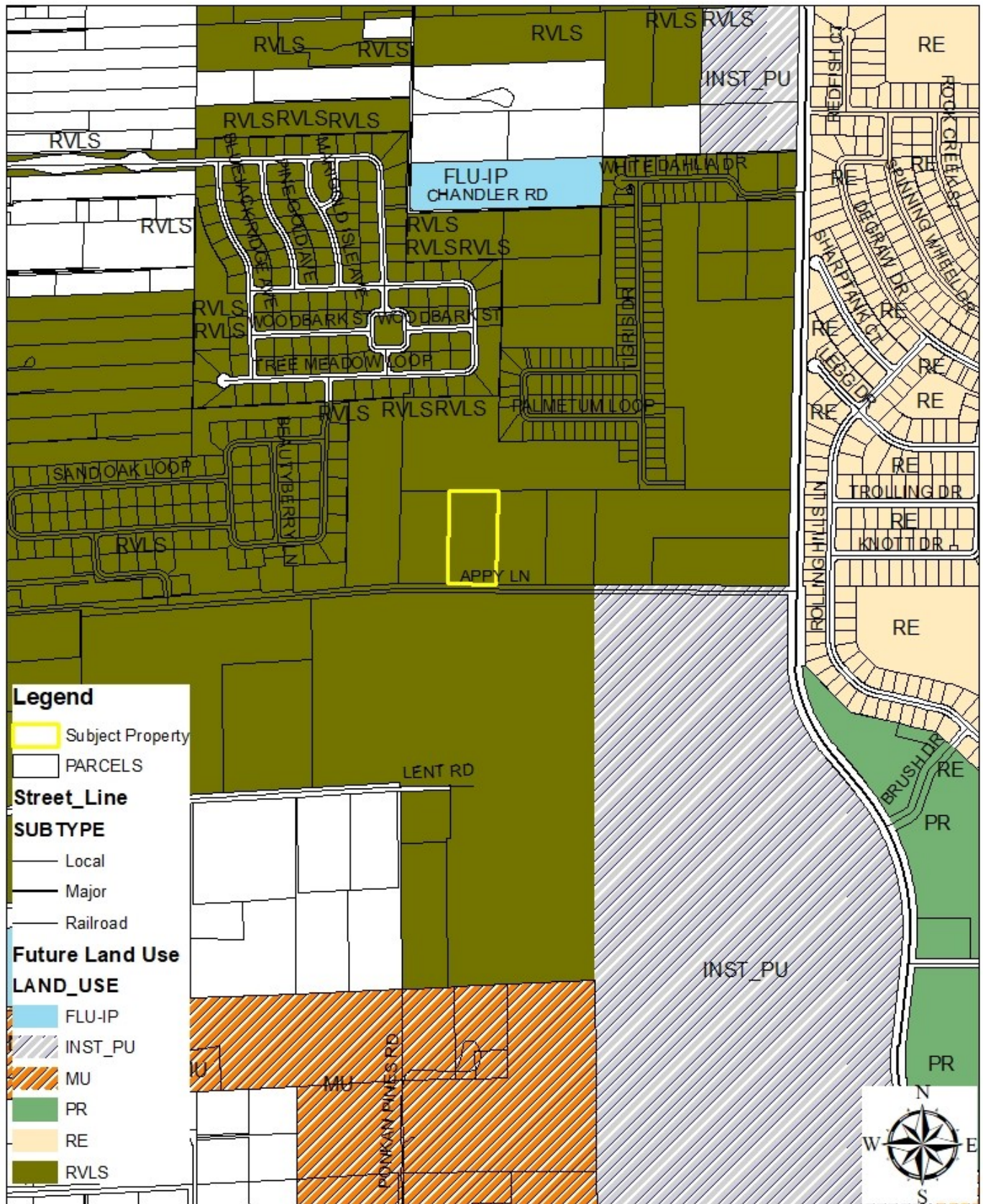
- Vicinity Map.PDF
- Future Land Use Map.PDF
- Zoning Map.PDF
- Aerial Map.PDF

Vicinity Map



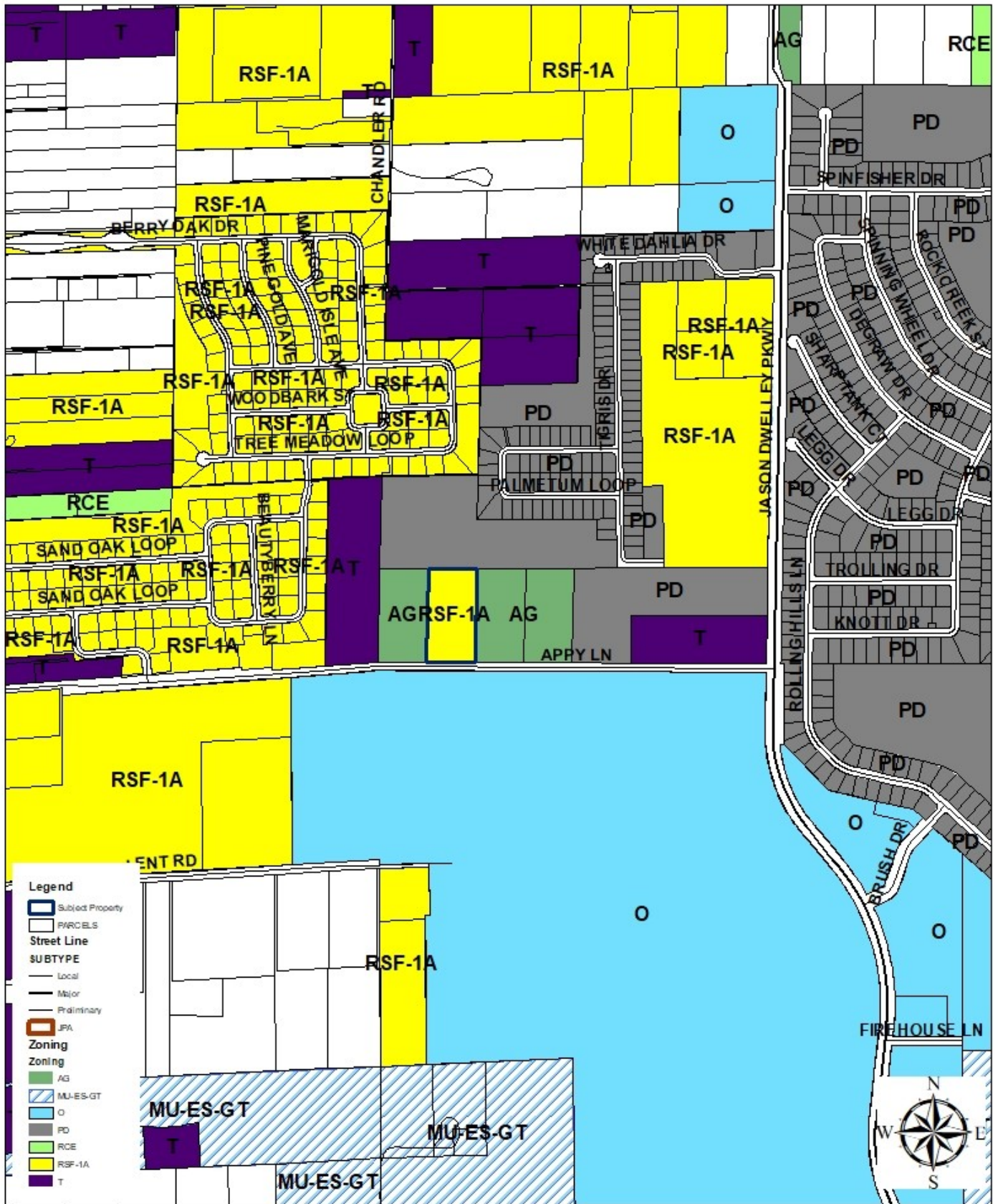
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map

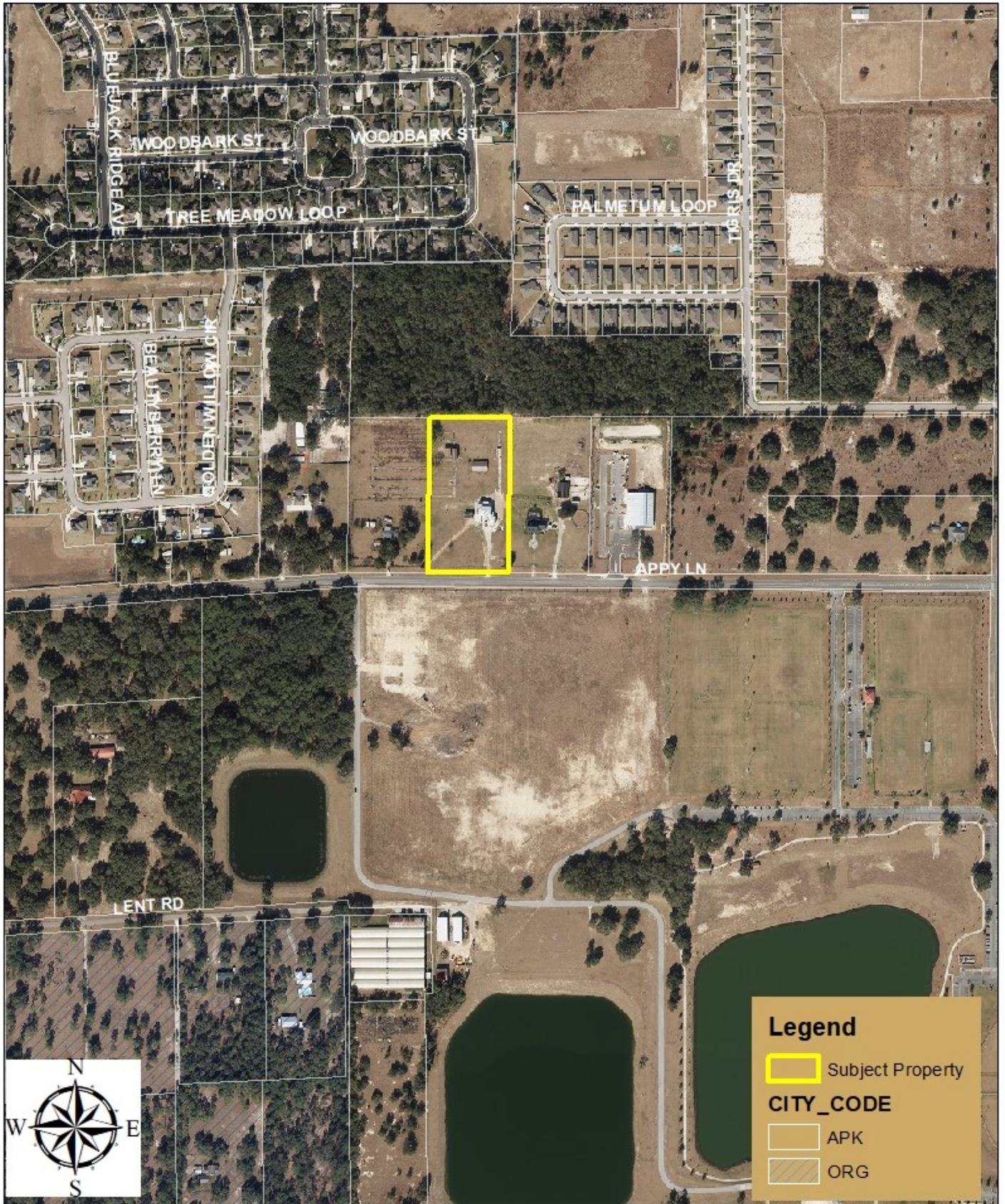


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



Aerial Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Change of Zoning – 2451 Appy Lane - from RSF-1A (Residential Single-Family Estate District) to AG (Agriculture District)

SUMMARY:

OWNER/APPLICANT:	Robert and Mary Singh
PARCEL ID NUMBER:	18-20-28-0000-00-071
LOCATION:	North of Appy Lane and West of Jason Dwelley Parkway
FUTURE LAND USE:	Residential Very Low Suburban (Agriculture is proposed)
EXISTING USE:	Single-Family Home and Accessory Structures
CURRENT ZONING:	RSF-1A (Residential Single-Family Estate District)
PROPOSED ZONING:	AG (Agriculture District)
TRACT SIZE:	4.92 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 9 Dwelling Units PROPOSED: 1 Dwelling Unit

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	RVLS	PD	Open space
East	RVLS	AG	Single-family home and accessory structures
South	RVLS	O	Appy Lane and Northwest Recreation Complex
West	RVLS	AG	Manufactured home and accessory structures

PROJECT SUMMARY: The subject property was annexed into the City on November 5, 1997 by Ordinance Number 1113. The subject property is approximately 4.92 acres and a single-family home is located on the parcel. The proposed AG zoning is compatible with the property due to the AG zoning being found in the vicinity. The applicant has expressed interest in keeping livestock on the property, which is prohibited in the existing RSF-1A zoning, and permitted in the proposed Agriculture zoning.

COMPREHENSIVE PLAN COMPLIANCE: The proposed AG (Agriculture District) zoning is consistent with the proposed Agriculture (1 dwelling unit per 5 acres) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan.

Future Land Use Element

1. Policy 3.1.m

The primary designation of this land use category is any agricultural land use and, particularly, horticultural nurseries or greenhouses and residential dwelling units not to exceed one unit per five acres.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 9, 2021.

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission (5:30 pm)

November 3, 2021 – City Council (1:30 pm) – 1st Reading

November 17, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 24, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED ACTION:

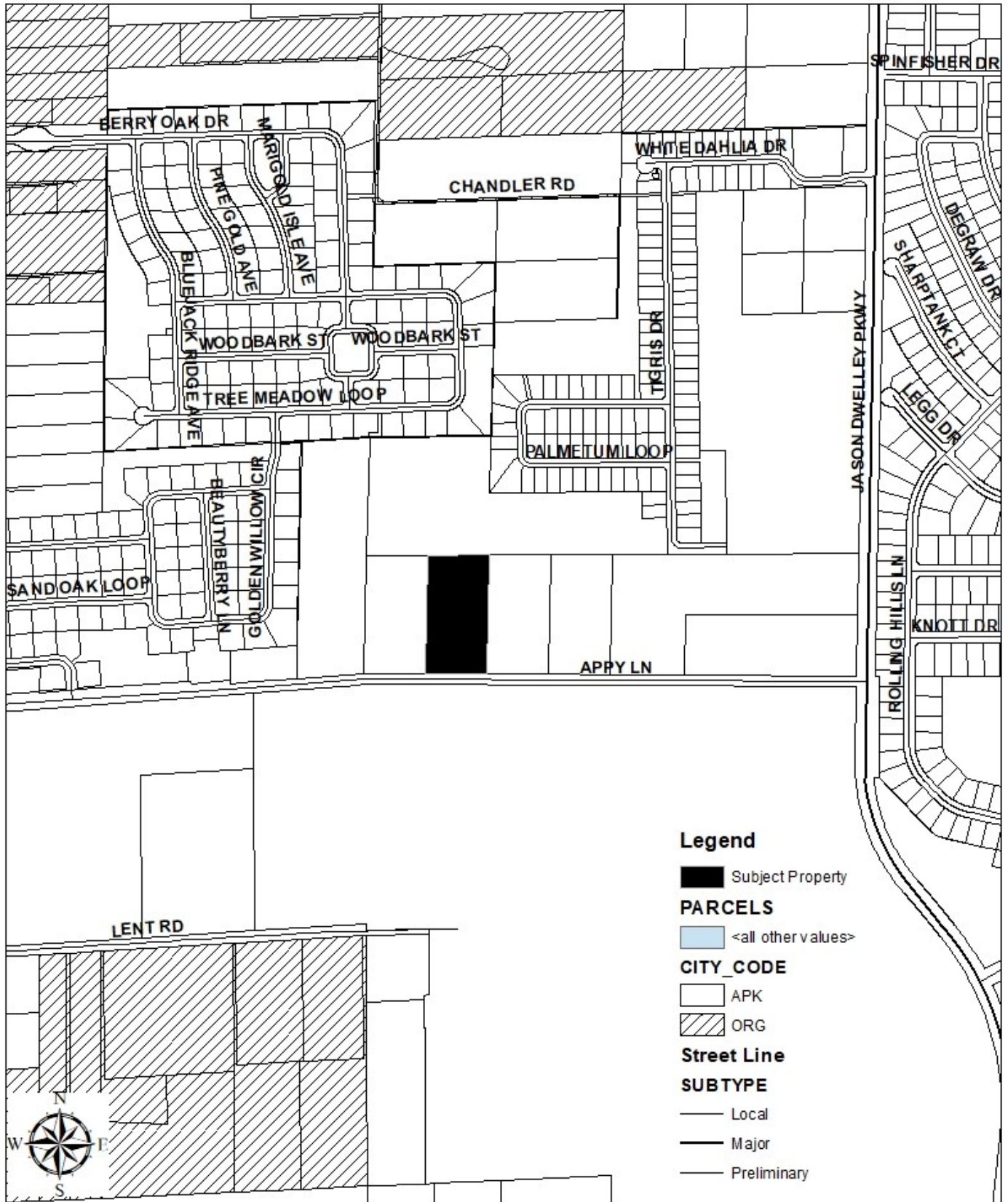
Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate District) to AG (Agriculture District) for the property owned by Robert and Mary Singh, located north of Appy Lane and west of Jason Dwelley Parkway.

Planning Commission: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding area and recommend approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate District) to AG (Agriculture District) for the property owned by Robert and Mary Singh, located north of Appy Lane and west of Jason Dwelley Parkway.

ATTACHMENTS:

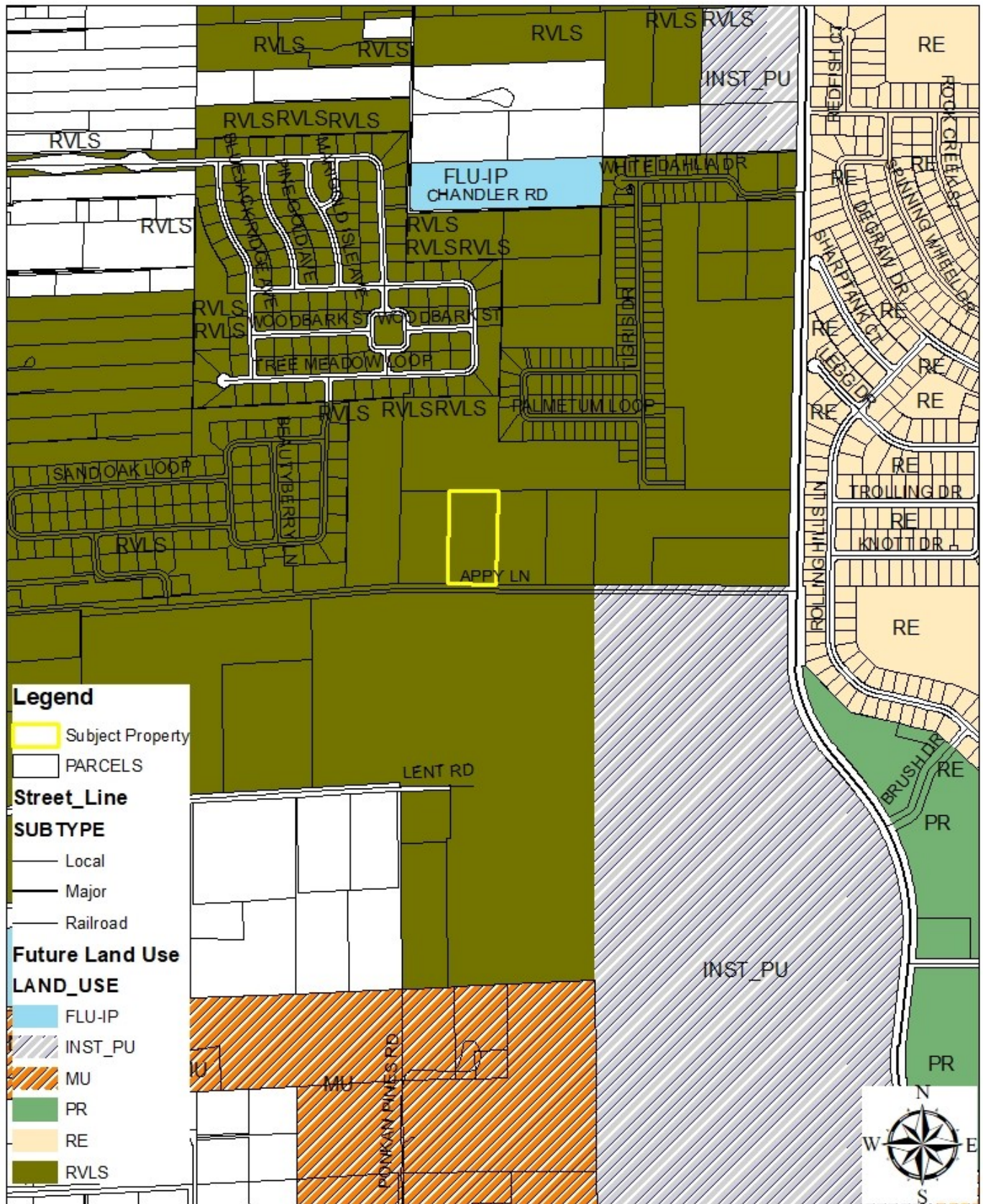
- Vicinity Map.PDF
- Future Land Use Map.PDF
- Zoning Map.PDF
- Aerial Map.PDF

Vicinity Map



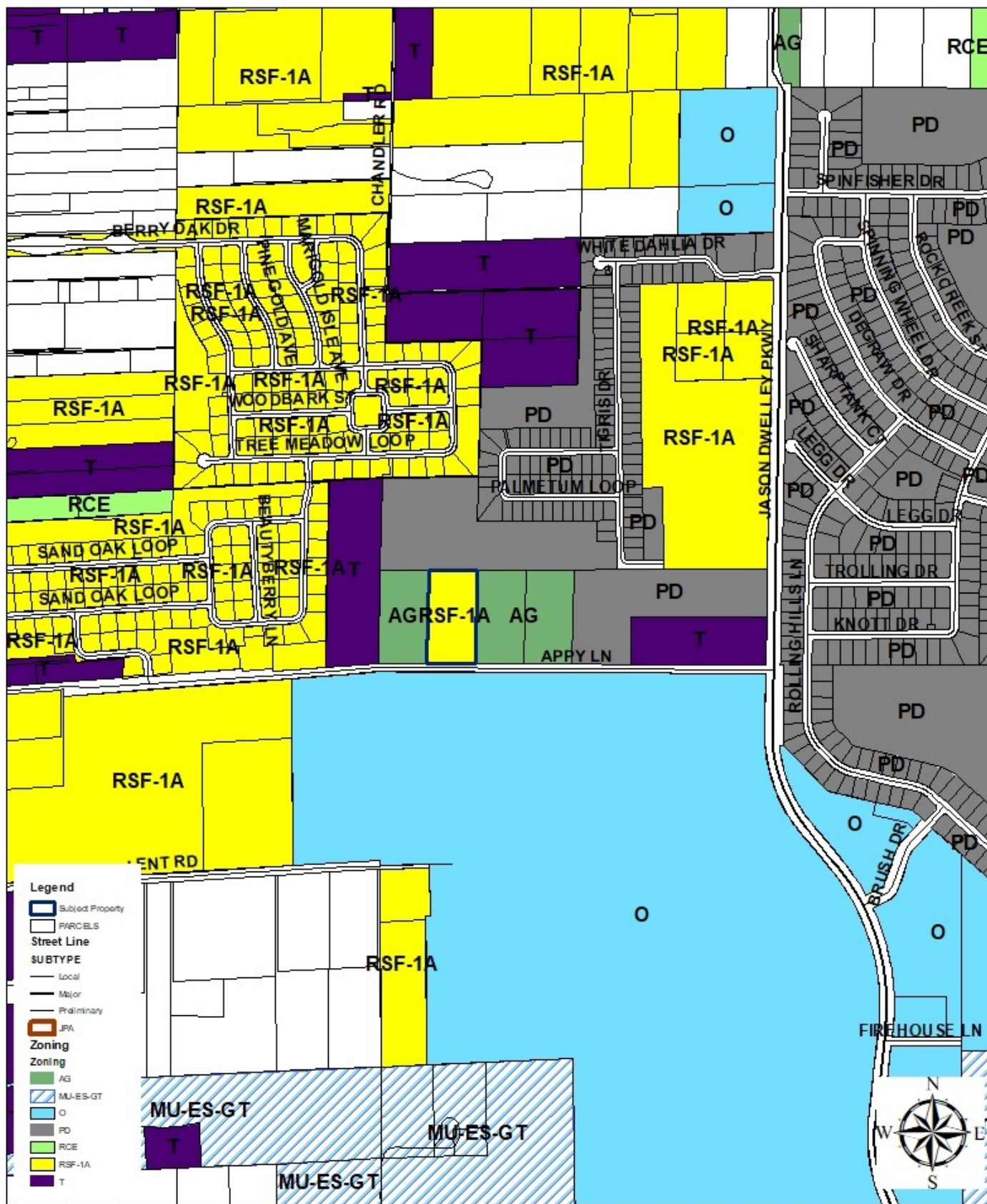
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use Map



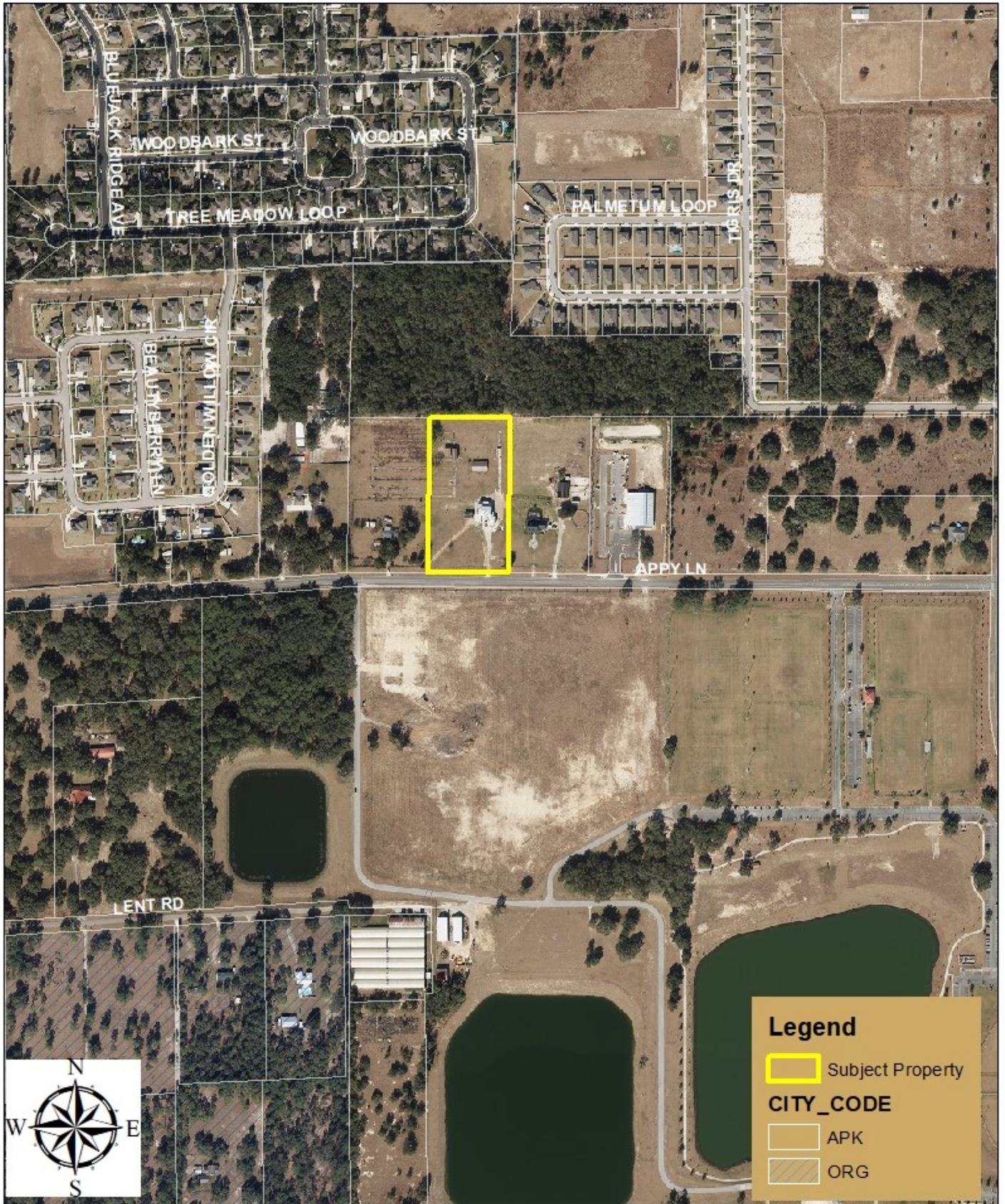
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Aerial Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Change of Zoning – 2616 Marden Road – from RSF-1A (Residential Single-Family Estate) District to RSF-1B (Residential Single-Family– Large Lot) District

SUMMARY:

OWNER:	Nanak Investments, LLC
APPLICANT:	GL Summit Engineering, Inc. c/o Geoffrey L. Summit, P.E.
PARCEL ID NUMBER:	29-21-28-0000-00-020
LOCATION:	2616 Marden Road
FUTURE LAND USE:	Residential Low (0-5 dwelling units per acre maximum permitted)
EXISTING USE:	Vacant
CURRENT ZONING:	RSF-1A (Residential Single-Family– Estate)
TRACT SIZE:	8.81 +/- acres
PROPOSED USE:	Residential development

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Future Land Use – in Progress and County Rural Settlement	T (Transitional) and County A-1 (Citrus Rural)	Single Family Residences
East	Agricultural	AG (Agriculture)	Agricultural Facilities
South	County Institutional	County A-1	Orange County Recycle Transfer Station
West	Future Land Use – in Progress and County Institutional	T and County A-1	Single Family Residence and Orange County Recycle Transfer Station

PROJECT SUMMARY: The subject property is vacant and consists of approximately 8.81 acres. The proposed RSF-1B (Residential Single-Family– Large Lot) zoning is compatible with the properties due to the RSF-1B zoning being found in the vicinity, and with the Residential Low future land use designation, of which is assigned to the property. The applicant intends to develop a residential subdivision.

COMPREHENSIVE PLAN COMPLIANCE: The property has a Future Land Use Designation of Residential Low, allowing for a density of up to five units per acre. The proposed RSF-1B zoning district is consistent with the existing Future Land Use Designation of Residential Low.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 P.M.

November 3, 2021 – City Council 1st Reading, 1:30 P.M.

November 17, 2021 – City Council 2nd Reading, 7:00 P.M.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) District to RSF-1B (Residential Single-Family– Large Lot) District for the property owned by Nanak Investments, LLC, subject to the information and findings in the staff report.

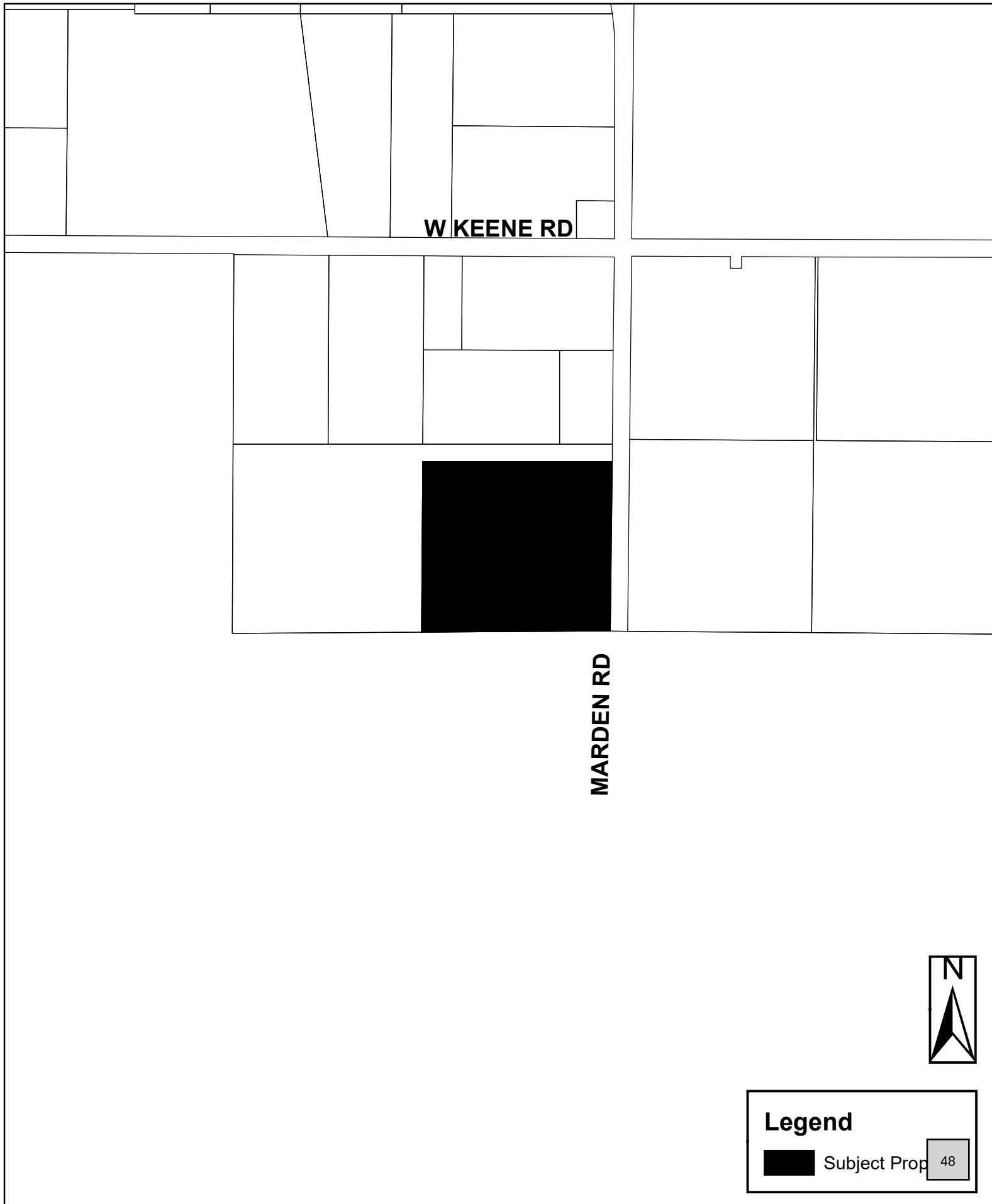
Recommended Motion – Planning Commission: Recommend approval of the proposed Change of Zoning from RSF-1A (Residential Single-Family Estate) District to RSF-1B (Residential Single-Family– Large Lot) District for the property owned by Nanak Investments, LLC, subject to the information and findings in the staff report.

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:

- Maps.PDF

Vicinity



Legend

 Subject Prop

Aerial

W KEENE RD

MARDEN RD

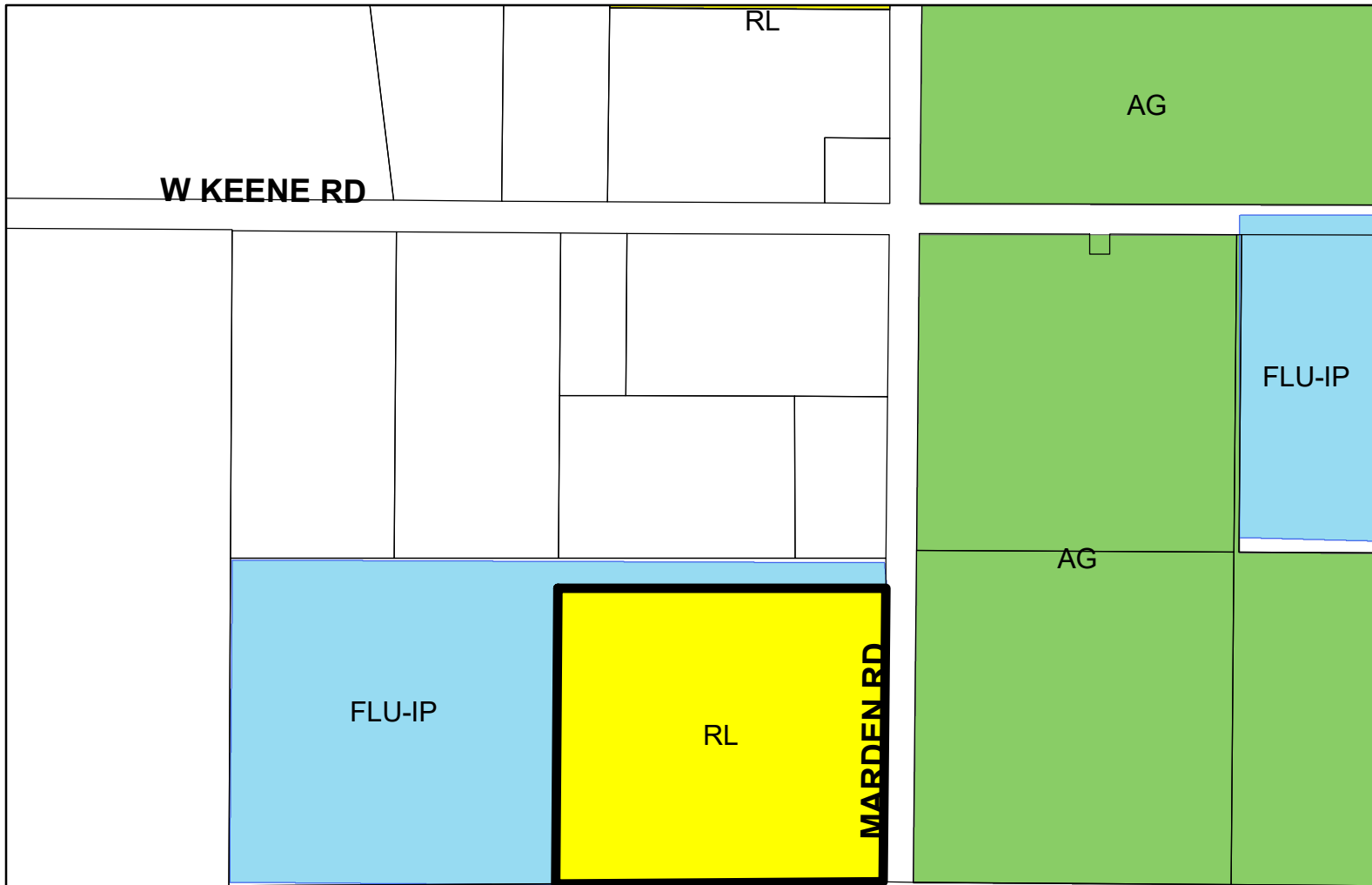


Legend



Subject Pro

Future Land Use



Legend

 Subject Property

Future Land Use

LAND_USE

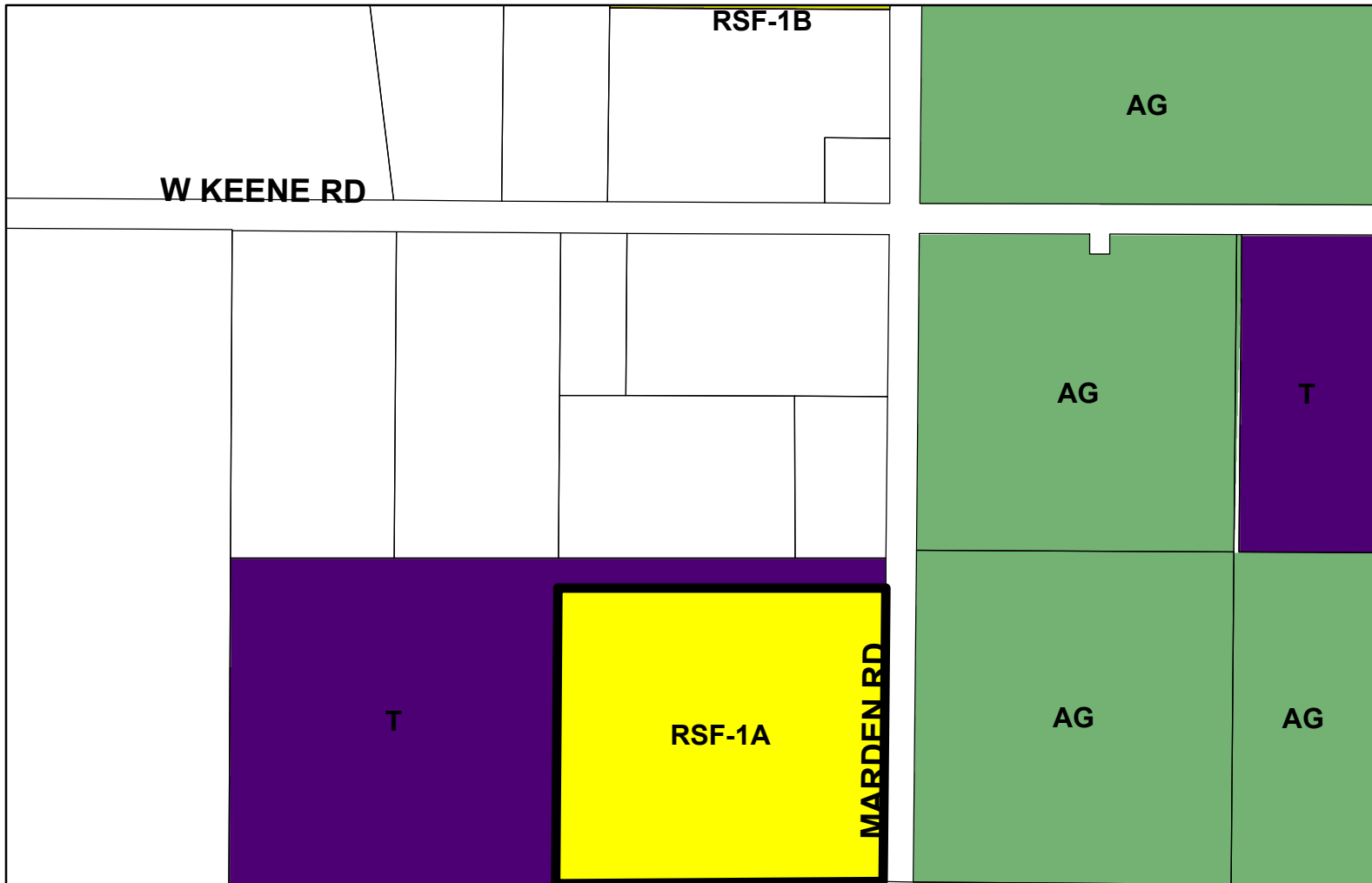
 AG

 FLU-IP

 RL

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Zoning



Legend

 Subject Property

Zoning

 AG

 RSF-1A

 RSF-1B

 T



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Approve a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 3676 Hogshead Road.

SUMMARY:

OWNER:	3676 Hogshead, LLC
APPLICANT:	Tara Tedrow
PARCEL ID NUMBERS:	01-21-27-0000-00-018
LOCATION:	3676 Hogshead Road
FUTURE LAND USE:	Industrial (0.60 FAR)
EXISTING USE:	Industrial Warehouse
ZONING:	I-L (Light Industrial)
TRACT SIZE:	3.93 +/- acres
PROPOSED USE:	Industrial warehouse building with outdoor storage component

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County R-3 (Multiple-Family Dwelling) District	Single Family Residence
East	County Rural and City Industrial	I-L	Single Family Residences and Industrial Warehouse
South	Industrial	I-L	Agricultural Facilities
West	Industrial	I-L	Agricultural Facilities

PROJECT SUMMARY: The property is presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). The applicant is proposing to redevelop the property that includes an existing building structure with an additional of outdoor storage for industrial use. This proposal will be subject to additional development review. At the time of the development plan review, the applicant will be required to comply with all site design, redevelopment and other standards, including but not limited to paving storage areas, stormwater drainage, and landscaping buffer Type E, required for Special Exception uses under Land Development Code Table 5.2.5.B.3.D-2.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 3676 Hogshead Road.

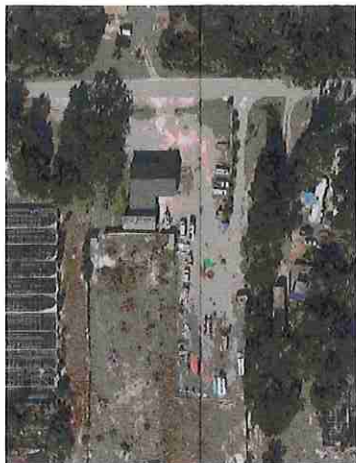
Recommended Motion – Planning Commission: Approve a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 3676 Hogshead Road.

Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:

- 3676 Hogshead Road Concept Plan.PDF
- Maps.PDF

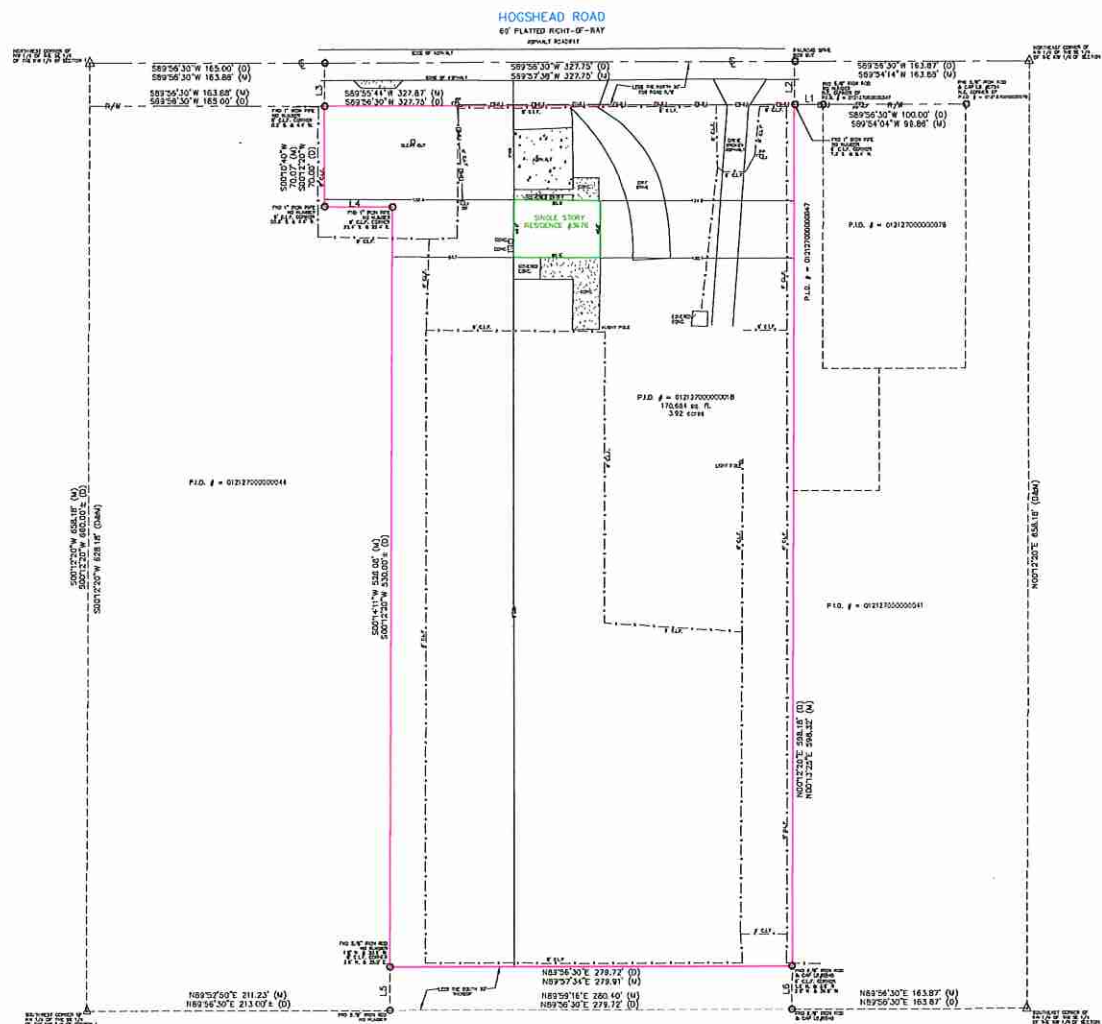
AERIAL VIEW



BOUNDARY SURVEY



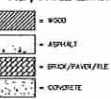
Legal Description:
THE WEST 3/4TH OF THE NW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS: BEGIN AT THE NW CORNER OF THE WEST 3/4TH OF THE NW 1/4 OF THESE 1/4 OF THE NW 1/4 THENCE RUN EAST 185 FEET, THENCE SOUTH 100 FEET, THENCE EAST 48 FEET, THENCE SOUTH 830 FEET 1/4 TO THE SOUTH BOUNDARY OF THE NW 1/4 OF THE SE 1/4 OF NW 1/4, THENCE RUN WEST ALONG SAID LINE 213 FEET 1/4 TO THE SW CORNER OF THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4, THENCE RUN NORTH 660 FEET TO THE POINT OF BEGINNING, LESS THE NORTH 30 FEET OF THE WEST 185 FEET FOR ROAD, ALL BEING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 30.00 FEET THEREOF.



PROPERTY ADDRESS: 3676 HOGSHEAD ROAD - APOPKA, FLORIDA 32703

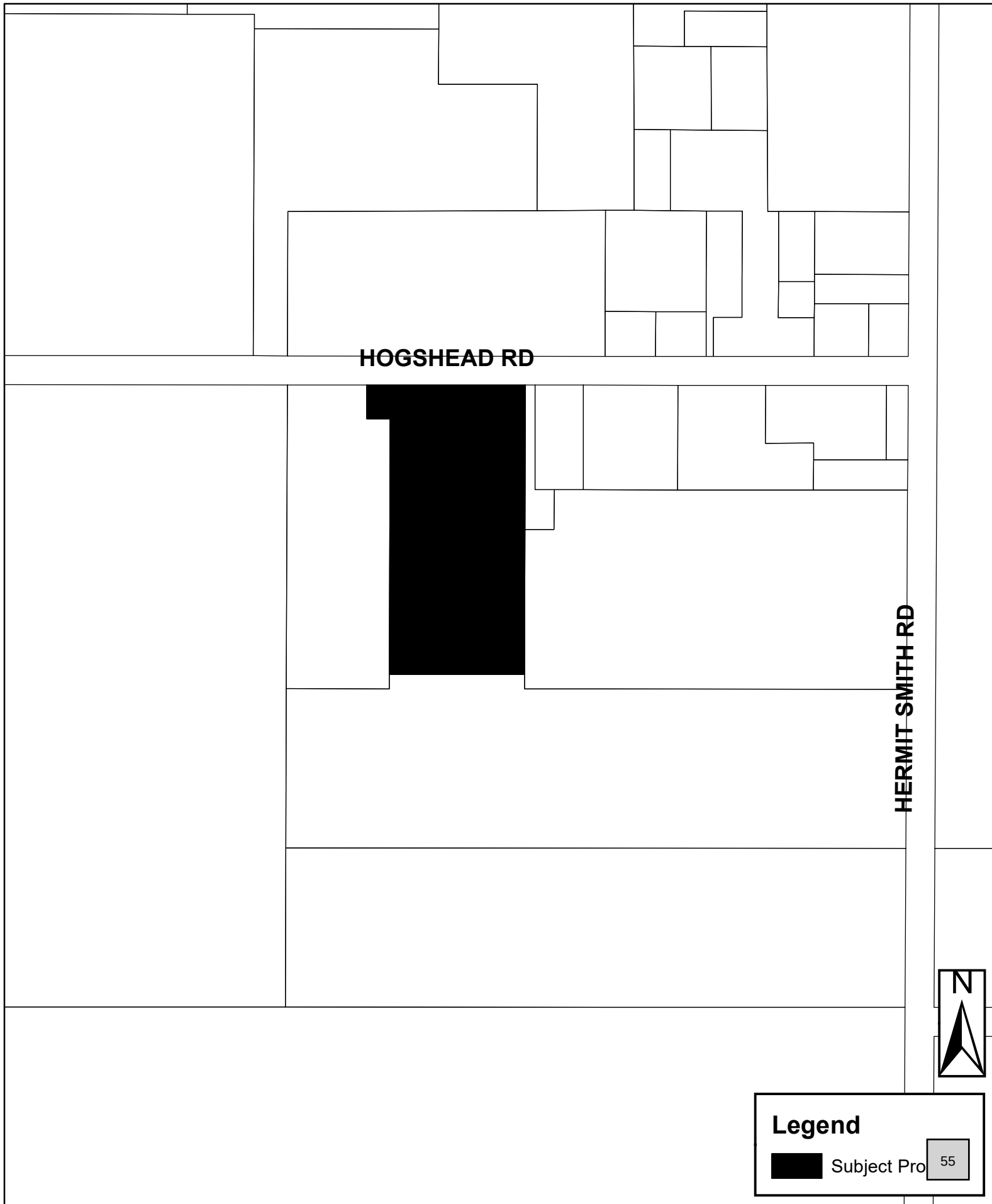
LEGAL DESCRIPTION: SEE ABOVE	
CERTIFIED TO: SOUTH FLORIDA A-1 EXEMPT NATIONAL TITLE INSURANCE COMPANY ASSOCIATES OF FLORIDA, INC.	
I hereby certify that the survey of the herein described property was prepared under my direct supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mapmakers in Chapter 65C-17.000, Florida Administrative Code, pursuant to Chapter 472.001, Florida Statutes.	
DATE: _____ REVISION: _____	

PID # = PARCEL IDENTIFICATION NUMBER



LINE TABLE		
LINE	LENGTH	BEARING
L1 (DB)	42.00	S89°56'30"W
L1 (DB)	80.20	N83°30'39"W
L2 (DB)	37.03	N00°18'20"E
L2 (DB)	29.82	N00°01'42"W
L3 (DB)	31.03	N00°12'20"E
L3 (DB)	31.03	N00°12'20"E
L4 (DB)	48.03	N89°56'30"E
L4 (DB)	48.03	N89°57'21"E
L5 (DB)	30.00	S00°12'20"W
L5 (DB)	29.89	S01°01'06"W
L6 (DB)	30.00	N00°12'20"E
L6 (DB)	29.92	N00°04'33"E

Vicinity



Aerial

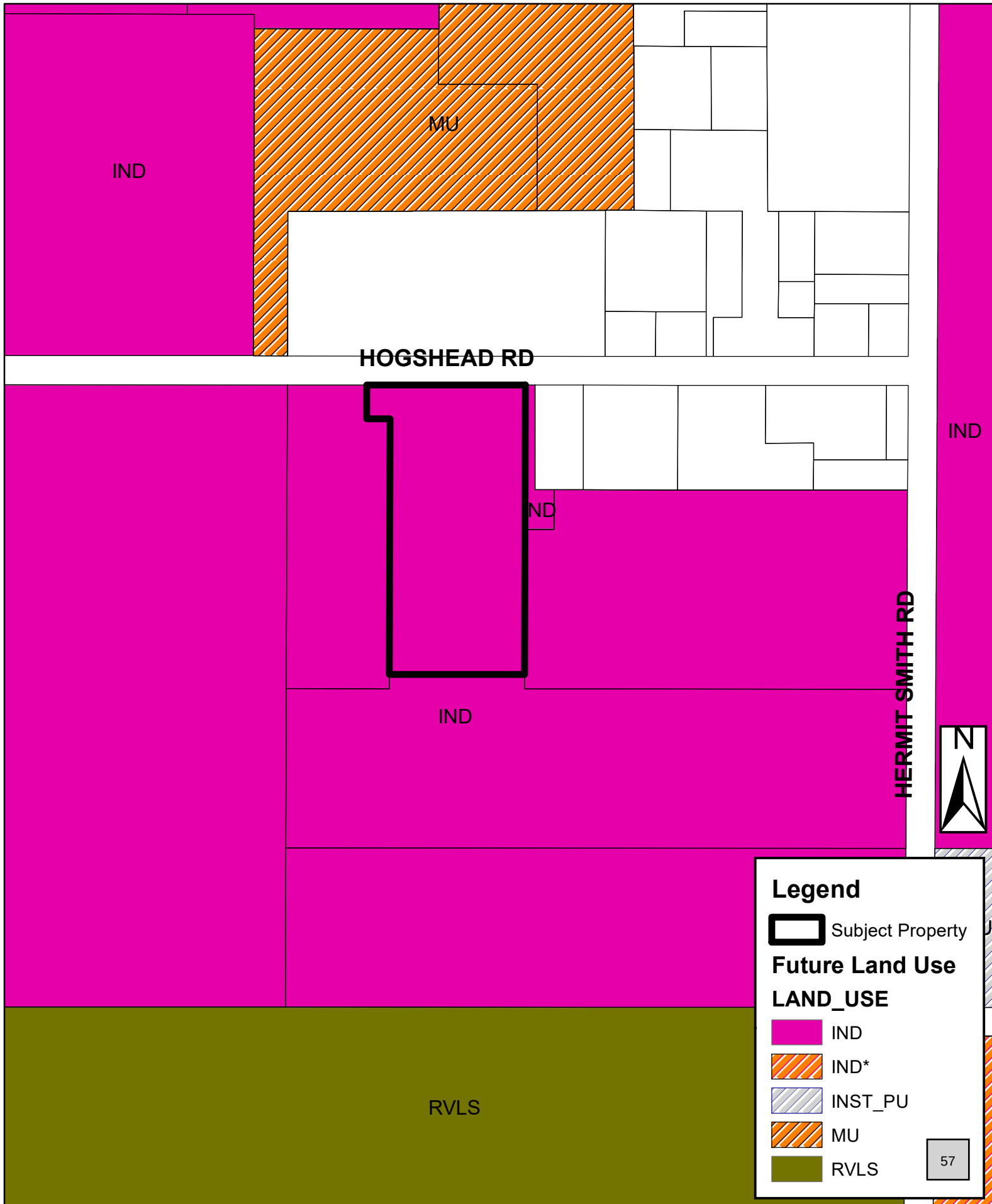


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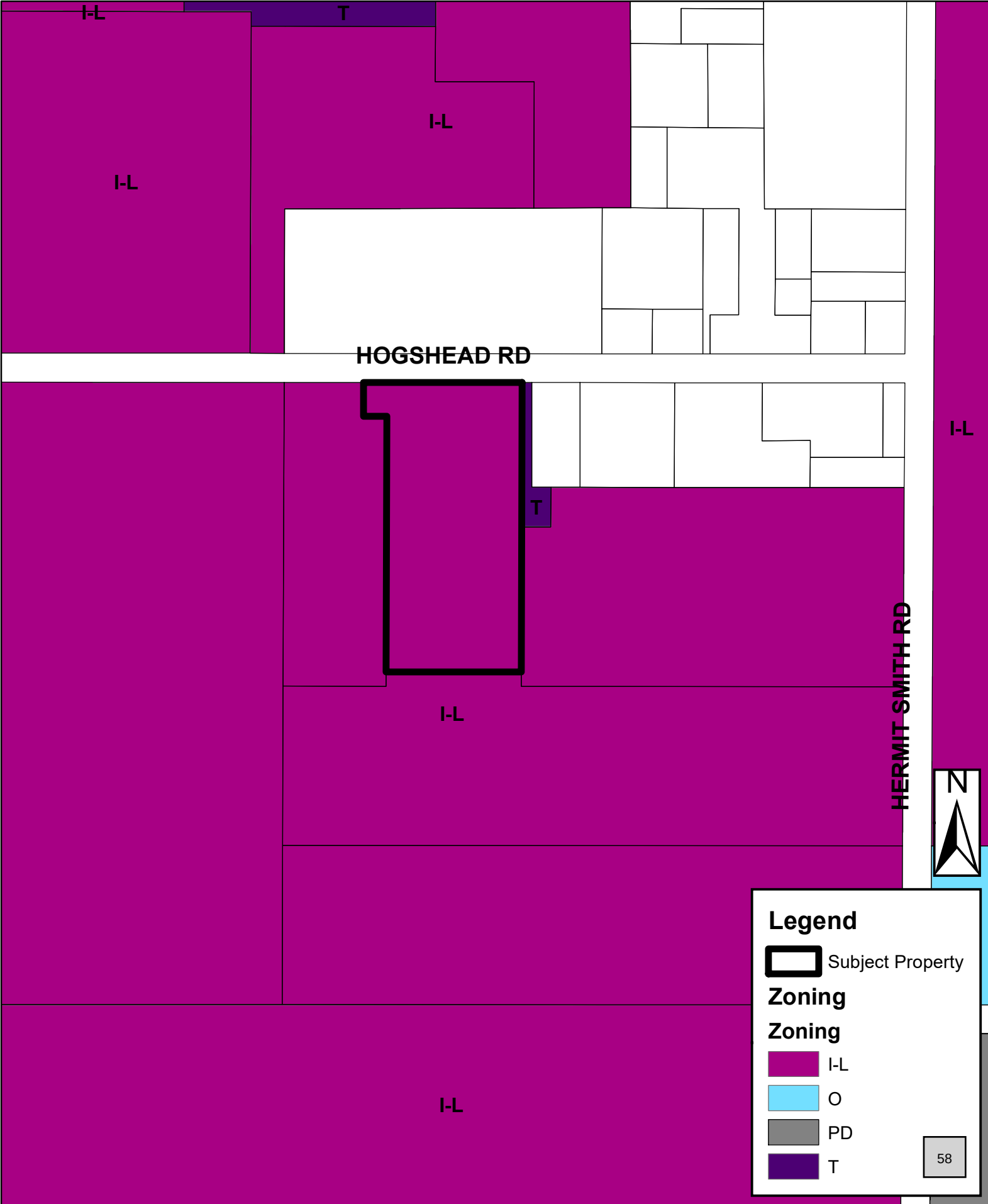


Subject Property

Future Land Use



Zoning





City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Approve a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 4301 Hogshead Road.

SUMMARY:

OWNER:	Chory Holdings II, LLC
APPLICANT:	Tara Tedrow
PARCEL ID NUMBERS:	02-21-27-0000-00-023
LOCATION:	4301 Hogshead Road
FUTURE LAND USE:	Industrial (0.60 FAR)
EXISTING USE:	Agricultural Facility
ZONING:	I-L (Light Industrial)
TRACT SIZE:	17.64 +/- acres
PROPOSED USE:	Industrial subdivision including buildings with outdoor storage components.

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Industrial and Mixed-Use	I-L and PD (Planned Development)	AdventHealth Fudge Road Complex, Vacant
East	Agricultural and Mixed-Use	I-L	Agricultural Facilities
South	Industrial	T (Transitional), PD and I-L	Agricultural Facilities and Vacant
West	Mixed-Use	PD	Vacant

PROJECT SUMMARY: The property is presently assigned a Future Land Use Designation of Industrial and has a zoning designation of Light Industrial (I-L). The applicant is proposing to construct industrial buildings on three lots with outdoor storage components. This proposal will be subject to additional development review, such as Major Development Plan, Construction Site Plan and Plat reviews. At the time of the development plan review, the applicant will be required to comply with all site design and other standards, including landscaping buffer Type E, required for Special Exception uses under Land Development Code Table 5.2.5.B.3.D-2.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

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

- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 4301 Hogshead Road.

Recommended Motion – Planning Commission: Approve a Special Exception to allow outdoor storage in the I-L (Light Industrial) Zoning District for property located at 4301 Hogshead Road.

Planning Commission Role: Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.3.2.B.1.a, the Planning Commission has the authority to take make decisions on Special Exception permits. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

ATTACHMENTS:

- 4301 Hogshead Redevelopment Concept Plan.PDF
- Maps.PDF



13520 Shalomac Dr.
Carmel, IN 46032
317.407.5337
andrewgerdom@yahoo.com

Gerdom

Engineering

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DRAWING REVISIONS

4301 HOGSHEAD ROAD
WAREHOUSE LAYOUT
APOPKA, FLORIDA

CERTIFIED BY:

DRAWN BY :
CHECK BY :
DATE :
COMMISSION NO. :

AHG
AHG
5-6-2021

LAYOUT
PLAN

C2.0

61

Vicinity

HOGSHEAD RD

FUDGE RD

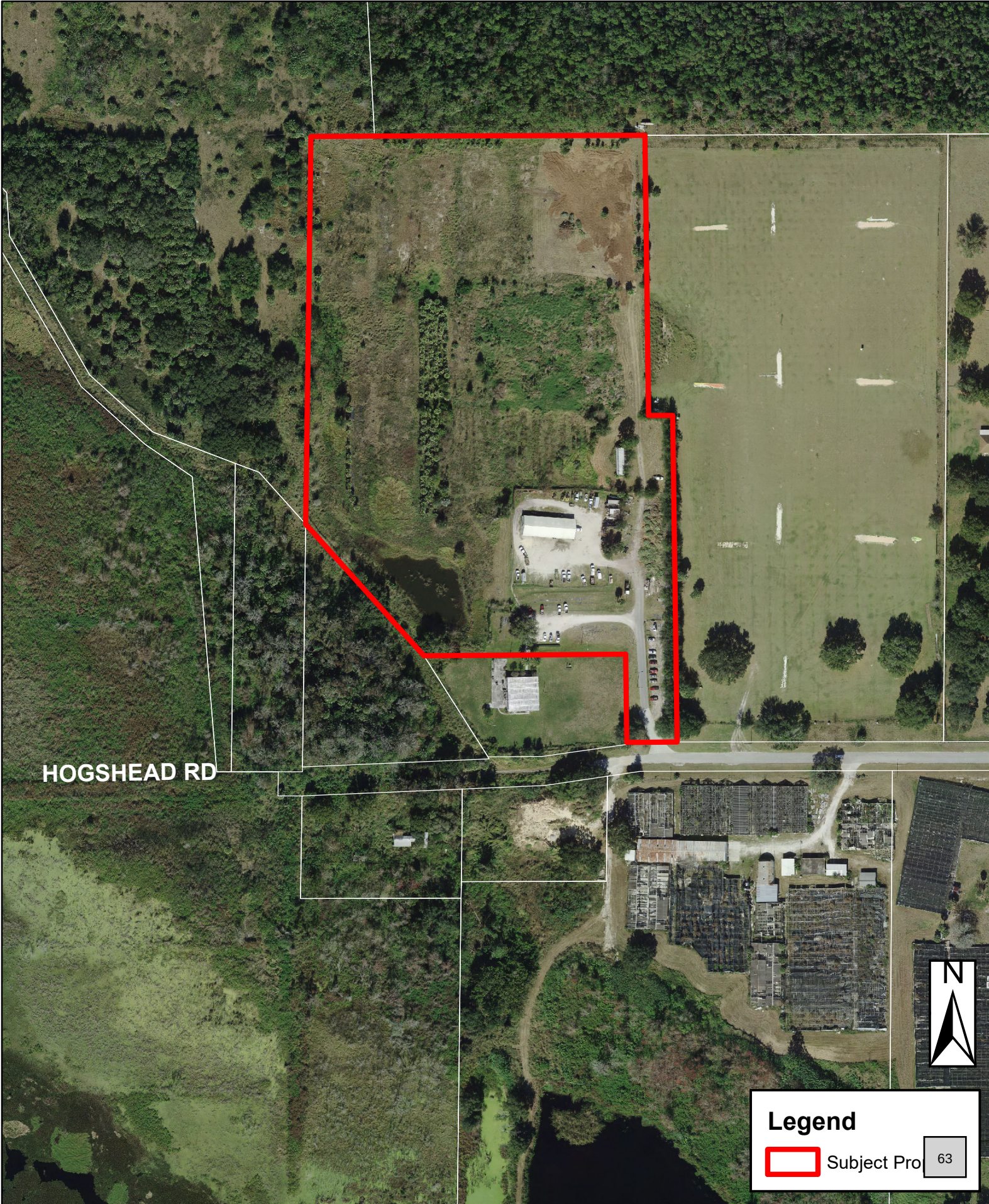
CONRAD RD



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 Subject Pro

Aerial



HOGSHEAD RD

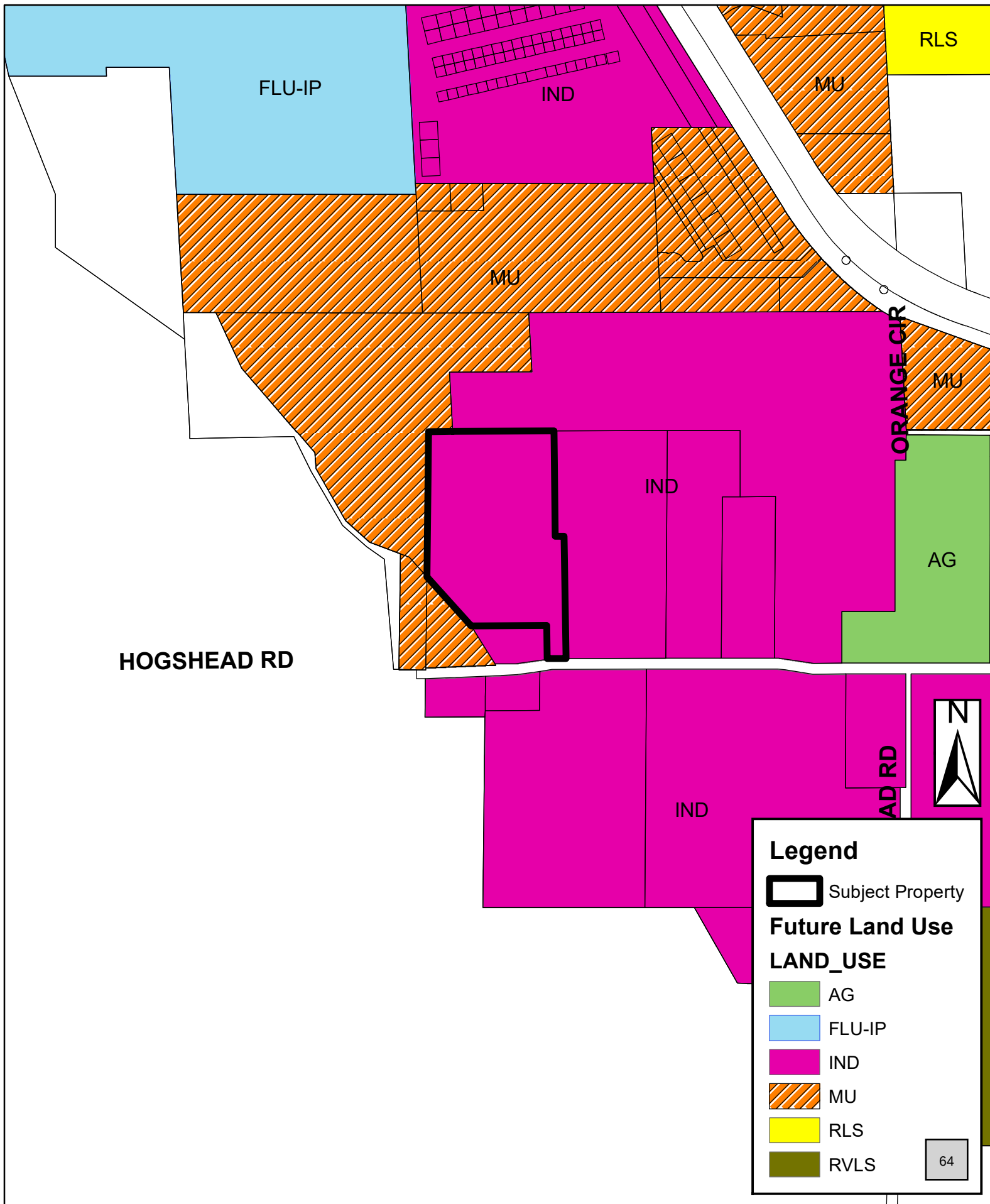
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Subject Property



Future Land Use



Zoning

HOGSHEAD RD

ORANGE CIR

AD RD

Legend



Subject Property

Zoning

Zoning



AG



AIR



I-L



PD



RSF-1A



T





City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the Clarcona Office Warehouse – Major Development Plan.

SUMMARY:

OWNER: Technology Property, LLC
APPLICANT: Andrew Gerdorf, P.E.
PARCEL ID NUMBERS: 27-21-28-6024-00-005, 27-21-28-6024-00-006 and 27-21-28-6024-00-007
LOCATION: 2860 Clarcona Road, 2870 Clarcona Road and 476 Jellystone Avenue
FUTURE LAND USE: Commercial (0.25 FAR)
EXISTING USE: Vacant
ZONING: I-L (Light Industrial)
TRACT SIZE: 9.41 +/- acres
PROPOSED USE: Industrial warehouses comprised of two buildings. Each building will be 48,000 square feet in area.

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	County Rural Settlement	County A-1 (Citrus Rural)	Single Family Residence
East	Agricultural	Agriculture	Industrial Warehouses
South	County Rural Settlement	County PD (Planned Development)	Yogi Bear's Jellystone Park Camp Resort
West	County Rural Settlement	County PD	Yogi Bear's Jellystone Park Camp Resort

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for an industrial warehouse development. The project site consists of an assemblage of three parcels, located on the southwest corner of Keene Road and Clarcona Road, totaling 9.41 acres. The properties are zoned I-L (Light Industrial) and have a future land use designation of Commercial, allowing up to 0.25 floor area ratio. Under the 1993 Land Development Code, the properties were zoned C-3 (Wholesale Commercial), which converted to I-L (Light Industrial) in the 2019 Land Development Code. The proposed development has a floor area ratio of 0.24. The applicant proposes two warehouse buildings, each containing 48,000 square feet of warehouse and office area, for a total of 96,000 square feet. The buildings will be rear-loaded with a court area positioned between them. Truck parking will also be contained between the buildings.

Therefore, truck parking will not be visible from adjacent properties or the public right-of-way. There will be no outdoor storage use. The minimum setbacks applicable to this project are as follows:

Setback	Min. Standard
Front	10 Feet
Side	10 Feet
Rear	10 Feet

ACCESS/TRANSPORTATION: The site will be accessed from Clarcona Road. Right and left turn lanes will be installed at the site entrances.

STORMWATER: Stormwater is proposed to be discharged into the pond located on the southern portion of the site. The City Engineer has reviewed the design and found it in compliance with the Land Development Code.

BUFFER(S)/LANDSCAPING: Sycamores, Live Oaks, Red Maples and Southern Magnolias and Crape Myrtles are provided within the 25-foot wide northern boundary of the project. Live Oaks and Red Maples are alternately planted within the parking landscaping islands. Dahoon Holly, Crape Myrtle and Drake Elm trees are shown within the 15-foot wide landscaping buffer adjacent to Clarcona Road. Live Oaks and Red Maple trees will border the said buffer along the right-of-way. A 25-foot wide landscape buffer is proposed within the southern boundary, containing Live Oak, Red Maple, Drake Elm, and Dahoon Holly trees.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

November 3, 2021 – City Council, 1:30 P.M.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of the Clarcona Warehouse Office – Major Development Plan, subject to the findings of this staff report and exhibit.

Recommended Motion – Planning Commission: Find the Clarcona Warehouse Office – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

ATTACHMENTS:

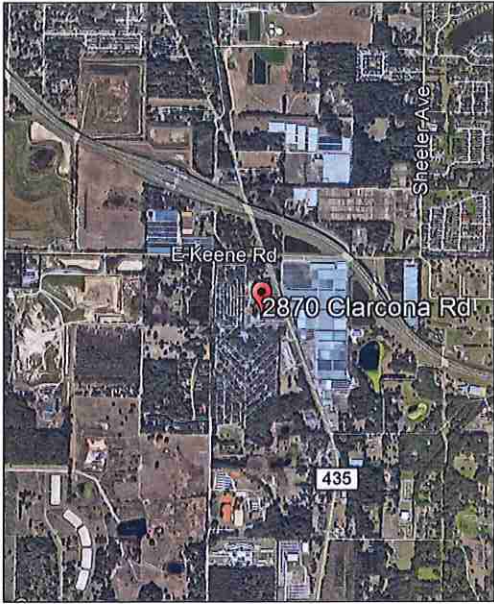
- Vicinity Map.PDF
- Clarcona Warehouse Office MDP.PDF
- Maps

OFFICE/WAREHOUSE FACILITY
MAJOR DEVELOPMENT PROJECT

2867 & 2870 CLARCONA ROAD
476 JELLYSTONE AVENUE
APOPKA, FLORIDA



AREA MAP



LOCATION MAP

Project Scope

The project is planned for two 48,000 sf buildings, The buildings will be rear loaded with the west building being dock height serviced and the east building being grade level serviced. The entire truck court area will be contained between the buildings. The truck dock area will be fully contained and not visible from adjacent properties or roadway. There is no outdoor storage proposed. The buildings are designed as showroom or office area in the front and a small warehouse or flex space in the rear of the building. The building will be demisable into 30' bays for multiple tenants. The project also includes the development of water and sewer service mains off-site. Uses may include smaller commercial businesses such as parts stores, auto parts, cleaners, light assembly facilities, equipment service companies, etc.. Facilities are generally small business and do not need a lot of large truck deliveries.

LEGAL DESCRIPTION

THAT PART OF OAK HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "27" PAGE 5, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PART OF TRACT 1-10, YOGI BEAR'S JELLYSTONE CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2462, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S.89°09'00"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT; THENCE S.00°17'40"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 23.00 FEET TO THE SOUTHEAST CORNER OF TRACT A, YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) 189-2, ACCORDING TO THE PLAT FILED IN CONDOMINIUM EXHIBIT BOOK 15, PAGE 32, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM THE FOLLOWING FIVE COURSES: THENCE S.89°09'00"E, A DISTANCE OF 23.00 FEET; THENCE S.00°17'40"W, A DISTANCE OF 13.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 181°14'47", A CHORD BEARING OF S.08°19'12"E, AND A CHORD LENGTH OF 33.35 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 087°40'00", A CHORD BEARING OF S.13°48'14"E, AND A CHORD LENGTH OF 13.79 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 132°29'00", A CHORD BEARING OF S.10°17'54"E, AND A CHORD LENGTH OF 5.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.84 FEET TO THE END OF SAID CURVE; THENCE S.88°18'41"E, A DISTANCE OF 5.00 FEET; THENCE S.01°29'51"W, ALONG A LINE 3.00 FEET EAST OF AND PARALLEL WITH THE BOUNDARY OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) 189-2 AND THE BOUNDARY OF YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2462, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A DISTANCE OF 872.67 FEET TO THE NORTH LINE OF TRACT C, OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA); THENCE S.88°30'09"E, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 315.35 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 201°3'21", A CHORD BEARING OF N.81°23'00"E, AND A CHORD LENGTH OF 35.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.31 FEET TO THE END OF SAID CURVE; THENCE S.01°29'51"W, ALONG THE EAST LINE OF TRACT C AND THE WEST LINE OF TRACT 7-10 OF SAID CONDOMINIUM A DISTANCE OF 50.00 FEET; THENCE S.88°30'09"E, A DISTANCE OF 64.49 FEET; THENCE S.88°30'09"E, A DISTANCE OF 110.00 FEET; THENCE S.84°17'28"E, A DISTANCE OF 120.00 FEET; THENCE N.48°42'32"E, A DISTANCE OF 45.00 FEET; THENCE N.89°09'00"E, A DISTANCE OF 60.89 FEET TO THE WEST RIGHT OF WAY LINE OF CLARCONA ROAD (S.R. 435); THENCE N.89°09'00"E, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 72.00 FEET TO THE SOUTH LINE OF THE NORTH 150.00 FEET OF THE SOUTH 1000.30 FEET OF AFOREMENTIONED OAK HEIGHTS REPLAT; THENCE S.89°09'00"E, ALONG SAID SOUTH LINE A DISTANCE OF 434.25 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9.387 Acres, MORE OR LESS.

PROPOSED STORM SEWER SYSTEM										
STORM SEWER STRUCTURE DATA TABLE										
STR. NO.	STRUCTURE TYPE	CASTING TYPE	LENGTH	SIZE/TYPE	END SECTION	T.O.R.	INV. ELEV.	UPSTM	DNSTM	PIPE SLOPE
1	CURB TURN OUT	NA	NA	NA	NA	NA	114.70			
2	CURB TURN OUT	NA	NA	NA	NA	NA	114.70			
3	CURB TURN OUT	NA	NA	NA	NA	NA	114.70			
4	CURB TURN OUT	NA	NA	NA	NA	NA	114.70			
5	CURB TURN OUT	NA	NA	NA	NA	NA	114.70			
6	CURB TURN OUT	NA	NA	NA	NA	NA	113.00			
7	5X5' INLET	R3448	110	15" PVC			110.84	108.84	107.74	1.00%
8	5X5' INLET	R3448	110	24" PVC			110.74	107.74	107.24	0.45%
9	5X5' INLET	R3448	110	30" PVC			110.74	107.24	106.74	0.45%
10	5X5' INLET	R3448	110	30" PVC			110.74	106.74	106.52	0.20%
11	5X5' INLET	R3448	110	30" PVC			110.74	105.83	106.52	-0.63%
12	5X5' INLET	R3448	122	36" PVC	CONC		110.75	105.59	106.83	-1.02%
13	3X3' INLET	R3437	93	15" PVC			110.64	107.59	107.64	0.28%
14	3X3' INLET	R3437	111	15" PVC			110.09	107.64	107.33	0.28%
15	3X3' INLET	R3437	111	15" PVC			110.09	107.33	107.02	0.28%
16	3X3' INLET	R3437	112	18" PVC			110.09	107.02	106.71	0.28%
17	3X3' INLET	R3437	112	24" PVC			110.09	106.71	106.47	0.21%
18	3X3' INLET	R3437	25	24" PVC	CONC		110.3	106.47	106.4	0.28%
19	3X3' INLET	R3437	65	15" PVC			110.4	107.18	107.02	0.25%
20	3X3' INLET	R3437	65	15" PVC			110.4	106.87	106.71	0.25%
21	CURB TURN OUT	NA	NA	NA	NA	NA	110.20			
22	CULVERT	NA	58	24" RCP	CONC	NA	105.50	105.45	105.45	0.09%
23	CULVERT	NA	52	24" RCP	CONC	NA	105.29	105.19	105.19	0.10%
24	WEIR BOX OUTLET	NA	52	24" RCP	CONC	NA	105.52	105.00	105.00	0.30%
25	END SECTION	NA	36	24" RCP	CONC	NA	106.36	105.90	105.90	1.28%

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C0.1
EXISTING CONDITIONS	C1.0 - 1.2
LAYOUT PLAN & CLARCONA PAVEMENT WIDENING	C2.0 - 2.1
UTILITY PLAN	C3.0 - 3.2
GRADING PLAN	C4.0 - 4.2
EROSION CONTROL	C5.0 - 5.2
DETAILS	C6.0
LIGHTING PLAN	C7.0
LANDSCAPE PLAN	L1.0 - L3.0
IRRIGATION PLAN	I1.0 - I3.0
TREE REMOVAL PLAN	

*Rev per DRC Review #1 Comments

NOTICE TO CONTRACTORS

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS PROJECT. CONTRACTORS AND USERS OF THESE PLANS ARE TO LOCATE ALL UTILITIES ON THE SITE AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION, GRADING, OR FILL OPERATIONS. CALL TOLL FREE FOR UTILITY LOCATIONS.

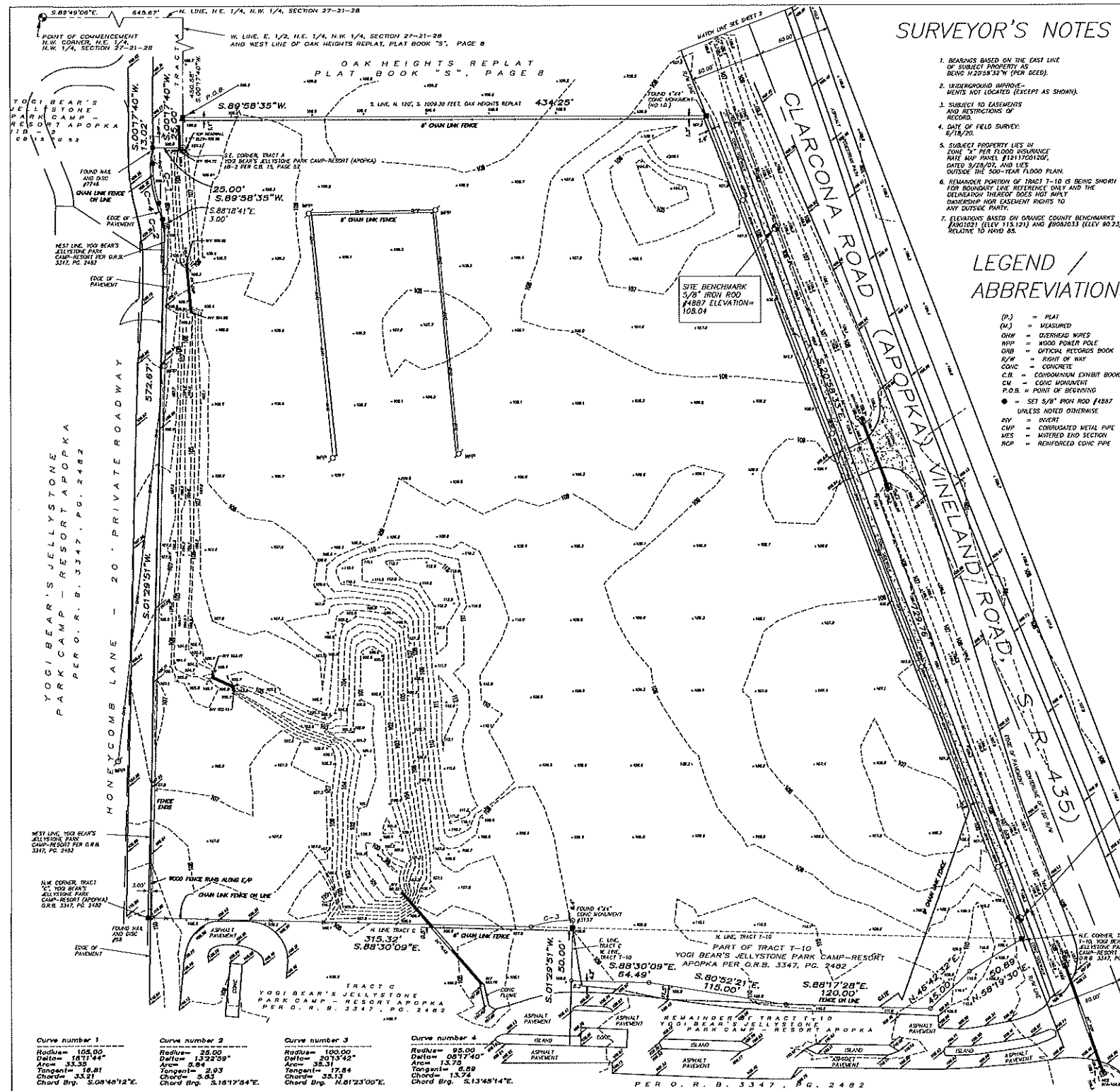


THESE PLANS ARE PROVIDED FOR THE ACQUISITION OF PERMITS FOR THE GRADING AND FILL OPERATION AT THE ABOVE LOCATION. DUE TO THE ENGINEER HAS NO CONTROL OVER THE OPERATIONS OF THE SITE AND FILL OPERATION. THEREFORE, THE USER OF THESE DOCUMENTS INDEMNIFIES AND HOLDS HARMLESS THE DESIGNERS AGAINST ANY LEGAL ACTION FOR THEIR USE.

OWNER/DEVELOPER ; McNulty Group Inc.
2315 Lynx Lane, Suite 6
Orlando, Florida
Chuck McNulty
407-619-4245

ENGINEER ; Andrew Gerdorn PE, LS, LEED AP
Gerdorn Engineering
13520 Shakomac Dr
Carmel, IN 46032
317-407-5337

Digitally signed by
Andrew Gerdorn
Date: 2021.08.11
10:52:39 -04'00'



SURVEYOR'S NOTES

1. BEARINGS BASED ON THE EAST LINE OF SUBJECT PROPERTY AS BEING N.20°58'33"W (PER DEED).
2. UNDERGROUND APPROXIMATE NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DATE OF FIELD SURVEY: 6/18/20.
5. SUBJECT PROPERTY LIES IN TRACT 10, PER FLOOD INSURANCE RATE MAP PANEL #1011700120, DATED 3/29/07, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAN.
6. REMAINDER PORTION OF TRACT 1-10 IS BEING SHOWN FOR BOUNDARY LINE REFERENCE ONLY AND THE DELINEATION THEREOF DOES NOT IMPLY OWNERSHIP OR EASEMENT RIGHTS TO ANY OUTSIDE PARTY.
7. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARKS (1001021 (ELEV 115.121) AND #804033 (ELEV 102.3) RELATIVE TO MDD 85.

LEGEND / ABBREVIATIONS

- (P) = PLAT
- (M) = MEASURED
- OWH = OVERHEAD WIRES
- NWP = WOOD POWER POLE
- ORH = OPTICAL RECORDS BOOK
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- CR = CONDOMINIUM EXHIBIT BOOK
- CU = CONC CURB
- P.O.B. = POINT OF BEGINNING
- SET 5/8" IRON ROD #1887
- UNLESS NOTED OTHERWISE
- INVERT
- CWP = CORRUGATED METAL PIPE
- MATED END SECTION
- RCP = REINFORCED CONC PIPE

BOUNDARY SURVEY TOPOGRAPHIC SURVEY DESCRIPTION

OVERALL DESCRIPTION: (WRITTEN BY SURVEYOR)
THAT PART OF OAK HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "S", PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PART OF TRACT 1-10, YOGI BEAR'S JELLYSTONE PARK-CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE S.89°49'06"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT 1/4 OF SAID SECTION 27, THENCE S.00°17'40"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 450.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°17'40"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF TRACT 1, YOGI BEAR'S JELLYSTONE PARK-CAMP-RESORT (APOPKA) 10-2, ACCORDING TO THE PLAT FILED IN CONDOMINIUM EXHIBIT BOOK 15, PAGE 52, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM THE FOLLOWING FIVE COURSES; THENCE S.89°58'35"W, A DISTANCE OF 25.00 FEET; THENCE S.00°17'40"W, A DISTANCE OF 13.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 105.00 FEET, CENTRAL ANGLE OF 181°14'4", A CHORD BEARING OF S.08°48'12"E, AND A CHORD LENGTH OF 33.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 08°17'40", A CHORD BEARING OF S.13°45'14"E, AND A CHORD LENGTH OF 13.74 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 13°22'59", A CHORD BEARING OF S.16°17'54"E, AND A CHORD LENGTH OF 5.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.84 FEET TO THE END OF SAID CURVE, THENCE S.88°18'41"E, A DISTANCE OF 3.00 FEET; THENCE S.01°29'51"W, ALONG A LINE 3.00 FEET EAST OF AND PARALLEL WITH THE BOUNDARY OF SAID YOGI BEAR'S JELLYSTONE PARK-CAMP-RESORT (APOPKA) 10-2, AND THE BOUNDARY OF YOGI BEAR'S JELLYSTONE PARK-CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 572.67 FEET TO THE NORTH LINE OF TRACT C, OF SAID YOGI BEAR'S JELLYSTONE PARK-CAMP-RESORT (APOPKA), THENCE S.88°30'09"E, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 315.32 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20°13'52", A CHORD BEARING OF N.81°23'00"E, AND A CHORD LENGTH OF 35.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.31 FEET TO THE END OF SAID CURVE; THENCE S.01°29'51"W, ALONG THE EAST LINE OF TRACT C AND THE WEST LINE OF TRACT 1-10 OF SAID CONDOMINIUM A DISTANCE OF 50.00 FEET; THENCE S.88°30'09"E, A DISTANCE OF 64.49 FEET; THENCE S.80°52'21"E, A DISTANCE OF 115.00 FEET; THENCE S.88°17'28"E, A DISTANCE OF 120.00 FEET; THENCE N.48°42'32"E, A DISTANCE OF 45.00 FEET; THENCE S.88°19'30"E, A DISTANCE OF 50.89 FEET TO THE WEST RIGHT OF WAY LINE OF CLARCONA ROAD (S.R. 435); THENCE N.20°58'33"W, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 729.76 FEET TO THE SOUTH LINE OF THE NORTH 1000.30 FEET OF SAID OAK HEIGHTS REPLAT; THENCE S.89°58'35"W, ALONG SAID SOUTH LINE A DISTANCE OF 434.25 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 9.387 Acres, MORE OR LESS.

NOTES ON TITLE COMMITMENT

THIS SURVEY REFLECTS EASEMENTS LISTED IN SCHEDULE B SECTION 2 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 11072500 RP DATED 11/8/2011 AS FOLLOWS (ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY):
ITEM # COMMENT
[] EASEMENT PER O.R.B. 2544, PAGE 487 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE
[] EASEMENT PER O.R.B. 4352, PAGE 3215 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE
[] EASEMENT PER O.R.B. 4352, PAGE 3219 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE

SURVEYOR'S CERTIFICATION

CERTIFIED TO: I HEREBY CERTIFY: DATE: 6/18/20
THE MCNALLY GROUP, INC. THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE
THOMAS J. MCNALLY
FL. REG. LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB 7434
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

13520 Shilohville Ct.
Orlando, FL 32826
317.487.6337
info@gerdom-engineering.com

Gerdom Engineering

DATE	6/18/20
DRAWN BY	AHG
CHECK BY	AHG
DATE	12-06-2020
COMMISSION NO.	
EXISTING CONDITIONS	
C1.0	

APOPKA COMMERCIALWAREHOUSE
2867 CLARCONA RD
APOPKA, FL

NOTES ON TITLE COMMITMENT

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13 EASEMENT PER O.R.B. 4352, PAGE 3219 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE

BOUNDARY SURVEY TOPOGRAPHIC SURVEY

SHEET 2 OF 2



DESCRIPTION

OVERALL DESCRIPTION: (WRITTEN BY SURVEYOR)

THAT PART OF OAK HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "S", PAGE B, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PART OF TRACT 1-10, YOGI BEAR'S JELLYSTONE PARK RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27; THENCE S.89°49'06"E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT; THENCE S.00°17'40"W., ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 475.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.00°17'40"W., ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID OAK HEIGHTS REPLAT A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF TRACT A, YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) (B-2), ACCORDING TO THE PLAT FILED IN CONDOMINIUM EXHIBIT BOOK 15, PAGE 52, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM THE FOLLOWING FIVE COURSES: THENCE S.89°58'35"W., A DISTANCE OF 25.00 FEET; THENCE S.00°17'40"W., A DISTANCE OF 13.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°11'44", A CHORD BEARING OF S.08°48'12"E. AND A CHORD LENGTH OF 33.21 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 08°17'40", A CHORD BEARING OF S.13°45'14"E. AND A CHORD LENGTH OF 13.74 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING: A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 132°2'59", A CHORD BEARING OF S.16°12'54"E. AND A CHORD LENGTH OF 5.83 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.84 FEET TO THE END OF SAID CURVE; THENCE S.88°18'41"E., A DISTANCE OF 3.00 FEET; THENCE S.01°29'51"W., ALONG A LINE 3.00 FEET EAST OF AND PARALLEL WITH THE BOUNDARY OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) (B-2) AND THE BOUNDARY OF YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A DISTANCE OF 572.87 FEET TO THE NORTH LINE OF TRACT C, OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA); THENCE S.88°30'09"E., ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 315.32 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING: A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 201°35'52", A CHORD BEARING OF N.81°23'00"E. AND A CHORD LENGTH OF 35.13 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.31 FEET TO THE END OF SAID CURVE; THENCE S.01°29'51"W., ALONG THE EAST LINE OF TRACT C AND THE WEST LINE OF TRACT 1-10 OF SAID CONDOMINIUM A DISTANCE OF 50.00 FEET; THENCE S.88°30'09"E., A DISTANCE OF 64.49 FEET; THENCE S.80°52'21"E., A DISTANCE OF 115.00 FEET; THENCE S.88°17'28"E., A DISTANCE OF 120.00 FEET; THENCE N.48°42'32"E., A DISTANCE OF 45.00 FEET; THENCE N.58°19'30"E., A DISTANCE OF 50.89 FEET TO THE WEST RIGHT OF WAY LINE OF CLARCONA ROAD (S.R. 435); THENCE N.20°58'13"W., ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 729.76 FEET TO THE SOUTH LINE OF THE NORTH 120.00 FEET OF THE SOUTH 1009.30 FEET OF AFOREMENTIONED OAK HEIGHTS REPLAT; THENCE S.60°58'35"W., ALONG SAID SOUTH LINE A DISTANCE OF 434.25 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 9.387 Acres, MORE OR LESS.

SURVEYOR'S NOTES

- BEARINGS BASED ON THE EAST LINE OF SUBJECT PROPERTY AS BEING 132°06'12"W (FROM DEED).
- UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- DATE OF FIELD SURVEY: 7/7/20.
- SUBJECT PROPERTY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL #1717E0120F, DATED 9/28/07, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
- TRACT 1-10 IS BEING SHOWN FOR BOUNDARY LINE REFERENCE ONLY AND THE DELINEATION THEREOF DOES NOT IMPLY OWNERSHIP NOR EASEMENT RIGHTS TO ANY OUTSIDE PARTY.
- ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #8214003 WITH AN ELEVATION OF 102.333 RELATIVE TO THE NORTH AMERICAN DATUM OF 1988.

LEGEND / ABBREVIATIONS

- (P) = PLAT
(D) = DEED
DHW = OVERHEAD WIRE
WPP = WOOD PAPER POLE
RWB = OPTICAL RECORDS BOOK
R/W = RIGHT OF WAY
CONC = CONCRETE
C.B. = CONDOMINIUM EXHIBIT BOOK
CM = CONC MONUMENT
P.O.B. = POINT OF BEGINNING
■ = SET 5/8" IRON ROD #4887
UNLESS NOTED OTHERWISE:
R/W = RIGHT
CMP = CORRUGATED METAL PIPE
MES = INTERED END SECTION
RCP = REINFORCED CONCRETE PIPE
CR = CABLE RISER
EB = ELECTRIC BOX
ATB = ATT BOX
TSB = TRUNK SIGNAL BOX
W/L = WATER LINE
SV = SEWER VALVE
ELP = ELECTRIC POLE
GM = GAS METER
SP = SIGNAL POLE
WV = WATER VALVE

SEE SHEET 1 FOR CONTINUATION

SURVEYOR'S CERTIFICATION

CERTIFIED TO: I HEREBY CERTIFY: DATE: 7/7/20
THE MCNULTY GROUP, INC. SCALE: 1" = 40'
THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 13-12, FLORIDA ADMINISTRATIVE CODE.
THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB 7434
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

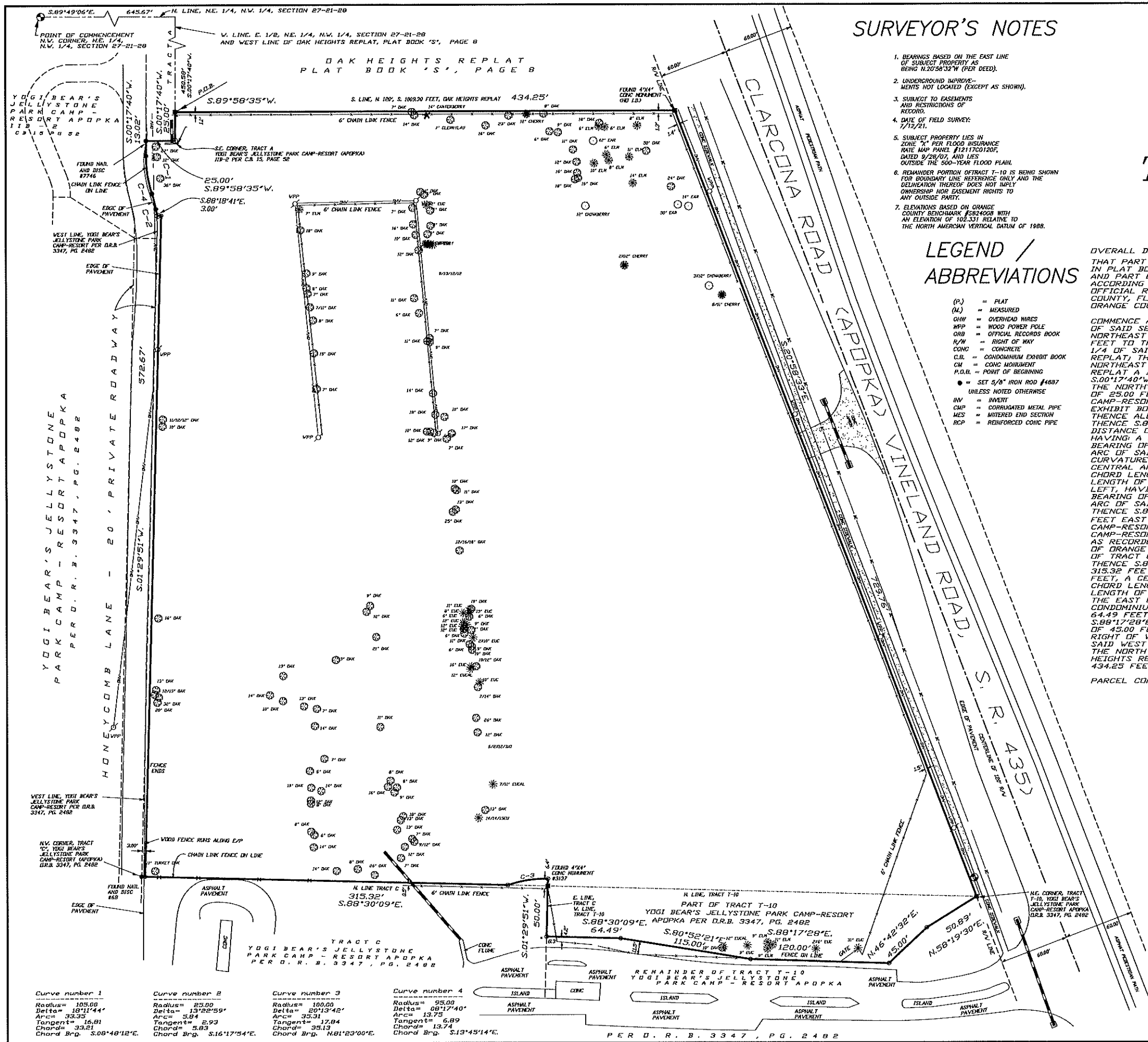
APOPKA COMMERCIAL/WAREHOUSE
2867 CLARCONA RD
APOPKA, FL

CERTIFIED BY:

DRAWN BY: AHG
CHECK BY: AHG
DATE: 10-09-2019
COMMISSION NO.:

EXISTING
CONDITIONS

C2.0



SURVEYOR'S NOTES

1. BEARINGS BASED ON THE EAST LINE OF SUBJECT PROPERTY AS BEING N.20°58'32"W (PER DEED).
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. DATE OF FIELD SURVEY: 7/12/21.
5. SUBJECT PROPERTY LIES IN ZONE 1 PER FLOOD INSURANCE RATE MAP PANEL #1217C0120F, DATED 9/28/07, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. REMAINDER PORTION OF TRACT T-10 IS BEING SHOWN FOR BOUNDARY LINE REFERENCE ONLY AND THE DELINEATION THEREOF DOES NOT IMPLY OWNERSHIP NOR EASEMENT RIGHTS TO ANY OUTSIDE PARTY.
7. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #5824008 WITH AN ELEVATION OF 102.331 RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.

LEGEND / ABBREVIATIONS

- (P.) = PLAT
(M.) = MEASURED
OHV = OVERHEAD WIRES
WPP = WOOD POWER POLE
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CON = CONCRETE
C.B. = CONDOMINIUM EXHIBIT BOOK
CM = CONC MONUMENT
P.O.B. = POINT OF BEGINNING
● = SET 5/8" IRON ROD #14887 UNLESS NOTED OTHERWISE
INV = INVERT
CMP = CORRUGATED METAL PIPE
MES = MITERED END SECTION
RCP = REINFORCED CONC PIPE

TREE SURVEY DESCRIPTION

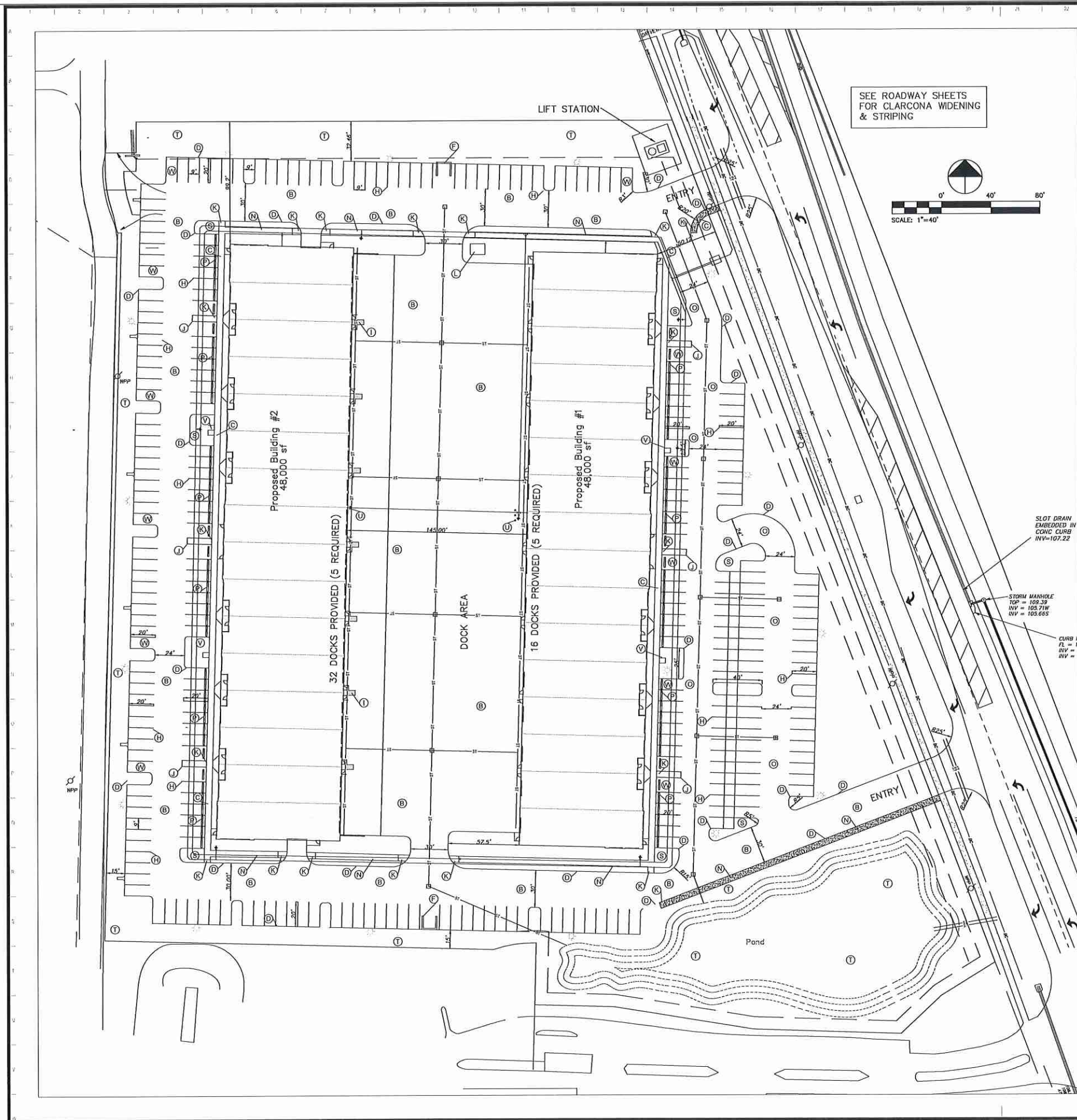
OVERALL DESCRIPTION (WRITTEN BY SURVEYOR)
THAT PART OF DAK HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 'S', PAGE 8, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND PART OF TRACT T-10, YOGI BEAR'S JELLYSTONE CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE S.89°49'06"E, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 A DISTANCE OF 645.67 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27 AND THE WEST LINE OF THE FOREMENTIONED DAK HEIGHTS REPLAT, THENCE S.00°17'40"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID DAK HEIGHTS REPLAT A DISTANCE OF 450.58 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.00°17'40"W, ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST LINE OF SAID DAK HEIGHTS REPLAT A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF TRACT A, YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) IIB-2, ACCORDING TO THE PLAT FILED IN CONDOMINIUM EXHIBIT BOOK 15, PAGE 52, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, THENCE ALONG THE BOUNDARY OF SAID CONDOMINIUM THE FOLLOWING FIVE COURSES, THENCE S.89°58'35"W, A DISTANCE OF 25.00 FEET, THENCE S.00°17'40"W, A DISTANCE OF 13.02 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 18°11'44", A CHORD BEARING OF S.08°48'12"E, AND A CHORD LENGTH OF 33.21 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.35 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 95.00 FEET, A CENTRAL ANGLE OF 08°17'40", A CHORD BEARING OF S.13°45'14"E, AND A CHORD LENGTH OF 13.74 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 13°22'59", A CHORD BEARING OF S.16°17'54"E, AND A CHORD LENGTH OF 5.83 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.84 FEET TO THE END OF SAID CURVE, THENCE S.88°18'41"E, A DISTANCE OF 3.00 FEET, THENCE S.01°29'51"W, ALONG A LINE 3.00 FEET EAST OF AND PARALLEL WITH THE BOUNDARY OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA) IIB-2 AND THE BOUNDARY OF YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA), ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 3347, PAGE 2482, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA A DISTANCE OF 572.67 FEET TO THE NORTH LINE OF TRACT C, OF SAID YOGI BEAR'S JELLYSTONE PARK CAMP-RESORT (APOPKA), THENCE S.88°30'09"E, ALONG THE NORTH LINE OF SAID TRACT C A DISTANCE OF 318.32 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 20°13'52", A CHORD BEARING OF N.81°23'00"E, AND A CHORD LENGTH OF 35.13 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.31 FEET TO THE END OF SAID CURVE, THENCE S.01°29'51"W, ALONG THE EAST LINE OF TRACT C AND THE WEST LINE OF TRACT T-10 OF SAID CONDOMINIUM A DISTANCE OF 50.00 FEET, THENCE S.88°30'09"E, A DISTANCE OF 64.49 FEET, THENCE S.80°52'21"E, A DISTANCE OF 115.00 FEET, THENCE S.88°17'28"E, A DISTANCE OF 120.00 FEET, THENCE N.46°42'32"E, A DISTANCE OF 45.00 FEET, THENCE N.58°19'30"E, A DISTANCE OF 50.89 FEET TO THE WEST RIGHT OF WAY LINE OF CLARCONA ROAD (S.R. 435), THENCE N.20°58'32"W, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 729.76 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 27, THENCE S.89°58'35"W, ALONG SAID SOUTH LINE A DISTANCE OF 434.25 FEET TO THE POINT OF BEGINNING
PARCEL CONTAINS 9.387 Acres, MORE OR LESS.

NOTES ON TITLE COMMITMENT

THIS SURVEY REFLECTS EASEMENTS LISTED IN SCHEDULE B SECTION 2 OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 11072500 RP DATED 11/8/2011 AS FOLLOWS (ITEMS NOT LISTED ARE NOT A MATTER OF SURVEY):
ITEM # COMMENT
[9] EASEMENT PER D.R.B. 2544, PAGE 467 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE
[12] EASEMENT PER D.R.B. 4352, PAGE 3215 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE
[13] EASEMENT PER D.R.B. 4352, PAGE 3219 - EASEMENT IS BLANKET IN NATURE AND IS NOT PLOTTABLE

SURVEYOR'S CERTIFICATION

CERTIFIED TO: I HEREBY CERTIFY:
THE MCMAHON GROUP, INC. THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
DATE: 7/12/21
SCALE: 1" = 40'
JOB NO. 21-YOSTREE
MCMAHON SURVEYING AND MAPPING, LLC
119 WEST PLYMOUTH AVENUE
DELAND, FL 32720
PHONE 407-328-7201
THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4687 CERTIFICATE OF AUTHORIZATION LB 7434



LEGEND

- Building Setback / Parking Setback
- Turn Lanes
- Right of Way Pavement
- Concrete Walkway (Public Access)
- PROPOSED LIGHT POLE
- (A) Light Duty Asphalt Pavement (Refer to Pavement Section)
- (B) 6" Conc. on 6" Compacted LBR40 Per FDOT Std
- (C) 6" Monolithic Curb & Walk
- (D) Barrier Curb (See Detail Sheet)
- (E) Heavy Duty Asphalt Pavement
- (F) Dumpster (see Detail Sheet)
- (G) Pole Mounted ADA Sign (Refer to Site Details)
- (H) 4" Single Solid Line Painted White
- (I) Pre-engineered Metal Stair (See Architectural Drawings)
- (J) Blue ADA Striping (Refer to Site Details)
- (K) Sidewalk Ramp (Per FDOT std)
- (L) Transformer and Pad (Per Utility Company)
- (M) 6' Dumpster Enclosure with gate, match building block style (See Architectural Drawings)
- (N) Sidewalk (See Detail Sheet)
- (O) 4" Concrete pavement on 6" Compacted LBR per FDOT Std
- (P) Wheel Stop (Concrete)
- (Q) Curb Taper (see detail sheet)
- (R) Curb removal: replace with concrete gutter (see City Standard Details)
- (S) Mulch planting beds (see landscaping plan)
- (T) Top Soil, finish grade, seed and straw
- (U) PIPE BOLLARD
- (V) 4 Space Bicycle Pad (5'x4' Concrete Pad)
- (W) Hybrid/Electric Car Space (0 Required - 12 Provided)

Site Data for Project

General Information

Parcel #:

476 Jellystone Ave (272128602400007)

2870 Clarcona (272128602400006)

2860 Clarcona (272128602400005)

Total Site Area 9.387 ac

Zoning Classification: Current Future Land Use

Proposed Site I-1 Industrial

North Adjoiner A-1 RS1/5

South Adjoiner PD RS1/5

West Adjoiner PD RS1/5

New Building GFA: 48,000 SF/Building (96,000 SF Total)

New Building FAR: 0.24

Setbacks	Required	Provided
Front (East)	10'	50.12'
Side (North)	10'	99.2'
Side (South)	10'	84.34'
Rear (West)	10'	88.33'

Parking Required

Office (3 per1000sf) = 96 spaces

Warehouse (2 space/1000 sf) = 128 spaces

Total Required = 226 spaces

Include HDGP = 7

Parking Provided

Standard Spaces = 264 spaces

Handicapped Spaces = 12

Total spaces provided = 276 spaces

Impervious Areas	Previous	Post Dev
Total Impervious	0 sf	292,194 sf
Percent Impervious	0%	70%
Percent Open Space	100.0%	29.0%

Open Space Requirement Met

Proposed Open Space (Not Pond Area) 53270 sf = 13.0%

Required Open Space = 5%

Green Building Points (4 Required)

1.0 - Infiltration Basin (Low Flow)

0.25 - 5% Hybrid/Elect Car Spaces

2.0 - 5 added bicycle spaces above req (3 Required)

1.0 - Elev above BFE

Total points - 4.5

General Site Notes

- Any discrepancy in the plans shall be immediately reported to the Engineer for review.
- City of Apoka and FDOT standards and specifications to be used as primary standards for construction
- All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
- All dimensions are to face of brick or facing material, where applicable.
- All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
- Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions.
- If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
- Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
- Contractor shall provide smooth transitions from new areas to existing features as necessary.
- All excavated areas shall be seeded after finish grading or left undisturbed for more than 7 days unless otherwise noted. All new
- Contractor shall resurface or reconstruct to at least original conditions all areas where the existing pavement or lawn is damaged during construction from work performed or traffic by contractors, subcontractors or suppliers after construction work is complete.
- All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
- Contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
- Concrete joints to be provided in accordance with ACI guidelines.
- All Compacted Aggregate to be compacter to 98% maximum density per FDOT std
- All site concrete to be 4,000 psi with Fibermesh per manufacturer's recommendation
- R/W work to comply with FDOT & Local Std
- Pavement Markings and Maintenance of Traffic per MUTCD & FDOT Std
- As-built (record) Drawings to be provided by Contractor within 30 days of project completion
- Trucks are not to be parked or stored within public view. Temporary parking is not to exceed 24 hours.

