

REVISED
APOPKA PLANNING COMMISSION AGENDA
AUGUST 11, 2020 5:30 PM
City Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held July 21, 2020.

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.

LEGISLATIVE

Public Hearing

1. Comprehensive Plan – Small Scale – Future Land Use Amendment
From: Agriculture
To: Industrial (Max. 0.60 FAR)
Owner: Faircloth Family LTD.
Applicant: Jose L. Perez
Location: North of East Keene Road, west of Clarcona Road
Project: 2.24 +/- acres; 58,544 non-residential sq. ft. +/-
Project Manager: Phil Martinez
2. Change of Zoning
From: AG (Agriculture District)
To: I-L (Light Industrial District)
Owner: Faircloth Family LTD.
Applicant: Jose L. Perez
Location: North of East Keene Road, west of Clarcona Road
Project: 2.24 +/- acres; 58,544 non-residential sq. ft. +/-
Project Manager: Phil Martinez
3. Change of Zoning; Assignment of KPI Transition and Neighborhood Character Zones; and Master Plan – Orlando Beltway East Subdivision
From: T (Transitional District)
To: MU-KPI (Mixed Use Kelly Park Interchange)
Owner: Orlando Beltway Associates
Applicant: Hall Development Services, Inc., c/o Jim Hall
Location: East side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
Project: 56.51 +/- acres; 202 residential units - 143 single-family and 59 townhomes
Project Manager: Bobby Howell

4. Change of Zoning / Planned Development Master Plan
From: T (Transitional)
To: PD (Planned Development)
Owner: Clonts Farm, Inc.
Applicant: K Hovnanian Cambridge Homes, LLC
Location: 810 S. Binion Road
Project: 31.4 +/- acres; 67 single-family units
Project Manager: Bobby Howell
NOTE: Withdrawn by Staff

Site Plans

1. Major Development Plan – Residences at Emerson Park
Owner: Residences at Emerson Park, LLC, c/o Charles Whittall
Applicant: Park Square Homes, LLC, c/o Tom Spence
Engineer: Vanasse Hangen Brustlin, Inc. (VHB), c/o Leah Fitzpatrick, P.E.
Location: 1601 Alston Bay Boulevard
Project: 14.23 +/- acres; 103 Townhome Units (7.17 du/ac)
Project Manager: Jean Sanchez
2. Preliminary Development Plan – South Mews at Avian Pointe
Owner: Apopka Clear Lake Investments, LLC
Applicant: NV5, Inc., c/o Jason P. Mahoney, P.E.
Location: Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429
Project: 13.9 +/- acres; 102 townhomes
Project Manager: Bobby Howell

QUASI-JUDICIAL

1. Variance – To allow a maximum building height for property zoned I-L (Light Industrial) of 40-Feet
Owner: M.L. Carter Services, Inc., Trustee of Carter – Keene Road Land Trust
Applicant: Cadence Partners, LLC, c/o Adrian Galliano
Location: 2550 Ocoee-Apopka Road
Project: 18.07 +/- acres; two warehouse/distribution buildings totaling 189,000 square feet
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 JULY 21, 2020, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington

ABSENT: William Gusler; Butch Stanley; Mary Norwood; and Orange County Public Schools (Non-voting)

STAFF PRESENT: Michael Rodriguez, Esq. – City Attorney, James Hitt, FRA-RA – Community Development Director, Robert Shelton – Network Engineer, David Moon, AICP – Planning Manager, Phil Martinez Planner II, and Jeanne Green – Recording Secretary

OTHERS PRESENT: Teresa Sargeant, Heather Isaacs, Dave Crosen, Heath Frank, Mike Villar, Sid Vihlen, Stephen Rubright

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 June 9, 2020, at 5:30 p.m.

Motion: **Robert Ryan made a motion to approve the Planning Commission minutes from the regular meeting held on June 9, 2020, at 5:30 p.m. and seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington (4-0)**

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

LEGISLATIVE – CHANGE OF ZONING; PLANNED DEVELOPMENT MASTER PLAN – RUBRIGHT ET. AL. – Chairperson Greene stated this is a request to find the proposed Rezoning and Planned Development Master Plan consistent with the Comprehensive Plan and Land Development Code. To recommend approval of the rezoning of the subject parcels from T (Transitional) to PD (Planned Development based on the findings and facts presented in the staff report and exhibits for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Rubright Family, LP; James Scott Pridgen; Douglas & Lisa Surrett and James P. Purdy and located west of North Orange Blossom Trail and North of Hogshead Road and located at 3845 and 4011 Golden Gem Road.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the proposed Rezoning and Planned Development Master Plan consistent with the Comprehensive Plan and Land Development Code. To recommend approval of the rezoning of the subject parcels from T (Transitional) to PD (Planned Development) based on the findings and facts presented in the staff report and exhibits for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Rubright Family, LP; James Scott Pridgen; Douglas & Lisa Surrett and James P. Purdy and located west of North Orange Blossom Trail and North of Hogshead Road and located at 3845 and 4011 Golden Gem Road. The applicant is Poulos & Bennett, c/o Kathy Hattaway. The proposed future land use of Industrial is proposed for adoption on August 19, 2020. The existing use is vacant land and the proposed use is a 6 lot industrial park. The tract size is 349.37 +/- acres.

The subject property is approximately 349.37 acres in size and is zoned Transitional (T) and has a future land use designation of Orange County Rural and Industrial. A large-scale future land use amendment is

scheduled for adoption before the City Council on August 19, 2020, which will change the future land use of the entire property to City of Apopka Industrial. The subject property is located west of North Orange Blossom Trail, north of Hogshead Road, and west of the Orlando-Apopka Airport. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a six-lot industrial park consisting of a mix of light and heavy industrial uses.

The PD Master Plan proposes a subdivision consisting of six industrial lots on 349.37 acres. The lots range in size from 4.53 to 202.21 acres. Access to the site is proposed via Wesley Road, Orange Blossom Trail, and via an access easement that is proposed to be established to the west of Apopka Airport Road. Locations for rail spurs leading from the CSX railroad line are proposed and will be determined during the Major Development Plan review process.

Of the 349.37 acres, 5.19 are wetlands that will be protected from future development. 73 acres of the site will remain as open space. A 25-foot wide buffer tract will be provided around the perimeter of the PD. Six stormwater ponds are proposed on site. Open space, wetlands, and stormwater ponds will be in tracts that are owned and maintained by a master Property Owners Association (POA). Internal roadways and utilities will be dedicated to the public. Infrastructure including roads and stormwater facilities will be constructed in one phase.

The applicant is requesting a rezoning of the property to PD to allow flexibility in the development of an industrial park, with light and heavy industrial uses to allow for more concentrated development and reduced infrastructure. The PD Master Plan allows up to 4,500,000 square feet of industrial uses with the prohibition of the following uses as they are deemed to be incompatible with the adjacent airport use:

- Commercial fuel depot
- Automobile service station
- Vehicle towing or wrecker service
- Fuel oil or bottled gas distribution
- Surface mining
- Land clearing debris disposal facility
- Concrete batch facilities
- Stand-alone solar panel fields, unless as an accessory use located within the PD

The PD Master Plan contains an Airport Zone Plan which only applies within the PD boundaries and requires all vertical construction within the zone to be approved by the Florida Department of Transportation (FDOT) and the City.

The development and zoning conditions of approval are that the zoning classification of the subject property be designated as Planned Development (PD), and with the following Master Plan provisions subject to the following zoning provisions:

1. A PD Agreement for the entire PD will be required to be provided at the time of the first Minor/Major Development Plan submittal.
2. Expiration – the applicant will have three (3) years to submit the first Minor/Major Development Plan from the effective date of the PD ordinance. Additionally, proof of legal access across the railroad at two points and a PD Agreement are required.

3. No residential development except for a property caretaker housing or security agent housing will be permitted within the PD.
4. Major/Minor Development Plan Requirements:
 - a. At time of each Major or Minor Development Plan, developer must demonstrate that site design incorporates habitat preservation or other mitigation plan approved by FDEP for endangered/threatened species identified in a habitat management plan/species survey.
 - b. At the time of each Minor or Major Development Plan application, Developer shall address requirements of PD District Development Standards set forth in Land Development Code (LDC) Table 3.7.2.E.1:
 - (1) Section 5.1: Off-Street Parking, Bicycle Parking and Loading Standards, if applicable.
 - (2) Section 5.2: Landscape and buffer plan, including buffer/conservation areas to prevent encroachment into the Lake Apopka North Shore SJRWMD lands and buffers to any runway protection zones.
 - (3) Section 5.3: Tree Project Standards: Tree survey and mitigation plan shall be provided at the time of a Minor or Major Development Plan, including public roadways abutting same.
 - (4) Section 5.4: Open Space Set Aside Standards.
 - (5) Section 5.6: Exterior Lighting Plan.
 - (6) Section 5.5: Fences and Walls
 - (7) Section 5.6: Compatibility Standards for areas adjacent to the Lake Apopka North Shore SJRWMD lands and the Orlando-Apopka Airport.
 - (8) Section 5.9: Not applicable as no large-scale agricultural lands abut the PD.
 - (9) Section 5.10: Sign plan
 - (10) Section 5.11: Green Building Standards
 - (11) Section 5. 12: Green Building Incentives
 - (12) Section 5.13 and Section 5.14: Utility Plan and Roadway Plan for the spine roads appearing on the PD Plan at the first Major or Minor Development Plan. Utility Plan and Road Plan at the time of each Major or Minor development plan for each lot.
 - (13) Section 5.15: Guaranties and Sureties shall be address within the required development agreement.
 - c. Development Agreement/PD Agreement shall be required for all off-site improvements and for all phased development, and shall incorporate airport land use and development compatibility standards that implement the intent of the Master Plan development standards.

5. Satisfy all other applicable requirements of the Land Development Code and Comprehensive Plan not addressed within the Master Plan.

The proposed use of the property as depicted on the Master Plan is consistent with the proposed Industrial Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on May 15, 2020.

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 Rubright Properties PD Master Plan.

Staff recommended the Planning Commission recommend approval of the rezoning of the subject parcel from Transitional (T) to PD (Planned Development) and the PD Master Plan based on the findings and facts presented in the staff report and exhibits.

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

Heather Isaacs, Poulos & Bennett, LLC, 2602 E Livingston St, Orlando, stated that she represented the property owner. She stated they agree with staff and she was available 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: Linda Laurendeau made a motion to find the proposed change of zoning and the Planned Unit Master Plan consistent with the Comprehensive Plan and Land Development Code; and to recommend approval of the rezoning of the subject parcels from T (Transitional) to PD (Planned Development) based on the findings and facts presented in the staff report and exhibits for the properties owned by American Sanford Four, LLC; Steven R. Rubright; JP Holdings, Inc.; Rubright Properties, LLC; Rubright Family, LP; James Scott Pridgen; Douglas & Lisa Surrett and James P. Purdy and located west of North Orange Blossom Trail and North of Hogshead Road and 3845 and 4011 Golden Gem Road. Motion Seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington (4-0)

LEGISLATIVE - COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – 3307 S CLARCONA LLC - Chairperson Greene stated this is a request to find the proposed small scale future land use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the small scale future land use amendment from Agriculture to Industrial (Max. 0.60 FAR) for the property owned by 3307 S Clarcona LLC and located east of Clarcona Road and north of Stone Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed small scale future land use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the small scale future land use amendment from Agriculture to Industrial (Max. 0.60 FAR) for the property owned by 3307 S Clarcona LLC and located east of Clarcona Road and north of Stone Road. The applicant is Vihlen and Associates, P.A., c/o Sidney L. Vihlen. The

existing use is warehouse/industrial. Current zoning is AG (Agricultural District) and the proposed zoning is I-L (Light Industrial). The existing maximum allowable development is one 1 Dwelling Unit (AG Future Land Use, 1 du/5 ac); and the proposed maximum allowable development under the Industrial future land use is 152,895 non-residential sq. ft. (0.6 FAR). The tract size is 5.85 +/- acres.

The subject property was annexed into the city on February 21, 1996 by Ordinance Number 916. The proposed "Industrial" Future Land Use is compatible with the property due to the "Industrial" Future Land Use, and industrial-oriented uses, being found adjacent to the parcel and in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from AG (Agriculture District) to I-L (Light Industrial).

The proposed Future Land Use, "Industrial", is consistent with the proposed zoning designation, "I-L, Light Industrial District". Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an "Industrial" designation at the subject site:

Future Land Use Element

Policy 3.1.1 Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 June 9, 2020.

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 Future Land Use Designation of Industrial for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

Staff recommended the Planning Commission 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 Agriculture to Industrial, subject to the findings of the staff report.

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.

Sidney L. Vihlen, Vihlen and Associates, P.A., 1540 International Parkway, Suite 2000, Lake Mary, stated that he represented the property owner. He stated they agree with staff and he was available 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: **Howard Washington made a motion to find the proposed small scale future land use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area; and recommend approval of the small scale future land use amendment from Agriculture to Industrial (Max. 0.60 FAR) for the property owned by 3307 S Clarcona LLC and located east of Clarcona Road and north of Stone Road. Motion Seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington (4-0)**

LEGISLATIVE – CHANGE OF ZONING – 3307 S CLARCONA LLC – Chairperson Greene stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and to recommend approval of the proposed Change of Zoning from AG (Agricultural District) to I-L (Light Industrial District) for the property owned by 3307 S Clarcona LLC and located east of Clarcona Road and north of Stone Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and to recommend approval of the proposed Change of Zoning from AG (Agricultural District) to I-L (Light Industrial District) for the property owned by 3307 S Clarcona LLC and located east of Clarcona Road and north of Stone Road. The applicant is Vihlen and Associates, P.A., c/o Sidney L. Vihlen. The existing use is warehouse/industrial. Current zoning is AG (Agricultural District) and the proposed zoning is I-L (Light Industrial). The existing maximum allowable development is one 1 Dwelling Unit (AG Future Land Use, 1 du/5 ac); and the proposed maximum allowable development under the Industrial future land use is 152,895 non-residential sq. ft. (0.6 FAR). The tract size is 5.85 +/- acres.

The subject property was annexed into the city on February 21, 1996 by Ordinance Number 916. The subject area consists of approximately 5.85 acres and contains a warehouse and is being used for industrial purposes. The proposed I-L zoning is compatible with the property due to the I-L zoning abutting the parcel and being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from “City” Agriculture to “City” Industrial.

The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

The proposed zoning change will not create additional residential units and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 June 9, 2020.

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 AG (Agriculture District) to I-L (Light Industrial District) for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

Staff recommended the Planning Commission find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and to recommend approval of the proposed Change of Zoning from AG (Agriculture District) to I-L (Light Industrial District) for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road.

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

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; and recommending approval of the proposed Change of Zoning from AG (Agricultural District) to I-L (Light Industrial District) for the property owned by 3307 S Clarcona LLC and located East of Clarcona Road and North of Stone Road. Motion seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington (4-0)**

LEGISLATIVE – PLAT – LAKE STANDISH ESTATES SUBDIVISION - Chairperson Greene stated this is a request to find the Lake Standish Estates Subdivision Plat consistent with the Comprehensive Plan and the 2019 Land Development Code; and recommend approval of the Plat subject to the Conditions of Approval and the findings of the staff report for the property owned by Frankdevco, LLC, c/o Heath Frank and located at 1130 Schopke Lester Road.

Staff Presentation: David Moon, AICP, Planning Manager, stated this is a request to find the Lake Standish Estates Subdivision Plat consistent with the Comprehensive Plan and the 2019 Land Development Code; and recommend approval of the Plat subject to the Conditions of Approval and the findings of the staff report for the property owned by Frankdevco, LLC, c/o Heath Frank and located at 1130 Schopke Lester Road. The future land use is Residential Low (0 – 5 du/ac) and the zoning is RSF-1B (Residential Single-Family–Large Lot). The existing use is vacant land and the proposed use is three Single Family Residential Lots. The tract size is 1.88 +/- acres. The applicable code is the 2019 Land Development Code.

This is a request to approve the Lake Standish Estates - Plat, which proposes the subdivision of the parcel into three single family residential lots. A 20-foot wide Ingress/Egress Easement shall be maintained on the northern boundary of Lot 3 to serve as legal access to adjacent lots outside the Plat. The lots will be developed at a later date. However, a tree survey, removal and mitigation plan, and drainage analysis are required at the time of the development of each lot at the building permit application.

The Development Review Committee recommends approval of the Lake Standish Estates Subdivision – Plat, finding it consistent with the Land Development Code, subject to the findings of this staff report.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JULY 21, 2020, AT 5:30 P.M.

Staff recommended the Planning Commission find the Lake Standish Estates Subdivision Plat consistent with the Land Development Code and recommend approval of the Plat, subject to the findings of this staff report.

The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code.

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 Lake Standish Estates Subdivision Plat consistent with the Comprehensive Plan and the 2019 Land Development Code; and recommend approval of the Plat subject to the Conditions of Approval and the findings of the staff report for the property owned by Frankdevco, LLC, c/o Heath Frank and located at 1130 Schopke Lester Road. Motion seconded by Howard Washington. Aye votes were cast by James Greene, Linda Laurendeau, Robert Ryan, and Howard Washington (4-0)

QUASI-JUDICIAL: None

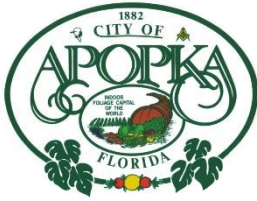
OLD BUSINESS: None

NEW BUSINESS: David Moon, Planning Manager, announced his retirement from the City effective July 31, 2020. He expressed his appreciation for the Planning Commission's dedication.

ADJOURNMENT: The meeting was adjourned at 5:52 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	August 11, 2020
☐ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Land Use Report
☐ OTHER:		Vicinity Map
		Future Land Use Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE
AMENDMENT – FAIRCLOTH (CLARCONA)**

REQUEST: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE
AMENDMENT – FAIRCLOTH (CLARCONA)**
FROM: AGRICULTURE
TO: INDUSTRIAL (MAX. 0.60 FAR)

SUMMARY:

OWNER: Faircloth Family LTD.

APPLICANT: Jose L. Perez

LOCATION: North of E. Keene Road and West of Clarcona Road

PARCEL ID NUMBER: 22-21-28-0000-00-086

EXISTING USE: Vacant

CURRENT ZONING: “AG” (Agriculture District)

TRACT SIZE: 2.24 +/- acres

MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 1 Dwelling Unit
 PROPOSED: 58,544 non-residential sq. ft. +/-

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

ADDITIONAL COMMENTS: The subject property was annexed into the city on December 30, 1991 by Ordinance Number 687. The proposed “Industrial” Future Land Use is compatible with the property due to the “Industrial” Future Land Use being found in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from T (Transitional District) to I-L (Light Industrial District).

COMPREHENSIVE PLAN COMPLIANCE: The proposed Future Land Use, “Industrial”, is consistent with the proposed zoning designation, “I-L, Light Industrial District”. Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an “Industrial” designation at the subject site:

Future Land Use Element

Policy 3.1.1 Industrial

The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

Planned Unit Development uses may include:

- (1) All primary uses
- (2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

SCHOOL CAPACITY REPORT: The proposed future land use amendment will not impact public school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 July 9, 2020.

PUBLIC HEARING SCHEDULE:

August 11, 2020 - Planning Commission (5:30 pm)

September 16, 2020 - City Council (7:00 pm) - 1st Reading

October 7, 2020 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

July 24, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

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 Future Land Use Designation of “Industrial” for the property owned by Faircloth Family LTD. and located North of E. Keene Road and West of Clarcona Road.

Planning Commission 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 Agriculture to Industrial, subject to the findings of 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.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	A-1	Vacant
East (City)	“City” Agriculture	AG	Nursery
South (County)	“County” Rural	A-1	Heavy Equipment Sales, Rental, Repair, Servicing or Storage
West (City)	“City” Industrial	I-L	Vacant (Proposed Self-Storage)

II. LAND USE ANALYSIS

The subject property is currently a nursery, future development must comply with the Industrial future land use designation & be consistent with the Comprehensive Plan policies listed above.

The proposed Industrial future land use designation is consistent with the general future land use character of the surrounding area.

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 subject property is located within the “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Rural to “City” Industrial (Max. 0.6 FAR) is consistent with the terms of the JPA (Second Amendment). Faircloth Family LTD Trust is the property owner, and has been notified of the hearing schedule.

Transportation: Road access to the site is from Clarcona 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 stormwater 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 relationship of the amendment to the population projections: The proposed future land use designation for the property is Industrial (Max. 0.6 FAR) Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons

PROPOSED: 0 Unit(s) x 2.659 p/h = 0 persons (58,544 non-residential sq. ft.)

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: A habitat study is required for developments greater than ten (10) acres in size. At the time the Master Site Plan or Major Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD/Capita; 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 162 GPD
3. Projected total demand under proposed designation: 5,269 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 90 GPD/1,000sf
7. Improvement/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: None; 135 GPD/Capita; 200 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 270 GPD
3. Projected total demand under proposed designation: 11,709 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 135 GPD/Capita
6. Projected LOS under proposed designation: 200 GPD/1,000sf
7. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

8. Parcel located within the reclaimed water service area.

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 /1,000sf
5. 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.

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

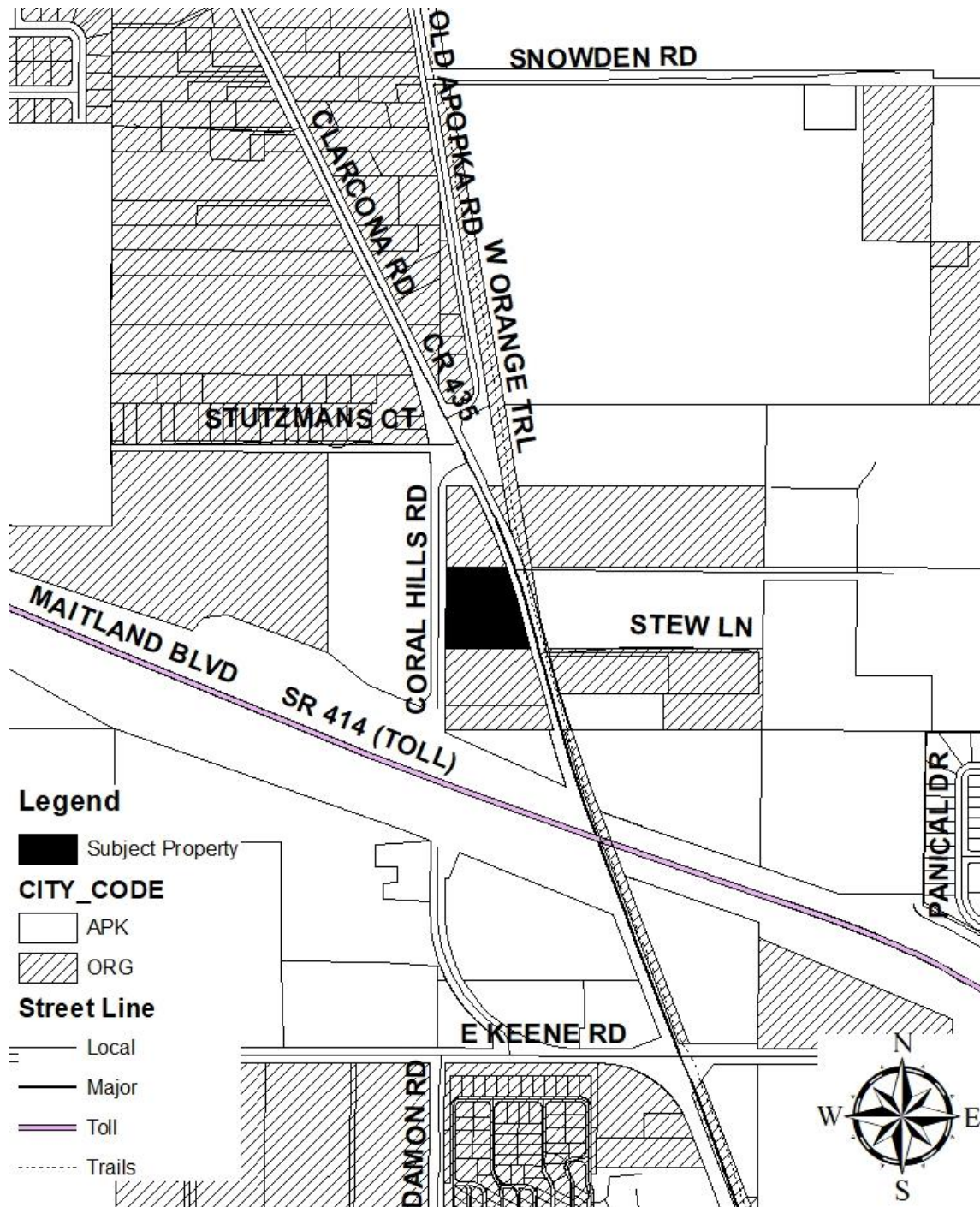
1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

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 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

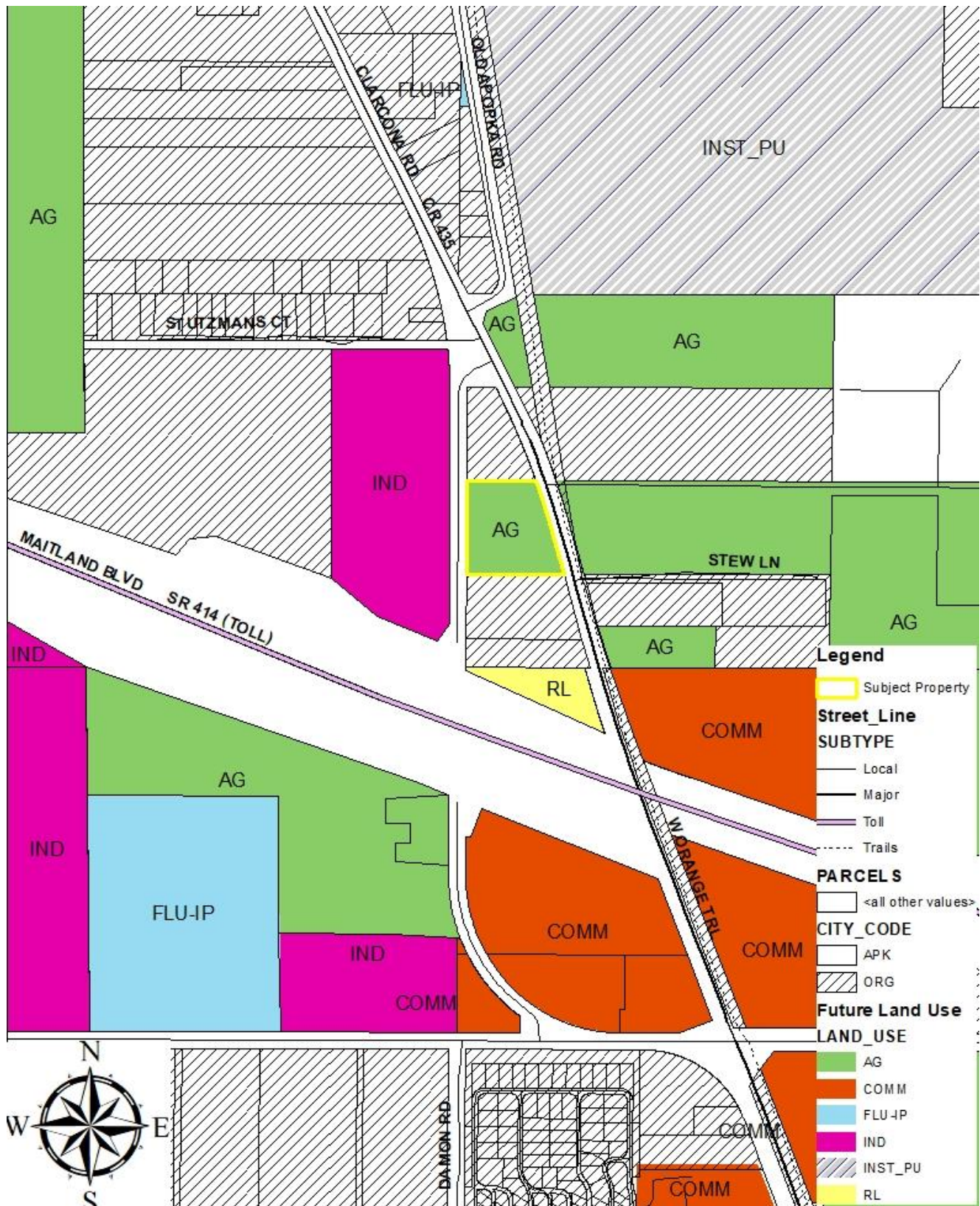
Faircloth Family LTD.
2.24 +/- acres
Proposed Small-Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Parcel ID #: 22-21-28-0000-00-086

VICINITY MAP



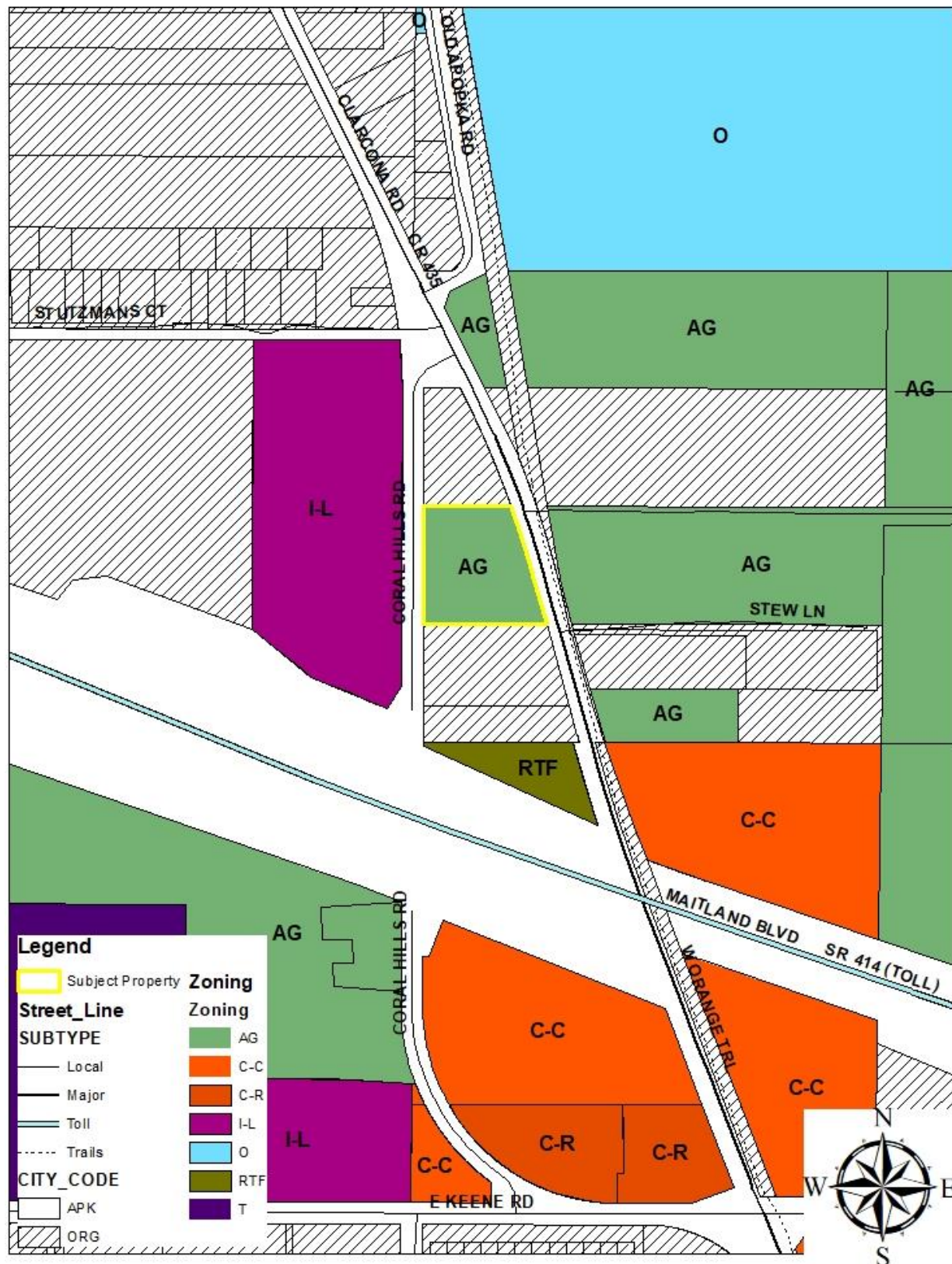


FUTURE LAND USE MAP





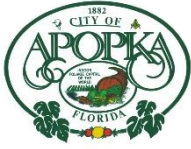
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

<u>X</u>	PUBLIC HEARING	MEETING OF:	August 11, 2020
___	SITE PLAN	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
___	OTHER:		Vicinity Map
			Future Land Use Map
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT: CHANGE OF ZONING – FAIRCLOTH (CLARCONA)

REQUEST: CHANGE OF ZONING – FAIRCLOTH (CLARCONA)
FROM: AG (AGRICULTURE DISTRICT)
TO: I-L (LIGHT INDUSTRIAL DISTRICT)

SUMMARY:

OWNER:	Faircloth Family LTD.
APPLICANT:	Jose L. Perez
PARCEL ID NUMBER:	22-21-28-0000-00-086
LOCATION:	North of E. Keene Road and West of Clarcona Road
FUTURE LAND USE:	Agriculture
EXISTING USE:	Vacant
CURRENT ZONING:	AG (Agriculture District)
PROPOSED ZONING:	I-L (Light Industrial District)
TRACT SIZE:	2.24 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 1 Dwelling Unit PROPOSED: 58,544 non-residential sq. ft. - “Industrial” FLU

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

ADDITIONAL COMMENTS: The subject property was annexed into the city on December 30, 1991 by Ordinance Number 687. The proposed I-L zoning is compatible with the property due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application for a small-scale future land use amendment from Agriculture to Industrial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Max. 0.6 FAR) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed zoning change will not create additional residential units and thus will not have an impact on school enrollment. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

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 July 9, 2020.

PUBLIC HEARING SCHEDULE:

August 11, 2020 - Planning Commission (5:30 pm)

September 16, 2020 - City Council (7:00 pm) - 1st Reading

October 7, 2020 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

July 24, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

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 “AG, Agriculture District” to “I-L, Light Industrial District” for the property owned by Faircloth Family LTD. and located north of E. Keene Road and west of Clarcona Road.

Recommended Motion: 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 “AG, Agriculture District” to “I-L, Light Industrial District” for the property owned by Faircloth Family LTD. and located north of E. Keene Road and west of Clarcona Road.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Rural	A-1	Vacant
East (City)	“City” Agriculture	AG	Nursery
South (County)	“County” Rural	A-1	Heavy Equipment Sales, Rental, Repair, Servicing or Storage
West (City)	“City” Industrial	I-L	Vacant (Proposed Self-Storage)

LAND USE & TRAFFIC COMPATIBILITY:

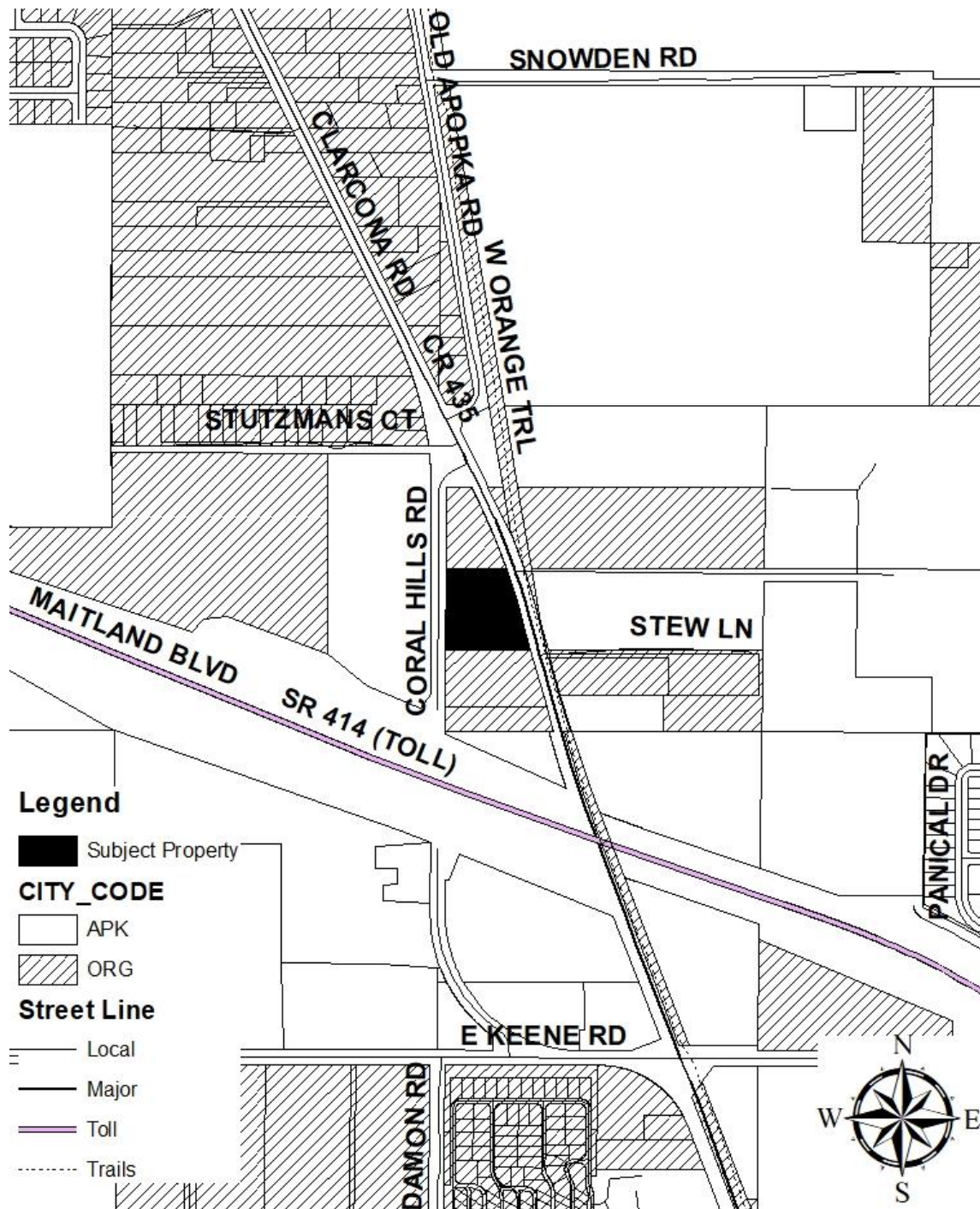
The property is currently accessed from Clarcona Road. Properties in the vicinity contain an Industrial Future Land Use designation.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed I-L zoning is consistent with the proposed Future Land Use designation, “Industrial” (Max. 0.6 FAR) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

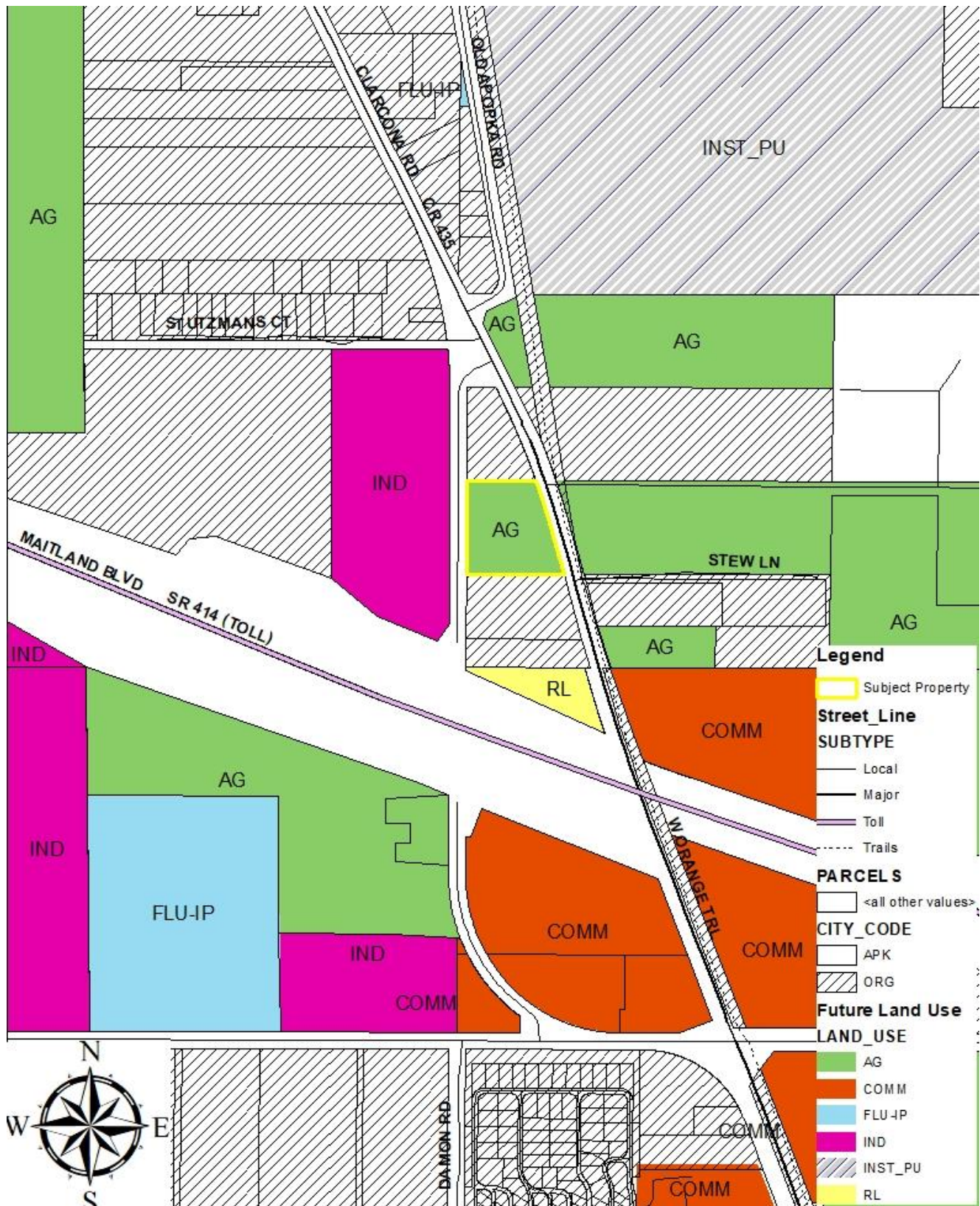
Faircloth Family LTD.
2.24 +/- acres
Proposed Small-Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Parcel ID #: 22-21-28-0000-00-086

VICINITY MAP



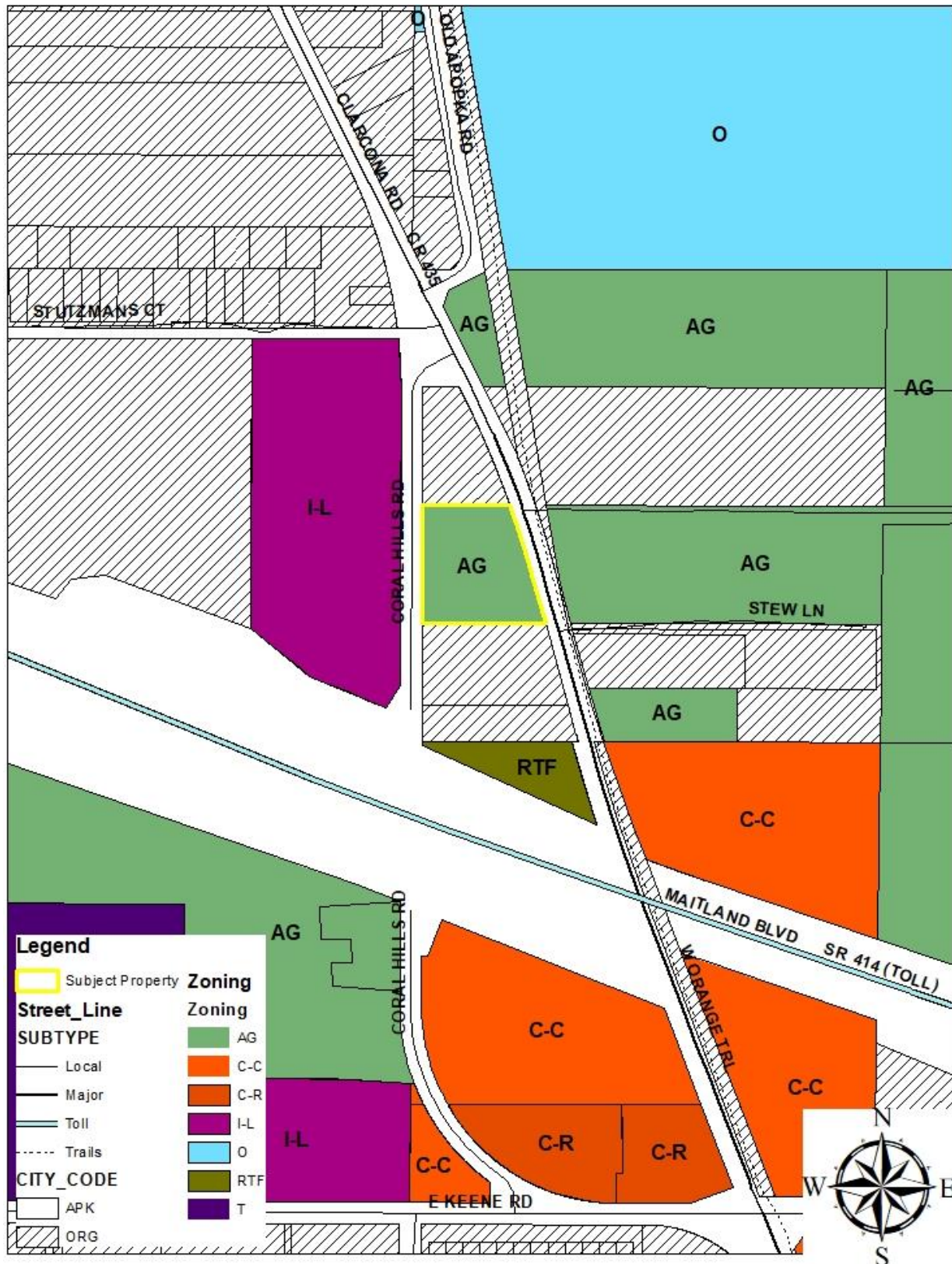


FUTURE LAND USE MAP





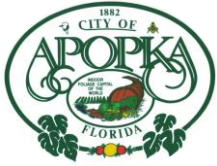
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Master Plan

MEETING OF: August 11, 2020
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Adjacent Zoning Map
Adjacent Uses Map
Kelly Park Form Based Code Area Map
Ex. A – Master Plan

SUBJECT: CHANGE OF ZONING, ASSIGNMENT OF KPI TRANSITION AND NEIGHBORHOOD CHARACTER ZONES, AND MASTER PLAN– ORLANDO BELTWAY EAST SUBDIVISION

REQUEST: RECOMMEND APPROVAL OF THE CHANGE OF ZONING, OVERLAY DISTRICT, AND MASTER PLAN
FROM: T (TRANSITIONAL)
TO: MU-KPI (MIXED USE KELLY PARK INTERCHANGE); KPI TRANSITION; AND NEIGHBORHOOD CHARACTER ZONES

SUMMARY:

OWNER: Orlando Beltway Associates
APPLICANT: Hall Development Services, Inc., c/o Jim Hall
LOCATION: East side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
PARCEL ID NUMBER: 12-20-27-0000-00-100
EXISTING USE: Vacant
FLUM DESIGNATION: Mixed Use Interchange
CURRENT ZONING: Transitional (T)
PROPOSED DEVELOPMENT: 202 residential units - 143 single-family and 59 townhomes
PROPOSED ZONING: Kelly Park Interchange Mixed-Use (KPI-MU)
TRACT SIZE: 56.51 +/- acres

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL INFORMATION: The applicant is requesting a rezoning of 56.51 acres of property from Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI), with a Transition and Neighborhood character zone overlay to develop a subdivision consisting of a 282-unit single-family residential subdivision and a 2.4 acre parcel that is reserved for future development subject to the requirements of the Kelly Park Interchange Form Based Code. The subject property is located on the east side of Plymouth-Sorrento Road, approximately one-quarter mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The owner of the property is Orlando Beltway Associates.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan detailing the development of the property. The proposed development is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

Master Plan Profile

Number of residential lots:	202 single family homes (143 single-family, 59 townhomes), one non-residential lot totaling 2.4 acres in size
Proposed Density:	4.4 du/ac – Neighborhood character zone 5.7 du/ac – Transition character zone
Maximum Density Allowed:	5 du/ac – Neighborhood character zone 10 du/ac – Transition character zone
Lot width:	20-feet Transition character zone 40-feet Neighborhood character zone
Minimum lot size:	4,400 square feet (Neighborhood character zone), 2,200 square feet (Transition character zone)
Minimum house livable area:	1,600 square feet (Neighborhood character zone), 1,200 square feet (Transition character zone)
Setbacks:	
Front:	10-feet (Transition character zone), 15-feet (Neighborhood character zone)
Rear:	
Side:	5-feet
Garage:	Front loaded recessed 4-feet from primary façade
Parking:	Two spaces per unit located on the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided in the Transition character zone
Amenities:	Community swimming pool, internal trail system providing connection within the Form-Based Code area, bike trail along Plymouth-Sorrento Road frontage

PROJECT DESCRIPTION: The Master Plan proposes development of the property with a total of 202 residential units consisting of single-family homes and townhomes divided between the Transition and Neighborhood character zones. 143 of the 202 units are single-family units on 40-foot wide lots with a minimum living area of 1,600 square feet. 59 are townhome units with a minimum living area of 1,200 square feet. There are no minimum and maximum lot size and living area requirements in the Form-Based Code. Notes provided on the Master Plan indicate the project will be developed in multiple phases, with each phase being determined at the submittal of a Major Development Plan. In addition, a non-residential

parcel totaling 2.4 acres in size is reserved in the southeast corner of the site for future development and is located within the Transition character zone as noted in the Kelly Park Interchange Form-Based Code. Any proposed uses for this parcel must be consistent with the list of permitted uses in the Transition character zone. This parcel will be interconnected via vehicular and pedestrian connections to the residential portion of the site. A vehicular access point leading to the non-residential portion of the site is located along Plymouth-Sorrento Road. The Master Plan proposes the single-family lots which are located in the interior of the site, and the townhome units to be accessed via alleyways.