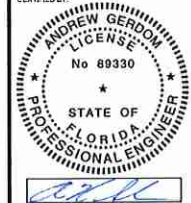
Digitally signed by
Andrew Gedom
Date: 2021.08.11
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13150 Shulman Dr.
Carmel, IN 46032
317-437-5337
andrew.gedom@yahoo.com

Gedom
Engineering

APOKA COMMERCIAL WAREHOUSE
2867 CLARCONA RD
APOKA, FL

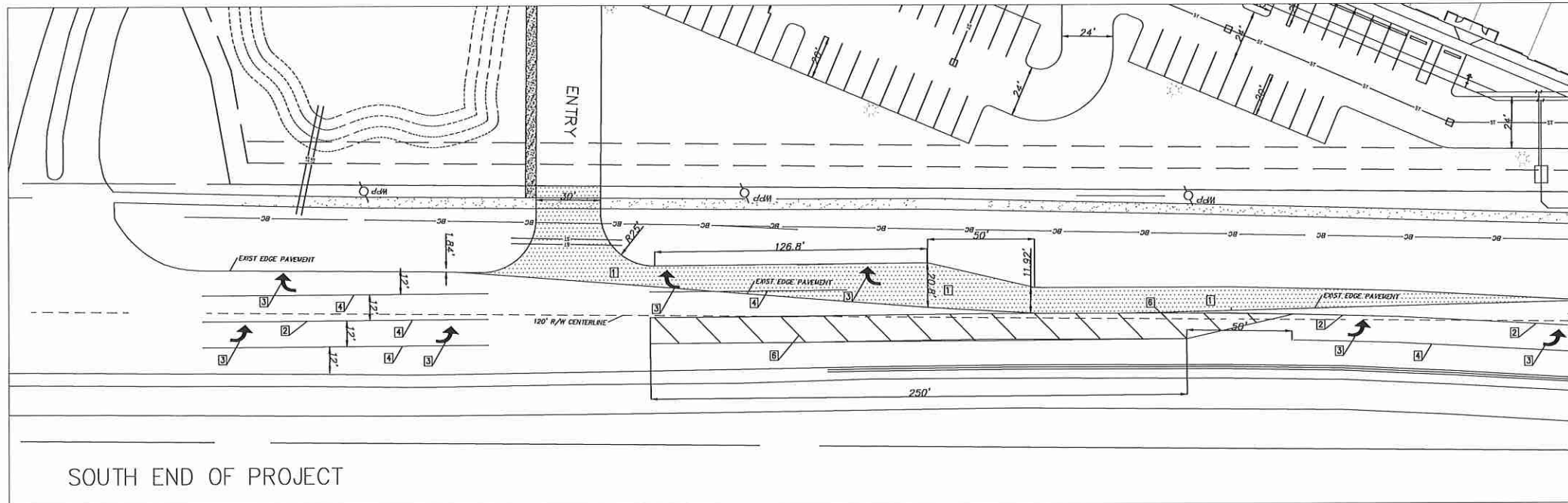
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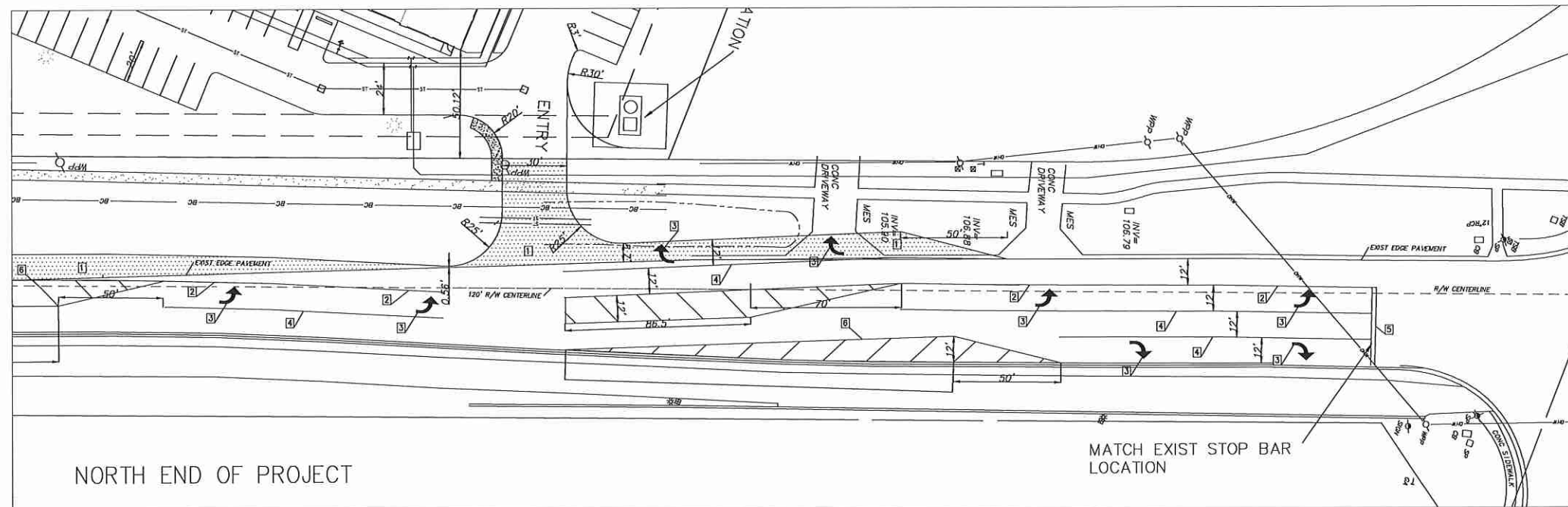
DRAWN BY: AHG
CHECK BY: AHG
DATE: 10-09-2019
COMMISSION NO.:

SITE LAYOUT
PLAN

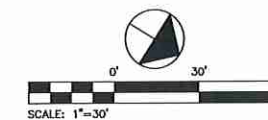
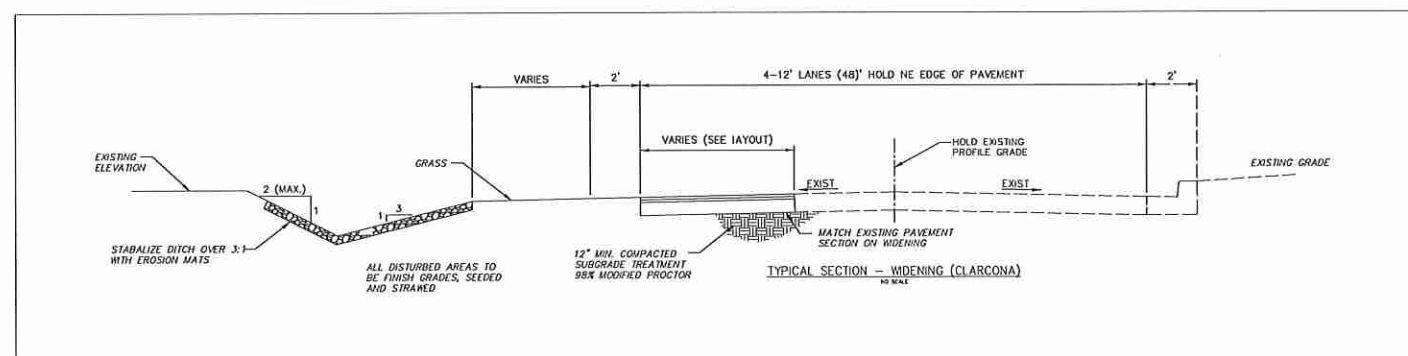
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SOUTH END OF PROJECT



NORTH END OF PROJECT



ROADWAY LEGEND

- BL Building Setback / Parking Setback
- PAVEMENT WIDENING (Match Exist Thickness)
- Pavement Striping
- Concrete Sidewalk
- PROPOSED LIGHT POLE
- 1 Asphalt Pavement Widening (Match Existing Roadway)
- 2 Yellow Two Way No Passing Striping (per MUTCD)
- 3 White Turn Arrow (per MUTCD)
- 4 Solid White Lane Line (per MUTCD)
- 5 Existing Stop Bar
- 6 Yellow Diagonal Striping (per MUTCD)
- 7 Pole Mounted ADA Sign (Refer to Site Details)

General Pavement Widening/Markings Notes

1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All work to be completed in accordance with FDOT and MUTCD standards and guidelines.
5. Signage to be placed and supplied per MUTCD.
6. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
7. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
8. Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
9. Contractor shall provide smooth transitions from new areas to existing features as necessary.
10. All excavated areas shall be seeded after finish grading or left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 50%.
11. Contractor shall resurface or reconstruct to at least original conditions all areas where the existing pavement or lawn is damaged during construction from work performed or traffic by contractors, subcontractors or suppliers after construction work is complete.
12. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
13. FT. & maximum linear slope of 1:20.
14. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete joints to be provided in accordance with ACI guidelines.
15. Horizontal layout plan for construction staking to be provided by the Contractor prior to construction.
16. At beginning and end of construction area pavement markings to be transitioned to existing. Review with engineer in field prior to construction.
17. All pavement dimensions from existing northeast curb face an edge of pavement

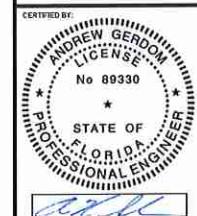
NOTICE TO CONTRACTORS

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS PROJECT. CONTRACTORS AND USERS OF THESE PLANS ARE TO LOCATE ALL UTILITIES ON THE SITE AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION, GRADING, OR FILL OPERATIONS.

Andrew Gerdom

Digitally signed by
Andrew Gerdom
Date: 2021.08.11
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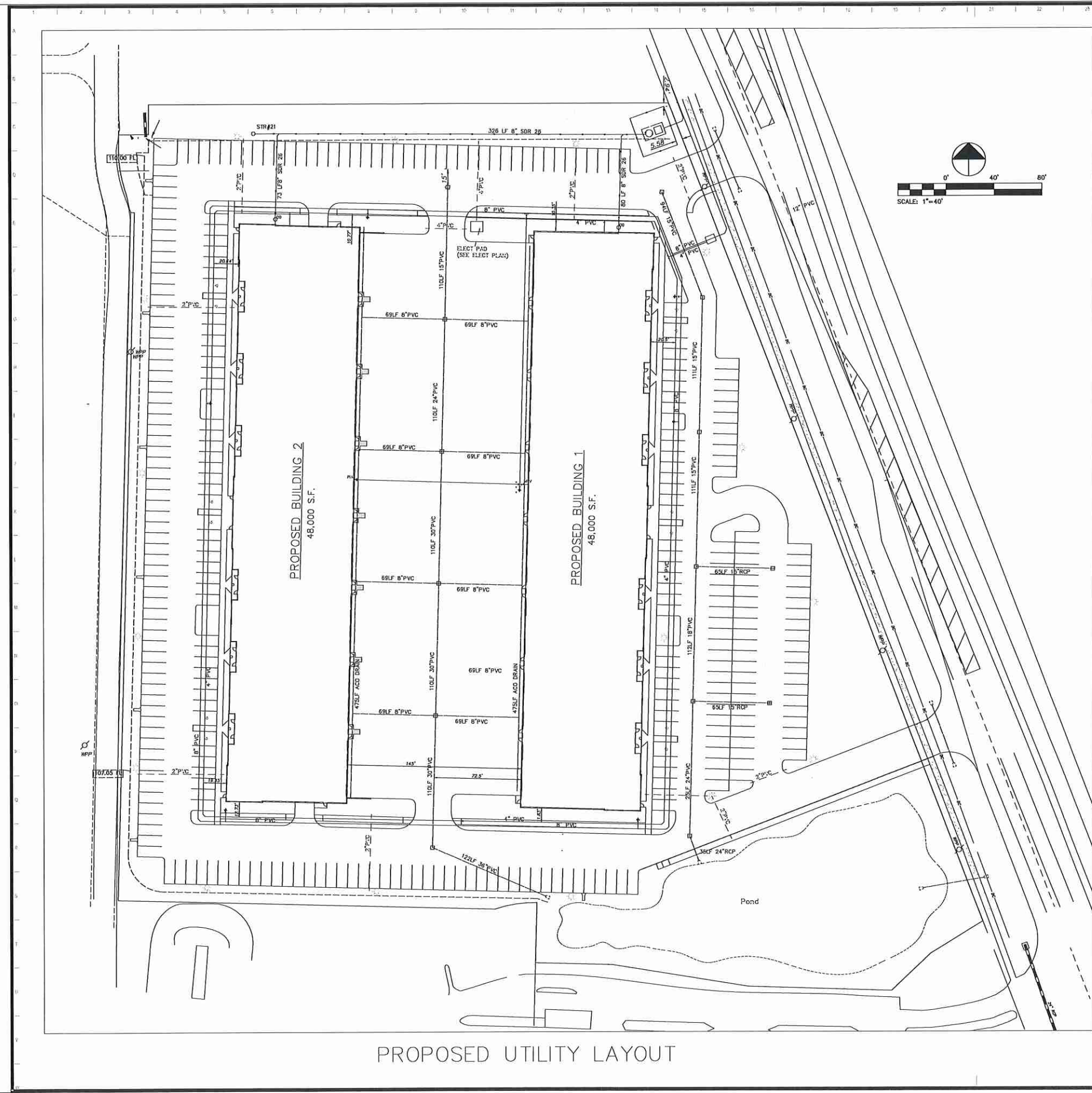
APOKA COMMERCIAL WAREHOUSE
2867 CLARCONA RD
APOKA, FL



DRAWN BY: AHG
CHECK BY: AHG
DATE: 8-6-2021
COMMISSION NO.:

ENLARGED
WIDENING
PLAN

C2.1



PROPOSED UTILITY LAYOUT

LEGEND

- = PROPOSED SWALE FLOW LINE
- XXX--- = EXISTING INDEX CONTOUR
- XXX--- = EXISTING INTERMEDIATE CONTOUR
- XXX--- = PROPOSED INDEX CONTOUR
- XXX--- = PROPOSED INTERMEDIATE CONTOUR
- = LENGTH AND GRADE OF SWALE
- = SPOT ELEVATION
- = HIGH POINT
- G=XXXX = PAD GRADE
- OYI = PROPOSED YARD INLET
- = PROPOSED ELEVATION
- = PROPOSED STORM SEWER
- = EDGE OF GRAVEL
- = TREE LINE
- = OVERHEAD UTILITIES
- Ø = UTILITY POLE
- = GUY WIRE
- = SIGN POST
- = LIGHT POST (SEE ELECTRICAL PLAN)
- = FLAT GRATE INLET
- = EXISTING DECIDUOUS TREE TRUNK SIZE AS NOTED
- = CONSTRUCTION LIMITS
- = ADDENDUM #, PLEASE SEE REVISIONS BLOCK

UTILITY NOTES

1. REFER TO ARCHITECTURAL PLANS FOR ALL INFORMATION REGARDING UTILITY LAYOUT AND DETAILS WITHIN THE BUILDING. ALL UTILITY SERVICE CONNECTIONS TO THE BUILDING SHALL BE VERIFIED WITH THE ARCHITECTURAL AND MECHANICAL PLANS.
2. ALL PROPOSED UTILITIES, INCLUDING BUT NOT LIMITED TO DOMESTIC WATER, FIRE PROTECTION, SANITARY SEWAGE, STORM DRAIN, KITCHEN SEWAGE, GAS LINES, UTILITIES IN CONDUIT SHALL BE STUBBED A MINIMUM 5' INTO THE BUILDING WITH VERTICAL ELBOWS AND RISERS EXTENDING TO 12" ABOVE FINISH FLOOR AND SEALED WITH A CAP. CONTRACTOR SHALL VERIFY CONNECTION REQUIREMENTS OF ALL UTILITIES WITH THE ARCHITECTURAL PLANS AND SHALL PROVIDE ALL LABOR, MATERIALS, AND INSTALLATION FOR CONNECTIONS.
3. PRIVATE UTILITY CONNECTION LOCATIONS SHOWN HEREON ARE SCHEMATIC. CONTRACTOR SHALL COORDINATE WITH THE APPLICABLE UTILITY COMPANY REGARDING LINE REMOVAL, RELOCATION AND LOCATION OF PROPOSED PEDESTALS, TRANSFORMERS OR JUNCTION BOXES.
4. THE UTILITY COORDINATION SHEET IS INCLUDED IN THE PLANS TO PROVIDE UTILITY LAYOUT INFORMATION FOR THE CONTRACTOR AND UTILITY COMPANIES. IT IS NOT REVIEWED IN DETAIL IN CONJUNCTION WITH THE STREET AND DRAINAGE DESIGN BY THE CHECKPOINT AGENCIES.
5. CONSTRUCTION METHODS AND MATERIALS UTILIZED WITHIN THE RIGHT-OF-WAY OF ANY STATE HIGHWAY SHALL BE IN ACCORDANCE WITH INDIANA DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS AND SHALL REQUIRE A LINE OUT PERMIT.
6. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROGRESS OR CONSTRUCTION. TO OBTAIN ACCURATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING FORTY-EIGHT (48) HOURS IN ADVANCE: SURVSHIRE 811
7. ALL EXCAVATIONS WITHIN 24" RICHES OF EXISTING UTILITY INSTALLATIONS SHALL BE PERFORMED BY HAND EXCAVATION, AIR CUTTING OR VACUUM EXCAVATION.
8. PVC CONDUIT SHALL BE REQUIRED UNDER PARKING LOT DRIVES AND PAVEMENT:
GAS: 4" DIAMETER
ELECTRIC: 4" DIAMETER
PHONE: 2" DIAMETER
SITE ELECTRICAL: 2" DIAMETER
CONTRACTOR SHALL INSTALL SCH. 40 PVC CONDUIT AS SHOWN ON THIS PLAN. CONDUIT UNDER PARKING AREAS OR DRIVES IS DESIGNATED AS FOLLOWS: [CONDUIT (X)] SHALL BE 1-1/4" PVC CONDUIT FOR BUILDING SERVICE [CONDUIT (2X)] SHALL BE 1-1/4" PVC SADDLED ON 2-1/2" PVC.
9. WHEREVER POSSIBLE, CABLE, PHONE, AND ELECTRIC SHALL BE PLACED IN THE SAME TRENCH.
10. PROPOSED ELECTRICAL SERVICE ROUTE IS CONCEPTUAL AND SUBJECT TO FINAL APPROVAL OF OWNER AND UTILITY. VERIFY PRIOR TO PLACEMENT.
11. PROPOSED NATURAL GAS SERVICE ROUTE IS CONCEPTUAL AND SUBJECT TO FINAL APPROVAL OF OWNER AND UTILITY. VERIFY PRIOR TO PLACEMENT.
12. GAS AND ELECTRIC SHALL BE LAID IN A SEPARATE TRENCH WITH A MINIMUM HORIZONTAL SEPARATION OF 3 FEET.
13. WATER AND SEWER SHALL BE INSTALLED PER CURRENT APOPKA STANDARDS MANUAL.
14. HYDRANT LOCATIONS PER CHAPTER 18 IFPA.
15. BLUE ROAD REFLECTOR PLACED AT FIRE HYDRANTS.
16. FDC CONNECTION PLACED WITHIN 20' OF HYDRANT FOR EACH BUILDING.
17. LOCK BOX PROVIDED AT EACH BUILDING FOR ALARM PANEL AND PUMP ACCESS.

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Gerdon Engineering

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/11/21
2	REVISION	
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12	REVISION	

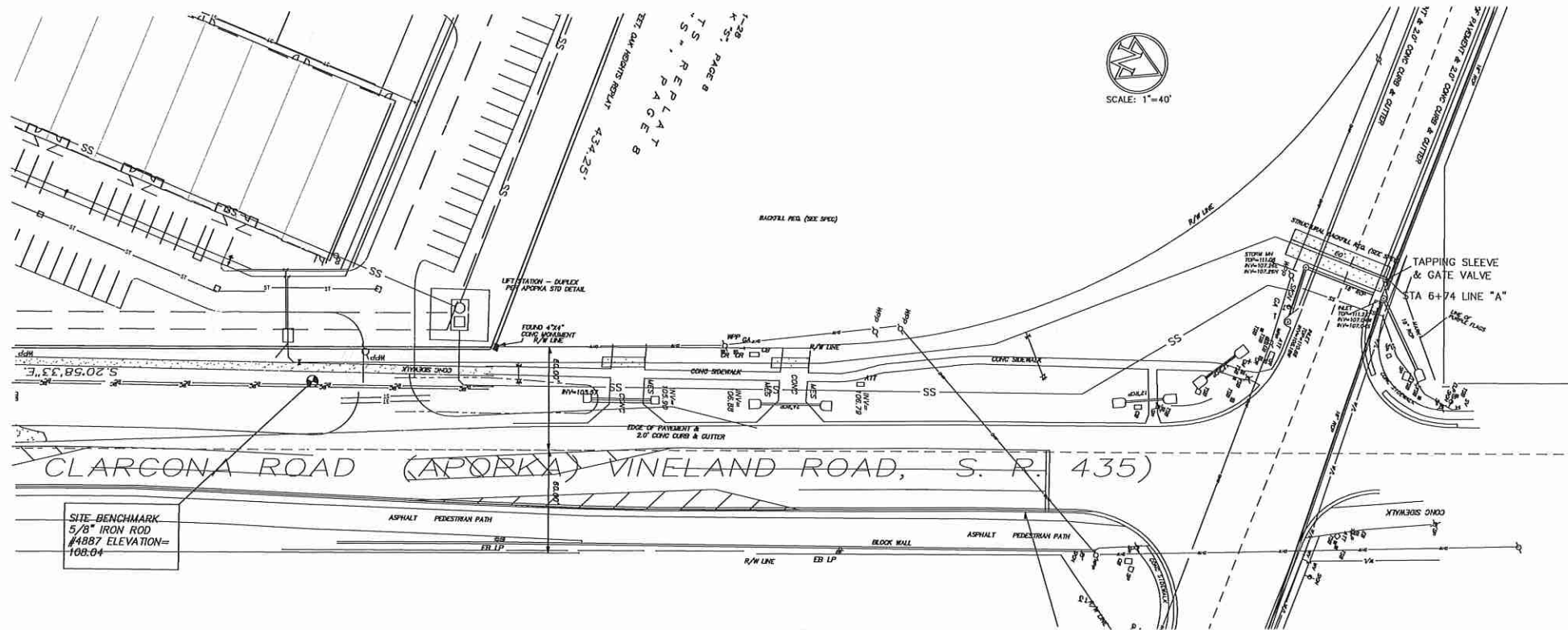
APOKA COMMERCIAL / WAREHOUSE
CONSTRUCTION PROJECT
APOKA, FLORIDA

CERTIFIED BY:
ANDREW GERDON
LICENSE
No 89330
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

DRAWN BY: AHG
CHECK BY: AHG
DATE: 12-6-20
COMMISSION NO.:

UTILITY LAYOUT

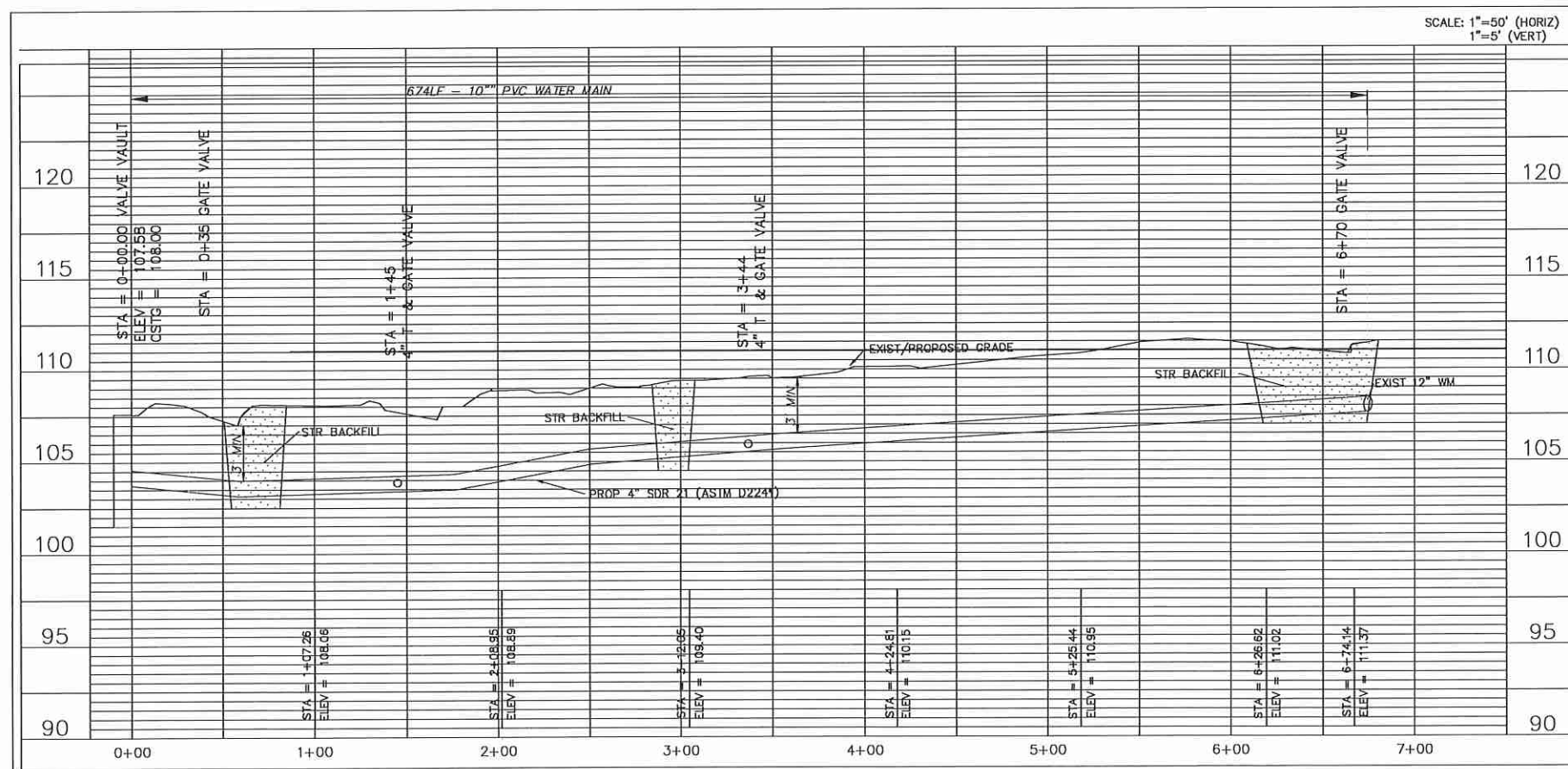
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PROPOSED LAYOUT

EXISTING LEGEND:

- (P.) = PLAT
(M.) = MEASURED
OHV = OVERHEAD WIRES
WPP = WOOD POWER POLE
ORB = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CONC = CONCRETE
C.B. = CONDOMINIUM EXHIBIT BOOK
CM = CONC MONUMENT
P.O.B. = POINT OF BEGINNING
● = SET 5/8" IRON ROD #4887
UNLESS NOTED OTHERWISE
INV = INVERT
CMP = CORRUGATED METAL PIPE
MES = MITERED END SECTION
RCP = REINFORCED CONC PIPE
CR = CABLE RISER
EB = ELECTRIC BOX
ATT = ATT BOX
TSB = TRAFFIC SIGNAL BOX
W/L = WATER LINE
S/V = SEWER VALVE
ELP = ELECTRIC POLE
GM = GAS MARKER
SP = SIGNAL POLE
WV = WATER VALVE

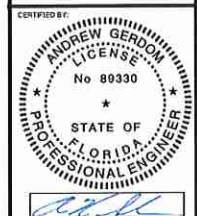


PROPOSED WATER MAIN PROFILE LINE "A"

GENERAL NOTES:

1. MAINTAIN MINIMUM OF 3-FOOT COVER OVER ALL WATER MAINS AND WATER SERVICE LINES.
2. MAINTAIN MINIMUM WATER/SEWER SEPARATION OF 6' HORIZONTAL & 12' VERTICAL.
3. SEE DETAILS SHEETS FOR STREET, SANITARY AND STORM SEWER DETAILS. SEE NOTES AND SPECIFICATIONS SHEET FOR MATERIAL AND PIPE SPECIFICATIONS.
4. ALL WATER SERVICE INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH APOPKA MANUAL.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY MAHON SURVEYING.
6. CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS ACHIEVED ON ALL FINAL SURFACES. IN THE EVENT OF GRADING DISCREPANCIES ON THIS PLAN, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION.
7. ADJUST CASTING AFTER FINAL GRADING TO ASSURE POSITIVE DRAINAGE AWAY FROM CASTING.
8. ALL EARTHEN AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND MULCHING.
9. CONTRACTOR TO VERIFY ALL INVERTS AND CONFLICTS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE PLANS.
10. ALL PIPING TO BE AWWA C900 WITH DI FITTINGS, RESTRAINTS AND CONNECTIONS PER APOPKA STANDARD.
11. PROVIDE CONCRETE CRADLES FOR PIPE WHEN SEPARATIONS ARE LESS THAN 12". SEE APOPKA STANDARDS FOR OTHER SEPARATION REQUIREMENTS.
12. TF, TIF, OR RIM SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE.
13. ALL EXISTING PAVEMENT, LANDSCAPING, FENCES, ETC DISTURBED BY WATER CONSTRUCTION TO BE REPLACED TO ORIGINAL CONDITION.
14. ALL TRENCHES TO BE BACKFILLED AND COMPACTED IN 8" MAX LIFTS.
ALL TRENCHES WITHIN 5' OF PAVEMENT TO HAVE GRANULAR FILL PER CITIZEN SPECIFICATIONS.
15. ALL UTILITY LOCATIONS PER MAHON SURVEYING FIELD SURVEY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS.

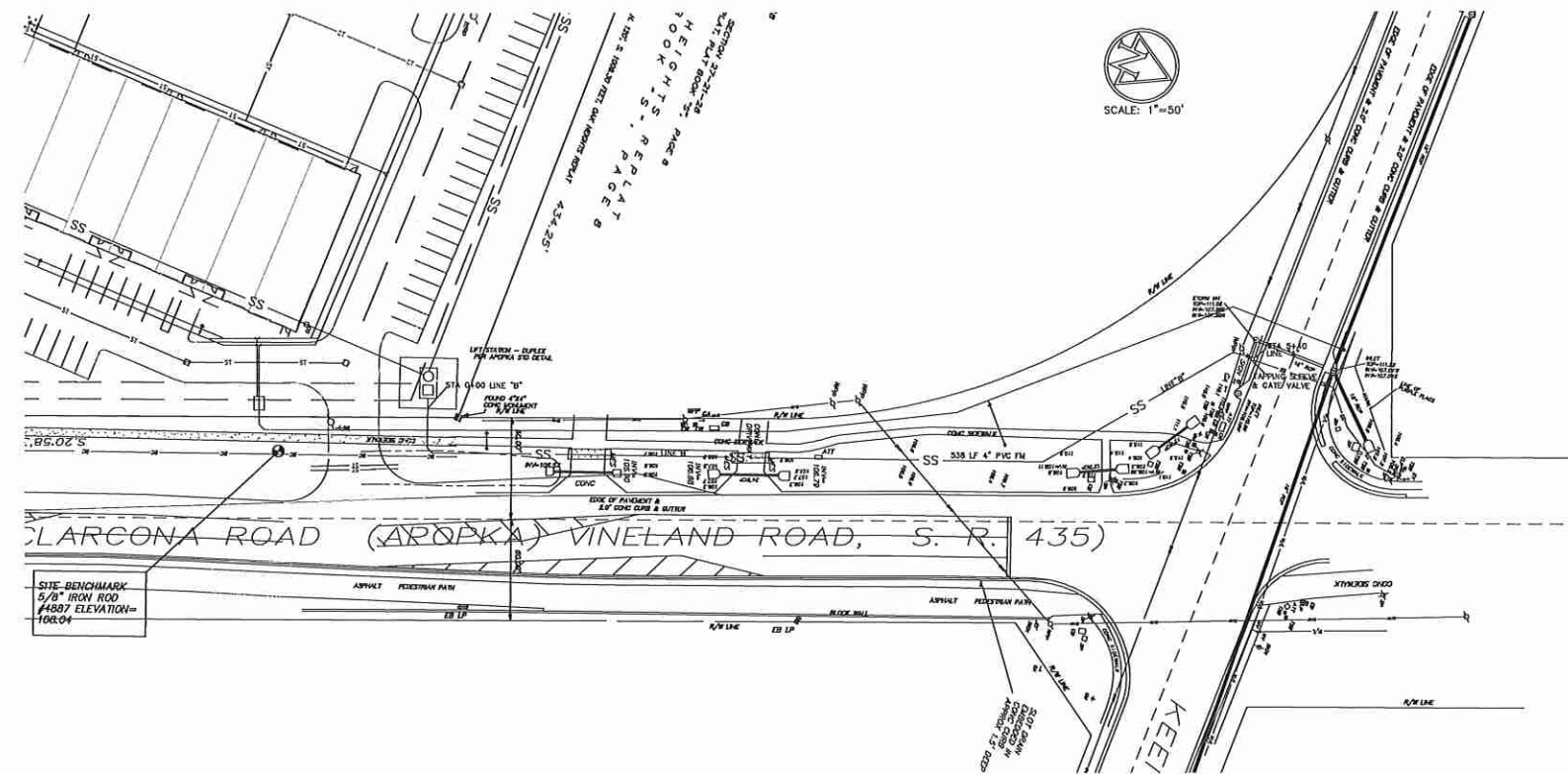
APOPKA COMMERCIAL/WAREHOUSE
2867 CLARCONA RD
APOPKA, FL



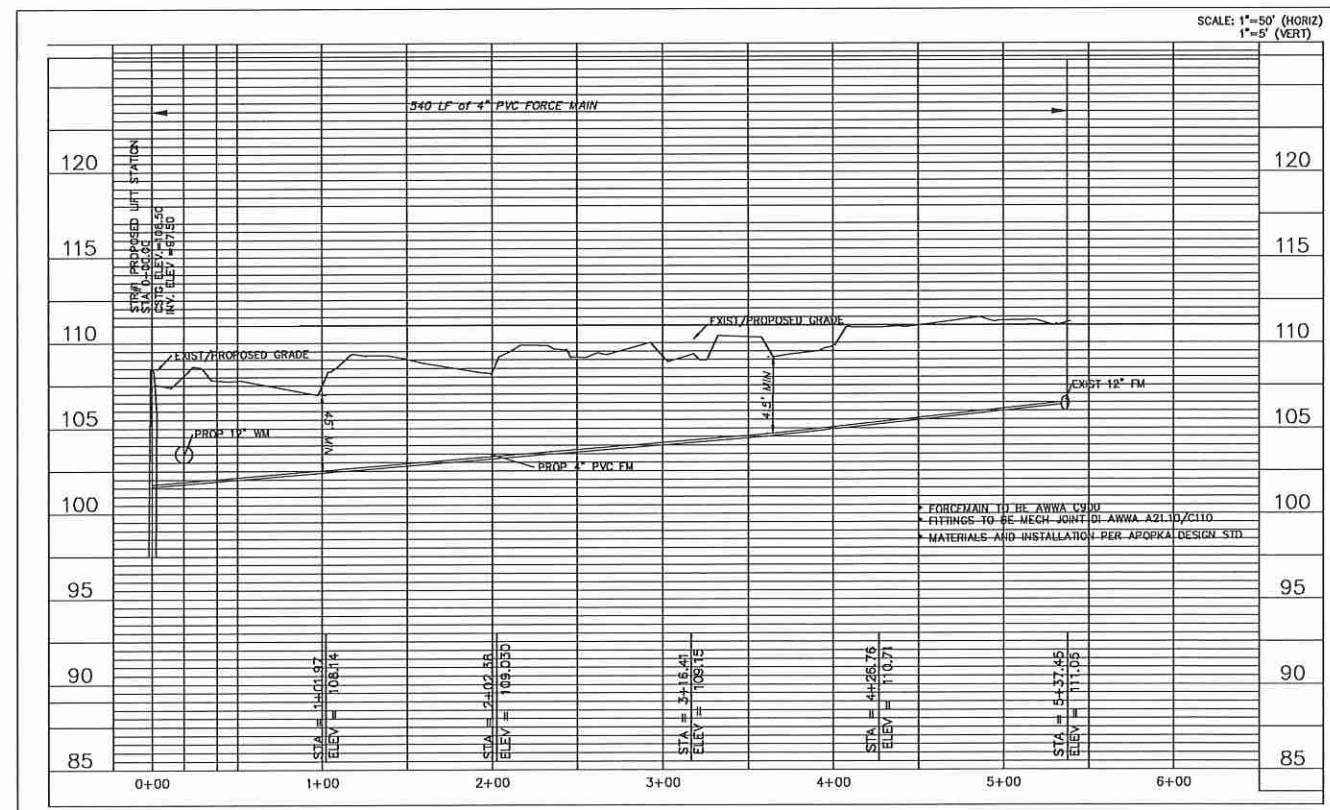
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COMMISSION NO.:

WATER MAIN
PLAN

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PROPOSED LAYOUT



PROPOSED FORCE MAIN PROFILE

EXISTING LEGEND:

- (P.) = PLAT
- (M.) = MEASURED
- OHW = OVERHEAD WIRES
- WPP = WOOD POWER POLE
- ORB = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- CONC = CONCRETE
- C.B. = CONDOMINIUM EXHIBIT BOOK
- CM = CONC MONUMENT
- P.O.B. = POINT OF BEGINNING
- = SET 5/8" IRON ROD #4887
- UNLESS NOTED OTHERWISE
- INV = INVERT
- CMP = CORRUGATED METAL PIPE
- MES = MITERED END SECTION
- RCP = REINFORCED CONC PIPE
- CR = CABLE RISER
- EB = ELECTRIC BOX
- ATT = ATT BOX
- TSB = TRAFFIC SIGNAL BOX
- W/L = WATER LINE
- SV = SEWER VALVE
- ELP = ELECTRIC POLE
- GM = GAS MARKER
- SP = SIGNAL POLE
- WV = WATER VALVE

LEGEND

- = PROPOSED SWALE FLOW LINE
- = EXISTING INTERMEDIATE CONTOUR
- XXX = PROPOSED CONTOUR
- = LENGTH AND GRADE OF SWALE
- = SPOT ELEVATION
- = HIGH POINT
- G=XXXX = PAD GRADE
- OYI = PROPOSED YARD INLET
- = PROPOSED ELEVATION
- = MATCH EXISTING GRADE
- ⊙ = HYDRANT
- ⊕ = WATER VALVE
- ⊗ = RIP RAP
- ⊘ = PVMT RESTORATION (SEE DETAIL)

GENERAL NOTES:

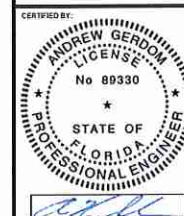
1. MAINTAIN MINIMUM OF 4.5-FOOT COVER OVER ALL WATER MAINS AND WATER SERVICE LINES.
2. MAINTAIN MINIMUM WATER/SEWER SEPARATION OF 6' HORIZONTAL & 12' VERTICAL
3. SEE DETAILS SHEETS FOR STREET, SANITARY AND STORM SEWER DETAILS. SEE NOTES AND SPECIFICATIONS SHEET FOR MATERIAL AND PIPE SPECIFICATIONS.
4. ALL WATER SERVICE INSTALLATION TO BE PERFORMED IN ACCORDANCE WITH APOPKA MANUAL
5. TOPOGRAPHY SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY McMAHON SURVEYING
6. CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS ACHIEVED ON ALL FINAL SURFACES. IN THE EVENT OF GRADING DISCREPANCIES ON THIS PLAN, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION.
7. ADJUST CASTING AFTER FINAL GRADING TO ASSURE POSITIVE DRAINAGE AWAY FROM CASTING
8. ALL EARTHEN AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND MULCHING.
9. CONTRACTOR TO VERIFY ALL INVERTS AND CONFLICTS PRIOR TO CONSTRUCTION NOTIFY ENGINEER OF ANY DISCREPANCIES FROM THE PLANS
10. ALL PIPING TO BE AWWA C900 WITH DI FITTINGS, RESTRAINTS AND CONNECTIONS PER APOPKA STANDARD
11. PROVIDE CONCRETE CRADLES FOR PIPE WHEN SEPARATIONS ARE LESS THAN 12" SEE APOPKA STANDARDS FOR OTHER SEPARATION REQUIREMENTS
12. TF, TIF, OR RIM SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE.
13. ALL EXISTING PAVEMENT, LANDSCAPING, FENCES, ETC DISTURBED BY WATER CONSTRUCTION TO BE REPLACED TO ORIGINAL CONDITION
14. ALL TRENCHES TO BE BACKFILLED AND COMPACTED IN 8" MAX LIFTS ALL TRENCHES WITHIN 5' OF PAVEMENT TO HAVE GRANULAR FILL PER CITIZEN SPECIFICATIONS
15. ALL UTILITY LOCATIONS PER MAHON SURVEYING FIELD SURVEY. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS

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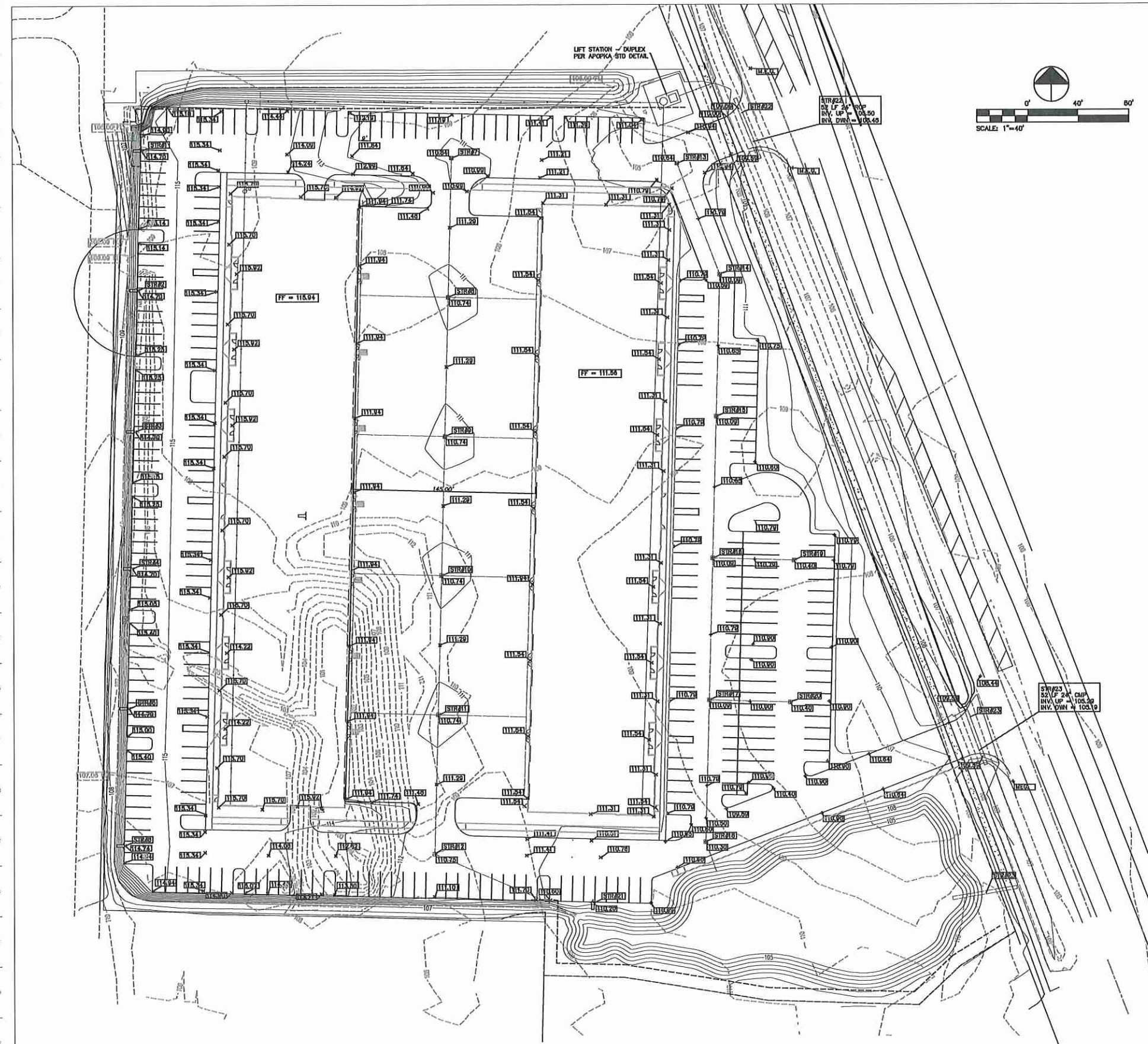
APOPKA COMMERCIAL/WAREHOUSE
2867 CLARCONA RD
APOPKA, FL



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COMMISSION NO.:

FORCE MAIN
PLAN

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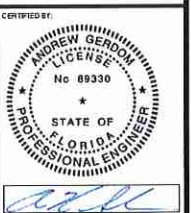
GRADING LEGEND

- XXX = PROPOSED SWALE FLOW LINE
- = EXISTING INTERMEDIATE CONTOUR
- XXX = PROPOSED CONTOUR
- 42 @ 0.7% = LENGTH AND GRADE OF SWALE
- + XXX.XX = SPOT ELEVATION
- XXX.XX HP = HIGH POINT
- is = XXX.XX = PAD GRADE
- OYI = PROPOSED YARD INLET
- +XXX.XX = PROPOSED ELEVATION
- +111.65 = MATCH EXISTING GRADE
- [Pattern] = RIP RAP

GRADING NOTES:

1. MAINTAIN MINIMUM OF 5-FOOT COVER OVER ALL WATER MAINS AND WATER SERVICE LINES.
2. MAINTAIN MINIMUM OF 1.5-FOOT COVER OVER REINFORCED CONCRETE STORM SEWER PIPE. MAINTAIN MINIMUM OF 2.5-FOOT COVER OVER ALL OTHER STORM SEWER PIPE.
3. SEE DETAILS SHEETS FOR STREET, SANITARY AND STORM SEWER DETAILS. SEE NOTES AND SPECIFICATIONS SHEET FOR MATERIAL AND PIPE SPECIFICATIONS.
4. FINAL GRADING OF THE SITE SHALL CONFORM TO THIS PLAN.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON THE DATUM INDICATED IN THE BENCHMARK
6. CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS ACHIEVED ON ALL FINAL SURFACES. IN THE EVENT OF GRADING DISCREPANCIES ON THIS PLAN, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION.
7. SIDE SLOPES 4:1 OR GREATER WILL BE STABILIZED WITH AN EROSION CONTROL BLANKET. ALL DITCH BOTTOMS TO USE SOD OR EROSION BLANKET
8. ALL EARTHEN AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND MULCHING.
9. PROVIDE POSITIVE DRAINAGE IN ALL AREAS. PAVING CONTRACTOR SHALL TEST FOR ANY PONDING CONDITIONS AFTER INSTALLATION AND CORRECT.
10. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
11. THE EXCAVATING CONTRACTOR OR LANDSCAPING CONTRACTOR SHALL INSTALL THE FINISH GRADE AT 1/2" BELOW PAVEMENTS WHEN SHEET DRAINAGE IS PROPOSED ACROSS THAT SEEDER AREA.
12. TF, TIF, OR RIM SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE.
13. ALL PROPOSED SPOT ELEVATIONS NOTED ON THIS PLAN REFERENCE PAVEMENT GRADE; WHERE ADJACENT TO A CURB, ADD 0.50 FT. TO SAID ELEVATION TO DETERMINE ADJACENT CURB GRADE.
14. WETLAND AREA SHALL BE FENCED PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
15. ALL MONITORING WELL SHALL BE PROTECTED, WELLS TO BE MOVED SHALL BE DONE PER REGULATION.

APOPKA COMMERCIAL WAREHOUSE
2867 CLARCONA RD
APOPKA, FLORIDA

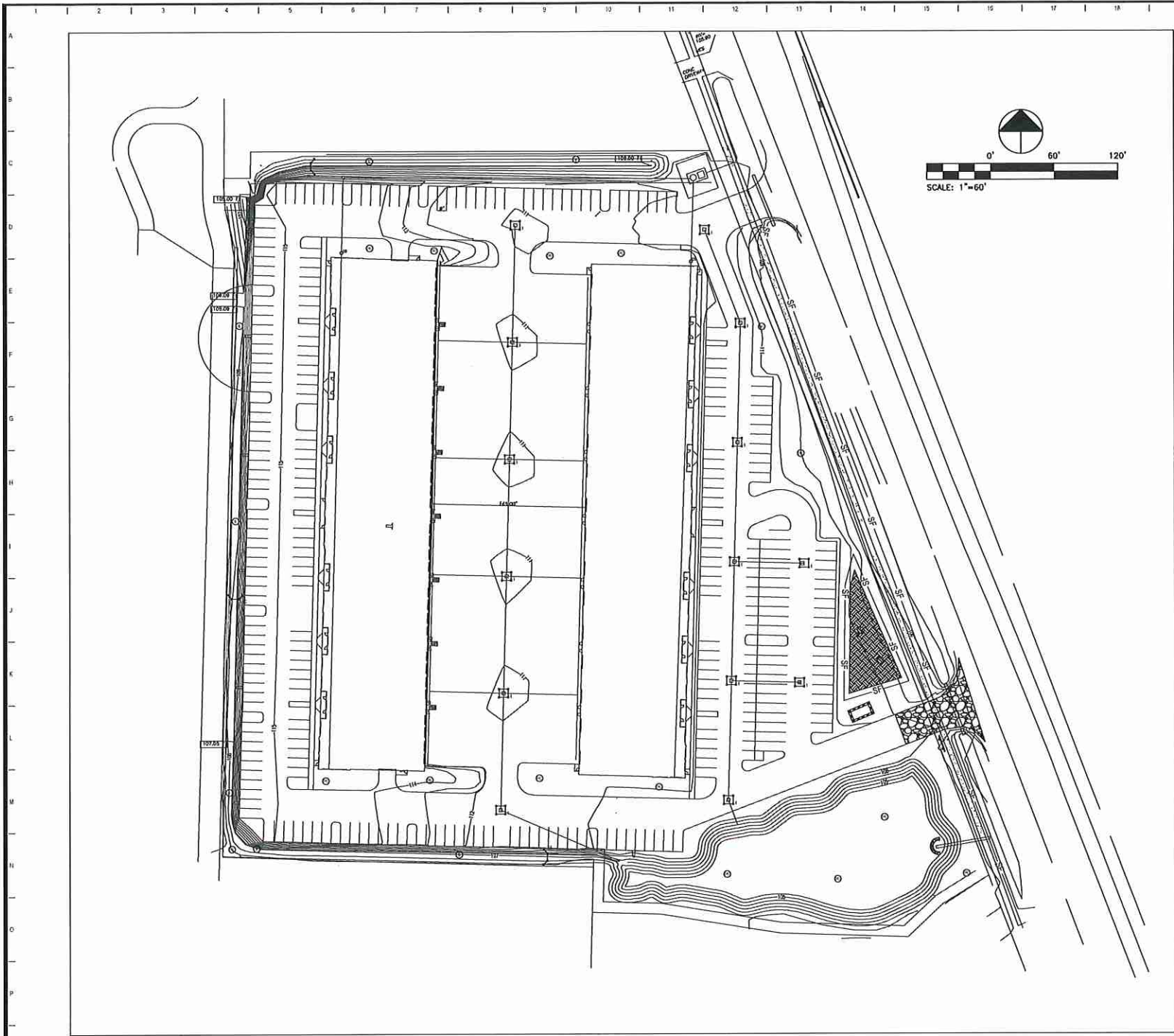


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GRADING

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EROSION CONTROL SPECIFICATIONS
The Contractor is encouraged to contact the local Soil Conservation Service for recommendations concerning erosion control practices and sequencing. Similar practices to those outlined in these plans may be substituted upon recommendation. Not all will be used on a project.

CONSTRUCTION SEQUENCING
GENERAL REQUIREMENTS: 1. Avoid rainy periods. 2. Schedule projects to disturb only small portions of the site at any one time. Complete grading as soon as possible. Immediately stabilize the disturbed portion before grading the next portion. Practice staged seeding in order to revegetate out and fill slopes as the work progresses.

WHEEL WASH
INSTALLATION REQUIREMENTS: A minimum of 6 inches of asphalt treated base (ATB) over crushed base material or 8 inches over a good subgrade is recommended to pave the wheel wash. Keep the water level from 12 to 14 inches deep to avoid damage to truck hubs and filling the truck fenders with water. Provide a small grade change, 6 to 12 inches cross slope for a 10-foot-wide pond. A drainpipe with a 2- to 3-foot riser should be installed on the low side of the pond to allow for easy cleaning and refilling.

MAINTENANCE REQUIREMENTS: The wheel wash should start out the day with fresh water. The wash water should be changed a minimum of once per day. On large earthwork jobs where more than 10-20 trucks per hour are expected, the wash water will need to be changed more often. Wheel wash or the bath wastewater shall be discharged to a separate on-site treatment system, such as closed-loop recirculation or land application, or to the sanitary sewer with proper local sewer utility approval.

DEWATERING STRUCTURE, Portable Sediment Tank
INSTALLATION REQUIREMENTS: The structure may be constructed with steel drums, sturdy wood or other material suitable for handling the pressure exerted by the volume of water. Sediment tanks will have a minimum depth of 2 ft. The sediment tank shall be located for easy clean-out and disposal of the trapped sediment and to minimize the interference with construction activities. The following formula shall be used to determine the storage volume of the sediment tank: Pump discharge (gallons/min) x 15 = cubic feet of storage required.

MAINTENANCE REQUIREMENTS: Once the water level nears the top of the tank, the pump must be shut off while the tank drains and additional capacity is made available. The tank shall be designed to allow for emergency flow over the top of the tank. Clean-out of the tank is required once one-third of the original capacity is depleted due to sediment accumulation. The tank shall be clearly marked showing the clean-out point. The filtering devices must be inspected frequently and repaired or replaced once the sediment build-up prevents the structure from functioning as designed. The accumulated sediment which is removed from a dewatering device must be spread on-site and stabilized or disposed of at an approved disposal site as per approved plan.

DEWATERING STRUCTURE, Filter Box
INSTALLATION REQUIREMENTS: The box selected should be made of steel, sturdy wood or other materials suitable to handle the pressure requirements imposed by the volume of water. Normally readily available 55 gallon drums welded top to bottom will suffice in most cases. Bottom of the box shall be made porous by drilling holes (or some other method). Coarse aggregate shall be placed over the holes at a minimum depth of 12 inches. Metal "hardware" cloth may need to be placed between the aggregate and the holes if holes are drilled larger than the majority of the stone. As a result of the fast rate of flow of sediment-laden water through the aggregate, the effluent must be directed over a well-graded strip of at least 50 feet after leaving the base of the filter box. The box shall be sized as follows: Pump discharge (gallons/min) x 16 = cubic feet of storage required.

MAINTENANCE REQUIREMENTS: Once the water level nears the top of the box, the pump must be shut off while the box drains and additional capacity is made available. The box shall be designed to allow for emergency flow over the top of the box. Clean-out of the box is required once one-third of the original capacity is depleted due to sediment accumulation. The tank shall be clearly marked showing the clean-out point. If the stone filter box becomes clogged with sediment so that it no longer adequately performs its function, the stones must be pulled away from the inlet, cleaned and replaced. Using a filter box only allows for minimal settling time for sediment particles; therefore, it should only be used when site conditions restrict the use of the other methods. The filtering devices must be inspected frequently and repaired or replaced once the sediment build-up prevents the structure from functioning as designed. The accumulated sediment which is removed from a dewatering device must be spread on-site and stabilized or disposed of at an approved disposal site as per approved plan.

DEWATERING STRUCTURE, Straw Bale/Silt Fence PI
INSTALLATION REQUIREMENTS: Measure shall consist of straw bales, silt fence, a stone outlet (a combination of riprap and aggregate). The structure must have a capacity which is dictated by the following formula: Pump discharge (gallons/min) x 16 = cubic feet of storage required. In any case, the excavated area shall be a minimum of 2 feet below the base of the perimeter measures (silt fence or straw bale barriers).

MAINTENANCE REQUIREMENTS: Once the water level nears the crest of the stone weir (emergency overflow), the pump must be shut off while the structure drains down to the elevation of the weir storage. The weir storage PI must be developed only after a minimum of 6 hours of sediment settling time. This effluent should be pumped across a well vegetated area or through a silt fence prior to entering a watercourse. Once the weir storage area becomes filled to one-half of the excavated depth, accumulated sediment shall be removed and properly disposed of. Once the device has been removed, ground contours will be returned to original condition. The filtering devices must be inspected frequently and repaired or replaced once the sediment build-up prevents the structure from functioning as designed. The accumulated sediment which is removed from a dewatering device must be spread on-site and stabilized or disposed of at an approved disposal site as per approved plan. Selection of type will be based on State of Florida Erosion & Sediment Control Manual.

CONCRETE WASHOUT
INSTALLATION REQUIREMENTS: Concrete washout area shall be installed prior to any concrete placement on site. Signs shall be placed at the location of the concrete washout area, and whenever necessary to clearly indicate the location of the concrete washout area to operators of concrete trucks and pump jibs. The concrete washout area shall be prepared and enlarged or cleaned out as necessary to maintain capacity for washed concrete. At the end of construction, all concrete shall be removed from the site and disposed of at an approved waste site. When the concrete washout is removed, the disturbed area shall be seeded and mulched or otherwise stabilized in an appropriate manner.

MAINTENANCE REQUIREMENTS: Concrete washouts shall be inspected on a regular basis. Damage to the berm shall be repaired immediately. Sediment and exposed aggregate shall be collected and disposed of at an approved waste site.

TEMPORARY GRAVEL ENTRANCE/EXIT
INSTALLATION REQUIREMENTS: Place six-inch minimum depth of 2-3 inch washed stone (Per FDOT) with geotextile fabric underlayment. Area to be covered is as shown on the erosion control plan. Culverts shall be placed under the pad as necessary to maintain roadside drainage.

MAINTENANCE REQUIREMENTS: Contractor shall inspect the entrance weekly and after storm events. Entrance shall be reshaped as necessary for drainage and runoff control. Topdress entrance with clean stone as needed. Sediment tracked onto roads shall be removed immediately by brushing or sweeping. Any damage to the pavement shall be immediately repaired.

TOPSOIL (SALVAGE AND UTILIZATION)
INSTALLATION REQUIREMENTS: Contractor shall stockpile suitable topsoil material to be used for final lot grading. Stockpiles shall be protected against erosion by placing silt fence or straw bale barriers on downstream side of pile. Stockpiles used for more than six months shall be temporarily seeded, covered with a tarp, or surrounded by a sediment barrier (silt fence or straw bales). Before reapplying topsoil, subsoil shall be graded and roughened by disking to a depth of 3-4 inches.

MAINTENANCE REQUIREMENTS: Contractor shall inspect newly topsoiled areas on a weekly basis until vegetation is established. Eroded areas shall be repaired and revegetated immediately.

SURFACE ROUGHENING
INSTALLATION REQUIREMENTS: All areas that are to be stabilized with vegetation shall be roughened by bulldozer cleats, disk, tiller, or other methods. All graded areas that are not stabilized immediately shall also be roughened.

TEMPORARY SEEDING
Refer to seeding schedule and notes.

INSTALLATION REQUIREMENTS:
A) contractor shall roughen all disturbed surfaces by bulldozer cleats, disk, tiller, or other methods prior to seeding where vegetation will be established. Seed mixtures shall be planted only during the optimum dates contained in the above table. Mulch (practices 3.15) or other approved means shall be used outside of these dates until the following year when seeding will be required.
B) all disturbed areas indicated with temporary seeding on the erosion control plan shall be seeded immediately after construction.
C) apply 14 lbs. 10-12-12 fertilizer, or equivalent, per 1000 square feet or as recommended by soil test. Work fertilizer into soil 2 to 4 inches deep by disking or raking.
D) seed areas that have been graded following level and drainage construction using an appropriate mixture for the time of year based on the above chart. Seed shall be applied uniformly with a disk or cultipacker seeder or by broadcasting, and cover to the depth shown in the above chart. If disking or broadcasting, seeded shall be tilled with a roller or cultipacker. Erosion mulching shall be required for temporarily seeded areas and shall be anchored by crimping or tack-fing.
E) perennial species may be used for temporary cover and is required for areas that will remain idle for more than one year.

MAINTENANCE REQUIREMENTS: If heavy rains occur during grass establishment causing erosion and loss of seed, fertilizer, etc., the affected area shall be repaired and reseeded immediately.



Soils Map Index - U.S.D.A Soil Survey for Marion County
39 - St. Lucie-Urban land complex, 0 to 5 percent slopes
47 - Tavares-Milhooper complex, 0 to 5 percent slopes
48 - Tavares fine sand-Urban land complex, 0 to 1 percent slopes

SOILS MAP

STORMWATER POLLUTION PREVENTION PLAN LEGEND

REFER TO SPECIFIC PROTECTION METHODS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLANS, NOTES, SPECIFICATIONS AND DETAILS. ALTERNATIVE/INNOVATIVE PROTECTION MEASURES MAY BE UTILIZED, WITH PRIOR APPROVAL OF LOCAL STORM WATER PERMIT REVIEWER AND SITE ENGINEER.

- CONSTRUCTION LIMITS
- EMERGENCY OVERFLOW ROUTES
- AREAS OF MAXIMUM FLOODING
- STORM WATER QUALITY BMP MEASURE (REFER TO DRAINAGE REPORT & STORM WATER O & M MANUAL)
- N.O.I. AND LOCAL PERMIT POSTING LOCATION
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT
- CONCRETE WASHOUT (SEE DETAIL & SPEC.)
- TOPSOIL (SALVAGE AND UTILIZATION)
- LIVE STAGING AND STORAGE (SEE DETAIL & SPEC.)
- TREE CONSERVATION (SEE DEMOLITION OR LANDSCAPE PLAN FOR ADDITIONAL INFORMATION)
- TEMPORARY SEEDING (SEE SPEC., SURFACE ROUGHENING & MULCHING AS APPLICABLE)
- PERMANENT SEEDING (SEE SPEC., SURFACE ROUGHENING & MULCHING AS APPLICABLE)
- SODDING (SEE SPECIFICATIONS)
- VEGETATIVE (GRASS) FILTER STRIP (SEE DETAIL & SPEC.)
- EROSION CONTROL BLANKET (SURFACE APPLIED) (SEE DETAIL & SPECIFICATIONS)
- RIPRAP (QUANTITY, LOCATION AND DEPTH AS INDICATED ON THE DETAIL AND/OR PLANS)
- RIPRAP-LINED CHANNEL (SEE DETAIL & SPEC.)
- EROSION CONTROL BLANKET LINED CHANNEL (SEE DETAIL & SPECIFICATIONS)
- INLET DROP / PERIMETER PROTECTION (SEE DETAIL & SPEC.)
- INLET PROTECTION (SEE DETAIL & SPEC.)
- CURB INLET DROP / PERIMETER PROTECTION (SEE DETAIL & SPEC.)
- CURB INLET PROTECTION (SEE DETAIL & SPEC.)
- SEDIMENT FENCE (SILT FENCE, MULCH BERM - SEE DETAIL & SPEC.)
- SWALE CHECK DAM (SEE DETAIL & SPEC.)
- ROCK CHUTE (SEE DETAIL & SPEC.)
- ROCK CULVERT CHECK DAM (SEE DETAIL & SPEC.)
- TEMPORARY SEDIMENT TRAP (SEE DETAIL & SPEC.)
- TEMPORARY SEDIMENT BASIN (SEE DETAIL & SPEC.)

MULCHING REQUIREMENTS:

MATERIAL	RATE PER 1000 S.F.	COMMENTS
STRAW	70 LBS	SHOULD BE DRY, UNCHOPPED, AND FREE OF UNDESIRABLE SEEDS. SPREAD BY HAND OR MACHINE. MUST BE CRIMPED OR ANCHORED.
WOOD FIBER OR CELLULOSE	45 LBS	APPLY WITH HYDROMULCHER AND USE WITH TACKING AGENT
LONG FIBER WOOD (EXCELSDOR)	25 LBS	ANCHOR IN AREAS SUBJECT TO WIND
ANCHORING METHOD		APPLICATION METHOD
MULCH ANCHORING TOOL		CRIMP OR PUNCH STRAW INTO THE SOIL 2-4 INCHES
FARM DISK		OPERATE MACHINERY ON THE CONTOUR OF THE SLOPE
CLEATING WITH BULLDOZER TRACKS		OPERATE DOZER UP AND DOWN SLOPE, NOT ACROSS, OR ELSE THE TRACKS WILL FORM RILLS
WOOD HYDROMULCH FIBERS		APPLY 1-2 TONS/ACRE USING A HYDROMULCHER AT A RATE OF 750 LBS/ACRE WITH A TACKIFYING AGENT. DO NOT USE IN AREAS OF CONCENTRATED FLOW.

NOTE: APPLY MULCHING TO ALL SEEDING AREAS IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS.

STORMWATER POLLUTION PREVENTION SPECIFICATIONS

- This stormwater pollution prevention plan is applicable to the entire development and as such is made a part of these construction plans. It is as much as the site may be developed at different times, the system must be flexible enough to permit different areas to be developed and still guarantee adequate protection against soil erosion. It shall be the Contractor's responsibility to incorporate the stormwater pollution prevention practices contained in these construction plans into the construction techniques and procedures. The Contractor shall ensure that this plan is available on-site as per regulation. For unapproved this inspection by the permitting authority. Permit shall also be posted at the entrance to the site for the Contractor. Additional copies are available upon request.
- The Contractor shall consult local Erosion Control Manual for further details and said Manual and Ordinance by reference shall hereby be considered to be a part of these construction plans.
- The Contractor is encouraged to contact the local Soil Conservation Service for recommendations concerning erosion control practices and sequencing. Similar practices to those outlined in these plans may be substituted upon recommendation.
- All construction as designated in these plans shall comply with the rules and requirements of applicable state and local Storm Water Pollution control ordinances. The Contractor and Contractor's employees, agents, or subcontractors shall comply with the erosion control plan and erosion control measures and specifications outlined in these plans and shall indemnify and hold the Owner harmless from and against all liability, damage, loss, claims, demands, and actions of any nature which may arise out of or are connected with, or are claimed to arise out of or connected with any work that is not in compliance with the erosion control plan.
- The Contractor shall have a trained individual on staff and scheduled on a regular basis to ensure that stormwater pollution prevention measures are inspected and maintained on a routine basis prior to each storm event. A representative of the Owner shall be contacted and shall be present during or immediately following each inspection. Change measures shall be repaired or replaced immediately. See the maintenance requirements for each practice for more details. The Contractor shall be responsible for ensuring that the inspections are occurring and that all required maintenance is maintained. Any cost for the repair of a structure or such an inspection by the local Soil and Water Conservation District or other regulatory authority, the Contractor shall make the inspection log available within 48 hours. A maintenance record shall be maintained for the project for one year.
- At no cost to the owner, additional erosion and sediment control measures shall be installed if determined to be necessary during on-site inspections and/or following heavy rainfall events or as directed by the engineer. Local inspector may also direct erosion control measures in addition to the engineer.
- After the contractor has terminated land-disturbing activities and has implemented stormwater pollution prevention measures, he shall be responsible for scheduling an on-site walk-through with the owner of the property, or authorized representative, to review the stormwater pollution prevention measures to ensure that adequate protection is in place to the satisfaction of the owner/representative. The contractor shall also be responsible for removing temporary sediment control practices once permanent measures are in place and effective. Coordination for the removal of such temporary measures should be discussed at the walk-through with the owner/representative. Contractor shall coordinate the transfer of maintenance responsibilities, as required, with the owner.

ON-SITE CONTACT PERSON
Contact Person Mike Madden
Affiliation: Contractor
Company Name: River Oaks Builders
Phone: 407-509-6032

EROSION CONTROL NOTE

ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH LOCAL STORMWATER DESIGN AND SPECIFICATION MANUAL, LATEST EDITION. DISCREPANCIES BETWEEN PLANS AND MANUAL SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS SET FORTH IN THE MANUAL.

Digitally signed by
Andrew Gerdon
Date: 2021.08.11
10:56:07 -04'00'

13300 Shawnee Dr.
Claremont, IN 46032
317-407-5537
andrewgerdon@yahoo.com

Gerdon Engineering

APOPKA COMMERCIALWAREHOUSE
2867 CLARCONA RD
APOPKA, FLORIDA



DRAWN BY: AHG
CHECK BY: AHG
DATE: 8-10-2021
COMMISSION NO.:

SWPPP

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PERMANENT SEEDING
Refer to seeding schedule and notes
INSTALLATION REQUIREMENTS:
A) contractor shall mow and disperse seed on prepared surfaces by bulldozer, chisel, disk, tiller, or other methods prior to seeding where vegetation will be established.
B) topsoil shall be added to a depth needed for establishment of vegetation as described in practice 3.02 before permanent seeding.
C) time shall be applied to the soil when the pH level is unsuitable for seeding at a rate of 30 lbs. Per 1000 square feet or as recommended by soil test.
D) apply 14 lbs. Per 1000 square feet of 12-12-12 fertilizer, or equivalent, or as recommended by soil test. Work fertilizer into soil 2 to 4 inches deep by disking or raking.
E) seed shall be applied uniformly with drill or cultipacker-seeder or by broadcasting, and cover to a depth of 1/4 to 1/2 inch. If drilling or broadcasting, seedbed shall be firm with a roller or cultipacker.
F) permanently seeded areas shall be mulched and anchored by crimping or tackling. If seeding is done with a hydroseeder, fertilizer and mulch can be applied with the seed in a slurry mixture.
G) additional seed species and mixtures that are commercially available may be used. Rates and mixtures shall be equivalent to those contained in the above chart.
H) MAINTENANCE REQUIREMENTS: Maintenance requirements: If heavy rains occur during grass and shrub establishment, remove debris and mulch and reseed. If erosion occurs, remove debris and reseed immediately. Sparse, bare, or damaged areas shall be reseeded, seeded, and mulched.

MULCHING
Refer to mulching requirement detail
INSTALLATION REQUIREMENTS:
A) mulch shall cover at least 75% of the soil surface and shall be anchored by one of the methods listed in the previous table. Hay, asphak emulsion, synthetic tackifiers, synthetic binders, synthetic soil stabilizers, and biodegradable mulches are not permitted.
B) MAINTENANCE REQUIREMENTS: mulch shall be inspected after storm events until vegetation is firmly established. If washout, breakage, or erosion occurs, the surface shall be repaired, reseeded, mulched, and anchored.

RIPRAP
INSTALLATION REQUIREMENTS: Riprap shall be well-graded stone with 50% by weight larger than six inches in diameter. The largest pieces shall not exceed twelve inches in diameter and no more than 15% by weight be smaller than 3 inches in diameter. Geotextile fabric shall be placed under all riprap installations. Riprap shall be placed to a minimum thickness of eighteen (18) inches. All areas where riprap is to be placed shall be cut to a depth of eighteen (18) inches from finished grade and riprap shall be placed in solid excavation. See erosion control details for erosion of riprap on slopes, channels, and pipe outlets.
MAINTENANCE REQUIREMENTS: Inspect after each storm event for displaced material, slumping, and erosion at the edges. Additional riprap shall be placed at displaced or erosive areas.

EROSION CONTROL BLANKET
INSTALLATION REQUIREMENTS: Organic or synthetic mulch incorporated into a polypropylene or similar retting material. Immediately upon grading and topsoil placement of swale or area to receive blanket and seed, place seed and erosion control blanket in accordance with manufacturer's recommendations including proper blanket anchoring as recommended by the manufacturer. If a delay occurs prior to placement of seed and erosion control blanket, the contractor shall maintain the blanket to the downstream end of the swale or area receiving blanket and seed as indicated on the erosion control plan.
MAINTENANCE REQUIREMENTS: During the period of vegetative establishment, inspect after storm events for any erosion below the blanket. Pull back and anchor any areas showing erosion according to the manufacturer's recommendations.

ROCK DAM
INSTALLATION REQUIREMENTS: Place rock dam in center of ditch and extend the dam into the ditch banks with spillway constructed to the dimensions as shown on the detail. Place gravel on upstream side of dam for filtering of sediment. Stabilize the channel on the upstream side of the dam as required by the plan. Place a riprap apron to the dimensions as shown on the detail on the downstream side of the dam to protect against washout.
MAINTENANCE REQUIREMENTS: Inspect rock dam and basin after each storm event. Remove sediment when it reaches half the height of the dam. Repair dam immediately as necessary due to erosion, ripping, or rock displacement. Replace gravel facing if basin fills to drain and add gravel if basin drains quickly and above sediment to pass through dam. Once upstream area is adequately stabilized, remove water and sediment from basin, remove dam and use rock and riprap at drain provided locations on- or off of remove from site completely, and smooth and seed the area where dam was located. Maintenance requirements: Inspect dam and channel after each storm event and repair damage as necessary. Remove accumulated sediment to a controlled location when it reaches half the height of the dam. Remove dam and stabilize ground beneath when required vegetative cover is established upstream of the dam.

GRASS LINED CHANNEL
INSTALLATION REQUIREMENTS: Excavate and shape the channel to lines and dimensions shown on construction plans, removing and properly disposing of excess soil to soil surface water can enter the channel freely. If soils have a seasonal high water table, install subsurface drainage tiles. Offset the drainage tile to one side of the channel (do not place in the center of the channel). Utility lines should not be installed near the channel location. Protect all concentrated inflow points along the channel with erosion resistant linings such as riprap or with other appropriate measures. Add topsoil where soils exposed during excavation would be unsuitable for establishment of vegetation. Seed channel immediately after grading and protect with erosion control blankets, turf reinforcement mats, or install sod. Stabilize outlets during channel installation.
MAINTENANCE REQUIREMENTS: Inspect within 24 hours of each rain event and at least once every seven calendar days. Check channel outlet and road crossings for blockage, sediment, bank instability, and piping or scour holes; remove any blockage and make repairs immediately. Remove significant sediment and debris from channel to maintain design cross section and channel grade and to prevent spot erosion.

FABRIC DROP INLET PROTECTION
INSTALLATION REQUIREMENTS: To prevent runoff from bypassing the inlet, set the top of the fabric at least 6 inches below the downstream ground elevation, or build a temporary dike (compacted to 9 in. Higher than the fabric) on the low side of the inlet. Cut the fabric from a single roll to eliminate joints. (Provide at least 2 ft. Of overlap if a joint is needed) Bury the bottom of the fabric at least 1 ft. Deep, backfill, and compact the backfill. Space the support posts evenly against the inlet perimeter to a maximum of 3 ft. Apart, and drive them about 1/2 ft. Into the ground. (overfill must fall directly into the inlet and not on unprotected soil).
MAINTENANCE REQUIREMENTS: Inspect the fabric barrier after storm events, and make needed repairs immediately. Remove sediment from the pool area to provide storage for the next storm. Avoid damage or undercutting the fabric during sediment removal. When the contributing drainage area has been stabilized, remove and properly dispose of all construction material and sediment, grade the area to the elevation of the top of the inlet, then stabilize.

DANDY BAG
INSTALLATION REQUIREMENTS: Attach absorbent pillow to fabric loop. Tuck the enclosure flap inside to completely enclose the grate. Holding the lifting devices (do not rely on lifting devices to support the entire weight of the grate), place the grate into its frame.
MAINTENANCE REQUIREMENTS: Remove all accumulated sediment and debris from surface and vicinity of inlet after each storm event. Remove sediment that has accumulated within the enclosure pillow when near saturation.

STRAW BALE DROP INLET PROTECTION
INSTALLATION REQUIREMENTS: A trench shall be excavated four inches deep by a bale's width around the inlet. Bales shall be placed perpendicular to the flow of water. Bales shall be anchored by driving two 36-inch long steel rebar or 2x2-inch wood stakes through each bale until flush with the top. Drive the first stake at an angle towards the previously laid bale to force the bales together. Straw shall be wedged into any gaps between the bales to prevent sediment from seeping between bales. Backfill and compact the excavated soil four inches high outside of the bales.
MAINTENANCE REQUIREMENTS: Inspect the drop inlet protection after each storm event and make needed repairs immediately. Sediment shall be removed after reaching one-half the height of the bale and returned to a controlled location. After vegetation has been established on the contributing area, remove all bales, sediment and construction material and dispose of properly, and grade the area to the top of the inlet and stabilize.

YARD INLET PROTECTION
INSTALLATION REQUIREMENTS: Filter fabric shall be sufficiently large so that 2 yards completely around and under casting without gaps. Install the fabric as soon as inlet boxes are installed.
MAINTENANCE REQUIREMENTS: Inspect after each storm event. Remove build-up sediment and replace fabric as necessary to avoid failures. Periodically remove sediment from the areas surrounding the inlet by scraping or sweeping only.

BASKET INLET PROTECTION
INSTALLATION REQUIREMENTS: Metal basket dimensions shall be such that the basket fits into the inlet without gaps. Install the basket as soon as inlet boxes are installed. Cut and install a piece of filter fabric large enough to line the inside of the basket and extend at least 6-inches beyond the frame.
MAINTENANCE REQUIREMENTS: Inspect after each storm event. Remove build-up sediment and replace fabric as necessary to avoid failures. Periodically remove sediment from the paved areas surrounding the inlet by scraping or sweeping only.

CURB INLET PROTECTION
INSTALLATION REQUIREMENTS: Filter fabric shall be sufficiently large so that 2 yards completely around and under casting without gaps. Install the fabric as soon as inlet boxes are installed.
MAINTENANCE REQUIREMENTS: Inspect after each storm event. Remove build-up sediment and replace fabric as necessary to avoid failures. Periodically remove sediment from the areas surrounding the inlet by scraping or sweeping only.

GRAVELBAG CURB INLET SEDIMENT BARRIER
INSTALLATION REQUIREMENTS: Gravelbags shall contain fine gravel and shall be laid tightly end to end and coving from the curb and away from the curb on any paved upslope from the inlet. The gravelbags shall overlap onto the curb and extend three feet into the street to intercept runoff. If using more than one row, overlap the bags with the row beneath, and have a one-bag gap in the middle of the top row to serve as a siphon. Temporary traffic barriers shall be required to prevent vehicles from damaging the gravelbags. When a curb inlet is in a sump condition, the inlet shall be surrounded by gravelbags laid tightly end to end. See appropriate detail.
MAINTENANCE REQUIREMENTS: Inspect weekly and after storm events for damage and repair immediately as necessary. Remove sediment by sweeping when sediment reaches half the height of the barrier and the gravelbags are eroded or displaced.
TEMPORARY SEDIMENT BASIN
INSTALLATION REQUIREMENTS: Basin shall be constructed per plan dimensions. Both faces of the berm shall be lined with riprap as shown on the details sheet. Riprap piles shall be lined with stone as shown on the details.
MAINTENANCE REQUIREMENTS: Inspect sediment basin after each storm event. Remove sediment to a controlled location if it reaches half the height of the basin. Periodically check the berm, riprap, and gravel and make repairs as necessary. Remove debris and mulch and reseed the basin. Remove any heavy sediment accumulation and shape area as needed.

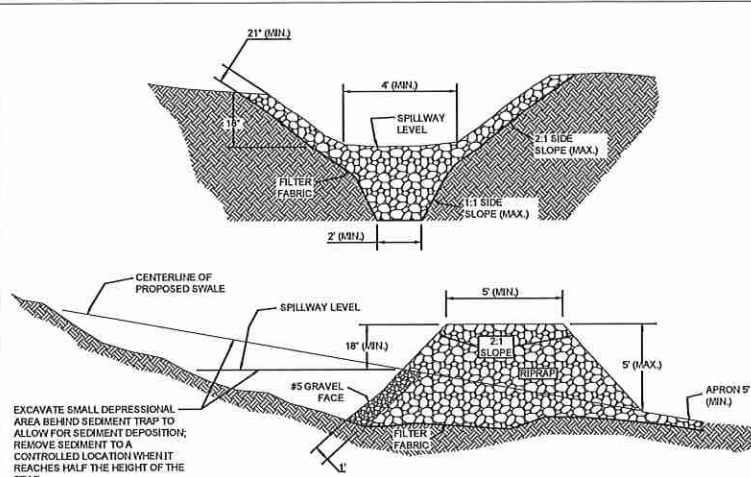
VEGETATIVE FILTER STRIP
Refer to vegetative filter requirement
INSTALLATION REQUIREMENTS:
A) If the site has little or no vegetative cover, seed and establish filter strip before the upslope area is disturbed. If vegetative cover is already present, simply stop the earth-disturbing activities at the upslope edge of the intended filter strip, leaving the vegetation strip intact.
B) For new filter strip, lime, fertilizer, and mulch shall be applied as described in practice 3.11 and 3.12. Seed species and mixtures recommended for permanent seeding are also suitable for establishment of vegetative filter strips. MAINTENANCE REQUIREMENTS: Lime and fertilizer shall not be used in areas where sediment is applied to maintain the vegetation in a healthy, growing condition. The vegetation may be mowed, but not shorter than six inches. Periodically repair and reseed the upper portion of the strip to avoid sediment accumulation and runoff concentration.

SILT FENCE
INSTALLATION REQUIREMENTS: An 8-inch deep flat-bottomed or v-shaped trench shall be dug along the entire length of the filter strip. Wood or steel support stakes shall be placed at least 12 inches apart and be spaced at a maximum of 6 feet apart. The bottom 12 inches of fence fabric shall be placed in the 8-inch trench, extending the remaining four inches toward the upslope side. The trench up-slope of the filter strip shall be filled with gravel. Silf fence shall not be used in areas where concentrated flow is expected. Silf fence shall be required in areas where excessive sedimentation is likely or in areas where ponds or wetlands are present immediately downstream of the construction.
MAINTENANCE REQUIREMENTS: The fence shall be inspected weekly and after each storm event. If any portion of the fence rips, tears, slants to decompose, or becomes ineffective, that portion shall be replaced immediately. Sediment which has accumulated and returned to a controlled location when it reaches half the height of the fence or causes the fence to bulge. After the contributing drainage area has established vegetation, the silf fence and sediment may be removed and disposed of properly.

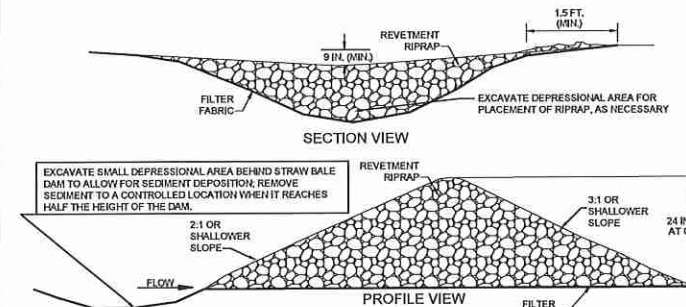
STRAW BALE DAM
INSTALLATION REQUIREMENTS: A trench four inches deep by a bale's width shall be dug along the entire length of the dam. Each bale shall be placed so the bindings are oriented around the sides. Bales shall be laid tightly against each other. Each bale shall be anchored by two 36-inch long steel rebar or 2x2-inch wood stakes through each bale until flush with the top. Drive the first stake at an angle towards the previously laid bale to force the bales together. Straw shall be wedged into any gaps between the bales to prevent sediment from seeping between bales. Excavated soil shall be backfilled and compacted against the bales to ground level on the downstream side and to 4-inches above ground level on the upslope side.
MAINTENANCE REQUIREMENTS: Straw bale dams shall be inspected weekly and after each storm event. Deteriorating or damaged areas shall be replaced immediately. Sediment shall be removed and returned to a controlled location when it reaches half the height of the dam. After the contributing drainage area has established vegetation, the straw bale dam and sediment may be removed and disposed of properly. Straw bale dams shall be used in areas with a large or irregular channel bottom or in areas of large concentrated flows (a rock dam shall be used in these areas).

DUST CONTROL
INSTALLATION REQUIREMENTS: Temporary and permanent measures such as mulching, seeding, sod, vegetation, irrigation, street cleaning, or other means shall be required to prevent wind-borne soil from leaving the construction site.
TREE CONSERVATION
INSTALLATION REQUIREMENTS: Undisturbed areas indicated on the construction plans containing trees shall be isolated by a temporary construction fence or similar barrier placed at the dip line of the tree to be saved.
LIME SUBGRADE STABILIZATION
INSTALLATION REQUIREMENTS: Hydrated lime is applied to the soil and mixed through diskbar and other techniques, then allowed to cure. This practice will reduce the potential for runoff to carry lime offsite, where it may impact aquatic life by changing the pH balance of streams, ponds, and other water bodies.
MAINTENANCE REQUIREMENTS: The contractor shall limit lime operations to that which can be thoroughly mixed and compacted by the end of each workday. No traffic other than wheel loads and mixing equipment shall be allowed to pass over the spread lime until the completion of mixing. Areas adjacent and downstream of stabilized areas shall be roughened to intercept lime from runoff and redirect runoff velocity. Maintenance and re-apply seeding measures until a good vegetative cover is established. Downstream sediment basins or other temporary erosion control devices shall remain in place until adequate grass cover is established in said areas.

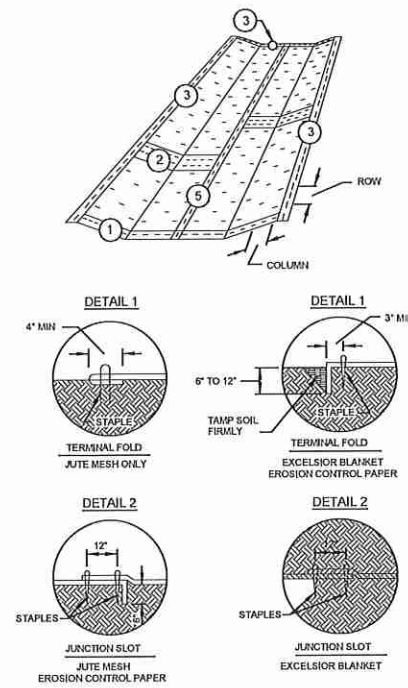
LANDSCAPING:
Stabilize all disturbed areas. Remove remaining temporary and perimeter sediment control measures when vegetation is well established throughout the site.
BUILDING CONSTRUCTION:
No permanent buildings will be constructed on the site as part of the project.
PROJECT COMPLETION:
Removal of all fence, inlet protection, temporary sediment trap, rock checks, and all other temporary erosion control measures shall be completed by the end of the project.
CONSTRUCTION EROSION CONTROL NOTES:
No equipment shall be driven nor earth disturbance shall occur outside the construction limits as designated on this plan.
Appropriate measures shall be taken by the Contractor to minimize or eliminate wastes or unused building materials, including but not limited to garbage, debris, cleaning wastes, wastewater, and other substances from being carried from the site by runoff. Proper disposal or management of all wastes and unused building materials, appropriate to the nature of the waste or material is required.
Sediment being tracked from the site onto roadways shall be minimized. Roadways shall be kept clear of accumulated sediment by scraping or sweeping only unless flushed water drains to a controlled location. Cleared sediment shall be returned to a controlled location. Existing vegetation shall be retained on the construction site wherever possible until the area must be disturbed for construction activities. A buffer strip of existing vegetation (minimum of fifteen feet wide) shall be maintained around the perimeter of the site wherever possible



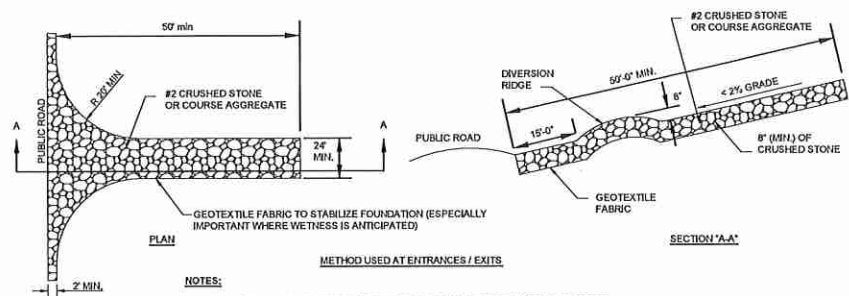
TEMPORARY SEDIMENT TRAP
SCALE: NOT TO SCALE



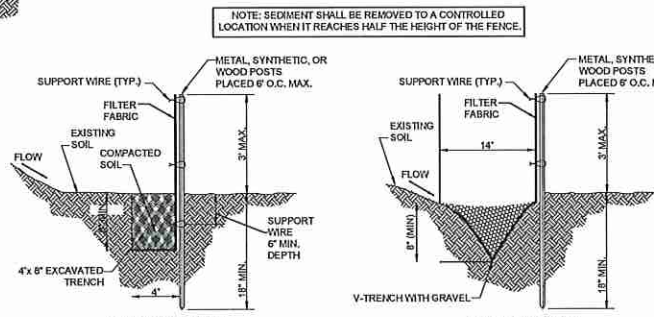
ROCK CHECK DAM
SCALE: NOT TO SCALE



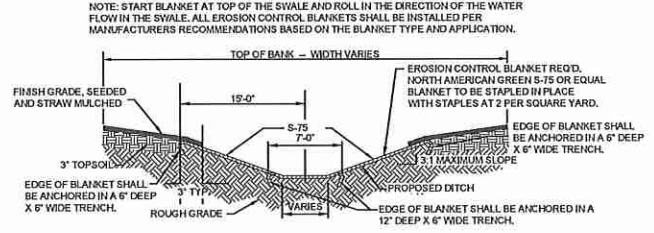
EROSION BLANKET INSTALLATION PLAN
SCALE: NOT TO SCALE



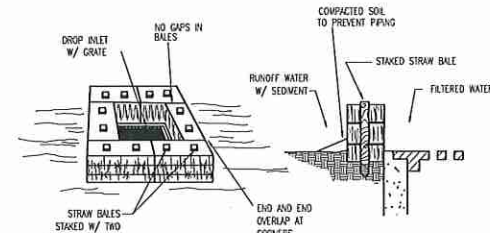
CONSTRUCTION GRAVEL ENTRANCE
SCALE: NOT TO SCALE



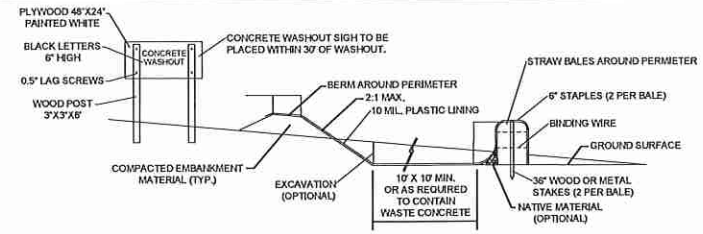
SILT FENCE DETAIL
SCALE: NOT TO SCALE



EROSION BLANKET INSTALLATION
SCALE: NOT TO SCALE

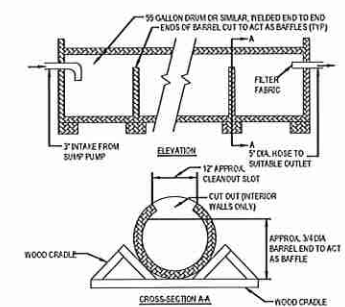


INLET PROTECTION
SCALE: NOT TO SCALE

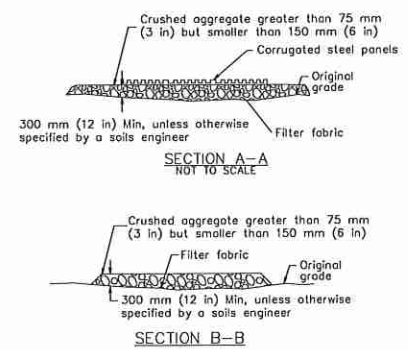


- NOTES:**
1. ADDITIONAL SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA.
 2. CONCRETE WASHOUT BERM MAY BE CONSTRUCTED OF NATIVE FILL, SAND BAGS, STONE, OR STRAW BALES, AS SHOWN. IF THE WASHOUT IS EXCAVATED SUCH THAT 12" DEPTH (FREEBOARD) IS OBTAINED, BERMING MAY BE EXCLUDED. DO NOT USE EXCAVATED WASHOUT IN AREAS OF HIGH SEASONAL WATER TABLE.
 3. THE CONCRETE WASHOUT AREA SHALL BE PREPARED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE AND THE DISTURBED AREA SHALL BE SEED AND MULCHED.

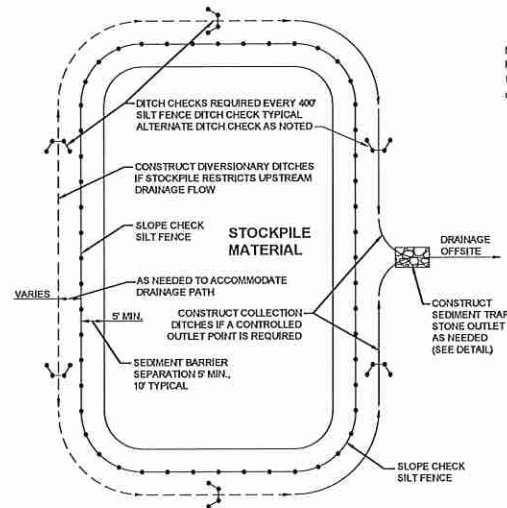
CONCRETE WASHOUT
SCALE: NOT TO SCALE



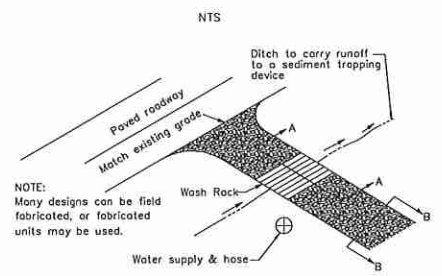
PORTABLE SEDIMENT TANK
SCALE: NOT TO SCALE



TIRE WASH
SCALE: NOT TO SCALE

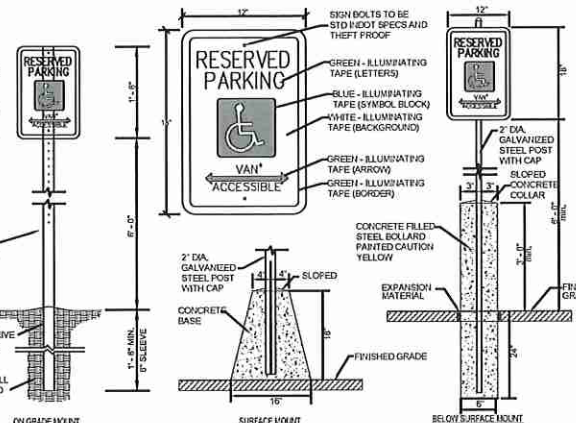


STOCKPILE EROSION CONTROL
SCALE: NOT TO SCALE

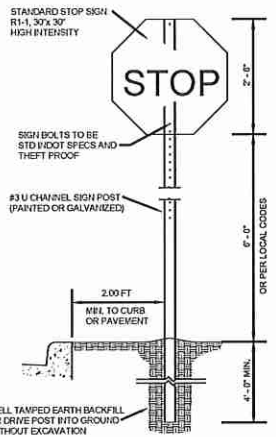


TIRE WASH
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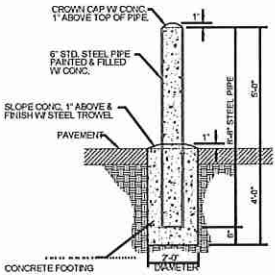
NOTES: USE BEST MFG. CO. MODEL S80T FOR HANDICAP PARKING & MODEL S85T FOR VAN ACCESSIBLE PARKING OR APPROVED EQUAL.
VAN ACCESSIBLE TO BE NOTED FOR SPACES DESIGNATED FOR THAT USE. ONE IN EIGHT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, BUT NOT LESS THAN ONE.



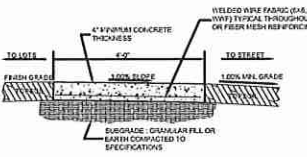
ACCESSIBLE PARKING SPACE SIGNAGE
SCALE: NOT TO SCALE



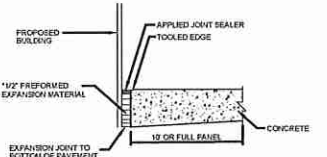
STOP SIGN
SCALE: NOT TO SCALE



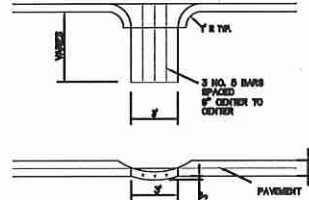
PIPE BOLLARD DETAIL
SCALE: NOT TO SCALE



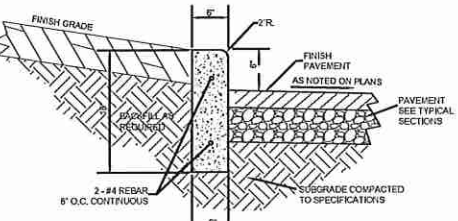
4' CONCRETE SIDEWALK DETAIL
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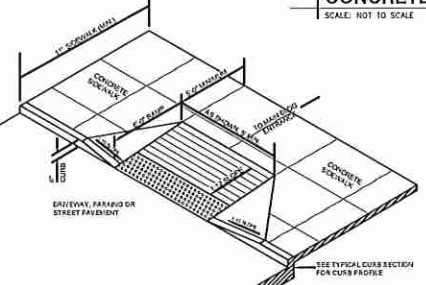
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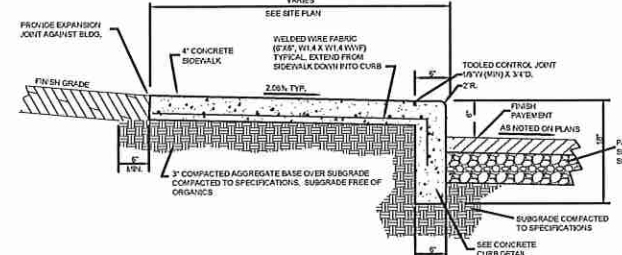
CURB TURNOUT
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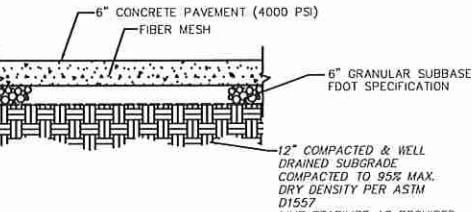
CONCRETE BARRIER CURB SECTION
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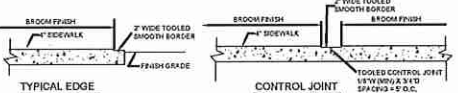
SIDEWALK ACCESSIBILITY RAMP
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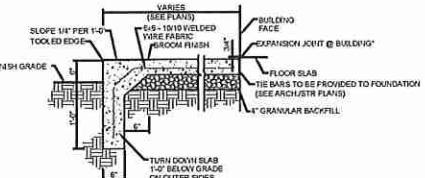
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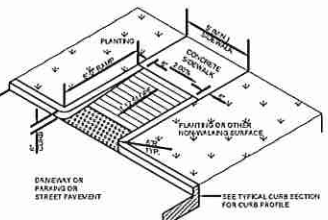
CONCRETE PAVEMENT SECTION
(OR APPROVED EQUAL)
NOT TO SCALE



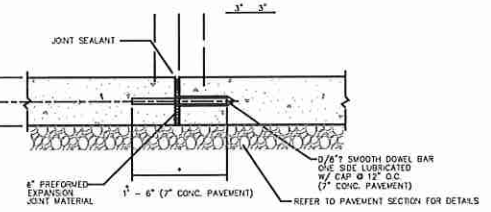
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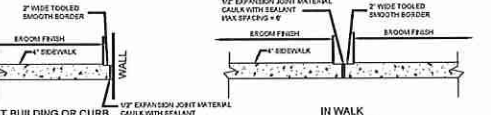
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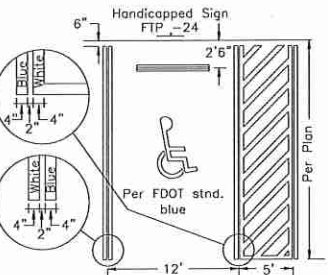
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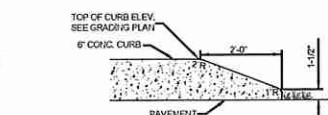
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SCALE: NOT TO SCALE



CONCRETE SIDEWALK EXPANSION JOINT DETAILS
SCALE: NOT TO SCALE



HDCP Parking Striping
Conform to local jurisdiction standards



CONCRETE CURB END TAPER
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Andrew Gerdom
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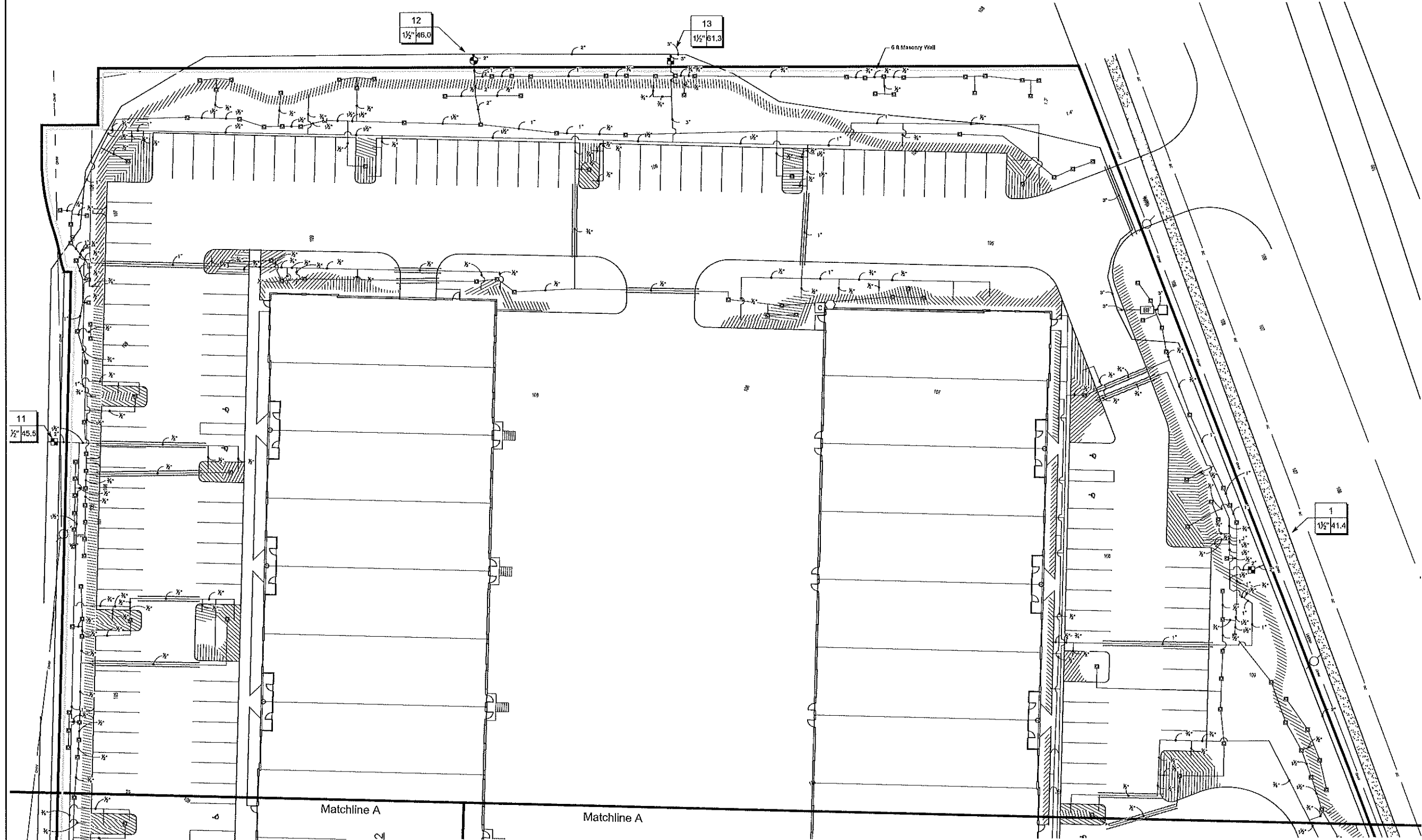
APOKA COMMERCIAL / WAREHOUSE
CONSTRUCTION PROJECT
APOKA, FLORIDA



DRAWN BY: AHG
CHECK BY: AHG
DATE: 8-10-2021
COMMISSION NO.:

SITE
DETAILS

C6.0

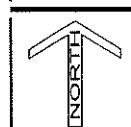


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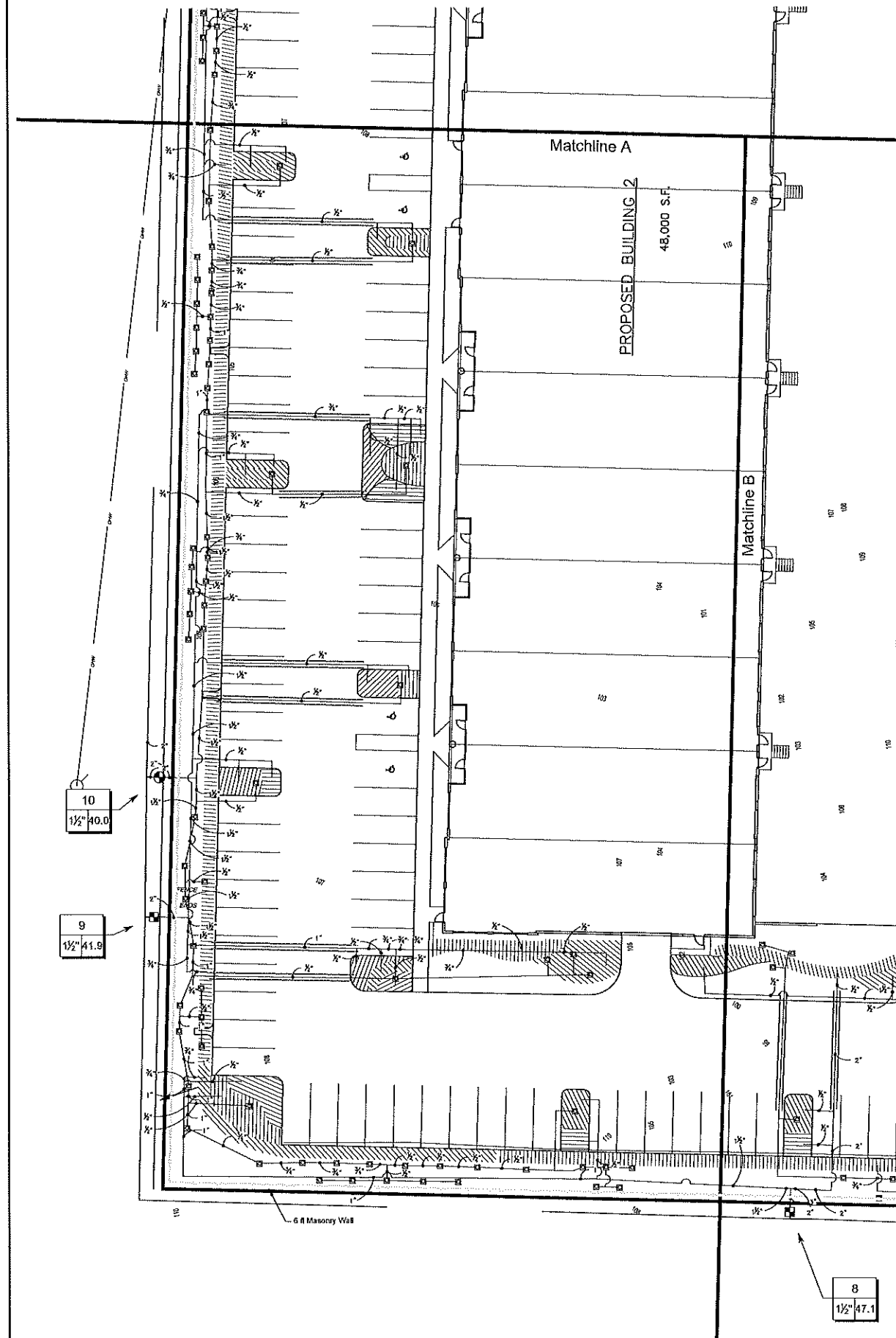
Irrigation Plan

Apopka Warehouse Apopka, Florida

Drawing Number: 1452-03
 Originated From: 1452-02
 Date: July 30, 2021
 Scale: 1"=40'
 Drawn By: PAH
 Layout: 24"x36"



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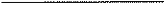


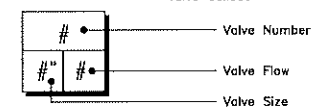
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
   	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	363	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Rain Bird XFD-09-12-NP XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	24,136 l.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR-PRS-D 1-1/2" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.	3
	Rain Bird PESBR-PRS-D 2" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.	1
	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1
	Rain Bird ESP8LXME-LXMM with (02) ESPLXMSM4 16 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Without flow sensing.	1
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
	Water Meter 2"	1

	Irrigation Lateral Line: PVC Class 160 SDR 26 1/2"	6,956 l.f.
	Irrigation Lateral Line: PVC Class 160 SDR 26 3/4"	1,677 l.f.
	Irrigation Lateral Line: PVC Class 160 SDR 26 1"	1,574 l.f.
	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/2"	2,100 l.f.
	Irrigation Lateral Line: PVC Class 160 SDR 26 2"	268.0 l.f.
	Irrigation Lateral Line: PVC Class 160 SDR 26 3"	59.8 l.f.
	Irrigation Mainline: PVC Schedule 40 2"	2,109 l.f.
	Irrigation Mainline: PVC Schedule 40 3"	298.5 l.f.
	Pipe Sleeve: PVC Schedule 80	1,549 l.f.



NOTES:

PIPE ROUTING AND VALVE LOCATIONS ARE DIAGRAMMATICAL ONLY.
IRRIGATION CONTRACTOR IS TO AVOID ANY CONFLICT WITH THE TREE AND SHRUB PLANTINGS.
LANDSCAPE AND IRRIGATION WILL COMPLY WITH WATER-WISE STANDARDS.
ALL MAINLINES ARE TO BE sch. 40 P.V.C. OF THE SIZE NOTED.
ALL LATERALS ARE TO BE sch. 160 P.V.C. OF THE SIZE NOTED.
ALL HEADS TO HAVE RECLAIMED WATER USE INDICATORS.
ALL PIPES SHALL BE PURPLE IN COLOR TO DENOTE USE OF RECLAIMED WATER.
ALL PAVEMENT CROSSINGS ARE TO BE MADE IN SLEEVES THAT ARE TWO PIPE SIZES LARGER THAN THE CROSSING.
NO IRRIGATION HEADS TO BE LOCATED WITHIN 24" OF ANY BUILDING.
EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
CONTROLLER TO BE LOCATED IN MECHANICAL ROOM OF BUILDING.
A RAIN SENSOR IS TO BE INSTALLED
DESIGN PRESSURE IS 50 PSI WITH 50 GALLONS PER MINUTE AT THE POINT OF CONNECTION.
FIELD TESTS INDICATING LESS PRESSURE OR FLOW WILL REQUIRE THE DESIGNER TO BE CONTACTED FOR ADJUSTMENTS.