The Master Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form-Based Code, and the Transition and Neighborhood character zone criteria. The Transition character zone is intended to provide a buffer between the high-density/intensity Village Center zone and the low-density/intensity areas outside the form-based code area. The zone shall respect pedestrian function and scale and shall mainly be comprised of single or multi-use office/medium-density residential buildings and urban single-family homes. The Neighborhood character zone primarily allows single-family homes as permitted uses. The area of the development that is concentrated in the Transition character zone is located on the southern portion of the site and consists of townhomes and the future non-residential parcel. The area in the Neighborhood character zone is located on the remaining portions of the site and consists of single-family units. The surrounding properties consist of residential uses.

Access to the site is proposed via Plymouth-Sorrento Road. A dedication of a 30-foot wide strip for future right-of-way needs for Plymouth-Sorrento Road is detailed on the Master Plan. Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Behind this strip, a landscape buffer will be provided. The master stormwater pond is located in the central portion of the site. In accordance with the requirements of the Form-Based Code, 20-percent of the total site area is required to remain as open space. The Master Plan reserves 20-percent of the site as open space. Common recreation elements include a community swimming pool, internal trail system, passive open space/recreation areas, and the dedication of the bike trail along Plymouth-Sorrento Road.

The Master Plan designs the internal street system with public streets utilizing a walkable street design with pedestrian and vehicular connections to the north and south via a proposed street connections and through the proposed internal trail system provided within the development. The developer will provide a 12-foot wide multi-purpose trail along the portion of the development abutting Plymouth-Sorrento Road to help facilitate the construction of the regional trail system that is conceptually proposed within the Kelly Park Form-Based Code area.

DEVELOPMENT AND ZONING CONDITIONS OF APPROVAL: The zoning classification of the following described property shall be designated as Mixed-Use Kelly Park Interchange (MU-KPI), Transition and Neighborhood character zones, as defined in the Kelly Park Interchange Form Based Code, and with the following provisions:

1. Development of the property is subject to the requirements of the Kelly Park Interchange Form Based Code, Transition and Neighborhood character zones.
2. The architectural design of the buildings shall be consistent with Section K.2.g, and Appendix A of the Kelly Park Interchange Form Based Code.

3. A 12-foot wide multi-purpose trail shall be constructed along the portion of the development abutting Golden Gem Road to facilitate the construction of a regional trail system. (Policy 20.19, FLUE; Sec. Q, FBC). The trail shall be placed in a tract that is dedicated to the City of Apopka.
4. A Development Agreement may be required to address any necessary off-site improvements.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property, as depicted on the Master Plan, is consistent with the Mixed-Use Interchange Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT: A School Capacity Enhancement Agreement (CEA) has been approved by Orange County Public Schools (OCPS). The location is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High School. Additionally, no development activity shall occur on the subject property until the developer has obtained a school concurrency mitigation agreement or approval letter from OCPS.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on July 2, 2020.

PUBLIC HEARING SCHEDULE:

August 11, 2020 – Planning Commission (5:30 pm)
September 16, 2020 – City Council (7:00 pm) - 1st Reading
October 7, 2020 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:

July 24, 2020 – Apopka Chief

RECOMMENDED ACTION:

The **Development Review Committee** finds the proposed rezoning to Mixed-Use Kelly Park Interchange (MU-KPI) and assignment of a Transition and Neighborhood character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form-Based Code, and recommends approval of the Orlando Beltway East – Master Plan.

Recommended Motion: Find the proposed Rezoning and Master Plan consistent with the Comprehensive Plan and Land Development Code and Transition and Neighborhood character zones; and recommend approval of the rezoning of the subject parcels from Transitional (T) to Mixed-Use Kelly Park Interchange (MU-KPI), assignment of the Transition and Neighborhood character zones, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits, subject to the applicant providing a Traffic Impact Analysis (TIA) that is reviewed and accepted by the City prior to this item being scheduled for First Reading before the City Council on September 16, 2020.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed-Use Interchange	KPI-MU	Bridle Path subdivision
East (County)	Rural	R-CE	Single-family residences
South (County)	Rural	A-1	Single-family residences
West	N/A	N/A	SR 429 right-of-way

LAND USE & TRAFFIC COMPATIBILITY:

The property is accessed via Plymouth-Sorrento Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly residential. Two future road connections are proposed to the north and south to allow internal connection to properties also located inside the Kelly Park Interchange Form-Based Code area.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed Mixed-Use Kelly Park Interchange (MU-KPI) zoning is compatible with policies set forth in the Comprehensive Plan.

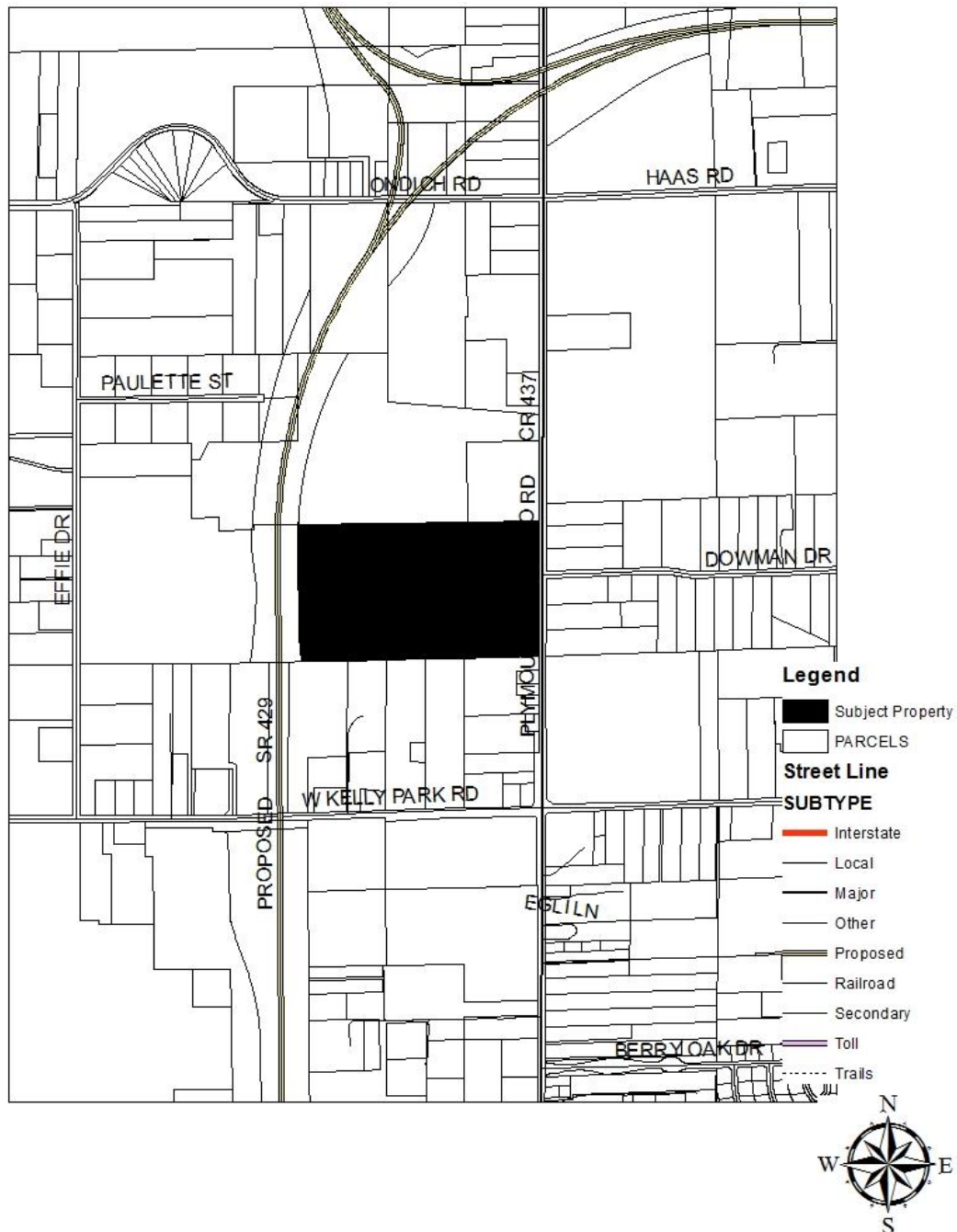
ALLOWABLE USES:

Single-family residential, townhome, and commercial uses as set forth within the Master Plan.

Project: Orlando Beltway East
Owned by: Orlando Beltway Associates
Location: East side of Plymouth-Sorrento Road
Parcel ID#: 12-20-27-0000-00-100



VICINITY MAP



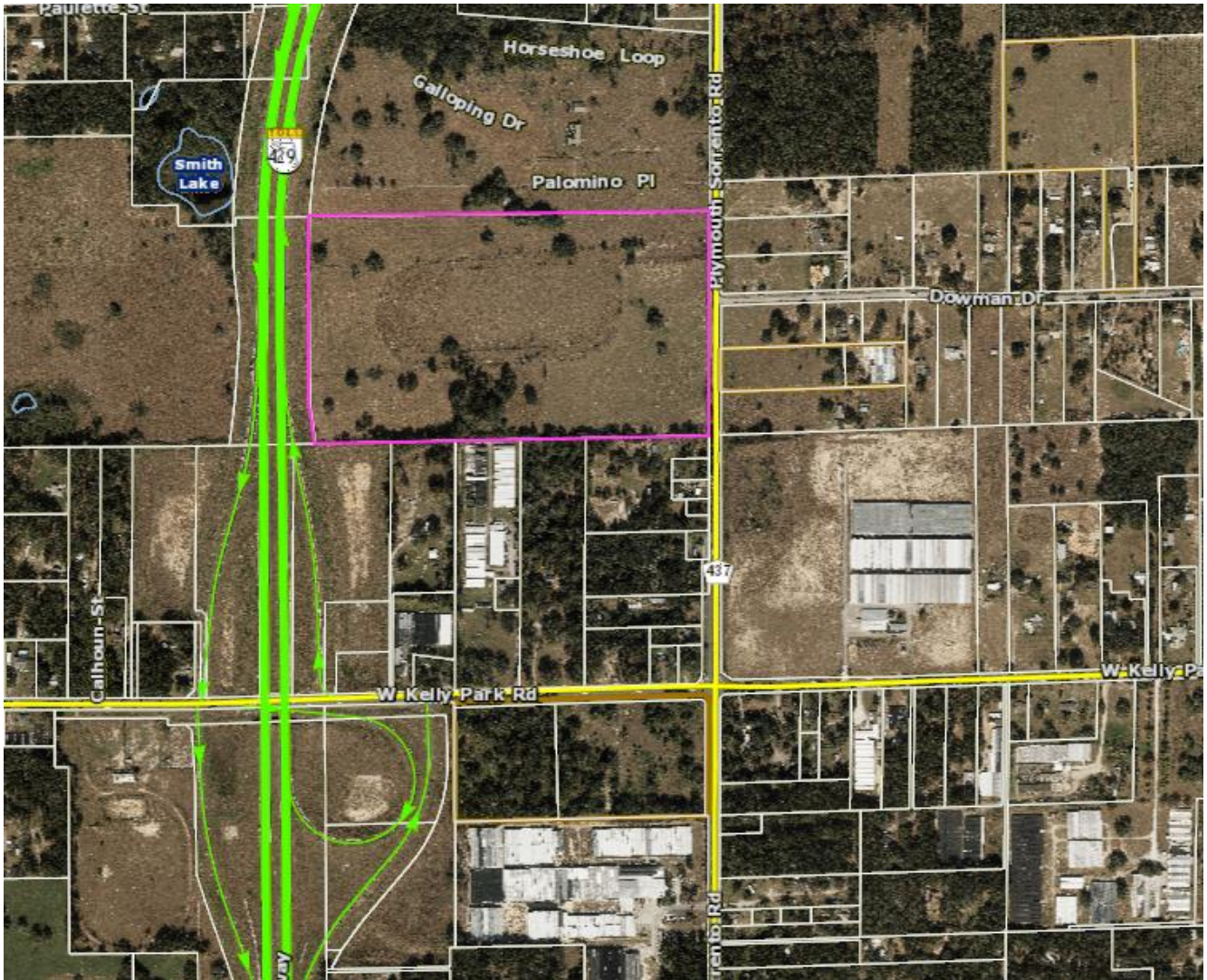


ADJACENT ZONING





ADJACENT USES



[illegible]

Master Plan

Issued for	City of Apopka
Date Issued	September 28, 2018
Latest Issued	July 07, 2020

Applicant:
HDSi
1302 Osprey Avenue
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407257.9235

Client:
Orlando Beltway Associates
1516 Hillcrest Street, Suite 210
Orlando, FL 32803-4728
Phone: 407.872.0209

SHEET INDEX

SHEET #	TITLE
01	COVER SHEET
02	EXISTING CONDITIONS
03	NOTES, WAIVERS & LAND USE PLAN
04	TRAIL SYSTEM
05	BUILDING ELEVATIONS



Site Location Map

ORLANDO BELTWAY EAST MIXED-KPI REZONING City of Apopka, FL

Parcel ID: 12-20-27-0000-00-100

LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4, of Section 12, Township 20 South, Range 27 East, Orange County, Florida, thence run South 88°46'43" West along said South line of the North 1/2 of the Southeast 1/4, 30 feet to the West right of way line of Plymouth Sorrento Road, also being the Point of Beginning; thence continue South 88°46'43" West 2057.51 feet to a point on a curve concave westerly having a radius of 2,750.79 feet, a chord bearing of North 07°45'07" West, a central angle of 04°32'18", and an arc distance of 217.89 feet; thence North 00°21'25" West 797.27 feet to a point on a curve concave Easterly having a radius of 3,300.00, a chord bearing of North 01°08'44" East, a central angle of 03°00'18", and an arc distance of 173.07 feet; thence North 89°12'07" East 2091.26 feet to a point on the West right of way line of said Plymouth Sorrento Road, thence South along said right of way line 1171.39 feet to the Point of Beginning.

District Line revised but the development program remains the same

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
Ph: (407) 257-9235
Planning, Real Estate, and Entitlement Strategies
www.halldsi.com



P.O. Box 547368, Orlando, FL 32854-7368
Tel (407) 649-1828 Fax (407) 428-9526
Landscape Architecture & Planning
www.libradesigngroup.com

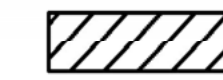
© 2018 Libra Design Group - All Rights Reserved.
This document is the property of Libra Design Group, Inc. and is presented as an instrument of service. Modification, reproduction, copying or other use without the written consent of Libra Design Group, Inc. is hereby expressly prohibited.
Florida License LC26000253



Prior Park House St. James, Barbados
Ph: (246) 421-6875
Geospatial Consulting
www.geoorbis.com



Floodplain (100 Year)

 Flood Prone Area

Source:
Orange County GIS, 2017



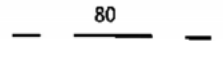
Soils

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
28	Florahome Fine Sand, 0 to 5 percent slopes
46	Tavares Fine Sand, 0 to 5 percent slopes
47	Tavares-Millhopper Fine Sand, 0 to 5 percent slopes

Source:
Orange County GIS, 2017



Topography

 80 Topographic Contour

Source:
Orange County GIS, 2017



Vegetation

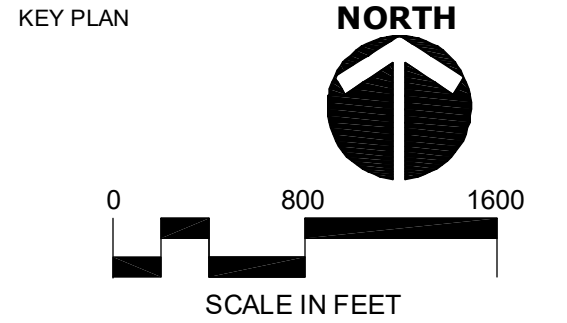
Code	Description
1180	Residential
2430	Ornamentals
2510	Horse Farms
4340	Upland Mixed Coniferous/Hardwood

Source:
FLUCFCS, 2017



ISSUED	
DATE:	FOR:
10.31.2019	REVIEW
11.11.2019	REVIEW
11.12.2019	REVIEW
02.11.2020	REVIEW
04.09.2020	REVIEW
04.17.2020	REVIEW
04.20.2020	REVIEW
04.22.2020	REVIEW
05.15.2020	REVIEW
07.07.2020	REVIEW

ORLANDO BELTWAY EAST
City of Apopka, Florida



JOB NO.: _____

DESIGNED BY: _____

DRAWN BY: _____

CHECKED BY: _____

PROJECT APPROVAL: _____

TITLE

EXISTING
CONDITION
PLAN

SHEET NO.

02

SITE DATUM

Gross Acres	56.5 ac
Preserved Trees/Upland	2.39 ac
Stormwater (16%)	9.04 ac
Developable Acres	45.07 ac

Development Standards

Residential	202 du
Single-Family Detached	143 du
Townhomes	59 du
Gross Density	4.72 du/ac

Parcel ID Number	Site Data Table			
Future Land Use	Mixed Use			
Existing Zoning	ZIP			
Proposed Zoning	Mixed-KPI			
Adjacent Future Land Use	North: Annex	South: Rural (County)	East: Rural (County)	West: Annex
Adjacent Zoning	North Mixed-KPI	South: A-1 (County)	East: A-1/R-CE(County)	West: ZIP
Acreage / Square Footage	56.5 ac			
Building Height	Proposed: 35'		Max: 35'	
Density	Proposed: 4.8 Du/ac		Max: 5 Du/ac	

Parking Spaces	Provided: 404
	Required: 404

Number of Employees	N/A
Proposed Number of Beds	N/A
Waiver Request	Yes: No:X
Variance Request	Yes: No:X

*Where rear yard of corner lot abuts side yard of adjacent lot, corner side setback shall be 15'

Student Generation

Lane Use	DUs	Student Generation	Elementary School	Student Generation	Middle School	Student Generation	High School
Single Family	143	0.191	31	0.095	15	0.131	21
Townhomes	59	0.162	9	0.076	4	0.092	5
Total 85 Student							

Trip Generation

Land Use	DU Units	ITE Code	Daily Trips	AM Peak Trips			PM Peak Trips		
				Total	In	Out	Total	In	Out
Single Family	143	0210	1,510	122	32	90	160	102	58
Townhomes	59	220	403	31	9	22	37	22	15
Total			1,931	149	39	104	201	128	73

District Development Standards

	Neighborhood Overlay Zone	Transition Overlay Zone
Uses	Single Family	Townhome / Non-Residential
Maximum Buildings Height	35 Feet/ 2-stories	3-stories
Minimum Living Area	1,600 sq.ft.	1,200 sq.ft.
Minimum Lot Width	40 feet	20 feet
Minimum Lot Depth	110 feet	110 feet
Maximum Block Length	500 feet	500 feet
Building Setbacks Neighborhood	Front: Min. 15' Max. 20'	Side: 5' Rear: 5' w/ Alley; 20' no Alley Corner: 10'/15'
Building Setbacks Transition	Front: Min. 10' Max. 20'	Side: 5' Rear: 5' w/Alley; 20' no Alley Corner: 10'

Porches	
Width	Minimum 12 feet
Depth	Minimum 4 feet
Rear Accessory Structure	10 feet
Garage Standards	
Front Loaded	minimum 4 foot recess from primary facade
	minimum 50% of front facade

Open Space	
Required	20%
Provided	20%

Townhome Vehicular Parking Spaces

- 3+ bedrooms: 2.5/unit
- 2 bedrooms: 2/unit
- 1 bedroom: 1.5/unit
- Bicycle parking
- 1 per every 5 units

Project Phasing

The Orlando Beltway project may be developed in multiple phases, with each respective phase determined at Final Development Plan.

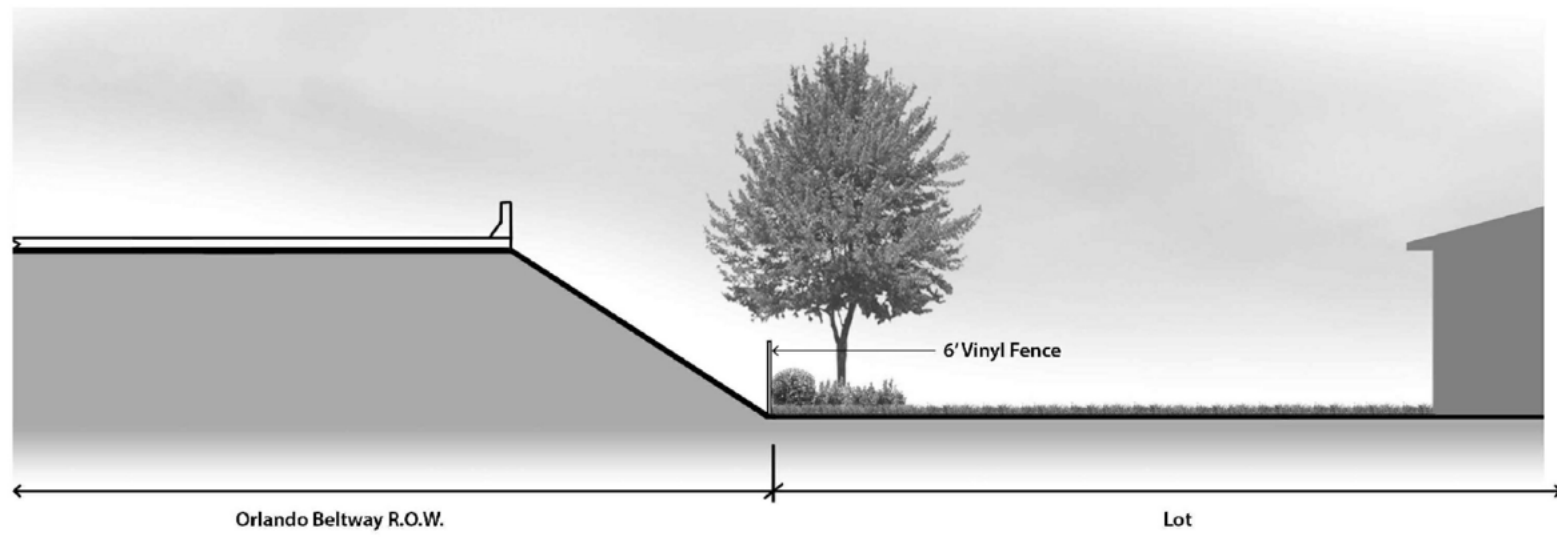
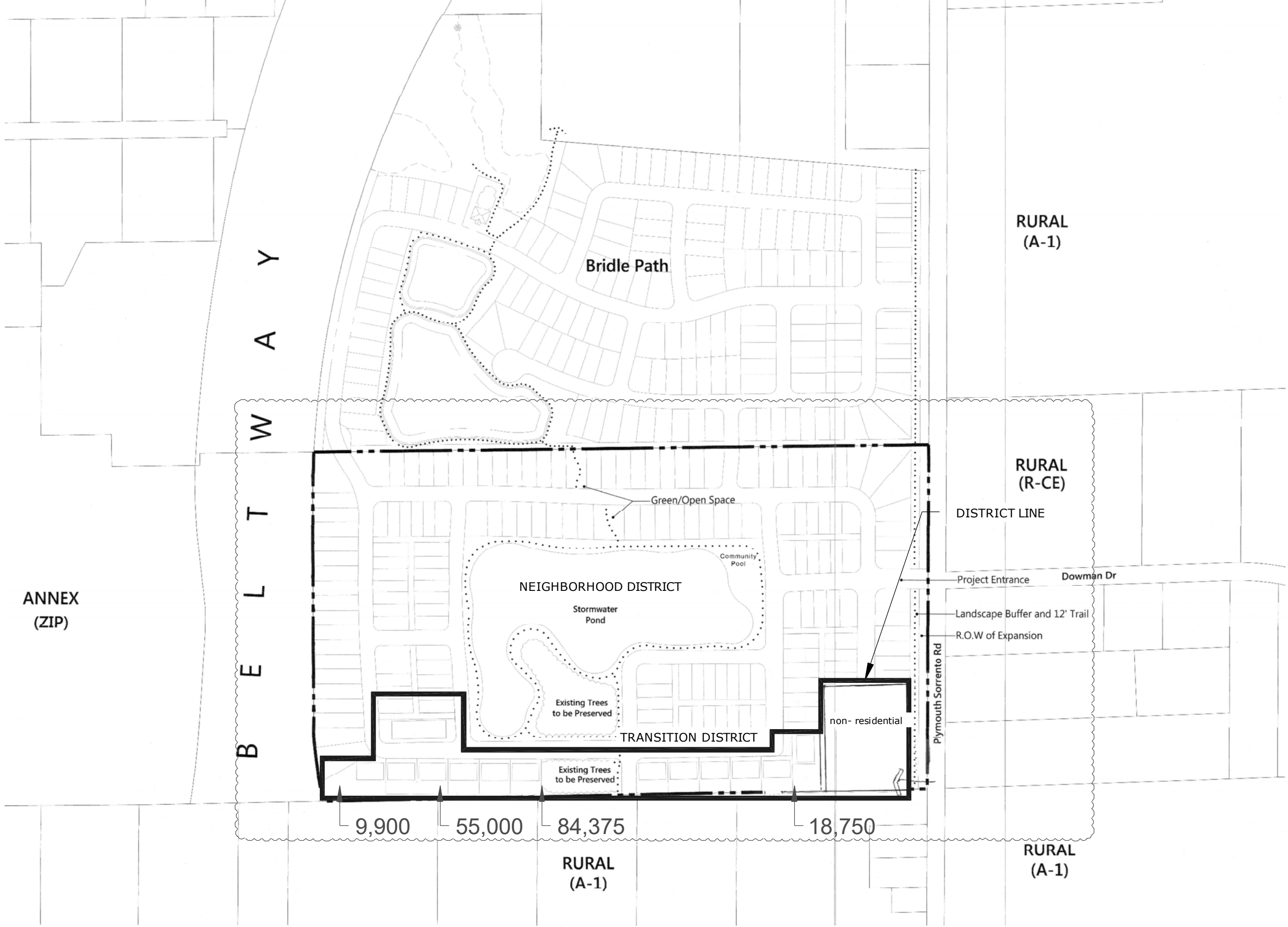
Project Notes

- This plan is subject to final survey, environmental, geotechnical, stormwater/engineering evaluation and agency review.
- Boundary is based on Orange County GIS information. All unit counts are subject to change based on final survey information.
- On-street parking is permitted on one side of the street.
- Where feasible, green building principles shall be applied
- All structures, including residential homes, amenities, and subdivision entry signage shall comply with the Kelly Park interchange Form Based Code, Section K - Building Design Standards (adopted June 21,2017).
- Where feasible, existing trees shall be preserved in accordance with Section 4.5 of the Design Development Guidelines.
- All internal multi-use paths and the 12-foot path along Plymouth-Sorrento Road shall be constructed of either concrete or asphalt surface.
- Location of utilities serving the project site will be provided with the PDP.
- Amenities will include a community swimming pool and four other amenities listed in the LDC.

Density Calculations

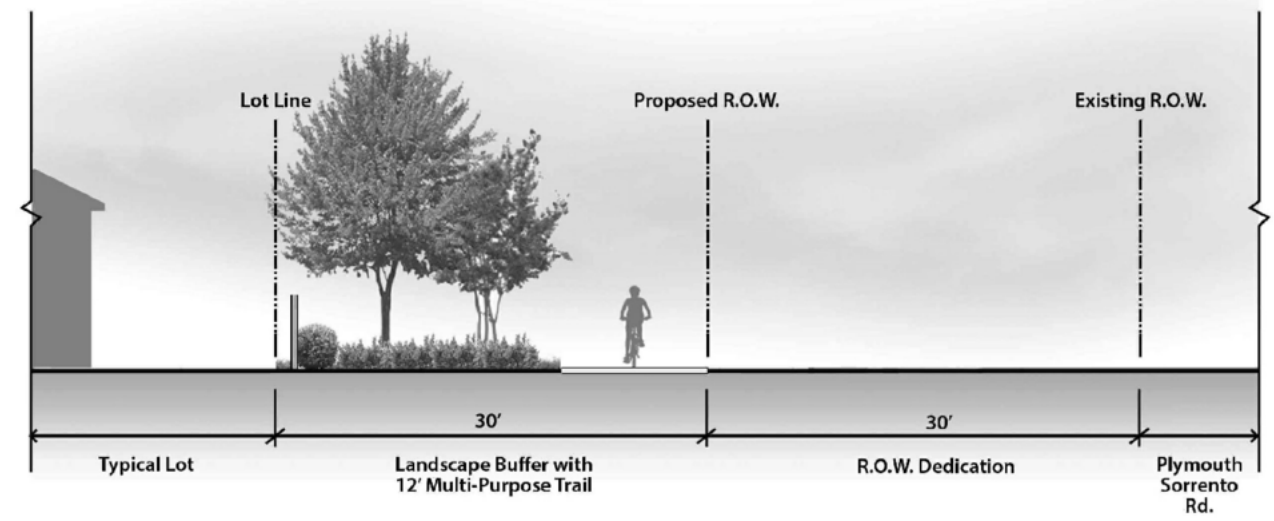
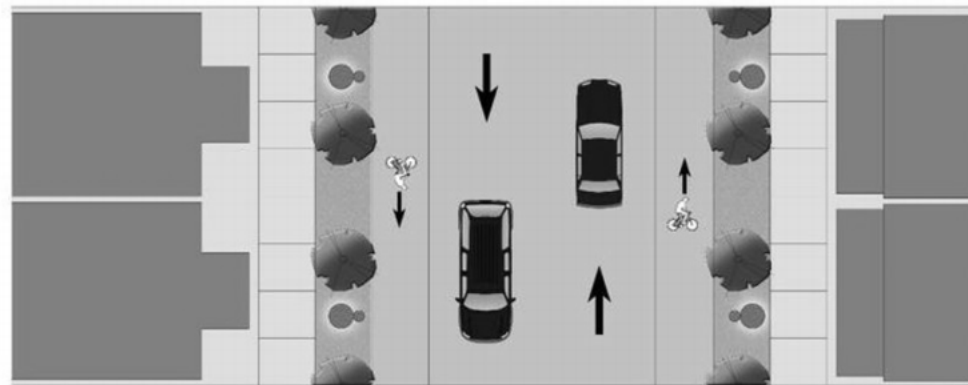
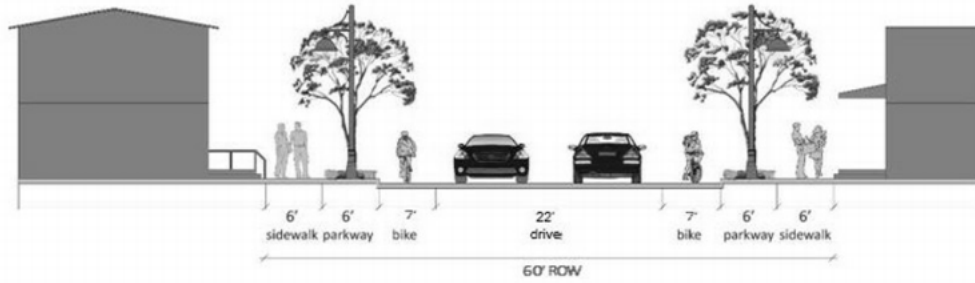
District	Net Acreage	Required Density	Units	Provided Density
Transitional Non-Residential	2.40	.50 FAR	52,275 SF	50,000 SF
Transitional Residential	10.4	53 du	59 du	5.7 du/net acre
Neighborhood Residential	32.27	32 du	143 du	4.4 du/net acre
Totals	45.07		202 du	

Request: Amend the application to add a second land use as well as confirm open space, minimum density and calculate density by district.



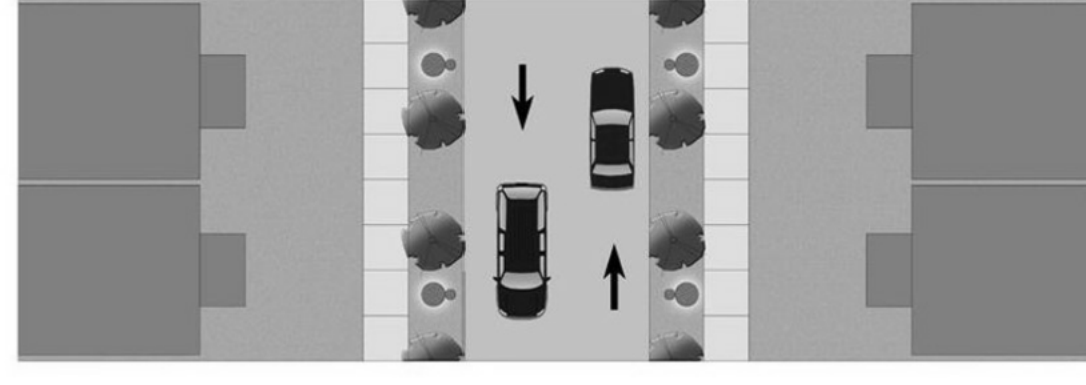
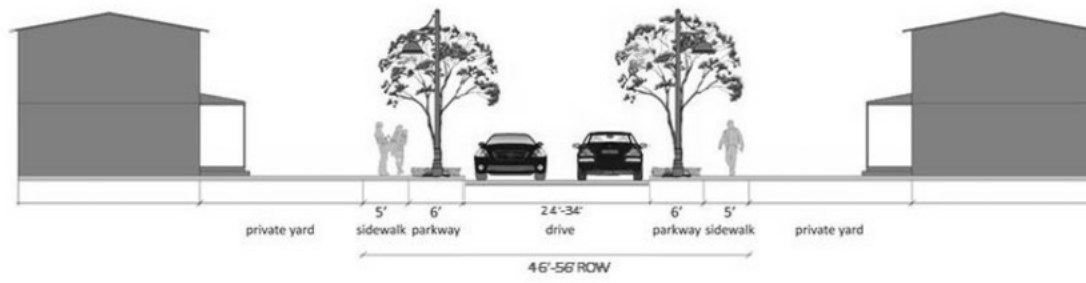
TYPICAL CROSS SECTION ALONG ORLANDO BELTWAY (N.T.S.)

Figure 60. Street Type D (Transition Areas Option 1)



TYPICAL LANDSCAPE BUFFER CROSS SECTION ALONG PLYMOUTH SORRENTO ROAD (N.T.S.)

Figure 62. Street Type E (Neighborhood)



NOT TO SCALE

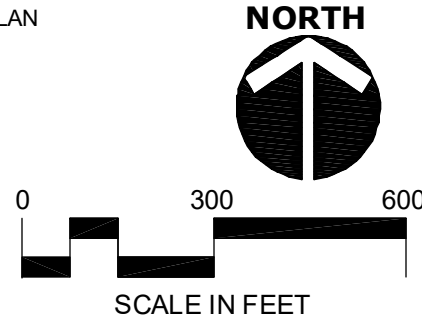


ISSUED

DATE:	FOR:
10.31.2019	REVIEW
11.11.2019	REVIEW
11.12.2019	REVIEW
02.11.2020	REVIEW
04.09.2020	REVIEW
04.17.2020	REVIEW
04.20.2020	REVIEW
04.22.2020	REVIEW
05.15.2020	REVIEW
07.07.2020	REVIEW

ORLANDO BELTWAY EAST
City of Apopka, Florida

KEY PLAN

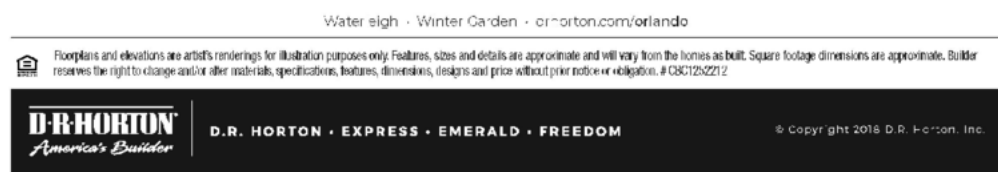


JOB NO.:	
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	
PROJECT APPROVAL:	
TITLE	CONCEPT PLAN WITH NON-RESIDENTIAL
SHEET NO.	

03



Laurel
at Waterleigh



The Cordale
at Waterleigh



The Bellake
at Waterleigh



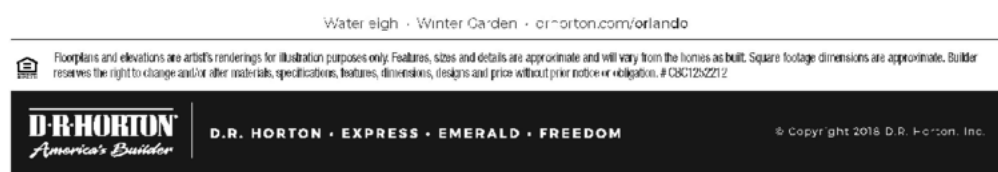
The Clearden
at Waterleigh



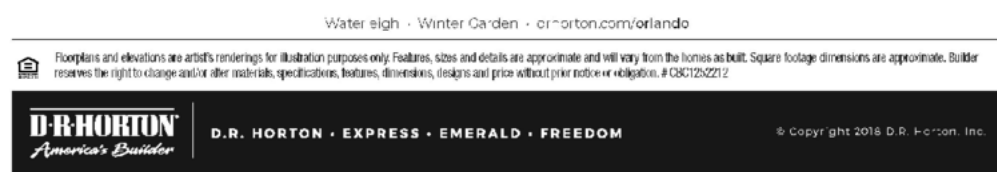
Arbor
at Waterleigh



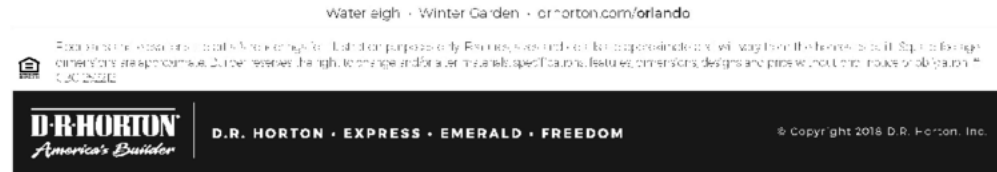
Bellmore
at Waterleigh



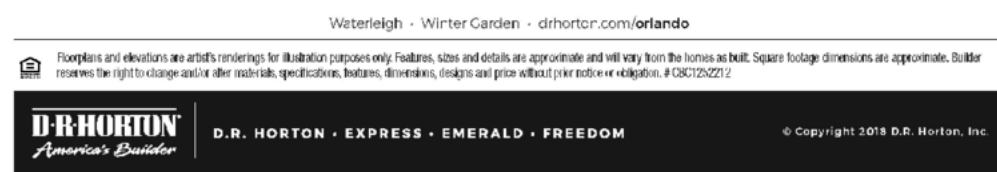
Calder
at Waterleigh



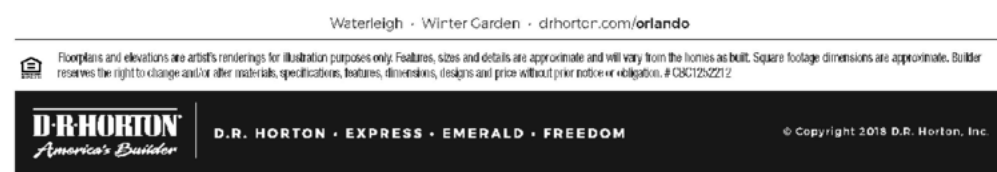
Cresswell
at Waterleigh



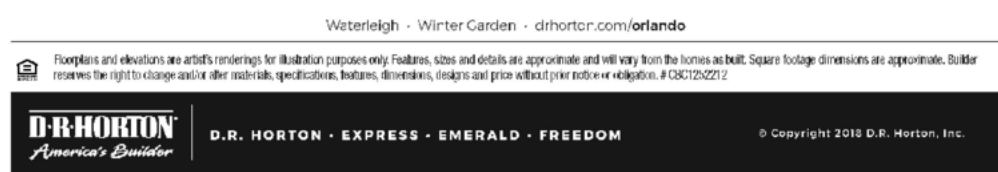
The Kenton
at Waterleigh



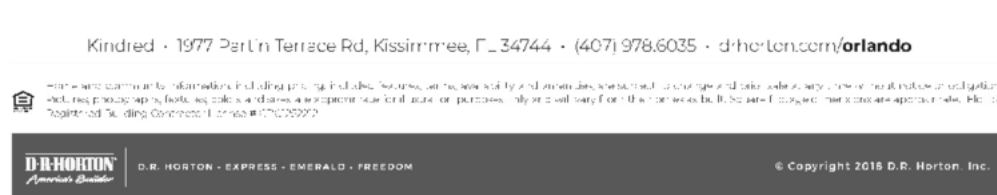
The Torrey
at Waterleigh



The Sea Cliff
at Waterleigh



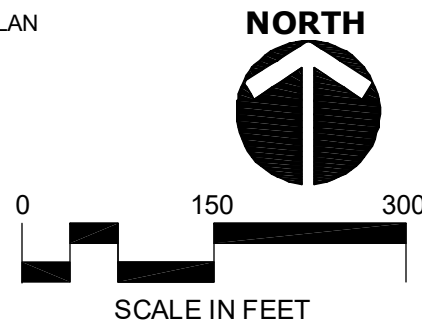
Ibis
at Kindred



DATE:	FOR:
10.31.2019	REVIEW
11.11.2019	REVIEW
11.12.2019	REVIEW
02.11.2020	REVIEW
04.09.2020	REVIEW
04.17.2020	REVIEW
04.20.2020	REVIEW
04.22.2020	REVIEW
05.15.2020	REVIEW
07.07.2020	REVIEW

ORLANDO BELTWAY EAST
City of Apopka, Florida

KEY PLAN



JOB NO.:

DESIGNED BY:

DRAWN BY:

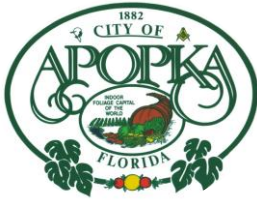
CHECKED BY:

PROJECT APPROVAL:

TITLE

BUILDING
ELEVATION

SHEET NO.



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Major Development Plan

MEETING OF: August 11, 2020
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Major Development Plan
Landscape Plan

SUBJECT: RESIDENCES AT EMERSON PARK – MAJOR DEVELOPMENT PLAN

REQUEST: RECOMMEND APPROVAL OF THE MAJOR DEVELOPMENT PLAN FOR RESIDENCES AT EMERSON PARK

SUMMARY:

OWNER: Residences at Emerson Park, LLC, c/o Charles Whittal
APPLICANT: Park Square Homes, LLC, c/o Tom Spence
ENGINEER: Vanasse Hangen Brustlin, Inc. (VHB), c/o Leah Fitzpatrick, P.E.
LOCATION: 1601 Alston Bay Boulevard
PARCEL ID #: 20-21-28-2520-02-000
FUTURE LAND USE: Mixed-Use (up to 15 dwelling units/acre)
ZONING: MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)
EXISTING USE: Vacant
PROPOSED USE: 103 Townhome Units
TRACT SIZE: 14.23 +/- acres
PROPOSED DENSITY: 7.17 du/ac

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

PLANNING COMMISSION – AUGUST 11, 2020
RESIDENCES AT EMERSON PARK – MAJOR DEVELOPMENT PLAN
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed-Use	MU-ES-GT	Emerson Park Townhome Development
East (City)	Mixed-Use	MU-ES-GT	Emerson Park Single Family Residential Subdivision
South (City)	Mixed-Use	MU-ES-GT	Greystone Skilled Nursing Facility
West (City)	Mixed-Use	MU-ES-GT	Vacant

PROJECT SUMMARY: The Residences at Emerson Park – Major Development Plan proposes a development of 103 townhome units with private roadways. The applicant reserves a total of 3.07 acres as open space/recreation. Amenities include a pool, cabana and dog park. The minimum typical lot width is 20 feet and a lot depth of 110 feet. The typical living area is 1000 square feet, as required by the MU-ES-GT (Mixed-Use East Shore-Gateway Zoning Subdistrict). The minimum setbacks applicable to this project are as follows:

Setback	Min. Standard
Front	15'
Side	7.5'
Rear	20'
Corner	7.5'

ACCESS: Ingress/egress access points for the development will be via full access onto Alston Bay Boulevard. A 20-foot wide emergency access is provided along the northwest boundary of the project site, leading to Street C and Seburn Road.

TRANSPORTATION: Per the Land Development Code, a transportation impact analysis (TIA) was not required for this development as it generates under 400 daily trips.

BUFFER(S)/LANDSCAPING: A mixture of Southern Magnolia and Live Oak are proposed on the northern boundary and embellish the northern side of the central roadway and landscape islands. An array of Dwarf Yaupon Hollies, Southern Magnolias and Live Oaks decorate the amenity areas on the southern boundary.

SCHOOL CAPACITY REPORT: A Capacity Encumbrance Letter (CEL) on has been obtained and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff. The three affected schools are Wheatley Elementary School, Wolf Lake Middle School and Wekiva High School.

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

PUBLIC HEARING SCHEDULE:

August 11, 2020 – Planning Commission, 5:30 p.m.

September 9, 2020 – City Council, 1:30 p.m.

RECOMMENDATION ACTION:

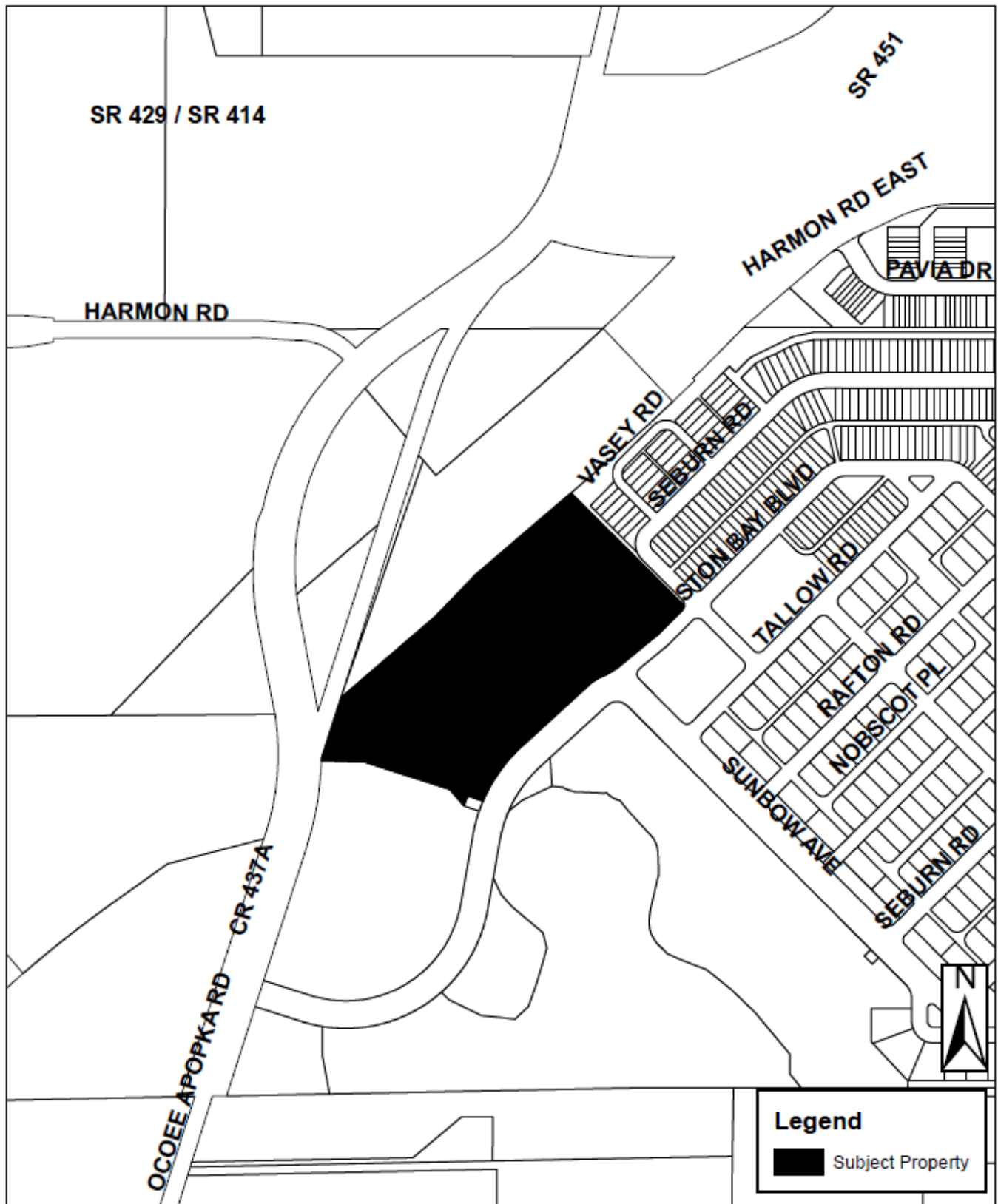
The **Development Review Committee** recommends approval of the Residences at Emerson Park - Major Development Plan subject to the findings of this staff report.