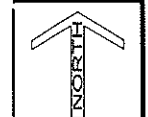
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Irrigation Plan

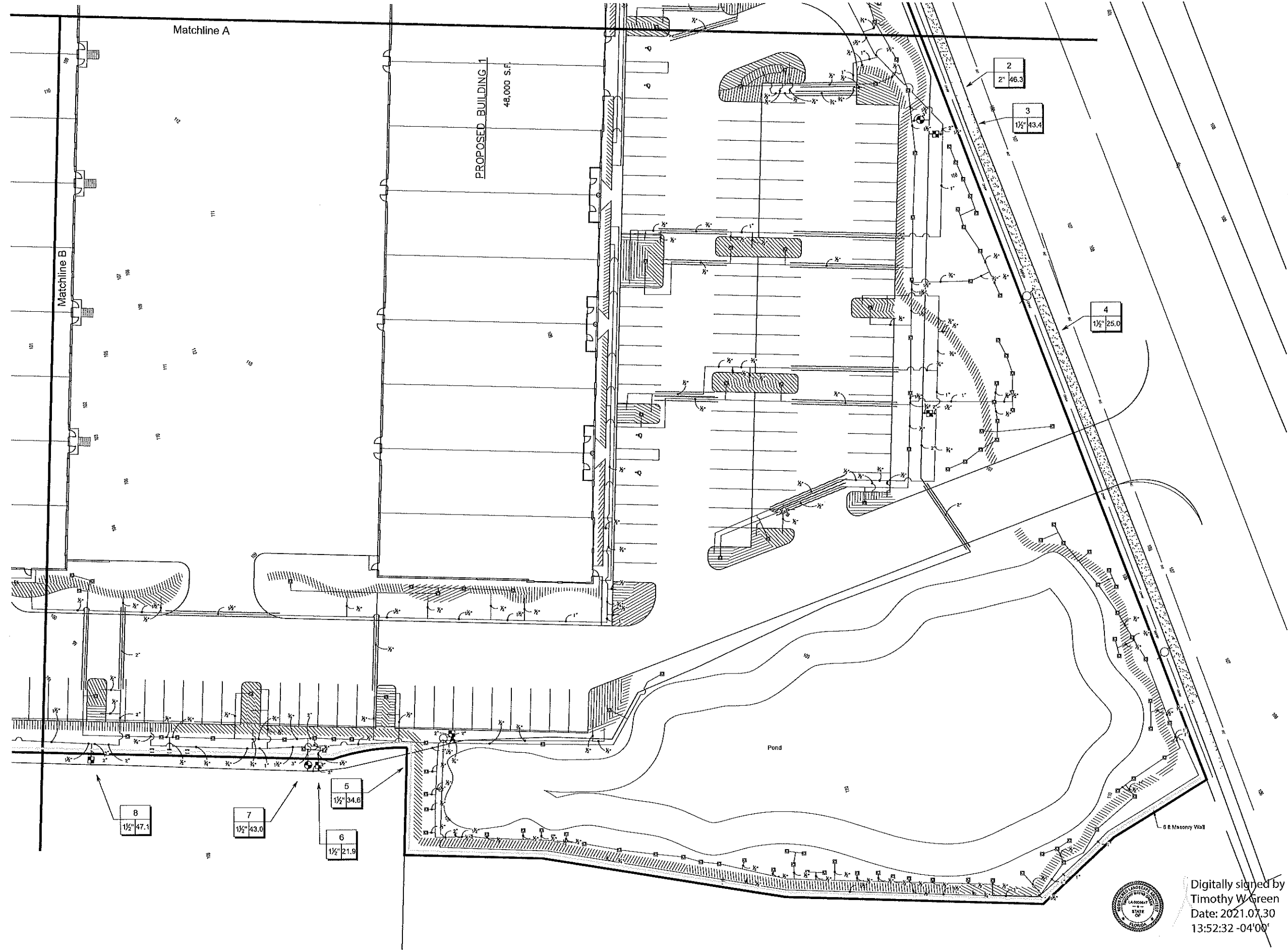
Apopka Warehouse

Apopka, Florida

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4070 United Avenue, Mount Dora, Florida 32757
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Drawing Number: 1495-03
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Date: July 30, 2021
Scale: 1"=40'
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Layout: 24"x36"



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Irrigation Plan

Apopka Warehouse

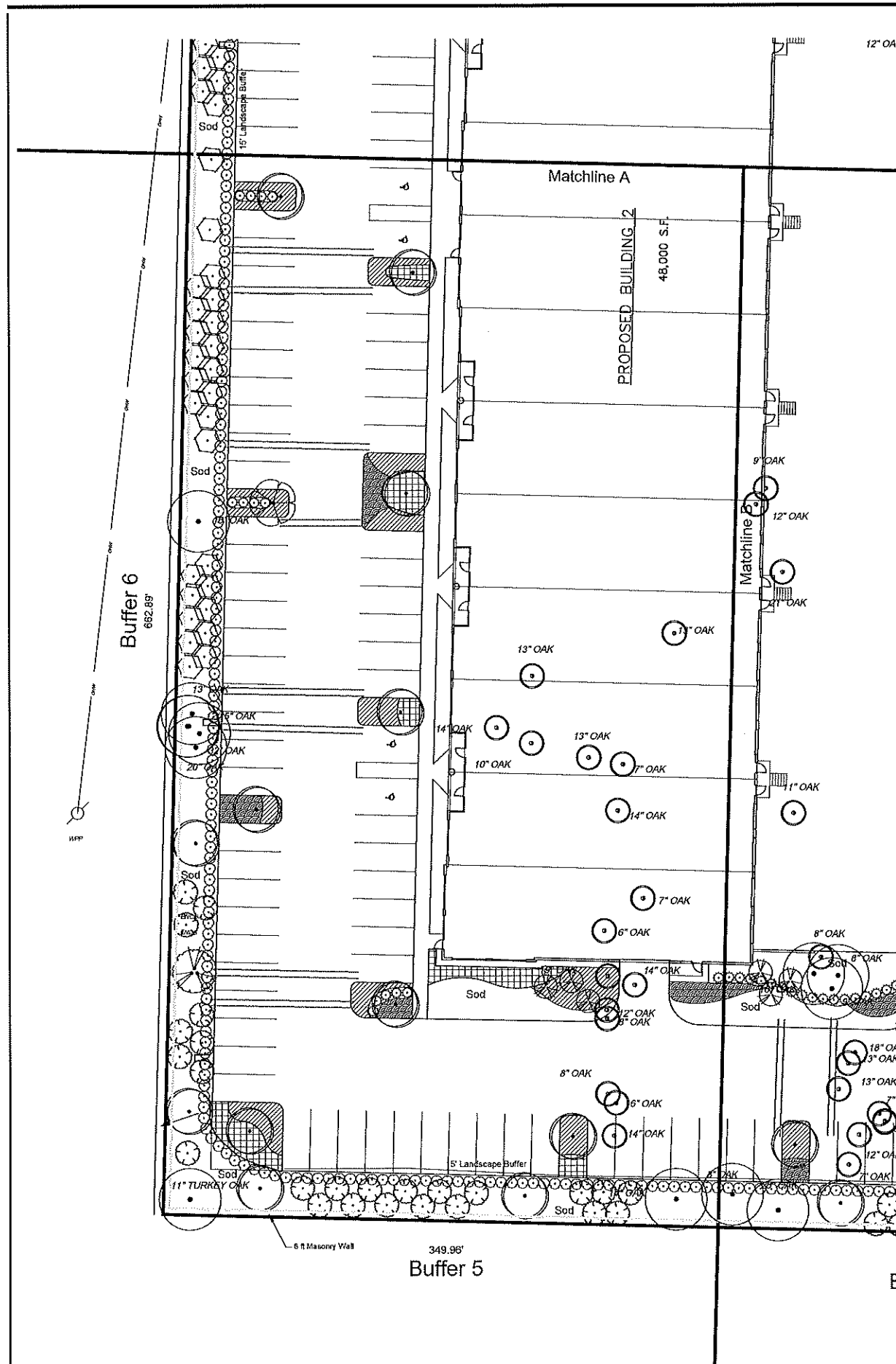
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Landscape Buffer	Landscape Buffer Requirement			Width		Canopy Trees				Understory Trees				Shrubs	
				required	provided	required		provided		required		provided		required	provided
	Boundary Buffer	Buffer Type	Lineal Feet			25' 5 per 100 lineal feet	15' 3 per 100 lineal feet	Existing	Proposed	25' 7 per 100 lineal feet	15' 3 per 100 lineal feet	Existing	Proposed	hedge planted 36" on center	
Landscape Buffer	1	D	729.76	15	15	0	15	0	15	0	59	0	59	24" High Hedge 36" on center	Yes
	2	D	95.39	25	25	3	0	0	3	7	0	0	7	24" High Hedge 36" on center	Yes
	3	D	298.88	25	25	9	0	0	9	21	0	0	21	24" High Hedge 36" on center	Yes
	4	D	50.00	25	25	2	0	0	2	4	0	0	4	24" High Hedge 36" on center	Yes
	5	D	349.96	15	15	0	7	4	5	28	0	0	28	24" High Hedge 36" on center	Yes
	6	D	662.89	15	15	0	14	11	6	0	53	0	53	24" High Hedge 36" on center	Yes
	7	D	434.25	25	25	14	0	10	7	31	0	0	31	24" High Hedge 36" on center	Yes

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	21	Red Maple	Acer rubrum	-	3" DBH	8' +	As Shown	Native
	10	Southern Magnolia	Magnolia grandiflora	-	3" DBH	8' +	As Shown	Native
	10	Sycamore	Platanus occidentalis	-	3" DBH	15'	As Shown	Native
	42	Live Oak	Quercus virginiana	-	3" DBH	8' +	As Shown	Native
EXISTING TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	33	Oak	Quercus spp.	Existing	As labeled	Existing	As Shown	
	4	Elm	Ulmus spp.	Existing	As labeled	Existing	As Shown	
TO BE REMOVED	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	3	Eucalyptus	Enterolobium spp.	Existing	As labeled	Existing	As Shown	
	22	Chinaberry	Melia azedarach	Existing	As labeled	Existing	As Shown	Non Native
	2	Cherry	Prunus spp.	Existing	As labeled	Existing	As Shown	
	86	Oak	Quercus spp.	Existing	As labeled	Existing	As Shown	
	8	Elm	Ulmus spp.	Existing	As labeled	Existing	As Shown	
UNDERSTORY TREES	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	SPACING	REMARKS
	86	Dahoon Holly	Ilex cassine	-	2" DBH	6' +	As Shown	Native
	57	Yaupon Holly	Ilex vomitoria	-	2" DBH	6' +	As Shown	Native
	41	Crape Myrtle	Lagerstroemia indica	-	2" DBH	6' +	As Shown	Non Native
	95	Drake Elm	Ulmus parvifolia 'Drake'	15 gal	2.5" Cal	8'	As Shown	Non Native
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	HEIGHT	WIDTH	SPACING	REMARKS
	146	Florida Anise	Illicium floridanum	3 gal	24"	18"	As Shown	Native

LANDSCAPE NOTES

HEDGES TO FORM CONTINUOUS BUFFER UPON PLANTING. CALIPER IS MEASURED SIX (6) INCHES ABOVE THE GROUND. ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER. AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS. LANDSCAPE AND IRRIGATION WILL COMPLY WITH WATER-WISE STANDARDS. ALL HEDGES WILL BE 36" HIGH WITHIN ONE YEAR. ALL PLANTS ARE LOW/MEDIUM WATER USE ZONE. NO TREES MAY BE PLANTED OVER OR WITHIN 5 FEET OF ANY UTILITY LINES. ONLY SOD OR SHRUBS MAY BE PLANTED OVER UTILITY LINES.



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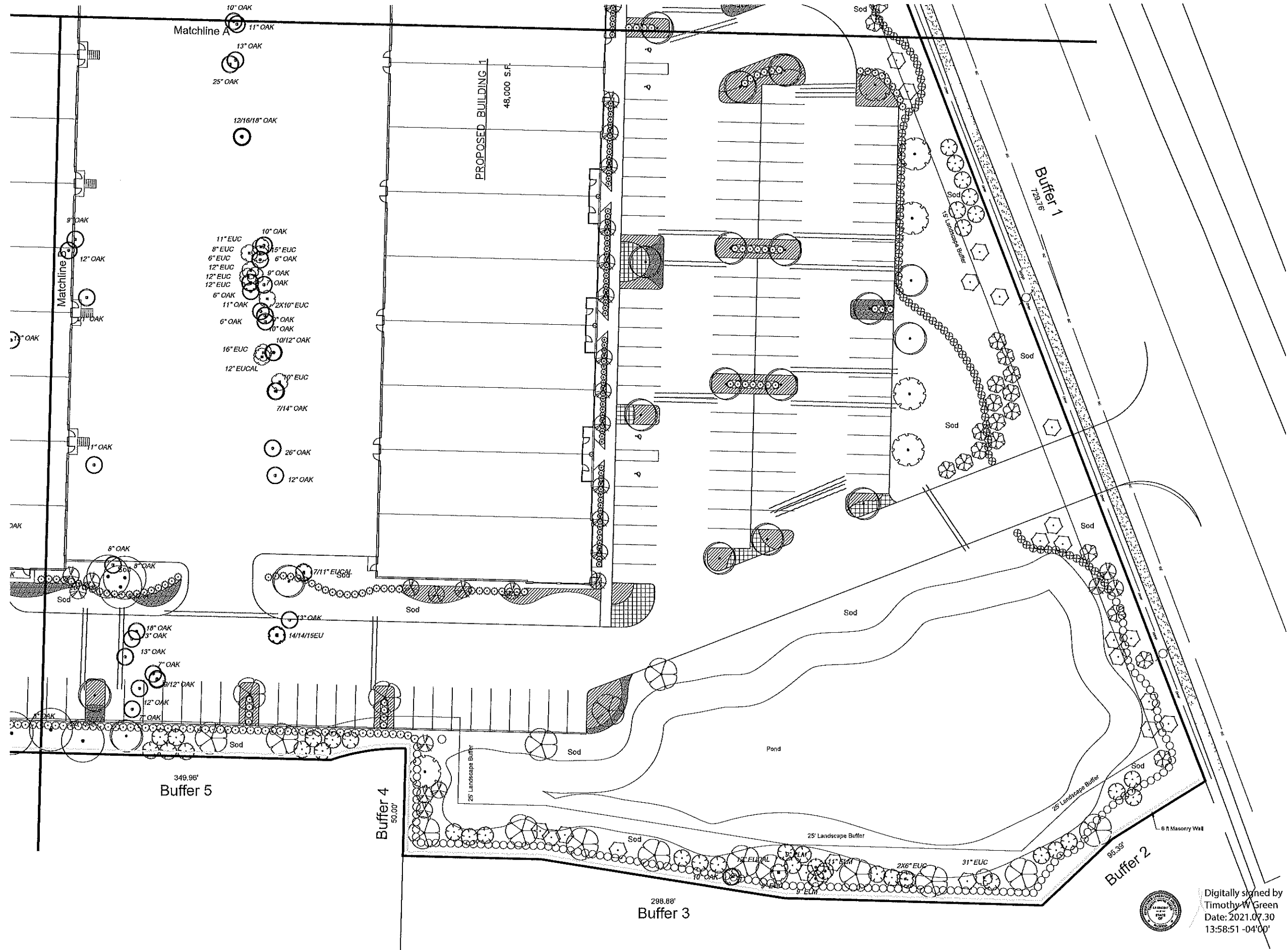
Landscape Plan

Apopka Warehouse

Apopka, Florida

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Drawing Number: 1455-03
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Date: July 30, 2021
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L 3 of 3

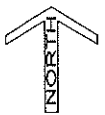
Landscape Plan

Apopka Warehouse

Apopka, Florida



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Drawing Number: 1495-05
Originated From: 1495-02
Date: July 30, 2021
Scale: 1"=40'
Drawn By: PAH
Layout: 24"x36"



- Existing Canopy
- Existing Canopy to Remain

Tree Canopy						
Canopy Coverage	Percentage of Site	Next Benchmark	Retention Percentage	Increase to Benchmark	Required Retention	Proposed Retention
82,436.30	20.16%	40.00%	6.00%	0.99%	6.99%	29.96%

Tree Summary						
Total Inches	Specimen Trees	Total to be Removed	Total to Remain	Specimen Inches Retained	Total Inches Required	Total Inches Replaced
2160"	5	1620"	540"	171"	0"	249"*
Post Development	Site Clearing (Sq. Ft.)	Site Clearing (Acres)	* Replacement inches counted from buffer and internal trees. No Replacement Required			
789"	335,653.81	7.71				

Trees to Remain		
Size	Species	Count
6"	ELM	2
6"	OAK	1
7"	ELM	1
7"	OAK	2
8"	ELM	1
8"	OAK	4
9"	OAK	2
10"	OAK	1
11"	OAK	3
12"	OAK	4
13"	OAK	1
14"	OAK	2
15"	OAK	1
16"	OAK	4
18"	OAK	1
20"	OAK	1
23"	OAK	1
Total:		32
Total Inches:		369"

Trees to Remain		
Size	Species	Count
26"	OAK	1
27"	OAK	1
32"	OAK	1
36"	OAK	1
50"	OAK	1
Total:		5
Total Inches:		171"

Invasive Trees to be Removed		
Size	Species	Count
6"	EUCALYPTUS	1
7"	EUCALYPTUS	1
8"	EUCALYPTUS	1
9"	EUCALYPTUS	1
10"	EUCALYPTUS	1
11"	EUCALYPTUS	2
12"	CHINABERRY	1
12"	EUCALYPTUS	6
13"	EUCALYPTUS	1
14"	EAR	1
14"	EUCALYPTUS	2
15"	EUCALYPTUS	2
16"	EUCALYPTUS	1
20"	EUCALYPTUS	1
31"	EUCALYPTUS	1
36"	CHINABERRY	1
42"	EAR	1
50"	EAR	1
52"	EUCALYPTUS	1
Total:		27
Total Inches:		478"

Trees to be Removed (Less than 24")		
Size	Species	Count
6"	ELM	1
6"	CHERRY	1
6"	OAK	7
7"	OAK	12
8"	ELM	1
8"	CHERRY	1
8"	OAK	5
9"	ELM	2
9"	CHERRY	1
9"	OAK	9
10"	ELM	1
10"	OAK	9
11"	ELM	2
11"	CHERRY	1
11"	OAK	7
12"	CHERRY	1
12"	OAK	10
13"	OAK	7
14"	ELM	1
14"	OAK	6
15"	OAK	1
16"	OAK	3
17"	OAK	1
18"	OAK	5
19"	OAK	1
21"	OAK	1
Total:		97
Total Inches:		1043"

Trees to be Removed (24"+)		
Size	Species	Count
24"	CHERRY	1
24"	OAK	1
25"	OAK	1
26"	OAK	1
Total:		4
Total Inches:		99"

NOTES:

UNLABELED TREES ARE EXOTIC OR INVASIVE.



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Tree Removal Plan

Apopka Warehouse

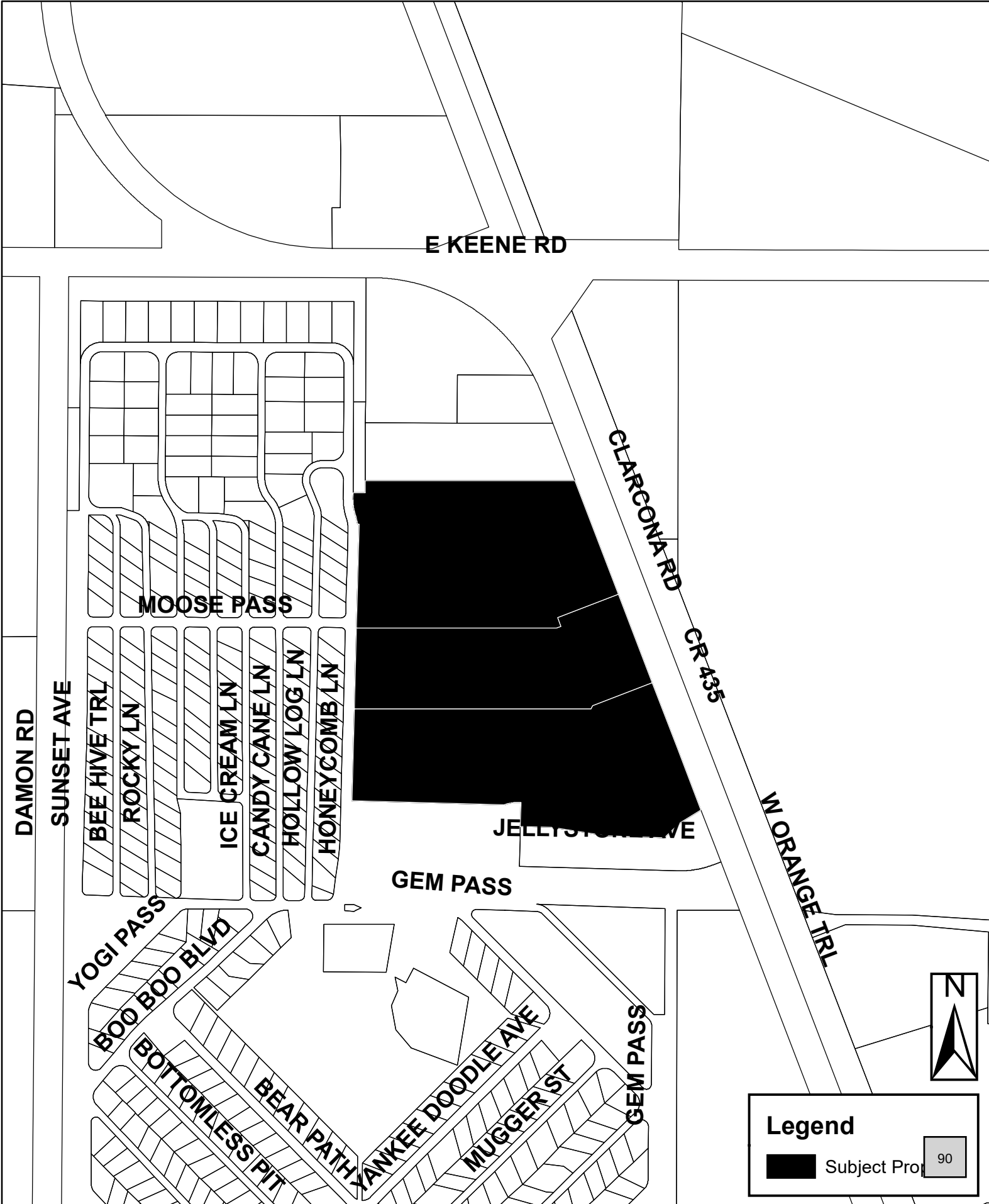
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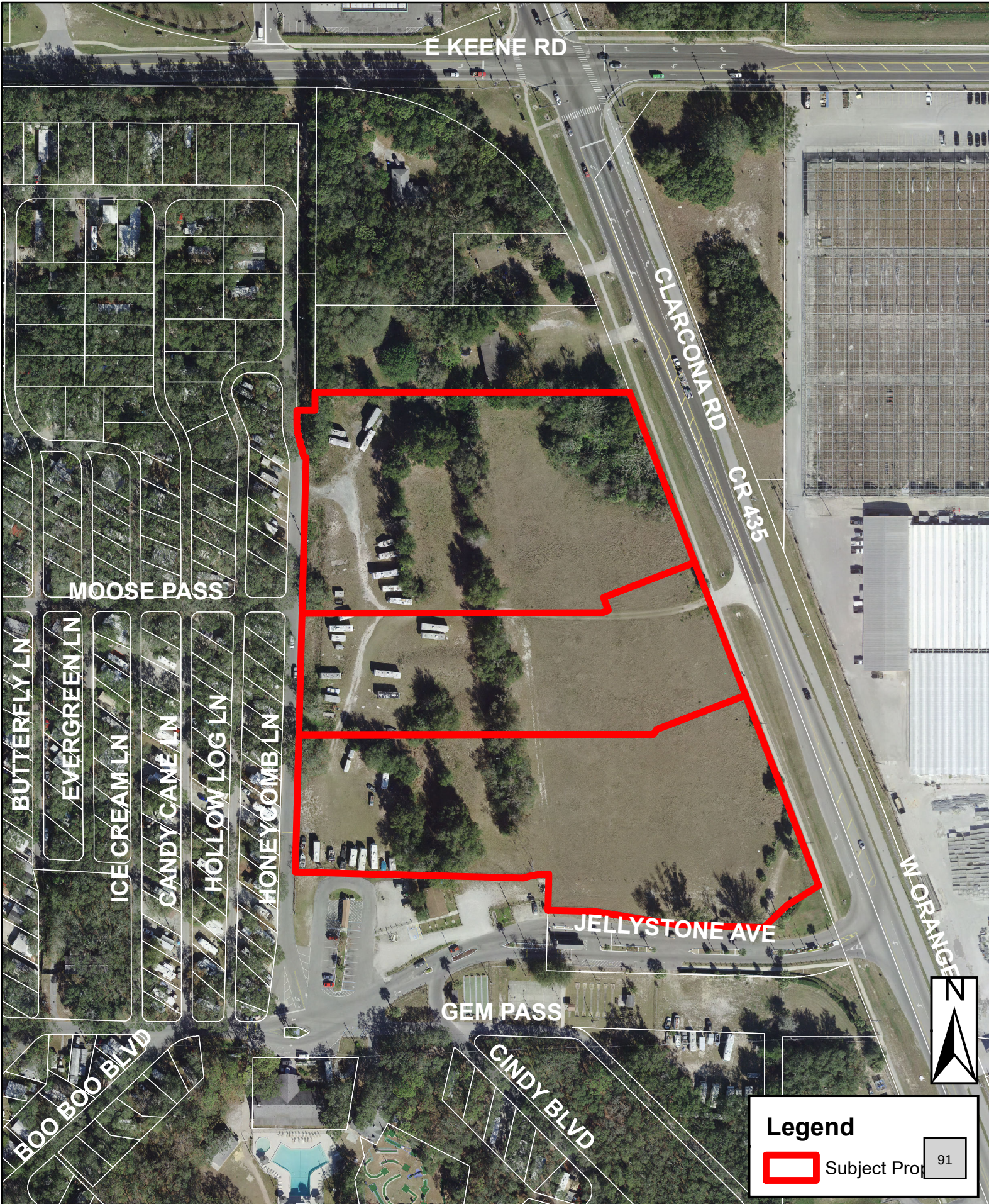
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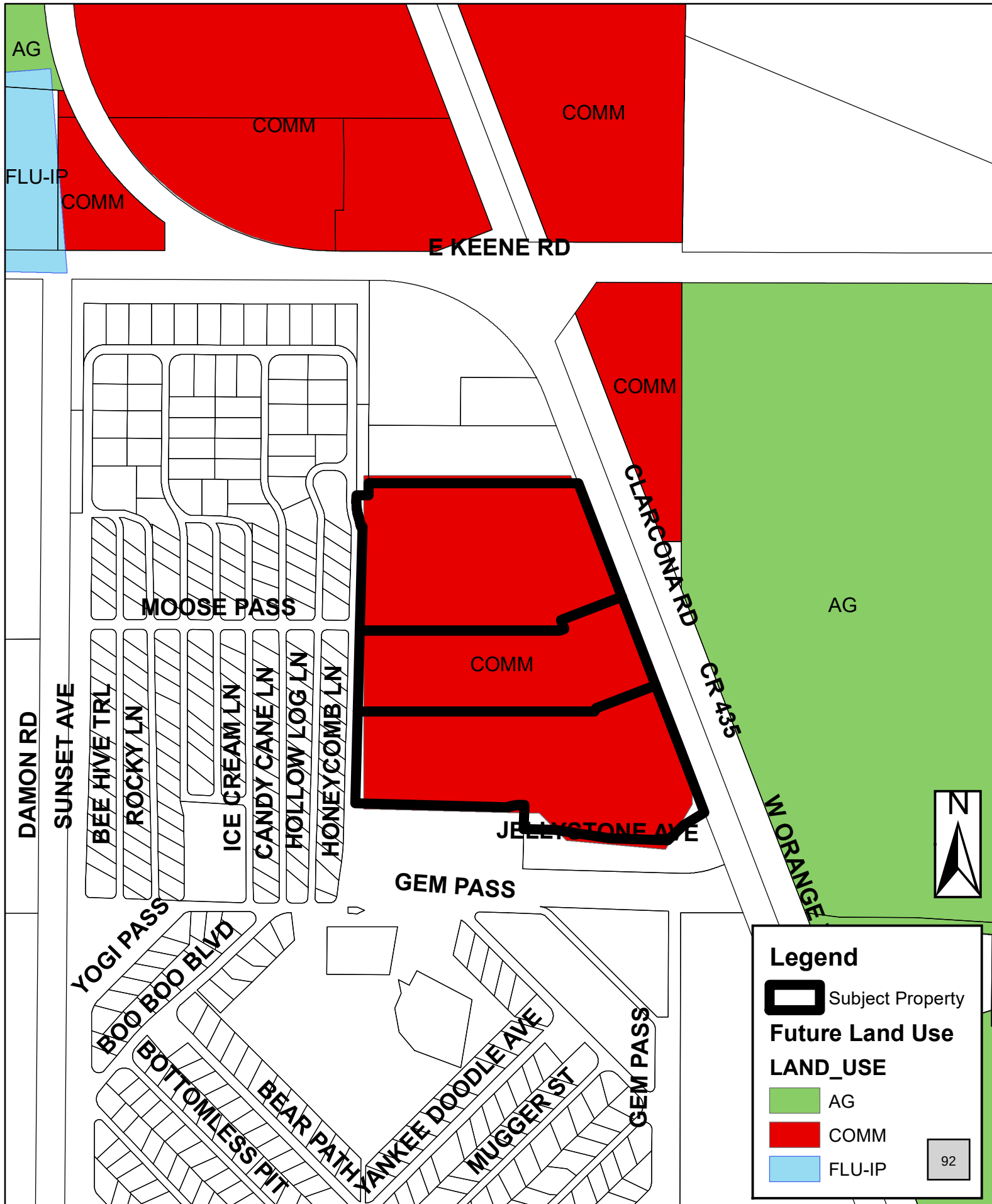
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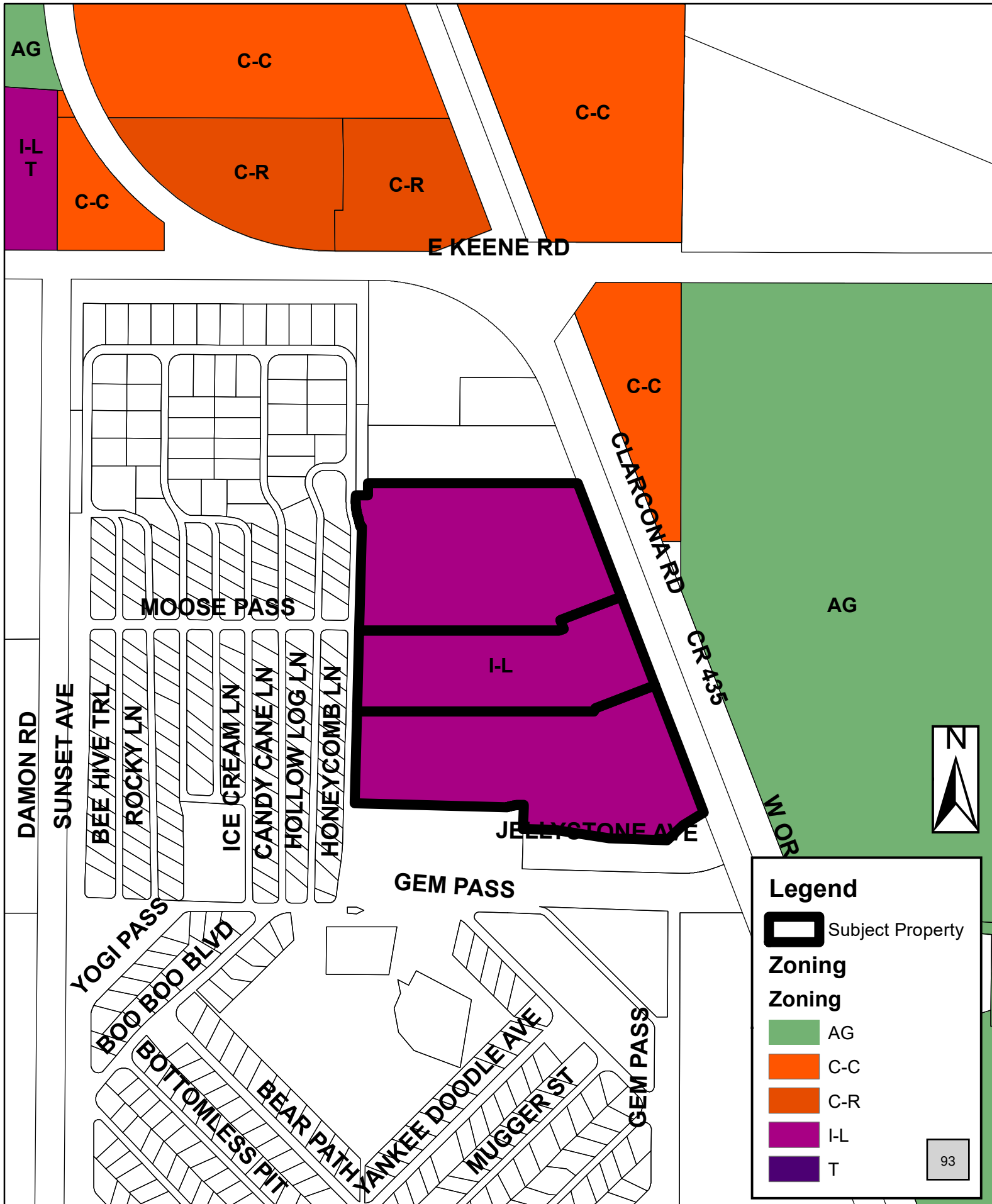
Aerial



Future Land Use



Zoning





City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of The Ridge (Phase 1 – Parcels 2, 4, 5 and 8) – Major Development Plan.

SUMMARY:

OWNERS:

Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC
VHB c/o John Prowell, P.E.

APPLICANT:

PARCEL ID NUMBERS:

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 17-21-28-0000-00-007

LOCATION:

North and south of Boy Scout Road; west of SR 451

FUTURE LAND USE:

Mixed-Use (maximum 15 dwelling units per acre and/or 15,969,096 nonresidential square feet)

DENSITY

AND FLOOR AREA RATIO:

Parcel 2: 313 total dwelling units; 3.95 dwelling units per acre – Proposed; 15 dwelling units per acre – Maximum permitted
Parcel 4: 268 total dwelling units; 4.59 dwelling units per acre – Proposed; 15 dwelling units per acre – Maximum permitted
Parcel 5: 0.37 floor area ratio – Proposed; 2.0 floor area ratio – Maximum permitted

Parcel 8: Recreation/Amenity Proposed

EXISTING USE:

Vacant and Single-Family Residence

ZONING:

PD (Planned Development)

TRACT SIZE:

366 +/- acres

PROPOSED USE:

Mix of residential, commercial and industrial uses

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B (Residential Single-Family District - Large Lot); T (Transitional) and PD	Conservation, Vacant, and Single-Family Residences
East	Residential Medium, Commercial and Industrial	RMF (Residential Multi-Family), I-L (Light	Vacant and Northwest Distribution Center

		Industrial), C-C (Community Commercial) and PD	
South	Mixed Use and County Rural	T and MU-ES-GT (Mixed Use – East Shore – Gateway) and County A-1 (Citrus Rural)	Vacant and SR 414
West	Mixed Use	T, MU-ES-GT, and County A-1	Vacant, Single-Family Residences, SR 429, and Binion Road

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for Phase I, which involves the development of Parcels 2, 4, 5 and 8. Consistent with the approved master plan, the applicant proposes to develop Parcels 2 and 4 for residential uses; Parcel 5 for industrial use; and Parcel 8 for the central amenity and recreational uses. Phase I will also include the construction of Streets A and B, a parallel facility to Boy Scout Road; the trail connection on Boy Scout Road from Binion Road, along Streets A and B to the eastern limit of Parcel 8; wastewater and water utility extensions; water and reclaimed water connections; and offsite improvements.

Parcel 2 comprises of 79.2 acres, in which the applicant proposes a combination of 81 single family detached units and 232 townhome units for a total of 313 units. The single family detached units are placed along the perimeter of Parcel 2. The amenity area is centrally located within the parcel. The amenity area contains a pool and a clubhouse. On-street parking is provided along at least three thoroughfares. Additional parking spaces surround three sides of the amenity area. Pockets of open spaces are located adjacent to end units within this part of the development.

Parcel 4 will consist of 220 single family detached homes and 48 townhome units on 58.3 acres. The applicant has designed connectivity between the north and south portions of the development through a boulevard that connects Parcel 2 and Parcel 4. As with Parcel 2, single family detached units are also located along the perimeter of the parcel boundaries while the townhome units are in the central portion of the parcel. The townhome lots in Parcels 2 and 4 have a typical width of 18 feet. Per the Land Development Code and approved PD Master Plan, these units will be rear loaded. All units will face a dedicated street. The applicant also proposes a typical lot width of 52 feet for single family detached units. Rear Loaded single family lots will have 1500 square feet of living area and front-loaded single family lots will have 1600 square feet of living area. Townhome units will have a minimum living area of 1300 square feet. A separate amenity area is designed on the southern boundary of the parcel with a pool and playground. It is adjacent to the existing lake and Pond Tract P-4.

Parcel 5 contains industrial uses on five buildings, broken up into four phases and will be accessed via two separate points along the spine road, Street A. Buildings 100 and 200, approximately 146,900 square feet each in size are included in Phase I. The access aisles into this portion of the development will also be constructed within Phase I. Buildings 400 and 500, with each building being over 420,000 square feet of area, and Building 300 with approximately 116,000 square feet of area are oriented along Street A. Building 500 is intended to be in Phase IA. Building 300 is proposed to be Phase II. Phase III consists of Building 400. The following uses are permitted for this parcel with conditions, as approved in the Master Plan:

- Outdoor storage – Storage shall be setback 50 feet from spine road and materials stored may not exceed ten feet in height. A six to eight foot tall perimeter wall is required. A Type D Landscape buffer is required for this use.
- Heavy equipment sales, rental, repair, servicing or storage – Use shall be enclosed and setback a minimum of 50 feet from the right-of-way line.
- Machine shop – Use shall be enclosed.

- Consolidated storage (self-service storage) – Architectural building features are required. Building shall have office-like façade.
- Solar energy collection facility
- Building, heating/air conditioning, plumbing or electrical contractor’s storage yard – Use shall be setback 50 feet from spine road. Materials stored shall be enclosed and may not exceed ten feet in height. A six to eight foot tall perimeter wall is required.
- Vehicle or trailer parking storage – Use shall have no frontage along spine road and shall be located behind a six to eight foot tall screen wall.

Situated on the central portion of the PD development that includes the existing lake, Parcel 8 is approximately 59.64 acres in size and serves as the amenity and open space area for the entire project. Consistent with the approved Master Plan, Parcel 8 encompasses a visitor and bicycle parking, covered picnic area, dog park, community garden, pavilion, dock with viewing/fishing pier, playground area, outdoor seating areas, bike paths, and pedestrian walking paths with benches. Parcel 8 has a vehicular access point on Street A, pedestrian access is available around the parcel boundary via the proposed trail. The trail runs along Street A, the perimeter of the of Parcel 8, through Parcels 2, 4 and connects Binion Road and Boy Scout Road. Additionally, the applicant will construct a 12-foot wide pedestrian/bike trail along Ocoee Apopka Road and Binion Road and proposes an 8-foot wide trail meandering through the remainder of the development.

Commercial/mixed use areas must account for 20% of the area to be open space, while 20% of the industrial area must serve as open space and residential use requires 30% of the area to be open space. The open space requirement of the entire development is approximately 74.33 acres. The applicant proposes 82.08 acres of the entire development to be open space/amenity.

Phase II will include the development of Parcel 6, slated for mixed use; Parcel 7, intended for commercial use; and additional utilities, drainage and offsite roadway improvements. Phase III is programmed for the development of Parcel 1 for commercial use(s); Parcel 3 for multi-family, office and commercial uses; and utilities, drainage and other offsite roadway improvements.

ACCESS/TRANSPORTATION: The site will be accessed via multiple connections from Boy Scout Road, Ocoee Apopka Road, and Binion Road. Additionally, a new east-west road will be constructed that will connect Ocoee Apopka Road to Binion Road or Boy Scout Road near its connection to Binion Road. Turn lanes are required at all Boy Scout Road, Ocoee Apopka Road, and Binion Road Connections.

The Developer is required to construct a signal at the intersection of Ocoee Apopka Road and Binion Road. A corridor study of Ocoee Apopka Road from Harmon Road to Bradshaw Road is currently underway by the Developer and the outcome will determine additional roadway improvements that are needed, including widening of Ocoee Apopka Road to four lanes. A Transportation Impact Fee Credit Agreement is being drafted obligating the Developer to roadway and intersection improvements that will be designed and constructed for transportation impact fee credits.

STORMWATER: Stormwater is proposed to be discharged into at least ten ponds that are located throughout Phase 1 of the development. The existing lake in the central part of the development also serves as the largest stormwater pond. The ponds will be owned and maintained by the Community Development District.

BUFFER(S)/LANDSCAPING: The landscaping plan proposes clusters of Sabal Palms peppered with Eastern Red Cedars and Magnolia Trees along Boy Scout Road. Slash Pines are also proposed but the applicant with replace this with a different tree species prior to Construction Site Plan approval. Live Oaks and the aforementioned tree species are also proposed to be planted along Streets A and B.

Each detached single-family residential lot complies with the landscaping requirements of the LDC, providing three trees per lot. Drake Elm, Red Maple, and Magnolia trees are to be planted within pockets of open space within Parcel 2. Live Oak, Magnolia, Sycamore, Red Maple and Cabbage Palm trees are placed within the ponds and surrounds the open space/amenity areas of Parcels 2 and 4. Magnolias and Shumard Oaks will be located along the connection between Parcel 2 and 4.

Parcel 5 landscaping consists of Live Oaks at the end of parking rows. Landscaped parking islands internal to the rows will be replaced with more diverse understory trees such as Little Gem Magnolias, Starburst Clerodendrum, or Bottlebrush trees. Entrances along Street A and one entrance on the eastern boundary of the parcel are embellished with Bald Cypress trees. The drive aisle between Buildings 500 and 400 are adorned with alternating clusters of Sabal Palms and Crape Myrtles. The drive aisle running west to east are decorated with Live Oaks and Crape Myrtles. The western and southern perimeters are lined with Live Oaks.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 P.M.

October 13, 2021 – City Council, 7:00 P.M.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

Development Review Committee: Recommends approval of The Ridge (Phase 1 – Parcels 2, 4, 5 and 8) – Major Development Plan, subject to the findings of this staff report and exhibits.

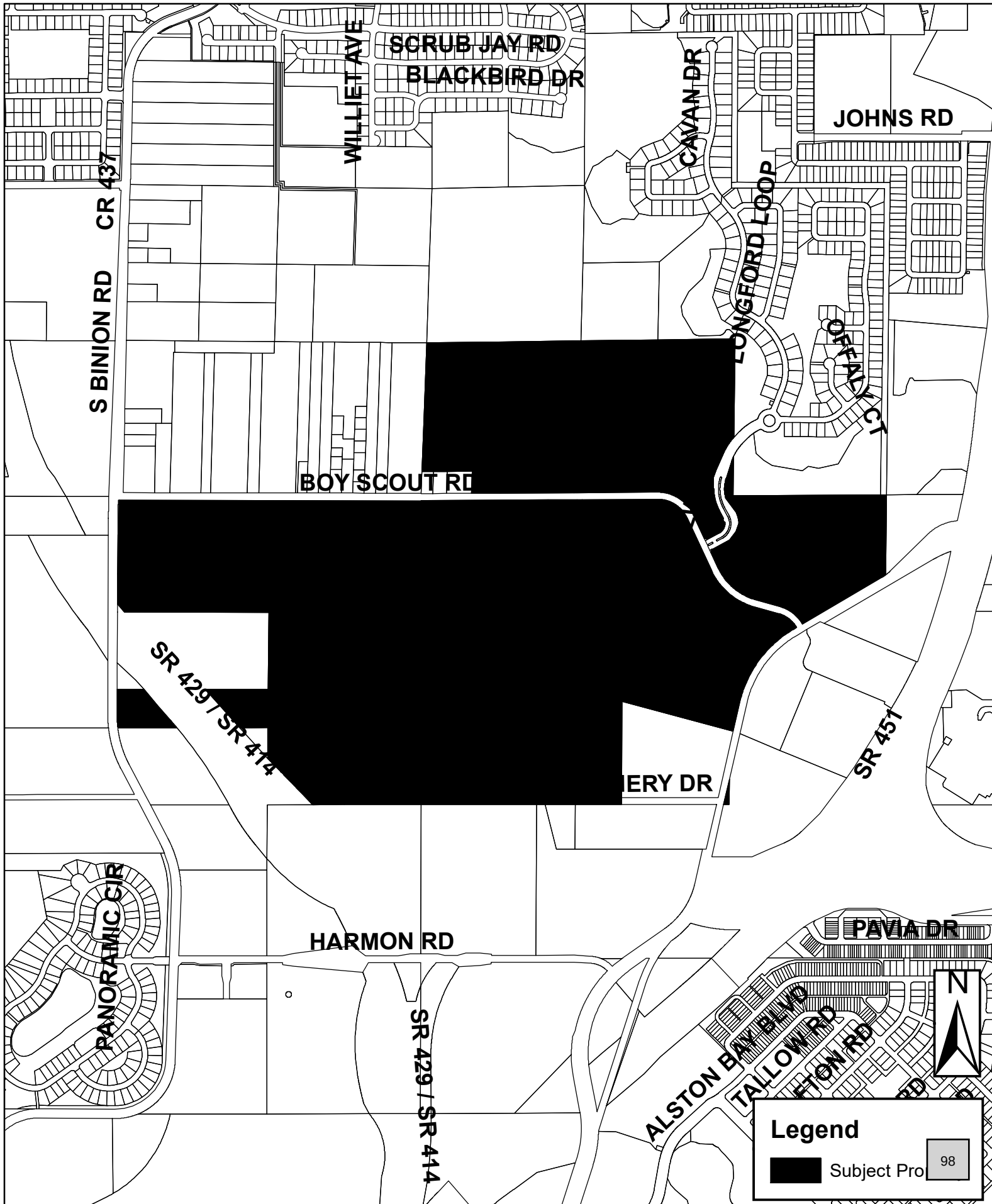
Recommended Motion – Planning Commission: Find The Ridge (Phase 1 – Parcels 2, 4, 5 and 8) – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, subject to the findings and facts presented in the staff report and exhibits.

Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

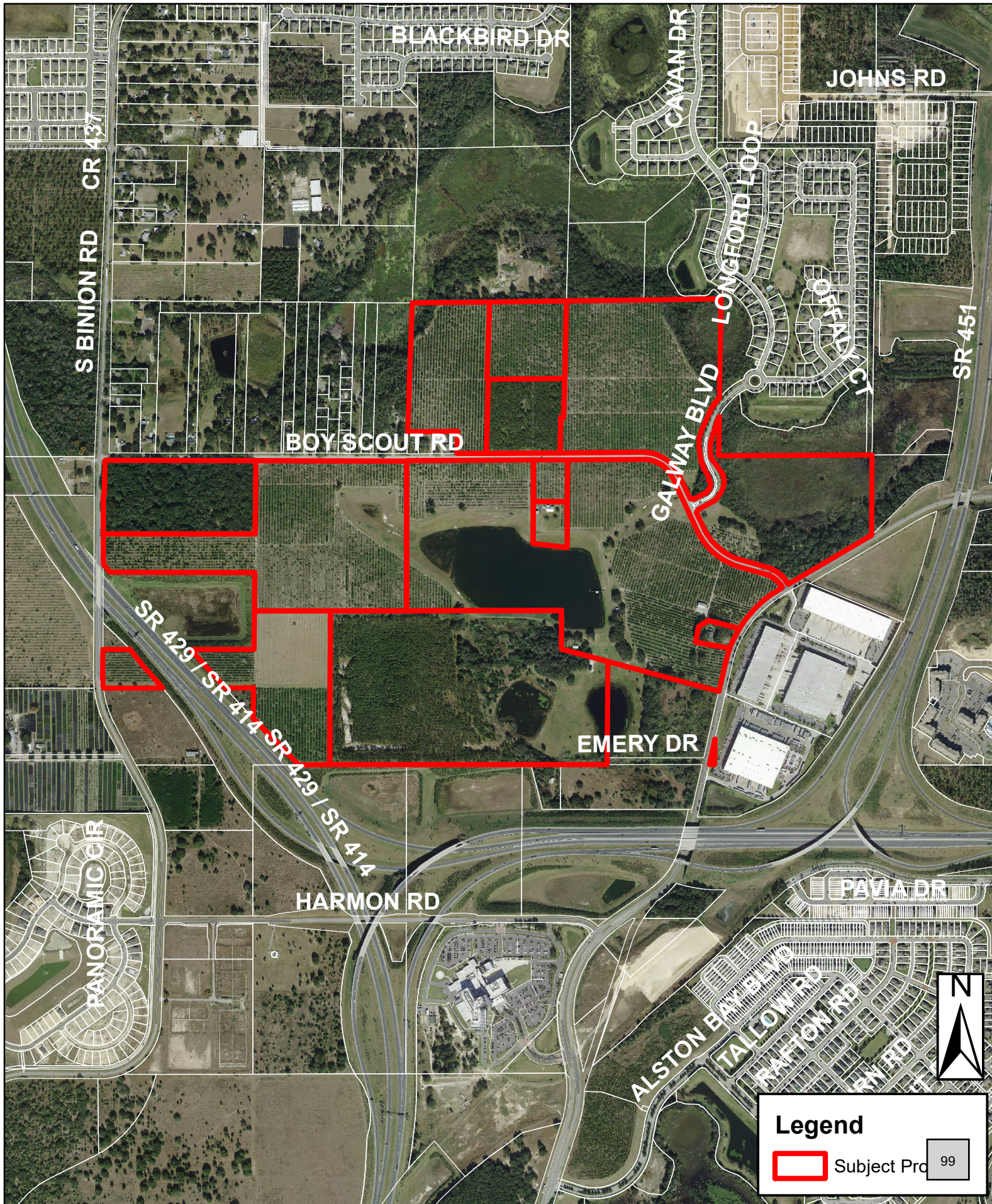
ATTACHMENTS:

- The Ridge – Vicinity and Aerial Maps.PDF
- The Ridge – MDP.PDF

Vicinity



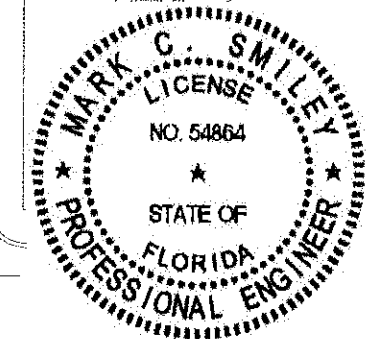
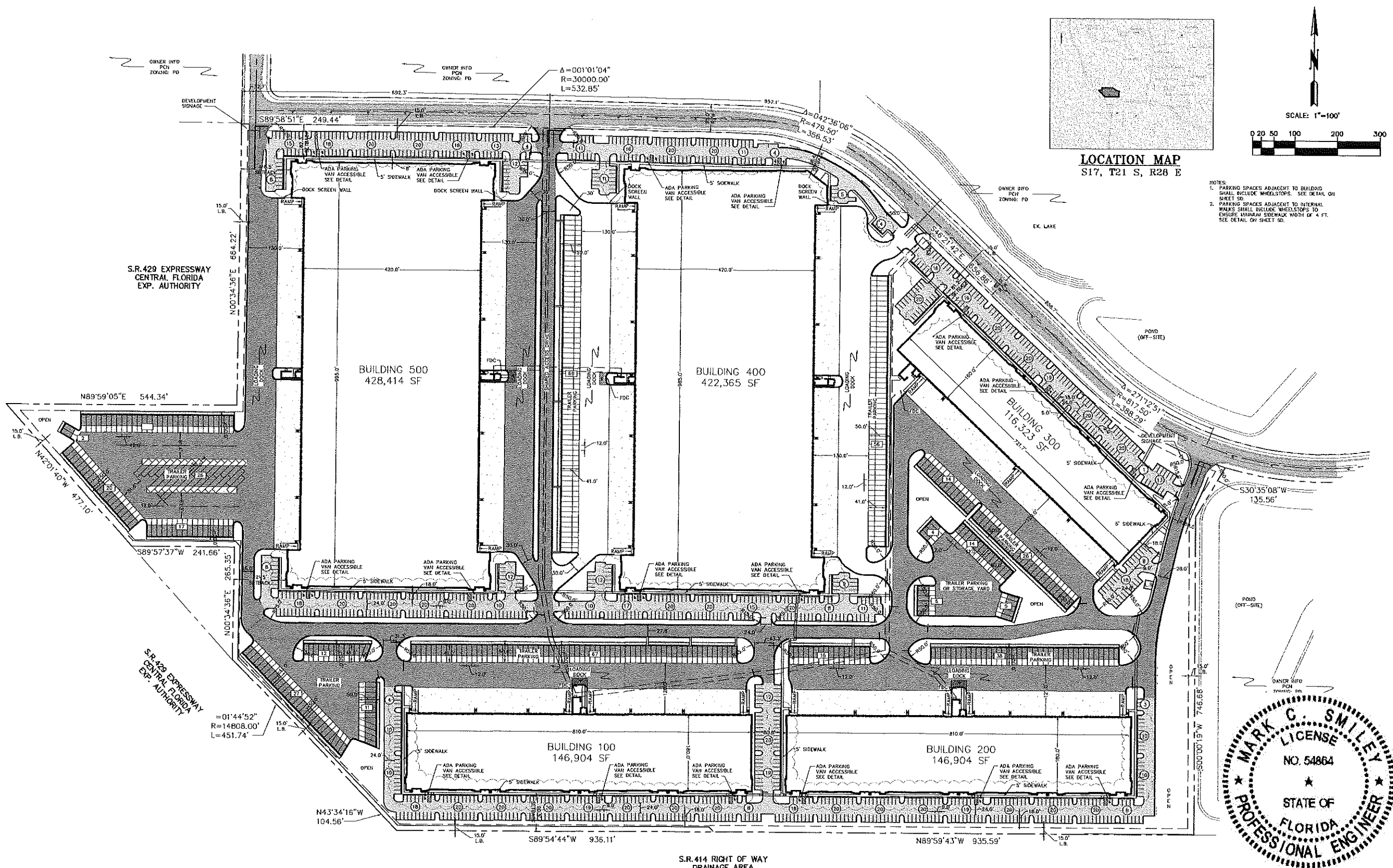
Aerial



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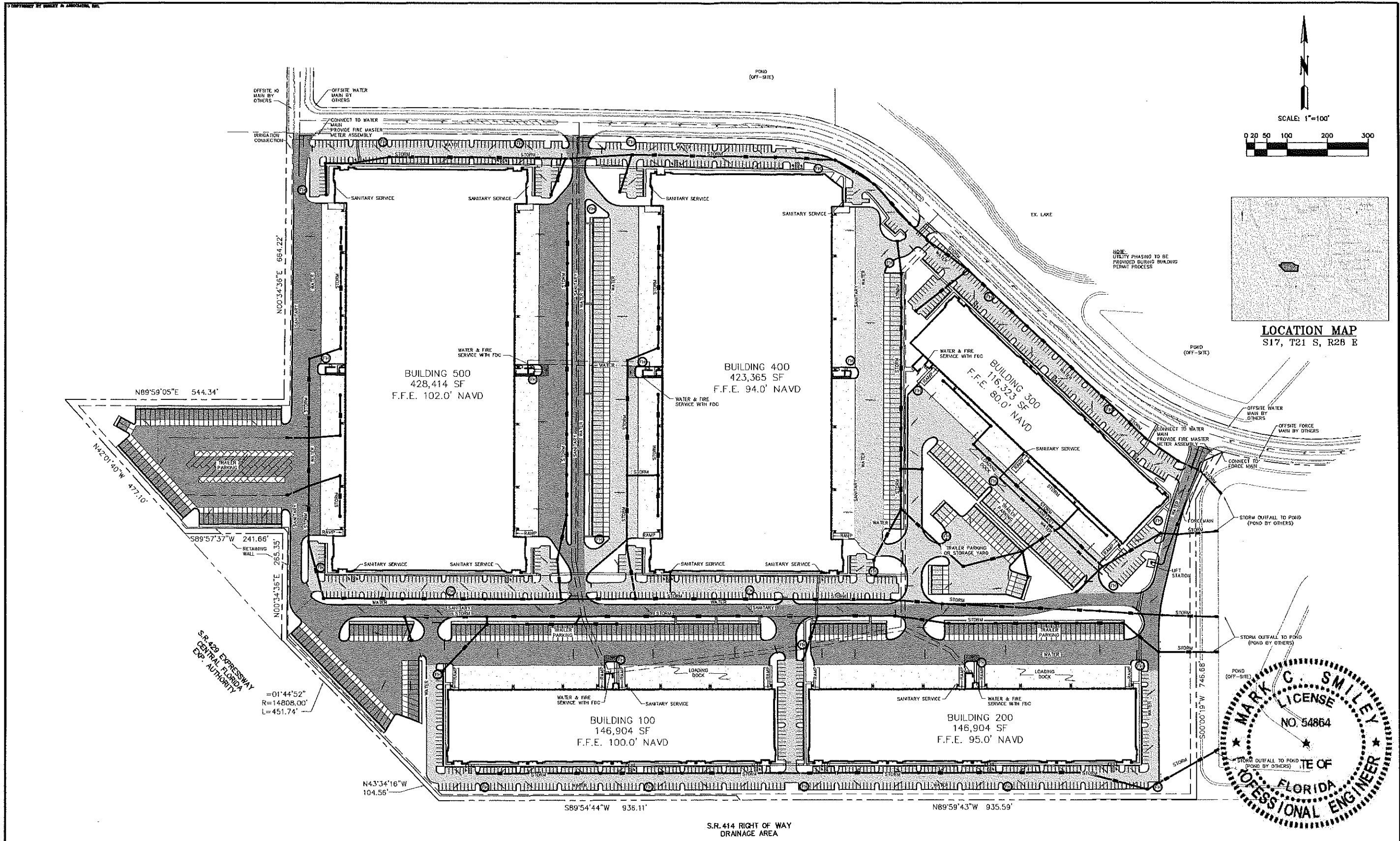
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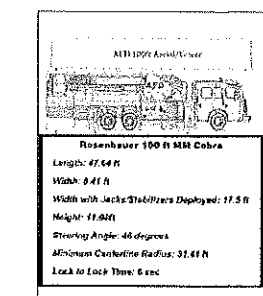
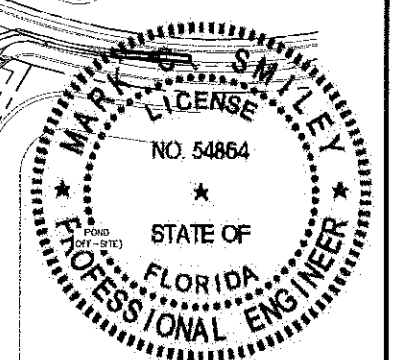
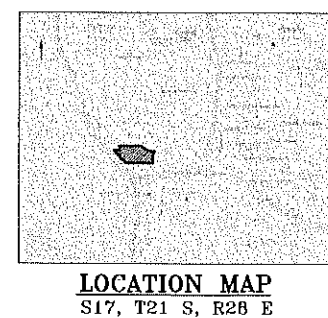
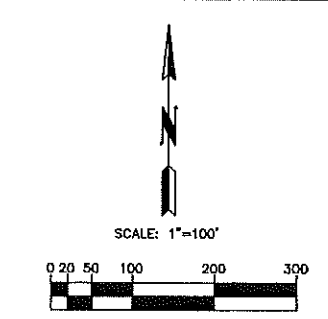
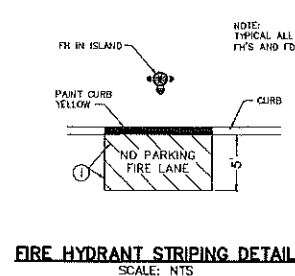
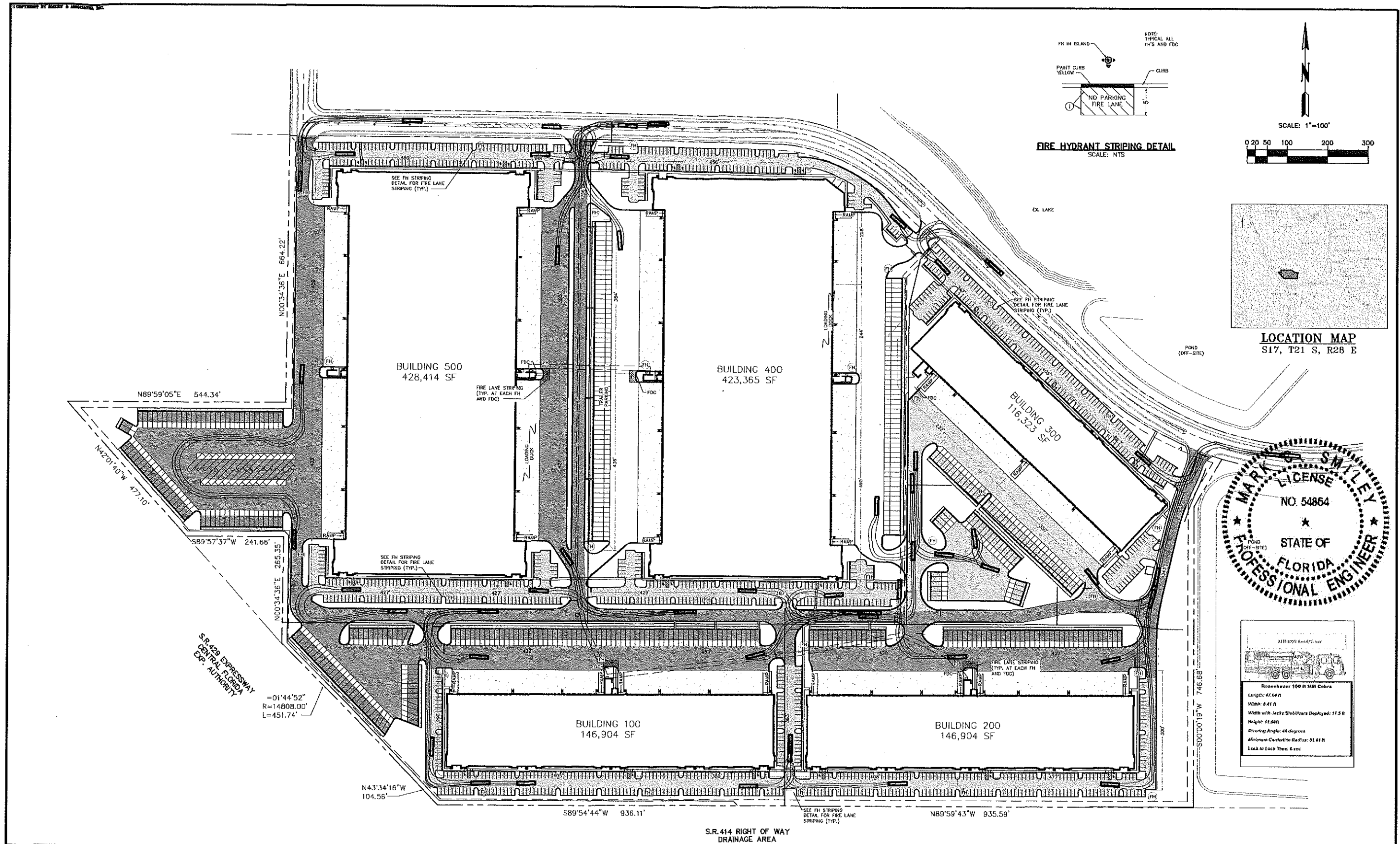
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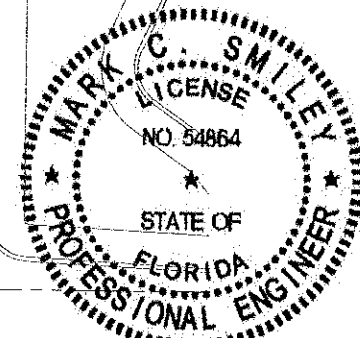
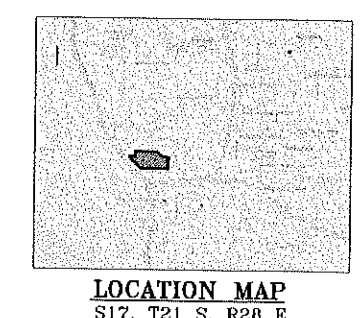
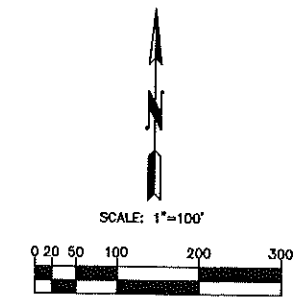
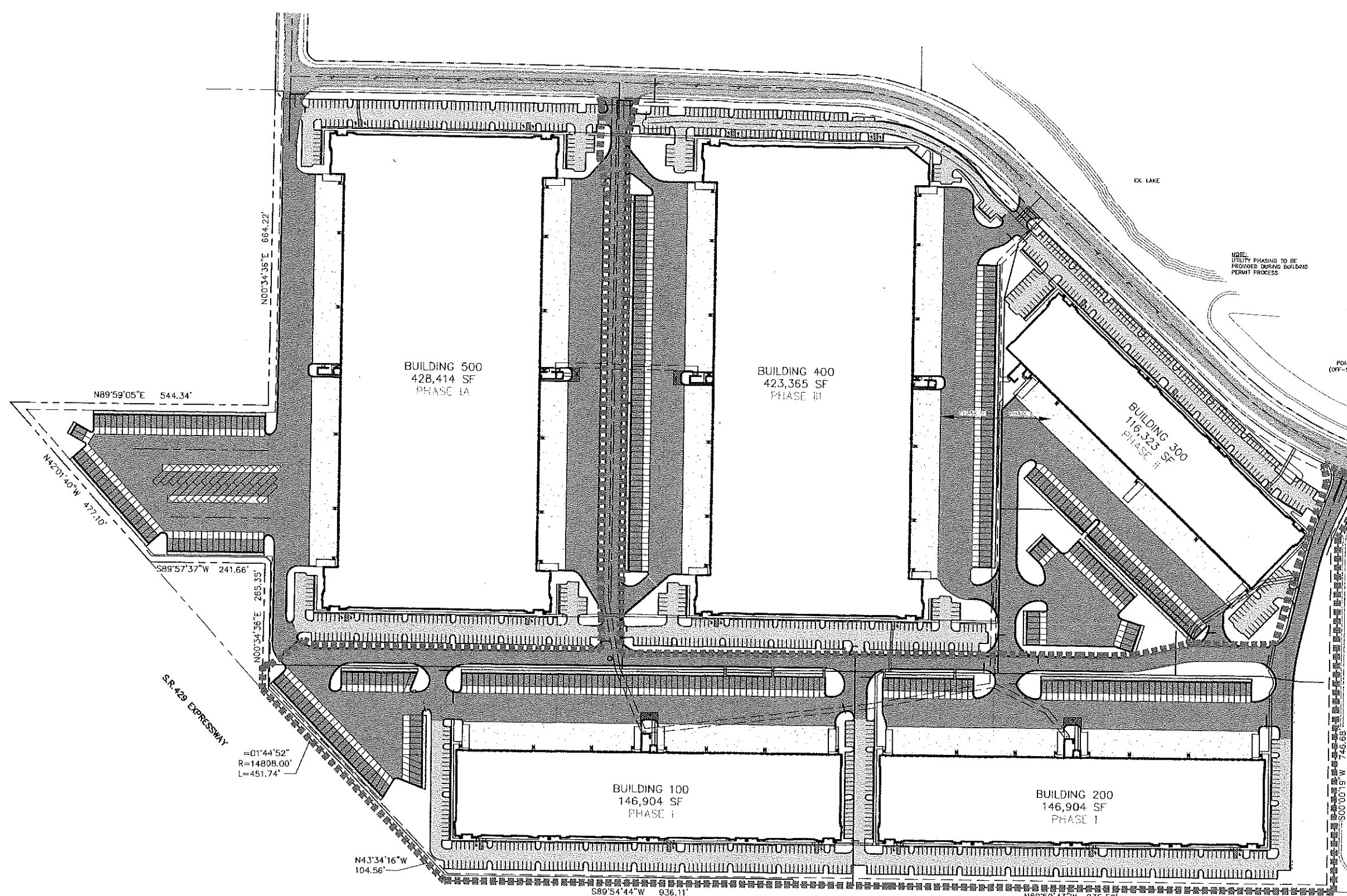
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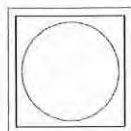
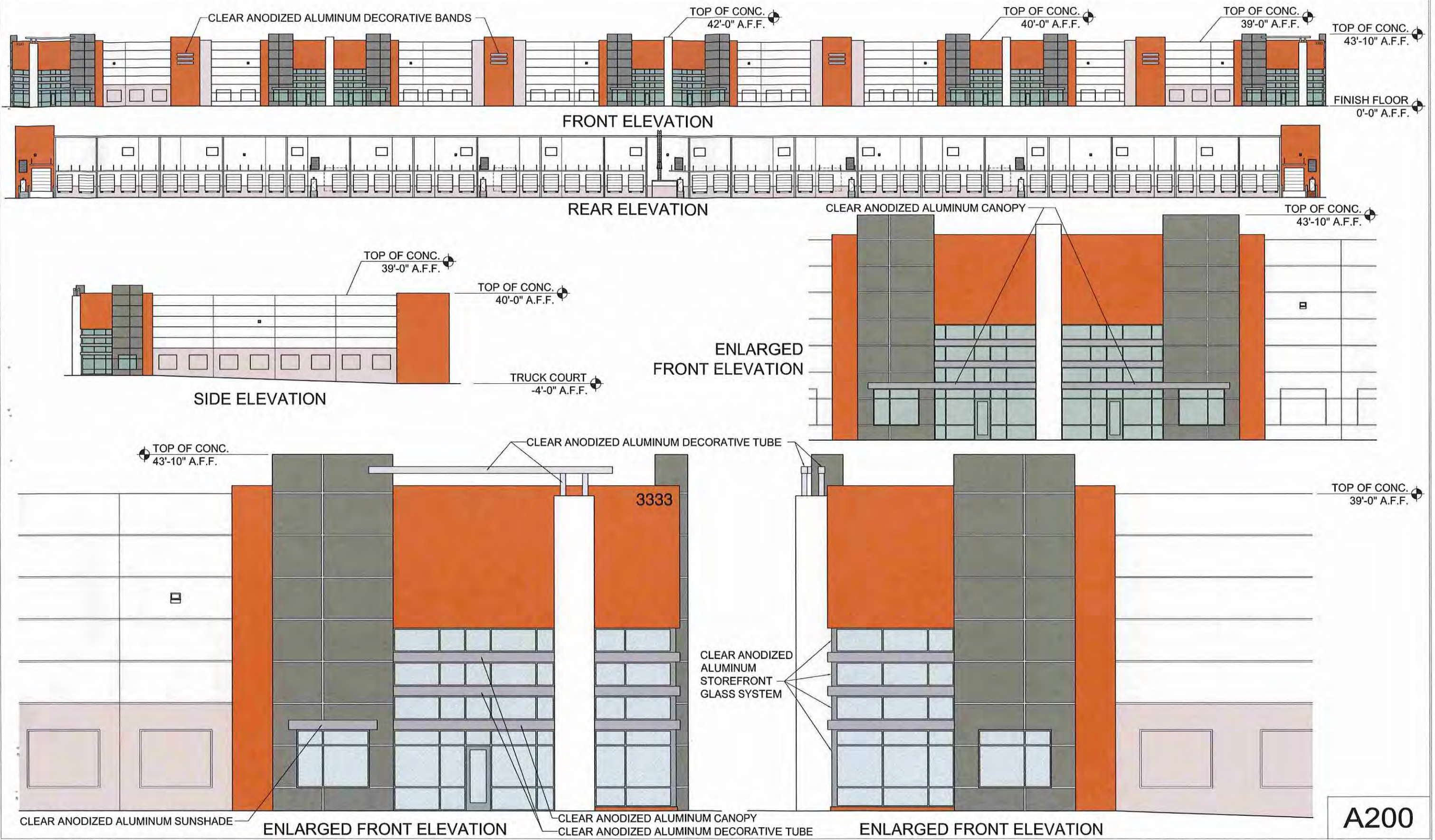
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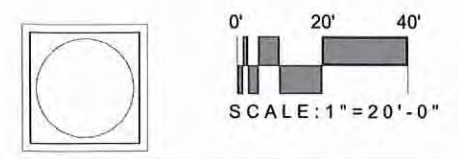
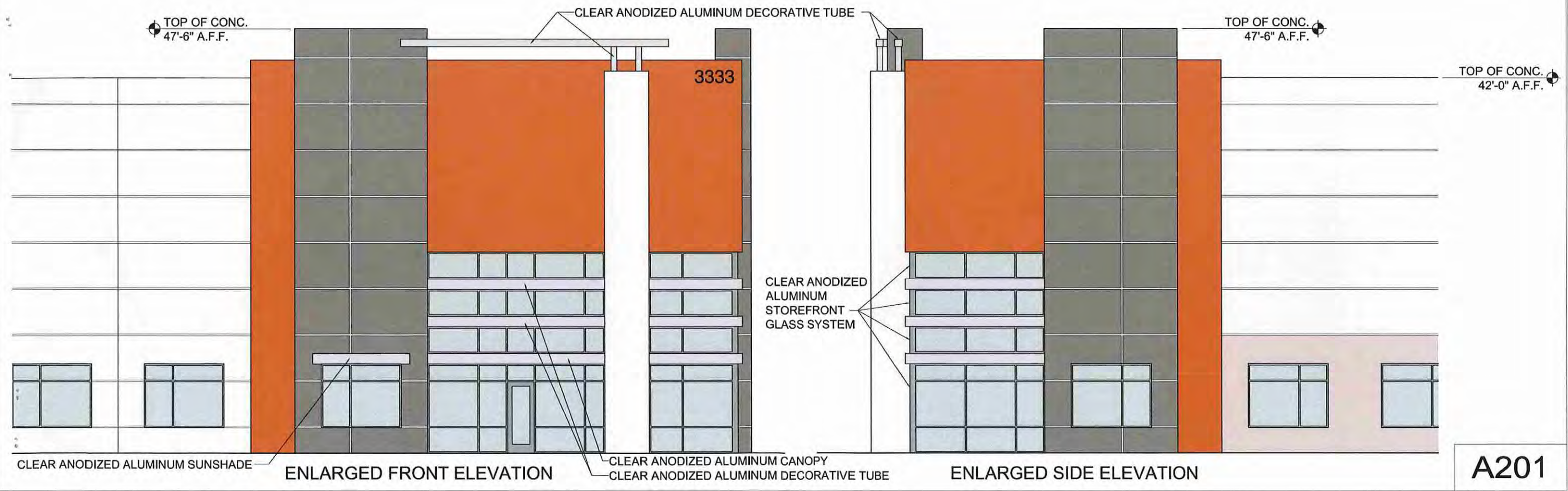
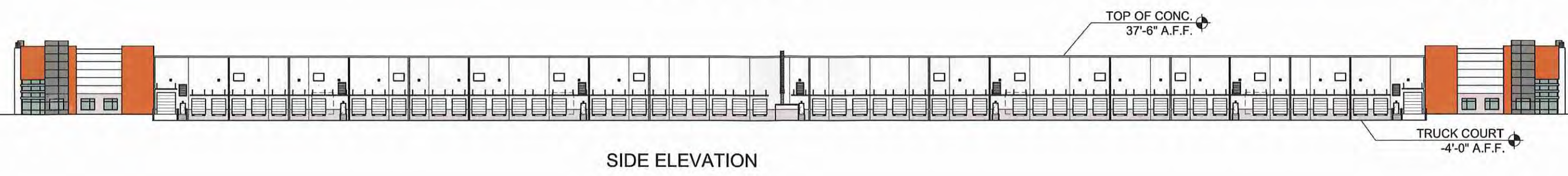
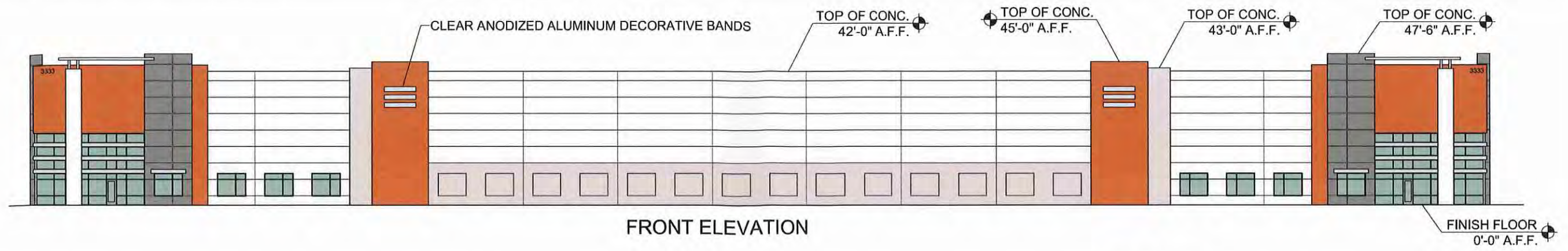
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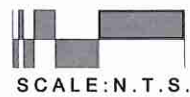
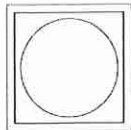
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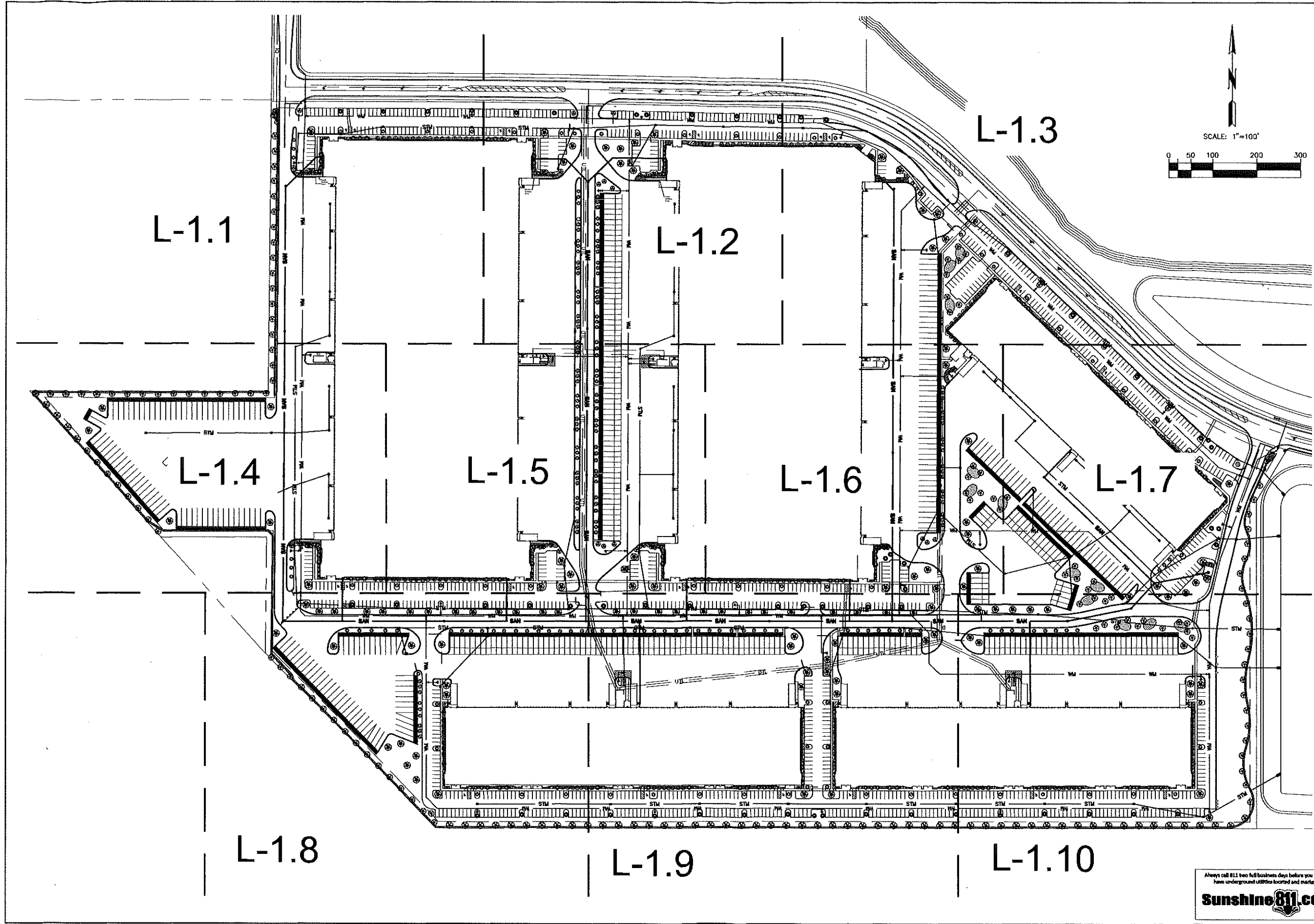


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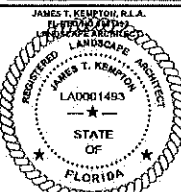
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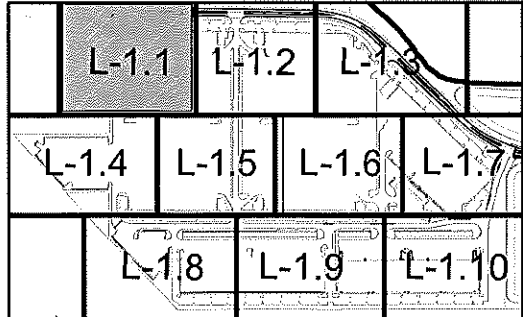
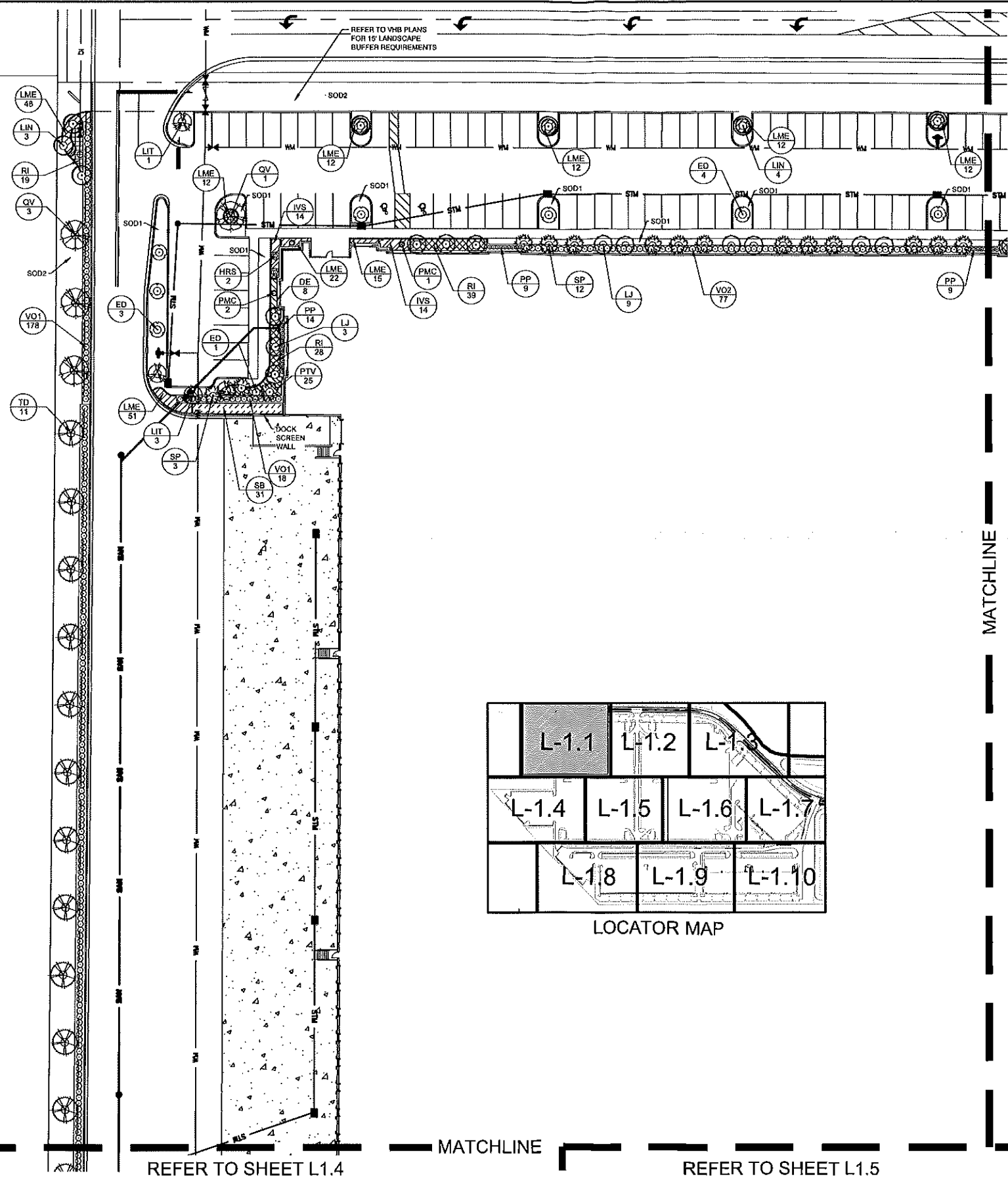
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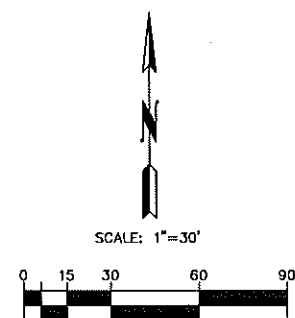
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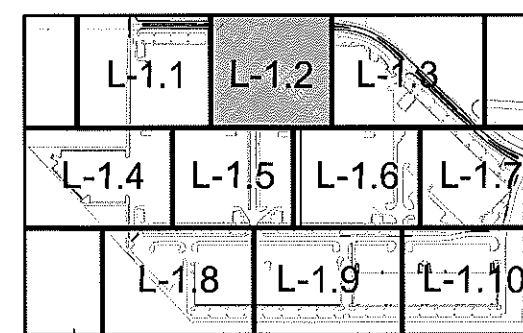
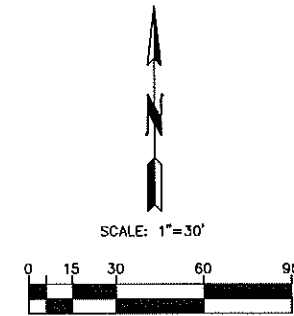
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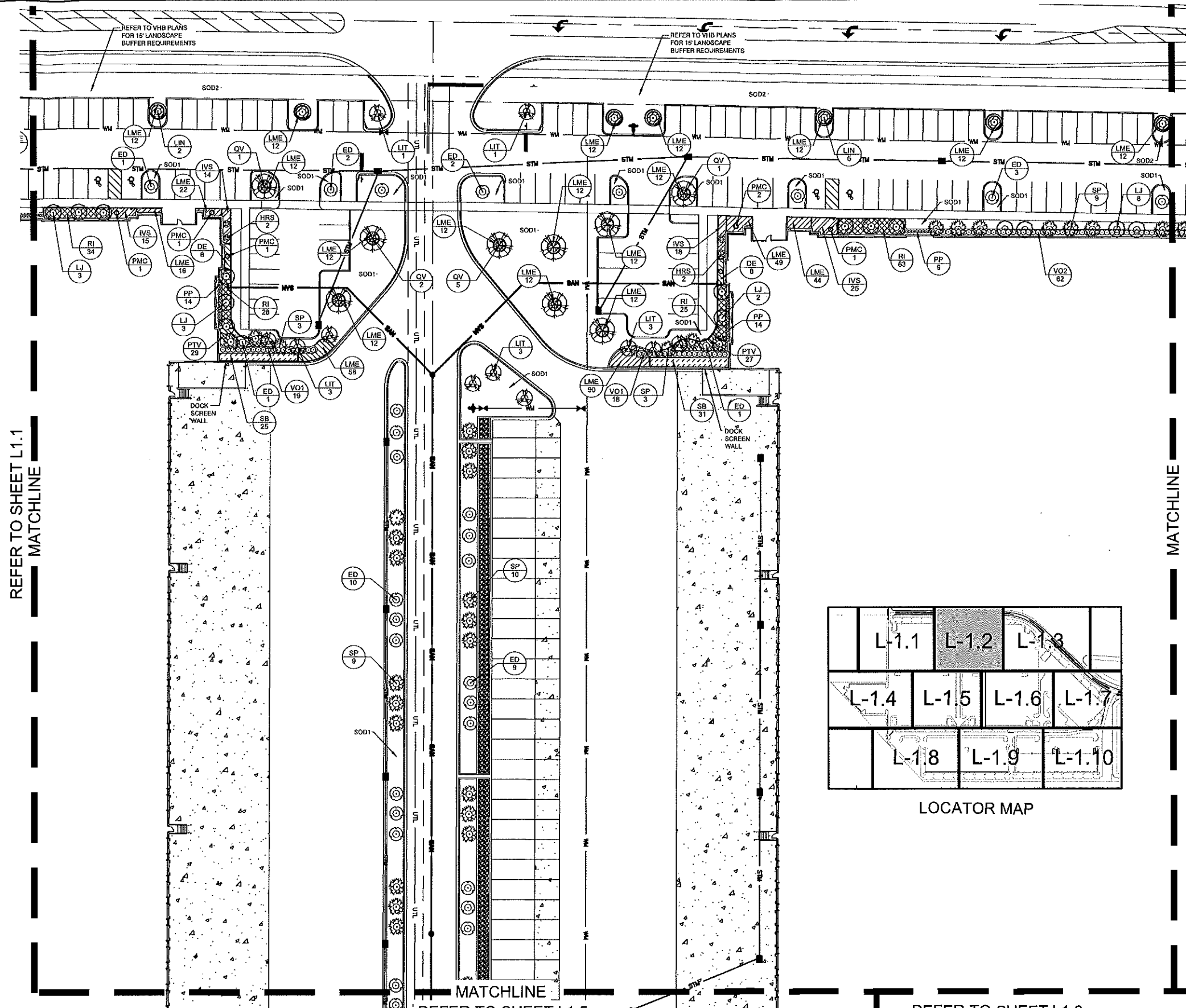
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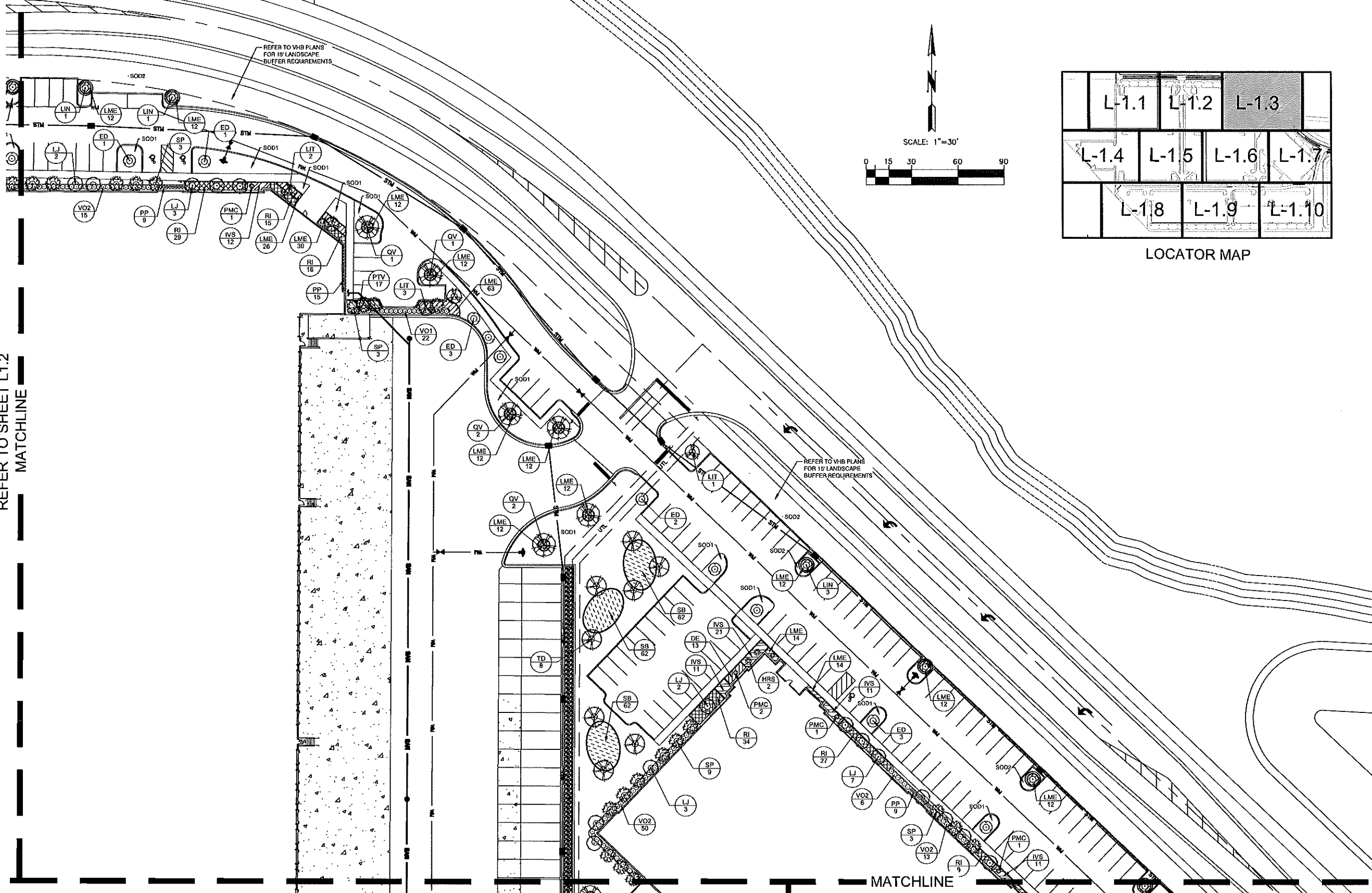
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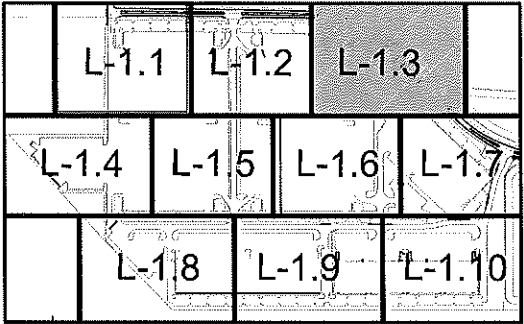
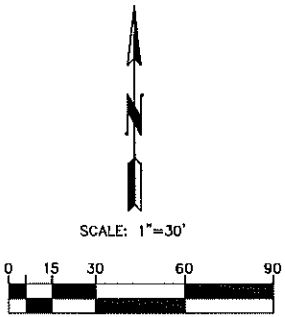
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Engineering Business Certificate
of Authorization No. #26775
Landscape Architecture Certificate
of Authorization #LC0000267

PREPARED FOR:
SMILEY & ASSOCIATES, INC.
1938 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33458

PROJECT NAME:
LOGISTIC 429 AT APOPKA RIDGE

SHEET TITLE:
LANDSCAPE PLAN

REVISIONS:	NO.	DATE	DESCRIPTION

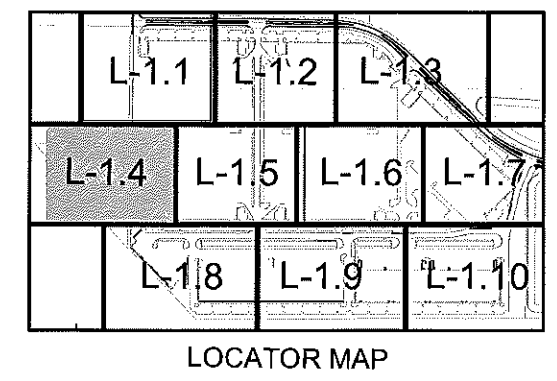
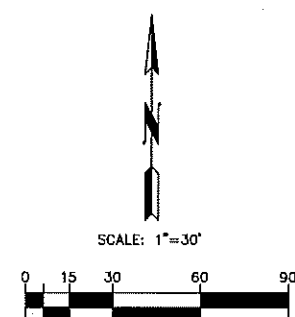
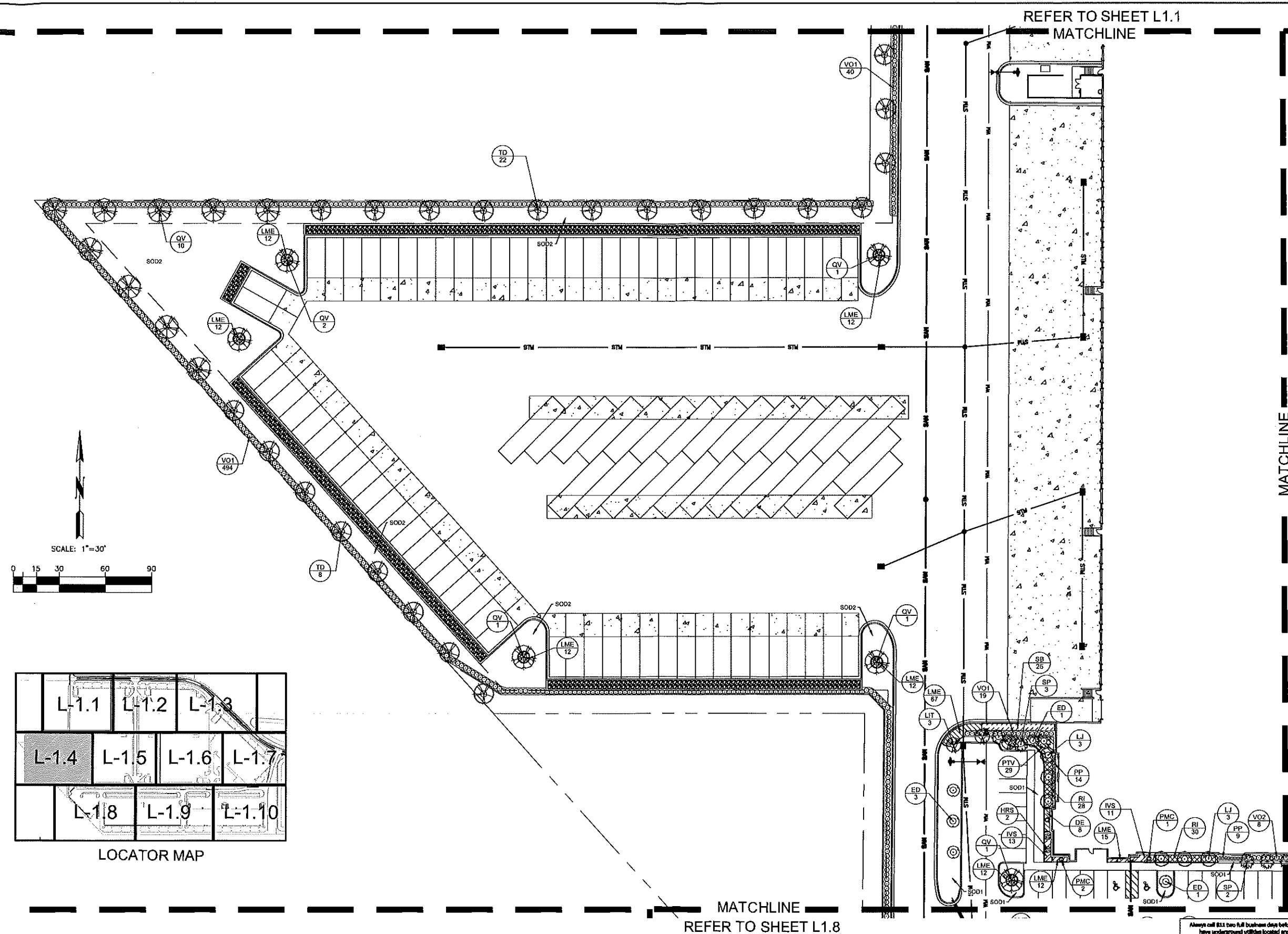
PROJ. NO.: 046-3021
DATE: 08-18-21
DESIGNED: KC/JJK
CHECKED: T.K.

JAMES T. KEMPTON, R.L.A.
FL REG NO. 05483
LANDSCAPE ARCHITECT

05/17/21
PLAN IS NOT VALID UNLESS DIGITALLY
SIGNED OR SIGNED AND DATED, WITH A
RAISED OR PERMANENT INK SEAL

SHEET:
L1.3

Always call 811 two full business days before you dig to
have underground utilities located and marked.
Sunshine811.com



LOCATOR MAP

REFER TO SHEET L1.1
MATCHLINE

MATCHLINE
REFER TO SHEET L1.5

MATCHLINE
REFER TO SHEET L1.8

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Tampa, Florida 33609
813-288-0066
www.krflorida.com
Engineering Business Certificate
of Authorization No. #25775
Landscape Architecture Certificate
of Authorization #L00600287

PREPARED FOR:
SMILEY & ASSOCIATES, INC.
1928 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33468

PROJECT NAME:
LOGISTIC 429 AT APOPKA RIDGE
SHEET TITLE:
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

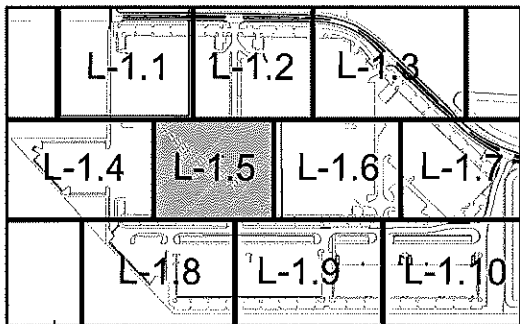
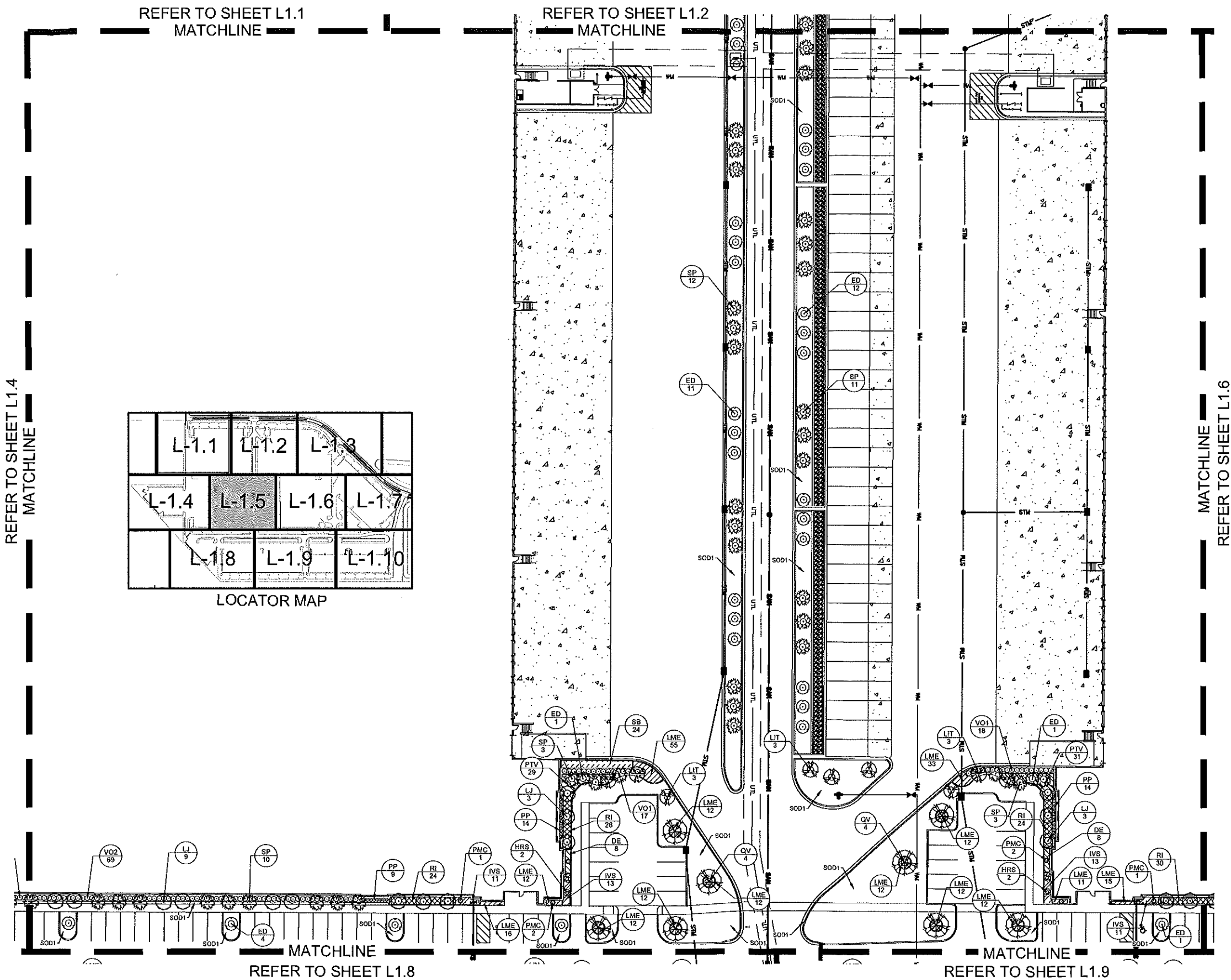
PROJ. NO.: 046-2021
DATE: 08-18-21
DESIGNED: KC / JTK
CHECKED: T.K.

JAMES T. KEMPTON, L.A.
FL REG NO 000127
LANDSCAPE ARCHITECT

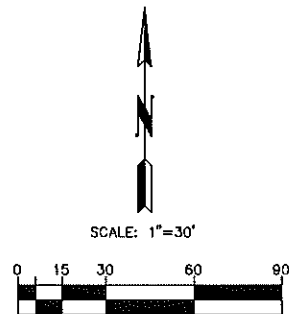
08/17/21
PLAN IS NOT VALID UNLESS DIGITALLY
SIGNED OR SIGNED AND DATED, W/ A
RAISED OR PERMANENT INK SEAL

SHEET:
L1.4

8-19-21



LOCATOR MAP



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Engineering Business Certificate
of Authorization No. #26775

Landscape Architecture Certificate
of Authorization #LC0000267

PREPARED FOR:
SMILEY & ASSOCIATES, INC.

1525 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33458

PROJECT NAME:
LOGISTIC 429 AT APOPKA RIDGE

SHEET TITLE:
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

PROJ. NO.: 048-2021

DATE: 08-18-21

DESIGNED: KC/JTK

CHECKED: TJK

JAMES T. KEMPTON, R.L.A.
FL REG NO. 12433
LANDSCAPE ARCHITECT

05/17/21

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SHEET:

L1.5

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REFER TO SHEET L1.2

MATCHLINE

REFER TO SHEET L1.3

MATCHLINE

LOCATOR MAP

REFER TO SHEET L1.9

MATCHLINE

REFER TO SHEET L1.10

REFER TO SHEET L1.7

MATCHLINE



SHEET:
L1.6



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Tampa, Florida 33609
813-258-0066
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Engineering Business Certificate
of Authorization No. 826775
Landscape Architecture Certificate
of Authorization No. C0000267

PREPARED FOR:
SMILEY & ASSOCIATES, INC.
1828 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33458

PROJECT NAME:
LOGISTIC 429 AT APOKA RIDGE

SHEET TITLE:
LANDSCAPE PLAN

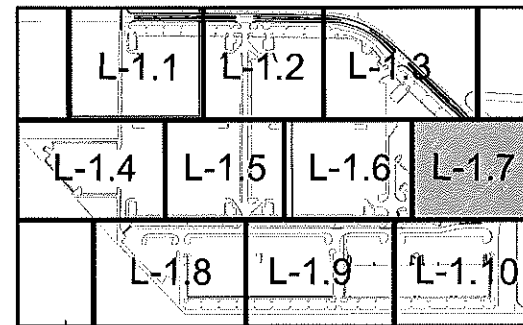
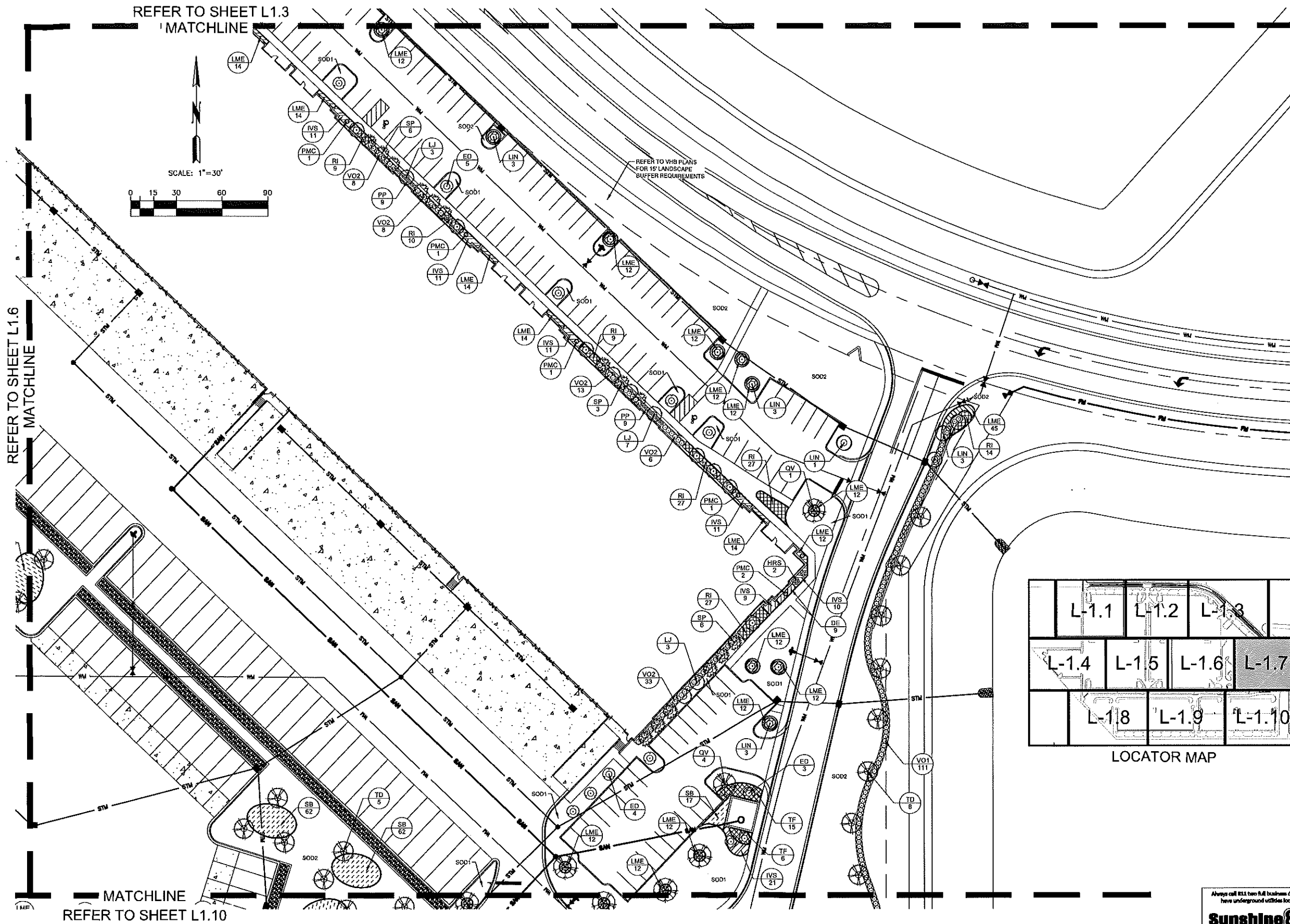
NO.	DATE	DESCRIPTION

PROJ. NO.: 645-2021
DATE: 06-18-21
DESIGNED: KC/JTK
CHECKED: TJK

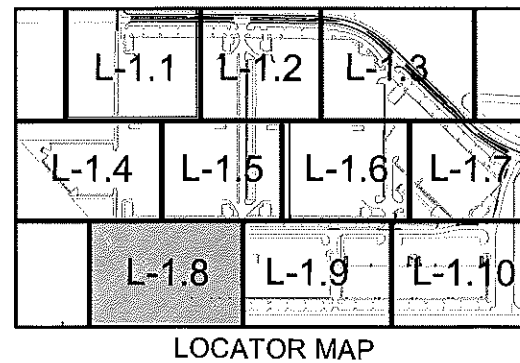
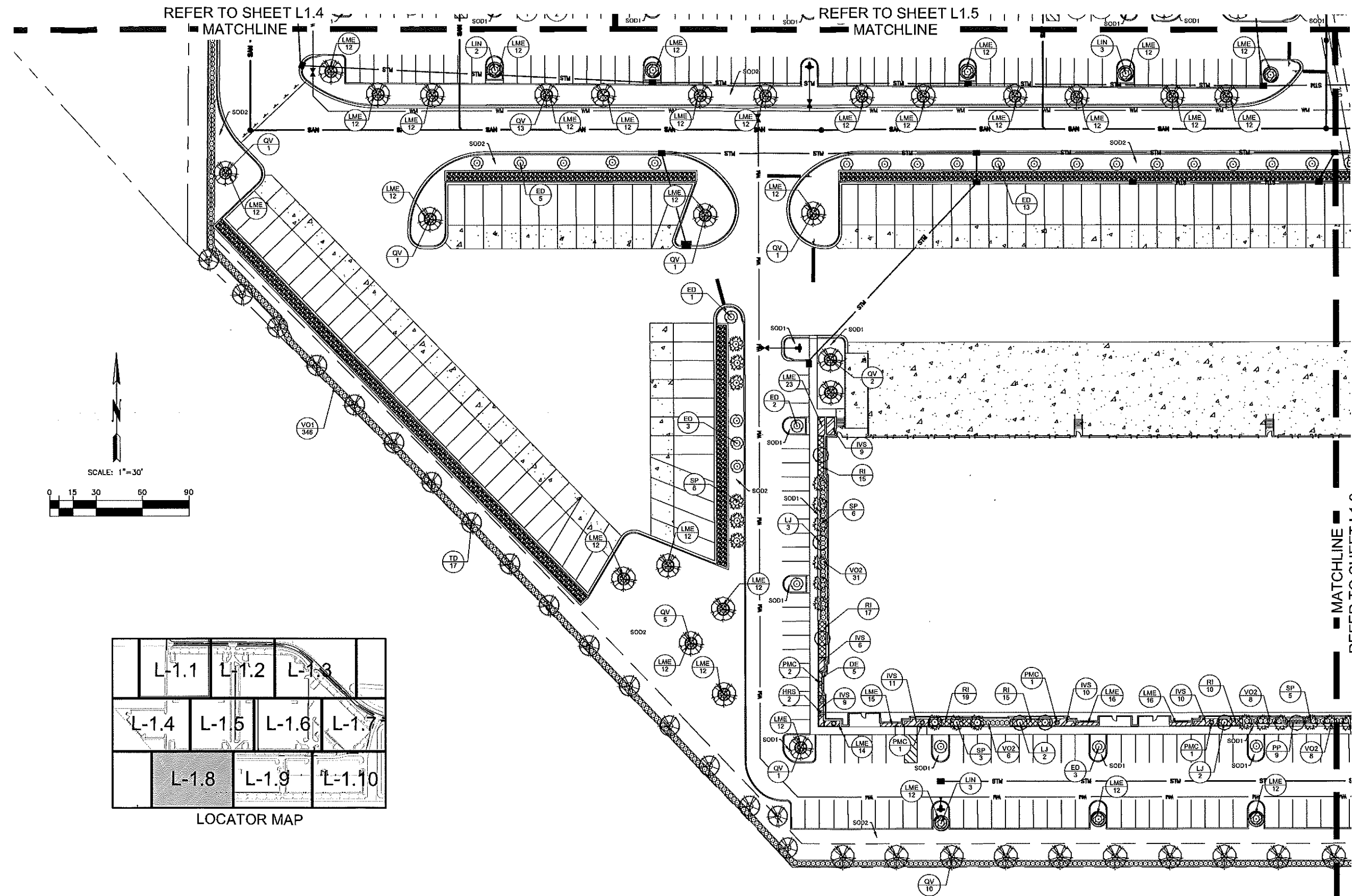
JAMES T. KEMPTON, L.A.
FL REG. NO. 00011
LANDSCAPE ARCHITECT

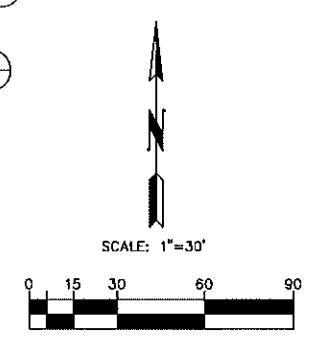
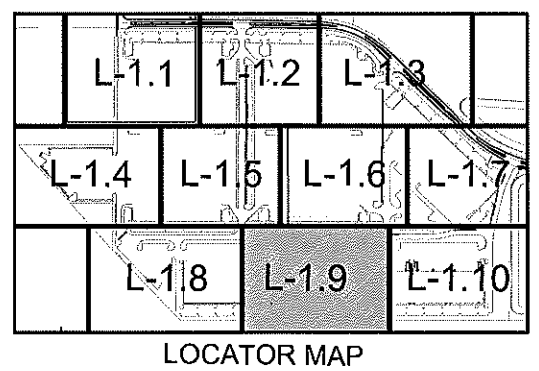
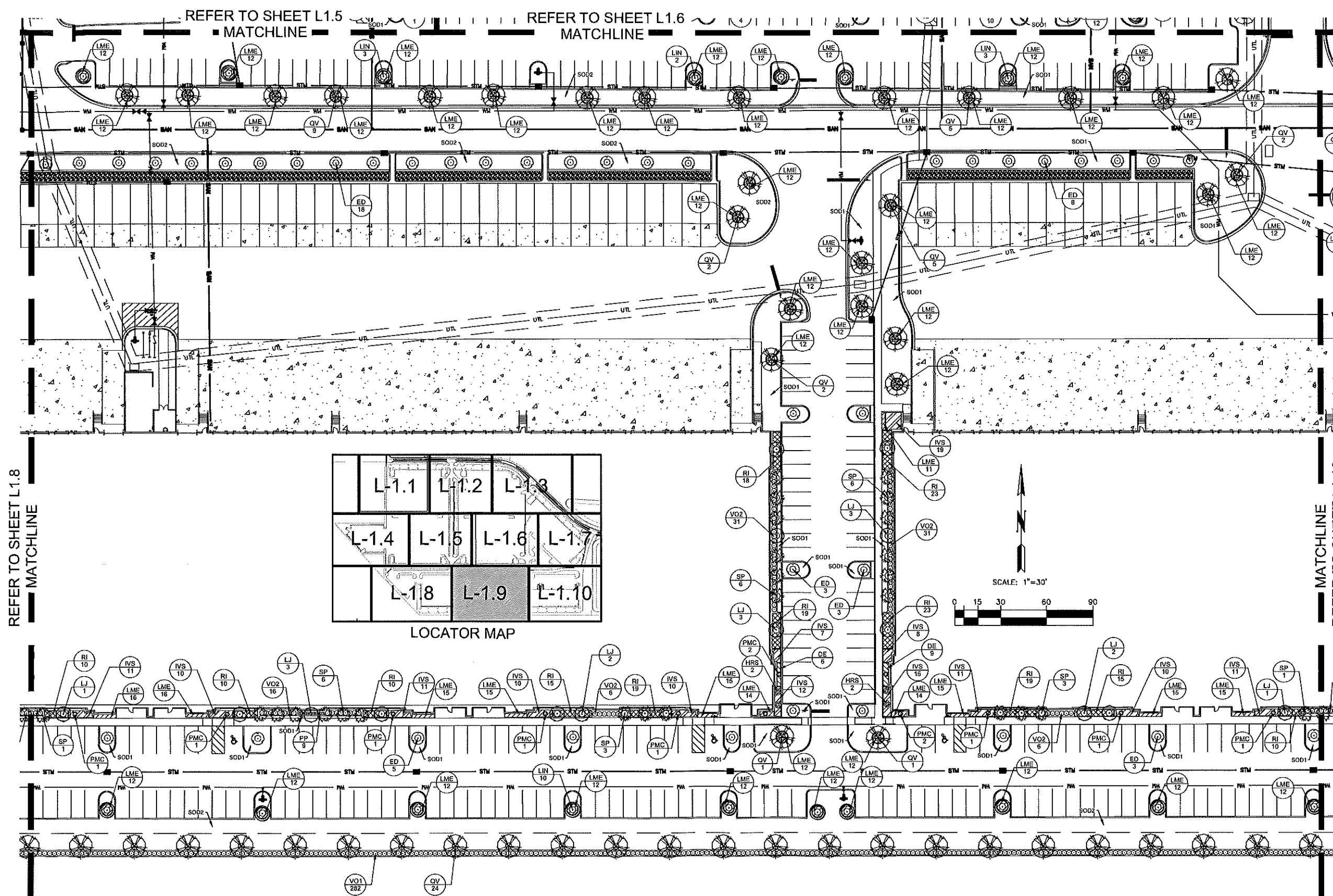
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SHEET:
L1.7



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REFER TO SHEET L1.8
MATCHLINE

MATCHLINE
REFER TO SHEET L1.10



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Tampa, Florida 33609
813-238-0066
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Engineering Business Certificate
of Authorization No. #16775
Landscape Architecture Certificate
of Authorization #LC0000267

PREPARED FOR:
SMILEY & ASSOCIATES, INC.
1938 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33459

PROJECT NAME:
LOGISTIC 429 AT APOPKA RIDGE
SHEET TITLE:
LANDSCAPE PLAN

NO.	DATE	DESCRIPTION

PROJ. NO.: 046-2021
DATE: 02-18-21
DESIGNED: KCI/JTK
CHECKED: TJK
JAMES T. KEMPTON, L.A.
FL REG NO 06961
LANDSCAPE ARCHITECT

05/17/21
PLAN IS NOT VALID UNLESS DIGITALLY
SIGNED OR SIGNED AND DATED, WITH A
RAISED OR PERMANENT INK SEAL

SHEET:
L1.9

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Handwritten signature/initials

PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	ED	191	Elaeocarpus decipiens	Japanese Blueberry	Container grown, min. 8' ht., full to ground
	LIN	67	Lagerstroemia indica 'Natchez'	Crape Myrtle (white)	Container grown, min. 8'-10' ht. x 3'-4' spr., multi-trunks, (min. 3-4 1" dbh trunks).
	LIT	38	Lagerstroemia indica 'Tuscarora'	Crape Myrtle (red)	Container grown, min. 8'-10' ht. x 3'-4' spr., multi-trunks, (min. 3-4 1" dbh trunks)
	LJ	124	Ligustrum japonicum	Ligustrum Tree	Container grown, min. 8'-10' ht. x 3'-4' spr., multi-trunks, (min. 3-4 1" dbh trunks)
	QV	178	Quercus virginiana	Live Oak	B/B, Min.10' ht., x 4'-5' spr., @ 3" caliper.
	SP	216	Sabal palmetto	Cabbage Palmetto	B/B, 12'-16' c.L., as list, tied fronds
	TD	109	Taxodium distichum	Bald Cypress	B/B, Min.10' ht., x 4'-5' spr., @ 3" caliper
SHRUBS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	HRS	26	Hibiscus rosa-sinensis	Chinese Hibiscus Standard	Min. 15 gal., 4'-5' ht., standard
	PMC	56	Podocarpus macrophyllus	Podocarpus Cone Topiary	Container grown, 3'-4' ht., cone
	PP	248	Podocarpus macrophyllus 'Dwarf Pringles'	Dwarf Podocarpus	Min. 3 gal., 15" ht. @ 24" o.c.
	VO2	658	Viburnum odoratissimum	Sweet Viburnum	Min. 3 gal., 24" ht. @ 36" o.c.
	VO1	1,946	Viburnum odoratissimum	Sweet Viburnum	Min. 7 gal., 36" ht. @ 36" o.c.
SHRUB AREAS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	DE	108	Duranta erecta 'Gold Mound'	GoldenDewdrops	Min 3 gal., 15' ht. @ 24" o.c.
	IVS	631	Ilex vomitoria 'Schillings Dwarf'	Dwarf Schillings Holly	Min 3 gal.,12" ht. @ 30" o.c.
	PTV	211	Pittosporum tobira 'Variegata'	Variegated Pittosporum	Min. 3 gal., 16" ht. @ 30" o.c.
	Ri	1,076	Rhaphiolepis indica	Indian Hawthorn	Min. 3 gal., 15" ht. @ 30" o.c.
	SB	897	Spartina bakeri	Sand Cordgrass	Min. 3 gal. @ 36" o.c.
	TF	51	Tripsacum floridana	Dwarf Fakahatchee Grass	Min. 3 gal. @ 48" o.c.
GROUND COVERS	KEY	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
	LME	3,489	Liriope muscari 'Evergreen Giant'	Giant Liriope	Min. 1 gal. @ 24" o.c.
MULCH	KEY	BOTANICAL NAME		COMMON NAME	SPECIFICATIONS
	MULCH	Pine Bark		Pine Bark 'Mini Nuggets'	Cu. Yd., Min. 3" thick
SOD/SEED	KEY	BOTANICAL NAME		COMMON NAME	SPECIFICATIONS
	SOD1	Stenotaphrum secundatum 'Floratum'		St. Augustine 'Floratum'	Sq. ft., 95% weed free roll all sod following installation
	SOD2	Paspalum notatum		Bahia sod	Sq. ft., 95% weed free roll all sod following installation

Note: The above material specifications are the minimum LDC requirements. Based on current market availability the contractor shall price and install larger container sizes as needed to meet this criteria at installation. Quantities on plan take precedence over materials list. Quantities on materials list are provided as a courtesy only.

LANDSCAPE REQUIREMENTS:

Per City of Apopka Land Development Code (Section 5.2.5)

Foundation planting requirement

All building facing right-of-way shall contain a foundation landscaping area adjacent to the building that is min. of four feet in width and extends the entire length of the building facade.

It shall contain shrubs a min. 24" ht. and 30" on center. The landscape must be installed a min. of 2.5 feet from the foundation.

A min. one 15 gal ornamental tree for every 20 ft. of length.

For multifamily and nonresidential, one canopy tree and ten shrubs at 36" ht. per 35 lineal feet of the property perimeter both abutting and not abutting a street or parking area.

Off-Street Vehicular Parking Area Planting

A min. of one canopy tree per landscape island, an additional one canopy shade tree for every ten spaces.

Interior landscaping shall be min. 10% of an off-street vehicular parking area. Mix of vegetation including but not limited to, trees, shrubs and groundcover.

1,530,327 of x .10 = 153,033 sf required and provided

Perimeter off-street Vehicular Parking Area Landscaping

A hedge row of shrubs to screen all required off-street vehicular parking areas are adjacent to a street.

Plant Diversity requirement

When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.

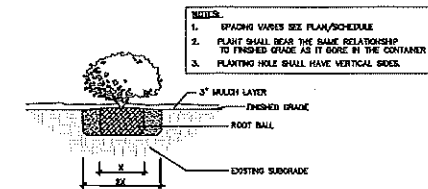
(4) species required and provided

ADDITIONAL NOTES:

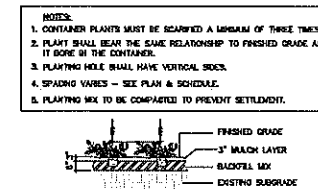
All areas of new planting shall be mulched with grade 'A' Pine bark mulch or approved equivalent as mandated by City of Apopka.

Areas not planted with trees, shrubs, or groundcovers shall be sodded with Bahia sod.

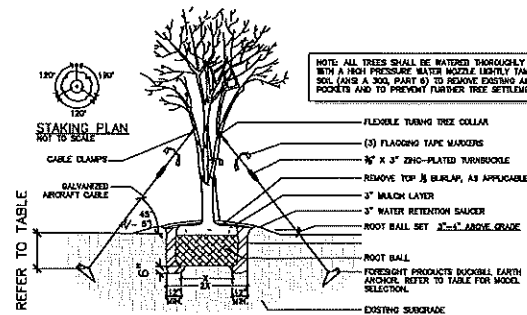
Contractor shall install new irrigation system to provide 100% coverage to all landscape areas.



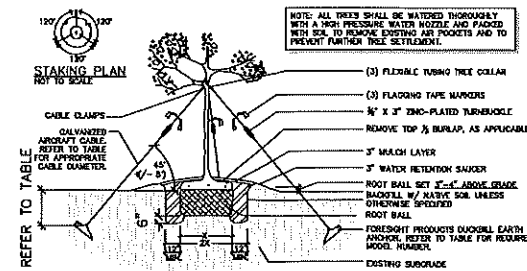
5 SHRUB/GROUND COVER PLANTING DETAIL
NOT TO SCALE



6 TYPICAL GROUND COVER PLANTING
NOT TO SCALE



3 MULTI-TRUNK TREE PLANTING AT GRADE
NOT TO SCALE



1 TYPICAL TREE PLANTING AT GRADE
NOT TO SCALE

NOTE: THE DUCKBILL ANCHORING SYSTEM IS DESIGNED TO BE USED WITH MANUFACTURER-SUPPLIED COMPONENTS. INSTALL ANCHORS AS PER MANUFACTURER'S SPECIFICATIONS.

TREE CALIPER	MODEL NUMBER	RATED CAPACITY	MINIMUM DEPTH OF INSTALLATION
UP TO 3"	40-DTS	300 LBS. EA.	20"
UP TO 6"	68-DTS	1,100 LBS. EA.	30"
UP TO 11"	88-DTS	3,000 LBS. EA.	42"
NOT RATED	138-DTS	5,000 LBS. EA.	60"

NOTE: RATED FOR WINDS UP TO 50 MPH

NOTE: ALL TREE ANCHORING SYSTEM SHALL BE REMOVED AFTER ONE GROWING SEASON.

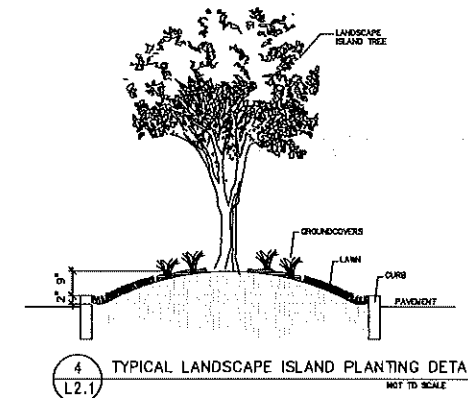
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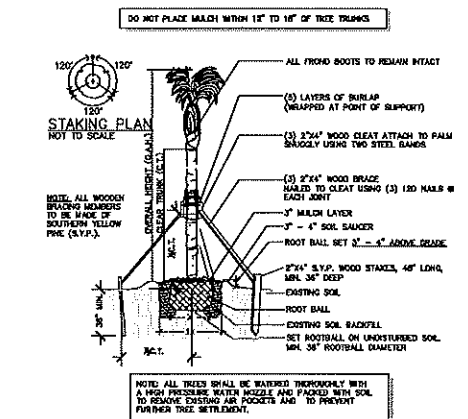
NOTE: RATED FOR WINDS UP TO 50 MPH

LANDSCAPE REQUIREMENTS:

CATEGORY	CODE REQUIREMENT	REQUIREMENT	PROVIDED
PERIMETER PLANTING TOTALS			
15' ROW BUFFERS -			
Trees	To be provided by the development partner		
Shrubs	To be provided by the development partner		
15' COMPATIBILITY BUFFERS - 5,436 L.F.			
Trees	1 per 35 L.F.	141	141
Shrubs (36" ht.)	10 per 35 L.F.	1,550	1,550
INTERIOR PLANTING			
Trees	1 per landscape island	190	190
	plus 1 per 10 spaces	110	110
FOUNDATION PLANTING - Facing the ROW (min. 4' in width)			
Ornamental Trees	1 per 20 L.F.	173	173
Shrubs (24" ht.)	30" on center	1,387	1,387



4 TYPICAL LANDSCAPE ISLAND PLANTING DETAIL
NOT TO SCALE



2 TYPICAL SABAL PALM TREE PLANTING DETAIL
(RATED FOR WINDS UP TO 50 MPH)
NOT TO SCALE

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Tampa, Florida 33609
813-258-0065
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Engineering Business Certificate
of Authorization No. 826775
Landscape Architecture Certificate
of Authorization #LC0000267

PREPARED FOR :
SMILEY & ASSOCIATES, INC.
1028 COMMERCIAL LANE, SUITE 2
JUPITER, FLORIDA 33488

PROJECT NAME :
LOGISTIC 429 AT APOKA RIDGE

SHEET TITLE :
LANDSCAPE PLAN

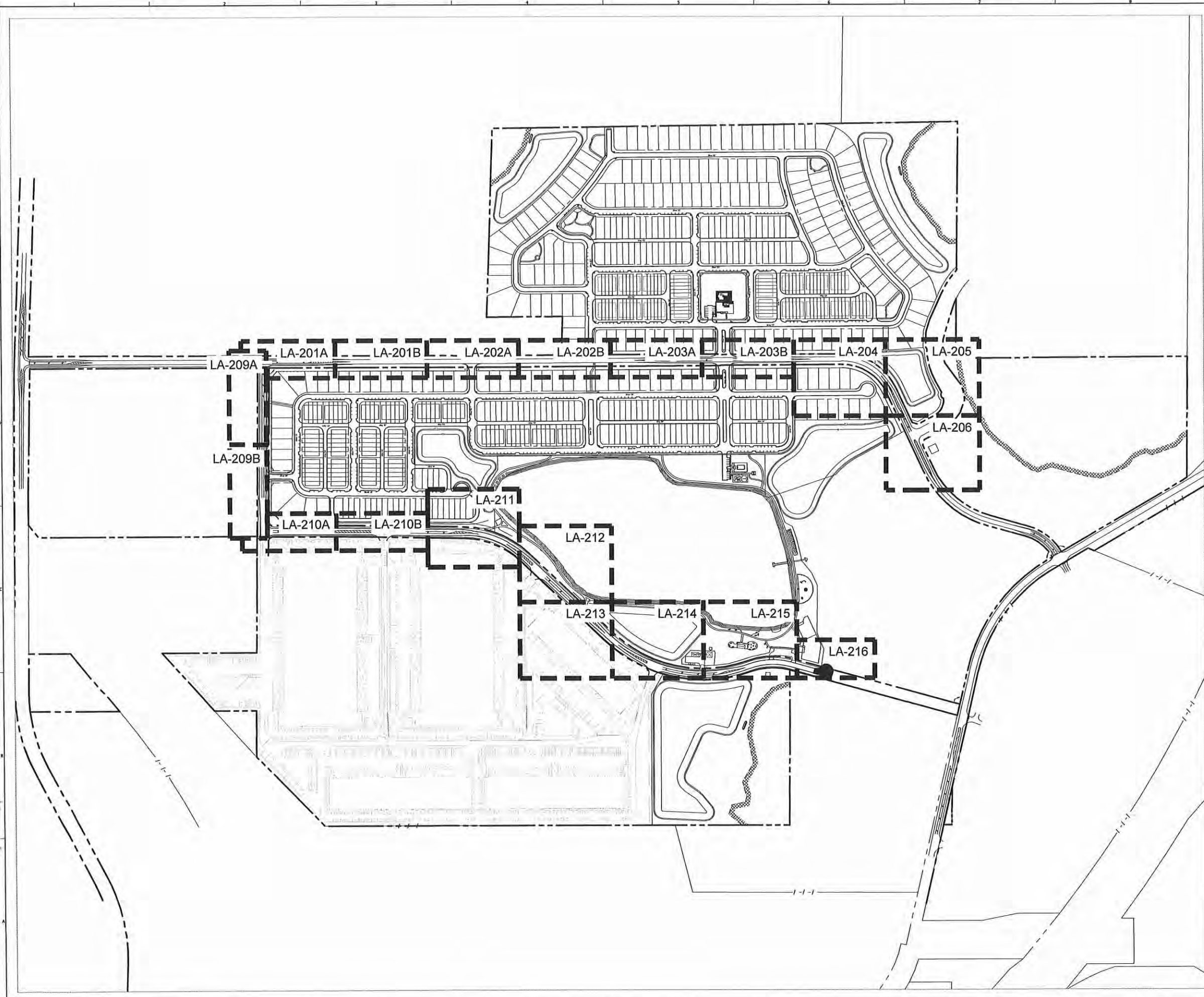
NO.	DATE	DESCRIPTION

PROJ. NO. : 048-2021
DATE : 05-18-21
DESIGNED : KC / JTK
CHECKED : T.M.

JAMES T. KEMPTON, R.L.
FL REG NO 0001493
LANDSCAPE ARCHITECT

05/17/21
PLAN IS NOT VALID UNLESS ORIGINALLY
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RAISED OR PEPPERED INK SEAL

SHEET:
L-2.1



LANDSCAPE / PERMIT NOTES

LANDSCAPE ARCHITECTURAL PLANS DESIGNED IN COMPLIANCE WITH THE CITY OF APOPKA CODE OF ORDINANCES AND THE LAND DEVELOPMENT CODE (LDC).

LANDSCAPE PLANS ARE IN COMPLIANCE WITH LDC ARTICLE 5 SECTION 5.2.4.

BUFFERYARDS ARE IN COMPLIANCE WITH THE LDC ARTICLE 5 SECTION 5.2.5 AND UTILIZE TABLE 5.2.5.B.3.D-1 AND TABLE 5.2.5.B.3.D-2.

VEHICULAR PARKING AREAS ARE IN COMPLIANCE WITH THE LDC ARTICLE 5 SECTION 5.2.5.B.

EXCEPT FOR A BUILDING BUILT TO THE LOT LINE, ALL BUILDINGS FACING RIGHTS-OF-WAY ARE IN COMPLIANCE WITH LDC ARTICLE 5 SECTION 5.2.5.A AND 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.

CANOPY TREES ARE CHOSEN FROM THE PLANT TABLES IN THE 'FLORIDA FRIENDLY LANDSCAPING PATTERN BOOK USDA HARDINESS ZONE 9B'.

AT PLANTING, STREET AND BUFFER REQUIRED CANOPY TREES SHALL BE AT LEAST 3" CALIBER AND AT LEAST 8 FT IN OVERALL HEIGHT IN ACCORDANCE WITH LDC ARTICLE 5 SEC. 5.2.5.

RESIDENTIAL LANDSCAPING IN COMPLIANCE WITH LDC APPENDIX D 3.1.2.1.

RESIDENTIAL STREET TREES ARE SPACED THIRTY (30) FEET ON CENTER AND AT LEAST TWENTY-FIVE (25) FEET FROM THE INTERSECTION OF TWO ROADS.

EACH SINGLE-FAMILY LOT IS REQUIRED TO PLANT A MINIMUM OF THREE (3) TREES ON THE LOT.

ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.

ALL COMPACTED SOIL MUST BE TILLED TO AT LEAST 6 INCHES.

ALL SHRUB AND GROUND COVER AREAS, AS WELL AS TREE RINGS, ARE TO BE MULCHED AND INSTALLED PER GREEN INDUSTRY BEST MANAGEMENT PRACTICES AND UTILIZE FLORIDA FRIENDLY LANDSCAPING PRINCIPLES.

SEE SHEET LS-400 FOR LANDSCAPE CODE/PERMIT CALCULATIONS.

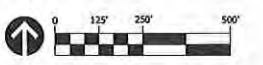


PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
**MASTER ROADWAY
BUFFER DESIGN -
OVERALL SITE PLAN**

SCALE IN FEET: 1" = 250'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

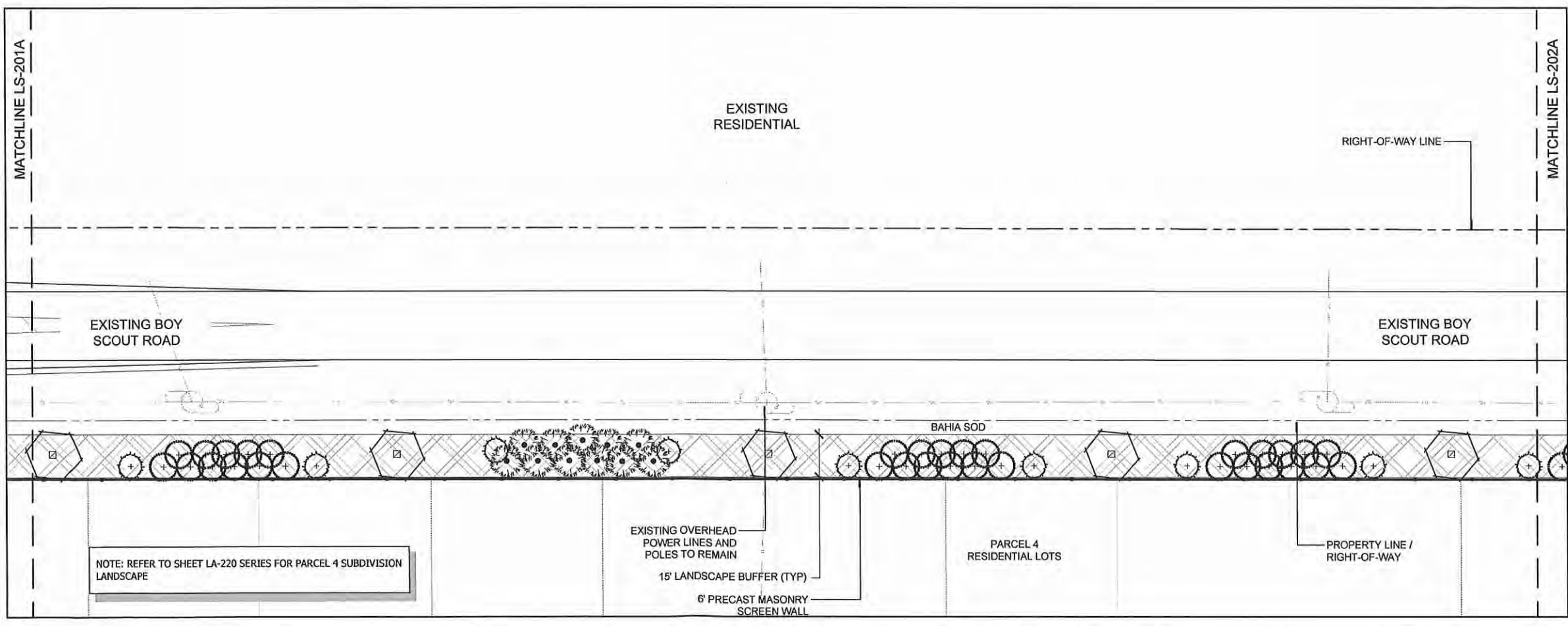
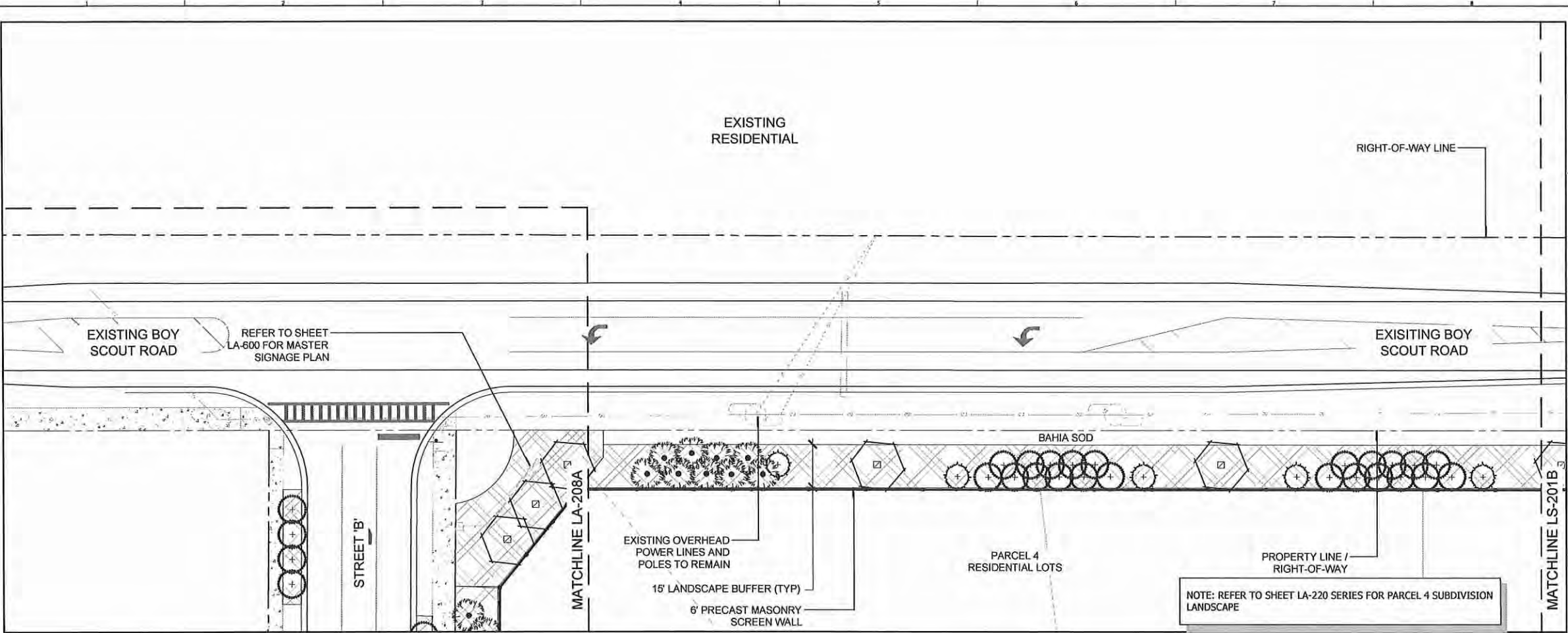
JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
△		
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SHEET NO.:
LA-100



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

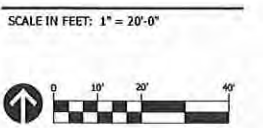
TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
□	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PIRUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPSCUM DACTYLOIDES - TAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMELIA PATENS - VIBERNUM SUSPENSUM - ILLICUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA
SHEET TITLE:
LANDSCAPE PLAN



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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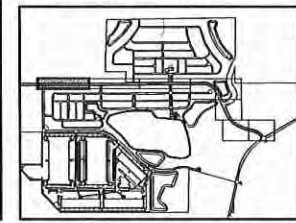
NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

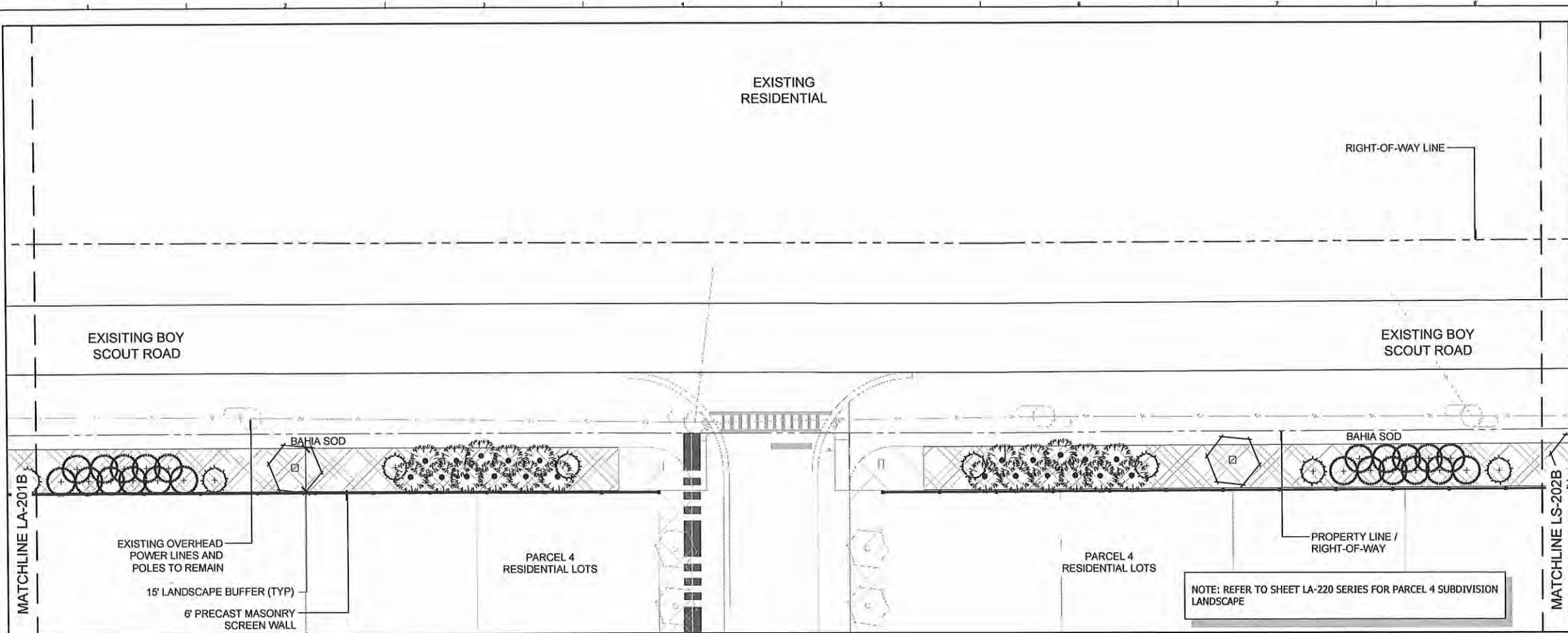
THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: BOY SCOUT ROAD



SHEET NO.:
LA-201



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

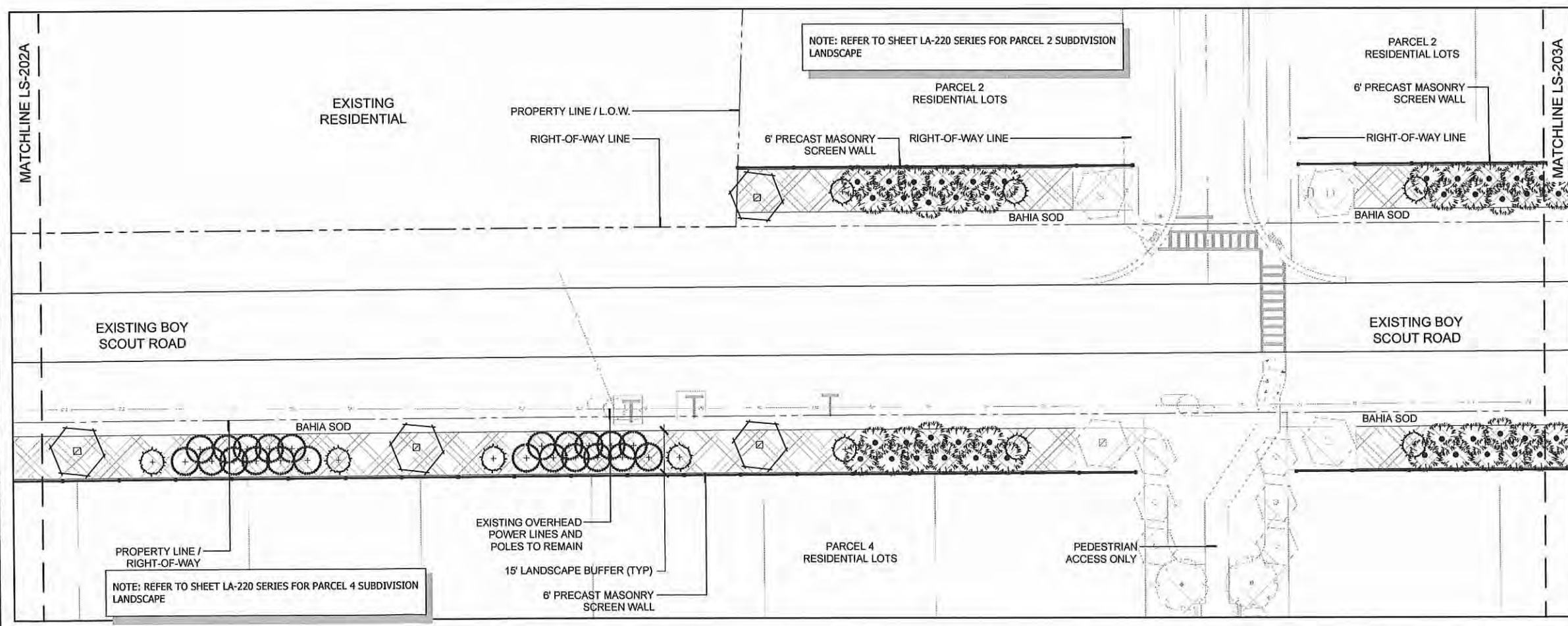
TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
□	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSE SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM

SHRUBS

BOTANICAL / COMMON NAME
SHRUB AREA
- TRIPLODENDRON DACTYLOIDES
- AZALEA FLORIDA
- AZALEA FORMOSA
- JUVIPERUS PARSONII
- HAMMILLIA PATENS
- VIBURNUM SUSPENSUM
- ILLICIUM FLORIDANUM
- ARACHIS GLABRATA

TURF AREA

- BAHIA SOD



NOTE: FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: BOY SCOUT ROAD

PERRY | BECKER
landscape architecture | interior design
3837 Piquette Blvd., Suite 150, Orlando, Florida 32803
Phone: 407.865.4850, Fax: 407.865.4851
www.perry-becker.com L.A. No. 1538

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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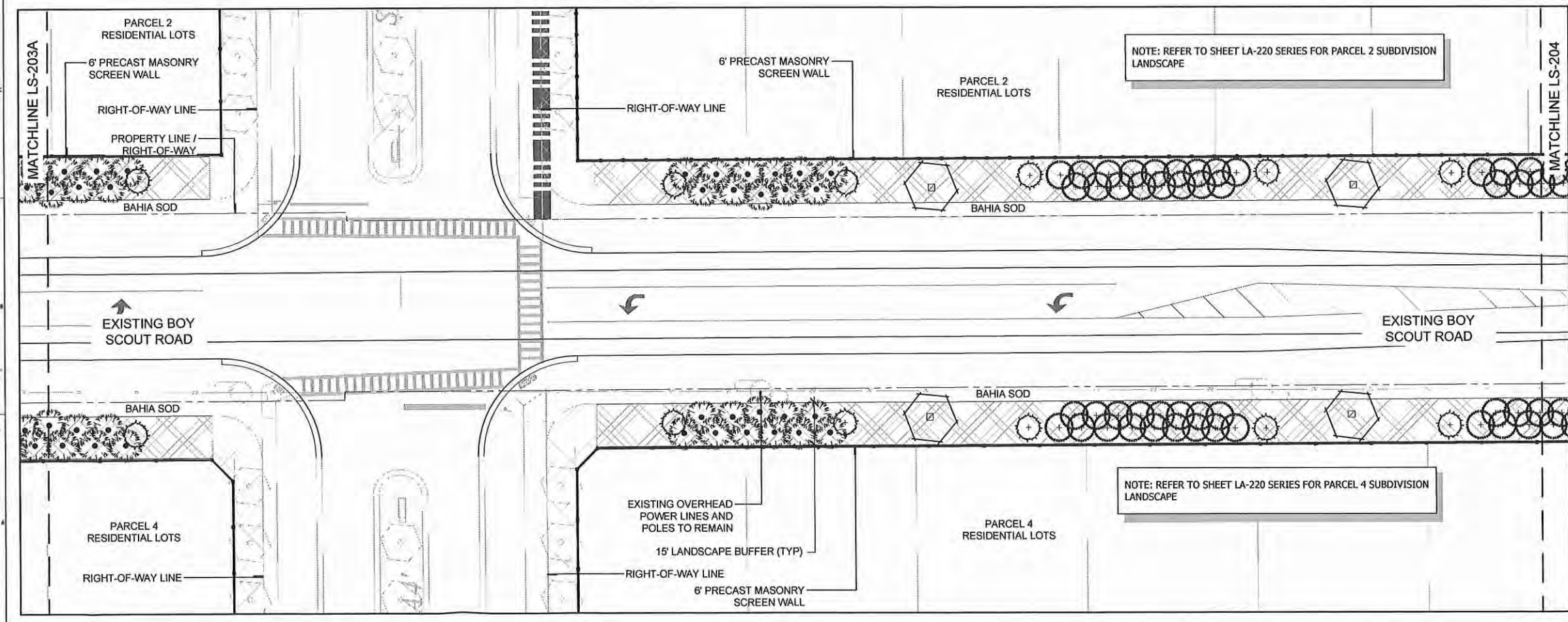
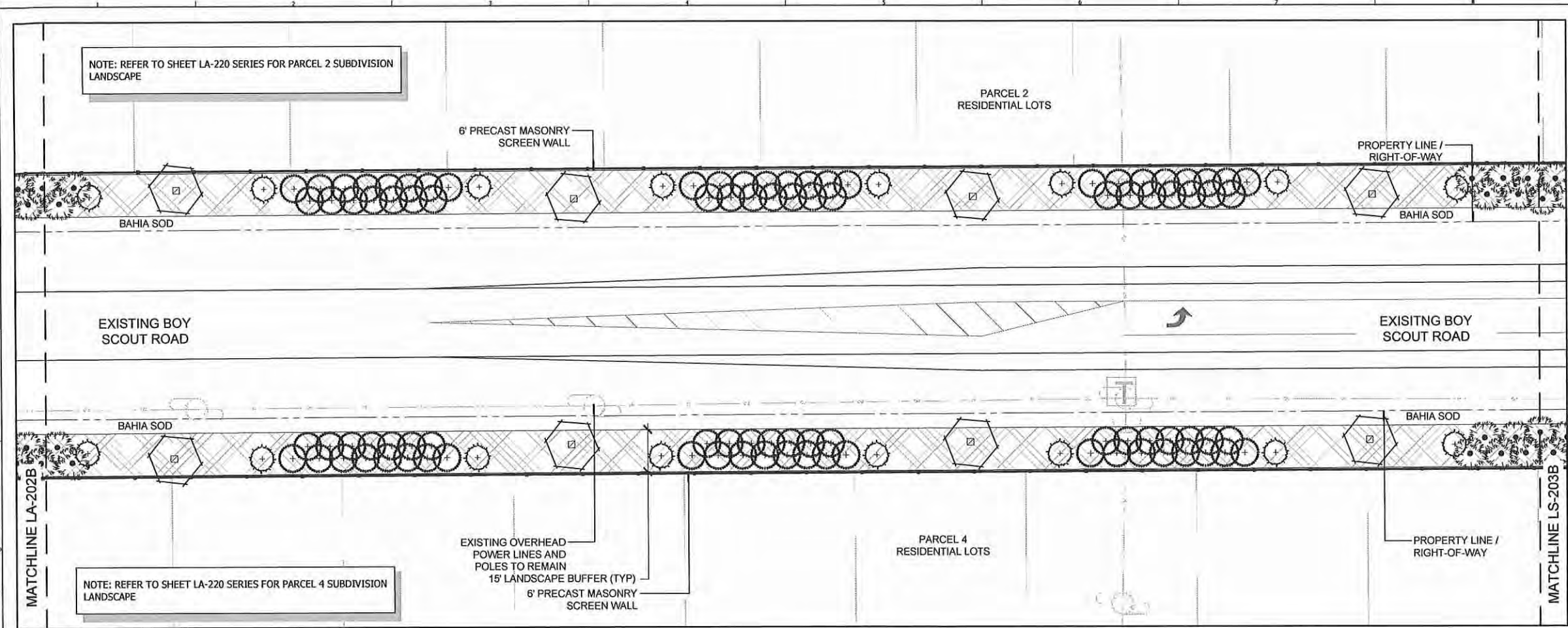
SEAL:

DAVID ALLEN PERRY
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-202

125

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
□	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSA SLASH PINE
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA
■	TRIPACUM DACTYLOIDES
■	ZAMIA FLORIDANA
■	AZALEA FORMOSA
■	JUNIPERUS PARSONII
■	HAMELIA PATENS
■	VIBERNUM SUSPENSUM
■	ILICUM FLORIDANUM
■	ARACHIS GLABRATA

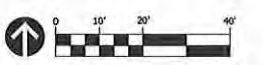
TURF AREA	BOTANICAL / COMMON NAME
■	TURF AREA
■	BAHIA SOD

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA
SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
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DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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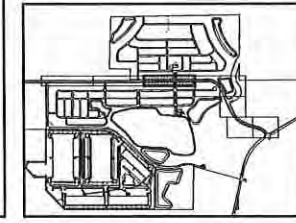
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

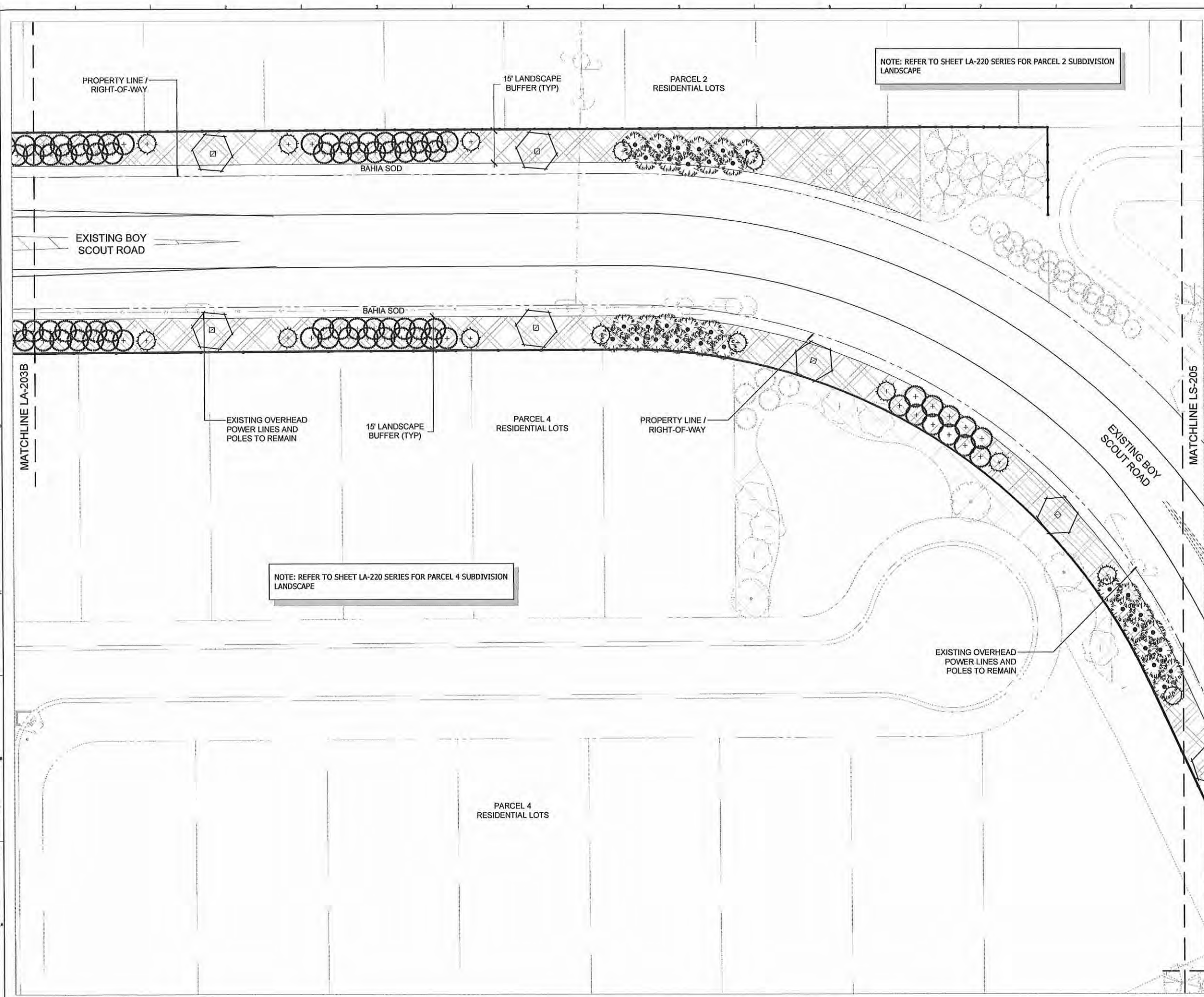
THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: BOY SCOUT ROAD



SHEET NO.:
LA-203



NOTE: REFER TO SHEET LA-220 SERIES FOR PARCEL 2 SUBDIVISION LANDSCAPE

NOTE: REFER TO SHEET LA-220 SERIES FOR PARCEL 4 SUBDIVISION LANDSCAPE

TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
□	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSE SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
●	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA
■	TRIPLODENDON DACTYLOIDES
■	ZAMIA FLORIDANA
■	AZALEA FORMOSA
■	JUNIPERUS PARSONSII
■	HAMELIA PATENS
■	VIBERNUM SUSPENSUM
■	ILICUM FLORIDANUM
■	ARACHIS GLABRATA

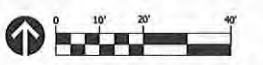
TURF AREA	BOTANICAL / COMMON NAME
■	TURF AREA
■	BAHIA SOD

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA
 SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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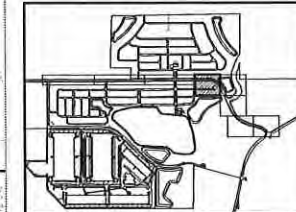
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: BOY SCOUT ROAD



SHEET NO.:
LA-204



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
○	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
○	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
○	SABAL PALMETTO CABBAGE PALM
SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPLODENDON DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMAMELIS PATENS - VIBURNUM SUSPEHNSUM - ILLICIUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

NOTE: FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.



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Phone: 407-865-4850, Fax: 407-865-4851
www.perry-becker.com L.A. Bus. No.: LA 0001538

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:

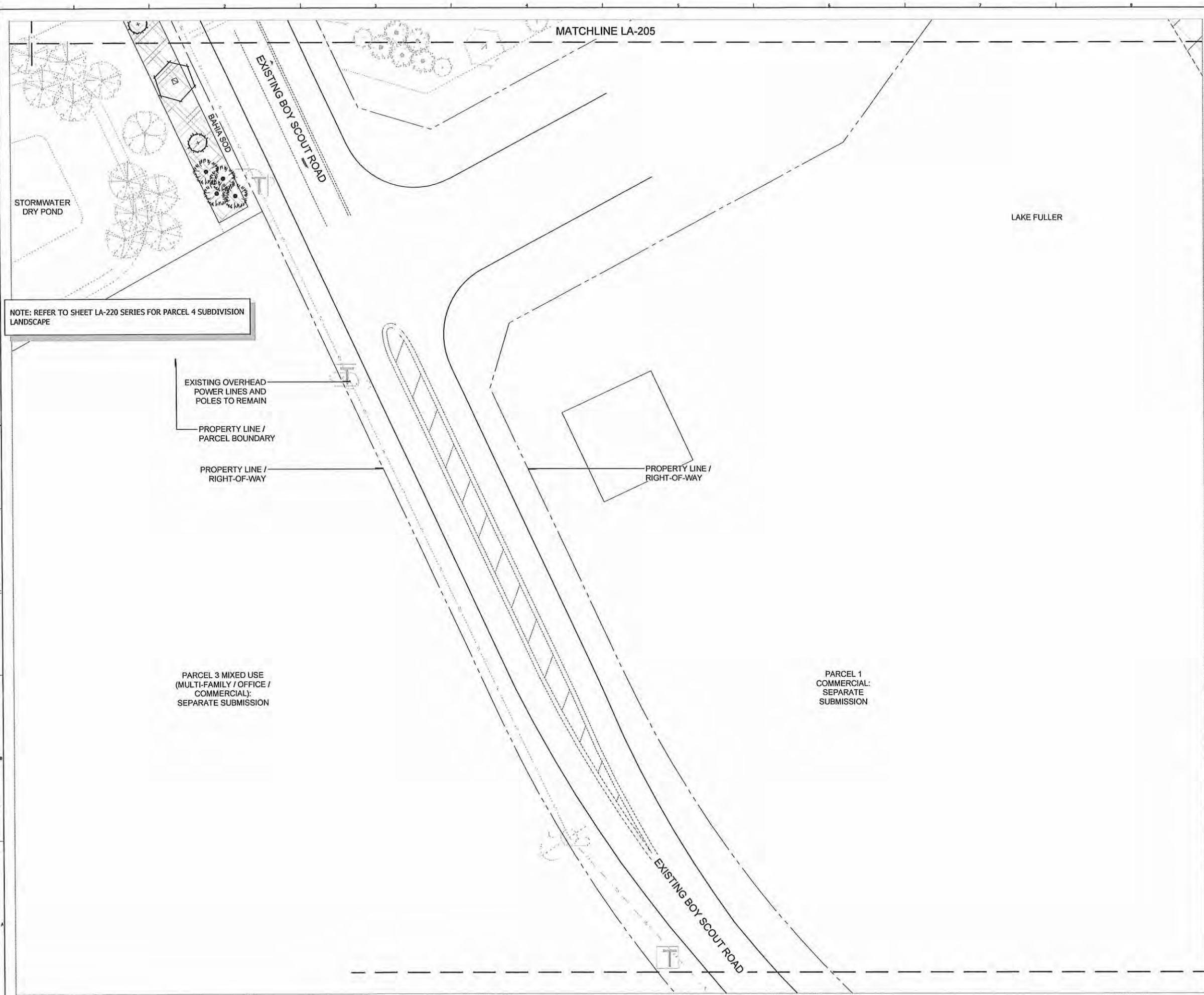
David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-205

128

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
○	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
○	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPLODENDON DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONSII - HAMMILLIA PATENS - VIBURNUM SUSPENSUM - ILLICIUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

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3037 Regatta Blvd., Suite 150, Orlando, Florida 32803
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PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

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05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

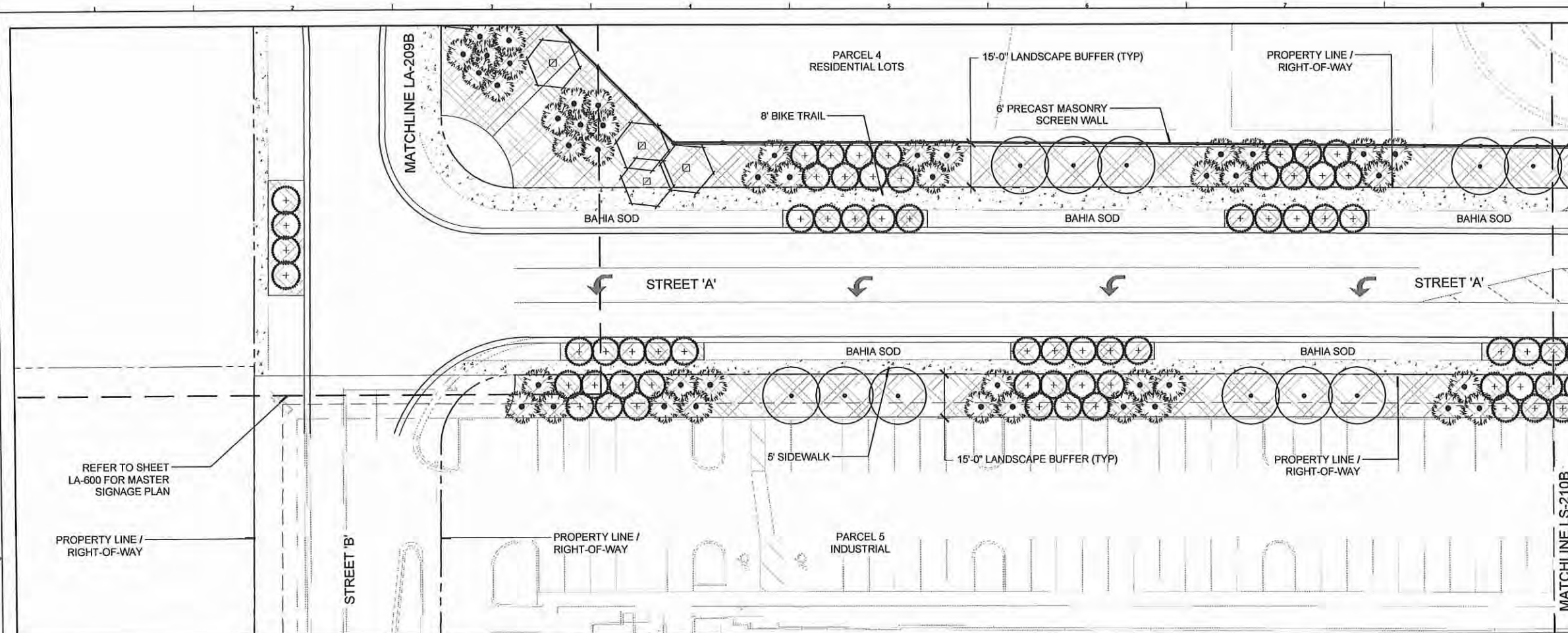
THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: BOY SCOUT ROAD

SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

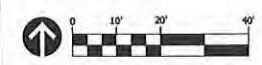
TREES	BOTANICAL / COMMON NAME
○	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
○	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
○	PINUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
○	SABAL PALMETTO CABBAGE PALM
SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA
■	TRIPLODENDON DACTYLOIDES
■	ZAMIA FLORIDIANA
■	AZALEA FORMOSA
■	JUNIPERUS PARSONSII
■	HAMELIA PATENS
■	VIBURNUM SUSPENSUM
■	ILLICHIUM FLORIDIANUM
■	ARACHIS GLABRATA
■	TURF AREA
■	BAHIA SOD

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA
SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION

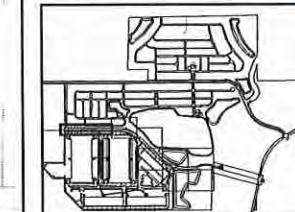
NOTE:
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

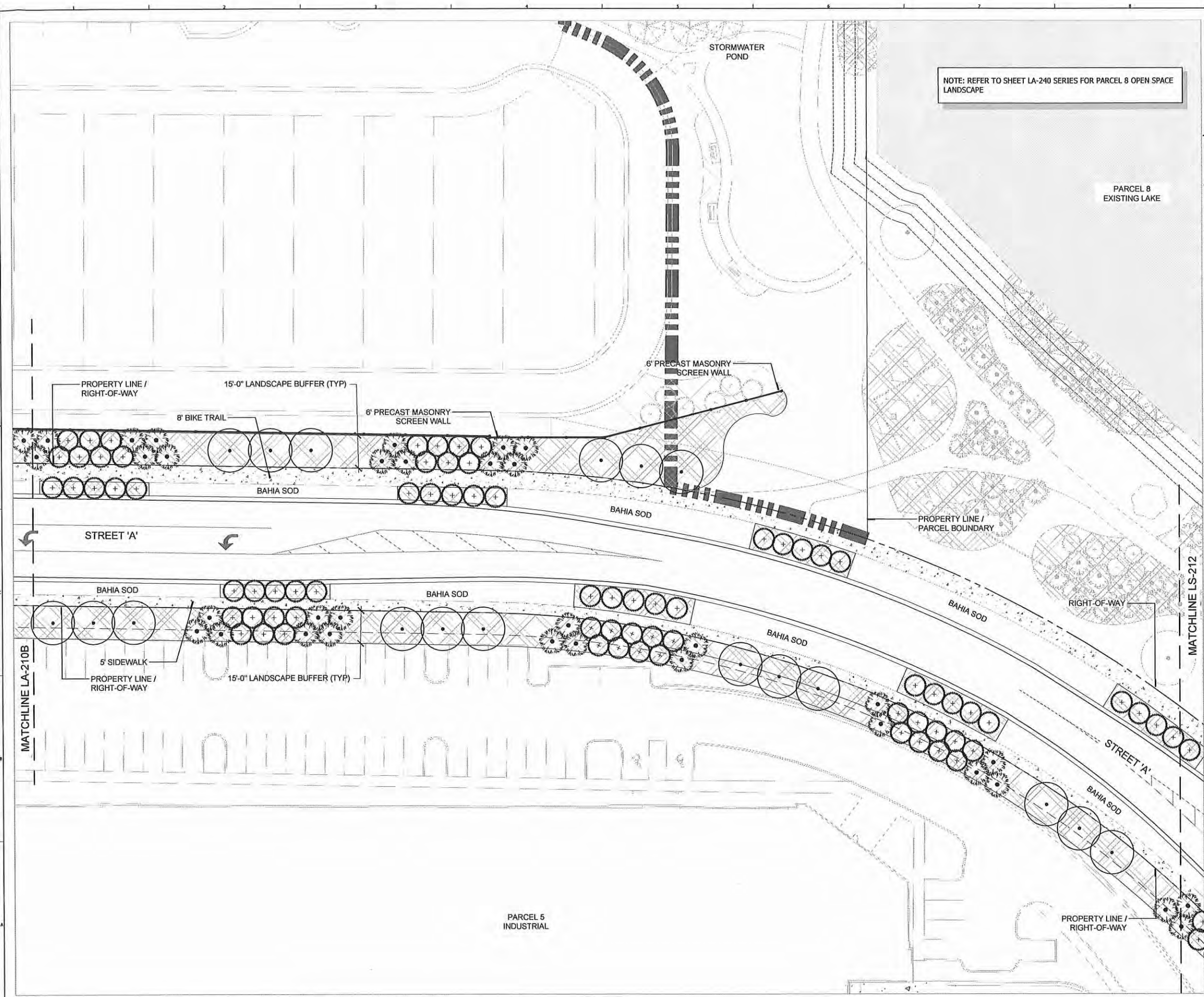
THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEYMAP: STREET 'A'

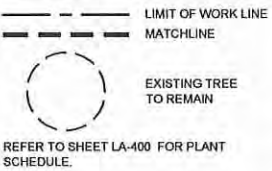


SHEET NO.:
LA-210



NOTE: REFER TO SHEET LA-240 SERIES FOR PARCEL 8 OPEN SPACE LANDSCAPE

TREE LEGEND & NOTES



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA "BRODIE" BRODIE COLUMBIAN CEDAR
○	MAGNOLIA GRANDIFLORA "TAMM" ALTA SOUTHERN MAGNOLIA
○	MAGNOLIA GRANDIFLORA "D. D. BLANCHARD" D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PIRUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
○	SABAL PALMETTO CABBAGE PALM
SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPLODENDON DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMMILLIA PATENS - VIBURNUM SPENSUM - ILLICUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

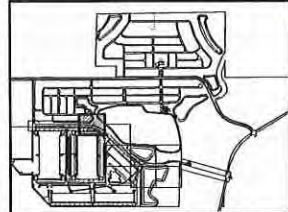
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

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KEY MAP: STREET 'A'



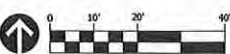
PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
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CHECKED BY:	DST
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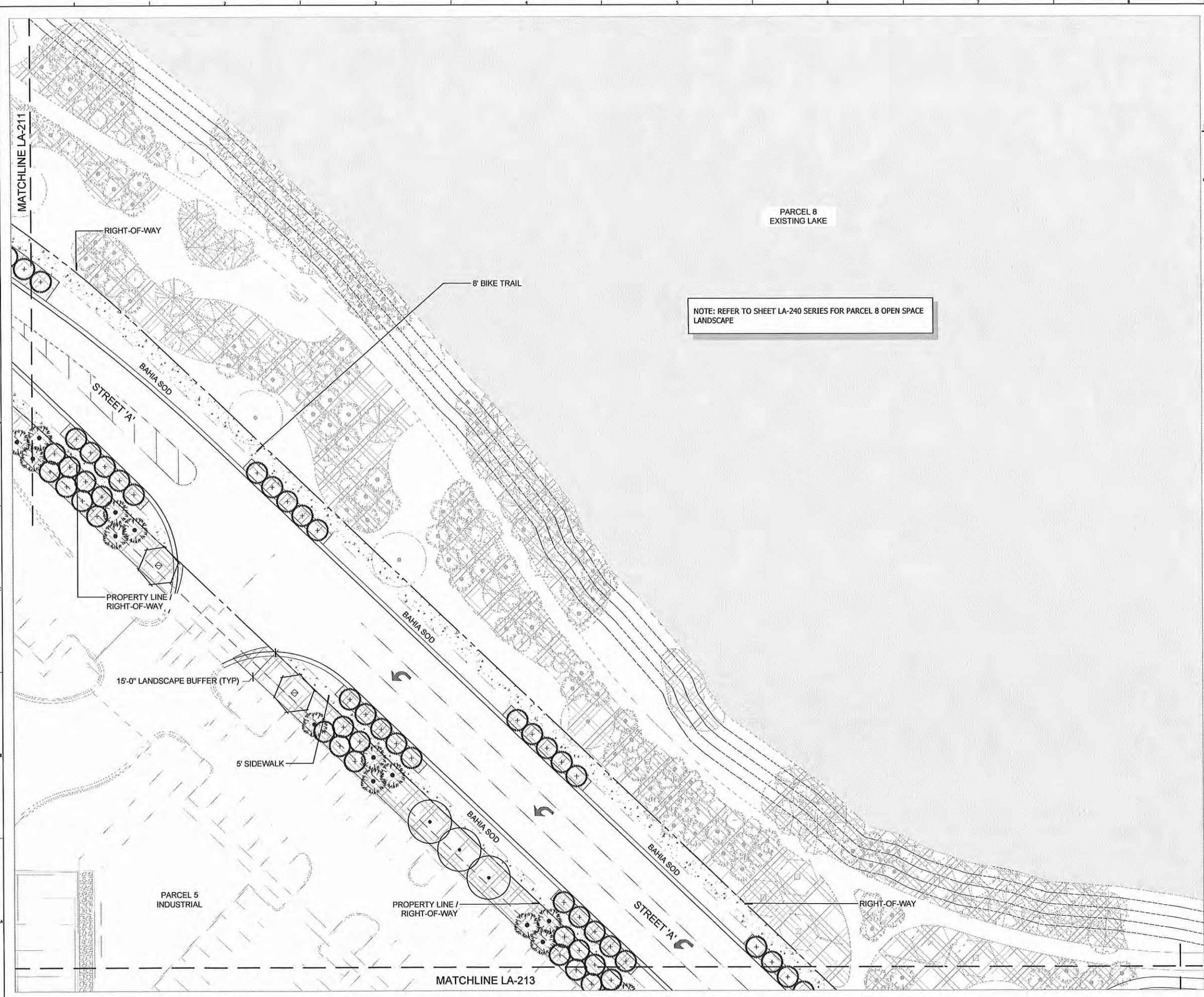
SEAL:



David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-211



NOTE: REFER TO SHEET LA-240 SERIES FOR PARCEL 8 OPEN SPACE LANDSCAPE

TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
○	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TIGER' TM ALTA SOUTHERN MAGNOLIA
○	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
○	PINUS ELLIOTTII DENSE SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
○	SABAL PALMETTO CABBAGE PALM

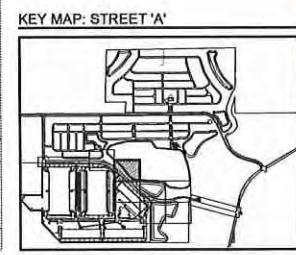
SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPSCAD DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMAMELIS PATECHIS - VIBERNUM SUSPENSUM - ILLICUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

NOTE:
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OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

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THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.



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www.perry-becker.com L.A. Bus. No. 0501538

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

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SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-212

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NOTE: REFER TO SHEET LA-240 SERIES FOR PARCEL 8 OPEN SPACE LANDSCAPE

TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMBIAN CEDAR
○	MAGNOLIA GRANDIFLORA 'TIGHE' TM ALTA SOUTHERN MAGNOLIA
13	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSA SLASH PINE
○	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
■	SHRUB AREA - TRIPSACUM DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMAMELIA PATENS - VIBERNUM SUSPENSUM - ILLICIUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: STREET 'A'

PERRY | BECKER
landscape architecture | interior design
3557 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4851
www.perry-becker.com L.A. Reg. No. 0003328

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:

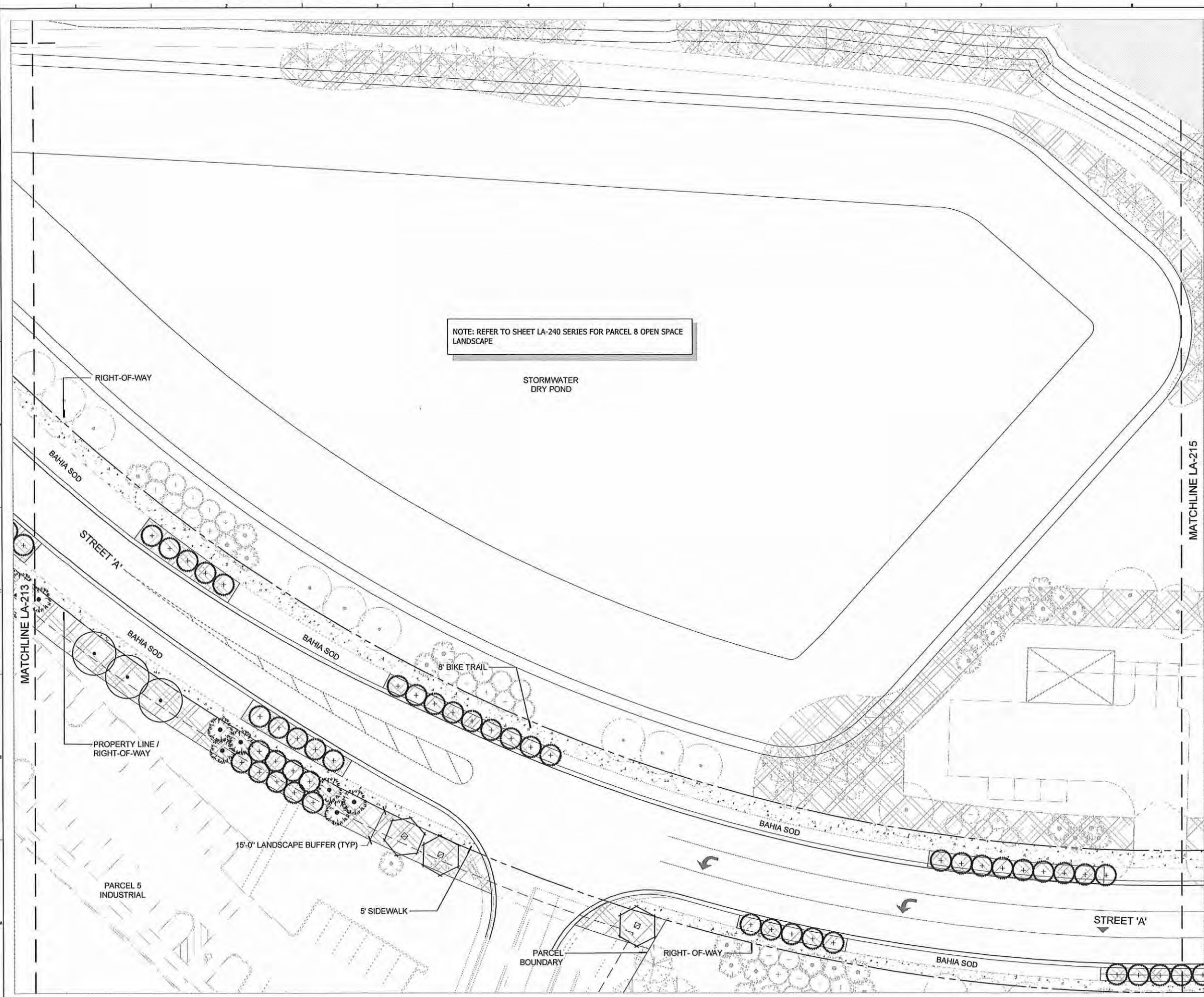
David Perry / RLA
L.A. NO. 15318
DATE: 07/12/21

SHEET NO.:

LA-213

134

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
○	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
□	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSA SLASH PINE
•	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
⊗	SABAL PALMETTO CABBAGE PALM

SHRUBS	BOTANICAL / COMMON NAME
▨	SHRUB AREA - TRIPACACIUM DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMMILLIA PATENS - VIBERNUM SUSPENSUM - ILLICIUM FLORIDANUM - ARACHIS GLABRATA
□	TURF AREA - BAHIA SOD

PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA
SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

0 10' 20' 40'

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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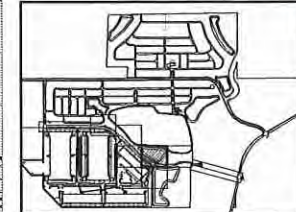
NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE IRRIGATION SHALL BE DESIGNED AND INSTALLED TO CONFORM TO CITY OF APOPKA CODE

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: STREET 'A'

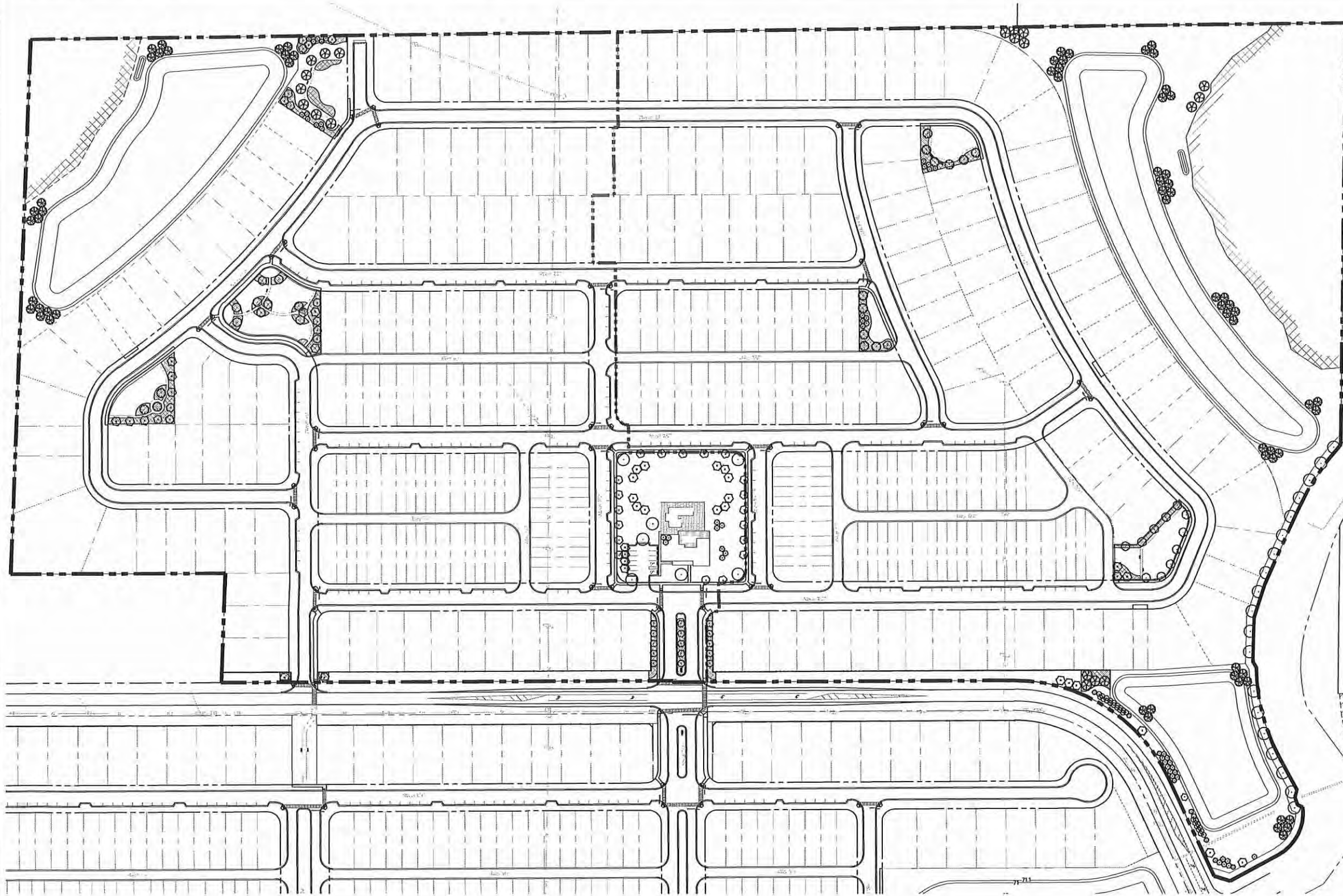


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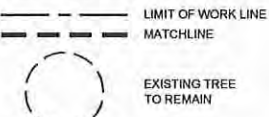
DAVID ALLEN PERRY
LA 1638
STATE OF FLORIDA
DATE: 07/12/21

SHEET NO.:
LA-214

PARCEL 2 OVERVIEW



TREE LEGEND & NOTES



REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKEN'S' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PIHUS ELLIOTTII DENSE SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS

- BUTYRUS ARSEA
- YAPSA FLORIDANA
- AZALEA FORNAXIA
- ARJUNIA PATERNS
- MAELIA PATENS
- MAELIA FLORIDANA
- MAELIA FLORIDANA
- MAELIA FLORIDANA

- ROCK
- RAIL
- MAEL

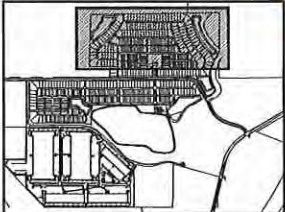
NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069 AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: PARCELS 2 AND 4



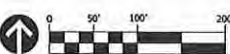
PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
PARCEL 2 OVERALL LANDSCAPE PLAN

SCALE IN FEET: 1" = 100'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

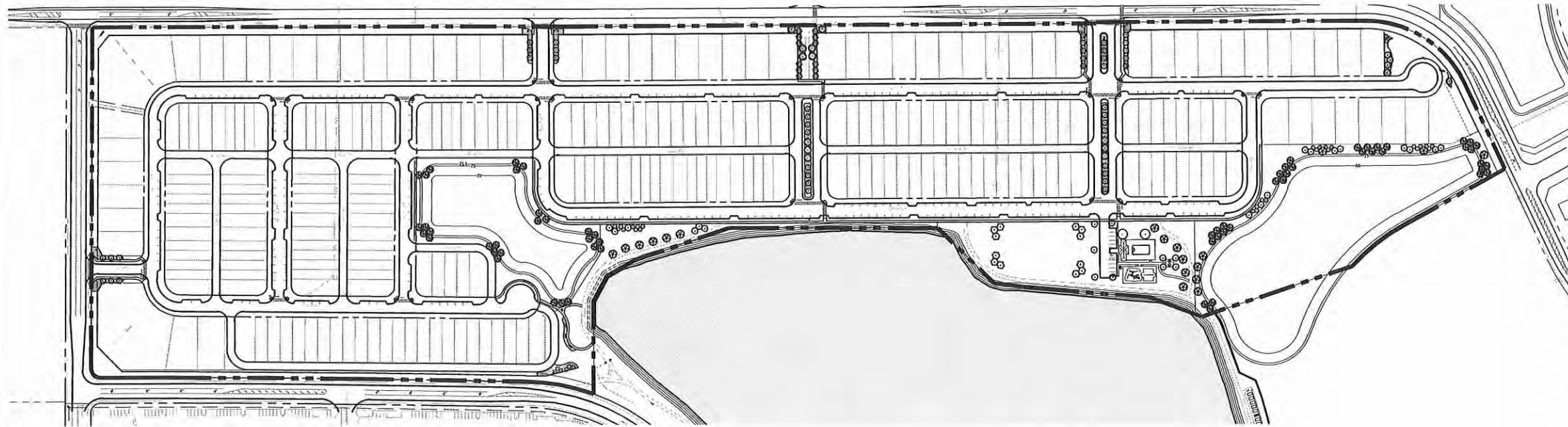
REV	DATE	REVISION
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SHEET NO.:

LA-220.1

PARCEL 4 OVERVIEW



TREE LEGEND & NOTES

- LIMIT OF WORK LINE
 - - - MATCHLINE
 - EXISTING TREE TO REMAIN
- REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PIRUS ELLIOTTII DENSE SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	BURSERIA BURSERIA DACTYLOIDES
+	DALEA FLORIDA DALEA FLORIDA
+	DALEA FORMOSA DALEA FORMOSA
+	DALEA PATENS DALEA PATENS
+	DALEA FLORIDANA DALEA FLORIDANA
+	DALEA GLABRA DALEA GLABRA
+	ZONITA
+	BAWA
+	MAGE

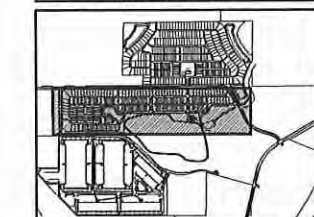
NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069" AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: PARCELS 2 AND 4



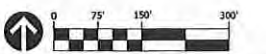
PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
**PARCEL 4 OVERALL
LANDSCAPE PLAN**

SCALE IN FEET: 1" = 150'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:



David Perry / RLA
L.A. NO. 1578
DATE: 07/12/21

SHEET NO.:

LA-220.2



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTI Densa SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS

BOTANICAL / COMMON NAME

Bahia

- TRIFOLIUM DACTYLOIDES
- ZAMIA FLORIDA
- ADALEIA FORNIA
- ADALFUS PARSONI
- HANDELIA FENSLEY
- VERNONIA FLORENTINUM
- EUCALYPTUS FLORIDANUM
- ADALFUS GLAUCATA

Zizia

Bahia

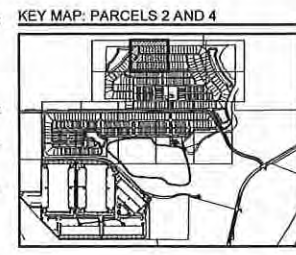
Bahia

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069 AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.



PERRY BECKER
3537 Magnolia Blvd., Suite 150, Orlando, Florida 32807
Phone: 407.960.4850, Fax: 407.960.4851
www.perrybecker.com L.A. Div. No. LA 0001538

PROJECT NAME:
THE RIDGE

PRELIMINARY
SUBDIVISION PLAN

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

REV	DATE	REVISION
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DATE: 05/18/21

SUBMISSION: PRELIMINARY SUBDIVISION PLAN

SEAL:

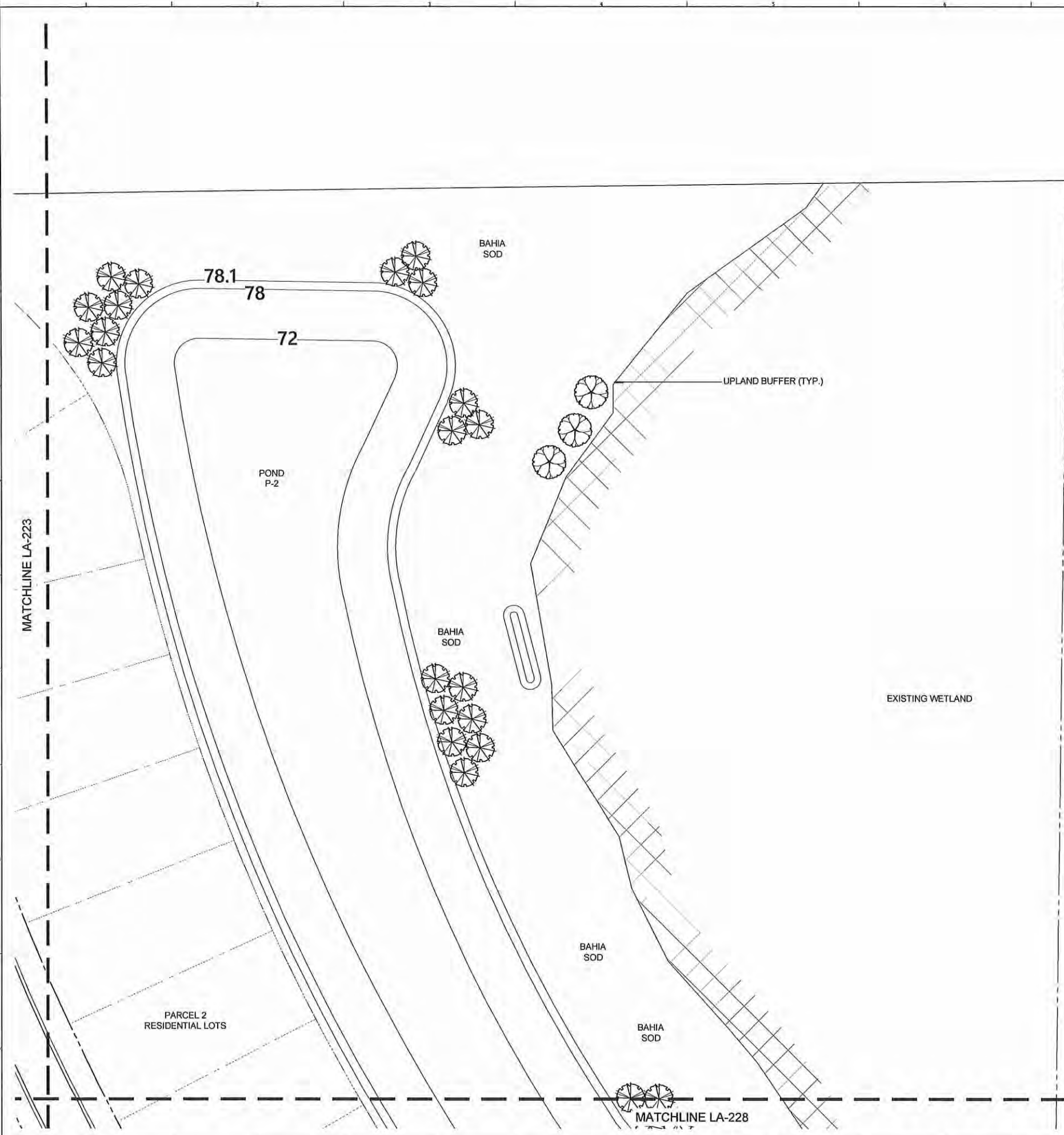
David Perry / RLA
L.A. NO. 1538

DATE: 07/12/21

SHEET NO.:
LA-222

140

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTI Densa SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	QUERUS ALBA 'TERTIUS DACTYLOIDES'
+	YARPA FLORIDA
+	ADALEA FORNOSA
+	JUNIPERUS VIRGINIANA
+	WALNUT ALATA
+	LYCOPodium FLORIDANUM
+	ELUCAM FLORIDANUM
+	FRAXINUS QUARANTA

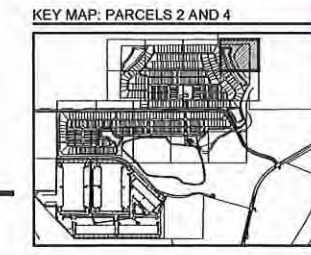
+	ZOYBIA
+	BAHIA
+	MAHON

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069* AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.



PERRY | BECKER
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone: 407.960.4850, Fax: 407.960.4851
www.perry-becker.com L.A. No. 1538

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

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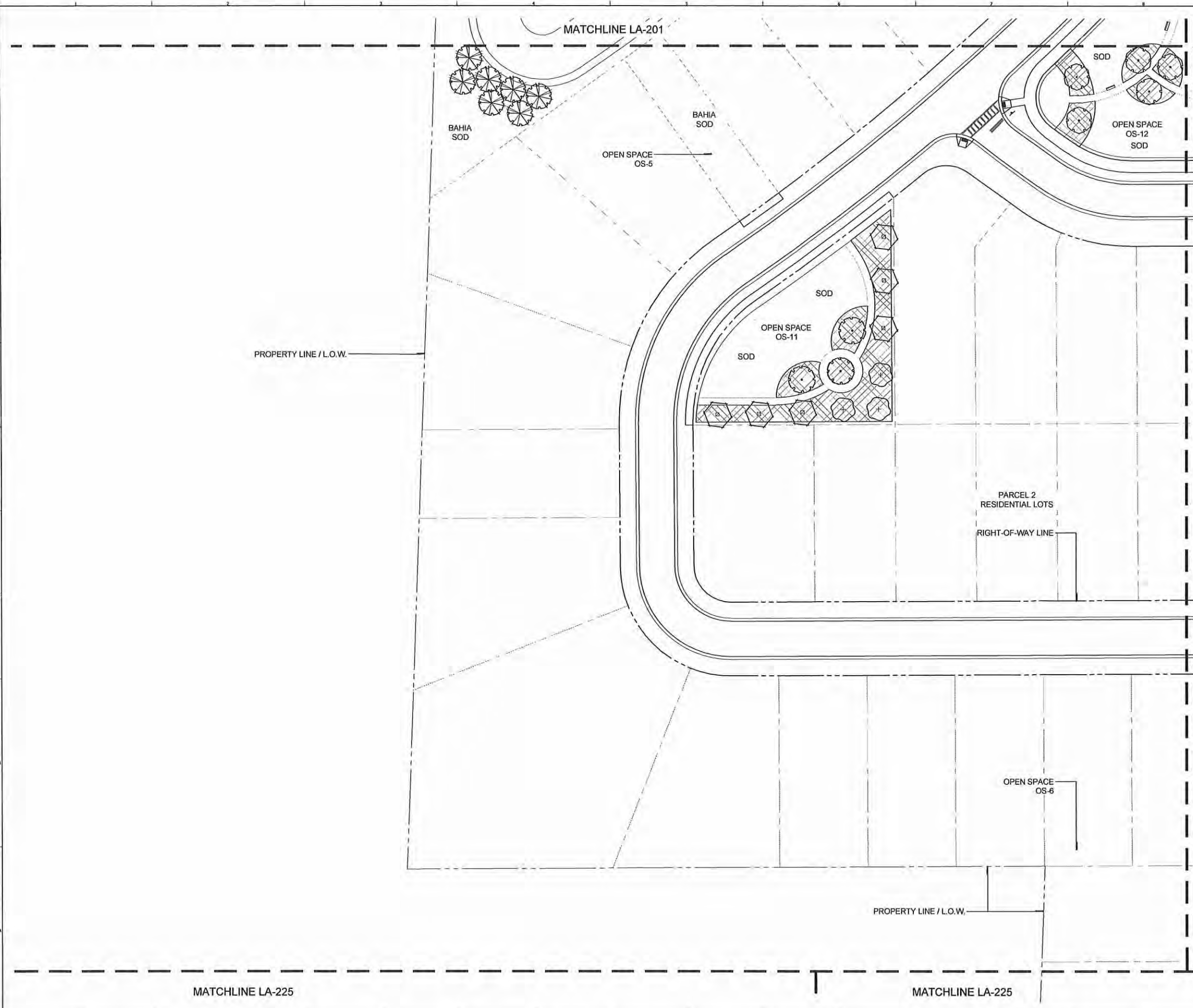
SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-224

142

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

EXISTING TREE TO REMAIN
REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSE SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	SHRUB AREA - TROPICAE DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JAPANESE BURNING BUSH - HAMELIA PATENS - VIBURNUM SPICATUM - LIGUARIA FLORIDANA - ARACHIS GLABRATA

+	GRASS
+	BAHA
+	BAHA

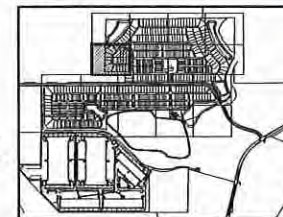
NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069* AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: PARCELS 2 AND 4



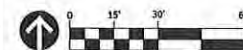
PROJECT NAME:
THE RIDGE

PRELIMINARY
SUBDIVISION PLAN

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

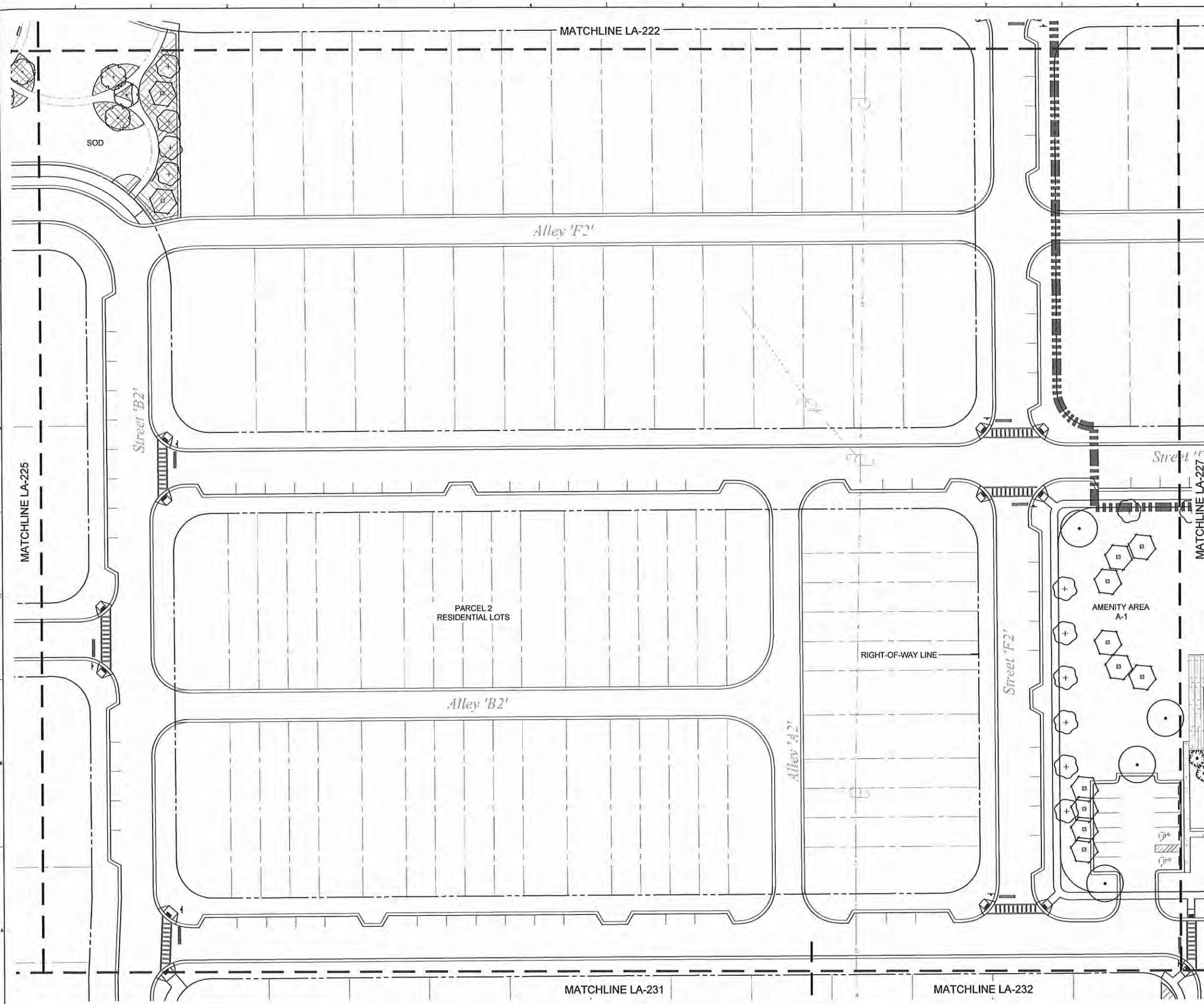
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SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-225



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKEN'S' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTI DENSE SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS

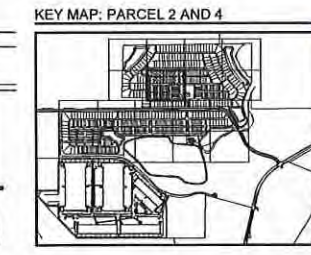
BOTANICAL / COMMON NAME	
•	ERUBRUM AREA - TEPALCOTIS DACTYLOIDES - JAMA FLORIDANA - ADALIA FORMOSA - JUNIPERUS VIRGINIANA - SORBUS FALCATA - VIBURNUM NUTTALLIANUM - ELAEOCARPA FLORIDANA - ARDISIA GLABRATA
•	ZONIA
•	BALSA
•	MAONI

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

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PERRY | BECKER
Landscape Architecture | Design | Construction
1657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone: 407.960.4850, Fax: 407.960.4851
www.perry-becker.com L.A. No. 1538

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:
David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-226

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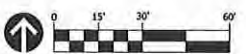
PROJECT NAME:
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**PRELIMINARY
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CITY OF APOPKA,
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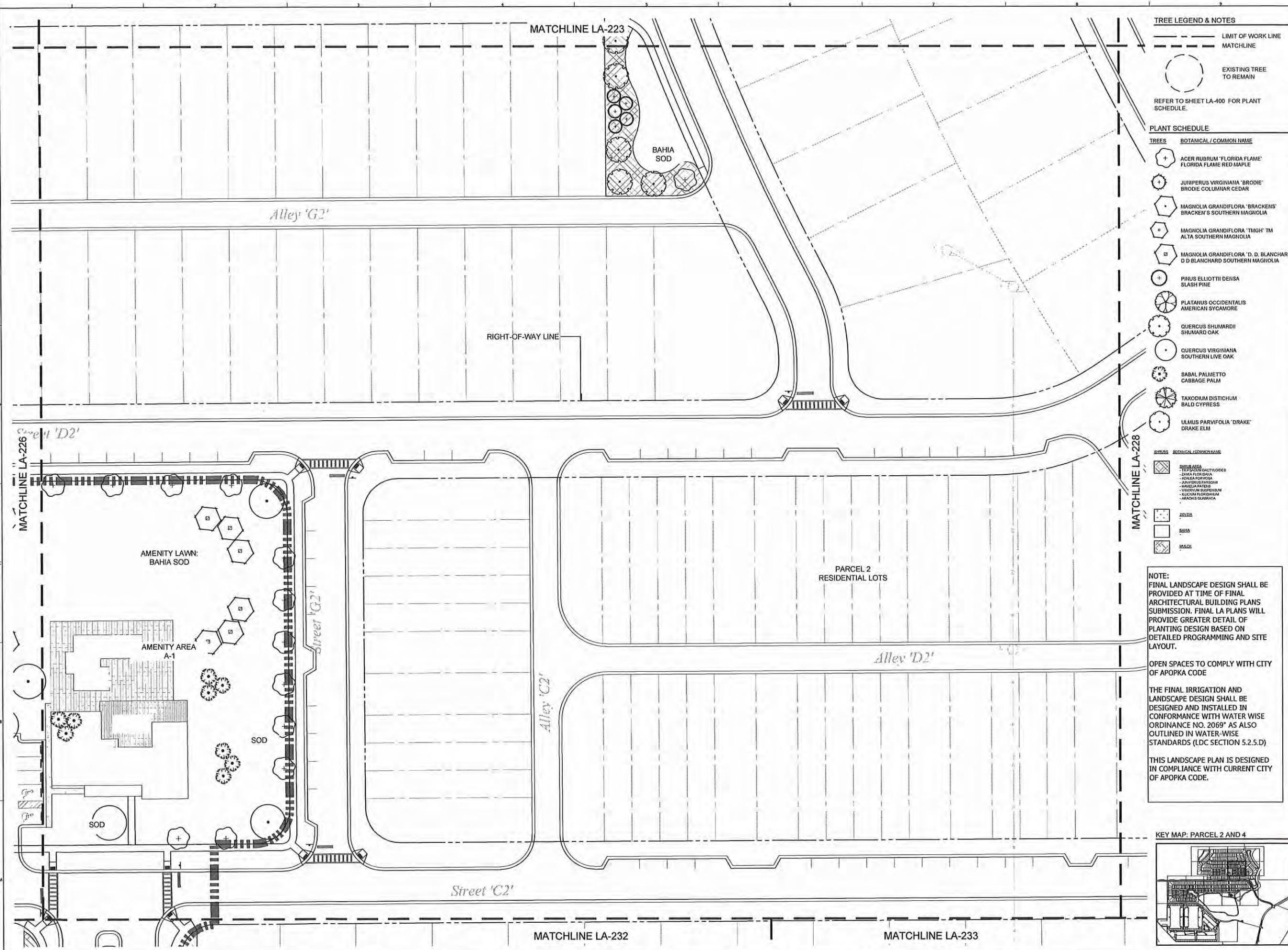
SEAL:



David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-227



TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKEN'S' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII Densa SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	DIPLAZIA TERTIORE GASTRODIUM
+	JASMINUM FLORIDANUM JASMIN FLORIDA
+	APALIA FORNOSA APALIA FORNOSA
+	JUNIPERUS VIRGINIANA JUNIPER VIRGINIANA
+	MAELIA PATERA MAELIA PATERA
+	VERBENA FLORIDANA VERBENA FLORIDANA
+	ELAEAGNUS FLORIDANA ELAEAGNUS FLORIDANA
+	MAELIA FLORIDANA MAELIA FLORIDANA

SOILS	BOTANICAL / COMMON NAME
+	BAHIA
+	BAHIA
+	MAELIA

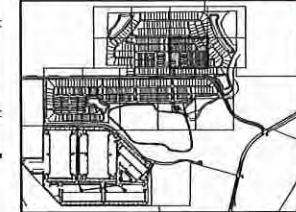
NOTE:
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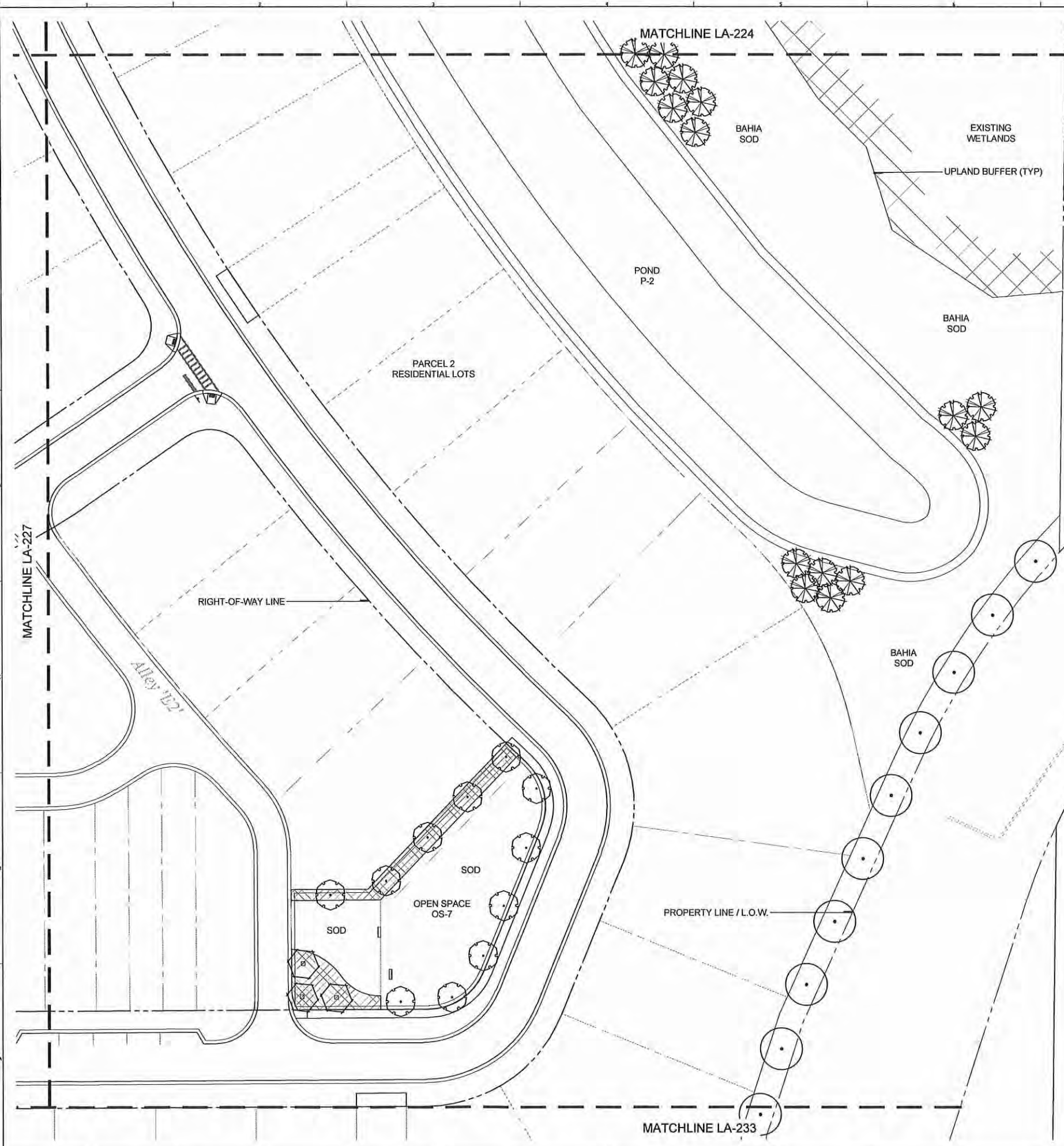
OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

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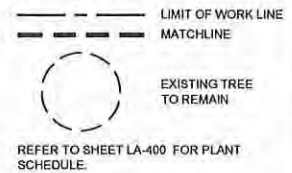
THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.

KEY MAP: PARCEL 2 AND 4





TREE LEGEND & NOTES



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTI Densa SLASH PINE
+	PLATANUS OCCIDENTALIS AMERICAN SYCAMORE
+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	DIPILOPSIS DACTYLOIDES FLORIDA FLORIDA APALIA FORMOSA APALIA FORMOSA VIBURNUM FLORIDANUM LUCIDUM FLORIDANUM NACHES GLAUCATA
+	ZONIS
+	BAHA
+	MACH

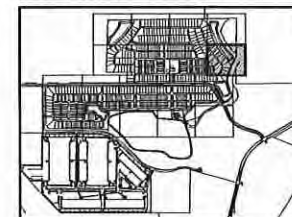
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KEY MAP: PARCEL 2 AND 4



PROJECT NAME:
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PRELIMINARY
SUBDIVISION PLAN

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

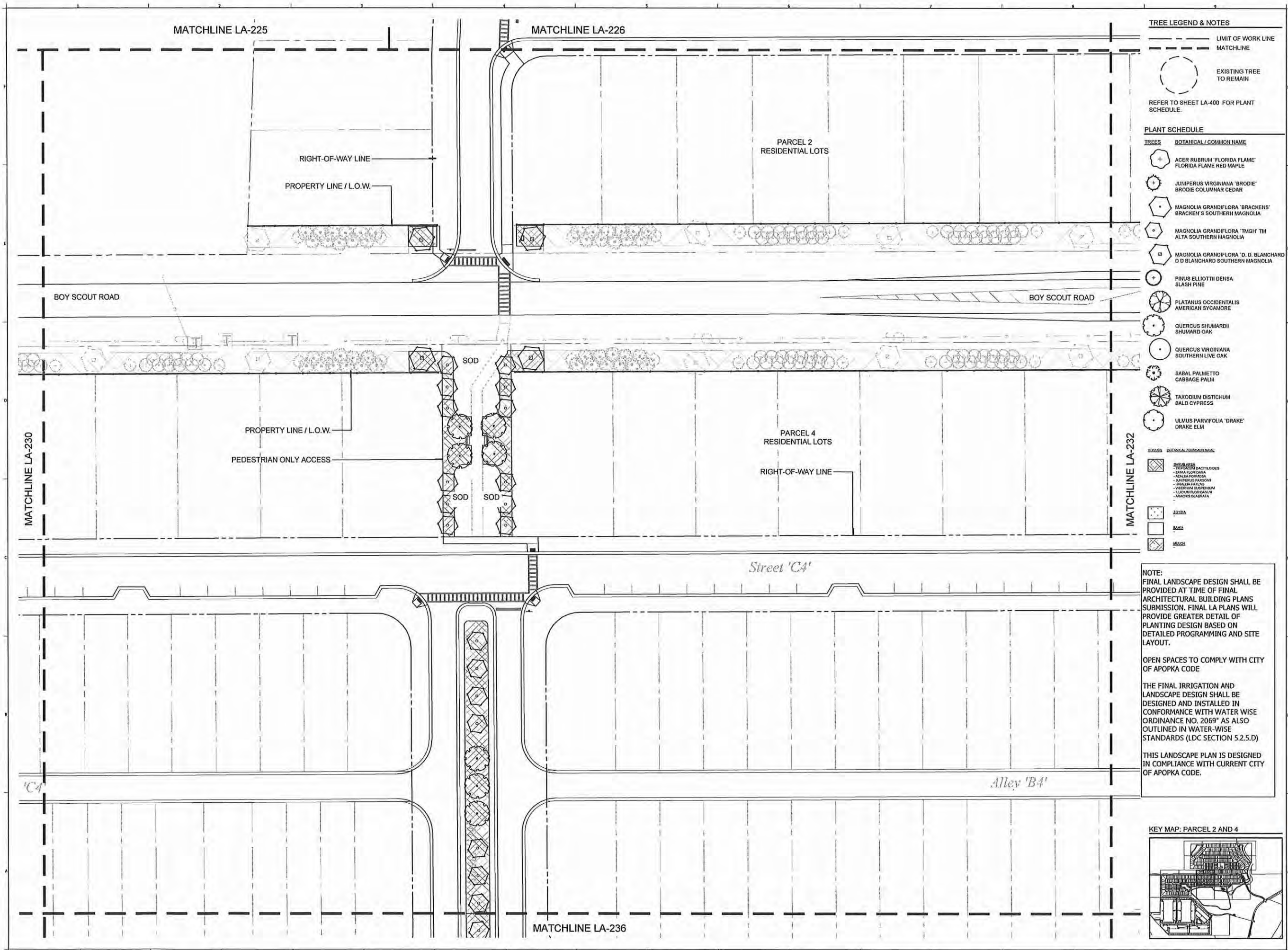
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05/18/21	PRELIMINARY SUBDIVISION PLAN

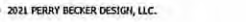
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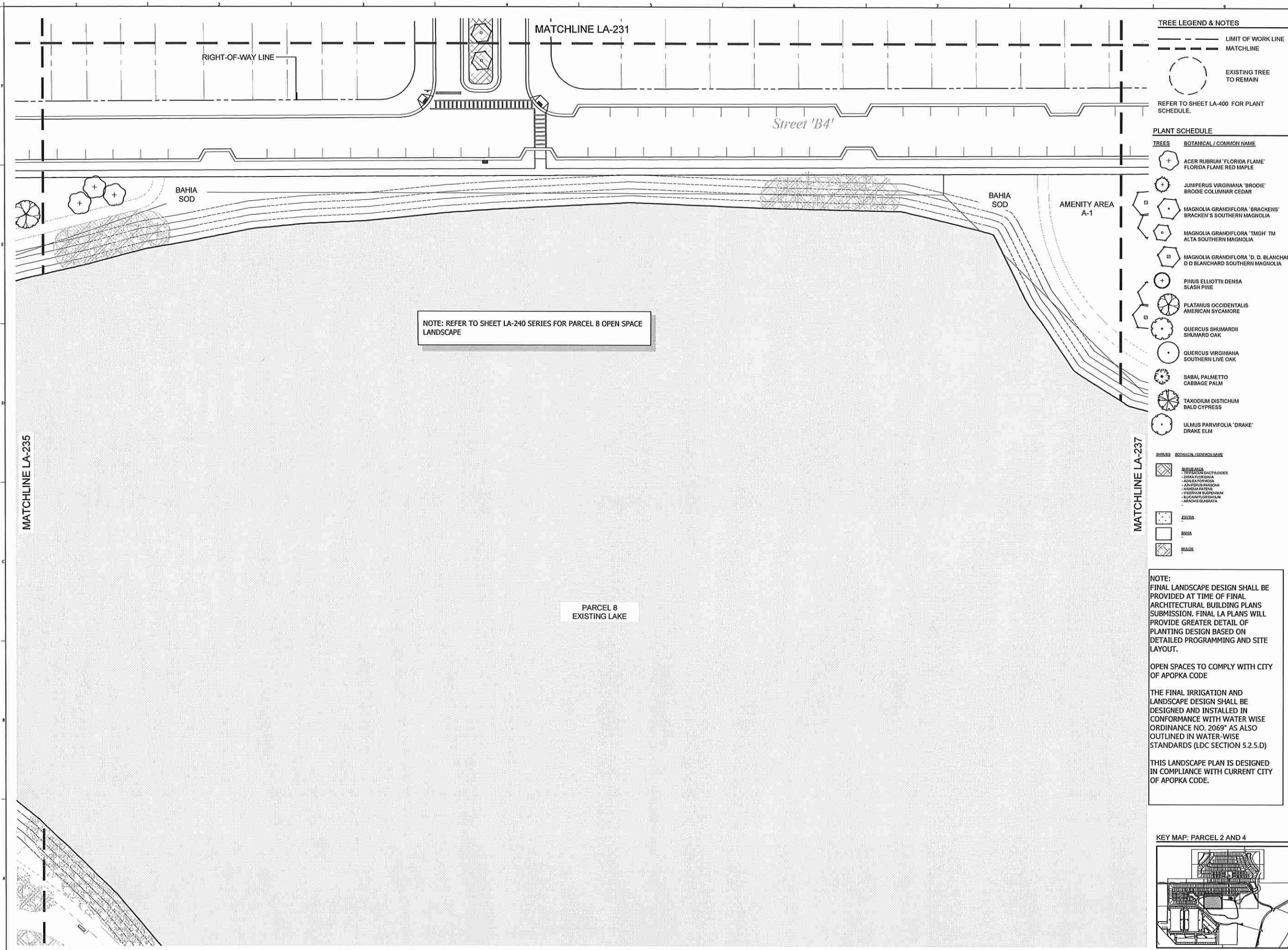


SHEET NO.:

LA-228







NOTE: REFER TO SHEET LA-240 SERIES FOR PARCEL 8 OPEN SPACE LANDSCAPE

PARCEL 8
EXISTING LAKE

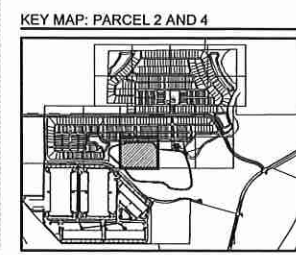
- TREE LEGEND & NOTES**
- LIMIT OF WORK LINE
 - - - MATCHLINE
 - EXISTING TREE TO REMAIN
- REFER TO SHEET LA-400 FOR PLANT SCHEDULE.
- PLANT SCHEDULE**
- | TREES | BOTANICAL / COMMON NAME |
|-------|--|
| + | ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE |
| + | JUNIPERUS VIRGINIANA 'BROOKE' BRODIE COLUMNAR CEDAR |
| + | MAGNOLIA GRANDIFLORA 'BRACKEN'S' BRACKEN'S SOUTHERN MAGNOLIA |
| + | MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA |
| + | MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA |
| + | PINUS ELLIOTTII DENSA SLASH PINE |
| + | PLATANUS OCCIDENTALIS AMERICAN SYCAMORE |
| + | QUERCUS SHUMARDII SHUMARD OAK |
| + | QUERCUS VIRGINIANA SOUTHERN LIVE OAK |
| + | SABAL PALMETTO CABBAGE PALM |
| + | TAXODIUM DISTICHUM BALD CYPRESS |
| + | ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM |
- | SHRUBS | BOTANICAL / COMMON NAME |
|--------|---------------------------------------|
| + | SPARGANGLIA - SPARGANGLIA DACTYLOIDES |
| + | ZAMIA FLORIDANA ZAMIA FLORIDANA |
| + | APALIA FORMOSA APALIA FORMOSA |
| + | JUNIPERUS PARSONI JUNIPERUS PARSONI |
| + | YUCCA FLORENTINA YUCCA FLORENTINA |
| + | YUCCA FLORENTINA YUCCA FLORENTINA |
| + | YUCCA FLORENTINA YUCCA FLORENTINA |
- | GRASSES | BOTANICAL / COMMON NAME |
|---------|-------------------------|
| + | GRASS |
| + | GRASS |
| + | GRASS |

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landscape architecture | landscape design
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www.perry-becker.com L.A. Bus. No.: LA 0001538

PROJECT NAME:
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CITY OF APOPKA, FLORIDA

SHEET TITLE:
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SCALE IN FEET: 1" = 30'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

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APPROVED BY:	DAP

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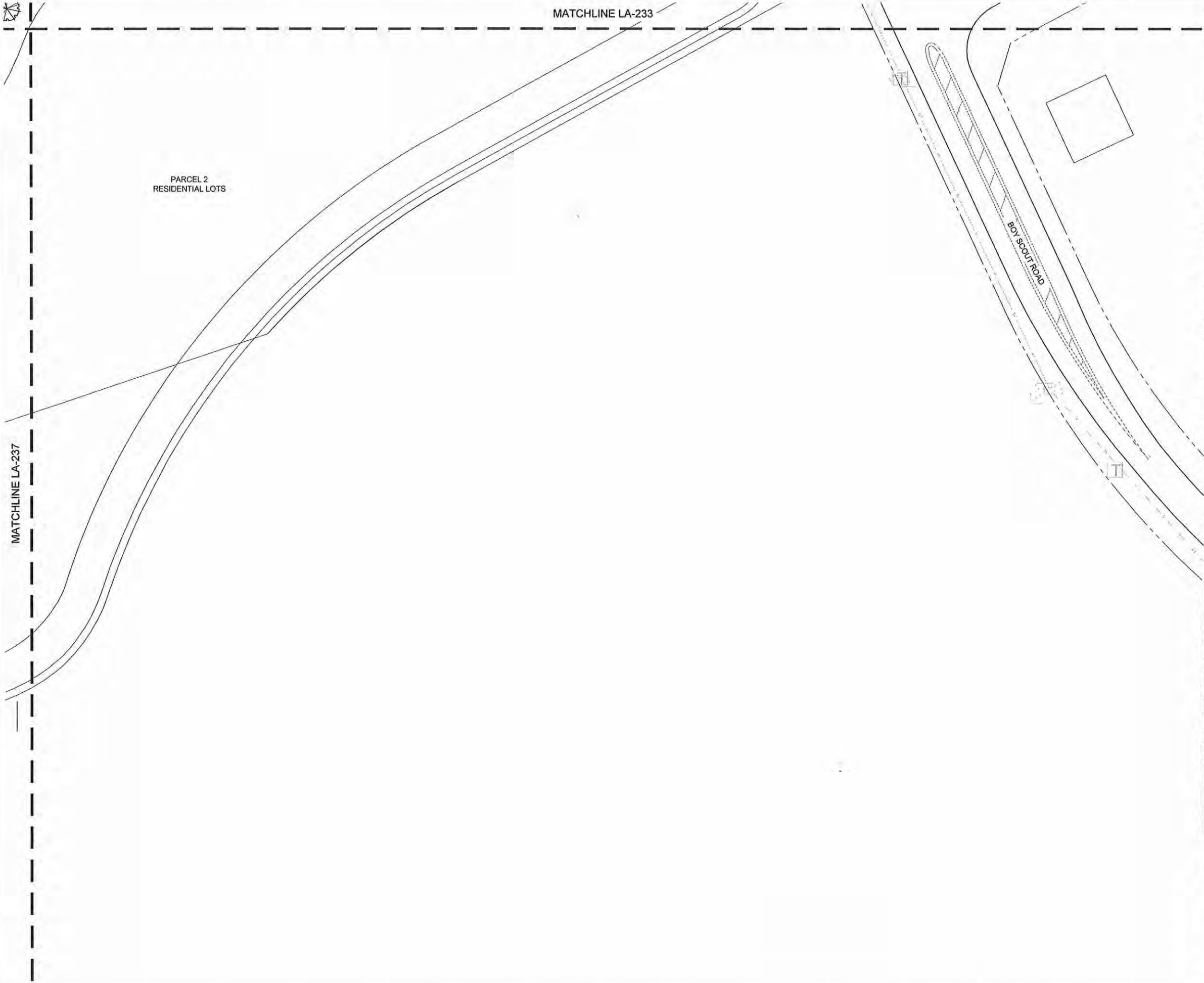
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SEAL:
David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-236

154

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
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+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS

BOTANICAL / COMMON NAME
BRUBAEEA TRIPSYDRO DACTYLOIDES
YAPSA FLORIDA
AZALEA FORMOSA
JUNIPERUS FLORIDA
WAXELLA FATTEN
VERBENA FLORIDA
ALICAM FLORIDA
FRAXINUS GLABATA

ZONIA

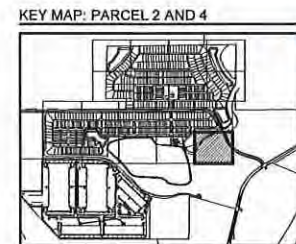
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CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 30'-0"

CONSULTANT:

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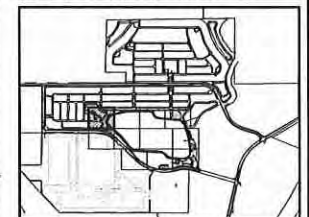
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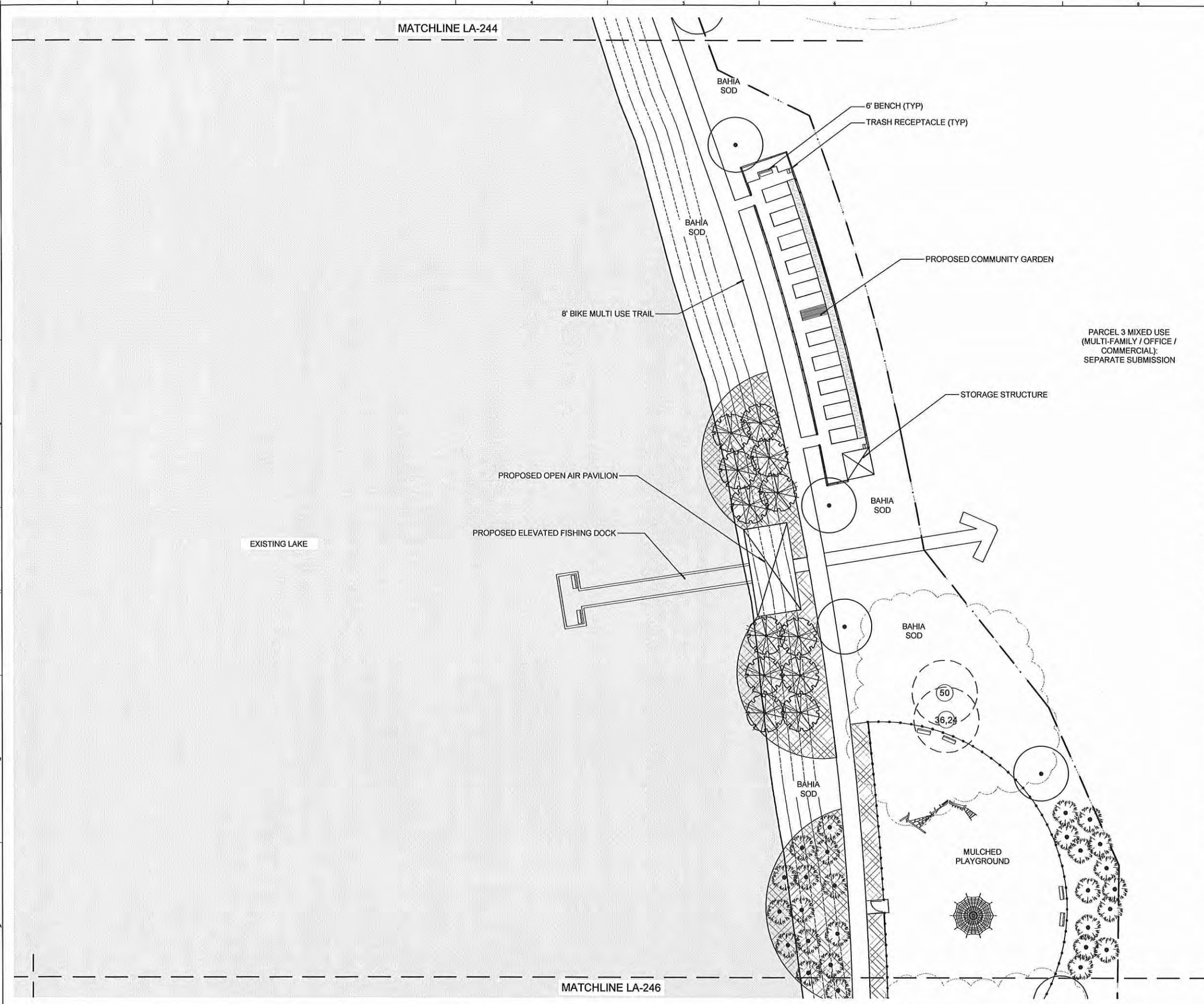
SEAL:
David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-238

156

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TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' BRACKEN'S SOUTHERN MAGNOLIA
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+	PINUS ELLIOTTI DENSE SLASH PINE
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+	QUERCUS SHUMARDII SHUMARD OAK
+	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
+	SABAL PALMETTO CABBAGE PALM
+	TAXODIUM DISTICHUM BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' DRAKE ELM

SHRUBS	BOTANICAL / COMMON NAME
+	ARISTOLIA
+	DAKOTA FLORICOLA
+	ADALEIA FORMOSA
+	JANUARIA PANDORA
+	HAMELIA PATERNS
+	VERBENA FLORIDANA
+	ELIUM FLORIDANUM
+	ADONIS GLABRATA

GROUND COVER	
+	BAHIA
+	MAHUA

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KEYMAP: COMMUNITY REC. AREA

PERRY | BECKER
landscape architecture | interior design

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SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-245

161

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TREE LEGEND & NOTES



LIMIT OF WORK LINE



MATCHLINE



EXISTING TREE
TO REMAIN

REFER TO SHEET LA-400 FOR PLANT
SCHEDULE.