Planning Commission: Find the Residences at Emerson Park - Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, subject to the findings of this staff report.

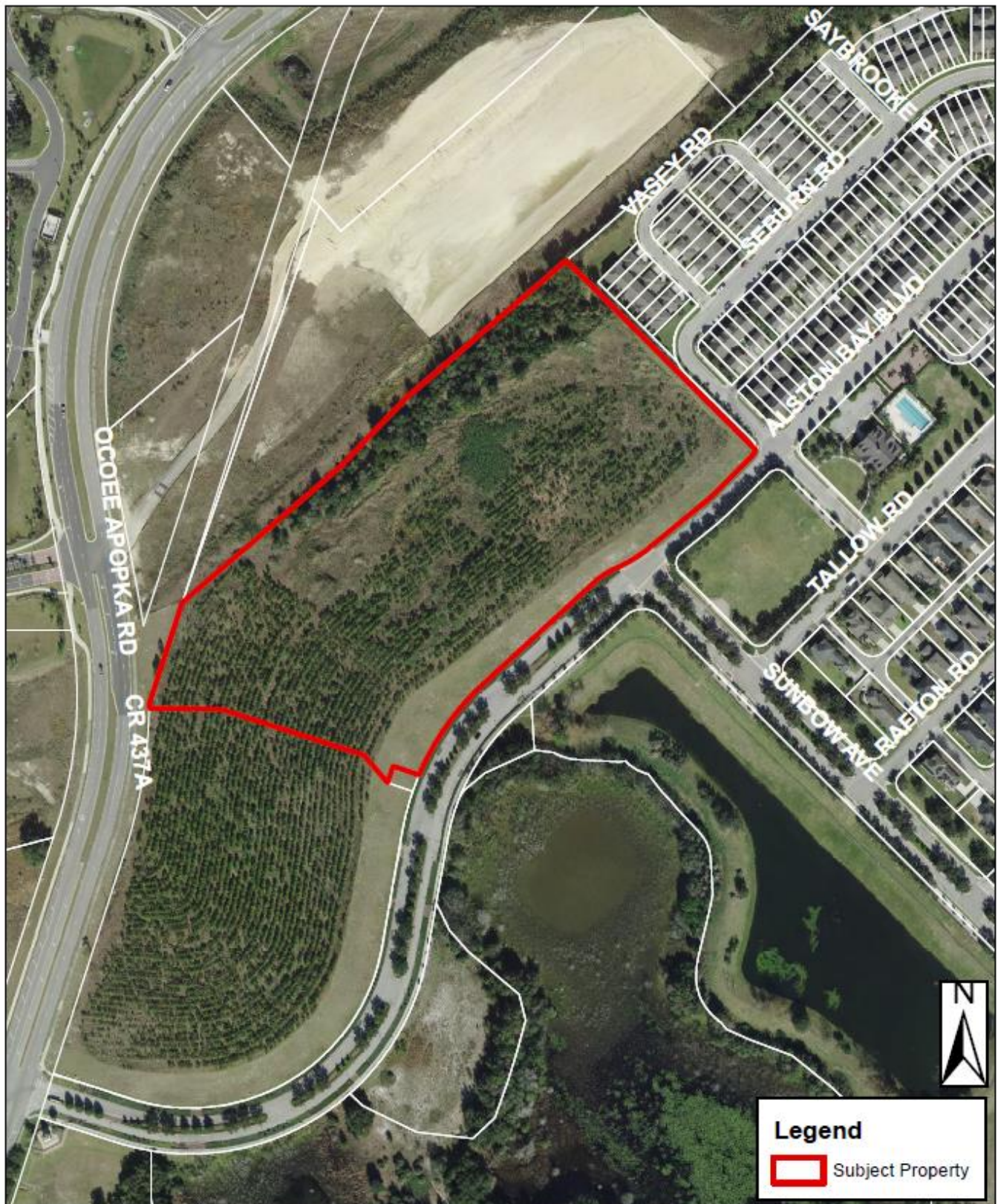
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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

Vicinity



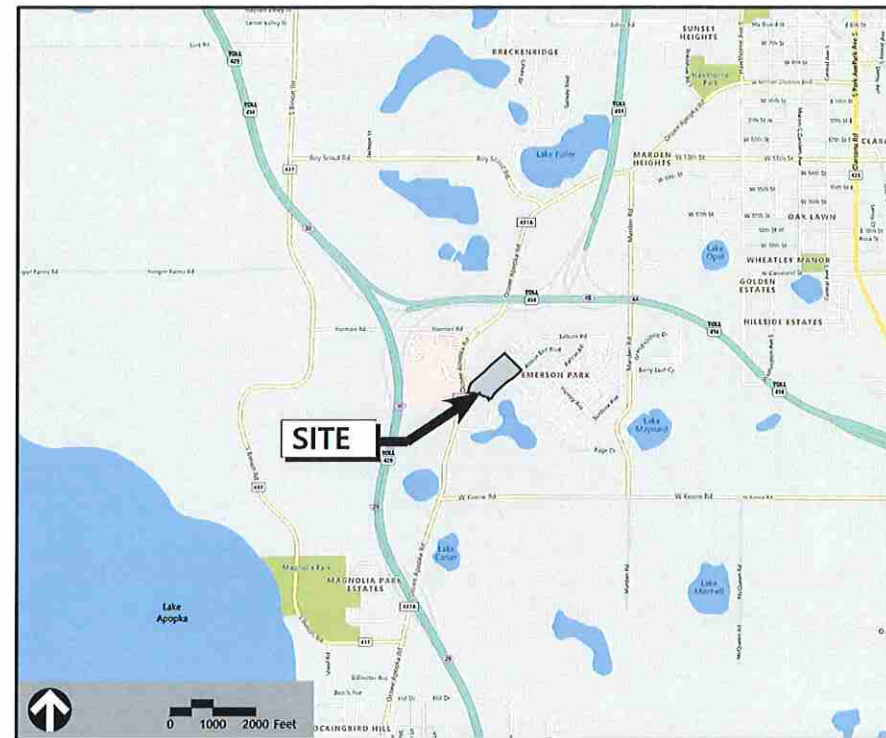
Aerial



Major Development Plan

Issued for Site Plan Approval
Date Issued April 27, 2020
Latest Issue August 6, 2020

Residences at Emerson Park Tract G, Lot 2 Apopka, Florida Parcel ID: 20-21-28-2520-02-000 1601 Alston Bay Boulevard



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

Owner

Charles Whittall
Residences at Emerson Park, LLC
7940 Via Dellagio Way
Suite 200
Orlando, FL 32819

Applicant

Tom Spence
Park Square Homes, LLC
5200 Vineland Road #200
Orlando, FL 32811

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Existing Conditions Plan	April 27, 2020
C-2	Master Site Plan & Site Data	August 6, 2020
C-3	Drainage & Utility Plan	August 6, 2020
C-4	Typical Sections & Details	August 6, 2020
C-5	Fire Access Plan	August 6, 2020
C-6	Layout & Materials Plan	August 6, 2020
L100 - L101	Tree Table & Mitigation Calculations	June 23, 2020
L102	Existing Tree Canopy Cover & Calculations	June 23, 2020
L200	Overall Layout Plan	July 21, 2020
L201	Layout Plan	July 21, 2020
L301 - L302	Hardscape Details	July 21, 2020
L400	Overall Landscape Plan	July 21, 2020
L401	Landscape Plan	July 21, 2020
L410	Landscape Details and Notes	July 21, 2020
A-1 - A-3	Color Building Elevations	June 23, 2020

Reference Drawings

No.	Drawing Title	January 23, 2014
Sht. 1 of 1	Boundary Survey	

Community Planner & Civil Engineer

Leah Fitzpatrick
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407 839 4006 - F 407 839 4008

Landscape Architecture

Todd Bonnett
Bonnett Design Group, LLC
400 South Orlando Avenue
Suite 201
Maitland, Florida 32751
P 407 622 1588 - F 407 358 5363

Surveyor

David McCrary
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407 839 4006 - F 407 839 4008

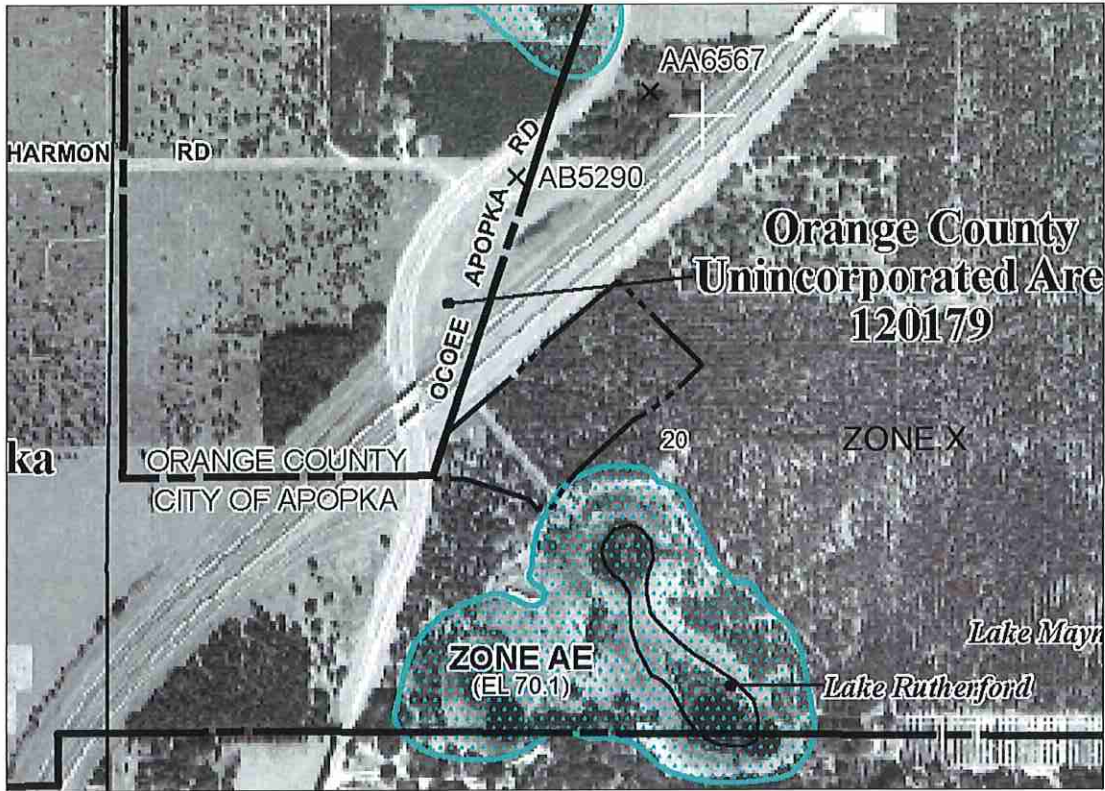
PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA CODE SECTION 12.02.04.B. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.



This item has been electronically signed and sealed by Leah N. Fitzpatrick, P.E. on Aug. 6, 2020 using a Digital Signature.

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

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020



LEGEND

--- PROJECT BOUNDARY

*** FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER 12095C0120F
MAP REVISED SEPTEMBER 25, 2009

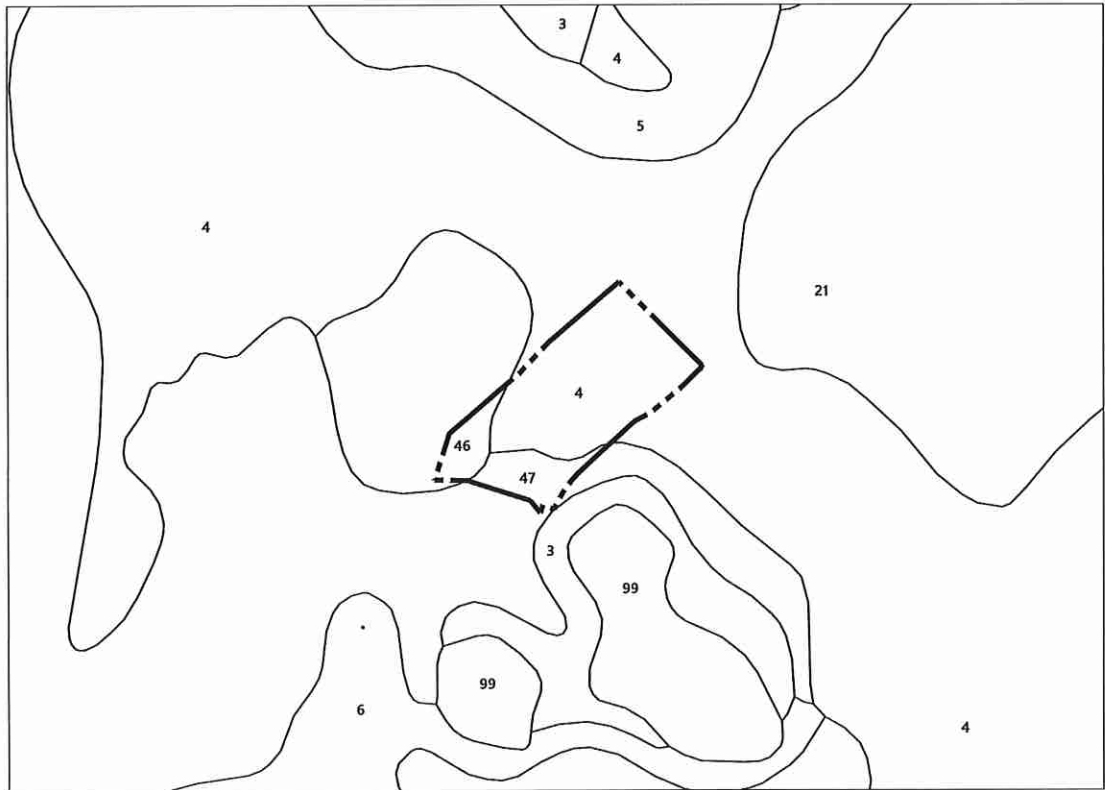
FLOODPLAIN MAP

LEGEND

ZONE A No Base Flood Elevations determined

ZONE AE Base Flood Elevations determined
Special Flood Hazard Areas Subject to Inundation
by the 1% Annual Chance Flood Event

ZONE X Areas determined to be outside the 0.2%
annual chance floodplain.



LEGEND

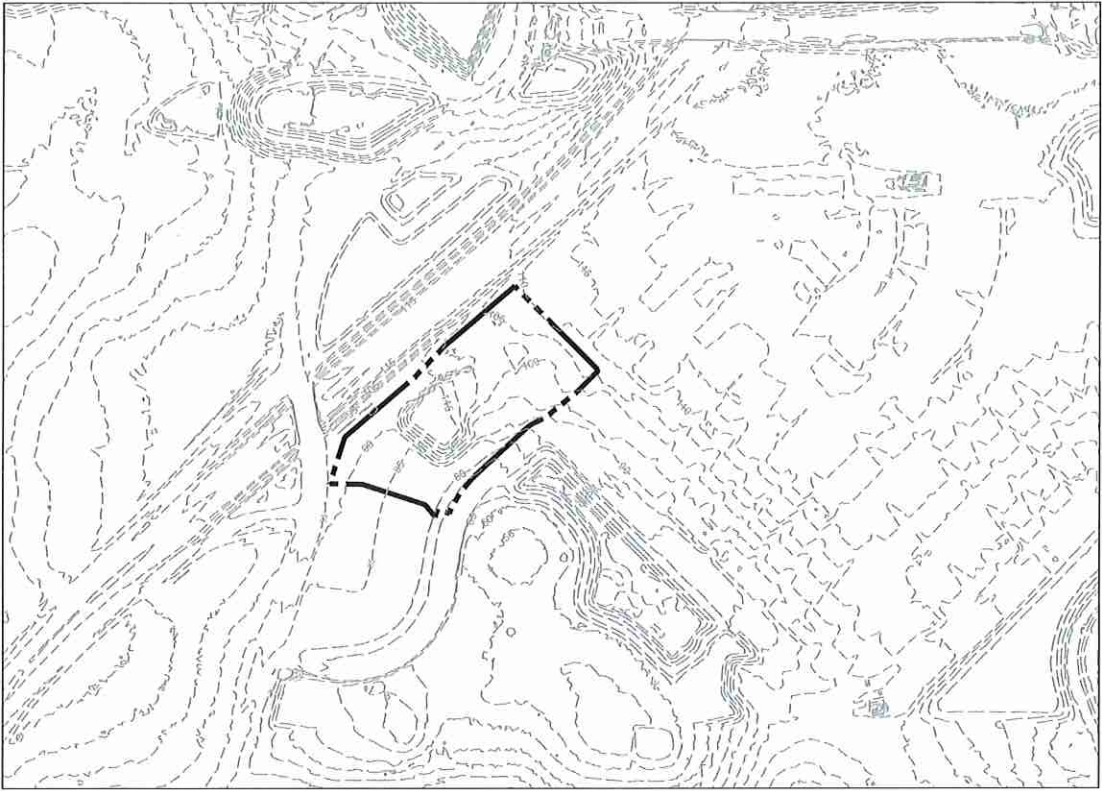
--- PROJECT BOUNDARY

--- SOILS BOUNDARY

SOILS MAP

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE: USDA, NRCS

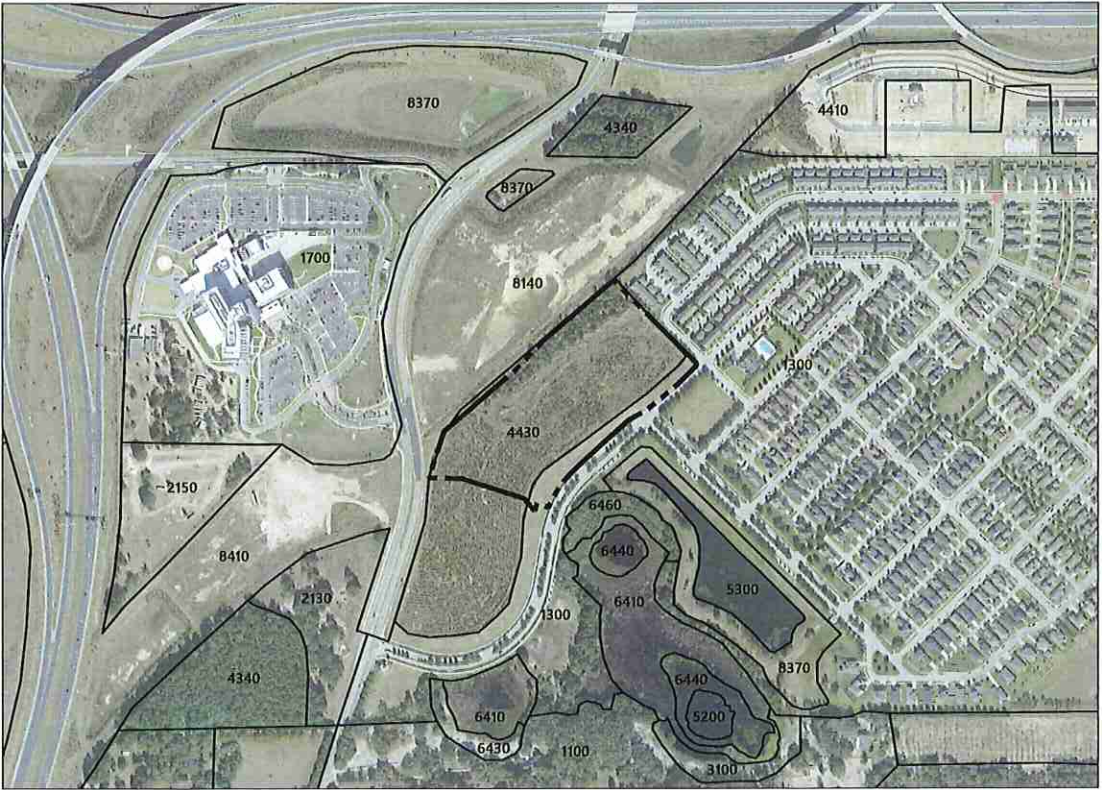


LEGEND

--- PROJECT BOUNDARY

--- TOPOGRAPHIC CONTOUR

TOPOGRAPHY



LEGEND

--- PROJECT BOUNDARY

--- FLUCFCS LIMITS

AERIAL & EXISTING LAND USE

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/AC.
1300	RESIDENTIAL, HIGH DENSITY-6 OR MORE DU/AC.
2130	WOODLAND PASTURES
4430	FOREST REGENERATION
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRARIES
6440	EMERGENT AQUATIC VEGETATION
6460	MIXED SCRUB-SHURB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIAN)
8370	SURFACE WATER COLLECTION PONDS

SOURCE: SIIRWMD, 2016



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

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



**Residences at
Emerson Park**

Apopka, Florida

No.	Revision	Date	Appr.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by: CF
Checked by: LNF
Issued for: Site Plan Approval
Date: April 27, 2020

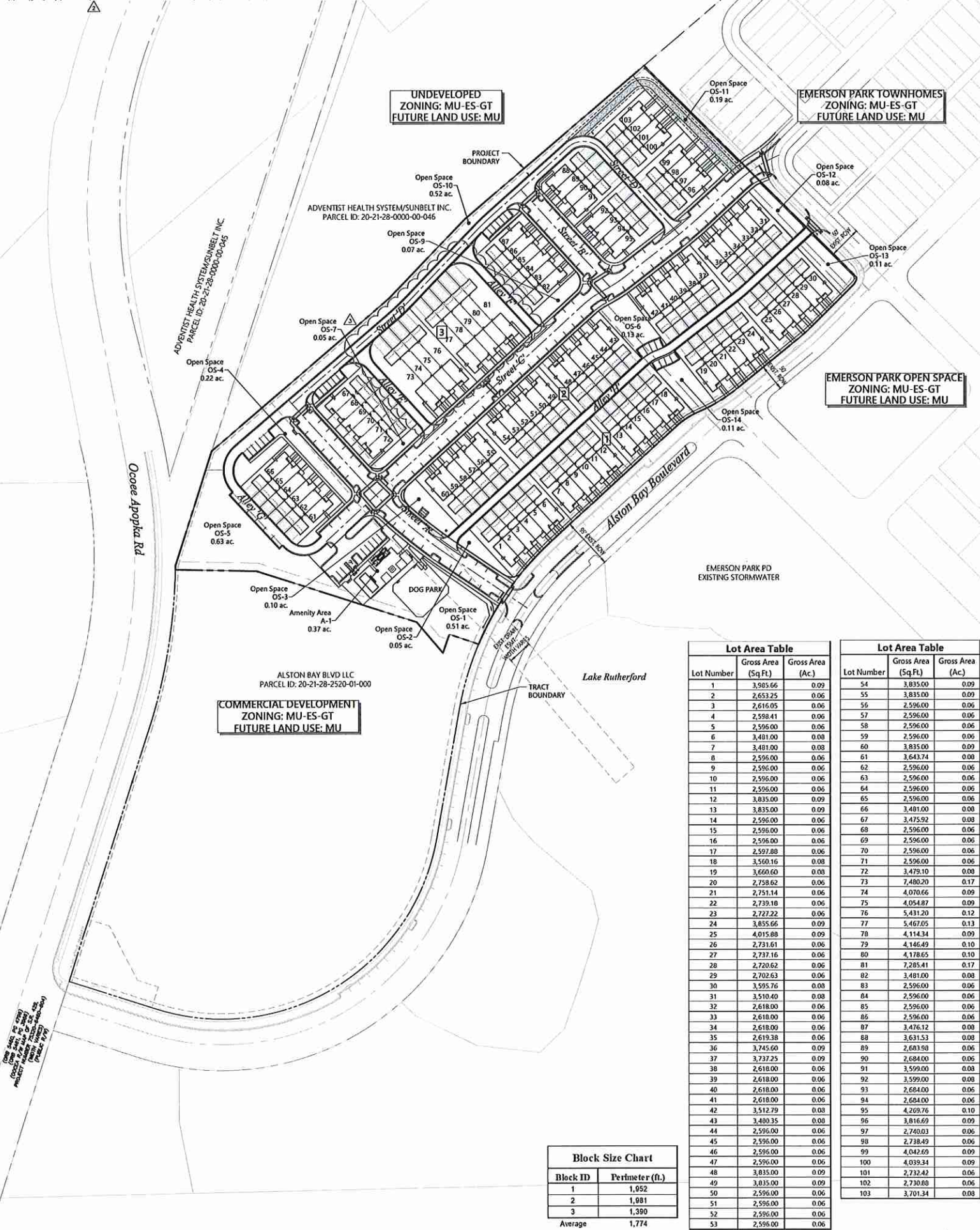
Not Approved for Construction
Drawing Title: Existing Conditions Plan

C-1

Sheet of

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020

Project Number
63508.00



GENERAL SITE DATA:

GENERAL:	
ZONING	MU-ES-GT
FUTURE LANGUAGE	MU
PROPOSED UNITS (as shown in map)	103
TOTAL GROSS ACRES	14.23 AC.
TOTAL SURFACE WATER ACRES	0.00 AC.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	14.23 AC.
OPEN SPACE	3.07 AC.
TOTAL STORMWATER PROVIDED	0.00 AC.
PRIVATE ROADWAYS	3.78 AC.
DENSITY	7.24 DU/AC.

SITE / LOT DATA:

PRODUCT TYPE	
NUMBER OF UNITS	103
MAX. BUILDING HEIGHT	45' (2 STORES)
MIN. LOT WIDTH (PROVIDED)	20'
MIN. LOT DEPTH (PROVIDED)	110'
MIN. LIVING AREA	1,000 S.F. (1)
MAX. LOT COVERAGE	75% (2)
MIN. BUILDING SETBACKS:	
FRONT/STREET SIDE	15'
REAR	20'
SIDE	7.5'
PORCH	4'
DRIVEWAYS (CORNER LOTS)	40' TO CENTER OF INTERSECTION

- NOTES:
- (1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF TOWNHOME, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
 - (2) THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE.
 - (3) THE MINIMUM DISTANCE BETWEEN STRUCTURES IS FIFTEEN (15) FEET.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
SCHOOL AGE POPULATION:	61 (103 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	1528
P.M. PEAK HOUR TRIPS:	152

SIGNAGE:

SIGNAGE SHALL COMPLY WITH ARTICLE VII (SIGNS) OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LIGHTING:

LIGHTING SHALL COMPLY WITH ARTICLE I OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE AND FLORIDA STATUTE 633.027 REGARDING LIGHTWEIGHT FRAME TRUSS CONSTRUCTION.

GARBAGE PICKUP:

REAR LOADED TOWNHOME UNITS TO BE PICKED UP AT REAR/ALLEY.

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 6th EDITION (2018).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2018 EDITION, IFPC 6TH EDITION (2018).
3. NEEDED FIRE FLOW FOR TOWNHOME BUILDINGS SHALL BE AS FOLLOWS: BUILDINGS 5,000 SQUARE FEET OR LESS 1,000 GPM. BUILDINGS EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2018 EDITION, IFPC 6TH EDITION (2018). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2018 EDITION, IFPC 6TH EDITION (2018).
4. ALL RESIDENTIAL BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM AND MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM PER CITY OF APOPKA'S ORDINANCE NO. 2722.
5. ALL RESIDENTIAL BUILDINGS OF THREE UNITS OR MORE THAT USE LIGHT FRAME TRUSS-TYPE CONSTRUCTION SHALL BE MARKED WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL, IN COMPLIANCE WITH FLORIDA STATUTE 633.027.

ARCHITECTURAL:

BUILDING DESIGN SHALL COMPLY WITH CITY OF APOPKA'S CURRENT RESIDENTIAL DESIGN STANDARDS, SEC 5.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LANDSCAPE:

FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SEC 5.2 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
STORMWATER TRACTS	N/A	
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5' SIDEWALK	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED (10%) ACRES	OPEN SPACE ACRES
14.23	1.42	AMENITY AREA 0.37 ac. OPEN SPACE 2.77 ac. TOTAL 3.14 ac.

DEVELOPMENT PLAN CHART	
PARCEL ID NUMBER	20-21-28-2520-02-000
EXISTING FUTURE LAND USE	ANNEX
PROPOSED FUTURE LAND USE	MIXED-USE
EXISTING ZONING	MU-ES-GT
PROPOSED ZONING	MU-ES-GT
ADJACENT FUTURE LAND USE	NORTH: MIXED-USE SOUTH: MIXED-USE EAST: MIXED-USE WEST: MIXED-USE
ADJACENT ZONING	NORTH: MIXED-USE SOUTH: MIXED-ED EAST: MIXED-EC WEST: MIXED-EC
ADIR ADDR	14.23 ac.
ACREAGE/SQUARE FOOTAGE	14.23 ac.
BUILDING HEIGHT	PROPOSED: 35' MAX: 45'
NET DENSITY	PROPOSED: 7.17 DU/ac. MAX: 10 DU/ac.
BUILDING SETBACKS	PROPOSED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5' REQUIRED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'
PARKING SPACES	PROVIDED: 543 REQUIRED: 189
NUMBER OF EMPLOYEES	N/A
PROPOSED NUMBER OF BEDS	N/A
WARRANT REQUEST	YES: NO: X
VARIANCE REQUEST	YES: NO: X

Ownership/Maintenance Table			
Tract	Description	Area (Ac.)	Ownership/Maintenance
OS-1	Open Space	0.54	Homeowners Association
OS-2	Open Space	0.05	Homeowners Association
OS-3	Open Space	0.07	Homeowners Association
OS-4	Open Space	0.26	Homeowners Association
OS-5	Open Space	0.64	Homeowners Association
OS-6	Open Space	0.13	Homeowners Association
OS-7	Open Space	0.05	Homeowners Association
OS-8	Open Space	0.12	Homeowners Association
OS-9	Open Space	0.07	Homeowners Association
OS-10	Open Space	0.52	Homeowners Association
OS-11	Open Space	0.19	Homeowners Association
OS-12	Open Space	0.08	Homeowners Association
OS-13	Open Space	0.11	Homeowners Association
OS-14	Open Space	0.11	Homeowners Association
A-1	Amenity Area	0.38	Homeowners Association



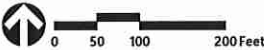
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND

---	PROJECT BOUNDARY
---	TRACT BOUNDARY
1	BLOCK ID

NOTE:
THE PLAT WILL BE PROVIDED WITH THE
FINAL DEVELOPMENT PLAN.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



Residences at
Emerson Park

Apopka, Florida

No.	Revision	Date	Appr.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by	CF	Checked by	LNF
Issued for	Site Plan Approval	Date	April 27, 2020

Not Approved for Construction

Drawing Title
**Master Site Plan &
Site Data**

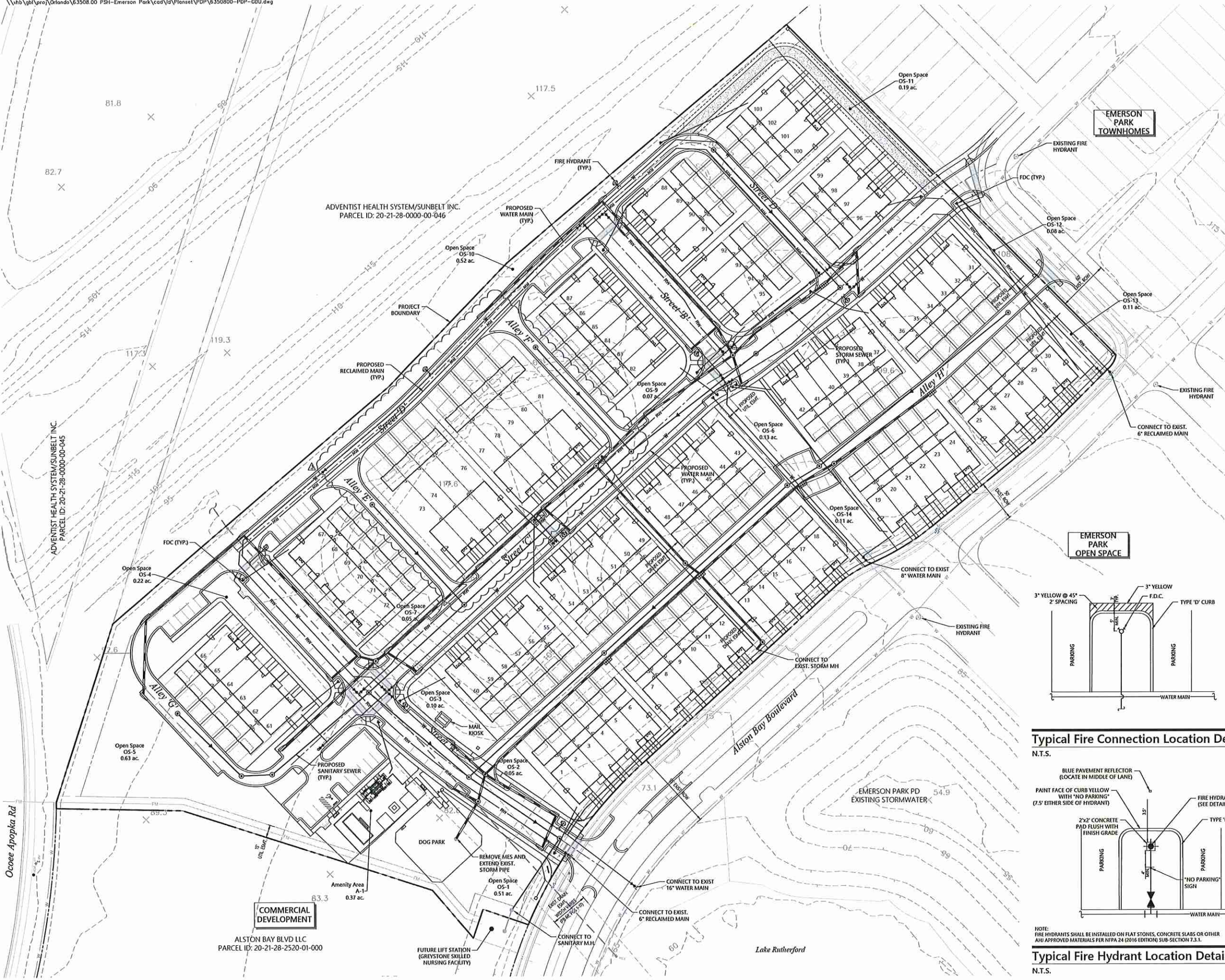
Drawing Number

C-2

Sheet of

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020

Project Number
63508.00

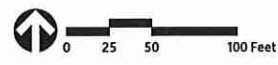


vhhb
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Legend

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



Residences at Emerson Park

Apopka, Florida

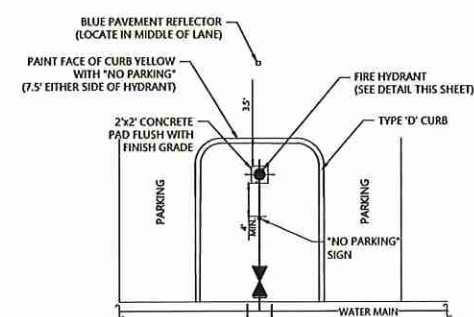
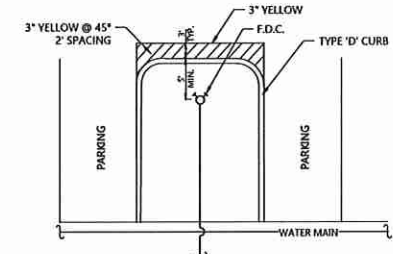
No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by	CF	Checked by	LNF
Issued for	Site Plan Approval	Date	April 27, 2020

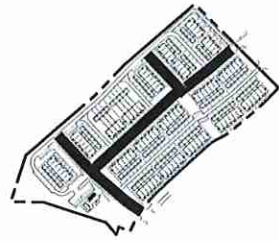
Not Approved for Construction
Drawing Title
Drainage & Utility Plan

Drawing Number
C-3
Sheet of

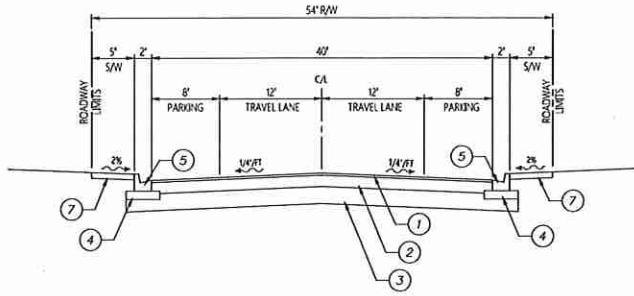
Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020
Project Number
63508.00



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

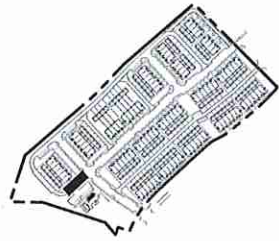


KEY MAP

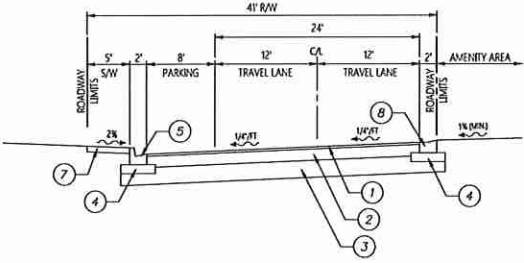


A - Typical Road Section (54' ROW)

N.T.S.

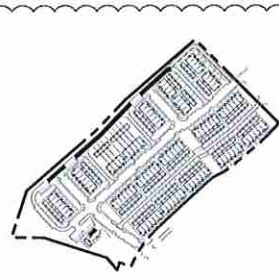


KEY MAP

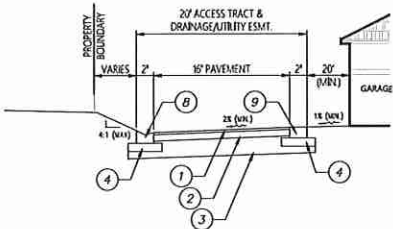


B - Typical Pavement Section

N.T.S.

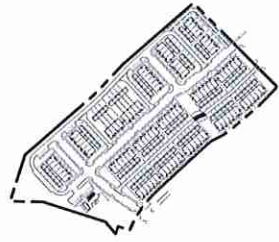


KEY MAP

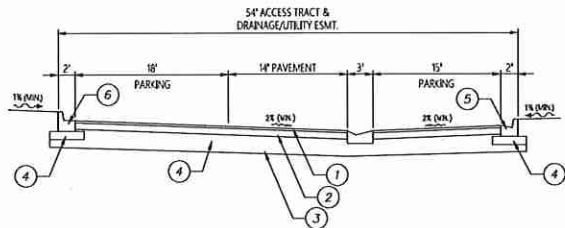


C - Typical Pavement Section

N.T.S.

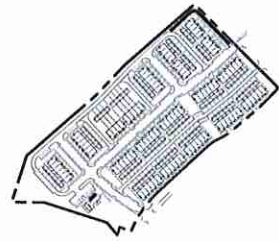


KEY MAP

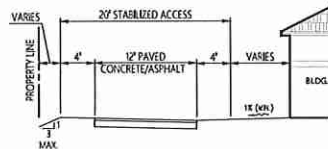


D - Typical Pavement Section

N.T.S.

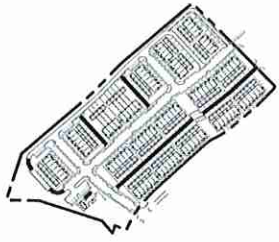


KEY MAP

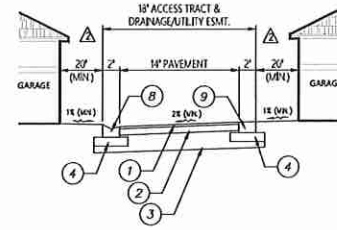


E - Typical Pavement Section

N.T.S.



KEY MAP

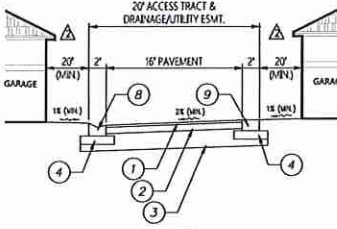


Alley

- 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.

E - Typical Pavement Section

N.T.S.

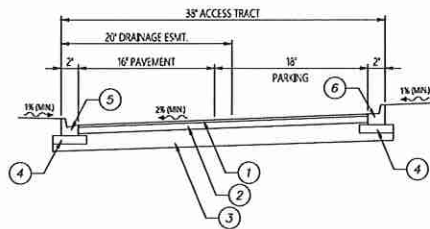


Alley

- 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.

F - Typical Pavement Section

N.T.S.

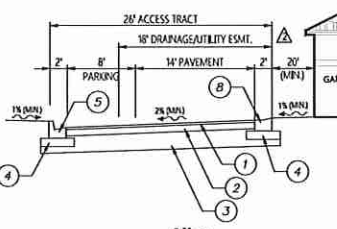


Alley

- 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.

G - Typical Pavement Section

N.T.S.



Alley

- 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.

H - Typical Pavement Section

N.T.S.



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

LEGEND:

- 1 ASPHALT
- 2 BASE
- 3 SUBGRADE
- 4 6" (IN) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN) EACH SIDE TO 50 FBY
- 5 TYPE "F" CONCRETE CURB
- 6 TYPE "F" CONCRETE CURB-MODIFIED (SPILL-OUT)
- 7 5" (IN) CONCRETE SIDEWALK (3000 P.S.I.)
- 8 TYPE "DROP CURB" CONCRETE CURB
- 9 2" RIBBON CURB

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

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/08/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by	Checked by
CF	LNF
Issued for	Date
Site Plan Approval	April 27, 2020

Not Approved for Construction

Drawing Title
Typical Sections & Details

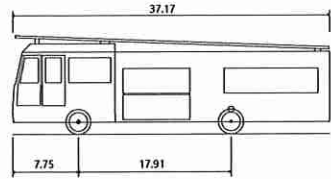
Drawing Number

C-4

Sheet of

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020

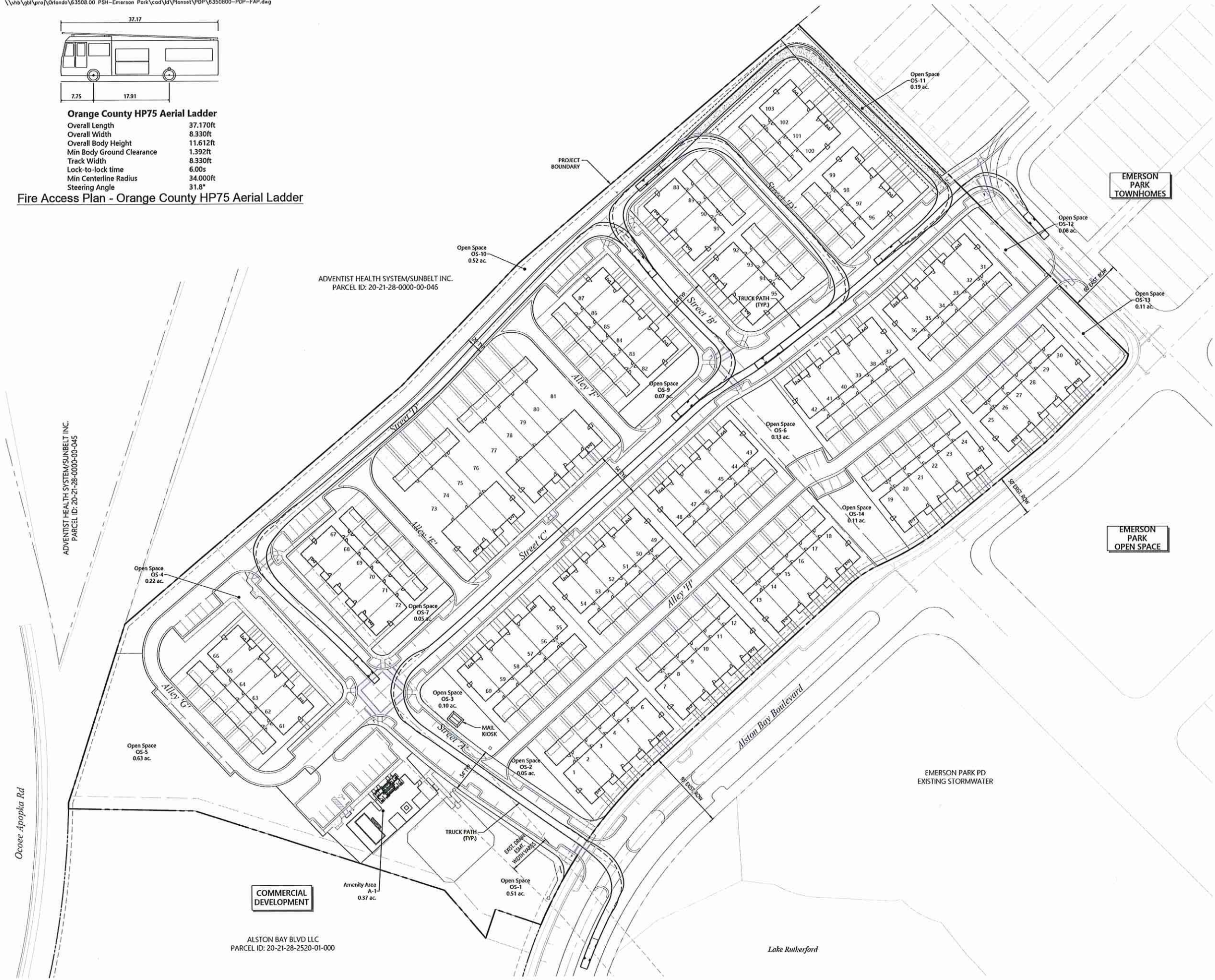
Project Number
63508.00



Orange County HP75 Aerial Ladder

Overall Length 37.170ft
Overall Width 8.330ft
Overall Body Height 11.612ft
Min Body Ground Clearance 1.392ft
Track Width 8.330ft
Lock-to-lock time 6.00s
Min Centerline Radius 34.000ft
Steering Angle 31.8°

Fire Access Plan - Orange County HP75 Aerial Ladder



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

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



**Residences at
Emerson Park**

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by: CF
Checked by: LNF
Issued for: Site Plan Approval
Date: April 27, 2020

Not Approved for Construction
Drawing Title: Fire Access Plan

C-5

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020

Project Number
63508.00

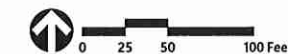


225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND	
	PROJECT BOUNDARY
	TRACT BOUNDARY
	PARKING COUNTS

NOTE:
SIDEWALKS FRONTING RESIDENTIAL
LOTS SHALL BE CONSTRUCTED BY
THE HOME BUILDER AT THE TIME OF
RESIDENTIAL LOT CONSTRUCTION.