TREES

BOTANICAL / COMMON NAME



ACER RUBRUM 'FLORIDA FLAME'

FLORIDA FLAME RED MAPLE



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BRODIE COLUMNAR CEDAR



MAGNOLIA GRANDIFLORA 'BRACKENS'

BRACKEN'S SOUTHERN MAGNOLIA



MAGNOLIA GRANDIFLORA 'TMGH' TM

ALTA SOUTHERN MAGNOLIA



MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD'

D. D. BLANCHARD SOUTHERN MAGNOLIA



PINUS ELLIOTTI DENSE

SLASH PINE



PLATANUS OCCIDENTALIS

AMERICAN SYCAMORE



QUERCUS SHUMARDII

SHUMARD OAK



QUERCUS VIRGINIANA

SOUTHERN LIVE OAK



SABAL PALMETTO

CABBAGE PALM



TAXODIUM DISTICHUM

BALD CYPRESS



ULMUS PARVIFOLIA 'DRAKE'

DRAKE ELM

BUSHES

BOTANICAL / COMMON NAME



BUFFELBUSH

TRIFOLIUM DACTYLOIDES

2-LEAF FLOUNDER

ADAM'S FORMOSA

JOSEPH'S PARSONS

WANDERER PATEUS

WINDMILL BUSH

FLORIDA FLORIDA

ADAM'S GLABRATA



2-LEAF



2-LEAF



2-LEAF

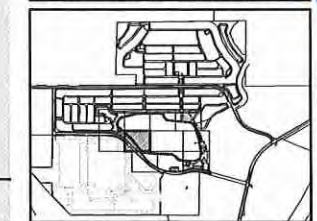
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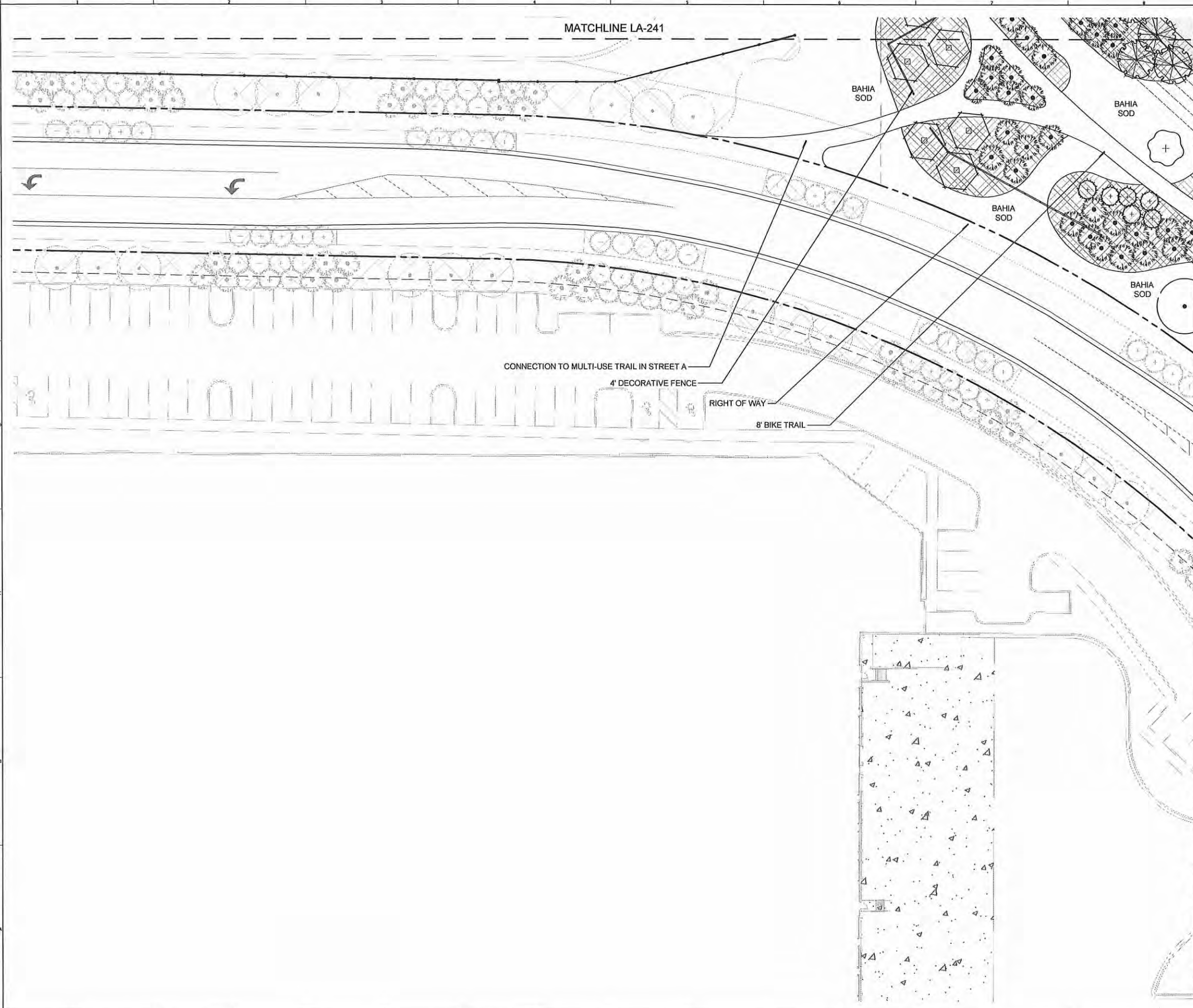
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IN COMPLIANCE WITH CURRENT CITY
OF APOPKA CODE.

KEYMAP: COMMUNITY REC. AREA





TREE LEGEND & NOTES

--- LIMIT OF WORK LINE
--- MATCHLINE

○ EXISTING TREE TO REMAIN

REFER TO SHEET LA-400 FOR PLANT SCHEDULE.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
+	ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
+	JUNIPERUS VIRGINIANA 'BRODIE' / BRODIE COLUMNAR CEDAR
+	MAGNOLIA GRANDIFLORA 'BRACKENS' / BRACKEN'S SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'TMGH' TM / ALTA SOUTHERN MAGNOLIA
+	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' / D. D. BLANCHARD SOUTHERN MAGNOLIA
+	PINUS ELLIOTTII DENSE / SLASH PINE
+	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
+	QUERCUS SHUMARDII / SHUMARD OAK
+	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
+	SABAL PALMETTO / CABBAGE PALM
+	TAXODIUM DISTICHUM / BALD CYPRESS
+	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM

SHRUBS

BOTANICAL / COMMON NAME
• AZALEA
• TRIFOLIUM DACTYLOIDES
• ZANTHOXILA
• AZALEA FORNOSA
• JAPANESE PARSNIP
• HAMELIA PATENS
• VERNONIA BURETII
• EUCALYPTUS GLOBIATA
• ANACARDIUM

GRASS

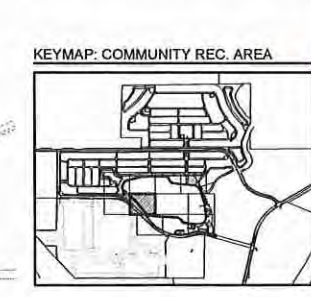
BOTANICAL / COMMON NAME
• ZOSTERA
• BAHIA
• MARCH

NOTE:
FINAL LANDSCAPE DESIGN SHALL BE PROVIDED AT TIME OF FINAL ARCHITECTURAL BUILDING PLANS SUBMISSION. FINAL LA PLANS WILL PROVIDE GREATER DETAIL OF PLANTING DESIGN BASED ON DETAILED PROGRAMMING AND SITE LAYOUT.

OPEN SPACES TO COMPLY WITH CITY OF APOPKA CODE

THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069* AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)

THIS LANDSCAPE PLAN IS DESIGNED IN COMPLIANCE WITH CURRENT CITY OF APOPKA CODE.



PERRY | BECKER
3657 Maguire Blvd., Suite 150, Orlando, Florida 32803
Phone | 407. 960. 4850, Fax | 407. 960. 4831
www.perry-becker.com L.A. No. LA 0001518

PROJECT NAME:
THE RIDGE

PRELIMINARY SUBDIVISION PLAN

CITY OF APOPKA, FLORIDA

SHEET TITLE:
LANDSCAPE PLAN

SCALE IN FEET: 1" = 20'-0"

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:
LA-250

166

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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	JUNIPERUS VIRGINIANA 'BRODIE' BRODIE COLUMNAR CEDAR
	MAGNOLIA GRANDIFLORA 'TMGH' TM ALTA SOUTHERN MAGNOLIA
	MAGNOLIA GRANDIFLORA 'D. D. BLANCHARD' D D BLANCHARD SOUTHERN MAGNOLIA
	PINUS ELLIOTTII Densa SLASH PINE
	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	SABAL PALMETTO CABBAGE PALM
SHRUBS	BOTANICAL / COMMON NAME
	SHRUB AREA - TRIPSACUM DACTYLOIDES - ZAMIA FLORIDANA - AZALEA FORMOSA - JUNIPERUS PARSONII - HAMELIA PATENS - VIBERNUM SUSPENSUM - ILLICIAM FLORIDANUM - ARACHIS GLABRATA
	TURF AREA - BAHIA SOD

LANDSCAPE NOTES:

- ALL PLANT MATERIAL IS IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE ARTICLE 5 SECTION 5.2.5
- CANOPY TREES ARE CHOSEN FROM THE PLANT TABLES IN THE 'FLORIDA FRIENDLY LANDSCAPING PATTERN BOOK USDA HARDINESS ZONE 9B'.
- 40 OR MORE TREES ARE REQUIRED ON THE SITE SO AT LEAST FOUR (4) DIFFERENT SPECIES HAVE BEEN PROVIDED IN ROUGHLY EQUAL PROPORTIONS.
- ALL PLANTS ARE IN COMPLIANCE WITH LDC ARTICLE 5 SEC. 5.2.5.D.2 FOR APPROPRIATE PLANT SELECTION AND LOCATION.
- PER THE LDC ARTICLE 5 SEC. 5.2.5.D.4, OAK TREES HAVE BEEN STRATEGICALLY UTILIZED ALONG BUFFERYARDS AND STREETSCAPES TO MINIMIZE ROOT SIZE EXPANSION ISSUES.
- ALL REPLACEMENT TREES HAVE A MINIMUM SIZE OF THREE CALIPER INCHES.
- ALL CANOPY TREES ARE A MINIMUM OF THREE (3) INCH CALIPER DBH AND EIGHT (8) FEET IN HEIGHT AT THE TIME OF PLANTING.
- ALL UNDERSTORY TREES ARE A MINIMUM OF 2 (2) INCH CALIPER DBH AT THE TIME OF PLANTING.
- ALL PLANTS SHALL CONFORM TO STANDARDS FOR FLORIDA GRADE #1 OR BETTER ACCORDING TO THE CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS'.
- THE FINAL IRRIGATION AND LANDSCAPE DESIGN SHALL BE DESIGNED AND INSTALLED IN CONFORMANCE WITH WATER WISE ORDINANCE NO. 2069* AS ALSO OUTLINED IN WATER-WISE STANDARDS (LDC SECTION 5.2.5.D)
- PARCEL 5 TO BE SUBMITTED AS SEPARATE SUBMISSION

BUFFERYARDS CALCULATIONS PER THE LAND DEVELOPMENT CODE (LDC), ARTICLE 5, SECTION 5.2.5

PARCEL	PROPOSED USE TYPE	EXISTING OR VACANT LAND ON ABUTTING LAND	LOCATION DESCRIPTION	REQUIRED BUFFER TYPE	BUFFER CONFIGURATION	PLANTINGS REQUIRED PER 100 LINEAR FEET	LINEAR LENGTH OF BUFFERYARD	TOTAL PLANTINGS REQUIRED	TOTAL PLANTINGS PROVIDED
Parcel 2	Individual Single Family Detached Dwelling (R-1)	Individual Single Family Detached Dwelling (R-1)	Property Boundary on all sides	N/A	OPTION: N/A	Canopy Trees: None Understory Trees: None Shrubs: None	6, 776 L.F.	Canopy Trees: None Understory Trees: None Shrubs: None	Canopy Trees: 127 Understory Trees: 55 Shrubs: N/A
Parcel 4	Individual Single Family Detached Dwelling (R-1)	Individual Single Family Detached Dwelling (R-1)	Northern Property Boundary	N/A	OPTION: N/A	Canopy Trees: None Understory Trees: None Shrubs: None	3, 376 L.F.	Canopy Trees: None Understory Trees: None Shrubs: None	Canopy Trees: 297 Understory Trees: 115 Shrubs: N/A
		Mixed Use (MU)	Western Property Boundary	Type C: Semi Opaque	OPTION 2: Minimum Width 15 Feet	Canopy Trees: 2 Understory Trees: 6 Shrubs: 15 Min.	776 L.F.	Canopy Trees: 16 Understory Trees: 47 Shrubs: 39 Min.	Canopy Trees: 55 Understory Trees: 38 Shrubs: 39 Min.
		Industrial (I)	Southern Property Boundary	Type D: Opaque	OPTION 2: Minimum Width 15 Feet	Canopy Trees: 2 Understory Trees: 8 Shrubs: 29 Min.	1, 183 L.F.	Canopy Trees: 24 Understory Trees: 95 Shrubs: 344 Min.	Canopy Trees: 116 Understory Trees: 53 Shrubs: 344 Min.
Parcel 5	Industrial (I)	Individual Single Family Detached Dwelling (R-1)	Northern Property Boundary	Type D: Opaque	OPTION 2: Minimum Width 15 Feet	Canopy Trees: 2 Understory Trees: 8 Shrubs: 29 Min.	2, 498 L.F.	Canopy Trees: 50 Understory Trees: 200 Shrubs: 725 Min.	Canopy Trees: 157 Understory Trees: 94 Shrubs: 725 Min.
Overall Bufferyard Total									Canopy Trees: 752 Understory Trees: 355

Notes:

- Bufferyard Calculations Utilize Table 5.2.5.B.3.D-1 AND TABLE 5.2.5.B.3.D-2 of the Land Development Code
- Any Parcel Boundaries Not Represented in the Chart Above are Abutting Land Uses With Identical Zoning Usage; Therefore, No Bufferyard is Required.

Single Family Lot Tree Requirement - LDC Appendix D 3.6

Area	Lot Type	Number of Lots	Required Lot Trees (3 Trees Per Lot)		Provided Lot Trees	Canopy Trees Provided
Parcel 2	Single Family: 32-34' Lot	60	Canopy:	1	1	60
			Understory:	2	2	0
	Single Family: 55-60' Lot	158	Canopy:	1	1	158
			Understory:	2	2	0
Parcel 4	Single Family: 32-34' Lot	115	Canopy:	1	1	115
			Understory:	2	2	0
	Single Family: 55-60' Lot	67	Canopy:	1	1	67
			Understory:	2	2	0
Total Single Family Canopy Trees Provided						400
Note: - See single family and townhome landscape lot diagrams on LA-400 for orientation and count of canopy and understory trees.						

Note:

- See single family and townhome landscape lot diagrams on LA-400 for orientation and count of canopy and understory trees.

Street Tree Requirement - LDC Appendix D 3.6

Street Name	Linear Feet (L.F.) of Roadway	Required Street Trees (1 Tree on Each Side of Roadway Every 30 L.F.)	Provided Street Trees
Street A	3,310	221	222
Street B	928	62	63

Note:

- All street trees are canopy trees. See LA-200s landscape plans.

Tree Calipers Provided

Area	Landscape Location	Total Canopy Trees Provided At a Minimum of Three (3) Caliper Inches	Total Canopy Tree Caliper Inches Provided
Parcel 2	Single Family: 32-34' Lot	60	180
	Single Family: 55-60' Lot	158	474
	Open Space	294	882
	Street Trees	0	0
Parcel 4	Single Family: 32-34' Lot	115	345
	Single Family: 55-60' Lot	67	201
	Open Space	312	936
	Street Trees	0	0
Parcel 5	Open Space	467	1401
	Street Trees	0	0
	Bufferyards	0	0
	Bufferyards	157	471
Parcel 8	Open Space	0	0
	Street Trees	432	1296
	Street Trees	0	0
	Bufferyards	0	0
Public Right-of Ways	Open Space	0	0
	Street Trees	285	855
	Street Trees	0	0
	Bufferyards	0	0
Total Tree Caliper Inches Provided			7422

PROJECT NAME:
THE RIDGE

PRELIMINARY
SUBDIVISION PLAN

CITY OF APOPKA,
FLORIDA

SHEET TITLE:

LANDSCAPE
SCHEDULE
NOTES

SCALE IN FEET: N/A

CONSULTANT:

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE: 05/18/21
SUBMISSION: PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:

David Perry / RLA
L.A. No. 1539
DATE: 07/12/21

SHEET NO.:

LA-400.1

PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOKA,
FLORIDA

SHEET TITLE:
**LANDSCAPE
SCHEDULE
NOTES**

SCALE IN FEET: N/A

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

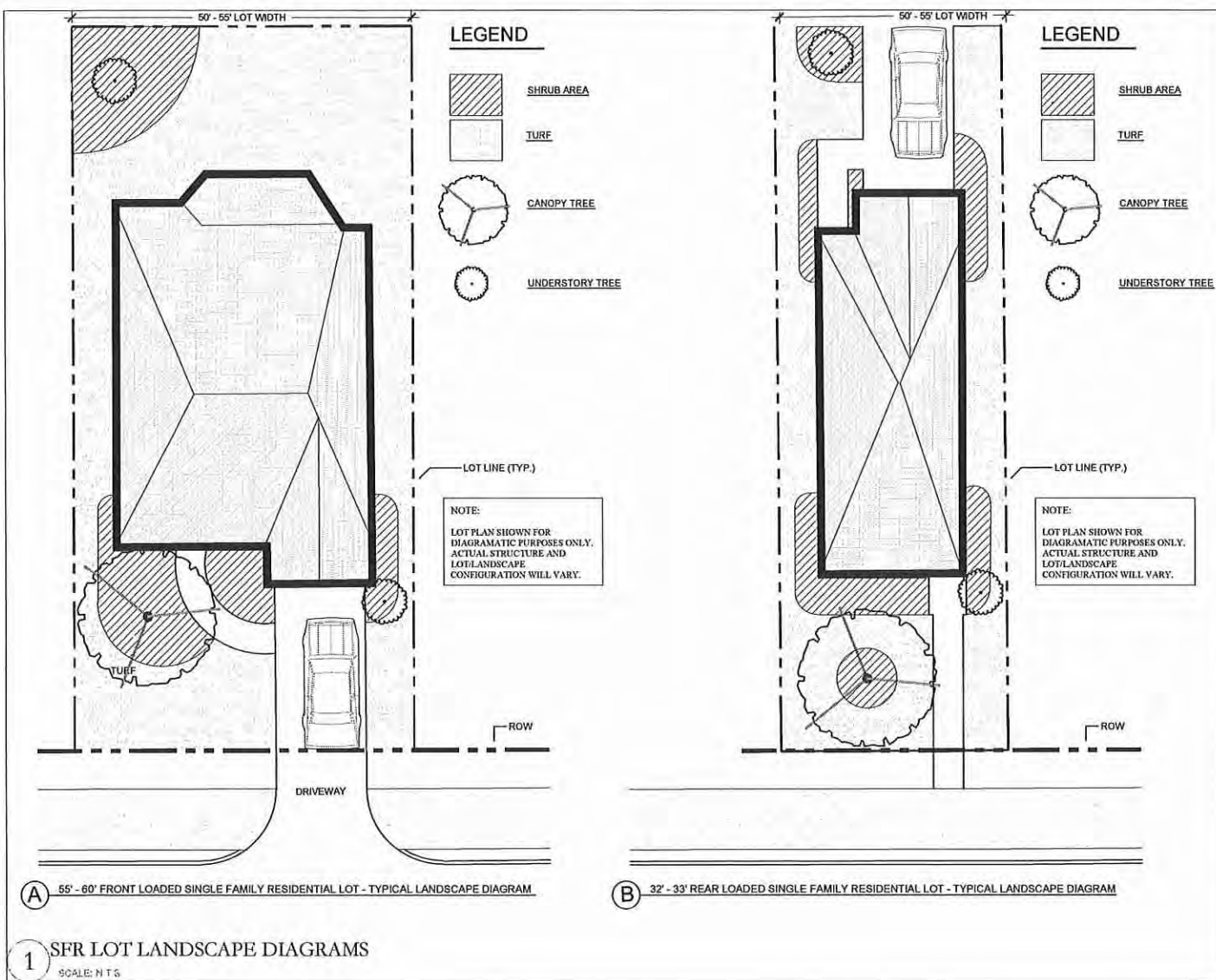
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SEAL:

David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-400.2



3 STANDARD MULTI-STEM TREE PLANTING DETAIL
SCALE: N.T.S.

PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
LANDSCAPE DETAILS

SCALE IN FEET: AS NOTED

CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:



David Perry / RLA
L.A. NO. 1538
DATE: 07/12/21

SHEET NO.:

LA-502

NOTES:

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. SEE DIAGRAM TO THE LEFT.

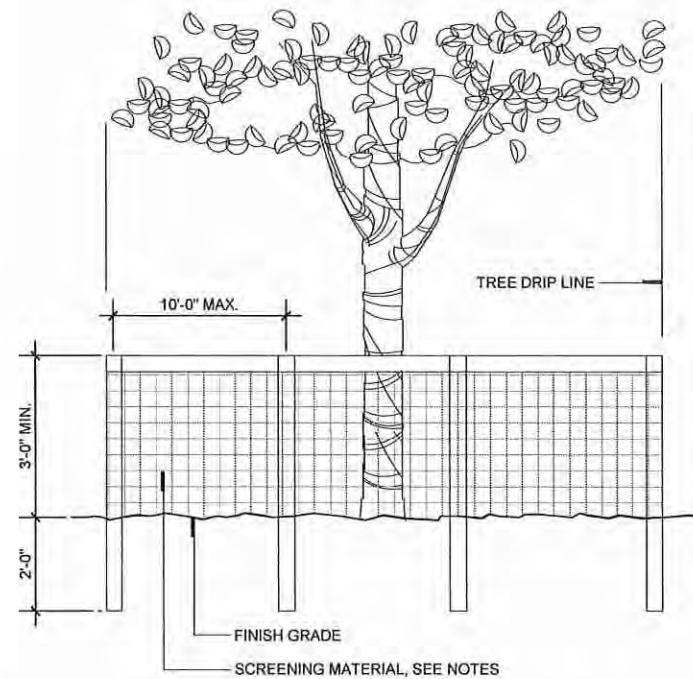
BARRIER SPECIFICATIONS FOR TREES:

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2" X 2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1" X 4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 1" X 1" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. SEE DIAGRAM TO LEFT.

2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

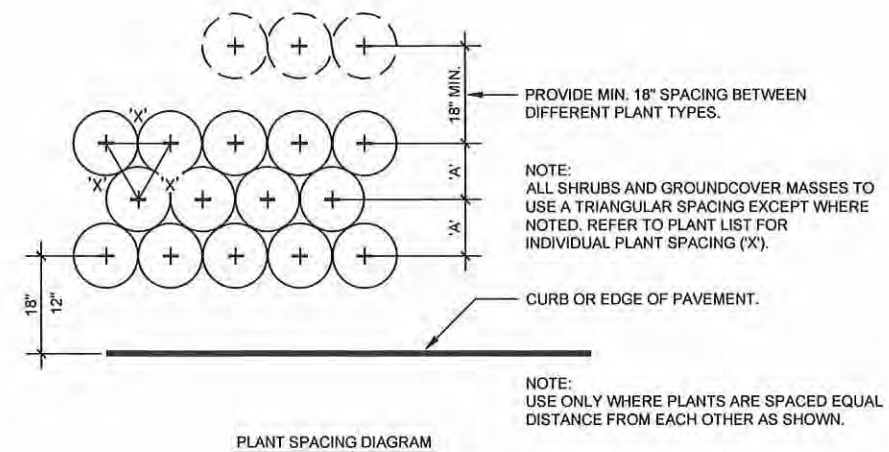
BARRIER SPECIFICATIONS FOR NATURAL AREAS:

UPRIGHT STAKES OF NO LESS THAN 1" X 1" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

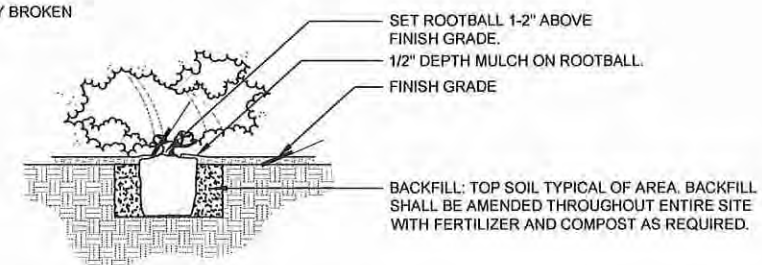


2 EXISTING TREE PRESERVATION DETAIL

SCALE: N.T.S.

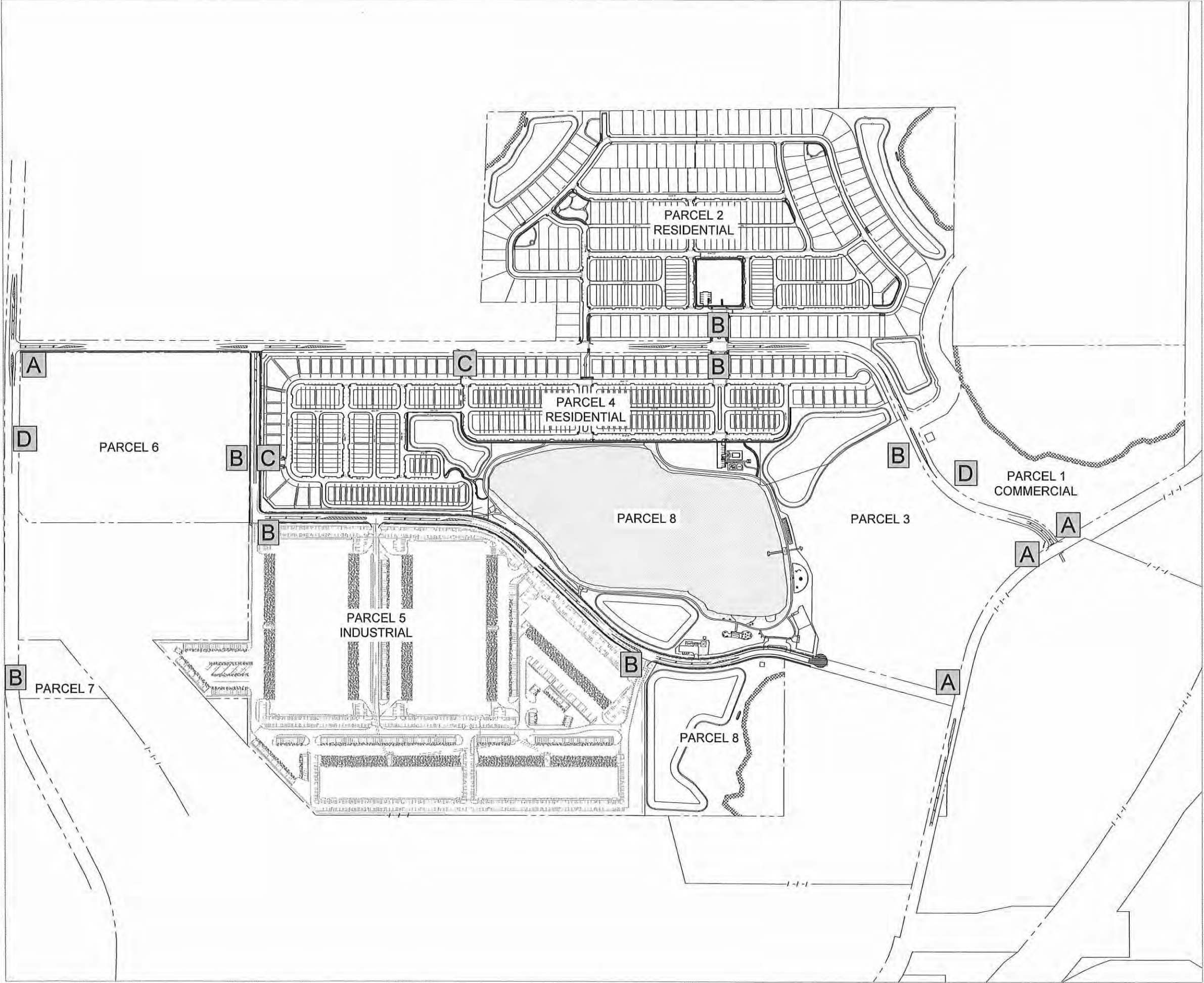


PRUNING:
REMOVE ANY BROKEN
BRANCHES



1 SHRUB PLANTING DETAIL

SCALE: N.T.S.



- HARDSCAPE / PERMIT NOTES**
- A** PRIMARY COMMUNITY SIGN
 - B** PRIMARY SUBDIVISION SIGN
 - C** SECONDARY SUBDIVISION SIGN
 - D** COMMERCIAL MULTI TENANT SIGN

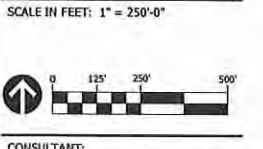
PERRY | BECKER
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Phone | 407. 965. 4850, Fax | 407. 965. 4851
www.perry-becker.com L.A. Lic. No. LA 001538

PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
MASTER SIGN PLAN



CONSULTANT:

NOT FOR CONSTRUCTION

JOB NO.:	1106.21
DESIGNED BY:	RCL
DRAWN BY:	RCL
CHECKED BY:	DST
APPROVED BY:	DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

REV	DATE	REVISION
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SEAL:

David Perry / P.E.
L.A. NO. 1638
DATE: 07/12/21

SHEET NO.:

LA-600

PROJECT NAME:
THE RIDGE

**PRELIMINARY
SUBDIVISION PLAN**

CITY OF APOPKA,
FLORIDA

SHEET TITLE:
**MASTER SIGN PLAN
ELEVATIONS**

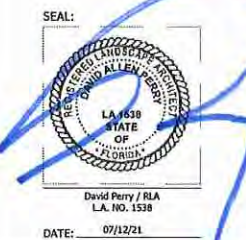
SCALE IN FEET: AS SHOWN

CONSULTANT:

JOB NO.: 1106.21
DESIGNED BY: RCL
DRAWN BY: RCL
CHECKED BY: DST
APPROVED BY: DAP

DATE	SUBMISSION
05/18/21	PRELIMINARY SUBDIVISION PLAN

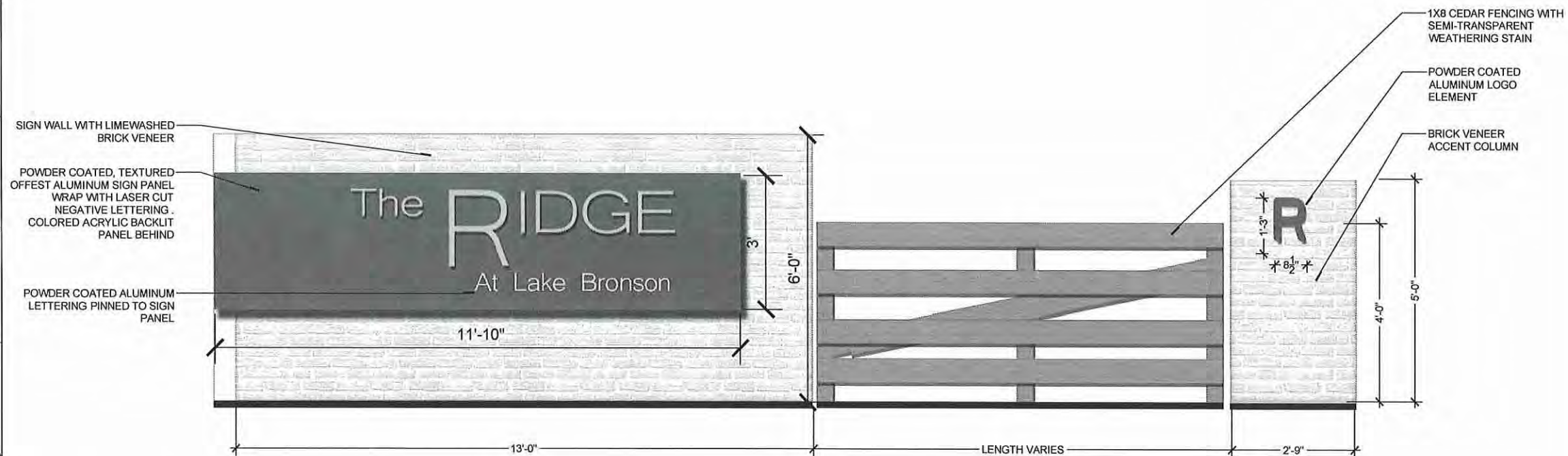
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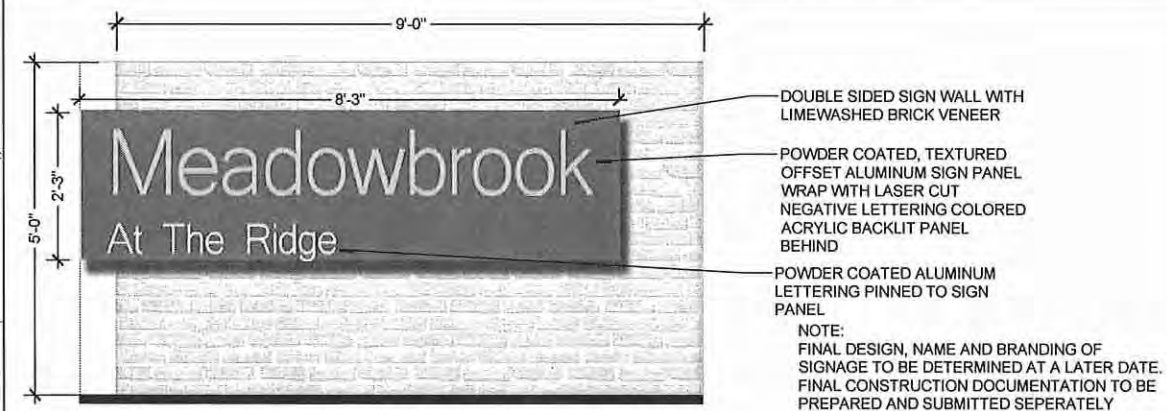
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LA-610

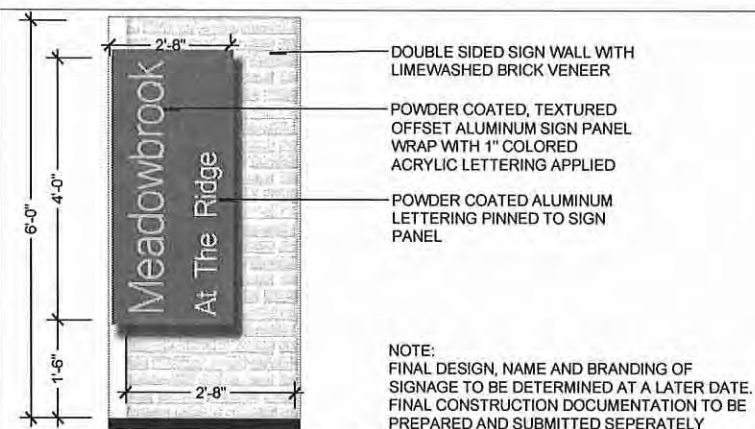
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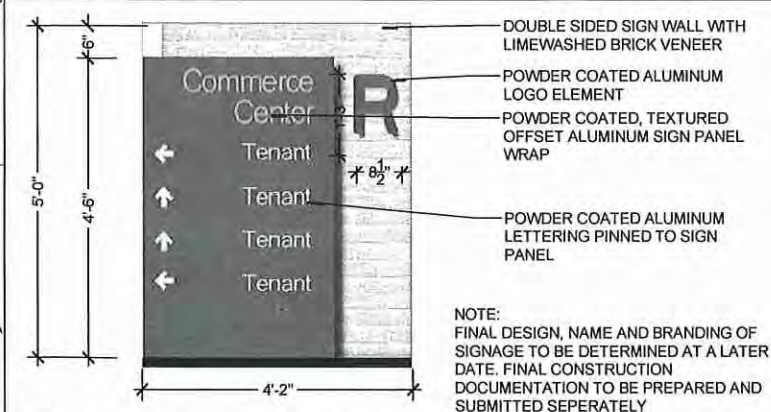
A PRIMARY COMMUNITY SIGN ELEVATION
3/4" = 1'-0"



B PRIMARY SUBDIVISION SIGN ELEVATION (DOUBLE SIDED)
3/4" = 1'-0"



C SECONDARY SUBDIVISION SIGN ELEVATION (DOUBLE SIDED)
3/4" = 1'-0"



D MULTI-TENANT DIRECTIONAL SIGN ELEVATION (DOUBLE SIDED)
3/4" = 1'-0"

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 4 8 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 83 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 County, 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, on 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 59' 06" W, 134.01'; thence S79 degrees 38' 16" E, 300.05 to the Point of Beginning.

FILE NUMBER: L190473/gk

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 996.6 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 northerly of the northerly 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 plot of Breckenridge Phase I 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 plot of Breckenridge Phase I 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, on 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 9893, 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 those portions lying westerly of the easterly right of way line of State Road 429 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.

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, 6 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 D. 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 in 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 L190473/gk

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/gk, EFFECTIVE DATE SEPTEMBER 3, 2020 AT 8:35 AM, AND PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER L190355, EFFECTIVE DATE OCTOBER 27, 2020 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 UNOBTSTRUCTED, 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 UNOBTSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

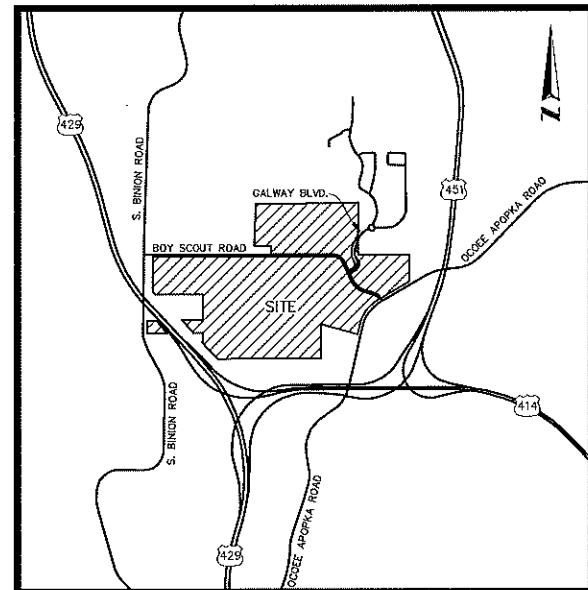
SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA AREA OF MINIMAL FLOOD HAZARD AND ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 69.3' AND 70.6' ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1209500120K, MAP DATE 9/25/2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY 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'.

LAST DATE IN FIELD: DECEMBER 16, 2020

LEGEND & ABBREVIATIONS

—x—	FENCE LINE (BARBED)
—o—	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
⊙	TELEVISION RISER
⊙	WOOD POWER/UTILITY POLE
⊙	LIGHT POLE
⊙	ELECTRIC PULL BOX
⊙	PHONE RISER
⊙	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
B100	TREE LOCATION
CCR	CERTIFIED CORNER RECORD



VICINITY MAP (NOT TO SCALE)

CERTIFICATION:

To:
-Apopka Centerline Development, LLC, a Florida limited liability company
-Centerline Capital Advisors, LLC, a Florida limited liability company
-Fidelity National Title Insurance Company
-Chicago Title Insurance Company

This is to certify that this map or plot 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 January 8, 2021.

Date of Plat or Map:

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

Digitally signed by
James L. Rickman
Date: 2021.04.23
14:52:30 -04'00'



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

ALTAINSPS LAND TITLE BOUNDARY,
TOPOGRAPHIC & TREE SURVEY

OF
BRONSON PROPERTY

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

FOR:
CENTERLINE CAPITAL

2/2/21	ADD OVERALL SHEET	DATE
1/2/21	ADD PROPOSED WELAND	
1/2/21	ADD TOPOGRAPHY	
1/2/21	ADD ENCROACHMENT	
1/2/21	ADD ENCROACHMENT	

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

SHEET 1 OF 11

Drawing name: C:\Users\james\OneDrive\12020618 REV 1-12-21.dwg SHEET 2



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

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

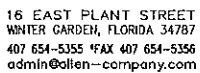
FOR:
CENTERLINE CAPITAL

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DATE	REVISIONS

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

SHEET 2 OF 11



ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC & TREE SURVEY

OF
BRONSON PROPERTY

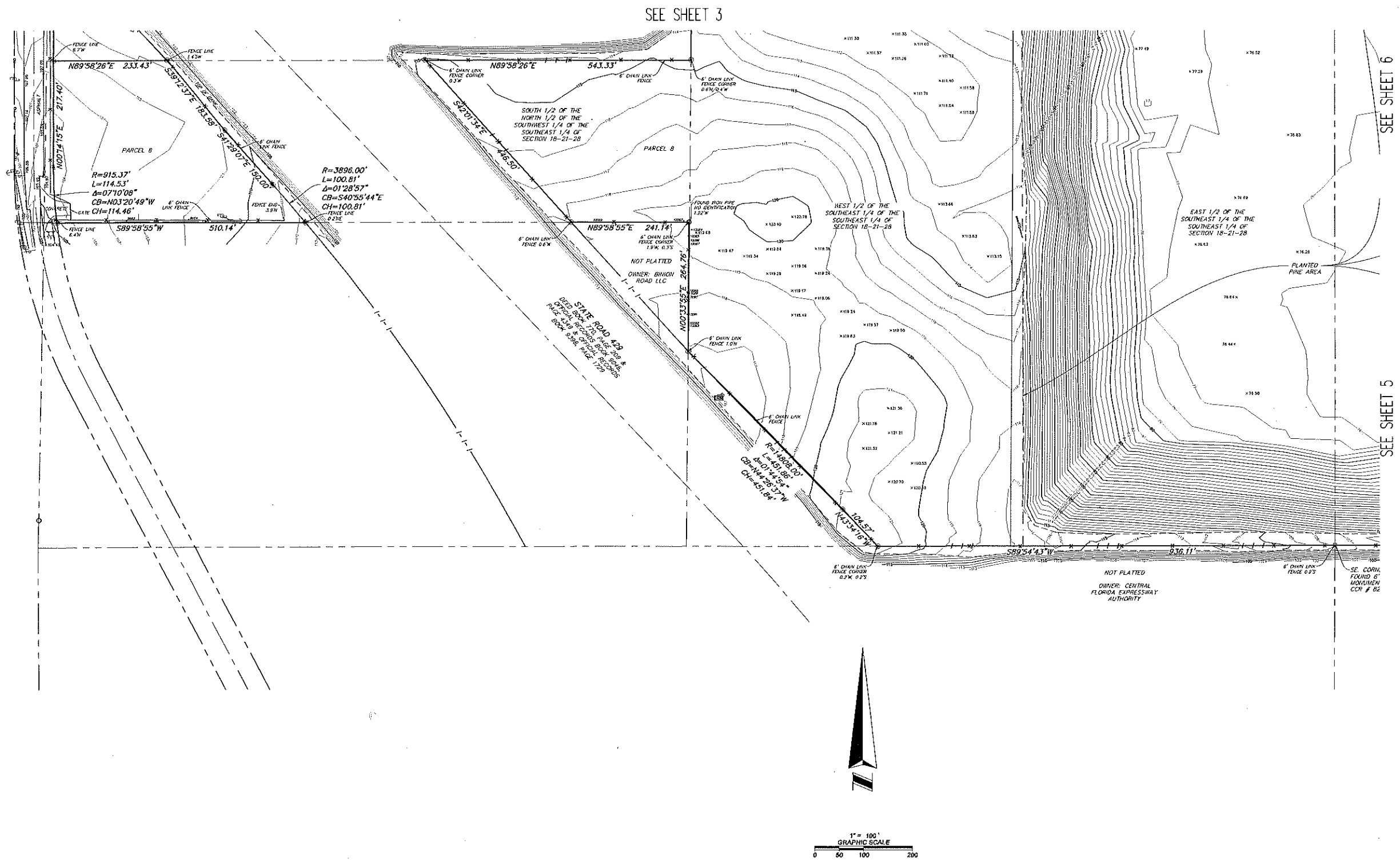
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
CENTERLINE CAPITAL

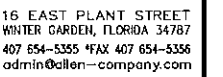
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JOB # 20200518
DATE: 11/9/2020
SCALE: 1"=100'
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FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 4 OF 11



SEE SHEET 7



FOR:
CENTERLINE CAPITAL

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

SHEET 5 OF 11



1" = 100'
GRAPHIC SCALE

A horizontal line with vertical tick marks at 0, 50, 100, and 200. The numbers are placed below the line. The line is divided into four equal segments by the 50, 100, and 200 marks.

SEE SHEET 3

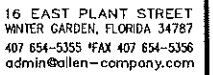
SEE SHEET 4

SEES

1" = 100'
GRAPHIC SCALE

A horizontal scale bar with tick marks at 0, 50, 100, and 200 feet. The text "1" = 100'" and "GRAPHIC SCALE" is centered above the bar.

SHEET 6 OF 11

**ALTA/NSPS LAND TITLE BOUNDARY,
TOPOGRAPHIC & TREE SURVEY**

**OF
BRONSON PROPERTY**

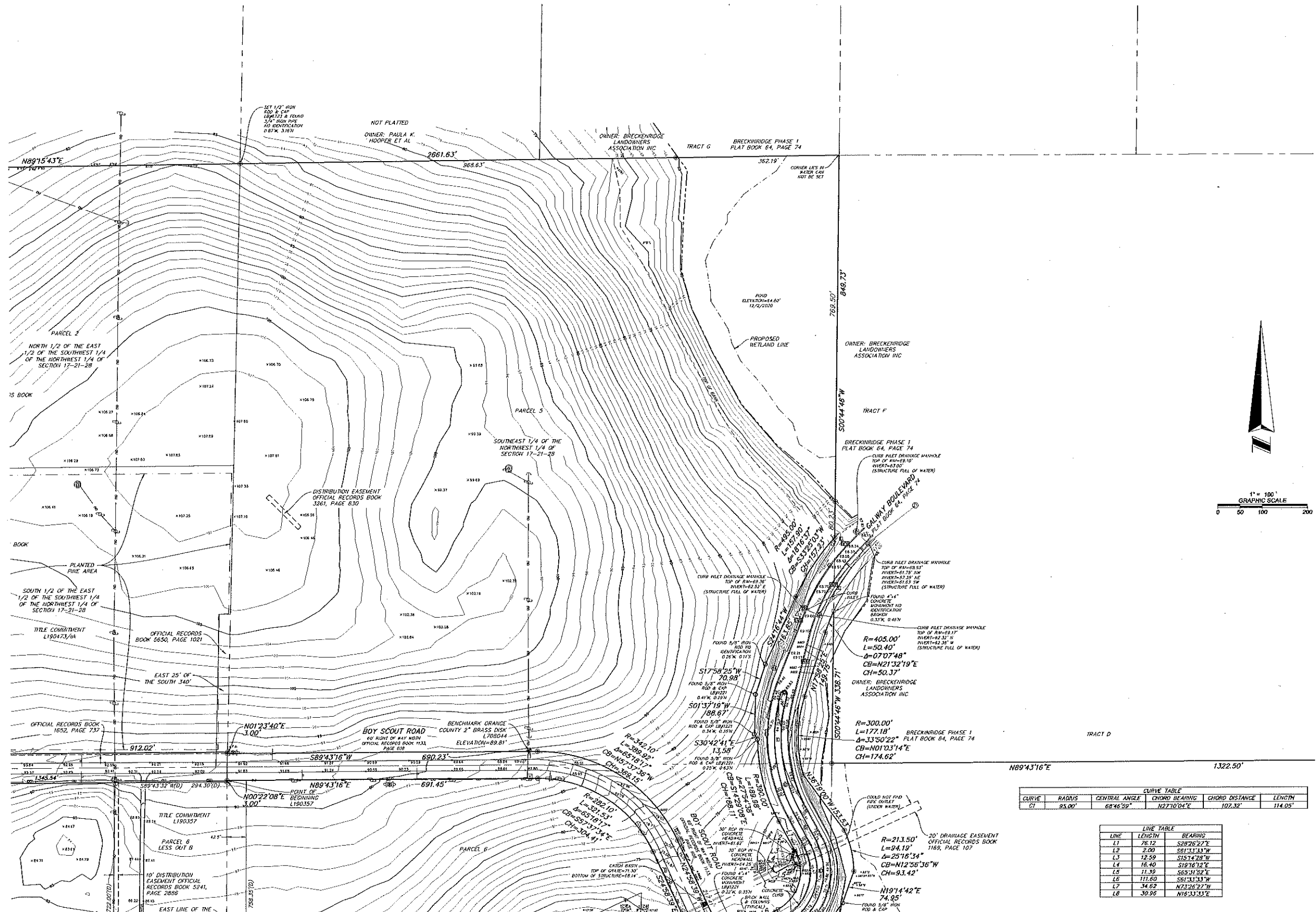
SECTION 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
CENTERLINE CAPITAL

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JOB # 20200518
DATE: 11/29/2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: DH
DRAWN BY: BRH
CHECKED BY: SEJ

SHEET 8 OF 11



SEE SHEET 9

SEE SHEET 7



**ALTA/NSPS LAND TITLE BOUNDARY,
TOPOGRAPHIC & TREE SURVEY**

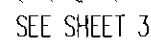
**OF
BRONSON PROPERTY**

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

FOR:
CENTERLINE CAPITAL

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

SHEET 9 OF 11



SEE SHEET 6

TREE TABLE

POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION	POINT NUMBER	DESCRIPTION
8299	22" OAK	8436	5" OAK	8572	20" OAK	8709	10" OAK	8844	5-6" OAK	9081	22" OAK	9120	12" OAK	9255	20" OAK
8300	25" OAK	8437	15-10-12-7-8" OAK	8573	13" OAK	8710	9" OAK	8845	16" OAK	9082	4" OAK	9121	14" PALM	9256	20" PALM
8301	30" OAK	8438	18" OAK	8574	21" OAK	8711	11" OAK	8846	13" OAK	9083	4" OAK	9122	19" OAK	9257	4" OAK
8302	12" PALM	8439	6" OAK	8575	6" OAK	8712	12-11-15" OAK	8847	12-11-15" OAK	9084	2" OAK	9123	14" PALM	9258	4" OAK
8303	15" PALM	8440	14-12" OAK	8576	7" OAK	8713	7" OAK	8848	12" OAK	9085	30" OAK	9124	17-11" OAK	9259	12" PALM
8304	15" PALM	8441	10-12" OAK	8577	13" PALM	8714	12" PALM	8849	24" OAK	9086	20-24-13" OAK	9125	18" OAK	9260	22" OAK
8305	10" PALM	8442	10" OAK	8578	12" OAK	8715	4" OAK	8850	15" OAK	9087	11" OAK	9126	8" OAK	9261	14" OAK
8306	9" OAK	8443	15-15" OAK	8579	10" OAK	8716	36" OAK	8851	24" OAK	9088	16" OAK	9127	15" OAK	9262	11" OAK
8307	8" OAK	8444	15" OAK	8580	11" OAK	8717	11" OAK	8852	11" OAK	9089	12" OAK	9128	13" OAK	9263	12" OAK
8308	8-10" OAK	8445	20" OAK	8581	8" OAK	8718	15" OAK	8853	16" OAK	9090	4" OAK	9129	11" PALM	9264	18" OAK
8309	4" OAK	8446	13" OAK	8582	19" OAK	8719	15" OAK	8854	11" OAK	9091	7" OAK	9130	15" PALM	9265	6" OAK
8310	4" OAK	8447	5" OAK	8583	11" OAK	8720	6" PALM	8855	8" OAK	9092	13-6" OAK	9131	20-26" OAK	9266	4" OAK
8311	4" OAK	8448	17" OAK	8584	13" OAK	8721	7" PALM	8856	12" OAK	9093	15" OAK	9132	12" PALM	9267	5" OAK
8312	13-8" OAK	8449	10" PALM	8585	10" OAK	8722	8" PALM	8857	5" OAK	9094	2" PALM	9133	8" OAK	9268	4" OAK
8313	4" OAK	8450	14" PALM	8586	12" PALM	8723	12" OAK	8858	15" OAK	9095	24" OAK	9134	10" OAK	9269	5" OAK
8314	4" OAK	8451	18" OAK	8587	9-6" OAK	8724	14" PALM	8859	15" OAK	9096	12" OAK	9135	12" OAK	9270	18" PALM
8315	4" OAK	8452	11" PALM	8588	12" OAK	8725	6-6" OAK	8860	6" PALM	9097	4" OAK	9136	15" OAK	9271	10" OAK
8316	32" OAK	8453	13" PALM	8589	12-12" OAK	8726	15" OAK	8861	10" PALM	9098	25-18" OAK	9137	8" OAK	9272	7" OAK
8317	12" OAK	8454	5" OAK	8590	10" PALM	8727	14" OAK	8862	12" OAK	9099	17" OAK	9138	10" PALM	9273	5" OAK
8318	7" OAK	8455	7" OAK	8591	13" OAK	8728	8" OAK	8863	11" PALM	9100	27" OAK	9139	12" OAK	9274	4" OAK
8319	5" OAK	8456	18" OAK	8592	4" OAK	8729	16-12" OAK	8864	21" OAK	9101	13" PALM	9140	15" PALM	9275	5" OAK
8320	12" OAK	8457	16" OAK	8593	4" OAK	8730	19" OAK	8865	7" OAK	9102	7" OAK	9141	7" OAK	9276	5" OAK
8321	4" OAK	8458	12" OAK	8594	5" OAK	8731	5" OAK	8866	7" OAK	9103	13-13-6" OAK	9142	4" OAK	9277	12" OAK
8322	4" OAK	8459	4" OAK	8595	13" OAK	8732	10" PALM	8867	15" OAK	9104	20" OAK	9143	8" OAK	9278	10" OAK
8323	4" OAK	8460	5" OAK	8596	11" OAK	8733	11" PALM	8868	8" PALM	9105	21" OAK	9144	7" OAK	9279	20" OAK
8324	10" OAK	8461	10" OAK	8597	7" OAK	8734	5" OAK	8869		9106	6" OAK	9145	15" PALM	9280	17" OAK
8325	24" OAK	8463	5-5" OAK	8599	11" OAK	8735	19" OAK	8870	9" OAK	9107	12" OAK	9146	12-10" OAK	9281	9" OAK
8326	14" PALM	8464	4" OAK	8599	6" OAK	8736	24" OAK	8871	13" OAK	9108	4" OAK	9147	4" OAK	9282	10-12" OAK
8327	10" OAK	8465	4" OAK	8600	8" PALM	8737	11" OAK	8872	14" PALM	9109	13" OAK	9148	4" OAK	9283	11-11" OAK
8328	20-22-24" OAK	8466	20-22-24" OAK	8601	6" PALM	8738	21" OAK	8873	20" OAK	9110	6" OAK	9149	4" OAK	9284	12" PALM
8329	11-11" OAK	8467	26" OAK	8602	8" PALM	8739	8" PALM	8874	10" OAK	9111	6" OAK	9150	4" OAK	9285	5" OAK
8330	4" OAK	8468	26" OAK	8603	6" OAK	8740	15" PALM	8875	15" OAK	9112	4" OAK	9151	4" OAK	9286	11" OAK
8331	4" OAK	8469	22-17" OAK	8604	10" OAK	8741	10" PALM	8876	13" OAK	9113	23" OAK	9152	6" OAK	9287	9" PALM
8332	25" OAK	8470	22" OAK	8605	12" PALM	8742	8" PALM	8877	4" OAK	9114	5" OAK	9153	6" OAK	9288	18" OAK
8333	25" OAK	8471	4" OAK	8606	10" OAK	8743	18" OAK	8878	6" PALM	9115	18-20" OAK	9154	6" OAK	9289	5" OAK
8334	12-10" OAK	8472	4" OAK	8607	13" OAK	8744	6" OAK	8879	6" OAK	9116	13" PALM	9155	6" OAK	9290	8" OAK
8335	8" OAK	8473	4" OAK	8608	7" OAK	8745	6" OAK	8880	18" OAK	9117	4" OAK	9156	18" OAK	9291	10-5" OAK
8336	15" OAK	8474	10" OAK	8609	9" OAK	8746	7" OAK	8881	18" OAK	9118	15" PALM	9157	17-15" OAK	9292	24" PALM
8337	24" OAK	8475	6" OAK	8610	13" OAK	8747	10" OAK	8882	4" OAK	9119	6" OAK	9158	15" OAK	9293	9-18" OAK
8338	26" OAK	8476	5" OAK	8611	19-12" OAK	8748	19-12" OAK	8883	4" OAK	9120	6" OAK	9159	8" OAK	9294	9" OAK
8339	13" OAK	8477	4" OAK	8612	4" OAK	8749	4" OAK	8884	6" OAK	9121	6" OAK	9160	8" PALM	9295	4" OAK
8340	13" OAK	8478	4" OAK	8613	17" OAK	8750	14" OAK	8885	12" OAK	9122	6" OAK	9161	9" OAK	9296	26" OAK
8341	10" PALM	8479	8" OAK	8614	11-10" OAK	8751	12" OAK	8886	12-12" OAK	9123	6" OAK	9162	7" OAK	9297	7" OAK
8342	24" OAK	8480	12" PALM	8615	11" OAK	8752	11" OAK	8887	12" OAK	9124	10" OAK	9163	11" OAK	9298	13-5" OAK
8343	12" OAK	8481	6" OAK	8616	14-10-10" OAK	8753	15" OAK	8888	4" OAK	9125	10" OAK	9164	5" OAK	9299	14" PALM
8344	8" OAK	8482	6" OAK	8617	10" OAK	8754	10" OAK	8889	5" OAK	9126	10" OAK	9165	5" OAK	9300	6-5" OAK
8345	12" PALM	8483	6" OAK	8618	15-15" OAK	8755	12" OAK	8890	12" OAK	9127	9" OAK	9166	15" PALM	9301	10" PALM
8346	24" OAK	8484	10" OAK	8619	9" OAK	8756	12" OAK	8891	7" OAK	9128	12" OAK	9167	10" OAK	9302	13" PALM
8347	8" OAK	8485	11" PALM	8620	6" PALM	8757	13" OAK	8892	18" OAK	9129	16" OAK	9168	6" OAK	9303	7-5" OAK
8348	5" OAK	8486	25" OAK	8621	18" OAK	8758	6" OAK	8893	14" OAK	9130	20" OAK	9169	15" OAK	9304	11-8" OAK
8349	24" OAK	8487	12" PALM	8622	16" PALM	8759	10" OAK	8894	12" OAK	9131	20" OAK	9170	4" OAK	9305	13" PALM
8350	4" OAK	8488	8" OAK	8623	8" OAK	8760	5" OAK	8895	15" OAK	9132	10" PALM	9171	4" OAK	9306	7" PALM
8351	14" OAK	8489	20" OAK	8624	4" OAK	8761	10" OAK	8896	14" OAK	9133	14" PALM	9172	3" OAK	9307	9-7" OAK
8352	10" OAK	8490	12" PALM	8625	4" OAK	8762	10" PALM	8897	9" OAK	9134	14" PALM	9173	12" PALM	9308	8" OAK
8353	9" OAK	8491	12" PALM	8626	4" OAK	8763	14" OAK	8898	8" OAK	9135	16" PALM	9174	4" OAK	9309	11" PALM
8354	12" OAK	8492	8" OAK	8627	15" OAK	8764	15" OAK	8899	19" OAK	9136	38" OAK	9175	6" OAK	9310	5" OAK
8355	12" OAK	8493	13" PALM	8628	12" OAK	8765	4" OAK	8900	48" OAK	9137	2" OAK	9176	6" OAK	9311	14-15" OAK
8356	15" OAK	8494	4" OAK	8629	11" OAK	8766	10" OAK	8901	14" OAK	9138	12" PALM	9177	5" OAK	9312	11" OAK
8357	11" PALM	8495	20" OAK	8630	36" OAK	8767	15-12" OAK	8902	16" OAK	9139	20" OAK	9178	4" OAK	9313	4" OAK
8358	12" PALM	8496	5" OAK	8631	30" OAK	8768	10" PALM	8903	16" OAK	9140	15" OAK	9179	8" OAK	9314	18" OAK
8359	8-4" OAK	8497	22" OAK	8632	34" OAK	8769	8" OAK	8904	18" OAK	9141	18" OAK	9180	8" OAK	9315	9" OAK
8360	22" OAK	8498	10" OAK	8633	5" OAK	8770	11" OAK	8905	8-2" OAK	9142	6" OAK	9181	10" PALM	9316	10" OAK
8361	4" OAK	8499	10" OAK	8636	12" PALM	8771	37" OAK	8906	4" OAK	9143	4" OAK	9182	4" OAK	9317	4" OAK
8362	4" OAK	8500	4" OAK	8637	4" OAK	8772	4" OAK	8907	5" OAK	9144	10" OAK	9183	17" OAK	9318	24" OAK
8363	10" OAK	8501	24" OAK	8638	5" OAK	8773	10-6" OAK	8908	8" OAK	9145	15" PALM	9184	20" OAK	9319	10" OAK
8364	12" OAK	8502	6" PALM	8639	4" OAK	8774	4" OAK	8909	6" OAK	9146	22-7" OAK	9185	15" PALM	9320	15" OAK
8365	3" OAK	8503	23" OAK	8640	10" PALM	8775	4" OAK	8910	12" OAK	9147	18" OAK	9186	12" OAK	9321	15" OAK
8366	5" OAK	8504	16" OAK	8641	5" OAK	8776	6" OAK	8911	4" OAK	9148	4" OAK	9187	6" PALM	9322	10" OAK
8367	10" PALM	8505	19" OAK	8642	12" PALM	8777	6" OAK	8912	18" OAK	9149	24" OAK	9188	16" OAK	9323	4" OAK
8368	10" OAK	8506	24" OAK	8643	15" OAK	8778	4" OAK	8913	10-10" OAK	9150	5-6" OAK	9189	4" OAK	9324	12" OAK
8369	6" PALM	8507	18" OAK	8644	22" OAK	8779	12" PALM	8914	5" OAK	9151	16-6" OAK	9190	12" OAK	9325	8" OAK
8370	15-15" OAK	8508	41" OAK	8645	8" OAK	8780	4" OAK	8915	15" OAK	9152	18" OAK	9191	15" OAK	9326	8" OAK
8371	12" OAK	8509	10" OAK	8646	4" OAK	8781	34" OAK	8916	5" OAK	9153	12" PALM	9192	11" OAK	9327	26" OAK
8372	10" PALM	8510	10" OAK	8647	14" PALM	8782	11" PALM	8917	6" OAK	9154	16" OAK	9193	18" OAK	9328	6" OAK
8373	10" OAK	8511	6" OAK	8648	12" PALM	8783	5" OAK	8918	36" OAK	9155	8" OAK	9194	10" PALM	9329	7" OAK
8374	11" PALM	8512	20" OAK	8649	12" PALM	8784	6" OAK	8919	35" OAK	9156	14" PALM	9195	10" OAK	9330	15" PALM
8375	13" OAK	8513	18" OAK	8650	8" PALM	8785	6" OAK	8920	30" OAK	9157	24" OAK	9196	20" OAK	9331	5" OAK
8376	8" OAK	8514	5" OAK	8651	10" OAK	8786	14" PALM	8921	4" OAK	9158	7" OAK	9197	2" OAK	9332	4" OAK
8377	13" OAK	8515	15" OAK	8652	28" OAK	8787	13" PALM	8922	12" PALM	9159	13" OAK	9198	4" OAK	9333	4" OAK
8378	36" OAK	8516	18-8" OAK												



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

**DLTA/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

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

SHEET 10 OF 11

TREE TABLE

9527	18" OAK	9564	20-10" OAK	9925	22" OAK	10062	5" OAK	10203	12-12" PALM	10342	20" OAK	10500	24" OAK
9528	11-11" OAK	9565	12" PALM	9926	19" OAK	10063	19-19" OAK	10204	24" PALM	10343	24" OAK	10501	14" PALM
9529	7" OAK	9566	15" PALM	9927	10" PALM	10064	10" PALM	10205	18" OAK	10344	28" OAK	10502	15" PALM
9530	8" OAK	9567	12" OAK	9928	10" PALM	10065	10" PALM	10206	18" OAK	10345	18" OAK	10503	24" OAK
9531	16" OAK	9568	4" OAK	9929	10" PALM	10066	10" PALM	10207	18" OAK	10346	25" OAK	10504	6" OAK
9532	7" OAK	9569	30-14" OAK	9930	18" OAK	10067	10" PALM	10208	6" OAK	10347	36" OAK	10505	12" OAK
9533	10" OAK	9570	12" OAK	9931	15" OAK	10068	12" PALM	10209	14" OAK	10348	18" OAK	10506	18" OAK
9534	15" OAK	9571	12" OAK	9932	8" PALM	10069	10" PALM	10210	12" OAK	10349	32" OAK	10507	10" OAK
9535	5" OAK	9572	12" OAK	9933	19" OAK	10070	13" PALM	10211	12" OAK	10350	25" OAK	10508	12" PALM
9536	6" PALM	9573	12" PALM	9934	20" OAK	10071	30" OAK	10212	12" OAK	10351	12" OAK	10509	24" OAK
9537	14" PALM	9574	6" OAK	9935	14" PALM	10072	15" OAK	10213	12" OAK	10352	20" OAK	10510	15" PALM
9538	22" OAK	9575	26" OAK	9936	12" PALM	10073	24" OAK	10214	40" OAK	10353	19" OAK	10511	35" OAK
9539	30" OAK	9576	27" OAK	9937	12" PALM	10074	5" OAK	10215	48" OAK	10354	36" OAK	10512	18" OAK
9540	10" PALM	9577	24" OAK	9938	28" OAK	10075	8" OAK	10216	30" OAK	10355	20" OAK	10513	5" OAK
9541	18" OAK	9578	37" OAK	9939	18" OAK	10076	4" OAK	10217	25" OAK	10356	25" OAK	10514	20" OAK
9542	15" OAK	9579	18-9-15-8" OAK	9940	15" OAK	10077	7" OAK	10218	14" PALM	10357	28" OAK	10515	12" OAK
9543	12" OAK	9580	6" OAK	9941	45" OAK	10078	5" OAK	10219	20" OAK	10358	28" OAK	10516	18" OAK
9544	15" OAK	9581	13" OAK	9942	18" OAK	10079	6" OAK	10220	11" PALM	10359	24" OAK	10517	15" PALM
9545	4" OAK	9582	19" OAK	9943	12" PALM	10080	6" OAK	10221	16" OAK	10360	12" OAK	10518	12" PALM
9546	5" OAK	9583	6" OAK	9944	21" OAK	10081	16" PALM	10222	16" OAK	10361	35" OAK	10519	15" PALM
9547	20" OAK	9584	12" PALM	9945	4" OAK	10082	12" PALM	10223	16" OAK	10362	30-20" OAK	10520	12" PALM
9548	11" PALM	9585	12" PALM	9946	12" PALM	10083	16" PALM	10224	16" OAK	10363	10-12" PALM	10521	30" OAK
9549	6-6-6" OAK	9586	12" PALM	9947	14" PALM	10084	14" PALM	10225	32" OAK	10364	11" PALM	10522	23" OAK
9550	14-14" OAK	9587	10" OAK	9948	11" OAK	10085	14" PALM	10226	16" PALM	10365	12" PALM	10523	18-12" OAK
9551	24" OAK	9588	18" OAK	9949	12" PALM	10086	12" PALM	10227	16" PALM	10366	18" OAK	10524	5" OAK
9552	12" OAK	9589	18-12" OAK	9950	12" PALM	10087	12" PALM	10228	12" PALM	10367	17" OAK	10525	15" PALM
9553	19" OAK	9590	14" OAK	9951	12" PALM	10088	12" PALM	10229	14" PALM	10368	18" OAK	10526	4" OAK
9554	22" OAK	9591	14" OAK	9952	14" OAK	10089	15" PALM	10230	30" OAK	10369	25" OAK	10527	15" PALM
9555	20" OAK	9592	14" OAK	9953	15" OAK	10090	18" PALM	10231	30" OAK	10370	14" OAK	10528	18" PALM
9556	18-16" OAK	9593	15" OAK	9954	15" OAK	10091	25" OAK	10232	31" OAK	10371	16-16" OAK	10529	12" OAK
9557	25" OAK	9594	10" OAK	9955	12" PALM	10092	15" PALM	10233	32" OAK	10372	11" PALM	10530	4" OAK
9558	18" OAK	9595	12" PALM	9956	12" PALM	10093	18" PALM	10234	32" OAK	10373	15-12" OAK	10531	4" OAK
9559	24" OAK	9596	12" PALM	9957	12" PALM	10094	18" PALM	10235	30" OAK	10374	15-15" OAK	10532	15" PALM
9560	18" OAK	9597	12" PALM	9958	20" OAK	10095	18" PALM	10236	35" OAK	10375	15" PALM	10533	12" OAK
9561	18-15" OAK	9598	12" PALM	9959	11" PALM	10096	25" OAK	10237	22" OAK	10376	5-5-4" OAK	10534	4" OAK
9562	12" OAK	9599	34" OAK	9960	8" OAK	10097	18" OAK	10238	22" OAK	10377	4" OAK	10535	5" OAK
9563	8" OAK	9600	38" OAK	9961	8" OAK	10098	18" OAK	10239	22" OAK	10378	4" OAK	10536	4" OAK
9564	15" PALM	9601	15" PALM	9962	18" OAK	10099	18" OAK	10240	36" OAK	10379	4" OAK	10537	4" OAK
9565	14-6" OAK	9602	15" PALM	9963	18" OAK	10100	18" OAK	10241	36" OAK	10380	4" OAK	10538	4" OAK
9566	4-5-6" OAK	9603	15" PALM	9964	18" OAK	10101	18" OAK	10242	36" OAK	10381	4" OAK	10539	4" OAK
9567	14" PALM	9604	15" PALM	9965	18" OAK	10102	18" OAK	10243	36" OAK	10382	11" PALM	10540	4" OAK
9568	11" PALM	9605	15" PALM	9966	19" OAK	10103	18" OAK	10244	33" OAK	10383	6" OAK	10541	4" OAK
9569	10" PALM	9606	15" PALM	9967	20" OAK	10104	20" OAK	10245	30" OAK	10384	5" OAK	10542	5" OAK
9570	10" PALM	9607	15" PALM	9968	20" OAK	10105	20" OAK	10246	30" OAK	10385	5" OAK	10543	5" OAK
9571	18" OAK	9608	15" PALM	9969	20" OAK	10106	20" OAK	10247	30" OAK	10386	5" OAK	10544	5" OAK
9572	8-5" OAK	9609	15" PALM	9970	20" OAK	10107	20" OAK	10248	30" OAK	10387	5" OAK	10545	5" OAK
9573	4" OAK	9610	15" PALM	9971	20" OAK	10108	20" OAK	10249	30" OAK	10388	7-4" OAK	10546	5" OAK
9574	18" OAK	9611	15" PALM	9972	20" OAK	10109	20" OAK	10250	30" OAK	10389	12" PALM	10547	5" OAK
9575	31" OAK	9612	14" PALM	9973	20" OAK	10110	16" OAK	10251	35" OAK	10390	12" PALM	10548	5" OAK
9576	26" OAK	9613	10" PALM	9974	20" OAK	10111	16" OAK	10252	35" OAK	10391	14" PALM	10549	5" OAK
9577	30" OAK	9614	10" PALM	9975	20" OAK	10112	11" OAK	10253	35" OAK	10392	14" PALM	10550	5" OAK
9578	15" PALM	9615	10" PALM	9976	20" OAK	10113	11" OAK	10254	35" OAK	10393	14" PALM	10551	5" OAK
9579	15" PALM	9616	10" PALM	9977	20" OAK	10114	11" OAK	10255	35" OAK	10394	13-12" PALM	10552	5" OAK
9580	12" PALM	9617	10" PALM	9978	20" OAK	10115	11" OAK	10256	35" OAK	10395	18" OAK	10553	5" OAK
9581	20-20" OAK	9618	10" PALM	9979	20" OAK	10116	11" OAK	10257	35" OAK	10396	18" OAK	10554	5" OAK
9582	21" OAK	9619	10" PALM	9980	20" OAK	10117	11" OAK	10258	35" OAK	10397	18" OAK	10555	5" OAK
9583	13" PALM	9620	10" PALM	9981	20" OAK	10118	11" OAK	10259	35" OAK	10398	18" OAK	10556	5" OAK
9584	20" OAK	9621	10" PALM	9982	20" OAK	10119	11" OAK	10260	35" OAK	10399	18" OAK	10557	5" OAK
9585	20" OAK	9622	10" PALM	9983	20" OAK	10120	11" OAK	10261	35" OAK	10400	18" OAK	10558	5" OAK
9586	24" OAK	9623	10" PALM	9984	20" OAK	10121	11" OAK	10262	35" OAK	10401	18" OAK	10559	5" OAK
9587	24" OAK	9624	10" PALM	9985	20" OAK	10122	11" OAK	10263	35" OAK	10402	18" OAK	10560	5" OAK
9588	24" OAK	9625	10" PALM	9986	20" OAK	10123	11" OAK	10264	35" OAK	10403	18" OAK	10561	5" OAK
9589	24" OAK	9626	10" PALM	9987	20" OAK	10124	11" OAK	10265	35" OAK	10404	18" OAK	10562	5" OAK
9590	18-4" OAK	9627	10" PALM	9988	20" OAK	10125	11" OAK	10266	35" OAK	10405	18" OAK	10563	5" OAK
9591	18" OAK	9628	10" PALM	9989	20" OAK	10126	11" OAK	10267	35" OAK	10406	18" OAK	10564	5" OAK
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9613	12-10" OAK	9650	10" PALM	10011	20" OAK	10148	11" OAK	10289	35" OAK</				

Major Development Plan

Issued for Site Plan Approval
Date Issued May 18, 2021
Latest Issue August 26, 2021

The Ridge PD

City of Apopka, Florida

Parcel IDs: 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,
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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,
18-21-28-0000-00-073

Applicant

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

Owner

Troy S Bronson Family LP
PO Box 1069
Apopka, Florida 32704-1069

Owner

Binion Partners LLC
PO Box 1069
Apopka, Florida 32704-1069

Owner

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

Owner

John and Donna Marie Kirkland
1920 Boy Scout Road
Apopka, Florida 32703

CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING	[Signature]	9/11/21
FIRE	[Signature]	9/7/21
BUILDING	[Signature]	9-16-2021
PLANNING/ZONING	[Signature]	9/15/21
POLICE	[Signature]	9/14/21
PUBLIC SERVICES/UTILITIES	[Signature]	9/10/21

REVIEW/APPROVAL(S) REQUIRED

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 CODES

THIS PLAN MUST BE USED IN CONJUNCTION WITH THE PROJECT SCOPE STATEMENT

PROJECT SCOPE STATEMENT: THE MAJOR DEVELOPMENT PLAN (MDP) INCLUDES ALL PARCELS WITHIN THE RIDGE PD, AS INDICATED ON THE PHASING PLAN, PARCELS 2, 4, 5 AND 8 WILL BE DEVELOPED AS PHASES WITH SUB-PHASES TO ALLOW FOR FUTURE DEVELOPMENT. THE MDP IS A PRELIMINARY PLAN AND THE OWNER SHALL OBTAIN SEPARATE MDP APPROVALS FOR EACH PHASE. THE MDP IS A PRELIMINARY PLAN AND THE OWNER SHALL OBTAIN SEPARATE MDP APPROVALS FOR EACH PHASE. THE MDP IS A PRELIMINARY PLAN AND THE OWNER SHALL OBTAIN SEPARATE MDP APPROVALS FOR EACH PHASE. THE MDP IS A PRELIMINARY PLAN AND THE OWNER SHALL OBTAIN SEPARATE MDP APPROVALS FOR EACH PHASE.

Map showing the site location within the Ridge PD, including roads like SR-414, SR-414-TOLL, and SR-414-TOLL-S.

vhb.com



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Number FL #3932

Sheet Index

No.	Drawing Title	Latest Issue
C-1.0 - C-1.1	Existing Conditions Plan	August 26, 2021
C-2.0	Master Site Plan	August 26, 2021
C-2.1	Site Data	August 26, 2021
△ C-2.2	Site Plan - Parcel 2	August 26, 2021
C-2.3	Site Plan - Parcel 4	August 26, 2021
C-3.0	Overall Drainage & Utilities Plan	August 26, 2021
C-3.1 - C-3.13	Drainage & Utilities Plan	August 26, 2021
C-4.0 - C4.2	Typical Sections & Details	August 26, 2021
C-5.1 - C5.4	Fire Access Plan	August 26, 2021
C-6.1 - C6.8	Layout & Materials Plan	August 26, 2021
C-7.0	Tree Preservation Plan	August 26, 2021
C-8.0	Phasing Plan	August 26, 2021
A-1.1 - A-1.2	Color Building Elevations	August 26, 2021

Reference Drawings

No.	Drawing Title	Latest Issue
COVER	Logistics 429 at Apopka Ridge	August 23, 2021
SD 1 of 1	Site Data	August 23, 2021
DP 1 of 1	Development Plan	August 23, 2021
PE 1 of 1	Preliminary Engineering Plan	August 23, 2021
FP 1 of 1	Fire Exhibit	August 23, 2021
PH 1 of 1	Phasing Plan	August 23, 2021
A200	Building Elevations-Building 100, 200 & 300	August 23, 2021
A201	Building Elevations-Building 400 & 500	August 23, 2021
A202	Building Rendering	August 23, 2021
L1.0 - L1.10	Landscape Plan	August 23, 2021
L-2.1	Landscape Details	August 23, 2021
LA-100	Master Roadway Buffer Design-Overall Site Plan	July 12, 2021
LA-120	Single Family Development-Overall Site Plan	July 12, 2021
LA-120.1	Single Family Development-Parcel 2	July 12, 2021
LA-120.2-LA-120.3	Single Family Development-Parcel 4	July 12, 2021
LA-140	Community Recreation Area-Overall Site Plan	July 12, 2021
LA-201 - LA-250	Landscape Plan	July 12, 2021
LA-400.1-LA-400.2	Landscape Schedule Notes	July 12, 2021
LS-501 - LS-502	Landscape Details	July 12, 2021
LA-600	Master Sign Plan	July 12, 2021
LA-610	Master Sign Plan Elevations	July 12, 2021
Shts. 1-8	ALTA/NSPS Land Title Boundary & Topographic Survey	November 9, 2020

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

Geotech
DEVO Engineering
Devo Seereeram
5500 Alhambra Drive
Orlando, Florida 32808
P 407-290-2371

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

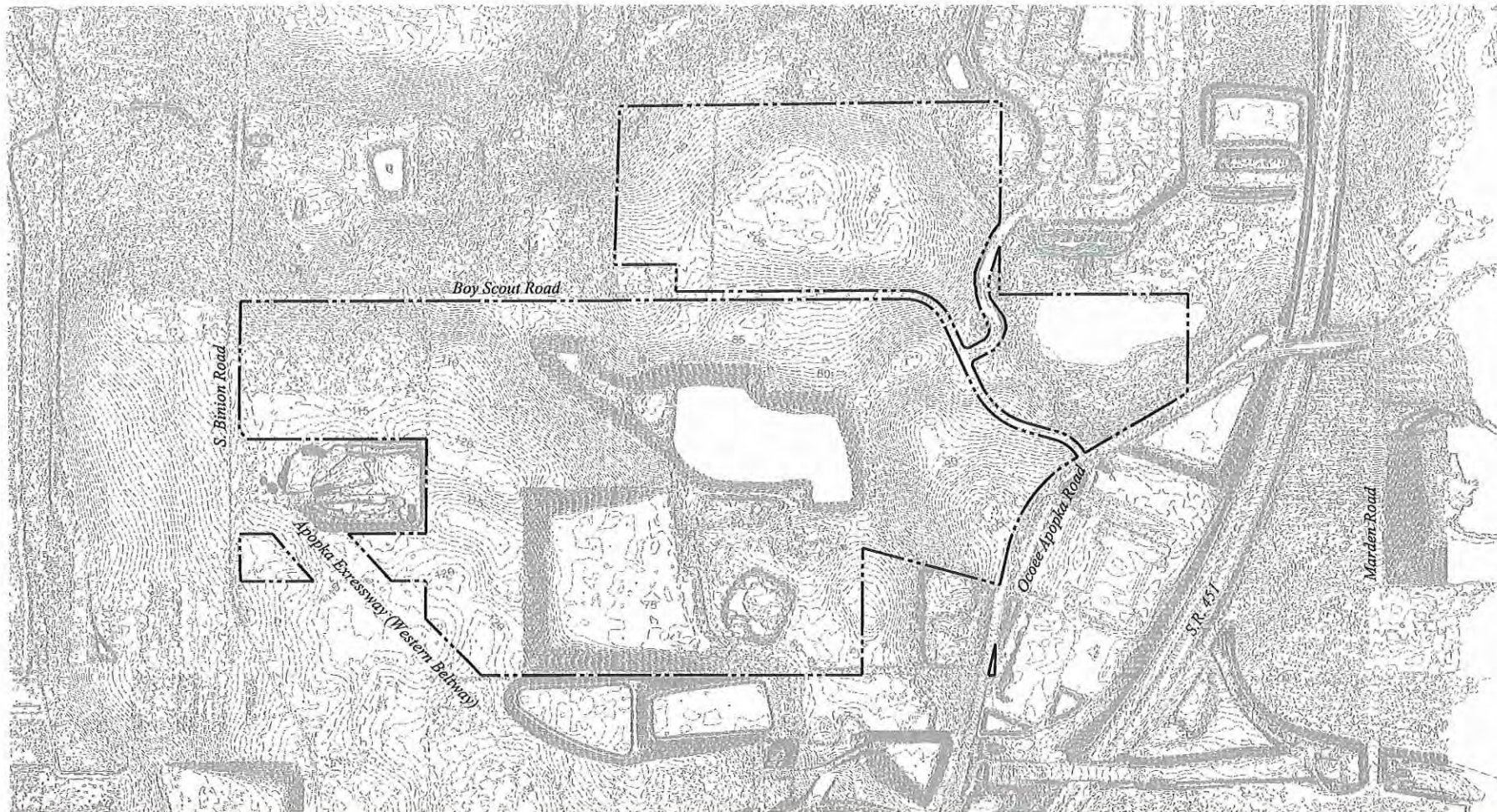
Land Use Attorney
Gray Robinson P.A.
Tom Sullivan
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407-843-8880

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

Homebuilder
Toll Brothers
Andrew Hall
2966 Commerce Park Drive
Suite 100
Orlando, Florida 32819
P 407-345-6000

Lennar
Brian Cipollone
6675 Westwood Boulevard
5th Floor
Orlando, Florida 32821



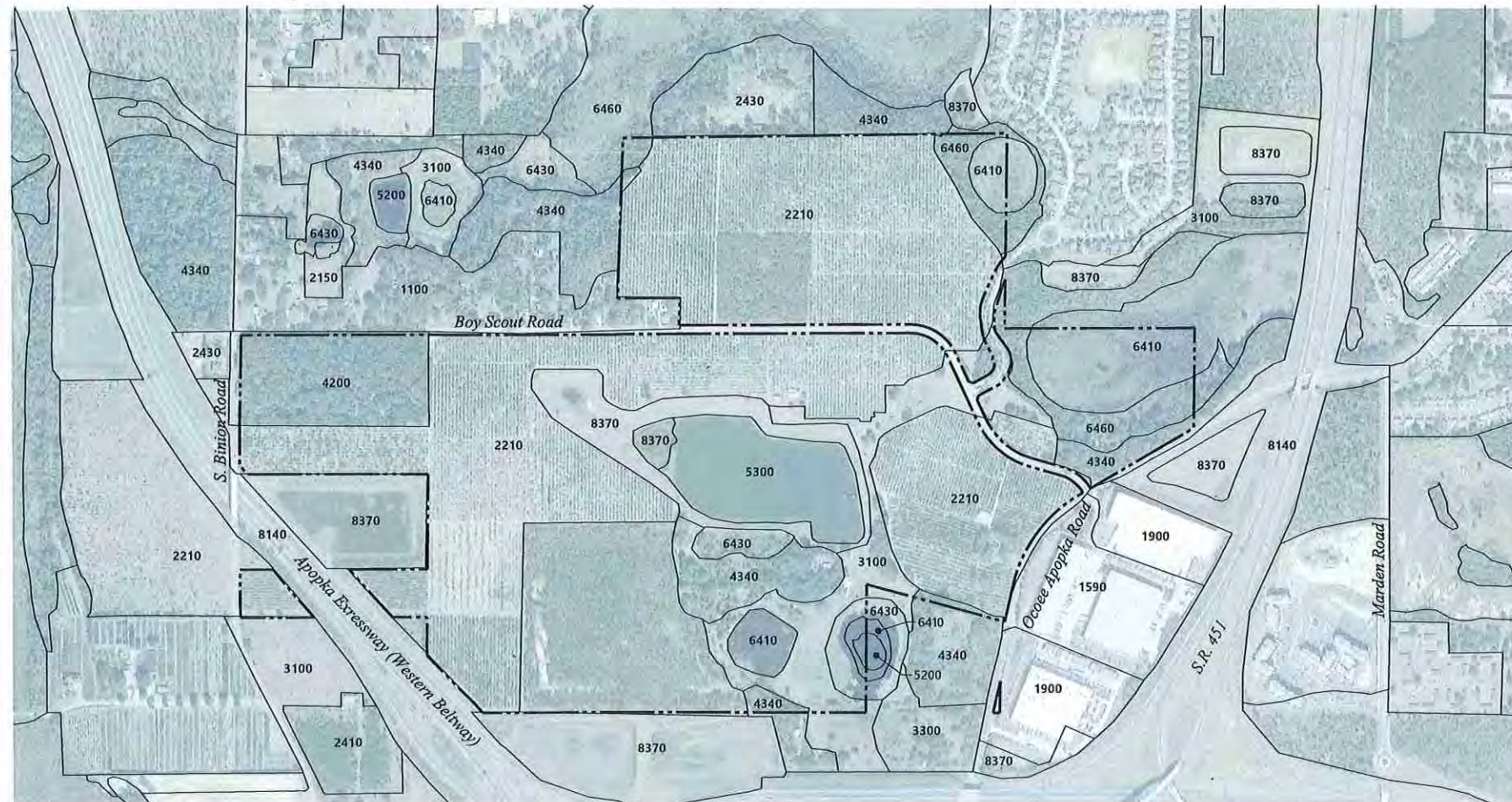


TOPOGRAPHY MAP (NAVD 88)

CONTOUR SOURCE: ORANGE COUNTY GIS, 2014

LEGEND

- PROJECT BOUNDARY
- TOPOGRAPHIC CONTOUR



AERIAL & EXISTING LAND USE MAP

LEGEND

- PROJECT BOUNDARY
- FLUCFCS LIMITS

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/ACRE
1200	RESIDENTIAL, MEDIUM DENSITY-2.5 DU/ACRE
1590	INDUSTRIAL UNDER CONSTRUCTION
1900	OPEN LAND
2210	CITRUS GROVES
3100	HERBACEOUS UPLAND NON FORESTED
4200	UPLAND HARDWOOD FORESTS
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
4410	CONIFEROUS PINE
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRAIRIES
6460	MIXED SCRUB-SHRUB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS

FLUCFCS SOURCE: SIRWMID, 2014
AERIAL SOURCE: ORANGE COUNTY, 2018

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The Ridge PD

Apopka, Florida

No.	Revision	Date	Appd.
1	Revised per City comment	July 12, 2021	
2	Revised per City comment	August 26, 2021	

Designed by: LNF
Checked by: JP

Site Plan Approval
May 18, 2021

Not Approved for Construction
Existing Conditions Plan



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 SOURCE: USDA, NRCS

LEGEND

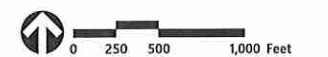
PROJECT BOUNDARY

———— 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	FLORIDIANA MUCKY FINE SAND, DEPRESSIONAL
21	LATITE FINE SAND, 0 TO 5 PERCENT SLOPES
23	FLORAHOME FINE SAND, 1 TO 5 PERCENT SLOPES
38	PITS
42	SANIBEL MUCK
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES
54	ZOPO FINE SAND
99	WATER

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Designed by	Checked by
LNF	JP

Issued for	Date
Site Plan Approval	May 18, 2021

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Existing Conditions Plan

Vertical Datum NAVD 1988

Drawing Number:

C-1.1

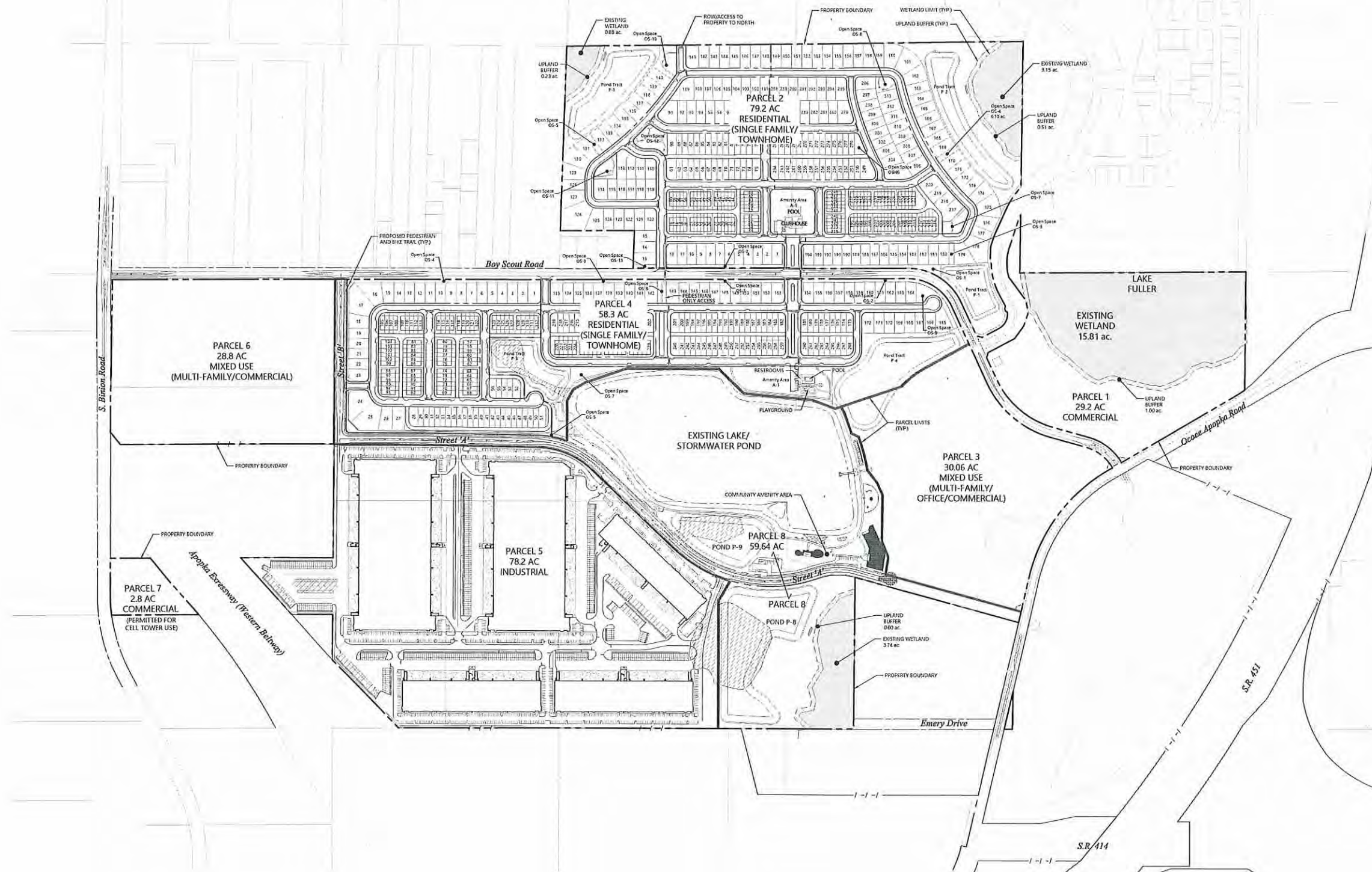
Sheet _____ of _____

John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021

Project Number
53534.00

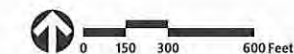


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LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	WETLAND
	WETLAND IMPACTS
	UPLAND BUFFER

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Apopka, Florida

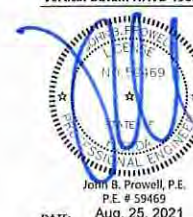
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Designed by	UNF	Checked by	JP
Issued for	Site Plan Approval	Date	May 18, 2021

Not Approved for Construction

Master Site Plan

Vertical Datum NAVD 1988



C-2.0

Sheet 2 of 2

DATE: Aug. 25, 2021

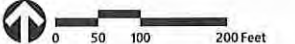
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LEGEND	
	PROPERTY BOUNDARY
	PHASE LIMITS
	WETLAND
	UPLAND BUFFER

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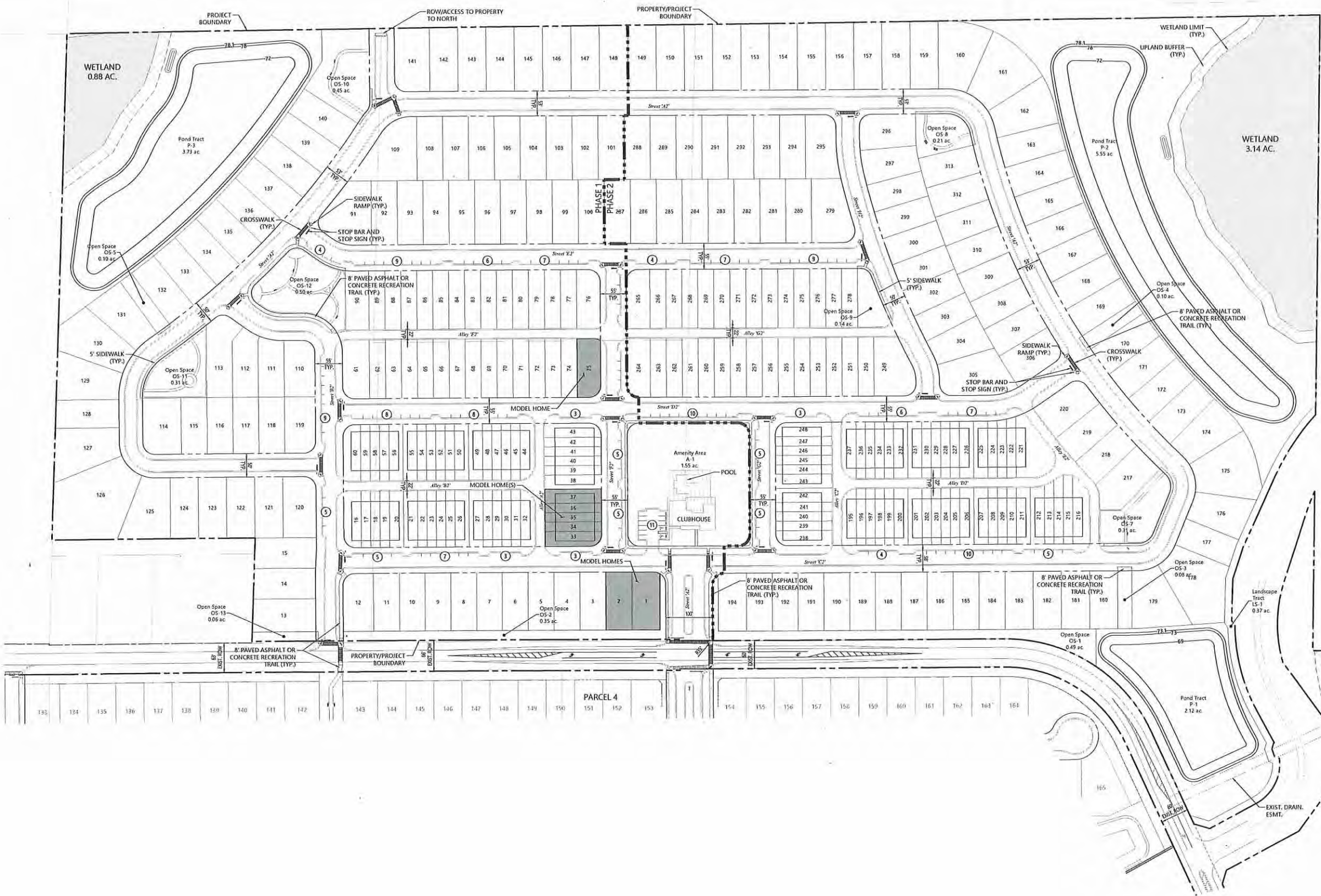
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LNF	JP
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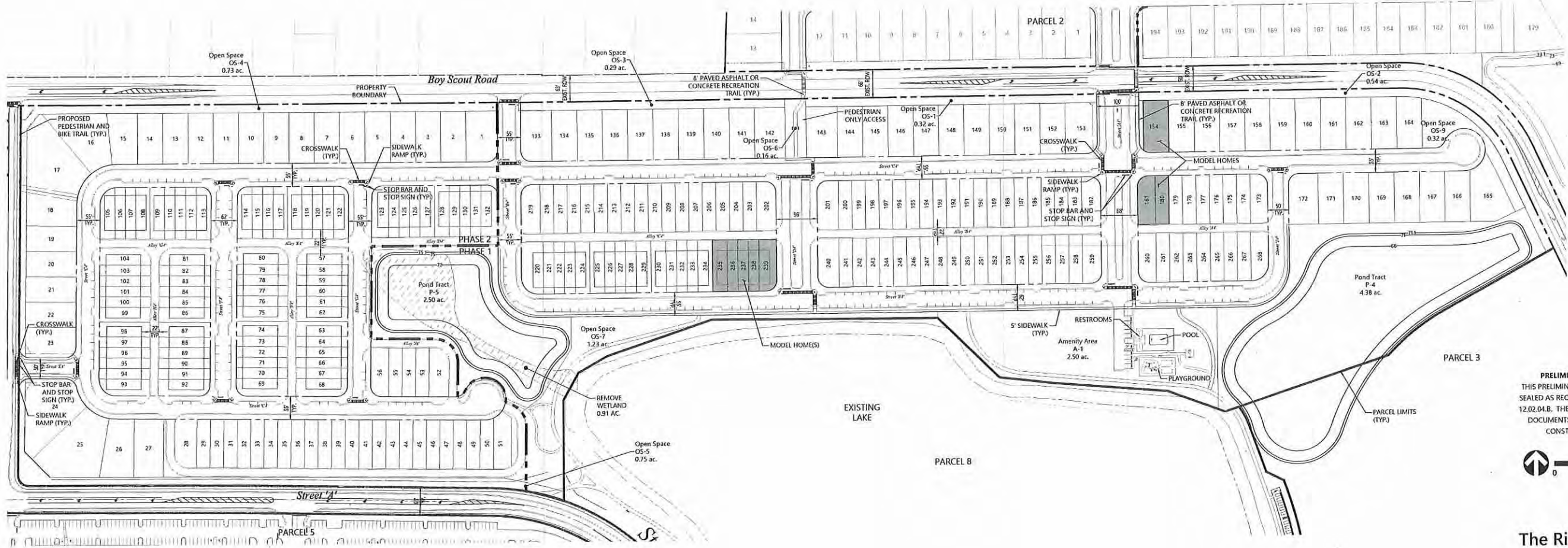
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Site Plan
Parcel 2

Vertical Datum NAVD 1983
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Sheet of
John B. Provell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number
63534.00





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- LEGEND**
- PROPERTY BOUNDARY
 - PARCEL LIMITS
 - PHASE LIMITS
 - WETLAND
 - WETLAND IMPACTS

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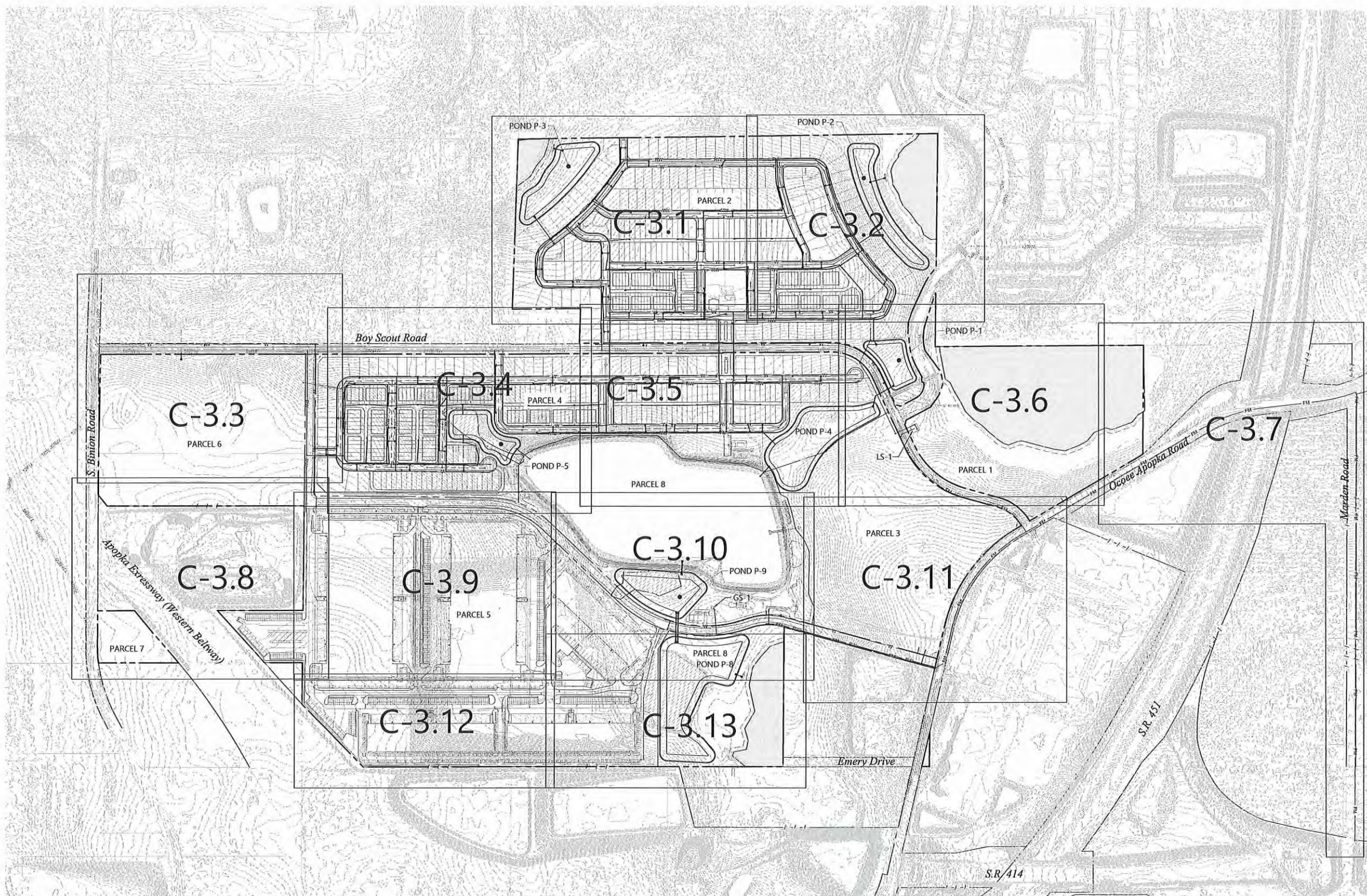
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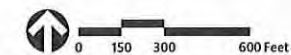
Site Plan
Parcel 4

Vertical Datum NAVD 1988





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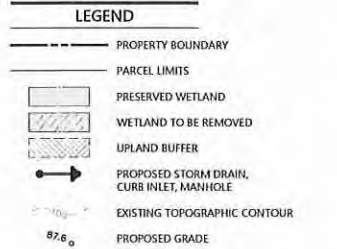
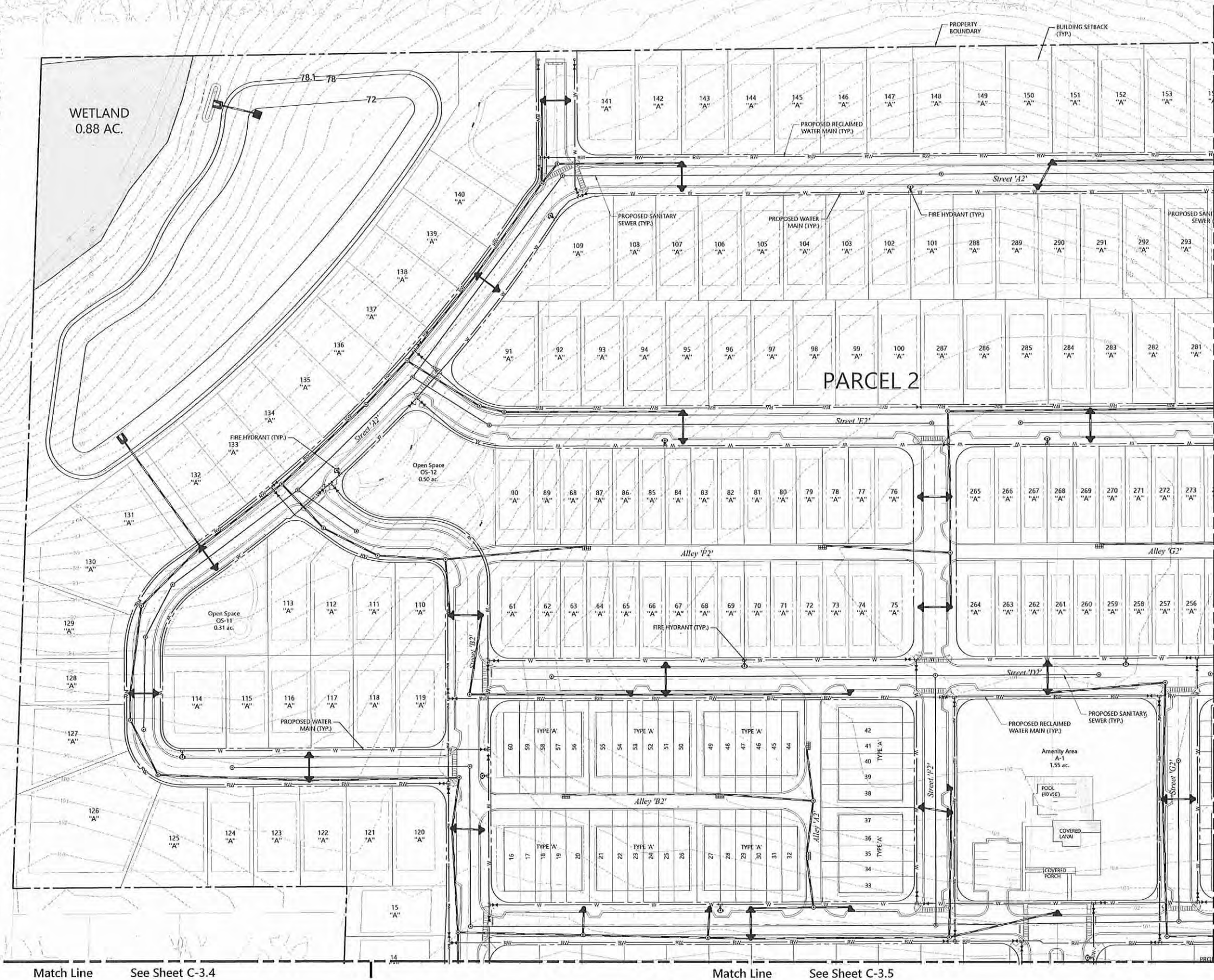
Designed by: LNF
Checked by: JP
Issued for: Site Plan Approval
Date: May 18, 2021

Not Approved for Construction
Drawing Title

**Overall Drainage &
Utilities Plan**

Vertical Datum NAVD 1988


Project Number: 63534.00
Drawing Number: C-3.0
Sheet: 1 of 1
DATE: Aug. 25, 2021



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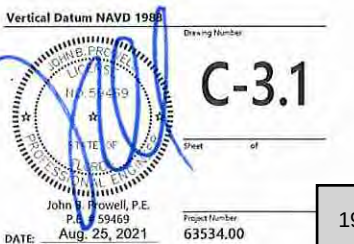
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Not Approved for Construction
Drawing Title: Drainage & Utilities Plan

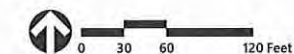




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LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER
	PROPOSED STORM DRAIN, CURB INLET, MANHOLE
	EXISTING TOPOGRAPHIC CONTOUR
	PROPOSED GRADE

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Not Approved for Construction

Draining To: Drainage & Utilities Plan

Vertical Datum NAVD 1988



Sheet Number: C-3.2

DATE: Aug. 25, 2021

Project Number: 63534.00

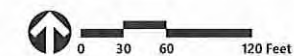




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LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER
	PROPOSED STORM DRAIN, CURB INLET, MANHOLE
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Not Approved for Construction

Drainage & Utilities Plan

Vertical Datum NAVD 1988



C-3.3

DATE: Aug. 25, 2021

Project Number 63534.00

A horizontal number line is shown with tick marks at 0, 30, 60, and 120. The word "Feet" is written at the end of the line. A circle is drawn around the number 30.

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LNF	JP

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Drainage & Utilities Plan

Vertical Datum NAD 1988

Drawing Number:

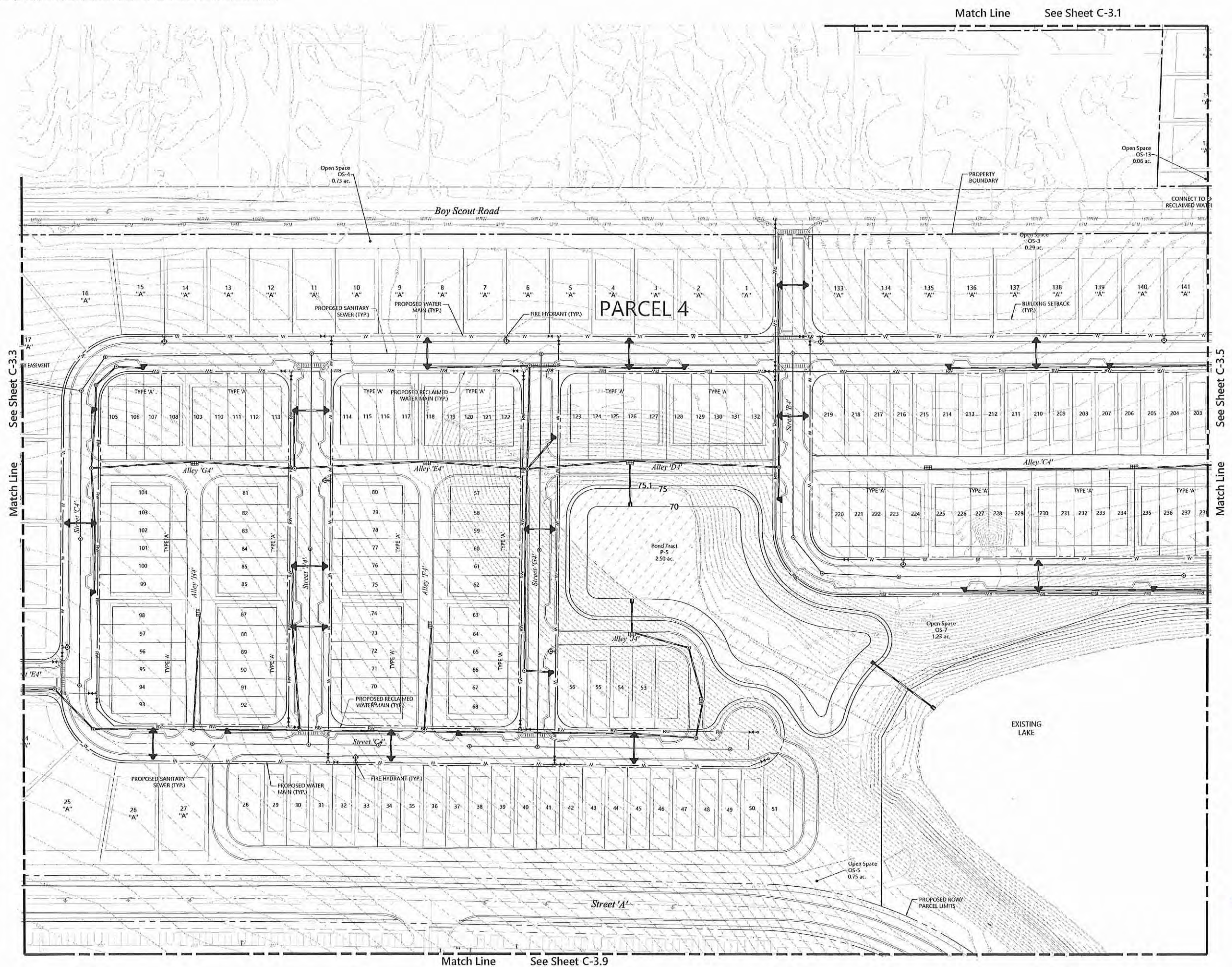
C-3.4

STATE OF
SOUTH CAROLINA
PROFESSIONAL ENGINEER

John B. Prowell, P.E.
P.E. # 59469
Aug. 25, 2021

Project Number
53534.00

95





LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
- PRESERVED WETLAND
- WETLAND TO BE REMOVED
- UPLAND BUFFER
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- EXISTING TOPOGRAPHIC CONTOUR
- PROPOSED GRADE

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The Ridge PD

Apopka, Florida

No.	Revision	Date	App'd.
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2	Revised per City comment	August 26, 2021	

Designed by: LNF
Checked by: JP
Issued for: Site Plan Approval
Date: May 18, 2021

Not Approved for Construction
Drawing Title: Drainage & Utilities Plan

Vertical Datum NAVD 1988

Sheet **C-3.5** of 3

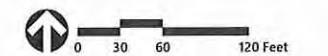
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021

Project Number: 63534.00

196

LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER
	PROPOSED STORM DRAIN, CURB INLET, MANHOLE
	EXISTING TOPOGRAPHIC CONTOUR
	PROPOSED GRADE

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Vertical Datum NAVD 1988

Sheet Number: 11 of 11

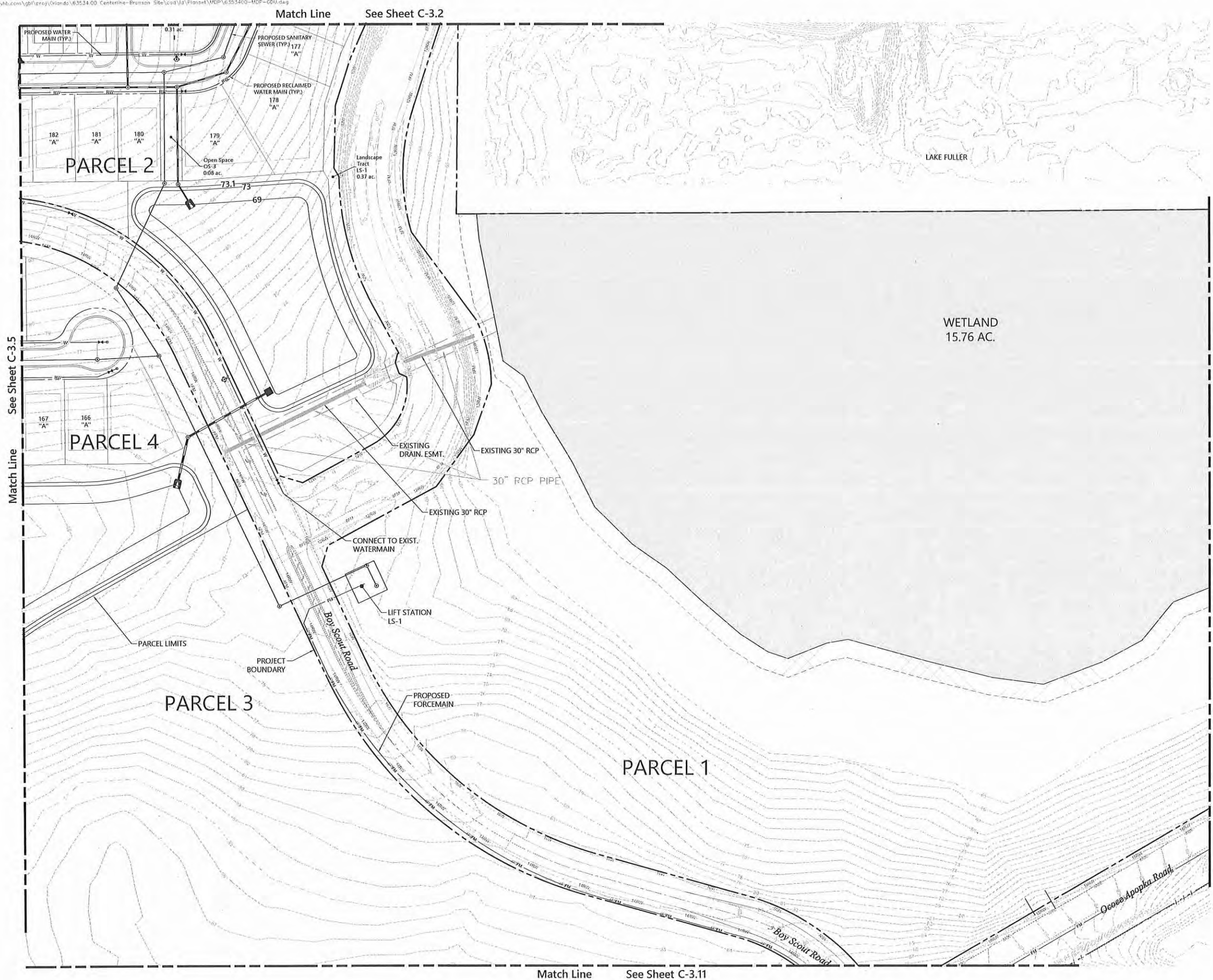
Project Number: 63534.00

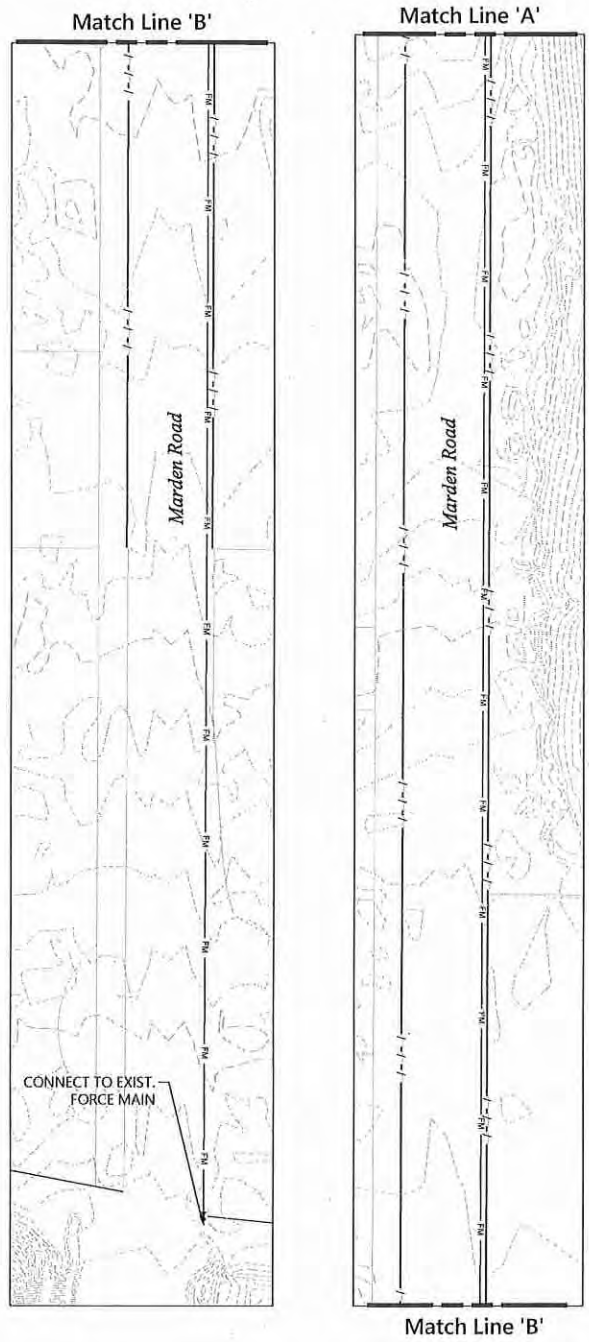
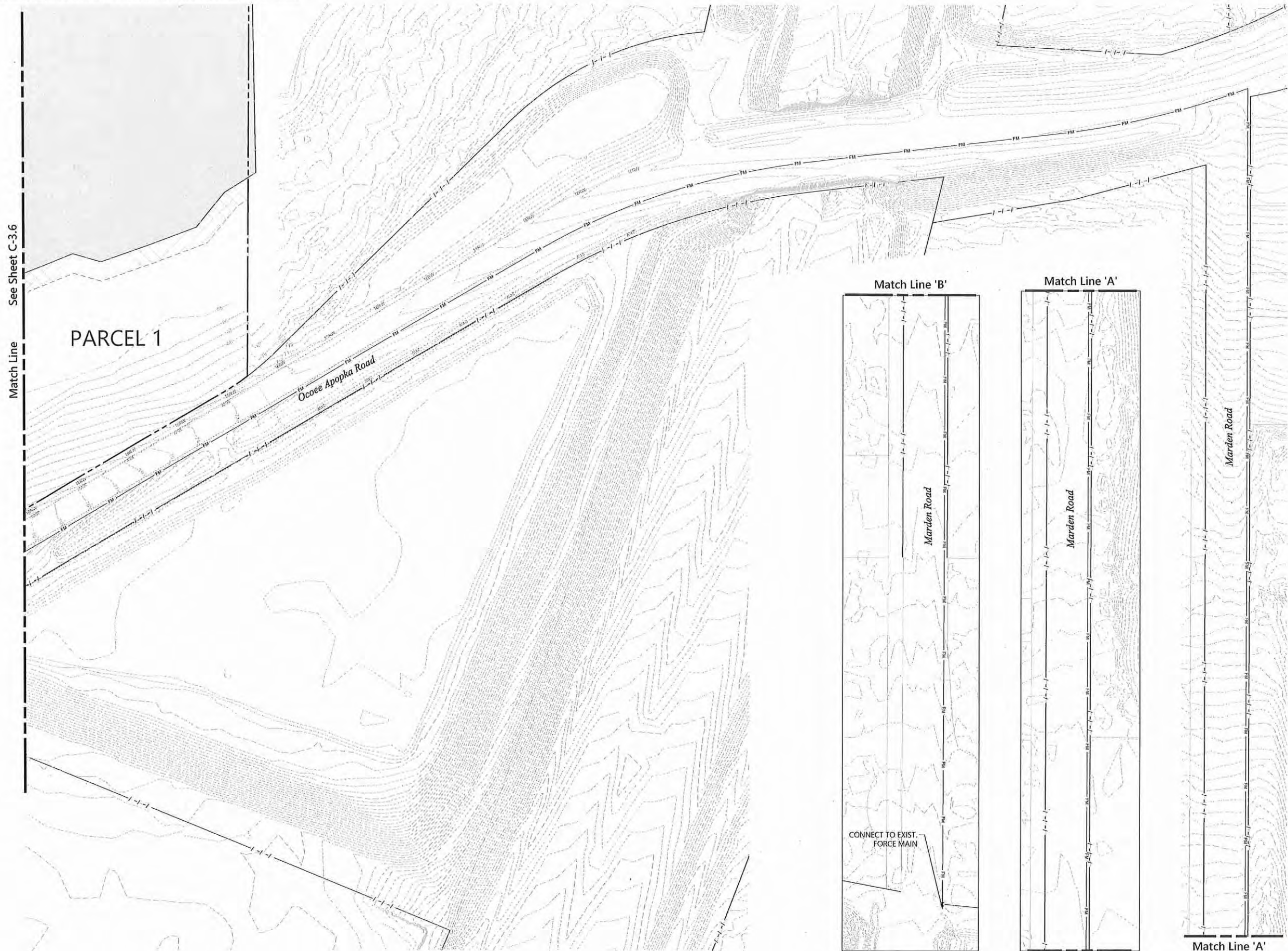
DATE: Aug. 25, 2021

John B. Prowell, P.E.
P.E. # 59469

C-3.6

197





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

LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
- PRESERVED WETLAND
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0 30 60 120 Feet

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Apopka, Florida

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Drawing Title: Drainage & Utilities Plan

Vertical Datum NAVD 88

C-3.7

John B. Prowell, P.E.
P.E. # 59469
Aug. 25, 2021

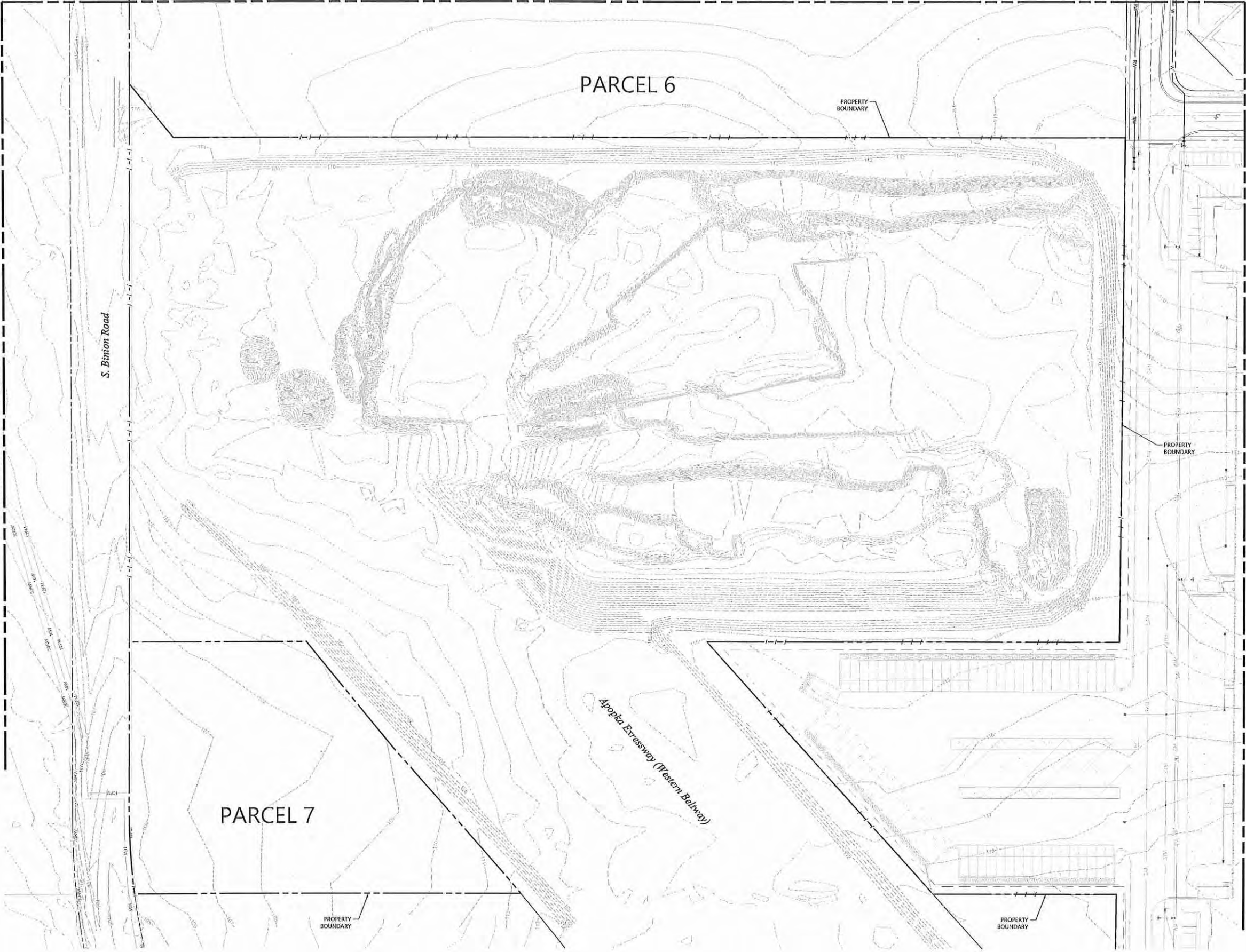
Project Number: 63534.00

198

Match Line See Sheet C-3.3

Match Line See Sheet C-3.6

Match Line See Sheet C-3.9

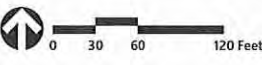


vnhb
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- LEGEND**
- PROPERTY BOUNDARY
 - PARCEL LIMITS
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NOTE:
PLEASE REFER TO SHEET PE 1 OF 1 FOR INDUSTRIAL SITE.

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Vertical Datum NAVD 1988
Drawing Number: **C-3.8**
Sheet: 199 of 199
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number: 63534.00



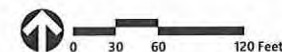
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LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
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PARCEL 5
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PE 1 OF 1 FOR INDUSTRIAL SITE.

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Drawing Title: Drainage & Utilities Plan

Vertical Datum NAVD 1988



Drawing Number

C-3.9

Sheet of

DATE: Aug. 26, 2021

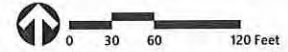
Project Number: 63534.00



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Number FL #3932

LEGEND	
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	PARCEL LIMITS
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LNF	JP
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Drawing Title
Drainage & Utilities Plan

Vertical Datum NAVD 1988

C-3.10

Sheet of

John B. Provel, P.E.
P.E. # 59469
DATE: Aug. 25, 2021

Project Number
63534.00

Match Line See Sheet C-3.5

PARCEL 8
EXISTING
LAKE

REMOVE WETLAND
1.18 AC.

POND P-9

PARCEL 8

PRIVATE GRINDER
STATION
GS-1

COMMUNITY
AMENITY
AREA

PROPOSED ROW

PARCEL 8

POND P-8

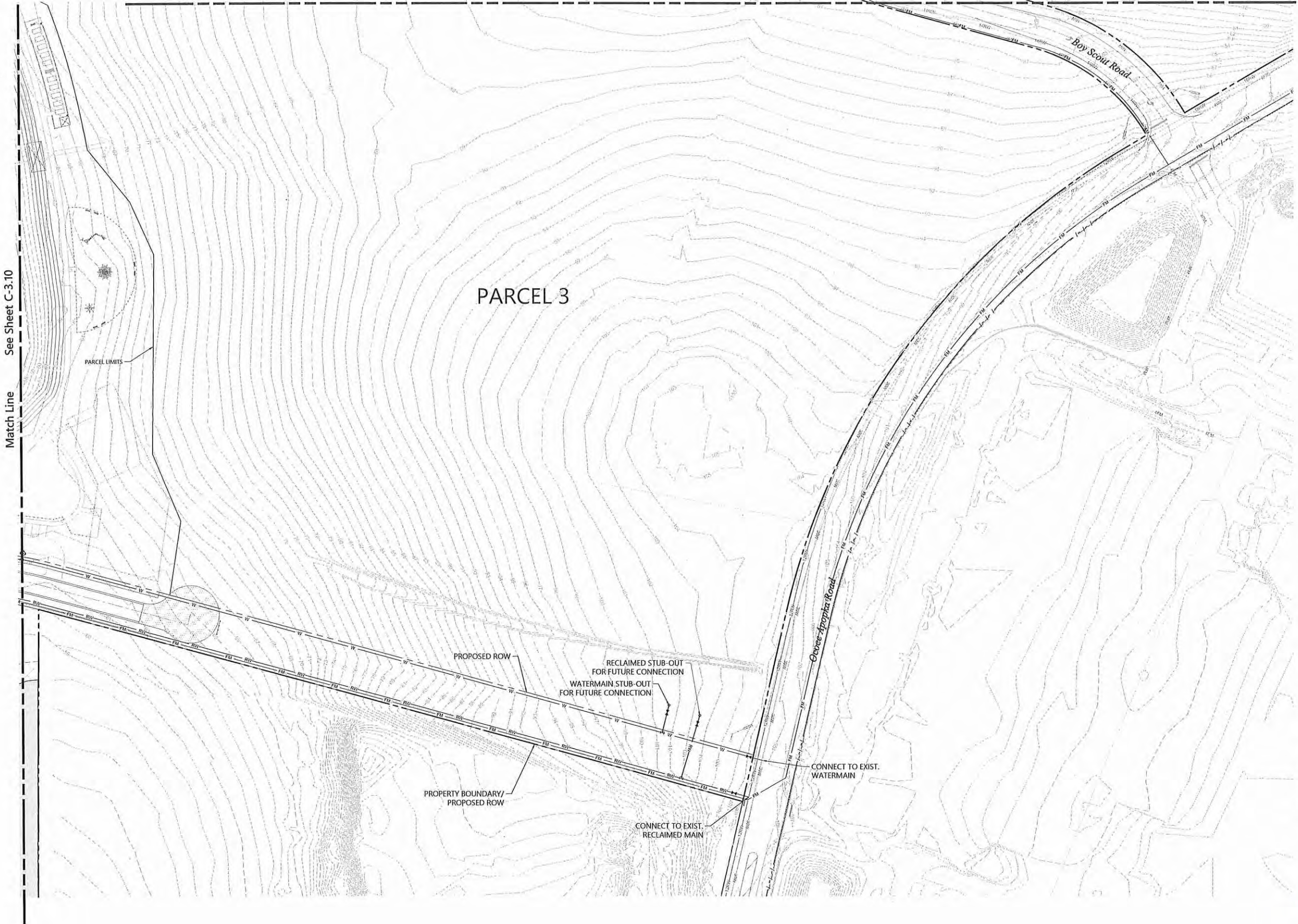
PARCEL 5
PLEASE REFER TO SHEET
PE 1 OF 1 FOR INDUSTRIAL SITE.

PARCEL 5

Match Line See Sheet C-3.13

Match Line See Sheet C-3.9

Match Line See Sheet C-3.11



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Match Line See Sheet C-3.10

- LEGEND**
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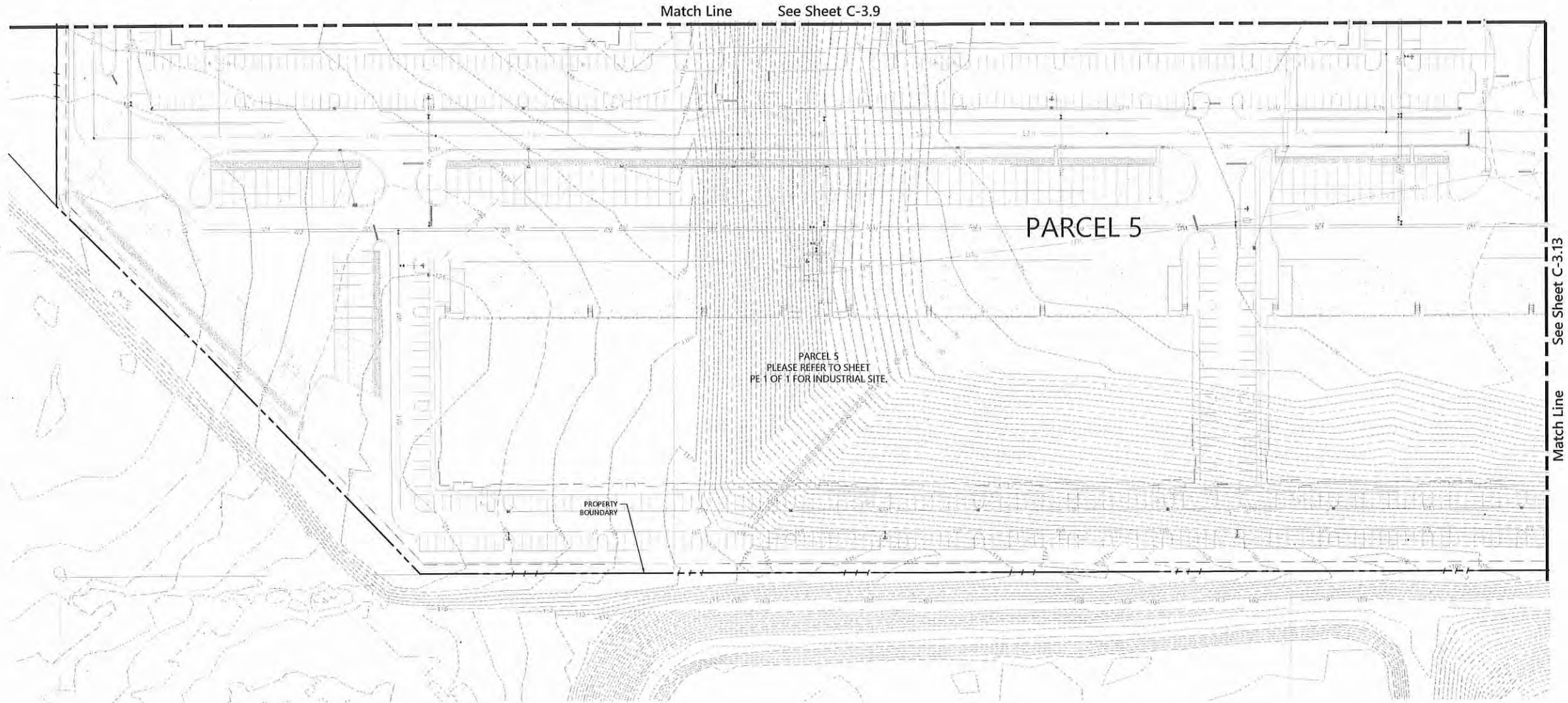
Issued for: Site Plan Approval
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Not Approved for Construction
Drawing Title: Drainage & Utilities Plan

Vertical Datum NAVD 1988
Drawing Number: **C-3.11**
Sheet: 1 of 1
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number: 63534.00



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See Sheet C-3.13

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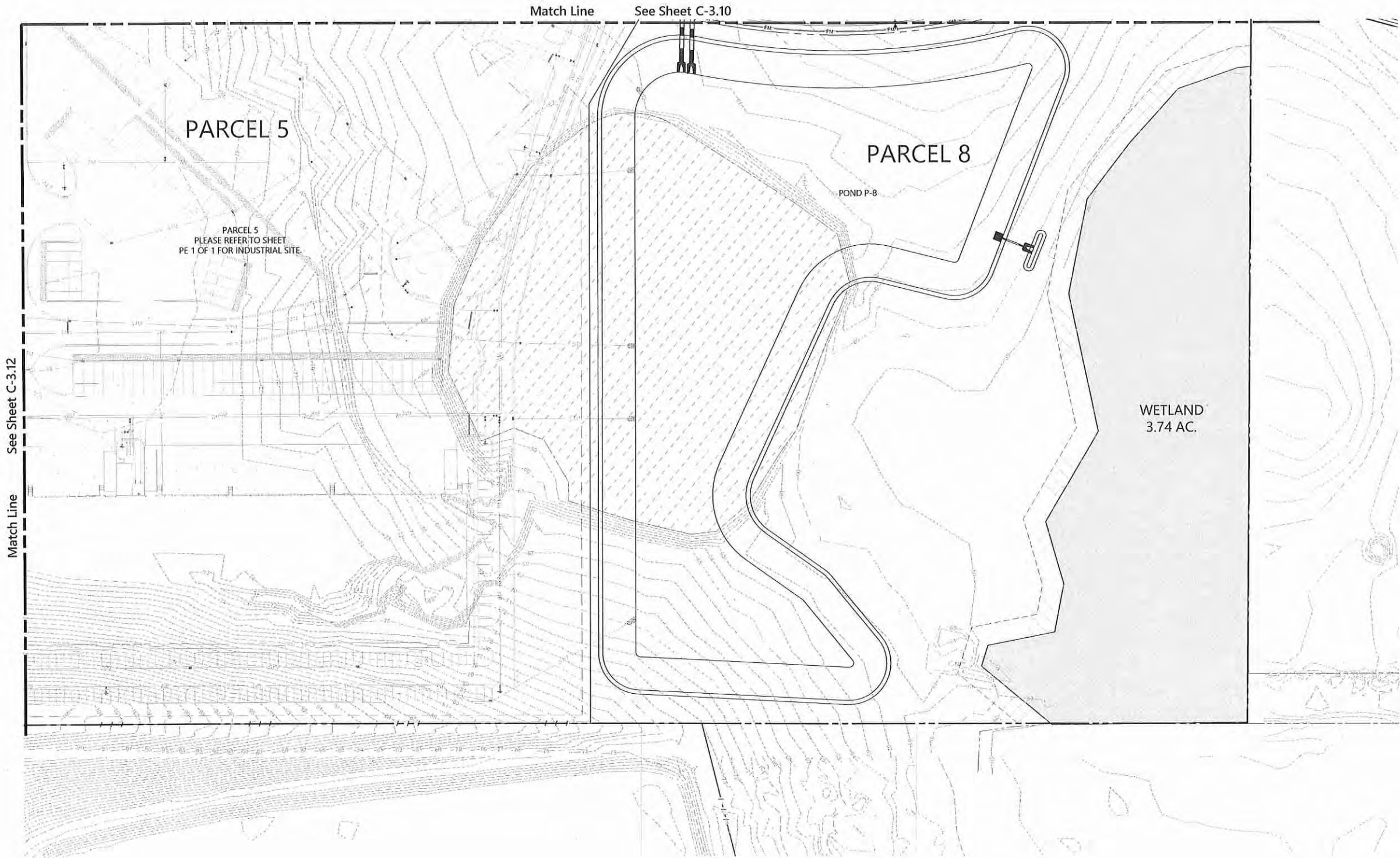
Designed by	Checked by
LNF	JP
Issued for	Date
Site Plan Approval	May 18, 2021

Not Approved for Construction
Drawing for
Drainage & Utilities Plan

Vertical Datum **NAD 1988**



Drawing Number
C-3.12
Sheet 12 of 12
Project Number
63534.00

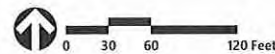


vhb

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- LEGEND**
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Vertical Datum: MVD 1988

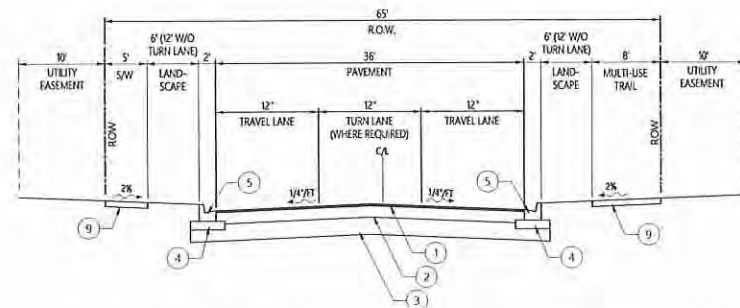
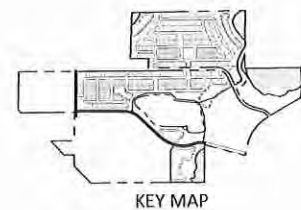
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Sheet: 204 of 204

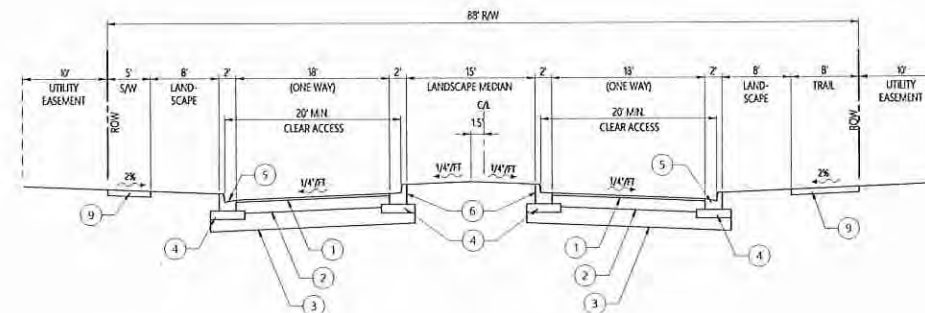
Professional Engineer Seal: John B. Prowell, P.E., #59469

DATE: Aug. 25, 2021

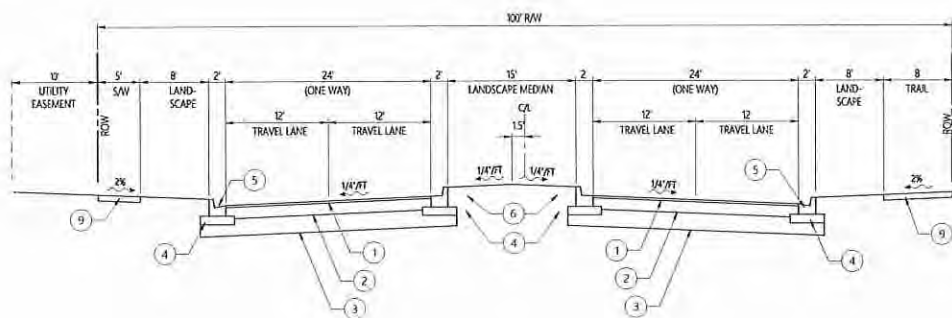
Project Number: 63534.00



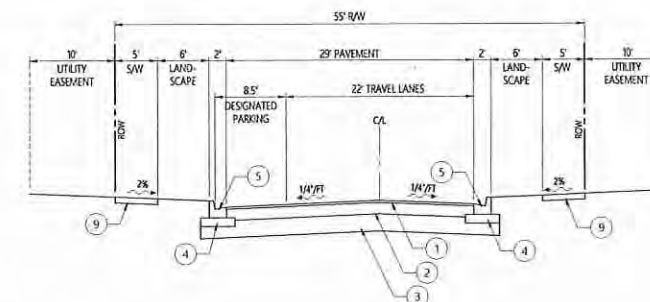
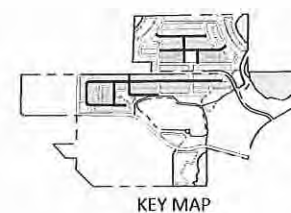
A - Typical Road Section - (65' ROW)
N.T.S.



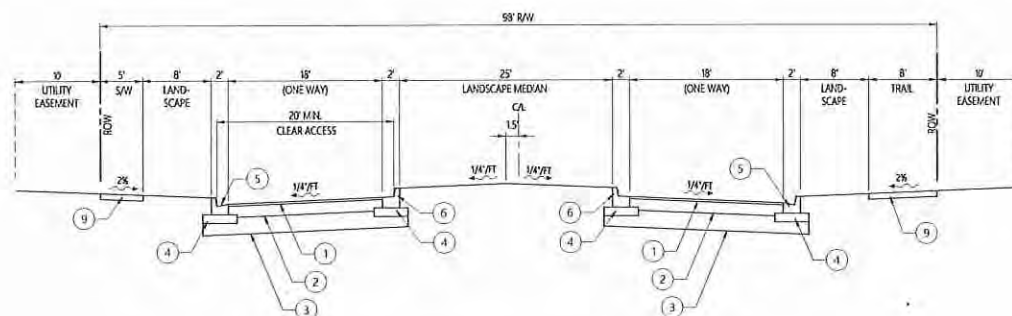
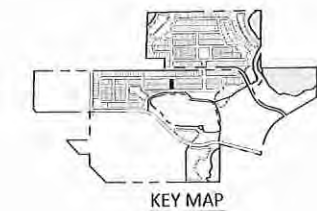
C2 - Typical Entrance Road Section (88' ROW)
N.T.S.



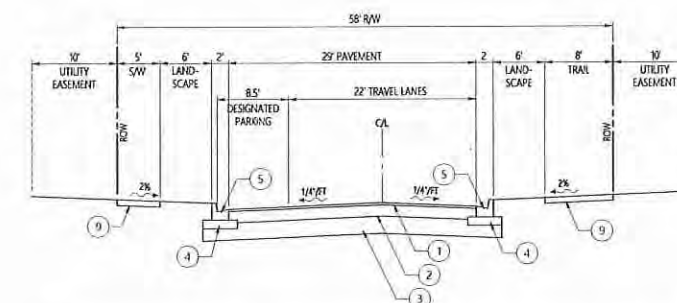
B - Typical Entrance Road Section (100' ROW)
N.T.S.



D - Typical Road Section - Parking One Side (55' ROW)
N.T.S.



C - Typical Entrance Road Section (98' ROW)
N.T.S.



E - Typical Road Section - Parking One Side (58' ROW)
N.T.S.

- LEGEND:
- ① ASPHALT
 - ② BASE
 - ③ SUBGRADE
 - ④ 6" STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" EACH SIDE TO 50 FBV
 - ⑤ TYPE 1" CONC. CURB
 - ⑥ TYPE 1" CONC. CURB (MODIFIED)
 - ⑦ 2" RIBBON CONC. CURB
 - ⑧ 2" MIAMI CONC. CURB
 - ⑨ 4" CONC. SIDEWALK (3000 P.S.I.)
- NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

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Checked by JP

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Drawing Title
Typical Sections & Details

Vertical Datum NAVD 1988

Sheet **C-4.0** of

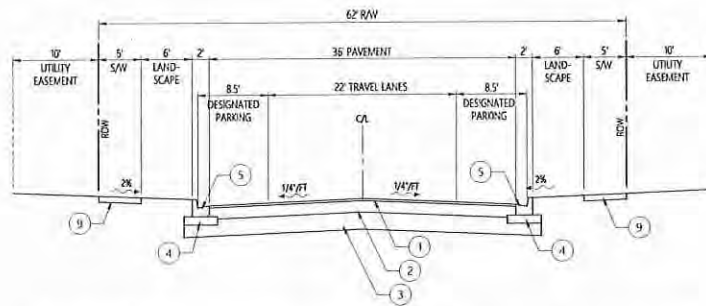
10/11/21
P.E. # 59469
Aug. 25, 2021

Project Number
63534.00

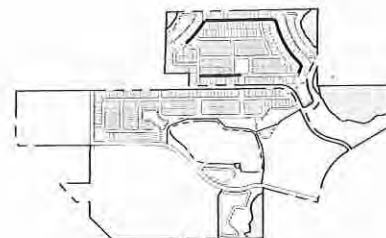
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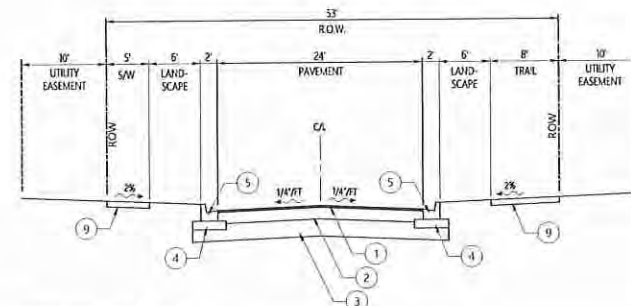
KEY MAP



F - Typical Road Section - Parking Two Sides (62' ROW)
N.T.S.

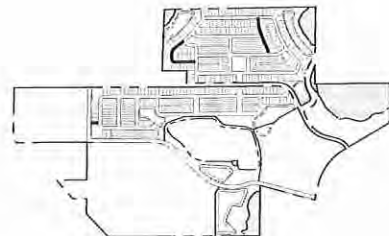


KEY MAP

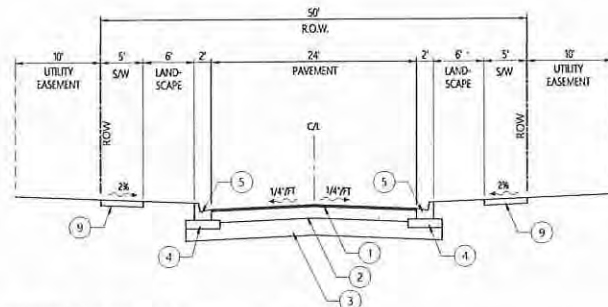


FOR RESIDENTIAL DEVELOPMENT.
INCLUDES SIGNAGE TO ALLOW PARKING ON ONE SIDE OF ROAD ONLY.

H - Typical Road Section - (53' ROW)
N.T.S.

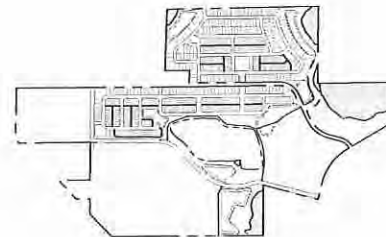


KEY MAP

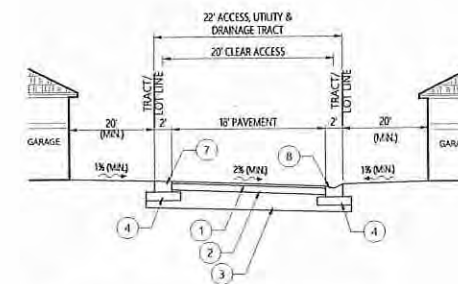


FOR RESIDENTIAL DEVELOPMENT.
INCLUDES SIGNAGE TO ALLOW PARKING ON ONE SIDE OF ROAD ONLY.

G - Typical Road Section - (50' ROW)
N.T.S.



KEY MAP



- NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
 2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYS AND AT INTERSECTIONS BETWEEN ALLEYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

I - Typical Alley Road Section - Two Way
N.T.S.



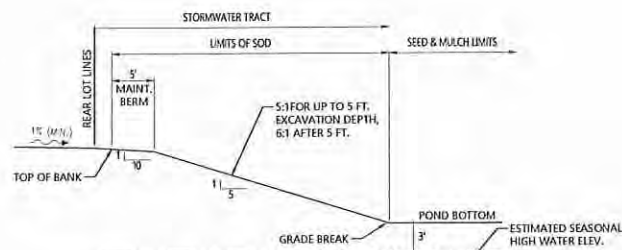
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Orlando, FL 32801
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Certificate of Authorization
Number FL #3932

LEGEND:

- 1 ASPHALT
- 2 BASE
- 3 SUBGRADE
- 4 6" STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" EACH SIDE TO 50 FBV
- 5 TYPE 'F' CONC. CURB
- 6 TYPE 'F' CONC. CURB (MODIFIED)
- 7 2" RIBBON CONC. CURB
- 8 2" MIAMI CONC. CURB
- 9 4" CONC. SIDEWALK (3000 P.S.I.)+

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

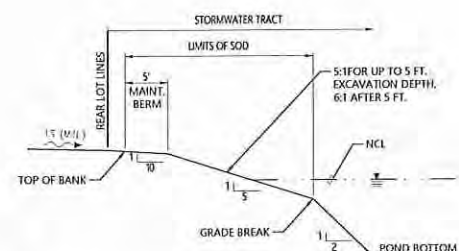
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POND SLOPES & MAINTENANCE BERMS SHALL BE IN ACCORDANCE WITH CITY OF APOPKA LDC SECTION 6.7

Typical Dry Pond Detail

N.T.S.



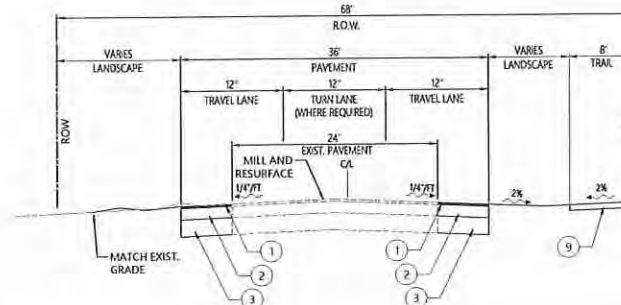
POND SLOPES & MAINTENANCE BERMS SHALL BE IN ACCORDANCE WITH CITY OF APOPKA LDC SECTION 6.7

Typical Wet Pond Detail

N.T.S.



KEY MAP



J - Typical Road Section - (68' ROW)

N.T.S.

The Ridge PD

Apopka, Florida

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Typical Sections & Details

Vertical Datum NAVD 1988
Drawing Number: C-4.1
Sheet: 1 of 1
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number: 63534.00

68' R.O.W.

VARIES

24' EXIST. PAVEMENT

VARIES LANDSCAPE

8' TRAIL

R.O.W.

EXIST. GRADE

MATCH EXIST.

1/4' R.O.W.

2%

9

The site plan for the ALLEY TRACT shows a rectangular lot with the following dimensions and setbacks:

- Overall Dimensions:** 70' (Total Depth) x 15' (Front Width).
- Front Setbacks:** 25' (Min) Loc. Width (End Unit) and 15' (Front) set back from the front property line.
- Side Setbacks:** 25' (Min) Loc. Width (End Unit) and 15' (Min) Loc. Width (Typ. Unit) set back from the side property lines.
- Back Setbacks:** 25' (Min) Loc. Width (End Unit) and 15' (Min) Loc. Width (Typ. Unit) set back from the back property line.
- Internal Features:** A 20' Rear porch is located at the back of the lot. A 15' Front porch is located at the front of the lot. A 20' Rear Edge is indicated at the back of the lot.
- Other Features:** A DRIVEWAY (TYP.) is shown on the left side of the lot. A STREET is located to the right of the lot, with a Right-of-Way (R/W) line. A STREET SIDE is indicated at the bottom of the lot.

The diagram illustrates a typical lot layout with the following dimensions and setbacks:

- Setbacks:** 5' Min. from the top and bottom boundaries, and 15' Front R/W (Right of Way).
- Internal Dimensions:** 20' Rear, 60' (main lot depth), 10' Porch, and 32' min Lot Width (Typical Lot).
- Other Labels:** ALLEY TRACT, Varies, DRIVEWAY, Lot Depth, and STREET.

A diagram of a typical lot layout. The lot is bounded by an ALLEY TRACT to the left, a DRIVEWAY to the right, and a STREET to the bottom. The lot width is 32' min. (Typical lot). The lot depth is indicated by a vertical dimension line on the right. The front setback from the STREET is 15' front R/W. The front porch is 10' wide. The front yard is 97' deep. The driveway is 5' wide. The alley tract is 5' wide. The lot width is 32' min. (Typical lot). The lot depth is indicated by a vertical dimension line on the right.

Diagram illustrating the dimensions and layout of a typical lot:

- Overall Lot Dimensions: 32 Meters (width) x 60 Meters (depth).
- Front Yard: 20 Meters wide.
- Side Yard: 20 Meters wide.
- Rear Yard: 20 Meters wide.
- Front Section: 17 Meters wide, containing a 17 Meter wide driveway and a 17 Meter wide front yard.
- Rear Section: 43 Meters wide, containing a 17 Meter wide rear yard.
- Labels: "STREET" at the bottom, "R/W" on the left side, and "Lot Depth" on the right side.

Vertical Datum NAVD 1988

Drawing Number

C-4.2

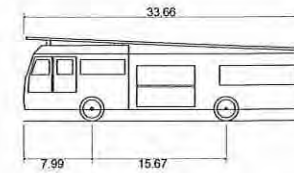
Sheet of

John B. Prevost, P.E.
P.E. # 59469
Aug. 25, 2021

Project Number
63534.00

DATE:

20

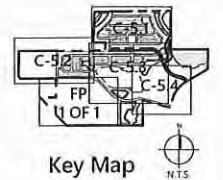


Apopka-Engine/Pumper 4000
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

33.660ft
8.160ft
9.830ft
1.363ft
8.160ft
6.00s
28.190ft



225 E. Robinson Street
Suite 300
Orlando, FL 32801
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Number FL #3932



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Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City comment	July 12, 2021	
2	Revised per City comment	August 26, 2021	

Designed by: UNF
Checked by: JP
Issued for: Site Plan Approval
Date: May 18, 2021

Not Approved for Construction
Drawing Title: Fire Access Plan

Vertical Datum: NAD 1988



C-5.1

Sheet of

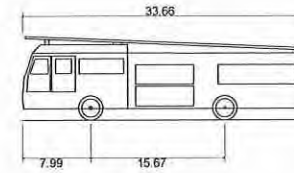
Project Number: 63534.00



Match Line See Sheet C-5.3

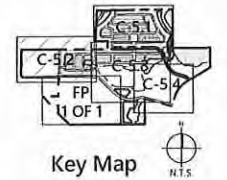
PARCEL 2

PARCEL 4



Apopka-Engine/Pumper 4000
Overall Length 33.660ft
Overall Width 7.990ft
Overall Body Height 15.670ft
Min Body Ground Clearance 1.363ft
Track Width 8.160ft
Lock-to-lock time 6.00s
Curb to Curb Turning Radius 28.190ft

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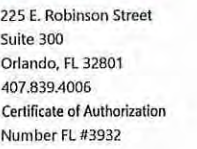
No.	Revision	Date	Appr'd.
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Designed by LNF
Checked by JP
Issued for Site Plan Approval
Date May 18, 2021

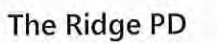
Not Approved for Construction

Fire Access Plan

Vertical Datum NAVD 1988
Drawing Number
C-5.2
Sheet 1 of 1
John B. Prowell, P.E.
P.E. # 59469
DATE Aug. 25, 2021
Project Number 63534.00



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LNF	JP
Issued for	Date
Site Plan Approval	May 18, 2021

Not Approved for Construction

Fire Access Plan

Vertical Datum NAVD 1988

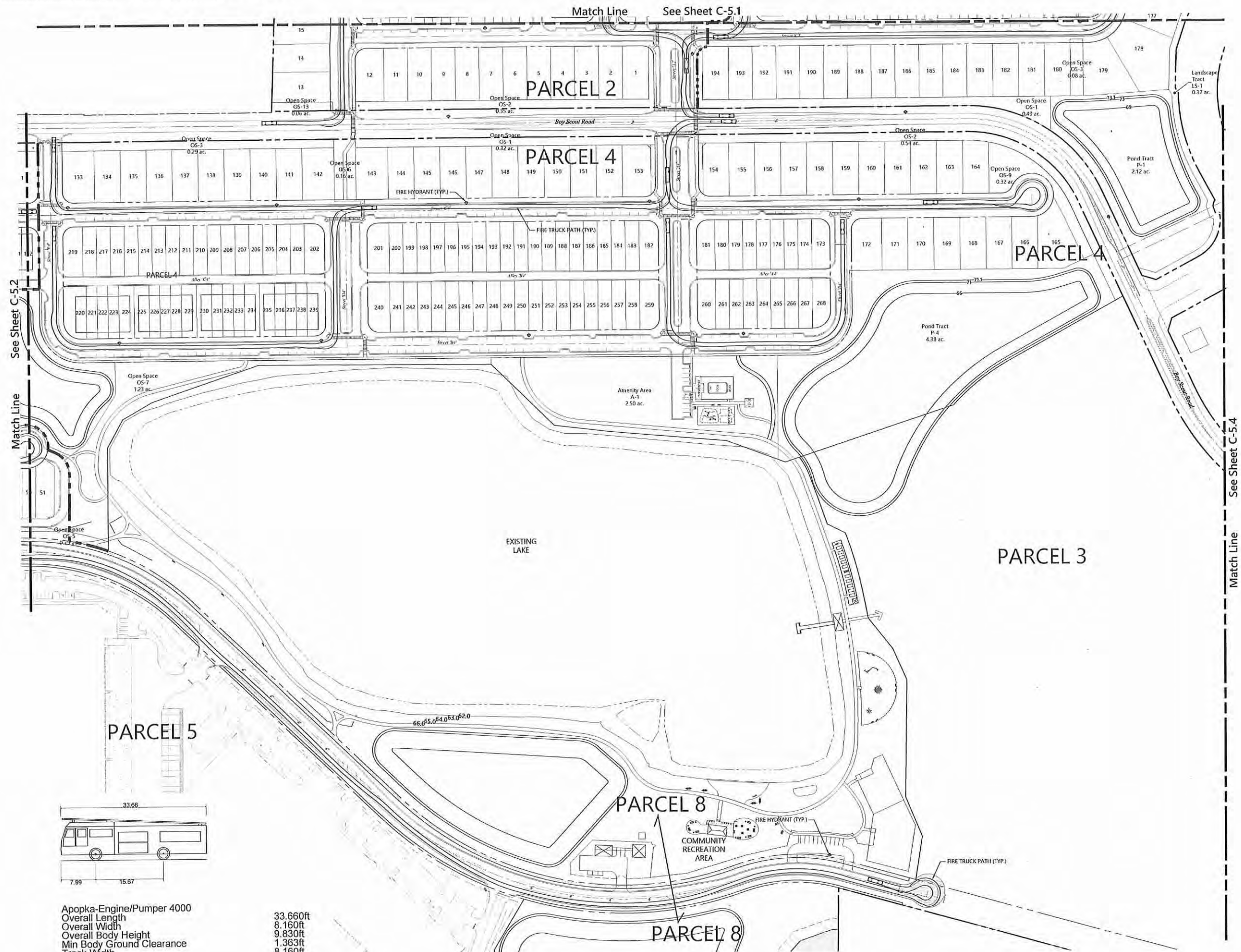


C-5.3

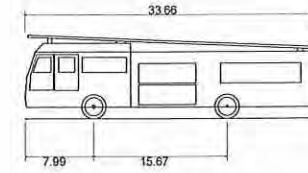
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021

Project Number
63534.00

10



Apopka-Engine/Pumper 4000	
Overall Length	33.660ft
Overall Width	8.160ft
Overall Body Height	9.830ft
Min Body Ground Clearance	1.363ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	28.190ft

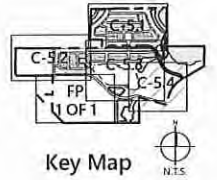


Apopka-Engine/Pumper 4000
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

33.660ft
8.160ft
9.830ft
1.363ft
8.160ft
6.00s
28.190ft



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Fire Access Plan

Vertical Datum NAVD 1988



John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021

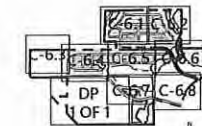
C-5.4

Sheet of

Project Number
63534.00



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Key Map

LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
- PRESERVED WETLAND
- WETLAND TO BE REMOVED
- UPLAND BUFFER

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Layout & Materials Plan

Vertical Datum NAVD 1988



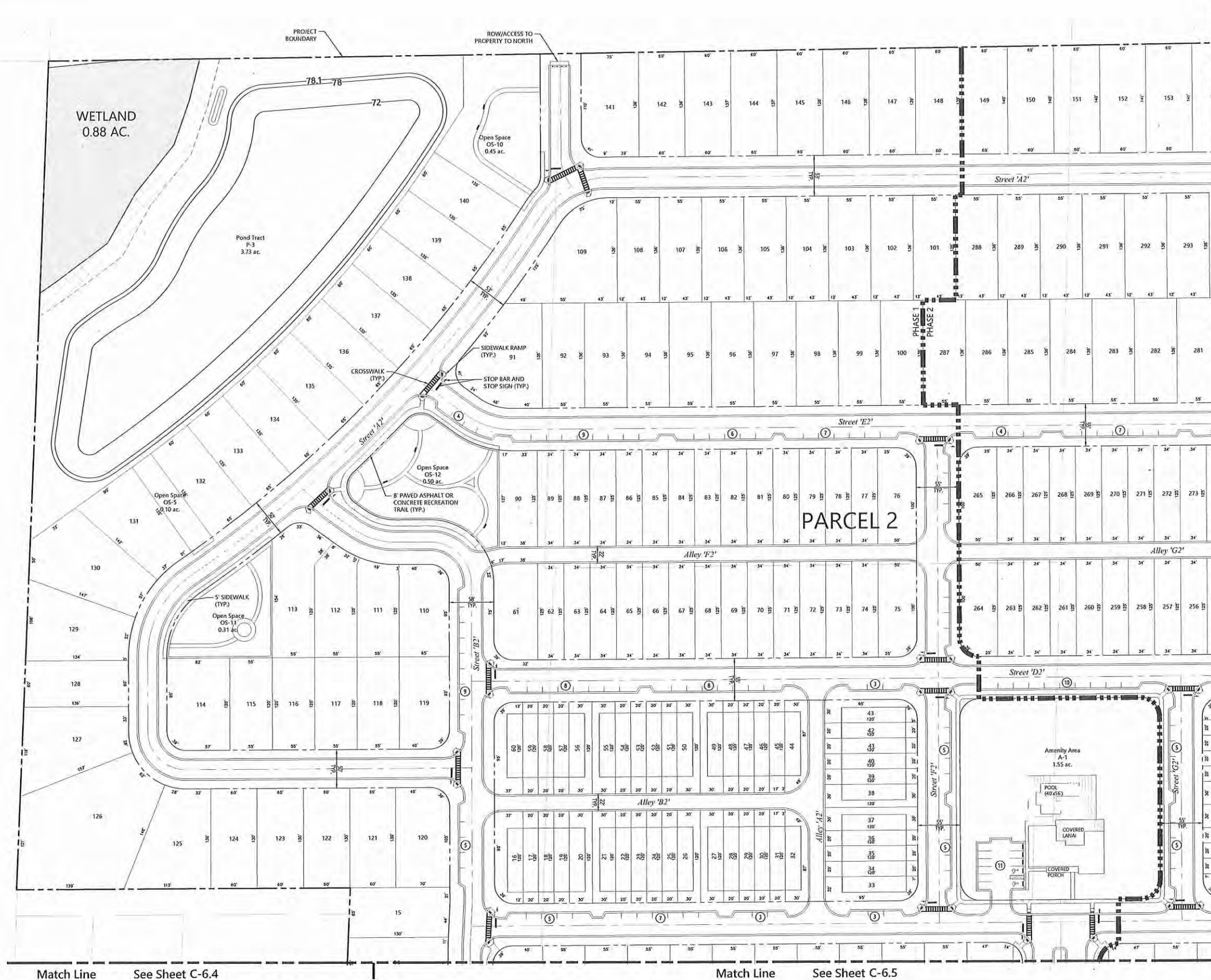
Drawing Number

C-6.1

Sheet of

John B. Prowell, P.E.
P.E. # 59469
Aug. 25, 2021

Project Number
63534.00



 PROPERTY BOUNDARY
 PARCEL LIMITS
 PRESERVED WETLAND
 WETLAND TO BE REMOVED
 UPLAND BUFFER

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INF	JP

Site Plan Approval May 18, 2021

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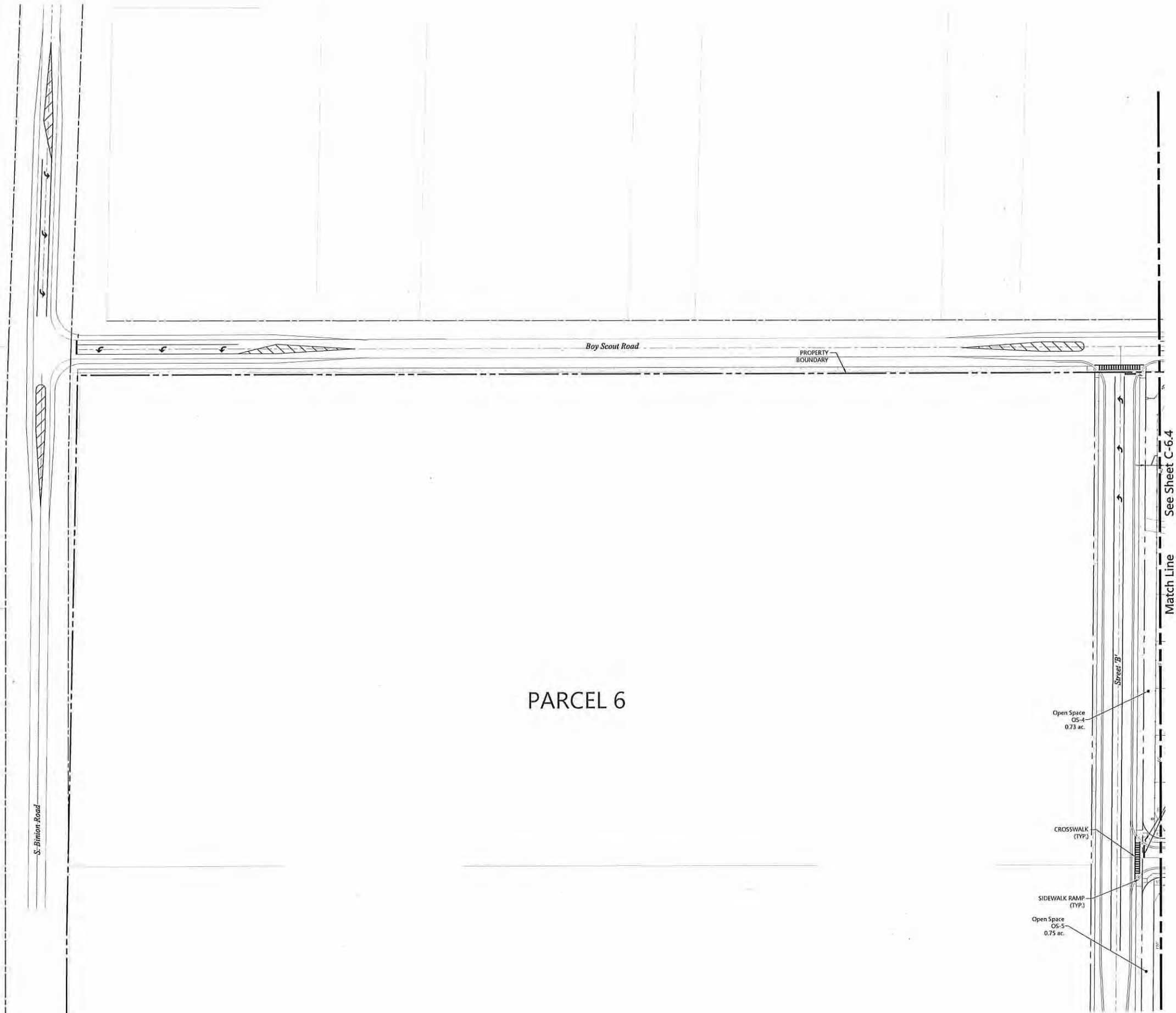
Vertical Datum NAVD 1988



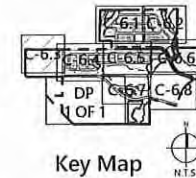
C-6.2

John B. Prowell, P.E.
P.E. # 59469
DATE Aug. 25, 2021

Project Number
63534.00

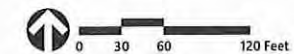


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LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER

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LNF	JJP
Issued for	Date
Site Plan Approval	May 18, 2021

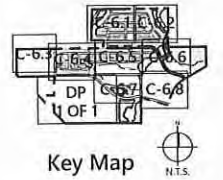
Not Approved for Construction
Drawing Title
Layout & Materials Plan

Vertical Datum NAVD 1988

C-6.3

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P.E. # 59469
DATE: Aug. 25, 2021

Project Number
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- LEGEND**
- PROPERTY BOUNDARY
 - PARCEL LIMITS
 - PRESERVED WETLAND
 - WETLAND TO BE REMOVED
 - UPLAND BUFFER

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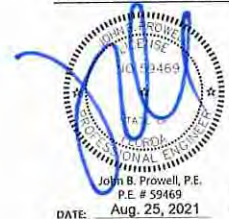
Apopka, Florida

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Drawing Title: Layout & Materials Plan

Vertical Datum NAVD 1988



C-6.4

Sheet: 215 of 215
Project Number: 63534.00

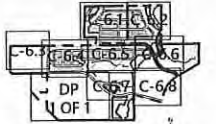
Match Line See Sheet C-6.3

Match Line See Sheet C-6.5

PARCEL 5
SEE SHEET DP 1 OF 1



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Key Map
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
- PRESERVED WETLAND
- WETLAND TO BE REMOVED
- UPLAND BUFFER

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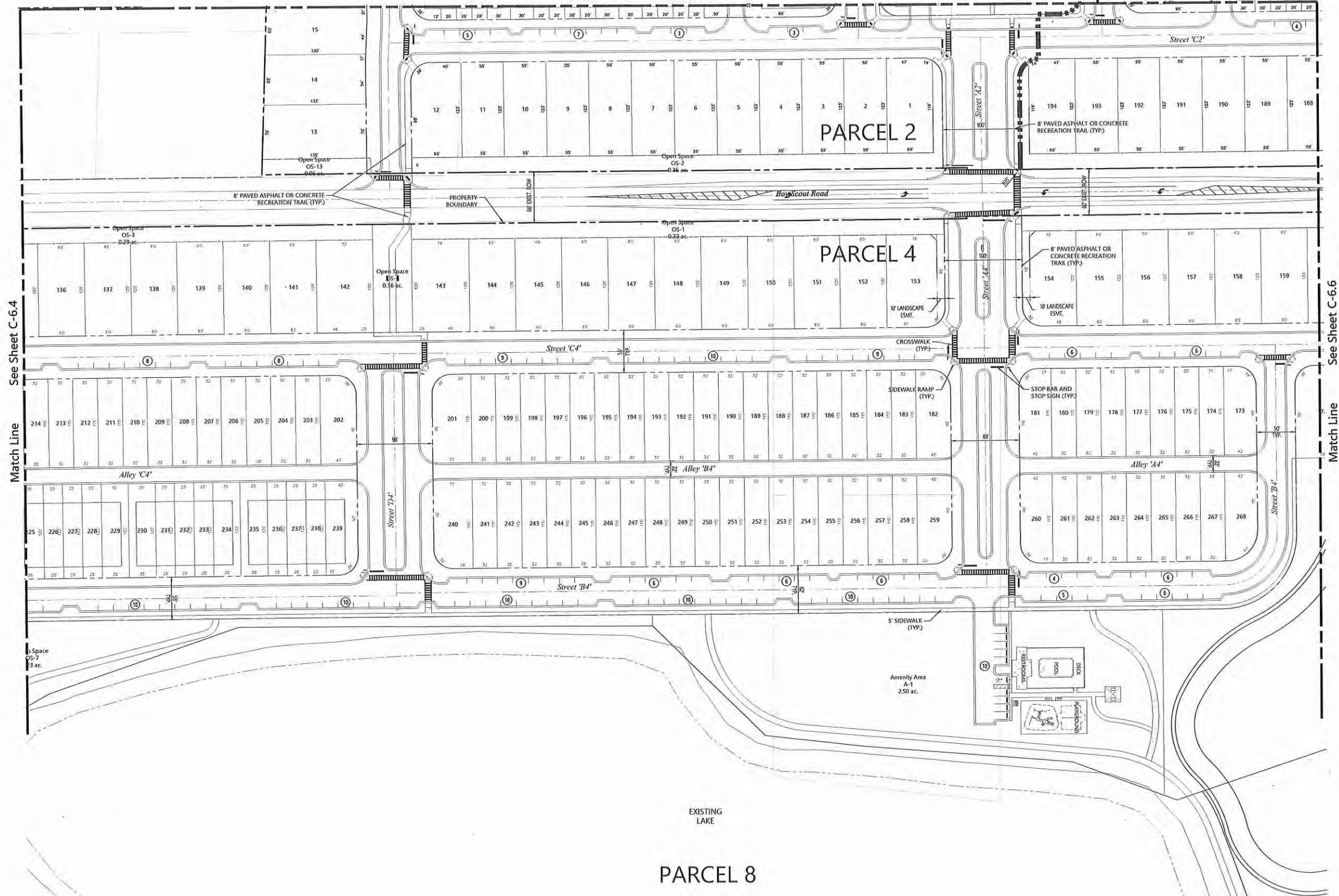


Drawing Number
C-6.5

DATE: Aug. 25, 2021
Project Number: 63534.00

Match Line See Sheet C-6.1

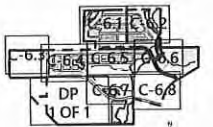
Match Line See Sheet C-6.2



PARCEL 8



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Key Map
N.T.S.

LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER

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Drawing Title: Layout & Materials Plan

Vertical Datum NAVD 1988

John B. Prowell, P.E.
P.E. # 59469
Aug. 25, 2021

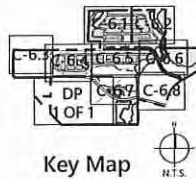
Project Number: 63534.00

C-6.6

Sheet of



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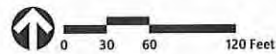


Key Map

LEGEND

- PROPERTY BOUNDARY
- PARCEL LIMITS
- PRESERVED WETLAND
- WETLAND TO BE REMOVED
- UPLAND BUFFER

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Layout & Materials Plan

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C-6.7

Sheet of

DATE: Aug. 25, 2021

Project Number: 63534.00

Match Line See Sheet C-6.5

EXISTING LAKE

REMOVE WETLAND
1.18 AC.

POND P-9

PARCEL 8

PRIVATE GRINDER
STATION GS-1

COMMUNITY
AMENITY
AREA

PROPOSED ROW

PARCEL 5
SEE SHEET DP 1 OF 1

REMOVE WETLAND
3.88 AC.

PARCEL 8

POND P-8

Match Line See Sheet C-6.9

Match Line See Sheet C-6.11

Match Line See Sheet C-6.6

PARCEL 1

PARCEL 3

Match Line See Sheet C-6.7

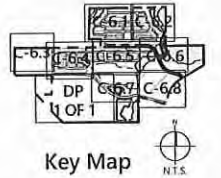
TEMPORARY
STABILIZED
CUL-DE-SAC

PROPOSED ROW

PROPERTY BOUNDARY/
PROPOSED ROW

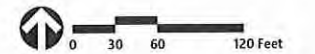
Ocean Apopka Road

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LEGEND	
	PROPERTY BOUNDARY
	PARCEL LIMITS
	PRESERVED WETLAND
	WETLAND TO BE REMOVED
	UPLAND BUFFER

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Drawing Title: Layout & Materials Plan

Vertical Datum: NAVD 1988
Drawing Number: **C-6.8**
Sheet: 219 of 219
Project Number: 63534.00
DATE: Aug. 25, 2021
John B. Prowell, P.E.
P.E. # 59469



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

Specimen Trees to be Removed		
ID	Tree	Inches
8300	25" OAK	25
8301	30" OAK	30
8316	32" OAK	32
8325	24" OAK	24
8332	25" OAK	25
8333	25" OAK	25
8337	24" OAK	24
8338	26" OAK	26
8342	24" OAK	24
8344	25" OAK	25
8346	24" OAK	24
8349	27" OAK	27
8378	36" OAK	36
8380	31" OAK	31
8404	29-19" OAK	48
8413	44" OAK	44
8414	34" OAK	34
8417	28" OAK	28
8418	30" OAK	30
8466	20-23-24" OAK	66
8467	26" OAK	26
8468	26" OAK	26
8469	25" OAK	25
8498	32" OAK	32
8501	24" OAK	24
8506	24" OAK	24
8571	30" OAK	30
8632	38" OAK	38
8633	38" OAK	38
8652	28" OAK	28
8654	24" OAK	24
8716	36" OAK	36
8736	24" OAK	24
8769	36" OAK	36
8771	31" OAK	31
8781	34" OAK	34
8789	24" OAK	24
8801	24-20" OAK	44
8815	24" OAK	24
8826	27" OAK	27
8834	26-15" OAK	41
8849	24" OAK	24
8851	24" OAK	24
8918	36" OAK	36
8919	36" OAK	36
8920	30" OAK	30
8926	32" OAK	32
8927	30" OAK	30
8942	36" OAK	36
8944	26" OAK	26
8945	32" OAK	32
8947	26" OAK	26
8952	32" OAK	32
8958	24" OAK	24
8963	26" OAK	26
8975	25" OAK	25
8979	34" OAK	34
8986	20-24-13" OAK	57
8995	24" OAK	24
8998	25-18" OAK	43
9036	35" OAK	35
9037	40" OAK	40
9049	24" OAK	24
9057	24" OAK	24
9086	36" OAK	36
9117	30" OAK	30
9119	24" OAK	24
9123	24" OAK	24
9131	20-26" OAK	46
9196	29" OAK	29
9201	24" OAK	24
9237	24" OAK	24
9242	24" OAK	24
9253	26" OAK	26
9296	26" OAK	26
9318	24" OAK	24
9322	26" OAK	26
9360	24" OAK	24
9364	25" OAK	25
9376	40" OAK	40
9382	36" OAK	36
9403	30-15" OAK	45
9426	24" OAK	24
9440	24-19" OAK	43
9441	34" OAK	34
9443	25" OAK	25
9448	32" OAK	32
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9478	24" OAK	24
9485	28" OAK	28
9500	40" OAK	40
9512	24" OAK	24
9531	36" OAK	36
9539	30" OAK	30
9551	24" OAK	24
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9576	26" OAK	26
9577	36" OAK	36
9588	24" OAK	24
9609	24" OAK	24
9609	26" OAK	26
9612	28" OAK	28
9615	27" OAK	27
9617	24" OAK	24
9643	24" OAK	24
9649	34-12" OAK	46
9670	30-14" OAK	44
9676	26" OAK	26

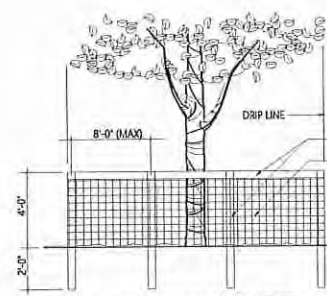
Specimen Trees to be Removed		
ID	Tree	Inches
9677	27" OAK	27
9678	24" OAK	24
9679	37" OAK	37
9757	34" OAK	34
9761	38" OAK	38
9765	35-30" OAK	66
9773	48" OAK	48
9791	32" OAK	32
9818	54" OAK	54
9831	34" OAK	34
9838	24-22" OAK	46
9900	30" OAK	30
9921	28" OAK	28
9922	25" OAK	25
9938	28" OAK	28
9941	43" OAK	43
9958	25" OAK	25
10005	24" OAK	24
10017	24" OAK	24
10018	50" OAK	50
10020	50" OAK	50
10023	27" OAK	27
10027	24" OAK	24
10035	30" OAK	30
10055	24" OAK	24
10068	24" OAK	24
10073	24" OAK	24
10100	25" OAK	25
10131	39" OAK	39
10199	29" OAK	29
10207	36" OAK	36
10212	30" OAK	30
10214	40" OAK	40
10225	46" OAK	46
10226	32" OAK	32
10230	38" OAK	38
10231	30" OAK	30
10233	30" OAK	30
10234	31" OAK	31
10235	32" OAK	32
10236	30" OAK	30
10238	35" OAK	35
10240	36" OAK	36
10244	40" OAK	40
10245	33" OAK	33
10246	30" OAK	30
10252	35" OAK	35
10254	24" OAK	24
10256	30" OAK	30
10257	27" OAK	27
10259	30" OAK	30
10261	33" OAK	33
10262	30" OAK	30
10271	50" OAK	50
10272	42" OAK	42
10273	24" OAK	24
10276	29" OAK	29
10281	24" OAK	24
10282	30" OAK	30
10288	35" OAK	35
10289	24" OAK	24
10290	26" OAK	26
10334	25" OAK	25
10340	26" OAK	26
10343	24" OAK	24
10344	28" OAK	28
10346	25" OAK	25
10347	36" OAK	36
10349	32" OAK	32
10350	25" OAK	25
10354	36" OAK	36
10356	25" OAK	25
10357	26" OAK	26
10358	28" OAK	28
10359	24" OAK	24
10361	35" OAK	35
10368	29" OAK	29
10390	24" OAK	24
10414	45" OAK	45
10418	24" OAK	24
10423	36" OAK	36
10429	36-38" OAK	74
10431	24" OAK	24
10436	35" OAK	35
10448	24" OAK	24
10472	52" OAK	52
10473	24" OAK	24
10474	45" OAK	45
10476	30-32-24-24" OAK	110
10500	24" OAK	24
10503	24" OAK	24
10511	24" OAK	24
10513	35" OAK	35
10521	36" OAK	36
Total		6,556

Specimen Trees to be Preserved		
ID	Tree	Inches
9874	35" OAK	35
9722	44" OAK	44
10448	36-24" OAK	60
10149	50" OAK	50
10164	30" OAK	30
10166	27" OAK	27
10167	36" OAK	36
10168	38" OAK	38
10170	48" OAK	48
10174	30" OAK	30
10175	48" OAK	48
10177	48" OAK	48
10179	58" OAK	58
10181	72" OAK	72
10182	24" OAK	24
10183	27" OAK	27
10185	26" OAK	26
10190	39" OAK	39
10191	54" OAK	54
10192	39" OAK	39
10193	42-24" OAK	66
10196	64" OAK	64
10200	37-14" OAK	51
10201	37" OAK	37
10204	32" OAK	32
10215	48" OAK	48
10216	30" OAK	30
10217	25" OAK	25
10306	40" OAK	40
10309	50" OAK	50
10319	28" OAK	28
10327	46" OAK	46
Total		1,348

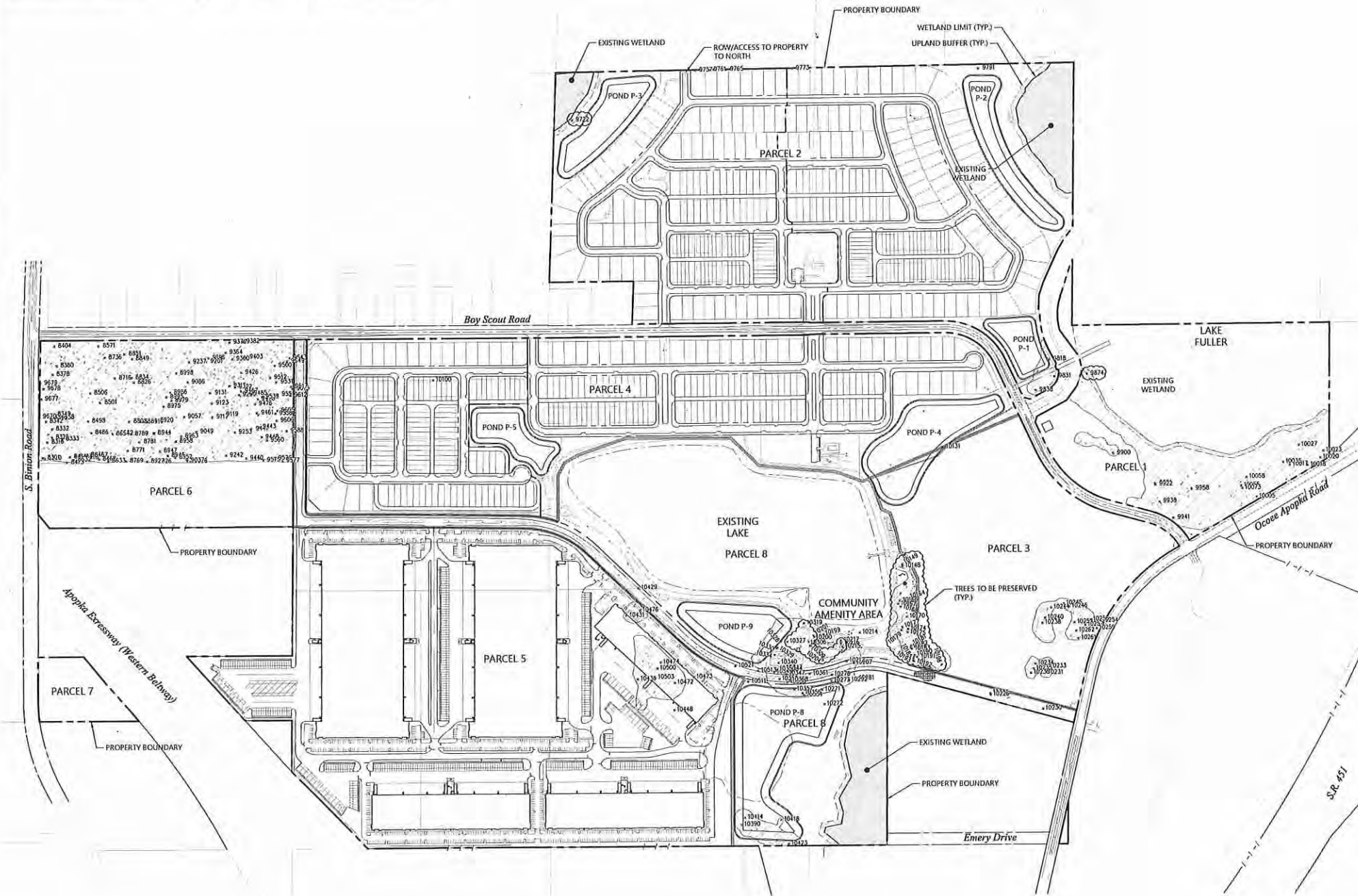
Tree Replacement Summary (SPECIMEN TREES)		Inches
3.0	Total Protected Inches on Site:	7,904
2.0	Total Protected Inches Removed:	6,556
3.0	Total Inches Requiring Replacement:	6,556
4.0	Total Inches Proposed to be Planted:	
Parcel 2		
Lots		654
Open Space		882
Street Trees		0
Bufferyards		381
Parcel 4		
Lots		546
Open Space		936
Street Trees		0
Bufferyards		1,401
Parcel 5		
Interior (303 trees)		909
Bufferyards		471
Parcel 8		
Lots		0
Open Space		1,296
Street Trees		0
Bufferyards		0
Public Rights-of-Way		
Street Trees		855
Future Parcels 1, 3, 6, 7		
TBD		180
Total Inches Proposed to be Planted:		8,331
5.0		Total Protected Inches Preserved:
6.0		Total Inches Post Development:
7.0		Surplus Tree Mitigation Planting:
		1,775

Notes:
1. Surplus Tree Mitigation can be applied to future Parcels if necessary.

Tree Canopy Summary	
1.0	Total Site Area
2.0	Tree Canopy Area
Parcel 1	
Parcel 2 (orange grove)	
Parcel 3	
Parcel 4 (orange grove)	
Parcel 5	
Parcel 6	
Parcel 7 (orange grove)	
Parcel 8	
Total	
3.0	Tree Canopy Cover
4.0	Tree Canopy Retention % (MU-ES District)
Round 10.1% up to 20%	
required tree canopy retention at 20% = 7%	
add: 9.9% x .05 = .49%	
min. required tree canopy retention = 7.49%	
10.1 x 7.49% = 0.756%	
5.0	Tree Canopy Retention Area Required
(0.756% x 366 acres = 2.77)	
6.0	Tree Canopy Retention Area Provided
Parcel 8	



- NOTES:
1. ANY TREES PROPOSED TO BE PRESERVED ON THIS PLAN SHALL NOT HAVE ANY FILL OR EXCAVATION AT POINTS CLOSER THAN SIX (6) FEET FROM THE BASE OF THE TREE OR AT THE RADIUS OF THE DRIP-LINE OF THE PROTECTED TREE OR STAND OF TREES, WHICHEVER IS GREATER.
 2. NO TREES SHALL BE REMOVED FROM WETLAND OR UNDISTURBED BUFFER AREAS.



LEGEND	
---	PROPERTY BOUNDARY
---	PARCEL LIMITS
WETLAND	WETLAND
UPLAND BUFFER	UPLAND BUFFER
SPECIMEN TREE ID	SPECIMEN TREE ID
NON-SPECIMEN TREE	NON-SPECIMEN TREE
TREES TO BE PRESERVED	TREES TO BE PRESERVED
CANOPY TREES	CANOPY TREES

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.



The Ridge PD

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City comment	July 12, 2023	
2	Revised per City comment	August 26, 2021	

Designed by: LNF
Issued for: Site Plan Approval
May 18, 2021

Not Approved for Construction
Drawing Title: Tree Preservation Plan

Vertical Datum NAVD 1988
Drawing Number: C-7.0
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number: 63534.00
220



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

MDP 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.
 - STREETS A AND B (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 STREETS A AND B (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 BIRCHON 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 AND PARCEL 7, 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.
 - OFFSITE ROADWAY IMPROVEMENTS AS DETERMINED BY PD AGREEMENT.

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

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The Ridge PD

Apopka, Florida

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Designed by LNF
Checked by JP

Issued for Site Plan Approval
Date May 18, 2021

Not Approved for Construction

Phasing Plan

Vertical Datum NAVD 1988
Drawing Number C-8.0
John B. Prowell, P.E.
P.E. # 59469
DATE Aug. 25, 2021
Project Number 63534.00

LENNAR

Storey Park | Asheville
Approx. 2,507 sq. ft. | 4 Bedrooms | 3.5 Bathrooms | 2-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.

LENNAR

Storey Park | Lexington
Approx. 1,992 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.

LENNAR

Storey Park | Raleigh
Approx. 2,204 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.

LENNAR

Storey Park | Bloomfield
Approx. 2,725 sq. ft. | 5 Bedrooms | 4 Bathrooms | 3-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.

LENNAR

Storey Park | Greythorne
Approx. 2,385 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 3-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.

LENNAR

Storey Park | Independence II
Approx. 3,931 sq. ft. | 5 Bedrooms | 3.5 Bathrooms | 3-Car Garage
PARCEL 4



Elevation M



Elevation N



Elevation P

LENNAR.COM

*Elevation is an artistic rendering and not to scale. It is not intended to be used for construction purposes.



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

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12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION
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The Ridge PD

Apopka, Florida

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Designed by: LNF
Checked by: JP
Issued for: Site Plan Approval
Date: May 18, 2021

Not Approved for Construction

Color Building Elevations -
Parcel 4

Vertical Datum: NAVD 1988
Drawing Number: A-1.1
Sheet: 1 of 1
John B. Prowell, P.E.
P.E. # 59469
DATE: Aug. 25, 2021
Project Number: 63534.00



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the Avian Pointe Parcel B2 Multifamily Major Development Plan.

SUMMARY:

OWNER:	Apopka Clear Lake Investments, LLC
APPLICANT:	Taurus Investment Holdings, LLC, c/o Allen Peacock
PARCEL ID NUMBERS:	07-21-28-0281-06-001
LOCATION:	2500 Gallinule Drive
FUTURE LAND USE:	Residential Medium
EXISTING USE:	Vacant
ZONING:	PD (Planned Development)
TRACT SIZE:	30.4 +/- acres
PROPOSED USE:	Apartment complex consisting of 276 units

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	City Mixed Use	City MU-ES-GT	Vacant
East	City Residential Medium and Residential Low	City PD	Avian Pointe
South	City Residential Medium	City PD	Vacant
West	County Rural	County A-1	Central Florida Expressway

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for Parcel B2 of the Avian Pointe Planned Development, which consists of 276 multifamily units. The subject property is located east of SR 429 and west of Grand Avian Parkway at 2500 Gallinule Drive and is approximately 30.4 acres in size. The property is zoned PD (Planned Development) and located within the Avian Pointe Planned Development. The Avian Pointe PD allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units. Additional uses within the PD includes a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100-room boutique hotel. Parcel B2 was approved for 480 units in the PD Master Plan while 276 units are being proposed in the first phase. According to the applicant, the remainder of the units will be constructed in the second phase.

A maximum building height of 50-feet and a minimum living area of 762 square feet has been proposed by the applicant, which is consistent with the Avian Pointe PD Master Plan. The applicant is proposing 138

one-bedroom or studio apartments with a minimum living area of 762 square feet, 123 two-bedroom apartments with a minimum living area of 1,160 square feet and 15 three-bedroom apartments with a minimum living area of 1,375 square feet. Six apartment buildings and 10 garages are proposed in the first phase of the multifamily development. 483 parking spaces are required while 486 are provided with 80 spaces in garages and 16 accessible parking spaces. Pursuant to Policy 16.2 of the Future Land Use Element of the Comprehensive Plan, 20-percent of the parking spaces provided must consist of pervious material. In accordance with the approved Master Plan, the amenities include five park areas, a club house, swimming pool, dog park, playground, and a community garden. Development of the subject property is in compliance with the Avian Pointe PD Master Plan and Land Development Code.

ACCESS/TRANSPORTATION: The site will be accessed via Gallinule Drive/Grand Avian Parkway. The applicant is required to construct a secondary access point within 24 months concurrently with the second phase of the apartment complex.

The applicant has committed to conducting a transportation impact analysis after Phase 1 of the development is constructed and 10% occupied to assess the impacts of Phase 1 and Phase 2. The findings of the study will determine what transportation improvements are required to mitigate the impacts of both project phases. The mitigation will be required to be constructed concurrent with the construction of Phase 2 and must be operational before Phase 2 receives its first Certificate of Occupancy.

STORMWATER: Stormwater is proposed to be discharged into three ponds that are located throughout the development site. Per the City Engineer, the stormwater pond design meets the City's Land Development Code.

BUFFER(S)/LANDSCAPING: The applicant proposes Live Oaks, Cypress Trees, Southern Magnolias, Crape Myrtles and Sylvester Palms within the development.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

November 3, 2021 – City Council, 1:30 p.m.

FUNDING SOURCE:

N/A

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of Avian Pointe B2 Multifamily Major Development Plan subject to the condition that was noted at DRC regarding the findings of the study determining what transportation improvements are required to mitigate the impacts of both project phases. The mitigation will be required to be constructed concurrent with the construction of Phase 2 and must be operational before Phase 2 receives its first Certificate of Occupancy.

Recommended Motion: Recommend approval of Avian Pointe B2 Multifamily Major Development Plan subject to the condition that was noted at DRC regarding the findings of the study determining what transportation improvements are required to mitigate the impacts of both project phases. The mitigation will be required to be constructed concurrent with the construction of Phase 2 and must be operational before Phase 2 receives its first Certificate of Occupancy.

ATTACHMENTS:

- Vicinity Map.PDF
- Architectural Elevations.PDF
- Major Development Plan.PDF

AT

ENGINEER
NV5, INC.
201 S. BUMBY AVENUE
ORLANDO, FLORIDA 32803
JOHN J. HERBERT IV, P.E.
407-896-3317



SCOPE AND INTENDED USE:

Proposed 6 apartment buildings providing 276 dwelling units, 10 detached garages will provide vehicle parking and storage. Amenities include 5 park areas along with clubhouse and pool. Project shall utilize high degree of green design elements.

FOR SITE UTILITY AND
SITE GRADING NOTES
SHEET C04.0

PARCEL 1:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. THENCE RUN SOUTH 01 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 2632.98 FEET TO A FOUND AXE. THENCE RUN SOUTH 01 DEGREES 00 MINUTES 05 SECONDS WEST A DISTANCE OF 111.15 FEET TO A POINT. THENCE RUN SOUTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 100 FEET; THENCE RUN NORTH 01 DEGREES 00 MINUTES 22 SECONDS WEST A DISTANCE OF 1316.28 FEET; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 54 SECONDS EAST A DISTANCE OF 1581.00 FEET TO A POINT. THENCE RUN NORTH 89 DEGREES 18 SECONDS WEST A DISTANCE OF 1312.93 FEET; THENCE RUN NORTH 89 DEGREES 53 MINUTES 02 SECONDS WEST A DISTANCE OF 332.97 FEET TO A FOUND AXE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 21 NORTH, RANGE 28 EAST, THENCE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 100 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 20 SECONDS WEST A DISTANCE OF 516.81 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 597.95 FEET; A CENTRAL ANGLE OF 5 DEGREES 10 MINUTES 09 SECONDS, THENCE RUN ALONG ARE OF SAID CURVE A DISTANCE OF 33.95 FEET; THENCE RUN NORTH 57 DEGREES 14 MINUTES 32 SECONDS WEST A DISTANCE OF 501.39 FEET TO A POINT. THENCE RUN NORTH 89 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 547.05 FEET, A CHORD BEARING OF NORTH 39 DEGREES 16 MINUTES 28 SECONDS WEST, A CENTRAL ANGLE OF 35 DEGREES 50 MINUTES 07 SECONDS, THENCE RUN ALONG ARC OF SAID CURVE A DISTANCE OF 343.68 FEET; THENCE RUN NORTH 89 DEGREES 50 MINUTES 05 SECONDS WEST A DISTANCE OF 131.51 FEET TO A POINT. THENCE RUN NORTH 00 DEGREES 24 MINUTES 43 SECONDS WEST A DISTANCE OF 1311.51 FEET TO THE POINT OF BEGINNING.

CIVIL ENGINEER:
NV5, INC.
201 SOUTH BUMBY AVENUE
ORLANDO, FLORIDA 32803
JOHN J. HERBERT IV, P.E.
407-896-3317

SURVEYOR
ALLEN & COMPANY
16 EAST PLANT STREE
WINTER GARDEN, FL. 34787
JAMES L. RICKMAN, P.L.S.
(407) 654-5355

LANDSCAPE
J. SCOTT LIBERTY
5621 REVELWOOD LOOP
WINTER PARK, FLORIDA 32789
407-719-2124

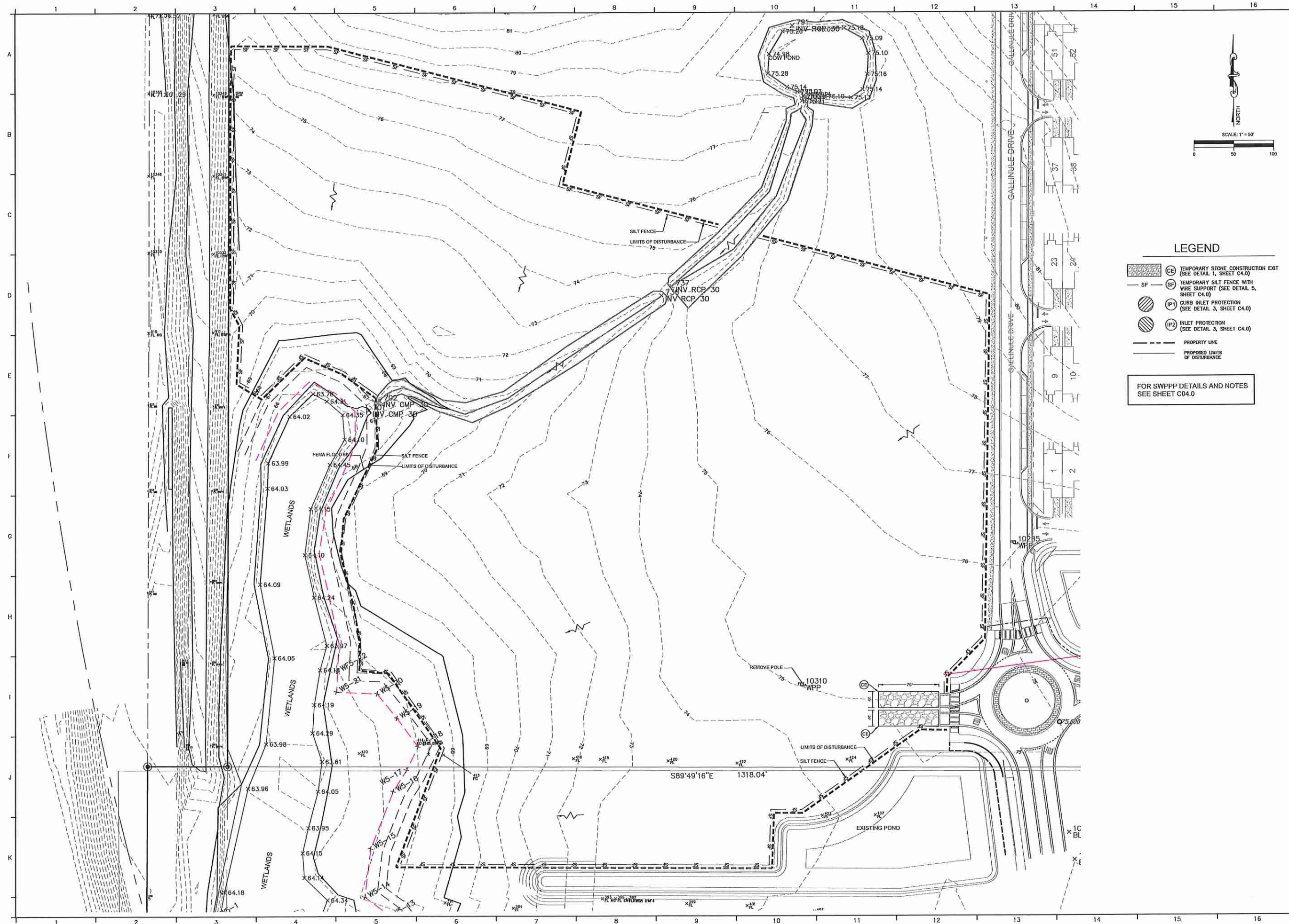
IRRIGATION
LARRY SPADE
SPADE IRRIGATION DESIGN
LARRY@LARRY SPADE.COM
407-896-3904

GEOTECH:
NV5, INC.
201 SOUTH BUMBY AVENUE
ORLANDO, FLORIDA 32803
AMR SALLAM, P.E.
407-896-3317

ARCHITECT:
ELEVEN 18
1101 E. COLONIAL DRIVE
ORLANDO, FLORIDA 32803
BROOKE CHEA, AIA
407-745-5300

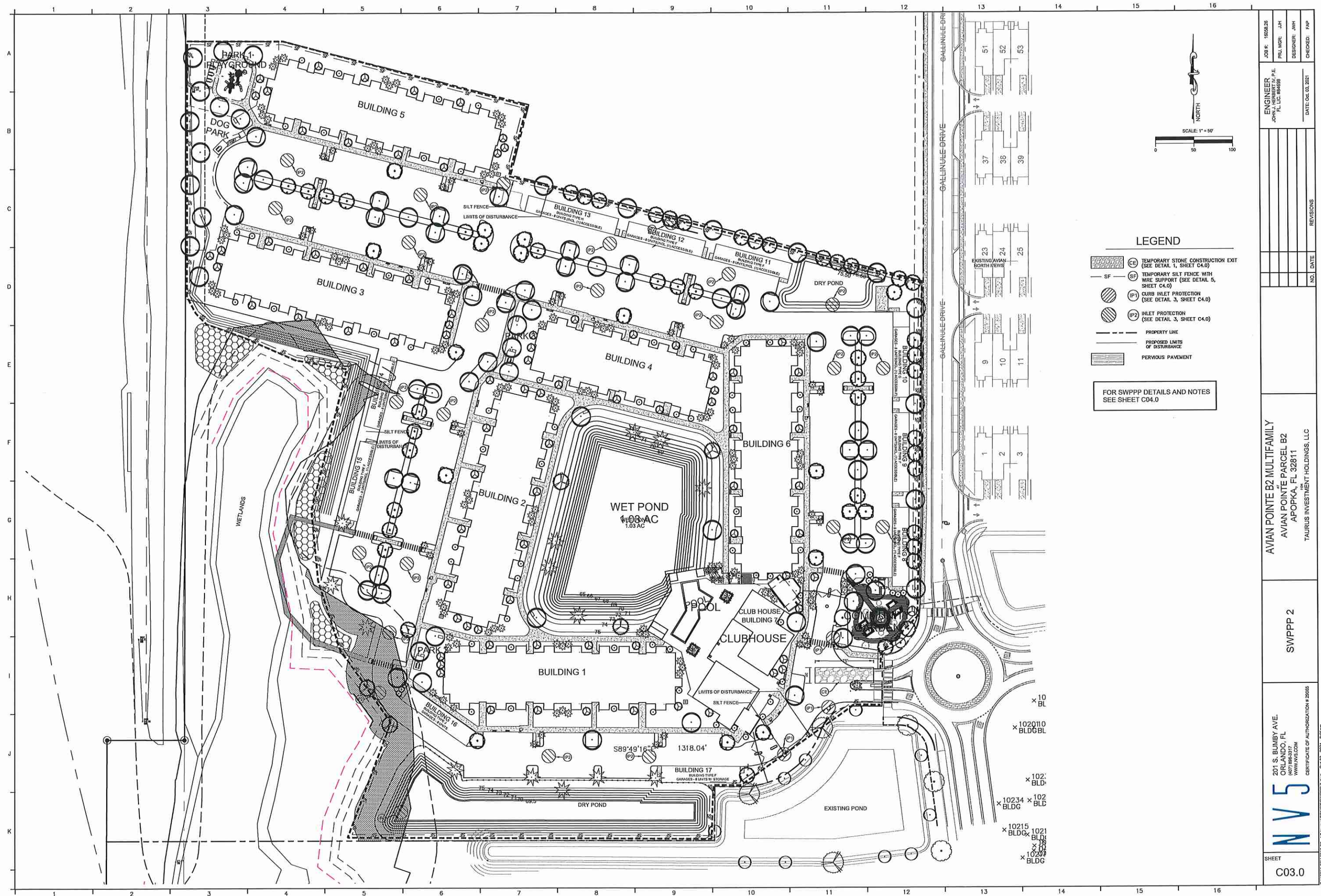
1. If any existing structures to remain are damaged during construction it shall be the contractor's responsibility to repair and/or replace the existing structure as necessary to return it to existing conditions or better.
2. All storm sewer manholes in paved areas shall be flush with pavement, and shall have traffic bearing ring & cover. Manholes in unpaved areas shall be 6" above finish grade. Lids shall be labeled "stormwater".
3. The contractor shall adhere to all terms & conditions as outlined in the general specifications for stormwater discharge associated with construction activities.
4. All storm structures shall have a smooth uniform poured mortar invert from invert in to invert out.
5. Sod / stabilize all disturbed area.

1. All roadways, water line infrastructure and fire hydrants shall be in place before building construction may begin.
2. Fire hydrants must be located within 500 feet of all apartments.
3. Fire hydrant shall be marked with a blue road reflector.
4. Follow Florida Statute 633.027 concerning light frame truss construction.
5. Follow current NFPA and Florida Fire Prevention Code 6th edition concerning fire and life safety.
6. Buildings must be monitored by an automatic Fire Alarm system.



JOB # 16052.26		ENGINEER		DATE Oct 03, 2021	
PRJ. MGR. JAH		JOHN J. JONES, P.E.		NO. DATE	
DESIGNER: WH		FL LIC #64898		REVISIONS	
CHECKED: PAP					
AVIAN POINTE B2 MULTIFAMILY					
AVIAN POINTE PARCEL B2					
APOKA, FL 32811					
TAURUS INVESTMENT HOLDINGS, LLC					
SWPPP PHASE 1					
201 S. BUMBY AVE.					
ORLANDO, FL					
407.896-537					
WWW.NV5.COM					
CERTIFICATE OF AUTHORIZATION # 20055					
SHEET					
C02.0					

01/16/2021 2016052.26 - 02 Bumbay SWPPP 1.dwg - Oct 03, 2021 - 8:56pm

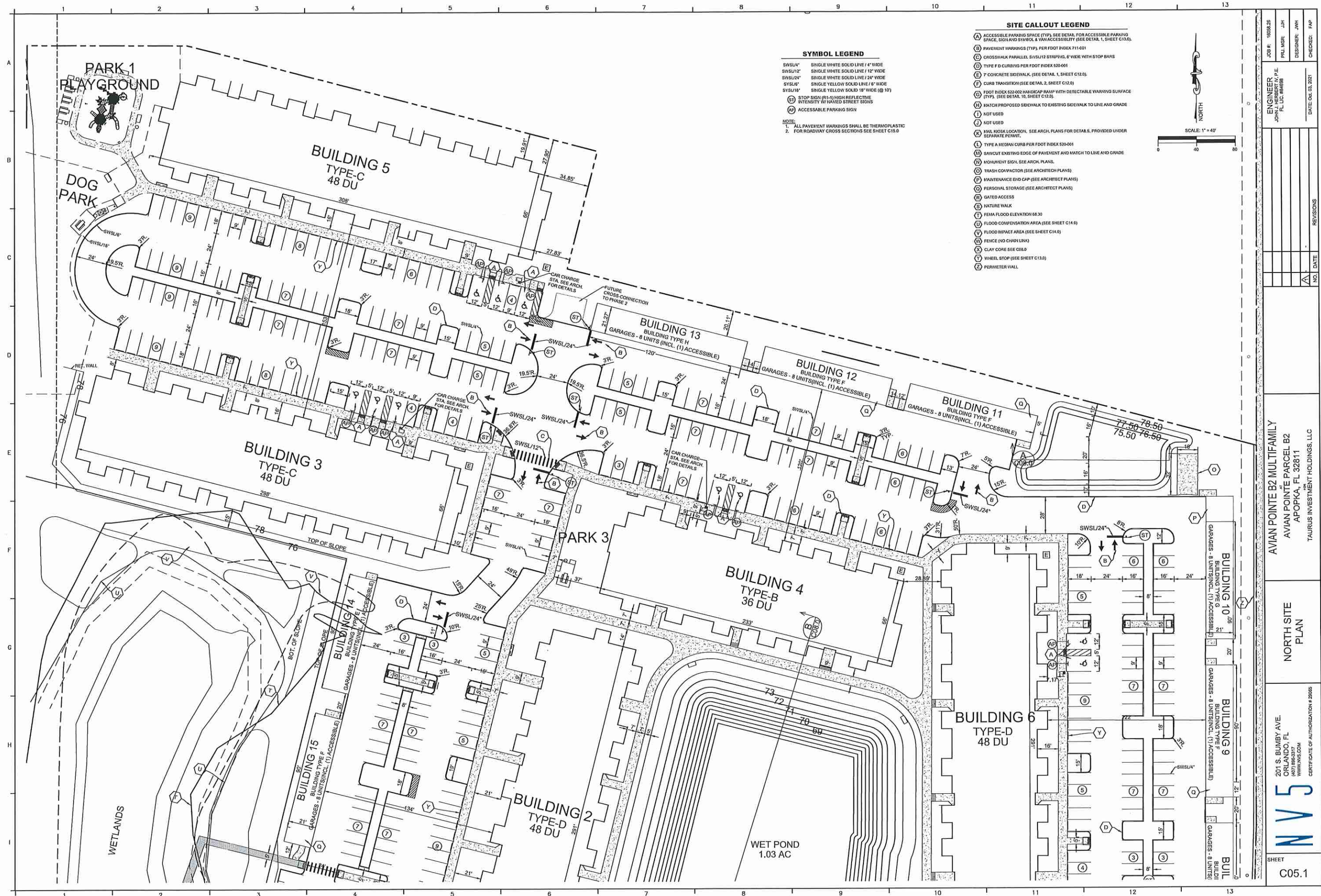


ENGINEER JOHN M. BERRY, P.E. FL LIC #84688	DATE: 04.03.2021	NO.	DATE	REVISIONS	AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOPKA, FL 32811 TAURUS INVESTMENT HOLDINGS, LLC	SWPPP 2	201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM	SHEET C03.0	JOB # 16058-28 PRL MGR: JMB DESIGNER: JMB CHECKED: PJP

1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE PROPER UTILITIES AUTHORITIES 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
3. SANITARY SEWER GRAVITY PIPE SHALL BE AS FOLLOWS:
 - 8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAN 10' DEEP
 - 8" PVC SDR35 PER ASTM D 3034, FOR PIPES MORE THAN 10' DEEP
 - 6" PVC SDR 35 PER ASTM D3034
4. WATER LINES SHALL BE AS FOLLOWS, UNLESS OTHERWISE SPECIFIED ON PLANS:
 - 3" AND SMALLER, PVC ASTM D 221, WITH SDR 21 RATING, CONTINUALLY MARKED WITH "R" HAVE PIPE SIZE, CELL CLASSIFICATION, SDR RATING, AND ASTH D1781 MAT. CLASS "4" TO "8", PVC AWWA C900, RATED DR18 (CLASS 150), CONTINUALLY MARKED AS "4" TO "8", DR, AWWA C151, PRESSURE CLASS 350 (4"12"), PRESSURE CLASS 250 (14"18")
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-6" COVER ON ALL WATERLINES AND SANITARY SEWER.
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BY CITY OF APOPKA PUBLIC WORKS/UTILITIES BEFORE BACKFILLING. CONTRACTOR TO PROVIDE A MINIMUM 48 HOURS NOTICE.
8. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE SIX INCHES ABOVE UNPAVED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
9. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED. HOWEVER, EXISTING UTILITIES SHALL BE RE-VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES. THE EXISTING SANITARY SEWER SIZE, LOCATION, AND ELEVATION SHALL BE VERIFIED PRIOR TO CONSTRUCTION AND DEPICTED ON THESE PLANS.
10. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
12. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
13. ALL WATER JOINTS ARE TO BE MECHANICAL RESTRAINED JOINTS.
14. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 15 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL, RESTRAINED JOINTS AS REQUIRED TO PROVIDE A MINIMUM 6" OF CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI A21.11 (AWWA C-151) (CLASS 9).
15. ALL SANITARY LATERALS (LESS THAN 6" DIAMETER) SHALL BE SLOPED AT A MINIMUM OF 1/8%.
16. CONTRACTOR SHALL TURN OFF THE CORPORATION STOPS AT THE METERS FOR ALL WATER SERVICES THAT ARE TO BE REMOVED.
17. WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE THE ROOTS MUST BE CUT OFF EVENLY WITH CLEAN SHARP PRUNING TOOLS. CONTRACTOR SHALL MINIMIZE DAMAGE TO TREE ROOT SYSTEM.
18. A MINIMUM OF 5 FT SEPARATION SHALL BE PROVIDED BETWEEN THE UNDERGROUND UTILITIES AND ANY PROPOSED LARGE CANOPY TREES.
19. UNDERGROUND FIRE MAINS AND FIRE HYDRANTS WILL BE PUBLIC AND MUST BE INSTALLED BY A LICENSED FIRE PROTECTOR CLASS I, II, III, IV. COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR.
20. UNDERGROUND FIRE MAINS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 24-2007 EDITION, STANDARDS FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES.
21. IN PAVED AREAS, ALL CLEANOUT COVERS AND VALVE BOXES SHALL BE TRAFFIC RATED AND FLUSH WITH TOP OF PAVEMENT.
22. ALL SANITARY MANHOLES SHALL HAVE INCLUDE TROWEL-FINISHED CONCRETE BENCHING.

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF APOKKA REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR MUST BE FOOT FREQUENTIAL IN THE WORK CLASSES OF GRADING, DRAINAGE, AND FLEXIBLE PAVING TO BE ELIGIBLE TO WORK WITHIN THE PUBLIC ROW OF THE PROJECT. THE PAVED SURFACES, WHEN APPLICABLE, MUST ALSO BE FOOT FREQUENTIAL IN FLEXIBLE PAVING. ALL PAVEMENT EROSION, SIDEWALKS SHALL BE PER THE APPROVED FINAL ENGINEERING PLANS, BUILDING ENTRANCE ELEVATIONS PER THE ARCHITECTURAL PLANS SHALL BE CHECK AGAINST THE FINAL ENGINEERING PLANS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER TO ESTABLISH A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED, UNLESS OTHERWISE NOTED, THOSE ISLANDS ARE TO HAVE CONC. CURB.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE MODIFIED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRANSFORMERS, POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
8. THE SITE SPECIFIC WORK FOR THE PROJECT SHALL MEET OR EXCEED THE 'SITE SPECIFIC SPECIFICATIONS'.
9. LIGHTING ELECTRICAL PLANS TO BE PROVIDED BY DUKE ENERGY. ALL SITE LIGHTING IS TO BE INSTALLED PRIOR TO SITE ACCEPTANCE. CITY APPROVAL OF THE DUKE STREET LIGHTING PLAN IS REQUIRED PRIOR TO FINALIZATION AND WILL BE PART OF THE ENGINEERING SUBMITTAL. POLES AND FIXTURES ARE REQUIRED TO BE DECORATIVE.
10. ALL SKRAGGE AND STRIPING TO BE INSTALLED IN ACCORDANCE WITH MUTEC LATEST EXISTING SUBMITTAL STANDARDS AND SPECIFICATIONS. ALL SIGNAGE IS TO BE DECORATIVE. ALL STRIPING TO BE THERMOPLASTIC.
11. ALL CONSTRUCTION DUMPSTERS TO BE WASTE FRO, NO EXCEPTIONS. DUMPSTERS ARE TO BE LOCATED A MIN. OF 100' FROM ANY SITE BOUNDARY.
12. NO ON SITE BURNING IS ALLOWED AT ANY TIME.
13. ALL ONSITE OR OTHER UNSUITABLE MATERIALS MUST BE HAULED OFF THE SITE AND PROPERLY DISPOSED.
14. PAYMENT OF THE 1% SITE INSPECTION FEE IS DUE PRIOR TO BREAKING GROUND. FEE IS 1% OF THE TOTAL SITEWORK CONSTRUCTION COST, NOT INCLUDING ITEMS COVERED BY A BUILDING PERMIT.
15. PROVIDE A VIDEO INSPECTION OF ALL SANITARY SEWER MAINS, SANITARY SEWER LATERALS, AND ALL STORMWATER PIPES. PROVIDE THE CITY WITH A DVD COPY OF ALL VIDEO INSPECTIONS.
16. ALL WORK PERFORMED WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH 2007 DESIGN STANDARDS, 2007-2001 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND 2010 UTILITY ACCOMMODATION MANUAL.
17. A CHAIN LINK FENCE WITH EITHER GREEN OR BLACK OPAQUE PRIVACY SCREEN IS REQUIRED TO BE INSTALLED AROUND THE PROJECT PERIMETER PRIOR TO SITE WORK.
18. A REFUNDABLE STORMWATER POLLUTION PREVENTION PLAN CASH DEPOSIT OR LETTER OF CREDIT FOR THE LESSER OF 1% OF THE SITE CONSTRUCTION COST OR \$5,000 IS REQUIRED AT THE PRE-CONSTRUCTION MEETING.