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appr.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/06/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by	CF	Checked by	LNF
Issued for		Date	April 27, 2020

Site Plan Approval

Not Approved for Construction

Layout & Materials
Plan

Drawing Number

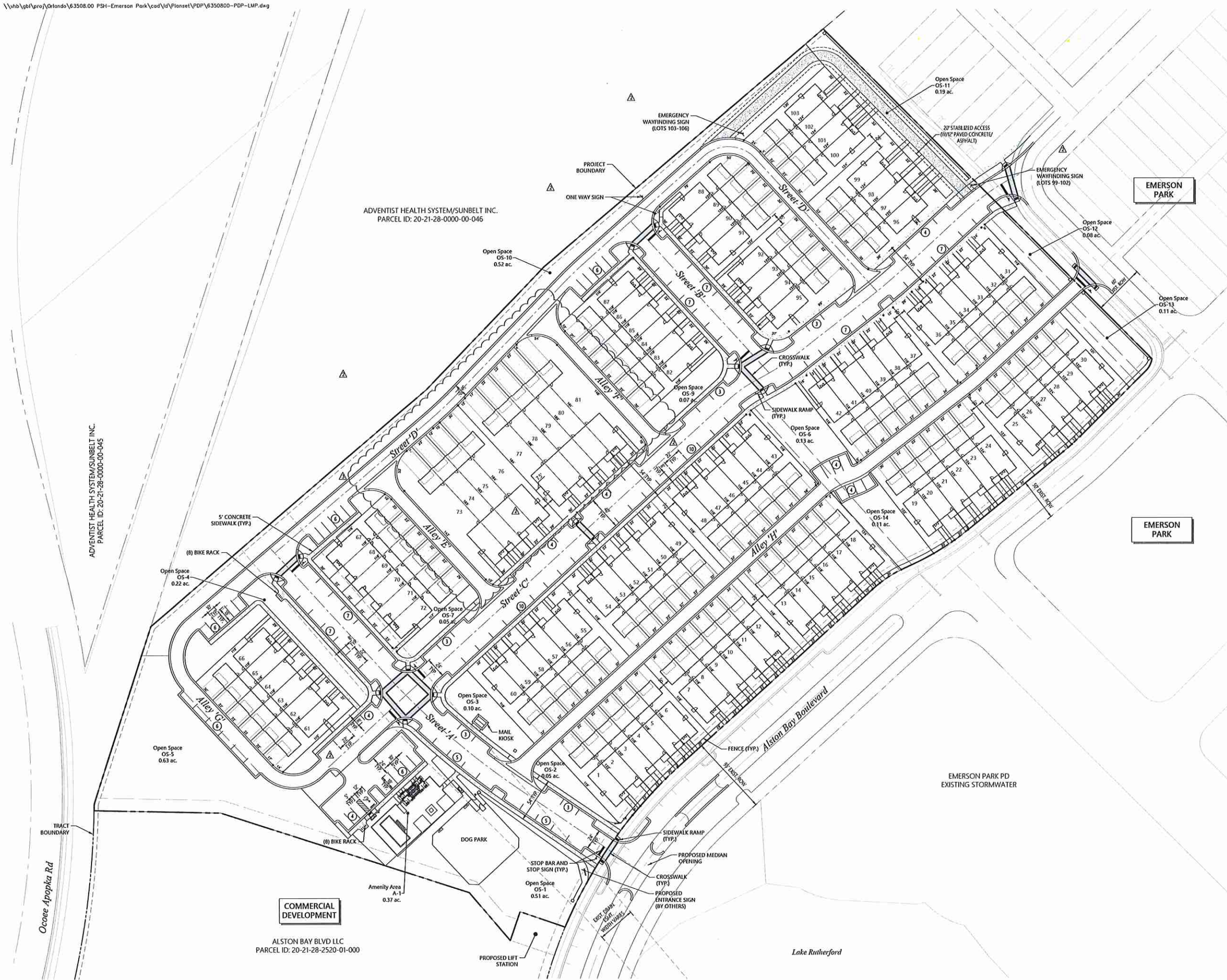
C-6

Sheet

of

Leah N. Fitzpatrick, P.E.
P.E. # 82261
DATE: Aug. 06, 2020

Project Number
63508.00





PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



Residences at
Emerson Park

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by	CF	Checked by	LNF
Issued for	Site Plan Approval	Date	April 27, 2020

Not Approved for Construction
Drawing Title
Color Building Elevations -
6-Unit

Drawing Number
A-1
Sheet of





vhb.com

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

PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.



Residences at
Emerson Park

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/04/2020	
3	Revised per City of Apopka comments	08/05/2020	

Designed by	Checked by
CF	LNF
Issued for	Date
Site Plan Approval	April 27, 2020

Not Approved for Construction
Drawing Title
Color Building Elevations -
4-Unit

Drawing Number

A-2

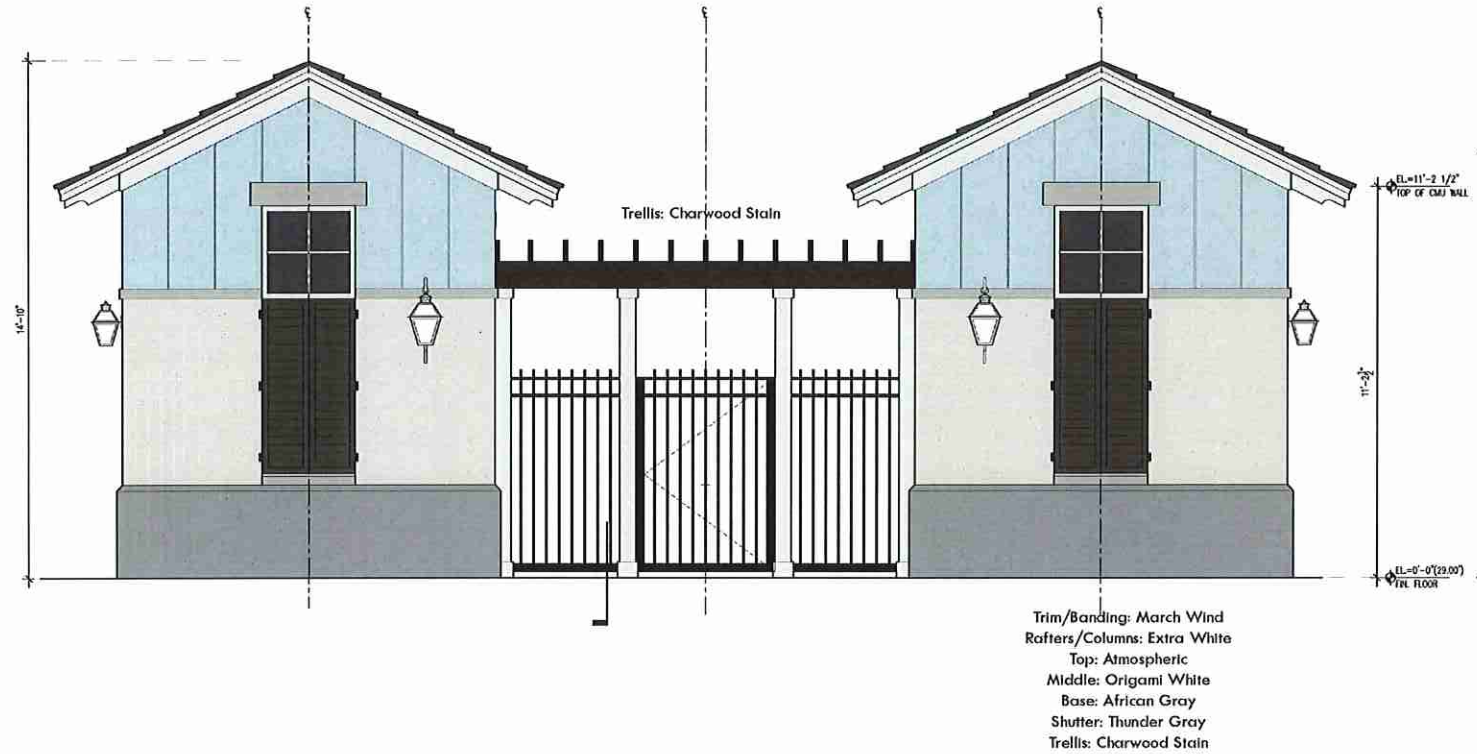
Sheet of

Project Number

63508.00

DATE

Aug. 06, 2020



PRELIMINARY - NOT FOR CONSTRUCTION
THIS MAJOR 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.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	App'd.
1	Revised per City of Apopka comments	06/23/2020	
2	Revised per City of Apopka comments	07/08/2020	
3	Revised per City of Apopka comments	08/04/2020	

Designed by
CF

Checked by
LNF

Issued for
Site Plan Approval

Date
April 27, 2020

Not Approved for Construction
Drawing Title
Color Building Elevations -
Pool Restroom Cabana

Drawing Number
A-3
Sheet of

Tree #	Description	Tree Type	Estimated Canopy Height	Estimated Canopy Spread (Dia.)	Estimated Canopy Area	Removed Y / N	Mitigation Inches	Notes
1152	TREE OAK 14	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1153	TREE OAK 14	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1154	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1155	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1156	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1157	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1158	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1494	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1495	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1496	TREE OAK 12	NA	NA	NA	NA	NA	NA	Located off Site - Alston Bay Blvd. Median
1665	TREE OAK 6	Understory	16'	12'	113	Y	0	--
1666	TREE OAK 22	Protected	40'	44'	1,520	Y	0	--
1667	TREE OAK 12	Protected	30'	24'	452	Y	0	--
1668	TREE OAK 12	Protected	30'	24'	452	Y	0	--
1669	TREE OAK 24	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1670	PALM 13	Protected	24'	8'	201	Y	0	--
1671	TREE OAK 6	Understory	16'	12'	113	Y	0	--
1672	PALM 12	Protected	24'	8'	201	Y	0	--
1673	TREE OAK 6	Understory	16'	12'	113	Y	0	--
1674	TREE OAK 6	Understory	16'	12'	113	Y	0	--
1675	PALM 14	Protected	24'	8'	201	Y	0	--
1676	TREE OAK 15	Protected	30'	30'	707	Y	0	--
1679	TREE OAK 14	Protected	30'	28'	615	Y	0	--
1698	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1700	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1701	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1702	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1704	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1705	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1706	TREE OAK 13	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1707	TREE OAK 7	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1708	TREE OAK 7	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1709	TREE OAK 6	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1710	TREE OAK 7	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1711	TREE OAK 10	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1712	TREE OAK 10	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1713	TREE OAK 10	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1714	TREE OAK 10	NA	NA	NA	NA	NA	0	Located off Site - Seburn
1715	TREE OAK 10	NA	NA	NA	NA	NA	0	Located off Site - Seburn
5388	TREE OAK 16	Protected	32'	32'	804	Y	0	--
5389	TREE OAK 16	Protected	32'	32'	804	Y	0	--
5390	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5391	PALM 12	Protected	24'	8'	201	Y	0	--
5392	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5393	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5394	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5395	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5396	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5397	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5398	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5399	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5400	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5402	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5403	TREE OAK 8	Protected	20'	16'	201	Y	0	--

Tree #	Description	Tree Type	Estimated Canopy Height	Estimated Canopy Spread (Dia.)	Estimated Canopy Area	Removed Y / N	Mitigation Inches	Notes
5404	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5405	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5406	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5407	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5408	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5409	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5410	TREE OAK 9	Protected	22'	18'	255	Y	0	--
5411	PALM 14	Protected	24'	8'	201	Y	0	--
5412	PALM 12	Protected	24'	8'	201	Y	0	--
5413	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5414	TREE OAK 9	Protected	22'	18'	255	Y	0	--
5415	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5416	PALM 12	Protected	30'	24'	452	Y	0	--
5421	PALM 12	Protected	24'	8'	201	Y	0	--
5422	TREE OAK 22	Protected	40'	44'	1,520	Y	0	--
5423	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5424	PALM 11	Protected	24'	8'	201	Y	0	--
5425	PALM 11	Protected	24'	8'	201	Y	0	--
5426	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5427	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5428	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5429	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5430	TREE OAK 14	Protected	30'	28'	615	Y	0	--
5431	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5432	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5433	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5434	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5435	TREE OAK 20	Protected	45'	40'	1,256	Y	0	--
5436	TREE OAK 18	Protected	30'	36'	1,017	Y	0	--
5437	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5438	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5439	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5440	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5441	PALM 12	Protected	24'	8'	201	Y	0	--
5442	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5443	PALM 13	Protected	24'	8'	201	Y	0	--
5444	TREE OAK 18	Protected	30'	36'	1,017	Y	0	--
5445	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5446	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5447	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5448	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5449	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5450	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5451	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5452	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5453	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5454	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5455	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5456	TREE OAK 13	Protected	32'	26'	531	Y	0	--
5457	TREE OAK 13	Protected	32'	26'	531	Y	0	--
5458	TREE OAK 18	Protected	30'	36'	1,017	Y	0	--
5459	TREE OAK 9	Protected	22'	18'	255	Y	0	--
5460	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5461	TREE OAK 12	Protected	30'	24'	452	Y	0	--

57

DRAWING PLOTTED: 6/17/2020 10:02:17 PM
2:00 PM BONNETT DESIGN GROUP, L.L.C. 3030.117, 3031 EMERSON PARK TOWNHOMES, 2020.117, 3031 EMERSON PARK TOWNHOMES, LANSING, MI

TREE TABLE								
Tree #	Description	Tree Type	Estimated Canopy Height	Estimated Canopy Spread (Dia.)	Estimated Canopy Area	Removed Y / N	Mitigation Inches	Notes
5462	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5463	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5464	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5466	PALM 12	Protected	24'	8'	201	Y	0	--
5467	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5468	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5469	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5470	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5471	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5472	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5473	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5474	TREE OAK 8	Protected	20'	16'	201	Y	0	--
5476	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5477	TREE OAK 30	Protected	50'	60'	2,826	Y	0	--
5478	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5479	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5480	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5481	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5482	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5483	TREE OAK 22	Protected	46'	44'	1,519	Y	0	--
5484	TREE OAK 22	Protected	46'	44'	1,519	Y	0	--
5485	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5486	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5487	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5489	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5490	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5491	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5492	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5494	TREE OAK 18	Protected	30'	36'	1,017	Y	0	--
5495	TREE OAK 14	Protected	30'	28'	615	Y	0	--
5496	TREE OAK 14	Protected	30'	28'	615	Y	0	--
5497	TREE OAK 24	Specimen	50'	48'	1,809	Y	0	--
5498	PALM 16	Protected	24'	8'	201	Y	0	--
5499	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5500	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5501	TREE OAK 10	Protected	25'	20'	314	Y	0	--
5502	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5504	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5505	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5506	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5507	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5508	TREE OAK 12	Protected	30'	24'	452	Y	0	--
5510	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5511	TREE OAK 22	Protected	46'	44'	1,519	Y	0	--
5512	TREE OAK 11	Protected	28'	22'	380	Y	0	--
5513	TREE OAK 6	Understory	16'	12'	113	Y	0	--
5514	TREE OAK 14	Protected	30'	28'	615	Y	0	--

NOTES

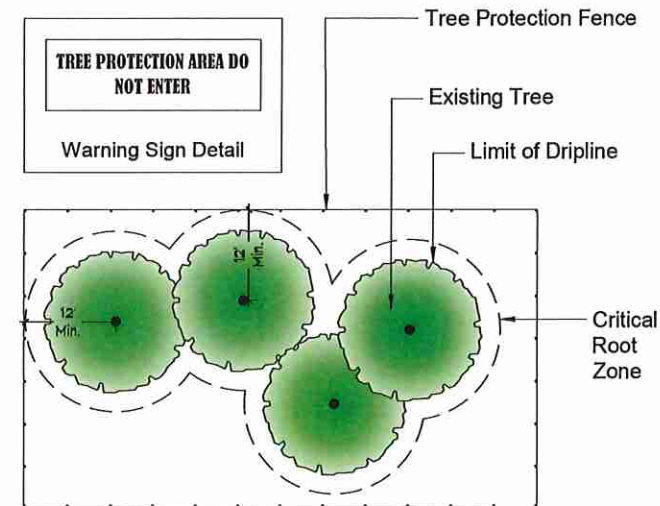
5.3.9 - Tree Protection During Construction

A. **Owner's Responsibility.** During construction, the landowner or developer shall be responsible for the erection of any and all barriers necessary to protect trees within a tree protection area or other existing vegetation to be retained from damage both during and after construction.

B. Tree Protection Fencing

1. **Where Required.** Trees within the tree protection area, shall be fenced with a sturdy and visible fence before grading or other development activity begins. Fencing shall be erected no closer than one linear foot to the tree's drip line. The Director shall consider the existing site conditions in determining the exact location of tree protection fencing. Nothing shall prevent the use of alternative tree protection measures, as approved by the Director.

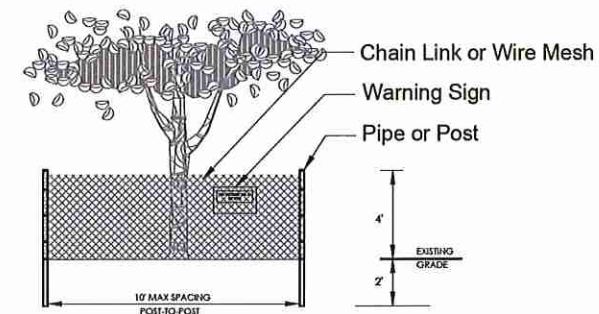
Figure 5.3.9.B.1: Tree Protection Fencing



2. **Type of Fencing.** All fencing required by this section shall be a minimum four feet high and be made of durable construction (i.e., chain link or wooden post with 2x4 wire mesh). Posts shall be located no more than ten feet on-center. Chain link or wire fencing utilized as tree protection fencing shall not be required to be vinyl coated. Passive forms of tree protection may be utilized to delineate tree protection areas that are remote from areas of land disturbance. These must be surrounded by fencing, continuous rope, or durable taping (minimum four inches wide).

3. **Signage.** Signs shall be installed on the tree protection fence visible on all sides of the fenced-in area at a rate of at least one for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language: "TREE PROTECTION AREA: KEEP OUT."

Figure 5.3.9.B.3: Tree Protection Signage



4. **Inspection.** All tree protection measures shall be inspected and approved by the Director prior to start of any land disturbing activities. Failure to have tree protection measures in place prior to land disturbance (other than surveying) is a violation of this LDC.

5. **When Required.** No construction, grading, equipment, or material storage, or any other activity shall be allowed within the fenced area. Fencing shall be maintained until after the final site inspection.

© 2020 BONNETT DESIGN GROUP, L.L.C. ALL RIGHTS RESERVED. BONNETT DESIGN GROUP, L.L.C. IS A REGISTERED SERVICE PROVIDER FOR THE STATE OF FLORIDA. ANY REVISIONS TO THIS PLAN OR DRAWING ARE NOT TO BE INTRODUCED, CHANGED OR COVERED IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, L.L.C. NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
TREE TABLE & MITIGATION CALCULATIONS

DATE: APRIL 27, 2020

DRAWN BY: NPB

CHECKED BY: TWR

JOB NUMBER: 2020.117

FILE NAME: 3030.117_PSH EMERSON PARK TH_LABASE

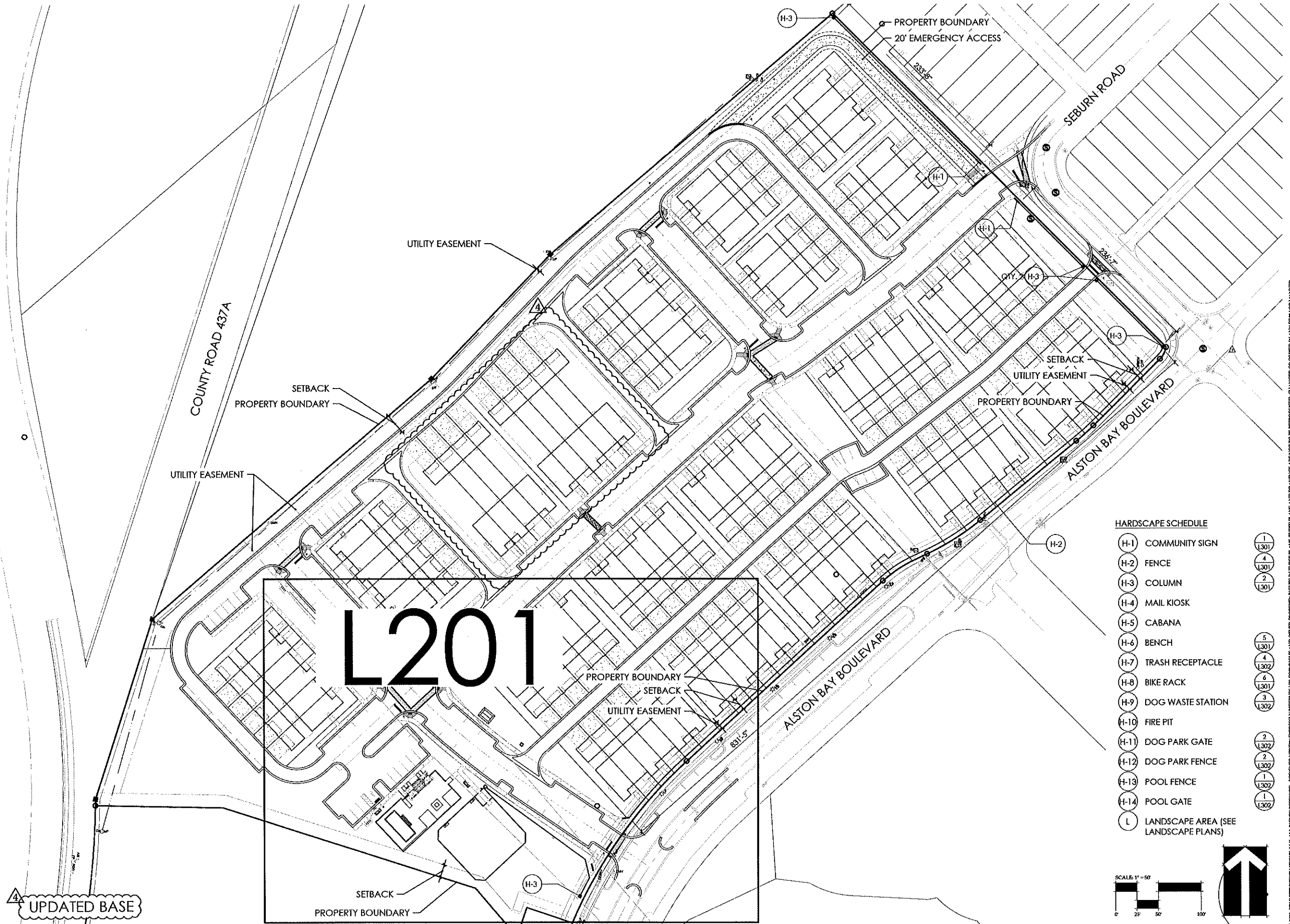
REVISIONS:
City Comments 06-23-2020



Digitally signed
by Todd W.
Bonnett
Date:
2020.08.06
15:14:52 -04'00'

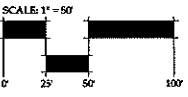
L101

NO PART OF THIS DRAWING IS TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. ALL RIGHTS RESERVED. DISCARD HEREIN EXPRESSLY HEREBY REPRODUCED AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. NON-ARTIST TO BE ASSIGNED TO A PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT.



HARDSCAPE SCHEDULE

(H-1)	COMMUNITY SIGN	(1)
(H-2)	FENCE	(4)
(H-3)	COLUMN	(2)
(H-4)	MAIL KIOSK	(1)
(H-5)	CABANA	(5)
(H-6)	BENCH	(4)
(H-7)	TRASH RECEPTACLE	(1)
(H-8)	BIKE RACK	(6)
(H-9)	DOG WASTE STATION	(3)
(H-10)	FIRE PIT	(2)
(H-11)	DOG PARK GATE	(2)
(H-12)	DOG PARK FENCE	(1)
(H-13)	POOL FENCE	(1)
(H-14)	POOL GATE	(1)
(L)	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	(1)



Bd
g

BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
OVERALL LAYOUT PLAN

DATE:	APRIL 27, 2020
DRAWN BY:	NPB
CHECKED BY:	TWB
JOB NUMBER:	2020.117
FILE NAME:	2020.117_PSH EMERSON PARK TH LARASE
REVISIONS:	
△	City Comments 06-23-2020
△	City Comments 07-08-2020
△	City Comments 07-21-2020
△	City Comments 08-06-2020

Digitally signed
by Todd W
Bonnelt
Date:
2020.08.06
15:15:33 -04'00'

L200



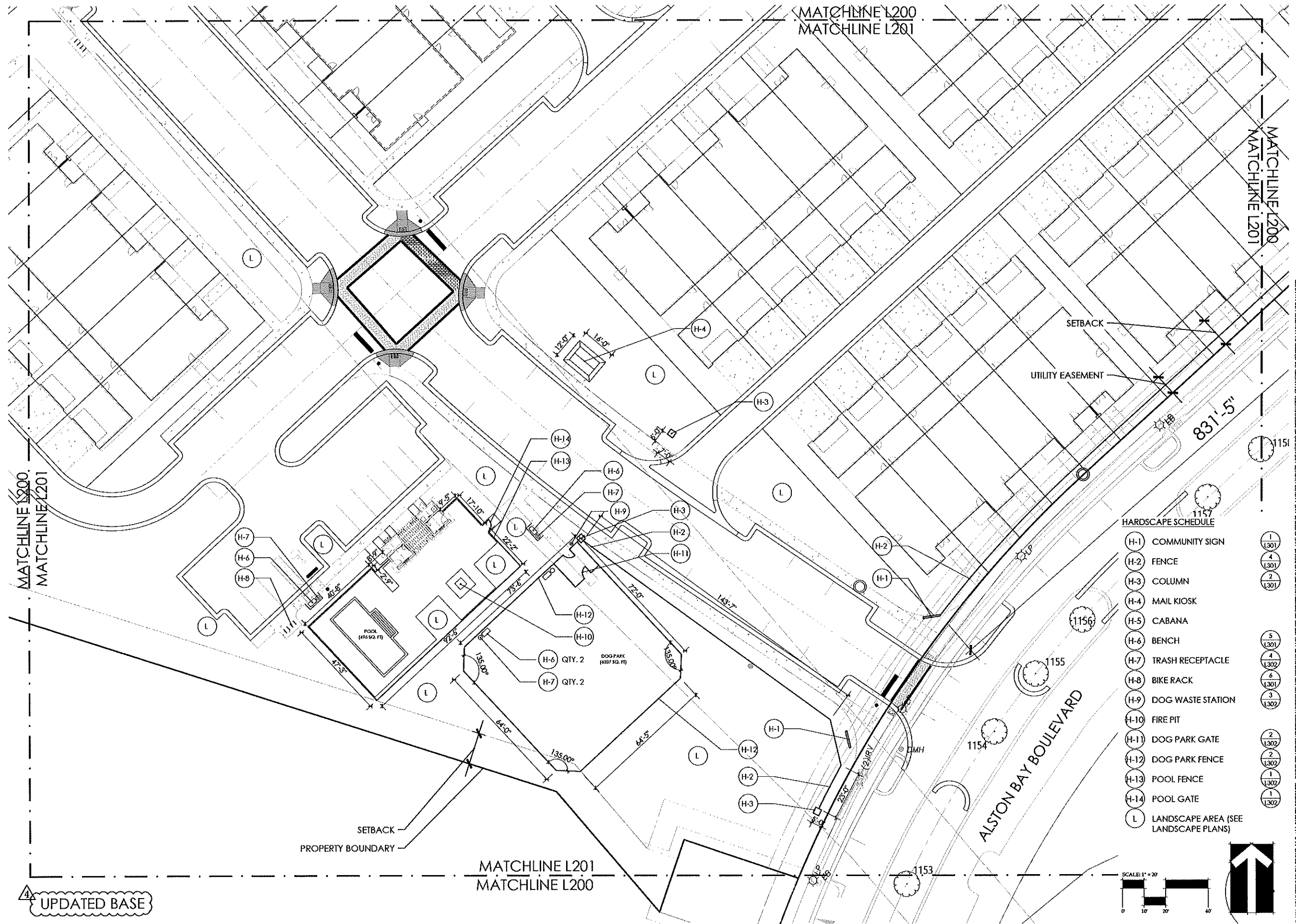
BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
LAYOUT PLAN

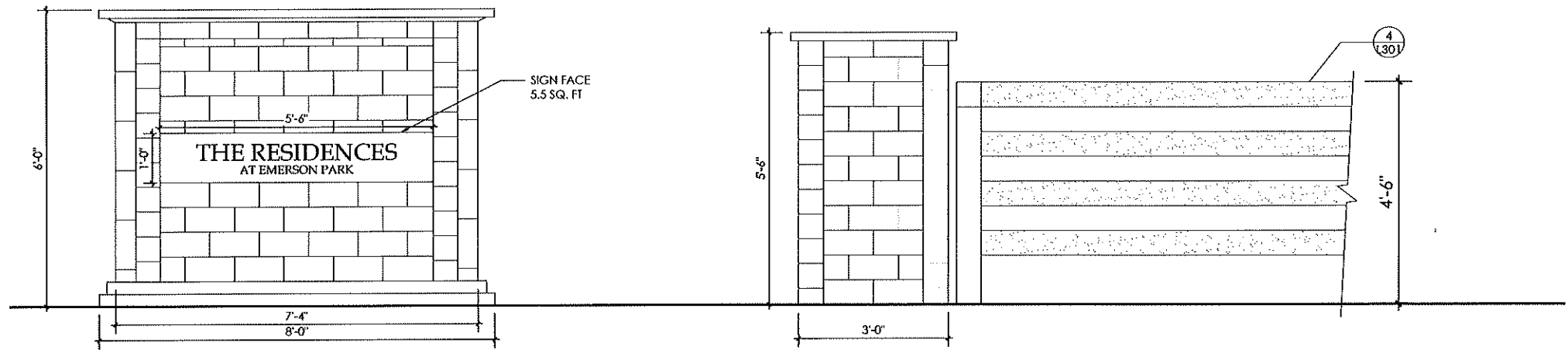
DATE: APRIL 27, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME:
2020.117_PSH EMERSON PARK TH_LAYOUT
REVISIONS:
City Comments 06-23-2020
City Comments 07-08-2020
City Comments 07-21-2020
City Comments 08-06-2020

Digitally
signed by
Todd W
Bonnett
Date:
2020.08.06
15:15:50
-04'00'

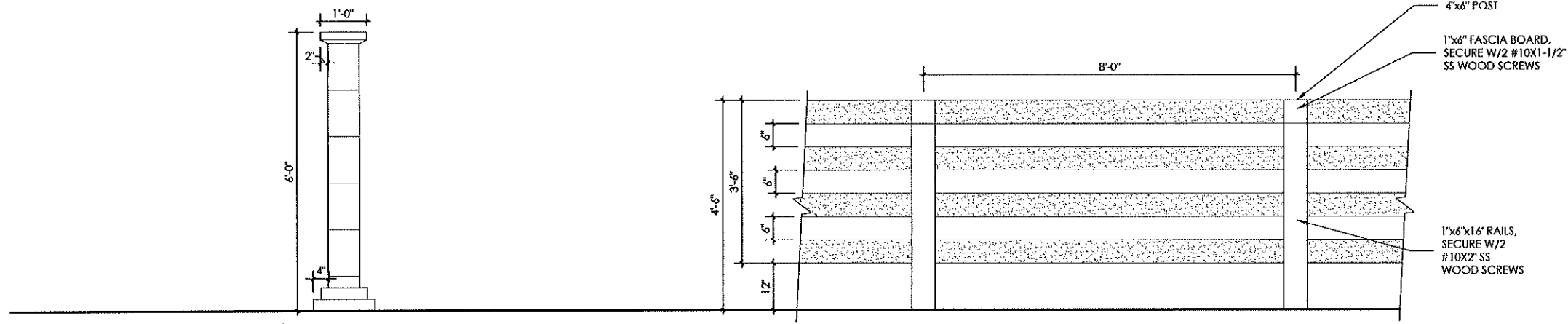
L201



NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.

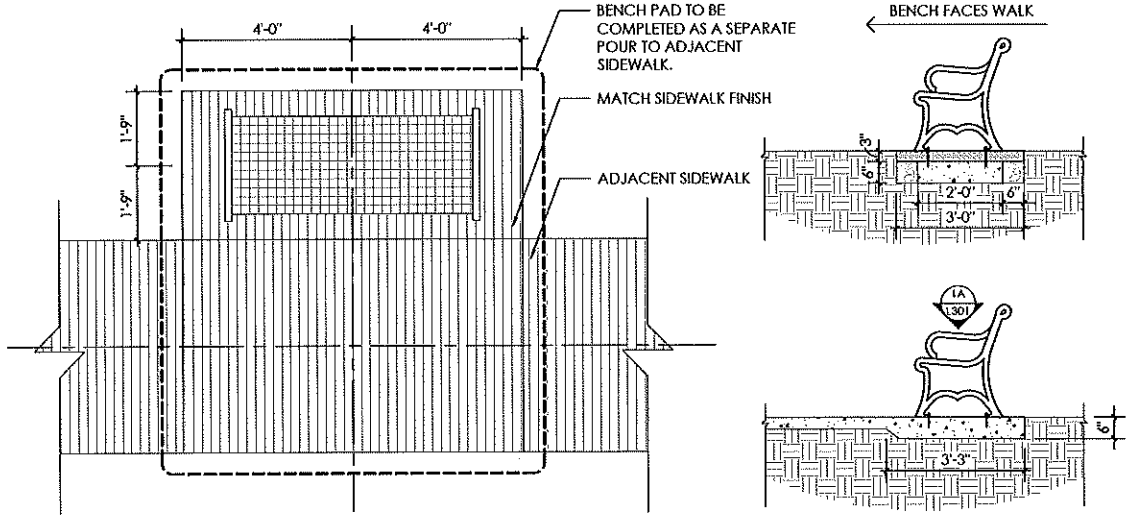


1 SIGN WALL FRONT ELEVATION SCALE: 3/4" = 1'-0" 2 COLUMN & 4-RAIL PERIMETER FENCE ELEVATION SCALE: 3/4" = 1'-0"

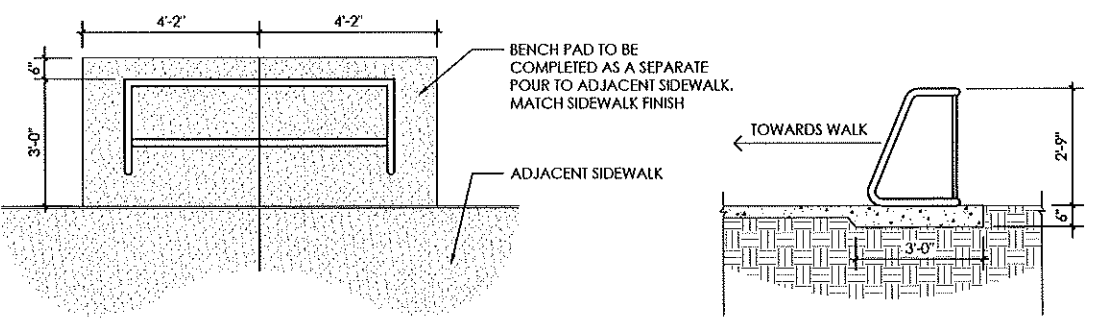


NOTE: ALL WOOD MEMBERS INCLUDING POSTS, RAIL AND FASCIAS TO BE PRESSURE TREATED SOUTHERN PINE. COLOR: BLACK/DARK BROWN LUMBER AVAILABLE THROUGH: PENROD LUMBER & FENCE COMPANY, INC. 352.732.7777

3 SIGN WALL SIDE ELEVATION SCALE: 3/4" = 1'-0" 4 4-RAIL PERIMETER FENCE ELEVATION SCALE: 3/4" = 1'-0"



5 BENCH ELEVATION AND SECTION SCALE: 1/2" = 1'-0"



6 BIKE RACK ELEVATION AND SECTION SCALE: 1/2" = 1'-0"

DATE: APRIL 27, 2020 DRAWN BY: NPB CHECKED BY: TWB JOB NUMBER: 2020.117 FILE NAME: 2020.117_PSH EMERSON PARK TOWNHOMES REVISIONS: City Comments 06-23-2020 City Comments 07-21-2020

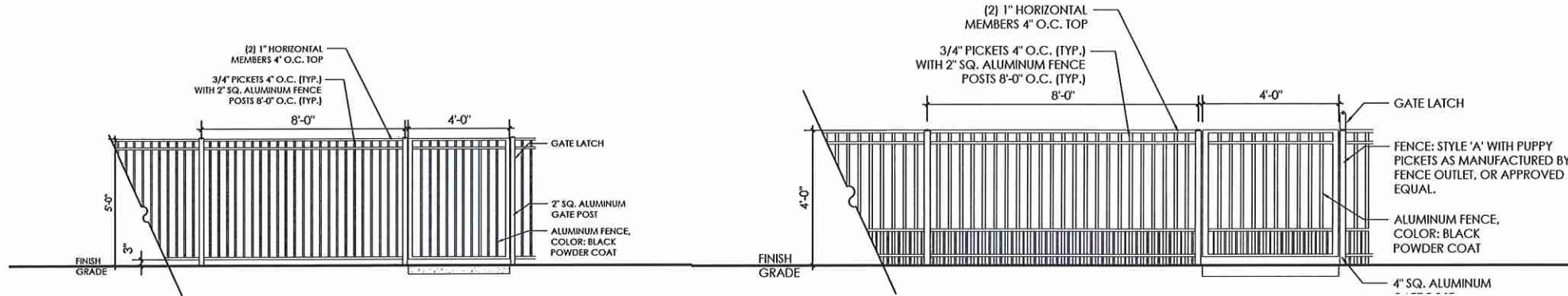
Bd g
BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
HARDSCAPE DETAILS

Digitally signed by Todd W Bonnett Date: 2020.08.06 15:16:02 -04'00'

L301

NOTE: HARDSCAPE DESIGN PLANS PROVIDED TO DEMONSTRATE DESIGN INTENT ONLY AND ARE NOT VALID FOR CONSTRUCTION WITHOUT FINAL STRUCTURAL & REINFORCEMENT DESIGN.



1 POOL FENCE AND GATE ELEVATION
L302

SCALE: 1/2" = 1'-0"

2 DOG PARK FENCE AND GATE ELEVATION
L302

SCALE: 1/2" = 1'-0"

D006 • DOG WASTE STATION

PARTS LIST:

- Can (1)
- Post (1)
- Dispenser (1)
- Sign/Sign Bracket (1)
- Dispenser Keys (2)
- 600 Waste Bags
- 50 Can Liners
- Hardware Pack



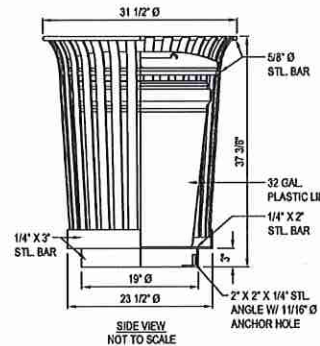
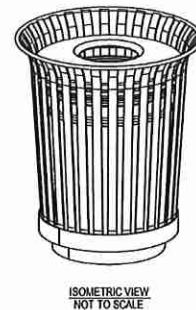
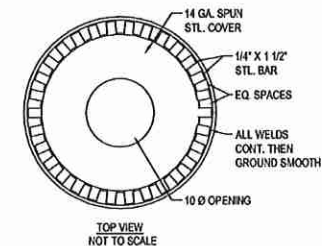
MODEL: TERRA BOUND DOG WASTE STATION
AS MANUFACTURED BY TERRA BOUND, INC.
(WWW.TERRABOUNDSOLUTIONS.COM)
OR APPROVED EQUAL.



DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com

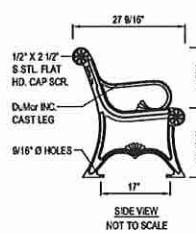
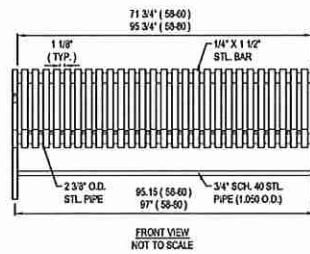
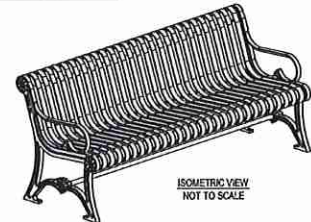


DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 4. 1/2\"/>

- 1/ CUSTOM LETTERING (37 SPACES)
- 1/ SELECT DESIRED LENGTH
- 1/ LENGTH
- 1/ LENGTH



- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 4. 1/2\"/>

3 DOG WASH STATION
L302

NOT TO SCALE

4 TRASH RECEPTACLE
L302

NOT TO SCALE

5 BENCH
L302

NOT TO SCALE

5.2.5. - Landscaping and Buffer Standards

B. Off-Street Vehicular Parking Area Planting

3. Bufferyards

D-2. Bufferyards and Types

Type A: Basic

Northwest Buffer

Option 1: Minimum Width 25 Feet (Planting per 100 LF)

Canopy Trees: 3

Understory Trees: 0

Shrubs: 0

Southwest Buffer

Option 2: Minimum Width 15 Feet (Planting per 100 LF)

Canopy Trees: 1

Understory Trees: 6

Shrubs: 0

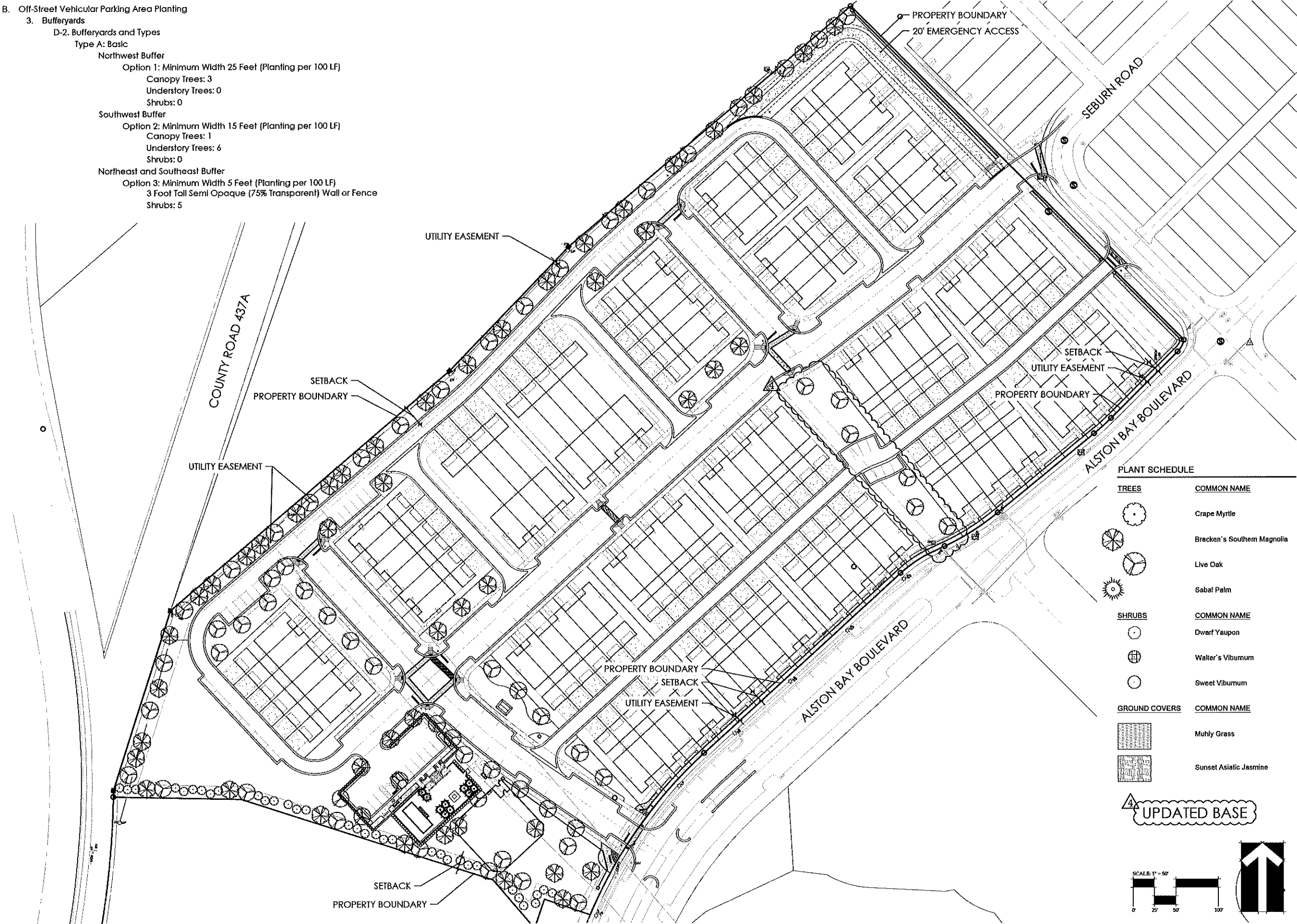
Northeast and Southeast Buffer

Option 3: Minimum Width 5 Feet (Planting per 100 LF)

3 Foot Tall Semi Opaque (75% Transparent) Wall or Fence

Shrubs: 5

REFER TO SHEET L410 FOR PLANT SYMBOLS



PLANT SCHEDULE

TREES



COMMON NAME

Crape Myrtle
Brecken's Southern Magnolia
Live Oak
Sabal Palm

SHRUBS



COMMON NAME

Dwarf Yaupon
Walter's Viburnum
Sweet Viburnum

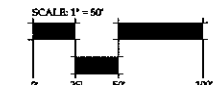
GROUND COVERS



COMMON NAME

Muhly Grass
Sunset Asiatic Jasmine

UPDATED BASE



© 2020 BONNETT DESIGN GROUP, LLC. ALL RIGHTS RESERVED. DISCLOSED HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, VESSELS, PLANS, AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC.



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave, Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
OVERALL LANDSCAPE PLAN

DATE: APRIL 27, 2020
DRAWN BY: NPB
CHECKED BY: TWE
JOB NUMBER: 2020.117

FILE NAME:
2020.117_PSR EMERSON PARK TH LARASE

REVISIONS:
City Comments 06-23-2020
City Comments 07-08-2020
City Comments 07-31-2020
City Comments 08-06-2020

Digitally
signed by
Todd W
Bonnelt
Date:
2020.08.06
15:16:28
-04'00'

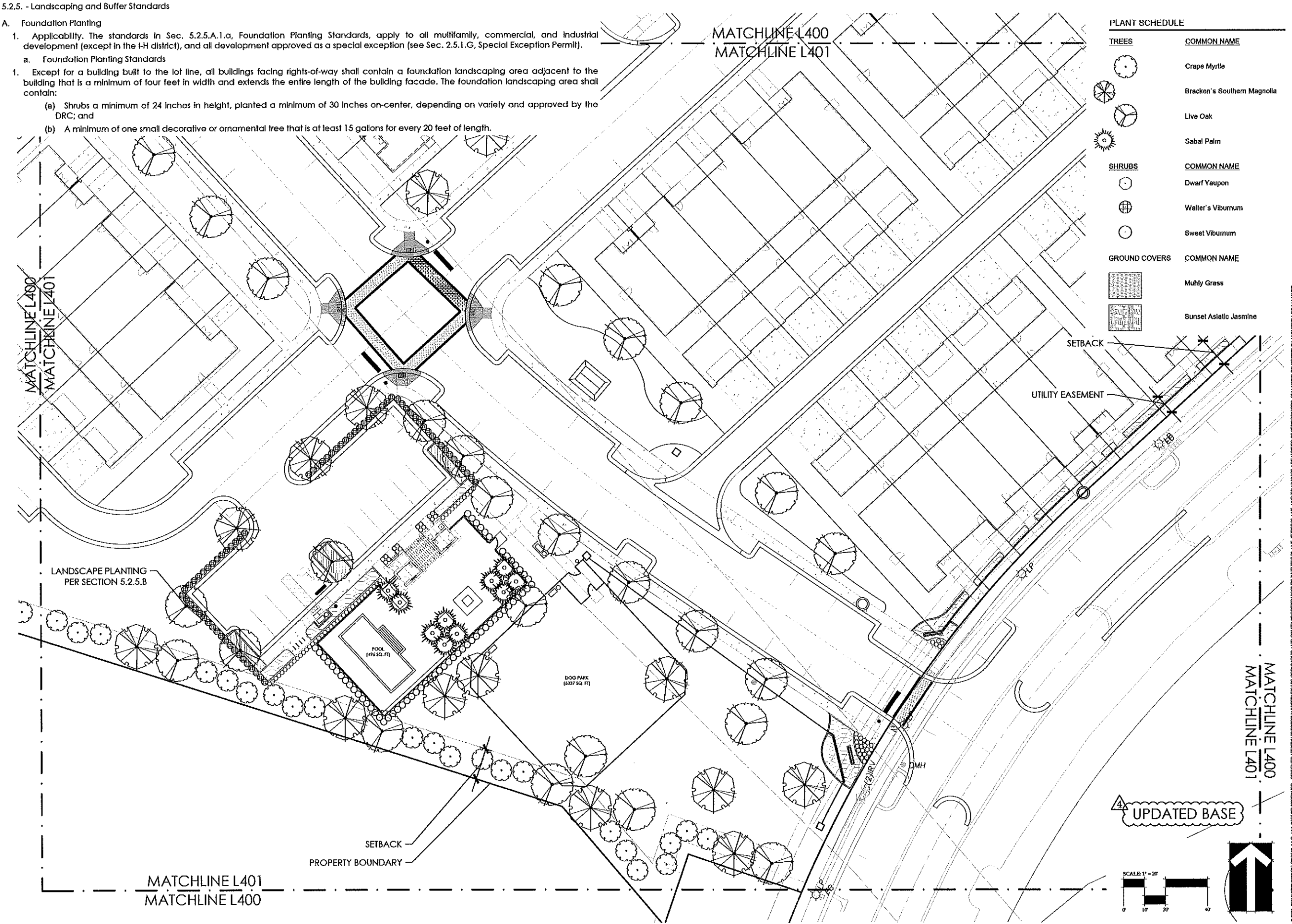
L400

PLANNING BY: BONNETT DESIGN GROUP, LLC. ALL RIGHTS RESERVED. DISCLOSED HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, VESSELS, PLANS, AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION AND CONSENT OF BONNETT DESIGN GROUP, LLC.

5.2.5. - Landscaping and Buffer Standards

A. Foundation Planting

1. Applicability. The standards in Sec. 5.2.5.A.1.a, Foundation Planting Standards, apply to all multifamily, commercial, and industrial development (except in the I-H district), and all development approved as a special exception (see Sec. 2.5.1.G, Special Exception Permit).
 - a. Foundation Planting Standards
1. Except for a building built to the lot line, all buildings facing rights-of-way shall contain a foundation landscaping area adjacent to the building that is a minimum of four feet in width and extends the entire length of the building facade. The foundation landscaping area shall contain:
 - (a) Shrubs a minimum of 24 inches in height, planted a minimum of 30 inches on-center, depending on variety and approved by the DRC; and
 - (b) A minimum of one small decorative or ornamental tree that is at least 15 gallons for every 20 feet of length.



PLANT SCHEDULE	
TREES	COMMON NAME
	Crape Myrtle
	Bracken's Southern Magnolia
	Live Oak
	Sabal Palm
SHRUBS	COMMON NAME
	Dwarf Yaupon
	Walter's Viburnum
	Sweet Viburnum
GROUND COVERS	COMMON NAME
	Muhly Grass
	Sunset Asiatic Jasmine



BONNETT design group, llc
landscape architecture
community planning
FL LIC 2600341
400 South Orlando Ave., Suite 201
Maitland, FL 32751
407.622.1588 voice
407.359.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
LANDSCAPE PLAN

DATE:	APRIL 27, 2020
DRAWN BY:	NFB
CHECKED BY:	TWB
JOB NUMBER:	2020.117
FILE NAME:	2020.117_PSH EMERSON PARK TFL LARASE.DWG
REVISIONS:	
	City Comments 06-23-2020
	City Comments 07-06-2020
	City Comments 07-21-2020
	City Comments 08-06-2020

Digitally
signed by
Todd W
Bonnelt
Date:
2020.08.06
15:16:44
-04'00'

L401

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warrant all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. Tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

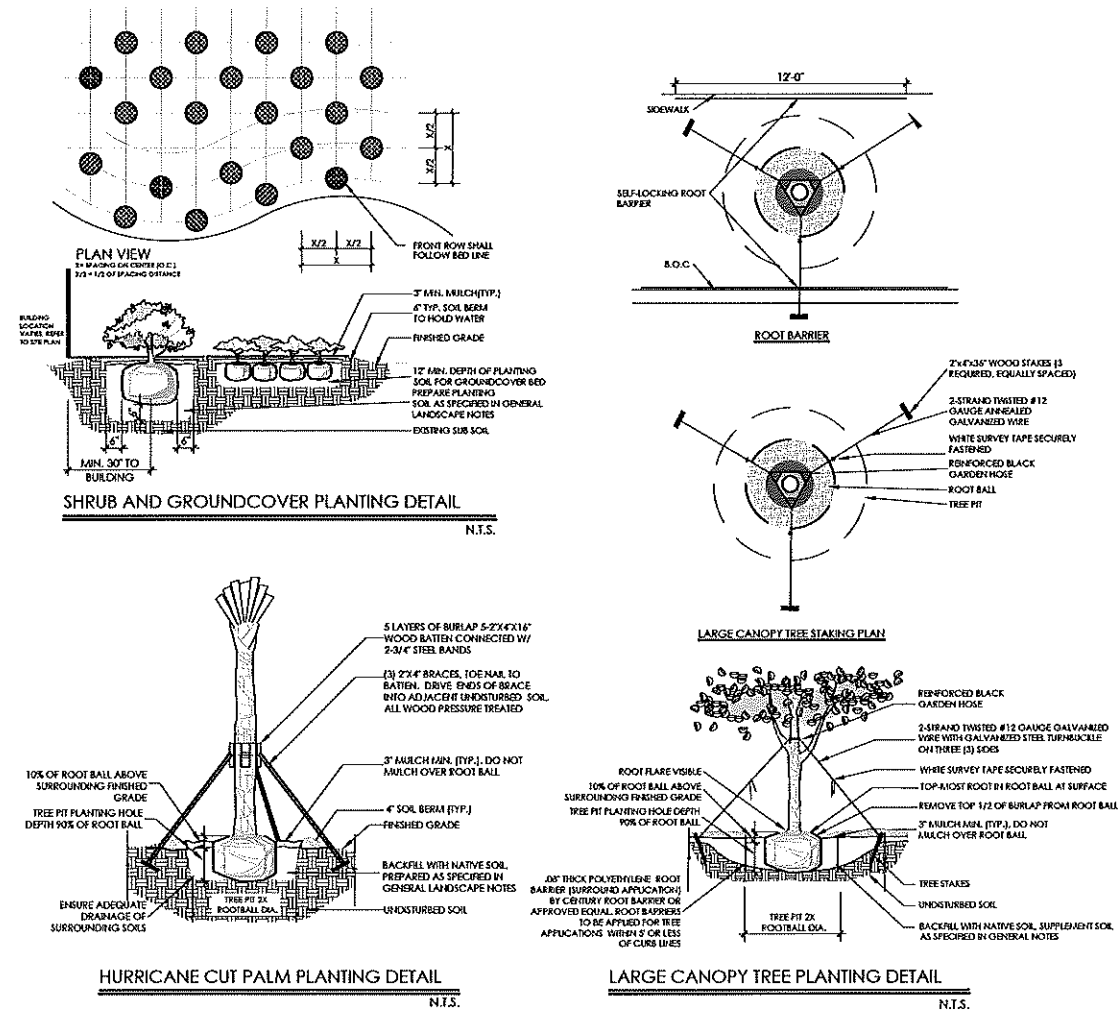
Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'fertilizer' for requirements of all sodded areas.

PLANT SCHEDULE (CODE)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
	34	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	6" aggregate cal., 48" spd.	NO	LOW	AS	
	47	Magnolia grandiflora 'Brackens Brown Beauty'	Bracken's Southern Magnolia	3" cal., 12'-14' ht. x 72" spd.	YES	MEDIUM	AS	
	61	Quercus virginiana	Live Oak	3" cal., 10'-12' ht. x 72" spd.	YES	LOW	AS	
	10	Sabal palmetto	Sabal Palm	12'-15' MIXED, 72" spd.	YES	LOW	AS	
TOTAL CANOPY AREA PROVIDED: 3,864 SQ. FT.								
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
	90	Ilex vomitoria 'Nana'	Dwarf Yaupon	3 gal., 18" o.a.	YES	LOW	24" o.c.	
	72	Viburnum obovatum	Walter's Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.	
	62	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
	1,065	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
	371	Trachelospermum asiaticum 'Sunset'	Sunset Asiatic Jasmine	1 gal., full. Use mulch fines	NO	MEDIUM	12" o.c.	
SOD	SOD/SEED	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
	sod	Paspalum notatum 'Argentine'	Argentine Bahia Grass	sod	NO	LOW		



BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341

400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes Landscape Architecture Park Square Homes Apopka, Florida LANDSCAPE DETAILS AND NOTES

DATE: APRIL 27, 2020

DRAWN BY: NPB

CHECKED BY: TWB

JOB NUMBER: 2020.117

FILE NAME: 2020.117.EMERSON PARK TOWNHOMES

REVISIONS:

City Comments 06-25-2020

City Comments 07-06-2020

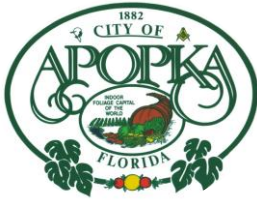
City Comments 07-31-2020

City Comments 06-06-2020

Digitally signed by
Todd W Bonnett
Date: 2020.08.06
15:16:55
-04'00'



L410



CITY OF APOPKA PLANNING COMMISSION

☐	PUBLIC HEARING	MEETING OF:	August 11, 2020
☒	SITE PLAN	FROM:	Community Development
☐	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒	OTHER: Preliminary Development Plan		Preliminary Dev. Plan

SUBJECT: **PRELIMINARY DEVELOPMENT PLAN - SOUTH MEWS AT AVIAN POINTE**

REQUEST: **RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN FOR SOUTH MEWS AT AVIAN POINTE**

SUMMARY:

OWNER:	Apopka Clear Lake Investments, LLC
APPLICANT:	NV5, Inc., c/o Jason P. Mahoney, P.E.
LOCATION:	Parcel B3, Avian Pointe PD - located south of Peterson Road and east of SR 429
PARCEL ID NUMBER:	07-21-28-0000-00-002
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 (Ord. No. 2671)

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
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 Preliminary Development Plan detailing the development of 102 townhome units on 13.9 acres. The subject property is located on Parcel B3 within the Avian Pointe PD, which is 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, 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: 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 that is detailed 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, 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 Ardea Court. 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 Ardea Court, Egret Drive, and Peregrine Way. On street parking will be provided on Egret 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, 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 street and lot trees are provided within the development. Additionally, landscaping is provided within each of the mews that are proposed. Landscape materials such as Live Oak, Magnolia, Crepe Myrtle, Japanese Blueberry, and Queen Palm are provided.

SCHOOL CAPACITY REPORT: A Capacity Enhancement Agreement was obtained from OCPS at the time of the rezoning application. Pursuant to Florida Statute, School Concurrency must be satisfied prior to City Council approval of the Final Development Plan and Plat. The property is zoned for the following schools: Zellwood Elementary, Wolf Lake Middle, and Wekiva High.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the subdivision plan for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

August 11, 2020 - Planning Commission, 5:30 pm

September 9, 2020 - City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** finds the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and recommends approval of the South Mews at Avian Pointe Preliminary Development Plan.

Recommended Motion: Find the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and the Land Development Code, and recommend approval of the South Mews at Avian Pointe Preliminary Development Plan.

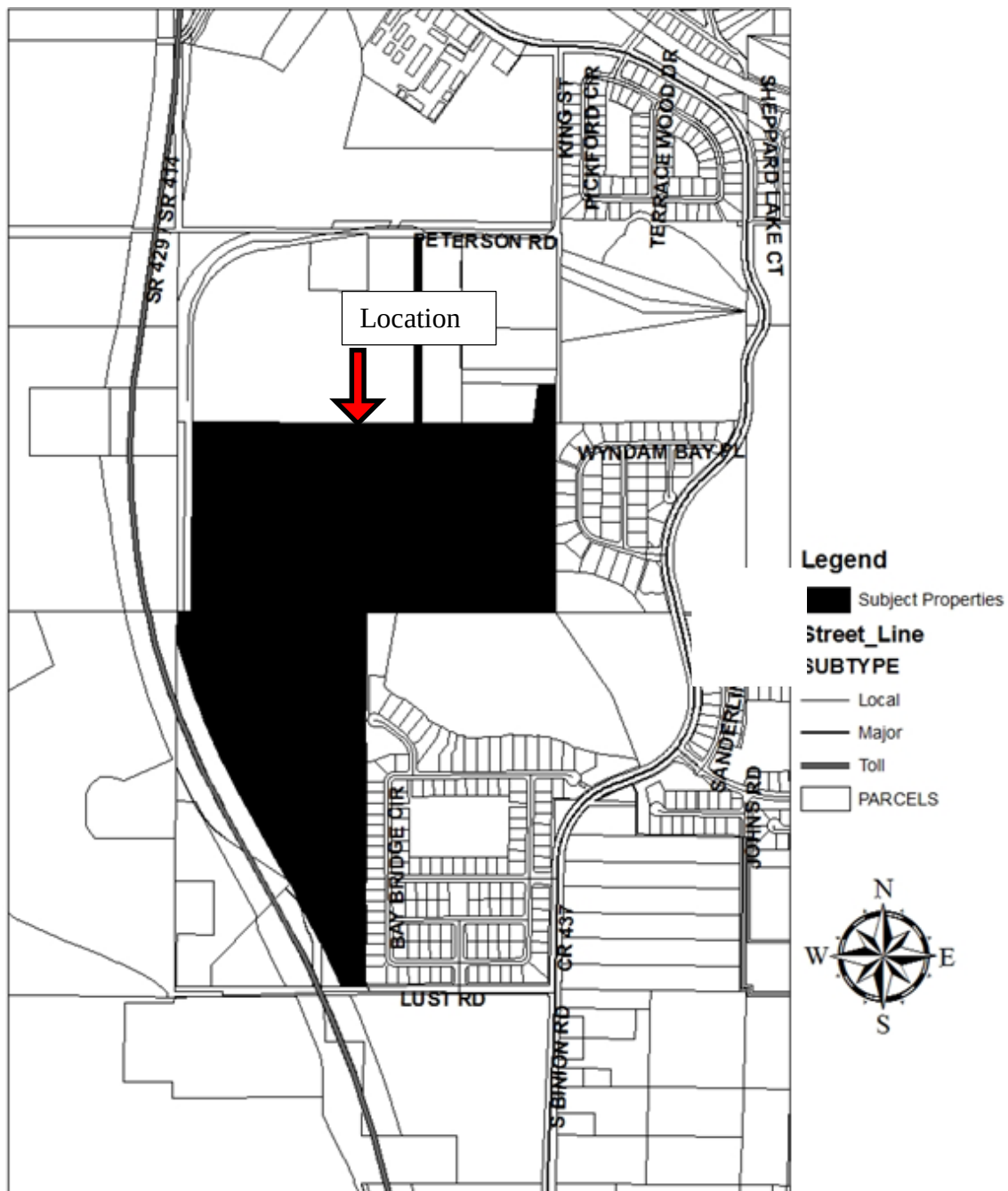
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Master Plan.

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

Project: SOUTH MEWS AT AVIAN POINTE
Owned by: Apopka Clear Lake Investments, LLC
Located: South of Peterson Road and east of SR 429 and north of Clearwater Lake
Parcel ID#: 07-21-28-0000-00-002



VICINITY MAP



AT
AVIAN POINTE PARCEL B-3
CITY OF APOPKA, FLORIDA 32811

ENGINEER
NV5, INC.
201 S. BUMBY AVENUE
ORLANDO, FLORIDA 32803
FRANKLIN A. PORTER, P.E.
407-896-3317

[illegible]

**SOUTH MEWS AT AVIAN POINTE
(SUBDIVISION B3)**

CIVIL ENGINEER:
NV5, INC.
201 SOUTH BUMBY AVENUE
ORLANDO, FLORIDA 32803
FRANK A. PORTER, P.E.
407-896-3317

SURVEYOR
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL. 34787
JAMES L. RICKMAN, P.L.S.
(407) 654-5355

LANDSCAPE
J. SCOTT LIBERTY
5621 REVELWOOD LOOP
WINTER PARK, FLORIDA
32792
407-710-2124

IRRIGATION
LARRY SPADE
SPADE IRRIGATION DESIGN
LARRY@LARRY SPADE.COM
407-896-3904

GEOTECH:
POINT FOUR
193 WEST NEW YORK AVE.
LAKE HELEN, FLORIDA 32744
407-260-9449

SITE NOTES:

```

01  #####
02  #####
03  #####
04  #####
05  #####
06  #####
07  #####
08  #####
09  #####
10  #####
11  #####
12  #####
13  #####
14  #####
15  #####
16  #####
17  #####
18  #####
19  #####
20  #####
21  #####
22  #####
23  #####
24  #####
25  #####
26  #####
27  #####
28  #####
29  #####
30  #####
31  #####
32  #####
33  #####
34  #####
35  #####
36  #####
37  #####
38  #####
39  #####
40  #####
41  #####
42  #####
43  #####
44  #####
45  #####
46  #####
47  #####
48  #####
49  #####
50  #####
51  #####
52  #####
53  #####
54  #####
55  #####
56  #####
57  #####
58  #####
59  #####
60  #####
61  #####
62  #####
63  #####
64  #####
65  #####
66  #####
67  #####
68  #####
69  #####
70  #####
71  #####
72  #####
73  #####
74  #####
75  #####
76  #####
77  #####
78  #####
79  #####
80  #####
81  #####
82  #####
83  #####
84  #####
85  #####
86  #####
87  #####
88  #####
89  #####
90  #####
91  #####
92  #####
93  #####
94  #####
95  #####
96  #####
97  #####
98  #####
99  #####
100 #####

```

FIRE NOTES:

[illegible]

FOR SITE UTILITY AND
SITE GRADING NOTES
SHEET C04.0

AVIAN POINTE PARCEL B-3
CITY OF APOPKA, FLORIDA 32811

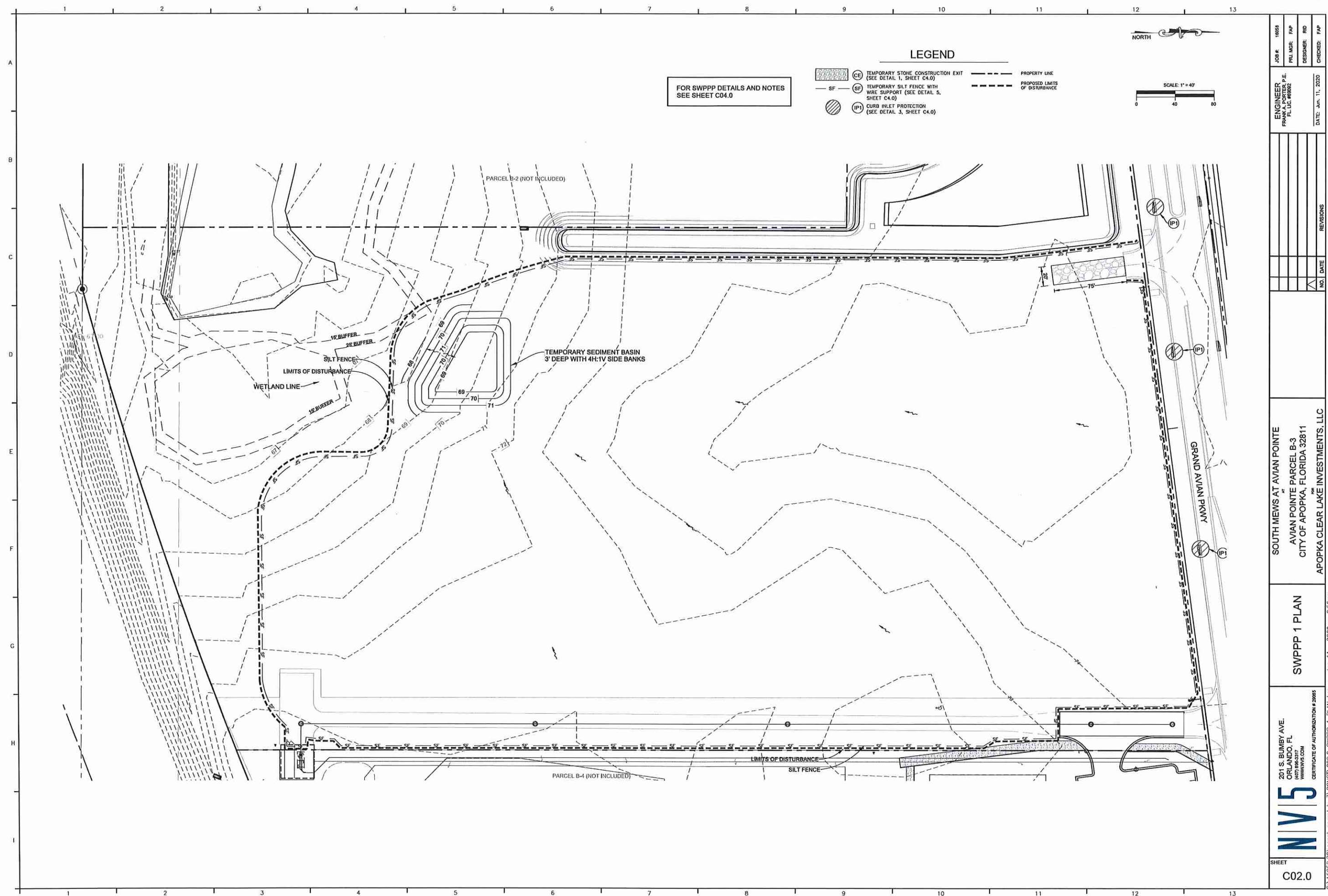
COVER SHEET

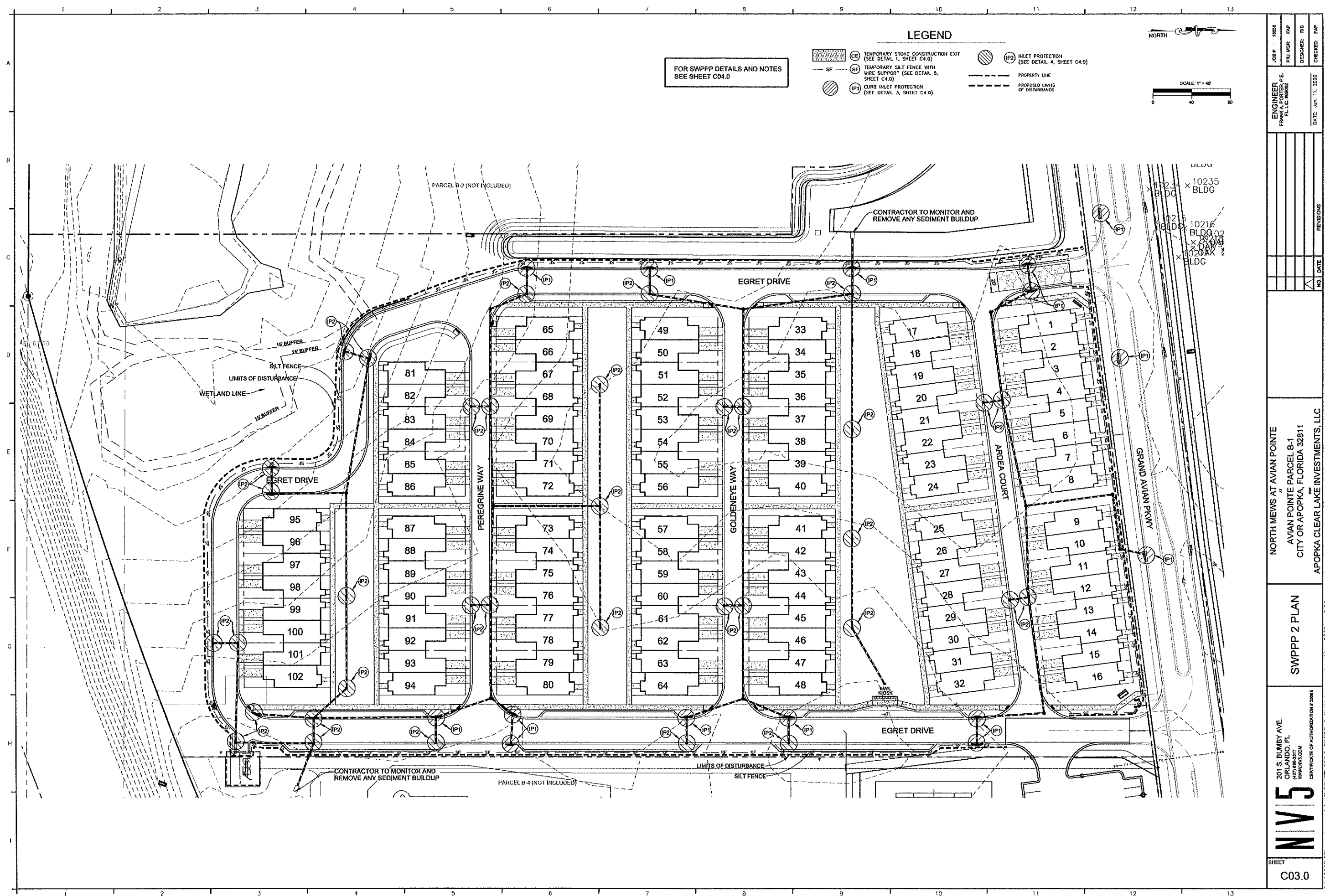
201 S. BUMBY AVE.
ORLANDO, FL
407 896-3317
WWW.NVS.COM

5 | 1 | 1

C01.0

\\16058.20\CONST\001.0 COVER SHEET.dwg - Jul 28, 2020 - 7:21am





1. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITIES AUTHORITIES 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
3. SANITARY SEWER GRAVITY PIPE SHALL BE AS FOLLOWS:
 - 8" PVC SDR35 PER ASTM D3034, 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 DEPICTED ON PLANS:
 - 3" AND SMALLER, PVC ASTM D 221, WITH SDR 21 RATING, CONTINUALLY MARKED WITH UTILITY MARK PIPE SIZE, CSDI CLASSIFICATION, SDR RATING, AND ASTM D 1481 MAT. CLASS
 - 4" TO 16" PVC, AWWA C900, RATED DR15 (CLASS 150), CONTINUALLY MARKED AS REQ.
 - 4" TO 16", DR, AWWA C151, PRESSURE CLASS 350 (4-12); PRESSURE CLASS 250 (14-16)
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3'-0" COVER ON ALL WATERLINES AND SANITARY SEWER.
7. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BY CITY OF APOKKA PUBLIC WORKS/UTILITIES BEFORE BACKFILLING. CONTRACTOR TO PROVIDE A 15MIN/30 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 CONTACT 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 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL RESTRAINT JOINTS AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.1 (AWWA C-151) (CLASS 50).
15. ALL SANITARY LATERALS (LESS THAN 6" DIAMETER) SHALL BE SLOPED AT A MINIMUM OF 1.00%.
16. CONTRACTOR SHALL TURN OFF THE UTILITY STOPVALS 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 CANAL TRENCHES.
19. UNDERGROUND FIRE MAINS AND FIRE HYDRANTS WILL BE PUBLIC AND MUST BE INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR 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 CLEAREOUT 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. CONTRACTORS MUST BE FOLD PREQUALIFIED IN THE WORK CLASSES OF GRADING, DRAINAGE, AND FLEXIBLE PAVING TO BE ELIGIBLE TO WORK WITH THE PUBLIC WORKS DEPARTMENT. THE PAVING SUBCONTRACTOR, IF APPLICABLE, MUST ALSO BE FOLD PREQUALIFIED IN FLEXIBLE PAVING. ALL PAVEMENT SLOPES, 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 IN A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL ISLANDS WITH CURBS & GUTTER SHALL BE LANDSCAPED, UNLESS OTHERWISE NOTED. THOSE ISLANDS ARE TO HAVE CONG. CURB.
5. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CONC. UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITH CONSTRUCTION LIMITS ARE TO BE LOOKED 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, TRAFFIC SIGNAL 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 WORK FOR THE PROJECT SHALL MEET OR EXCEED THE "SITE SPECIFIC" SPECIFICATIONS'.
9. LIGHTING ELECTRICAL PLANS TO BE PROVIDED BY DUKES 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. FIXTURES AND FIXTURES ARE REQUIRED TO BE DECORATIVE.
10. ALL STORAGE AND SHIPPING TO BE INSTALLED IN ACCORDANCE WITH DECORATIVE, ALL STRINGS TO BE THERMOPLASTIC.
11. ALL CONSTRUCTION DUMPSTERS TO BE WASTE PUMP. 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 DRAGGERS OR OTHER UNDESIRABLE 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 2002 STANDARD SPECIFICATIONS, 2020 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND 2010 UTILITY ACCOMMODATION MANUAL.
17. A 6' 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 REPHURDABLE STORMWATER POLLUTION PREVENTION PLAN CASH DEPOSIT OR LETTER OF CREDIT FOR THE LESSER OF \$100,000 OR THE CONSTRUCTION COST OR \$5,000 IS TO BE PAID PRIOR TO THE FIRST CONSTRUCTION ACTIVITY.

A. CONSTRUCTION OF 104 MULTIFAMILY TOWNHOME BUILDINGS, ROADWAYS, AND SURFACE PARKING AREAS.

B. SEQUENCE OF SOIL DISTURBANCE:

- (1) INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS.
- (2) PREPARE SITE.
- (3) CLEAR AND GRUB PROPOSED AREA.
- (4) INSTALL PROPOSED UNDERGROUND STORMWATER AND UTILITIES.
- (5) INSTALL CONCRETE CURBS, CONCRETE SIDEWALK AND PAVEMENT
- (6) STABILIZE SITE.

C. TOTAL SITE AREA: 10.2254 ACRES
DISTURBED SITE AREA: 10.2254 ACRES

D. SOILS: VERY LOOSE TO MEDIUM DENSE FINE SAND WITH VARIOUS AMOUNTS OF SILT.

E. DRAINAGE AREA FOR EXISTING DISCHARGE POINT: 10.2254 ACRES
DRAINAGE AREA FOR PROPOSED DISCHARGE POINT: 10.2254 ACRES

F. LATITUDE AND LONGITUDE OF EXISTING DISCHARGE POINT:
DISCHARGE POINT LAT: 28° 40' 32.0" N
DISCHARGE POINT LONG: 81° 33' 29.19" W
DISCHARGES TO EXISTING WETLANDS
LATITUDE AND LONGITUDE OF PROPOSED DISCHARGE POINT:
DISCHARGE POINT LAT: 28° 40' 33.03" N
DISCHARGE POINT LONG: 81° 33' 27.77" W
DISCHARGES TO EXISTING WETLANDS

- (1) **STABILIZATION PRACTICES:**
 1. **TEMPORARY SEEDING SHALL BE RYE GRASS APPLIED AT MANUFACTURER'S RECOMMENDATIONS TO ANY DISTURBED AREAS THAT ARE INACTIVE FOR SEVEN DAYS.**
 2. **MULCHING PRACTICES AND SOD SHALL BE APPLIED TO PARKING LOT ISLANDS.**
- (2) **STRUCTURAL PRACTICES:**
 1. **PRIOR TO CLEARING, A SILT FENCE SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE, AS SHOWN HEREIN.**
 2. **DURING THE CLEARING, GRUBBING, AND SITE GRADING STAGES, AREAS TO BE LEFT DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS APPLIED PER THE MANUFACTURER'S SPECIFICATIONS. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 4,000 POUNDS OF STRAW PER ACRE.**
 3. **AFTER ALL INITIAL SITE GRADING WORK, ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF BY THE USE OF THE INLET PROTECTION DEPICTED ON THE SITE MAP. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SEED OR SOD AS INDICATED ON THE SITE MAP NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. SEEDING SHALL BE THE SAME AS IN TEMPORARY SEEDING.**
 4. **ALL INSTALLATION SHALL BE COMMENCED AS DEPICTED ON THE SITE MAPS AND EROSION CONTROL DETAIL SHEET.**
 5. **IF SEDIMENT AND EROSION CONTROL MEASURES DEVIATE FROM THE PLANS THE CITY OF WINTER SPRINGS SHALL BE NOTIFIED.**

1. CATCH BASINS AND STORM SEWER SYSTEM ON-SITE TO PROVIDE POSITIVE DRAINAGE OF THE ENTIRE SITE TO THE DISCHARGE POINT.

1. **WASTE DISPOSAL:** ALL WASTE WILL BE DISPOSED OF IN AN APPROPRIATE LEGAL MANOR, AND COMPLY WITH CITY OF APOPKA ORDINANCES FOR WASTE DISPOSAL AND COMMERCIAL SITE DEVELOPMENT.
2. **VEHICLE TRACKING:** OFF SITE VEHICLE TRACKING OF SEDIMENTS AND DUST GENERATION WILL BE MINIMIZED VIA BEST POSSIBLE PRACTICES, DAILY SWEEPING AND THE USE OF WATER TO KEEP DUST DOWN.
3. **FERTILIZERS, HERBICIDES, AND PESTICIDES:** FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH THE MANUFACTURERS' SUGGESTED APPLICATION APPLICATION RATES. THE FERTILIZERS AND PESTICIDES SHALL BE STORED IN A COVERED SHED.
4. **TOXIC SUBSTANCES:** ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
5. **OTHER:** PORT-O-LETS WILL BE PLACED AWAY FROM THE STORM SEWER SYSTEMS AND STORM INLETS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA THAT WILL ALLOW FOR THE RECHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.

1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
2. INLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REPAIRS SHALL BE PERFORMED IMMEDIATELY.
3. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURERS' INSTRUCTIONS.
4. MULCH AND SOIL THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.

ALL MEASURES ON THIS SITE MAP, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. CONTROLS ARE TO BE REPLACED OR REPAIRED IF IN A SUBSTANDARD CONDITION. ALL MAINTENANCE MODIFICATIONS ARE TO BE NOTED, ON PLANS, AS THEY OCCUR.

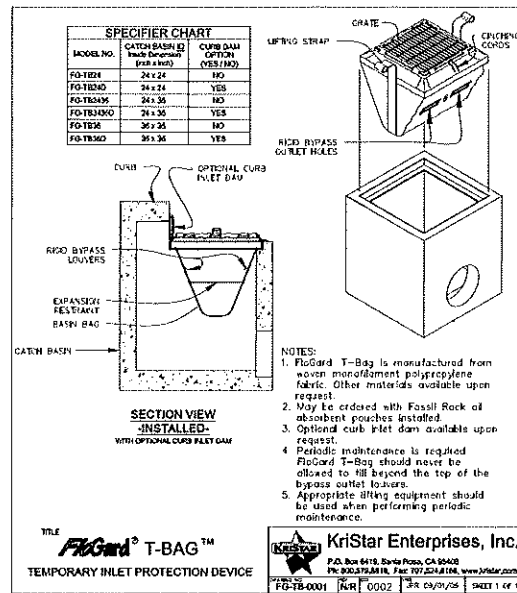
A QUALIFIED INSPECTOR SHALL INSPECT ALL POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE AND MSA (CITY OF APOPKA & FDOT); DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED; AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; STRUCTURAL CONTROLS; AND, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AT LEAST ONCE EACH CALENDAR MONTH FOR THE DURATION OF THE CONSTRUCTION. IF THE SITE IS 0.50 HECTARES OR GREATER, A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION SHALL BE MADE AND RETAINED IN THE CONSTRUCTION TRAILER AS PART OF THE STORMWATER POLLUTION PREVENTION

IT IS ANTICIPATED THAT THE FOLLOWING NON-STORMWATER DISCHARGES MAY OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

1. WATER FROM LINE FLUSHINGS
2. PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED)
3. SITE WATERING, TO ALLEVIATE FUGATIVE DUST
4. ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS
5. IRRIGATION DRAINAGE

IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY EROSION CONTROL MEASURES PRIOR TO DISCHARGE

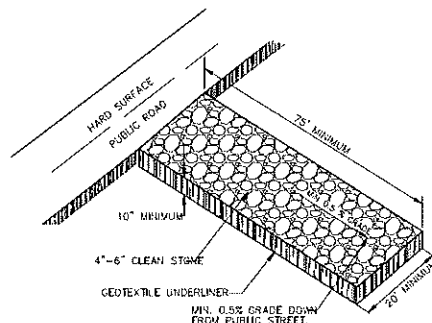
ALL CONTRACTOR(S) AND SUBCONTRACTOR(S) IDENTIFIED ABOVE MUST SIGN THE FOLLOWING CERTIFICATION: "I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER."



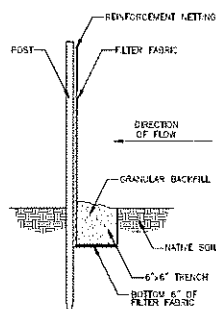
N.T.S.

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.

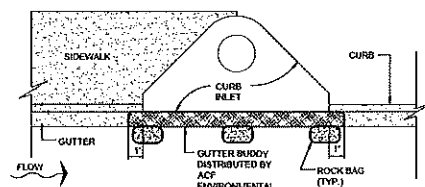
1. CONTRACTOR IS RESPONSIBLE FOR DEBULTION OF EXISTING UTILITIES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR CORRECT. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION
5. EXISTING AND NEWLY INSTALLED PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS
6. STORM PIPE SHALL BE PER MASTER SITE SPECIFICATIONS (ADS HP STORM OR APPROVED EQUIVALENT)
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUDED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
10. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL NOTES & PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED GROUND SURFACES.
13. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3% OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH COVERING SPECIFICATIONS UNLESS A HEALTHY TYPICAL VEGETATION IS OBTAINED.
14. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE COVERING CODES AND BE CONSTRUCTED TO SAME.
15. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM Poured MORTAR INVERT. FROM INVERT IN TO INVERT OUT.
16. TOPOGRAPHIC INFORMATION IS TAKEN FROM A REGISTERED SURVEY BY LAND SURVEYOR. CONSENT. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
17. ALL EXISTING MANHOLE RIMS TO BE FLUSH WITH FINISHED GRADE. CONTRACTOR TO INSTALL MANHOLE RISERS OR ADJUST EXISTING FRAMES AS NECESSARY.
18. EXISTING GRATE ELEVATIONS TO REMAIN: WHERE PAVEMENT OVERLAY IS TO BE PLACED, FEATHER OVERLAY TO MATCH EXISTING GRATE ELEVATION TO FORM A SMOOTH TRANSITION.
19. SPOUT ELEVATIONS ADJACENT TO CURBS REPRESENT EDGE OF PAVEMENT ELEVATIONS, TOP OF CURB SHOULD BE CONSIDERED 6" HIGHER
20. CONTRACTOR TO MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE, AS DEPICTED ON SWPPP SITE MAPS
21. STRIP THE SURFICIAL ORGANIC SANDS AND REPORT A MINIMUM OF 3 FEET OF PRE-APPROVED ENGINEERED FILL WITHIN THE LIMITS OF PROPOSED BUILDING FOUNDATIONS AND PAVEMENT.
22. AFTER STRIPPING IS COMPLETE, THE EXPOSED SUBGRADE SHALL BE OBSERVED, TESTED AND PROOF-ROLLED WITH A RIGIDUM OF 10 PASSES WITH A HEAVY VIBRATORY ROLLER IN PERPENDICULAR DIRECTIONS.
23. FILL SHALL BE COMPACTED IN LIFTS NO THICKER THAN 8 TO 12 INCHES IN LOOSE THICKNESS, WITH EACH LIFT COMPACTED TO AT LEAST 95 PERCENT OF THE SOLS MODIFIED PROCTOR DRY DENSITY, (ASTM D-1557), AT A DEPTH OF 1 FOOT BELOW THE COMPACTED SURFACE, AS DETERMINED BY IN-PLACE DENSITY TESTS.
24. FILL SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIAL'S MAXIMUM MODIFIED PROCTOR DRY DENSITY
25. IMPORTED FILL OR BACKFILL SHOULD CONSIST OF FINE SAND AND LESS THAN 15 PERCENT PASSING THE NO. 200 SIEVE, FREE OF RUBBLE, ORGANICS, CLAY, DEBRIS, AND OTHER UNSUITABLE MATERIAL
26. MOISTURE CONTENT OF THE FILL SHALL BE WITHIN ± 2 PERCENT OF OPTIMUM MOISTURE CONTENT AS ESTABLISHED IN ASTM D-1527.
27. ONE FIELD DENSITY TEST SHALL BE CONDUCTED PER 2,500 SQUARE FEET (OR FRACTION THEREOF) PER LIFT, IN THE BUILDING AREA, 1 TEST PER 5,000 SQUARE FEET IN PAVEMENT AREAS.
28. ALTHOUGH THE EXPOSED SUBGRADE IS ANTICIPATED TO BE RELATIVELY STABLE UPON INITIAL EXPOSURE, UNSTABLE SUBGRADE CONDITIONS COULD DEVELOP DURING GENERAL CONSTRUCTION OPERATIONS IF THE SOLS ARE WETTED AND/OR SUBJECTED TO REPETITIVE CONSTRUCTION TRAFFIC.
29. LANDSCAPED AREAS BETWEEN RESIDENTIAL BUILDINGS AND SIDEWALKS ALONG PUBLIC ROADS SHALL BE SLOPED SUCH THAT THE EXPOSED FOOTER OF THE BUILDING HAS A MINIMUM OF 1 FOOT AND MAXIMUM OF 3 FEET.



N.T.S.



N.T.S.



NTS

SITE DATA

TOTAL AREA = 13.9 AC

TOTAL AREA = 13.9 AC

EXISTING USE: VACANT LAND

EXISTING USE: VACANT LAND

EXISTING OPEN SPACE: 13.9 AC/ 100%
PROPOSED OPEN SPACE: 6.76 AC / 46.6%
REQUIRED OPEN SPACE: 4.35 AC / 30.0%

BUILDING STORIES: 2 STORIES
BUILDING MAX HEIGHT: 35'

BUILDING AREAS

8 UNIT:
1ST FLOOR: 7,178 S
2ND FLOOR: 7,178 S
6 UNIT:
1ST FLOOR: 5,414 S
2ND FLOOR: 5,414 S

ALL UNITS ARE 3-BEDROOM

BUILDING/ UNIT MIX:

12 - 8 UNIT BLDGS = 96 UNITS
1 - 6 UNIT BLDGS = 6 UNITS
TOTAL UNITS = 102 UNITS

BUILDING AREA:
REQUIRED: 1,350 S.F. MIN. PER TOWNHOME UNIT
PROVIDED:

UNIT TYPE "A" (END CAPS) = 1,886 SF
UNIT TYPE "B" = 1,764 SF

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

FAR: TOTAL FLOOR AREA = 183,100 SF (4.20 AC)
FAR = 4.20 / 13.9 = 0.30

PARKING REQUIRED:
2 SPACES PER UNIT, (1 GARAGE SPACE & 1 DRIVEWAY SPACE)
GUEST PARKING = 54 SPACES (1 HANDICAP SPACES)
TOTAL SPACES REQUIRED: 258 SPACES

<u>PARKING PROVIDED:</u>		
HANDICAP PARKING:	(12' x 18')	1 SPACES
PARALLEL SPACES:	(9' X 22')	54 SPACES
DRIVEWAY SPACES:	(8' X 20')	102 SPACES
GARAGE SPACES:	(8' X 20')	102 SPACES
TOTAL:		259 SPACES

ZONING:
EXISTING ZONING: PUD
PROPOSED ZONING: PUD

FLOOD DATA:
FLOOD ZONE: X AS PER FEMA MAP 12095C0120F
DATED: SEPTEMBER 25, 2009

BUILDING SETBACKS

FRONT YARD:	15' MINIMUM, 17' TO 20' SHOWN ON PLAN TO PUBLIC SIDEWALK WHERE FACING STREET
FRONT YARD:	5' MINIMUM TO PUBLIC SIDEWALK WHERE FACING CENTRAL GREENBELT
FACE OF BLDG TO FACE TO BLDG:	60' MINIMUM WHERE FACING CENTRAL GREENBELT
SIDE YARD BETWEEN BLDGS:	20' MINIMUM
GARAGE DRIVEWAY:	20' MINIMUM TO PUBLIC SIDEWALK/EDGE OF RIGHT OF WAY

1. TOWNHOMES ABUTTING THE SINGLE FAMILY RESIDENTIAL VILLAGE SHALL BE SETBACK A MINIMUM OF 30' FROM THE PROPERTY LINE SEPARATING THE TWO VILLAGES.
2. A 6' HIGH PRECAST CONCRETE WALL WITH STONE VENEER SHALL BE LOCATED ALONG THAT PROPERTY LINE, REFER TO MASTER PLAN & LANDSCAPE PLAN FOR LOCATION.
3. FRONT PORCHES AT TOWNHOMES MAY NOT ENCROACH INTO THE FRONT YARD SETBACK.

NOTE:

Development Agreement Section 8 requires the clubhouse and pool to be completed before the building permit for the 125th residential unit is issued for projects A, B-1 and B-3 combined. The Clubhouse Area shall be placed in a tract owned by the Master Association or Homeowners Association for Phases A, B-1 and B-3, and the tract shall be platted with the first residential plot for the Project.