230



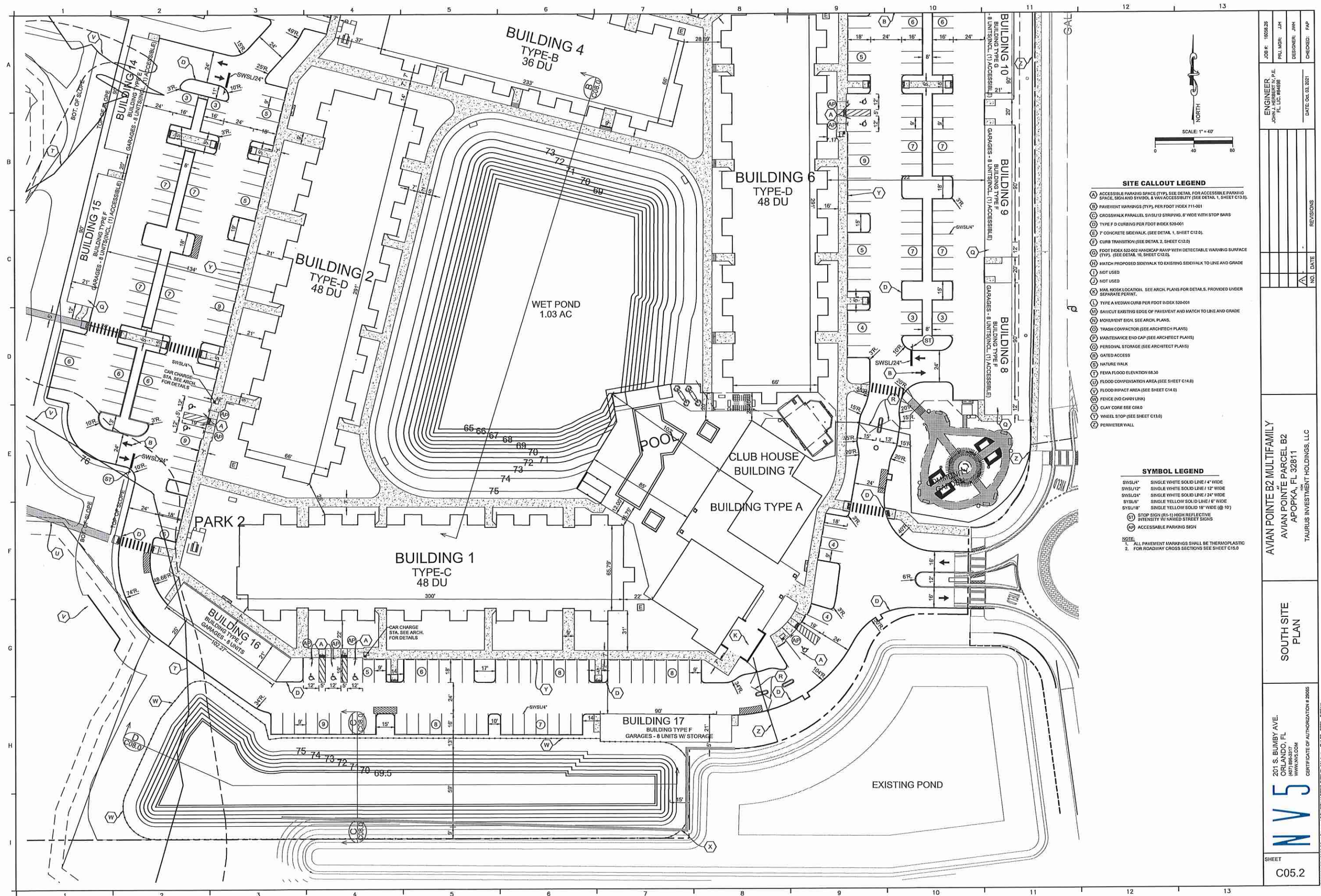
AVIAN POINTE B2 MULTIFAMILY
AVIAN POINTE PARCEL B2
APOPKA, FL 32811
TAURUS INVESTMENT HOLDINGS, LLC

NORTH SITE
PLAN

201 S. BUNBY AVE.
ORLANDO, FL
407.966.5577
WWW.NV5.COM

NV5

SHEET
C05.1



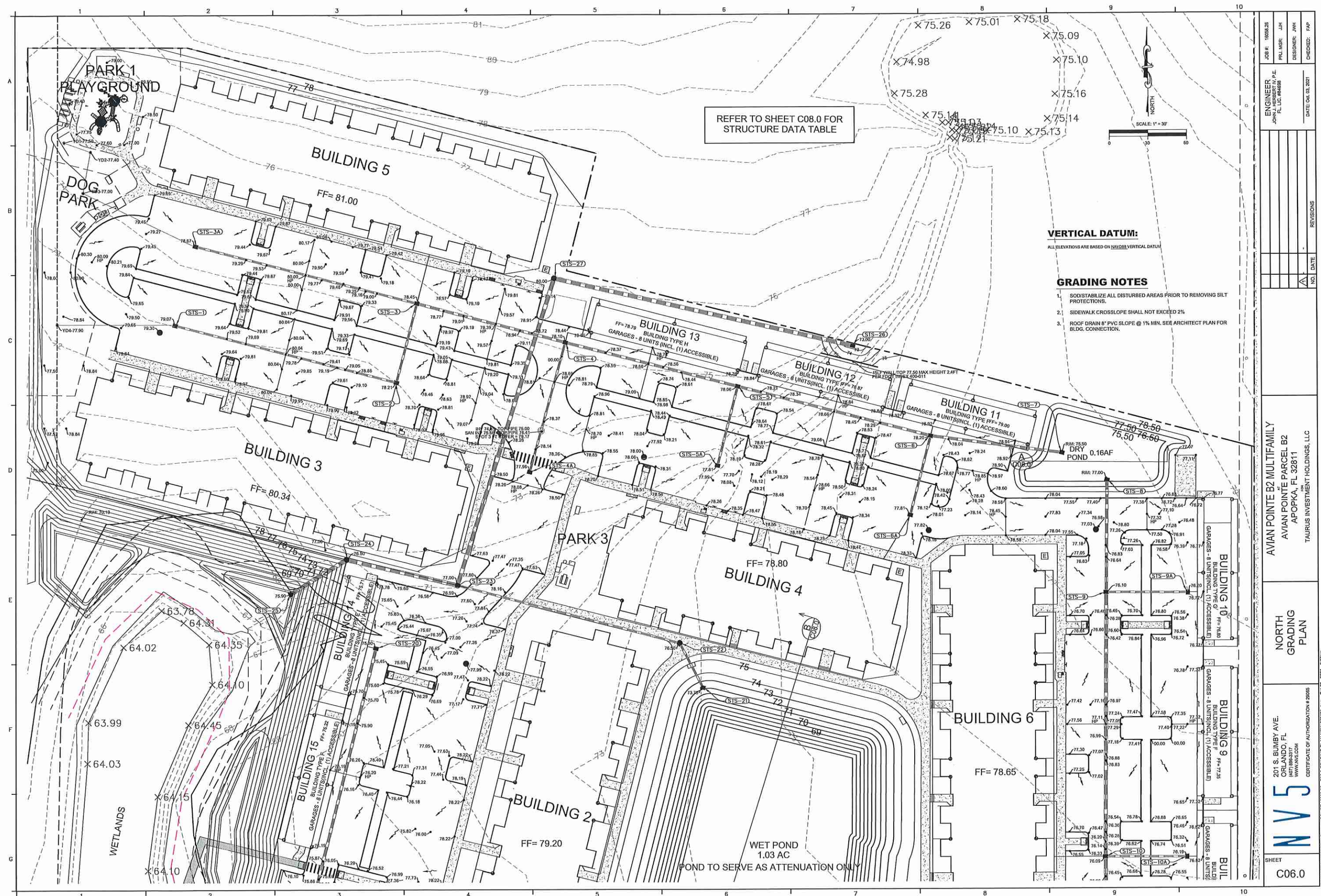
AVIAN POINTE B2 MULTIFAMILY
AVIAN POINTE PARCEL B2
APOKA, FL 32811
TAURUS INVESTMENT HOLDINGS, LLC

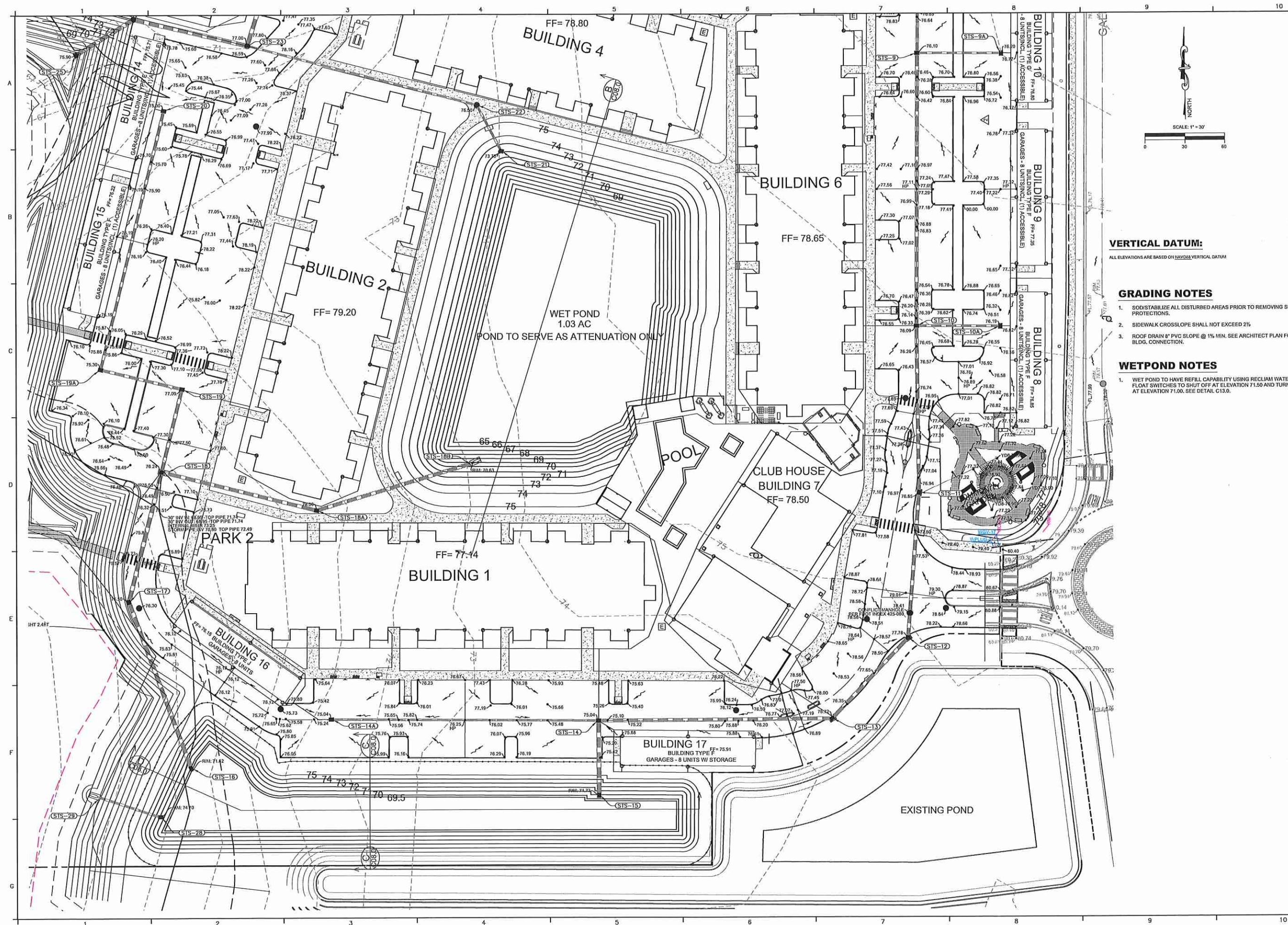
SOUTH SITE
PLAN

201 S. BUMBY AVE.
ORLANDO, FL
32807
WWW.NV5.COM
CERTIFICATE OF AUTHORIZATION # 25055

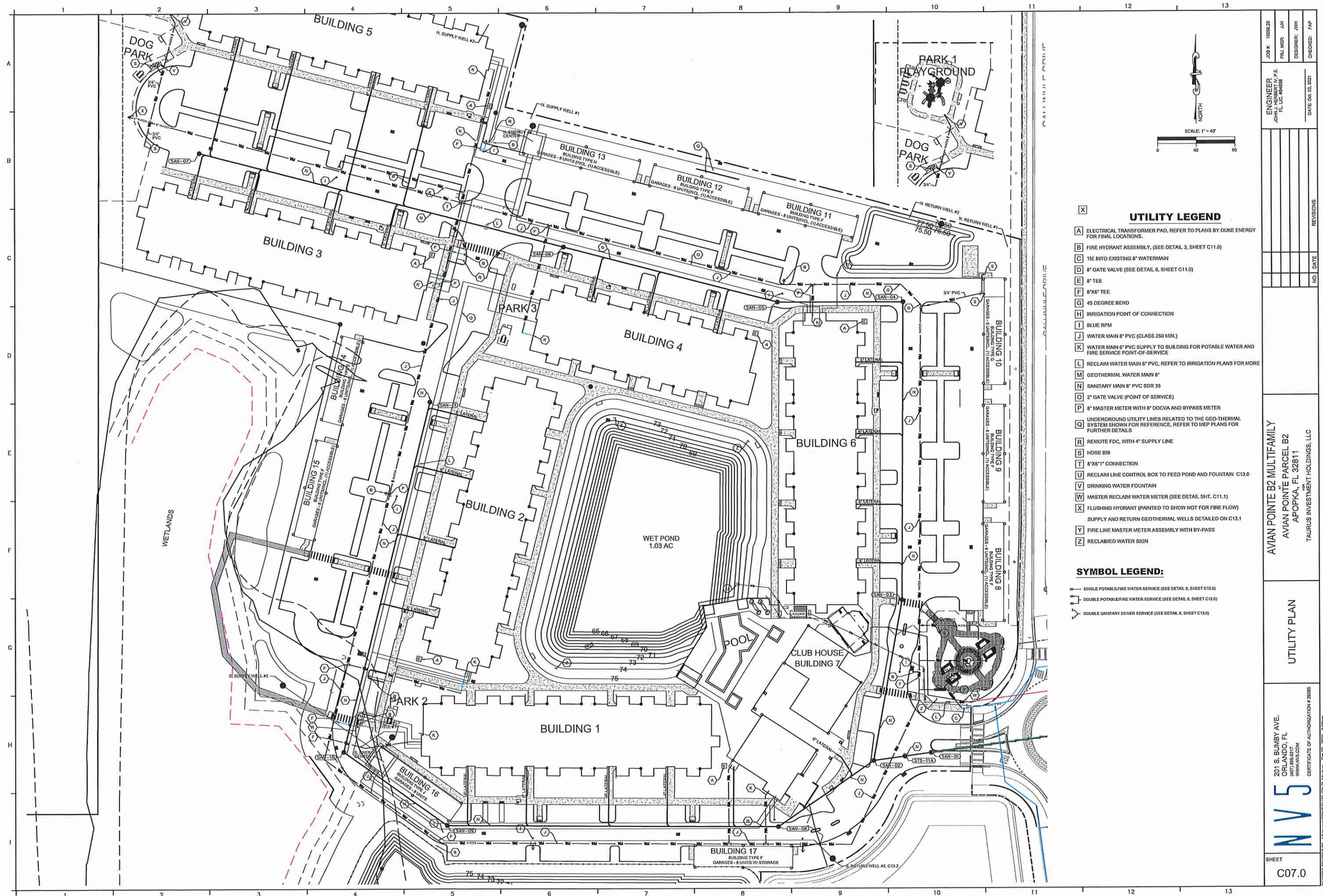
NV5

SHEET
C05.2





ENGINEER JOHN J. BERRY, P.E. FL LIC# 84688	DESIGNER JWH	CHECKED TAP
DATE: 04.03.2021	NO.	DATE
REVISIONS		
AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOKA, FL 32811 TAURUS INVESTMENT HOLDINGS, LLC		
SOUTH GRADING PLAN		
201 S. BUMBAY AVE. ORLANDO, FL 32801 WWW.NV5.COM		
CERTIFICATE OF AUTHORIZATION # 25005		
C06.1		



AVIAN POINTE B2 MULTIFAMILY
AVIAN POINTE PARCEL B2
APOPKA, FL 32811
TAURUS INVESTMENT HOLDINGS, LLC

UTILITY PLAN

201 S. BUNBY AVE.
ORLANDO, FL
32801
NVS
SHEET
C07.0

ENGINEER
JOHN J. BUNBY, P.E.
FL LIC #64998
DESIGNER: JWH
CHECKED: JAP
DATE: OCT. 03, 2021

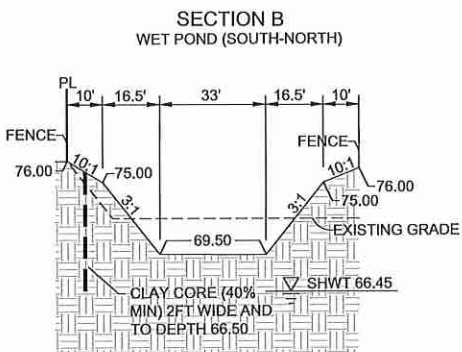
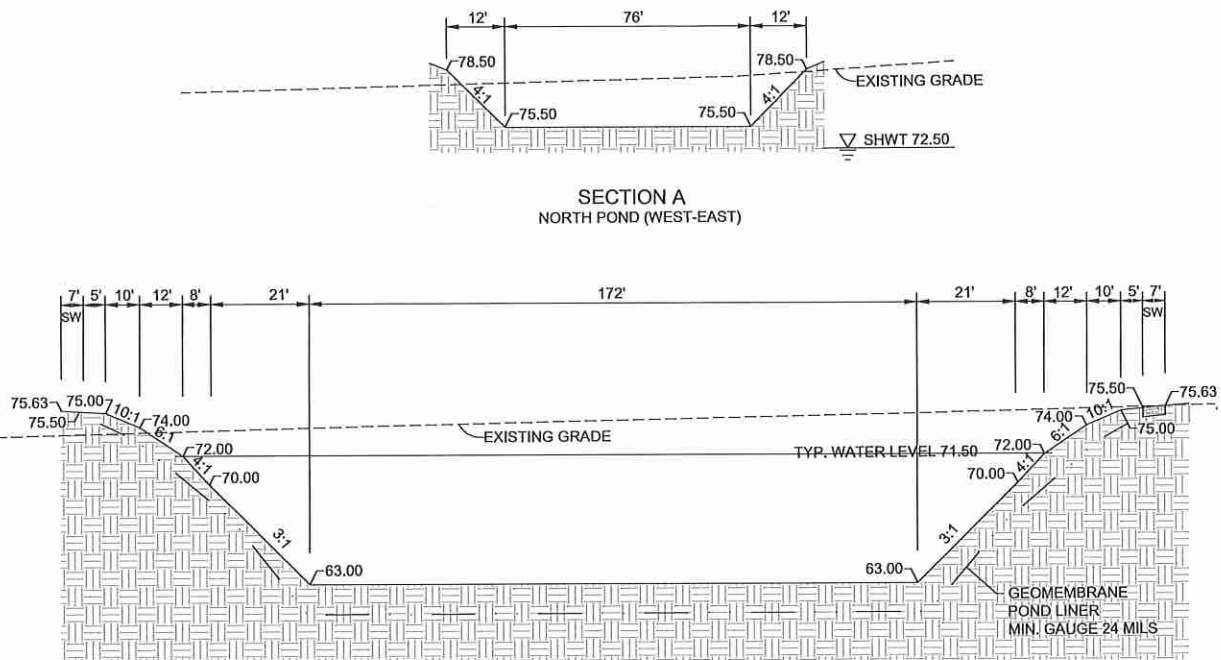
NO.	DATE	REVISIONS

CERTIFICATE OF AUTHORIZATION # 25085
011055-2016058-25 - 02 BUNBY/CONSTITUTIONAL PLAN.dwg - OCT. 03, 2021 - 8:05pm

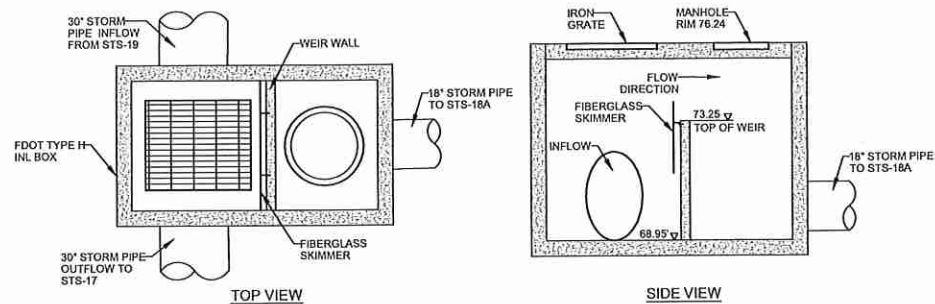
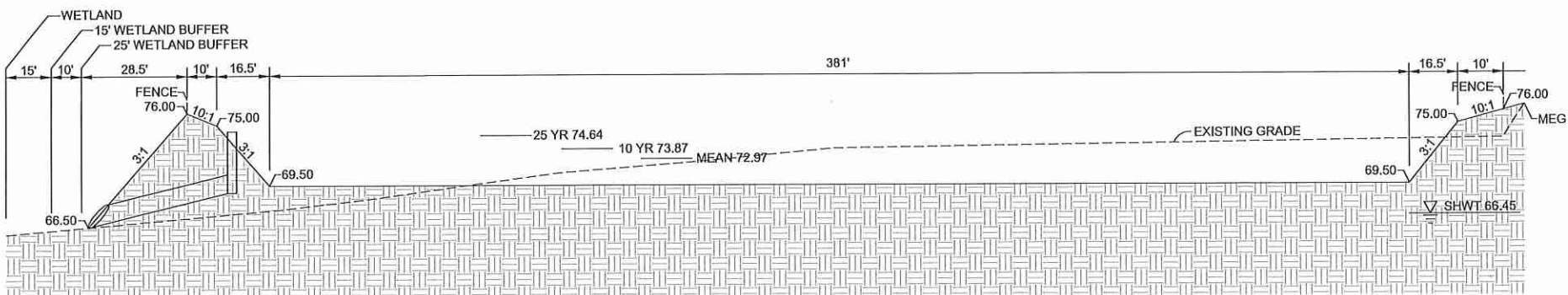
STORM SEWER SCHEDULE									
STR NO.	STR TYPE	GRATE/ RIM/EOP ELEV	DOWNSTREAM STR NO.	INVERTS IN	INVERTS OUT	DS PIPE LENGTH	PIPE SIZE/ MATERIAL	SLOPE	
STS-1	TYPE-C INLET	78.07	STS-2	74.50' E	74.50' E	177'	18" HP STORM PP	0.50%	
STS-2	TYPE-C INLET	78.21	STS-3	73.61' W	73.61' N	63'	18" HP STORM PP	0.40%	
STS-3	TYPE-C INLET	78.45	STS-4	73.36' W	73.36' E	119'	24" HP STORM PP	0.35%	
STS-3A	TYPE-C INLET	78.67	STS-5	74.07' E	74.07' E	177'	18" HP STORM PP	0.40%	
STS-4	TYPE-C INLET	78.10	STS-5	72.94' W	72.94' E	138'	24" HP STORM PP	0.38%	
STS-4A	TYPE-C INLET	77.95	STS-4	73.36' N	73.36' N	104'	18" HP STORM PP	0.40%	
STS-5	TYPE-C INLET	78.06	STS-6	72.44' W	72.44' E	154'	24" HP STORM PP	0.36%	
STS-5A	TYPE-C INLET	77.81	STS-5	72.69' N	72.69' N	63'	18" HP STORM PP	0.40%	
STS-6	TYPE-C INLET	78.20	STS-7	71.88' W	71.88' E	103'	24" HP STORM PP	0.37%	
STS-6A	TYPE-C INLET	77.81	STS-6	72.14' N	72.14' N	63'	18" HP STORM PP	0.41%	
STS-7	TYPE-C INLET	75.50		71.50' W					
STS-8	TYPE-C INLET	77.00		71.25' S					
STS-9	TYPE-C INLET	76.10	STS-9A	70.42' S	71.55' E	63'	18" HP STORM PP	0.47%	
STS-9A	TYPE-C INLET	78.20		71.25' W	72.40' N	87'	24" HP STORM PP	1.33%	
STS-10	TYPE-C INLET	76.09	STS-10A	69.87' S	70.72' E	63'	18" HP STORM PP	0.48%	
STS-10A	TYPE-C INLET	76.19		70.42' W	71.25' N	204'	30" HP STORM PP	0.41%	
STS-11	TYPE-C INLET	76.85	STS-10	70.06' S	70.42' N	125'	30" HP STORM PP	0.44%	
STS-11A	MANHOLE	78.41	STS-11	69.97' S	70.42' N	90'	30" HP STORM PP	0.40%	
STS-12	TYPE-C INLET	79.73	STS-11A	70.04' N	70.04' N	18'	30" HP STORM PP	0.38%	
STS-13	TYPE-C INLET	75.72	STS-13	69.09' NE	69.09' NE	83'	30" HP STORM PP	0.45%	
STS-14	TYPE-C INLET	75.04	STS-15	68.20' W	68.20' S	56'	36" HP STORM PP	0.72%	
STS-14A	TYPE-C INLET	75.04	STS-13	69.09' E	69.09' E	176'	30" HP STORM PP	0.50%	
STS-15	TYPE-D INLET	73.95	STS-14	69.00' E	69.00' E	201'	18" HP STORM PP	0.40%	
STS-16	TYPE-D INLET	71.62		67.90' N					
STS-17	TYPE-C INLET	75.50	STS-16	68.50' N	68.50' S	133'	36" HP STORM PP	0.45%	
STS-18	TYPE-H INLET E	76.24	STS-17	68.95' N	68.95' S	100'	36" HP STORM PP	0.45%	
STS-18A	TYPE-C INLET	78.00	STS-18A	70.76' E	70.76' E	117'	30" HP STORM PP	1.08%	
STS-18B	M.E.S.	70.63	STS-18B	69.50' W	69.50' E	121'	30" HP STORM PP	0.83%	
STS-19	TYPE-C INLET	77.00	STS-18	69.34' W	69.21' S	64'	30" HP STORM PP	0.41%	
STS-19A	TYPE-C INLET	75.30	STS-19	69.21' N	69.50' E	63'	24" HP STORM PP	0.41%	
STS-20	TYPE-C INLET	75.30	STS-19A	70.13' S	70.13' S	199'	24" HP STORM PP	0.48%	
STS-21	TYPE-C INLET	73.75		70.10' NW					
STS-22	MANHOLE	76.50	STS-21	67.00' W	71.00' SE	39'	18" HP STORM PP	2.32%	
STS-23	MANHOLE	77.00	STS-22	64.12' N	70.00' E	178'	18" HP STORM PP	1.69%	
STS-24	MANHOLE	76.50	STS-24	64.10' W	64.10' W	85'	36" HP STORM PP	1.60%	
STS-25	TYPE-D INLET	65.90	STS-25	63.22' E	63.20' SW	51'	36" HP STORM PP	0.98%	
STS-26	TYPE-H INLET	73.00	STS-27	69.00' W	69.00' W	237'	36" HP STORM PP	1.00%	
STS-27	MANHOLE	80.00	STS-23	66.60' E	66.60' S	248'	36" HP STORM PP	1.00%	
STS-28	TYPE-D INLET	74.70	STS-29	70.00' W	70.00' W	48'	18" HP STORM PP	4.19%	
STS-29	M.E.S.	70.13		68.00' E					

RCP ACCEPTABLE IN PLACE OF HP STORM

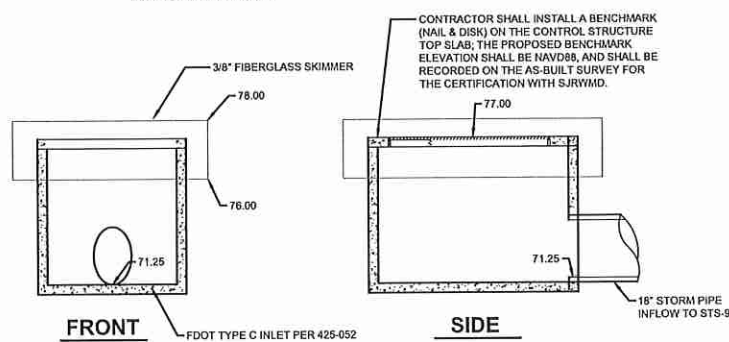
YARD DRAIN TABLE					
STRUCTURE NUMBER	STRUCTURE TYPE	TOP	DOWNSTREAM STRUCTURE	DOWNSTREAM PIPE LENGTH (FT)	PIPE SIZE/ MATERIAL
YD-1	8" DIA. ADS YARD DRAIN	77.50	YD-2	21	8" ADS HDPE
YD-2	8" DIA. ADS YARD DRAIN	77.40	YD-3	32	8" ADS HDPE
YD-3	8" DIA. ADS YARD DRAIN	77.00	STS-3A	95	8" ADS HDPE
YD-4	8" DIA. ADS YARD DRAIN	77.90	STS-1	91	8" ADS HDPE
YD-5	8" DIA. ADS YARD DRAIN	76.90	STS-11	44	8" ADS HDPE
YD-6	8" DIA. ADS YARD DRAIN	76.90	YD-5	20	8" ADS HDPE
YD-7	8" DIA. ADS YARD DRAIN	76.90	YD-6	31	8" ADS HDPE
YD-8	8" DIA. ADS YARD DRAIN	76.90	YD-5	31	8" ADS HDPE



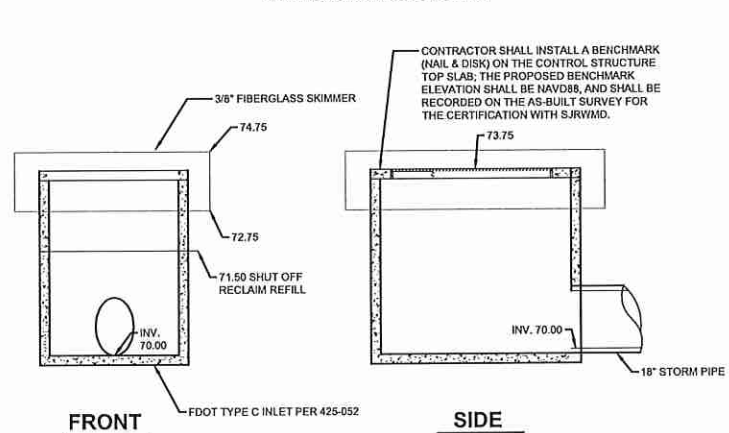
SECTION D SOUTH POND (WEST-EAST)



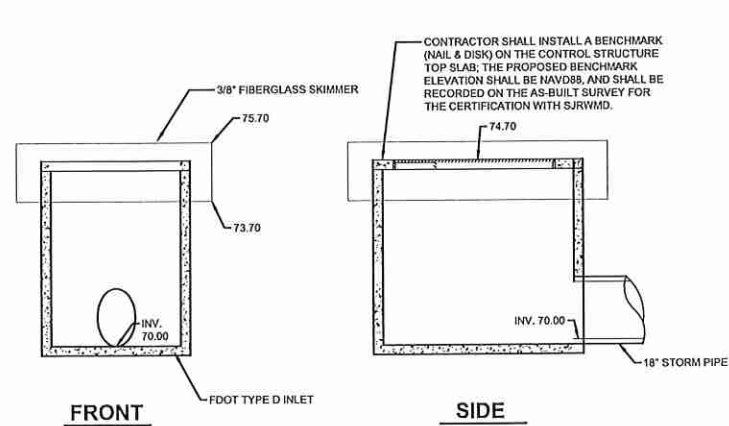
STORM STRUCTURE 18 DETAIL



STORM STRUCTURE 8 DETAIL



STORM STRUCTURE 21 DETAIL



STORM STRUCTURE 28 DETAIL

JOB # 160928
 PROJECT APOPKA, FL 32811
 DESIGNER: JAH
 CHECKED: JAH
 DATE: OCT 03, 2021

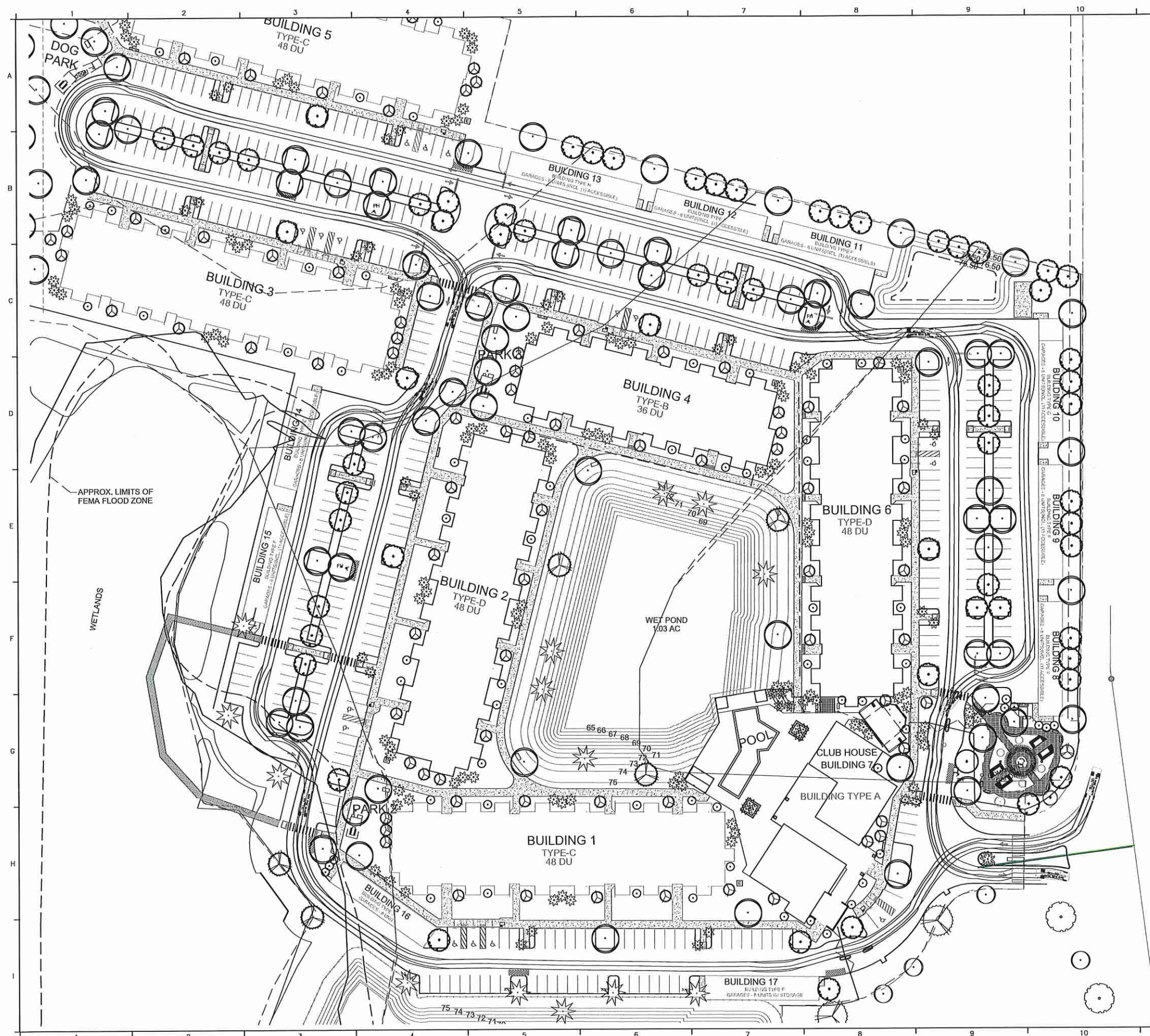
AVIAN POINTE B2 MULTIFAMILY
 AVIAN POINTE PARCEL B2
 APOPKA, FL 32811
 TAURUS INVESTMENT HOLDINGS, LLC

STRUCTURE SCHEDULES

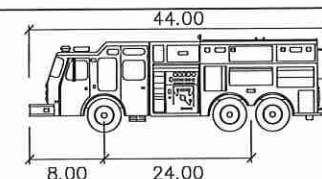
201 S. BUNBY AVE.
 ORLANDO, FL 32811
 407.964-3377
 WWW.NVS.COM

NV5

SHEET C08.0



EXISTING AVIAN
NORTH MEWS



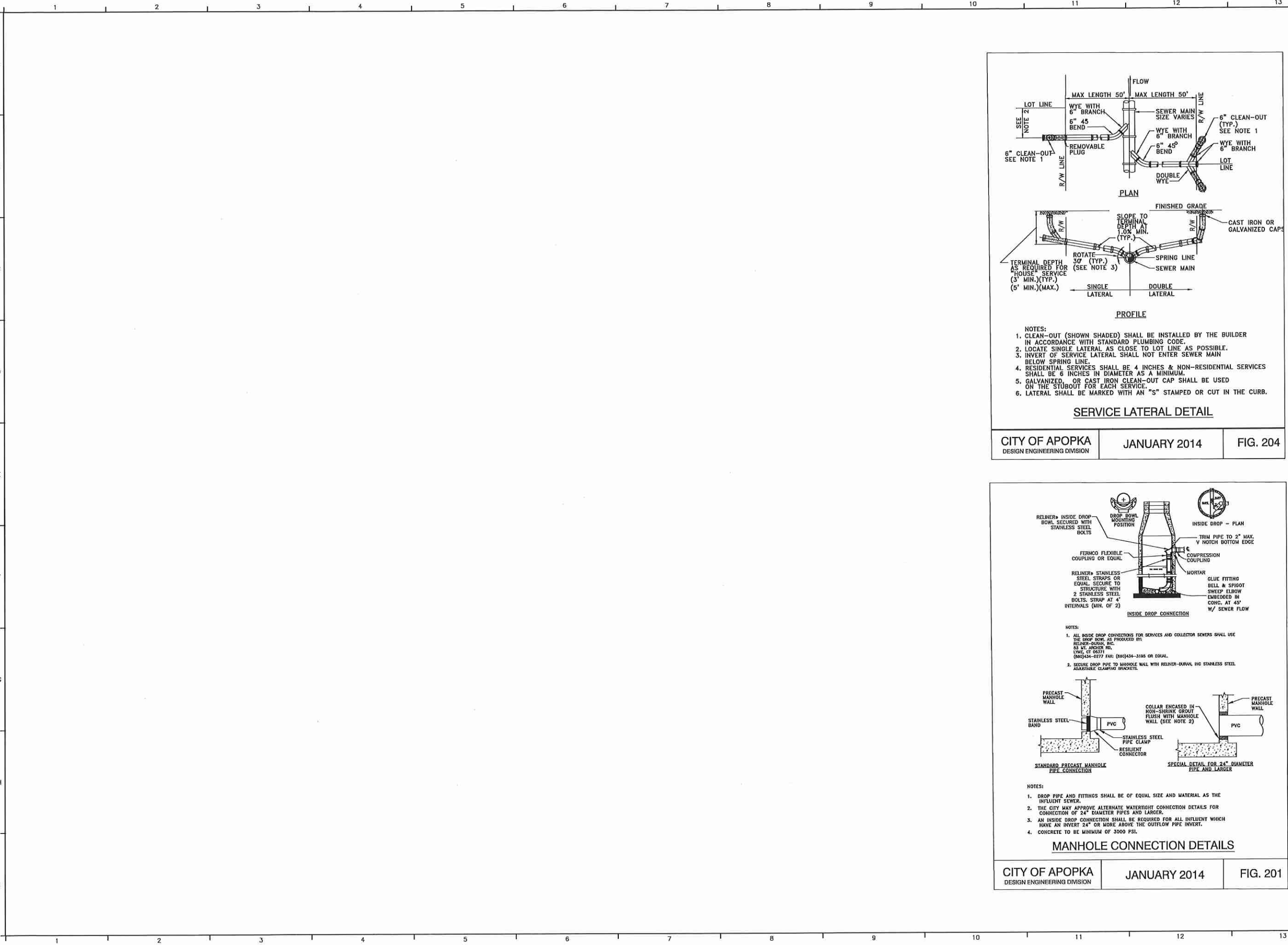
Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

AUTO TURN FIRE TRUCK

F.H. = FIRE HYDRANT

ENGINEER JOHN J. BUNNEY, P.E. FL LIC #84696	DATE: OCT. 03, 2021	NO.	DATE	REVISIONS
JOHNNY BUNNEY, P.E. FL LIC #84696				
AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOKA, FL 32811 TAURUS INVESTMENT HOLDINGS, LLC				
FIRE TRUCK ACCESS PLAN				
201 S. BUNNEY AVE. ORLANDO, FL 407.863.3377 WWW.NV5.COM	CERTIFICATE OF AUTHORIZATION # 25065			
01/10/2021 10:08:28 - 02 BUNNEY/CONSTR FIRE TRUCK ACCESS PLAN.dwg - Oct 03, 2021 - 8:00pm				
SHEET C09.0				



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

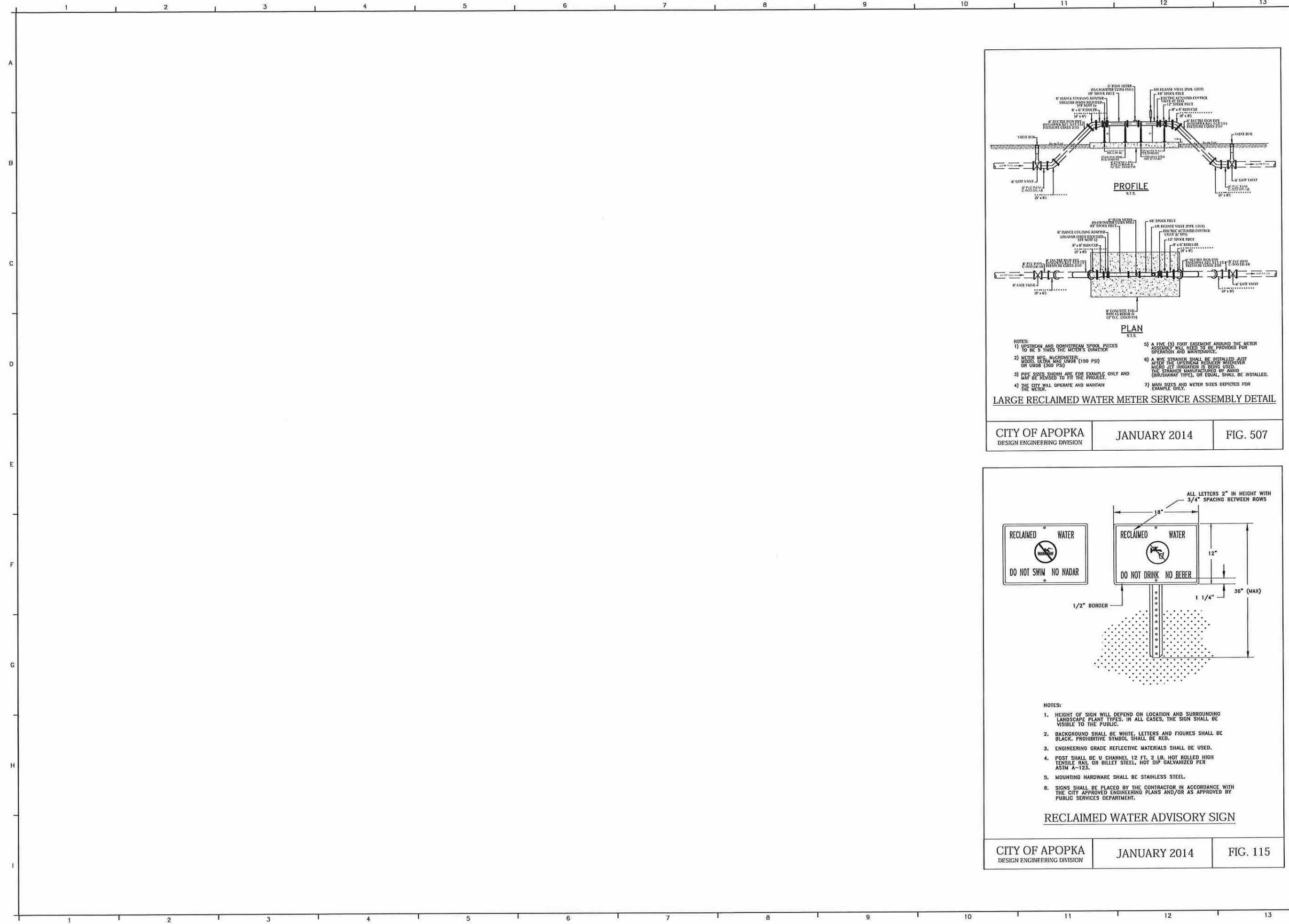
FIG. 204

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 201

JOB # 160526	ENGINEER	DATE	NO.	DATE	REVISIONS
PROJ. MGR. JAH	JOHN J. JONES, P.E.	01/03/2021			
DESIGNER: JAH	FL 00000000				
CHECKED: FAP					
AVIAN POINTE B2 MULTIFAMILY					
AVIAN POINTE PARCEL B2					
APOPKA, FL 32811					
TAURUS INVESTMENT HOLDINGS, LLC					
SANITARY DETAILS					
201 S. BUMBY AVE.					
ORLANDO, FL					
407.886-5377					
WWW.NVS.COM					
CERTIFICATE OF AUTHORIZATION #2905					
01/05/2021 160526 - 12 SANITARY DETAILS.dwg - 01/03/2021 - 4:59pm					
SHEET					
C10.0					



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

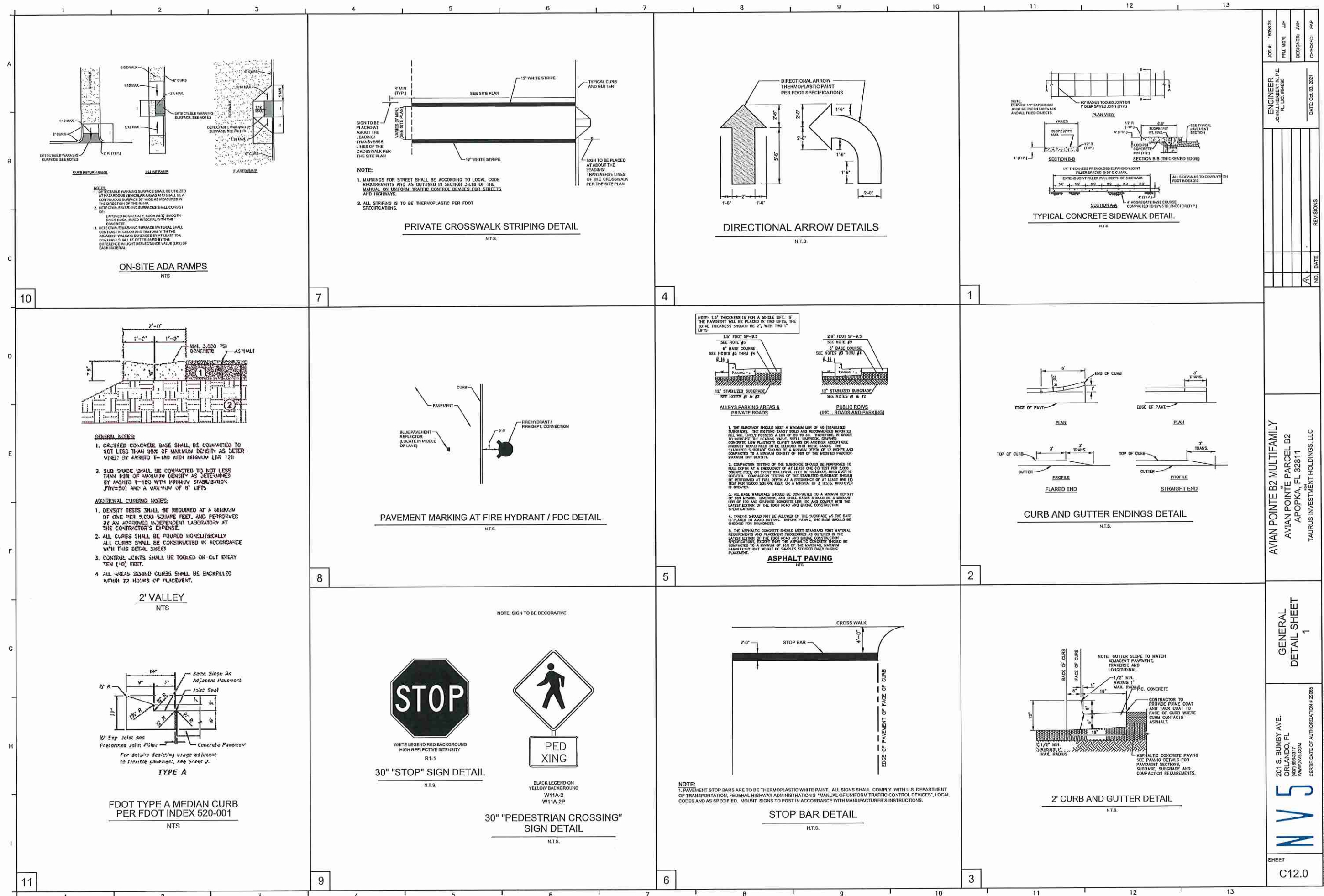
FIG. 507

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 115

SHEET C11.1	NV5 201 S. BUNBY AVE. ORLANDO, FL 407.866.5377 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 25065	RECLAIM RECLAIM WATER DETAILS	AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOPKA, FL 32811 for TAURUS INVESTMENT HOLDINGS, LLC						ENGINEER JOHN J. HERBERT M. P.E. FL LIC #64088	JOB # 16050.26
									PRI. MGR. J.JH	
									DESIGNER. J.WH	
									CHECKED: FAP	
									DATE Oct 03, 2021	



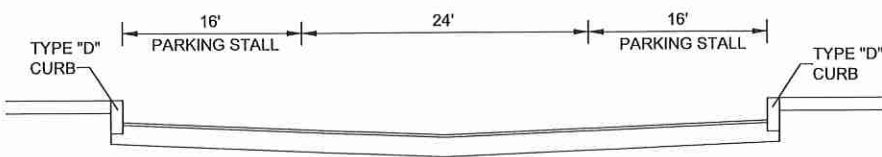
JOB # 165826	ENGINEER JOHN L. BERRY, P.E.	DATE 01.03.2021
PRJ. MGR. JAH	DESIGNER. JWH	CHECKED. PAP
FL. LIC. #68889		
NO.	DATE	REVISIONS
1		
AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOPKA, FL 32811 TAURUS INVESTMENT HOLDINGS, LLC		
GENERAL DETAIL SHEET 1		
201 S. BUNBY AVE. ORLANDO, FL 407.584.5377 WWW.NVS.COM		
CERTIFICATE OF AUTHORIZATION # 29085 01/03/2021 201 BUNBY AVE - 102 Multifamily General Detail Sheet 1.dwg - 01.03.2021 - 6:09pm		
SHEET C12.0		

FIRE NOTES:

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. REMOTE FDC REQUIRED FOR EACH FIRE SPRINKLER.
3. BUILDINGS REQUIRE BDA SURVEY PRIOR TO CO CAN BE ISSUED.
4. ALL MULTI RESIDENTIAL APARTMENTS SHALL BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS.
5. GATE SHALL BE EQUIPPED WITH OPTI-COM TYPE SIGNALING DEVICE AND YELP SIREN ACTIVATED GATE.

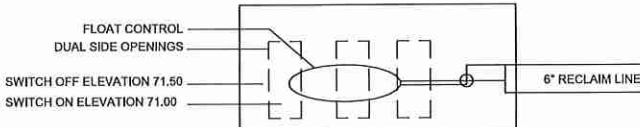
Unit Types	Fir 1	Fir 2	Fir 3	Total # of Units	Total of Units by BR/BA	# Bldgs	Total	Unit Total SF	Balcony SF	Unit & Balcony SF	Total Net SF per building	Total Gross SF per building	Total Gross SF
1A	2	2	2	6				762.00	106.67	868.67	4,572.00		
1B	1	2	2	5				777.00	106.67	883.67	3,885.00		
1C	2	2	2	6				810.00	106.67	916.67	4,860.00		
1D	3			3				777.00	106.67	883.67	777.00		
2A	2	2	2	6				1,160.00	106.67	1,266.67	6,360.00		
2B	2	2	2	6				1,160.00	106.67	1,266.67	6,360.00		
2C													
3A	1	2	2	5				1,375.00	106.67	1,481.67	5,875.00		
3B	1			1				1,375.00	106.67	1,481.67	3,375.00		
Total				36		1	36					48,378	48,378.00
Building C													
1A	4	4	4	12				762.00	106.67	868.67	10,424.04		
1B	2	4	4	10				777.00	106.67	883.67	8,836.70		
1C				0				810.00	106.67	916.67	-		
1D	2			2				777.00	106.67	883.67	1,767.34		
2A	4	4	4	12				1,160.00	106.67	1,266.67	15,200.04		
2B	2	3	3	8				1,160.00	106.67	1,266.67	10,133.36		
2C	1			1				1,160.00	106.67	1,266.67	1,266.67		
3A	1	1	1	3									
3B													
Total				48		3	144					60,060.00	189,180.00
Building D													
1A	4	4	4	12				762.00	106.67	868.67	10,424.04		
1B	2	2	2	6				777.00	106.67	883.67	5,302.02		
1C	2	2	2	6				810.00	106.67	916.67	5,300.02		
1D				0				777.00	106.67	883.67	-		
2A	4	4	4	12				1,160.00	106.67	1,266.67	15,300.04		
2B	2	4	4	10				1,160.00	106.67	1,266.67	12,666.70		
2C	2			2				1,251.00	106.67	1,357.67	2,715.34		
3A				0									
3B													
Total				48		2	96					60,060.00	120,120.00
Grand Total				132		6	276						357,678.00

UNIT AREA BREAKOUTS

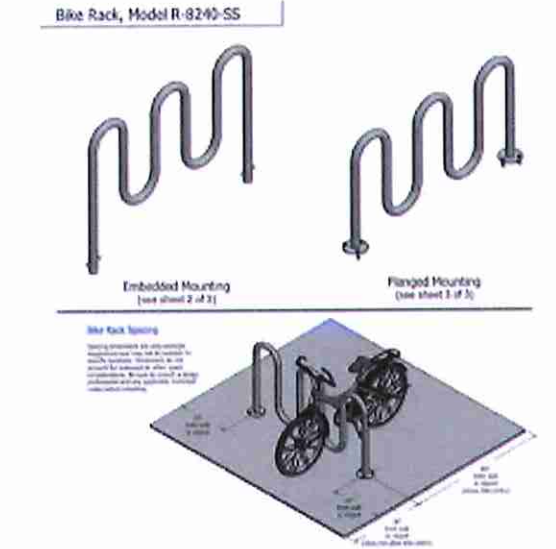
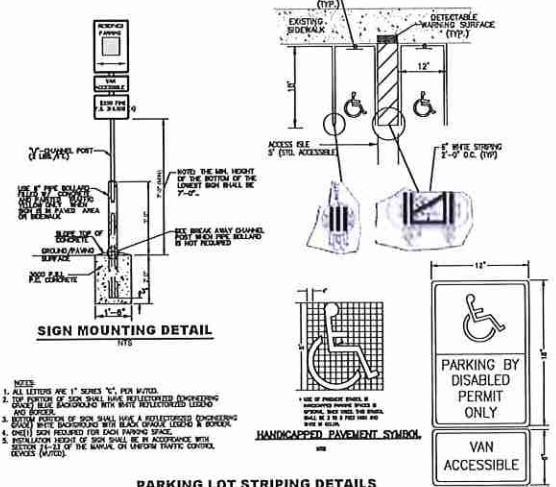


ASPHALT SECTION:
PAVEMENT SECTION TO BE 2.0" OF SP 9.5 WITH 8" OF CRUSHED CONCRETE (LBR 150), OR 8" LIMEROCK (LBR 100). CONTRACTOR TO PROVIDE LBR TESTING RESULTS TO CITY FOR VERIFICATION. CONTRACTOR TO LAY ASPHALT IN TWO 1.0' LIFTS. SEE DETAIL 5, SHEET C14.0 FOR PAVEMENT SECTION DETAIL AND CALL OUTS.

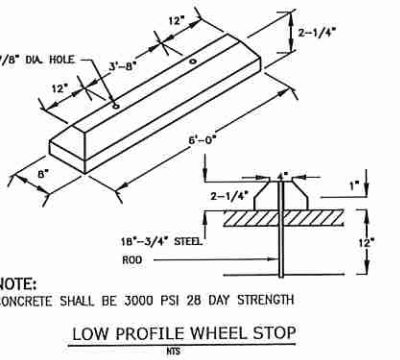
* NOTE: SLOPES VARY SEE GRADING PLAN FOR EXACT GRADES, SLOPES AND WIDTHS



WET POND RECLAIM RE-FILL FLOAT CONTROL
EASYPRO WATER FILL BOX : MODEL WFB



BICYCLE RACK DETAIL
NTS



NOTE:
CONCRETE SHALL BE 3000 PSI 28 DAY STRENGTH
LOW PROFILE WHEEL STOP
NTS

JOB # 160526
PRJ. MGR. JAH
DESIGNER. WWH
CHECKED. FAP

ENGINEER
JOHN J. BUNBY, P.E.
FL LIC. #00000000

DATE: OCT. 03, 2021

NO. DATE

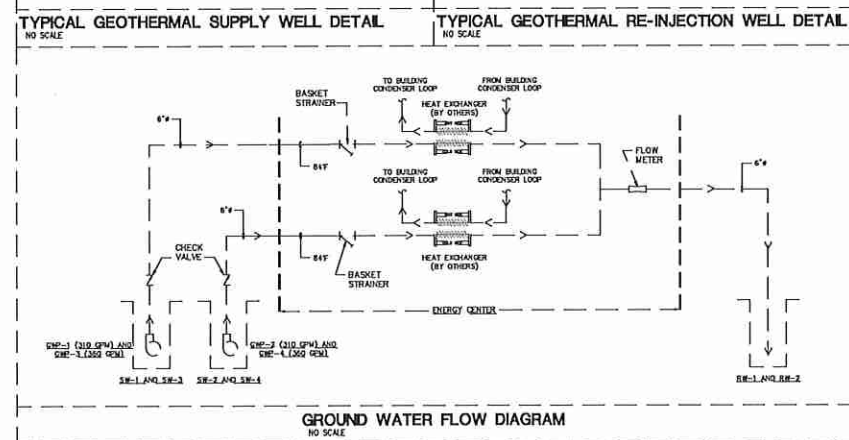
REVISIONS

AVIAN POINTE B2 MULTIFAMILY
AVIAN POINTE PARCEL B2
APOPKA, FL 32811
TAURUS INVESTMENT HOLDINGS, LLC

GENERAL
DETAIL SHEET 2

201 S. BUNBY AVE.
ORLANDO, FL
(407) 896-3377
WWW.NVS.COM
NVS
CERTIFICATE OF AUTHORIZATION # 29055
01/05/2021 201/05/2021 - 02/05/2021 201/05/2021 - 03/03/2021 - 03/03/2021 - 03/03/2021

SHEET
C13.0

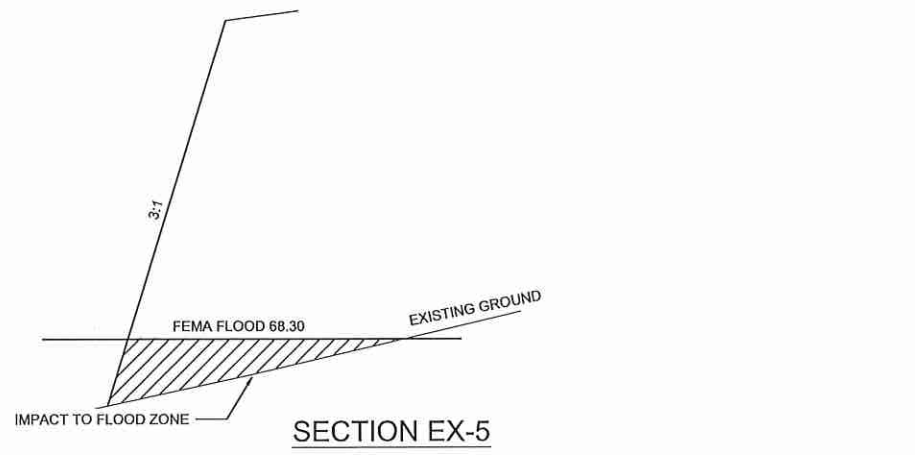
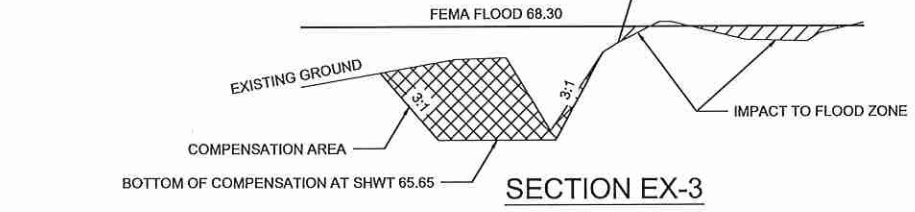
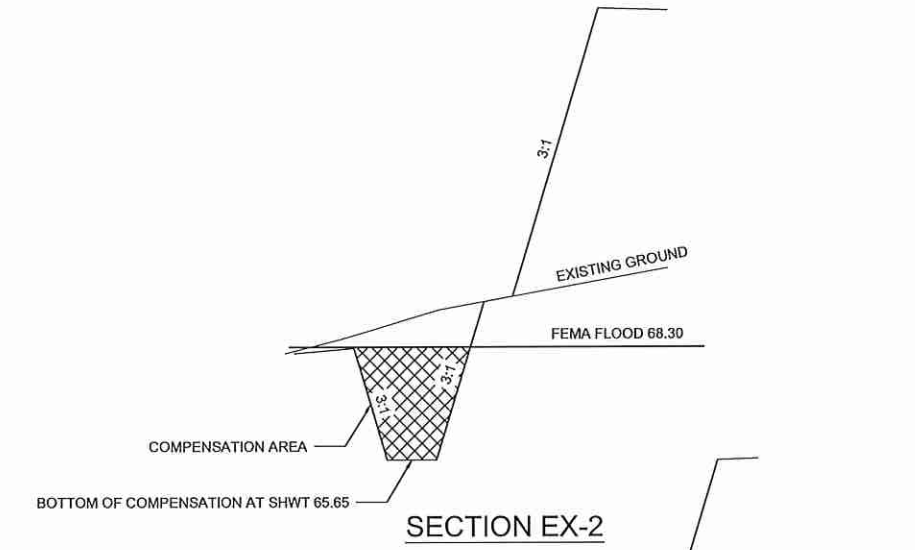
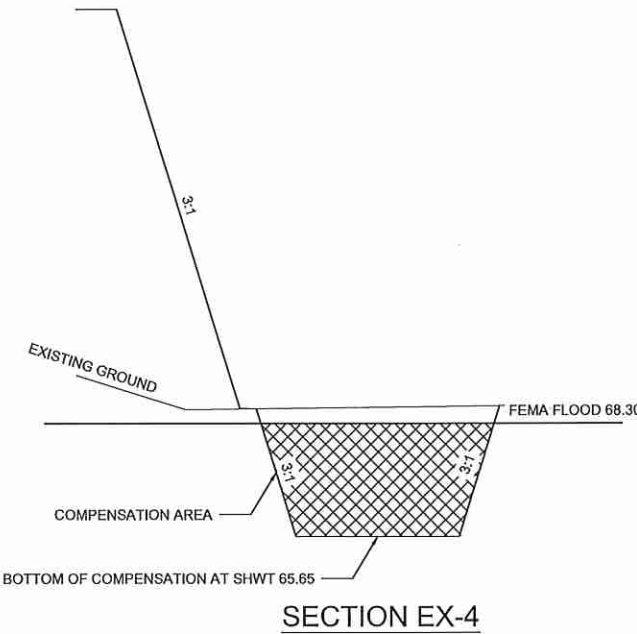
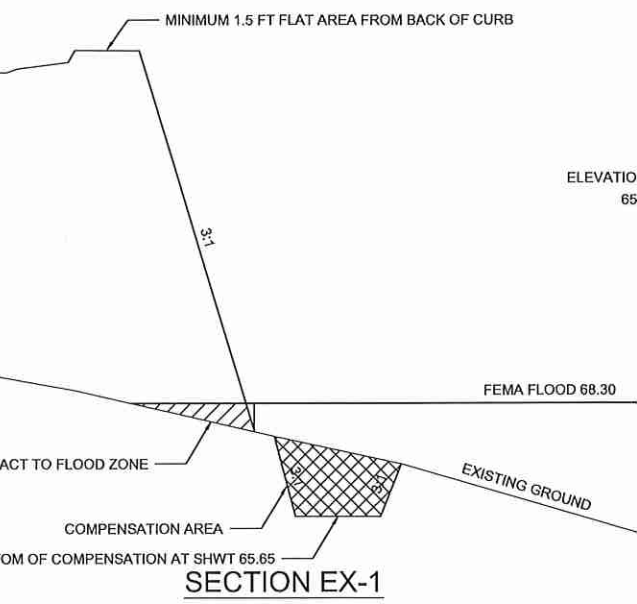
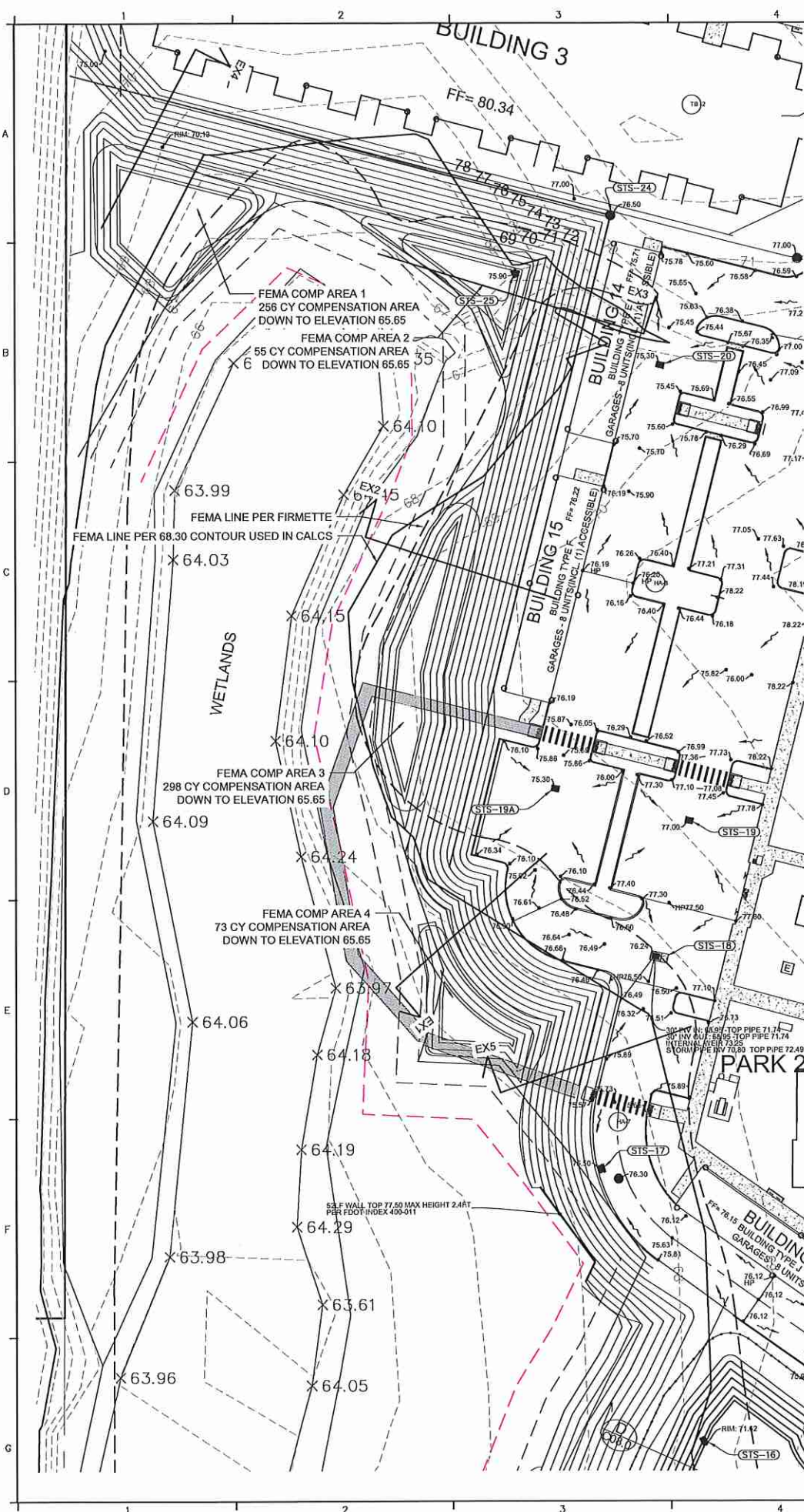


KEYED NOTES:

① PROVIDE WITH VFD COMPATIBLE MOTOR.

② PUMP SELECTION MAY BE MODIFIED AFTER FIRST COMPLETED WELL PERFORMANCE DATA.

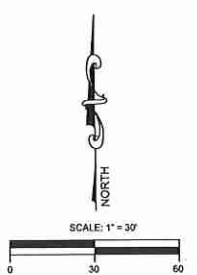
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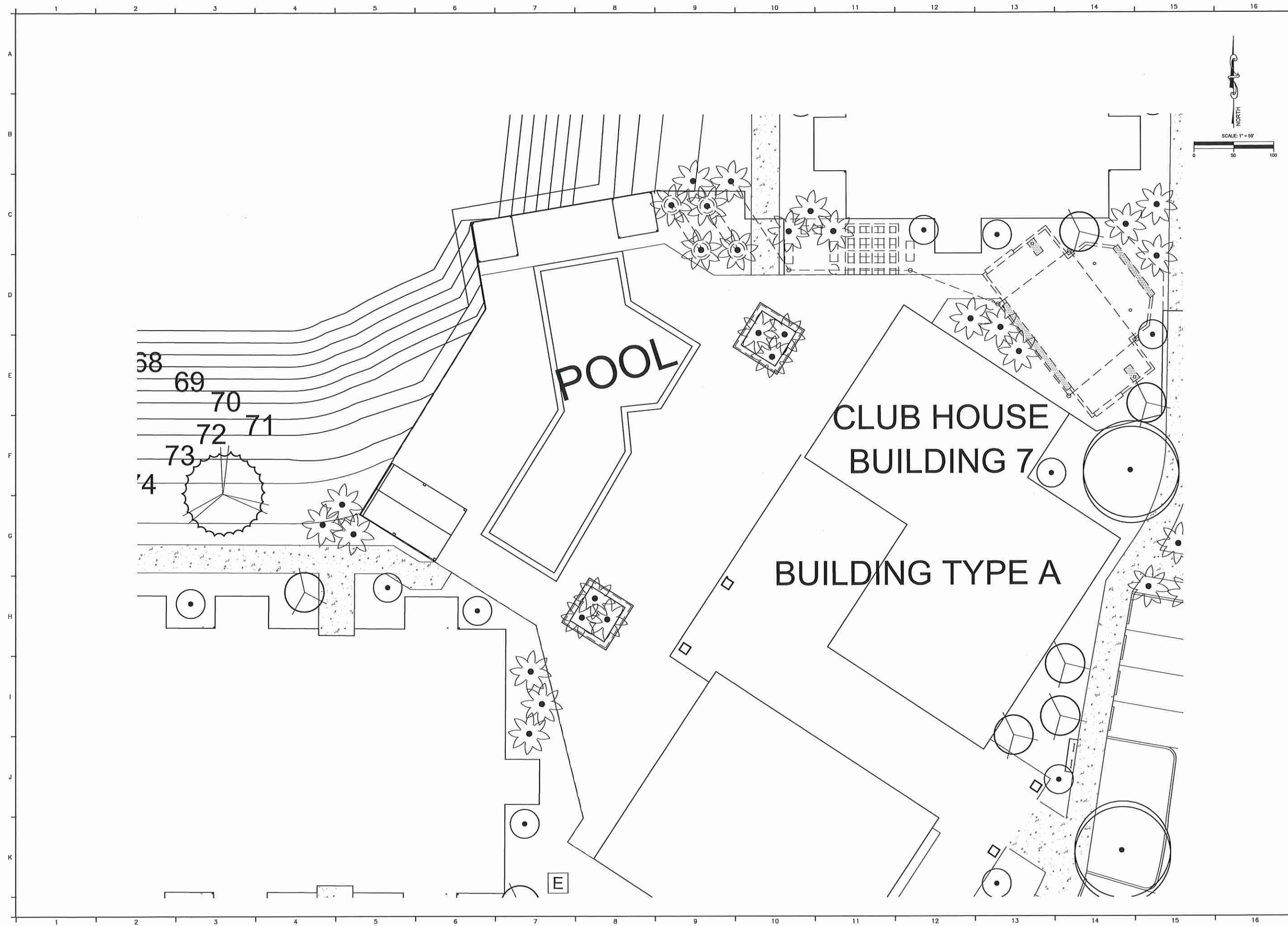
COMPENSATION SUMMARY

TOTAL IMPACT TO FLOOD ZONE 331 CY
TOTAL COMPENSATION TO FLOOD ZONE 682 CY

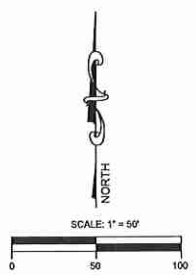
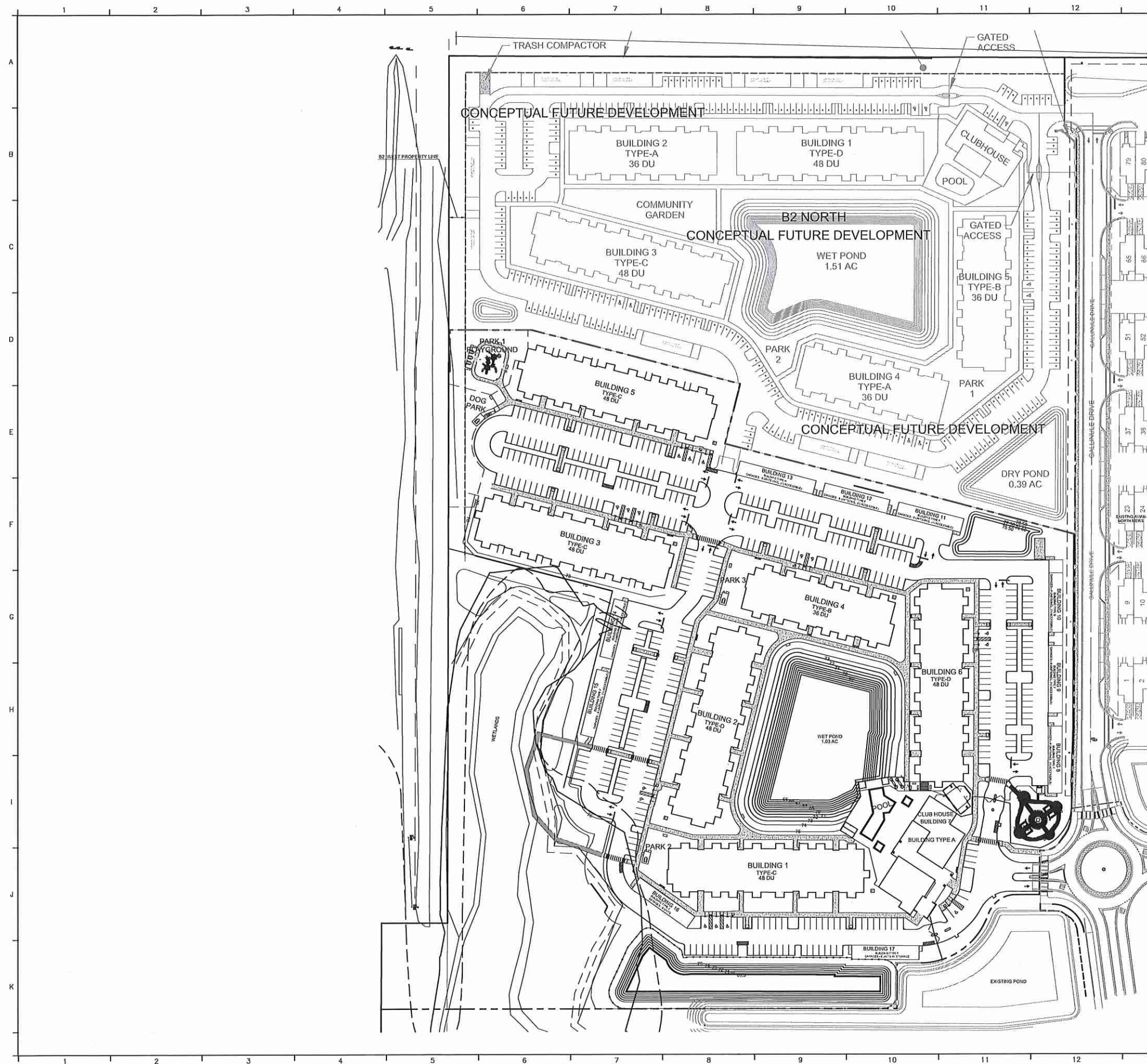
ELEVATION RANGE (ELV)	COMPENSATION PROVIDED (CY)	IMPACT (CY)
65.65 - 66	84 CY	0 CY
66 - 67	244 CY	80 CY
67 - 68	272 CY	179 CY
68 - 68.30	82 CY	72 CY



JOB # 16052.26		ENGINEER	DATE 04.03.2021
PRJ. MGR. JH	DESIGNER. JH	ENGINEER JOHN J. HERBERT IV, P.E.	FL LIC. #44698
AVIAN POINTE B2 MULTIFAMILY		REVISIONS	
AVIAN POINTE PARCEL B2		NO. DATE	
APOPKA, FL 32811		1 A	
TAURUS INVESTMENT HOLDINGS, LLC			
FEMA PLAN			
201 S. BUMBY AVE.		CERTIFICATE OF AUTHORIZATION # 28065	
ORLANDO, FL		DATE 03.2021 - 8:10pm	
4071 866-3317			
WWW.NV5.COM			
NVS			
SHEET			
C14.0			



ENGINEER JOHN J. HERBERT IV, P.E. FL LIC. #10638-26		PRL. MGR. JAH DESIGNER. JAH CHECKED: FAP
AVIAN POINTE B2 MULTIFAMILY AVIAN POINTE PARCEL B2 APOPKA, FL 32811 TAURUS INVESTMENT HOLDINGS, LLC		DATE: Oct. 03, 2021
AMENITY PLAN 2		REVISIONS
201 S. BUNBY AVE. ORLANDO, FL NV5 www.nv5.com CERTIFICATE OF AUTHORIZATION # 25055		NO. DATE
SHEET C15.1		DATE: Oct. 03, 2021 - 8:11pm



CONCEPTUAL FUTURE DEVELOPMENT
SUBDIVISION B2 NORTH APARTMENT UNIT SUMMARY

UNIT TYPE	LIVABLE SF/UNIT	TOTAL # OF UNITS	% OF UNITS	PARKING SPACE	
				REQUIRED PER UNIT	TOTAL REQUIRED
1 BR OR STUDIO	762 SF (MIN)	112	50%	1.5	168
2 BR	1,160 SF (MIN)	98	45%	2	196
3 BR	1,375 SF (MIN)	12	15%	2	24

REQUIRED	388
PROVIDE	392

PARKING PROVIDED = 392 SPACES (1.76 SPACES / UNIT)
GARAGE PARKING = 72 SPACES (18% OF TOTAL REQUIRED)
HANDICAP PARKING = 16 SPACES
BICYCLE PARKING PROVIDED = 14

201 S. BUNBY AVE.
ORLANDO, FL 32811
WWW.NV5.COM

NV5

SHEET
C16.0

CONCEPTUAL FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

AVIAN POINTE B2 MULTIFAMILY
AVIAN POINTE PARCEL B2
APOPKA, FL 32811
TAURUS INVESTMENT HOLDINGS, LLC

ENGINEER
JOHN J. BUNBY, P.E.
FL LIC. 86482

DESIGNER: JWH
CHECKED: FAP

DATE: OCT. 03, 2021

REVISIONS

NO. DATE

LEGAL DESCRIPTION:

A PORTION OF TRACT FD-1 OF AVIAN POINTE REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 90 THROUGH 95 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ALSO BEING A POINT ON THE WESTERLY LINE OF SAID TRACT FD-1; THENCE RUN SOUTH 89°49'16" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 7 AND ALONG SAID WESTERLY LINE OF TRACT FD-1 FOR A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°11'33" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 898.43 FEET; THENCE DEPARTING SAID WESTERLY LINE RUN SOUTH 89°48'27" EAST FOR A DISTANCE OF 125.85 FEET; THENCE RUN SOUTH 75°28'06" EAST FOR A DISTANCE OF 327.53 FEET; THENCE RUN SOUTH 14°31'54" WEST FOR A DISTANCE OF 93.45 FEET; THENCE RUN SOUTH 75°28'06" EAST FOR A DISTANCE OF 48.35 FEET; THENCE RUN SOUTH 75°45'23" EAST FOR A DISTANCE OF 265.52 FEET; THENCE RUN SOUTH 75°08'39" EAST FOR A DISTANCE OF 236.04 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT FD-1; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE AND ALONG THE SOUTHERLY LINE OF SAID TRACT FD-1: SOUTH 00°18'38" WEST A DISTANCE OF 294.03 FEET; THENCE RUN SOUTH 01°45'37" WEST FOR A DISTANCE OF 129.86 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 36°48'34" WITH A CHORD BEARING OF SOUTH 20°09'54" WEST, AND A CHORD DISTANCE OF 37.89 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.55 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 71.50 FEET AND A CENTRAL ANGLE OF 05°23'53" WITH A CHORD BEARING OF SOUTH 35°52'15" WEST, AND A CHORD DISTANCE OF 6.73 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 6.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 31.00 FEET AND A CENTRAL ANGLE OF 62°32'56" WITH A CHORD BEARING OF SOUTH 64°26'47" WEST, AND A CHORD DISTANCE OF 32.18 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 33.84 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00°51'01" WEST FOR A DISTANCE OF 70.26 FEET; THENCE RUN NORTH 89°08'59" WEST FOR A DISTANCE OF 36.05 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 71°36'30" WITH A CHORD BEARING OF SOUTH 55°02'48" WEST, AND A CHORD DISTANCE OF 52.65 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 56.24 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, HAVING A RADIUS OF 109.00 FEET AND A CENTRAL ANGLE OF 71°04'07" WITH A CHORD BEARING OF SOUTH 54°46'35" WEST, AND A CHORD DISTANCE OF 126.70 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 135.20 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 89°41'22" WEST FOR A DISTANCE OF 34.67 FEET; THENCE RUN SOUTH 00°18'38" WEST A DISTANCE OF 69.11 FEET; THENCE RUN NORTH 89°59'59" WEST FOR A DISTANCE OF 785.27 FEET, TO A POINT ON THE WEST LINE OF THE AFORESAID SECTION 7 ALSO BEING THE SOUTH WEST CORNER OF SAID TRACT FD-1; THENCE RUN NORTH 00°23'17" EAST ALONG SAID WEST AND WESTERLY LINES FOR A DISTANCE OF 133.55 FEET TO THE POINT OF BEGINNING.

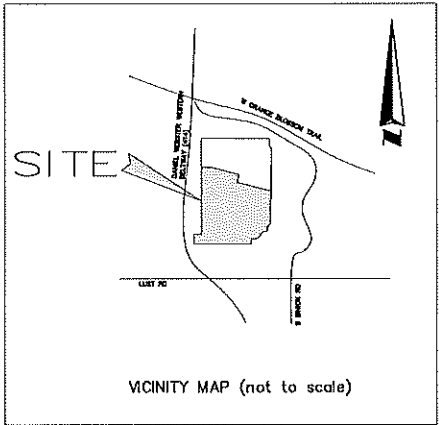
CONTAINS 18.81 ACRES MORE OR LESS.

LEGEND & ABBREVIATIONS

- Denotes set 1/2" iron rod and cap LB #6723
- Denotes found 4"x4" concrete monument "PRM" LB #6723
- LS Denotes Licensed Surveyor
- LB Denotes Licensed Business
- P.S.M. Denotes Professional Surveyor and Mapper
- (P) Denotes
- D.B. Denotes deed book
- P.B. Denotes plat book
- PG(S) Denotes page or pages
- P.T. Denotes point of tangency
- P.C. Denotes point of curvature
- P.R.C. Denotes point of reverse curvature
- N.T. Denotes non-tangent
- ▽ Denotes fiber optic cable marker
- ⊙ Denotes sanitary manhole
- x95.50 Denotes spot elevation and location
- ⊕ 10" OAK Denotes tree location, size and type
- ⊕ Denotes site benchmark location
- Denotes fence line as noted
- Denotes top of bank
- Denotes bottom of bank
- - - - - Denotes FEMA flood line
- Denotes wetland flag line
- Denotes surface water line

LEGEND & ABBREVIATIONS

- ⚡ Denotes fire hydrant
- ⊕ Denotes water meter
- ⊕ Denotes water valve
- ⊕ Denotes electric pull box
- ⊕ Denotes reclaimed water meter
- ⊕ Denotes reclaimed water valve
- ★ Denotes concrete light pole
- ⊕ Denotes electric box
- ⊕ Denotes back flow preventer
- N.T. Denotes non-tangent
- ▽ Denotes fiber optic cable marker
- ⊕ Denotes television riser
- ⊕ Denotes vault
- ⊕ Denotes tree location, size and type
- ⊕ Denotes yard drain
- ⊕ Denotes grate
- ⊕ Denotes catch basin
- ← Denotes guy wire
- ⊕ Denotes water pump and tank



VICINITY MAP (not to scale)

SURVEYOR'S NOTES:

Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 7, Township 21 South, Range 28 East as being S89°49'16"E. (an assumed bearing 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 survey that may affect property rights and/or land use rights of the subject property.

This survey was performed without the benefit of an insurance title commitment.

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, apparent and/or visible, unobstructed, above ground improvements were located. Underground improvements, such as foundations and utilities, were not located, unless noted otherwise.

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.

Subject property shown hereon is in Zone X, area of minimal flood hazard, and Zone AE, base flood elevation determined, according to Flood Insurance Rate Map panel number 10295C0120F, map revised 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.

Delineation of the approximate limits of Zone X and Zone AE shown hereon were digitized from information obtained from the Federal Emergency Management Agency (FEMA).

Elevations shown hereon are based on Florida Department of Transportation Benchmark Number 9001, elevation being 108.63', (North American Vertical Datum 1988)

Last date in field: June 29, 2021.

There are no platted setback or building restriction lines which have been recorded in subdivision plats and no record documents have been delivered to surveyor for said lines.

There is no observed evidence of cemeteries and burial grounds on the property. .

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

Trees sizes depicted hereon are based on the diameter of the tree in inches measured at chest height.

Property as depicted hereon contains 819208 square feet or 18.81 acres more or less.

CERTIFIED TO:

TAURUS INVESTMENTS HOLDINGS, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13 & 30 OF TABLE 1 THEREOF.

THE FIELDWORK WAS COMPLETED ON 06/29/21

SIGNATURE

JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

ALTANSPS LAND TITLE BOUNDARY
TOPOGRAPHIC AND TREE SURVEY
OF
AVIAN POINTE
PARCEL B-2
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
TAURUS INVESTMENT
HOLDINGS, LLC

DATE	REVISIONS
08/02/21	REVISIONARY UPDATE
08/25/21	FOR UPDATE
08/28/21	WETLAND FLAG

JOB # 20210415
DATE: 09/17/20
SCALE: 1" = 100'
CALC BY: DY
FIELD BY: BS/TS
DRAWN BY: CDK/AH
CHECKED BY: DY/MR

SHEET 1 OF 4



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

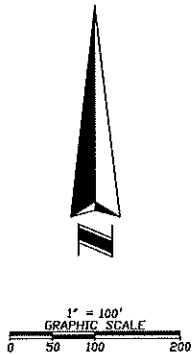
ALTAINSPS LAND TITLE BOUNDARY
TOPOGRAPHIC AND TREE SURVEY
OF
AVIAN POINTE
PARCEL B-2
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
TAURUS INVESTMENT
HOLDINGS, LLC

DATE	REVISIONS
06/25/21	TOPO UPDATE
06/25/21	WETLAND FLAG

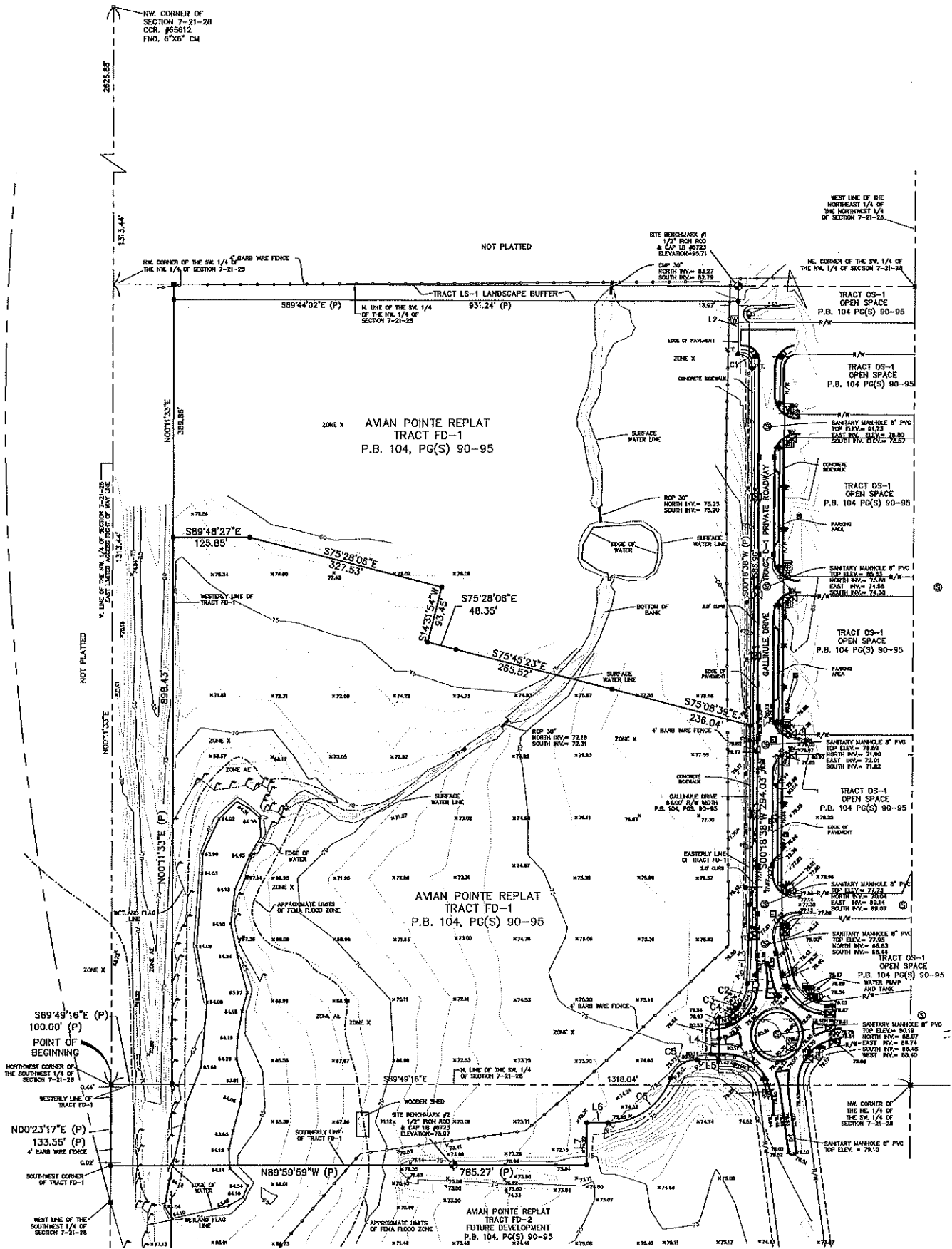
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DATE: 09/17/20
SCALE: 1" = 100'
CALC BY: DY
FIELD BY: BS/TS
DRAWN BY: CDK/AH
CHECKED BY: DY/MR

SHEET 2 OF 4



LINE TABLE (P)		
LINE	BEARING	LENGTH
L2	S00°18'38"W	86.51'
L3	S01°45'37"W	129.86'
L4	S00°51'01"W	70.26'
L5	N89°08'59"W	36.05'
L6	N89°41'22"W	34.67'
L7	S00°18'38"W	69.11'

CURVE TABLE (P)				
CURVE	RADIUS	BEARING	CHORD	DELTA
C1	23.00'	S44°41'22"E	32.53'	90°00'00"
C2	60.00'	S20°09'54"W	37.89'	36°48'34"
C3	71.50'	S35°52'15"W	6.73'	05°23'53"
C4	31.00'	S84°26'47"W	32.18'	62°32'56"
C5	45.00'	S55°02'46"W	52.65'	71°38'30"
C6	109.00'	S54°46'35"W	128.70'	71°04'07"



SHEET INDEX:
SHEET 1 OF 4 - COVER SHEET
SHEET 2 OF 4 - BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 3 OF 4 - TREE SURVEY
SHEET 4 OF 4 - WETLAND AND SURFACE WATER FLAG



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

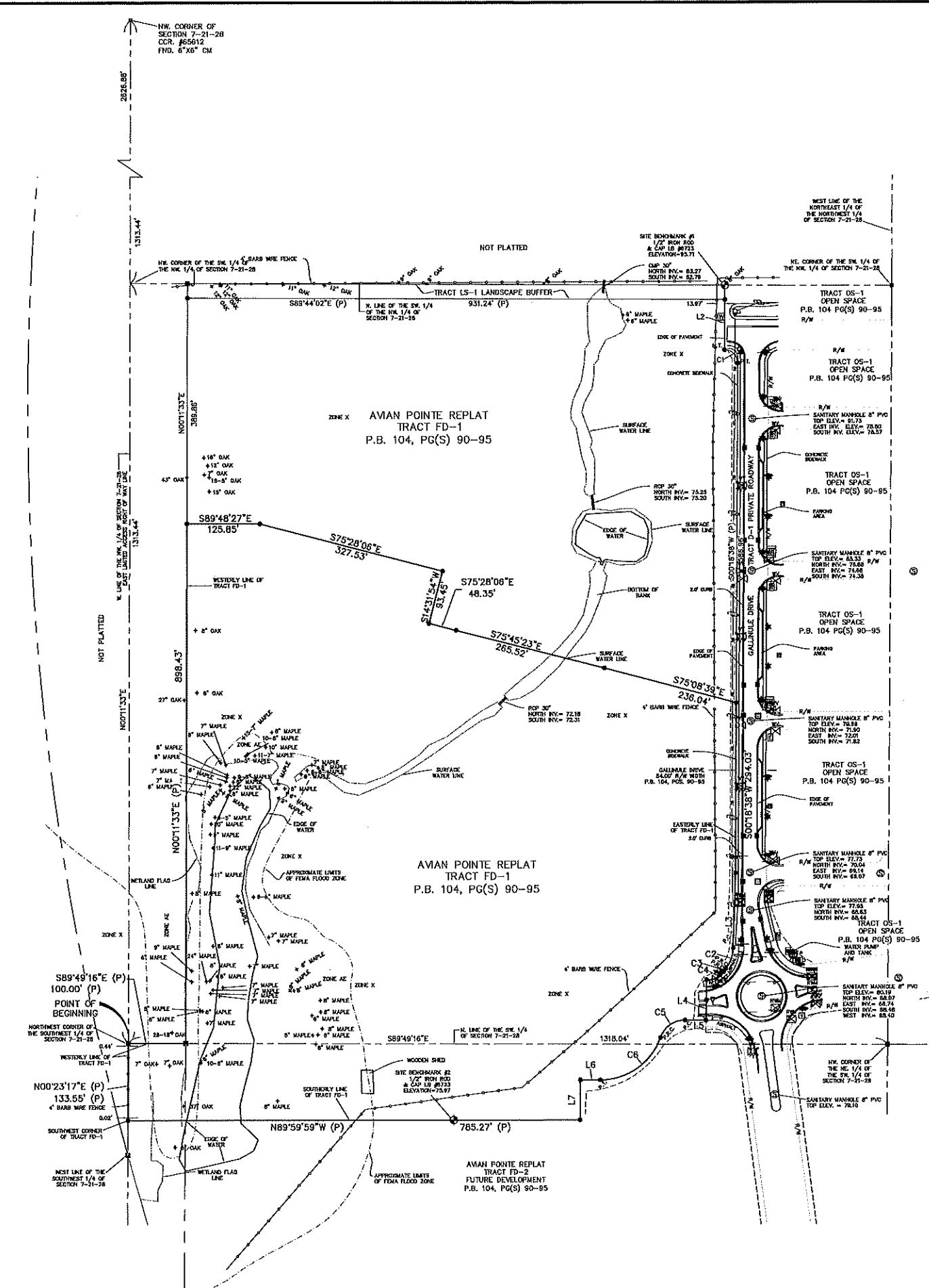
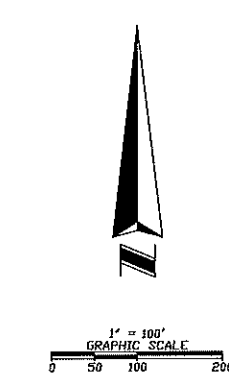
ALTANPS LAND TITLE BOUNDARY
TOPOGRAPHIC AND TREE SURVEY
OF
AVIAN POINTE
PARCEL B-2
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
TAURUS INVESTMENT
HOLDINGS, LLC

DATE	REVISIONS
09/25/21	TOPO UPDATE
06/25/21	WETLAND FLAG

JOB # 20210415
DATE: 09/17/20
SCALE: 1" = 100'
CALC BY: DY
FIELD BY: BS/TS
DRAWN BY: CDK/AH
CHECKED BY: DY/MR

SHEET 3 OF 4



SHEET INDEX:
SHEET 1 OF 4 - COVER SHEET
SHEET 2 OF 4 - BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 3 OF 4 - TREE SURVEY
SHEET 4 OF 4 - WETLAND AND SURFACE WATER FLAG

Drawing Name: L:\Users\jordan\My Documents\ALTA-TOPO-28 SHEET 3



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

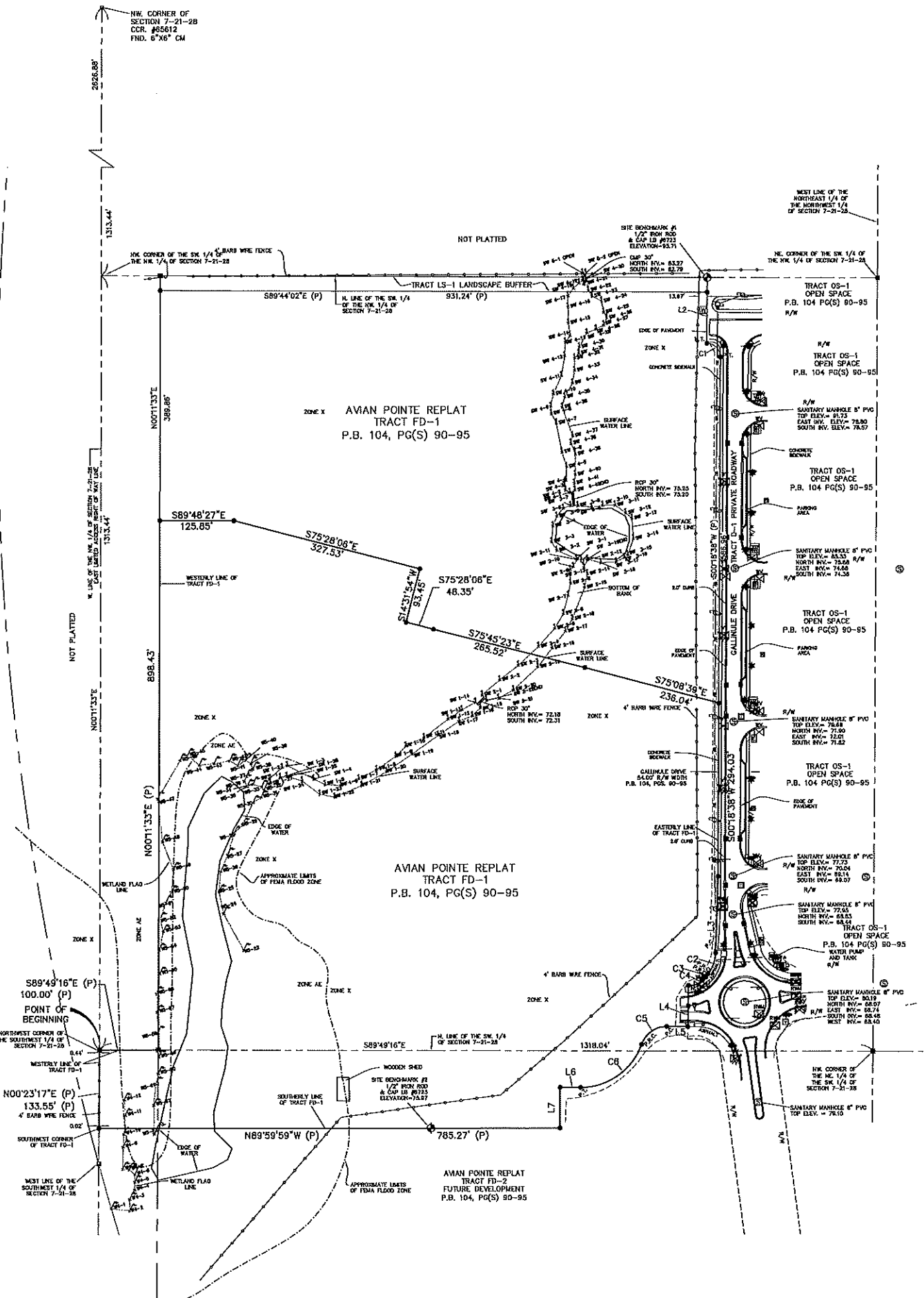
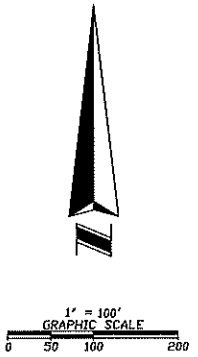
ALTANPS LAND TITLE BOUNDARY
TOPOGRAPHIC AND TREE SURVEY
OF
AVIAN POINTE
PARCEL B-2
SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
TAURUS INVESTMENT
HOLDINGS, LLC

DATE	REVISIONS
06/25/21	TOPG UPDATE
06/25/21	WETLAND FLAG

JOB # 20210415
DATE: 09/17/20
SCALE: 1" = 100'
CALC BY: DY
FIELD BY: BS/TS
DRAWN BY: CDK/AH
CHECKED BY: DY/MR

SHEET 4 OF 4



SHEET INDEX:
SHEET 1 OF 4 - COVER SHEET
SHEET 2 OF 4 - BOUNDARY & TOPOGRAPHIC SURVEY
SHEET 3 OF 4 - TREE SURVEY
SHEET 4 OF 4 - WETLAND AND SURFACE WATER FLAG

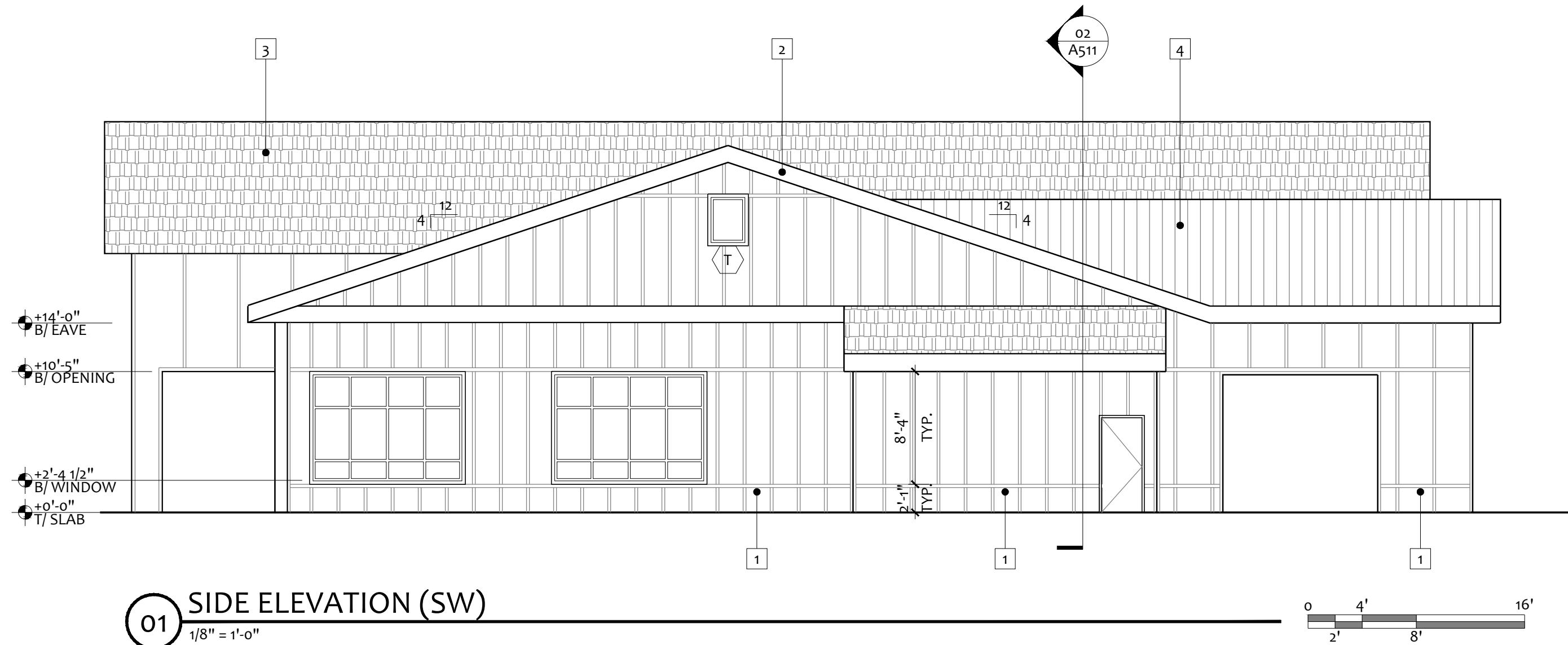
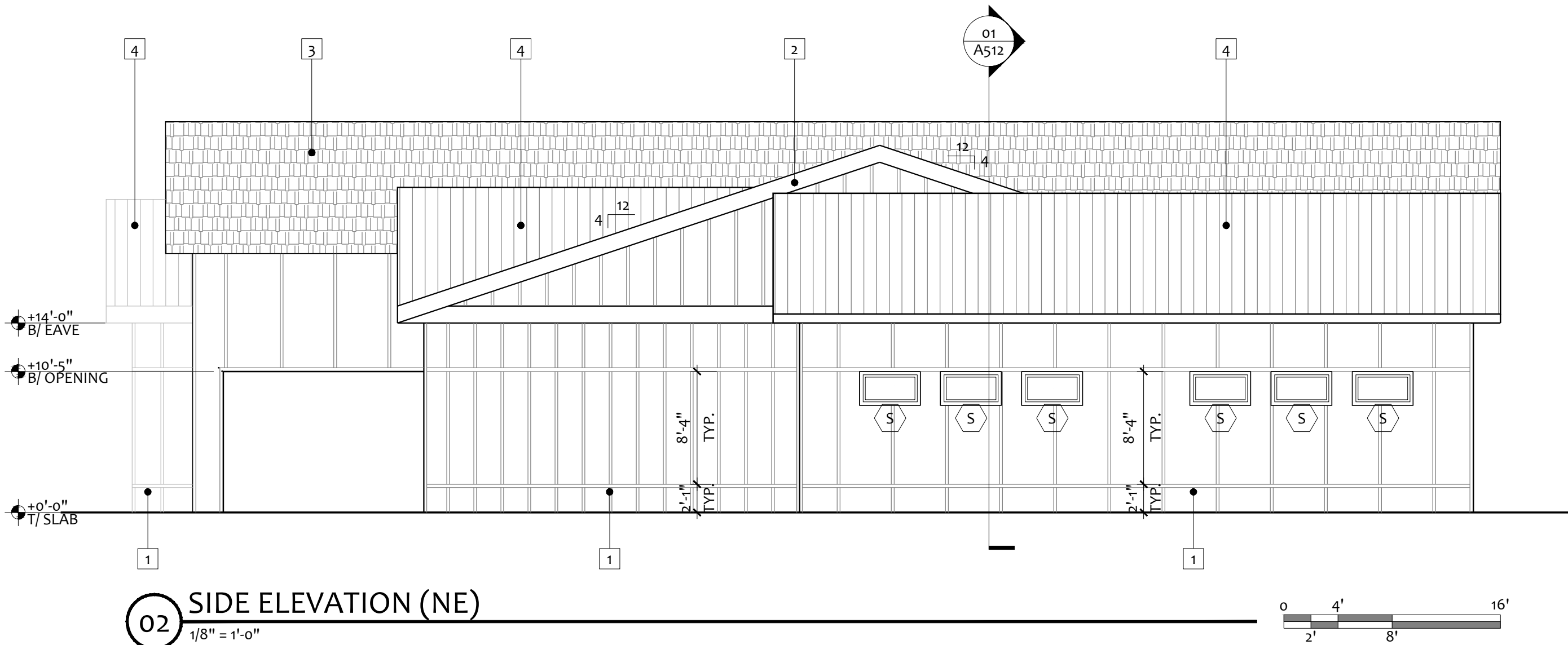
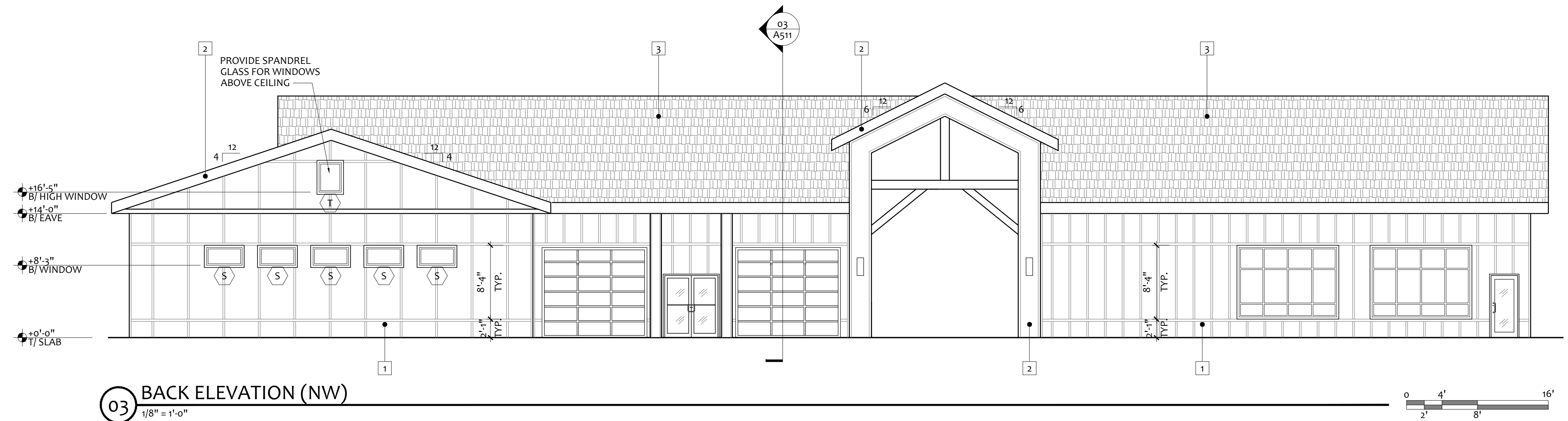
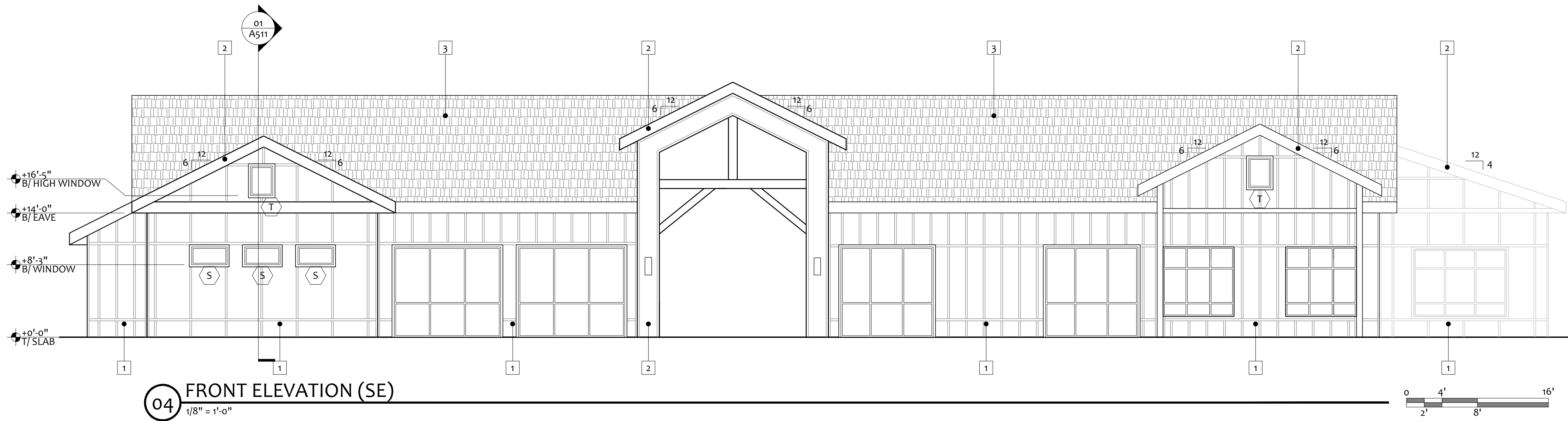


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EXTERIOR FINISH LEGEND

CODE	MATERIAL	MANUFACTURER/ PRODUCT	COLOR/ DESCRIPTION	NOTES
1	BOARD & BATTEN (VERTICAL) SIDING	JAMES HARDIE	SW EXTRA WHITE	SMOOTH FINISH
2	HARDIE TRIM BOARD	JAMES HARDIE	SW TRICORN BLACK	SMOOTH FINISH
3	ASPHALT SHINGLES	TBD		
4	STANDING SEAM METAL ROOF	PAC-CLAD		



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19 JULY 2021

NOT FOR
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- ☐ Kimberly Day McCann, AIA
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PROJECT NAME:

**Avian Pointe
Building A
Clubhouse**
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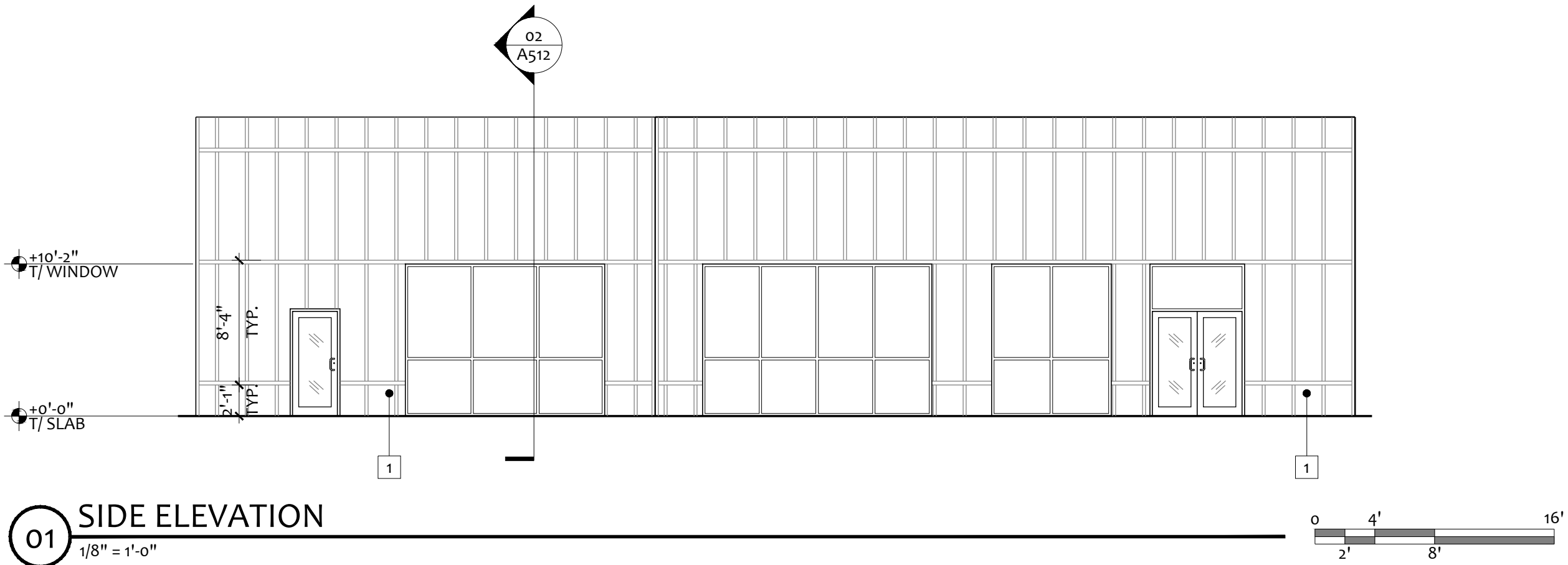
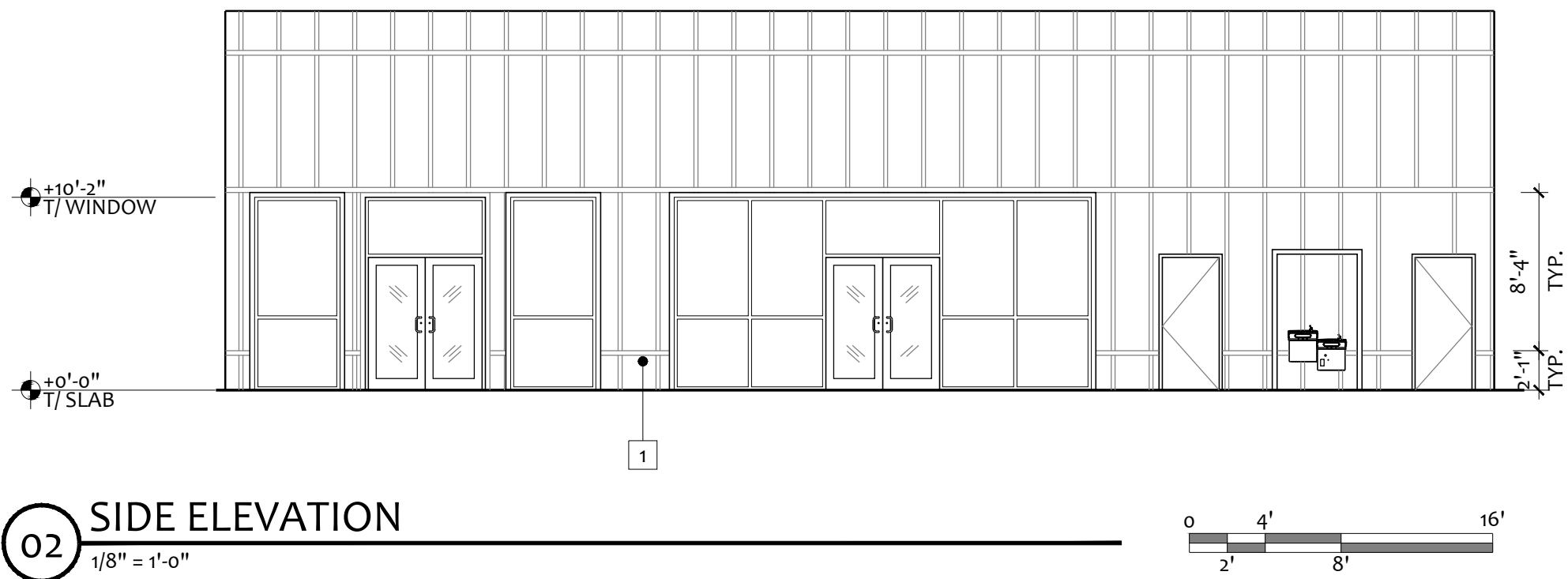
A301
EXTERIOR ELEVATION 254

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02 FRONT ELEVATION- BUILDING B
3/32" = 1'-0"



01 BACK ELEVATION- BUILDING B
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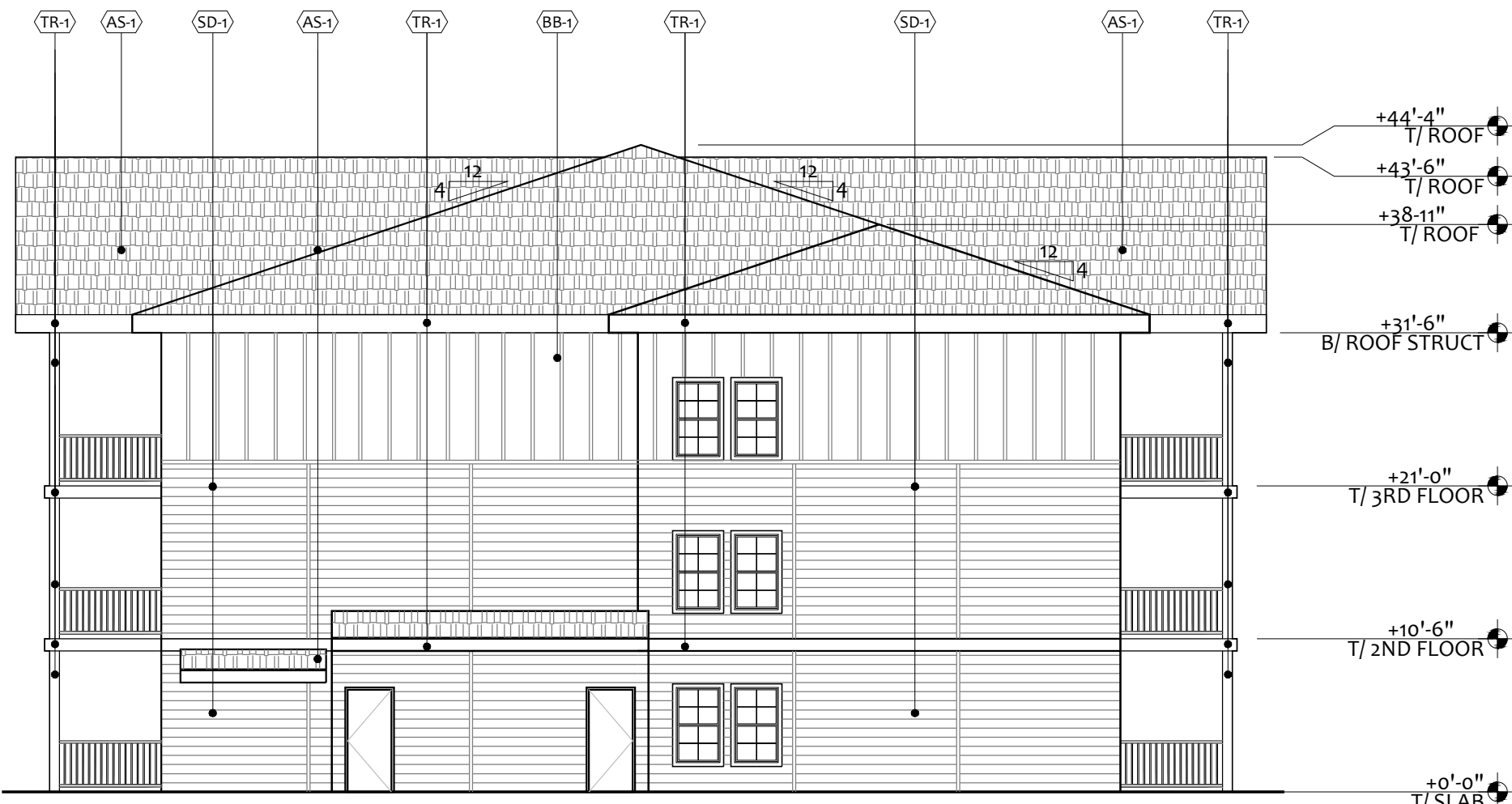
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ELEVATION NOTES

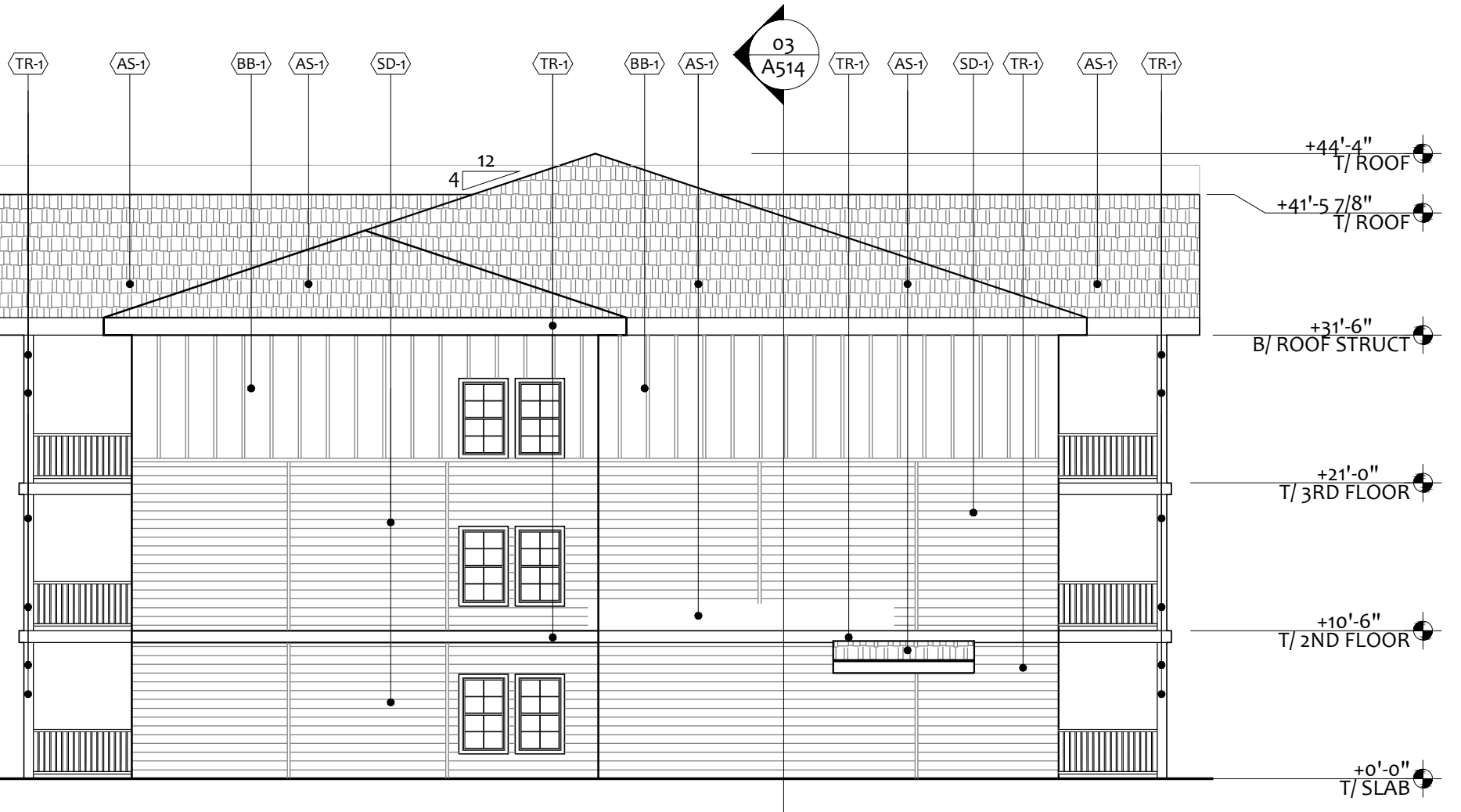
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02 SIDE ELEVATION- BUILDING B
3/32" = 1'-0"



01 SIDE ELEVATION- BUILDING B
3/32" = 1'-0"

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PROJECT TEAM:
Jennifer Applin
Christie Garcia
Madeline Rodriguez

REVISIONS		
#	DATE	DESC.