SITE CALLOUT LEGEND

- (A) ACCESSIBLE PARKING SPACE (TYP). SEE DETAIL FOR ACCESSIBLE PARKING SPACE, SIGN AND SYMBOL. (SEE DETAIL 1, SHEET C15.0)
- (B) PAVEMENT MARKINGS (TYP). PER FDOT INDEX 711-001
- (C) CROSSWALK PARALLEL SWSL512 STRIPING.
- (D) TYPE F 2' CURB AND GUTTER PER FDOT INDEX 520-001
- (E) 5' CONCRETE SIDEWALK. (SEE DETAIL 1, SHEET C14.0)
- (F) CURB TRANSITION (SEE DETAIL 2, SHEET C14.0)
- (G) FDOT INDEX 522-002 HANDICAP RAMP WITH DETECTABLE WARNING SURFACE (TYP). (SEE DETAIL 10, SHEET C14.0)
- (H) MATCH PROPOSED SIDEWALK TO EXISTING SIDEWALK TO LINE AND GRADE
- (I) SWSL24 STOP BAR (SEE DETAIL 6, SHEET C14.0)
- (J) 2' VALLEY GUTTER PER FDOT INDEX 520-001
- (K) MAIL KIOSK LOCATION. SEE ARCH. PLANS FOR DETAILS. PROVIDED UNDER SEPARATE PERMIT.
- (L) 8" LF OF PROPOSED WALL. (SEE ARCH PLANS)
- (M) SAWCUT EXISTING EDGE OF PAVEMENT AND MATCH TO LINE AND GRADE
- (N) MONUMENT SIGN. SEE ARCH. PLANS. SIGN AT SOUTH ENTRANCE INCLUDES DECORATIVE FOUNTAIN
- (O) NOT USED
- (P) GUARDRAIL PER FDOT INDEX 536-001.
- (Q) 6 FT HIGH CHAINLINK FENCE.
- (R) CONCRETE BOLLARD

SYMBOL LEGEND

SWSL/4"	SINGLE WHITE SOLID LINE / 4" WIDE
SWSL/12"	SINGLE WHITE SOLID LINE / 12" WIDE
SWSL/24"	SINGLE WHITE SOLID LINE / 24" WIDE
SYSL/6"	SINGLE YELLOW SOLID LINE / 6" WIDE
SYSL/18"	SINGLE YELLOW SOLID 18" WIDE (@ 10')

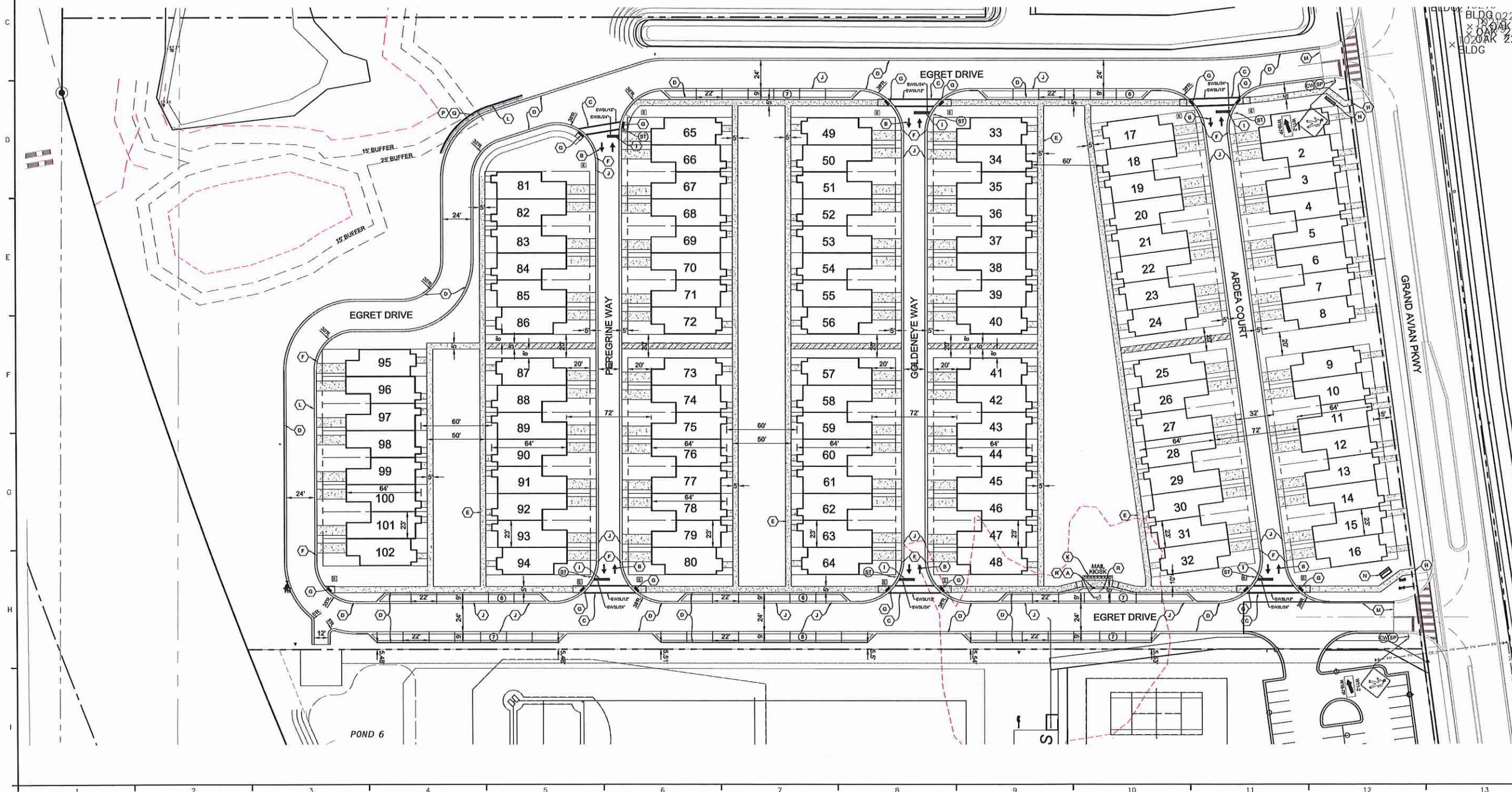
- (ST) STOP SIGN (R1-1) HIGH REFLECTIVE INTENSITY W/ NAMED STREET SIGNS
 (AP) ACCESSABLE PARKING SIGN
 (CW) CROSSWALK SIGNAGE. MUTCD SIGNS W11-2 & W16-7P

NOTE:

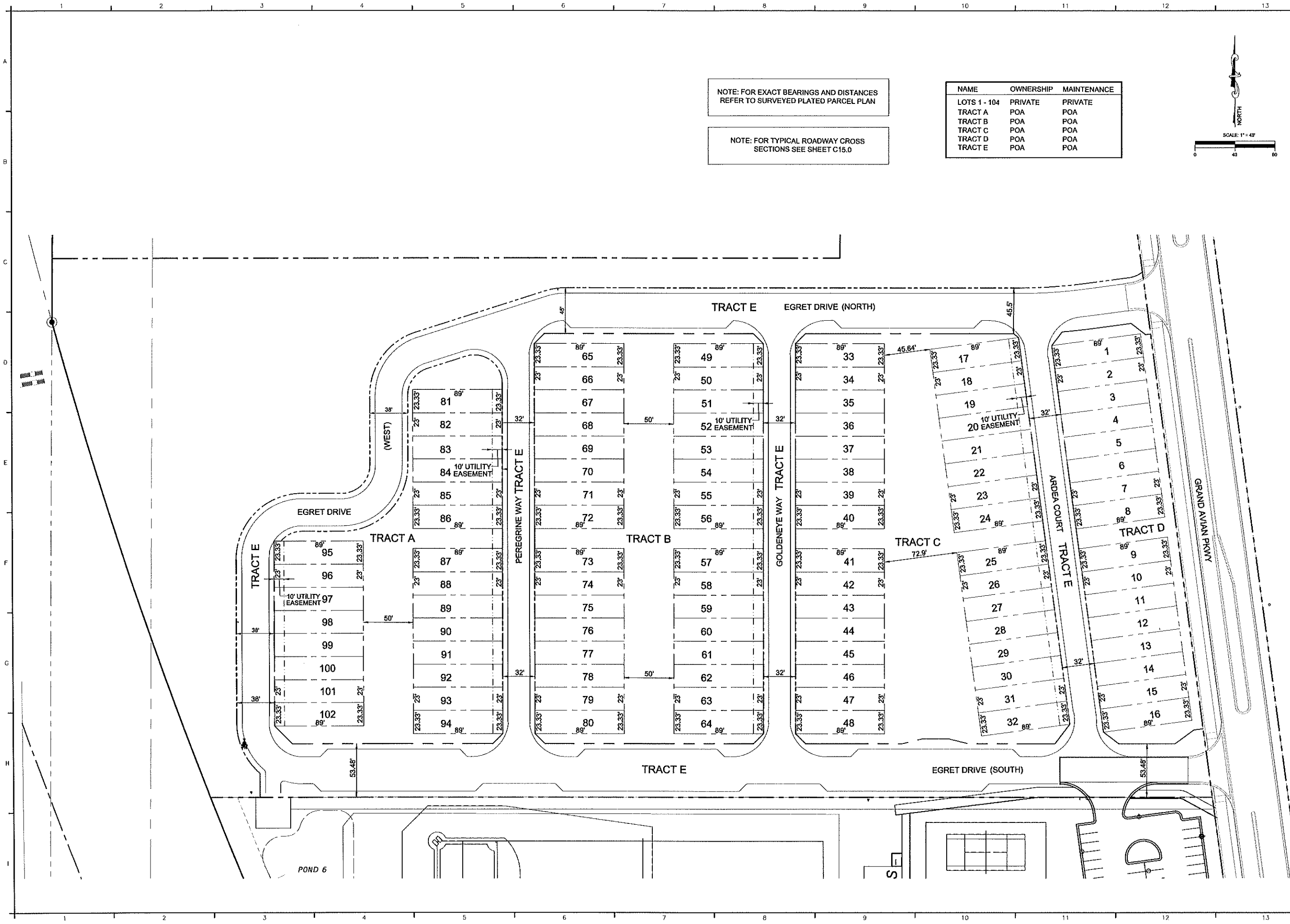
1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC
2. FOR ROADWAY CROSS SECTIONS SEE SHEET C15.0
3. EACH TOWNHOME MUST CLEARLY DISPLAY THE PROPERTY ADDRESS ON THE FRONT AND REAR OF EACH UNIT FOR CITY OF APOPKA POLICE AND FIRE.

 SIDEWALKS TO BE INSTALLED BY BUILDER
AT TIME OF TOWNHOUSE CONSTRUCTION

SCALE: 1" = 40'



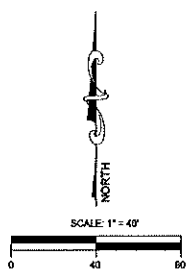
	201 S. BUNBY AVE. ORLANDO, FL (407) 896-3317 WWW.NVS.COM	SITE PLAN	SOUTH MEWS AT AVIAN POINTE AT AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811 FOR																																																																																
---	---	-----------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	--



NOTE: FOR EXACT BEARINGS AND DISTANCES
REFER TO SURVEYED PLATED PARCEL PLAN

NOTE: FOR TYPICAL ROADWAY CROSS
SECTIONS SEE SHEET C15.0

NAME	OWNERSHIP	MAINTENANCE
LOTS 1 - 104	PRIVATE	PRIVATE
TRACT A	POA	POA
TRACT B	POA	POA
TRACT C	POA	POA
TRACT D	POA	POA
TRACT E	POA	POA



ENGINEER
FRANK A. PORTER P.E.
FL LIC 00002

DATE: Jun. 11, 2020

JOE # 10054

PRJ MGR FAP

DESIGNER RID

CHECKED FAP

SOUTH MEWS AT AVIAN POINTE
AVIAN POINTE PARCEL B-3
CITY OF APOPKA, FLORIDA 32811
APOPKA CLEAR LAKE INVESTMENTS, LLC

PARCEL PLAN

201 S. BUMBY AVE.
ORLANDO, FL 32835
WWW.NV5.COM
NVS
CERTIFICATE OF AUTHORIZATION # 20095

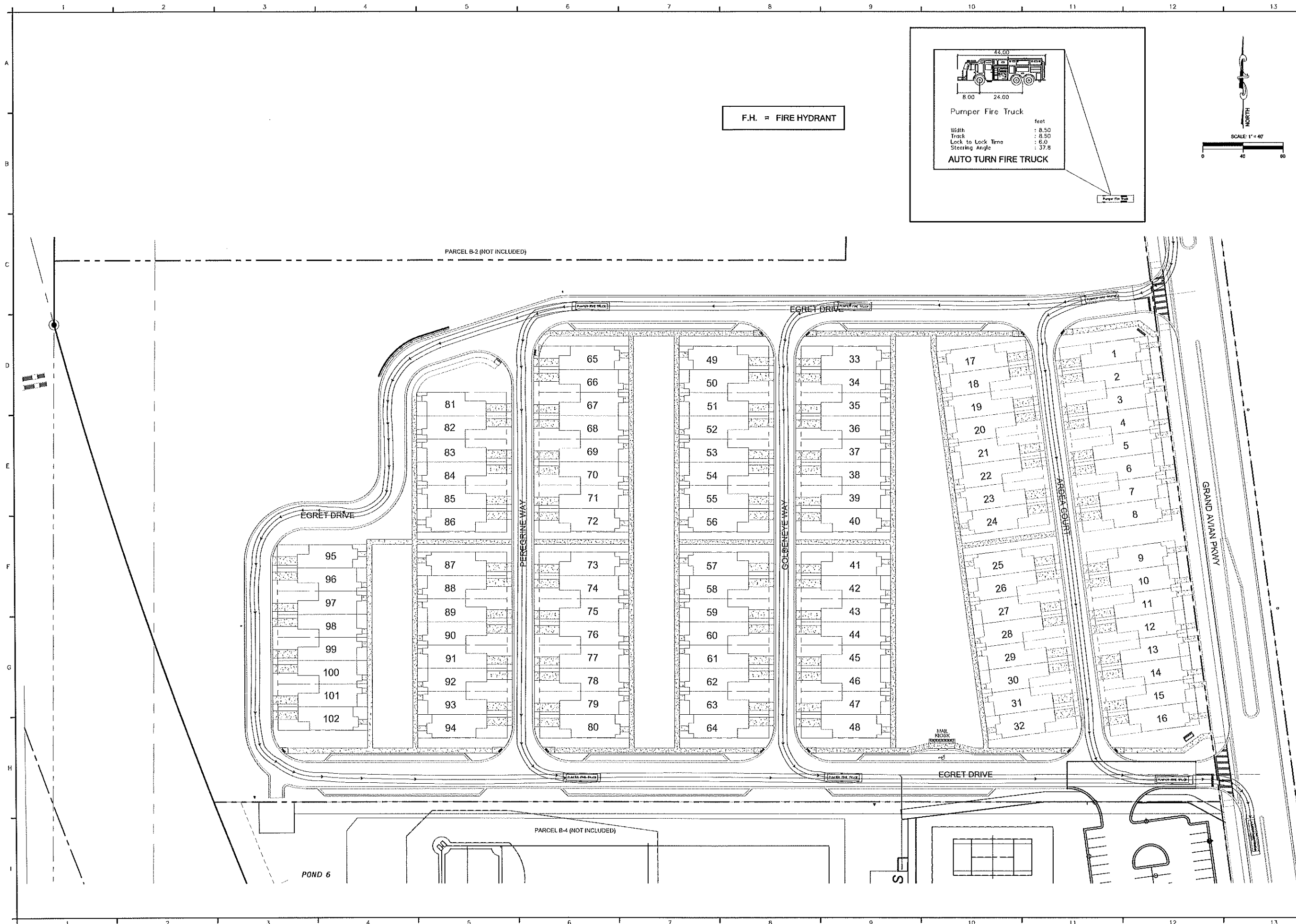
SHEET
C07.0

NO. DATE

REVISIONS

CON: 16055.20 const parcel b--JYCONST\07.0 PARCEL PLAN.dwg

Jun 11, 2020 - 2:55pm



JOB # 1655		ENGINEER FRANK A. PORTER, P.E. FL LIC #00552		DATE: Jun 11, 2020	
PRJ MGR: FAP		DESIGNER: RID		CHECKED: FAP	
NO.		DATE		REVISIONS	
SOUTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC					
FIRE TRUCK ACCESS PLAN					
201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 22685					
SHEET C08.0					

0:\16058.20\const parcel b-3\CONST\C08.0 FIRE TRUCK ACCESS PLAN.dwg - Jun 11, 2020 - 2:55pm



CROSS SECTION "1-1"
NTS

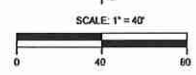
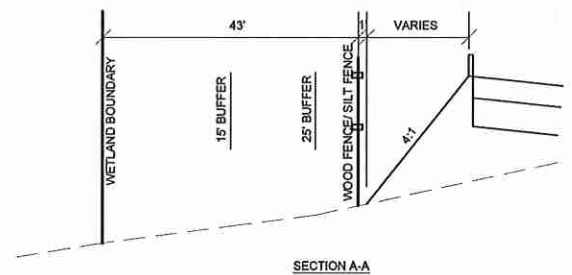
VERTICAL DATUM:

ALL ELEVATIONS ARE BASED ON NGVD 1929 VERTICAL DATUM
NOTES:
1. ALL SITE WORK SHOWN SHALL BE CONSTRUCTED BY GENERAL CONTRACTOR.
2. SOIL DENSITY TESTING, SUBSURFACE INVESTIGATIONS AND ALL OTHER GEOTECHNICAL ACTIVITY ON SITE SHALL BE SUPERVISED AND CERTIFIED BY A PROFESSIONAL GEOTECHNICAL ENGINEER.

SYMBOLS FOR PROPOSED IMPROVEMENTS

- STORM STRUCTURE (SEE SCHEDULE FOR STRUCTURE TYPE)
- DRAINAGE DRIVE
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED STORM SEWER PIPING
- EXISTING STORM SEWER PIPING
- MATCH EXISTING GRADE
- SLOPE ARROW
- DRAINAGE STRUCTURE INDICATOR
- ALTERNATE FOUNDATION DESIGN, DEPTH 12" BELOW GRADE SHOWN (ALL OTHER FOUNDATIONS 18" BELOW FINISHED GRADE)
- PROPOSED CONTOUR
- EXISTING CONTOUR
- (1) - 4" STEP W/ 20' GARAGE SLOPED @ 2%
- (1) - 6" STEP W/ 20' GARAGE SLOPED @ 2%
- (2) - 8" STEPS W/ 20' GARAGE SLOPED @ 2%

SEE SHEET C09.1 FOR STORM SEWER SCHEDULE



JOB # 15553		ENGINEER FRANK A. PORTER, P.E. FL LIC #60002	DATE: Jun. 11, 2020
PRI. MGR. FAP	DESIGNER. RD	CHECKED. FAP	REVISIONS
SOUTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811		GRADING PLAN	
201 S. BUMBY AVE. ORLANDO, FL 407.986-3377 WWW.NVS.COM		NVS	
G:\16058.20\const\parcel b-3\CONST\C09.0 GRADING PLAN.dwg - Jun 11, 2020 - 2:59pm		C09.0	

SANITARY SEWER SCHEDULE								
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEV.	DOWNSTREAM STRUCTURE	INVERTS IN	INVERTS OUT	DOWNSTREAM PIPE LENGTH	PIPE SIZE/MATERIAL	SLOPE
SAN-1	EXISTING MH	78.58	SAN-2	63.57' W	63.67'	8' PVC	0.40%	
SAN-2	EXISTING MH (INSIDE DROP)	76.10	SAN-5	70.57' N 63.24' E	63.14' W	312.15'	8" PVC	0.40%
SAN-3	4' DIA MH	76.63	SAN-2	71.48' N	71.38' S	201.81'	8" PVC	0.40%
SAN-4	4' DIA MH	76.47	SAN-3		72.30' S	204.14'	8" PVC	0.40%
SAN-5	EXISTING MH (INSIDE DROP)	77.73	SAN-8	70.57' N 61.89' E	61.79' W	260.00'	8" PVC	0.40%
SAN-6	4' DIA MH	78.57	SAN-5	71.48' N	71.38' S	201.92'	8" PVC	0.40%
SAN-7	4' DIA MH	79.03	SAN-6		72.30' S	204.22'	8" PVC	0.40%
SAN-8	EXISTING MH (INSIDE DROP)	77.43	SAN-11	66.87' N 60.75' E	60.65' W	241.64'	8" PVC	0.40%
SAN-9	4' DIA MH	77.80	SAN-8	70.58' N	70.48' S	201.94'	8" PVC	0.40%
SAN-10	4' DIA MH	77.81	SAN-9		71.40' S	204.18'	8" PVC	0.40%
SAN-11	EXISTING MH (INSIDE DROP)	76.54	SAN-14	68.39' NW 69.68' E	69.58' S	32.81'	8" PVC	1.78%
SAN-12	4' DIA MH	76.84	SAN-11	70.36' N	69.00' SE	64.87'	8" PVC	1.12%
SAN-13	4' DIA MH	76.71	SAN-12		72.00' S	164.42'	8" PVC	1.00%
SAN-14	EXISTING LIFT STATION	76.00		69.00' N				

OUTFALL TO GRANDE AVIAN PARKWAY

STORM SEWER SCHEDULE								
STRUCTURE NUMBER	STRUCTURE TYPE	RIM / FLOW LINE ELEV.	DOWNSTREAM STRUCTURE	INVERTS IN	INVERTS OUT	DOWNSTREAM PIPE LENGTH	PIPE SIZE/MATERIAL	SLOPE
STS-1	TYPE 6	77.50	STS-2		73.96' N	25.54'	18"	0.30%
STS-2	TYPE 6	77.50	STS-3	73.88' S	73.88' E	70.12'	18"	0.30%
STS-3	TYPE 1 MH	77.75	STS-4	73.67' W	73.67' N	120.42'	18"	0.30%
STS-4	TYPE VG INL	77.74	STS-6	73.31' S 73.31' W	73.31' N	94.04'	18"	0.30%
STS-5	TYPE VG INL	77.74	STS-4		73.37' E	20.02'	18"	0.30%
STS-6	TYPE 1 MH	78.75	STS-12	73.03' N 73.03' S		69.08'	24"	0.30%
STS-7	TYPE VG INL	77.59	STS-8	73.38' N 73.94' W	73.38' S	111.39'	18"	0.30%
STS-8	TYPE VG INL	77.59	STS-7		74.00' E	20.05'	18"	0.30%
STS-9	TYPE 1 MH	78.44	STS-7	73.87' NE	73.63' S	91.54'	18"	0.30%
STS-10	TYPE 6	77.75	STS-8	73.77' N	73.77' SW	47.05'	18"	0.30%
STS-11	TYPE 6	77.75	STS-10		73.85' S	25.54'	18"	0.30%
STS-12	TYPE 1 MH	78.75	STS-13	72.76' W	72.76' S	58.42'	24"	0.30%
STS-13	TYPE 1 MH	78.47	STS-14	72.58' N	72.58' E	25.71'	24"	0.30%
STS-14	EXISTING CURB DILET	78.04		72.90' W				

OUTFALL TO PONDS / WETLANDS

STORM SEWER SCHEDULE								
STRUCTURE NUMBER	STRUCTURE TYPE	RIM / FLOW LINE ELEV.	DOWNSTREAM STRUCTURE	INVERTS IN	INVERTS OUT	DOWNSTREAM PIPE LENGTH	PPE SIZE/ MATERIAL	SLOPE
STS-15	TYPE VG INL	77.50	STS-16		73.98' N	26.02'	18"	0.30%
STS-16	TYPE 6	77.50	STS-19	73.90' S	73.90' E	81.34'	18"	0.30%
STS-17	TYPE VG INL	77.50	STS-18		73.95' N	26.02'	18"	0.30%
STS-18	TYPE 6	77.50	STS-19	73.87' S	73.87' NW	51.29'	18"	0.30%
STS-19	TYPE 1 MH	78.11	STS-20	73.72' SE 73.72' W	73.72' N	96.25'	18" HP STORM PP	0.30%
STS-20	TYPE VG INL	77.59	STS-22	73.43' W 73.43' S	73.43' N	204.71'	18" HP STORM PP	0.30%
STS-21	TYPE VG INL	77.59	STS-20		73.49' E	20.00'	18" HP STORM PP	0.30%
STS-22	TYPE VG INL	78.06	STS-24	73.94' W 72.82' S	72.82' N	100.10'	24"	0.30%
STS-23	TYPE VG INL	78.06	STS-22		74.00' E	20.00'	18" HP STORM PP	0.30%
STS-24	TYPE 1 MH	79.20	STS-31	72.52' W 72.52' S	72.52' E	113.03'	24"	0.30%
STS-25	TYPE VG INL	77.58	STS-24	72.81' N	87.26' E	97.28'	18" HP STORM PP	0.30%
STS-26	TYPE 6	77.58	STS-25		72.89' S	25.70'	18"	0.30%
STS-27	YARD DRAIN	78.00	STS-28	74.06' SE	76.00' N	61.84'	10" PVC	1.00%
STS-27.1	YARD DRAIN	76.00	STS-27		74.74' NW	66.28'	10" PVC	1.00%
STS-28	YARD DRAIN	78.00	STS-29	74.08' S	74.08' N	112.23'	10" PVC	0.30%
STS-29	YARD DRAIN	78.00	STS-30	73.74' S	73.74' N	82.29'	10" PVC	1.00%
STS-30	YARD DRAIN	76.00	STS-31	72.82' S	72.82' N	47.16'	10" PVC	1.36%
STS-31	TYPE VG INL	77.55	STS-32	72.18' S 72.18' W	72.18' N	25.80'	24"	0.30%
STS-32	TYPE 6	77.55	STS-33	72.10' S	72.10' N	37.95'	24"	2.90%
STS-33	MES	73.58		71.00' S				
STS-34	TYPE 6	77.55	STS-35		74.00' S	25.70'	18"	0.30%
STS-35	TYPE VG INL	77.55	STS-36	73.92' H	73.92' W	40.52'	18"	0.30%
STS-36	TYPE 1 MH	77.94	STS-37	73.80' E	73.80' S	100.24'	18"	0.60%
STS-37	TYPE VG INL	76.83	STS-39	73.00' N 73.00' W	73.00' S	102.57'	18"	0.57%
STS-38	TYPE VG INL	76.83	STS-37		73.06' E	20.00'	18"	0.30%
STS-39	TYPE 1 MH	77.90	STS-43	72.42' E 72.42' N	72.42' S	102.26'	18"	0.30%
STS-40	YARD DRAIN	77.00	STS-39	72.78' S 72.78' N	72.78' W	109.30'	18"	0.30%
STS-41	YARD DRAIN	77.00	STS-40		74.00' N	125.40'	10" PVC	1.00%
STS-42	YARD DRAIN	77.00	STS-40		73.13' S	125.17'	10" PVC	0.30%
STS-43	TYPE VG INL	76.83	STS-45	72.11' N 72.11' W	72.11' S	96.04'	18"	0.30%
STS-44	TYPE VG INL	76.83	STS-43		72.17' E	20.00'	18"	0.30%
STS-45	TYPE 1 MH	77.55	STS-46	71.82' N 71.82' SE	71.82' W	60.24'	24"	0.30%
STS-46	TYPE 6	77.30	STS-45	71.90' S	71.90' NW	25.10'	18"	0.30%
STS-47	TYPE 6	77.30	STS-48		71.99' N	25.34'	18"	0.30%
STS-48	TYPE VG INL	77.30	STS-49		71.72' N	28.02'	18"	0.30%
STS-49	TYPE 6	77.30	STS-50	71.64' S 71.64' E	71.64' W	125.77'	24"	0.30%
STS-50	TYPE VG INL	77.00	STS-58	71.28' E 71.20' NE 71.20' W	71.20' S	26.02'	24"	0.30%
STS-51	YARD DRAIN	76.50	STS-60	71.06' N	71.06' SW	45.93'	18"	0.30%
STS-52	YARD DRAIN	76.50	STS-51	71.37' N	71.34' S	94.65'	18"	0.30%
STS-53	YARD DRAIN	76.50	STS-52	71.69' W 71.69' N	71.69' S	106.27'	18"	0.30%
STS-54	TYPE C	76.96	STS-55		73.00' E	25.83'	18"	0.30%
STS-55	TYPE 6	76.00	STS-53	71.92' N	71.92' E	75.31'	18"	0.30%
STS-55.1	TYPE C	76.96	STS-53	73.08' W	73.08' S	140.54'	18"	0.99%
STS-56	TYPE 6	78.00	STS-55		72.00' S	25.82'	18"	0.30%
STS-58	TYPE VG INL	77.00	STS-63	71.12' N 71.12' W	70.92' S	57.97'	24"	0.30%
STS-59	TYPE 6	76.25	STS-58	71.39' N	71.39' E	80.42'	18"	0.30%
STS-60	TYPE 6	76.35	STS-60		71.38' E	61.32'	18"	0.30%
STS-61	TYPE VG	76.31	STS-60	71.70' W	71.70' S	102.44'	18"	0.30%
STS-62	TYPE 6	76.31	STS-61		71.78' E	25.86'	18"	0.30%
STS-63	MES	73.32		70.76' N				

201 S. BUMBY AVE.
ORLANDO, FL 32817
WWW.NVS.COM

NVS

CERTIFICATE OF AUTHORIZATION # 2005

ENGINEER
FRANK A. PORTER, P.E.
FL LIC #00602

DESIGNER
R.D.

CHECKED
P.A.P.

DATE: JUN. 11, 2020

REVISIONS

NO. DATE

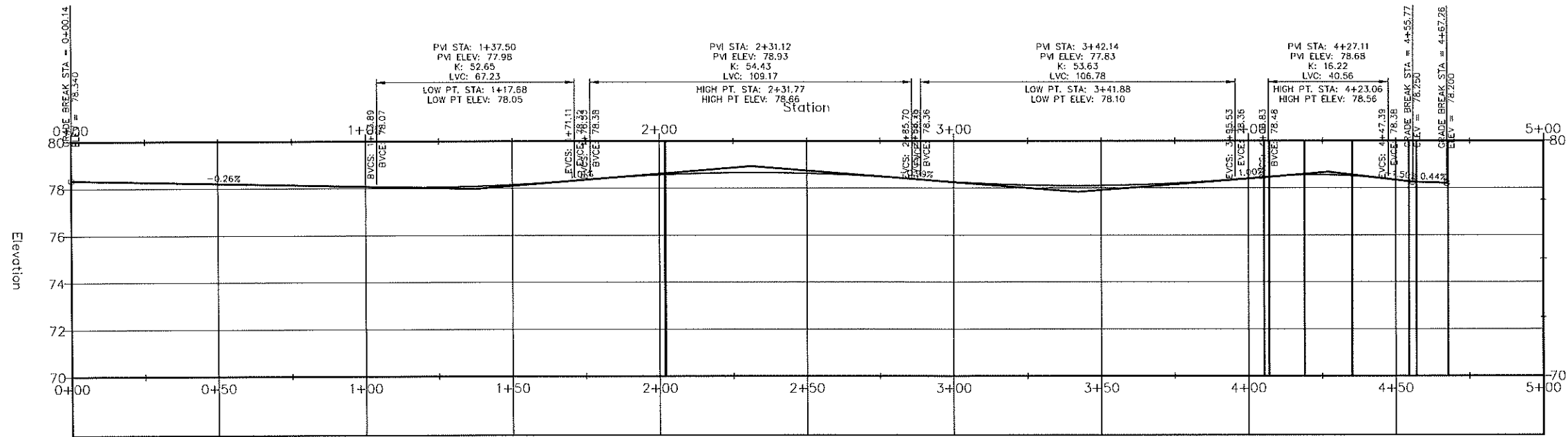
SOUTH MEWS AT AVIAN POINTE
AT
AVIAN POINTE PARCEL B-3
CITY OF APOPKA, FLORIDA 32811
APOPKA CLEAR LAKE INVESTMENTS, LLC

STRUCTURE
SCHEDULE
SHEET

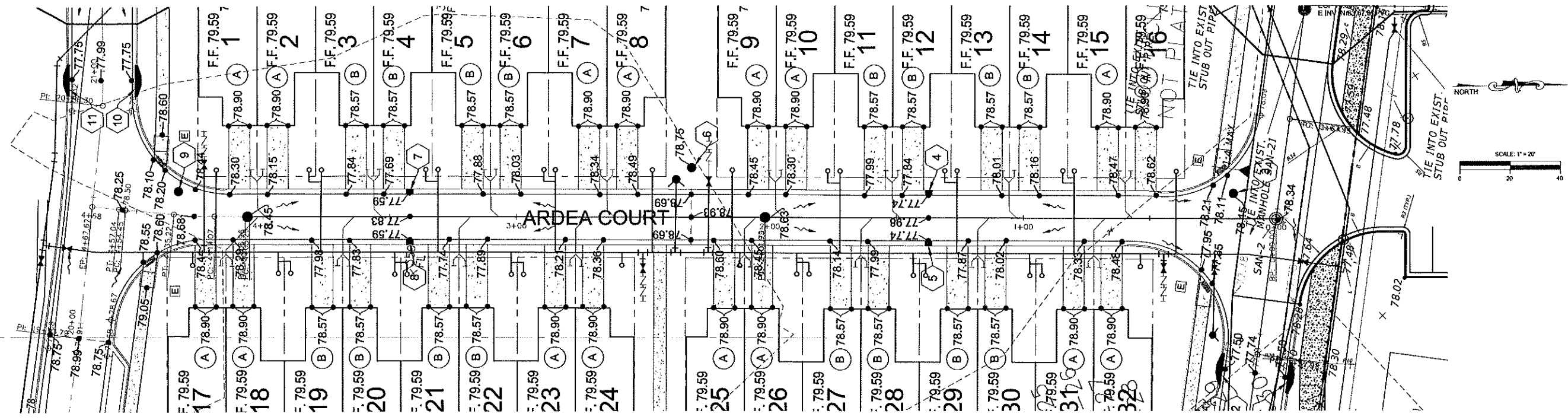
C09.1

GN:\16058.20\const parcel b-3\CONST\C09.1 STORM SCHEDULE SHEET.dwg -- Jun 11, 2020 -- 3:00pm

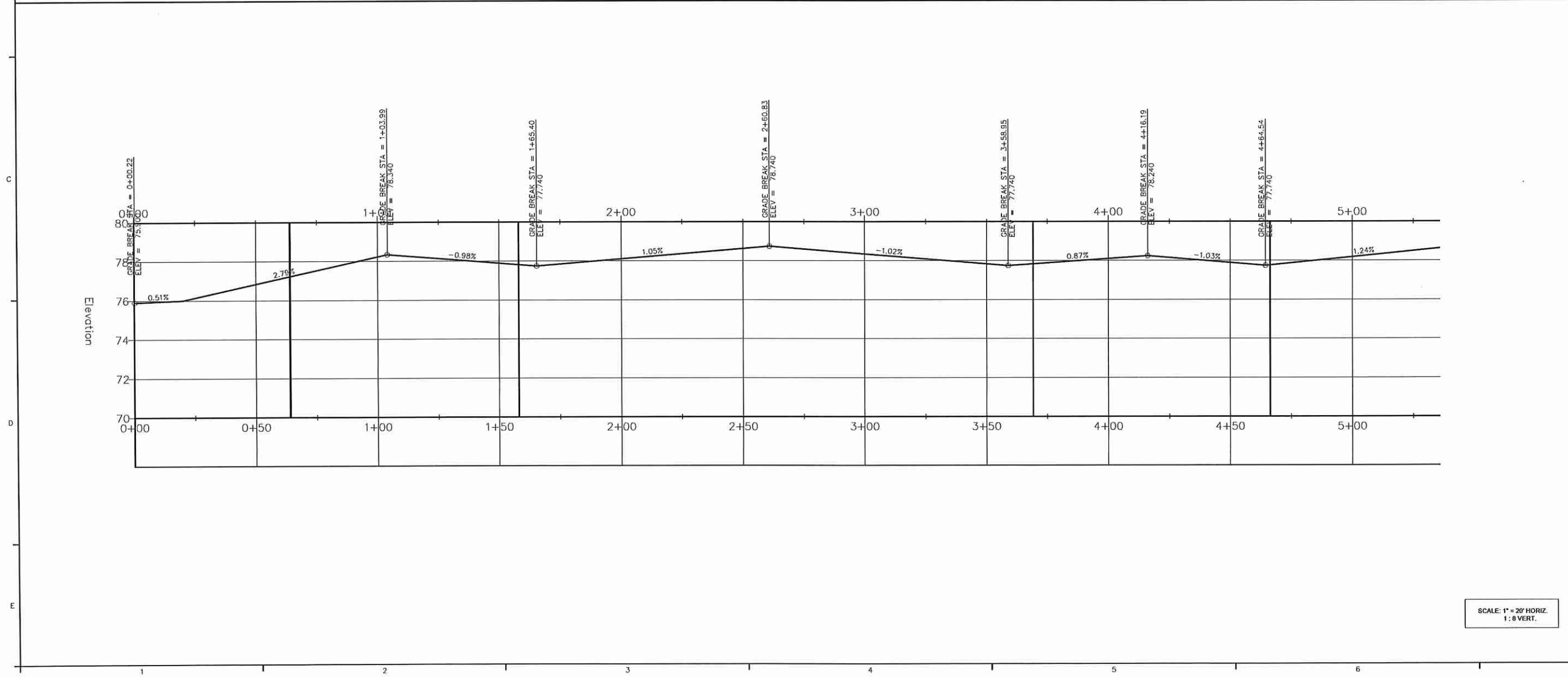
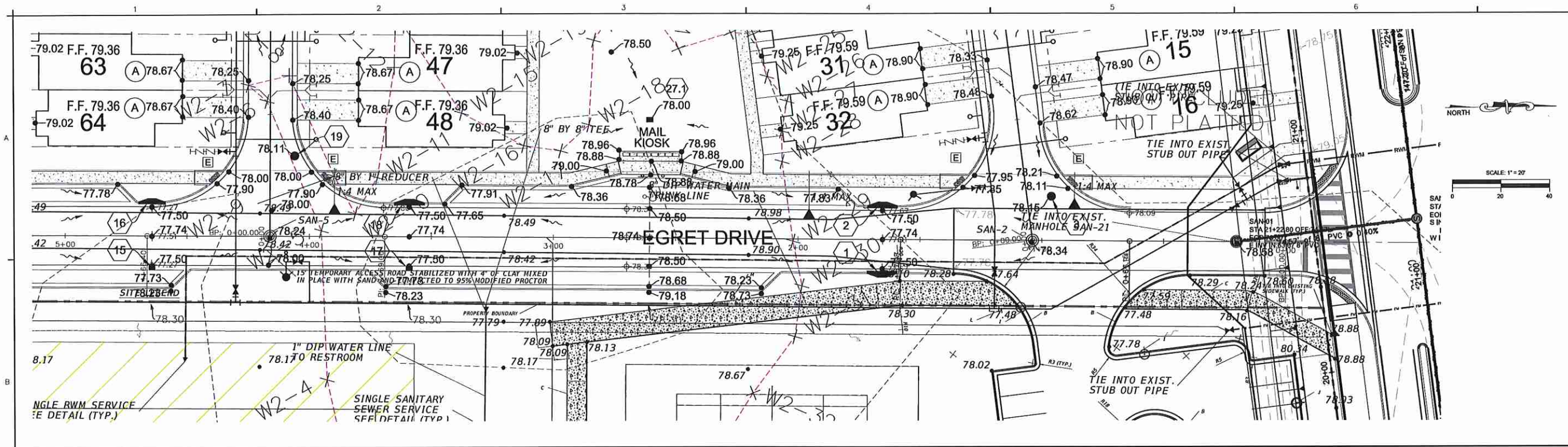
79



SCALE: 1" = 20' HORIZ.
1" = 8' VERT.

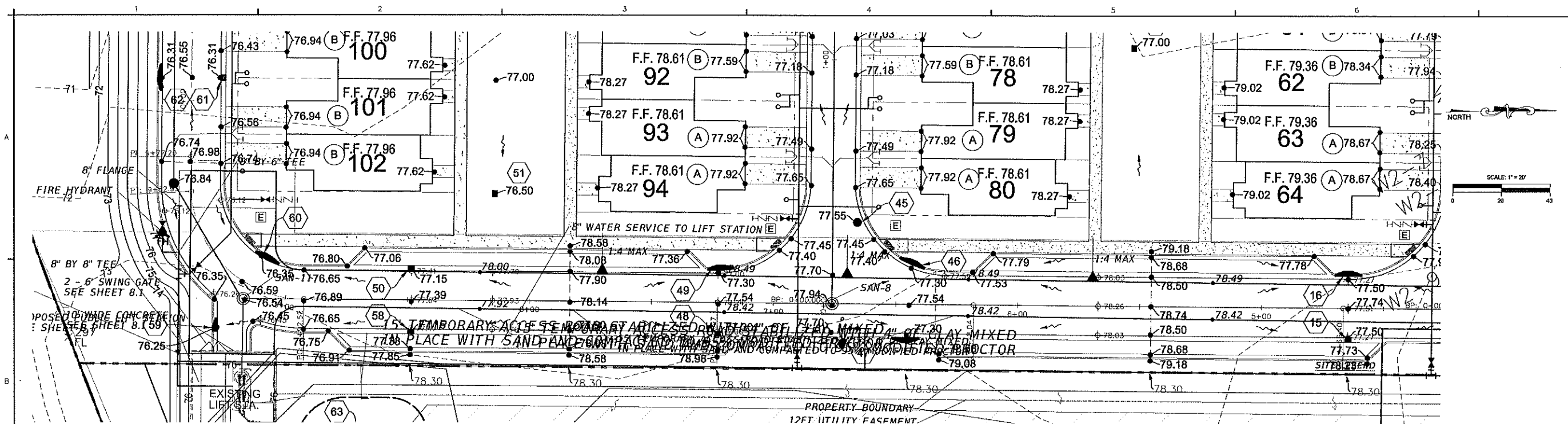


SHEET	201 S. BUNBY AVE. ORLANDO, FL 32837 WWW.NV5.COM		NORTH MEWS AT AVIAN POINTE AT AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811		ENGINEER FRANK A. PORTER, P.E. FL LIC. #81812		JOB #:	16058.20
	C09.4		APOPKA CLEAR LAKE INVESTMENTS, LLC		DATE: Jun. 11, 2020		DESIGNER:	FAP
							NO.	REVISIONS
							1	
							2	
							3	
							4	
							5	
							6	
							7	

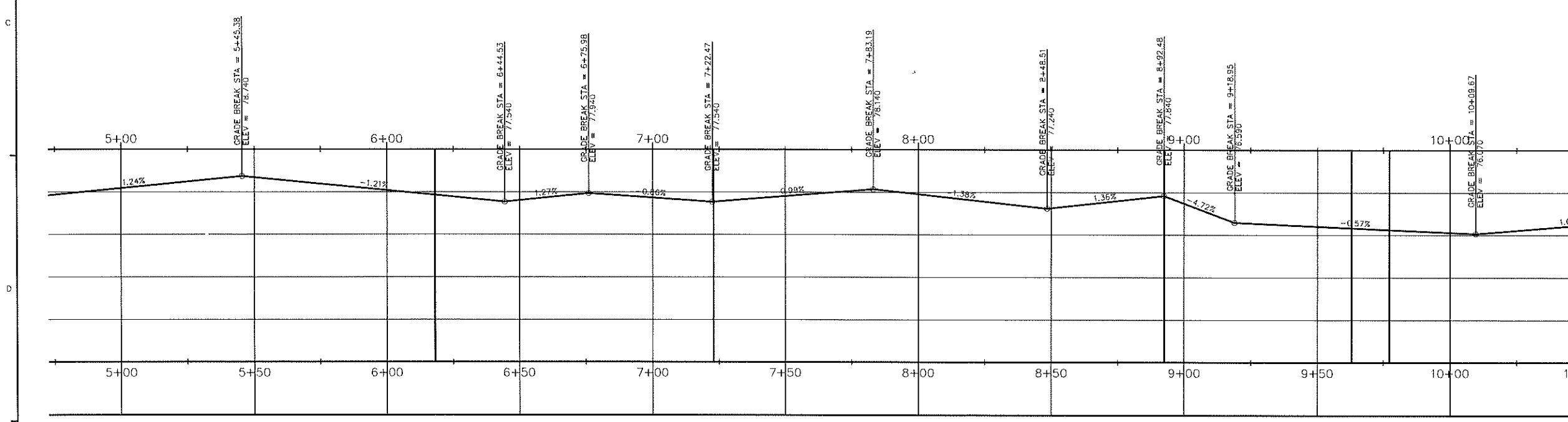


SCALE: 1" = 20' HORIZ.
1" = 8' VERT.

ENGINEER FRANK J. PORTER, P.E. FL LIC. #00000000	DESIGNER RD	CHECKED FAP	DATE Jun. 11, 2020	REVISIONS	NO.	DATE	PROJECT NORTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC	PLAN & PROFILE EGRET DRIVE STA. 0+00-4+66.40	201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 20065	5	SHEET C09.5



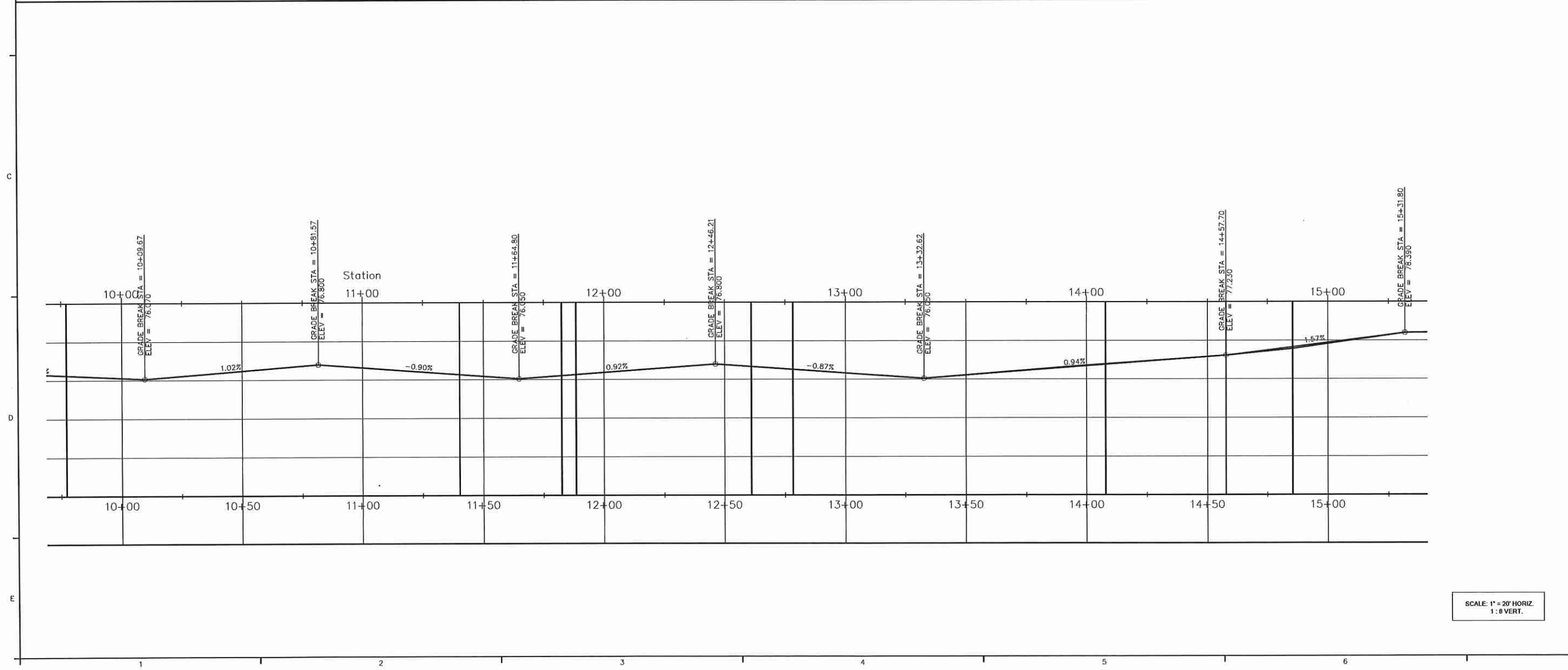
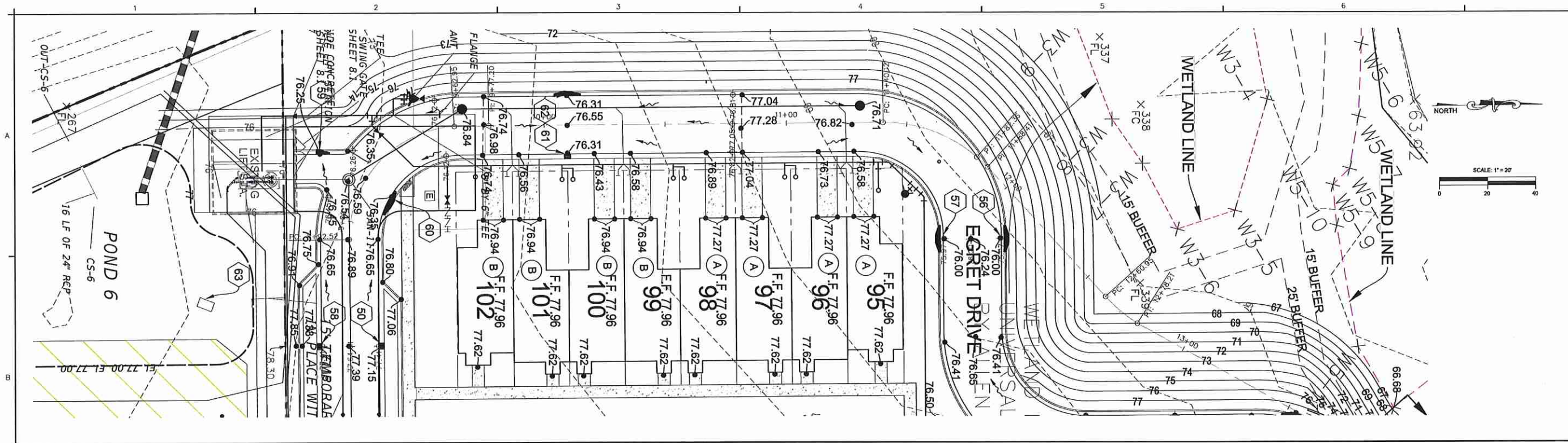
EGRET PROFILE



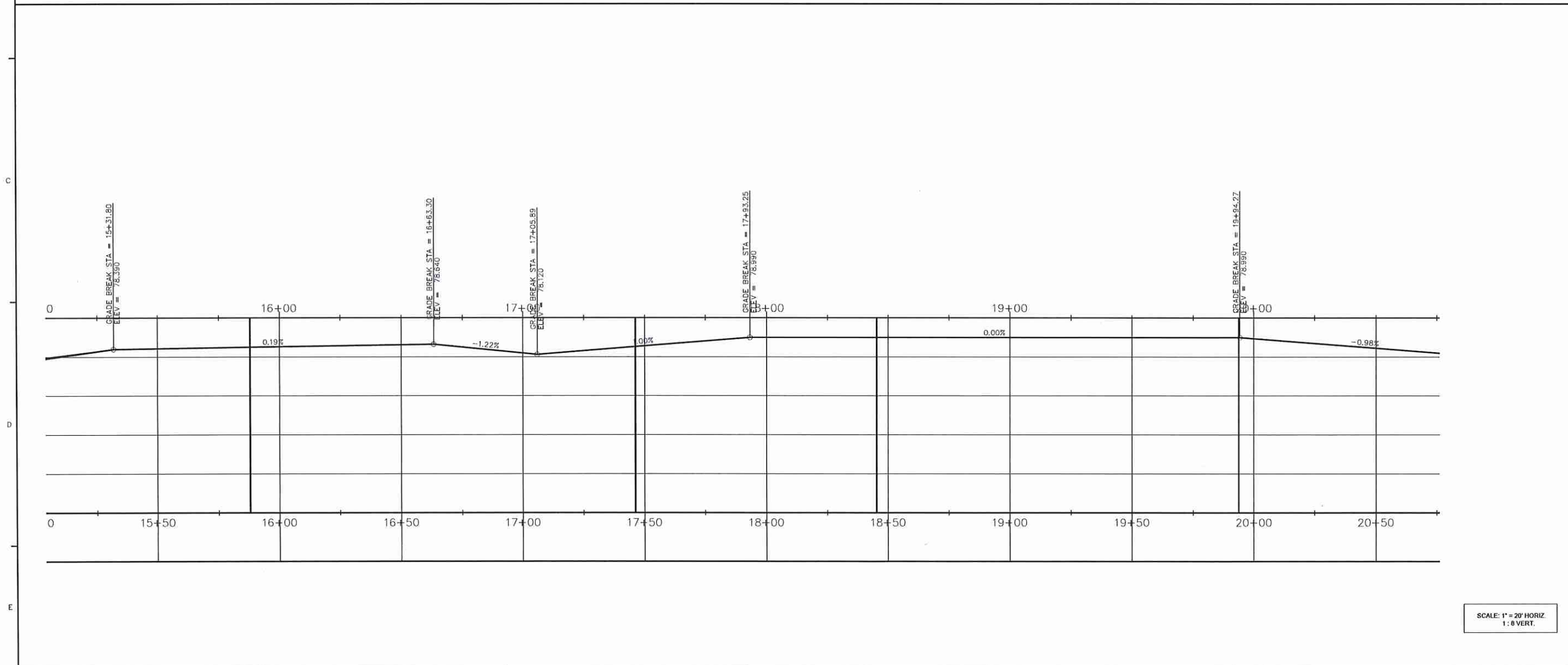
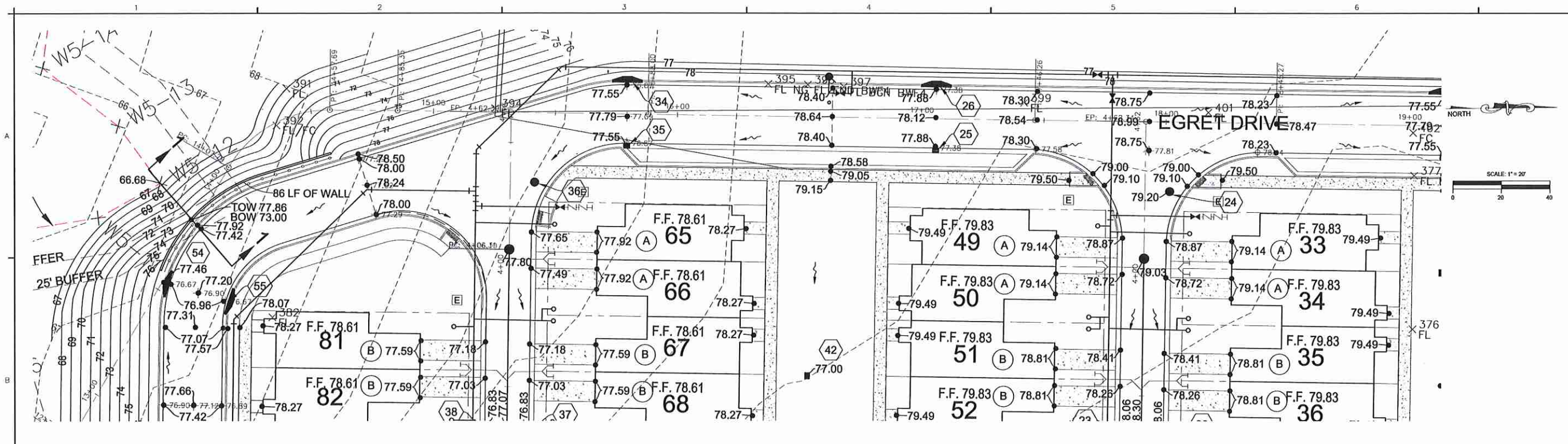
SCALE: 1" = 20' HORIZ.
1" = 8' VERT.

JOB # 16058	ENGINEER FRANK A. PORTER, P.E. FL LIC #00012	DATE JUN 11, 2020	DESIGNER RD	CHECKED PAP
REVISIONS				
NO. DATE				
NORTH NEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC				
PLAN & PROFILE EGRET DRIVE STA. 4+66.9+77.20				
201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION #20045				
SHEET C09.6				

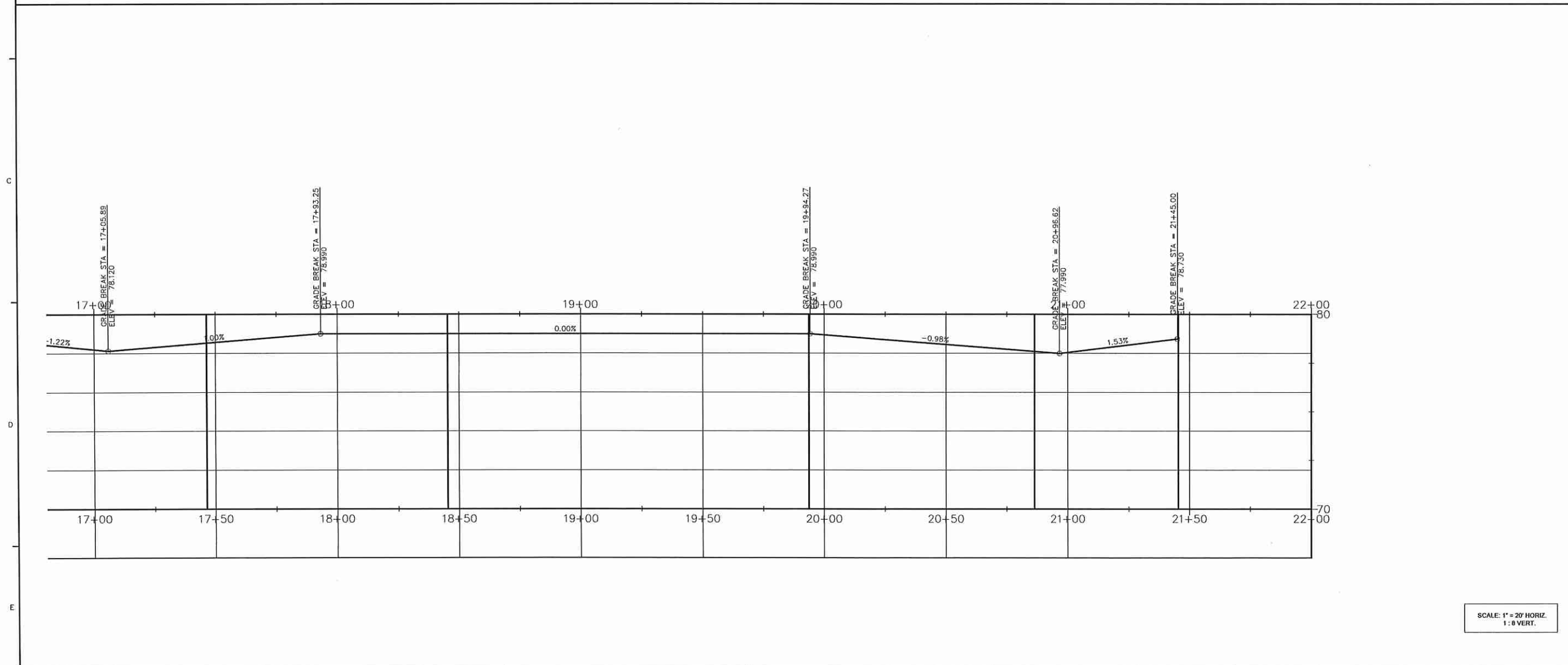
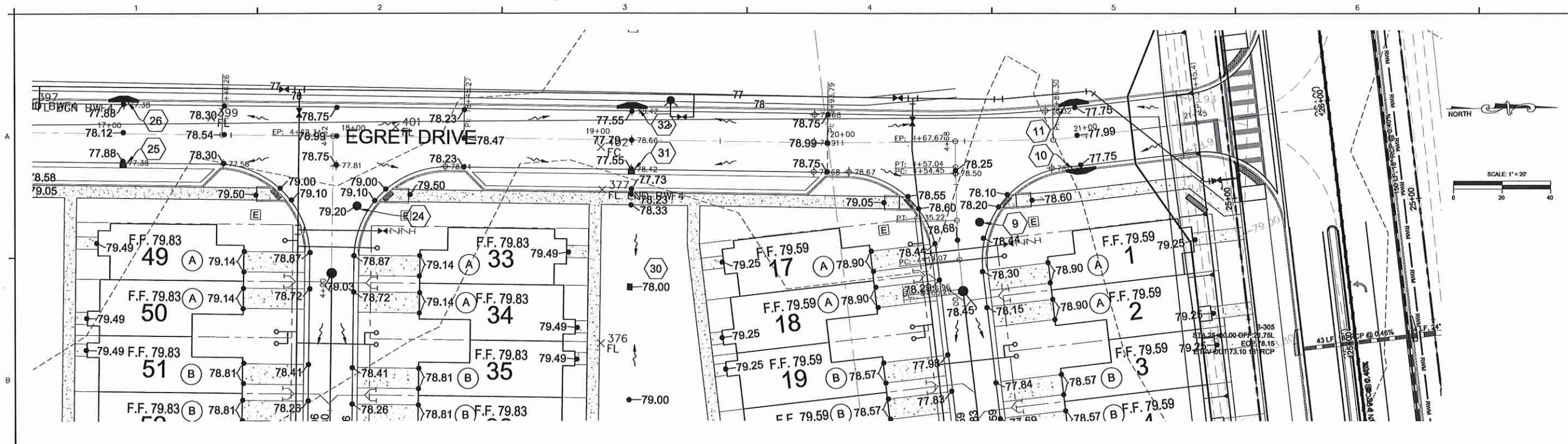
D:\16058-20\Const parcel B-3\CONST\C09.2 PLAN AND PROFILE.dwg - JUN 11, 2020 - 3:03pm



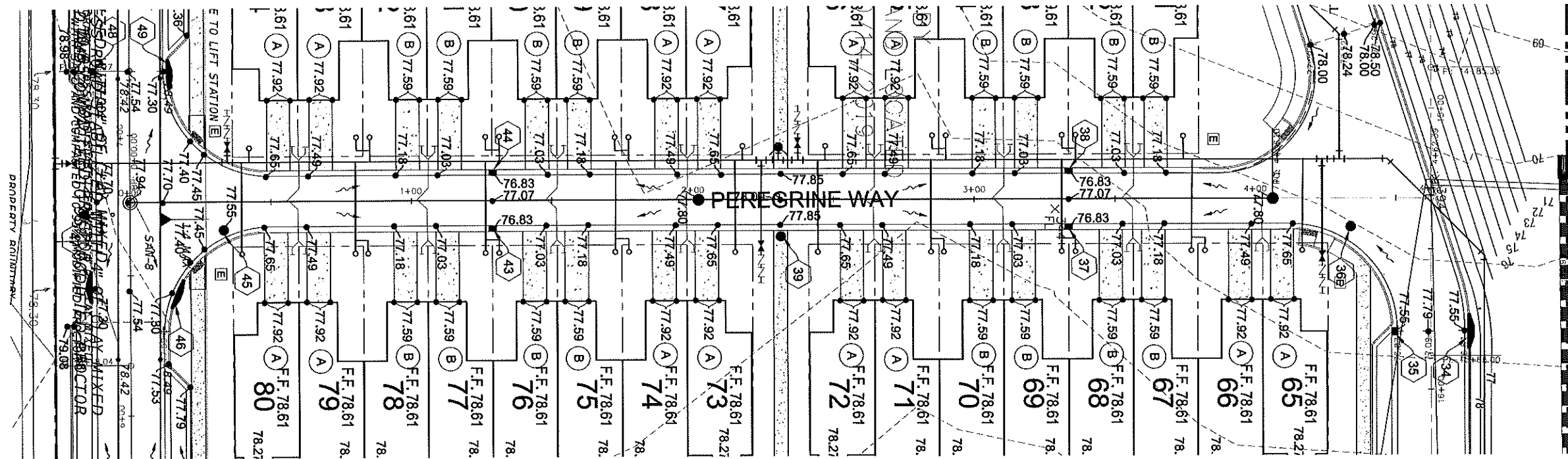
ENGINEER FRANK A. PORTER, P.E. FL LIC #00002	DATE: Jun. 11, 2020	REVISIONS		NO. DATE	PLAN & PROFILE EGRET DRIVE STA. 9+77-15+00	PROJECT NORTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC	CLIENT 201 S. BUMBY AVE. ORLANDO, FL 407.886.3377 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 20055	NO. DATE	DESIGNER RD CHECKER FAP	DATE Jun. 11, 2020	JOB # 16058



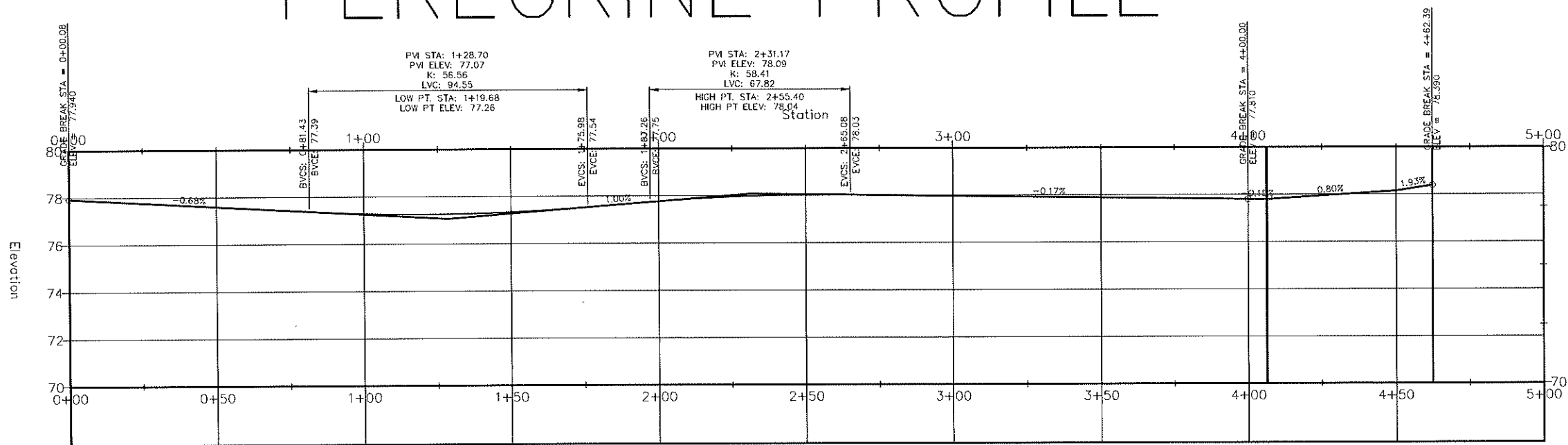
ENGINEER FRANK A. PORTER, P.E. PL. LIC. #10052	JOB # 16055
	PREPARED BY: FAP DESIGNER: RD CHECKED: FAP
DATE: Jun. 11, 2020	REVISIONS
NO. DATE	NO. DATE
NORTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC	
PLAN & PROFILE EGRET DRIVE STA. 15+00-19+00	
201 S. BUMBY AVE. ORLANDO, FL 32835 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 20045	
SHEET C09.8	



NV5 201 S. BUNBY AVE. ORLANDO, FL 32801 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 2005	PLAN & PROFILE EGRET DRIVE STA. 19+00-21+45		NORTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC		ENGINEER FRANK A. PORTER, P.E. FL LIC #06062		JOB # 16058
	SHEET C09.9		REVISIONS NO. DATE		DATE: Jun. 11, 2020 CHECKED: FAP DESIGNER: RD PREP. MGR: FAP		



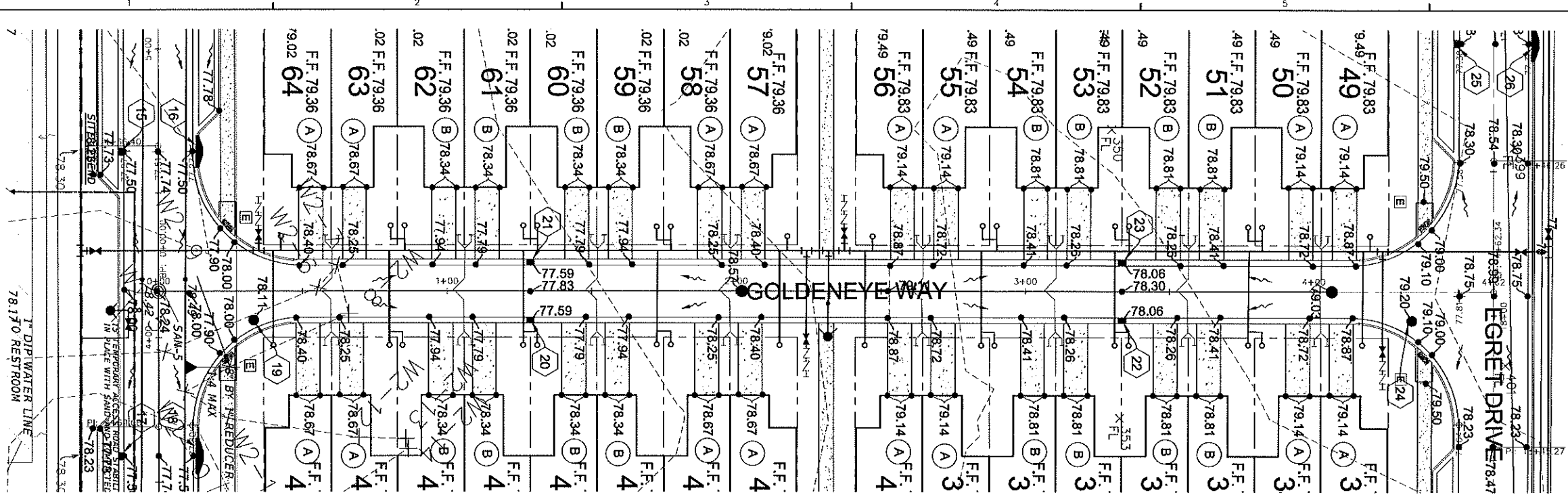
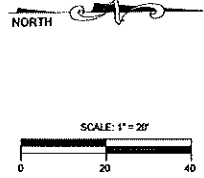
PEREGRINE PROFILE



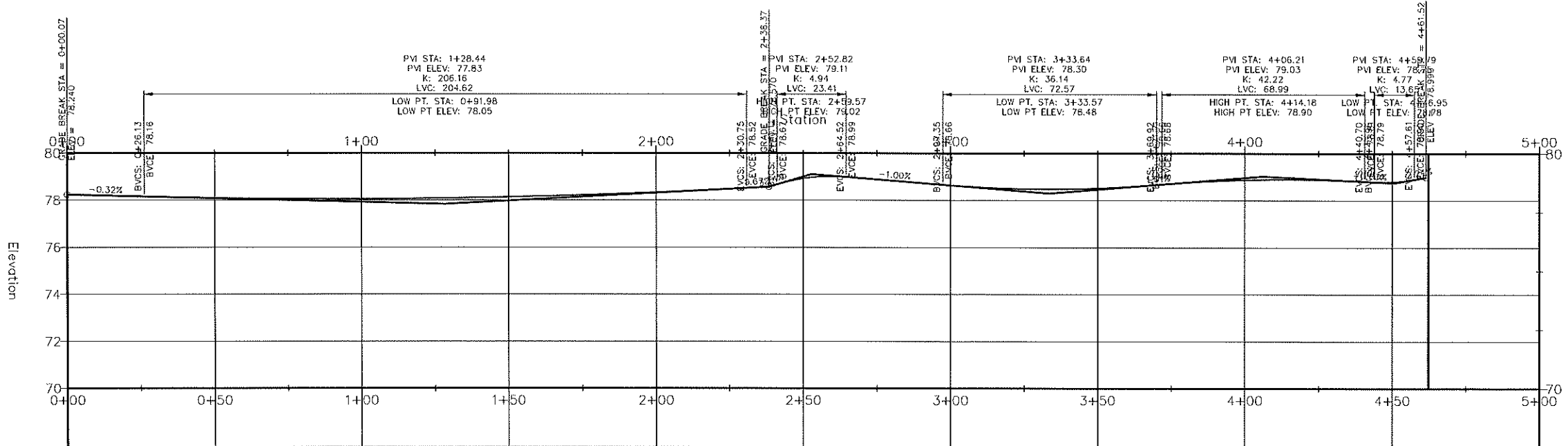
SCALE: 1" = 20' HORIZ.
1" = 8' VERT.

ENGINEER FRANK J. PETER, P.E. FL. LIC. #2002	DESIGNER R.D.	CHECKED F.A.P.	DATE JUN 11, 2020
REVISIONS			
NO. DATE			
NORTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-1 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC			
PLAN & PROFILE PEREGRINE WAY			
201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 2005			
SHEET C09.2			

0:\16056.20\const parcel b-3\CONST\C09.2 PLAN AND PROFILE.dwg - Jun 11, 2020 - 3:05pm



GOLDENEYE PROFILE



SCALE: 1" = 20' HORIZ.
1" = 6 VERT.

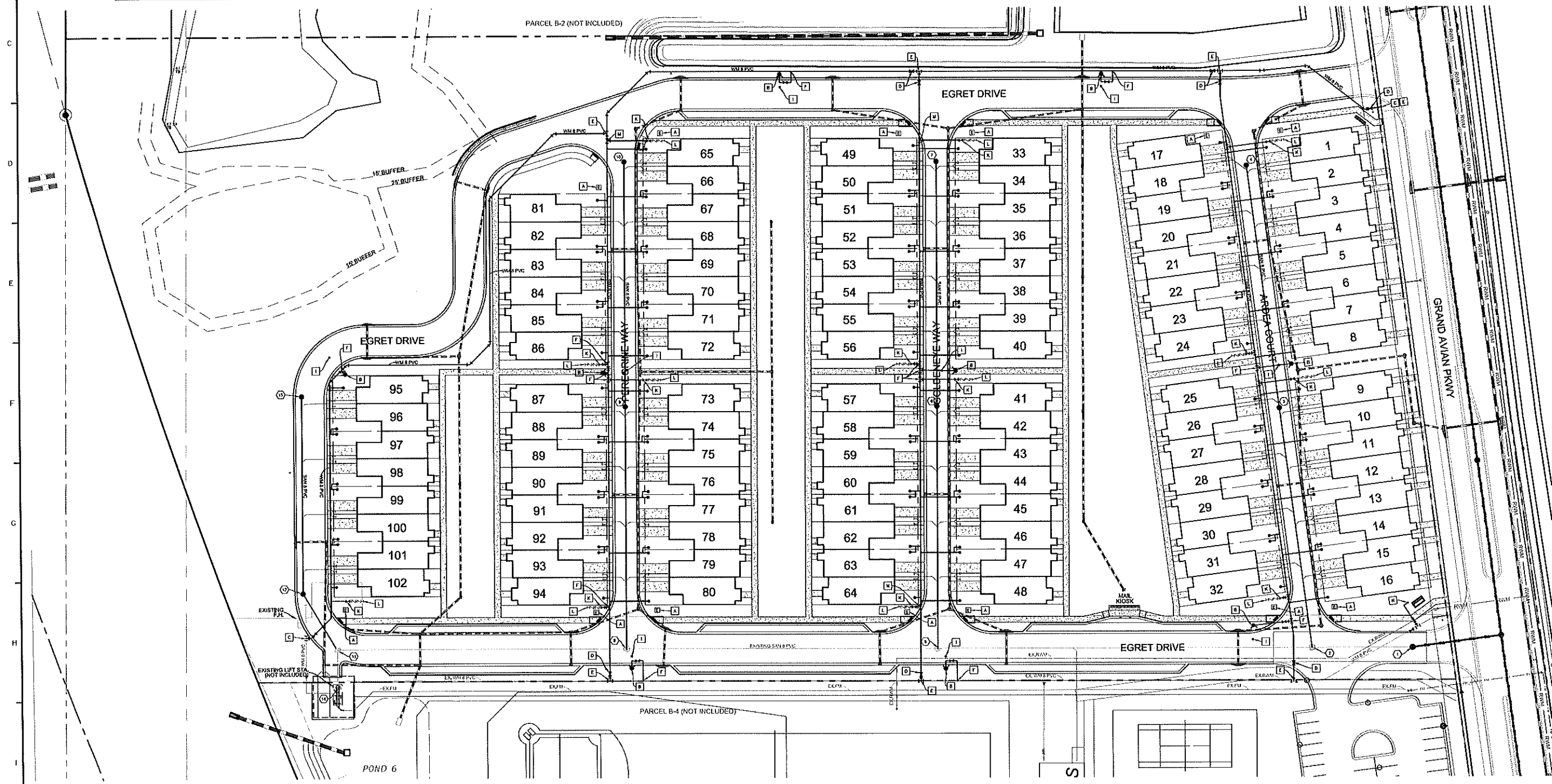
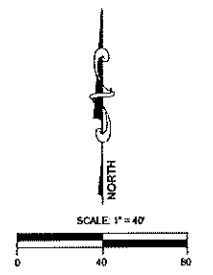
SANITARY SEWER SCHEDULE									
STRUCTURE NUMBER	STRUCTURE TYPE	RIM ELEV.	DOWNSTREAM STRUCTURE	INVERTS IN	INVERTS OUT	DOWNSTREAM PIPE LENGTH	PIPE SIZE/MATERIAL	SLOPE	
SAN-1	EXISTING MH	78.56	SAN-2			83.67'	8" PVC	0.40%	
SAN-2	EXISTING MH (INSIDE DROP)	78.10	SAN-5	70.57' N 63.24' E	63.14' W	312.16'	8" PVC	0.40%	
SAN-3	4" DIA MH	78.83	SAN-2	71.48' N	71.38' S	201.91'	8" PVC	0.40%	
SAN-4	4" DIA MH	78.47	SAN-3			204.14'	8" PVC	0.40%	
SAN-5	EXISTING MH (INSIDE DROP)	77.73	SAN-8	70.57' N 81.89' E	81.79' W	290.00'	8" PVC	0.40%	
SAN-6	4" DIA MH	78.57	SAN-5	71.48' N	71.38' S	201.92'	8" PVC	0.40%	
SAN-7	4" DIA MH	78.03	SAN-6			204.22'	8" PVC	0.40%	
SAN-8	EXISTING MH (INSIDE DROP)	77.43	SAN-11	69.87' N 60.79' E	60.65' W	241.64'	8" PVC	0.40%	
SAN-9	4" DIA MH	77.80	SAN-8	70.58' N	70.48' S	201.94'	8" PVC	0.40%	
SAN-10	4" DIA MH	77.81	SAN-9			204.19'	8" PVC	0.40%	
SAN-11	EXISTING MH (INSIDE DROP)	76.64	SAN-14	68.28' N 108.88' E	68.58' S	32.61'	8" PVC	1.78%	
SAN-12	4" DIA MH	78.64	SAN-11	70.30' N	69.00' SE	54.82'	8" PVC	1.12%	
SAN-13	4" DIA MH	78.71	SAN-12			72.00' S	8" PVC	1.00%	
SAN-14	EXISTING LIFT STATION	78.00		59.00' N					

VERTICAL DATUM:
ALL ELEVATIONS ARE BASED ON NGVD 1928 VERTICAL DATUM

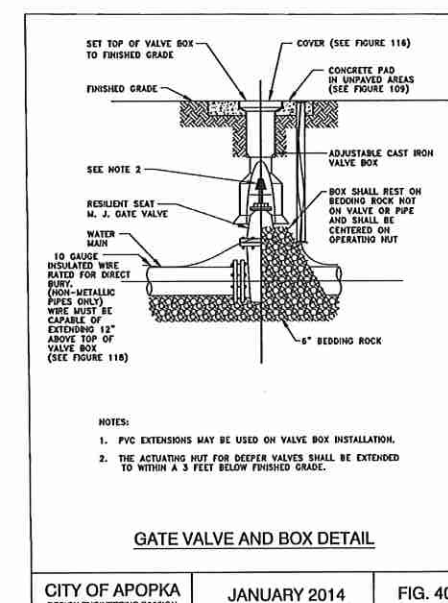
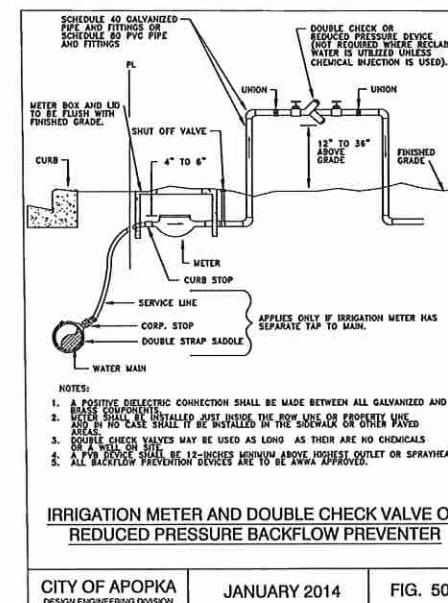
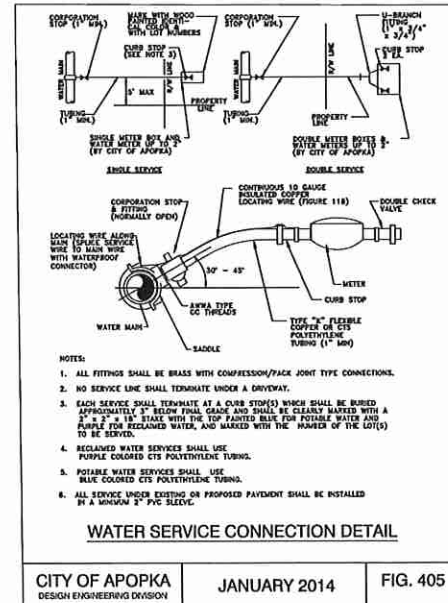
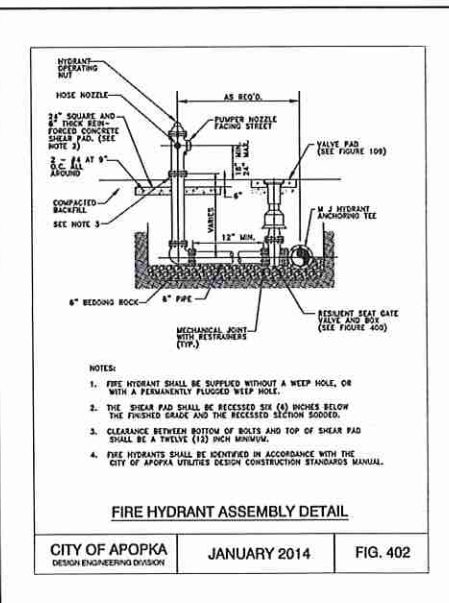
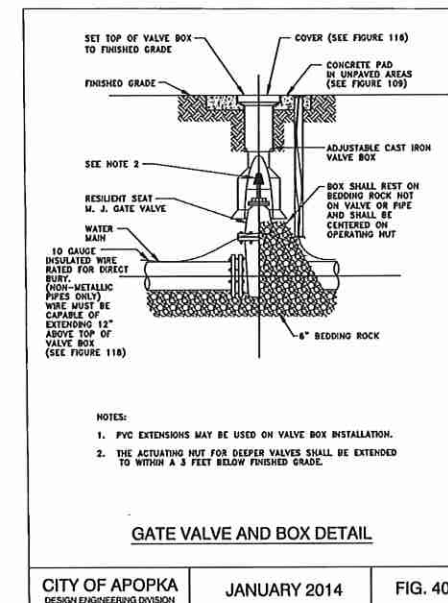
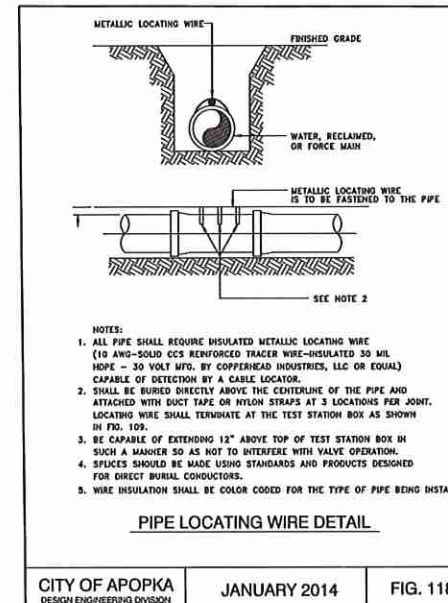
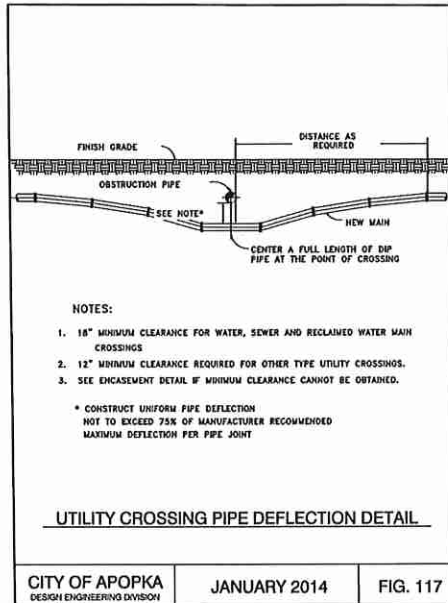
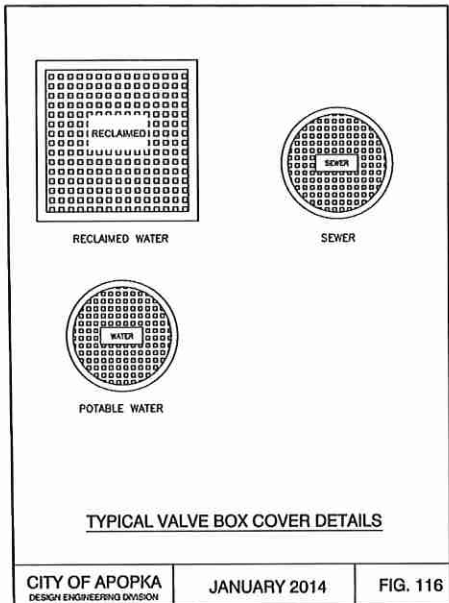
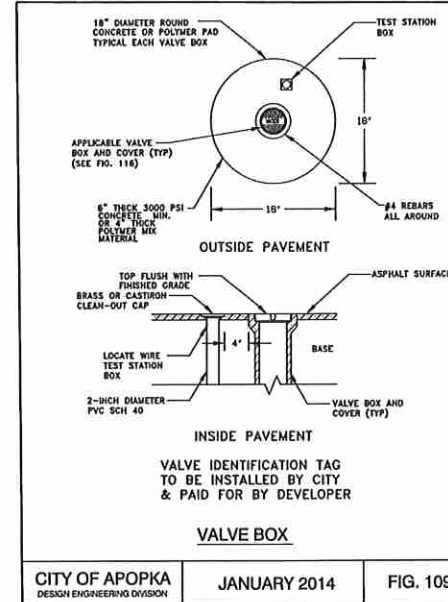
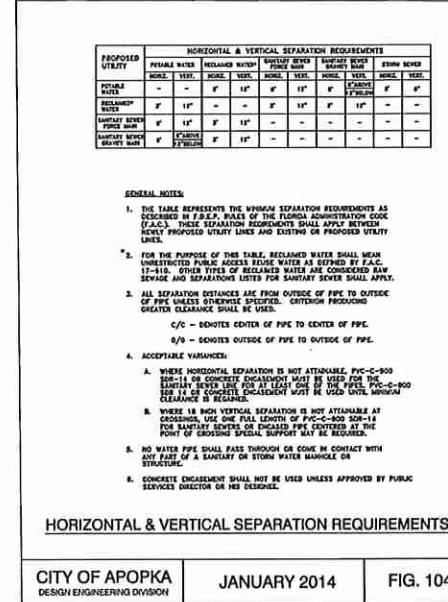
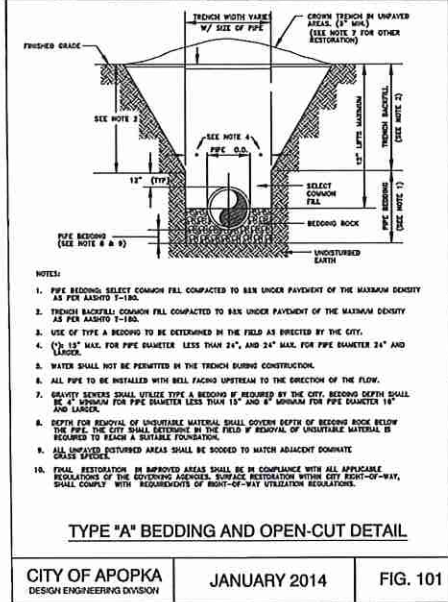
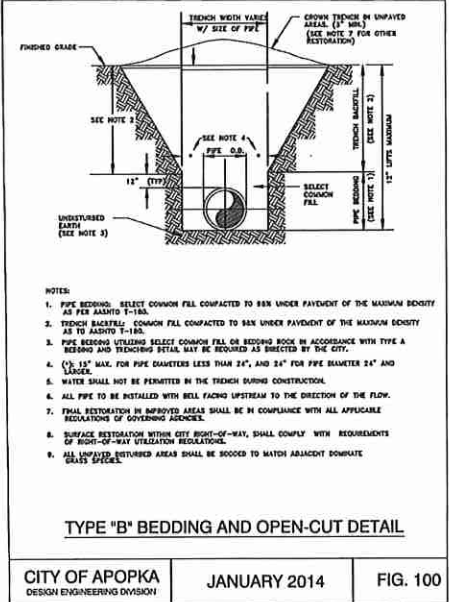
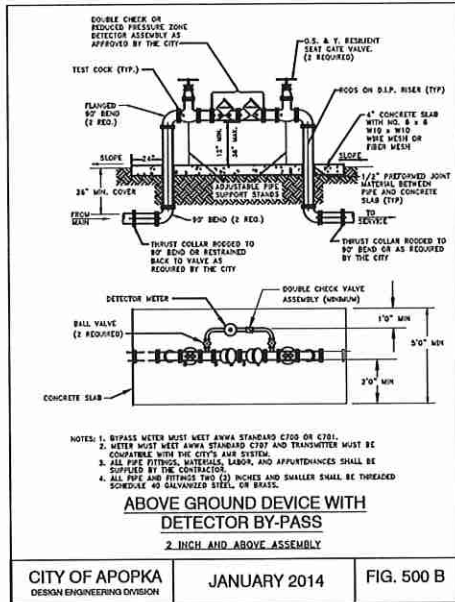
SYMBOL LEGEND:

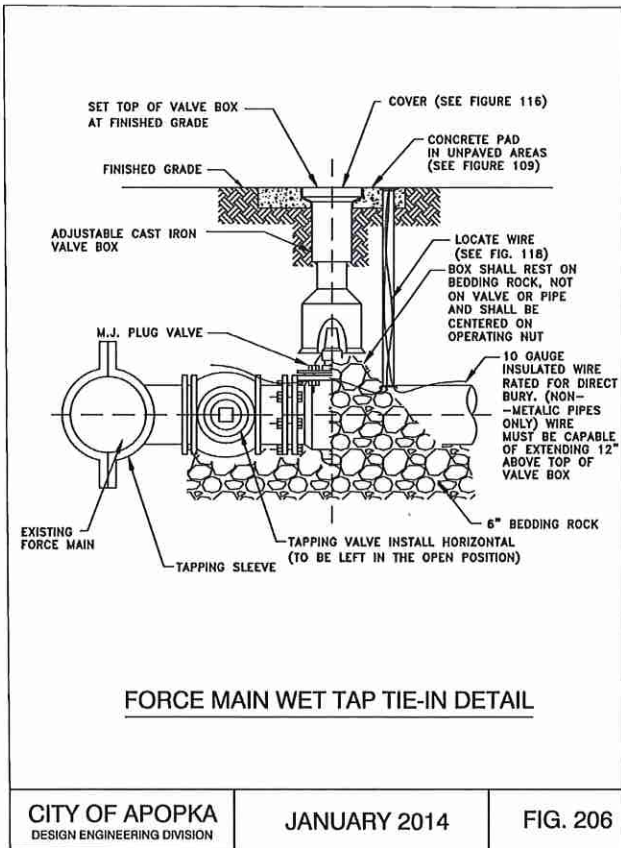
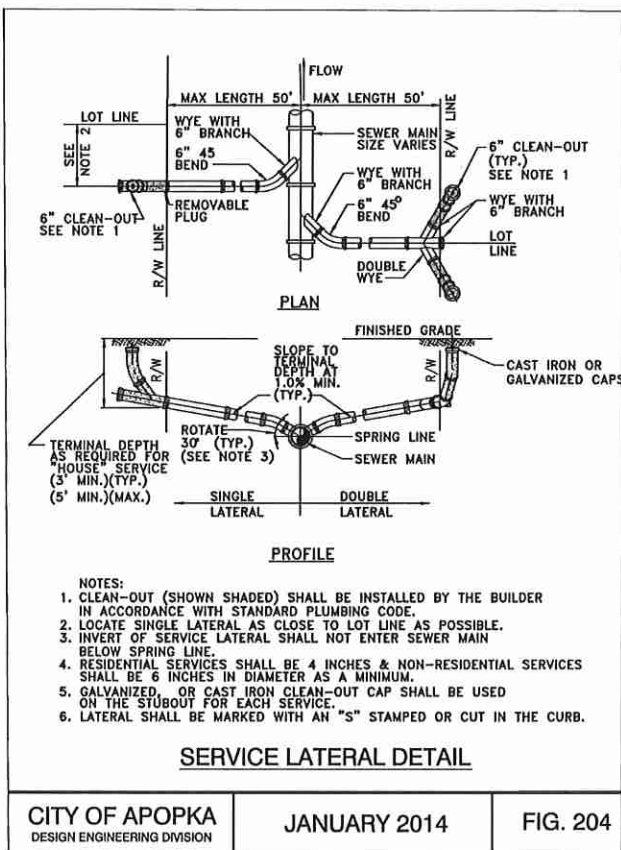
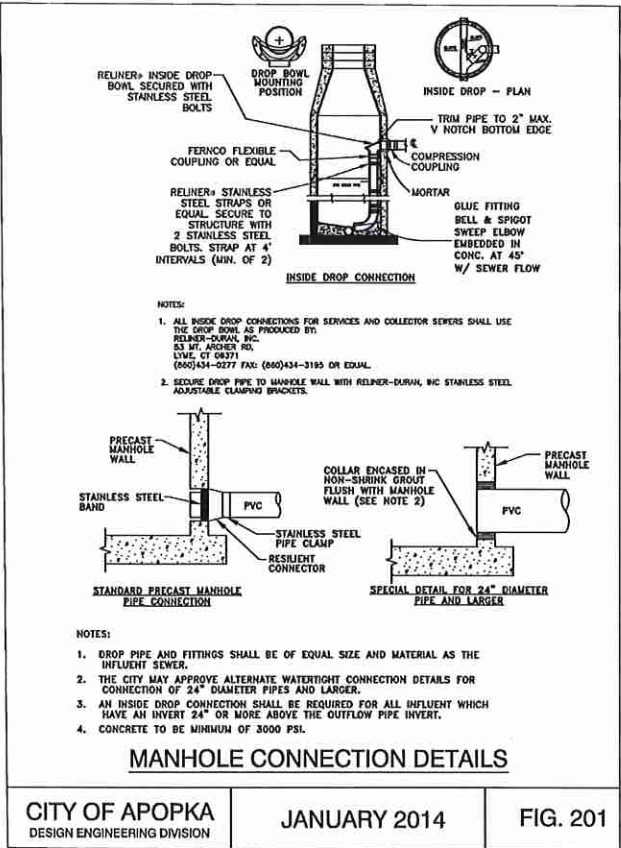
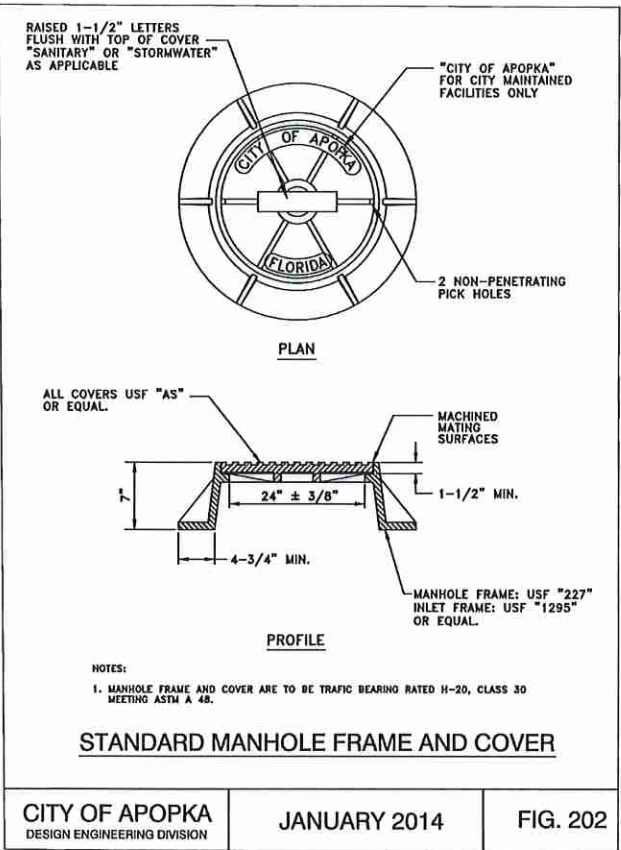
- SINGLE POTABLE/FIRE WATER SERVICE (SEE DETAIL 9, SHEET C12.0)
- DOUBLE POTABLE/FIRE WATER SERVICE (SEE DETAIL 9, SHEET C12.0)
- SINGLE SANITARY SEWER SERVICE (SEE DETAIL 5, SHEET C13.0)
- DOUBLE SANITARY SEWER SERVICE (SEE DETAIL 5, SHEET C13.0)

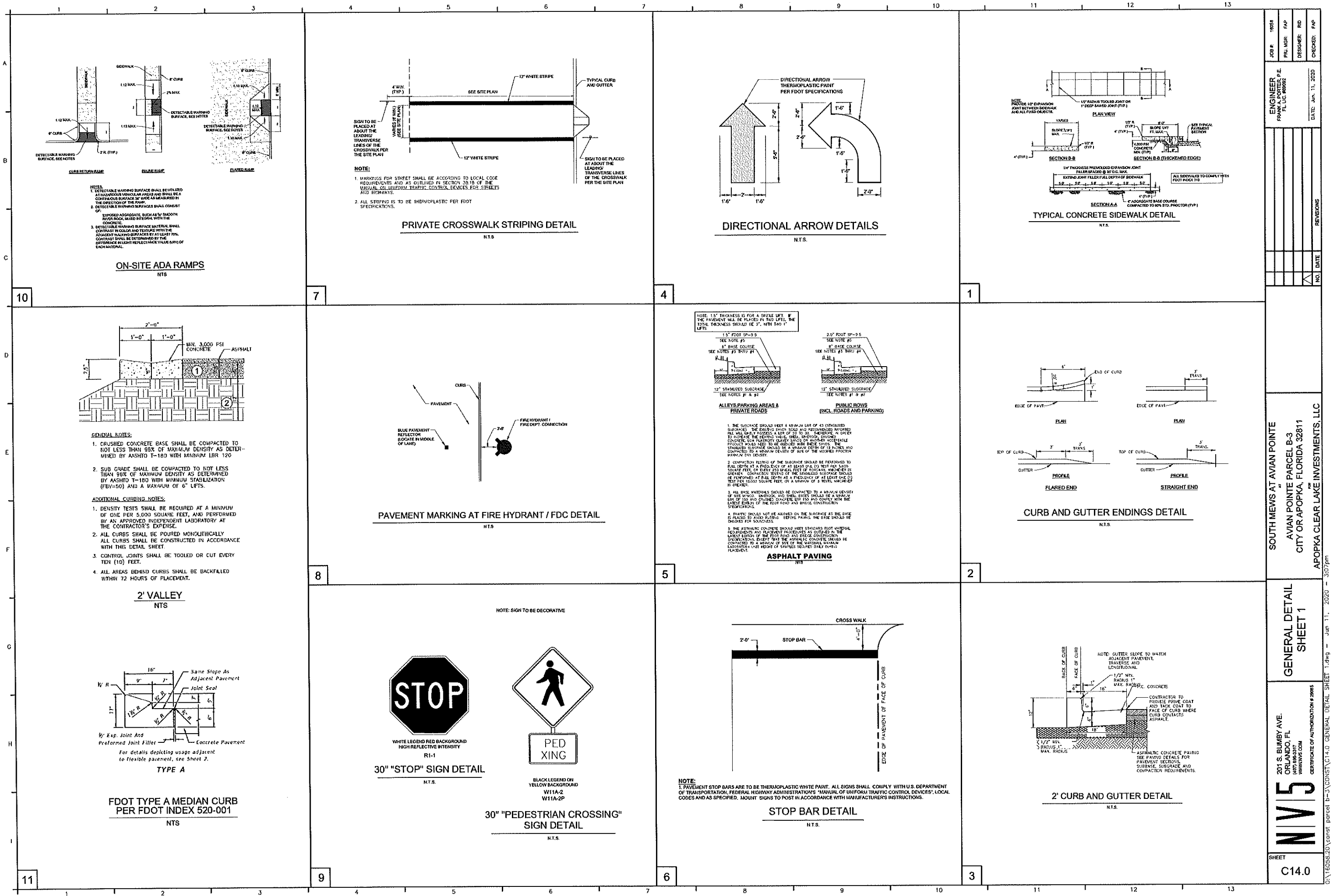
- UTILITY LEGEND**
- A ELECTRICAL TRANSFORMER PAD. REFER TO PLANS BY DUKE ENERGY FOR FINAL LOCATIONS.
 - B FIRE HYDRANT ASSEMBLY. (SEE DETAIL 3, SHEET C12.0)
 - C TIE INTO EXISTING 6" WATERMAIN
 - D 8" GATE VALVE (SEE DETAIL 6, SHEET C12.0)
 - E 8" TEE
 - F 8"x6" TEE
 - G 2" BLOWOFF VALVE (SEE DETAIL 8, SHEET C12.0)
 - H IRRIGATION POINT OF CONNECTION
 - I BLUE RPM
 - J 2" BLOW OFF
 - K 2" GATE VALVE (POINT OF SERVICE)
 - L 2" DDCA BACKFLOW W/ MOUNTED FDC AND DOLE FREEZE PROTECTION VALVE (BY FIRE CONTRACTOR) SEE FIRE SPRINKLER PLANS FOR CONTINUATION
 - M 2" SERVICE SADDLE
 - N 1/2" METER AND 1" POLY STUB TO FOUNTAIN