A301
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02 FRONT ELEVATION- BUILDING C
3/32" = 1'-0"

0 8' 24'



01 BACK ELEVATION- BUILDING C
3/32" = 1'-0"

0 8' 24'

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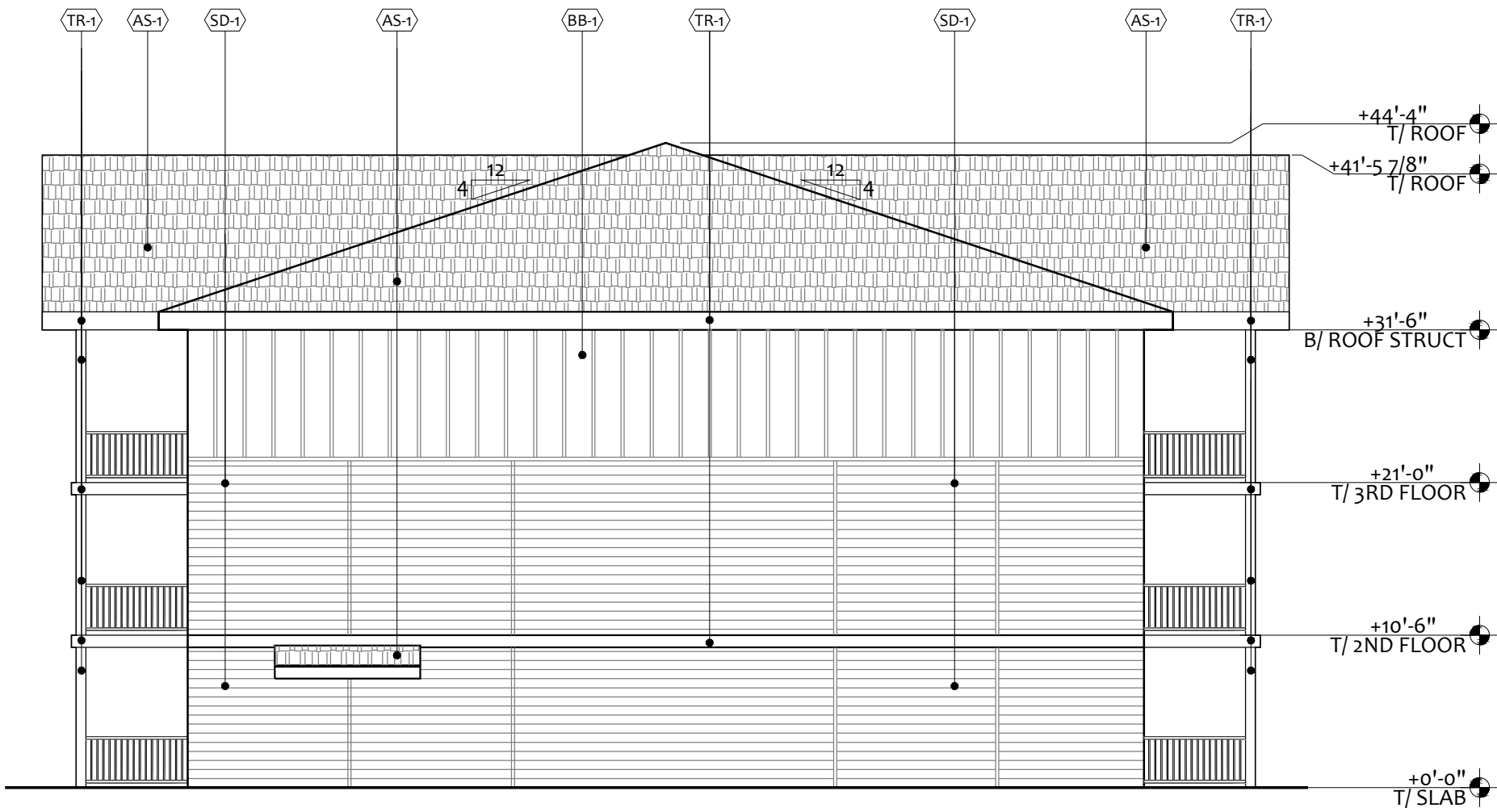
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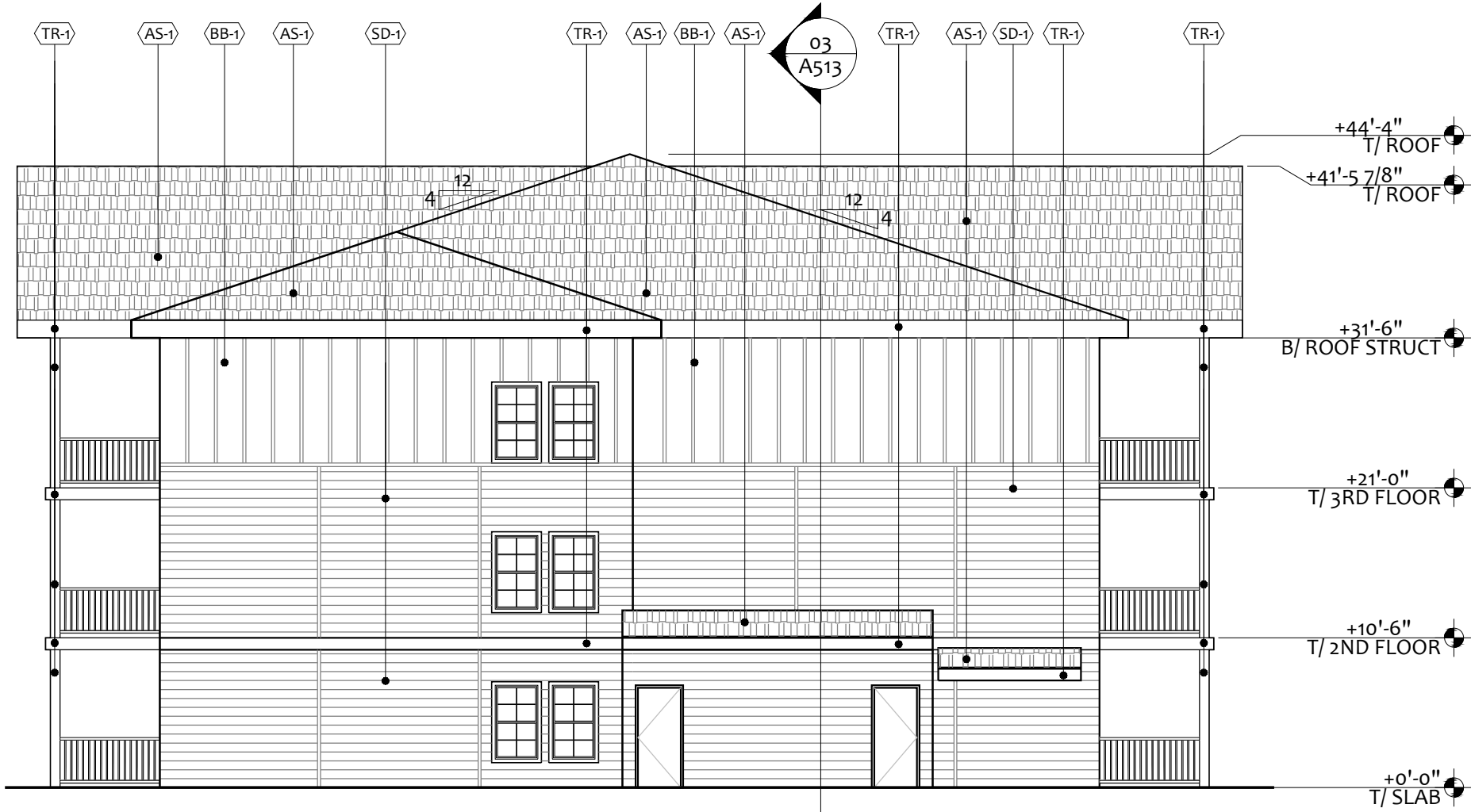
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02 SIDE ELEVATION- BUILDING C

3/32" = 1'-0"

0 8' 24'



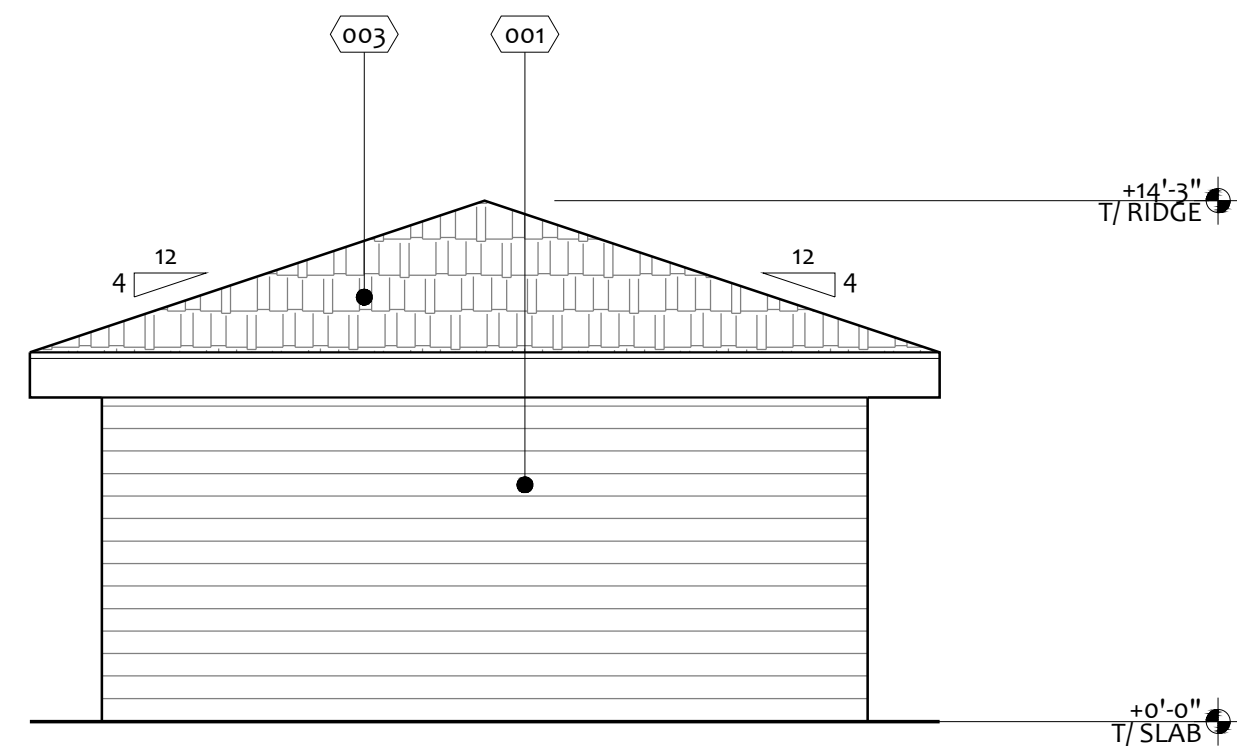
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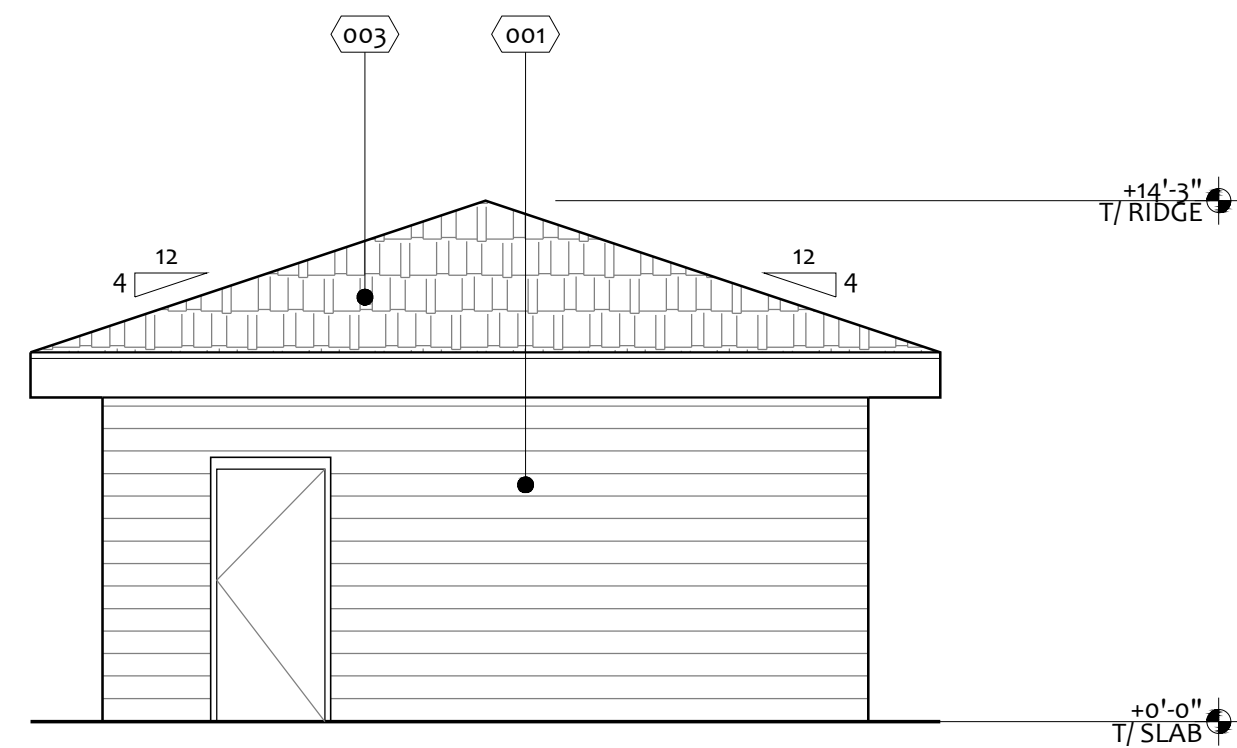
0 8' 24'

4' 16'

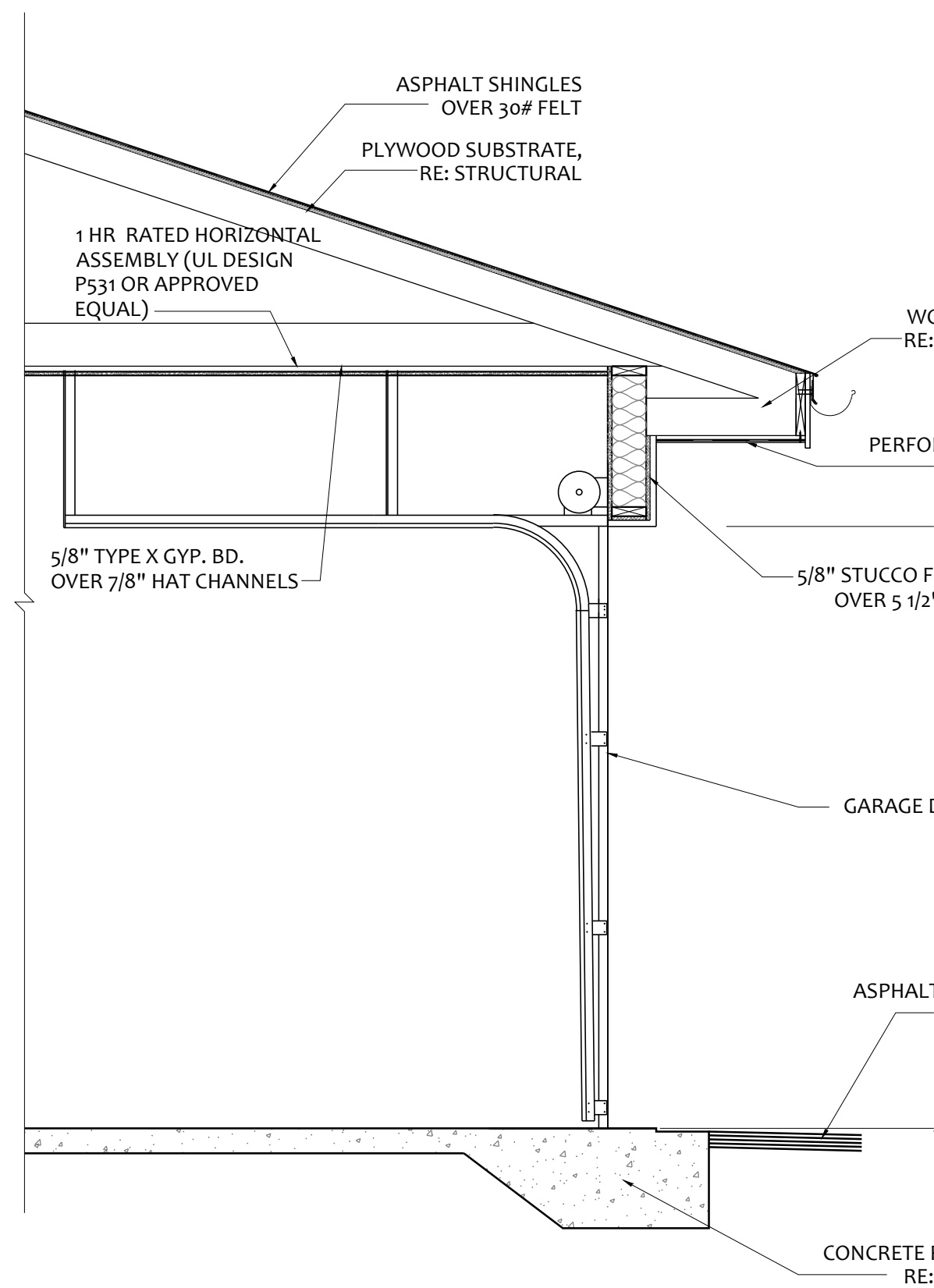
EXTERIOR FINISH LEGEND				
CODE	MATERIAL	MANUFACTURER/ PRODUCT	COLOR/ DESCRIPTION	NOTES
001	HORIZONTAL HARDIBOARD	TBD	TBD	-
002	GARAGE DOOR	OVERHEAD DOOR	TBD	-
003	ROOF SHINGLES	TBD	TBD	-



07 SIDE ELEVATION BUILDING H
1/4" = 1'-0"



06 SIDE ELEVATION BUILDING H
1/4" = 1'-0"

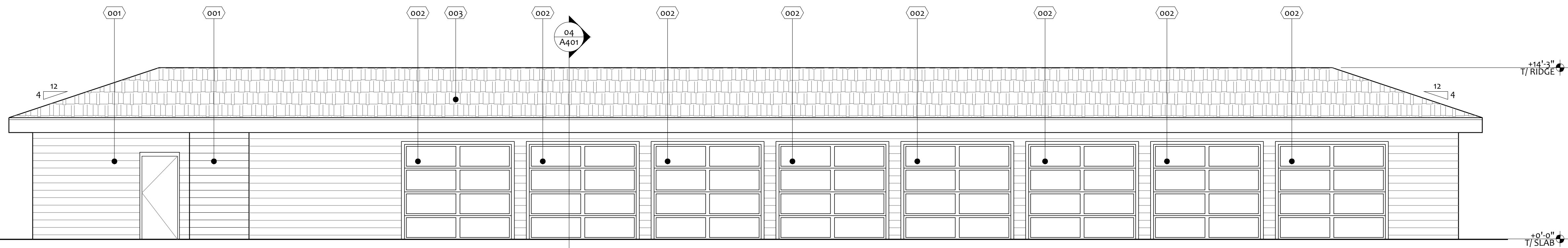


04 GARAGE WALL SECTION

$1/2" = 1'-0"$



The diagram shows a cross-section of a garage wall. It consists of a 6-inch thick concrete base and a 2-foot high section above it. The total height is 2 feet 6 inches. The wall is shown in a perspective view, with the top surface and the side surface visible. The base is labeled with a 6-inch dimension, and the height is labeled with a 2-foot dimension. A scale bar at the top indicates that 1/2 inch equals 1 foot.

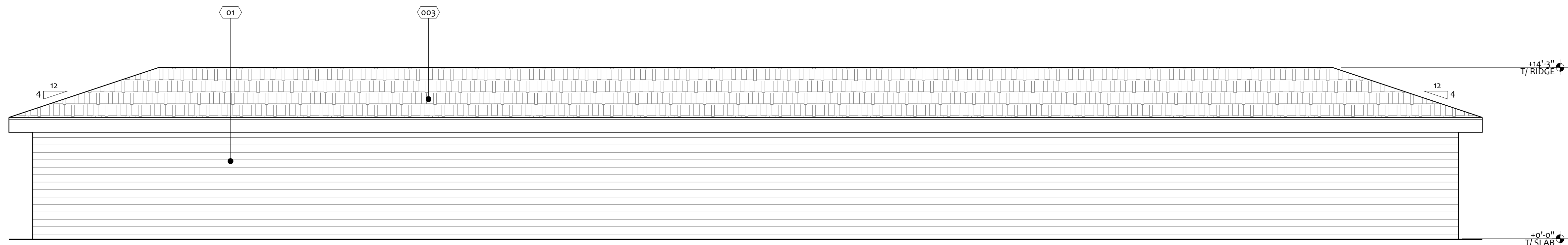


05 FRONT ELEVATION BUILDING H

1/4" = 1'-0"

0 2' 8'

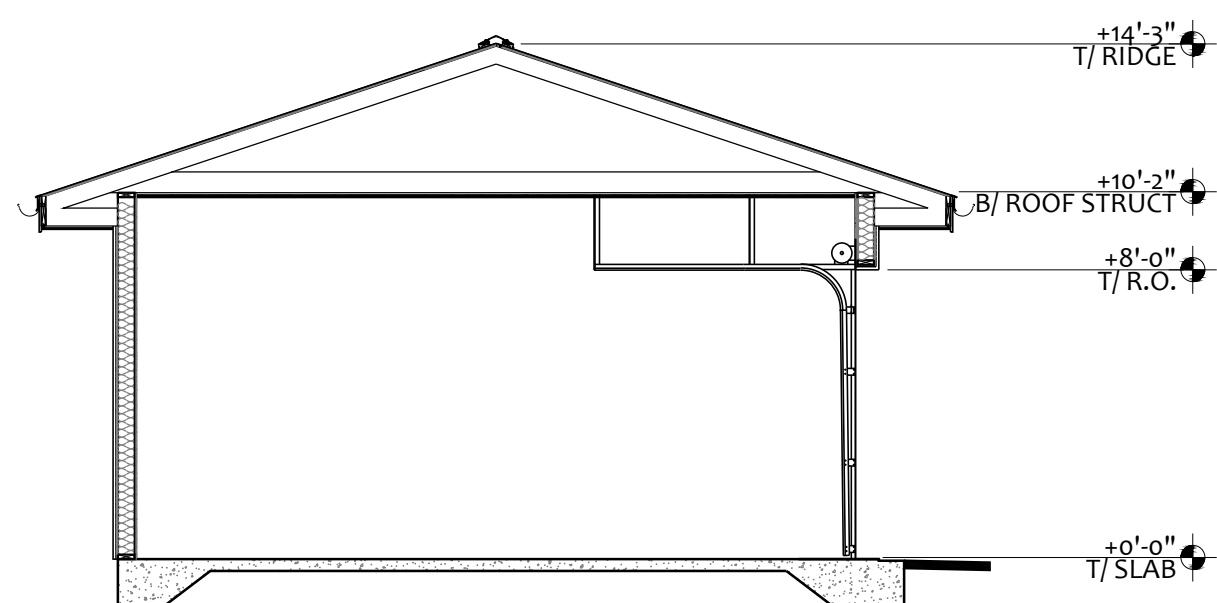
1' 4'



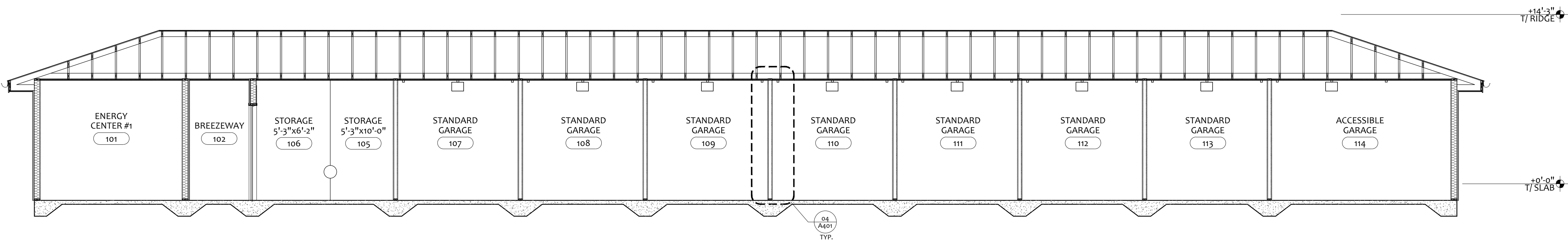
03 BACK ELEVATION BUILDING H

1/4" = 1'-0"

0 2' 4' 8'



02 OVERALL BUILDING SECTION BLDG. H



01 OVERALL BUILDING SECTION BLDG. H
1/4" = 1'-0"

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PROJECT NAME:
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PROJECT TEAM:
Jennifer Aplin
Christie Garcia

[illegible]

A401

OVERALL BUILDING
SECTIONS &
ELEVATIONS



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the Nottingham Park Plat.

SUMMARY:

OWNER: FTI Funding, LLC
APPLICANT: KRPC Ponkan Road, LLC c/o Appian Engineering, LLC
PARCEL ID NUMBERS: 24-20-27-0000-00-005, 24-20-27-0000-00-076
LOCATION: 3515 and 3081 Ponkan Road
FUTURE LAND USE: Residential Very Low Suburban (0-2 dwelling units/acre)
EXISTING USE: Vacant
CURRENT ZONING: AG (Agriculture)
PROPOSED ZONING: RSF-1B (Residential Single-Family Large-Lot)
TRACT SIZE: 23.40 +/- acres

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	(City) Conservation, (County) Rural	(City) T, (County)	City owned property, single-family residence
East	Rural	A-1	Vacant
South	Low Density, Parks/Recreation	PD	Vacant
West	(City) Rural Settlement, (County) Rural	(City) AG, (County) A-1	Nursery, Vacant

Project Use: The applicant has submitted a Plat for consideration detailing 46 single-family lots located at 3515 and 3081 Ponkan Road. The future land use designation is Residential Very Low Suburban which allows up to 2 dwelling units per acre. The property is 23.40 acres and is in the process of being rezoned to RSF-1B (Residential Single-Family Large-Lot). Minimum lot widths of 75-feet, lot area of 8,000 square feet, and minimum living area of 1,600 square feet are required in the RSF-1B zoning district. The Major Development Plan is consistent with these standards.

Access: The site will have a single access point from Ponkan Road. Two public streets noted as streets “A” and “B” will be constructed within the development. Street “A” will terminate adjacent to lots 22 and 23 and will be configured as a temporary cul-de-sac. This street will provide for future access to the property to the west. A sign stating “future street connection” will be provided in this location. Street “B” will begin adjacent to lots 24 and 33 and will terminate as a cul-de-sac adjacent to lots 26-30.

Stormwater: The stormwater retention area is provided in a 4.28-acre tract noted as Tract “C”, which is located on the northern portion of the site. Per the City Engineer, the stormwater pond design meets the City’s Land Development Code.

Landscaping/Open Space: In accordance with the Land Development Code, 20-percent of the site is open space. Open space includes landscaped areas, stormwater management, two open space areas noted as tracts D and F totaling 3.43 acres in area, and a 0.42-acre tot lot. A landscape buffer will be provided along Ponkan Road and adjacent to the agricultural zoned property located behind lots 34-46. Southern Magnolias, Live Oaks and Viburnum are provided on site.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

October 13, 2021 – City Council, 7:00 p.m.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

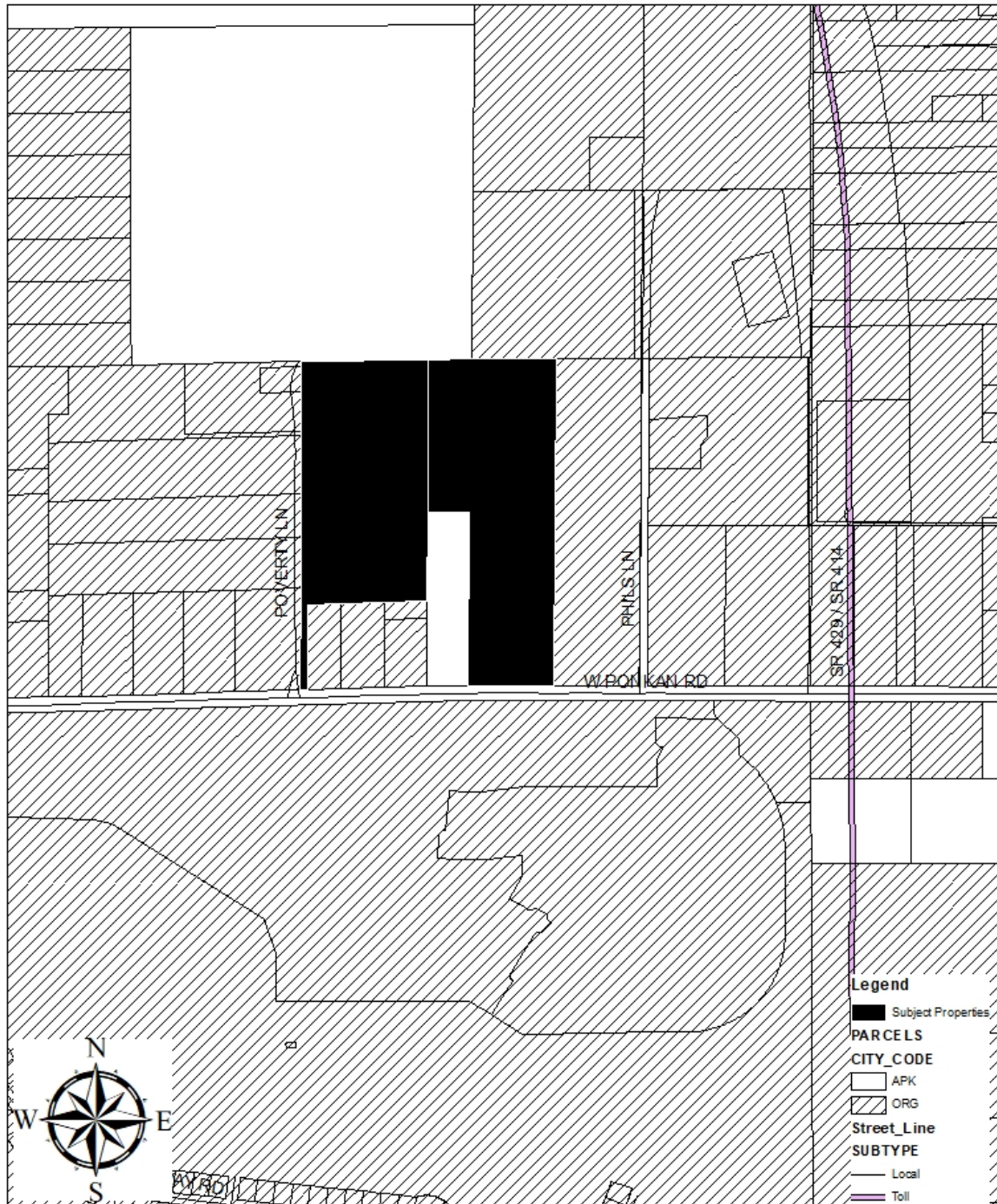
Development Review Committee: Finds the Plat consistent with the Nottingham Construction Site Plan and recommends approval of the Nottingham Park Plat.

Planning Commission: Recommend approval of the Nottingham Park Plat.

ATTACHMENTS:

- Vicinity Map.PDF
- Plat.PDF
- OCPS CEL.PDF

Vicinity Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

NOTTINGHAM PARK
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 5

PLAT
BOOK

PAGE

NOTTINGHAM PARK

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, THAT THE LIMITED LIABILITY COMPANY AND NOT FOR PROFIT CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS, TRACT G AND I FOR RIGHT OF WAY, SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____.

KROP PONKAN ROAD, LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME

STATE OF
COUNTY OF

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF _____ PHYSICAL PRESENCE OR _____ ONLINE NOTARIZATION, THIS _____ DAY OF 2021 BY _____ AS VICE PRESIDENT OF KROP PONKAN ROAD, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO DID NOT TAKE AN OATH AND WHO IS PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED

NOTARY PUBLIC

QUALIFICATION AND STATEMENT
OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: _____ Signed _____
BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
13610 GRANVILLE AVE Florida Registration No. 5668
CLERMONT, FLORIDA 34711 Licensed Business No. 7274

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

DATE

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.
ATTEST:

BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

RICHARD EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY THE
COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FORGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____ COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY _____.

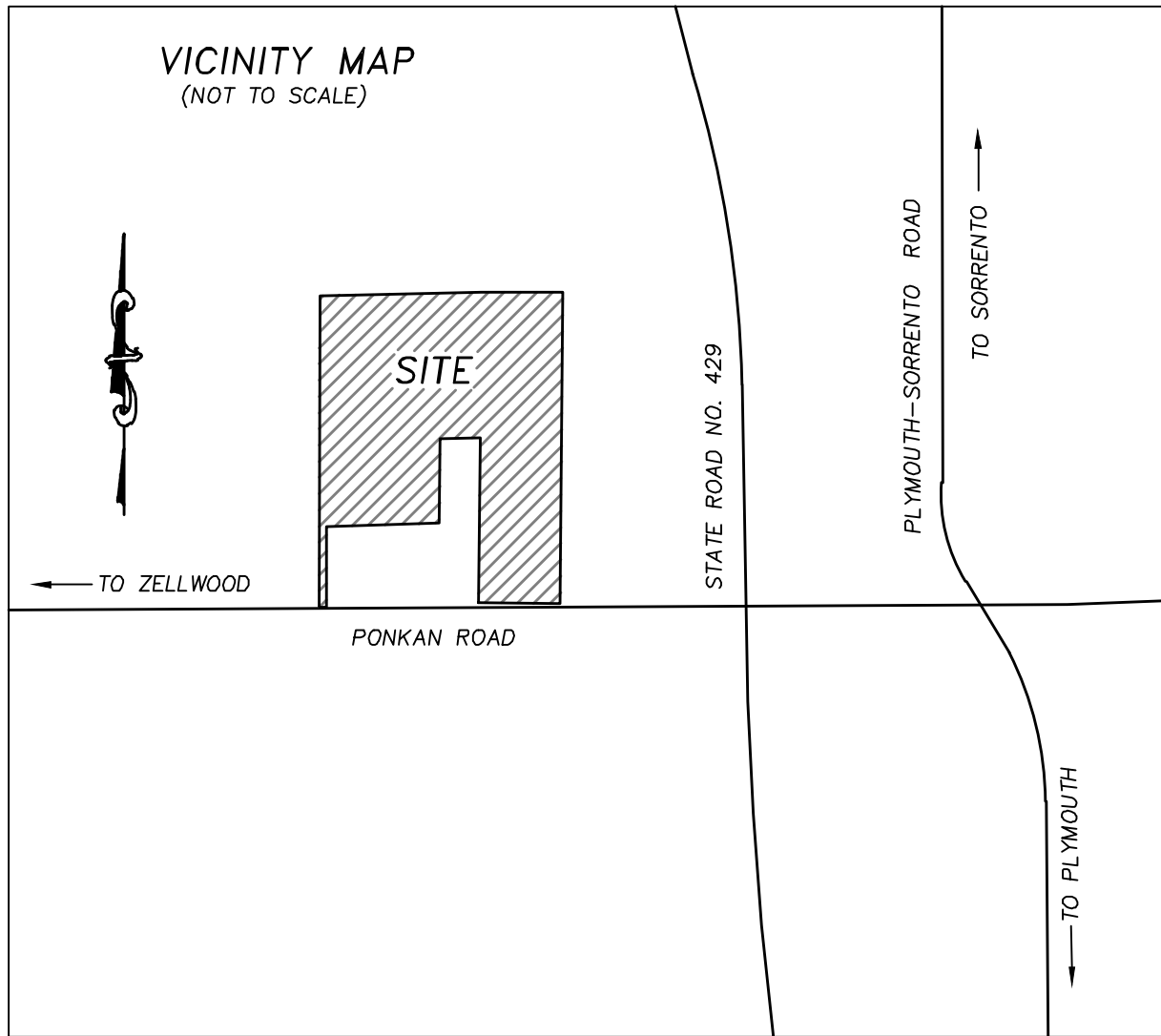
DESCRIPTION

THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (LESS THE SOUTH 30.0 FEET THEREOF FOR ROAD RIGHT-OF-WAY); AND THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (LESS THE SOUTH 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY), ALL IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, TOGETHER WITH:

THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA (LESS THE SOUTH 365.0 FEET THEREOF); TOGETHER WITH THE WEST 30 FEET OF THE SOUTH 365.0 FEET OF THE WEST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24 (LESS THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY).

LESS AND EXCEPT THAT PARCEL CONVEYED TO WILLIAM M. DUVAL, TRUSTEE OF THE WILLIAM M. DUVAL TRUST DATED JULY 7, 1989 BY WARRANTY DEED RECORDED IN O.R. BOOK 9435, PAGE 1350, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS; THE SOUTH 714 FEET OF THE EAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 (LESS THE SOUTH 30 FEET THEREOF) IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 23.403 ACRES, MORE OR LESS.



LEGEND

- Δ CENTRAL ANGLE
- R RADIUS LENGTH
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- (NR) NON-RADIAL
- DB DEED BOOK
- OR OFFICIAL RECORDS BOOK
- PG PAGE
- PB PLAT BOOK
- LB LICENSED BUSINESS
- DUE DRAINAGE & UTILITY EASEMENT
- LE LANDSCAPE EASEMENT
- (TYP) TYPICAL
- R/W RIGHT OF WAY
- PCP PERMANENT CONTROL POINT
- PRM PERMANENT REFERENCE MONUMENT
- +— DENOTES CHANGE IN DIRECTION

- DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- DENOTES RECOVERED PERMANENT CONTROL POINT (PCP), A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

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CERTIFICATE OF AUTHORIZATION LB 7274
13610 GRANVILLE AVE PHONE NO.
CLERMONT, FL 34711 407.905.8877

NOTTINGHAM PARK

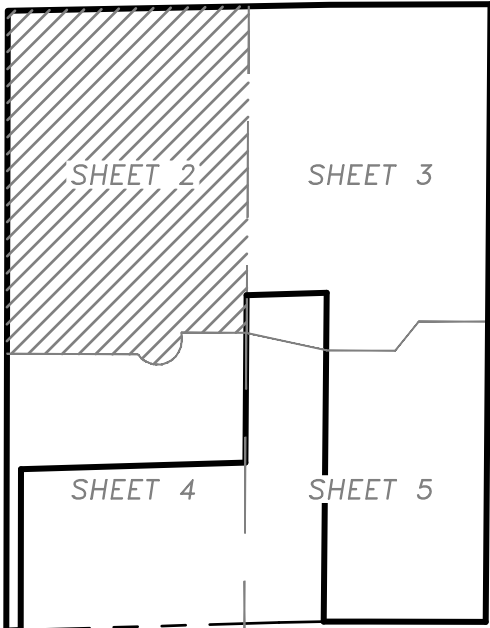
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 5

PLAT
BOOK

PAGE

KEY MAP



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	32°22'55"	125.00'	70.65'	N75°16'18"W	69.71'
C2	30°28'00"	100.00'	53.17'	S74°18'51"E	52.55'
C3	90°00'00"	50.00'	78.54'	N44°32'51"W	70.71'
C4	90°00'00"	75.00'	117.81'	N44°32'51"W	106.07'
C5	22°47'01"	75.00'	29.82'	N10°56'21"W	29.63'
C6	37°25'58"	75.00'	49.00'	N41°02'51"W	48.13'
C7	29°47'01"	75.00'	38.99'	N74°39'20"W	38.55'
C8	90°00'00"	25.00'	39.27'	N44°32'51"W	35.36'
C9	90°00'00"	25.00'	39.27'	S45°27'09"W	35.36'
C10	90°00'00"	25.00'	39.27'	N44°32'51"W	35.36'
C11	30°28'00"	75.00'	39.88'	S74°18'51"E	39.41'
C12	30°28'00"	125.00'	66.47'	S74°18'51"E	65.69'
C13	9°58'34"	125.00'	21.76'	S84°33'34"E	21.74'
C14	20°28'26"	125.00'	44.70'	S69°19'34"E	44.47'
C15	70°31'44"	25.00'	30.77'	S85°39'17"W	28.87'
C16	22°49'34"	25.00'	9.96'	N70°29'38"W	9.89'
C17	47°42'10"	25.00'	20.81'	S74°14'30"W	20.22'
C18	136°46'27"	50.00'	119.36'	S61°13'21"E	92.97'
C19	118°34'36"	50.00'	103.48'	S70°19'16"E	85.97'
C20	18°11'51"	50.00'	15.88'	S01°56'03"E	15.81'
C21	98°37'38"	7.00'	12.05'	N42°08'56"W	10.62'
C22	32°22'55"	150.00'	84.78'	N75°16'18"W	83.65'
C23	7°42'37"	150.00'	20.19'	N62°56'09"W	20.17'
C24	24°40'18"	150.00'	64.59'	N79°07'36"W	64.09'
C25	70°31'39"	25.00'	30.77'	S35°42'59"E	28.87'
C26	250°31'39"	50.00'	218.63'	S54°17'01"E	81.65'
C27	53°17'13"	50.00'	46.50'	S44°20'12"W	44.84'
C28	53°29'15"	50.00'	46.68'	S09°03'02"E	45.00'
C29	53°29'15"	50.00'	46.68'	S62°32'16"E	45.00'
C30	53°29'15"	50.00'	46.68'	N63°58'29"E	45.00'
C31	36°47'02"	50.00'	32.09'	N18°50'21"E	31.55'
C32	4°35'26"	150.00'	12.02'	N69°05'10"W	12.02'
C33	3°58'41"	150.00'	10.41'	N73°22'14"W	10.41'
C34	16°06'11"	150.00'	42.16'	N83°24'40"W	42.02'

Line Table		
LINE #	DIRECTION	LENGTH
L1	S89°32'51"E	15.00'
L2	N00°25'42"E	3.89'
L3	S88°32'15"W	14.39'
L4	S88°32'15"W	13.69'
L5	S88°32'15"W	12.29'
L6	N00°27'09"E (NR)	23.72'
L7	N89°32'51"W	15.00'
L8	N00°27'09"E	32.50'
L9	S89°32'51"E	30.00'
L10	S00°27'09"W	32.50'
L11	N89°32'51"W	5.00'
L12	S00°27'09"W (NR)	26.62'



CERTIFICATE OF AUTHORIZATION LB 7274
13610 GRANVILLE AVE PHONE NO.
CLERMONT, FL 34711 407.905.8877

NOT PLATTED

S88°54'34"W

670.02'

NORTH LINE OF THE SE 1/4, SW 1/4

NORTH LINE OF THE SW 1/4, SE 1/4
N89°49'21"E

3

TRACT D
(OPEN SPACE)

TRACT C
(RETENTION)

SHEET 3

TRACT H
(LIFT STATION)

22

21

20

19

18

17

16

15

14

13

TRACT E
(TOT LOT)

23

24

25

26

27

KEYWORD STREET

TRACT G (PUBLIC RIGHT OF WAY)

33

34

35

36

37

32

31

38

39

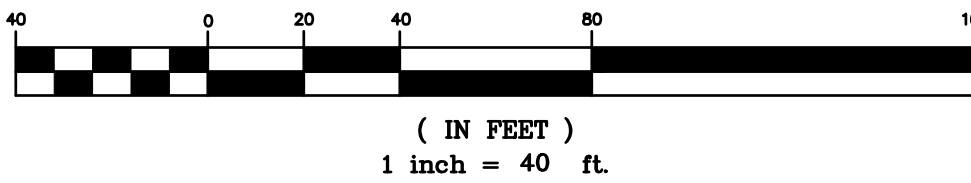
30

SHEET 4

SHEET 5

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GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

NOTTINGHAM PARK

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5

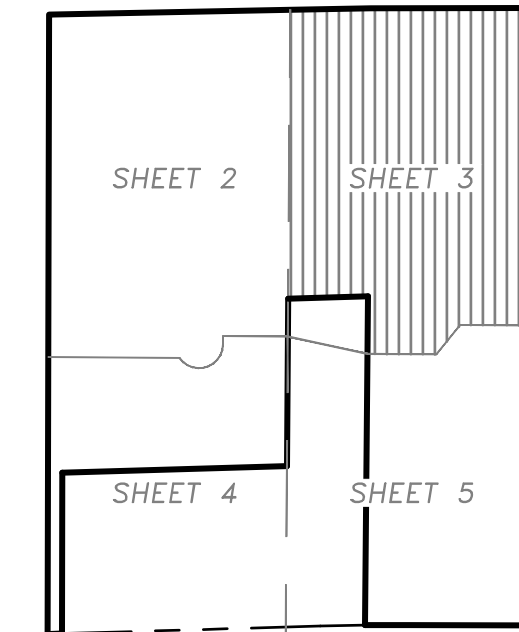
PLAT
BOOK

PAGE

SHEET 2

TRACT C
(RETENTION)

KEY MAP



Line Table		
LINE #	DIRECTION	LENGTH
L1	S89°32'51"E	15.00'
L2	N00°25'42"E	3.89'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C3	90°00'00"	50.00'	78.54'	N44°32'51"W	70.71'
C4	90°00'00"	75.00'	117.81'	N44°32'51"W	106.07'
C5	22°47'01"	75.00'	29.82'	N10°56'21"W	29.63'
C6	37°25'58"	75.00'	49.00'	N41°02'51"W	48.13'
C7	29°47'01"	75.00'	38.99'	N74°39'20"W	38.55'
C8	90°00'00"	25.00'	39.27'	N44°32'51"W	35.36'

SHEET 4

30

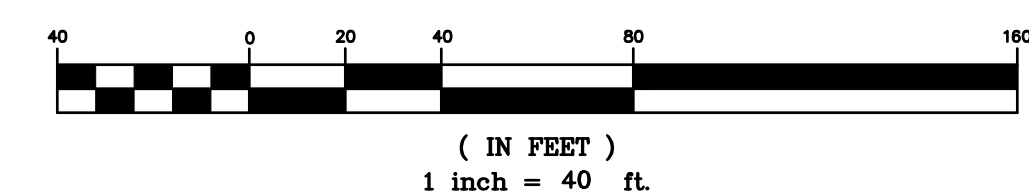
SHEET 5



CERTIFICATE OF AUTHORIZATION LB 7274
13610 GRANVILLE AVE PHONE NO.
CLERMONT, FL 34711 407.905.8877

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GRAPHIC SCALE



NOTTINGHAM PARK

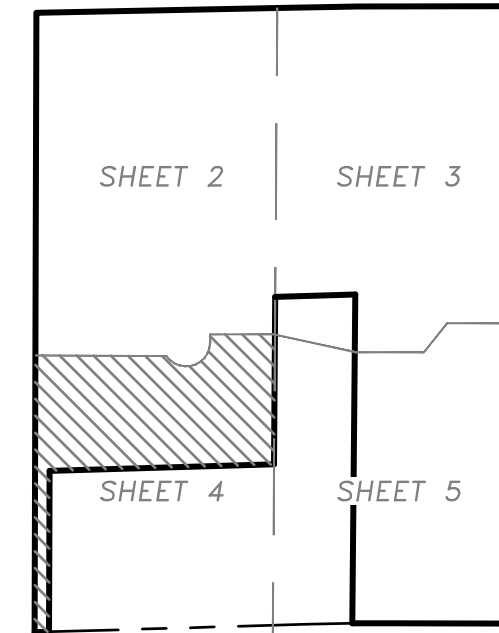
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
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SHEET 4 OF 5

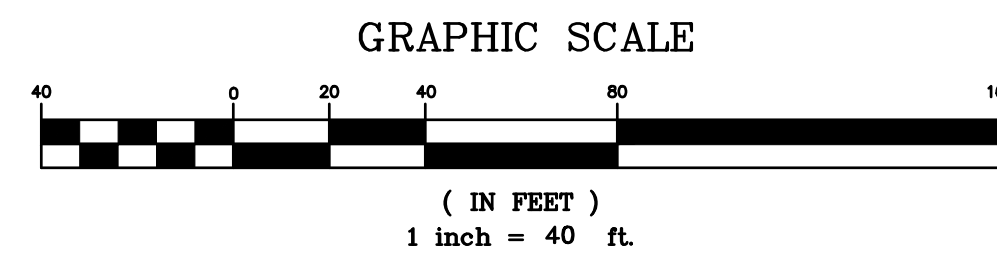
PLAT
BOOK

PAGE

KEY MAP



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C25	70°31'39"	25.00'	30.77'	S35°42'59"E	28.87'
C26	250°31'39"	50.00'	218.63'	S54°17'01"E	81.65'
C27	53°17'13"	50.00'	46.50'	S44°20'12"W	44.84'
C28	53°29'15"	50.00'	46.68'	S09°03'02"E	45.00'
C29	53°29'15"	50.00'	46.68'	S62°32'16"E	45.00'
C30	53°29'15"	50.00'	46.68'	N63°58'29"E	45.00'
C31	36°47'02"	50.00'	32.09'	N18°50'21"E	31.55'



SHEET 2

SHEET 3

SHEET 5

MATCH LINE
TRACT F
(OPEN SPACED)

MATCH LINE

MATCH LINE

POVERTY LANE

TRACT F

NOT PLATTED

NOT PLATTED

NOT PLATTED

28

29

31

30

PONKAN ROAD

60.00 FOOT RIGHT OF WAY PER COUNTY ROAD BOOK 3, PAGE 30

C36

TRA

C35

Δ=00°54'44"
R=5759.56'
L=91.69'
CB=S89°43'30"W
CH=91.69'

SOUTH 1/4 CORNER
OF SECTION 24



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PHONE NO.
407.905.8877

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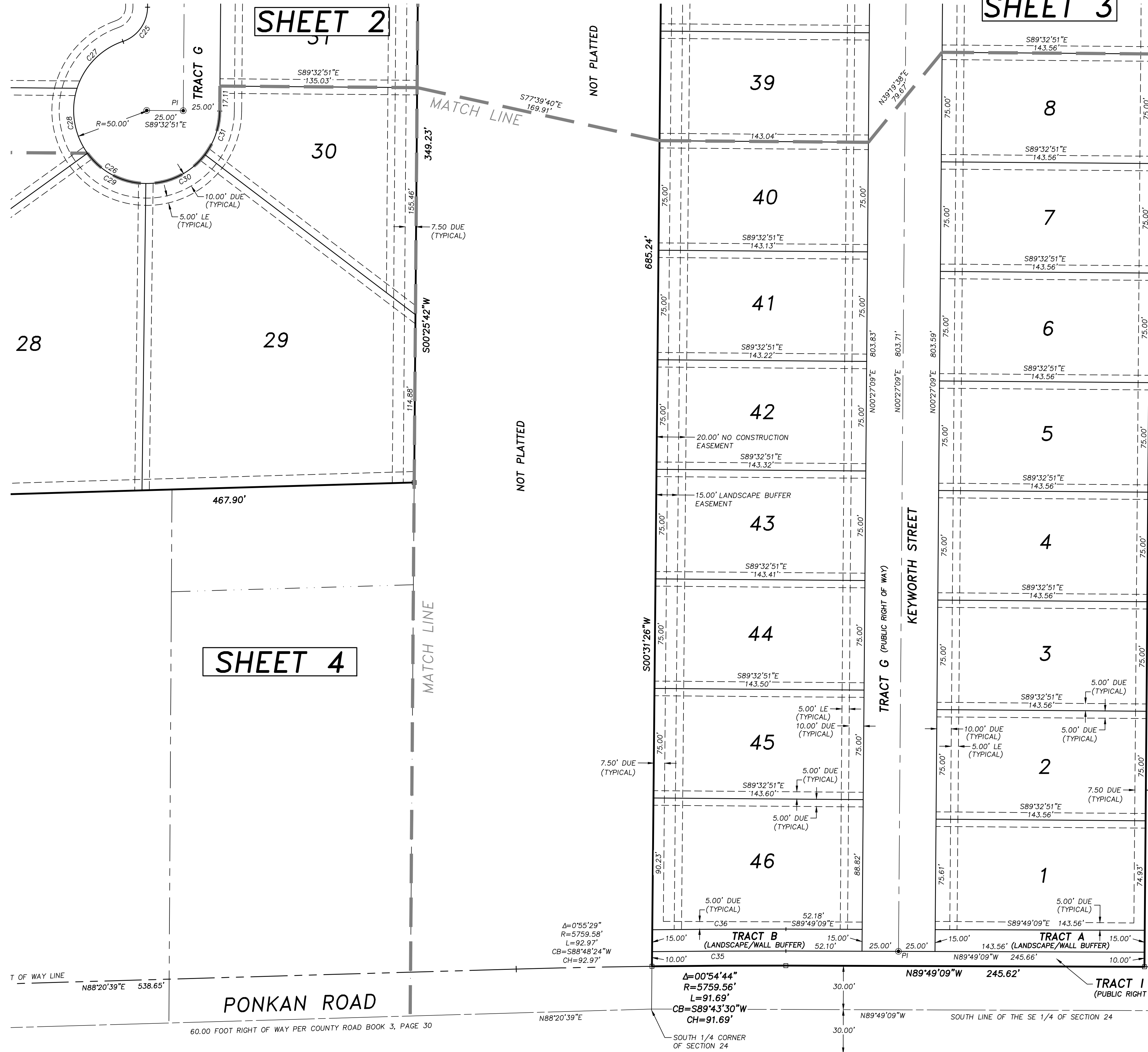
NOTTINGHAM PARK

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

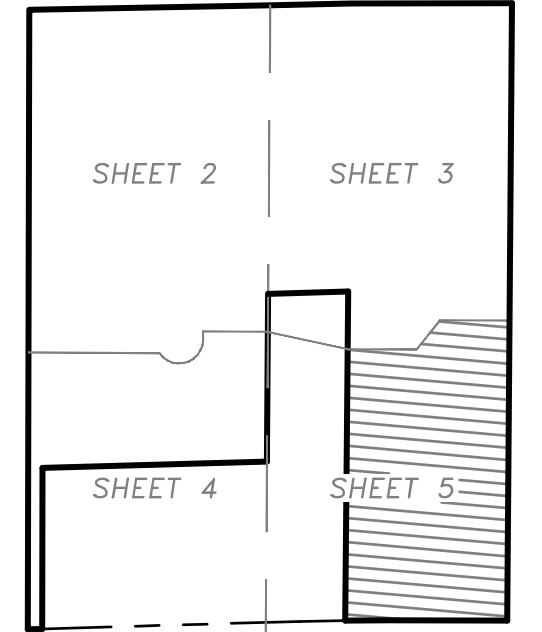
SHEET 5 OF 5

PLAT
BOOK

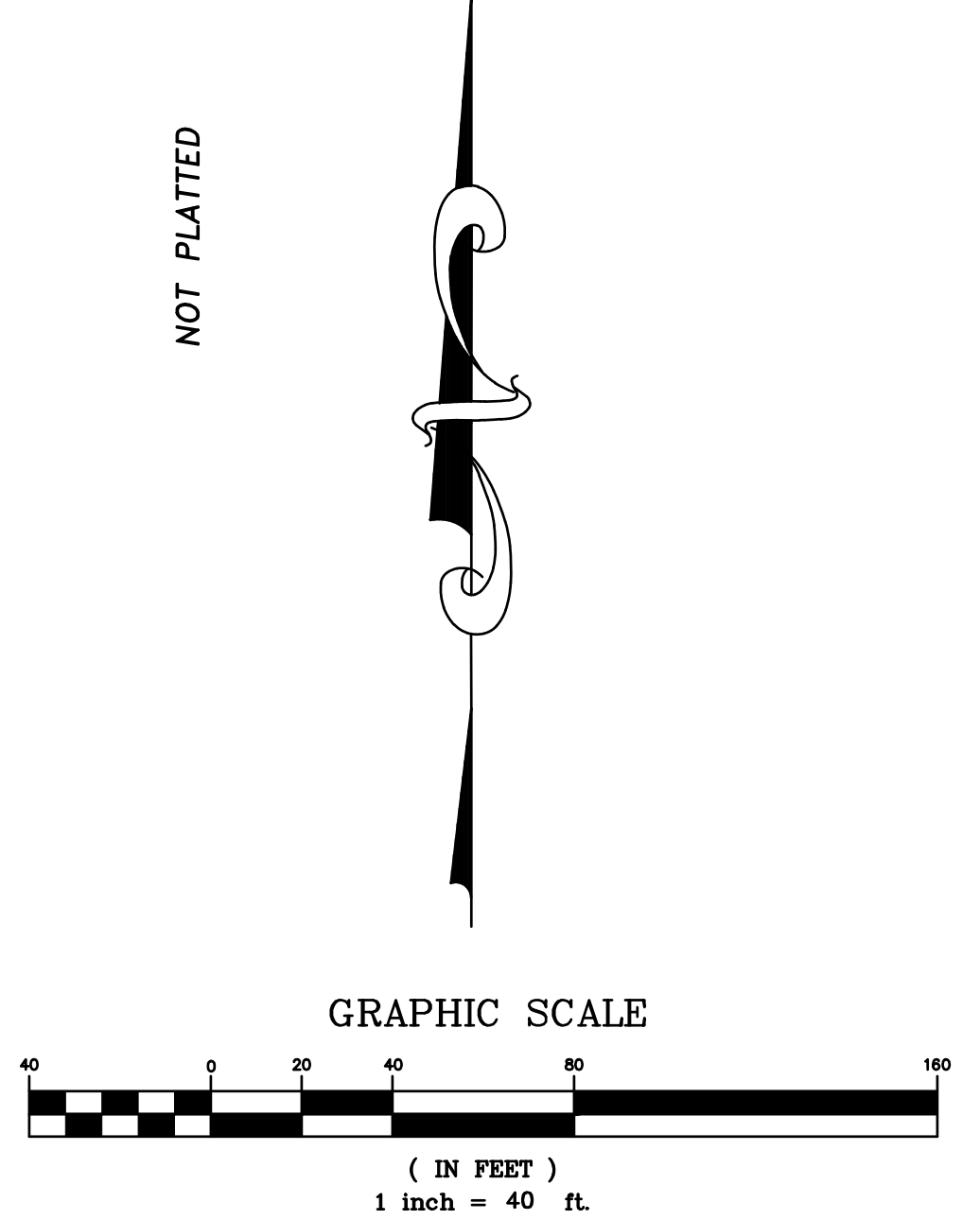
PAGE



KEY MAP



Curve Table					
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C27	53°17'13"	50.00'	46.50'	S44°20'12"W	44.84'
C28	53°29'15"	50.00'	46.68'	S08°03'02"E	45.00'
C29	53°29'15"	50.00'	46.68'	S62°32'16"E	45.00'
C30	53°29'15"	50.00'	46.68'	N63°58'29"E	45.00'
C31	36°47'02"	50.00'	32.09'	N18°50'21"E	31.55'
C35	00°54'36"	5769.56'	91.63'	S89°43'34"W	91.63'
C36	00°54'24"	5784.56'	91.54'	S89°43'40"W	91.54'



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

SCHOOL CONCURRENCY DETERMINATION CAPACITY ENCUMBRANCE LETTER

June 10, 2021

VIA E-MAIL: LCLASSON@APPIANFL.COM

Luke M. Classon, P.E.
Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-21-019

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:	Nottingham Park Subdivision
OCPS Completed Application Date:	June 9, 2021
Parcel #(s):	24-20-27-0000-00-005; 24-20-27-0000-00-076
Requested Units (#):	Total: 46 SF: 46 MF: 0 TH: 0
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 46 single family residential units.

This determination expires on **December 7, 2021**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

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 \$404,064.00, 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	
1 st Installment Due On or Prior to December 7, 2021	\$ 134,688.00
2 nd Installment Due On or Prior to December 7, 2022	\$ 134,688.00
3 rd Installment Due On or Prior to December 7, 2023	\$ 134,688.00
TOTAL	\$ 404,064.00
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

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

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

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

Sincerely,



Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

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

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

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.

(Notary Seal)

Printed Name: _____

Notary Public, State of _____

Commission No. _____

Commission expires: _____

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

Attachment A



Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 109591 June 10, 2021 09:34:45

Project ID:

CMA-APK-21 - 019

Valid Until: December 7, 2021

Project Name: NOTTINGHAM PARK SUBDIVISION				
Unvested Units	Single Family Units:	46	Multi Family Units:	0
			Town Homes Units:	0

Concurrency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	CSA Capacity (2019-2020)	1,638	1,150	3,232
	Enrollment (2019-2020)	1,069	1,451	3,422
	Utilization (2019-2020)	65.3%	126.2%	105.9%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	733	0	0
	Analysis of Reserved Capacity			
	Encumbered Capacity	76	142	36
	Reserved Capacity	3	62	18
	Adjusted Utilization	70.1%	143.9%	107.5%
	Adjusted Available Seats	654	0	0
	Analysis of Proposed Development			
	Students Generated	8.786	4.370	6.026
	Adjusted Utilization	70.6%	144.3%	107.7%
	PASS/FAIL	PASS	FAIL*	FAIL
	Number of Seats to Mitigate	0.000	4.370	6.026

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	1,638	1,150	2,797
	Enrollment (2019-2020)	1,069	1,451	2,089
	Utilization (2019-2020)	65.3%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	733	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	76	142	36
	Reserved Capacity	3	62	18
	Adjusted Utilization	70.1%	143.9%	76.6%
	Adjusted Available Seats	654	0	654
	Analysis of Proposed Development			
	Students Generated	8.786	4.370	6.026
	Adjusted Utilization	70.6%	144.3%	76.8%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	4.370	0.000

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

Attachment B



CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING

6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809

TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://planning.ocps.net>

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

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

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

CAPACITY RESERVATION FEE & MITIGATION FORM

SECTION 3: DEVELOPMENT PROFILE	Plat/Site Plan Title: ³
	Project Title:
	Phase:
	# Single Family Units:
	# Multi-Family Units:
	# Townhome Units:
	Total # of Units:
Local Governmental Approval date of Plat/Site Plan:	

SECTION 4: PAYMENT SUMMARY	Capacity Reservation Fee Amount (payable to the applicable local government)		
	Installment: ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ Remaining Balance \$ _____		
	Proportionate Share Mitigation Amount (payable to Orange County School Board)		
	\$ _____		
	<i>A check made payable to OCPS must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.</i>		
	Single Family	Multi-Family	Townhome
	\$8,784/unit	\$5,919/unit	\$6,930/unit
	Does this CMA / CEL require an additional contribution? Yes ☐ No ☐		
Identify the section of the CMA / CEL that requires the mitigation payment?			

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable <u>Local Government</u> . (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the <u>Orange County Public Schools</u> . (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.



City of Apopka

PLANNING COMMISSION STAFF REPORT

Type of Form: Business

Meeting Date: October 12, 2021

Department: Community Development

SUBJECT & REQUEST:

Recommend approval of the South Mews at Avian Pointe Plat.

SUMMARY:

OWNER: Apopka Clear Lake Investments, LLC
APPLICANT: Allen & Company c/o Marivette Rodriguez
LOCATION: Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429
PARCEL ID NUMBER: 07-21-28-0281-06-002
EXISTING USE: Vacant
FLUM DESIGNATION: Residential Medium Density
CURRENT ZONING: PD (Planned Development)
PROPOSED DEVELOPMENT: 102 townhomes
TRACT SIZE: 13.9 +/- acres
APPLICABLE LDC: 1993 Land Development Code
Avian Pointe Planned Development Master Plan (Ordinance No. 2671)

Zoning Report

This chart includes the relationships to adjacent properties.

Direction	Future Land Use	Zoning	Present Use
North	Residential Medium Density (0-10 du/ac)	PD (Planned Development)	Parcel B2 – Avian Pointe PD
East	Low Density Residential (0-5 du/ac)	PD (Planned Development)	Grand Avian Parkway
South	Residential Medium Density (0-10 du/ac)	PD (Planned Development)	Parcel B4 (recreation area) – Avian Pointe PD
West	None assigned	N/A	SR 429 right-of-way

Project Use: The applicant has submitted a Plat for consideration detailing the development of 102 townhome units on 13.9 acres. The subject property is located on Parcel B3 within the Avian Pointe PD, located south of Peterson Road and west of SR 429. The Avian Pointe PD allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units. Additional uses within the PD includes a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100-room boutique hotel. Consistent with the approved PD Master Plan and Final Development Plan, two story townhomes in six- and eight-unit buildings with a minimum living area of 1,350 square feet, and one car garages are provided in the development.

Access: Consistent with the approved PD Master Plan and Final Development Plan, two ingress/egress access points for the development are located along Grand Avian Parkway that will lead into the development. Grand Avian Parkway is the spine road within the Avian Pointe PD that connects Lust Road to Peterson Road and will allow road access to all proposed developments within the PD. Consistent with the approved PD Master Plan and Final Development Plan, the internal roadway network of the proposed subdivision is comprised of private rights-of-way that consist of 32-foot and 38-foot wide alleys, and 45-foot and 54-foot wide streets. All proposed alleys and streets are located in tracts that are owned and maintained by a homeowners association. On-street parking is proposed on the 45-foot and 54-foot wide streets. All townhome units are proposed as rear loaded, with garages located in the rear of the units. The townhome units located on lots 1-16 will have frontage on Grand Avian Parkway and will be accessed via Gouda Drive. The remaining units will have frontage on a mews, which is an internal common area that is owned and maintained by the homeowners association, and will be accessed via Gouda Drive, Luxembourg Drive, Flushing Drive, and Rotterdam Drive. Vehicular and pedestrian connections are provided to the remainder of the PD via Grand Avian Parkway.

Stormwater: The western portion of the project area discharges into a stormwater pond located on Parcel B-4, the recreation tract. The center portion of the site discharges into the pond located on the south side of the site. The eastern portion of the project area discharges into a stormwater pond which is located on the east side of the Grand Avian Parkway.

Recreation: Consistent with the approved PD Master Plan and Final Development Plan, a community park and recreation area will be provided on Parcel B4 that will be owned and maintained by the master Avian Pointe homeowners association. Included within the recreation facility is a tot lot, restrooms, basketball courts, multi-purpose sports field, and parking area. This facility is accessible to all residents within the PD and will be accessed via Grand Avian Parkway. A pool and clubhouse are proposed to be constructed on Parcel B1. These amenities will be located in a tract that is owned and maintained by the homeowners association.

As detailed in the PD, residents will have joint access to the pool/clubhouse with the residents of Parcel A, the single-family detached subdivision, and Parcel B1, and additional townhome subdivision that was previously approved.

Buffer/Tree Program: Consistent with the approved PD Master Plan and Final Development Plan, street and lot trees are provided within the development. Additionally, landscaping is provided within each of the proposed mews. Planting materials such as Live Oak, Magnolia, Crepe Myrtle, Japanese Blueberry, and Queen Palm are provided.

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

PUBLIC HEARING SCHEDULE:

October 12, 2021 – Planning Commission, 5:30 p.m.

October 13, 2021 – City Council, 7:00 p.m.

FUNDING SOURCE:

N/A

RECOMMENDED ACTION:

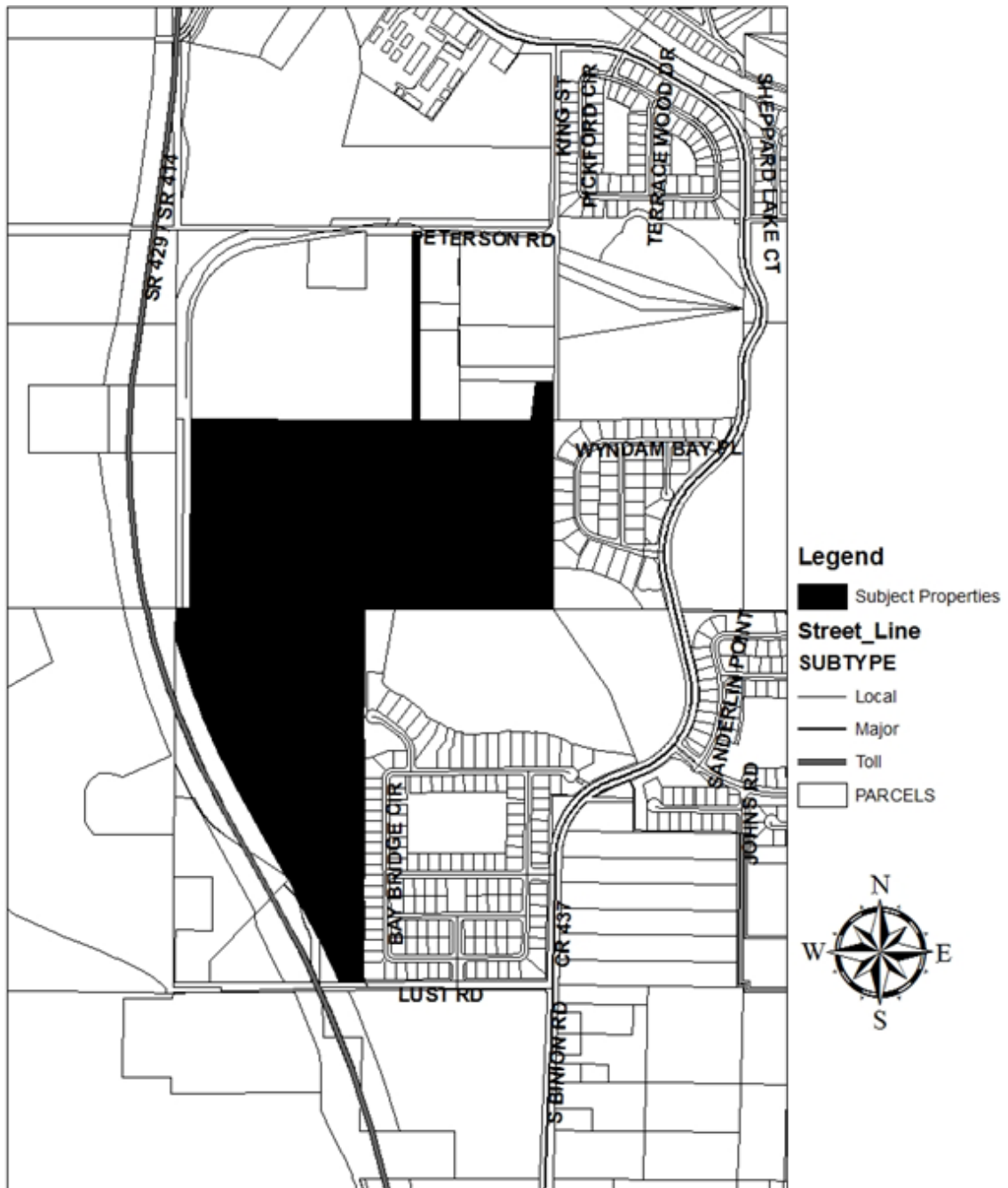
Development Review Committee: Finds the Plat consistent with the Avian Pointe PD Master Plan and Final Development Plan and recommends approval of the South Mews at Avian Pointe Plat.

Planning Commission: Recommend approval of the South Mews at Avian Pointe Plat.

ATTACHMENTS:

- Vicinity Map.PDF
- Plat.PDF
- OCPS CEL.PDF

VICINTY MAP



SOUTH MEWS AT AVIAN POINTE

A PORTION OF TRACT FD-2, AVIAN POINT, THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 42 THROUGH 47,
LYING OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

PLAT BOOK____ PAGE ____

LEGAL DESCRIPTION

A PORTION OF TRACT FD-2, AVIAN POINTE, AS RECORDED IN PLAT BOOK 104, PAGES 42 THROUGH 47 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT FD-2;

THENCE RUN THE FOLLOWING COURSES ALONG THE NORTH LINE OF SAID TRACT FD-2: SOUTH 89°59'59" EAST, FOR A DISTANCE OF 785.27 FEET; THENCE RUN NORTH 00°18'38" EAST, FOR A DISTANCE OF 69.11 FEET; THENCE RUN SOUTH 89°41'22" EAST, FOR A DISTANCE OF 34.67 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 109.00 FEET AND A CENTRAL ANGLE OF 71°04'07" WITH A CHORD BEARING OF N54°46'35" EAST, AND A CHORD DISTANCE OF 126.70 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 135.20 FEET TO THE POINT OF REVERSE CURVATURE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 71°36'30" WITH A CHORD BEARING OF NORTH 55°02'46" EAST, AND A CHORD DISTANCE OF 52.65 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 56.24 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°08'59" EAST, FOR A DISTANCE OF 36.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT FD-2; THENCE RUN THE FOLLOWING COURSES ALONG THE EAST LINE OF SAID TRACT FD-2: SOUTH 00°51'01" WEST, FOR A DISTANCE OF 10.85 FEET; THENCE RUN SOUTH 89°08'59" EAST, FOR A DISTANCE OF 18.54 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 81°33'41" WITH A CHORD BEARING OF SOUTH 48°22'08" EAST, AND A CHORD DISTANCE OF 64.01 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 69.75 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 07°35'18" EAST, FOR A DISTANCE OF 661.78 FEET TO THE SOUTHEAST CORNER OF SAID TRACT FD-2; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTH LINE OF SAID TRACT FD-2: NORTH 89°59'59" WEST, FOR A DISTANCE OF 915.79 FEET; THENCE RUN NORTH 00°02'40" EAST, FOR A DISTANCE OF 9.08 FEET; THENCE RUN SOUTH 90°00'00" WEST, FOR A DISTANCE OF 14.29 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°02'40" EAST, FOR A DISTANCE OF 3.24 FEET; THENCE RUN NORTH 89°57'20" WEST, FOR A DISTANCE OF 30.71 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT FD-2; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTH LINE OF TRACT FD-2: SOUTH 00°02'40" WEST, FOR A DISTANCE OF 12.34 FEET; THENCE RUN NORTH 89°59'59" WEST, FOR A DISTANCE OF 38.50 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FD-2; THENCE RUN THE FOLLOWING COURSES ALONG THE WEST LINE OF SAID TRACT FD-2: BEGINNING WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4850.00 FEET AND A CENTRAL ANGLE OF 05°56'47" WITH A CHORD BEARING OF NORTH 18°16'20" WEST, AND A CHORD DISTANCE OF 503.12 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 503.35 FEET TO A POINT OF NON-TANGENCY; THENCE RUN NORTH 00°23'17" EAST, FOR A DISTANCE OF 60.25 FEET TO THE POINT OF BEGINNING.

CONTAINS 13.85 ACRES MORE OR LESS.

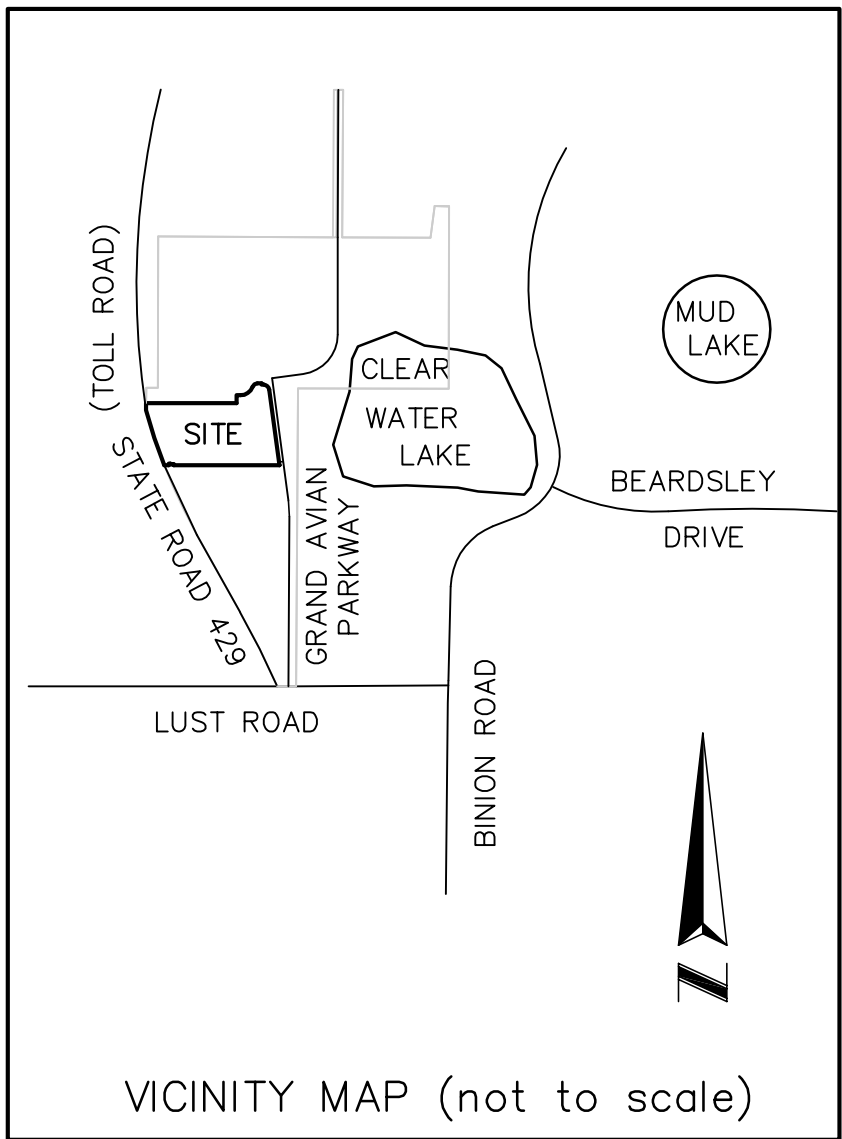
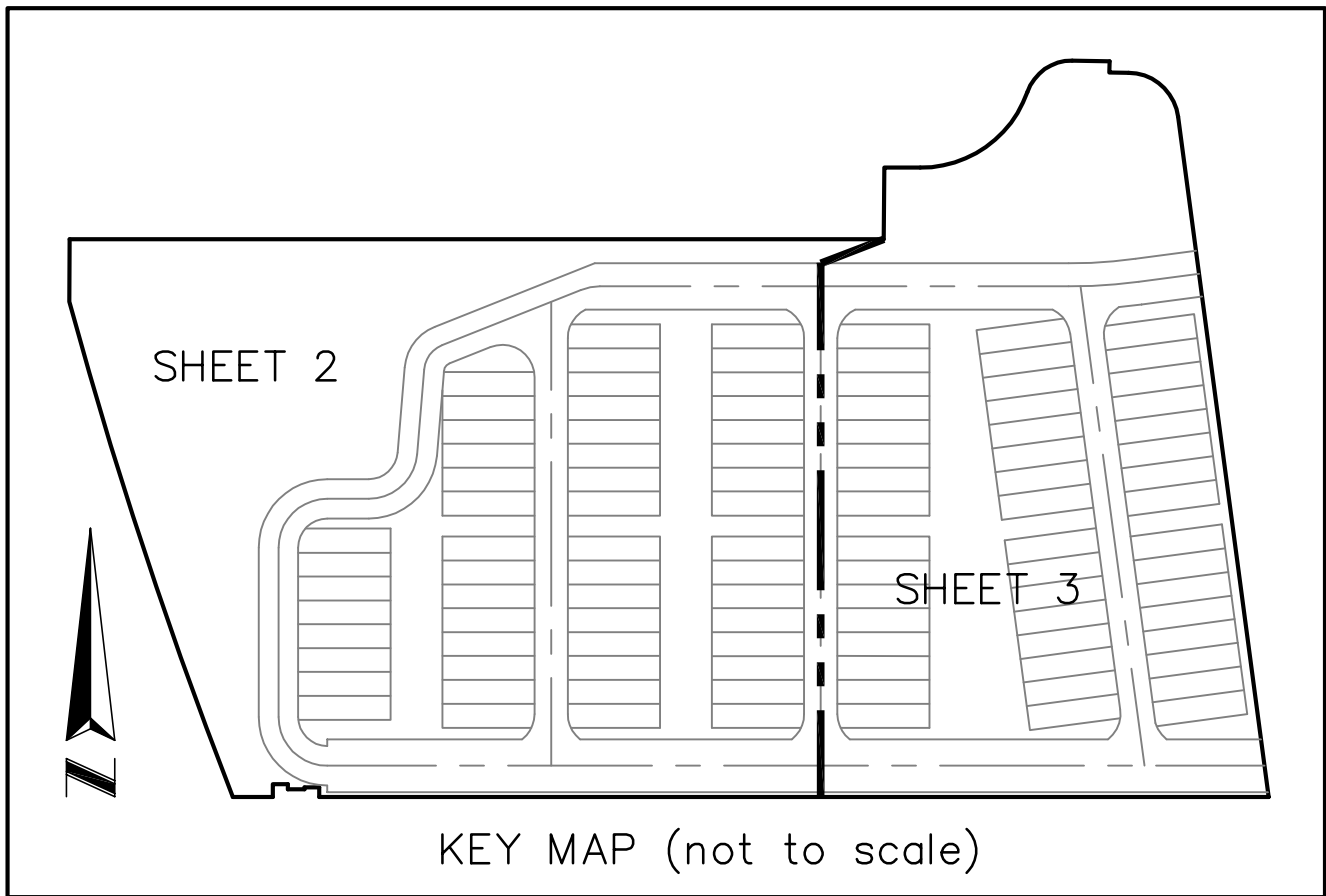
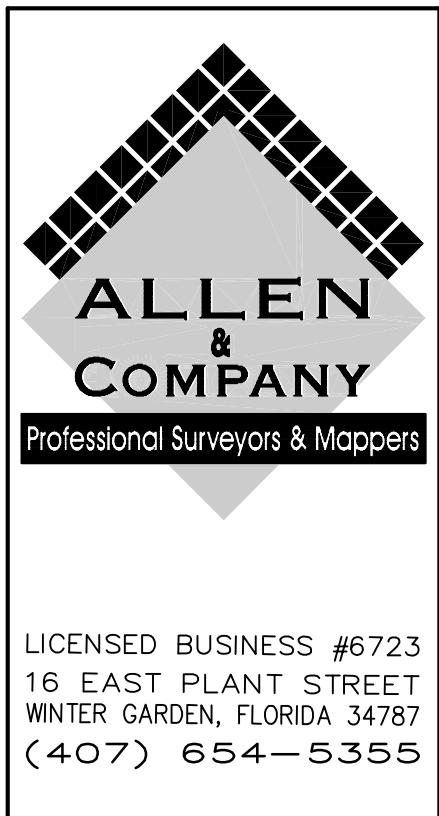
LEGEND:

P.B. denotes plat book
PG(S). denotes page(s)
P.C. denotes point of curvature
P.T. denotes point of tangency
N.T. denotes non-tangent
P.I. denotes point of intersection
R/W denotes right-of-way
C denotes centerline

CCR# denotes Certified Corner Record Number
■ denotes set 4" x 4" concrete monument LB 6723 (P.R.M.)
□ denotes recovered 4" x 4" concrete monument LB 6723 (P.R.M.)
N.R. denotes non-radial
R denotes radius

CB denotes chord bearing
CH denotes chord length
Δ denotes interior angle
L denotes arc length
P.R.M. denotes permanent reference monument
L.B. denotes licensed business

● denotes permanent control point (P.C.P.)
LLC denotes limited liability company
U.E. denotes utility easement
// denotes limited access right-of-way line
↺ denotes change in direction along right-of-way lines



SHEET INDEX

SHEET 1 of 3 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 3 - boundary, tract & lot geometry

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on
the foregoing plat was approved by the Municipality.

Mayor

Attest:
City Clerk

SOUTH MEWS AT AVIAN POINTE
D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS, That Apopka Clear Lake Investments, LLC, a Florida limited liability company, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates drainage and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Apopka Clear Lake Investments, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this____day of _____2021.

By: Apopka Clear Lake Investments, LLC.,
a Florida limited liability company

Printed Name: Franciscus H. Bombeeck
Title: Manager

Signed and Sealed in
the presence of: _____

Printed Name of Witness: _____

Printed Name of Witness: _____

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2021, BY _____, AS

_____, SUCH

[] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED

_____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on June 7, 2013 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date _____

James L. Rickman P.S.M. # 5633

Allen & Company
Licensed Business # 6723
16 East Plant Street,
Winter Garden, Florida 34787

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

By: _____ Date _____

Printed Name

License Number

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

Examined
and
Approved _____
Chairman Date

CERTIFICATE OF COUNTY COMPTROLLER

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

County Comptroller in and for Orange County, Florida

By: _____

CERTIFICATE OF APPROVAL BY CITY ENGINEER

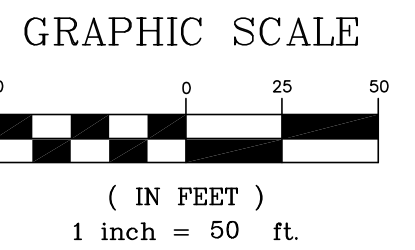
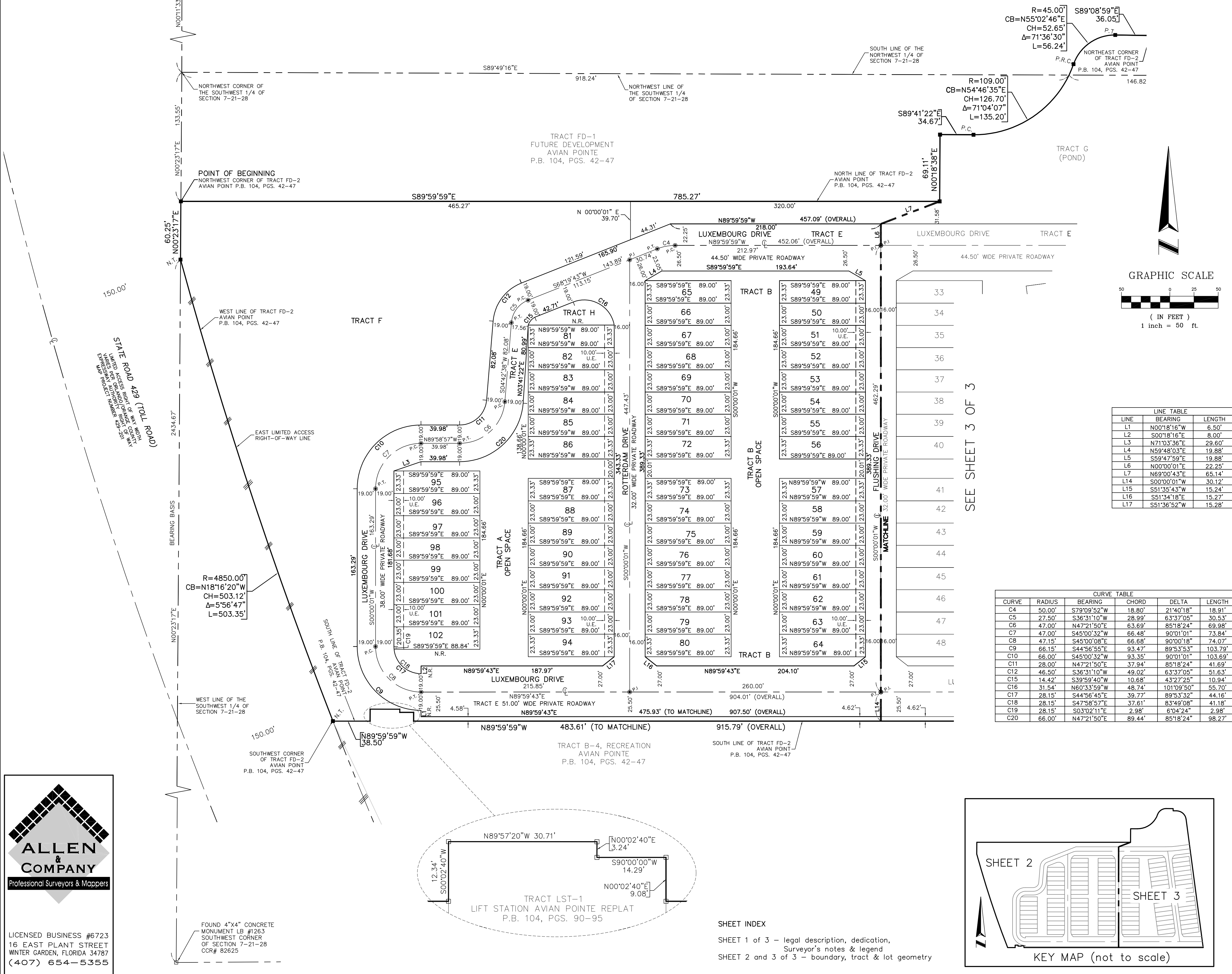
Examined
and
Approved _____
City Engineer Date

SOUTH MEWS AT AVIAN POINTE

SHEET 2 OF 3

PLAT BOOK ____ PAGE ____

A PORTION OF TRACT FD-2, AVIAN POINT, THEREOF AS RECORDED IN PLAT BOOK 104, PAGES 42 THROUGH 47,
LYING OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

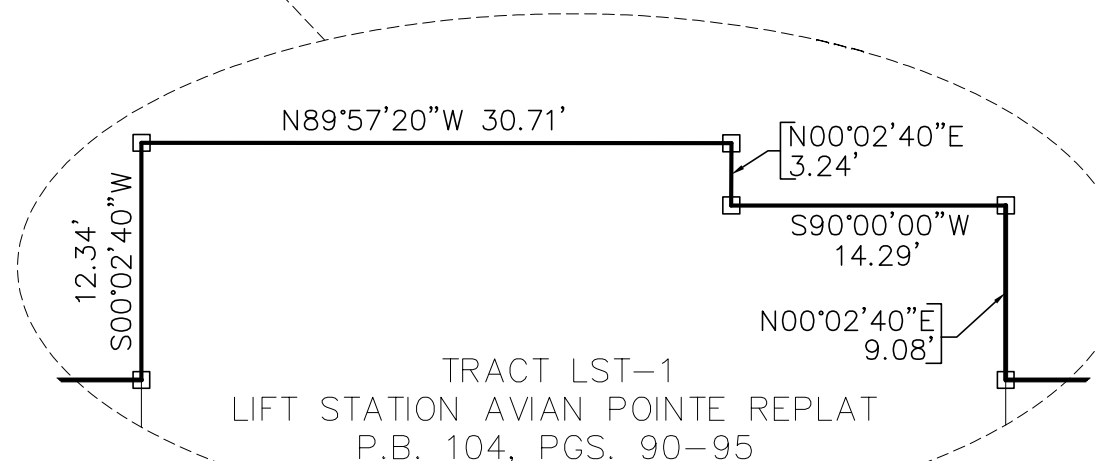


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°18'16"W	6.50'
L2	S00°18'16"E	8.00'
L3	N71°03'36"E	29.60'
L4	N59°48'03"E	19.88'
L5	S59°47'59"E	19.88'
L6	N00°00'01"E	22.25'
L7	N69°00'43"E	65.14'
L14	S00°00'01"W	30.12'
L15	S51°35'43"W	15.24'
L16	S51°34'18"E	15.27'
L17	S51°36'52"W	15.28'

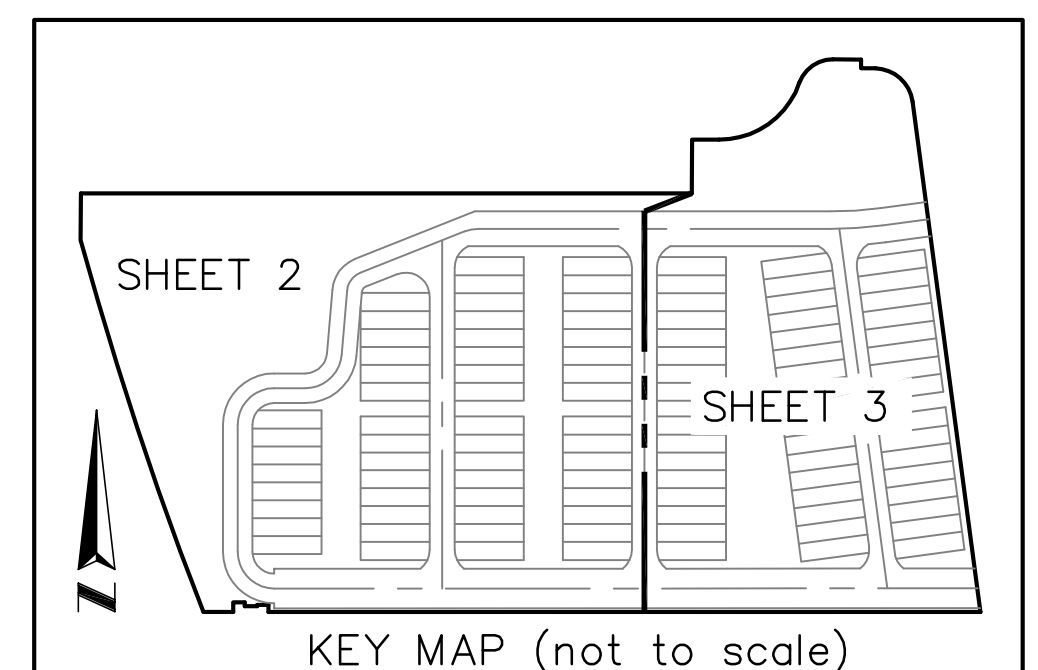
CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	DELTA
C4	50.00'	S79°09'52"W	18.80'	21°40'18"
C5	27.50'	S36°31'10"W	28.99'	63°37'05"
C6	47.00'	N47°21'50"E	63.89'	85°18'24"
C7	47.00'	S45°00'32"W	66.48'	90°01'01"
C8	47.15'	S45°00'08"E	66.68'	90°00'18"
C9	66.15'	S44°56'55"E	93.47'	89°53'53"
C10	66.00'	S45°00'32"W	93.35'	90°01'01"
C11	28.00'	N47°21'50"E	37.94'	85°18'24"
C12	46.50'	S36°31'10"W	49.02'	63°37'05"
C15	14.42'	S39°59'40"W	10.68'	43°27'25"
C16	31.54'	N60°33'59"W	48.74'	101°09'50"
C17	28.15'	S44°56'45"E	39.77'	89°53'32"
C18	28.15'	S47°58'57"E	37.61'	83°49'08"
C19	28.15'	S03°02'11"E	2.98'	6°04'24"
C20	66.00'	N47°21'50"E	89.44'	85°18'24"

ALLEN & COMPANY
Professional Surveyors & Mappers

LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355



SHEET INDEX
SHEET 1 of 3 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 3 - boundary, tract & lot geometry



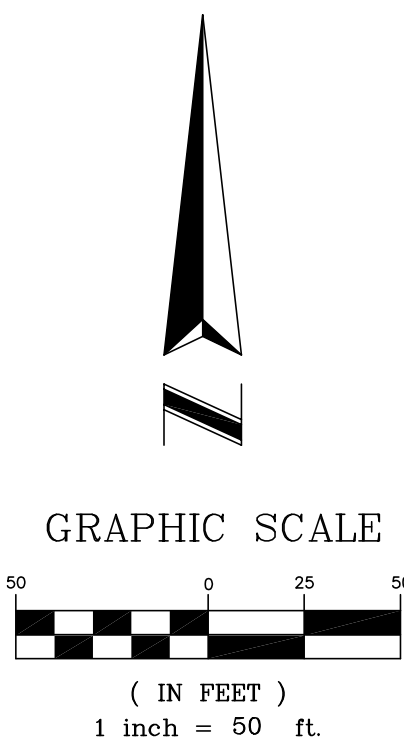
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SHEET 3 OF 3

PLAT BOOK PAGE

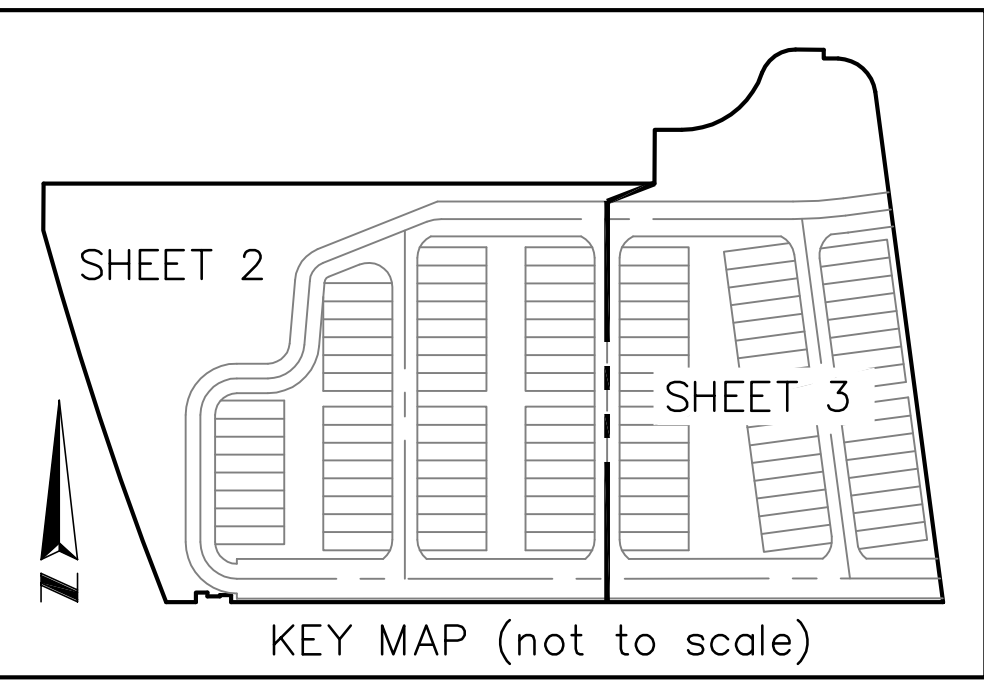
CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	512.00'	N86°12'22"E	67.76'	7°35'20"	67.81'
C2	512.00'	N89°21'34"E	11.45'	1°16'55"	11.45'
C3	512.00'	N85°33'54"E	56.33'	6°18'25"	56.36'
C13	489.75'	N86°12'22"E	64.82'	7°35'20"	64.87'
C14	538.50'	N83°36'27"E	22.48'	2°23'30"	22.48'



SEE SHEET 2 OF 3

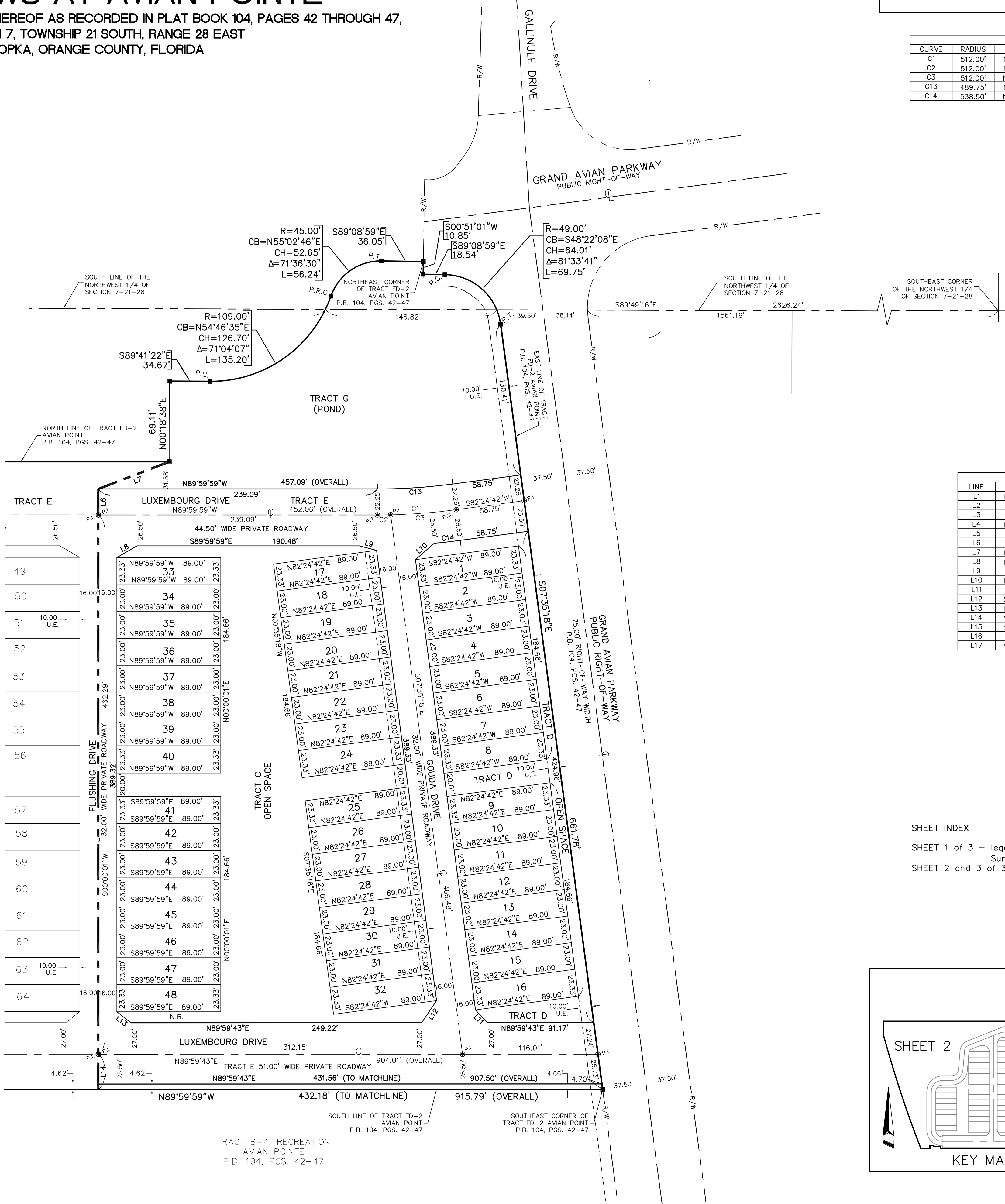
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°18'16"W	6.50'
L2	S00°18'16"E	8.00'
L3	N71°03'36"E	29.80'
L4	N59°48'03"E	19.88'
L5	S59°47'59"E	19.88'
L6	N00°00'01"E	22.25'
L7	N69°00'43"E	65.14'
L8	N59°47'07"E	19.88'
L9	S75°28'15"E	15.29'
L10	N48°48'08"E	21.34'
L11	S42°44'18"E	14.99'
L12	S33°45'43"W	22.88'
L13	N51°36'18"W	15.24'
L14	S00°00'01"W	30.12'
L15	S51°35'43"W	15.24'
L16	S51°34'18"E	15.27'
L17	S51°36'52"W	15.28'

SHEET INDEX
SHEET 1 of 3 – legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 3 – boundary, tract & lot geometry



ALLEN & COMPANY
Professional Surveyors & Mappers

LICENSED BUSINESS #6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355





SCHOOL CONCURRENCY DETERMINATION CAPACITY ENCUMBRANCE LETTER

October 8, 2020

VIA E-MAIL: THOMAS.SULLIVAN@GRAY-ROBINSON.COM

Thomas R. Sullivan
Gray Robinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-20-013

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:	Avian Pointe Phase B3
OCPS Completed Application Date:	October 1, 2020
Parcel #(s):	07-21-28-0000-00-002; -015; -064
Requested Units (#):	Total: 102 SF: 0 MF: 0 TH: 102
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 102 townhome residential units.

This determination expires on **April 3, 2021**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

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 \$706,860.00, 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	
1 st Installment Due On or Prior to April 3, 2021	\$ 235,620.00
2 nd Installment Due On or Prior to April 3, 2022	\$ 235,620.00
3 rd Installment Due On or Prior to April 3, 2023	\$ 235,620.00
TOTAL	\$ 706,860.00
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

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

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

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

Sincerely,



Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

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

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

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.

(Notary Seal)

Printed Name: _____

Notary Public, State of _____

Commission No. _____

Commission expires: _____

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

Attachment A



Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 108591 October 5, 2020 12:17:39

Project ID: CMA-APK-20 -013

Valid Until: April 3, 2021

Project Name: AVIAN POINTE PHASE B3				
Unvested Units	Single Family Units:	0	Multi Family Units:	0
	Town Homes Units:			102

Concurrency	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	ZELLWOOD ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	CSA Capacity (2019-2020)	2,023	1,150	2,797
	Enrollment (2019-2020)	1,881	1,451	2,089
	Utilization (2019-2020)	93.0%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	344	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	259	125	220
	Reserved Capacity	70	47	101
	Adjusted Utilization	109.2%	141.1%	86.2%
	Adjusted Available Seats	15	0	387
	Analysis of Proposed Development			
	Students Generated	16.524	7.752	9.384
	Adjusted Utilization	110.1%	141.8%	86.5%
	PASS/FAIL	FAIL	FAIL*	PASS
	Number of Seats to Mitigate	1.524	7.752	0.000

Adjacency	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	90-K8-N-7 (K-5) ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	1,638	1,150	2,797
	Enrollment (2019-2020)	1,069	1,451	2,089
	Utilization (2019-2020)	65.3%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	733	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	259	125	220
	Reserved Capacity	70	47	101
	Adjusted Utilization	85.4%	141.1%	86.2%
	Adjusted Available Seats	404	0	387
	Analysis of Proposed Development			
	Students Generated	16.524	7.752	9.384
	Adjusted Utilization	86.4%	141.8%	86.5%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	7.752	0.000

ZELLWOOD ES
WOLF LAKE MS - *PASS – SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS

Attachment B



CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING

6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809

TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://planning.ocps.net>

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

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

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

CAPACITY RESERVATION FEE & MITIGATION FORM

SECTION 3: DEVELOPMENT PROFILE	Plat/Site Plan Title: ³
	Project Title:
	Phase:
	# Single Family Units:
	# Multi-Family Units:
	# Townhome Units:
	Total # of Units:
Local Governmental Approval date of Plat/Site Plan:	

SECTION 4: PAYMENT SUMMARY	Capacity Reservation Fee Amount (payable to the applicable local government)		
	Installment: ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ Remaining Balance \$ _____		
	Proportionate Share Mitigation Amount (payable to Orange County School Board)		
	\$ _____		
	<i>A check made payable to OCPS must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.</i>		
	Single Family	Multi-Family	Townhome
	\$8,784/unit	\$5,919/unit	\$6,930/unit
	Does this CMA / CEL require an additional contribution? Yes ☐ No ☐		
Identify the section of the CMA / CEL that requires the mitigation payment?			

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable <u>Local Government</u> . (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the <u>Orange County Public Schools</u> . (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.

September 29, 2021

Thomas R. Sullivan
Gray Robinson
301 East Pine Street, Suite 1400
Orlando, FL 32801

Re: Extension of School Concurrency Determination Capacity Encumbrance Letter – Extension for Apopka Clear Lake Investments, LLC, Pursuant to Declaration of State of Emergency for Avian Pointe Phase B3, APK-20-013

Dear Thomas,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence dated September 24, 2021, in regard to the above-referenced matter delivered in accordance with Section 252.363, *Florida Statutes*. After review of your correspondence and the attached executive orders, we hereby acknowledge the extension of the School Concurrency Determination Capacity Encumbrance Letter - Extension, #APK-20-013 for the project known as Avian Pointe Phase B3 ("CEL"), in the City of Apopka in accordance with the following schedule:

Executive Order	Incident	Date Issued	Expiration Date	Extension Period	Original Expiration Date	New Expiration Date
20-52, 20-114, 20-166, 20-213, 20-276, 20-316, 21-45, 21-94	COVID-19	3/9/2020	6/27/2021	6 months + 480 days	September 30, 2021	July 23, 2023

Thank you for your attention in this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Jad M. Brewer, Staff Attorney III
Planning and Real Estate

xc: Bobby Howell, City of Apopka
Thomas Moore, OCPS
Vittoni Jenkins, OCPS