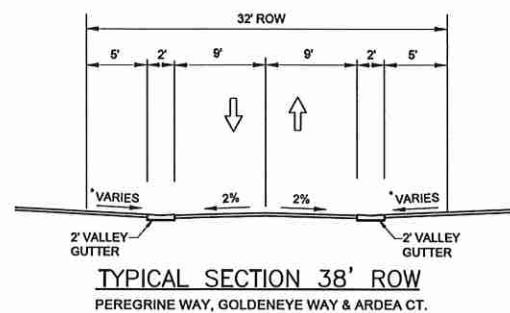
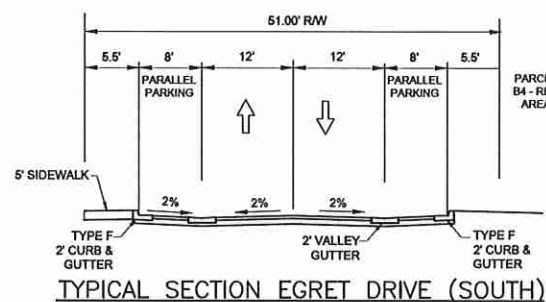
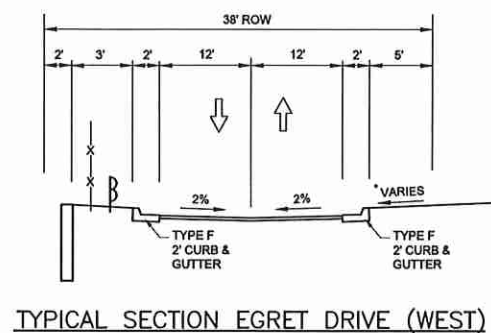
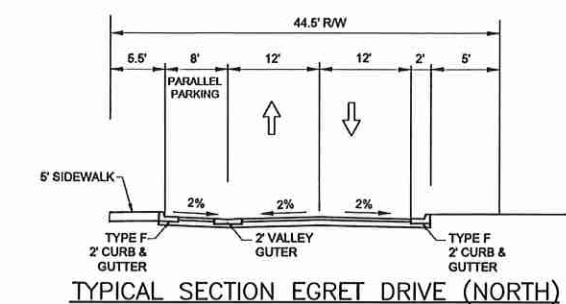
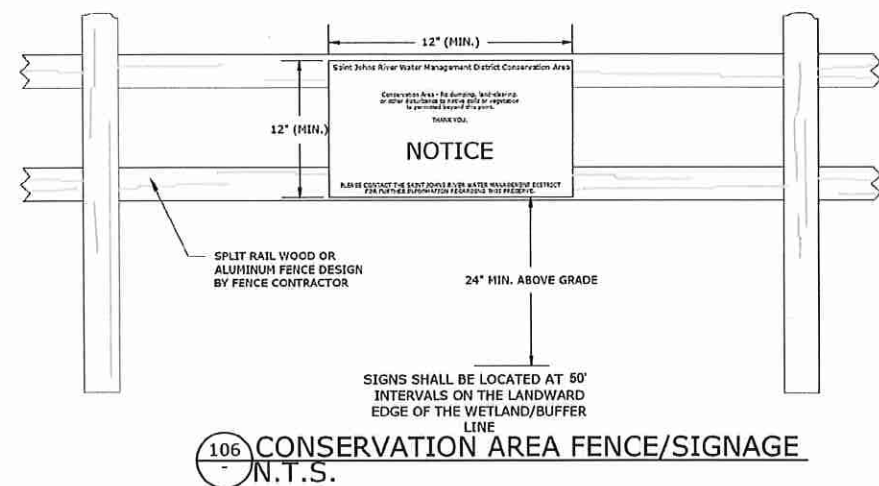
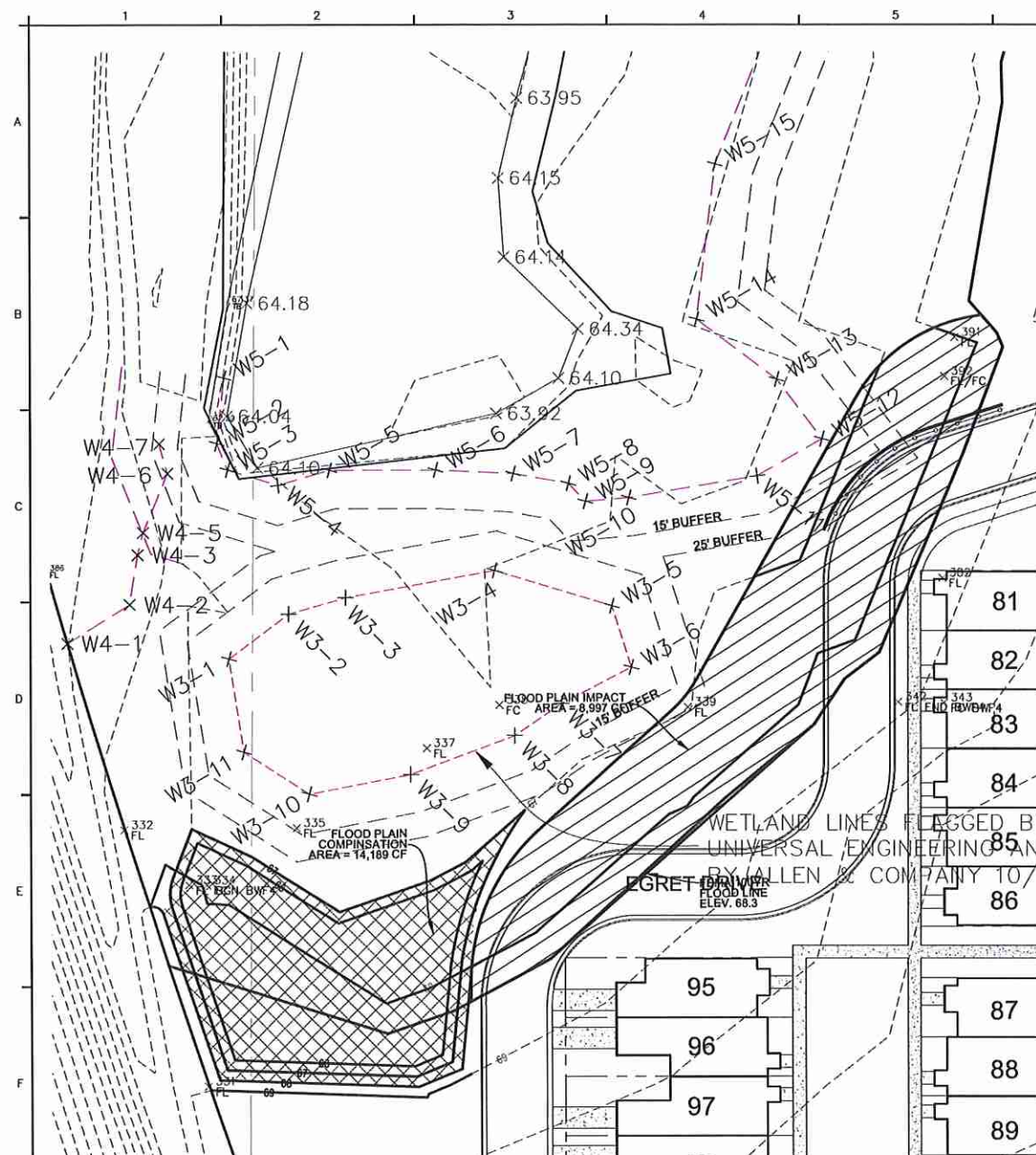
JOB # 16058	ENGINEER FRANK A. PORTER, P.E. FL LIC #10002	DATE: JUN. 11, 2020	REVISIONS
PRJ MGR. FAP	DESIGNER. RD	CHECKED. FAP	
SOUTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811		UTILITY PLAN	
201 S. BUMBY AVE ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 28965		SHEET C11.0	
APOPKA CLEAR LAKE INVESTMENTS, LLC		C:\16058.20\const parcel b-3\CONV5\C11.0 UTILITY PLAN.dwg - Jun 11, 2020 - 3:07pm	







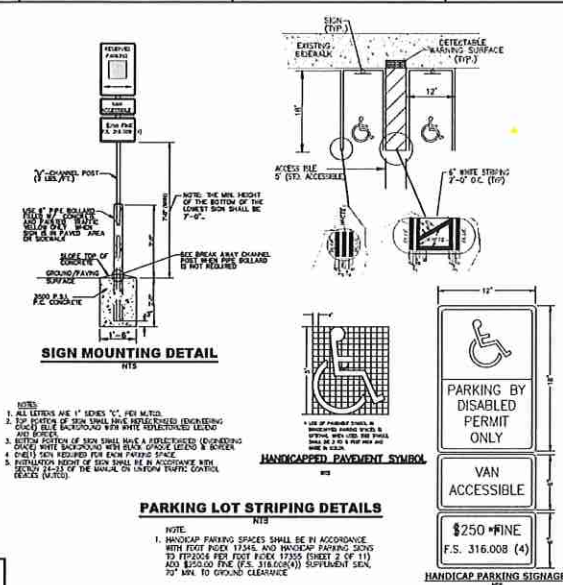
16058	JOB #	16058	ENGINEER	FRANK A. PORTER, P.E.	DATE	JUN 11, 2020
PAF	PREPARED BY	PAF	DESIGNED BY	PAF	CHECKED BY	PAF
REVISIONS						
NO.	DATE					
SOUTH MEWS AT AVIAN POINTE AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811 APOPKA CLEAR LAKE INVESTMENTS, LLC						
GENERAL DETAIL SHEET 1						
201 S. BUMBY AVE. ORLANDO, FL 32837 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION #2605						
SHEET C14.0						



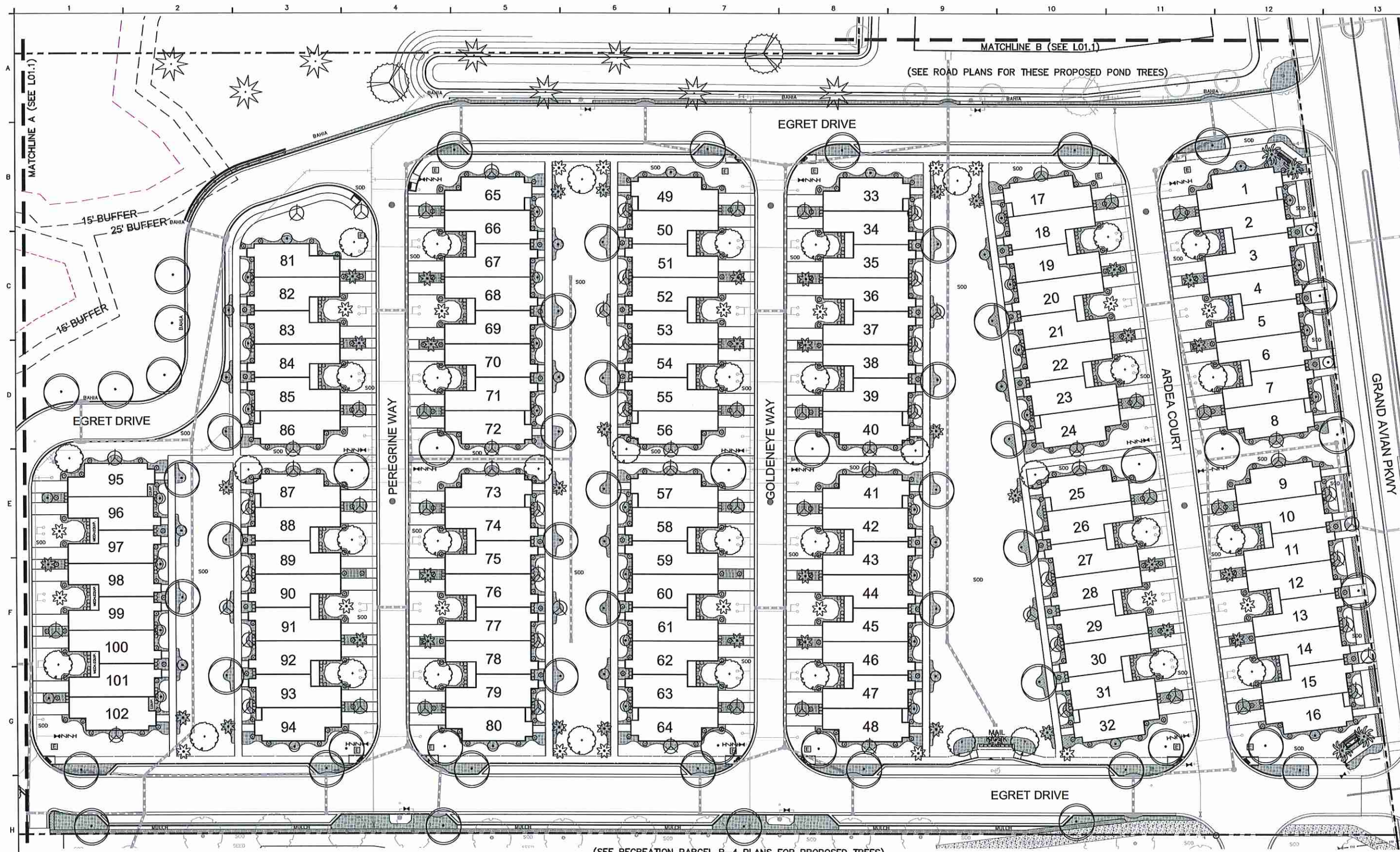
NOTE: FOR CROSS SECTION LOCATIONS
SEE PARCEL PLAN C07.0

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
C09.0 FOR EXACT GRADES,
SLOPES AND WIDTHS



SHEET	NIV5 201 S. BUMBAY AVE. ORLANDO, FL (407) 898-3317 WWW.NIV5.COM CERTIFICATE OF AUTHORIZATION # 20015	GENERAL DETAIL SHEET 2	SOUTH MEWS AT AVIAN POINTE AT AVIAN POINTE PARCEL B-3 CITY OF APOPKA, FLORIDA 32811 FOR APOPKA CLEAR LAKE INVESTMENTS, LLC											ENGINEER FRANK POTTER, P.E. FL LIC #89922	JOB # 10055
															PROJ MGR: FAP
															DESIGNER: RID
															CHECKED: FAP
														DATE: JUN. 11, 2020	
														NO. DATE	REVISIONS
C15.0															



CITY OF APOPKA LANDSCAPE ORDINANCE 2069 REQUIREMENTS

Landscape and irrigation plan shall be in compliance with "Water Wise Ordinance 2069" and consistent with Section 5.01 of the LDC. Irrigation system is to be designed with pop-up type devices only; risers are not allowed.

Irrigation zones must be divided according to: a. Available flow rate b. Vegetated groupings c. Sprinkler types d. Soil characteristics

5' MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN UNDERGROUND UTILITIES AND TREES.

MINIMUM TREE REQUIREMENT OF 1 TREE PER 8,000 SQUARE FEET OF SITE AREA: (11.39 AC) 496,233 SF/8,000 = 62 TREES

8 SHADE TREES PROVIDED FOR 46 PARKING SPACES @ 1 PER 6 SPACES.

582 LF 25" WIDE NORTH BUFFER: 14,550 SF/1,000 = 15 X 3.5" = 53.0" DBH REQUIRED, 53.0" DBH PROVIDED BY 22-QV, 25" OC.

NORTH BUFFER LANDSCAPING: 3,638 SF (25% OF BUFFER) REQUIRED AND PROVIDED IN 6.25' WIDE PLANTING BED.

SYMBOLS LEGEND	
	36 - LIVE OAK TREES @ 2-1/2" DBH = 90.0"
	8 - CYPRESS TREES @ 2-1/2" DBH = 20.0"
	41 - SOUTH MAGNOLIA @ 2-1/2" DBH = 102.5"
TREE TOTAL = 85	
TOTAL REPLACEMENT INCHES = 212.5" DBH	
	--- QUEEN PALM
	--- SYLVESTER DATE PALM
	--- CRAPE MYRTLE
	--- JAPANESE HOLLY
	--- R-O-W BUFFER 4' HT. SHRUBS
	--- ORNAMENTAL SHRUBS AND GROUNDCOVERS

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

J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
FLORIDA REGISTRATION NO. LA0001478
5621 REVELWOOD LOOP, WINTER PARK, FL 32792
PHONE: 407-719-2124 EMAIL: JSCOTT@JSCOTLR.COM

ENGINEER FRANK A. PORTER, P.E. FL LIC #00002	DESIGNER JSL	CHECKED JSL
DATE: Jun. 15, 2020		
NO.	DATE	REVISIONS
1	6-15-20	SEAWALKS ADDED, TREES AND LANDSCAPING ADJUSTED
2	6-15-20	TREES MOVED FOR UT POLES, NO QUANTITY CHANGE
3	6-15-20	REVISED BASE

SOUTH MEWS AT AVIAN POINTE
AVIAN POINTE PARCEL B-3
CITY OF APOPKA, FLORIDA 32811
FOR
APOPKA CLEAR LAKE INVESTMENTS, LLC

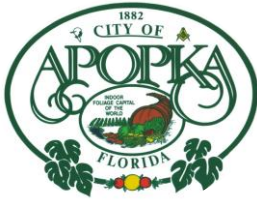
LANDSCAPE PLAN

201 S. BUMBAY AVE.
ORLANDO, FL
407.986.5377
WWW.NV5.COM

NV5

CERTIFICATE OF AUTHORIZATION #26065

SHEET
L01.0



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☒ OTHER: Variance

MEETING OF: August 11, 2020
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Architectural Elevation

SUBJECT: VARIANCE – CADENCE PARTNERS, LLC – 2550 OCOEE-APOPKA ROAD

REQUEST: APPROVE A VARIANCE OF THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE 3, SECTION 3.5.3.C, MAXIMUM BUILDING HEIGHT STANDARDS, TO ALLOW A MAXIMUM BUILDING HEIGHT FOR PROPERTY ZONED I-L (LIGHT INDUSTRIAL) OF 40-FEET.

SUMMARY:

OWNER: M.L. Carter Services, Inc., Trustee of Carter – Keene Road Land Trust
APPLICANT: Cadence Partners, LLC, c/o Adrian Galliano
LOCATION: 2550 Ocoee-Apopka Road
PARCEL ID #: 29-21-28-0000-00-023
FUTURE LAND USE: Industrial
ZONING: I-L (Light Industrial)
EXISTING USE: Vacant property
TRACT SIZE: 18.07 +/- acres
LDC: 2019 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

VARIANCE REQUEST SUMMARY: The applicant is requesting a variance from Land Development Code Article 3: Section 3.5.3.C. Maximum Building Height, to allow a maximum allowable height of 40-feet in the I-L zoning district in lieu of the required 35-foot maximum to allow for the construction of two proposed warehouse/distribution buildings located at 2550 Ocoee-Apopka Road.

- *Applicant Request* - Allow a maximum building height of 40-feet in the I-L (Light Industrial) zoning district in lieu of the required 35-foot maximum building height to allow for the construction of two warehouse/distribution buildings totaling 189,000 square feet in area.

VARIANCE PROCESS: Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (**Step 1**):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

APPLICABLE CITY CODES:

- Section 2.5.5(A) - The procedures and standards in this section apply to the review of and decision on an application for a variance.

Nine Variance Criteria Findings (Step 2): If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff's Response: No objection. The I-L (Light Industrial) zoning district permits a maximum building height of 35-feet, which has been proven to be lower than building heights in newer industrial buildings constructed in the City. An increase in the maximum building height of 5-feet to a maximum building height of 40-feet on the subject parcel is not excessive. In 2018, the City Council approved an increase to allow a maximum building height of 55-feet in the Mid-Florida Logistics Park based on that applicant's assertion that modern warehouses require 36-feet to 45-feet of clear space

under roof to accommodate automated materials handling equipment and maximize storage.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff's Response: No objection. An increase in the building height is not anticipated to reduce construction cost on the building.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff's Response: No objection. There is no apparent relation between building height and congestion on surrounding public streets.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff's Response: No objection. An increase in the maximum building height of 5-feet does not appear to cause property values in the area surrounding the site to substantially decrease. The development of a Class A facility is anticipated to bring an increase to the City's tax rolls.

5. The proposed variance will not substantially alter the essential character of, the area surrounding the site.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will

not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff Response: No objection. Surrounding properties, which are undeveloped have zoning designations of Office, which allows a maximum building height of 35-feet and Mixed-Use-East Shore-Gateway, which allows a maximum building height of 45-feet for apartment and commercial uses. A maximum building height of 40-feet on the subject property does not appear to alter the essential character of the area surrounding the site.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff Response: No objection. The variance request is in harmony with the general intent of the LDC and the specific standards for which the variance is granted.

7. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff Response: No objection. This request results in the applicant proposing to construct buildings that satisfy industry standards for warehouse/distribution buildings.

8. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff Response: No objection. There appears to be no correlation between an increase in the maximum building height of 5-feet and safety hazards and other detriments to the public. This request was reviewed and approved by the Development Review Committee (DRC) which includes the Police and Fire Departments.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: Granting the variance to the 40' height maximum is requested to meet industry standards for warehouse buildings. Increasing the height will not provide cost savings and will not result in additional traffic or congestion. The higher building will not diminish values of nearby properties and will provide a Class A distribution facility, fitting with the underlying zoning. Further, the resulting warehouse building will not create special circumstances or conditions, so that no safety hazards or other detriments to the public will not be created.

Staff Response: No objection. The request is minimal and just outside of the 10-percent maximum adjustment ratio that is granted to the Community Development Director in the Administrative Adjustment section of the Land Development Code.

RECOMMENDATION ACTION:

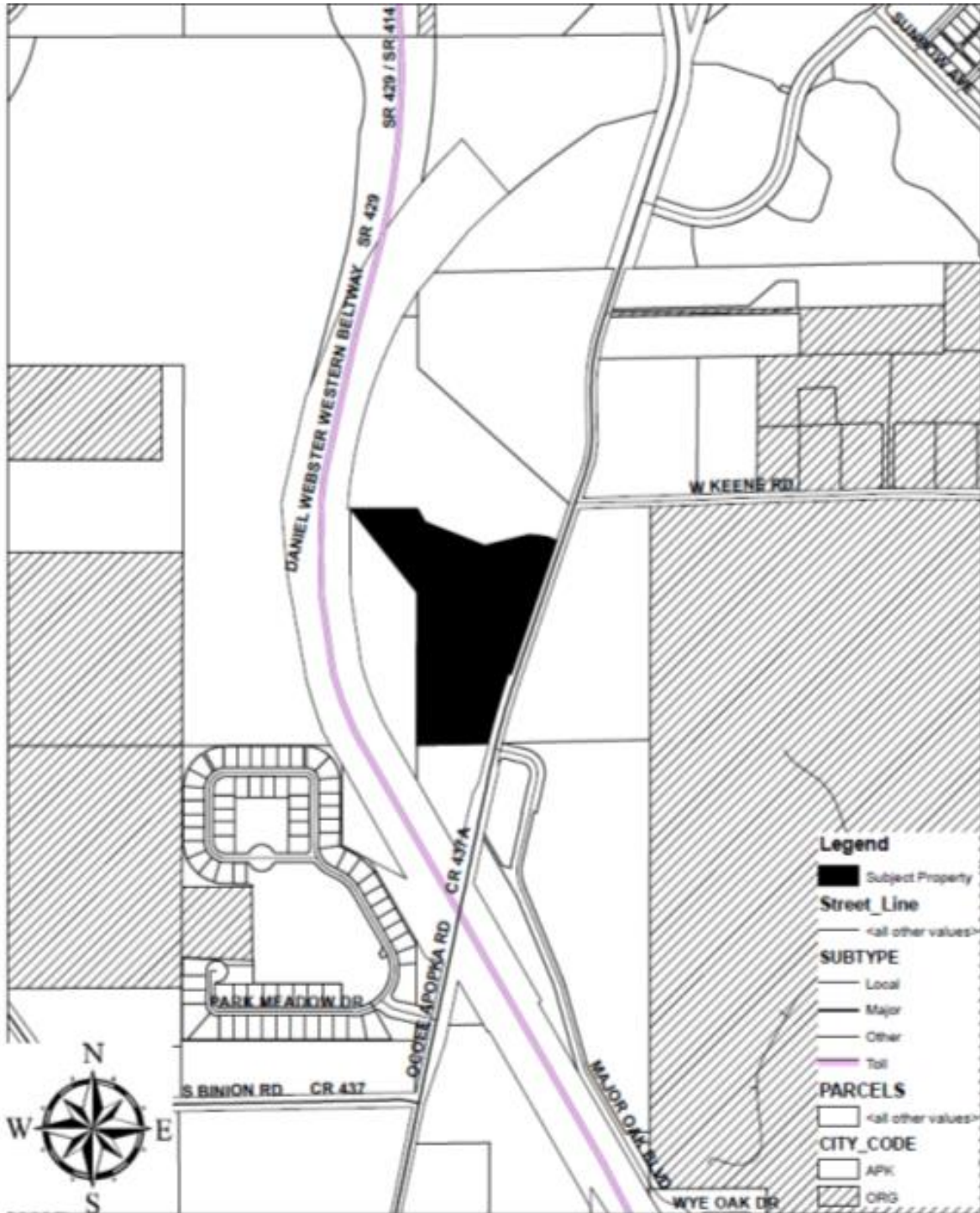
Planning Commission Role: The Planning Commission shall review the application at a quasi-judicial hearing and make a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

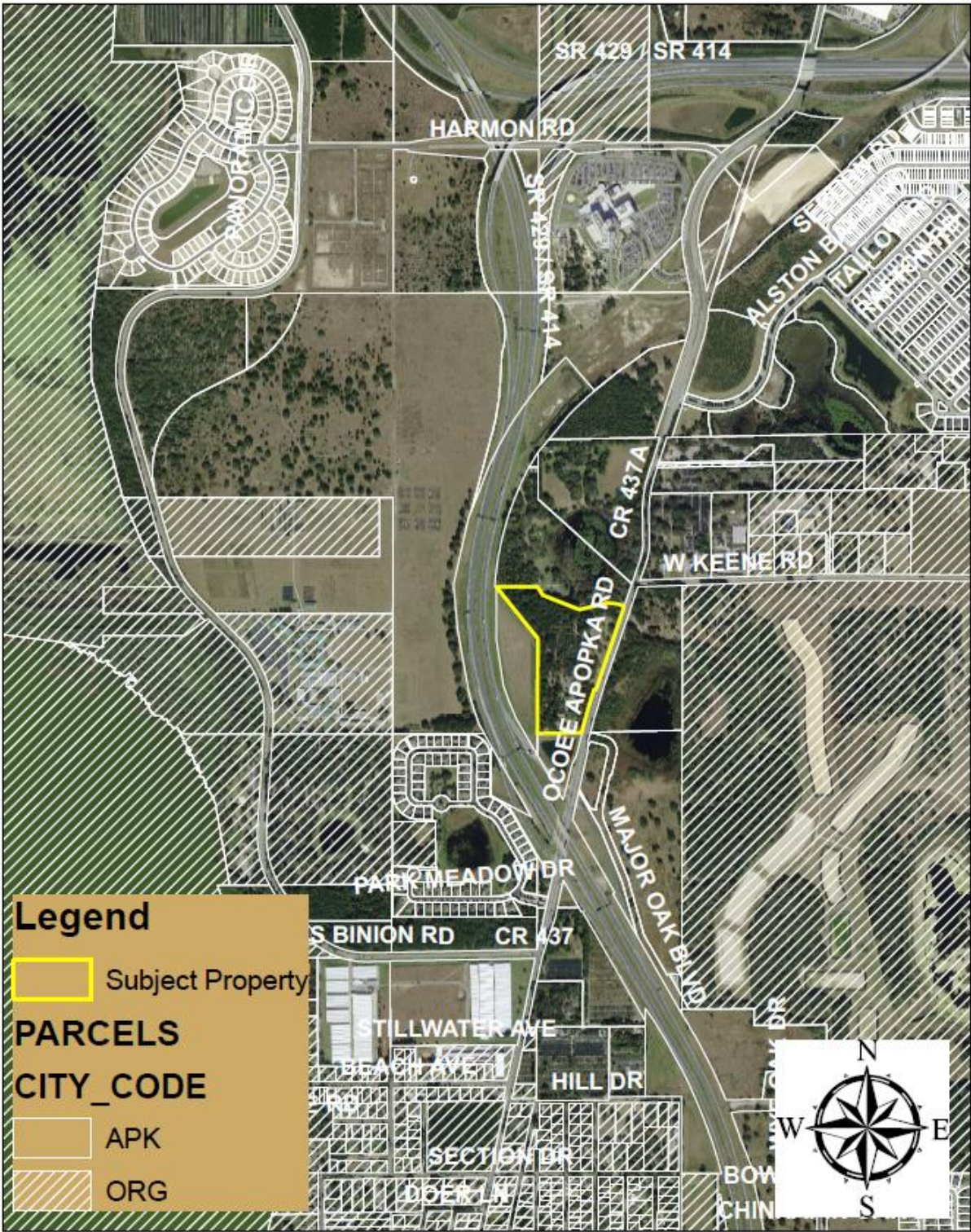
Note: This item is considered Quasi-Judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting

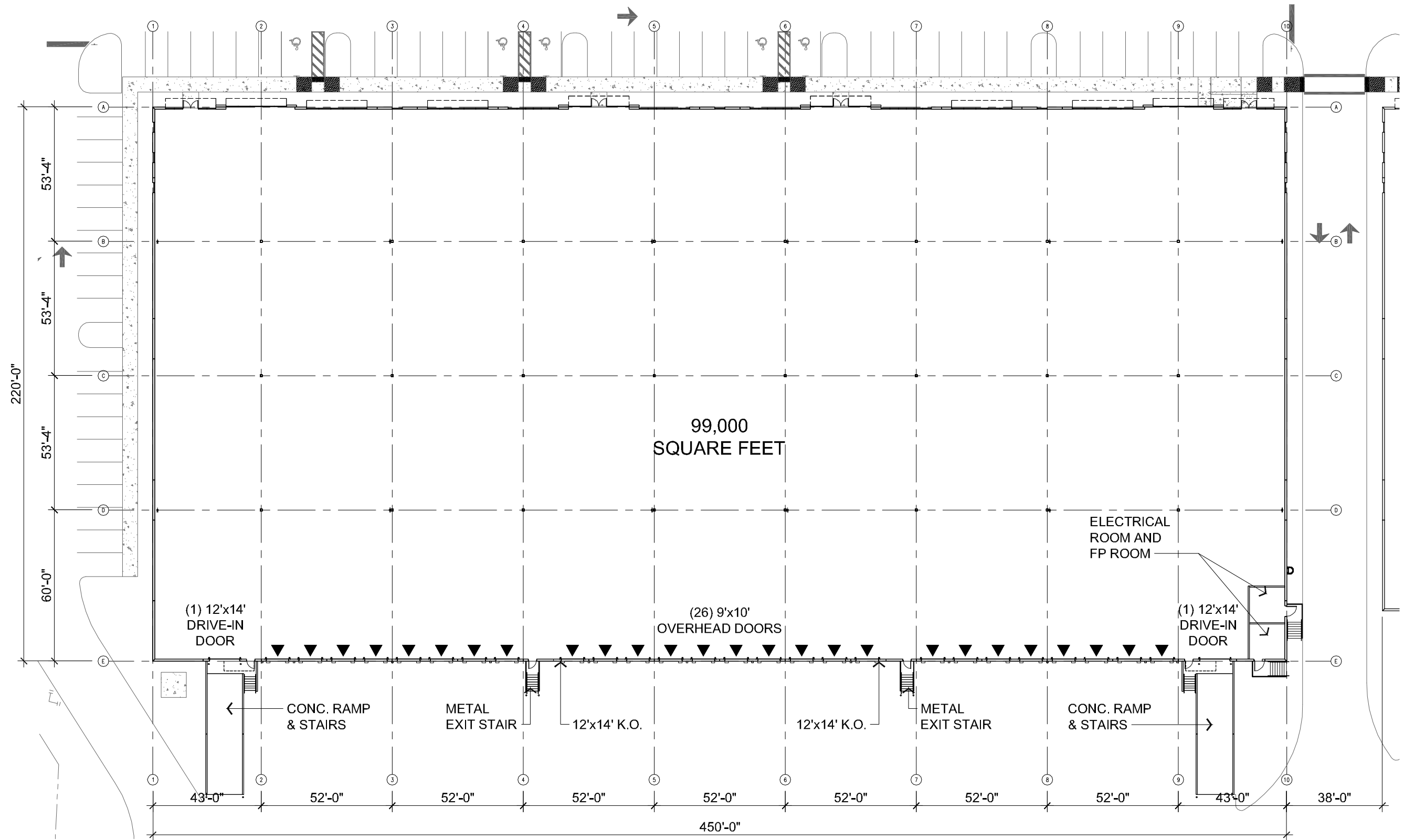
Owner: M.L. Carter Services, Inc., Trustee of Carter – Keene Road Land Trust
Applicant: Cadence Partners, LLC c/o Adrian Galliano
Parcel ID No: 29-21-28-0000-00-023
Address: 2550 Ocoee-Apopka Road
Total area: 18.07 acre(s) +/-

VICINITY MAP

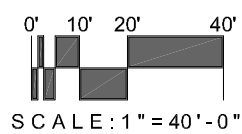
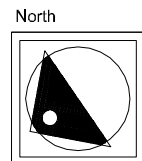


AERIAL MAP





BUILDING #1
FLOOR PLAN



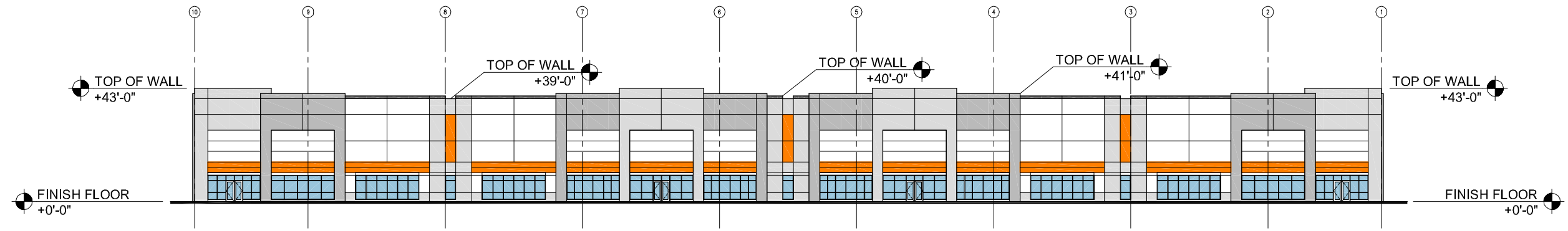
JUNE 9, 2020

W·E·S·T·E·R·N·B·E·L·T·W·A·Y·P·A·R·K
BUILDING #1
OCOE, FLORIDA

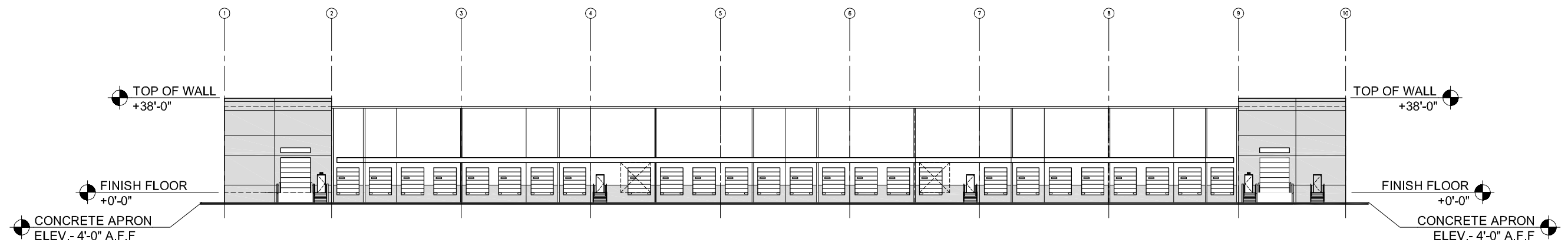
19210

CADENCE
PARTNERS

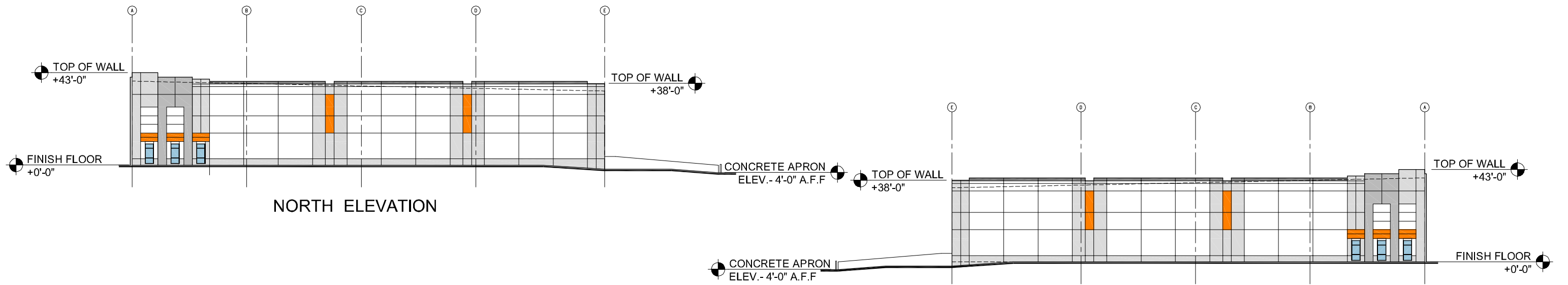




EAST ELEVATION

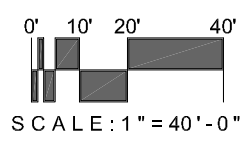
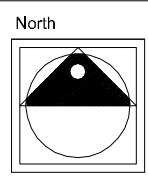


WEST ELEVATION



NORTH ELEVATION

SOUTH ELEVATION



JUNE 9, 2020

WESTERN · BELTWAY · PARK

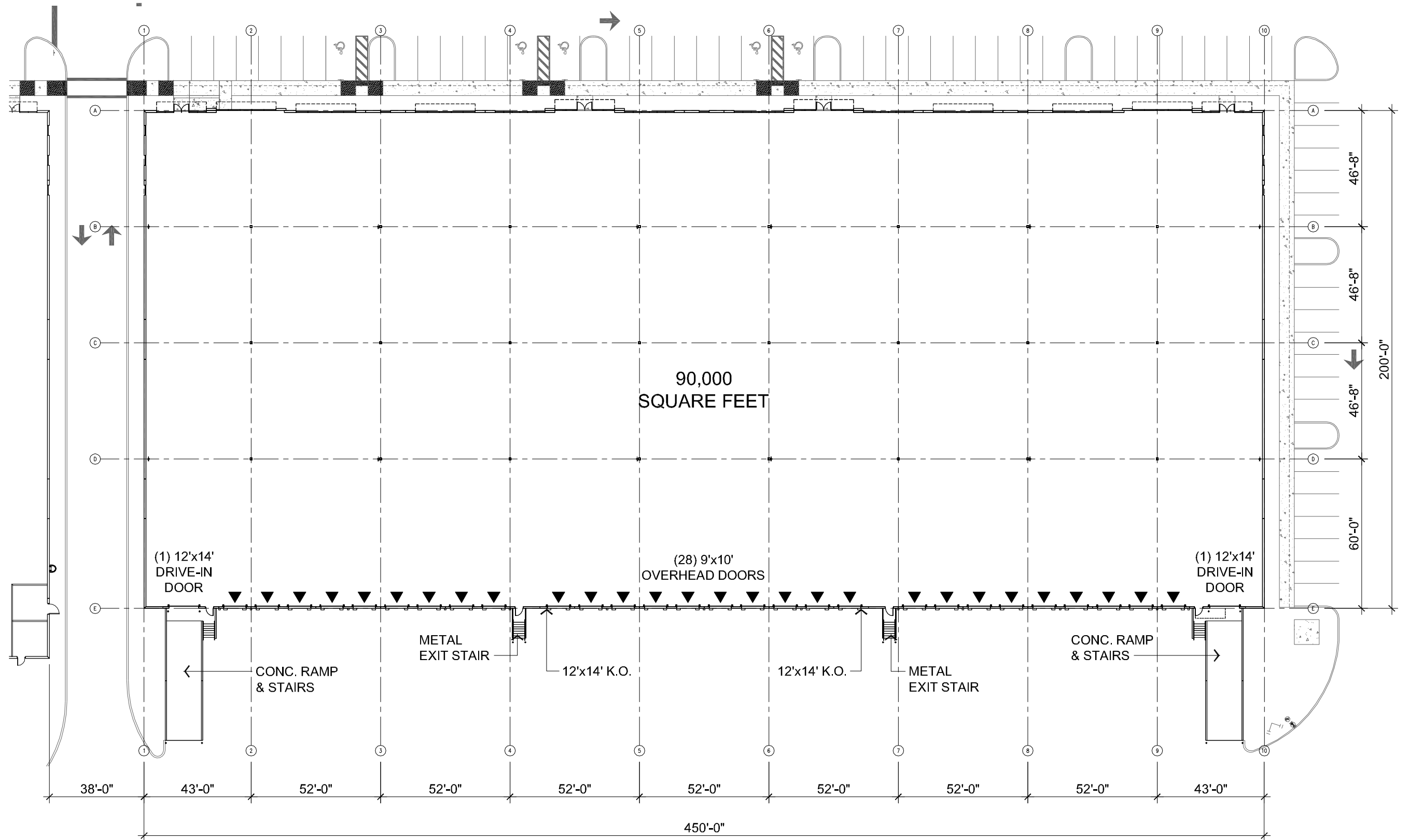
BUILDING #1

OCOE, FLORIDA

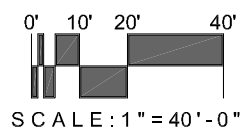
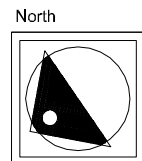
19210

CADENCE
PARTNERS





BUILDING #2
FLOOR PLAN



JUNE 9, 2020

W·E·S·T·E·R·N·B·E·L·T·W·A·Y·P·A·R·K

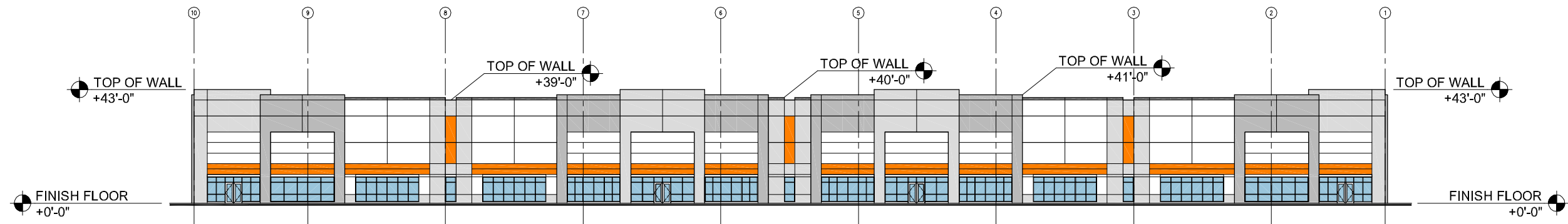
BUILDING #2

O·C·O·E·E, F·L·O·R·I·D·A

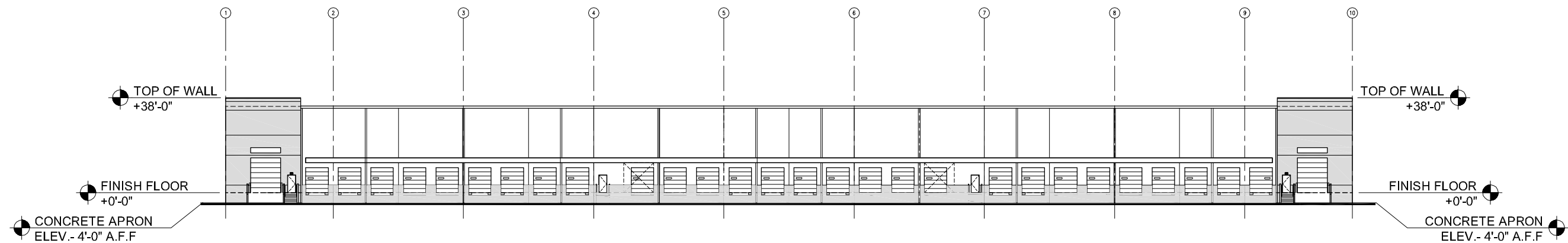
20153

CADENCE
PARTNERS

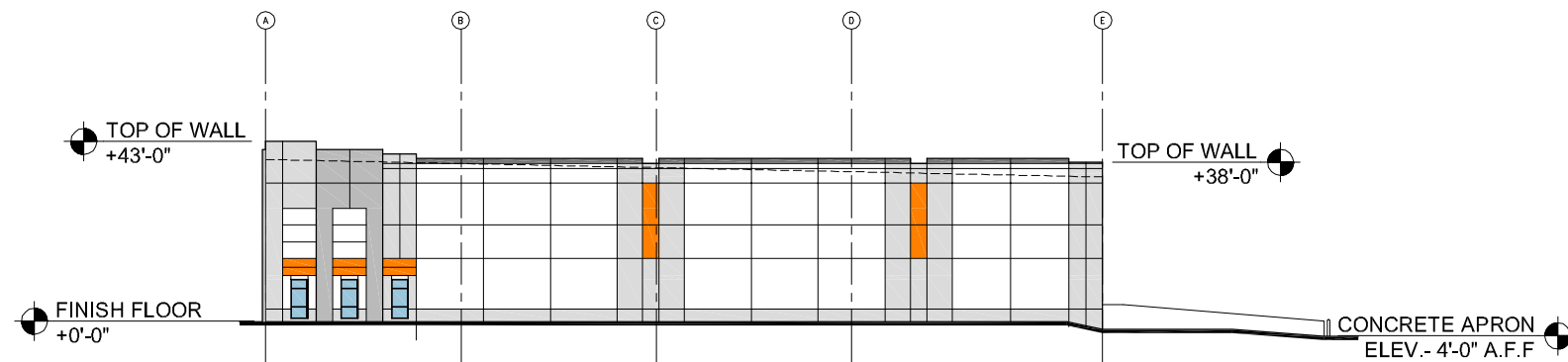




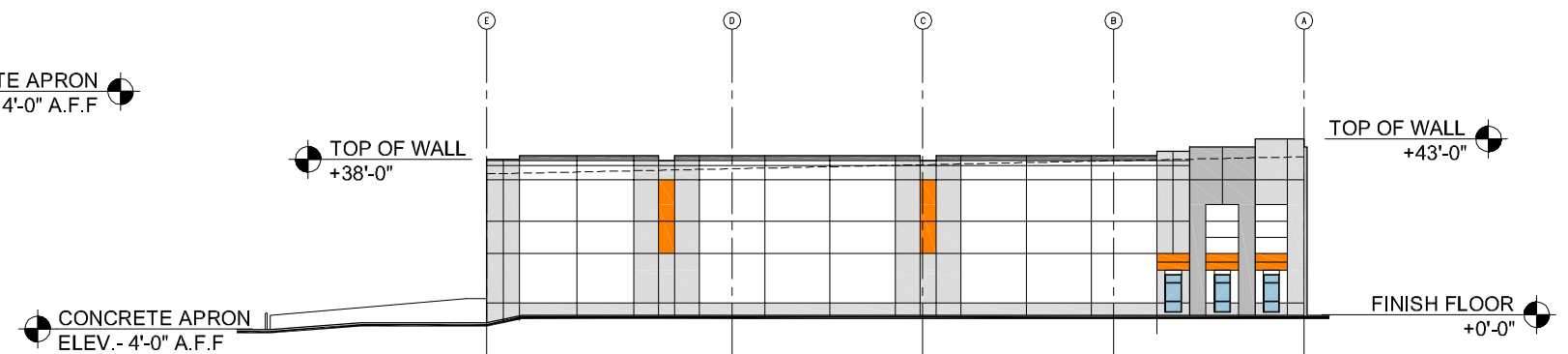
EAST ELEVATION



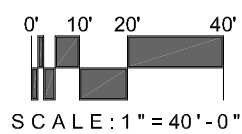
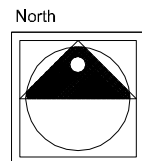
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



JUNE 9, 2020

WESTERN · BELTWAY · PARK

BUILDING #2

OCOE, FLORIDA

20153

CADENCE
PARTNERS

